

High Street Renewal Programme for Midsomer Norton

Love Our High Streets: Scheme Proposal for a new Market Square at The Island

November 2021



LOVE OUR HIGH STREETS

Bath & North East Somerset Council
WEST OF ENGLAND
Combined Authority

Bath & North East Somerset Council

Improving People's Lives



Historic England

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This Love our High Streets Scheme Proposal summarises the scope of the interventions sought through the WECA Full Business Case November 2021. It sits alongside this document, and other background evidence, and forms part of B&NES Council's High Street Renewal Programme.

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Perspective Illustration of the Proposed Town Square in small event mode, Nicholas Pearson Associates

The Proposal

A funding package of approximately £895k has been earmarked from the WECA Investment Fund's 'Love our High Street' programme to support Midsomer Norton High Street renewal, subject to Full Business Case. The initial proposal put forward by B&NES Council, which successfully ringfenced this funding, was focused on the creation of new public realm at The Island. The proposal aims to support local businesses and the Grade II listed Town Hall by improving their setting and providing a flexible civic events space for community use and street markets. This new public space would reinstate the historic Market Square and replace an area which is poorly laid out and dominated by cars.

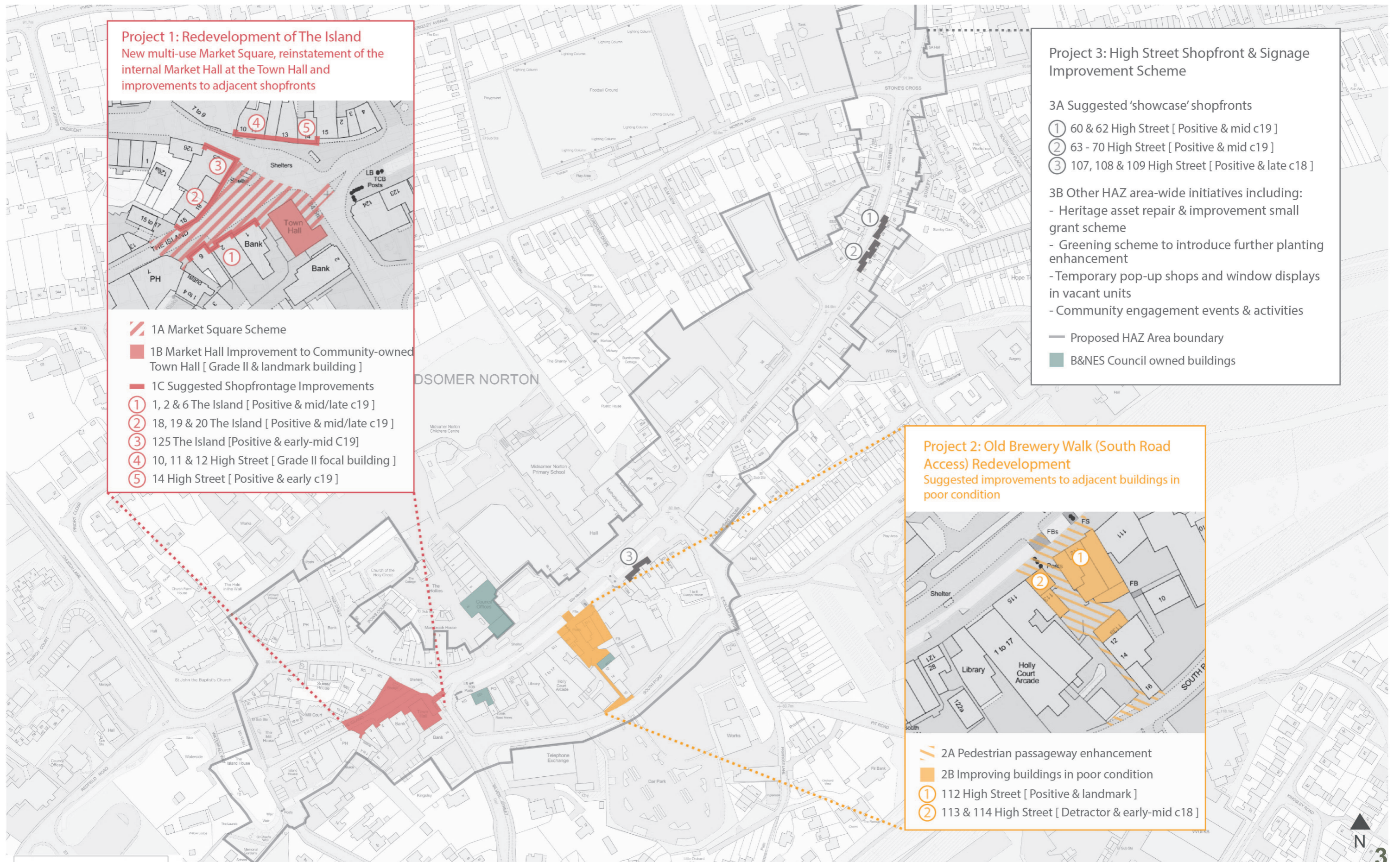
Since 2019, B&NES Council has secured an additional £1.346m in match-funding for the Midsomer Norton High Street Renewal programme, using the WECA funding as a catalyst for various funding bids. The match funding is as follows:

- £981k investment from Historic England as part of their High Street Heritage Action Zone programme;
- £300k from B&NES Council (£180k CIL and £120k capital);
- £45k from Midsomer Norton Town Council
- £25k from Midsomer Norton Town Trust

In addition, Midsomer Norton has been awarded further funding for separate, but complementary, schemes including £85k for the 3-year High Street Cultural Programme (MHCLG, Arts Council England and the National Lottery Heritage Fund) and £24k from B&NES Council's allocation of the Welcome Back High Streets Fund 2021-22 (European Regional Development Fund).

This WECA scheme bid includes capital costs for construction, materials for the public realm and project management and those for technical design, delivery, monitoring and stakeholder engagement. As discussed with WECA, the bid also incorporates funds originally allocated to the scheme via the 2018 F&D application and associated February 2021 Change Request. Subject to approval via an accompanying Change Request, these funds are to be reallocated to the scheme for both Revenue and Capital elements.

Midsomer Norton High Street Renewal Programme Summary



This WECA Love our High Streets bid is for funding to support the delivery of project 1A Market Square Scheme at the Island

Partners, Engagement & Consultation

The redevelopment of The Island and the proposed design for the new Market Square has been developed in consultation with the Midsomer Norton High Street Heritage Action Zone project stakeholders, including representatives from the following organisations:

- Historic England
- Midsomer Norton Town Council
- Midsomer Norton Town Trust
- Midsomer Norton Community Trust
- Somerset Valley Chamber of Commerce
- B&NES Ward Councillors for Midsomer Norton North and Redfield

Additionally, a community consultation was carried out for the concept designs between November and December 2020 with 32 formal responses received. 22 of these responses expressed full or general support for the proposals and 5 did not express an overall view but wished to raise general queries. A further 5 respondents raised concerns which have since been addressed or mitigated as far as possible.

The community consultation report is included within the FBC documentation at Appendix 2.



HM Government



Historic England



MIDSOMER NORTON
TOWN TRUST



Current Condition of The Island



Precedent projects

Woodstock, Oxfordshire



Frome, Somerset



Design precedents which have informed the designs show public spaces that combine flexible civic spaces and market spaces, incorporating car parking and creating squares which can be used for activities at a variety of scales - everyday and for special events or market days.

Salisbury, Wiltshire



Scheme Proposal

For the purposes of the Full Business Case the Council team has worked with landscape architects Nicholas Pearson Associates, engineers AECOM and the High Street HAZ Steering Group to develop a detailed scheme design RIBA Work Stage 3. In addition, further technical design to RIBA Stage 4 has informed the scheme costings and the draft technical designs are summarised here.

A further stage of stakeholder and community engagement will inform the final technical design.

Scheme Proposal: A New Market Square for Midsomer Norton

Detailed Design

In consultation with local residents, businesses and interested parties and the feedback directly incorporated into the scheme.

Key to the design of the new Market Square is ensuring the public open space can accommodate a variety of different functions and can be configured for day-to-day use, civic activities, small-to-medium scale community events – including street markets– and large-scale special events e.g. local festivals, traditions and bespoke markets.

As such The Island redevelopment scheme aims to:

- **Provide a welcoming, safe and attractive place that local people can enjoy;**
- **Create events space with the right infrastructure to support markets, cultural activities and civic occasions;**
- **Enhance the western end of the High Street to complement the historic Town Hall and support nearby commercial uses;**
- **Support the community and civic function of the Grade II listed Town Hall which has recently been transferred into community ownership and is undergoing a major transformation project.**

The designs that follow provide an indication of the flexibility and useability of the new Market Square.

Detailed Design: A New Market Square for Midsomer Norton



Mode plans showing flexible use

'EVERYDAY' USE WITH PARKING



FULL MARKET USE



'EVERYDAY' USE WITH PARKING & LOADING



MEDIUM EVENT USE



Technical Design: A New Market Square for Midsomer Norton

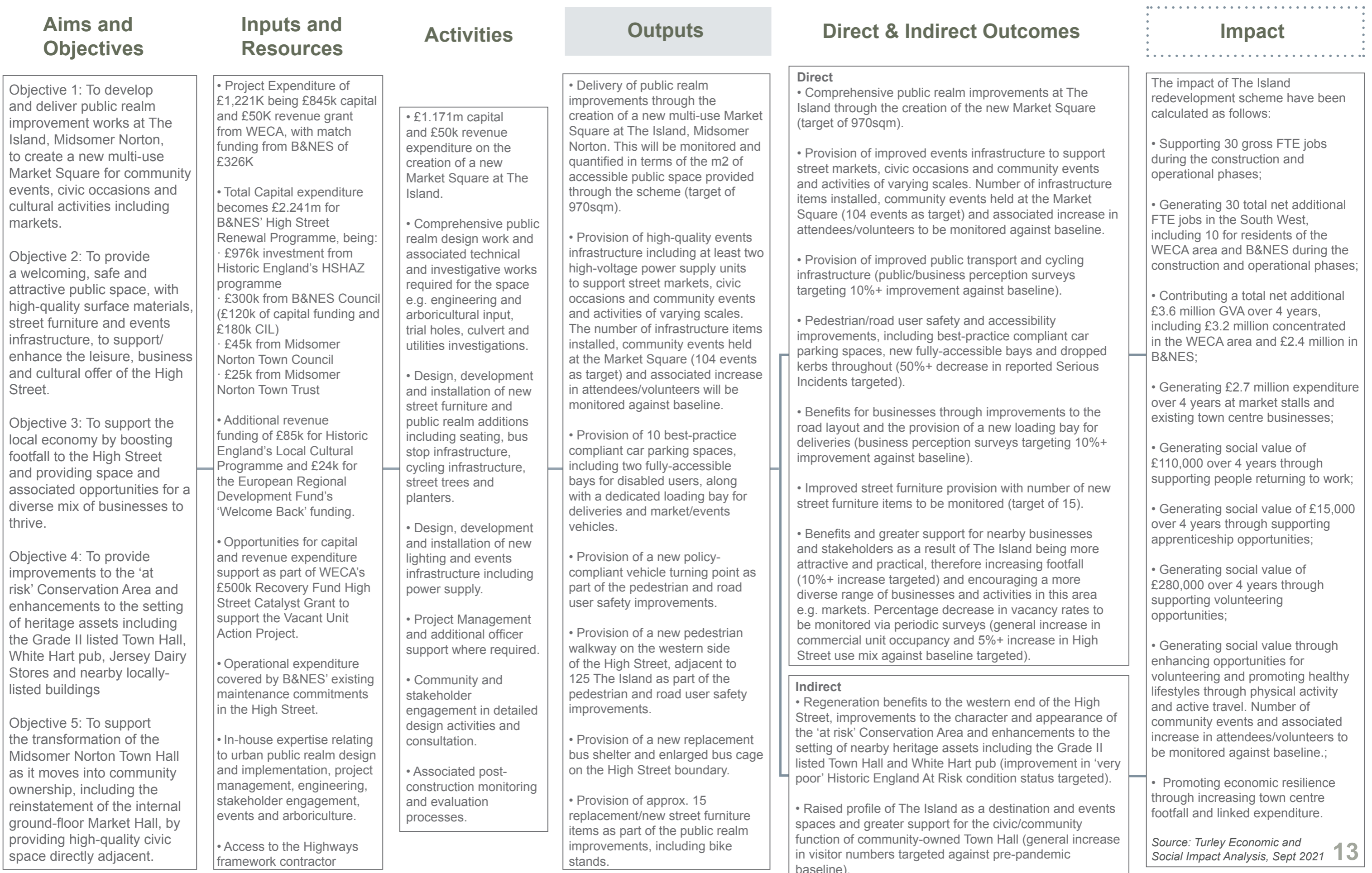
Technical Design

Following the community consultation feedback and additional technical work carried out in consultation with the engineering and landscape design consultants, the design proposals were revised to address design constraints, increase pedestrian and road user safety and respond to potential risks including the location of services/utilities and the underground river culvert. These changes include adjustments to the width and position of the carriageway, minor changes to the position of car parking/loading spaces and the provision of paved areas outside 125 The Island and the White Hart pub.

Whilst changes may be made within future technical phases (RIBA Work Stage 4), the final Stage 3 designs are considered to mitigate risks as far as possible, better support local businesses and improve the long-term viability of this area.

The project team are working to ensure that the river culvert beneath the site is in good condition, so that construction works can progress without delay. The final technical design will include any further minor amends to layout, materials and infrastructure (e.g. power and water supply points) for the market square.

Full Business Case Logic Model



Project budget

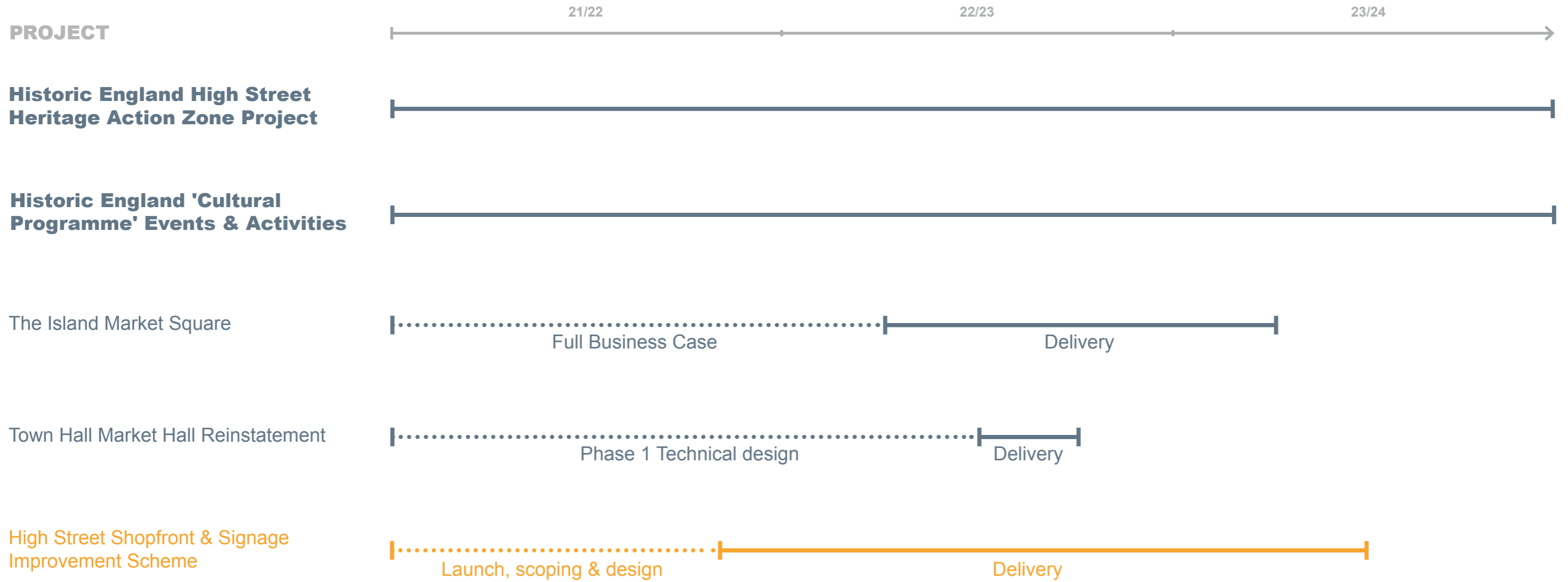
A £1.221m project to support Midsomer Norton's High Street Renewal Programme, utilising £0.895m earmarked from the West of England Investment Fund's 'Love our High Street'.

This will be part of the wider Midsomer Norton High Street Renewal Programme of £2.241m which has been established for the area. Funding is broken down as follows:

- £895K West of England Investment Fund's 'Love our High Street'
- £976k investment from Historic England as part of their High Street Heritage Action Zone programme
- £300k from B&NES Council (£180k CIL and £120 Corporate Supported Borrowing)
- £45k from Midsomer Norton Town Council
- £25k from Midsomer Norton Town Trust

Spend category	Included within WECA LOHS bid	Match-funded Sources
Project Management, Consultancy and Contractor fees	£341,963	B&NES £68,256
Market Square Construction Work	£152,990	
Materials	£242,669	Historic England £226,000 Midsomer Norton Town Council £20,000
Contingencies (including tender price inflation)	£107,378	B&NES £11,744
Revenue Project Management, Monitoring and Evaluation	£50,000	
TOTAL	£895,000	£326,000

Project Plan



High Streets Reopening & Renewal
Economy & Growth
Bath & North East Somerset Council



**Bath & North East
Somerset Council**

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