

LONDON BOROUGH OF RICHMOND UPON THAMES

CABINET

Agenda Item No.

DATE: 14 JANUARY 2008

REPORT OF: CABINET MEMBER FOR
ENVIRONMENT AND DEPUTY
LEADER AND CABINET MEMBER
FOR RESOURCES

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LEAD OFFICER: HEAD OF POLICY AND DESIGN

SUBJECT: ENVIRONMENTAL IMPROVEMENT SCHEMES – PROGRAMME
FOR PRIORITY AREAS

WARDS: MORTLAKE AND BARNES COMMON, BARNES, HAM,
PETERSHAM AND RICHMOND RIVERSIDE; HAMPTON
NORTH; WHITTON; HEATHFIELD

KEY DECISION?: YES

IF YES, IN FORWARD PLAN?: YES

For general release

1. PURPOSE OF THE REPORT

- 1.1 To approve a programme of environmental improvement schemes within areas of deprivation.

EXECUTIVE SUMMARY

- 1.2 A broad range of schemes have been identified for environmental improvement within and immediately adjacent to the areas of relative deprivation. In general civic spaces that are the focus for local communities, such as shopping parades have been identified as the priorities.

2. RECOMMENDATION

That a Capital programme to upgrade key public spaces in the Borough's five Areas of Relative Deprivation be approved at a total cost of £2 million, broken down as approximately £20,000 in 2007/8, £610,000 in 2008/9; £780,000 in 2009/10; £590,000 in 2010/2011.

3. DETAIL

- 3.1 The Community Plan gives priority to the improvement of and investment in the Borough's 5 Areas of Relative Deprivation. Urban Design officers assessed the 5 areas and identified a range of environmental improvements, and have planned most of these improvements over a 3 year period to 2010/11. The comments of the Area Champions and the Community Development Workers have also been taken into account in preparing this report. The emphasis on local shopping centres is important as these local communities have relatively low car ownership and a number have limited public transport accessibility. It is also envisaged that the investment in the public space will encourage private investment. The Borough's 5 Areas of Relative Deprivation (ARD) are Castelnau, Mortlake, Ham, Hampton Nurseryland and Dean Road area and Heathfield and the following issues were identified in each area:
- 3.2 Castelnau: the area is primarily 1930s housing and there is very limited opportunity for public space improvement. There is scope for tree planting in line with the Tree Strategy, as well as other interventions such as upgrading the Verdon Road boundary treatment and some small individual parcels of land. Improvements to shopping parades along Castelnau have also been identified.
- 3.3 Mortlake: work is currently underway to improve the public space at the Sheen Lane Centre, an important community facility for local residents. It is also planned to extend TfL funded work along Sheen Lane to improve the main pedestrian link from the north. Further environmental improvements are proposed along Mortlake High Street to reduce the current domination by the carriageway and to increase pavement width, tree planting and other public realm upgrading.
- 3.4 Ham: significant environmental improvement in the public realm took place a number of years ago in the Ham shopping parade. However both the shopping parades on Ham Street/ Ashburnham Road and Back Lane are in need of improvement. These areas lack tree planting, any identity/ sense of place and are in need of a significant overall improvement to bring them up to an acceptable standard.
- 3.5 Hampton Nurseryland and Dean Road area – The areas identified for improvement include the public space on the corner of Dean Road/ Rectory Grove, and the Tangle Park public space. The Dean Road/ Rectory Grove area is alongside Richmond Housing Partnership and which may be subject to redevelopment therefore this area has been placed towards the end of the programme. The Tangle Park Road space is the heart of the Hampton Nursery Lands community space, the proposal will see the space revitalised with tree planting, new surfacing and street furniture. Improvements to the recycling area in the car park to the rear of Hampton Youth Centre, will also be proposed.
- 3.6 Heathfield: The most pressing improvements required in the Heathfield area include the public spaces at the Hanworth Road and Powder Mill Lane shopping parade. Although some footway improvement has taken place at

Powder Mill Lane shopping parade this year more significant and coordinated improvement work is needed. The Powder Mill Lane and Hanworth Road upgrades will significantly improve the area, and will include measures to restrict pavement and shop forecourt parking, tree planting, resurfacing where needed and new robust street furniture. Although not subject to specific proposals at this stage the Area Champion has identified some opportunities within the Edgar Road Estate. These will be investigated with RHP.

- 3.7 Whitton – recent public space improvement in Whitton has seen substantial improvement to the street scene in the area, but the shopping parade along Nelson Road remains incomplete and in need of further upgrading. It is proposed that outstanding work is completed and includes measures to restrict pavement parking, tree planting, resurfacing where needed and new robust street furniture.
- 3.8 The proposed is an indicative programme for implementation primarily over a three year period as follows. It should be noted that further or alternative schemes or improvement opportunities may be brought forward as a result of technical evaluation, public consultation or matched funding opportunities.

2007/ 2008

Mortlake: Sheen Lane Centre
Mortlake: Sheen Lane link to areas of deprivation

2008/ 2009

Barnes: Barnes Residential streets (in areas of relative deprivation and include Verdon Road boundary treatment)
Heathfield local shopping: 634 – 670 Hanworth Road
Heathfield local shopping: 221 – 243 Powder Mill Lane
Whitton local shopping: 300 – 322 Nelson Road

2009/ 2010

Barnes local shopping: Castelnau
Hampton North local shopping: 1 - 35 Tangle Park Road (incl recycling)
Ham local shopping: 4 - 14 Back Lane

2010/ 2011

Ham local shopping: 63 - 71 Ham Street/ 2 -16 Ashburnham Road

Hampton North amenity space: Dean Road/ Rectory Grove Mortlake
local shopping: 2 - 236 Mortlake High Street

- 3.9 The proposed environmental improvements are varied depending on specific requirements and condition of the site, and range from basic improvements in the form of upgraded furniture (benches, bins) and tree planting, to a more comprehensive intervention.

4. CONSULTATION

Public consultation will be undertaken in relation to each of the schemes. Officers will work with the Community Development officers for each area to ensure that the views of all sections of the community are taken into account.

Consultation will ensure that crime prevention and access issues are fully taken into account.

5 FINANCIAL IMPLICATIONS

- 5.1 The programme has a total cost of £2m, including £150k for professional fees (including both project management and design costs)

Funding breakdown for schemes:

2007/ 2008

Sheen Lane Centre and upgrade Sheen Lane link to areas of deprivation (add to TfL work)	£20k
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2008/ 2009

Barnes/ Castelnau Residential streets (include Verdon Road boundary treatment)	£55k
Hanworth Road	£350k
Powder Mill Lane	£110k
Nelson Road	£95k

2009/ 2010

Castelnau shopping parade	£325k
Tangley Park Road (incl recycling)	£430k
Back Lane	£25k

2010/ 2011

Ham Close/ 2 -16 Ashburnham Road	£115k
Dean Road/ Rectory Grove	£150k
Mortlake High Street	£325k

- 5.2 No allowance is currently made in the Council's capital programme for the above expenditure. The proposals have been considered by the Council's Asset Management Working Group and recommended as a priority for inclusion on the basis of the significant impact that the built environment.

- 5.3 The success and benefit of the schemes can be measured as follows:

- A Community Perception Survey is being undertaken annually in the deprived areas from January 2008 this will provide a measure of change in satisfaction with general environmental surroundings;
- The Annual Health Checks of the local shopping centres and particularly reduced vacancies.
- Photographic record of before and after to evaluate environmental upgrading;
- Quantify sustainable benefits of scheme through design, i.e. greener lighting, trees, cycle stands, increased walking due to improved environment, permeable surfaces to improve ground water replenishment through;
- Quantify improved security through design in consultation with police, i.e. does the improved lighting, designing out of areas for ASB, and CCTV where needed reduce crime?

- 5.4 The cost to the Council's revenue budget for financing these schemes is likely to be in the range £100k - £200k in total depending on the expected life of the

investments and the way they are financed. This will be included as part of the Council's financial strategy for approval by Cabinet in February 2008.

6. POLICY IMPLICATIONS/CONSIDERATIONS

The schemes will help meet Community Plan objectives through:

- Upgrade deprived and degraded public spaces
- Promote quality design in the public realm
- Promote sustainable modes of transport , by improving and increasing cycle stands and positive urban space for pedestrians
- Promote sustainability in planting and materials
- Extend conservation area interventions where possible
- Improve accessibility

7. RISK ASSESSMENT

No risks identified. Individual schemes may entail health and safety implications during construction and these will be dealt with according to Council Policy and on a site by site basis.

8. EQUALITY IMPACT/CONSIDERATIONS

The improvements will help meet the Community Plan objectives of assisting the more deprived parts of the Borough. The improvements should lead to the overall improvement and further investment in local shopping areas and they will provide the opportunity to improve access for disabled people and safety for users.

9. LEGAL IMPLICATIONS

There are no specific legal implications.

10. ENVIRONMENTAL IMPACT ASSESSMENT

The improvements will be based on the use of sustainable furniture, lighting, planting and materials as well as promoting sustainable modes of transport, by improving and increasing cycle stands and positive urban space for pedestrians.

11. BACKGROUND DOCUMENTS:

Map of Areas of Relative Deprivation, Environment Department.

12. CONTACTS

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