

Improvements to Witham Town Park

Agenda Item 7a

Portfolio Area: Environment and Sustainability

Report Presented by: Councillor Roger Walters

Background Papers: Witham Town Plan
 Witham Town Park Perceptions Survey - Report Jan 2008
 Witham Town Park masterplan no L 58.39.8A
 Neil Jennings (architect) sketch designs (804/sk05,08 &09) & design statement
 BDC Annual Plan 09 -10 ref SOC6WS
 Business case 02 October 09
 BDC Annual Plan 10 -11 = draft = no reference available

Corporate Implications: Please refer to table at end of report

Options:

- 1 To approve the construction of a replacement toilet and store at Witham Town Park
- 2 Not to approve the construction of a replacement toilet and store at Witham Town Park

Risks: Consultation with schools and other community groups has indicated that if the project does not go ahead, the development of the use of the park, both by the public and by significant groups of users such as schools, will be curtailed.

It will be impossible to obtain a Green Flag Award for the park.

Executive Summary

It is proposed that a replacement toilet together with a store for equipment for new activities be built in Witham Town Park near the Kings Chase entrance in the position shown on the masterplan for the park. A striking modern brick-built building is envisaged with a galvanized steel roof extended so that an external canopy overhangs seating to provide shelter also.

The store will be 'serviced' to allow a second WC to be installed if required in the future.

The entire structure is designed to resist vandalism and to be as sustainable as practicable.

The project is planned to start in 2010-11 and complete in 2011-12 using BDC capital funding.

As part of the Council's partnership approach to the provision and management of local facilities, Witham Town Council has agreed to take responsibility for cleaning & locking/unlocking on a daily basis as well as for the supply and costs of renewable items and hygiene bins.

Decision

Approval is sought to provide a replacement toilet and store in Witham Town Park and that capital funding be allocated in the order of £10,500 in 2010-11 and £70,000 in 2011-12

Background

The original toilets in the park were demolished some time ago. As part of the improvement plans for the park it is proposed to provide a new facility which would incorporate a store.

The toilet and store will:

- Facilitate longer visits to the park and more events to be held.
- Encourage more people to take exercise in the park.
- Support BDC's Olympics' initiatives by assisting in encouraging the use of park for sports and other physical activities.
- Facilitate longer school visits and so assist schools achieve curriculum targets as there are many opportunities for curriculum-related work in this park.
- Enable resources for educational activities in the park to be held in the store e.g.: rucksacks with laminated work-sheets & equipment for projects related to Key Stage targets in Maths, Literacy, Science, Geography, History, etc... period games, CDs with oral history records, etc...
- Facilitate school visits by providing space for school bags, picnics, spare jumpers, macs, etc to be held in the store while project work is undertaken in the park...
- Provide space for equipment for a wide range of new events in the park to be held.
- Allow a wider range of people to visit the park. This is evidenced by advice from a clinical psychologist working for the 'Early Intervention in Psychosis Service', Chelmsford, who states that there is an important role for parks in addressing mental health problems. In addition, many people e.g.: such as Witham-based users of the Braintree Tabor Centre for those with physical disabilities can make only very short visits to this park, if any, if there is no toilet ...
- By encouraging more 'footfall' in the park, help to support local businesses e.g.: Park Store, Complete Fitness, Witham Nursery, etc in Maldon Road and other businesses in town centre nearby.

Corporate Implications			
Financial:	<p>2010-11 £10,500 <u>BDC Capital costs</u> to cover fees to prepare detailed drawings / contract documents & tendering</p> <p>2011-12 £70,000 <u>BDC Capital costs</u> to cover cost of contract on site - including contingency</p> <p>2011-12 £ 3,820 <u>WTC Revenue costs</u> - locking/unlocking, cleaning +renewable items + hygiene bins - amount will be dependent on the date of Practical Completion</p> <p>2012-13 £ 9,600 <u>WTC Revenue costs</u> - locking/unlocking, cleaning + renewable items + hygiene bins</p> <p>Thereafter WTC Revenue costs ongoing annually</p>		
Legal:	A planning application is not required as this is permitted development under the General Permitted Development Order 1995.		
Equalities & Diversity:	The facility will be designed to be fully accessible to those with disabilities and their carers.		
Customer Impact:	The building of a new toilet is fundamental to comprehensively improving the park and attracting new users. Lack of a toilet was mentioned by very many during the extensive Perceptions Survey in 2007. School visits and new events will be facilitated.		
Environment & Climate Change:	Sensors will be fitted to keep water and electricity use to a minimum.		
Consultation/Community Engagement:	Witham Local Committee 26 February 2008		Partners include WTC especially; also all Witham schools, PCT, under 5s, residential homes, local businesses..; also the Management Advisory Group set up for Witham Town Park.
	Public ... a massive 'Perceptions Survey' took place between September 2007 & February 2008. Consultation has involved over 400 stakeholders & an update was provided to them in a newsletter in August 2009.		Staff - many colleagues were included in the 'Perceptions Survey' & consultation continues
Key Decision:	No		
Public/Private Report:	Public		
Officer Contact:	Jenny Claydon		
Designation:	Landscape Architect		
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Witham Town Park

SKETCH DESIGN



- Existing trees (boundary trees not shown)
- New tree
- Grass (maintained using a range of cutting regimes to promote biodiversity)
- Ornamental Planting
- Hedging
- New railings & gates
- Brick wall & drinking fountain to be repaired
- Seats, Litter Bins
- Table & 3 fixed seats plus space for wheelchair (W)
- Fitness Course
- Cycle Racks
- Notice Boards
- Main Paths
- Subsidiary Paths

For further information please contact:
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Drawing Number L58-39.8A
Revision A : 21 August 2009

