



Cabinet 10 February 2010

St Olaves Precinct, Bury St Edmunds: Enhancement Scheme Phase 2

1. Summary and Reasons for Recommendations

- 1.1 The purpose of this report is to agree the second phase of enhancement works to the St Olaves Shopping Precinct, Bury St Edmunds. The works are intended to improve the attractiveness of this area to the benefit of the local community and traders. The proposals have arisen out of consultation with the local community and consideration of the layout of the area.

2. Recommendations

- 2.1 The Cabinet is recommended:-

- (i) to approve the second phase of works to the St Olaves Shopping Precinct, Bury St Edmunds as detailed in paragraph 4.3 and the plan attached as Appendix A, to Report A500;
- (ii) to approve that this Second Phase to be funded from the £50,000 contribution received from Landmaster; and
- (iii) that the central feature/artwork be approved in consultation with the Portfolio Holder for Culture and Sport, Chairman of the Bury St Edmunds Area Working Party and Ward Councillors.

3. Corporate Objectives

- 3.1 The recommendations meet the following as contained within the Corporate Plan:-

- (a) Corporate Priority: *Improve the safety and well being of the community; secure a sustainable and attractive environment; and create a prosperous local economy.*
- (b) Cabinet Commitments: *reduce crime and disorder*
- (c) Vision 2025: *St Edmundsbury will be a place: with the necessary supporting infrastructure to allow businesses, services, and the education sector to thrive; where communities work together to reduce waste and litter, conserve resources and to make their settlements sustainable and attractive; which has successfully retained and enhanced its built and natural heritage and environment.*

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<p>4. Key Issues</p> <p>4.1 St Olaves Precinct is a local shopping centre serving the needs of the residents of the Howard Estate in Bury St Edmunds. The shops were built at the same time as the estate in the late 1960s, there are residential flats above the retail premises. The precinct is owned by the Borough Council, but leased to Landmaster. The Council retains responsibility for the area around the buildings. The external areas are now in need of refurbishment and two sources of funding for this have recently become available.</p> <p>4.2 The planning consent for the new Asda Store on Western Way, Bury St Edmunds included a Section 106 commitment for this development to allocate £80,000 for improvements to the local shopping centres at St Olaves and Ridley Road on the Westley Estate. Approval has been given to use £65,000 of this funding for a first phase of works (Cabinet 2 December 2009, Minute 95 (6) refers). This consists of relaying the paving in the area to the front of the shops and resurfacing the front car park.</p> <p>4.3 The proposed second phase of the works can be funded from a £50,000 contribution from Landmaster to enable the former Merry-Go-Round site to be developed for residential use. It is proposed to use this funding to provide a new planting area and public square as shown on the plan at Appendix A. The square has been designed to accommodate a central feature/artwork. It is suggested that a design for this central feature is developed in conjunction with the Howard Middle School. Final approval for the feature to be undertaken in consultation with the Portfolio Holder for Culture and Sport, the Chairman of the Bury St Edmunds Area Working Party and the Ward Councillors.</p> <p>4.4 It is anticipated that Phase 2 of the works will commence in March 2010.</p>
<p>5. Other Options considered</p> <p>5.1 An option suggested by the local community was to change the vehicular access arrangements and have vehicles enter the car park from Hunter Road, as currently, and exit onto St Olaves Road. This arrangement is not felt to be appropriate as it would be too close to the junction of St Olaves Road and Hunter Road, lead to a reduction of both off street and on street parking and disrupt the main area where landscape improvements can be achieved.</p>
<p>6. Community impact <i>(including Section 17 of the Crime and Disorder Act 1998 and diversity issues)</i></p> <p>6.1 <u>General</u></p> <p>6.1.1 This shopping precinct is an important local facility and to maintain its vitality and viability investment in improvements to the environment around the shops is timely. The local community have been very keen to see these improvements.</p> <p>6.2 <u>Diversity and Equality Impact</u> <i>(including the findings of the Equality Impact Assessment)</i></p> <p>6.2.1 The scheme includes access for those with impaired mobility, including two blue badge parking bays with ramp access to the pedestrian area. Improved access is also included in Phase 1 at the threshold of the shop entrances. Seating is also included within the proposals to assist the elderly and others with limited mobility range. The relaying of the surfaces will provide a smoother surface with less likelihood of trip hazards.</p>
<p>7. Sustainability Impact <i>(including environmental or social impact on the local area or beyond the Borough)</i></p> <p>7.1 Low maintenance planting areas have been included in the scheme and the refurbishment will significantly prolong the life of the paved areas.</p>

8. Consultation												
8.1 Consultation has been undertaken with local traders, Ward Councillors, Howard Estate Residents Association, Bury St Edmunds Town Council, Over 60s Group (who meet locally and have campaigned for improvements to this area), and Landmaster.												
9. Resource implications <i>(including asset management implications)</i>												
9.1 This refurbishment will reduce the revenue commitment to keep this area in a safe and serviceable condition. The scheme is being designed and built using the Council's internal resources. The works can be funded from the £50,000 allocation for works in this area.												
10. Risk Assessment <i>(potential hazards or opportunities affecting corporate, service or project objectives)</i>												
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<table border="1"> <thead> <tr> <th>Risk area</th> <th>Inherent level of Risk (before controls)</th> <th>Controls</th> <th>Residual Risk (after controls)</th> </tr> </thead> <tbody> <tr> <td>Presence of unknown services</td> <td>Medium</td> <td>Record drawings, trial holes, location equipment</td> <td>Low</td> </tr> <tr> <td>Cost overruns</td> <td>Medium</td> <td>Clearly identified costs, detailed design and built in contingency</td> <td>Low</td> </tr> </tbody> </table>	Risk area	Inherent level of Risk (before controls)	Controls	Residual Risk (after controls)	Presence of unknown services	Medium	Record drawings, trial holes, location equipment	Low	Cost overruns	Medium	Clearly identified costs, detailed design and built in contingency	Low
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11. Legal or policy implications
11.1 The funding available is only available to undertake these works and not for other purposes.

Ward affected	St Olaves	Portfolio Holder	Economy and Asset Management
Background Papers	Bury St Edmunds Area Working Party Report A313	Subject Area	Property Management

