

<b>Committee(s)</b>	<b>Dated:</b>
Hampstead Heath Consultative Committee - For Discussion	9 January 2017
Hampstead Heath, Highgate Wood & Queen's Park Committee - For Decision	30 January 2017
<b>Subject:</b> Gateway Projects – East Heath Car Park / Peggy Jay Centre & Adventure Playground Outdoor Play facilities / The Hive	<b>Public</b>
<b>Report of:</b> Superintendent of Hampstead Heath	<b>For Discussion</b>
<b>Report author:</b> Declan Gallagher – Open Spaces Department	

### Summary

This report informs Members of three projects on Hampstead Heath – (1) East Heath car park resurface and drainage, (2) redevelopment of outdoor play facilities at the Peggy Jay Centre & Adventure Playground and (3) alterations to the Hive building. The projects are consistent with the Open Spaces Department (OSD) Business Plan and the Hampstead Heath Management Plan.

The projects will adhere to the Corporate Gateway Approval Process and it is estimated the works will cost in the region of £630,000. This money will be capitalised in part from the Superintendent's Local Risk Budget. External funding avenues are being explored for the Peggy Jay Centre & Adventure Playground play facilities and the Hive to supplement project funding from the Superintendents Local Risk Budget.

### Recommendations

- That the views of Members of the Hampstead Heath Consultative Committee are sought on the proposed works.
- That the views of the Hampstead Heath Consultative Committee are conveyed to the Hampstead Heath, Highgate Wood and Queen's Park Committee at their meeting on 30 January 2017.
- That the members of the Hampstead Heath, Highgate Wood and Queen's Park Committee acknowledge and support the proposed Capital Projects.

### Main Report

#### Background

1. Three capital projects have been identified across Hampstead Heath and they will follow the Corporate Gateway Approval Process (Appendix 1):
  - a) East Heath car park resurface and drainage works
  - b) Redevelopment the Peggy Jay Centre & Adventure Playground play facilities

- c) Alterations to convert the Hive building to a learning and volunteer centre

## **A. East Heath Car Park**

### **Current Position**

- 2. East Heath car park is used by Heath visitors and can accommodate approximately 120 vehicles in unmarked parking bays. The car park is 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.
- 3. 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 employees also refill potholes and gullies with the material that has been trapped and top up with new material on an on-going basis.
- 4. City Surveyor's and Open Spaces agree that this car park is currently the responsibility of Open Spaces to maintain because it is not a permanent made-up surface but that once a more suitable made-up surface with adequate drainage is provided maintenance will become the responsibility of the City Surveyor's. This Division of responsibility for different types of surface is defined in the Agreed Division of Responsibilities.

### **Proposal**

- 5. To convert the car park from a loose gravel aggregate surface to a hard standing asphalt surface with associated drainage.

### **Implications**

- 6. 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. 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.
- 7. The City Surveyor's Department will project manage the construction of the works. Indicative cost estimate for the project is up to £330,000.00 which as well as resurfacing and drainage also includes the installation of kerbing around the car park. The cost will be met from the Superintendents Local Risk Budget.

## **B. Peggy Jay Centre & Adventure Playground Outdoor Play Facilities**

### **Current**

### **Position**

- 8. The findings from a Service Based Review identified that the current outdoor play facilities continue to reflect the more traditional style of play and are not in

keeping with the new direction of the OSD Learning Programme. In addition, a recent 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**

9. 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 Adventure and Peggy Jay Centre is undertaken to align with the new aims and allow the facilities to more fully contribute to our departmental outcomes for play.

### **Implications**

10. The project will be managed by Heath staff with guidance from City procurement. Indicative cost estimate is in the region of £100,000 which includes a feasibility study, design and build.

## **C. Alterations to convert the Hive building to a learning and volunteer centre**

### **Current Position**

1. The findings from a Service Based Review identified that the existing education facility at the Lido is no longer adequate to accommodate the developing OSD Learning Programme.
2. A feasibility report into the use of the Hive was led by the City Surveyor's and completed in September 2016. This report considered the proposed conversion of the remaining changing rooms into two learning spaces to support the OSD Learning Programme. Currently members of the Learning Team share office space with Heath Hands volunteers in three rooms that were converted in 2013.

### **Proposal**

3. 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 OSD Learning Programme. The new learning facility will replace the existing education room and adjacent garden that are located at the east of the Lido.
4. The new facility will provide office accommodation for Learning Programme staff, a volunteer hub for Heath Hands and other volunteers, two versatile learning spaces that can accommodate primary and secondary pupils and an outdoor learning space and garden.

### **Implications**

5. 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 in house and may be phased. Indicative costs are in the region of £200,000 for design and build.

## **Consultation**

6. 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 his November Superintendents update Report to Committee.
7. 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 ongoing erosion and drainage issues.
8. Members of the Hampstead Heath Consultative Committees will visit the Peggy Jay Centre and Adventure Playground facilities on their 7 January 2017 walk.
9. Updates for Committee members will be provided as the capital projects proceed through the Corporate Gateway Approval Process.

## **Corporate & Strategic Implications**

10. 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".
11. 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**

12. All three projects will follow the Corporate Gateway Approval Process and it is estimated the works for all projects will cost in the region of £630,000. The majority of the funding will be monies that will be capitalised from the Superintendents 2016/17 Local Risk Budget, utilising savings that have accumulated throughout the financial year. An additional contribution to the cost of the projects will be met from the Superintendents 2017/18 Local Risk Budget
13. External funding avenues are being sought for the Adventure Playground and the Hive projects to supplement the Superintendents Local Risk budget. To this end, proposals for Community Infrastructure Levy funding have been submitted to London Borough of Camden Wards of Hampstead Town, Highgate and Gospel Oak and will be considered by Ward Councillors following public consultation in January 2017.

## **Conclusion**

14. Investment in in the region of £630,000 to deliver these capital projects is essential to meet the City of London's strategic objective to preserve and protect our world class green spaces for the benefit of our local communities and the environment.

## **Appendices**

- Appendix 1 Corporate Gateway Approval Process

## **Background Papers**

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

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