

# Public Realm

---

Draft 1.2

22<sup>nd</sup> July 2015.

## 1.0 Definition

The public space between private buildings including pavements, streets, squares and parks.

The detail includes surfaces, trees and plants, seating, lighting, art, water, railings & highways fittings.

## 2.0 Strategy

Improve the appearance of public realm in Slough through new provision, maintenance of existing public realm and removal of unnecessary clutter.

- A coordinated plan across The Centre of Slough
- A policy statement for high standard public realm
- Recognising the vital role that the space between buildings plays in the perception of the town. Not just materials but size, proportion, aspect, popularity, mix.

## 3.0 Intended Consequences

- A notable improvement in perception of the town by visitors
- A sense of pride and ownership by residents.
- Greening of spaces.

## 4.0 Cost

Capital costs ranging between £x and £y per annum over a 10 year period. Provision through S.106.

Maintenance costs of targeted public spaces of £z p.a index linked over a 10 year period.

## **5.0 Easy Wins**

### 5.1 Remove obvious neglect

- Graffiti
- Fly posters
- Overflowing bins
- Litter
- Gum

### 5.2 Remove unnecessary clutter

- Traffic signs
- Railings
- Highways paint

### 5.3 Promote Cost Efficient Work

- 5.1 (above)
- 5.2 (above)
- Soft landscaping.
- Collaborative Design
- Collaboration with developers
- Working with Police and Community Leaders
- Involve local residents and schools
- Improved hoardings on building sites.

Set out a standard and a manual for use in S.106 negotiations.

## **6.0 Identifying Key Areas and Routes**

- Use existing SBC work. Focus on pipeline sites and key corridors. Ref: Town Centre Sites List
- Desire routes
- Alternatives to the car

## **7.0 Design**

Good design / designers at the heart of projects

Human scale

Pragmatic approach to materials

## **8.0 Highways**

Dominant feature in Slough

Review in the light of Manual for Streets

## **9.0 Resources**

Use our collective knowledge and experience

Local Authority Funding

Public Sector Grant Funding

Private Sector funding through planning gain.

## **10.0 Wellbeing & Benefits**

- Local pride
- Changing attitudes
- Social connection
- Catalyst for private improvement
- Catalyst for increase in property values
- Environmental improvement
- Mental & physical health improvements

## **11.0 The Slough £**

The improved urban environment leads to long term financial benefits:

- Reductions in crime
- Reductions in social services
- Improved health
- Changes attitudes towards the town
- Improves values

### **12.0 Next Steps**

- Council agreement
- Secure funding
- Implement Quick Wins
- Focus on greening the town.

### **13.0 Example Appendices**

- Proposals Plan from SBC Planning Dept.
- DoT Documents
- CIHT Documents
- Architectural & Planning Institutions
- Examples and photos

Ends

**Jonathan Edwards**

**Slough Regeneration Partnership**