

Committees:	Dates:	Item no.
Streets and Walkways Sub-Committee	7 July 2014	
Projects Sub-Committee	22 July 2014	
Subject: 125 Wood Street – S278 Works	Issue Report	Public
Report of: Director of the Built Environment		For Decision

Summary

In March 2012 conditional approval was given for refurbishment of the building at 125 Wood Street. Works on the building commenced in 2013 and are now nearing completion.

As part of these works, the developer wishes to upgrade the footway material surrounding the building to a material which would be consistent with other footways in the immediate vicinity (York stone). This is accords with guidance in the Streetscene Manual, and is consistent with advice given to the developer during the planning stage. Unfortunately, the developer was not aware that they needed specific Committee approvals for this change in carriageway material, and this permission is now needed urgently.

In addition, City Officers have identified that when the carriageway improvements referred to above are complete, this will leave only a short section at the southern end of Wood Street with mastic paving. Thus, Officers are proposing that the remaining section of Wood Street should be finished in York stone also, subject to appropriate funds being identified (most likely either S106 or Community Infrastructure Levy funds).

Recommendations

It is recommended that Members approve the following:

- That the footway paving material surrounding the 125 Wood Street building be upgraded to York stone;
- That Officers be authorised to negotiate the necessary legal agreements in order for the developer to pay the full costs of this upgrade, with the highways works being undertaken by the City's Term Contractor;
- That Officers be authorised to seek funding to upgrade with York stone the remaining section of Wood Street that is currently finished in mastic asphalt. When a suitable funding source has been identified, the decision to proceed with these works should be delegated to the Director of the Department of the Built Environment.

Main Report

1. Issue description	<p><i>Footway Reinstatement Works</i></p> <p>In March 2012 conditional approval was given for refurbishment of the building at 125 Wood Street. Works on the building commenced in 2013 and are now nearing completion.</p> <p>The original planning application for this redevelopment did not contain any proposals for upgrading of the footways around the building – as such the footways would have been reinstated as mastic asphalt following completion of works on the building.</p> <p>However, during negotiations on the planning application, it was indicated to the developer that it would be appropriate for the footway material to be upgraded to York stone. This was considered appropriate as it would make the footways surrounding the building consistent with most of the other footways at that part of Wood Street. The developer agreed to this and the planning application was subsequently approved. The area of enhancement is given in Figure 1.</p> <p>The refurbishment of the building is now approaching completion, and as the hoarding surrounding the building is being removed, it is now possible to undertake works to reinstate the footway. However, as the developer has not had formal approval for the upgrade of the footway material, these works cannot proceed. Unless this situation is resolved imminently the developer's programme to complete the building will be delayed.</p> <p>As the developer is attempting to comply with instructions given to them by the City during the planning application process, it is clearly sensible to facilitate the developer by obtaining the necessary consents to complete their works. It is therefore recommended that approval be given for the upgrade of the footway surrounding the 125 Wood Street building, with the full costs (estimated at £65,000) to be met by the developer.</p> <p><i>Further Enhancement Works</i></p> <p>On completion of the developer's works, there will only remain a relatively small area of footway at that part of Wood Street that is not completed in York stone. It is therefore recommended that Members approve in-principle the upgrading of that final section of Wood Street footway, subject to an appropriate source of funding being identified (most likely S106 or CIL funding). It is provisionally estimated that these costs would be in the region of £25,000. The area referred to here is given in Figure 2.</p>
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2. Last approved limit	N/A
3. Options	N/A
4. Recommendation	<p>It is recommended that Members approve the following:</p> <ul style="list-style-type: none"> - That the footway paving material surrounding the 125 Wood Street building be upgraded to York stone; - That Officers be authorised to negotiate the necessary legal agreements in order for the developer to pay the full costs of this upgrade, with the highways works being undertaken by the City’s Term Contractor; - That Officers be authorised to seek funding to upgrade with York stone the remaining section of Wood Street that is currently finished in mastic asphalt. When a suitable funding source has been identified, the decision to proceed with these works should be delegated to the Director of the Department of the Built Environment.

Figures

Figure 1	125 Wood Street Reinstatement Works
Figure 2	Possible Additional Enhancement Area

Contact

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