

**HIGH PEAK BOROUGH COUNCIL**

**Economy and Growth Select Committee**

**16 June 2022**

<b>TITLE:</b>	<b>HAZ Consultation</b>
<b>EXECUTIVE COUNCILLOR:</b>	<b>Councillor Greenhalgh - Deputy Leader &amp; Executive Councillor for Regeneration, Tourism and Leisure</b>
<b>CONTACT OFFICER:</b>	<b>Lisa Hooley - Regeneration</b>
<b>WARDS INVOLVED:</b>	<b>Buxton Central Ward</b>

**Appendices Attached –**

Appendix 1 - FHSF priority areas

**1. Reason for the Report**

- 1.1 The purpose of this report is to inform and update Members of the stages of development IBI Group Ltd are undertaking in order to reach an appropriate design proposal for Spring Gardens public realm. This report will also seek to inform Members of the point at which consultation has been carried out with the FHSF Stakeholder Group and of the point at which others will be given an opportunity to review and comment on the proposals.

**2. Recommendation**

- 2.1 Members are requested to note the contents of this report.

**3. Executive Summary**

- 3.1 IBI Group were appointed to prepare detailed design proposals for Spring Gardens public realm improvements. The following elements of the development work have been completed:
- Baseline documents and initial consultation with the FHSF Stakeholder Group took place 8th February 2022
  - Further consultation with the FHSF Stakeholder Group on the Stage 2 Concept Design proposals took place 18th February 2022. Deadline for comments expired 23rd February 2022.

- Stage 3 developed design proposals to be made available for Member and public view in July 2022
- Stage 4 final detailed design and completion of Tender to take place between August 2022 and November 2022

#### 4. **How this report links to Corporate Priorities**

4.1 This piece of work will have the potential to help deliver the following aims of the Corporate Plan:

- Aim 1 – Supporting our communities to create a healthier, safer, cleaner High Peak.
- Aim 3 – Protect and create jobs by supporting economic growth, development and regeneration; More specifically, linking to the delivery of thriving and flourishing town centres and high streets.

#### 5. **Details**

##### **Background**

- 5.1 The Council has been awarded £926,700 from Historic England under their High Street Heritage Action Zone (HSHAZ) programme, which aims to champion and revive the High Street. The Buxton HSHAZ is focused upon Spring Gardens. Additionally, the Council has secured a grant of £6,608,222 towards delivery of the Future High Street proposals. The FHSF is part of a national initiative designed to support towns to be ‘fit for the future’ and to enable towns to reposition themselves as an attractive place to live and work over the coming decades. The Buxton FHSF focuses upon the retail area of Spring Gardens.
- 5.2 Within the Council’s original HSHAZ bid there was no allowance for funding of public realm works, as this was originally being met through the FHSF bid. The FHSF award has been revised and the public realm elements have been reduced. As a result Historic England approached the Council to include this element within the HSHAZ programme. Additional funding of £50,000 from Historic England has been made available to develop public realm design proposals with an associated cost plan for Spring Gardens. The resulting proposal will inform a future bid to Historic England for further additional funding to allow delivery of the physical works on site.
- 5.3 The FHSF Masterplan identifies three priority intervention areas along Spring Gardens (Appendix 1):
- a ‘Gateway’ at the interface of Terrace Road and Spring Gardens;
  - a ‘Spring Square’ marking the entrance to The Springs; and
  - a ‘Garden Square’ feature at the lower end of Spring Gardens and marking the arrival point from Fairfield.

5.4 In principle, Historic England supports a focus on these three areas but has expressed the importance of an holistic design approach which links these areas together.

### **IBI Scope of Works**

5.5 IBI Group Ltd have been appointed to provide detailed design proposals and costs for the redevelopment of Spring Gardens. The extent of the public realm area is shown on Appendix 2. This is to be achieved through the following stages:

- Stage 1: Appointment of consultants (completed)
- Stage 2 – Information gathering, development of concept design proposals and stakeholder consultation (completed)
- Stage 3 – Developing design proposals
- Stage 4 – Final detailed design proposals and tender specification for delivery of works

#### Stage 2

5.6 IBI Group have carried out an analysis of relevant policy documents, past studies and have consulted with the FHSF Stakeholder Group and the Project Team. This analysis has been presented in a Baseline Document and has informed a concept design proposal. The Baseline Document and indicative design was presented by IBI Group to the FHSH Stakeholder Group in February 2022. The drawn and written outputs expected at this stage include:

- Baseline document and concept design proposal

#### Stage 3

5.7 Feedback received from the FHSF Stakeholder Group and the Project Team will inform the Stage 3 'Developing Design and Costs Plan' that will be available for Member and public engagement in July 2022. The drawn and written outputs expected at this stage include:

- Landscape plan, typical details for all materials and street furniture
- Planting palette and typical soft landscape details
- Design intent drawing for any bespoke items
- Specification sheet with descriptions and supplier information
- Cost planning, funding information and procurement strategy

5.8 The developed plan and associated design work will form the basis for an uplift funding bid to Historic England in order to secure delivery funding.

#### Stage 4

5.9 Stage 4 detailed design and costs forms the final stage of the process. With the exception of the design of any bespoke items which will develop through consultation, no further alterations will be made to the proposals at this stage. The detailed designs will be published on the Council's web-site in accordance

with a communications strategy to be agreed. IBI Group will be responsible for overseeing the preparation of Tender information, the final bill of quantities and the Tender evaluation to procure delivery of the agreed scheme subject to funding being secured. Stage 4 is to be completed by 4th November.

## Public Engagement

5.10 Stage 3 Developed Designs will be made available for Member and public review and comment at a date to be confirmed week commencing 25th July 2022. The proposed approach to the engagement is as follows:

- 2no. half day sessions to be held within a vacant unit in The Springs Shopping Centre. As access is yet to be confirmed the alternative location would be Buxton Town Hall.
- The event would be managed by IBI Group and would comprise of:  
6 no. pop-up display banners detailing the background context to the development, the evolution of the proposals presented including consultation feedback, and the scheme as proposed.
- All material will be available in a digital format on the Council's website and shared via social media platforms, allowing 7 days for comment.
- An electronic questionnaire will be generated allowing feedback to be given from a public and business perspective. The questionnaire will be made available in paper format when necessary.
- All responses to be reviewed by IBI Group who will then compile an Engagement Report following the event.

5.11 Members will be made aware of the exact date and location of the public engagement event as soon as this information has been confirmed.

## Timeline and Consultation Programme

<b>Stage</b>	<b>Expected completion date</b>	<b>To be shared with</b>	<b>Outputs</b>
Stage 2 Baseline Document and Consultation	February 2022	Project Team, FHSF Stakeholder Group (online)	To gather Stakeholder viewpoints on Spring Gardens to support the baseline data report and to inform the Stage 2 design.
Stage 2: Baseline Document completed.	February 2022	FHSF Stakeholder Group	Design review and Stakeholder consultation Presentation of Baseline

			Document and concept proposals.
Stage 3: Developed Design & Costs Plan following receipt of Topographic and Utility Survey	10th June 2022	Project Team, Cllr Greenhalgh & Cllr McKeown	Review developed design proposals that respond to stakeholder consultation. Note additional funding bid to Historic England for delivery.
Stage 3: Design & Costs Plan – Public Engagement	Week commencing 25th July 2022	Shared with Members and the public via comms strategy subject to prior approval of Members	Public engagement.
Stage 4: Detailed Design & Costs Plan: Preparation of Tender package	9th September 2022	Project Team, Cllr Greenhalgh & Cllr McKeown	Detailed design package and specification.
Stage 4: Tender Action and Report (6 week period)	21st October 2022	Project Team, Cllr Greenhalgh & Cllr McKeown	Detailed design package and specification.
Stage 4: Tender returns and selection of preferred contractor	28th October 2022	Project Team, Cllr Greenhalgh & Cllr McKeown	Selection of preferred contractor.
Site delivery (subject to additional funding)	November 2022 – March 2024	Shared with members of the public via HPBC website and social media platforms.	Public awareness.

### Project funding

5.12 IBI Group fees are £55,553.50 plus an additional fee of £1,704.00 for the appointment of Cheshire Woodlands to complete a Tree Survey. IBI Groups fees are inclusive of Planning Consultancy fees at £13,000. These fees may not be applicable if the final proposals do not require statutory planning consent. Historic England have provided funding of £50,000. The present shortfall of £7,257.50 will be covered by underspend incurred this financial year within the HSHAZ programme.

### Next steps

5.13 The next step will be the Stage 3 Detailed Design and Costs Plan Member and public engagement.

Neil Rodgers  
**Executive Director (Place)**

**Web Links and  
Background Papers**

**Contact details**

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