Water Features

Introduction

Opportunities exist within both estates for the introduction of water as a distinctive, attractive and enlivening feature.

The movement, sound, tactile and lit nature of water can be fascinating and delightful, can be a magnet for people and can make places all the more stimulating and memorable. The scope for water features to be used interactively and to be used in combination with surface treatments, light, historic references and public art increases the scope that water has for enhancing the character of Mayfair and Belgravia’s streets, spaces and each estate as a whole.

Fig 3.9.1
Fountain Court at the heart of Somerset House contains a geometric pattern of fifty five, illuminated and choreographed jets. (© Ocmis)

Fig 3.9.2
A temporary water maze adjacent to Royal Festival Hall on London’s South Bank is a magnet to people.

Fig 3.9.3
Water can offer great opportunities for play.
Water Features

Locations

Suggested locations for the introduction or use of water features are identified as follows:

- Brown Hart Gardens in Mayfair and its intersection with Lumley Street
- Carlos Place in Mayfair
- The entrances to Mount Street Gardens in Mayfair
- Davies Street in Mayfair
- Grosvenor Square in Mayfair
- Orange Square in Belgravia

Fig 3.9.4
A plan locating possible locations for water features in Mayfair

Fig 3.9.5
A plan locating possible locations for the installation of water features in Belgravia

Fig 3.9.6
A view towards Brown Hart Gardens down Lumley Street. The introduction of water could help to strengthen visual connections to this characterful space.

Fig 3.9.7
Carlos Place in Mayfair. Water could provide an attractive setting to the Connaught Hotel and help people to orientate as they pass through this important space.

Fig 3.9.8
The introduction of water into Orange Square could help to create a destination and highlight an important entrance to Belgravia from Pimlico Road.
Water Features

Design Guidance

The design of water features should carefully consider the following:

- Water features should be integrated into their surroundings and should be designed in recognition of the scale and nature of the street or space in which they are to be placed.
- That the desire for water to create sound, to be tactile, to reflect, or to work with artificial and natural light does not conflict with the features' particular setting or the people within its environs.
- That water features should have a high quality appearance, be well designed and utilise high quality materials.
- That water features should be designed in recognition of issues of health and safety and the micro-environment (wind, light, litter, etc.) of the location in which they are placed.
- That measures are in place to ensure that water features will be well managed (e.g. switching off in advance of freezing conditions) and maintained. This must be established and understood early within the design process if any individual water feature is to be successful.

Fig 3.9.9
Fountain Court, Somerset House, London.
Fig 3.9.10
An invitation to sit by and touch water in Cabot Square, London.
Fig 3.9.11
Parks and gardens offer opportunities for the introduction of water. The Royal Parks Memorial to the Princess of Wales in Hyde Park is pictured here.
Fig 3.9.12
An ornamental fountain in Williamson Square, Liverpool.
Fig 3.9.13
The 'Cutting Edge' in Sheffield was designed to represent Sheffield's historic and contemporary skills. (© Ocmis)
Water Features
Events and Activities

Introduction

High quality and well managed events have the potential to generate many benefits for Mayfair and Belgravia, including the animation of the estates’ streets and spaces, the highlighting of seasons, marketing and economic benefits, and by helping to create a positive ‘place-identity’ to the estates as a whole or individual places within each estate.

Whilst Westminster hosts many major and minor events with the best known including: festivals, carnivals, parades, marathons, film premieres, fashion shows, bike rides and New Year celebrations, the quantity of events that take place in Mayfair and Belgravia are relatively modest. There is scope for the number of events in Mayfair and Belgravia to increase and to build upon recent successful events including:

- The Friday Sinfonia events at Brown Hart Gardens.
- Face painting in Brown Hart Gardens.
- The 2007 Belgravia Christmas Sunday which transformed Elizabeth Street, Motcomb Street and Pimlico Road into a street party with Father Christmas, jugglers, stilt walkers, competitions and carol singers for one day.
- The Belgravia Traders Association Summer Street Party, when Elizabeth Street is transformed to host an annual summer street party with entertainment, live music and a range of street stalls and events.
  - Pimlico Road Party and Farmers Market.
  - Motcomb Street Party.
  - The Mayfair Residents Association party in Mount Street Gardens.
  - The Belgravia Residents Association Party in Party in Eaton Square Gardens.
  - London Garden Squares Open Day.
  - Sculpture exhibitions in Belgrave Square, Wilton Crescent Gardens and Eaton Square Gardens.
  - St Paul’s Knightsbridge Christmas Fair.

It is important that all events are carefully related to the scale and character of each estate and of the spaces and communities in which they are placed. Appropriate events within Mayfair and Belgravia might include artisans’ markets, music events, food festivals, fashion shows, art and sculpture exhibitions, street entertainment and Christmas markets. All of these events could be easily accommodated within the rich variety of public and private spaces within each estate.

Fig 3.10.1
Food festivals and markets can help to give spaces a positive place identity.

Fig 3.10.2
Locations can become destinations by virtue of their reputation for holding events and activities - Covent Garden, London.

Fig 3.10.3
Events spaces like that illustrated at More London need to accommodate power and other facilities. These facilities need to be securely and discreetly integrated within the public realm.
Four broad categories of event can be identified:

- Leisure Events, including music, sport and recreation.
- Cultural Events, including arts and heritage events.
- Personal Events, including weddings, birthdays and anniversaries.
- Organisational Events, including commercial, political, charitable and sales events.

The benefits that events can bring need to be carefully balanced against the potentially conflicting requirements of the existing residential and business community. Whilst there is desire to enhance perceptions of each estate, to enhance economic activity and to ensure that visitors are able to enjoy the estates and their attractions, care must be taken to maintain and enhance the quality of life and amenity of residents and businesses.

Balancing these, often competing, demands will require a sensitive and well managed approach and strategy for events. It will be important to develop a detailed understanding of the requirements of each potential event (e.g. external power supplies, drainage, emergency access and frequency), and of the ability and capacity of each street or space to accommodate them.
Events and Activities

When determining if an area is suitable for a particular event, the scale, character and function of the event should be very carefully reviewed against the scale, character and function of the area in which it is to be placed. Particular care must be paid when considering events within close proximity of listed buildings or structures and within the environs of sensitive land uses including embassies and residential buildings.

Opportunities for Events & Activities

This section of the Handbook identifies specific factors that require consideration when designing for events and activities. It also identifies potential locations for events and activities within Mayfair and Belgravia.

Fig 3.10.9
Henman Hill at Wimbledon was designed as a location for picnicking and watching tennis. This public space has become one of London’s best known spaces.
Fig 3.10.10
Space has been allocated for events within Walthamstow’s Town Square and Gardens.
Fig 3.10.11
Some locations should be designed to facilitate and dignify what can be problematic activities.
Fig 3.10.12
Spaces can be designed to accommodate events like this fashion show in Kungsträdgarden in Stockholm
Fig 3.10.13
Concert Square in Liverpool Ropewalks is designed to accommodate performance equipment and events.
Fig 3.10.14
New Cathedral Street in Manchester is designed as a destination for visitors, residents and workers and as a venue for Christmas markets and other events.
Design Guidance

All streets and spaces that have scope to accommodate events and activities will need to be designed to meet the additional demands that these might impose. The City of Westminster’s ‘Guidance Notes Major Special Events’ (July 2005) outlines specific factors that require consideration when planning an event. This has been included in the following list of important considerations:

- Events should be aligned to the residential and business communities which host them.
- The capacity and appearance of the townscape, including the sensitivity and ability of the surrounding architecture to accommodate events.
- The physical layout of an area or space, including its openness, obstructions and desire lines.
- The capacity for items including stages, stalls and equipment.
- The capacity of the area in terms of pedestrian, cycle and vehicular access or conflict, public transport, access for emergency services and vehicles associated with the event or activity.
- The numbers of attendees.
- Requirements for advertising and publicity.
- Requirements for crowd management and control, ensuring safety for all spectators, participants and those living and working in the area.
- The level and timing of any noise that may be generated.
- Timing, including how long each event will last, how long it will take to install and remove, and when an event will occur during the day or week.
- The frequency of individual events or activities.
- Requirements for cleaning after events have finished.
- The risk of street crime, damage to the public realm or private property, or injury to persons.
- Requirements for power and water supplies and for waste disposal.
- Additional requirements for night time events, including lighting.
- That licences may be required from WCC, the Police and, if on private land, from Grosvenor.

The specific location of individual events and locations will need to be assessed on their own merits. The following text and drawings provide some strategic guidance on appropriate locations for events within Mayfair and Belgravia and, in so doing, will help to guide the types of infrastructure that will need to be considered in the design of individual streets and spaces. The typologies that have been identified are public events, and private / controlled access events. In general terms, private / controlled access events will involve greater restrictions with respect to access, the number of people who are permitted to attend and how people are permitted to behave.
Mayfair

The following locations have been identified as being potentially suitable for accommodating events in Mayfair:

Public Events Spaces:

- Lumley Street
- Mount Street
- Mount Street Gardens and its entry spaces

Private /Controlled Access Events Spaces:

- The raised deck within Brown Hart Gardens.
- Grosvenor Square

The public spaces identified within Mayfair are characterised by streets and spaces that already have a level of public access and use. These spaces are consequently less sensitive to many events and have the capacity to cater for significant numbers of people. They also benefit from having space, within or adjacent to them, with the capacity to accommodate the equipment that might be required to facilitate events.

The 10,000 sqft private raised deck within Brown Hart Gardens was reopened by Grosvenor in 2007 as public space (with restricted access) after 20 years of closure. It has been opened for general access between the hours of 11:00 and 15:00 during weekdays and now hosts a number of organised events including sinfonia events, carol singing and face painting. The sensitive use of this deck will help to make more people aware of Mayfair as an area, and of this distinctive space with its two listed baroque domes.

The large open area afforded by Grosvenor Square and the separation that is provided by its surrounding roads would ordinarily make Grosvenor Square particularly well suited to a broad range of events. It is centrally located within the estate, would be suited to events that extend into the evening, has the capacity to accommodate large stages, numerous stalls or stands and a large number of people. The principal restriction to its use for events relates to the American Embassy and the obvious security measures that the Embassy requires. It is for this reason that Grosvenor Square is currently classified as space that is suited to controlled access events that are associated with the local community.

The gardens, which were once reserved for the sole use of occupants, are now managed by The Royal Parks and it will be necessary to seek their consent for any proposed event. Particular care will be required to ensure the protection of the gardens and areas of planting in particular.

Fig 3.10.17
Brown Hart Gardens - C Stanley Peach’s 1905 Portland stone, baroque style sub-station and associated roof garden.

Fig 3.10.18
Grosvenor Square - a popular green space in the heart of Mayfair

Fig 3.10.19
Mount Street Gardens provides an oasis between Mount Street both the Church of the Immaculate Conception and Grosvenor Chapel.
Key

- Orange: Public Events Spaces
- Red: Private / Controlled Events Spaces

Fig 3.10.20 Suitable locations for events in Mayfair
Belgravia

The following locations have been identified as being potentially suitable for accommodating events in Belgravia.

Public Events Spaces:

- Belgrave Square
- Ebury Square Gardens
- Elizabeth Street
- Grosvenor Gardens
- Motcomb Street
- Orange Square / Pimlico Road

Private/Controlled Events Spaces:

- Chester Square
- Eaton Square
- Wilton Crescent
- Belgrave Square
- Buckingham Palace Road Gardens

Ebury Square Gardens, Grosvenor Gardens and Orange Square are well suited to public events due to their existing public nature, and the way in which this makes these areas less sensitive. Elizabeth Street has the capacity to continue hosting its successful annual Street Party and similar events. This approach is also applicable to the lively retail location of Motcomb Street, which already accommodates events of a similar nature.

Belgravia also contains spaces that are very much more private in their nature, principally including the mature vegetated gardens of Chester Square, Eaton Square, Belgrave Square and Wilton Crescent. The size, enclosure and separation provided by surrounding roads makes these spaces suitable for some larger scale events. The level of enclosure provided by surrounding railings also assists in managing and defining access. Particular care must be paid to the use of gardens and areas with planting which should be protected during events to minimise the risk of damage.

Fig 3.10.21
The gardens of Eaton Square support events including Belgravia Resident Association parties.

Fig 3.10.22
Elizabeth Street successfully hosts an annual summer street party.

Fig 3.10.23
Orange Square - Consideration should be given to the introduction of musical events (e.g. small scale chamber music or choir singing).
Fig 3.10.24 Suitable locations for events in Belgravia
Street Trading

Introduction

For the purpose of this Handbook street trading is defined as the selling or offering for sale of any article in the street. Traders include those who use the public highway to sell goods or services and include those who carry out trade from a designated site/pitch or display of goods in front of a shop.

Street trading is an activity that can be very beneficial to residents, visitors and businesses if managed and executed well. Street trading can, in instances, assist in the economic success of an area and can also ensure that the public realm is well used. Street trading should not, however, have an unstructured distribution throughout the estates. This Handbook only addresses the physical design and siting of trading. The management or selection of goods and services displayed for sale will be controlled by Grosvenor.

Street trading within this Handbook encompasses two main forms, independent traders on trading pitches or markets, and frontage trading in areas associated with an existing adjoining business or other establishments.

Independent traders include both temporary and permanent pitches such as independent stalls, shops or service vendors who do not have fixed premises within the immediate vicinity of the trading location. Frontage trading includes areas where existing shops and establishments have annexes within, and directly adjoining, the public realm e.g. outside dining and retail.

Policy Framework for Street Trading

Within Westminster, any form of selling of goods or the provision of services which takes place in the street or on the public footway, or up to 7 metres distance from any street, requires a licence. The most notable exception to these rules, is that trading from the forecourt of a shop is permitted provided:

i) the trading forms part of the business of the shop; and
ii) the trading takes place whilst the shop is open to the public for business.

Chapter 7 (Shopping and Services) of Westminster UDP outlines the approach of Westminster City Council to street markets and trading pitches. Currently street trading is only permitted on designated streets or isolated pitches (single stores) on parts of streets, and it is the Council’s general policy not to create any new isolated street trading pitches which might impede pedestrian movement or increase clutter (UDP Policy SS16).

Fig 3.11.1
Street trading can appear unsightly, especially when display stands or storage cabinets are of a poor quality. Forecourts should only be used for the display of goods or services for sale and not for the storage of equipment.

Fig 3.11.2
Well designed and crafted objects like this pavilion in Bedford Square could be used to facilitate trading in sensitive locations.

Fig 3.11.3
Spiral Cafe in Birmingham’s Bullring. Evening activity can improve perceptions of safety although care is required in residential areas and in locations close to sensitive occupiers.
At present, the City runs a limited licensing process, and waiting lists exist for many forms of street traders to become approved, including both permanent and temporary licences (street traders at special events are covered in section 3.10).

Street trading can also take the form of a temporary or permanent market, which can be independently run with no fixed business within its vicinity, or attached to a retail establishment (such as the antiques market in Notting Hill where businesses have market stalls fronting their shops). Westminster City Council aims to protect its existing street markets but also welcomes new opportunities for street markets in appropriate locations. New markets should add to the character of Westminster without impacting negatively on the existing amenity or movement within that space (UDP Policy SS13).

At present, none of the designated street markets within Westminster fall within the Grosvenor Estate boundaries. The closest are Berwick Street in Soho and Strutton Ground near Victoria.

Design Guidance

Street trading can add vibrancy and appeal to the public realm, but only if used as part of an overall plan and strategy that considers all forms of street trading, shop based retailing, and the amenity of residents, workers and other users of the public realm. Balance must be found between promoting street trading businesses that may add to the character of an area, and the risk of adversely affecting the economic viability of established retailers, the appearance and function of the public realm or adjoining occupiers and residents.

When determining the appropriateness of street trading, two considerations require assessment: its location; and the style, form and infrastructure required. Within this, the duration of particular trading locations must be assessed to determine whether they are to be permanent pitches, temporary pitches, or on a rota basis such as weekly, monthly, quarterly or yearly. When assessing timing and duration, consideration must be given to the scale of the trading, and the ability of the particular location to accommodate trading without undue harm or disruption, before, during and after trading.

Suitable locations for trading should, as a minimum, be spacious enough for it to be physically accommodated. As such, wider streets will be better suited to street trading. Trading can also be located between existing items of street furniture in areas of the public realm that would otherwise remain unused. It should, however, not obstruct
pedestrian desire lines and should be located adjacent to key routes.

Other locations in streets which have been closed to traffic may suit more permanent street trading or stalls. Where streets are wide enough, or where generous carriageway widths may be reduced to enlarge pavements, the temporary use of sections of footpaths for street trading may be appropriate. As with all items in the public realm, to minimise clutter the presumption should be against the creation of new trading locations, unless their inclusion and siting is satisfactorily justified.

Functionally, street trading should not be located to compete directly with existing businesses and should complement and add to the retail offer in their individual context. Increasingly, street trading is meeting a niche convenience market where entering a shop is undesirable or less viable (such as for refreshments, shoe shining, newspapers, flowers). Consultation with existing shops and businesses to improve footfall and enhance the local character and economy may be necessary.

The location of street trading should have regard to the effect that street trading will have on the visual quality of the public realm. The design of trading infrastructure should have regard to the public realm palette, and the character and appearance of the buildings and spaces it would occupy. This is particularly pertinent in conservation areas or in close proximity to listed buildings. As with street furniture, the use of street trading structures for advertisement is to be avoided.

Market stall and street trading pitches should be of a high quality and designed and sited to reinforce the estates’ character as part of the unified street furniture palette.
There are currently no permanent market locations within either estate, the closest events being the Orange Square Farmers Market and both the annual Belgravia Traders Association Summer Street Party in Elizabeth Street, which include food, drink and retail stalls and the Belgravia Village Business Association in Motcomb Street. Markets have different requirements to individual street trading pitches, and should be limited in number to ensure quality and minimise undue disturbance to residents, businesses and users of the public realm. Markets (and permanent and temporary trading locations) must be designed to be able to be properly maintained, including cleaning after trading activity.

The public realm may also need to include power, water and waste points (potentially including drainage outlets with an inceptor and fat buster), in addition to standard street furnishings to accommodate trading locations. Where vehicles form part of markets and trading, access and durability of paving must be considered along with below vehicle protection to minimise damage to the public realm. Lighting, and the impact of night time activity may also need to be considered.

Emergency access, at a minimum of 3.7 metres, must be maintained at all times and disabled access to stalls and around markets will also be required.
Street Trading Locations in Mayfair

The adjacent plan (Fig 3.11.13) shows potential locations for street trading in Mayfair. Locations are divided into those for shop frontages (including tables and seating and goods/services for sale), permanent pitches, and temporary pitches.

Locations suitable for frontage trading have been selected in existing retail and business locations, where existing establishments can benefit from the ability to extend trading into the public realm. The specific streets also have wide enough forecourts, carriageways and footpaths for trading without detrimentally affecting the flow of pedestrians, cyclists and vehicles. The established retail character of these streets also means they are less sensitive to increased trading.

Permanent pitches have been located further from sensitive residential and retail uses, to preserve the amenity of occupiers, and to ensure that the economic interests of existing retailers are not unduly compromised by additional retailers and competition. These sites are subject to significant pedestrian footfall at present, which would support additional trading in these locations. They correspond to key pedestrian routes and the proximity of destinations to ensure their feasibility. Temporary locations share the majority of these inherent characteristics, but are less suited to permanent trading pitches due to their more sensitive locations.
Street Trading Locations in Belgravia

The adjacent plan (Fig 3.11.14) shows potential locations for street trading in Belgravia. Due to the strongly residential nature of Belgravia, there are fewer opportunities to incorporate frontage trading into the public realm. Existing business locations that could promote and support street trading have been shown. The character of these streets, including the street layout, dimensions and the residential and business uses present, are considered to suit frontage trading without causing undue disturbance and clutter.

Temporary and permanent street trading locations also focus, as they do in Mayfair, around key pedestrian routes and destinations. To maintain residential amenity, and the economic interests of existing businesses within the estate, permanent pitches are located away from the main business/retail areas and closer to key destinations and routes.

Temporary pitches are clustered around key public spaces, and adjacent to existing business areas. Temporary pitches have the potential to enhance the retail and service offer of these areas without causing undue competition or economic pressure on existing businesses.
Management and Maintenance

Introduction

Previous sections have identified the importance of promoting investment in Mayfair and Belgravia’s streets and spaces. The use of high quality materials and high standards of implementation are promoted to enhance civic pride, engender a sense of ownership and help to ensure that these estates continue to be seen as two of the finest locations in London. It is important that the value of this investment is protected over time through high standards and effective management and maintenance. It is also important that any future change is ‘positive’, ensuring the ongoing promotion of a positive image and a development of character as schemes and materials mature.

The maintenance and care of public realm projects within the estates needs to be carefully considered alongside issues related to their implementation. The development of a coordinated programme for management and maintenance, with appropriate funding, is essential to the creation and sustenance of successful public spaces.

Management

Estate Management

Both Grosvenor and Westminster City Council are investing significant resources in improvements to the public realm in Mayfair and Belgravia under a joint working initiative. WCC will be responsible for the future maintenance of the public realm schemes which they jointly implement under this initiative. To help ensure that public realm schemes and standards of maintenance are co-ordinated and maintained, a joint Grosvenor/WCC Public Realm Management Forum will be established. Details on this forum will be provided on Grosvenor’s website grosvenorpuplicrealm.co.uk.

The joint Grosvenor/WCC forum will coordinate management activities and work with residents, businesses and the general public. It will encourage continuing investment in the public realm, raise public awareness, will regularly monitor maintenance operations, the performance of materials in use, and will seek to improve the methods and approaches used.

Figs 3.12.1-3.12.2
The image of littered streets creates a negative impression and must be avoided.

Fig 3.12.3
Attractive and well managed environments positively influence behaviour and can help to develop a sense of pride - Berzelii Park, Stockholm
Management and Maintenance Manuals

The proposed management and maintenance procedures for public realm schemes for any street or space should be compiled in a manual on completion of the contracted works. Management and Maintenance regimes must be formally agreed with Westminster City Council. The manual should:

- Incorporate the agreed procedures for maintenance works.
- Identify the exact materials to be used and where stockpiles are held.
- Provide the names and contact information for all suppliers.
- Include ‘as-built’ drawings and specifications.
- Outline procedures for reinstatement works by public utility companies.
- Provide feedback to assist the development of this guidance.

The information collated will be held by Grosvenor to help inform updates to this Handbook and the design of future projects. The provision of feedback will help to ensure improved standards and a consistency of approach across Mayfair and Belgravia.

Public Awareness

The image of littered or unattractive streets and spaces creates a negative impression, while an attractive and well managed environment can positively influence behaviour. Clean streets which are well maintained, cleaned, graffiti and poster free, painted, and where breakages and damage is addressed in a comprehensive manner will, with time, develop a sense of pride within those who live and work in Mayfair and Belgravia.

Responding immediately to failures will help to ensure public safety. It will also help to ensure that problems do not exacerbate. Graffiti must be removed at the earliest opportunity.
Management and Maintenance

Maintenance

There are two key aspects to the maintenance of the public realm - the maintenance of materials and the general upkeep of the environment.

The maintenance of materials includes:

- Coordinating public utilities - both in the design process to promote creative solutions to the integration of services and access points, and in the programming of services.
- Responding immediately to failures in materials to ensure public safety and that the problem doesn’t exacerbate.
- Ensuring that a good stockpile of surfacing materials and specialist parts and equipment is set aside for reinstatement work and repair.
- Ensuring that specialists with appropriate skills are employed to undertake specialist repairs.

The general upkeep of the environment includes:

- Regular litter and refuse collection from streets, spaces, bins and recycling facilities.
- The immediate removal of graffiti and fly posters.
- Regular cleaning of surfaces (including washing, specialist steam cleaning of chewing gum and the removal of oil).
- The seasonal removal of leaves and regular / seasonal maintenance of planting (including, watering, weeding and pruning)

Cleaning Regimes

The cleaning of streets must take into account their patterns of use, the materials being cleaned, and the prevailing weather conditions.

The impact of any cleaning regime must be considered when establishing an appropriate approach. Many materials and laying methods need time for the joints to seal, for the pavements to become more impervious and for joints or bedding materials to cure. Sweepers with high suction forces, and mechanical sweepers should not be used in areas that have been flexibly laid until such time as the joints have bonded.

Consideration should also be given to the most appropriate degree or level of cleaning, ensuring that mechanical cleaning is not so harsh as to contribute towards the erosion of joints and bedding. The design life of granite setts (and joints in particular) will benefit from gentle maintenance (pH neutral detergent/water and soft brushes).

Within reason, natural materials should also be allowed to ‘age’ and ‘weather’ to provide character and to blend in with the buildings of Mayfair and Belgravia.

Fig 3.12.8 + 3.12.9
Regular street cleaning and litter collection is essential.

Fig 3.12.10
The introduction of planting requires commitment to maintenance including the seasonal removal of leaves and watering.
Sealants

Careful consideration should be given to the use of sealants, being mindful that sealants must be applied carefully, can discolour, can impact on slip/skid resistance and have a limited life. Areas where sealants have not been consistently applied, or where sealants wear off due to footfall or other forms of abrasion, may become very apparent when wet.

Statutory Undertakers and Utilities

There is a need to improve and co-ordinate the activities of Statutory Undertakers. Failure to reinstate surfaces to the standard of the original finish and leaving scarred surfaces is a significant issue – particularly where considerable investment has been directed to the improvement of the public realm with quality materials and workmanship.

Repairs to road and pavement surfaces are to be undertaken with “prescribed materials” to a “prescribed standard” and streetworks supervisors and operators should have to prove themselves capable of organising and carrying out reinstatement work. The New Roads and Street Works Act 1991 identifies that undertakers of works to the street have a duty to reinstate streets to the standard that existed prior to their works. Here, the work of streetworks supervisors to inspect sites in a timely manner, and ensure that reinstatements are to an adequate quality.

The Public Realm Management Forum will need to:

- Work with statutory undertakers to define the extent of planned works in the years ahead and plan better coordination.
- Review any reinstatement works carried out to ensure that they have been carried out to the required standard.
- Improve the quality of reinstatement works.
- Guarantee that original street surface materials are reinstated immediately following works without any adverse impact on quality.
- Apply the requirements of the 1991 New Roads and Street Works Act.
- Take action against statutory undertakers who do not comply with these regulations.
Management and Maintenance

- Coordinate the activities of statutory undertakers in order that the disturbance to surfaces and disruption and inconvenience to businesses, residents and pedestrians is minimised (this is assisted by the Considerate Contractor Streetworks Scheme).
- Change the attitude of statutory undertakers towards their reinstatement activities.

Water Features

Careful consideration must be given to ensuring that water features are well managed and maintained. Management and maintenance operations must be established and understood early within the design process if any individual feature is to be successful.

Historic Features

Where possible historical features need to be repaired and retained. In the case of listed features, Listed Building Consent (applied for through WCC’s Planning Services), will be required for any works to these items. In locations where surfacing materials, furniture or lights are lifted and not reused in their original location they should be stored to create a stockpile of material. This will provide the opportunity for reuse in case of repair or for new schemes elsewhere in Mayfair or Belgravia.

Trees

The eventual size of trees may restrict access or views and may necessitate pruning to maintain or develop an optimum relationship.

New trees installed as part of any public realm improvements should be watered regularly during the growing season, especially when the weather is dry.

Grass Cutting

Grass cutting operations should be varied in accordance with use, weather and season. Cutting and localised replacement/reinstatement is likely to increase during the summer.

There should be a maximum height of grass that should not be exceeded (typically 30mm) and the cutting programme should be synchronized with additional maintenance requirements such as preparation, feeding and the removal of arisings.
Introduction

A set of six issue headings that encompass social, economic and environmental sustainability themes are to be considered in the development of the public realm proposals for Mayfair and Belgravia. These sustainability themes are defined as follows:

- Land use, urban form and design
- Transport
- Energy
- Natural resources
- Ecology
- Residential and Business Community

Land use, urban form and design

Future building and public realm proposals within Mayfair and Belgravia should make best use of the available site and ensure that buildings, streets and spaces are well designed. It is important that future schemes contribute to the creation of quality urban spaces that people will enjoy living and working in and which will stand the test of time.

Future public realm proposals should be appropriate to need and in context with their surroundings. Layout should be conducive to the provision of good access and the creation of interesting places.

The positioning of buildings, associated uses, vegetation, entrances, canopies, water features, etc. can all influence microclimate and the way in which people are able to use public space. The microclimate of the public realm should be optimised, where possible, to help create areas in which people feel physically comfortable.

Any future development should also respect and reinforce the particular and distinctive mix of uses and building types within Mayfair and Belgravia and the way in which this mix encourages people to work and live close by, reduces dependency upon the private car and, by virtue of buildings remaining occupied for much of the day and night, will reduce the risk of crime.

The selection of materials is a key area in which the design of public realm can enhance sustainability. Predominant materials should be attractive and in context in terms of their colour, texture, variety and durability. Departures from this contextual approach may be appropriate where there is a demonstrated need for contrast but this should be the exception and any departure should be of exceptional quality and fully justified.

Fig 3.13.1
High quality materials and good design should help this square in Stockholm to stand the test of time.

Fig 3.13.2
Good access, footfall and surveillance are key to successful public spaces

Fig 3.13.3
Flexibility and comfort help to make spaces appealing and loved.
Where possible, materials should be reused within the Estates or responsibly sourced to help reduce emissions associated with road transport. This is not always possible and should not permit a non-contextual or low-quality solution within either estate.

The selection of natural stone within public realm schemes is often guided by finance and limited local availability. Natural stone suppliers should be audited to ensure that stone is sourced from an ethically responsible supplier. The Ethical Trading Initiative Base Code, as an example, is an alliance of companies, non-governmental organisations and trade union organisations that promote and improve the implementation of corporate codes of practice which cover supply chain working conditions. This will protect against issues including discrimination, working hours, child labour and will help to ensure good working standards of health and safety.

Where timber is used, it should be from a sustainably managed source. Currently forests accredited to UKWAS (UK Woodland Assurance Scheme) or FSC (Forest Stewardship Council) qualify as sustainably managed. Imported timber products remain difficult to assess, but organisations like the Timber Trade Federation are working to address certification needs. There are certification schemes available for other materials such as steel and concrete, which can be proof that the materials have been extracted and processed responsibly.

There are opportunities to use recycled materials in a number of ways. Where concrete is used, recycled aggregates can be obtained from a non-construction post-consumer / post-industrial by-product source, such as crushed/blown glass pellets, pulverized fuel ash, recycled aluminium or ground granulated blast-furnace slag (GGBS). GGBS is used as a replacement for the cementious material in concrete and is probably one of the ‘greenest’ of construction materials available.

Where recycled materials are not appropriate consideration should be given to the capacity of any selected materials, having regard to their installation method, to be recycled at the end of their use. Crushed concrete can be used as fill material and stone slabs, setts and kerbs can often be relaid.
Sustainability

It is also necessary to ensure that materials are robust, durable and will improve or remain appropriate with age. Appropriately selected and detailed stone surfacing will withstand the wear and tear of pedestrians and vehicles and should be able to stand up to regular cleaning by machines. Using more robust, durable materials will help to mitigate maintenance costs and increase longevity. Concrete products by means of contrast, will be eroded by cleansing and within a short period of time will acquire a comparatively dull and unattractive finish.

Natural paving materials are considered to be an appropriate choice as the predominant pedestrian surfacing in Mayfair and Belgravia as they offer whole-life benefits in terms of replacement cycles; are more sustainable in that their life expectancy is much longer; require relatively few secondary processes before being used; can be re-used; should increase civic pride and support the local economy and they are often indigenous in character to the local environment (even when shipped from overseas). In general terms well designed, specified and maintained natural stone surfacing is likely to be more sustainable and have greater longevity than asphalt, concrete or paviour alternatives.

Because natural stone setts can last for generations, they may well need to be lifted and relaid on different occasions to enable localised replacement or to provide access to below ground services. The mortars specified in public realm works will need to be strong enough to cope with the traffic flows and manoeuvres expected, whilst (subject to British Standards) not being so strong as to preclude break up salvaging and re-use. A consequence that must be accepted is that this flexibility may necessitate an increased frequency of routine re-pointing as part of the ongoing careful management of setted surfacing.

Key benefits to the residential and business community include the way in which a high quality public realm can bring positive value in the form of increased economic activity, increased tourism and create a 'feel good' factor by providing an aesthetically pleasing environment.

Yorkstone and granite are the natural choice for most pavements, on grounds of attractiveness, sense of place and integration with an established palette of materials (examples of original materials can be found in Mount Street, Duke Street, Ebury Street and Orange Square). Granite is favoured in areas of stress including kerbs, crossovers and barrel drop areas. Asphalt is favoured for principal carriageways.

Fig 3.13.7 and 3.13.8
Natural stone such as yorkstone, granite kerbs and setts are indigenous to the estates and an integral aspect of the urban fabric. They can also become more charaterful with age

Fig 3.13.9
Natural stone enhances public spaces helping to create vibrant locations.
Transport

Transport has significant environmental, social and economic impacts. Locally it can result in noise, air and water pollution and congestion, and it can either prevent or provide access. Globally it is a major user of fossil fuel and is considered to contribute significantly to global warming.

The provision of pleasant, convenient, obvious, safe and shared pedestrian/cycle routes is an important sustainability consideration for the Estates and is prioritised over the vehicular access.

All public realm schemes should aim to be as inclusive as possible for all members of the public and should, where possible, fully comply with the statutory requirements of the Disability Discrimination Act.

Cycle access should be supported through the provision of secure cycle storage and, where possible, consideration should be given to the provision of weather protection, lockers, changing facilities and illumination.

Although motorbikes and mopeds are serious emitters of certain local pollutants and noise and have high accident rates, they produce less emissions and take up less space than other road vehicles. Increased usage should continue to be encouraged through the provision of spaces and will help to reduce CO2 emissions, reduce congestion and will reduce the overall area required for vehicular parking.

The use of electric vehicles is encouraged. They produce no emissions at the point of use and are considered to be less damaging to the environment. Current policy promotes the use of electric cars through their exclusion from the congestion charge, their exception from road tax, their access to free parking and their access to free electricity, although the continuity of this is not certain. Other emerging technologies such as hydrogen fuelled cars may also become an important consideration if they become a viable alternative.

Where possible, public realm proposals within Mayfair and Belgravia should encourage the take up of electric cars through the development
of Westminster’s existing on-street recharging infrastructure. Whilst the current demand for such facilities is low, it is anticipated that the take up of electric vehicles will respond to provision of facilities.

The following should be considered when deciding where to place and how to design recharging points:

- Locate and sign in a way that increases public awareness and
- Avoid streets that have a lot of street furniture to minimise visual clutter and pedestrian obstruction.

Car clubs are consistent with the achievement of a high quality public realm and should be promoted within Mayfair and Belgravia through the provision of specific car club spaces in accessible locations.

They can provide their members with quick and easy access to an individual car or pool of cars for short-term hire. Members can make use of car club vehicles as and when they need them, often with only minimal advance booking. Clubs can be privately run or can be organised or supported by the local council or transport authority. A Zipcar scheme is currently operational in Belgravia, based from the Masterpark public car park in Kinnerton Street.

The wider benefits of car clubs to the estate include a net reduction in vehicle numbers and mileage; reduced congestion; a consequent promotion of public transport, cycling, running and walking; improved air quality; a reduced need for residential and pre-pay parking and an increase in the amount of space available for pedestrians. They may also lead to a reduced demand for parking spaces.

**Energy**

Many environmental specialists consider that the burning of fossil fuels is the most serious environmental concern currently facing the world and that the need to reduce this consumption must be central to any guidance on sustainability.

Energy is used in the public realm in the following ways:

- The manufacture and transport of materials and products (‘embodied energy’).
- Construction on site.
- Operating products throughout their lifetime (in-use energy’).
- The transportation of people.
- The demolition and transport of demolition waste.

Materials and products should be selected with due consideration to energy consumption and, where possible, renewable energy technology should be integrated into products that consume energy in the public realm (e.g. parking meters, kiosks, water features and artist installations).
Attention should be paid to minimising the use of energy in operating and maintaining the public realm (e.g. the running costs of street lighting, street cleaning, litter clearance and the maintenance of planting areas including hanging baskets and watering of trees and gardens). Particular attention should be paid to avoiding waste (e.g. light pollution) and, where appropriate, control systems should be provided to avoid the use of energy at times when it is not required.

Whilst every effort should be made to minimise the use or waste of energy and to seek to ensure that energy comes from renewable sources or green tariffs, it is important that this objective is balanced against the sustainable benefits to the community of good design quality and stimulating, safe and secure streets and spaces.

**Natural resources**

The natural resources used in public realm construction are usually building materials (stone surfacing, aggregate, sand, etc.), energy and water. Other natural resources can be damaged by construction resulting in pollution of air, water, noise and land.

Reusing and recycling materials, by choosing materials with low environmental impacts and by limiting waste it is possible to minimise harmful environmental effects.

Other important considerations are:

- To mitigate air pollution by the planting of trees and shrubs to help remove airborne pollutants and particulates.
- To encourage water saving measures and water collection for landscape maintenance purposes or for non-potable water uses within adjacent development (e.g. flushing of toilets).
- To encourage surface water drainage systems that slow down the rate of run-off and filter out pollutants.
- To encourage the recycling of green material for composting and chipping.
- The use of sustainable waste management systems. These must be of sufficient segregated capacity, accessible, convenient and be sensitively designed and integrated into their context.
Sustainability

- The coordination of utilities and services to prevent any detraction from the finishes and surfaces in which they appear, to allow for access during operational life, and to mitigate the risk of future damage to Mayfair’s and Belgravia’s streets and spaces.
- The potential of trees to absorb carbon dioxide and help to combat pollution and contribute to public amenity and quality of life.
- Opportunities for green roofs, green walls and vertical planting.

There may be opportunities to make a feature of sustainable design to raise environmental awareness. An example might include a demonstration of how water is being collected or recycled.

Ecology

The adverse impact of construction on wildlife and ecology can be severe. Where there is any risk of adverse impact the scale, nature and any necessary remedial / enhancement measures should be established by a recognised expert.

Important considerations are as follows:

- Potential climate change and reduced rainfall points to the increased selection and use of drought resistant species.
- The promotion of a biodiverse mix of indigenous planting and associated urban wildlife habitats (e.g. areas within large parks for gardens could be given over to a wild meadow habitat, the introduction of nesting boxes, etc.).
- The maintenance and durability of planting in locations that are likely to experience intense footfall over extended periods of time.

Community and Business

A key benefit of public realm enhancements is the way in which they can bring positive value in the form of increased economic activity, an increase in visitors and the way in which they can create a ‘feel good’ factor within an areas residential and business community.

Strong communities are typically areas where businesses and residents are able to influence and inform the development process.

Change should be supported by existing stakeholders and should integrate well with existing communities in terms of layout and design. Wherever practicable proposals should enhance the character of the area or, where weak or absent, create a new and distinct identity.

Fig 3.13.19
Our awareness of climate change should influence the selection of plant species within the estate. Olives have been introduced into Brooks Mews.

Fig 3.13.20
In addition to habitat and amenity benefits, green roofs can assist mains drainage systems by holding water and releasing it over time.

Fig 3.13.21
Green walls can add interest to blank facades, add bio-diversity to a city creating and help to combat CO2 emissions and atmospheric particulates.
Other important considerations are as follows:

- High quality public realm has strong potential to retain and attract investment and will increase the viability of both existing businesses and public transport.
- Business and residential communities should be consulted about, and support, any proposal.
- Proposals should be supported by an ongoing programme of community involvement (e.g. information leaflets, web sites, events, etc.).
- Proposals should integrate into their context to ensure that they form part of the existing community.
- Proposals should enhance their context by adding more facilities, amenity space, connections, etc.
- Proposals should seek to reduce the opportunity for crime and provide a safe environment for residents, businesses and visitors wherever possible (e.g. consider lighting, CCTV, natural surveillance, etc.).
- The introduction of seating in public spaces can increase and encourage dwell time and is conducive to the creation of a stimulating environment.
- The provision of automated help and information points.
- The potential to use educational tools to promote sustainable living.
- The provision of ‘visible sustainability’ such as a working renewable energy source (e.g. solar hot water, insulation improvements, photovoltaics or wind turbines) with a description of how the technology works and live data on its environmental benefits (e.g. energy generated and subsequent CO2 emissions prevented). Each technology will need to be assessed for its feasibility in any situation.

Fig 3.13.22
‘Underground’ bins can be introduced into the public realm to reduce the impact of litter and promote recycling.

Fig 3.13.23
‘Underground’ waste collection on the streets of Barcelona. A larger storage capacity below ground means that fewer collections are required.

Fig 3.13.24-25
The feasibility of a vacuum waste collection system could also be investigated. Here, combustible waste, organic waste and paper is sent down separate chutes and collected in a central collection area.