

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Culture and Recreation
Date of Decision:	9 September 2010
Decision Title:	Toilet and Shower Block Replacement at Tile Barn Outdoor Centre
Decision Reference:	1881
Report From:	Director of Property, Business and Regulatory Services

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1. Executive Summary

- 1.1. This report seeks approval to the proposal for a new building to replace and improve the existing toilet and shower facilities block at the Tile Barn Outdoor Centre, Brockenhurst, at an estimated total cost of £541,000 (including fees).

2. Scope of Work

- 2.1. It is proposed to provide a replacement toilet and shower block at the Centre, due to the poor condition of the existing toilet and shower facilities.
- 2.2. The funding for the project was approved by the Executive Member for Culture and Recreation on 9 July 2009 and this report outlines the available funding within which the project must be designed and delivered.
- 2.3. Any significant issues from either the Risk or Combined Impact Assessment will need to have specific attention in the design or implementation of this project.

3. Contextual Information

- 3.1. Tile Barn Outdoor Centre is a recreational facility for groups to experience the outdoors in a safe environment, based in Brockenhurst. Services such as camping, team building, kayaking, mountain biking, climbing and archery are provided. The Centre only allows pre-booked schools, youth organisations and community groups to attend.
- 3.2. The Centre requires new and updated facilities in order to support the existing activities it currently offers and to respond to increasing customer expectation and critical feedback. This proposal improves the quality of the existing facilities and increases the number of toilet and shower facilities in line with new regulations. Sanitation and ventilation will be

improved within the new accommodation and there will be full accessibility, including new external ramps to the building itself.

- 3.3. It is proposed that the building will be of modular construction, which will offer an economic solution and reduce disruption on-site during a reduced construction period. The works are being procured through a negotiated design and construct contract with a specialist contractor and will be subject to benchmarking for value for money. It is anticipated that the works will commence on site during January 2011 and complete during March/ April 2011.
- 3.4. The Centre will remain in use during the construction period. The existing facilities building will be demolished to allow for the construction of the new building. Staff and visitors will be able to use the existing toilet and shower facilities in the adjacent building during the construction period. The contractor will share the Centre's vehicular access off Church Lane. The construction site will be secured with site fencing around the compound and the existing toilet and shower block. Deliveries and movement of plant will be restricted during the working day to ensure the safety of all those involved.

4. Finance

4.1. Capital Expenditure:

The Capital Expenditure has already been approved; the following table outlines the breakdown of its distribution across the project:

CCRA Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	504	504
Fees	37	37
Total	541	541

4.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings	Fees	Total Cost
	£'000	£'000	£'000
1. CCRA Capital Programme (as above)	504	37	541
2. From Other Resources	-	-	-
None			
Total	504	37	541

a) *Building Cost:*

Net Cost = £ 2425 per m²
Gross Cost = £ 2724 per m²

4.3. Revenue Issues:

a) *Overview of Revenue Implications:*

There are no expected revenue implications as this is a replacement of an existing building and facilities. It is anticipated that there will be some cost reduction for heating water as new and more efficient boilers are being installed.

b) *Energy Costs:*

The estimated annual energy consumption for the new accommodation will meet that required by current Building Regulations.

5. Risk & Impact Issues

- 5.1. Please see Appendix B for a summary of the risk and impact issues considered in relation to the design of this project.

6. Details of site and existing Infrastructure

- 6.1. There are three main buildings on the site currently, including a reception/storage building, the Bunk House and the toilet and shower block. The current toilet and shower block is a timber-clad building with small areas of glazing and is currently in poor condition. There are two designated coach parking bays, a minibus parking area and small car parking area. Internally the building consists of:

- Boys Area: - 6 WC, 6 Urinals, 17 Sinks, 4 Showers
- Girls Area: - 12 WC, 13 Sinks, 6 Showers
- Disabled facilities: - one shared
- Washing Up Area- one
- Outside Sinks

- 6.2. It is anticipated that the existing mains services and drainage infrastructure will be sufficient to accommodate the proposals within this report. The proposals do not require any alteration to the means of disposal of foul drainage from the site.

- 6.3. There are no permanent alterations proposed to the existing main vehicular or pedestrian entrance to the Centre.

7. Scope of the Project

- 7.1. The proposed facilities for the new replacement toilet and shower block will include:
- Boys Area: - 8 WC, 8 Urinals, 9 Sinks, 8 Showers
 - Girls Area: - 11 WC, 10 Sinks, 10 Showers

- Male Staff Area: - 1 WC, 1 Urinal, 2 Sinks, 2 Showers
- Female Staff Area: - 1 WC, 2 Sinks, 2 Showers
- Disabled Facilities (Shared): - 1 Disabled WC, 1 Sink, 1 Shower
- Plant Rooms and Electrical Intake Room
- External Sinks- 6 with Stainless Steel Faced Worktops (three worktops down the long side of the building and one continuous worktop for three sinks on the short side of the building).

8. The Proposed Building

- 8.1. The proposed new building will be of modular construction, which will provide an economic building solution and reduce the duration of the proposed construction works on-site. This will be of particular benefit due to the proximity of existing buildings and in maintaining the Centre activities during the construction period.
- 8.2. The proposed building will be clad externally with a durable timber board, which will provide a natural finish to the building, which is in-keeping with the setting of the National Park location. The proposed design has a dual low-pitched roof. The windows and doors will be double-glazed and of aluminium frame construction.
- 8.3. Internally, the building will have all new sanitary, fittings and fixtures and appropriate mechanical ventilation and heating, which will provide a much improved internal environment for these facilities. There are a number of roof lights to provide good daylight within the building. Internally, the partitions and doors will be laminate finish, which will provide more durable, hygienic and easier to maintain toilet and shower facilities.

9. External Works

- 9.1. The proposed building is sited and designed to have minimal environmental impact. The proposed building is to be sited on the same location as the existing toilet and shower block, which is to be demolished.
- 9.2. There are new external ramps and steps proposed to ensure full access to all the facilities in the new building. There is a significant fall across the site and an external timber board walk is proposed to accommodate level access.
- 9.3. There are no significant landscape proposals for this scheme. The extension will not result in any loss of mature vegetation. Provisions have been made within the proposals for the new foundations, which will take account of the existing tree roots on site.

10. Planning

- 10.1. A planning application was submitted during December 2009. Planning permission for the scheme was granted during March 2010.

11. Building Management

- 11.1. The existing building management arrangements will continue.

12. Professional Resources

Architectural)	Property, Business & Regulatory
Mechanical and Electrical)	Property, Business & Regulatory
Structural Engineering)	Property, Business & Regulatory
Quantity Surveying)	Property, Business & Regulatory

13. Consultations

13.1. The following have been consulted during the development of this project and their feedback can be seen in overview in Appendix C:

Local County Councillor
Culture, Communities and Rural Affairs
Fire Officer
Access Officer
Planning Department

14. Recommendations

14.1. That the Executive Member for Culture and Recreation approves the proposal for a new building to replace and improve the existing toilet and shower facilities at Tile Barn Outdoor Centre, Brockenhurst, at an estimated total cost of £541,000 (including fees).

CORPORATE OR LEGAL INFORMATION:

Links to the Corporate Strategy

Hampshire safer and more secure for all:	No
Corporate Business plan link number (if appropriate):	
Maximising well-being:	Yes
Corporate Business plan link number (if appropriate):	
Enhancing our quality of place:	Yes
Corporate Business plan link number (if appropriate):	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Executive Member for Culture and Recreation	788	09.07.2009

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

<u>Document</u>	<u>Location</u>
None	

RISK & COMBINED IMPACT ASSESSMENT:

Race and Equality Impact Assessment

Race and equality impact assessment has been considered in the development of this report and no adverse impact has been identified.

Crime Prevention Issues

The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all the decisions it makes on the prevention of crime. The proposals in this report have no impact on the prevention of crime.

Fire Risk Assessment

In consultation with the Hampshire Fire and Rescue Service, a fire risk assessment concludes that this a low fire risk category building. Therefore a sprinkler system will not be installed.

Health and Safety

A designer's risk assessment and a design health and safety plan, in accordance with the Construction Design and Management Regulations 2007, have been undertaken for the proposed scheme.

Climate Change

The proposed building will be constructed to a very high level of thermal and energy performance. The installed mechanical services shall provide a very high efficiency and greatly improved standard of performance, when compared in relation to the existing building.

The electrical services installation is designed to ensure occupants have easy and accessible control over lighting within each relevant building area. The electrical services will incorporate the installation of energy sub-metering that facilitates the monitoring of in-use energy consumption.

FEEDBACK FROM CONSULTEES:

OTHER EXECUTIVE MEMBERS:

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:

OTHER FORMAL CONSULTEES:

Organisation	Reason for Consultation	Date Consulted	Response:
Councillor T.K. Thornber, CBE	Local Member	31.08.10	Councillor Thornber supports the proposals.