

Meeting:	Wealdstone Regeneration Advisory Panel
Date:	20 th September Meeting
Subject:	Wealdstone Vitality Study and Traffic study and update on Byron Park liaison meeting
Responsible Officer:	Anna Robinson
Contact Officer:	Stephen Roberts
Portfolio Holders:	Councillors O'Dell; Burchell; Nolan
Key Decision:	No
Status:	Public

Update report

Regeneration consultants, Bone Wells Associates, were appointed by the WRAP panel on 16th June 2005 to undertake a vitality analysis of Wealdstone Town Centre and to make recommendations on how the centre can be re-invigorated. Bone Wells are currently undertaking various studies and consultation and are due to run a focus group meeting in early October to consult on their findings, with the final report due at the end of October.

Bone Wells demonstrated to the panel that they had quickly grasped the issues affecting the vitality of Wealdstone Town Centre and had recognised that many of the initiatives of the past had not served the centre well.

They advised the panel that the removal of traffic from High Streets and part pedestrianisation can lead to a decline of vitality unless done carefully and sensitively.

The interviewing panel felt it was important that the traffic study be interlinked with the vitality study and Bone Wells were therefore invited to undertake this work simultaneously.

The consultants have completed the data gathering stage and several surveys have been commissioned including a street survey of shoppers.

They are providing a brief for decluttering of the High Street and this work, which, will not impact on the wider initiative, will be carried out in the Autumn.

The WRAP panel met the consultants on 6th September to review progress.

The panel challenged the consultants to be both radical and innovative in their thinking and to not dismiss any option due to any perceived constraints. It was made clear that two options were required - a radical demolition and land assembly concept and a more conservative remedial proposal.

The consultants have taken this on board and are working very positively towards the production of two outline costed proposals.

The cost of the studies is £34,000 for the vitality study and £25,000 for the traffic analysis

Peel Road update

The high level walls not favoured by shoppers using the Peel Multi storey car park and accessing the High Street alongside the Wealdstone centre have now gone. Low level walling and recently introduced planting give the area a “softer” look. The project has overrun timescales due to the need to match specialist nosing bricks that were out of stock at the factory and the need to diamond drill a reinforced concrete wall, however the contractor has been slow to finish.

Minute 241 ~liaison with Crime Reduction team

The Byron Park plans were discussed in detail with Sergeant Colin Walker at a separate meeting after the WRAP June meeting. A couple of attempts have been made to set up a meeting with Mark Dowse in the specialist crime reduction team, but Mr Dowse has yet to respond with a date.