

Committee	Dated:
Hampstead Heath, Highgate Wood & Queen's Park Committee	17072017
Subject: Play Area Toilets – Addition of a Toilet	Public
Report of: Superintendent of Hampstead Heath	For Discussion
Report author: Richard G Gentry - Open Spaces & Heritage Department	

Summary

This report provides an update on a scoping exercise which has been carried out for the development of an additional public toilet to be provided at the Children's Sand Pit. The additional toilet would give access from one side only and would be accessible for wheelchair users, and would contain a baby changing table.

Recommendations

Members are asked to:

- Note the views of the Queen's Park Consultative Group following their June meeting
- Discuss the content of this report and the Outline Design Proposals at Appendix 1 (*N.B. – Appendix 1 circulated as a separate document*)
- Give their views on the proposals, including the preferred Option 3, as detailed in para 7.

Main Report

Background

1. Following discussions with the Queen's Park Liaison Group which is made up of representatives of local user groups, the Park Manager approached the City Surveyor's Department to scope an outline design for an extension to the play area toilets. Specifically for a toilet to be only accessible from the Sand Pit area.

Current Position

2. The aim of the project was to investigate the feasibility of the construction of an extension, self-contained Unisex Wheelchair Accessible toilet (Document M compliant) with baby-changing facilities, onto the existing toilet block building in the children's play area at Queens Park.
3. A consultant was appointed by the Surveyor's Department to provide an Outline Design for the construction described above, complete with measured floor

plans, layout drawings and projections of all fees and costs associated with the construction.

4. Queen's Park lies within the London Borough of Brent and the Park and the surrounding streets are in a Conservation Area.
5. It would be the preference of the Park Manager that the new toilet facilities internal decoration finish materials would match those of the Queens Park Café Toilet (Disabled Access). This includes Altro Wall Cladding (from skirting to 2.2m above ground level approx.), upper wall and ceiling painted and Altro Walkway flooring.

Options

6. The consultant has provided three options;
 - Option 1 – Disabled toilet (retaining the storage hallway) and connected to the existing external wall
 - Option 2 – Disabled toilet demolishing part of the external wall and taking up part of the storage hallway
 - Option 3 – Disabled toilet and additional child's WC, (retaining the storage hallway) connected to the existing external wall.

Proposals

7. It is recommended that Members consider Option 3. This option provides for a Disabled toilet (including baby changing facilities) accessible from the Sand Pit, and an additional children's toilet.
8. Following feedback given by the Queen's Park Consultative Group, further investigation is necessary in regard to the location of an additional toilet facility, taking in to consideration the impact that any structure may have on tree roots in the vicinity. The Park Manager has contacted the City Surveyor's Department to discuss the options of where an additional toilet block could be located which reduces any impact to tree roots.
9. Option 3 has an approximate project cost of £39,000 for the construction, including fees. The project costs, including the decoration of external walls are £44,000.

Implications

10. The project would need to be fully costed and agreed as a project within the Park's Annual Work Programme. The Superintendents Local Risk Budget would provide the funding for this project. The City of London would consider appropriate funding mechanisms, including donations and fundraising opportunities for this project with the support of the local community.

Conclusion

11. Following discussion, the views of Members will be fed back to the Hampstead Heath, Highgate Wood and Queen's Park Committee for their consideration. Members should consider how the funding of the proposed toilet extension will be met. The suggested proposal have been put together following suggestions made by Members, to add an additional toilet to the Sand Pit area that is only accessible to the users of the Sand Pit, taking in to consideration the current layout of the toilet facilities adjacent to the play area.

Appendices

- Appendix 1 – Outline Design Proposals – Queen's Park Toilet Extension
(circulated as a separate document)

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