

## **Scheme Title: Stanner Bank Toilet Refurbishment**

### **Description of Scheme:**

Located within the Fairhaven Park boundary, close to the Stanner Bank car park entrance, sits the Stanner Bank Toilet Block. The existing structure consists of two flat roof buildings joined by a covered wooden seating area. One of the buildings incorporates an existing public toilet, incorporating two standard single toilet units and one disabled unit and the other is used for storage. Alongside the toilet block is one of the main pedestrian entry points to the lake and gardens.

Fairhaven Lake and Gardens is currently benefiting from a large Heritage Lottery Fund (HLF) grant and has seen major renovations to several the main buildings on site including the RSPB pagoda building, water sports centre and lakeside café. Further plans for 2022 include renovations of the operational boat house, replacement and additional heritage lighting, pathway improvements and numerous landscaping projects inducing the Japanese garden, re-instatement of formal gardens and tree planting. Water quality, lake edging and jetties serving the motorboat service are also planned. These improvements build on the already successful new Adventure Golf, Adventure play area and improvements to Fairhaven's tennis and bowls offering.

The Stanner Bank toilet block and immediate area has been identified as an area for improvement. The buildings are notably dated and have very little architectural or aesthetic value. This has become more noticeable other buildings within the heritage park receive improvements and renovations.

The location of the toilet block has seen increased footfall thanks to the creation of new paths along the Stanner bank side of the lake to create a path around the perimeter of the lake, alongside the recent Fairhaven to Church Scar Coastal Protection Scheme which has further improved the pathways from Lytham. The proposed new ice cream kiosk nearby is likely to further increase footfall, though demand on the public toilets will be mitigated with the inclusion of a customer toilet within those facilities.

The connecting seating area adjoining the two buildings is currently in poor condition and regularly attracts anti-social behaviour (ASB) in the form of damage to the wooden fixed seating which requires regular repair.

To the rear of the toilets a path runs down from the roadside and Stanner Bank Car Park; providing a main entry point to the lake. Access reports conducted as part of the HLF process identified improvements needed to all entry points to the Park including the Stanner Bank entrance. Issues were highlighted with the ramp down to the lake due to its incline which is considered steep for wheelchair users and those with reduced mobility, walking aids, partially sighted members of the public and families with prams, pushchairs, and toddlers.

Landscaping of the grounds of Fairhaven Lake and Gardens is a major draw for visitors and part of the site's rich heritage. The area around Stanner Bank toilets, in particular to the rear where there is a grassed slope, currently benefits from no visually interesting planting or landscaping.

Park users have given feedback on the toilet block and surrounding area via social media and elected members have questioned how the building and area will be addressed considering the overall improvements to Fairhaven Park and Gardens.

The intention of this proposal is to address all issues highlighted and create a functional welcoming entry point to the Park increasing toilet facilities and access for all.

The proposal includes the creation of a new ramp, utilising the grassed sloped area to the rear of the toilets and join the lakeside through the centre of the two buildings. The creation of route will involve the removal of the covered seating area and erecting of a new wooden pagoda. This will provide park users with a welcoming entry point in keeping with the rest of the park. The viewpoint across the lake framed between the two buildings is quite spectacular and will serve as a fitting first impression of this picturesque site. Creating this entry will also allow wall space for advertisement of lake activities such as water sports courses and promotion of other park facilities like Adventure Golf and Sports offerings. The proposal addresses the current lack of landscaping by the creation of planted borders surrounding the new ramped path. Consultation with the Council's landscaping experts and studying of recently planted beds on site will determine planting species which can thrive in this environment.

In addition of the removal of the covered seating area, the existing buildings will be addressed with visual improvements including rendering over the brick areas while retaining the attractive Fylde stone areas exposed as a feature and painting of all guttering, facias, and woodwork.

A breakdown of the cost is detailed below –

**Capital cost plan:**

**FEASIBILITY FOR PROPOSED ALTERATIONS TO EXISTING TOILET FACADE - OPTION 2**

<b>FYLDE COUNCIL</b>		
<b>BUILDING</b>		
Demolition of existing structure	£5,234.00	
Make good roof following demolition	£2,460.00	
Clean off existing concrete slab and apply new tarmac finish	£380.00	
Apply pro rend finish to external walls	£11,037.00	
Construct pagoda	£4,000.00	
Landscaping and pathway	£10,485.00	
Form pathway	£7,350.00	
		£40,946.00
<b>PRELIMINARIES</b>		
Preliminaries (15%)	£6,141.90	£6,141.90
<b>CONTINGENCY</b>		
Design Contingency (5%)		
Building Contingency (5%)	£4,708.79	£4,708.79
<b>FEES</b>		
Professional Fees (10 %)	£5,179.67	£5,179.67
Planning fees	1,000.00	£1,000.00
		<b>£57,976.36</b>

**Outputs (i.e. details of what the investment will specifically deliver):**

Improved visual impact at the Stanner Bank end of Fairhaven Lake with more welcoming experience.

The investment will form part of improvements related to the Council's scheme to improve Fairhaven Lake and Gardens along with serving passing visitors using the recently improved pathways and coastal walks.

**Contribution to corporate objectives (how does the proposal achieve or help deliver priorities within the Corporate Plan and other key corporate strategies?)**

**Economy** – 1 in 5 people are disabled equating to 14 million of the population, which include families using prams and pushchairs – and this illustrates how improved facilities will attract more people to our area.

- Support and promote appropriate development
- Facilitate improved transport infrastructure and connectivity
- Retain and enhance the identity of our local communities

**Environment** – In July 2021 the Government Published its National Disabled Strategy in order to create an environment that will enhance peoples lives and the environment we live in.

- Improve coast and countryside accessibility
- Provide high quality parks and open spaces
- Provide safe, clean and accessible coast and countryside facilities

**Efficiency** – Engagement with stakeholders and end users to develop design.

- Adopt a 'Customer First Attitude'
- Actively seek feedback to improve service delivery
- Champion and enhance the reputation of the council

**Tourism** – Detailed within the Governments National Disabled Strategy – the Department for Digital, Culture, Media and Sport's plans include making the UK more accessible for Tourists.

- Provide high quality leisure, tourism, arts, sports and recreation facilities

**Budget Resource Requirements - Breakdown of initial capital costs and future revenue implications**

Estimated **Total Capital costs** of bid (£000's): **£58,000**

Annual future **additional Revenue costs** arising from the bid as applicable (£000's): **£0**

Revenue funding for the annual costs for maintenance of the Public Conveniences, will be covered in the existing revenue base budget.

**Value and phasing of bid (amend dates as necessary):**

2022/23 £58,000	2023/24 £000	2024/25 £000	2025/26 £000	Total £58,000
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**Existing resources in the Capital Programme relating to this scheme (as applicable):**

2022/23 £000	2023/24 £000	2024/25 £000	2025/26 £000	Total £000
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**Estimated timescales for the bid:**

Project Start Date : Spring 2022

Project Completion Date: Summer 2022

**Project Risks (outline any risks to delivery of the project and how these will be mitigated)**

Risk	Impact	Mitigating Action
a) The design is not Fit for Purpose	Poor design will lead to criticism from the public.	Consultation with Local Disability Groups, Friends of Fairhaven group and other Park users via Social media.

**Endorsement of bid by Director**

Signature .....Tracy Manning..... Position .....Director.....

Date .....14/12/2021.....