



City of Westminster

# Cabinet Member Report

<b>Decision Makers:</b>	Cllr Paul Dimoldenberg, Cabinet Member for City Management and Air Quality Cllr Geoff Barraclough, Cabinet Member for Planning and Economic Development
<b>Date:</b>	30 August 2023
<b>Classification:</b>	General Release
<b>Title:</b>	Maida Hill Market, Public Realm Improvements
<b>Wards Affected:</b>	Harrow Road
<b>Policy context:</b>	This decision contributes to Fairer Westminster in delivering cleaner and safer roads, increased access to green space, encouraging active travel, and supporting local communities.
<b>Key Decision:</b>	Yes
<b>Financial Summary:</b>	<p>This report seeks approval for capital expenditure of £2.713m to cover costs associated with design and implementation of the proposals identified in this report.</p> <p>The expenditure is fully contained within the council's approved Place Shaping Harrow Road capital budget, which includes external funding from the GLA Good Growth Fund.</p>
<b>Report of:</b>	Frances Martin – Executive Director, Environment and City Management Debbie Jackson, Executive Director, Growth, Planning and Housing

## **1. Executive Summary**

- 1.1 This report seeks approval to progress with detailed design and implementation of the public realm improvement works proposed at Maida Hill Market.
- 1.2 Subject to approval of this report the works to address the urgent drainage issues will commence in September 2023. Further delivery phases will commence after a short construction pause while the further design stages are undertaken and additional information is available in Section 11.
- 1.3 While this report focuses on the physical redevelopment proposals for Maida Hill Market, it is acknowledged that communities in this area are currently impacted by wider social concerns, including anti-social behaviour and criminal activity. Consequently, during the early stages of the design planning, Council officers prioritised working with the 'Design out Crime' arm of the Metropolitan Police. However, the Council is fully aware the proposed physical changes alone will not improve behaviours or tackle the reported social concerns.
- 1.4 Therefore, Council officers across the organisation are committed to working together, with both local community members and key agencies, such as the Police, to combat these issues. Due to its geographical location, Maida Hill Market also falls within the Council's North Paddington Programme; a place-based investment initiative, which aims to improve the health, safety and economic wellbeing of communities within the Harrow Road ward. Consequently, Council services are prioritising action in this area to ensure the outcomes intended from the below recommendations are achieved, and this community space becomes a safe, secure and inviting place for all local users.

## **2. Recommendations**

- 2.1 That the Cabinet Member for City Management and Air Quality approves to proceed with detailed design and implementation of the proposed public realm improvements on Maida Hill Market as set out in Appendix A and shown in the Background papers of this report.
- 2.2 That the Cabinet Member for Planning and Economic Development approves the capital expenditure commitment of £2.713m necessary to carry out the detailed design and implementation of the proposals for the Maida Hill Market Public Realm Project. All costs are to be funded by the Place Shaping Harrow Road capital budget, which includes external funding from the GLA Good Growth Fund (GGF).
- 2.3 That the Cabinet Member for City Management and Air Quality approves the modification and making of traffic regulation orders in accordance with the Road Traffic Regulations Act 1984, necessary to accommodate the new highways improvements for the scheme.

- 2.4 To delegate authority to the Director of City Highways and Transportation to approve minor modifications as necessary to the approved scheme and any advance order of materials to meet the programme outlined, in consultation with the Cabinet Member for City Management and Air Quality.

### **3. Reasons for Decision**

- 3.1 The recommendations in this paper will lead to a significant improvement to the public space at Maida Hill Market, supporting the local high street by providing an important space of respite away from the busy road and pavements. This will support delivery of Fairer Westminster priorities including: (1) public highway improvement works, which will improve the area with better provisions for walking and cycling; (2) enhancing the public realm which will facilitate the safer movement of pedestrians; (3) facilitate improvements in biodiversity within an area of deficiency; and (4) promote independent enterprises via enhanced infrastructure to support the street market.
- 3.2 A Cabinet Member Decision is required in accordance with the Scheme of Delegation due to the value of the decision.

### **4. Background including Policy Context**

- 4.1 Maida Hill Market is within the Harrow Road ward. Maida Hill Market is the focal point of the Harrow Road high street due to its location (i.e. principal junction at the heart of the high street with excellent transport connections).
- 4.2 This project delivers public realm improvements within the wider context of an area Place Plan, developed through engagement with the local community, and includes planters, improved market and event provision and improvements for walking and cycling. The permanent scheme at Maida Hill Market also aims to formalise a new cycling link between Elgin Avenue and Waterton Road.
- 4.3 This project contributes to Fairer Westminster objectives in delivering cleaner and safer roads, increased access to green space, encouraging active travel, and supporting local communities. This project meets the following Fairer Westminster objectives under Fairer Environment:
- 4.3.1 *To reduce residents' exposure to air pollution* through reduced motor vehicle movements. New street trees will help mitigate effects of urban heat trap through shading.
  - 4.3.2 *Cleaner and safer streets* and the prioritisation of pedestrian safety via reduced vehicular movements.
  - 4.3.3 *Enabling and encouraging active travel* through the additional cycle links and increased cycle parking.
- 4.4 The following City Plan 2019-2040 objectives are met by this scheme.

- 4.4.1 *Objective 5, to enhance connections by improving options for cycling, walking, whilst prioritising pedestrians and improving the interchange between transport modes* is met through the new integrated cycling links provided by the scheme on Elgin Avenue and Walterton Road providing better cycling connections between Maida Hill and Paddington.
- 4.4.2 *Objective 7, to improve air quality and other polluting impacts* is met by the prioritisation of sustainable transport modes of walking and cycling and the environmental benefits that the new trees and planting will bring to Maida Hill Market
- 4.4.3 *Objective 3, to enhance the area as a visitor destination*, met by the renewal of the public realm and improved infrastructure to support the street market, making it a more attractive place to visit and preparing it for future increased pedestrian and cycling demands.
- 4.4.4 *Objective 8 to promote quality in public spaces*, with a high-quality urban design that is consistent with Westminster and responds to the architectural heritage through use of natural stone materials.

## **5. Maida Hill Market Public Realm design**

- 5.1 Westminster City Council is committed to carrying out essential repairs to Maida Hill Market square and making changes that will transform residents' everyday experience of this important public space. Over the past few years, the council has been working with residents and local stakeholders to develop a new design for Maida Hill Market. General arrangement drawings of the proposed improvements are contained in Appendix A.
- 5.2 The following project objectives have been informed by extensive engagement from 2019 to 2023. They were created in response to extensive engagement feedback as well as a response to the Fairer Westminster objectives. The project aims have been tested through public consultation and received 87% support from the 2023 survey completed by 629 users of the space. Refer to section 6 for further information on engagement:
  - 5.2.1 Pedestrian priority:
    - Creating an inviting gateway to Maida Hill neighbourhood which prioritises pedestrians, by creating legible routes through the space.
    - Providing an alternative route for cyclists crossing the square to avoid conflict with pedestrians. The cycle route via Walterton Road has been agreed with WCC's Cycling Officer.
  - 5.2.2 Landscape improvements:
    - Retaining the existing trees and uses creative ways of further greening the space with low level planting.
    - 'Getting the basics right' such as drainage and maintenance. The project has been designed in collaboration with the Met Police, who have given their guidance in terms of suitable planting, and suitable street furniture as well as the placement of seating, lighting and CCTV.
  - 5.2.3 Space for a range of activities:

- Maximising the amount of flexible space available for varied community use, one example of this is a lockable power supply in a potential performance area.
- Accommodating different uses and groups at different times of day

#### 5.2.4 Accessible for all:

- Making space inclusive and catering to ALL members of the local community, by providing a level surface and seating for those with mobility issues will be able to comfortable use the space.
- Providing an accessible retreat from the busy high street with places to stop and rest.

#### 5.2.5 Addressing historic site issues:

- Improving the drainage within the space to remove the ponding issues with a new sewer connection and the incorporation of rain gardens into the design.
- Addressing the need for robust accessible public toilets.

5.3 The scheme will improve the pedestrian and cycling environment, optimise kerbside activities and provide a welcoming gateway to the surrounding area. The proposals can be seen in Appendix A and include:

##### 5.3.1 Pedestrian priority:

- Reduced access for motor vehicles
- Cycle route facility from Elgin Avenue and Waterton Road

##### 5.3.2 Landscape improvements:

- New areas of planting
- Proposed, nine new trees, note also the loss of one tree
- Improved drainage provision including Sustainable Urban Drainage Systems in the form of rain gardens and soak aways
- Continental Ltd, the Parks contractor, will deliver and maintain the planting proposed for the area

##### 5.3.3 Space for a range of activities:

- New seating
- New market pitches with electric connections
- Flexible space for community events, with electricity connection

##### 5.3.4 Accessible for all:

- New toilet facilities (subject to a council wide WC tender. Timescales and phasing TBC and subject to separate decision)

##### 5.3.5 Addressing historic site issues:

- Use of high-quality natural materials reflecting the heritage of the area throughout the scheme enhancing the public realm
- New lighting columns

## 6. Consultation

- 6.1 Over last few years, the Council has undertaken extensive engagement to help inform the design proposals. This included community Working Group meetings, school and youth engagement workshops, targeted outreach meetings and public consultation events. Public consultation events have been incorporated into existing community events such as Paddington Jam, Westbourne Green Summer Festival, Queen's Park Summer Festival, Maida Hill Lights winter celebration at Maida Hill Market and Queen's Park Winter Festival to encourage higher levels of engagement and collect feedback from the local community.
- 6.2 The Maida Hill Market Community Working Group was established in 2019 to establish the Vision for the square and was refreshed in 2021 when the GLA Good Growth funded design team were appointed to deliver the public realm works. The Working Group was set up to ensure that the project remains representative of all local interests. It is made up of immediately affected stakeholders and those with a vested interest in the space such as business owners, community group representatives, and current or future users. Its primary role is to review the design development at key milestones, through regular Working Group meetings (four Vision workshops and six GGF workshops). The Working Group helped develop designs for the initial public realm enhancements, ensuring these translate the Vision into plans that are grounded in user aspirations and that reflect community needs.
- 6.3 Targeted outreach meetings have been held with school and youth groups and the dominoes players to ensure that all voices are heard. School and youth engagement workshops have included creative design workshops with Queen Elizabeth II School and with the Avenues Youth Project. In addition, three targeted outreach meetings have been facilitated by Jacqui Haynes with the Maida Hill Market Dominoes player group the Maida Hill Maestros to ensure that the regular users of the space play an active role in the design process and have ownership over the designs. The dominoes players have shaped the design requirements and location of the tables and chairs which can be used to play dominoes.
- 6.4 A more targeted public engagement on the latest design proposals ran between 27 March and 23 April 2023 through a pop-up stall at the Maida Hill Market Square and an online survey.
- 6.5 A summary of the key findings from the recent two-week on-site engagement period are as follows:
- 629 surveys completed with users of the space.
  - 79% were local residents.
  - 5% were representatives of local businesses.
  - 82% of respondents strongly agreed or agreed with the design proposals.

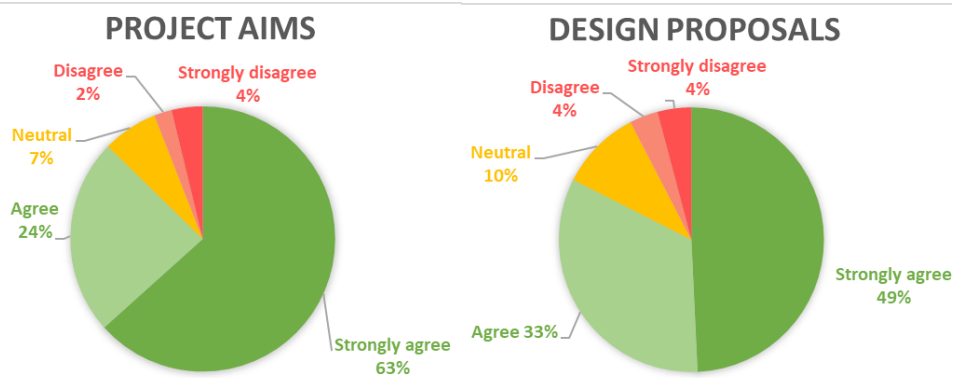


Fig 1: Overview of key engagement 2023 engagement survey results.

## 7. Financial Implications

### 7.1 Capital expenditure budget:

7.1.1 The Capital programme, approved by Full Council in March 2023 includes a 23/24 £3.600m allocation to Harrow Road Place Shaping. In addition, there was an underspend of £1.188m from 22/23 which has been reprofiled into this financial year, due to project delays after a strategic review of the scheme. The total budget currently available is £4.788m for the whole scheme. The Maida Hill Market project is proposing to utilise £2.713m of this budget. The other projects within the programme, Harrow Road and Westbourne Green Open Spaces are currently being costed and will be subject to separate decision(s).

7.1.2 Cost estimates for the Maida Hill Market public realm improvement works are £2.713m, as detailed in the table below, profiled across two financial years.

7.1.3 The cost table below provides detail of cost type and the profile of when expenditure is forecasted to be incurred.

Cost type	23/24 cost £'000	24/25 cost £'000	Total £'000
Feasibility	186	-	186
Design	177	-	177
Construction	561	396	957
Traffic Management Orders	9	4	13
Indexation allowance Year 1	35	15	50
Public Toilets	-	306	306
<b>Design and works costs subtotal</b>	<b>968</b>	<b>721</b>	<b>1,689</b>
Client and third parties' costs	258	110	368
WCC Internal costs	21	9	30
<b>Project subtotal</b>	<b>1,247</b>	<b>840</b>	<b>2,087</b>
Risk and Contingency - 30%	374	252	626
<b>Overall total project costs</b>	<b>1,621</b>	<b>1,092</b>	<b>2,713</b>

7.1.4 The overall costs include allowances for risk and contingency of 30% which is in line with WCC best practice for projects at this stage.

7.1.5 The current programme spans two financial years, whereas the budget has been profiled exclusively against 23/24 within the Capital Programme. However, this will be reprofiled to reflect the work programme.

7.2 Available funding:

7.2.1 The spend will be funded from the following sources:

<b>Funding source</b>	<b>£</b>
Good Growth funding	463,000
WCC Corporate Capital Funding	2,250,000
<b>Total</b>	<b>2,713,000</b>

7.2.2 Good Growth funding(\*) of £463k has been secured from the Greater London Authority and will be drawn down in 23/24 in line with the approved drawdown schedule. The remaining £2.250m will be funded from the Council's Corporate Capital Funding.

(\*) – Note the GLA are providing a total of £900k through the Good Growth Fund to cover three projects and funding is ringfenced for each. £463k is available for improvements at Maida Hill Market.

7.3 Revenue Implications:

7.3.1 It is anticipated that an ongoing programme of monitoring will follow completion of the works as part of the wider North Paddington Programme but these costs are not incorporated within this construction project.

7.4 Risks:

7.4.1 Costs may increase following site investigations which could lead to additional technical design fees and construction costs. Risk and contingency allowances have been incorporated within the cost plan to control these potential costs. However, should costs increase above this spend approval, then additional approval will be sought in line with current Financial Regulations.

7.4.2 Risk and Contingency allowances will be reviewed throughout the life of the project and reported in line with governance procedures within the council, including through budget monitoring, and escalated through the established project governance process.

## 8. Legal Implications

8.1 The proposed works set out in this report are being carried out by the Council in its capacity as the Local Highway Authority for Westminster. The Highways



Act 1980 authorises the Local Highway Authority to, amongst other things, carry out works to maintain, repair, replace and enhance elements of public highways and public realm as detailed in this report.

- 8.2 Section 65 of the Highways Act 1980 authorises the Local Highway Authority to construct, in or by the side of a highway maintainable at public expense, a cycle track as part of the highway.
- 8.3 The Road Traffic Regulation Act 1984 provides the Council with powers to regulate or restrict traffic on roads within the City, in the interest of safety, including the making of Traffic Regulation Orders.
- 8.4 The proposed changes to parking locations and designation as part of this scheme will require a Traffic Order to be made under section 6 of the Road Traffic Regulation Act 1984. Any representations the City Council receives during the Traffic Order making process should be delegated for consideration to the Director of City Highways (or such other authorised officer) in line with the current Traffic Order making process.
- 8.5 Legal Services are satisfied that the proposed works and orders fall within the statutory powers as detailed in paragraphs 8.1 to 8.4 above.

## **9. Carbon Impact**

- 9.1 Wherever possible existing materials that are taken up will be recycled or reused to minimise the project's carbon impact. New tree planting and improvement of the streetscape will not only add to the visual amenity of the streetscape, but will have a positive effect on urban heat trap and local air quality. Increased cycle parking provision will also encourage people to use a sustainable means of transport to access the local shopping parade and places of work.
- 9.2 Efforts to reduce the carbon impact of the scheme have included making the following changes to previous standards:
  - Use of thinner natural stone slabs, agreed with WCC Highways Maintenance
  - The origin of materials from Europe.
  - Reusing most of the granite setts, where they will be lifted, cleaned and put back if in good condition.
  - LED lighting

## **10. Equalities Implications**

- 10.1 The City Council has had regard to its Public Sector Equality Duty under Section 149 of the Equality Act 2010.
- 10.2 An equalities impact assessment is attached as Appendix B undertaken on the design at Stages 1 and 2.

10.3 Specifically, the scheme will improve the accessibility of the streets for persons with mobility difficulties through the provision of an even, uncluttered pedestrian footway.

10.4 The scheme will provide seating and public toilets for the public.

## 11. Programme

11.1 The implementation of these measures is scheduled to commence in September 2023, following detailed design. Phase one works will be focused on addressing the severe ponding issues experienced on site at present. During these works the design for the rest of the scheme will continue and works to deliver phase two, the planting, seating, lighting will commence in January 2024. As previously noted, there will be a short construction pause on site while construction drawings for the main body of the project are completed.

11.2 To minimise the length of the construction pause, materials for the second phase of works will be ordered in August. The pause in works coincides with the Christmas moratorium when construction work is limited to account for reduced resourcing available to minimise the impact of construction work on local residents during the holiday period. During the pause in construction the site will be left clear of all materials and barriers.

11.3 The City Council will implement the works using its service provider FM Conway Limited.

11.4 Key milestones:

Milestone	Estimated Start Date	Estimated Finish Date
Phase 1 Highways Stage 3 Detailed design	June 2023	August 2023
Phase 2 Highways Stage 3 Detailed Design	July 2023	October 2023
Material Order	August 2023	December 2023
Phase 1 - Works start on site	September 2023	November 2023
Traffic Management Order	October 2023	December 2023
TfL Scheme Submission	August 2023	November 2023
Phase 2 – Works Start on site	January 2024	June 2024

## 12. Maintenance

- 12.1 The Maida Hill Market project has undergone a key stage review and those departments responsible for maintaining the space post completion have inputted on the design where necessary. With regards the planting a cost for ongoing maintenance and seasonal replanting has been set aside. The new trees will be maintained for a 2-3 year period or until it is felt that they are established and no longer require maintenance. City inspectors will regularly visit Maida Hill Market and arrange for minor repairs that may be required. For more significant issues the City Inspectors will escalate to the appropriate team with WCC.

**If you have any queries about this Report or wish to inspect any of the Background Papers please contact:**

Toby Bowden – Programme and Contract Manager – City Highways,  
tbowden@westminster.gov.uk , or

Rose Shaw – Place Shaping Coordinator – Place Shaping –  
rshaw@westminster.gov.uk

## APPENDICES

- Appendix A - General Arrangement Drawing  
Appendix B - Equality Impact Assessment

For completion by the **Cabinet Member for City Management and Air Quality**

I have no interest to declare in respect of this report

Signed: Paul Dimoldenberg Date: 30 August 2023

NAME: **Councillor Paul Dimoldenberg**

State nature of interest if any

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.....

*(N.B: If you have an interest you should seek advice as to whether it is appropriate to make a decision in relation to this matter)*

For the reasons set out above, I agree the recommendation(s) in the report entitled **Maida Hill Market Public Realm Improvements**

Signed ... Paul Dimoldenberg .....

**Councillor Paul Dimoldenberg, Cabinet Member for City Management and Air Quality**

Date ...30 August 2023.....

If you have any additional comment which you would want actioned in connection with your decision you should discuss this with the report author and then set out your comment below before the report and this pro-forma is returned to the Secretariat for processing.

Additional comment:

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If you do not wish to approve the recommendations, or wish to make an alternative decision, it is important that you consult the report author, the Director of Law, City Treasurer and, if there are staffing implications, the Director of Human Resources (or their representatives) so that (1) you can be made aware of any further relevant considerations that you should take into account before making the decision and (2) your reasons for the decision can be properly identified and recorded, as required by law.

Note to Cabinet Member: Your decision will now be published and copied to the Members of the relevant Policy & Scrutiny Committee. If the decision falls within the criteria for call-in, it will not be implemented until five working days have elapsed from publication to allow the Policy and Scrutiny Committee to decide whether it wishes to call the matter in.

For completion by the **Cabinet Member for Planning and Economic Development**

I have no interest to declare in respect of this report

Signed:  Date: 30 August 2023


NAME: **Councillor Geoff Barraclough**

State nature of interest if any

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*(N.B: If you have an interest you should seek advice as to whether it is appropriate to make a decision in relation to this matter)*

For the reasons set out above, I agree the recommendation(s) in the report entitled **Maida Hill Market Public Realm Improvements**

Signed 

**Councillor Geoff Barraclough, Cabinet Member for Planning and Economic Development**

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