

<b>Committee(s)</b>	<b>Dated:</b>
Queen's Park Consultative Group	31 October 2018
<b>Subject:</b> Queen's Park Public Toilet Redevelopment	<b>Public</b>
<b>Report of:</b> Bob Warnock, Superintendent of Hampstead Heath	<b>For Discussion</b>
<b>Report author:</b> Richard Gentry, Open Spaces Department	

### Summary

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

### Recommendations

It is recommended that:

- Members provide feedback on the Queen's Park Public Toilet refurbishment and rebuild options 1a and 2a, and in particular in relation to the recommendation for option 1a to be value engineered.
- That the views and comments of the Queen's Park Consultative Group be conveyed to the Hampstead Heath, Highgate Wood and Queen's Park Committee at their meeting on 28 November 2018.

### 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 this Group, 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 this Group 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 undertook a scoping exercise to investigate the feasibility of the construction of an extension to provide a self-contained unisex accessible toilet with baby-changing facilities at the Children's Play Area in the Park.

4. The final design scope identified approximate project costs in the region of £44,000 for the construction, including fees and decoration of existing external walls.
5. At a meeting of this Group 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 to ease any future movement. Subsequently, remedial works were carried out. 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 Divisional Business Plan (Project 2.4). Any future Gateway process will include the redevelopment of the Children's Sandpit as 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 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. At a meeting of this Group 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 addition was not in keeping with the Park. It was also requested that further consideration should be given to the options to refurbish the facility, giving access from the Play Area and the Park, or a rebuild the facility to provide access from the Park and Children's Play Area.
12. 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 facilities, internally and externally to provide separate entrances from the main Park and the contained Children's Play Area and increase the existing toilet facilities at Queen's Park.
13. 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

14. Following discussions at a number of meetings led by the Park Manager with representatives from the local community, Members of this Group 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.
15. The Consultant gave estimated costs for each option including green wall, and brown roof. Drawings of the proposed layouts options 1a and 2a are within the document at Appendix 1.
  - Option 1a – Proposed Layout – Refurbishment - £204,000 (a preferred option)
  - Option 1b – Proposed Layout – Refurbishment - £200,000 (not recommended), (Appendix 2)
  - Option 2a – Proposed Layout - New Build - £320,000 (a preferred option)
  - Option 2b – Proposed Layout - New Build - £318,000 (not recommended), (Appendix 3).
16. Members should note that these initial costs 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% approx.
17. Further engagement and consultation has taken place and through discussion with the small group, two preferred options, 1a and 2a, were identified. The Park Manager requested the Consultant to fully cost these options.

## Options

18. Options 1a and 2a have been developed by the Consultant and a full design outline report is provided at Appendix 1.
19. The consultant has fully costed these options.
  - Option 1a – Proposed Layout – Refurbishment - £215,000 (a preferred option)
  - Option 2a – Proposed Layout - New Build - £340,000 (a preferred option)
20. The Park Manager seeks Members feedback on the options, and in particular in relation the preferred options 1a and 2a.
21. Of the two preferred options, City of London Officers recommend that option 1a – Refurbishment, is value engineered, e.g. reducing the build cost. This option supports the improvement and accessibility to the building and delivers value for money.

## **Next Steps**

22. Following feedback from Members, the Hampstead Heath, Highgate Wood and Queen's Park Committee (HHHWQPC) will consider the preferred options (1a & 2a) at their meeting on 28 November 2018.
23. Should the HHHWQPC approve the progression of the recommended option, the next stage of the process will be the completion of a Project Proposal which will be considered by the Corporate Projects Board (Gateway 1). Members will be provided with an update at their meeting in March 2019.

## **Corporate & Strategic Implications**

24. Queen's Park delivers the aims and objectives of the City of London Corporate Plan 2018 – 2023, it contributes to the outcomes under the aims of the organisation to provide a flourishing society (1-4), supports a thriving economy (5 & 8) and shapes outstanding environments (9-12).
25. The refurbishment or redevelopment of the public toilets will enable the Park to deliver the aims and outcomes of the City of London Corporate Plan 2018 – 2023.

## **Financial Implications**

26. Approval of this project is subject to agreement by the HHHWQPC and the Policy and Resources Committee through its Project Sub-Committee. A Capital funding bid will also need to be submitted to the City of London Corporation Resources Allocation Sub-Committee.

## **Conclusion**

27. Members views are sought in relation to the preferred options 1a and 2a and to provide feedback on the recommendation for option 1a to be value engineered, to inform the next stage of the project.

## **Appendices**

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

## **Richard Gentry**

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