

Committee	Dated:
Hampstead Heath, Highgate Wood and Queen's Park Committee	28 November 2018
Subject: Queen's Park Public Toilet Redevelopment	Public
Report of: Bob Warnock, Superintendent of Hampstead Heath	For Decision
Report author: Richard Gentry, Open Spaces Department	

Summary

This report provides Members with an update on the suggested designs and costs associated with the refurbishment or rebuilding the Queen's Park Public Toilets adjacent to the Children's Play Area.

Recommendations

It is recommended that:

- Members approve the recommendation for option 1a to be value engineered and agree that Officers develop a Capital Project to enter the Gateway Approval Process.

Main Report

Background

1. The Queen's Park Public Toilets are located adjacent to the Play Area in the south west corner of the Park. The building dates back to the 1980s when the Play Area was redeveloped.
2. The local community, through their representation on the Queen's Park Consultative Group (QPCG), are seeking to improve the facilities for children, improve hygiene and the visual appearance of the existing toilet building. The incorporation of hygienic wall cladding or solid grade compact laminate boards internally and the softening of the external elevations via cladding, wall planting or green roof options are of particular interest.
3. At a meeting of the QPCG in June 2016 the Park Manager was asked to explore the opportunity to add an additional toilet block to the rear of the existing facility. The City Surveyor's Department commissioned a Consultant who undertook a scoping exercise to investigate the feasibility of the construction of an extension to provide a self-contained unisex accessible toilet with a baby-changing facility accessible from the Children's Play Area.
4. The final design scope estimated project costs in the region of £44,000 for the construction, including fees and decoration of existing external walls.

5. At a meeting of the QPCG in June 2017, Members queried the comparative cost of rebuilding the toilet as a whole unit as opposed to adding an extension onto the existing building.
6. In Sept/Oct 2017 damage, caused by movement in the building was found in the floor and wall tiles of the Ladies' toilet. Further investigation and a subsequent report suggested the removal of a horse chestnut tree from the western side of the toilet block would help reduce the risk of any future movement. Subsequently, remedial works were carried out to repair the damage. The City Surveyor Department was asked to place on hold any planned improvements to the building whilst the options described above were being investigated.
7. This project has been identified in the Open Spaces Department Business Plan and the Division's Business Plan (Project 2.4). The project to redevelop the Children's Sandpit (est. £90K - £100K) will be linked to the project to redevelop the Public Toilets, as the two projects are part of a wider project to redevelop this area of the Park.

Current Position

8. The City Surveyors Department Cyclical Works Programme identifies works which are required to ensure the facility is maintained to a satisfactory standard. Taking account of this programme of works, the City Surveyor's Department have advised that the facility will be maintained as a fit for purpose, safe and accessible public toilet.
9. In the current Cyclical Works Programme £8,000 has been allocated for the redecoration of the building within the current three-year programme.
10. The current toilet facility is accessible from the Park, but not the Children's Play Area, and is gender specific. With a mix of cubicles, urinals and an accessible toilet on the Gentleman's side and cubicles and an accessible toilet on the Ladies' side. Both have baby changing tables available.
11. Following movement found in the structure of the building, specifically in the Ladies Public Toilet in September 2017, at a meeting of the QPCG in November 2017, the Park Manager reported that repairs would be monitored.
12. Following the June 2017 QPCG meeting and the subsequent finding of movement in the building in September 2017, the QPCG suggested that this was an opportunity to consider if a more ambitious project could be undertaken following necessary repairs undertaken and a period of review.
13. At a meeting of the QPCG on 24 April 2018 Members asked the Park Manager to review the initial request to explore the option of the addition of a toilet to the rear of the toilet building, suggesting that the proposed toilets and the addition were not fit for purpose and could the option of a new build be considered to provide access from the Park and Children's Play Area. It was also requested that further consideration should be given to the options to refurbish the interior and exterior of the facility, giving access from the Children's Play Area and the Park. The QPCG had previously commented that the wider community view was that the toilets were not of a standard expected in a public park managed by the City of London.

14. In May 2018 the City Surveyor's Department was approached to assist the Park Manager with commissioning a feasibility study to refurbish or rebuild the existing toilet block, to provide separate entrances from the main Park and the Children's Play Area and to increase the provision of toilet facilities at Queen's Park.
15. A Consultant has been procured to provide an Outline Design, complete with measured floor, roof and elevation plans, itemised specification of works and projections of all fees and costs associated with the construction.

Options

16. Following discussions at a number of meetings led by the Park Manager with representatives from the local community, Members of the QPCG and in consultation with the City Surveyor's Department, four options were suggested. Two options for refurbishment and two options for a new build were subsequently drawn up by the Consultant.
17. The Consultant gave estimated costs for each option including green walls, and a brown roof. Drawings of the proposed layouts options 1a and 2a are within the document at Appendix 1.
 - Option 1a – Proposed Layout – Refurbishment – Total Project Costs £240,780 (approx.) (a preferred option)
 - Option 1b – Proposed Layout – Refurbishment - £200,000 (not recommended), (Appendix 2)
 - Option 2a – Proposed Layout - New Build - Total Project Costs £408,300 (approx.) (a preferred option)
 - Option 2b – Proposed Layout - New Build - £318,000 (not recommended), (Appendix 3)
18. Members should note that these initial estimates exclude all charges for expected surveys, professional fees, statutory approvals and are solely construction costs. Surveys and fees are likely to cost an additional 20-25%.
19. The City Surveyor's Department have not been able to give an exact life span of either the refurbishment (option 1a) or the rebuild (option 2a). They have advised that the Cyclical Works Programme will continue to support the ongoing maintenance of any facility in the future.
20. Further engagement and consultation has taken place and through discussions, two preferred options, 1a and 2a, have been identified. The Park Manager requested the Consultant to fully cost these two options.
21. The QPCG have requested that Officers explore the opportunity to install photovoltaic cells in place of a brown roof, providing energy for the paddling pool and the toilets. This option is being costed by the City Surveyor's Department.
22. A Councillor from the London Borough of Brent has suggested that Officers consider the option to add a 'Changing Places' room. A Changing Places room meets the needs of users with physical and learning difficulties, offering extra equipment and space, allowing them to use the toilet safely and comfortably. Changing Places toilets are equipped to higher standard than accessible toilets.

23. The London Borough of Brent Councillor has suggested that Community Infrastructure Levy funding may be available to support development of a Changing Places toilet facility in the Park.

Proposal

24. Options 1a and 2a have been developed by the Consultant and a full Outline Design Report to RIBA stage 2, is provided at Appendix 1.
25. The consultant has fully costed these options.
- Option 1a – Proposed Layout – Refurbishment - £240,780 (approx.) (a preferred option)
 - Option 2a – Proposed Layout - New Build - £408,300 (approx.) (a preferred option)
26. The Park Manager seeks Members feedback on the options, and in relation the preferred options 1a and 2a.
27. Of the two preferred options, City of London Officers recommend that option 1a – Refurbishment, is value engineered, to challenge the estimated build costs. This option would improve accessibility to the toilets from both the Park and the Children's Playground and will provide an internal fit out that is easier to clean and maintain. Using various techniques involving planting and cladding the overall appearance of the building can also be improved.
28. The views of the QPCG are that a new build of the toilet facility was the best option, supporting option 2a. Members agreed that the cheapest option was not necessarily the best option and wanted to choose an option which would be an investment for the next 50 years.

Corporate & Strategic Implications

29. Queen's Park delivers the aims and objectives of the City of London Corporate Plan 2018 – 2023, it contributes to the outcomes to provide a flourishing society (1-4), supports a thriving economy (5 & 8) and shapes outstanding environments (9-12).

Financial Implications

30. The next stage of the project will be the development of a Project Briefing (Gateway 1) and a Project Proposal (Gateway 2), which will be considered by the Corporate Projects Board, Projects Sub-Committee and the Hampstead Heath, Highgate Wood and Queen's Park Committee.
31. This is a new City Cash capital project item for which no financial provision currently exists. Therefore, a bid for funding for the City Fund 2018/19 or 2019/20 will need to be made, which will be subject to approval of Corporate Priorities Board, Resource Allocation sub-Committee and Policy and the Resources Committee.

Conclusion

32. Members approve the recommendation for option 1a to be value engineered and agree for Officers to develop a Capital Project to enter the Gateway Approval Process.

Appendices

- Appendix 1 – Full Design Outline Report
- Appendix 2 - Option 1b – Proposed Layout – Refurbishment
- Appendix 3 - Option 2b – Proposed Layout – New Build

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