


Executive Decision Report

Decision maker(s) at each authority and date of Cabinet meeting, Cabinet Member meeting or (in the case of individual Cabinet Member decisions) the earliest date the decision will be taken	Cabinet Member for Planning Policy, Transport and Arts Date of the report: 1 February 2017 Forward Plan reference: 04949/17/P/A	 THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
Report title (decision subject)	BEVINGTON ROAD OPEN SPACE - RESULTS OF CONSULTATION AND MAINTENANCE OF SOFT LANDSCAPING	
Reporting officer	Director for Transport and Highways	
Key decision	Yes	
Access to information classification	Public	

1. EXECUTIVE SUMMARY

This report outlines the responses to the public consultation on the improvement proposals for the area of open space at the cul-de-sac end of Bevington Road, and seeks your approval to implement the preferred scheme. It also sets out proposals for future maintenance requirements for the planted areas which is one of the Councils' first projects integrating Sustainable Drainage (SuDs) into the design and seeks your approval to fund this for an initial five-year period.

2. RECOMMENDATIONS

- a) You approve the preferred option (Option 2 as shown in the designs in Appendix 2 and summarised in paragraph 7.1) with porphyry paving and the inclusion of fruit trees.
- b) You agree to fund subsequent maintenance of the planted areas for a period of five years from the budget allocated to this project.

3. REASONS FOR DECISION

- 3.1 Having considered the responses to the public consultation and the objective criteria, I have identified a preferred option for the treatment of this area that I believe is appropriate to develop to detailed design stage and subsequently implement.
- 3.2 Given the reduction in funding for the maintenance of parks and highway planters and the fact that the planters are in an area of public highway currently maintained by the Council, I suggest it would be appropriate for their ongoing maintenance initially to be funded from the budget allocated for this project.

4. BACKGROUND

- 4.1. In June 2014 the Council designated the Golborne and Dalgarno wards and part of the St Helen's ward as its latest streetscape review area and established a Streetscape Advisory Group to help guide the project. The North Kensington Streetscape Advisory Group (NKSAG) looked at decluttering opportunities, reviewed existing traffic schemes and identified areas where there was the potential to improve the public realm. The group identified the Bevington Road open space as a suitable area for improvement (see photograph below).



- 4.2. This area of open space at the cul-de-sac end of Bevington Road is mainly public highway, although the footpath linking the area to Blagrove Road and the strip along the south-eastern edge is the responsibility of the Tenant Management Organisation (TMO) – see appendix 4. The area is currently paved, with access restricted to pedestrians, although TfL recently installed a cycle hire docking station. Bollards installed to prevent vehicular access are ineffective and cars and vans are frequently parked within the area.
- 4.3. In June 2016 we presented initial designs for improvements to the area to the NKSAG. Following discussion and further development of the initial designs, the

group agreed that the local community should be consulted on two options. Both options involve repaving the area in natural stone (porphyry with granite detailing), decluttering and adding greenery and include measures to prevent vehicular access.

- 4.4. The planting would include new trees and shrubs to create local biodiversity and incorporate ways to manage rainfall and help to mitigate local flooding. There would also be an opportunity to incorporate orchard trees providing fruit, suggested by the residents' association. Both options have been designed to accommodate the new cycle hire docking station installed by TfL in 2016.

5. CONSULTATION

- 5.1. On 1 July 2016 we sent out a total of 53 consultation packs to local residents and the Swinbrook Residents' Association. The deadline for responses was Friday 15 July 2016. We also consulted the two Golborne ward councillors and the TMO.
- 5.2. The consultation packs, reproduced in Appendix 2, included details of the two options and a simple questionnaire asking respondents whether they thought that the area was in need of improvement and which option they preferred. It also asked them if they liked the idea of including fruit trees and gave them the opportunity to make comments.
- 5.3. We have received a total of seven responses, a response rate of 13%. All of the respondents agreed that the area needed improvement.
- 5.4. Two (29%) were in favour of Option 1, four (57%) were in favour of option 2 and one respondent liked both. Five of the seven respondents (71%) were in favour of including fruit trees.
- 5.5. Ward councillors have not responded but as members of the North Kensington Streetscape Advisory group they have already indicated support for improving the area.
- 5.6. The TMO is happy with the proposals but has raised the issue of street drinkers and the effect of introducing benches or other street furniture.
- 5.7. Six respondents (11%) took the opportunity to make comments on the proposals. These are summarised in Appendix 3 and include concerns regarding vandalism, seating attracting intimidating groups and future maintenance.

6. MAINTENANCE ISSUES

- 6.1 The council has a contract with Quadron for parks and highway planters. I have been advised by the Parks Manager that additional funding would be required to maintain the new planting areas. Planting is a key element of the design, creating a greener, more pleasant environment and helping to manage rainfall and mitigate potential local flooding. Without ongoing maintenance the plants would rapidly deteriorate and the area would become unsightly. The planting is key to the SuDs element of the project and the attractiveness of the area for the local residents and

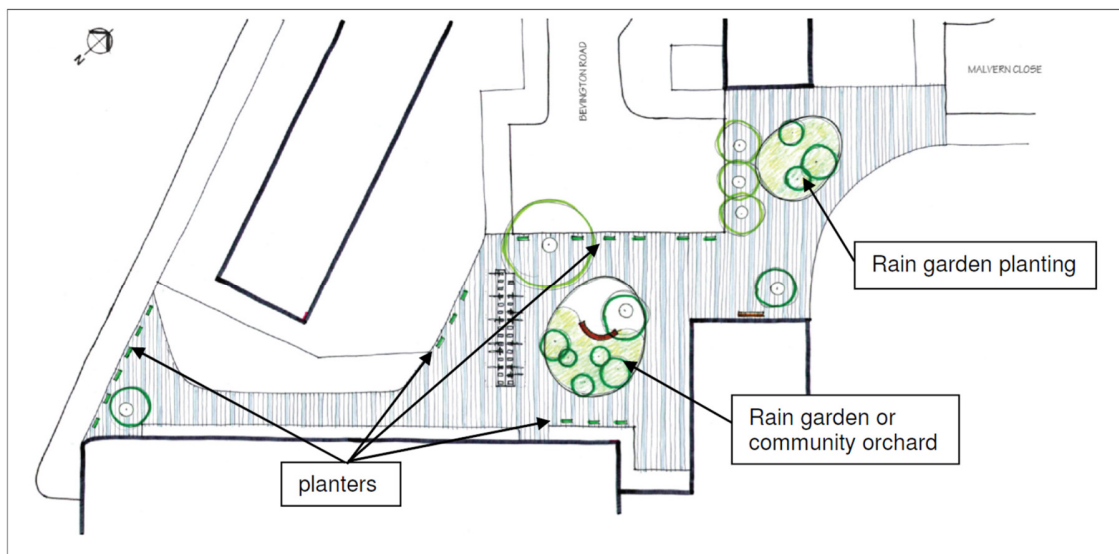
so any omissions or reduced maintenance would reduce the benefits of the scheme.

- 6.3 The proposed planting is in an area of public highway that is currently maintained by the council and would reduce the area of paving that would need to be maintained in the future. It would therefore be reasonable for the maintenance of the planted areas for the first five years to be funded from the budget allocated for this project.

7. ANALYSIS OF OPTIONS

- 7.1. Option 2, the preferred option, incorporates planting in oval shapes to provide a contrast with the surrounding buildings. It also creates an informal paved area allowing people to meander rather than moving directly from A to B. The planting areas are large enough for orchards and sustainable drainage in the form of rain gardens. This option reuses the existing granite stone as an edging treatment for the planters to create a link with the past. The estimated costs are £700,000.
- 7.2. The annual maintenance costs for this option have been estimated as approximately £2,800, which would equate to a total of £14,000 over the first five years. These costs are based on high-maintenance planting so there is the potential for a reduction in these costs, depending on the final plants selected.
- 7.3. The following image and sketch illustrate how the area could look.





7.4. Alongside the public consultation we have carried out an objective analysis of the two options based on a number of criteria: 'orchard potential', 'SUDs potential', 'pedestrian movement'. Although option 1 scores more highly in terms of SUDs potential, for the other criteria option 2 achieved a higher score.

7.5. Although the response rate to the public consultation was low the proposals have the support of the North Kensington Streetscape Advisory Group which includes a representative of the local residents' association and of the TMO.

7.6. In view of the consultation results and the objective assessment I am therefore recommending option 2.

7.4 The proposals can be fully funded from the 2016/17 capital budget. Subject to your approval we would aim to start work in early 2017.

7.5 The options presented to you are:

- i) To approve implementation of the preferred option, including fruit trees (option 2) and provide the necessary funding for annual maintenance of the planters for a period of five years. This is the option I recommend.
- ii) To approve an alternative option, together with the necessary funding for annual maintenance of the planters for the first five years.
- iii) To do nothing

8. EQUALITY IMPLICATIONS

8.1 The Council has had regard to its public sector equality duty contained in Section 149 of the Equality Act 2010 and considers that there are no equality implications arising from the modest changes to the street layout that are proposed in this report.

9. LEGAL IMPLICATIONS

9.1 The proposals contained in this report can be carried out pursuant to Part V of the Highways Act 1980.

10. FINANCIAL AND RESOURCES IMPLICATIONS

10.1 The estimated cost of implementing the proposals is £700,000 with a further £14,000 to cover maintenance of the planted areas during the first five years. This will be funded from the capital budget. The cost is included in the 2016-17 capital work programme as part of the North Kensington Streetscape review. The programme is funded through a combination of TfL funding and the council's car parking reserve.

Mahmood Siddiqi
Director for Transport and Highways

Cleared by Finance (officer's initials)	AM
Cleared by Legal (officer's initials)	LLM

Local Government Act 1972 (as amended) – Background papers used in the preparation of this report

None

Contact officer(s): Lis Loebner, Senior Traffic Engineer, lis.loebner@rbkc.gov.uk

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Other Implications

1. *Business Plan: None*
2. *Risk Management:*
3. *Health and Wellbeing, including Health and Safety Implications: The proposed rain gardens and other planting will improve air quality, the exclusion of vehicles from the paved area will improve the safety of pedestrians.*
4. *Crime and Disorder: None*
5. *Staffing: None*
6. *Human Rights: None*
7. *Impact on the Environment: The proposed improvements will enhance the local environment and reduce the potential for local flooding.*
8. *Energy measure issues: None*
9. *Sustainability: See item 7*
10. *Communications*

APPENDIX 2 - Consultation pack

Transport and Technical Services
Council Offices, 37 Pembroke Road, London W8 6PW

Director for Transport and Highways
Mahmood Siddiqi BSc(Hons), MCIHT



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

1 July 2016

My reference:
Your reference:
Please ask for: Lis Loebner

Bevington Road Open Space – consultation on proposed improvements

Dear

We recently carried out a streetscape review in your area with the aim of improving safety, accessibility and the look and feel of the public highway. The North Kensington Streetscape Advisory Group, which comprised Ward Councillors and local representatives, has identified opportunities to improve the paved area at the cul-de-sac end of Bevington Road and we would like your views.

We have prepared two options for this area for consideration. Both of these options involve repaving, decluttering and adding greenery. The area would be repaved in natural stone and the planting will include new trees and shrubs and will incorporate ways to manage rainfall and help to mitigate local flooding and create local biodiversity. There would also be an option to incorporate orchard trees providing fruit.

The two options, which differ in the layout of the planting, are illustrated in the following images and sketches.

Before making a decision on which option to develop further we would like your views on which you prefer. You can tell us by completing the simple questionnaire overleaf and returning it to us in the pre-paid envelope. Please send it back to us by Friday 15 July 2016.

If you have any queries regarding the project please contact Lis Loebner on 0207 361 2802 or email lis.loebner@rbkc.gov.uk

Direct Line: 020 7361 2802
Fax: 020 7341 5723
Email: lis.loebner@rbkc.gov.uk
Web: www.rbkc.gov.uk

Questionnaire – Bevington Road Open Space

Please fill in one questionnaire for each household. Your personal information will be handled by the Royal Borough of Kensington and Chelsea in line with the Data Protection Act 1998 and will be used for the purpose of this consultation only.

Q1 Do you agree that the area would benefit from improvements?

Yes

No

Don't know/no opinion

Q2 Which option do you prefer?

Option 1

Option 2

No preference

Q3 Do you like the idea of including fruit trees?

Yes

No

Don't know/no opinion

Do you have any comments?

Thank you for taking part in this consultation. Please send your response in the reply paid envelope by Friday 15 July 2016.

Option 1

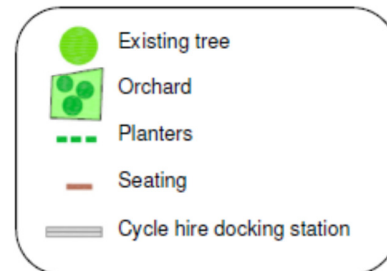


Design rationale:

- Maximise soft landscaping
- Angular form reflects surrounding built form and provide strong designated pedestrian routes around the space
- Existing granite stone reused within planting areas creates variation and provides a link to then past

Key Features:

- Incorporates existing cycle hire docking station
- Existing trees retained
- Sustainable drainage (SUDs) strip along kerb edge
- Community orchard
- New seating
- New planters
- New natural stone paving



Option 2:

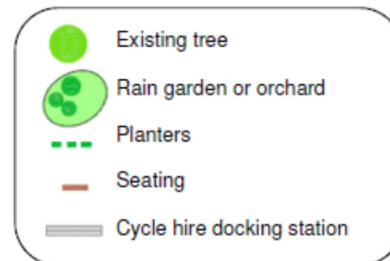


Design rationale:

- Planting in oval shapes to contrast with the surrounding buildings and create an informal paved area allowing people to meander rather than just move directly from A to B
- Planting areas large enough for orchards and sustainable drainage in the form of rain gardens.
- Existing granite stone is reused as an edging treatment for planters and creates a link with the past

Key features:

- Incorporates existing cycle hire docking station
- Existing trees retained
- New planters
- Community orchard
- Seating
- New natural stone paving



Summary of Comments

<ul style="list-style-type: none">• when will cycle hire docking station become active, when will this project begin & how long will it take to complete?
<ul style="list-style-type: none">• looks good on paper but who will look after it? Would not like fruit trees - what happens when fruit falls, will be dangerous - children will climb trees to get at fruit
<ul style="list-style-type: none">• too many trees, improve existing gardens - meant to be a memorial garden but is overgrown
<ul style="list-style-type: none">• real need to improve safety - large intimidating groups of youths gather, corner window of picasso building has been smashed twice, dumping is common. Would like CCTV cameras
<ul style="list-style-type: none">• often have problems with youths hanging around, seating will encourage this & lead to intimidating groups hanging around. Yes to orchard, no to seating. Why is the square used as a car park?
<ul style="list-style-type: none">• hope it doesn't get vandalised

