

1. WORCESTER STREET LATIMER SQUARE TO CATHEDRAL SQUARE AMENITY IMPROVEMENTS

The purpose of the meeting was to consider further the proposed redevelopment initially reported to the February 2001 meeting of the City Services Committee. At that meeting it was decided to refer the matter to a special meeting of the Committee to allow for a site inspection and consultation with other interested parties.

The meeting commenced with a site visit at 2pm when the opportunity was also taken to receive a deputation from Mr Sam Beveridge and Tony Downes of Dorothy's Hotel. The Committee returned to the Civic Offices at 3pm and at 3.30pm met with representatives of the Civic Trust and ICENG.

During the site visit issues which required further consideration were identified and these were seen as:

- Treatment of the actual road carriageway - to be either cobblestone or asphaltic concrete
- Width of the carriageway
- Provision of parking on one or both sides
- Redevelopment of Latimer Square in relation to timing and possible closure of Worcester Street, possible relocation of the one-way street and around the Square (it was agreed that the redevelopment in Latimer Square outside Morley House should not proceed in case this option was taken up)
- The dual carriageway and provision of a left-hand turn into Manchester Street from Worcester Street in order to allow for access to the Clear communications manhole
- The ratio of grass and cobblestone areas on the north berm on Worcester Street
- The addition of more trees and whether these should be random or paired and kerb depth and possible use of kerb stones

On return to the Civic Offices at 3pm the opportunity was taken to discuss the above issues prior to arrival of representatives from the Civic Trust and ICENG.

REPRESENTATIONS FROM CIVIC TRUST - MR PETER DYHRBERG

Mr Dyhrberg indicated that one of the main concerns of the Civic Trust had been the distance between the proposed trees and buildings on the north side of Worcester Street and he indicated that the new plan tabled at the meeting satisfied their concerns. He indicated their preference would be for the pairing of trees rather than random planting to better create an avenue effect.

In response to questions from the Chairman regarding the views of the Civic Trust on the other issues that have been identified by the Committee, his comments were as follows:

- **Carriageway**
Mr Dyhrberg indicated that a six metre wide carriageway would be acceptable but considered, however, that it was vital that the street be cobbled.
- **Kerbing**
If stone kerbing was provided he would see this linking to Cathedral Square and would like retention of the old kerbstones in Latimer Square.
- **Grass Swales**
He indicated that he was in favour of these in principle but did not feel that this was the appropriate place to experiment with these.
- **Speed Reduction**
He considered that with the right choice of carriageway surface a speed reduction was likely to occur.
- **Angle Parking**
In relation to grass berms and angle parking Mr Dyhrberg did not have an objection with angle parking but felt that grass berms might be more appropriate in the next section.

Mr Dyhrberg indicated he felt the more logical place to link the development was with Cathedral Square rather than Latimer Square. He commented on the importance of the section from Cathedral Square to Manchester Street, in terms of heritage buildings, and would like redevelopment done in a way which would allow for adjustments in this section in the future.

REPRESENTATIONS FROM INNER CITY EAST NEIGHBOURHOOD GROUP (ICENG)

Ms Belle Melzer and Monica Reedy attended and spoke to the Committee. They tabled an alternative plan for development of this section of Worcester Street which they felt provided better for a boulevard concept with a wider carriageway and trees planted outside the footpath and parallel parking on both sides of the street. They indicated they felt the boulevard concept would be choked by making the street narrower and that a narrower footpath would be sufficient given that pedestrian traffic would be light and mostly heading to Latimer Square. Grass berms as proposed in the plan could become a maintenance problem and might become scruffy and unsightly in the future. In addition they would like to see more seating provided.

MR BERNARD WIMP, PROPERTY MANAGER

Mr Wimp attended to represent the company currently involved in the redevelopment of the office block on the corner of Manchester and Worcester Streets and indicated that he supported the proposed development and felt that the details of this regarding the alternatives of angle or parallel parking, cobblestoning or asphaltic concrete were not crucial to the overall concept.

In relation to the left-hand turn from Worcester Street into Manchester Street, and the narrower footpath, he indicated that while a tenant would be opening a cafe on the ground floor this would be focused onto Manchester Street rather than Worcester Street and was not therefore an issue.

He indicated that an aspect that was important, however, was an alteration of the entranceway into their car park to ensure that two existing car parks did not have to be removed.

FUTURE ACTION AND CONSULTATION

It was agreed that revised plans should be drawn up for further consultation with the groups who had made representations and also with the Mayoral Forum and that another meeting with the Civic Trust and ICENG be held to discuss these.

The Committee noted that most of the submissions had supported the wider footpath.

In respect to the specific issues that had been raised the consensus of the Subcommittee was summarised as follows:

- It was agreed that the carriageway should be six metres wide with a wide footpath on the south and angle parking on the north.
- That grass berms be provided as shown.
- That a grass swale should be investigated, including the use of blocks on the edge to prevent damage from vehicles, and that the costs involved be reported back.
- That an amended plan for the Manchester Street left turn be provided on the basis of transposing the north and south plans in this area.
- Tree spacing - That trees be paired as much as possible.
- That the lip outside Morley House on Latimer Square be deleted at this stage.
- That the proposed redevelopment be checked in terms of the disability policy especially in terms of footpath/kerb access.
- That the costs of replacing the asphaltic concrete with cobblestoning be reported back.
- That the redevelopment be discussed with James Lunday and Ian Athfield during their visit in the following week.
- That revised plans be reported back to the Committee and further consultation then be undertaken.

Recommendation: That the information be received.