



Derby City Centre Public Realm Strategy

SUMMARY

- 1.1 Consultants, commissioned by Derby Cityscape Ltd, have carried out work on behalf of a cross-city steering group to develop a draft City Centre Public Realm Strategy. Consultation has now been completed on this draft and a consensus reached on issues raised by the public, interest groups and Council Officers.
- 1.2 In general the results of the public consultation showed support for the public realm strategy. There were a lot of detailed comments that will be included in an appendix to the PRS. This will mean they can be analysed in more detail as detailed schemes are developed.
- 1.3 The key additions to the PRS are included in appendix 2 and will be added to the document.

Examples of these are:

- on Cathedral Green that the design should include more green space
 - at the spot the proposals should not include a 'spike' but instead include another form of landmark structure which would be unique to Derby
 - taking out the use of metal studs and looking for alternative solutions as part of tactile paving at pedestrian crossings, in response to disabled people's concerns
 - replacing the proposals for stainless steel street furniture with a dark gunmetal grey painted finish, to assist visually impaired offer a more robust finish to assist with maintenance and cleaning.
- 1.4 Cabinet is asked to approve the principle that Derby has a public realm strategy, and the principle that the final strategy can now be used as a design guide for all public realm works to be carried out in the city centre.

RECOMMENDATION

- 2.1 To approve the principle that Derby has a City Centre Public Realm Strategy to provide a strategic approach to the design and management of public realm. This document would be used by the Council to consider and develop proposals in the city centre.

- 2.2 To approve the final draft strategy as shown on CMIS.
- 2.3 To give delegated approval to the Corporate Director for Regeneration and Community in consultation with the Cabinet Member for Planning and Transportation to approve the final details of the strategy before the document is published.
- 2.4 To request that the Public Realm Board takes the lead in developing a separate Priorities and Action Plan, to be brought back to cabinet for approval.

REASON FOR RECOMMENDATION

- 3.1 The Public Realm Strategy is important in setting a framework for design and implementation, and is already being tested through emerging proposals such as East Street and Cathedral Green. The strategy would assist in securing external funding.
- 3.2 By developing a separate Priorities and Action Plan, this element could be updated without the requirement to re-issue the main Public Realm Strategy.



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SUPPORTING INFORMATION

- 1.1 In January 2006, Urban Initiatives were appointed by Derby Cityscape to prepare a Public Realm Strategy, PRS, for the City Centre area. The aim of the PRS is to provide a co-ordinated design vision for all of the streets and spaces within the city centre as defined in the Derby City Scape Masterplan, published in January 2005. The premise of the study was that the PRS would be a document approved by the City Council to inform the design of public realm by developers and the City Council. Endorsement of the Final Public Realm Strategy by the City Council will help to secure private and public finance for the works.
- 1.2 Consultation on the original document was carried out by Council officers through a series of workshops, which pulled together any conflicting issues and reached a consensus view.
- 1.3 Cityscape Limited carried out public consultation. Issues arising from these processes have been summarised in an appendix to the strategy document. This will define the evolution of the design proposals and hence provide a clear audit trail.
- 1.4 Generally comments were positive and do not affect the strategic significance of the strategy and the proposals within it.

Public Realm Strategy – overall concepts and themes

- 1.5 The first part of the PRS sets out the public realm design principles and concepts that inform the strategy. The report explores the common qualities of successful urban spaces and places. Two key elements were identified;
 - City Spaces – key areas within the city that will become focal points
 - City Pathways – key pedestrian routes that will connect the spaces and provide links to the riverside.
- 1.6 The PRS then goes on to explore the public realm design themes that would inform the design of all of the streets and spaces in the city centre. Two predominant themes have come forward:
 - City Vision – addresses how people orientate themselves and find their way around the city centre

- The Hidden River – considers how the design of the public realm can respond to the River Derwent and its role in shaping the city.
- 1.7 The document itself then goes on to suggest in some detail how these concepts and themes could be used to promote a consistent approach to public realm works across the city and to propose concept designs for the City Spaces.

Proposed Amendments

- 1.8 The proposed additions are shown in Appendix 2. These will be included as text boxes alongside the original text so that the development of the PRS is clear. A few items remain outstanding in relation to the detail of the palette of materials. It is proposed that these are approved by the Corporate Director of Regeneration and Community in consultation with the Cabinet Member for Planning and Transportation. The final draft document is available on CMIS.

Priorities and Action Plan

- 1.9 The Implementation Plan in the consultation version of the PRS gave indicative cost estimates for the proposals and also proposed priorities for investment, based upon which scheme could offer the greatest benefit in terms of investment opportunities and improving the perception and quality of life. However it did not provide detail on how the funding could be realised. Therefore it is proposed that a separate Priorities and Action Plan will be developed, to assist the Council in implementing the PRS. The Public Realm Project Board will take this forward and the Priorities and Action Plan will be brought back to Cabinet.
- 1.10 The Public Realm Project Board would be responsible for:
- producing and updating the Priorities and Action Plan
 - Reassessing the range of materials in the palette, as necessary
 - considering any justified diversions from the palette

OTHER OPTIONS CONSIDERED

2. We have considered not having a public realm strategy, but this would make significant improvement in city centre public realm extremely difficult. It would be difficult to bid for additional investment in the city and there would be no standard for developers and the City Council to follow.

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Background papers:	None
List of appendices:	Appendix 1 - Implications Appendix 2 -

IMPLICATIONS

Financial

1. None arising directly from this report. The action plan will include proposals for identifying funding sources to implement the PRS.
- 1.1 The Public Realm Strategy identified the need for public investment. It also identifies that significant match funding will be possible through grant, lottery and private sector contribution.
- 1.2 The Council, in creating a budget set an ambition to raise £100 million over five years to invest in the public realm and other associated assets in the city centre, together with some public realm investment in neighbourhoods.
- 1.3 Specifically, £17m of prudential borrowing has been earmarked in 2007/8, supplemented by approximately £3m of grant towards Cathedral Green. Approval has already been given to the first public realm project, East Street. Further projects and design work will be identified in the Spring following consideration of the Public Realm Strategy.

Legal

2. At present it is proposed that the approved PRS is used as a material consideration in the assessment of city centre planning applications and Council capital works project. At this time it is not envisaged that this document becomes a Supplementary Planning Document. However this may be reviewed in the future once we have determined how effective the approved document is being in bringing forward public realm improvements in private developments.

Personnel

3. Staff time required to finalise the strategy can be contained within existing resources. Consideration is being given to the resources required to develop the action plan any future proposals.

Equalities impact

- 4 Access to the public realm by disabled people will need to be considered as a priority in any strategy that is adopted. The Council's access officer will need to be involved in detailed discussions over the final palette of materials and street furniture that is approved.

Corporate Priorities

5. The proposal predominantly comes under the Council's Objective of **job opportunities** and also **strong and positive neighbourhoods, a healthy environment** and **shops, commercial and leisure activities**.

Amendments to the Public Realm Strategy

The following points have been added to the final draft of Public Realm Strategy following consultation.

Further considerations for the design of Cathedral Green following Public Consultation

- More green space is to be retained together with existing trees and greater consideration is to be given to the promotion of biodiversity
- Clearly defined routes will connect with the proposed new river bridge and they will follow pedestrian desire lines. Pedestrians will be given clear views towards areas of activity from these routes and from the bridge to provide a safe and secure environment.
- The main space for events and activity will be located beside the riverside and the Silk Mill, to increase appreciation of the river and the World Heritage Site.
- The operational requirements of a potential river bus service are to be incorporated into proposals for the bridge and the new landscaping.

Further consideration for the design of Memorial Gardens following Public Consultation

- Proposals are to include an architectural and townscape analysis to show the relationship between Quad, the proposed new Orangery and the proposed new third building. The Orangery structure should mark the public space in a visually prominent way.
- Provision of seating and potential provision of public toilets which are accessible to all.
- All routes through and beside the proposed new Orangery are to be designed with due regard to “Secured by Design” and the objective is to create a safe and secure environment.
- The existing War Memorials are to be incorporated into the new design with an appropriately dignified setting.
- The servicing and access arrangements as shown from Albert Street to the rear of the Market Hall.

Further consideration for the design of Castleward Boulevard following Public Consultation

- Further research is to be undertaken to accommodate essential traffic movements in a way that satisfies urban design objectives.
- Cyclists and pedestrians are to be accommodated separately as far as possible.

- The relationship between the width of the boulevard and the height of buildings is to be reviewed to create an appropriate sense of enclosure.

Further consideration for the design of Osnabrück Square following Public Consultation

- Careful consideration is to be given to the design of a partly glazed extension off the Market Hall and the openings through the original historic fabric will be kept to the minimum necessary.
- Specific uses for the square are to be identified including potential for an outdoor market trading area.
- Provision of public seating.
- More thought is to be given to public art and this could better relate to the “Hidden River” central theme rather than the datum time line shown.

Further consideration for the design of the Spot following Public Consultation

- Proposals should not include a “spike” but instead include another form of landmark structure which is unique to Derby and symbolic of the city’s future.
- Potential provision of public toilets which are accessible to all.
- Provision of public seating.

Further consideration for the design of Market Place following Public Consultation

- Public seating is to be included in areas where it will not be a barrier to the visually impaired and where it will not compromise the ability of the space to host major events.
- Further consideration is to be given to the type of public art within the square and to its positioning, including the existing water feature.
- Detailed designs will be expected to address the antisocial behaviour that currently occurs around the Tourist Information Centre.
- Further consideration is to be given to the quality of existing trees and retention of any important specimens.
- Further consideration is to be given to the kind of events that will be held in the square and to how spectators, a stage, and pedestrian movement will be managed.

Further considerations for the design of the Material Palette following Public Consultation

- York stone is to be the predominant paving material in the city centre, but some streets within the non-retail cored area and with low footfall may opt for a second alternative of Charcon Appalacian (600mm x 600mm).
- A dark gunmetal grey painted finish (BS18B29) will be used instead of a stainless steel finish on street furniture.
- The use of granite sets may be specified as an alternative to York stone sets where very heavy use is expected.
- Further consideration is to be given to eliminating the use of bollards and other potential obstacles to the visually impaired (including A-boards).
- With regard to tactile paving, studs individually fixed into the paving slabs are effective and unobtrusive but these should not be in stainless steel. The best stud material will be researched and until then pink granite or York stone tactile paving is to be used but without excessive arms cutting into the pavement. (Concrete tactile paving is not to be used in the city centre).