

CABINET MEMBER FOR TOWN CENTRES

Venue: Town Hall,
Moorgate Street,
Rotherham. S60 2TH

Date: Monday, 29th November, 2010

Time: 9.30 a.m.

A G E N D A

1. To determine if the following matters are to be considered under the categories suggested, in accordance with Part 1 of Schedule 12A (as amended March 2006) to the Local Government Act 1972.
2. To determine any item which the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.
3. Minutes of a meeting of the Townscape Heritage Initiative Partnership held on 1st November, 2010. (copy attached) (Pages 1 - 3)
4. Rotherham Economic Regeneration Fund (RERF) - Church Street Design Feasibility. (report attached) (Pages 4 - 7)
Simeon Leach, to report.
 - to seek approval for the allocation of £5,000 RERF revenue funding to preparatory work on designing a public realm scheme for Church Street in Rotherham town centre.
5. Weirside (formerly Westgate Demonstrator Project - Site 4), Rotherham Town Centre. (report attached) (Pages 8 - 12)
Mike Shires, Implementation Manager/Karen Gallagher, Project Officer, to report.
 - to update the Cabinet Member on the position with regard to the redevelopment of the Weirside site and requesting consideration of options to market the site for disposal and redevelopment by the private sector.

The Cabinet Member authorised consideration of the following urgent extra item in order to progress the scheme at the earliest opportunity:-

6. Minster Gardens Public Realm. (report attached) (Pages 13 - 19)
Bob Taylor, Project Officer, to report.
 - to seek approval for the proposed scheme.

TOWNSCAPE HERITAGE INITIATIVE
Monday, 1st November, 2010

Present:- Councillor R. S. Russell (in the Chair); Councillors Dodson, Pickering, Smith, Swift and Walker.

together with:-

Canon David Bliss	Rotherham Minster
Brig Chaggar	Rotherham Chamber of Commerce
Peter Hawkridge	Rotherham Civic Society
Charles Hammersley	Project Officer

23. INTRODUCTIONS

Councillor Russell, Cabinet Member for Town Centres, welcomed those present to the meeting and introductions were made.

24. APOLOGIES

Apologies for absence were received from Councillor Ali, Senior Advisor, Town Centres.

25. MINUTES OF THE PREVIOUS MEETING HELD ON 7TH JUNE, 2010

Consideration was given to the minutes of the previous meeting held on 7th June, 2010.

It was agreed:- That the minutes be approved as a correct record.

26. ANY MATTERS ARISING FROM THE PREVIOUS MINUTES

There were no matters arising from the previous minutes.

27. EXCLUSION OF THE PRESS AND PUBLIC

Resolved:- That, under Section 100(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (financial/business affairs).

28. TOWNSCAPE HERITAGE INITIATIVE SCHEME - CONSIDERATION OF GRANT APPROVAL FOR ESSOLDO BUILDINGS

Consideration was given to a report, presented by the Project Officer, relating to a request to consider a grant under the Townscape Heritage Initiative Scheme in respect of Essoldo Chambers, High Street,

Rotherham.

Details of the proposed works and costings were set out in the submitted report.

It was pointed out that planning permission for the building improvements was granted on 15th September, 2008. The shop front design by AXIS Architecture was appended to the submitted report. The works would be carried out by the same contractor as for the Hamby's block of properties.

It was confirmed that the works would include cleaning and repairing the façade, a new roof and guttering, together with windows and shop fronts.

It was also confirmed that communication channels had been established and that the works would be carried out on a staged payment approach.

Resolved:- That approval be given for a grant offer to Mr. Anjum Abbasi. up to a maximum of £400,000 towards repair and restoration works at Essoldo Chambers, noting that the grant was also subject to HLF appraisal and approval and on-going discussions with the HLF regarding minor items of works eligible for grant aid.

29. UPDATE ON PROJECTS WITH THE SCHEME

The Project Officer updated members of the Partnership in respect of:-

- The Three Cranes, Alfonsos and The George Wright Building

Noting that, due to funding constraints by the Coalition Government, funding from Yorkshire Forward will not now be forthcoming to allow the Council to acquire these properties.

Reference was made to the importance of the stove grate industry in Rotherham.

- No. 20 High Street

Noting completion of works, including creation of 2 new apartments (one of which was now occupied).

- SNAFU

The grant application had been approved in principle and it was anticipated that work would commence early in 2011, and would complement the landscaping improvements in Minster Yard.

- 10-12 High Street

Self Architects were preparing sketch designs for this property along with No. 14A High Street.

3F

- Hambys Block

Works were now completed.

- Minster Yard

Lighting scheme was completed mid-November 2009. Landscaping works were on going and progressing well. It was pointed out that the lighting scheme had been submitted as part of a national award scheme.

30. ANY OTHER BUSINESS

The following issues were reported:-

- (i) Turner Trail

Both the Minster and the Chapel on the Bridge were being promoted by VisitYorkshire.com as part of the Turner tourist trail.

- (ii) Minster Publicity

It was proposed to hold exhibitions and concerts at the Minster e.g. Medieval Babes. Contact details were also provided for Gospel Rock.

31. DATE, TIME AND VENUE OF THE NEXT MEETING

- to be confirmed.

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Cabinet Member for Town Centres
2.	Date:	29th November 2010
3.	Title:	RERF - Church Street Design Feasibility
4.	Programme Area:	Environment and Development Services

5. Summary

This report seeks approval of allocation of £5,000 RERF revenue funding to preparatory work on designing a public realm scheme for Church Street in Rotherham town centre.

6. Recommendations

That £5,000 of RERF revenue is approved to fund the provision of the design feasibility for public realm works on Church Street.

7. Proposals and Details

After the demolition of the former All Saints Buildings the Council committed to providing a high quality public realm scheme, which not only covered the footprint of the demolished building but addressed the surrounding roads.

With the demise of the Regional Development Agency the original funding for the scheme was withdrawn. Officers have now secured funding through LAA Reward Grant, WNF and LABGI to create a new public open space on the site of the former building. This scheme is to be known as "Minster Gardens". Works are due to commence in January 2011 with completion scheduled for August 2011. The budget available has been significantly reduced and the new scheme designed to incorporate a larger amount of soft landscape with the aim of reducing costs without reducing quality.

Also ongoing at this time is the redevelopment of Minster Yard. This scheme includes the restoration of footpaths, new seating, lighting of the Minster and the creation of a new stepped access from Church Street and is due for completion December 2010.

Between these two new pieces of public realm and immediately adjacent the recently refurbished Imperial Buildings is a piece of important space which has suffered from lack of investment and maintenance. The space includes two trees and three hexagonal seats probably dating from the 1970's. The space is predominantly York stone paving with York stone setts and kerbs. Some areas are in good condition; however, several areas have been severely damaged by vehicular traffic during the restoration schemes as part of the wider Rotherham Renaissance.

The site is within the Town Centre Conservation Area and directly adjacent to two listed buildings. It is, therefore, vitally important that this space is improved to reflect the quality of the other two spaces and to ensure the connectivity with High Street.

The whole area would be a pedestrian only zone and free of vehicular traffic. Initial thoughts for the usage of the space includes, external event space for the Artists / Occupiers of Imperial Buildings and a dedicated café seating area with views over Minster Yard and Minster Gardens.

Officers from RiDO and Streetpride have been proactive in finding an affordable solution for this area. Currently the Council Highways Depot is relocating from Greasbrough Road to Hellaby. This move together with limited storage space at the new depot has resulted in a significant amount of paving materials which would be ideally suited to the Conservation Area becoming available.

The materials are generally left over from similar funded schemes, second hand products and other surplus to requirements including natural stone paving, setts and kerbs, steel bollards etc. Officers have earmarked all

suitable materials for the project and these will be available “free issue”, provided that the physical work on site is carried out by the Streetpride Team.

The next step is to compile a detailed inventory of all materials, to include sizes, finish quantity etc. Also carry out a survey of the existing area and identify the quantity of reusable materials.

Once these tasks are complete, the Landscape Design Team will produce a draft scheme utilizing the new and existing materials. This design will then identify any shortfall of materials which may be required to complete the scheme. Detailed estimates can then also be produced and the scheme fully evaluated.

8. Finance

Funding	Status of funding. Approved/ Awaiting Approval	2009/2010	2010/2011	2011/2012	Total
RERF					
Capital		-		-	-
Revenue		-	3,500	1,500	5,000
TOTAL RERF		-	3,500	1,500	5,000
Other Funding Sources					
					-
					-
TOTAL OTHER FUNDING		-	-	-	-
Grand Total		-	3,500	1,500	5,000

There is currently £114,032 of revenue money available under the RERF programme. This is sufficient to fund this project.

The £5,000 requested will be split equally between carrying out an inventory of the existing materials then drafting a design around them and with their transport and storage in moving them from the Greasbrough Road Depot.

9. Risks and Uncertainties

Cost for the full scheme are unknown until the feasibility study and draft plan are completed. If the project proceeds and further funding is required then potential sources which have been identified include further RERF or Arts council money.

10. Policy and Performance Agenda Implications

The town centre has been identified by the LSP as being one of their two main priorities for the Borough, along with jobs.

This project contributes to the following strategic priorities under the Achieving Theme of the Community Strategy:-

- Revitalise the town centre

11. Background Papers and Consultation

Consultation has been undertaken with the town centre traders, the relevant Cabinet Member and ROAR. All have expressed support for the original Minster Gardens proposal.

A copy of the full RERF application form for this project is available on request.

Contact Name:

Simeon Leach, Economic Strategy Manager, Economic Strategy Team Ext 23828
Email simeon.leach@rotherham.gov.uk

ROTHERHAM BOROUGH COUNCIL – REPORT TO CABINET MEMBER

1.	Meeting:	Cabinet Member for Town Centres
2.	Date:	29 November 2010
3.	Title:	Weirside (formerly Westgate Demonstrator Project - Site 4), Rotherham Town Centre Boston Castle Ward 2
4.	Directorate:	Environment & Development Services

5.0 Summary

- 5.1 This report updates Members on the position with regard to the redevelopment of the Weirside site and requests consideration of options to market the site for disposal and redevelopment by the private sector.

6. Recommendations

That the Council's position with regard to previously reported and approved development proposals for the site to create high quality public realm and under croft car parking is noted.

That Cabinet Member revokes the resolution by Cabinet Member for Economic Development, Planning and Transportation, 2 November 2009, with regard to the proposal for public realm and under croft parking.

That the site is marketed by the Strategic Director of Environment and Development Services on the basis of an advisory development brief (Option 2).

That the Director of Legal and Democratic Services secures defective title indemnity insurance.

7.0 Background Information

- 7.1 Members will be aware that this site was an integral part of the Westgate Demonstrator Project (WDP) - one of the key regeneration schemes in the Town Centre for the Council and Developer Partner, Iliad.

The initial WDP development proposals for this site included for the provision of residential accommodation. Due to the current economic climate, the property market collapse and the lack of user demand, the ability to deliver and dispose of this type of development has been hindered.

As a result both the Council and Iliad have acknowledged that the site is an 'Abortive Site' under the WDP Development Agreement (dated 10 November 2006) and the development proposals are not viable. Consequently Iliad has surrendered all rights and responsibilities in connection with the site and the Council is now free to deal with or develop the site as it sees fit.

- 7.2 Previously reported and approved development proposals:

On the 2 November 2009 this site was considered by Cabinet Member for Economic Development, Planning and Transportation.

Following presentation of this report to Members it was resolved to approve RERF capital funding to develop and construct undercroft parking within the void beneath public realm works proposed on the site. The public realm proposal was referred to as the 'deck of cards'. At the time funding from Yorkshire Forward was approved to deliver the public realm. Revenue generated from parking charges was to fund ongoing maintenance of the car park and surrounding public realm.

Subsequent to these proposals Yorkshire Forward capital funding for the public realm works has been 'deferred' and RERF funding has been withdrawn and vired to support purchase of land for the community Stadium. The proposals to deliver both the public realm and the undercroft parking have, therefore, been abandoned.

Cabinet Members are therefore requested to revoke the resolution of the Cabinet meeting of the 2 November 2009.

- 7.3 General information:

The Weirside site comprises an area of 0.3hectares (0.73 acres).The boundary is shown edged black on the plan in Appendix 1. The majority of the site is currently used as a surface pay and display car park. The site area also includes the former Lloyds Bank property on Corporation Street.

The Council has freehold title to all the land highlighted in Appendix 1. However, there are encumbrances and covenants specified in the title but these should not prevent development on the site.

The site has a land use allocation for retail, commercial, residential and office space with the requirement for high quality public realm as public open space.

- 7.4 In order to re-stimulate development interest in this area of the Town Centre and maintain the momentum of the successful Westgate Demonstrator Project developments at Imperial Building, Old Market and Keppel Wharf it is proposed to 'test' the current market and assess any interest in the future development of this site. To enable this, the following options for disposal and marketing need to be considered.

8.0 Potential Disposal and Marketing Options:

8.1 Option 1:

The site could be placed on the open market without restriction and a capital receipt obtained. This may produce a receipt for the medium term capital programme but does not further the objectives of the Rotherham Renaissance agenda.

8.2 Option 2:

The site could be placed on the open market with an advisory development brief which would consider any use within the Local Development Framework and Design Code for Rotherham Town Centre river corridor.

Initial expressions of interest for the purchase and development of the site would be sought prior to inviting offers by informal tender. Following the submission of expressions of interest, the short listing of prospective purchasers will be entirely at the discretion of the Council.

In order to protect the value of adjacent land which the Council has an interest in (Old Market, Keppel Wharf and access to Market Street), a restrictive covenant on any purchasers' title to provide high quality public realm should be considered as part of any land sale agreement. Any proposals would be subject to approval by the Council.

It would be anticipated that no specific obligations to develop the site would be imposed on a purchaser; therefore the development of the site would not attract the need for OJEU procedures.

8.3 Option 3:

The site could be developed by the Council itself in accordance with the Rotherham Renaissance agenda. Any development project would be subject to funding; however at this time funds are not available.

9.0 Finance

- 9.1 Subject to Member approval to market and dispose of the site, an application for RERF revenue funding would be made to cover advertising costs and professional fees. Where available all services would be procured 'in-house' within the Council.

10.0 Risks and Uncertainties

- 10.1 A capital receipt from the sale of this site, if sold, may be forthcoming but market conditions can change resulting in a higher or lower receipt.

Should the Council seek to control the emerging proposals for redevelopment then this will influence the value of the site.

Should the marketing of the site not produce any interest for development from the private sector, the site will remain undeveloped with its current uses until market forces change.

11. Policy and Performance Agenda Implications

- 11.1 The redevelopment of the site will contribute to the 'Rotherham Achieving' and 'Rotherham Proud' themes of the Community Strategy by:

Providing an excellent town centre through the delivery of the Town Centre Renaissance in a way that will stimulate and retain investment.

Improving the perceptions of both the general public and visitors by raising the profile and image of the Town Centre to support economic regeneration.

12. Background Papers and Consultation

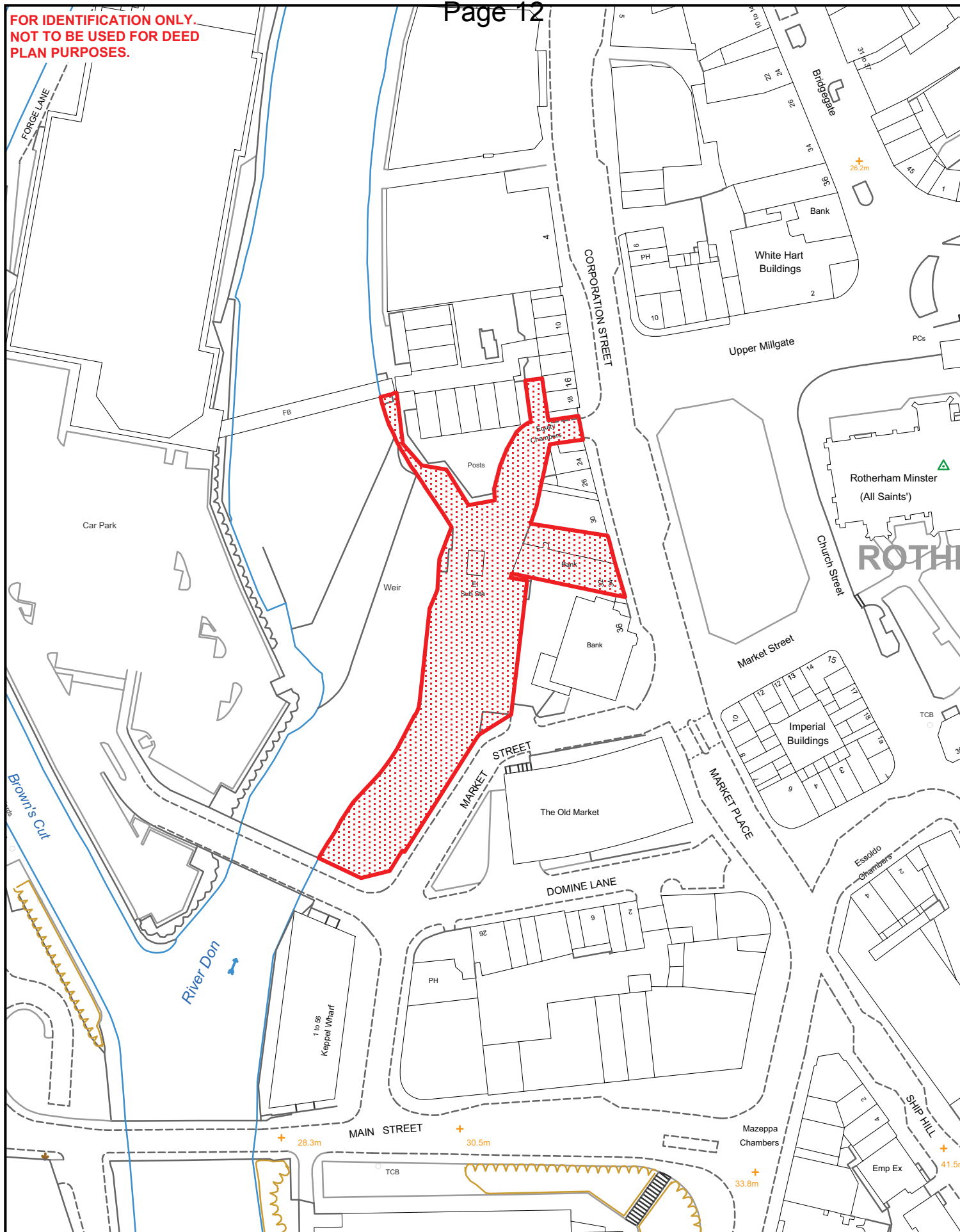
- 12.1 Appendix 1 Site plan.

- 12.2 Members were consulted and approved the delivery of the Westgate Demonstrator Project master plan which included proposals for Weirside (Site 4) as follows:

- Delegated Powers, 2 March 2005, HMRP – Westgate Demonstrator Project.
- Property Board, 16 March 2005, HMRP – Westgate Demonstrator Project.
- Regeneration Board, 13 April 2005, HMRP – Westgate Demonstrator Project.
- Cabinet Member for Economic Development, Planning and Transportation – 2 November 2009, Under Croft Car Park, Site 4 Westgate Demonstrator.

Contact Name: Karen Gallagher, Project Officer (ext 54733) karen.gallagher@rotherham.gov.uk or Mike Shires, Implementation Team Manager (ext 23885) mike.shires@rotherham.gov.uk, Environment and Development Services, Development Team.

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This map is based on the Ordnance Survey Land Line map with the sanction of the controller of Her Majesty's Stationery Office. Crown Copyright Reserved.

APPENDIX 1
WEIRSIDE
 (Formerly Westgate)
Demonstrator Project - Site 4)

Strategic Director: Karl Battersby
 Environment & Development Services
 RMBC
 Bailey House
 Rawmarsh Road
 Rotherham, S60 1TD



Scale 1:1250

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Cabinet Member for Town Centres
2.	Date:	29th November 2010
3.	Title:	Minster Gardens Public Realm (former All Saints Buildings, Westgate Demonstrator Project - Site 2), Rotherham Town Centre Boston Castle Ward 2
4.	Programme Area:	Environment and Development Services

5. Summary

To seek approval from the Cabinet Member for Town Centres for the proposed scheme.

6. Recommendations

That the Cabinet Member for Town Centres approves the proposed Minster Gardens Public Realm project as detailed in this report.

7. Proposals and Details

The site is currently vacant (temporarily being used as site establishment for the Minster Yard project). The most recent buildings on site being All Saints Buildings; a mix of retail units at ground floor level with two storeys of office space above. This was an unattractive building constructed in two phases during the mid and post war period, which was demolished in 2008.

The original proposal for the site was to replace the old building with a new contemporary office / retail development for which detailed plans were being progressed. However, once demolition of the building commenced, impressive new views of both the church and Imperial Buildings were revealed for the first time in a generation. Public opinion changed regarding the use of the site, with calls for the views to be retained as an asset to the Town. This support for the site's redevelopment as a public space was ratified by the Council's Cabinet decision in July 2009.

The Council, therefore, investigated the use of the site as amenity / public space and engaged with CABI to justify the decision and ensure the best possible scheme is promoted.

The proposal as part of the wider Rotherham Renaissance, is to create an urban green space that is complimentary to the existing All Saints Square and Minster Yard. The project has been positively influenced by the site's prominent location and proximity of the adjacent listed buildings (the Minster and Imperial Buildings) and will protect and enhance their settings.

The creation of a new destination at the western edge of the Town Centre will also be of benefit to the surrounding businesses by increasing visitor numbers and footfall to the area.

Additionally, the provision of new open space for Town Centre residents in Imperial Buildings, Old Market and Keppel Wharf and from Living over the Shops (LOTS) initiatives will be a further bonus.

The space has not been designed specifically for events but will be suitably flexible to enable it to accommodate occasional events as appropriate.

The design has been developed to encompass the entire footprint of the demolished building, with the retention of existing surrounding footpaths and provision of new desire line footpaths allowing convenient and easy to use routes. The site is naturally sloping and inclusive access will be via gently sloping paths and steps. The proposed paths allow for access to each road adjacent to the site with a central focal events space, seating area and informal grass terraces.

Views both in and out of the site from all angles are protected, promoting a safe feeling within the urban green space.

The design has been developed to retain the existing trees surrounding the site and promote further planting of trees, shrubs and wildflower meadows, enhancing biodiversity and habitat variety within an urban setting. Reclamation of stored

material from previous town centre projects has also influenced a sustainable and economical approach to the design.

The following Drawings are attached as an Appendix:

Drawing No, L4753/2-102 Sketch Proposals

Drawing No. L4753/2-201 Hardworks General Arrangement Plan

A Planning Application for “Change of use” of the land has been submitted to the Council.

Works on site are programmed to commence in January 2011, with completion scheduled for end of July 2011.

8. Finance

The total budget available for delivering the project is £331,833. This funding is secured and comprises a mixture of External and Council sources as detailed below:

Funding Source	Amount (£)
Yorkshire Forward	36,870
LAA Reward Grant	158,500
WNF	110,000
LABGI	26,463
TOTAL	331,833

This budget includes for all planning, design and management fees, construction, highway and landscape works.

Following completion of the project, maintenance responsibilities associated with the improvements will remain with the Council. The surrounding footpaths are adopted highway and are maintained by Streetpride. It is not intended to adopt the internal footpaths which traverse the site. Lighting to these footpaths is currently at design stage. The lighting columns, ducting, cabling and service connections will form part of the construction scheme. Future ongoing maintenance (excluding vandalism) and running costs being met by the payment of a commuted sum of £2120.

The works contract will include a 3 year aftercare and replacement planting allowance. Beyond this 3 year period, the costs of maintaining the scheme will be absorbed by Streetpride.

It has been agreed with colleagues in Streetpride, that Minster Gardens will be designated as “Civic Area “, and will, therefore, be included within the already established monthly inspection programme. It is proposed that the site will fall in to the “Silver Zone” in terms of on going maintenance (cleaning and litter picking etc). As the site is additional to existing commitments, Streetpride have indicated that this will cost in the region of £4,000 per annum.

9. Risks and Uncertainties

The works will be carried out by the same Streetpride delivery team currently working on the Minster Yard project. The new contract is due to commence immediately after completion of these works. Any significant delays to the original project could potentially impact on the Minster Gardens programme.

Planning permission needs to be secured for the Change of Use of the land.

Estimates are based on detailed site investigation, knowledge of the site and previous experience. Any cost over-runs will be managed by cost control mechanisms and re-design solutions to keep within existing budgets. This may impact and reduce the design specification on some items.

On-going maintenance costs of £4000 per annum for cleaning and litter picking, together with the one-off commuted sum payment of £2120 for lighting maintenance and running costs need to be picked up by the Council.

10. Policy and Performance Agenda Implications

The scheme will contribute to the 'Rotherham Achieving', 'Rotherham Proud' 'Rotherham Alive' and 'Rotherham Proud' themes of the Community Strategy by:

Providing an excellent town centre through the delivery of the town centre Renaissance in a way that will stimulate and retain investment;

Improving the perceptions of both residents and non-residents by raising the profile and image of the borough to support economic regeneration.

Helping Rotherham to celebrate its history and heritage – building on the past, and creating and welcoming the new.

Being designed to be an attractive public space which is safe, clean, green and well maintained

11. Background Papers and Consultation

Delegated Powers Meeting 2nd February 2005, Property Board 16th March 2005 and Regeneration Board 13th April 2005 consulted and approved the Westgate Demonstrator Project master plan which included proposals for the demolition and redevelopment of the former All Saints Building.

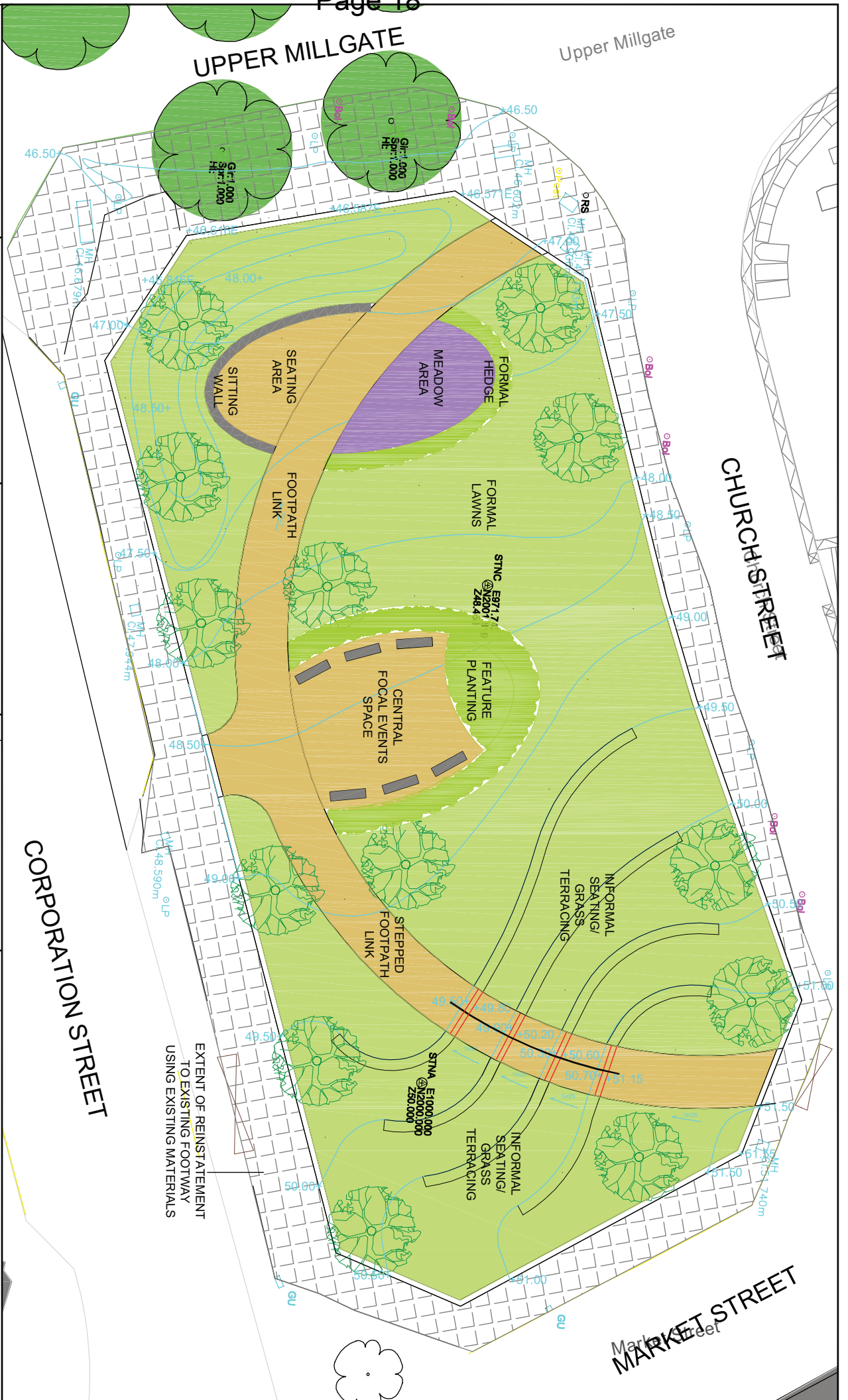
Cabinet on the 2nd November 2005 approved the selection of the Iliad Group as the preferred developer based on proposals which include the demolition and redevelopment of All Saints Building.

The Delegated Powers Meeting on the 31st July 2006 approved the strategy for securing vacant possession of the All Saints Building ahead of demolition of the building.

Cabinet on 1st July 2009 approved the redevelopment of this key town centre site for new public realm.

Consultation has taken place with surrounding local businesses and residents, Rotherham Open Arts Renaissance (ROAR), Various Council Teams including the Visitor Information Centre, Business and Retail Investment, and Development Control.

Contact Name: Bob Taylor, Project Officer,
Ext 23820 bob.taylor@rotherham.gov.uk



Rotherham Metropolitan Borough Council
Environment & Development Services

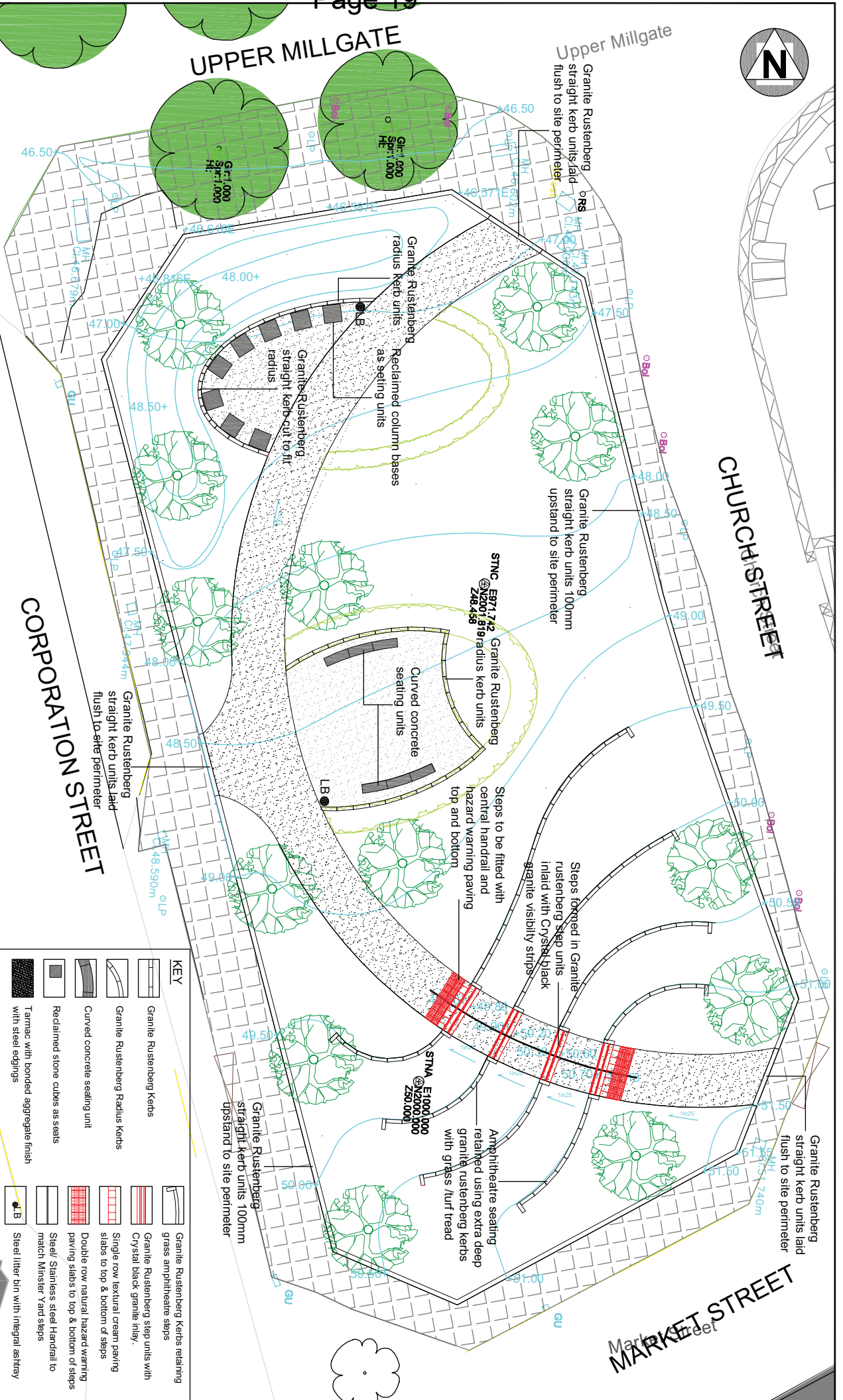
Strategic Director
 Karl Battersby (See Form) (W/M, W/RP)

Rotherham Metropolitan Borough Council
 Environment & Development Services
 Bailey House, Rawmarsh Road,
 Rotherham S60 1TD

Client:
 RIDO

Rev	Description
C	Proposed disabled parking bays omitted at client request 28/10/10
B	Seating tables removed from Market Street at client request
A	Central space amended following client comments Sept 2010

Title		Dwg. No.		Rev.		Scales	
ALL SAINTS PUBLIC REALM		L4753/2-102		C		1:200	
SKETCH PROPOSALS		SJH		SEPT 2010		Chd. by APB	



Rotherham Metropolitan Borough Council
Environment & Development Services

Strategic Director
 Karl Battersby (See Floor) MTR, WRRP

Rotherham Metropolitan Borough Council
 Environment & Development Services
 Bailey House, Rawmarsh Road,
 Rotherham S60 1TD

Client:
 RIDO

Rev.	Description
A	Proposed disabled parking bays omitted at client request. 28/10/10

MINSTER GARDENS
HARDWORKS GENERAL ARRANGEMENT PLAN

Title

Dwg. No.	Rev.	Scales
L4753/2-201	A	(#ax) 1:200
Drawn	Date	Chd. by
SJH	SEPT 2010	APB

KEY	
	Granite Rustenberg Kerbs
	Granite Rustenberg Radius Kerbs
	Curved concrete sealing unit
	Reclaimed stone cubes as seats
	Tarmac with bonded aggregate finish with steel edgings
	Granite Rustenberg Kerbs retaining
	Granite Rustenberg step units with grass amphitheatre steps
	Granite Rustenberg step units with crystal black granite inlay
	Single row textural cream paving slabs to top & bottom of steps
	Double row natural hazard warning paving slabs to top & bottom of steps
	Steel/Stainless steel Handrail to match Minster Yard steps
	Steel litter bin with integral ashtray