

## **WEBSTERS WAY, RAYLEIGH - OPTIONS FOR ENVIRONMENTAL ENHANCEMENT**

### **1 SUMMARY**

- 1.1 This report seeks Members' views on options for environmental improvements to Websters Way. The report is in response to discussions at the Rayleigh Town Centre Sub-Committee on 26<sup>th</sup> July 2002.

### **2 INTRODUCTION**

- 2.1 In 2001, the Council commissioned G.L. Hearn Planning to prepare a report into options for the redevelopment of Websters Way car park. The brief included a requirement for suggestions to be made for environmental enhancements to Websters Way.
- 2.2 Websters Way was constructed to provide service access for properties to the rear of the High Street. However, whilst the road still fulfils this function, it is now an important part of the Town Centre road network and a key pedestrian thoroughfare, given that it separates the main Town Centre car park from the High Street.
- 2.2 The road is characterised by open parking/service areas with little in the way of soft landscaping and this is certainly in stark contrast to the attractive appearance of the High Street.

### **3 OPTIONS FOR ENHANCEMENT**

- 3.1 G.L. Hearn presented a costed scheme for enhancement of Websters Way. A copy of their proposals is attached to this report as Appendix 1.
- 3.2 Any scheme has the potential to be constructed in phases, but the two main elements of the proposal would be:
- The creation of a paved and landscaped link from the High Street, across Websters Way and through the car park to the playing fields; and
  - Paving, structured tree planting and improved street lighting along both sides of Websters Way.
- 3.3 Whilst the costs associated with these options are only estimates at this stage and would certainly vary depending on the quality of materials used, they nevertheless provide Members with an idea of financial implications.

**Websters Way**

- 3.4 The costs associated with the enhancement of Websters Way are estimated as:

Site Clearance	£37,000
Paving & Kerbs	£97,000
Trees	£17,000
Lighting	£36,000
Entrance features & coping	£24,000
<b>TOTAL</b>	<b>£211,000</b>

It should be noted that these figures do not include an allowance for contingencies. Members should also bear in mind that the works in Websters Way would be on the highway and, therefore, a partnership working arrangement with County Highways and the use of their contractor would be probable.

**Pedestrian Link - High Street to Park**

- 3.5 The cost of the pedestrian link would be as follows:

Site clearance	£22,000
Paving	£37,000
Trees	£11,000
Feature lighting	£48,000
Signs	£ 2,000
<b>TOTAL</b>	<b>£120,000</b>

- 3.6 The overall cost of both elements of the scheme, including contingencies and consultancy fees was estimated by G.L. Hearn as £500,000.

**4 DISCUSSION**

- 4.1 The scheme prepared by G.L. Hearn would certainly make a dramatic improvement to the appearance of Websters Way and the attractiveness of the pedestrian link to the High Street.
- 4.2 However, it would be possible to select particular elements of the scheme for implementation, both in terms of extent and in terms of the materials used. For example, the footpath link between the car park and the High Street could be included, but the link to the park excluded.

**5 ENVIRONMENTAL IMPLICATIONS**

- 5.1 It is considered that the environmental enhancement of Websters Way would have significant, positive benefits for the Town.

**6 FINANCIAL IMPLICATIONS**

- 6.1 The broad financial implications of the overall Enhancement Scheme prepared by G.L. Hearn would be of the order of £500,000. The total cost of any scheme would vary, depending on its extent and the quality of the materials used.
- 6.2 There is no provision in the current capital programme. Any scheme would have to be in partnership with Essex County Council and Rayleigh Town Council and they should be approached with regards funding towards the scheme. Any decision by this Council will have to take place within the overall budget process.

**7 RECOMMENDATION**

That Members consider the options for an Environmental Enhancement Scheme for Websters Way. (HPS)

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**Background Papers:**

None

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