

SWADLINCOTE TOWN CENTRE STUDY AND MASTERPLAN - Brief

Introduction

The study is to look at the design and feasibility of projects identified in the Swadlincote Town Centre Vision and Strategy 2001 as set out in this brief. The study will cover the area marked in green on the attached plan. A more detailed design study is to be provided within the area hatched red.

The masterplan will contain detailed proposals for the re-paving of the area hatched red or such redefined similar area as agreed by the parties, sketch ideas for sites representing development opportunities and environmental enhancements proposals elsewhere.

Stakeholders:

- Shoppers/residents/visitors
- Shop keepers
- Chamber of Trade (currently disbanded)
- DCC as highways authority (representing the emergency services)
- South Derbyshire Access Group
- Any other previously unidentified group with a relevant interest in the town centre

Issues:

- Accessibility of town centre by various modes of transport
- Legibility of town centre on the approaches
- Extent of pedestrian restriction
- Extent of disabled access
- Enhancement of conservation area
- Appropriate materials
- Any other previously unidentified relevant issues arising out of the consultation process

Work to be undertaken by the Town Centre Study Design Team:

- Measured topographical survey with spot heights at 10m centres and where there is a change in level such as steps, kerbs, steep slopes also to include spot heights at building corners and thresholds – separate plots within terraces to be identified as well as the extent of doorways.
- show ½m contours
- Annotate and clearly define areas of different materials, including kerb widths.
- Show service covers, type of service and cover level and, where available, invert levels, see qualifications.
- Show street furniture with an annotated description.
- Top and base spot heights to walls.
- Trees: species, circumference of trunk at ground level, indication of canopy spread; Height of lowest branches and the estimated height of the tree.
- Road markings and gullies.

To be supplied as:

- Auto CAD 2000 file with spot heights with x, y and z co-ordinate.
- 3 paper copies at 1:1250, 1:500

Urban Form Analysis

- Lynchian Legibility Analysis, i.e. – paths, edges, nodes landmarks and gateways
- Townscape Analysis:
 - 1) Examine how people move through the sequences of spaces afforded by Swadlincote town centre.
 - 2) Examine historic photos to identify the historic vernacular for the built form and the public realm.
 - 3) Audit the existing building features that contribute positively towards Swadlincote's townscape.
- Examine pedestrian, cycle, public transport and other motor vehicle movements (vehicle counts by use of videos over three days)
- Establish the current official road workings and identify where it is being ignored.
- Analysis and identification of building frontages: active, semi-active, passive and areas with poor surveillance.

Strategic Framework Activities

- Identify the opportunity and constraints of the strategic study area.
- Produce a strategic framework of urban design and development interventions that address the opportunities and constraints.
- Identify existing and potential development sites and produce sketch development briefs (no more than 2 to 3 sides of A3).
- Identify buildings that would benefit from a makeover and produce sketch ideas (no more than 2 to 3 sides of A3).
- Identify an overall signage strategy.
- Produce display information for public consultation on above.

Detailed Design Area Hatched Red

- Produce a complete statutory undertakers and services drawing and serve any preliminary NRASWA notifications.
- Consult with key stakeholders including the highways authority's traffic and lighting engineers and SDDC staff and Councillors as directed by the Council's project manager.
- Develop Strategic Framework into a sketch scheme.
- Produce consultation information on the sketch scheme for public consultation.
- Develop sketch scheme, in-light of the public consultation results and through further consultation with key stakeholders, into detailed proposals including:
 - 1) General arrangement drawing at 1:500
 - 2) Cross referenced detailed drawings at 1:100 max 1:200 showing:
 - Materials;
 - Schedule of new street furniture;
 - Lighting scheme;
 - Drainage – including spot heights; and
 - Traffic operation including enforcement areas.
- Obtain quotations for specialist work and compile a detailed cost estimate.
- Identify discreet packages of work and a flexible phased implementation program.

Deliverables

- Topographical survey information
- Illustrated report containing urban form analysis and a summary of the opportunities and constraints
- 1:1250 Strategic framework plan
- Leaflet drop to study area residents/occupants.

- An illustrated framework statement including perspective sketches, sections and axonometrics. The document should also contain the sketch development briefs, the building improvement briefs and consultation results in an appendix.
- A copy of all correspondence in connection with the detailed study area, including specialist quotes, service inquiries and NRASWA notifications.
- A report on the sketch scheme proposals and the consultation
- Detailed drawings:
 - 1) General arrangement at 1:500
 - 2) Detailed plans at 1:100 max 1:200 showing:
 - Materials;
 - New street furniture
 - Lighting Scheme
 - Drainage (surface work only, compatible with existing below ground drainage but not including any below ground design)
 - Traffic operation
 - Implementation program
 - Detailed cost budget

Qualifications

- For the duration of the study the Council will provide a project manager who will act as a focus for the Town Centre Study Design Team
- The Council will prepare a disabled access report
- The Council will provide all necessary historical research data and provide the Town Centre Study Design Team with existing pedestrian figures
- Public Consultation – this will now be a two day exhibition organised by the Council. The Town Centre Study Design Team will provide illustrative information for the exhibition and will also provide 1½ people over two days. The organisation of the consultation, the data collection and the interpretation of the results will be by the Council
- Invert levels – the offer to provide invert levels only extends to a provisional sum of £800.00 which will allow a land surveyor two days to access pre agreed manhole covers to establish invert levels
- Timescale – the study to extend no longer than 6 months

Unless otherwise agreed by the Council the Town Centre Study Design Team to comprise:

Architect and Team Leader	-	Race Cottam Associates Limited
Landscape Architect	-	Brown Associates
Land Surveyor	-	Mining Surveys (UK) Limited
Stats Research	-	Preston Lee Chambers
Quantity Surveyor	-	Rex Proctors & Partners
Highway Engineer	-	Bryan G Hall
SDDC Project Manager	-	Marilyn Hallard
DCC urban Designer	-	Adam Lathbury

No payments to be made by Wm. Morrison Supermarkets plc without the prior approval of South Derbyshire District Council.

The architect shall provide a monthly progress report and South Derbyshire District Council undertakes to provide Wm. Morrison Supermarkets plc with a monthly assessment of progress and quality.

