

AGENDA

COMMUNITIES, HOUSING AND ENVIRONMENT COMMITTEE MEETING



Date: Tuesday 21 March 2017

Time: 7.15 pm

Venue: Town Hall, High Street,
Maidstone

Membership:

Councillors Barned, M Burton, Joy, D Mortimer
(Vice-Chairman), Perry, Mrs Ring
(Chairman), Mrs Robertson, Webb and
Webster

Page No.

1. Apologies for Absence
2. Notification of Substitute Members
3. Urgent Items
4. Notification of Visiting Members
5. Disclosures by Members and Officers

Continued Over/:

Issued on Monday 13 March 2017

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**Alison Broom, Chief Executive, Maidstone Borough Council,
Maidstone House, King Street, Maidstone Kent ME15 6JQ**

6. Disclosures of Lobbying
7. To consider whether any items should be taken in private because of the possible disclosure of exempt information.
8. Minutes of the Meeting Held on 14 February 2017 1 - 5
9. Minutes of the Co-Located Meeting Held on 22 February 2017 6 - 7
10. Presentation of Petitions (if any)
11. Questions and answer session for members of the public (if any)
12. Committee Work Programme 8
13. Report of the Head of Regeneration and Economic Development 9 - 63
- Phase 3 Public Realm

PUBLIC SPEAKING

In order to book a slot to speak at this meeting of the Communities, Housing and Environment Committee, please contact Caroline Matthews on 01622 602743 or by email on carolinematthews@maidstone.gov.uk by 5 pm one clear working day before the meeting. If asking a question, you will need to provide the full text in writing. If making a statement, you will need to tell us which agenda item you wish to speak on. Please note that slots will be allocated on a first come, first served basis.

MAIDSTONE BOROUGH COUNCIL

Communities, Housing and Environment Committee

MINUTES OF THE MEETING HELD ON TUESDAY 14 FEBRUARY 2017

Present: Councillor Mrs Ring (Chairman), and
Councillors Barned, Mrs Blackmore, M Burton, Joy,
D Mortimer, Mrs Ring, Mrs Robertson, Webb and
Webster

Also Present: Councillors Mrs Gooch

31. **APOLOGIES FOR ABSENCE**

It was noted that apologies for absence had been received from Councillor Perry.

32. **NOTIFICATION OF SUBSTITUTE MEMBERS**

It was noted that Councillor Blackmore was substituting for Councillor Perry.

33. **URGENT ITEMS**

There were no urgent items.

34. **NOTIFICATION OF VISITING MEMBERS**

Councillor Gooch was in attendance as a Visiting Member to observe.

35. **DISCLOSURES BY MEMBERS AND OFFICERS**

There were no disclosures by Members or Officers.

36. **DISCLOSURES OF LOBBYING**

Councillors M Burton, Joy, D Mortimer, Ring and Robertson disclosed that they had been lobbied with regard to item 15: Provision of a Public Realm CCTV Service.

37. **TO CONSIDER WHETHER ANY ITEMS SHOULD BE TAKEN IN PRIVATE BECAUSE OF THE POSSIBLE DISCLOSURE OF EXEMPT INFORMATION.**

RESOLVED: That all items on the agenda be taken in public as proposed.

38. **MINUTES OF THE MEETING HELD ON 17 JANUARY 2017**

RESOLVED: That the minutes of the meeting held on 17 January 2017 be approved as a correct record and signed.

39. PRESENTATION OF PETITIONS (IF ANY)

There were no petitions.

40. QUESTIONS AND ANSWER SESSION FOR MEMBERS OF THE PUBLIC (IF ANY)

There were no questions from members of the public.

41. COMMITTEE WORK PROGRAMME

A Member requested that an item on littering from moving vehicles was added to the work programme for a date to be confirmed.

RESOLVED: That the Committee Work Programme be noted.

42. REPORT OF THE HEAD OF POLICY AND COMMUNICATIONS - STRATEGIC PLAN PERFORMANCE UPDATE QUARTER 3 2016/17

The Policy and Information Manager presented the report detailing the progress of key strategies, plans and performance indicators in support of the Strategic Plan 2015-2020.

The Policy and Information manager highlighted the following:

- Although the percentage of household waste sent for reuse, recycling or composting had missed target, the direction of travel showed an upward trend.
- The percentage of relevant land and highways that was assessed as having deposits of litter that fell below an acceptable level had reached target, but the direction of travel showed a downward trend.

In response to a question the Committee was advised that detritus consisted of fine particles, as opposed to litter which was constituted of larger items.

RESOLVED: That:

1. The summary of performance for Quarter 3 of 2016/17 for Key Performance Indicators and corporate strategies and plans be noted.
2. That the areas where complete data was not currently available be noted.
3. That the performance of Key Performance Indicators from Quarter 2 of 2016/17 for which data was not available at the 15 November 2016 meeting of the committee be noted.

4. That no actions or amendments to the Quarter 3 report be identified.

For – 9 Against – 0 Abstain – 0

43. REPORT OF THE DIRECTOR OF FINANCE AND BUSINESS IMPROVEMENT - THIRD QUARTER BUDGET MONITORING 2016/17

The Director of Finance and Business Improvement introduced the report which provided an overview of the revenue budget and outturn for the third quarter of 2016/17, and highlighted financial matters which might have a material impact on the medium term financial strategy or the balance sheet.

The Director informed the Committee that progress had been made with regard to the temporary accommodation overspend which had decreased from quarter 2. Key factors in this progress were identified as the implementation of the Temporary Accommodation Strategy and a reduction in homelessness applications.

In response to a question the Director clarified that, although there was a projected overspend within the Commercial Waste Service, overall the service was performing well.

RESOLVED: That the revenue positions at the end of the third quarter, and the actions being taken or proposed to improve the position where significant variances have been identified, be noted.

For – 9 Against – 0 Abstain – 0

44. REPORT OF THE HEAD OF HOUSING AND COMMUNITY SERVICES - PITCH FEE INCREASES IN RESPECT OF THE COUNCIL'S GYPSY AND TRAVELLER SITES

The Director of Finance and Business Improvement introduced the report which proposed an increase of 2.5% in the pitch fees for Council-owned Gypsy and Traveller sites. It was explained that the increase would cover costs.

RESOLVED: That the proposed percentage pitch fee increase of 2.5% for Council-owned Gypsy and Traveller sites be agreed for commencement from 3 April 2017.

For – 9 Against- 0 Abstain – 0

45. REPORT OF THE HEAD OF HOUSING AND COMMUNITY SERVICES - REVIEW OF CCTV PROVISION

The Community Partnerships and Resilience Manager presented the results of a review of the existing static CCTV cameras and recommended the decommissioning of those that were not deemed compliant with the regulatory Code of Practice.

During discussion Members raised the following points:

- CCTV was beneficial to the Police for providing evidence of crime and to protect the welfare of on-duty Police Officers.
- Volunteers could be sought in order to save money on the cost of monitoring the live footage.
- The review had used data recorded over the summer months, and it was queried whether there would have been a larger number of incidences captured over the winter months when nights were longer.
- There was no longer a need for a large number of static CCTV cameras as many shops now had external CCTV provision, and people could use mobile phones to record incidences.
- CCTV cameras were not acting as a deterrent and should be removed.
- Most of the cameras were placed in the town centre, but other urban areas within the Borough experienced the highest crime rates.

In response to Member's queries the Community Partnerships and Resilience Manager advised that:

- Static CCTV cameras had been installed in areas that were originally high crime areas. As crime rates had changed a number of cameras had been decommissioned. Regular review was recommended to ensure that cameras were stationed at the most useful sites.
- The majority of CCTV cameras were in the town centre as this was the busiest area of the Borough. Many agencies including the MaidSafe network used the cameras to foster a safe night-time economy.
- The Medway Control Room moved to electronic recording of incidences in June 2016, and it was this data that was used for the review. The town centre was also at its busiest during the lighter summer months.

Members requested an additional review of the effectiveness of mobile CCTV cameras to return to Committee within 6 months.

RESOLVED: That:

1. The decommissioning of CCTV static cameras to 30 to ensure compliance with the regulatory Code of Practice be endorsed.

For – 8

Against – 1

Abstain - 0

2. Authority be delegated to the Head of Housing & Community Services to carry out consultation as outlined in Paragraph 4.1 of the report with Mailsafe users and to provide a further report to the Committee within 6 months recommending the hours of live monitoring.

For – 9 Against- 0 Abstain - 0

3. The Head of Housing & Community Services be directed to explore alternative technologies to improve data transfer and reduce revenue costs and provide a report to the Committee within 6 months.

For – 9 Against- 0 Abstain - 0

4. A comprehensive evaluation of the effectiveness of mobile CCTV cameras be reported to the Committee within 6 months.

For – 8 Against – 1 Abstain – 0

Councillor Blackmore wished her dissent to be noted as she felt that the objective of the evaluation was unclear.

46. DURATION OF MEETING

8.00 p.m. to 9.15 p.m.

Agenda Item 9

MAIDSTONE BOROUGH COUNCIL

COMMUNITIES, HOUSING AND THE ENVIRONMENT COMMITTEE

MINUTES OF THE CO-LOCATED MEETING HELD ON WEDNESDAY 22 FEBRUARY 2017

Present: Councillor Mrs Ring (Chairman), and
Councillors Barned, M Burton, Joy, D Mortimer, Perry,
Mrs Robertson, Webb and Webster

47. APOLOGIES FOR ABSENCE

There were no apologies for absence.

48. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

49. URGENT ITEMS

There were no urgent items.

50. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

51. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures from Members and Officers.

52. DISCLOSURES OF LOBBYING

There were no disclosures of lobbying.

53. EXEMPT ITEMS

RESOLVED: That all items on the agenda be taken in public as proposed.

54. PRESENTATION OF PETITIONS

There were no petitions.

55. QUESTIONS AND ANSWER SESSION FOR MEMBERS OF THE PUBLIC

There were no questions from members of the public.

56. REPORT OF THE HEAD OF HOUSING AND COMMUNITY SERVICES - SINGLE EMPLOYING AUTHORITY FOR MID KENT ENVIRONMENTAL HEALTH SERVICE

The Mid Kent Environmental Health Manager presented a report on the Single Employing Authority for Mid Kent Environmental Health Service.

The Committee noted that the report proposed the introduction of a single employing authority for staff within the Mid Kent Environmental Health (MKEH) service from 1 June 2017 and recommended that Tunbridge Wells Borough Council became the single employing authority.

The Officer advised that by adopting Tunbridge Wells as the single employing authority for Mid Kent Environmental Health, it provided an opportunity to spread the HR and financial risk amongst all three authorities for the range of shared services.

In response to a question by a Member the Officer advised that the savings in staffing costs had been a result of efficiencies in administration and that there would not be a reduction in the level of service provided to the public.

RESOLVED:

1. That staff within the Mid Kent Environmental Health Service move to a single employing authority from 1 June 2017;
2. That Tunbridge Wells Borough Council becomes the single employing authority for Mid Kent Environmental Health.
3. That delegated authority be given to the Director of Regeneration and Place in consultation with the Chairman of the Communities, Housing and Environment Committee to finalise the arrangement and sign any documents necessary to implement the decision.

Voting: For: 9 Against: 0 Abstentions: 0

57. DURATION OF MEETING

2 p.m. to 2.15 p.m.

COMMUNITIES, HOUSING AND THE ENVIRONMENT COMMITTEE – WORK PROGRAMME

Members Briefing	Homelessness Reduction Bill	21 March 2017
Other	Phase 3 Public Realm	21 March 2017
Housing	Homelessness Performance Quarter Four (inc. number registered this quarter)	18 April 2017
Monitoring Reports	Review of Waste Strategy 2014-19	18 April 2017
New/ Updates to Strategies and Plans	Tackling Anti-Social Behaviour relating to dogs	18 April 2017
Income Generation	Commercial Waste Feasibility Report	20 June 2017
Income Generation	MBC Lottery	TBC
Monitoring Reports	Fourth Quarter Budget Monitoring	TBC
Monitoring Reports	Environmental Health Enforcement Policy Update	TBC
Monitoring Reports	Strategic Plan Performance Update Quarter 4	TBC
Monitoring Reports	Maidstone Housing Strategy 2016-2020 Update	TBC
Monitoring Reports	Licensing Partnership Update	TBC
New/ Updates to Strategies and Plans	Taxi Rank Policy	TBC
New/ Updates to Strategies and Plans	Air Quality Management Areas/Low Emissions Strategy	TBC
Monitoring Reports	Crime and Disorder - Safer Maidstone Partnership Strategic Plan and actions	TBC

Communities, Housing and Environment

21st March 2017

Is the final decision on the recommendations in this report to be made at this meeting?

No

Phase 3 Public Realm

Final Decision-Maker	Policy and Resources Committee
Lead Head of Service	Head of Regeneration and Economic Development
Lead Officer and Report Author	Fran Wallis, Local Economy Project Officer
Classification	Public
Wards affected	High Street, East, North

This report makes the following recommendations to this Committee:

1. To recommend that Policy & Resources (P&R) Committee approve the change in scope from the original proposed project, to now include the southern end of Week Street.
2. To recommend that P&R Committee approve the outline designs for all of Week Street and Gabriel's Hill/Lower Stone Street.
3. To recommend that P&R Committee approve the proposed materials for Week Street and Gabriel's Hill/Lower Stone Street
4. To recommend that P&R Committee approve the additional capital budget of £900k to cover the increased costs for the Southern section of Week Street.
5. To recommend that P&R Committee approve the proposed consultation materials and methodology.

This report relates to the following corporate priorities:

- Keeping Maidstone Borough an attractive place for all – by improving the public realm in the town centre
- Securing a successful economy for Maidstone Borough – by improving the look and feel of the public realm, it supports the Council's ambition to attract more premium retailers, as well as supporting existing local businesses.

Timetable

Meeting	Date
CHE Committee	21 st March 2017
HCL Committee	4 th April 2017
P&R Committee	26 th April 2017

Phase 3 Public Realm

1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to provide Members with an update on the Phase 3 Public Realm project and to put forward the latest proposals. A key change for members to consider is the change in scope of the project. When Phase 3 of the Public Realm was first presented to P&R Committee on 27th April 2016, the proposal was to upgrade the north end of Week Street (from Fremlin Walk to Maidstone East Station) and Gabriel's Hill/Lower Stone Street. However following discussions with various members, officers and designers, it became clear that the whole length of Week Street should be considered.
 - 1.2 Clearly by increasing the scope of the project, there is a consequent increase in costs. The original scheme was estimated to cost £3.1m, based on a cost per m² for phases 1 and 2 as a guide, and approval was given by P&R Committee to finance the project at a cost of £3.1m. Approval will therefore be needed for an increase in the capital budget.
 - 1.3 An external design team was appointed which is led by PRP who are landscape architects, and Conisbee who are engineers. In addition, a cost consultant has been appointed, as well as a Principle Designer.
 - 1.4 The appointed design team (PRP) have been working on designs for the scheme starting with 'sketch ideas'. These were presented to the Chairs and Vice-chairs of Communities, Housing and Environment Committee (CHE), Heritage, Culture & Leisure and P&R Committees in January 2017, to seek agreement on the design intent. Appendix 1 of this report shows the outline designs and sketches which will be incorporated into consultation materials.
 - 1.5 This report outlines the proposed consultation method with stakeholder groups, and public information sessions, which will use images in Appendix 1.
 - 1.6 The information in this report is to be considered by CHE Committee, and will also be considered by HCL Committee, before being presented to P&R Committee who will be the ultimate decision-maker regarding the design, increase in scope and budget.
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2. INTRODUCTION AND BACKGROUND

- 2.1 In April 2016 a report was presented to P&R Committee, seeking approval to go out to tender for the design stage of Phase 3 of the Public Realm – specifically the north end of Week Street and Gabriel's Hill/Lower Stone Street. The intention is to follow the successful completion of Phases 1 and 2 of the public realm, which brought improvements to Jubilee Square and Remembrance Square on the High Street.

- 2.2 In 2015, Mott MacDonald was appointed to carry out an evaluation of Phases 1 and 2. The consultants were also tasked with carrying out a PERS audit (Pedestrian Environment Review System) on the north end of Week Street, Gabriel's Hill and Earl Street. A PERS audit is a tool which allows the quality of the existing and proposed public realm to be quantified. This then allowed MBC to prioritise which roads to improve next, to achieve the best return on the investment.
- 2.3 The north end of Week Street was revealed to be the area that would receive the largest increase in public realm quality, with Gabriel's Hill likely to receive the next highest level of benefits to the pedestrian environment. Earl Street is estimated to receive the lowest level of uplift to the public realm, and this is largely due to the existing pedestrian environment being of a higher quality than the other two schemes. As a result of the PERS audit, the focus of Phase 3 of the public realm became the north end of Week Street and Gabriel's Hill.
- 2.4 The southern end of Week Street (Fremlin Walk to the High Street) was not originally considered for any public realm works, due to the reasonable standard of existing materials, and the success of the retail sector along this section. However, as discussions progressed with Members, officers and the design team, the question of improving the southern section was frequently raised.
- 2.5 Improving the public realm in this southern section of Week Street will not lead to a reduction in vacancy rates or an increase in employment as all the units are let (excluding the fire-damaged properties). This part of Week Street falls within the primary shopping area and benefits from the highest levels of footfall in the town. However the Public Realm Design Guide, which was adopted by HCL Committee on 1st November 2016, sets out the importance of having some cohesiveness to all future public realm work. Not including this section of Week Street will create a jarring disjointed aesthetic look to the primary shopping area and potentially reduce the beneficial improvement to the town's sense of place created from the investment at either end of this section of road. It is therefore 'common sense' to include this section of what is essentially the same road – Gabriel's Hill and Week Street following the line of the old Roman road.
- 2.6 If this committee supports the recommendation to include the southern section of Week Street there are clearly cost implications to doing so, due to the increased area. As part of the project, a cost consultant (Gleeds) has been appointed to provide a cost breakdown for the scheme. Survey work (including topographical surveys and utility searches, as well as road coring) has been carried out to ascertain certain details which will help to refine the scheme design and costs.
- 2.7 As mentioned previously, the chairs and vice-chairs of the three relevant committees have already seen sketch designs of the scheme. The purpose of this was to ensure that the Design Team were 'heading in the right direction' in terms of design style. They have used the Public Realm Design Guide to steer their thoughts and ideas, drawing on the heritage and history of the town.

- 2.8 In accordance with the design brief which was given to the Design Team, they have been liaising with Network Rail who are currently working on improvements to Maidstone East Station. The aim is to ensure that the two schemes work together, so that when people arrive at the station there is a clear sense of welcome, identity and direction to draw people into the town along Week Street.
- 2.9 The proposals have been seen and discussed by the Project Officer Group which consists of officers from MBC from Regeneration & Economic Development, Finance, Environmental Services, Parking Services, Property and Procurement, as well as colleagues from Kent County Council (KCC) Highways.
- 2.10 Appendix 1 shows the proposed designs for the entire length from Maidstone East Station to the junction of Palace Avenue and Lower Stone Street (outside Gala Bingo). This is a 'pedestrian only' area between 10.30am and 5.30pm with only slow moving delivery vehicles in the space outside of these hours. Much of the space is flat without a kerb and the intention is that this design approach should be continued along the whole project area. The report also highlights current issues such as street clutter and vehicle dominance as well as a lack of connectivity with side roads, and the station.
- 2.11 The designers have used patterns in the paving to create Squares along the length of the road, and art and interpretation will be used to create a sense of place and character in each square. The art will draw upon Maidstone's heritage. For example the Square by St Faith's St will use the iguanodon as a sense of identity, which will connect with the museum.
- 2.12 The designers have also installed greenery into the streetscape. Due to the location of underground services, there are only a few limited places where trees can be planted and the exact location will be subject to trial holes. In addition it is hoped that green walls can be installed to add to the vibrancy. Any greenery will be installed to be low-maintenance.
- 2.13 The proposed materials for the surface are Charcon paving which is an 'off the shelf' material. This means that it is easily available, and would not attract a commuted sum from Kent Highways for maintenance purposes. The paving is available in a variety of colours and finishes to give the required effect. In addition to the Charcon, there will be some places where Kentish ragstone is to be laid. These will have text engraved into them to highlight key historic points in Maidstone.
- 2.14 Trial areas of these paving materials are being prepared, to be laid in Week Street to allow MBC's Street Cleansing Team to carry out various tests to check the ease of cleaning with the various methods which they currently use. In addition, the manufacturers have provided their own suggested cleansing and maintenance methods.
- 2.15 Once the designs have been approved by CHE, HCL and P&R Committees, there will be an 8-week period of consultation and information sessions. The proposed methodology is to contact stakeholder groups including the Cycle Forum, Disability Network and Old People's Forum to seek comments from

them directly relating to the designs. In addition, flyers will be sent to all the businesses along the entire length, outlining the proposals and directing them to a webpage with more details. Public roadshows will also be held allowing people (public and businesses) to see the designs. One Maidstone will assist with communicating to the business community.

- 2.16 Following the stakeholder consultation and public information sessions, the Design Team will collate any feedback and comments which will then be reviewed by the Project Officer Group. The Design Team will then be in a position to draw up the detailed design and construction drawings and to prepare the tender documentation for the construction phase. A report will be taken to P&R Committee seeking approval to go out to tender for the construction phase. At this stage we will have a much clearer idea on the costs, as the designs are refined, and the Cost Consultant has more detailed and accurate information about the construction. In order to tender for the construction phase the project team and Gleeds will work together to ensure that the Council's contract standing orders are followed.
- 2.17 As mentioned at the beginning, due to the increase in scope, there is an increase in costs to the project. Gleeds has been appointed to provide cost information. The current design proposals for the entire length of Week Street and Gabriel's Hill/Lower Stone Street is currently estimated at £4m. This is inclusive of all fees, as well as a contingency. As the project progresses, the costs will be refined further. Approval is therefore required from P&R Committee to the increase in capital budget by £900k.

3. AVAILABLE OPTIONS

- 3.1 There are a number of recommendations contained within this report however there are three main options available to Members.
- 3.2 Option1 – is to recommend an increase to the scope of the project to include the whole section of Week Street. By agreeing to this, the committee will need to acknowledge the associated increase in costs.
- 3.3 The main advantage to this option is that despite the increase in costs, it is the 'common sense' approach. Other benefits include cost effective project management and construction work if the entire section is completed in one go with disruption kept to a minimum. Whereas if the southern section of Week Street was deferred to a later phase of construction, then businesses along here would experience considerable disruption from the construction of two separate phases of work.
- 3.4 Option 2 - is to *not* recommend the increase in scope, or associated costs. The project would proceed as originally planned, just doing the north end of Week Street and Gabriel's Hill/Lower Stone Street. Although the costs would be kept to the proposed level, the concerns set out in paragraph 2.5 would not be addressed. The southern section of Week Street already looks in relatively poor quality in contrast to the High Street and Jubilee Square – this would be exacerbated if the northern end of Week Street was also improved.

- 3.5 Option 3 – is to recommend that the whole of Week Street is delivered as Phase 3 with Gabriel’s Hill being delivered as Phase 4 maintaining a commitment for an allocation in the capital programme in future years. The designs would still be completed for the whole scheme.
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4. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

- 4.1 It is recommended that Members approve option 1 to increase the scope and subsequent costs of the project, to include the entire length of Week Street. As outlined elsewhere in the report the reasons to carry out the public realm improvement works remain the same – it is the change in scope that is key.
- 4.2 Once members have recommended the increase in scope and cost, they must then make a recommendation on the designs themselves. The brief which went out to the Design Team was agreed by P&R Committee in April 2016, and the designs which have been produced respond to that brief. Key points from the design brief include:
- A level shared surface
 - Rationalise street furniture and clutter
 - Create a sense of place
 - Use of high quality materials
 - Low-cost and easy to maintain
 - Public art to be incorporated
 - Making it easier for pedestrians to navigate
- 4.3 A key focus of discussions with the Design Team has been around finding the balance between a high quality public realm and one which is easy to maintain. The Design team fully acknowledge the needs of MBC to keep its maintenance costs low. As mentioned previously, sample patches of paving are to be laid to test how well the materials cope with the daily dirt, grease and grime, and how easily they can be cleaned.
- 4.4 The Design Team have used the Public Realm Design Guide in their ideas and concepts to ensure that the art and heritage and interpretation are incorporated into the streetscape. The effect is to create a sense of arrival and place, and uniqueness to ensure that Maidstone does not end up with a bland public realm which could be anywhere in Britain. The designs have drawn on the rich heritage, highlighting points of interest along the way.
- 4.5 As well as a creating a public realm which looks good and creates a sense of place, it needs to be functional. Although the space is proposed to be a level surface and more pedestrian friendly, it must also be remembered that this is a route along which large delivery vehicles travel and stop. The Design Team have been mindful that the proposals will still function for deliveries.
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5. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

- 5.1 The proposed consultation and information method follow the same method which was used for Phases 1 and 2. As mentioned previously there are certain key stakeholder groups which must be consulted on, as well as the business themselves who are going to be directly affected by the project. There will be an opportunity for the public to see the designs as well.
- 5.2 As mentioned previously, the brief and scope of this project have already been agreed in April last year. However the scope and costs are now proposed to be increased. The project therefore needs a recommendation from this committee and HCL Committee and ultimately a decision by P&R committee.
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6. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

- 6.1 If this committee agrees to the recommendations then the report will then go before HCL committee on 4th April. If they are also in agreement then it will then go before P&R Committee on 26th April.
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7. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	By making the town centre more attractive to businesses as well as increasing the vibrancy of the town	Head of Regeneration & Economic Development.
Risk Management	A risk register is managed as part of the project management process.	[Head of Service or Manager]
Financial	Funding of £3m for this project exists within the current capital programme, as detailed earlier in the report. It is likely that the proposed increase to the capital budget of £900,000 will need to be financed through borrowing as current plans allocate all alternative funding sources by 2018/19. Officers will endeavour to find the most cost effective solution to borrowing when the need arises. Current indicative PWLB rates for 50 year borrowing would attract interest costs of £663,570	[Section 151 Officer & Finance Team]

	over this period. The revenue implications to this include minimum revenue provision of £18,000 per annum.	
Staffing	The project is currently being managed with existing resources	Head of Regeneration & Economic Development.
Legal	Legal will be consulted and involved in any variation of existing contracts.	Team Leader – Contracts and Commissioning [Legal Team]
Equality Impact Needs Assessment	This will be undertaken during the consultation process.	[Policy & Information Manager]
Environmental/Sustainable Development	The scheme is designed to be low maintenance using easily accessible and where appropriate, local materials	[Head of Service or Manager]
Community Safety	The Community Partnership and Resilience Manager is consulted on the designs	[Head of Service or Manager]
Human Rights Act	Not applicable.	Head of Regeneration & Economic Development.
Procurement	Procurement will be carried out in accordance with the Council's contract standing orders in consultation with the Procurement Team.	[Head of Service & Section 151 Officer]
Asset Management	Not applicable	[Head of Service & Manager]

8. REPORT APPENDICES

The following documents are to be published with this report and form part of the report:

- Appendix I: Maidstone Public Realm Outline Proposals

9. BACKGROUND PAPERS

1 Public Realm Proposal - Outline Designs Maidstone

Week Street and Gabriel's Hill

March 2017

This document needs to be read in conjunction
with drawing AL6361-2000 to AL6361-2022

This document accompanies the outline submission for the public realm regeneration for Phases 3 and 4 which consists of works relating to Week Street and Gabriel's Hill.

This document has been sub divided into the following sections:

1. Introduction
2. The Site
3. Analysis
 - Points of interest
 - Site constraints
 - Site opportunities
4. Design Concepts
5. Masterplan Vision
6. Strategies and Principles
 - Street Furniture
 - Paving
 - Planting
7. Maintenance
 - Manufacturers Product Literature
8. Appendices - Gabriel's Hill Drop-off Options

01. INTRODUCTION

INTRODUCTION

PRP Landscape working in collaboration with Conisbee Engineers have been appointed by Maidstone Borough Council to produce public realm proposals for Week Street and Gabriel's Hill. Once approved the initial outline proposals shall be developed into a tender package for implementation by the selected contractor. It is envisaged that the scheme could be on site towards the beginning of 2018.

When developing the proposals for the public realm, we have been mindful of the rich and diverse heritage associated with Maidstone. This heritage really underpins our conceptual approach and we have aimed to deliver a scheme that is unique to its context.

As part of the design process we have reviewed the recent Public Realm Design Guide produced by Francis Knight and where possible integrated their key elements of their strategic vision within the scheme.

We believe the proposals presented within this report share a symbiosis with Maidstone's public realm vision and create a scheme rich in local identity.

THE SITE

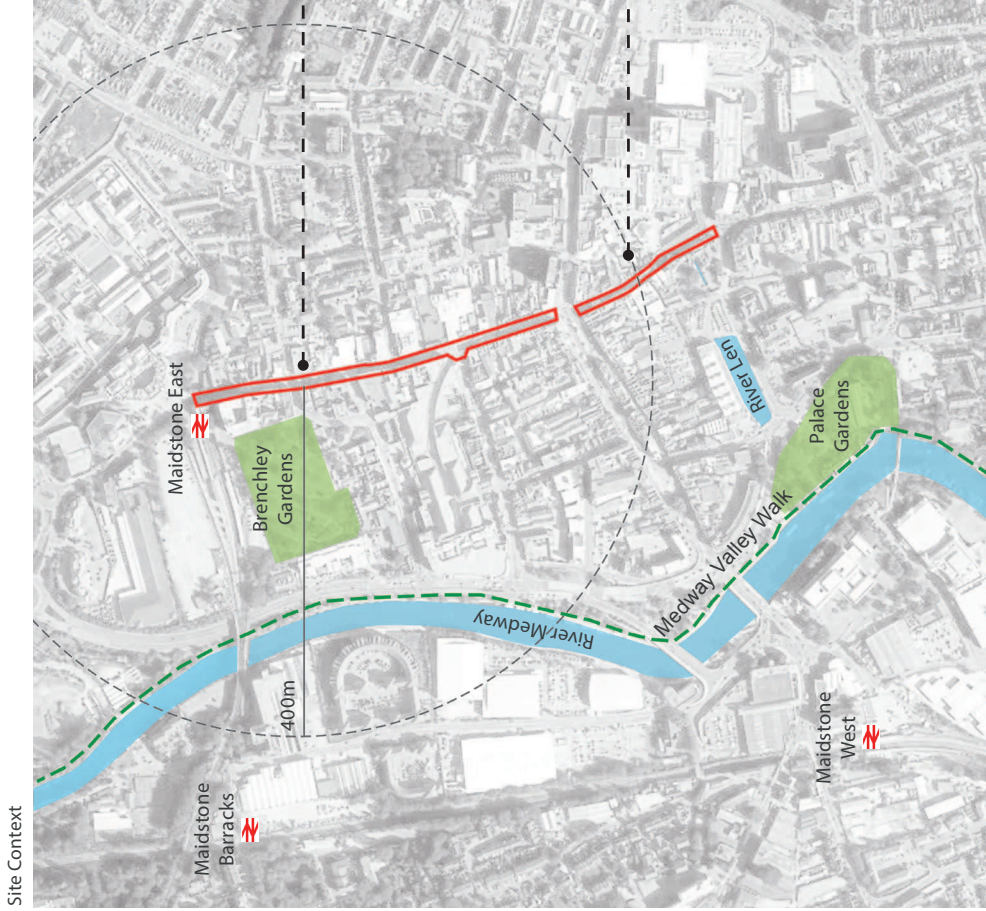
The extent of public realm improvement works will be along the main shopping street, located in Maidstone Town Centre, to the South of Maidstone East Station.

The work will be carried out in two phases

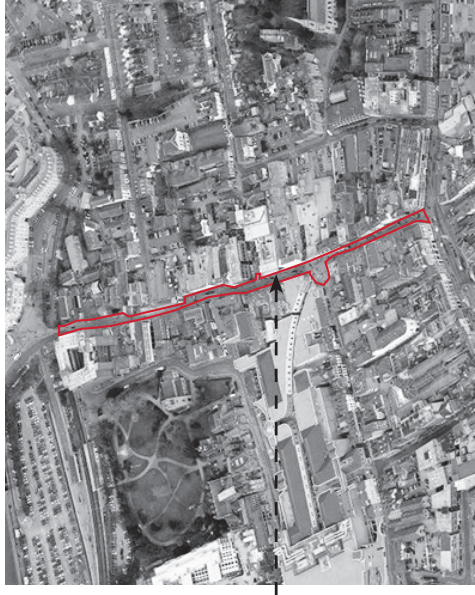
Week Street Phase is predominately a shop-base environment with a good range of national retailers and a shopping centre in Fremlin Walk.

Gabriel's Hill Phase is largely characterized by local independent shops.

- KEY
- Site Boundary
 - River
 - Parks
 - Railway Station
 - Walking trail



Week Street Phase



Gabriel's Hill Phase



THE SITE – EXISTING CONDITIONS

Currently the streetscape is highly constrained.

There is no consistency in terms of materials with a varied palette used across the site.

Street clutter dominates the public realm and connections are lost between key local destinations.



Raised kerbs demarcating vehicle routes



Dead ends



Clutter



Underused space



Lost links



Vehicle dominance

03. ANALYSIS

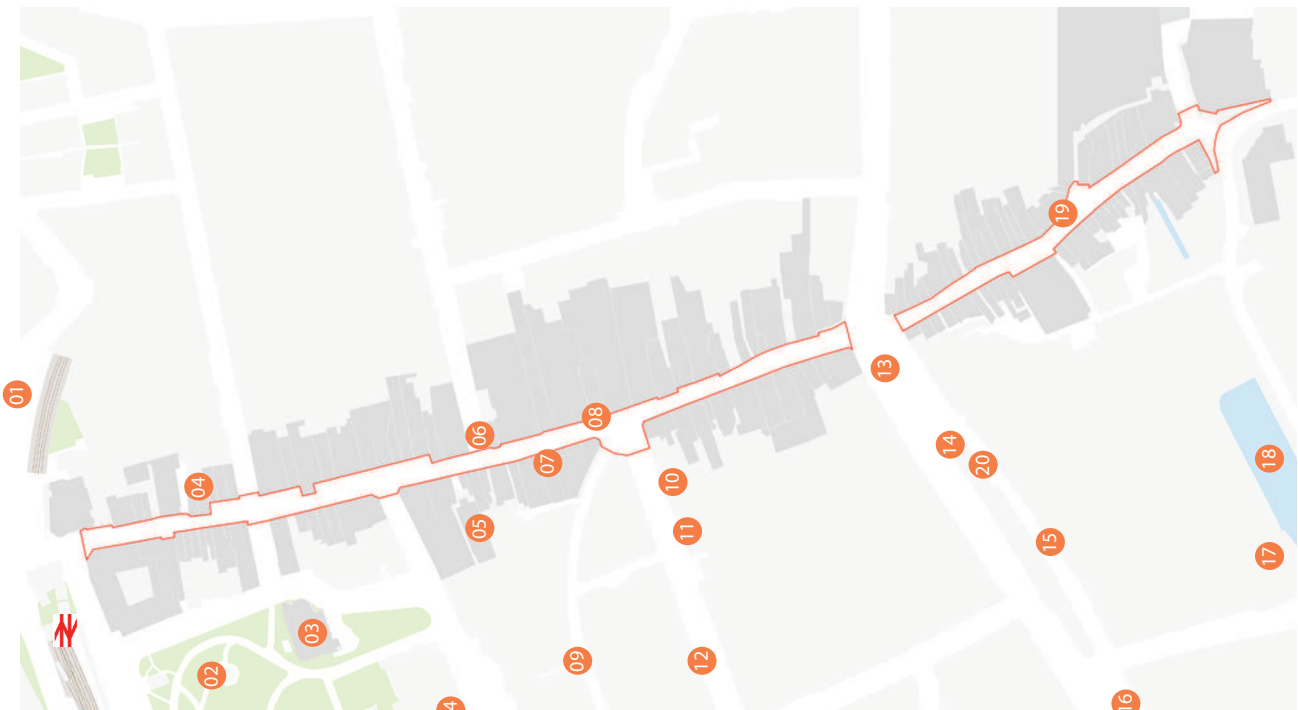
24

ANALYSIS – POINTS OF INTEREST

There are a number of key points of interest within the context of the site.

This is illustrated on the map and images opposite.

There lies an opportunity within the design proposals to celebrate the diverse and varied historical context of the town.





01. Kent County Council (1824)



02. Brenchley Gardens (1871)



03. St. Faith's Church (1892)



04. Maidstone Museum (1858)



05. United Reformed Church



06. Feature facade - Subway (1680)



07. Feature facade - Tiger (1680)



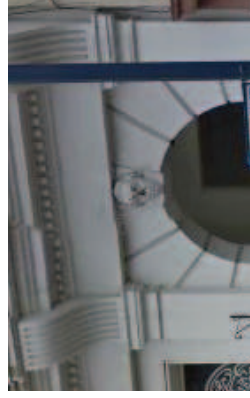
09. Fremlin Brewery (1861)



10. Rose Yard



11. Hazlitt Theatre (1869)



12. Benjamin Disraeli, Prime Minister for Queen Victoria (1837)



13. Victoria Monument & Jubilee Sq (1862)



14. Town Hall (1763)



15. Bank Street



16. Remembrance Sq - Peasant Revolt (1381)



17. Peugeot Maidstone (1930s)



18. River Len (1629-1680)



19. Golden Boot (1790)



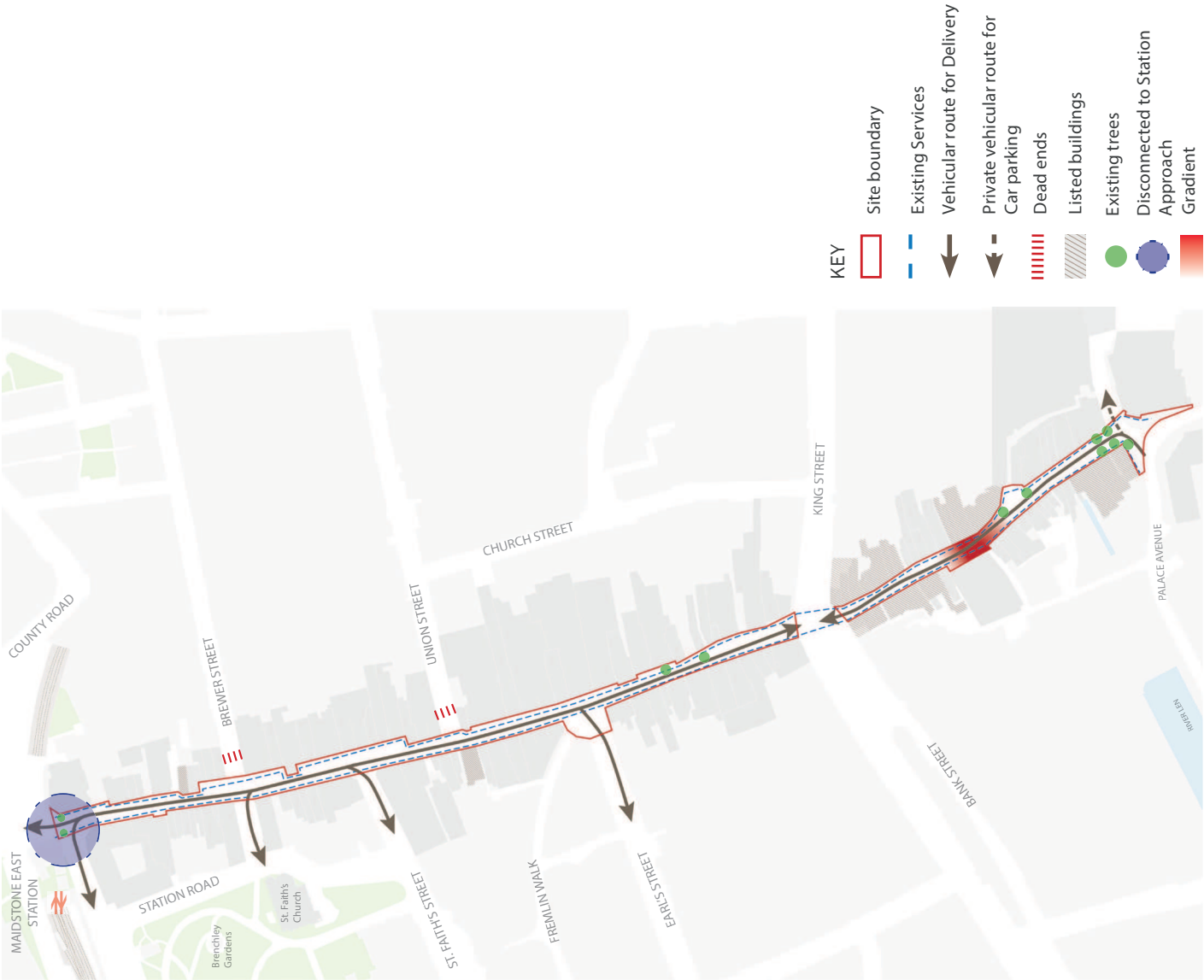
20. Battle of Maidstone (1648)

SITE CONSTRAINTS

The current site contains a range of constraints that will be addressed as part of the design proposals.

Key constraints include:

- Vehicular routes
- Dead ends
- Disconnections



SITE CONSTRAINTS

Raised kerbs



- Raised kerbs and uneven levels on both Week Street and Gabriel's Hill
- Road condition is predominately designed for vehicle use.

Mixture of surfaces



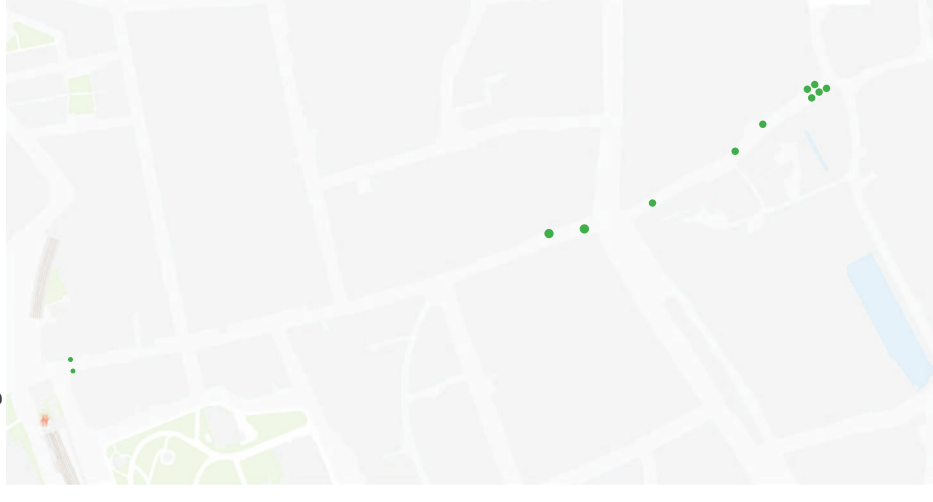
- Mixture of different surfaces along Week Street, result in a lack of visual connection and unity along the streetscape

Street clutter and width



- Width of the streets varies in width from 13m at the widest to 7m at narrowest point
- Visual clutter along streetscape includes shop signage, phoneboxes, bollards, bins and streetlighting.

Existing trees



- Narrow streetscape and underground services which limit opportunities for tree planting

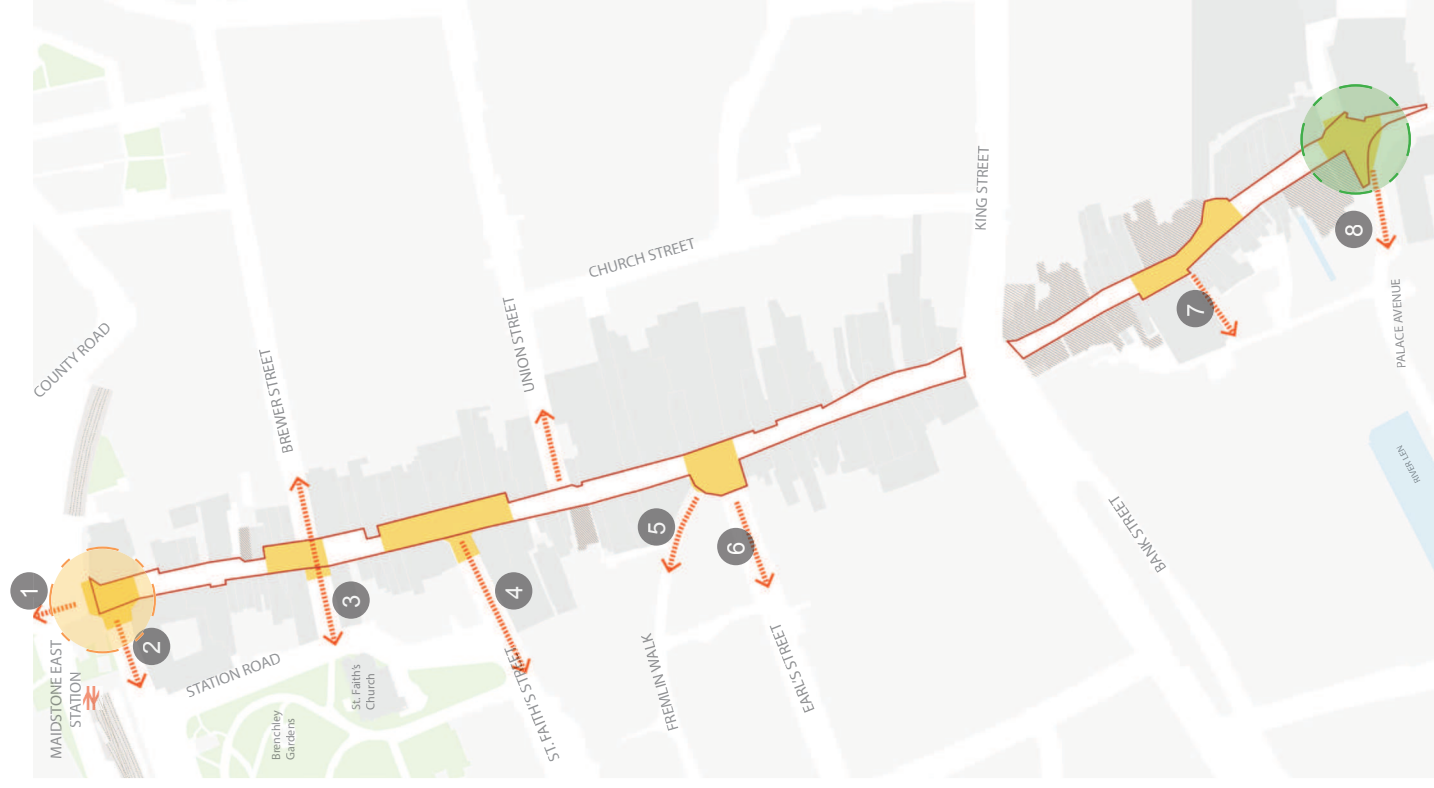
SITE OPPORTUNITIES

The site offers the opportunity for new interventions to enhance the public realm experience.

Key opportunities include:

- New public squares
- Reconnection with local context
- A consistent and de-cluttered streetscape
- Celebrate Maidstones diverse history and reflect this within the proposals

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Links to surrounding destinations:

1. Kent County Council
2. Maidstone East Station
3. Brencchley Gardens and St. Faith's Church
4. Maidstone Museum and Art Gallery
5. Fremlin Walk Shopping Centre
6. Rose Yard and Hazlitt Theatre
7. River Len and Mills Pond
8. Archbishop Palace and Peugeot Building

KEY

Site boundary

New Squares

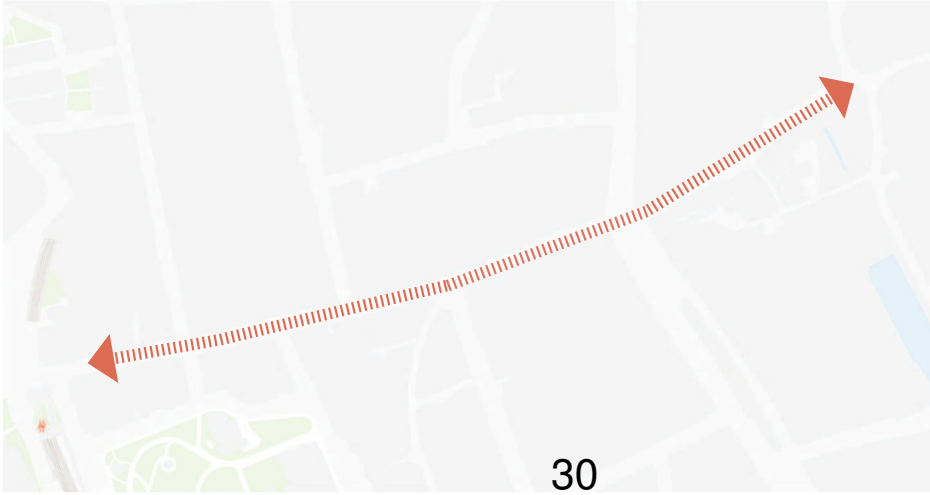
Links to key destinations

New gateway linking to new proposal for Station Approach

New links

New gateway to Historical quarter

Unity



- Unify public realm use of one surface.
- Consider the existing public realm.
- Connect to the existing and proposed public realm.
- Consider pedestrian and vehicular accessibility.
- De-clutter /one surface for flexible pedestrian use.
- Review opportunities to link Week Street to Gabriel's Hill and beyond.

Gateway



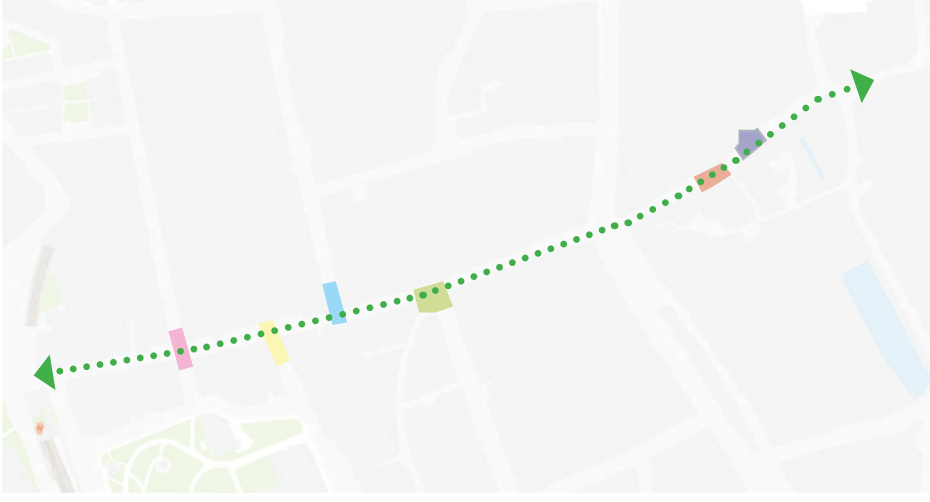
- Celebrate main access points as gateways.
- Opportunity to integrate art and wayfinding features to mark entrances
- Gateways could act as an opportunity to start an educational or historical trail.

Connectivity



- Opportunity to link and activate the nearby public amenity spaces and the local public facilities to the public realm.
- Enhance footfall to local small business on side streets.
- Opportunities at junctions for new squares, material changes and feature spaces.
- Gateways to celebrate streets.

Square



- Create a rhythm of activity or spaces that do not impact on pedestrian or vehicular movement.
- Identify where width of street allows for nodes of activity.
- Family of street furniture with potential to integrate a story /timeline.
- Scope for junction intersections to vary in character, i.e change paving colour or texture.
- Create square for pedestrians to stop and enjoy the atmosphere.



04. DESIGN CONCEPTS

DESIGN CONCEPT 1 - ROMAN ROAD

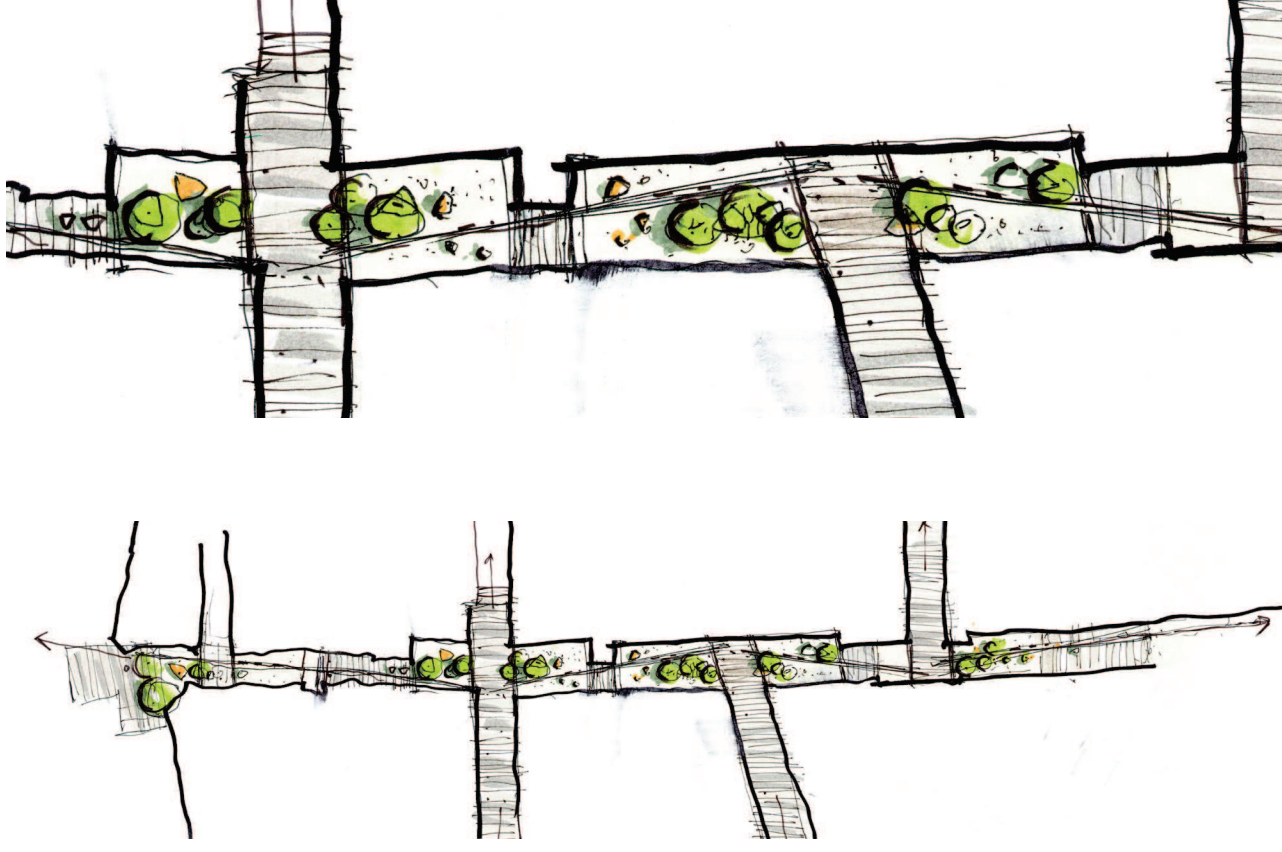
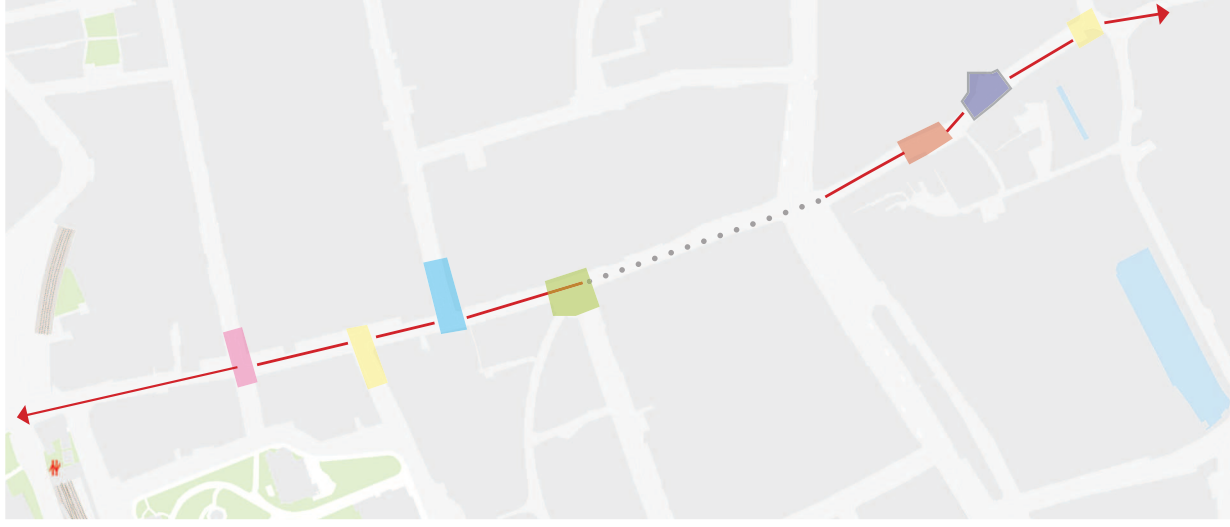
Maidstone was historically a transport hub, where the Roman road linked Rochester with Lympe port.

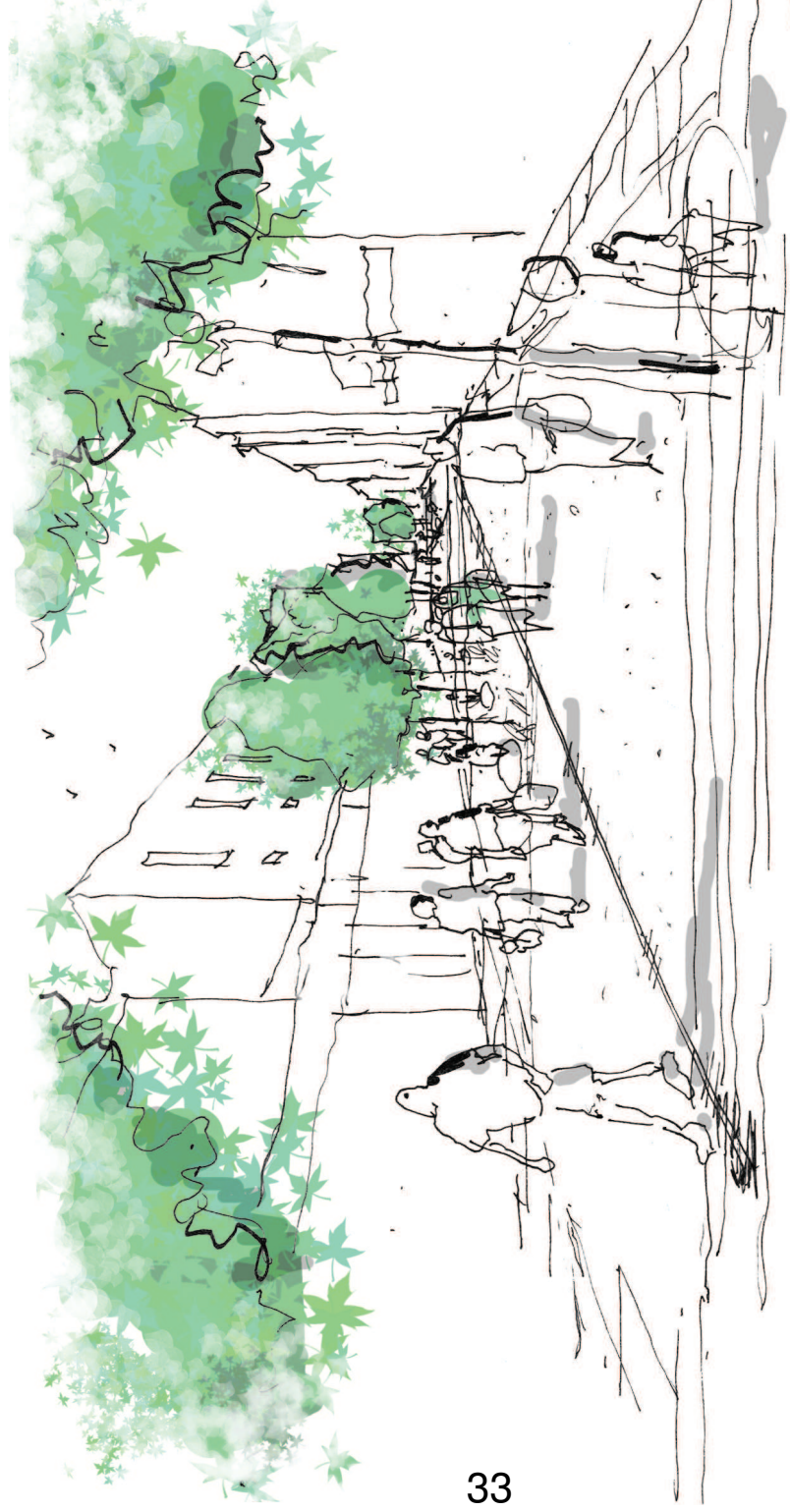
This design will demonstrate the historical context of Maidstone as an Old Market town through:

- Connecting street spaces with a linear paving or drainage element, a deconstructed Roman Road.
- Introducing feature element, which could act as a time line linking spaces and buildings.

Breaks at junctions responding to the modern streetscape.

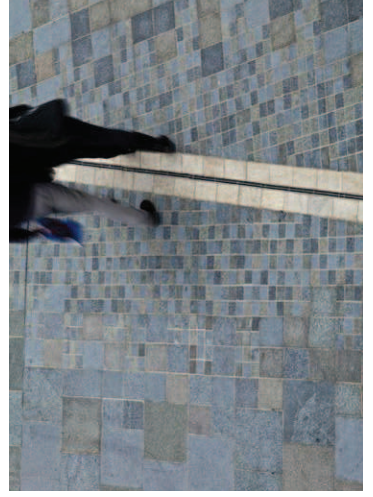
- Material changes at architectural setbacks.
- Creates nodes/spaces through a dynamic line





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Sketch Illustration



DESIGN CONCEPT 2 - WEAVE

The concept is to weave the site back to it's local context as well as stitch elements of Maidstones history within the design.

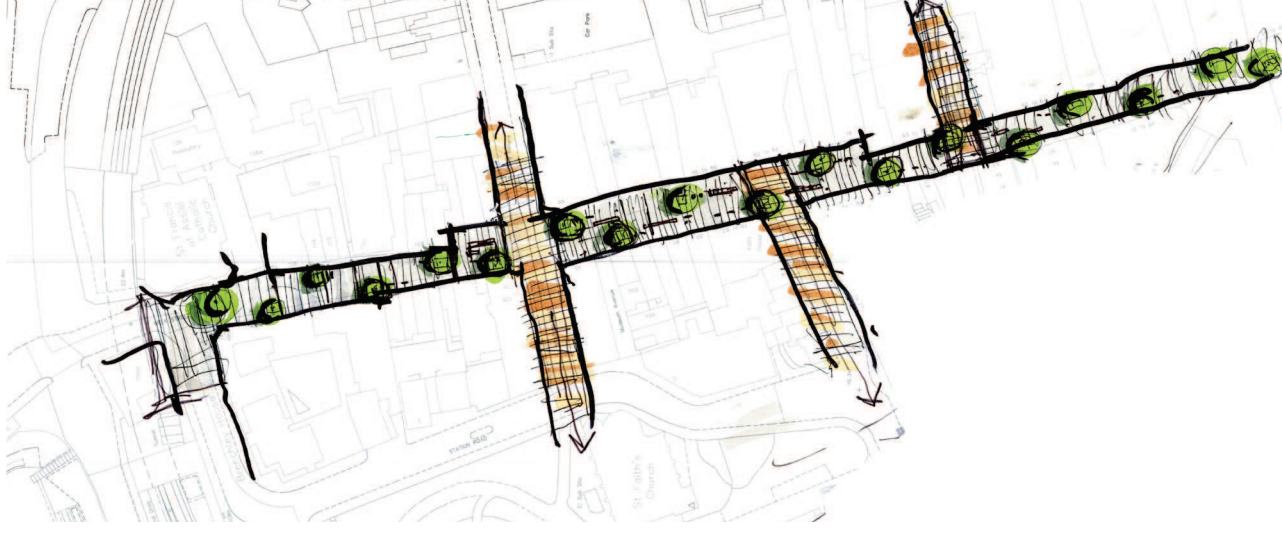
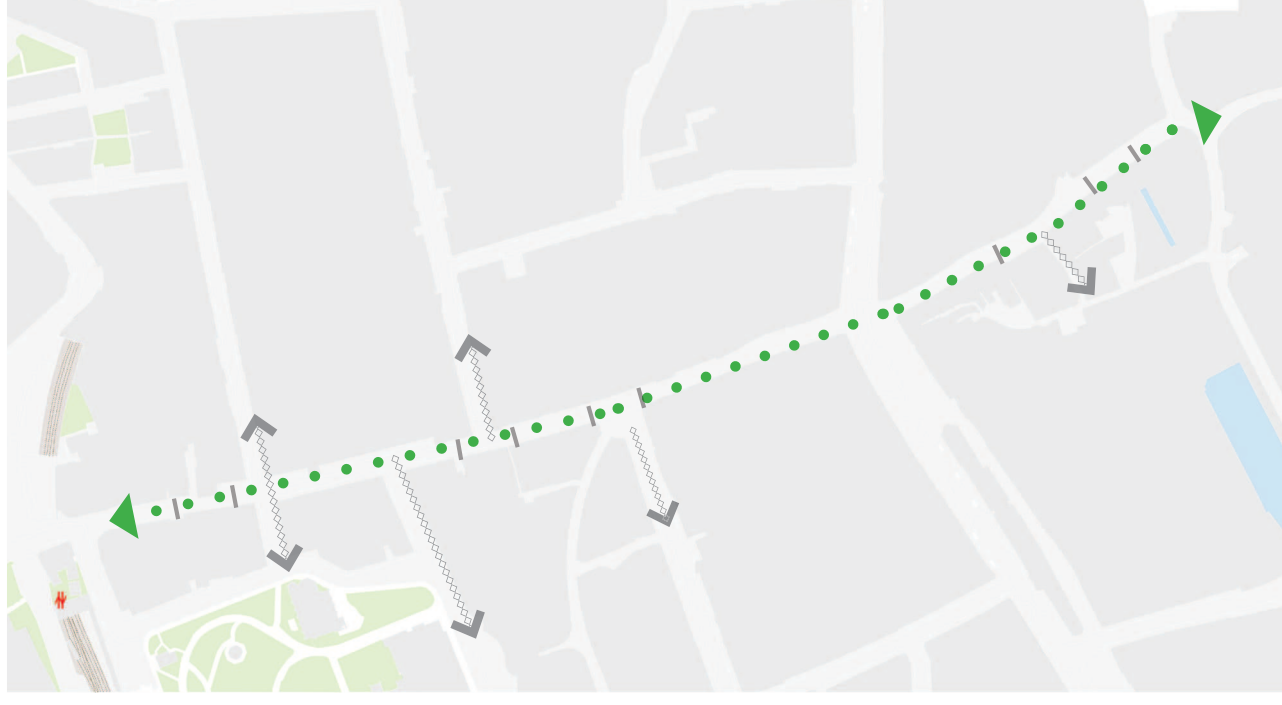
Key elements include:

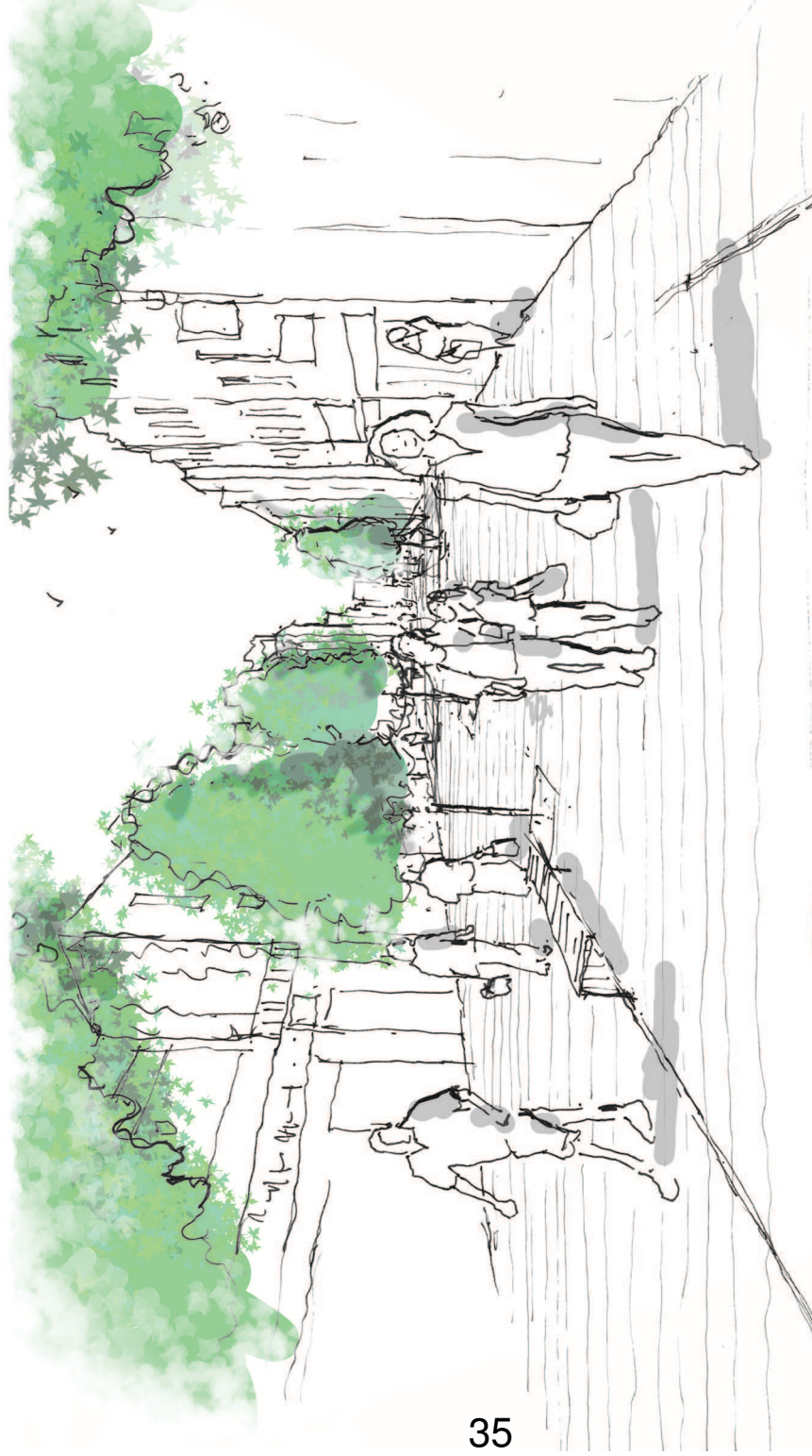
- Unify surface materials to minimize impact on the streetscape
- Linear paving elements with a historical theme will respond to the existing architectural street layout.
- A rhythm/pulse along the street will be created at strategic points with tree planting and a contemporary family of street furniture.

34

Lighting will be used to enhance and compliment the concept.

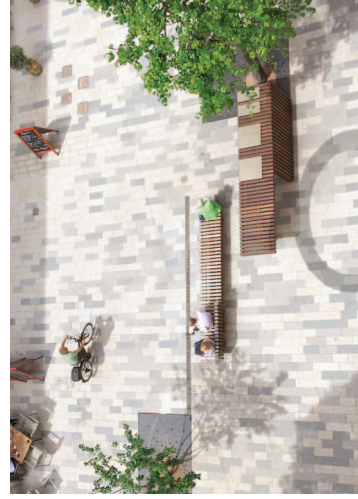
- Key junctions will be identified with a change in paving colour/texture.





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Sketch Illustration





05. MASTERPLAN VISION

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MASTERPLAN VISION

Our concept is the merger of the 'Roman Road and Weave' concept creating a clear public realm with a timeline running from one end of the high street to another.

Our concept is to celebrate the richness of the history and culture of Maidstone and create a special destination unique to the town.



MASTERPLAN VISION - TIMELINE FEATURE



A list of historic events will be shown on the feature timeline along the site to celebrate the rich historical characteristic in Maidstone.

1. Kent County Council was built in 1824
2. St. Francis Church was built in 1880
3. Maidstone East Station was opened on 1 June 1874
4. Maidstone Prison opened in 1819
5. Maidstone Rugby Club started in 1880
6. Brenchley Park opened in 1871
7. St. Faith's Church opened in 1892
8. Maidstone United Football Club started in 1897
9. Museum building was built between 1561 to 1577
10. Maidstone museum opened in 1858
11. Iguanodon discovery in 1834
12. Wove paper was made in 1740
13. Pargetted facade of Subway dated back in 1680s
14. Pargetted facade of Tiger dated back in 1680s
15. Artist William Alexander lived there from 1767-1816
16. Fremlin Brewery was the largest brewery in 1861
17. Hazlitt Theatre opened in 1869
18. Maidstone as a principle market town in 17th Century
19. Jane Austen wrote Pride and Prejudice after visiting Maidstone in 1796
20. Town Hall was established in 1763
21. Previously Old Bell Inn in 1669
22. Former Bull Hotel, major medieval inn of Maidstone in 15th Century
23. Bull Yard, 15th Century ragstone paving
24. 18th century listed buildings
25. Peugeot building from 1930s
26. Mill Pond was marked on map in 1748
27. Golden Boots found in 1790
28. River Len in use between 1629 to 1680
29. Battle of Maidstone in 1648
30. Peasant Revolt in 1381

MASTERPLAN VISION - WEEK STREET

The final masterplan has incorporated the two design options that have been shown previously: *Roman Road* and *Weave*.

The concept of Roman Road is reflected on the timeline feature that will run through the site. This will create a sense of linearity and improve visual connectivity. The other concept of Weave is demonstrated on the paving pattern, which will be used in the squares along the street, stitching the public realm to the local context.

Natural squares formed at each junction will be celebrated with new street furniture, tree planting and wayfinding features to activate the function of the spaces. Each square is characterized by its adjacent context which are named as follows:

- 1 Station Square
Links to Maidstone East Station and Brewer Street
- 2 Iguanodon Square
Links to St. Faith's Street to Maidstone Museum
- 3 Union Square
Links to Union Street, to the eastern side of Week Street
- 4 Fremlin Square
Links to Fremlin Walk Shopping Centre and Earl's Street

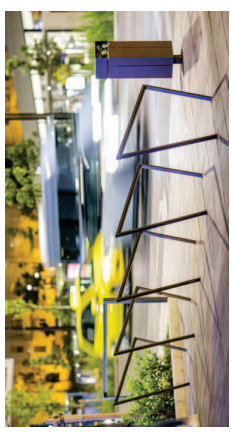


- KEY
- Point of interest
 - Pedestrian friendly zone
 - Dining out area
 - Discovery route
 - Square
 - New wayfinding feature
 - Feature paving
 - Existing trees
 - Proposed trees

MASTERPLAN VISION - STATION SQUARE

- The station square is at the junction between Station Road and Brewer Street.
- Activate and utilize the forecourts of the shop frontages
- Create stopping/meeting points with new street furniture and tree planting
- Green walls are proposed on existing building facade to enhance greenery and biodiversity in the urban environment
- Introduce new wayfinding feature to provide information on the immediate surroundings, i.e. Maidstone East Station.

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MASTERPLAN VISION - FREMLIN SQUARE

The Fremlin Square is connecting Week Street with Fremlin Walk and Earl's Street.

- Introduce features within the paving to celebrate Maidstones heritage such as Fremlin Brewery.
- Upgrade and refurbish existing platform in the centre of the square to match with proposed paving
- Celebrate and highlight the river view down Earl's Street



MASTERPLAN VISION - GABRIEL'S HILL

Gabriel's Hill consists of a range of listed buildings, reflecting the historical and cultural heritage of Maidstone.

Due to the width of Gabriel's Hill, the proposed scheme for the streetscape is predominately hard landscape.

Existing trees are to be retained where feasible, with the introduction of a feature tree within the proposed Mall Square.

The key areas in Gabriel's Hill are:

- 1

43 Mall Square

New landmark tree proposed to characterised and mark the entrance of the mall with new street furniture
- 2

River Len Paving

Feature paving etched with a historic map of the river to reveal its presence underneath ground level
- 3

Historic Quarter

Restrict and limit vehicle access in this area by introducing new tree planting and street furniture



MASTERPLAN VISION - MALL SQUARE

The existing entrance to Maidstones major shopping centre The Mall. The proposal is to enhance the public realm with a de-cluttered contemporary streetscape. With strategically placed street furniture and tree planting, the aim is to activate the space in front of the Mall and provide a focal point along Gabriels Hill.



Sketch view looking towards The Mall's entrance



- Simple design to de-clutter the streetscape to highlight the entrance to the Mall
- Visible reference to River Len through bespoke paving elements
- Feature tree to mark the Mall entrance

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MASTERPLAN VISION - HISTORIC QUARTER

Currently there are a series of options under consideration for the public realm fronting Gala Bingo and marking the entrance of the Historic Quarter.

Option 1 - Enhanced Public Realm

This option looks to continue the proposed paving material to Gabriel's Hill and form a shared surface. The bellmouth to the junction has been reduced and road narrowed to place less emphasis on the vehicle. Tree planting and street furniture has been introduced to direct vehicle movement as well as enhancing the public realm experience.

Please refer to the Appendices for drawings of alternative options currently under consideration.

It is apparent on site that this area is used by the public for means of drop-off and currently this is not permitted. The options contained within the Appendices look at introducing a drop-off layby within the design. The proposals will be subject to a road safety audit in terms of their viability as a workable scheme and subject to Highways agreement.



Option 1 - Public realm restricted vehicle access

06. STRATEGIES AND PRINCIPLES

STREET FURNITURE STRATEGY

A family of furniture unique to Maidstone is strategically located along the streetscape.

- New wayfinding feature to provide information on the local context adjacent to the streetscape. They also act as a landmark feature in each of the squares.
- New bench and bin unit will replaced existing furniture at selected squares.
- New cycle stands are proposed to replace existing

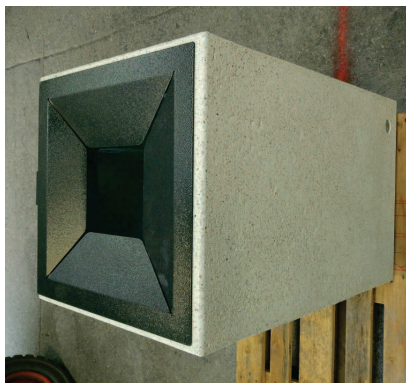
48 Opportunity to incorporate Maidstone colours within the proposed signage



Bespoke wayfinding sign
2000mm height x
400mm width in steel,
powder coated with
bespoke lettering



Cycle stands
Mmcite edgetyre STE410

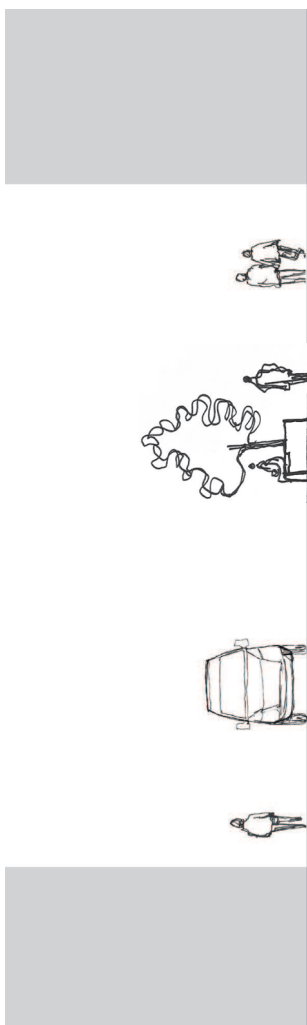


Bench+Bin unit
Marshalls Demetra bin



Bench+Bin unit
Marshalls Demetra bench in Bianco Stone with timber finished in Okume
Size: 1800X600X450mm.

TYPICAL STREET SECTION



Shop	Shop front buffer	Vehicle access (Approx. 4m)	Typical street furniture modular system. Public realm (width varies from 1.4m to 6m)	Shop front buffer	Shop
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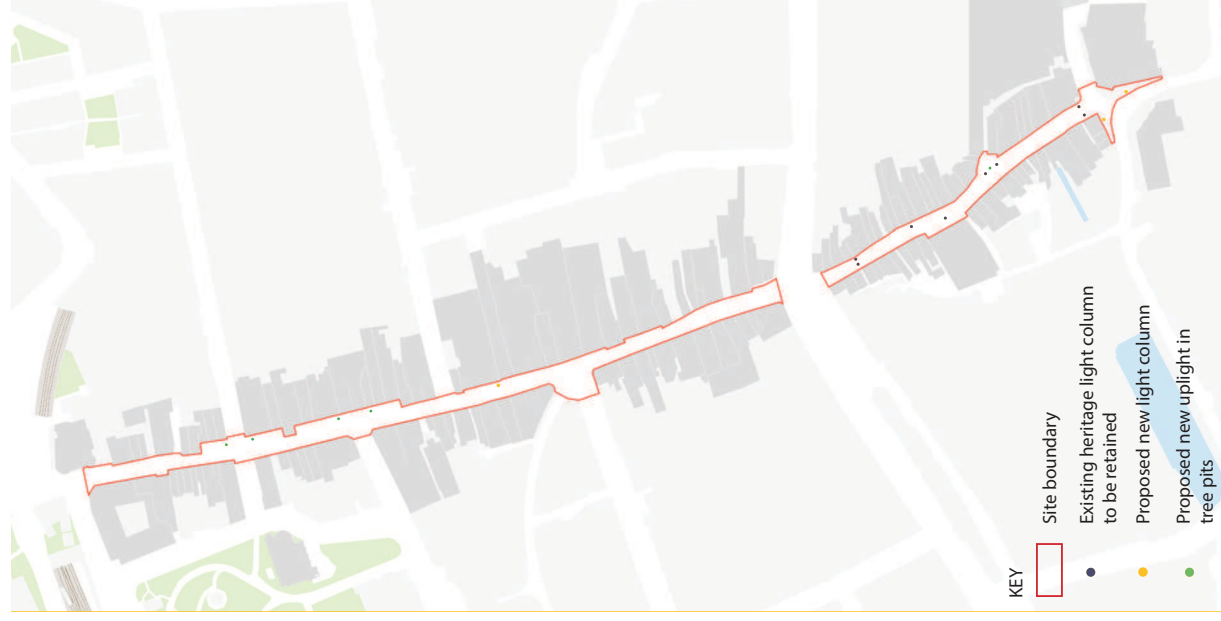
LIGHTING STRATEGY

Week Street

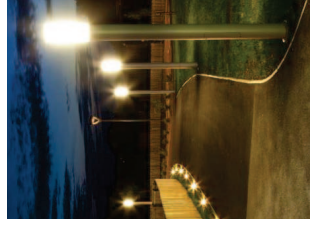
- Existing light column to be replaced with DW Windsor Silka 4 Stainless steel light column
Ref.: IP55/ IK10/CLASS
- 4 nos. of DW Windsor Lyra 1 LED uplight within tree pit in new tree planting

Gabriel's Hill

- Existing heritage light columns to be retained and painted in accordance with Francis Knight's documentation.
- Lights that are outside the conservation boundary by the area outside Gala Bingo to be replaced with DW Windsor Silka 4 Stainless steel light column
Ref.: IP55/ IK10/CLASS
- 1 no. of DW Windsor Lyra 1 LED uplight within tree pit in tree planting at the Mall's entrance



● DW Windsor Lyra 1 LED uplight within tree pit



● DW Windsor Silka 4 Stainless steel LED light column



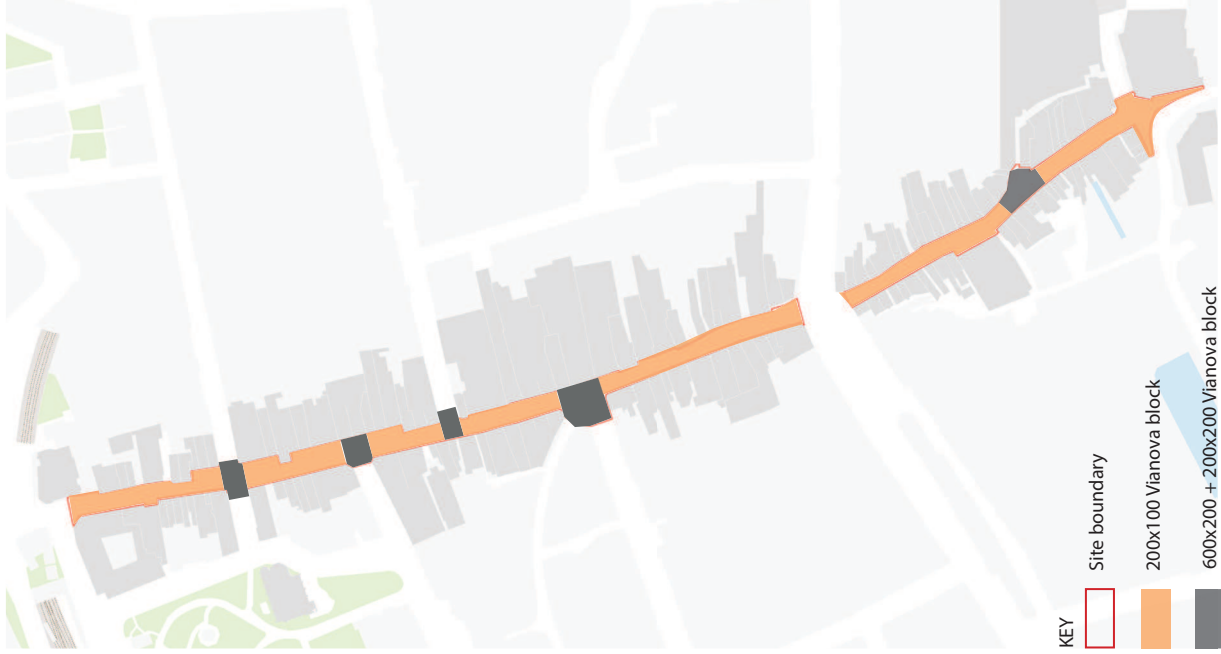
● Existing light column within the conservation zone on Gabriel's Hill

PAVING STRATEGY

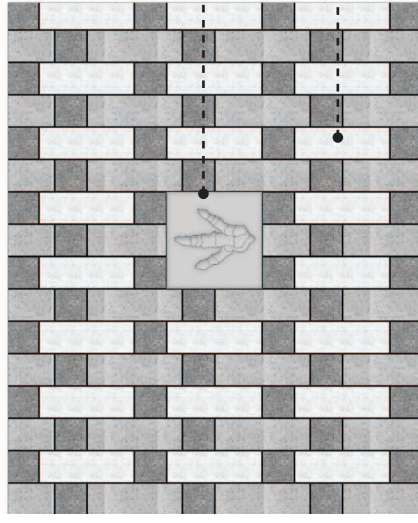
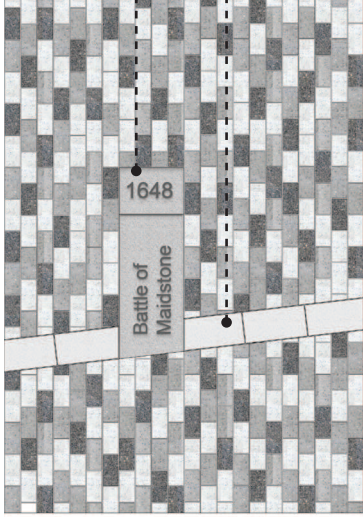
The materiality is chosen to create a pedestrian friendly unified streetscape through modules of robust concrete block paving with key elements of Kentish Ragstone

Different dimensions of concrete block will be used to create different paving patterns along and streetscape and in the key squares.

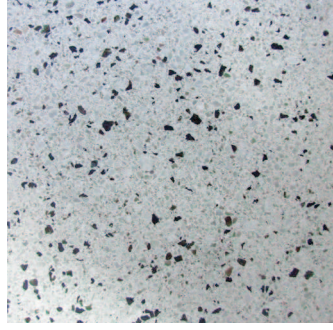
Kentish Ragstone is chosen to enhance Maidstone identity as this stone is vernacular to the town and is sourced in a local quarry. The Ragstone will be used only as a feature element with specific etched details relating to the town's history.



Kentish Ragstone - Key feature in paving



Charcon Vianova - Main consistent paving type



Light Grey



Dark Grey



Anthracite

PLANTING STRATEGY

The planting strategy focuses on vertical landscape elements due to the limitation for soft landscape at street level.

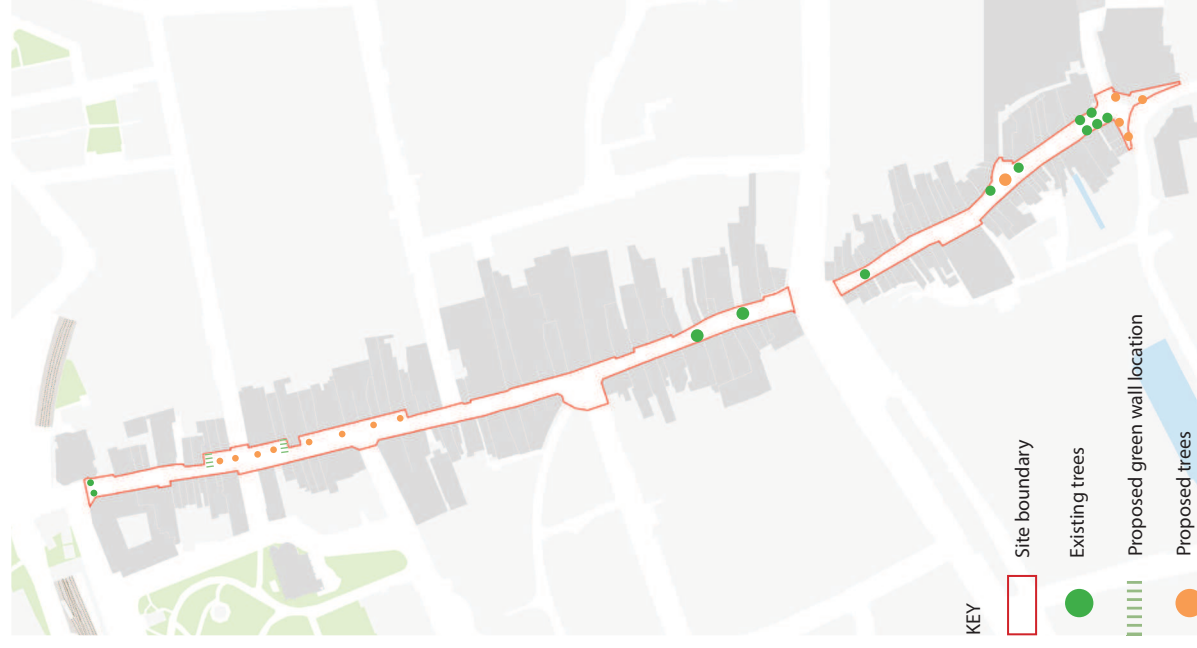
Existing trees are retained where feasible and new tree planting and green wall features are proposed to soften the streetscape.

New tree species will be carefully chosen to accommodate the heavy footfall with emphasis on low maintenance.

The planting palette for the green wall will match with the Maidstone colour (Blue and Yellow/Gold) and be wildlife friendly for biodiversity benefits.

Suggested palette of tree species:

- *Ginkgo biloba*
- *Betula utilis* var. *jacquemontii*
- *Liquidambar styraciflua*
- *Liriodendron tulipifera* 'Fastigiata'



Existing trees



Green Wall



Suggested species to match with Maidstone colour palette





07. MAINTENANCE

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Hard Landscape	Soft Landscape	Street Furniture
Hard landscape materials, unit sizes and laying patterns have been carefully considered in order to maximise longevity and maintainability of the wearing course. This is essential for a scheme that expects high footfall in terms of public urban realm usage. Appended to this report is the manufacturers product literature for each paving type proposed. As part of the proposals a series of paving trial areas shall be installed on site. These areas shall contain the range of product currently under consideration. Paving trials shall be laid in the same colour and textures proposed.	Minimal soft landscape is proposed across the scheme. Tree planting shall be in the form of semi mature trees within tree pits. The surface treatment for new trees shall be metal tree grilles. Existing trees shall predominately have resin bound gravel applied to their base and formed by a flush metal edge. New tree pits shall include underground guying and aeration/irrigation pipes. Species shall be chosen for low maintenance. When selecting final species consideration shall be made to the form of the canopy to avoid future conflict with the built form and vehicular routes. Green walls are proposed within Week Street. These shall take the form of a modular system with integral irrigation. Green walls shall be installed high enough to be out of the reach of the general public. The green wall supplier offers an ongoing maintenance service as part of the installation package which could be considered.	Benches shall take the form of solid stone units. Their simple rectilinear design means cleaning around them shall be minimal. Some of the benches will have a hard wood seat to the top. Hard wood has been chosen for its longevity and minimal maintenance requirements. A series of bins shall be placed with selected benches in key locations to minimise waste. The bin unit is in keeping with the bench design. Wayfinding signs are proposed and shall be manufactured in metal work. It is envisaged that the final surface shall have a anti graffiti treatment to avoid anti social behaviour.

BS EN 771-6:2011

Category II Natural Stone Masonry Units

KENTISH RAGSTONE

Petrographic Examination:	Glauconitic Limestone
Dimensions:	As per delivery document
Configuration:	As per delivery document
Apparent Density:	2640 Kgm-3
Apparent Density after Thermal Shock:	2650 Kgm-3
EN 772-1 Compressive Strength:	159 Mpa
EN 772-1 Compressive Strength LEV:	123 Mpa
EN 772-1 Compressive Strength after freeze thaw (56 cycles):	159 Mpa
EN 772-1 Compressive Strength LEV after freeze thaw (56 cycles):	124 Mpa
BSEN 12372 (3Pt) Flexural Strength:	14.5Mpa to 10.1Mpa
Slip Resistance Dry:	65
Slip Resistance Wet:	52
Specific Heat Capacity:	1000 /(Kg.K)
Water Absorption:	0.60%
Water Absorption by Capillary:	1.1 g.m-2.s-0.5
Water Vapour Resistance Factor - Dry:	250
Water Vapour Resistance Factor - Wet:	200
Open Porosity:	1.3 % by vol
Open Porosity after Thermal Shock:	1.1 % by vol
Abrasion:	18.5mm
Design Thermal Conductivity:	2.3 W/(m.K)-1
Breaking load at Dowel hole 50mm thick:	3000 N
Reaction to Fire (Declared value):	A1

Copies of our full BRE test results can be supplied on request



1 INITIAL MAINTENANCE

MAINTENANCE, CLEANING AND SEALING OF INTERLOCKING CONCRETE PAVEMENTS

When properly installed, precast concrete pavements have very low maintenance and provide an attractive surface for decades. Under foot and tyre traffic, concrete pavements often become exposed to dirt, stains and wear. This is common to all pavements.

During the initial life of the pavement the joints between the pavers will be relatively porous. The ingress of water will consolidate the jointing sand and it is important that the joints are regularly filled with jointing sand to replace the sand consolidated by rainwater.

The joints will soon become semi-impervious due to detritus tending to seal the joints. Until this has occurred the paving should only be brushed by hand. Mechanical sweepers and in particular sweepers with high suction forces should not be used. If they are used there is a real risk of loss of jointing sand from between the pavers.

A liquid substance, which stabilises joint filling sand, impedes its unwanted removal by suction cleaners and at the same time helps to prevent the ingress of water during the early life of the pavement may be used.

If any form of surface sealing is used on the pavers it must be applied in strict accordance with the manufacturers instructions and it must be accepted that it may have an effect on the colour of the paving, its slip/skid resistance and may require on-going maintenance.

2 GENERAL GUIDELINES FOR THE REMOVAL OF STAINS AND GROWTHS FROM CONCRETE & CLAY PRODUCTS

These notes are intended for general guidance and are not intended to be exhaustive.

Some of the cleaning methods described involve the use of chemicals, which could be dangerous if not used correctly. It is important that any safety warnings issued by the chemical suppliers should be read carefully and strictly adhered to.

In general the following precautions should be taken:



- (a) When using chemicals, protective clothing such as gloves, goggles, boots and overalls should be worn.
- (b) Adequate ventilation is required in confined spaces when using chemicals.
- (c) When using flammable materials; cigarettes, naked flames and other sources of ignition should be carefully controlled.
- (d) When diluting acids, ALWAYS add acid to water and not water to acid.
- (e) Any clothing, which is contaminated with chemicals should be disposed of safely.
- (f) When using any chemicals care must be taken not to damage, contaminate or stain any adjoining material.
- (g) Care must be taken to protect personnel operating in the area of the cleaning from any injury or hazard created by the cleaning.

It is particularly important with all cleaning methods that trails should be carried out on a small, preferably inconspicuous area, to determine the effect of the chemicals before treating a large area.

3 ACID WASHING

Light stains can often be removed without markedly affecting the texture and appearance of the concrete.

With deeper stains a degree of acid treatment is required to remove the stain, which in some cases can result in an acid etched appearance.

When using an acid cleaner, protective clothing (gloves, boots, goggles etc) should be worn. Anything, which might be affected by the acid e.g.: metals should be covered.

The procedure for cleaning is firstly to dampen the concrete with water; this prevents the acid being sucked into the surface rather than reacting with the surface layer. Secondly brush the acid over the concrete surface (typically 10% Hydrochloric acid is used.) The area is then washed clean of the acid using clean water.

Repeated applications may be required to remove deep stains. Wherever possible a trial in an inconspicuous area is advised.



EFFLORESCENCE

Efflorescence or lime bloom is a transient phenomenon of Portland cement. Its effect is to lighten the colour of the concrete.

Efflorescence, also known as lime bloom, appears as a white deposit covering part or the entire surface of cement-containing products.

The result of light deposits is the lightening of the surface colour, the heavier the deposit the lighter the colour.

Except in very severe cases, the phenomenon disappears completely when the blocks are wet and reappears as the blocks dry out.

Occurrence

Efflorescence is a temporary, naturally occurring phenomenon that occurs to a varying extent on all items containing cementitious binders. Mortar is particularly prone to efflorescence and this can contaminate other products. It is formed by soluble salts from the cement migrating to the surface where they react with the atmosphere to produce the white powder (Calcium Carbonate) known as efflorescence. Individual crystals are very small and are not firmly fixed to the surface. The smallest of the crystals linked with their optical properties causes them to become invisible when wet. As they dry out they become visible and are unchanged.

Products are most susceptible to efflorescence under damp conditions as this aids the movement of the soluble salts.

Efflorescence in no way affects the structural integrity of the items.

Treatment

The phenomenon is temporary and will, with time, disappear as a result of normal weathering. The length of time depending on many factors such as rainfall, atmospheric pollution, etc.

Efflorescence can, however, be removed chemically by using an acid washing agent (dilute Hydrochloric acid). The product should first be thoroughly soaked with clean water followed immediately by the application of a commercial acid washing material (available from most builders' merchants) in accordance with the manufacturers' instructions.

As the efflorescence dissolves there will be some frothing (effervescence) and



once this has finished the whole surface should be rinsed thoroughly with clean water. In the vast majority of cases, one treatment should be all that is required but in some cases, re-treatment may be required in the future.

4 GENERAL DIRT AND DETRITUS

To remove general dirt and detritus, scrubbing with soap and water is normally sufficient. This can be done either by hand or by using an industrial cleaner.

If a power hose is used then care must be taken to avoid the removal of the jointing material (sand or mortar).

Ensure soap has been thoroughly washed from the surface on completion of the cleaning and the resulting run-off is carefully channelled to either drainage or containers where it can be safely disposed of.

5 RUST STAINS

a) First of all action must be taken to eliminate the sources of staining.

To remove the rust stain washing the affected area with 10% Hydrochloric acid solution normally suffices. However, acid attacks concrete and might leave a slightly roughened surface, so care must be taken when using the cleaner and all manufacturers' instructions must be strictly adhered to (see Acid Washing).

b) The first requirement is to eliminate the source of the staining.

To remove the rusty stain again the surface should be made wet and then the affected area treated with a 10% Hydrochloric acid solution or 10% Oxalic acid solution. After cleaning, the chemical contaminant should be carefully disposed of.

Buff pavers should **NOT** be treated with acid without first discussing the stain with the supplier of the paver.

6 OIL STAINS

Oil penetrates readily into concrete, but it should not stain if any spillages are removed promptly with an absorbent material e.g.: paper towel or cloth.

Do not wipe, as this will drive the oil into the concrete.

If the stain persists then an emulsifying degreaser should be employed. Brush the cleaner onto the affected area and then wash the emulsified oil away with



plenty of water.
Alternatively the surface could be scrubbed with a strong detergent and then washed away with hot water but care must be taken as this method might also result in the leaching out of some pigment

BITUMEN STAINS

Bitumen does not penetrate readily into concrete. The method for removal is to allow the bitumen to cool, then cover with ice until it becomes brittle. Then chip or scrape off the bitumen. Any residue should be removed with an abrasive powder and finally the whole area rinsed clean with water.

GRAFFITI & PAINT STAINS

Fresh wet paint should be soaked up with an absorbent material without wiping, as this will spread the stain. The area should then be scrubbed with scouring powder until no more improvement is seen.

With dried paint, the paint should be scrapped off as far as possible and then an appropriate paint remover should be applied, following the manufacturers instructions.

Graffiti can be very difficult to remove because of the variety of different paints and inks that are used, so prevention is always better than cure. There are several manufacturers who produce specially manufactured products for graffiti removal and they should always be consulted.

EPOXY & POLYESTER STAINS

Areas of solidified epoxy and polyester resin can be removed by carefully burning off with a blowtorch, but care must be taken with any fumes given off.

If a black stain remains this can be removed by scrubbing with soap and water.

For larger areas grit blasting is an alternative.

SMOKE, FIRE & TOBACCO STAINS

Generally these stains can be removed by scrubbing with soap and water.

Where the stains persist household bleach can be used, but care must be taken when using the bleach and it must be totally rinsed away with clean water.



BEVERAGE STAINS

Scrub the stain with hot soapy water. If the stain is persistent apply a bleach solution and finally rinse with clean water.

CHEWING GUM

Chewing gum is one of the most difficult substances to remove from concrete. Newly discarded gum can be scraped off using a scraper.

Inground gum can be removed by either freezing the gum and chiselling it off the concrete or for larger areas use a high pressure steam cleaner to remove the gum.

MOSS, LICHENS & ALGAE

In circumstances where moss, lichens and algae are considered undesirable a toxic wash (proprietary brand fungicide etc) is required to kill them off. These washes take a few days to be fully effective so they should be applied during a spell of dry weather. The washes work best if any thick growths are scraped off first and the wash is well brushed in. Some toxic washes leave a residue to discourage the re-growth of the moss and algae but this effect is unlikely to last more than 2 – 3 years.

MAINTENANCE

Areas, which have been sealed, require maintenance to retain its appearance.

(a) Oil Spillages

If oil, foodstuffs, drinks, grease etc are spilled simply apply a mild detergent using a soft scrubbing brush and rinse away. Stubborn stains can usually be removed using a steam cleaner or water jetter

(b) Algae/Moss

As the surface is now sealed, this problem will have been greatly reduced, however, in areas where there is a high degree of foliage or dampness, growth can reoccur. Washing and gentle scrubbing on a regular basis will remove such growth matter.



Over a period of time the surface will lose its lustre through atmospheric borne detritus, wear etc, hence regular cleaning is recommended. This can be achieved by the use of a detergent and scrubbing brush or of a power washer or steam cleaner. Natural detergent should only be used as the use of strong detergents such as alkaline cleaners may damage the surface.

(c) General Cleaning

(d) Weed & Grass Growth

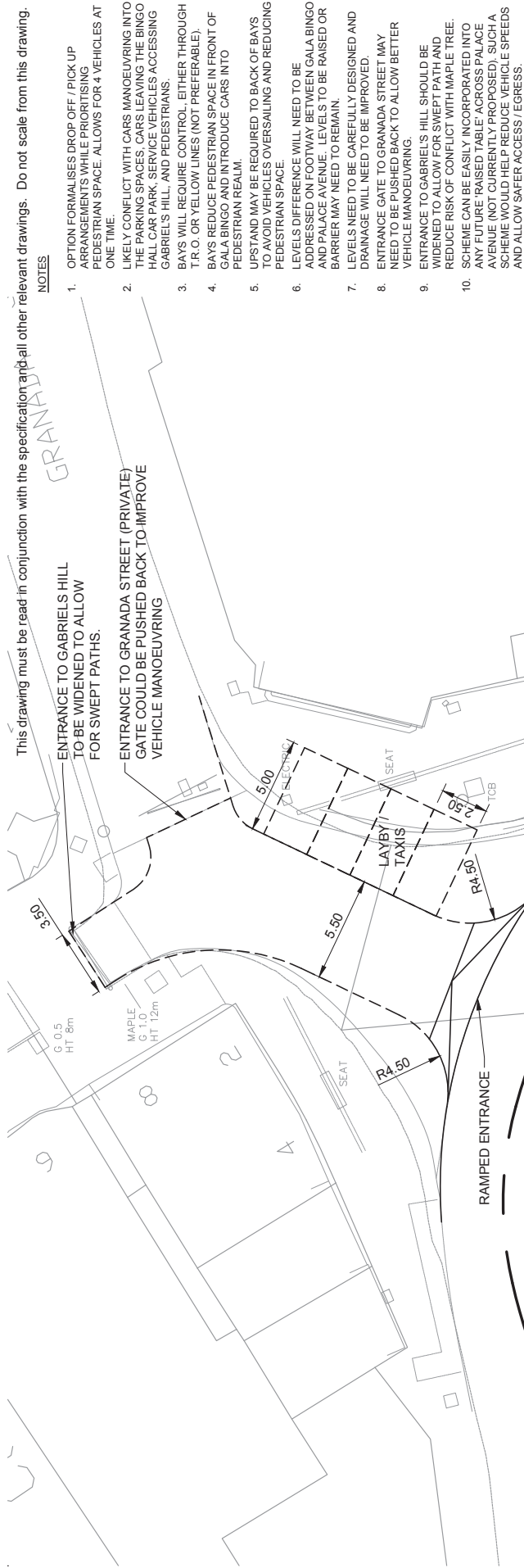
If the area has been correctly sealed, this should not occur. However, sometimes, small areas of sand may not have been fully coated with sealant and grass may appear. Remove weeds by hand and brush a small amount of sealant into the affected joints.

(e) Recoating

Coating life will depend on traffic and environmental conditions. Typical time will be 4 – 5 years. Areas subjected to heavy traffic can have single re-coats as necessary.

08. APPENDICES

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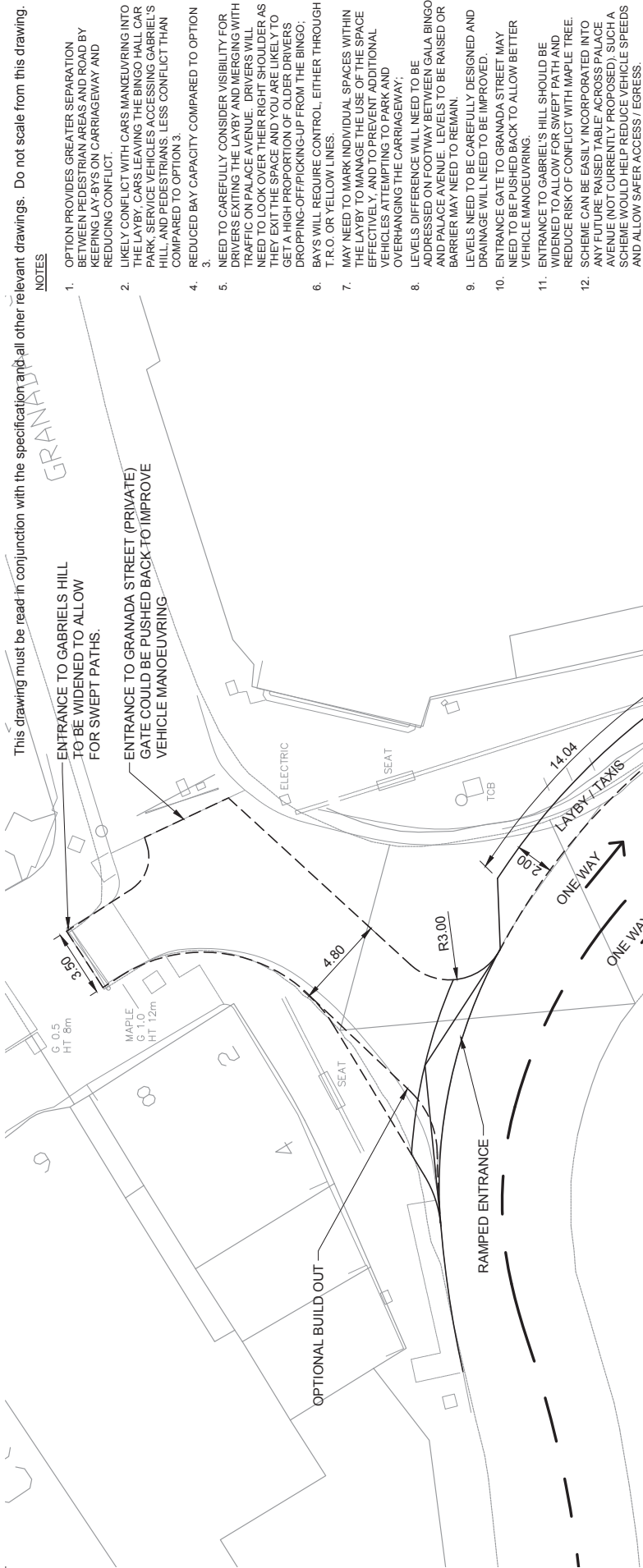


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Rev	Date	Description	Drawn	Check
Project				
MAIDSTONE PUBLIC REALM				
Drawing Status				
PRELIMINARY				
Project No				
160561				
Date				
MAR 2017				
Drawing No				
SK-C-002				
Scale				
1:200 @ A3				
Revision				
P2				

Project		MAIDSTONE PUBLIC REALM
Title		GABRIEL'S HILL DROP OFF OPTION 3

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NOTES

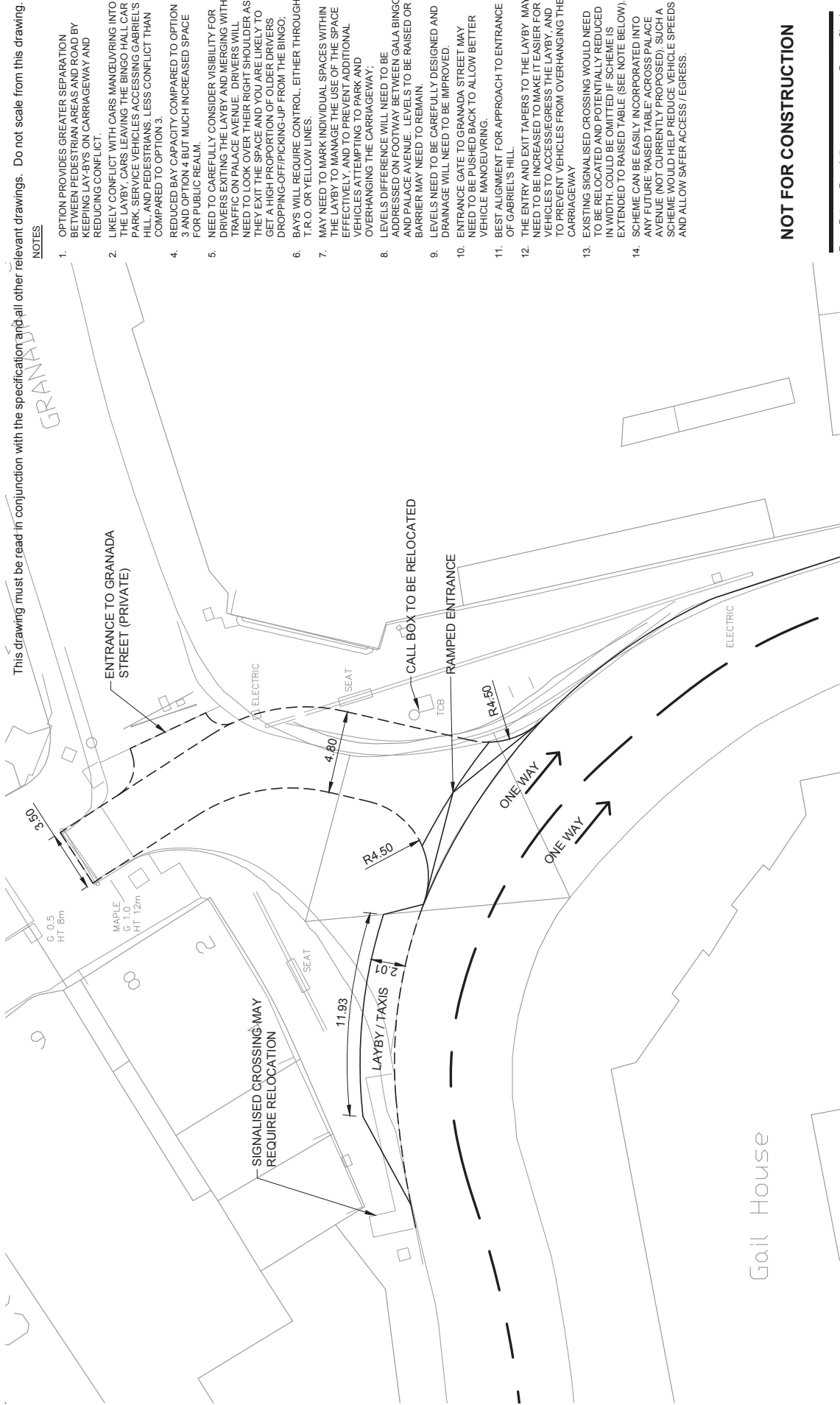
- OPTION PROVIDES GREATER SEPARATION BETWEEN PEDESTRIAN AREAS AND ROAD BY KEEPING LAY-BYS ON CARRIAGEWAY AND REDUCING CONFLICT.
- LIKELY CONFLICT WITH CARS MANOEUVRING INTO THE LAYBY. CARS LEAVING THE BINGO HALL CAR PARK. SERVICE VEHICLES ACCESSING GABRIEL'S HILL AND PEDESTRIANS. LESS CONFLICT THAN COMPARED TO OPTION 3.
- REDUCED BAY CAPACITY COMPARED TO OPTION 3.
- NEED TO CAREFULLY CONSIDER VISIBILITY FOR DRIVERS EXITING THE LAYBY AND MERGING WITH TRAFFIC ON PALACE AVENUE. DRIVERS WILL NEED TO LOOK OVER THEIR RIGHT SHOULDER AS THEY EXIT THE SPACE AND YOU ARE LIKELY TO GET A HIGH PROPORTION OF OLDER DRIVERS DROPPING-OFF/PICKING-UP FROM THE BINGO.
- BAYS WILL REQUIRE CONTROL, EITHER THROUGH T.R.O. OR YELLOW LINES.
- MAY NEED TO MARK INDIVIDUAL SPACES WITHIN THE LAYBY TO MANAGE THE USE OF THE SPACE EFFECTIVELY, AND TO PREVENT ADDITIONAL VEHICLES ATTEMPTING TO PARK AND OVERHANGING THE CARRIAGEWAY.
- LEVELS DIFFERENCE WILL NEED TO BE ADDRESSED ON FOOTWAY BETWEEN GALA BINGO AND PALACE AVENUE. LEVELS TO BE RAISED OR BARRIER MAY NEED TO REMAIN.
- LEVELS NEED TO BE CAREFULLY DESIGNED AND DRAINAGE WILL NEED TO BE IMPROVED.
- ENTRANCE GATE TO GRANADA STREET MAY NEED TO BE PUSHED BACK TO ALLOW BETTER VEHICLE MANOEUVRING.
- ENTRANCE TO GABRIEL'S HILL SHOULD BE WIDENED TO ALLOW FOR SWEEP PATH AND REDUCE RISK OF CONFLICT WITH MAPLE TREE.
- SCHEME CAN BE EASILY INCORPORATED INTO ANY FUTURE RAISED TABLE ACROSS PALACE AVENUE (NOT CURRENTLY PROPOSED). SUCH A SCHEME WOULD HELP REDUCE VEHICLE SPEEDS AND ALLOW SAFER ACCESS / EGRESS.

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SK-C-003				
Scale				
1:200 @ A3				
Revision				
P2				

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Date			Drawn	Drawing No
MAR 2017			TN	SK-C-004
Scale			Engineer	Revision
1:200 @ A3			TN	P2

Project		Title	
MAIDSTONE PUBLIC REALM		GABRIEL'S HILL DROP OFF OPTION 5	

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