

Marlborough Square Public Realm

Summary Of Activities Undertaken To Prepare Project For Construction.

1. Establish Utility Service constraints within the square (Gas, electricity, CCTV, Water, streetlighting etc.)
2. Establish extent of Severn Trent (STW) Sewers through the square and identify those areas where the sewer easements would prevent tree planting and street furniture / structures. Discuss with Severn Trent what scope for deviation from “nothing within easement” might be permitted. Note LCC did not carry out this exercise as part of their design work.
3. Develop and propose new concept layout that works within STW easement constraints.
4. Carry out engagement with all stakeholders occupying property around Marlborough Square and who regularly use Marlborough Square to identify potential issues.
5. Identify all vehicle types that currently pass through Marlborough Square
6. Commission swept -path measurements for vehicles where tracking details aren't held on database. This involved actually obtaining an example of the vehicle, measuring vehicle length, axle width, overhang, wheelbase etc and then plotting its turning circle.
7. Carry out computer based swept-path analysis (tracking) for all vehicles identified as using Marlborough Square.
8. Identify conflict / pinch-points between vehicle tracks and buildings / pedestrian areas / planting areas / street furniture. Tweak designs to ensure vehicles can run clean.
9. Add mobile hazards (buses at bus-stops, parked cars, taxis in taxi-ranks etc) to highway model and re-run tracking. Further adjustment of layout to ensure all vehicles can run clean.
10. Drainage design prepared taking account of finalised kerb positions (post tracking)
11. Tracking, drainage and kerblines drawings submitted to LCC for initial comments.
12. Revise layout post receipt of initial comments from LCC Highways.
13. Consult user groups such as bus operators, taxi companies, Church etc to confirm that provisions within layout are sufficient for their needs.
14. Commission proposals for shallow planting beds and discuss with LCC Highways.
15. Commission planting scheme for planting beds.
16. Commission Irrigation system design.
17. Commission Street Furniture designs
18. Commission lighting scheme.
19. Commission hard surfacing design
20. Review and consult on surfacing materials
21. Confirm open air market proposals (including type and size of stall to be used)
22. Confirm planning position – deemed to be a revision of existing highways arrangements so no new consent required
23. Check whether open air market requires planning consent – Covid relaxations indicate not required.
24. Check that placement of street furniture within the square permits cleansing and maintenance with existing council equipment.
25. Check that proposed bearing capacity of surface (materials used and proposed construction method) provide sufficient bearing capacity for anticipated uses.
26. Commission detailed construction drawings for S278 submission.

27. Commission Traffic Statement document to accompany S278
28. Commission signing and lining design.
29. Submit S278 information pack to LCC for "in principle" approval
30. Develop works phasing plan
31. Make provisional road space booking with LCC via TTRO.
32. Commission Quantity Surveyor to produce Tender package.
33. Formal submission of S278
34. Identify appropriate procurement process.
35. Construction contract procurement (tendering) – Two Stage process used
36. Tender evaluation at stage one to identify Preferred Contractor
37. Work with contractor at stage two to help develop final tender price
38. Operate internal governance process.
39. Member approval and liaison activities