

## PLAYGROUND PROJECT FOR BOURNE HALL

<b>Head of Service:</b>	Ian Dyer, Head of Operational Services
<b>Wards affected:</b>	Ewell Ward;
<b>Urgent Decision?(yes/no)</b>	No
<b>If yes, reason urgent decision required:</b>	
<b>Appendices (attached):</b>	Appendix One – Visual for prospective playground

### Summary

To seek approval for the provision of a multi-sensory play area in Bourne Hall park for children under six years old.

### Recommendation (s)

**The Committee is asked to:**

- (1) Approve the procurement and installation of a toddler play area outside the library at Bourne Hall as detailed in this report.**

### 1 Reason for Recommendation

- 1.1 Bourne Hall is one of the borough's most iconic buildings. The building is listed at Grade II and is noted for its architectural interest of a striking design, space-age flair, and the generous, top-lit interior space.
- 1.2 The regeneration of this building is vital to ensure future sustainability. To support this initiative, officers have looked at ways to improve both the internal and external areas, ensuring the space is well used, well maintained and attractive to residents and visitors to the Borough.

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### 2 Background

- 2.1 At the meeting of the Community & Wellbeing Committee on 17 January 2023, members resolved to submit a capital bid for renovations to the patio area of Bourne Hall to full Council for approval at their meeting held on 14 February 2023.
- 2.2 Council agreed to this Capital Bid submission and works to the patio area are due commence in April 2023 subject to the successful appointment of contractors.
- 2.3 In tandem with the patio project, Section 106 funds have been identified to enhance it with a small, multi-sensory space-age themed play area, creating an improved visitor experience for those with young children.
- 2.4 Officers have identified a small space on the patio area to the rear of the library which could accommodate nine pieces of play equipment and safety play surfacing. Playground contractors have visited the site and drawn up plans, which can be seen in Appendix One of this report.
- 2.5 The brief for the play area design is a result of consultation with stakeholders and includes areas for sensory and imaginative play, including a reading chair to link with educational activities hosted by the museum and library.
- 2.6 The design also follows the space-age theme which is planned for the café area of Bourne Hall ensuring synergy between the two areas, with the aim of driving footfall to the café and other parts of Bourne Hall.
- 2.7 If members agree the proposed play area, it makes sense for the patio renovations and the play area installation to take place at the same time, ensuring minimum disruption to visitors and to be ready for the re-launch of Bourne Hall in May and the start of the summer season.
- 2.8 As the proposed play area design will preserve the existing openwork wall, which is noted by Historic England for its use of sculptural concrete blocks, the Council's Conservation Officer has stated that there is no need to obtain listed building consent. Additionally, the play equipment has been selected to ensure that it does not exceed the four-metre height restriction to ensure compliance with Permitted Development Rights.

### 3 Risk Assessment

Legal or other duties

#### 3.1 Equality Impact Assessment

- 3.1.1 The patio renovation and play area installation provides suitable disability access.

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### 3.2 Crime & Disorder

- 3.2.1 As this is a locked park there is less chance of vandalism and anti-social behaviour associated with the installation of these facilities.

### 3.3 Safeguarding

- 3.3.1 The proposed play area is clearly visible from the patio seating area allowing young children to be in full view and easily supervised.

### 3.4 Dependencies

- 3.4.1 This project depends on the timely release of Section 106 funds to progress the installation in time for the re-launch of Bourne Hall in May 2023.

### 3.5 Other

- 3.5.1 None.

## 4 Financial Implications

- 4.1 Contractors have quoted an estimate of £53k for the nine pieces of equipment. A provisional £3k is recommended as a contingency, bringing the total estimated cost to £56k.
- 4.2 Section 106 funds of £40k are currently held for the specific purposes of playground equipment in the vicinity. It is proposed that these are used to fund the scheme, in addition to a further £16k identified from Section 106 balances held for Parks and Gardens and Environmental Improvements. The remaining balance of Section 106 funds held for Parks and Gardens and Environmental Improvements is £16k.
- 4.3 It is proposed that any balance of Parks and Gardens and Environmental Improvements not required as contingency is held for the ongoing maintenance of the playground.
- 4.4 The £40k of Section 106 funds held for playground equipment must be spent by January 2030. The other Section 106 funds are not time-limited but it is important that these funds are utilised for the benefit of local residents.
- 4.5 **Section 151 Officer's comments:** The financial implications are included within the body of the report.

## 5 Legal Implications

- 5.1 Advice has been taken from the Council's Planning team to ensure compliance with Permitted Development Rights and it has been confirmed that the project does not require planning permission or listed building consent.

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- 5.2 **Legal Officer's comments:** Under section 106(d) of the Town and Country Planning Act 1990 the Council can require sums to be paid on a specified date or dates or periodically as an obligation in a section 106 agreement.
- 5.3 Section 1 of the Localism Act 2011 grants the Council a general power of competence to do anything that individuals generally may do. This would include the right to use funds received from section 106 funds to fund the play area.

## 6 Policies, Plans & Partnerships

- 6.1 **Council's Key Priorities:** The following Key Priorities are engaged:
- 6.1.1 Safe and Well – play facilities enhance children's overall health and wellbeing
  - 6.1.2 Opportunity and Prosperity – investing in our venues to ensure sustainability for future generations
  - 6.1.3 Cultural and Creative – raising the profile of this iconic building and building on the space-age theme to appeal to new audiences.
- 6.2 **Service Plans:** The matter is not included within the current Service Delivery Plan.
- 6.3 **Climate & Environmental Impact of recommendations:** none
- 6.4 **Sustainability Policy & Community Safety Implications:** investing in Bourne Hall will ensure long-term sustainability of this important landmark and visual improvements to an area are known to reduce the likelihood of anti-social behaviour and improve public perception of community safety.
- 6.5 **Partnerships:** Close partnership working with the stakeholders such as Surrey Library Services.

## 7 Background papers

- 7.1 The documents referred to in compiling this report are as follows:

### **Previous reports:**

- Capital Bid Programme 2023/24 – Community and Wellbeing Committee – January 2023

### **Other papers:**

- None