

# Stuart Batchelor Director of Community and Planning Services

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Date: 20 January 2017

Dear Councillor,

## **Swadlincote Townscape Heritage Lottery Fund Board**

A Meeting of the **Swadlincote Townscape Heritage Lottery Fund Board** will be held in the **Council Chamber**, on **Monday**, **30 January 2017** at **10:00**. You are requested to attend.

Yours faithfully,

Chief Executive

To:- Conservative Group

Mr M SAM

Councillors Murray and Watson.

Labour Group

Councillor Taylor













### **AGENDA**

## Open to Public and Press

1	Apologies	
2	Minutes and Matters Arising	
	Minutes 21st November 2016	3 - 6
3	DIANA GARDEN TENDER	7 - 24
4	Grants - Verbal update	
5	Activities - Verbal update	
6	Any Other Business	
7	Date of Next Meeting	



## SWADLINCOTE TOWNSCAPE HERITAGE LOTTERY FUND BOARD MEETING 21ST NOVEMBER, 2016, 10AM TO 11.40AM

### **ATTENDANCE:**

Councillor Peter Watson (Chair) (PW), Councillor Pat Murray (PM), Councillor Trevor Southerd (TS), Councillor Steve Taylor (ST), Kate Allies (SDDC Environmental Development Manager) (KA), Gail Archer (Tourist Information Centre Manager) (GA), Alex Gilbert (DCC Conservation & Design Section) (AG), Emma Hancock (SDDC Townscape Heritage Project Officer) (EH), Katie Maude (Urban Green) (KM), Zoe Sewter (SDDC Open Space & Facility Development Manager) (ZS), Richard Shaw (SDDC Design Excellence Officer) (RS).

### 1. APOLOGIES, MINUTES FROM LAST MEETING AND MATTERS ARISING:

Adam Lathbury (DCC) and Nicola Lees (SDDC) sent apologies. The minutes were approved by TS and seconded by PM.

### 2. FINAL DESIGN OF DIANA GARDEN:

RS reported that some minor changes had been made to the design after comments were received since the previous meeting. The garden had been opened up to better connect the main spaces.

AG stated that DCC's Conservation and Design Section was still unhappy with the design. As it stood, DCC was not prepared to provide any further financial assistance to it from the fund allocated. If the designer wanted to meet with DCC, they were agreeable to that. DCC felt that too much was being crammed in to the site, which itself was too compartmentalised. They felt it could encourage future anti-social behaviour. The space should function as a polyfunctional and multifunctional space, similar to Sheffield's Peace Gardens, which was a far simpler design.

RS said an internal meeting was happy with the design, which responded to the local consultation. AG replied that consultees weren't designers, who knew best because of their knowledge and experience. The scheme as it was could be a future burden. EH added that the Peace Gardens was a different thing altogether and PW said there was no resemblance between the two areas.

PW asked what effect DCC not giving financial support would have. EH replied that the project was grateful to DCC for its support, which was £40,000 out of a total of around £550,000. TS said no-one had contacted him regarding the issue. EH asked if the £10,000 a









year was still secure and AG replied that it was. TS asked how radical DCC's changes to the scheme would be compared to what had been put in front of the board. AG, while pointing to an alternative design presented to the board, replied that it would be simpler and that trying to compartmentalise three spaces into such a small space concerned DCC.

RS stated that the biggest thing the public wanted to see was a lot of colour in the garden and there wasn't a lot of colour in DCC's scheme. AG replied that what he had presented was an indicative scheme. TS asked if the officers had tried to reach a compromise. AG said he felt there wasn't enough compromise to validate the scheme from DCC's point of view.

PM stated that the idea was to make the area something to walk around. He was shocked that the board had been told DCC was not going to support the scheme. The situation needed ironing out.

ST said he could understand the ASB perspective from DCC. ZS reported that the area was fairly overgrown and not well used. There was a duty to follow up consultation with local people. The scheme had to give local people a say and not ignore their opinions. A local CCTV network could be accessed to address ASB concerns. GA added that local people had always seen the area as a jitty or pass-through. People wanted a garden area and if CCTV was a problem then the Sharpe's system could have a camera added to it. TS said that DCC's design was better if the area was to be used as a thoroughfare. PM added that most residents saw the area as somewhere that didn't go anywhere. ST concurred with PM.

PW said he was disappointed that DCC had presented an alternative – which was a thoroughfare – at such a late stage. The scheme had gone to public consultation and the public view had to be considered.

**DECISION:** The board voted 5-1 to approve the original scheme.

TS added that the scheme put forward by DCC was not a garden.

### 3. AGREE REPORTING FOR FUTURE MEETINGS

PW asked for an extra meeting with EH to discuss reporting. He felt the amount of reporting was an administrative nightmare and over the top for a £550,000 scheme. Money was being spent on the reporting procedure and not the landscape. TS asked to be included in the separate meeting to give a DCC perspective.

#### **4. GRANTS UPDATE**

EH reported that the situation remained similar to when the previous board meeting was held a month earlier. Work on 79, High Street, was just about completed. Detailed joinery









sections have been requested for the timber faced building in Midland Road. Timms, in West Street, was a little more complicated and it had been agreed at the October Grants Panel.

TS asked when work would start on the Diana Garden. KM answered that February was the target date. EH added that an opening event would be held. PW said it was best not to commit to an exact date yet. EH said picture boards would be placed around the garden while work was taking place showing the public what was being built. PW agreed it was an excellent idea – but insisted they go up at the start of construction and not, as was typical, shortly before the scheme was finished.

ZS said that herself, KM and RS were going to go through pre-tender documentation.

PM asked that if DCC decided not to award any further grant money, would it make any difference to the scheme. ZS replied that no DCC allocation had been built into the budget. PW asked for the figure of what was in the original £550,000.

ACTION: EH to circulate approved scheme costs.

#### **5. ACTIVITIES UPDATE**

KA updated on the appointment of a town crier for Swadlincote. KA also reported that the heritage trail for Swadlincote was at the point of shortlisting. She asked if board members wanted to be involved. The idea was something similar to a plaque trail around the Conservation Area in the town centre. A public consultation had been done on what should be included, throwing up 30 suggestions. However, there was hardly any money for it — with only £700 available for the plaques. A funding application was needed. It could be that the scheme would start with only a couple of plaques and then be expanded. The community wanted things celebrated which might not necessarily merit a plaque. The Rink Dance Hall, for example, often came up as a building where a lot of people had met their partner. In terms of heritage it didn't meet the requirements, but the feedback from people was that they wanted places and events commemorated as much as individuals. The scheme would be in a position to be launched by June 2017.

PW said that Shardlow had just invested in black and white plaques for the villages and that £700 wouldn't go very far.

DECISION: PW, PM & ST to be involved in plaques scheme.

KA asked if the board was happy for two budgets to be merged into one to help fund the plaques.

**DECISION:** The board agreed to merge two budgets.









PW asked for a very simple bullet point report on the situation with the plaques.

ACTION: KA to provide a brief report on plaque scheme.

EH asked the board if a monetary value could be put on decisions to be taken without board approval.

#### 6. SWADLINCOTE ACTION PLAN

PW asked for an explanation of financial implications for the Diana Garden. EH replied that the proposal could go over budget. Tweaks could be made to meet costs, including on materials used. The scheme would be within budget, she said. PW said the line in the report had rung alarm bells. EH said extra funding could be sought if the scheme went over budget. TS said a hard copy of the costings would be useful. PW asked that if the project was over budget in January, how would the board make a decision regarding going out to tender ahead of the start date in February. If it went over budget, the board would have to convene to discuss it.

EH reported that the Medicine Man talk at the library had not been a success. KA stated that two events in the Delph went well, but the one at the library had no bookings.

KA reported that educational activities would take place in the Diana Garden. TS added that getting children into the garden would give them a sense of ownership of the location and would be very positive.

EH wanted more of a push on buildings maintenance in 2017, perhaps involving a celebrity using the cherry picker. KA suggested Des Coleman, the TV weather presenter from Derby.

EH said she had tried to get taster days for buildings maintenance delivered at Burton & South Derbyshire College, but hadn't got anywhere with them. GA asked if she had considered Calke Abbey as conservation days were held there.

#### 7. ANY OTHER BUSINESS

None.

### **8. DATE OF NEXT MEETING**

June 27th, 2017, 10am, in the Council Chamber, South Derbyshire District Council.

The meeting closed at 11.40am.







REPORT TO:	Swadlincote Townscape Heritage Lottery Board Meeting	AGENDA ITEM: 3
DATE OF MEETING:	30 <sup>th</sup> January 2017	CATEGORY: RECOMMENDED
REPORT FROM:	Zoe Sewter, Richard Shaw and Emma Hancock	OPEN
MEMBERS' CONTACT POINT:	Emma Hancock emma.hancock@south-derbys.gov.uk x5756	DOC:
SUBJECT:	Diana Garden - Tender Report	REF:
WARD(S) AFFECTED:	Swadlincote	TERMS OF REFERENCE: Swadlincote Townscape Heritage Lottery Board

## Diana Garden – Tender Report

- 1. Sketch designs were produced to support the HLF application prior to submission. The budget for the scheme in the HLF bid was £75k, including fees.
- 2. Following consultation, the designs were revised to incorporate feedback from stakeholders, partners and the public. The pre-tender estimate for the preferred scheme was calculated at £90k. Additional funds have been secured to bring the budget closer in line with the pre-tender estimate.
- 3. A full tender package was advertised on Due North e-tendering portal on 26<sup>th</sup> November as an open tender. There was a 70% score attributed to price, and 30% to quality.
- 4. Tenders were received from 5 tenderers by the deadline 3pm 22<sup>nd</sup> December.
- 5. They were checked and quality assessed by Katie Maude (Urban Green), Zoe Sewter (SDDC) and Richard Shaw (SDDC). Kevin Coxon (NPS Procurement) analysed the prices, collated the scores and presented the results thus:

		Bernhards	Jack Moody	NT Killingley	Casey Group	Willy Albans	
Tendered Price		£146,584.59	£125,193.19	£143,440.13	£166,336.38	£138,195.96	
Price Score	70%	59.78	70.00	61.10	52.69	63.41	
Quality Assessment		50.33	45.33	66.33	64.33	60.67	
Quality Score	30%	16.78	15.11	22.11	21.44	20.22	
Total		76.56	85.11	83.21	74.13	83.64	

- 6. Unfortunately the tendered costs are over budget, so we are now reviewing how we might engineer reduced costs to meet the available budget.
- 7. The project team is seeking ways to achieve the final solution more cost effectively using e.g. alternative methodology, specifications or supply chain. We are giving the top three tenderers (Jack Moody, NT Killingley & Willy Albans) an opportunity to propose a creative solution which will give the desired final outcome cost effectively.
- 8. This will be done through an interview process and we are asking the tenderers to bring along ideas and suggestions for meeting the available budget. We are holding interviews during w/c 23<sup>rd</sup> January.

- 9. The Landscape Consultant has also looked at the tendered costs, and identified where possible savings could be made. Options include:
  - Omit metal artwork (to be done at a later stage in the project with separate arts funding)
  - Change design and specification of planters
  - Alternative street furniture
  - Reduction in hard surfaced area
  - Reduced lighting specification
- 10. A suggested revised scheme has been produced which reflects the identified savings (attached) and could be used to form the basis for a mini-tender, if it is not possible to make the necessary savings on the approved scheme.
- 11. We are apprising the Project Board of the current situation and seeking permission to proceed with pursuing a revised scheme, in the event that enough savings cannot be found to implement the approved scheme. It is noted that until the interviews and discussion have taken place, details of the final scheme are not known. This will be made available to the Project Board as soon as possible.
- 12. This Board Meeting has been convened for 30<sup>th</sup> January 2017, to minimise any delay to implementation of the scheme.

#### **Appendices**

Appendix 1 – Diana Garden Landscape Proposal Rev C (Proposal document presented at November 2016 Board Meeting)

Appendix 2 - Diana Garden General Arrangement (Arrangement presented at November 2016 Board Meeting)

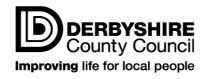
Appendix 3 – Diana Garden Landscape Proposal Rev 4 (Revised/value engineered scheme)

Appendix 4 - Diana Garden Street Furniture Images (As part of revised/value engineered scheme)



OCTOBER 2016- Rev C











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## Introduction: Principles and Core Values







The landscape strategy for Diana Garden in Swadlincote has been developed to:

- Set out the key principles and core values for the space whilst maintaining the integrity of its original aim to commemorate to Diana, Princess of Wales
- Demonstrate an understanding of the space and its links to surrounding buildings and circulation routes
- Demonstrate that key aspects of the public consultation have been considered and incorporated
- Illustrate the visionary aspect of the landscape scheme

The arrangement for the proposed landscaping at Diana Garden has been informed by the following criteria:

- Existing site features: Topography, location of existing services and sub station, trees, memorial elements
- Understanding the site constraints and opportunities
- Consideration of the development setting and its users: Community and stakeholder engagement, links to the leisure centre and pottery museum
- Providing defined boundaries which will make the space safe and useable whilst drawing users in from the surrounding streets
- Ensuring the requirements for landscaping are both appropriate and aesthetic: The space needs to be robust, easily maintainable and cost effective whilst creating a place which is usable, attractive and responds to the community requirements and values.



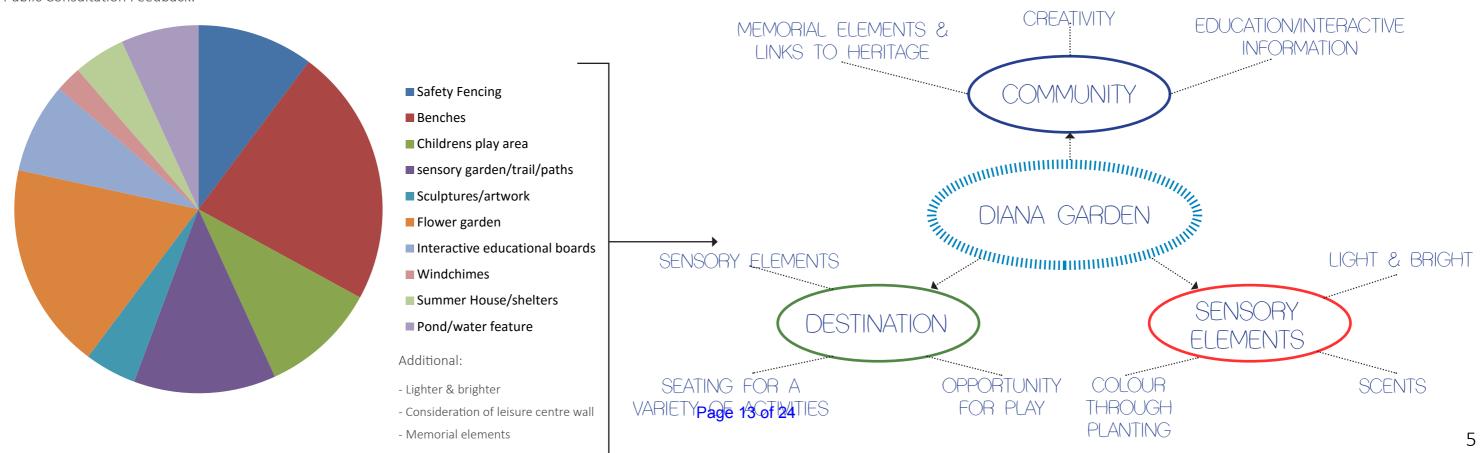




The key principle informing landscape strategy of Diana Garden is to facilitate an exemplary public space at the heart of Swadlincote that will draw people in from the town centre and act as a stopping space for activity, enjoyment and social interaction. In particular, the landscape strategy responds to requests gathered from community engagement activities from which three core areas have been developed:

- COMMUNITY: A scheme which embraces engagement with the local community in interactive and creative ways in order to enrich the space and promote a sense of belonging
- DESTINATION: The creation of an appropriate and lasting identity that connects and reflects its environs and that encourages activity, recreation and events, creating a true sense of place
- SENSORY ELEMENTS: A space which engages the senses of all users, drawing people in and encouraging them to stop, sit and interact

#### Public Consultation Feedback:



# Wider Context





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# Site Analysis



Potential to make memorial

plaques more conspicuous

Potential to make use of sloped areas

Existing curved wall- Opportunity

to make more of garden gateway

Existing building mounted lighting

Vast plain wall lacking interest

Dense tree planting forming

substantial shade

Patchy grassed areas

and access Steps up bank

Location of underground services

Sub station requiring consideration

Domestic fence in need of replacement

Pedestrial circulation routes-Potential to draw people in

Existing single bench

Views of garden

M



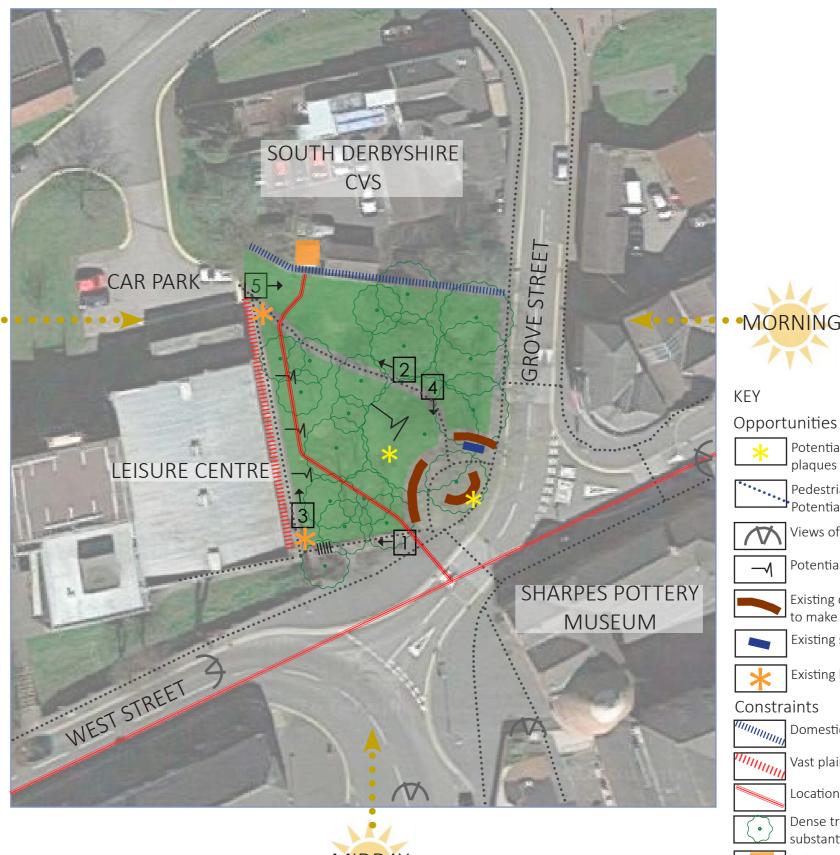












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## Design Outline PRICE SPYCE SPY KEY **BOUNDARY CONSIDERATION** 1 WELCOME ZONE Picnics and gathering space 2 Community events SOCIAL SPACE Potential educational area Seating for relaxation and 3 **EVENTS SPACE** INFORMAL GRASSED AREAS $[\cdot]$ RETAINED & NEW TREE POSITIONS LEISURE CENTRE **VEHICULAR ROUTES KEY CIRCULATION** VISUAL CONNECTION TO HISTORIC CHIMNEYS BEYOND SHARPES POTTERY Welcoming space with feature Multi-functional planters with Sensory planting Potential area for artwork and memorial plaques Potential for community to get involved with planting maintenance Mini grass ampitheatre utilising existing topography for small events or performances Incorporation of artwork to leisure Page 16 of 24 Can be used as a community outdoor

classroom

## Design Features

## 

#### BOUNDARIES

- Incorporating Swadlincote's heritage into boundary art
- Potential to screen leisure centre wall with back-lit laser cut panels
- Subtle boundaries forming a sense of enclosure and safety from the road such as grass mounds and topography changes



- Curving seating planters allowing people to flow through the space
- Sensory planting with scent, architectural form and prominance of the colour blue to commemorate Princess Diana
- Incorporation of memorial elements
- Central specimen beech tree sheltering the space



- Provision of space for social gatherings and activities
- Flexible seating allowing people to socialise, sit and reflect
- Potential to incorporate interactive educational elements to engage the community and visitors to Swadlincote
- Possibility to connect to electrical outputs for events and seasonal lighting

### EVENTS SPACE

- Grass terraces retained with sleepers
- Consideration of underground services and retained trees in the location of terraces
- Incorporation of boulders as natural play elements
- Incorporation of leisure centre wall screening as a backdrop

### QUIET REFECTIVE SPACE

- Sweeping mown grass paths
- Swathes of bulb planting flowering turf below existing retained trees
- Grass mounds form subtle boundaries and inflormal seating spots to the garden for sitting, reflection, play and picnics.

































## Landscape Concept Proposal





#### Vision

The landscape proposal strives to respond to the wishes of the Swadlincote community by recognising the local context, embracing the creativity and heritage of the town to create a local destination. It is to encourage a range of users through the incorporation of sensory planting, opportunities to sit, socialise and play.

The proposal includes the removal of a number of trees which will allow more light in, brightening the space and making it more welcoming and useable through the year. The focus of the Welcome Zone is the existing mature beech tree which shelters the space and is encircled by block pavers which are sized in a way to give the illusion of rising out of the ground, reflecting the surrounding pottery kilns and the site's history as a pottery clay hearth. Curving planters also double up as informal seating. Planting is designed for seasonal interest, with sensory elements and a prominence of blue hues to commemorate Princess Diana. This will form a welcoming, colourful space to bring people into the garden.

The existing pathway is resurfaced which flows through to the Social Space with benches enabling users to choose which way they face. A slightly mounded grass area encourages natural play and provides a space for picnics and social gathering.

The events space utilises the existing site topography with a sweeping grass terraces with space for small performances and community events. The leisure centre wall is screened by a designed perforated metal sheet which is to provide a bold backdrop to the space and relates to Swadlincote's heritage and possibly Active Nation's core values.

The quiet reflective area includes mown grass paths through longer wildflower grass and bulbs. This allows users to sit, relax and play informally on the mounds whilst adding seasonal interest and helping to support local wildlife as one of Swadlincote's few green public open spaces.



## Hard Landscape

The proposed material palette for Diana Garden has been brought together to help form a bright, active space whilst considering the heritage materials found through the town centre: The curving raised planters are to be formed from Staffordshire blue clay bricks which are distinct to Swadlincote. The undulating tops also act as seating with sections of timber as well as smooth grey granite coping. Two tones of granite paving are to be arranged around the focal beech tree to give a spiraling effect, reflecting the town's history and surrounding kilns. Resin bound gravel is to form a curving pathway and gathering spaces through the garden, in the natural colour of sandstone used in the town centre.

Additional furniture may include benches with half backrests, catering for different kinds of users and allowing them to face different ways in the events space. This area, the garden pathways and mini ampitheatre are to be lit with tamper-resistant low level lighting making the garden feel accessible and safe at night. A focal point of the garden is the leisure centre facade which is to be screened with surface mounted perforated metal artwork. This could possibly incorporate a bold image relevant to the town's heritage which will be visible from across the road and draw people into the space, backlit in the evenings. Additionally, a circular bench around the prominent beech tree could be imprinted with artwork which relates to the history of the space and Swadlncote, allowing users to sit and reflect.



Staffordshire blue clay bricks making up curved planters



Grey granite coping to planters To match heritage granite



Granite block paving circle Silver grey and mid grey To match heritage granite



Resin bound gravel Natural



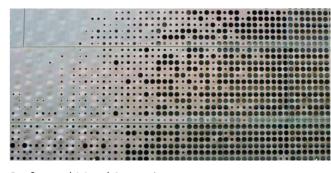
Hardwood seating top Inlaid into raised planters



'Elements' bench with half back rest Timber and galvanised steel Supplied by Furnitubes



Beech tree feature seat



Perforated Metal Screening Supplied by Graepels or similar



Timber sleepers



Play boulders



Decopative grayel to spakaway



Tamper-resistant lighting

# Soft Landscape

A key request from the public consultation was the inclusion of sensory planting in Diana Garden. Along with smaller new tree planting to the CVS boundary, seasonal colour and structure will be provided by shrub and herbaceous planting in the curving raised planters in the Welcome Zone. Users will be able to brush past and sit by scented plants such as *Nepeta* and *Verbena* or admire the contrasting colour palette. A dominance of soft blue tones have been chosen to be reminiscent of Princess Diana, and tie in with the hard landscaping.

Species chosen will help to brighten the space and draw people in but also be beneficial to pollinators. Additionally, species chosen require low maintenance after establishment with the majority being drought tolerant.









Stipa tenuissima

Agapanthus africanus

Rudbeckia fuldiga 'Goldsturm'

Nepeta 'Six Hills Giant'









Perovskia 'Blue Spire'

Veronica longifolia 'Charlotte'

Ceanothus thyrsiflorus var. repens

*Agastache* 'Blue Fortune'









Kniphofia 'Tawny King'

Stachys Byzantina

Verbena bonariensis

Echinops ritro 'Veitch's Blue'

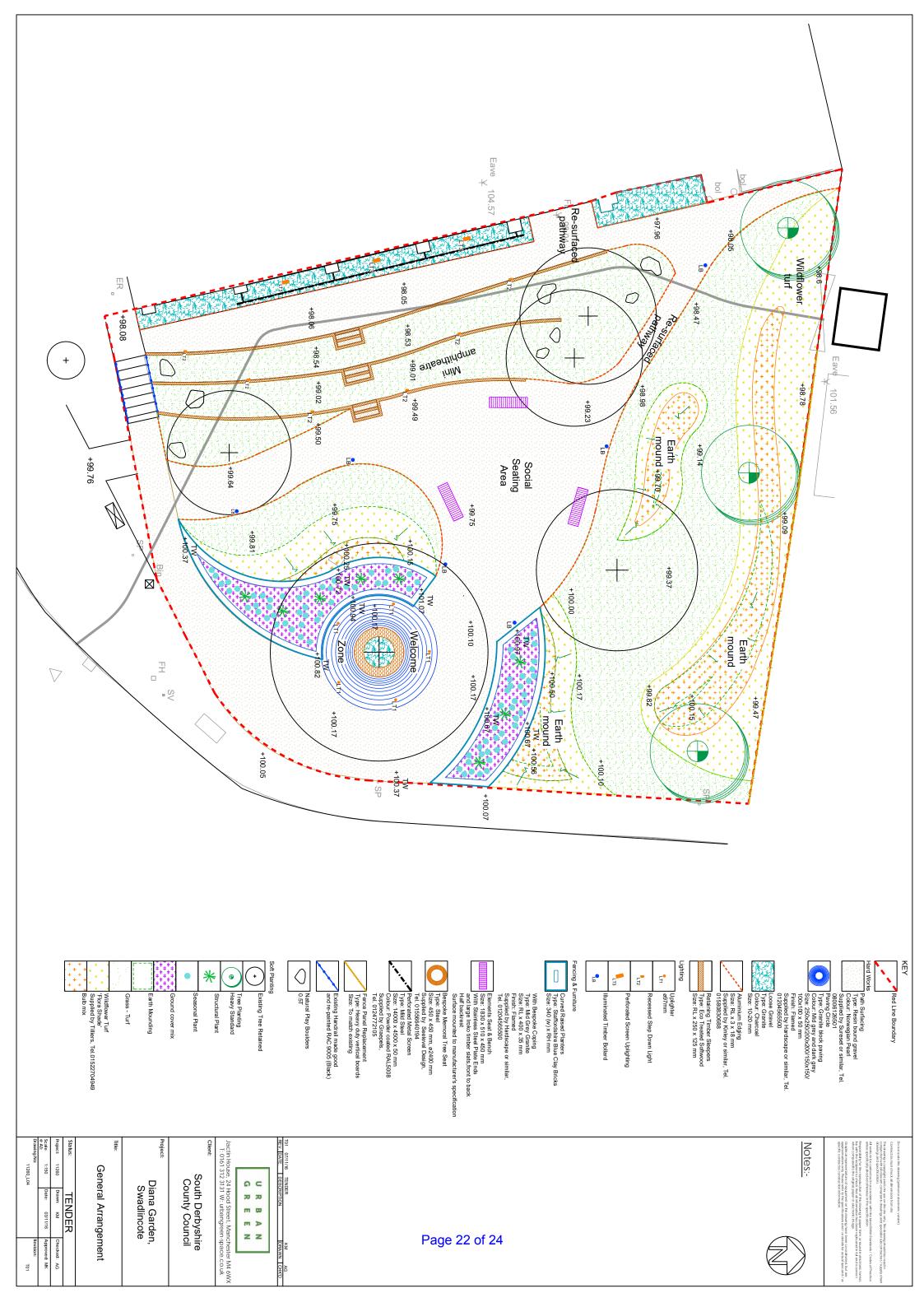


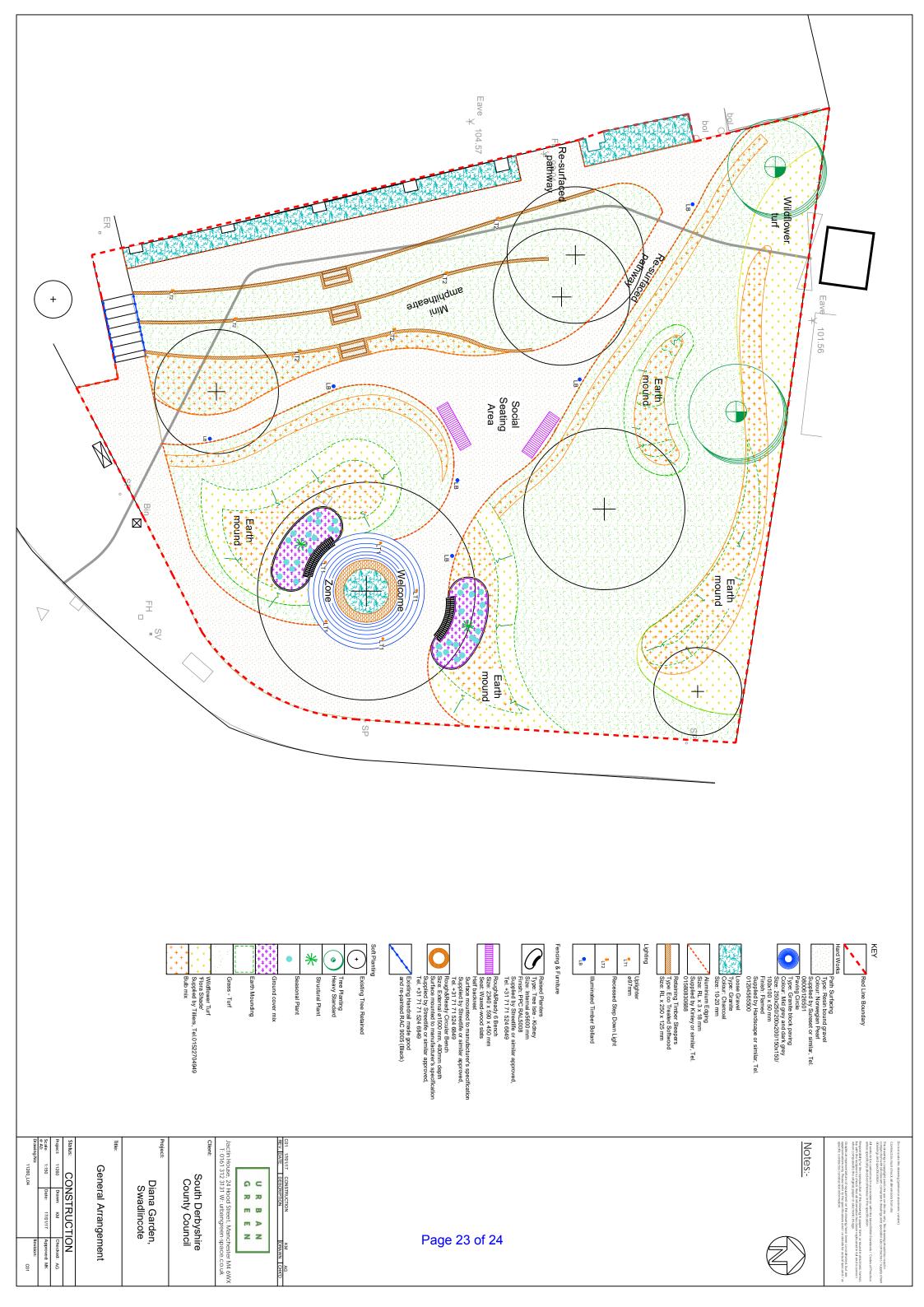












### **Delivery:**

Ex works. On-site assembly and installation are not included in the price.

With kind regards,

Yvonne Roebroek

International Sales Advisor



R&R-D300-Circular Bench



R&R-6-bench 2340 incl. backrest



R&R-Curve bench incl small backrest



Free From Tree Isle - Kidney