

DECISION AUDIT FORM

For use by Assistant Directors in Exercising (Category 3) or delegated powers
– (Protocol for Officer Delegation)

**DEPARTMENT: HEALTH AND COMMUNITY SERVICES
DESIGN AND ENGINEERING TEAM**

**DECISION: MORNING LANE PUBLIC REALM
IMPROVEMENTS**

Agree to:

1. Note the favourable outcome of the public consultation exercise.
2. Give approval to proceed with the implementation of the public realm improvements outside 2 – 20 Morning Lane.
3. Give approval to advertise statutory notices for the installation of a raised entry treatment table at the junction of Morning Lane with the service Road, and advertise waiting and loading/parking changes within the service road.

Reason:-

The proposals will:

1. Improve pedestrian accessibility by removing the existing, significant, cross-fall gradient between building line to carriageway, through the introduction of a tiered public realm treatment - with steps and ramps to maintain appropriate access.
2. Improve accessibility for pedestrians by providing step free crossing points at the junction of the service lane and Morning Lane, and by reducing and rationalising street furniture
3. Provide a pleasant, attractive public realm with trees and seating areas where pedestrian can enjoy the open space with improved air quality.
4. Provide loading and disabled parking facilities for adjacent businesses.

BACKGROUND

The Council recently embarked on a major development strategy to improve town centres around the borough, as a way of creating more job opportunities and attracting much needed investment.

In Hackney Central, a number of major developments have either been implemented already or are earmarked for implementation over the next few years.

The whole area around Hackney Central, Morning Lane and Narrow Way is therefore changing for the better. Huge investment means Hackney Central town centre is being

made smarter, safer, brighter, and open for business. There will be new shops, new jobs, more people and more opportunities for Hackney's residents and businesses

A key area for improvement is the public realm, to ensure that Hackneys public places are safe, accessible, functional and attractive. A number of the more strategic town centre public realm/transport aspirations are set out in Hackney's strategic policy documents, such as the LDF and Hackney Central Action Plan. In addition to this, the Council has commissioned several more localised and focused studies/strategies aimed at providing a more detailed set of recommendations for public realm improvements within the Town Centre, to be delivered over the coming years as funding becomes available. This framework ensures that the Council adopts a co-ordinated, strategic and evidence led approach to identifying improvements within the town centre and prioritising future expenditure.

The two key documents are:

1. Public Realm Study by EAST

Commissioned by the Fashion Hub developers, Chatham Works. Recommends 10 sites around the town centre which would benefit from public realm improvements to improve sense of place and pedestrian circulation between the Morning Lane Fashion Hub and the existing commercial centre around the Narrow Way.

2. The Public Art Strategy by SNDA

Commissioned by LBH with Mayor Regeneration Funding. Sets out guiding principles for creative installations and interventions within the public realm and makes site-specific recommendations for each of the 10 sites identified within the EAST Public Realm Study.

So far, funding has been secured from a range of sources to take forward some of the public realm works identified for the town centre area, including funding from the Greater London Authority (GLA), Transport for London (TfL) and S106 developer contributions relating to the recently approved Morning Lane Fashion Hub.

One of the first locations that has been prioritised for Improvement is the area along Morning Lane outside the shops at nos 2-20 Morning Lane, between Valette Street and the service road next to the Globe Public House. The improvements are aimed at creating a more attractive, accessible and functional public space which should benefit local businesses

Proposals to create a new pocket park in the neighbouring Trelawney Estate are also currently being developed. This will transform the housing estate and compliment the Morning Lane Triangle, creating a wider set of improvements in the section of Morning Lane opposite TESCO Superstore

PROPOSALS

The proposals include:

- Widening the pavements outside 4 – 20 Morning Lane by removing the bus stop lay – by, to create a wider more open space for pedestrians.

- Creating a raised terraced area outside 8 – 18 Morning Lane, accessed by steps and ramps on pedestrian desire lines to reduce the severe gradient of the existing pavements which can be a barrier to accessibility.
- Creating a lower level space with trees and individual seating using standard paving materials such as paving slabs, granite kerbs and special treatment for trees. The private forecourt outside the Globe public house will be refurbished using different materials.
- Reducing redundant street furniture such as old cycle stands and three phone boxes to leave just one box.
- Installing a raised entry treatment table across the service road to provide a step free crossing point for pedestrians and provide a better linkage with the Trelawney Estate pocket park developments.
- Installing a disabled parking bay and a loading bay with unrestricted loading facilities on the service road.

All materials will comply with those detailed in the Public Realm Design Guide.

PUBLIC CONSULTATION

Public Realm Steering Group

A condition of the Fashion Hub planning permission and S106 agreement is that a Steering Group will oversee the public realm developments in Hackney Central to ensure a cohesive approach to creating and delivering a quality public realm for the town centre as a whole.

The steering group will bring together key partners who have an interest and responsibility in bringing about public realm improvements – in particular delivery partners, landholders, local community representatives, and urban designers.

The steering group have helped inform the design process and have actively contributed to shaping the proposals as shown.

Stakeholder Consultation

Prior to sending out the documents to residents key stakeholder groups were consulted including the Elected Members, the Council's Parking Service, Living Streets in Hackney or LSiH, London Cycling Campaign in Hackney or LCCIH, The London Fire Brigade or TLFB, Age Concern (representing Disability Backup), the Police and TFL Buses.

All the key stakeholder groups were generally supportive of the proposals and where possible their comments/suggestions were taken on board.

The Cabinet Member for Neighbourhoods and the ward members for Hackney Central and Homerton had approved the consultation document before it was sent out.

Main points raised by the stakeholders:

Living Streets In Hackney were supportive of the proposals however they wanted the existing crossing point across Morning Lane improved. This could not be included in the proposals due to budgetary constraints.

London Cycling Campaign in Hackney were fully supportive of the scheme.

Public Consultation

The consultation document is attached to this report for reference.

Five hundred copies of the public consultation document were sent out to local residents and shop owners around the Morning Lane / Trelawney Estate Area.

The consultation document was also published on the web where residents could post their comments on the proposals.

The consultation started on 21st August 2014 and finished on 12th September 2014.

A meeting was held with shop owners/freeholders on 5th September 2014 to discuss the proposals in person. All very generally supportive of the scheme

A summary of the consultation results is shown on the table below.

	leaflets sent out	Total received	%age received	Total in favour	%age in favour	Total not in favour	%age not in favour
Paper Copies consultation	500	15	3	13	87%	2	13
Web based consultation	x	2	x	0	0	2	100

The low response rate of return was attributed to the type of consultation which invites comments from residents as opposed to the traditional YES / No type of consultation where residents get to vote.

Objections raised by the public

Two responses not in support of the proposals were received from members of the public. Their objections were:

There is nothing wrong with the way things are and that the money could be spent on something more useful.

Officers' response: – The resident does not see anything wrong with the existing situation even though the severe gradient on the pavements can be quite restrictive to others.

There are no benefits for any one as it will be harder for disabled people to navigate around. Pupils from Urswick school tend to gather around in gangs and can be quite intimidating.

Officers' response: - The resident is disable himself however he does not see the benefits of ramps which assists disabled people to navigate around and the provision of disabled parking bay which helps them find a parking space near facilities.

Removing the bus lay-by will create delays for other road users wishing to turn left into Valette Street but unable to navigate around busses stopped at the bus stop.

Officers' response: traffic monitoring shows that the left-hand lane remains largely free of traffic and can accommodate a bus stop as proposed.

IMPACTS

The proposals will help improve the public space outside 2 – 20 Morning Lane by removing the bus stop lay by to provide a more open space for pedestrians. In addition, the proposals will increase accessibility for pedestrians by removing the severe gradients and providing ramped accesses. The proposals will also provide unrestricted loading and disabled parking facilities.

Whilst pavement works are in progress, the existing traffic signals will be suspended and a three way traffic control system put in place. Normal chapter 8 signing and guarding will be in place. All works will be carried out under normal working times of 08:30 am to 4:30pm Monday to Saturday.

The works will be implemented during the 2014 / 15 financial year and are scheduled to start towards the end of the year.

FINANCIAL IMPLICATIONS

Funding has been secured for the introduction of these proposals during the 2014 / 15 financial year. Funding sources include GLA Mayors Regeneration Fund, S106, TfL LIP and Council Capital.

The total budget for these works is estimated at £185,000.00

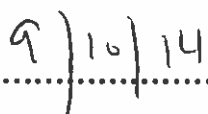
RECOMMENDATIONS

It is recommended that the proposals outlined in this decision audit be agreed and taken to implementation stage.

CONCLUSIONS

I have noted the contents of this decision audit and the associated documents and agree with the recommendations contained therein.

Signed: - 

Dated: - 

Tom McCourt
Assistant Director - Public Realm

cc Andrew Cunningham – Head of Streetscene

cc Councillor Demirci – Cabinet Member for Neighbourhoods



Hackney Central Regeneration – Morning Lane Triangle

Public realm improvements

July 2014

have  say

 **Hackney**

Background

One of the Council's major development strategies is to regenerate our town centres and encourage investment within the borough.

In line with this policy, a number of developments have either been implemented or are earmarked to take place over the next few years within the Hackney Central area.

As part of this regeneration drive, the Council has developed proposals for public realm improvements outside the local shops on Morning Lane, between Vallette Street and the service road next to 'The Globe' public house. We are referring to this area as 'The Morning Lane Triangle'. The improvements are aimed at creating a more attractive, accessible and functional public space which should benefit local businesses

Proposals to create a new pocket park in the neighbouring Trelawney Estate are also currently being developed. This will transform the housing estate and compliment the Morning Lane Triangle, creating a wider set of improvements in the section of Morning Lane opposite the Tesco Superstore.

This consultation seeks the views of residents and property owners affected by the public realm proposals outside 2 to 20 Morning Lane as described in this document.

Proposals

The proposals include:

- Removing the current bus stop lay-by to create a larger effective area for pedestrians and public use.
- Creating a raised terraced area outside nos. 8 – 18 Morning Lane, with access via steps and a number of ramps to ensure it is accessible for all users. A raised terraced area is being proposed in order to reduce the gradient of the pavement, which is currently very severe and can be problematic for some users.
- Removing redundant street furniture including three existing telephone boxes. One telephone box will be retained.
- Introducing a number of new trees.
- New footway materials including concrete paving slabs, tactile paving, granite kerbs and special treatments around trees. The private forecourt outside 'The Globe' public house will be refurbished using different materials.
- New seating to encourage greater pedestrian activity.
- Installing a raised entry treatment table across the adjacent service road to provide a step free crossing point for pedestrians and better linkage with the adjacent Pocket Park on the Trelawney Estate.
- Installing an inset loading bay with unrestricted loading facilities on the service road.



Other Proposals in the area

In the near future, you may expect to receive consultation/notification leaflets on the Trelawney Estate pocket park proposals.

For an overview of the proposals, please refer to the drawing enclosed.

Consultation

This document sets out Hackney Council's proposals for improvements to be carried out on pavements outside 2 to 20 Morning Lane.

Your views are very important in the council's decision-making process. Please read through the information in this document and return the questionnaire by following the postage instructions on the questionnaire by **26 July 2014**.

What happens next?

Your views will be taken into account as part of the detailed design process. Works are expected to start in **September 2014** should we get a positive response. May we take this opportunity to thank you for replying to this consultation.

How to have your say:

Please complete the questionnaire enclosed, then wet the gummed edges and fold in half. The questionnaire is already addressed to us and does not need a stamp so you can just put into the post. Please return by **26 July 2014**



For further information on this proposal please visit us at the Hackney Service Centre, call **020 8356 2897** or e-mail us at: **info@hackney.gov.uk**

If you would like to find out what this document says please tick the appropriate box, put your name, address and phone number at the bottom of this page and return it to the address below.

Bengali

এই দলিলে কি লেখা আছে সে সম্পর্কে যদি আপনি জানতে চান তাহলে অনুগ্রহ করে উপযুক্ত বাক্সে টিক দিন, এই পাতার নিচে আপনার নাম, ঠিকানা ও ফোন নম্বর লিখুন এবং এটি নিচের ঠিকানায় ফেরত পাঠান।

Somali

Haddii aad jeclaan lahayd in aad ogaato waxa dokumeentigani sheegayo fadlan calaamadi godka ku haboon, ku qor magacaaga, cinwaanka iyo telefoon lambarkaaga boggan dhankiisa hoose ka dibna ku celi cinwaanka hoose.

French

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Spanish

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Kurdish

Ger hun dixwazin bizanibin ku ev dokument çî dibêje, ji kerema xwe qutîka minasib îşaret bikin, nav, navnîşan û hejmara telefona xwe li jêrê rûpel binivîsin û wê ji navnîşana jêrîn re bişînin.

Turkish

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Urdu

اگر آپ یہ جاننا چاہتے ہیں کہ دستاویز میں کیا لکھا ہے تو ازراہ کرم مناسب باکس میں صحیح کا نشان لگائیے اور اپنا نام، پتہ اور فون نمبر اس صفحہ کے نیچے لکھیے اور اسے نیچے دیئے گئے پتہ پر واپس بھیج دیجئے۔

Chinese

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