

Committee(s)	Dated:
Hampstead Heath, Highgate Wood & Queen's Park Committee - For Decision	30 January 2017
Subject: Gateway Projects – East Heath Car Park / Peggy Jay Centre & Adventure Playground Outdoor Play facilities / The Hive	Public
Report of: Superintendent of Hampstead Heath	For Decision
Report author: Declan Gallagher – Open Spaces Department	

Summary

This Report informs Members of three projects on Hampstead Heath – (A) East Heath Car Park resurface and drainage, (B) redevelopment of outdoor play facilities at the Peggy Jay Centre & Adventure Playground and (C) alterations to the Hive Building to a learning and volunteer centre. The projects are consistent with the Open Spaces Department Business Plan and the Hampstead Heath Management Plan.

The works relating to East Heath Car Park are subject to an application to the Corporate Priorities Board reflecting the essential Health & Safety status of the Project. Local Risk funding is proposed for the projects at the Peggy Jay Centre & Adventure Playground and the Hive Building. However, it is recognised that the priority for the Open Spaces Department is to meet the unfunded/shortfall within the 2017/18 running costs of the Learning Programme in the first instance.

Recommendations

- That the Members note the views of the Hampstead Heath Consultative Committee.
- That the Members of the Hampstead Heath, Highgate Wood and Queen's Park Committee support and agree the proposed Capital Projects.

Main Report

Background

1. Three Capital Projects have been identified across Hampstead Heath:-

- A. East Heath Car Park resurface and drainage works,
- B. Redevelopment of the Peggy Jay Centre & Adventure Playground play facilities,
- C. Alterations to convert the Hive Building to a learning and volunteer centre.

2. The Projects will need to progress through the Corporate Gateway Approval Process.

A. East Heath Car Park

Current Position

3. East Heath Car Park is used by Heath visitors and can accommodate approximately 120 vehicles in unmarked parking bays. The Car Park is currently surfaced with Coxwell Gravel – a loose material that gets washed off in periods of heavy rain and runs to the southern corner of the site and onto East Heath Road, causing potentially dangerous driving conditions for cyclists and motorised vehicles and a slip / trip hazard for pedestrians.
4. As a temporary mitigating solution during the working day only, Hampstead Heath staff place coir matting rolls along the lower reaches of the Car Park to slow down run-off and help trap the gravel material. Heath staff also refill potholes and gullies with the material that has been trapped and top up with new material on an on-going basis.
5. The maintenance of the Car Park is currently the responsibility of the Open Spaces Department because it is not a permanent made-up surface. However, once a more suitable made-up surface with adequate drainage is provided, maintenance will transfer to the City Surveyor's Department. The Division of Responsibility for different types of surface is defined in a formal agreement between the Open Spaces Department and City Surveyors Department.

Proposal

6. To convert the Car Park from a loose gravel aggregate surface to a hard standing asphalt surface with associated drainage.

Implications

7. The City has the power to provide parking spaces on the Heath, whilst also being subject to a general duty to preserve, as far as may be, the natural aspect and state of the Heath. The City has a duty of care to visitors using the Car Park under the Health and Safety at Work etc. Act 1974 and the Occupiers' Liability Act 1957. Additionally, if material from the Car Park is washed on to the highway and causes an accident then the City could potentially be liable in tort for any injuries sustained.
8. The City Surveyor's Department will project manage the construction of the works. The indicative cost estimate for the Project is £351,000 which as well as resurfacing and drainage also includes the installation of kerbing around the car park. The funding for this Project is subject to a successful bid to the Corporate Priorities Board in February 2017.

B. Peggy Jay Centre & Adventure Playground Outdoor Play Facilities

Current Position

9. The findings of a recent learning and play assessment has identified that the current outdoor facilities reflect a more traditional style of play and are therefore not in keeping with the new direction of the Open Spaces Department Learning Programme. In addition, an external inspection of the play equipment has identified that it is nearing the end of its lifespan with some pieces requiring immediate quarantine and replacement.

Proposal

10. In order to continue delivering play opportunities, investment in replacing the aging and faulty equipment at both facilities is recommended. This Project proposes that a complete redevelopment of the play areas at the Peggy Jay Centre & Adventure Playground is undertaken to allow the facilities to more fully contribute to our Departmental outcomes for learning and play.

Implications

11. The Project will be managed by Heath staff with guidance from City Procurement. The indicative cost estimate is in the region of £100,000 which includes a feasibility study, engagement and consultation exercise, design and the purchase and installation of the play equipment.

C. Alterations to convert the Hive Building to a learning and volunteer centre

Current Position

12. The findings from a service review has identified that the existing education facility at the Lido is no longer adequate to accommodate the developing Open Spaces Department Learning Programme.
13. Currently members of the Learning Team share office space at the Hive with Heath Hands volunteers, in three rooms that were converted in 2013.
14. A feasibility report into the use of the Hive was led by the City Surveyor's Department and completed in September 2016. This report considered the proposed conversion of the disused football changing rooms into two learning spaces to support the Open Spaces Department Learning Programme.

Proposal

15. Conversion of the disused football changing rooms and adjoining outdoor space to create an integrated educational facility and volunteer hub that will accommodate the newly established Open Spaces Department Learning

Programme. The new learning facility will replace the existing education room and adjacent garden that are located at the Lido.

16. The converted facility will provide two versatile learning spaces that can accommodate primary and secondary pupils and an outdoor learning space and garden. This will integrate with the existing office accommodation for the Learning Programme staff and the volunteer hub for Heath Hands and other volunteers.

Implications

17. The City Surveyor's Department will project manage the design and construction works, including detailed design, planning permission, tendering and awarding the contract. Design and establishment of the outdoor space will be managed by Heath staff and may be phased. Indicative costs are in the region of £200,000, which includes £99,500 allocated through the City Surveyor's Cyclical Work Programme.

Consultation

18. The Superintendent informed Members, of the Hampstead Heath Consultative Committee and Members of the Hampstead Heath, Highgate Wood & Queen's Park Committee of the three Capital Projects in the November 2016 Superintendents update.
19. Members of the Hampstead Heath Consultative Committee undertook a site visit to East Heath Car Park on their walk on 25 June 2016 to see at first hand the on-going erosion and drainage issues.
20. Members of the Hampstead Heath Consultative Committees visited the Peggy Jay Centre & Adventure Playground facilities on their 7 January 2017 walk.
21. A report detailing the three projects was presented to the Hampstead Heath Consultative Committee on the 9 January 2017 for discussion.
22. Updates for Committee Members will be provided as these Capital Projects proceed through the Corporate Priorities Board and the Gateway Approval Process.

Corporate & Strategic Implications

23. The projects support the Open Spaces Business Plan 2016-19 strategic vision "Preserve and protect our world class green spaces for the benefit of our local communities and the environment" and Departmental objective OSD3: "Enrich the lives of Londoners by providing high quality and engaging, education and volunteering opportunities".
24. The projects at the Peggy Jay Centre & Adventure Playground and the Hive support the Hampstead Heath Management Plan objectives to develop the

Heath's potential for education and interpretation and to increase outreach to community groups and provide increased opportunities for learning and play.

Financial Implications

25. The Project relating to East Heath Car Park is subject to an application to the Corporate Priorities Board reflecting the essential Health & Safety status of the works. Local Risk funding is proposed for the projects at the Peggy Jay Centre & Adventure Playground and the Hive Building. However, it is recognised that the priority for the Open Spaces Department is to meet the unfunded/shortfall within the 2017/18 running costs of the Learning Programme in the first instance. Consequently, Members are asked to support and agree the Capital Projects but to note that the availability of funding for these projects will only be confirmed during the year end process.

26. All three projects will adhere to the Corporate Gateway Approval Process and it is estimated the combined projects will cost in the region of £651,000.

Conclusion

27. The three projects were presented at Corporate Projects Board (Gateway 1) on the 10 January 2017. Subject to the agreement of Members the projects will be considered by the Project Sub Committee (Gateway 2) on the 31 January 2017. The Car Park Project will also need to be considered by the Corporate Priorities Board in February 2017 to seek agreement to funding from the 2016/17 New Projects Allocation.

Background Papers

- Superintendents Update, Hampstead Heath, Highgate Wood and Queen's Park Committee - 21.11.2016.

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