

Taunton Deane Borough Council

Executive - 10 February 2011

Improvements to Goodland Gardens and Town Bridge, Taunton

Report of the Strategic Director and the Project Taunton Director

(This matter is the responsibility of Executive Councillor Norman Cavill)

1. Executive Summary

Project Taunton has instigated a scheme to greatly improve the pedestrian movement along the banks of the River Tone between The Brewhouse Theatre and Goodland Gardens and linking into the new Castle Green public realm scheme and museum. This includes the formation of a new direct pedestrian route across the existing listed Town Bridge and greatly needed improvements to the dated hard landscaped area to the rear of Debenhams.

2. Background

- 2.1 One of the purposes of Project Taunton is to put the River Tone back at the heart of the town.
- 2.2 The connection of the river walkway from the Brewhouse across the Tone Bridge is currently not very visible and leads by the side of Debenhams into an unattractive paved area with a number of different levels due to the flood defence requirements which make access difficult for the less able or those with pushchairs.

3. Details

- 3.1 The purpose of the report is to outline the proposed improvements prior to a planning application being submitted. The plan of the works is attached and a full presentation of these will be made at the meeting of the Executive.
- 3.2 The purpose of the works is to make the connection between the River Tone walkway from the Town Bridge into Goodland Gardens much more visible. This entails taking some panels out from the Town Bridge to allow access and creation of a ramped walkway down into the gardens which will be fully accessible for wheelchairs and those with prams or pushchairs. The whole paved area behind Debenhams will also be upgraded and will include activity areas for skateboarding.

4. Procurement and Delivery

- 4.1 The scheme is being designed by Taunton based Landscape Architects Swan Paul Partnership under their current commission to work on the river corridor. Swan Paul Partnership won this commission in an open tender competition. The Structural Engineer is Phillips Consulting another Taunton based practice who are directly employed as the value of their commission is under the competitive tender threshold.
- 4.2 The main contract works will be carried out by a contractor with specialist experience of the construction of bridges and the delivery of high quality public realm schemes. The client will advertise this opportunity to potential contractors interested in carrying out this scheme on the Council's and Project Taunton's web site.
- 4.3 Contractors will be subject to financial and Health and Safety checks to ensure they are credible tenderers. The value of the works is considerably under any OJEU limits so the works will be traditionally tendered to a short list of five contractors.
- 4.4 It is envisaged that that the works will be contracted using a JCT Minor works contract. Suitable warranties for both the design and works will be procured as necessary.
- 4.5 Where appropriate the principles of the Taunton Protocol will be imposed, that is the use of local employment, materials, suppliers and signing up to the Considerate Contractors Scheme.

5. Finance Comments

- 5.1 A budget of £300,000 has been allocated against this scheme from Growth Points Funding (Executive – 14 July 2010) and will include all fees, planning costs and physical construction costs (estimated at £250,000).
- 5.2 The works are programmed to be submitted for planning in February 2011 with construction commencing in April and completed by the end of August 2011.

5. Legal Comments

- 5.1 Planning permission for these works are required so the scheme is subject to planning. Approval for the works has been secured from English Heritage for the alterations to the Town Bridge and from Somerset Highways for the safety on the highway aspect. All the necessary contract procedures will be followed as set out in this report

6. Links to Corporate Aims

6.1 These works are part of Project Taunton and linked to the Corporate Aim “Regeneration”

7. Environmental and Community Safety Implications

7.1 Environmental implications – the Taunton Protocol will be applied as relevant to the works as detailed above.

7.2 Community Safety – the improvement to this area should make it an area that is better used and overcomes some of the perception of lack of safety the area currently has.

8. Equalities Impact

8.1 The works will improve physical access to the area. The impact on other equality issues has been considered but none are identified.

9. Risk Management

9.1 Risk management of the construction and Health and Safety considerations will be picked up in the tender process.

10. Partnership Implications

10.1 There are no partnership implications to this project.

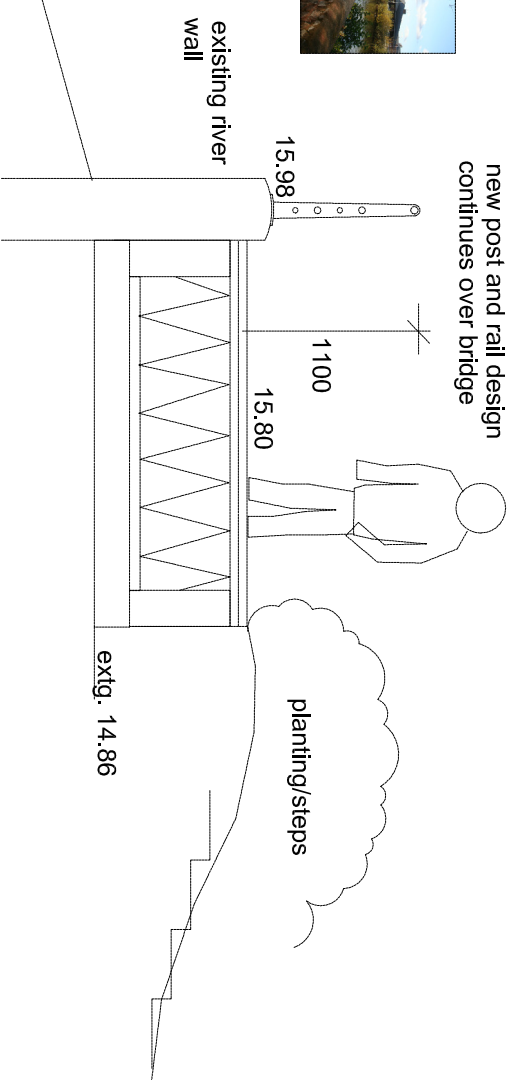
11. Recommendations

11.1 The Executive is asked to approve the plans for the improvement of this area.

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new post and rail design continues over bridge



WEST BALUSTRADE & RAISED WALKWAY 1:25

Option A, 25m span

Option B, 16m span with connecting decks/abutments

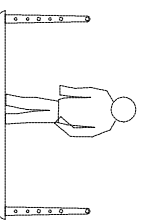
Balustrade design continues along raised walkway/river wall



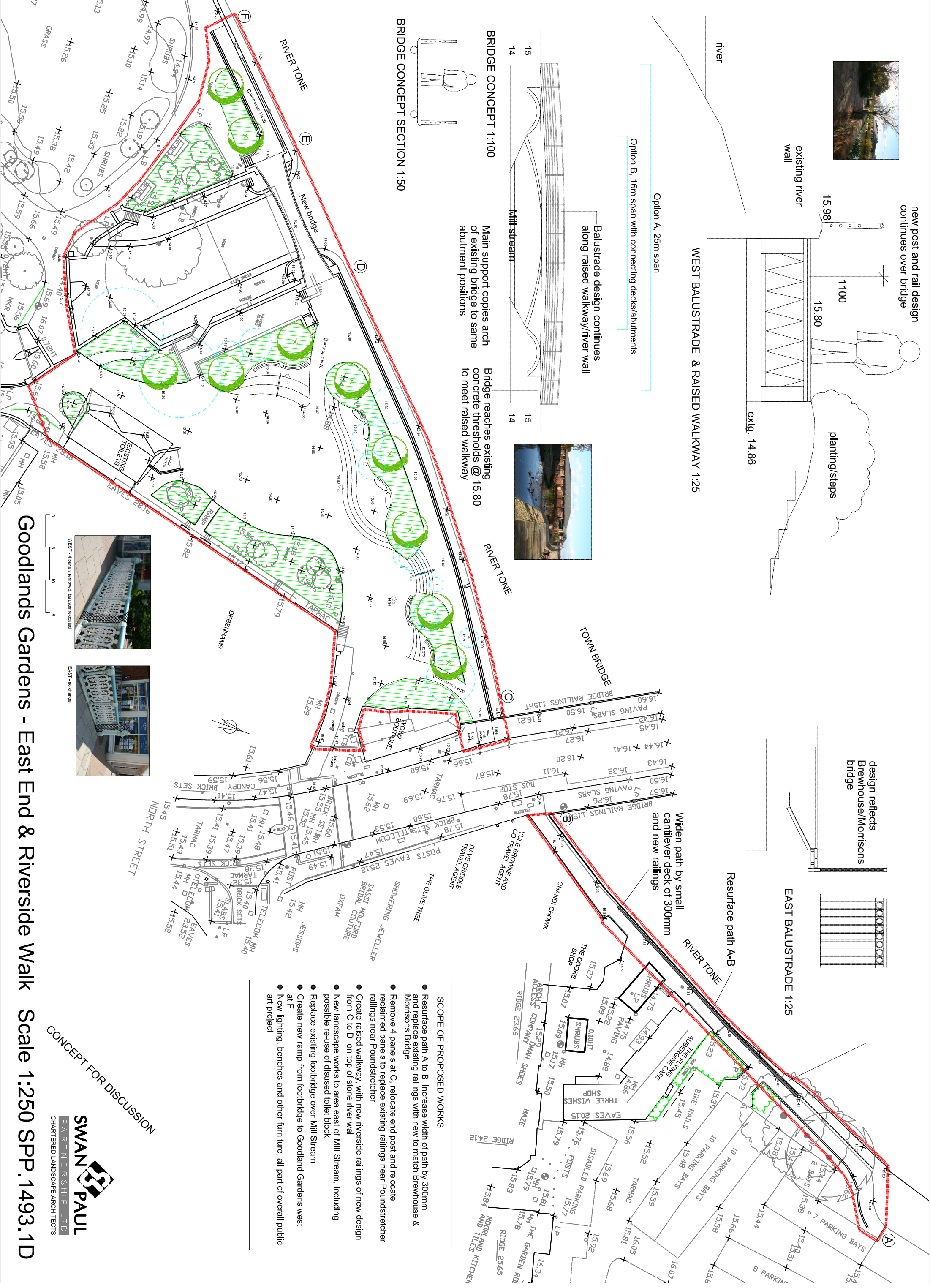
Bridge reaches existing concrete thresholds @ 15.80 to meet raised walkway

Main support copies arch of existing bridge to same abutment positions

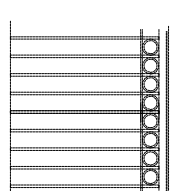
BRIDGE CONCEPT 1:100



BRIDGE CONCEPT SECTION 1:50



design reflects Brehmhouse/Morrison's bridge



EAST BALUSTRADE 1:25

Resurface path A-B

Widen path by small cantilever deck of 300mm and new railings

- SCOPE OF PROPOSED WORKS**
- Resurface path A to B, increase width of path by 300mm and replace existing railings with new to match Brehmhouse & Morrison's Bridge
 - Remove 4 panels at C, relocate end post and relocate reclaimed panels to replace existing railings near Poundstretcher railings near Poundstretcher
 - Create raised walkway, with new riverside railings of new design from C to D, on top of stone river wall
 - New landscape works to area east of Mill Stream, including possible re-use of disused toilet block
 - Replace existing footbridge over Mill Stream
 - Create new ramp from footbridge to Goodland Gardens west at F
 - New lighting, benches and other furniture, all part of overall art project



WEST - 4 panels removed, balustrade relocated

EAST - no change

Goodlands Gardens - East End & Riverside Walk Scale 1:250 SPP. 1493.1D

CONCEPT FOR DISCUSSION

SWAN PAUL
PARTNERSHIP LTD
CHARTERED LANDSCAPE ARCHITECTS