

**Report to: Charity Committee Meeting**

**Date of Meeting: 19 March 2018**

**Report Title: White Rock Fountain**

**Report By: Kevin Boorman, Marketing and Major Projects Manager**

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### **Purpose of Report**

To update the charity committee on the White Rock Fountain project following recent consultation.

To present options for the reanimation of the water fountain feature.

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### **Recommendation(s)**

- 1. Agree to proceed with detailed design as Option II (Sea Mist) To agree additional funding of £90,000 to enable implementation of the preferred option**

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### **Reasons for Recommendations**

The preferred concept design, Option II, has been positively received by stakeholders and the public. The concept design complements the aims of the Coastal Communities Fund 4 ('CCF4') programme to develop the White Rock area as a destination.

Proceeding with concept design Option II will ensure a higher quality, longer lasting public asset that better meets the objectives of the project. The build cost for this option is £215,000.

Funding of £180,000 currently exists for the project (with the Foreshore Trust contributing £85,000). However, the build budget available for the project totals £125,000 and an additional funding of £90,000 is required to fully implement Option II.

The White Rock Fountain Project is CCF4 and Foreshore Trust funded and needs to be completed by March 2019.

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## Background

1. Hastings Coastal Communities Team was successful in its bid to the Coastal Communities Fund (CCF) for round 4 grant funding. Hastings Borough Council is the accountable body for ensuring delivery of the approved projects.
2. The grant worth £812,770 is for a project called 'Destination White Rock, Hastings – Continuing the Economic Revival' and will enable the council and its partners to continue the regeneration of the White Rock area with a total project value of £1.081m.
3. As part of this portfolio of projects, Hastings Borough Council, on behalf of the FST, is managing the refurbishment of the redundant water feature known as White Rock Fountain.
4. Funding for the White Rock Fountain project is via a combination of CCF and Foreshore Trust grants, with a total budget of £180,000.
5. We are committed under the terms of the CCF4 funding to deliver this project by March 2019.

### Development of the White Rock Fountain

6. Saville Jones consultants were appointed in October 2017 to undertake tasks to RIBA stage 7 – which includes developing a concept design, technical design, tender, project management of the construction process and handover.
7. Three initial concept designs were developed from a specification that took account of the location, adjacent structures, budget, the historical nature of the site and the aim to develop this area as a destination in its own right. Appendix 1 shows the three initial concept designs, A, B & C.
8. A stakeholder consultation workshop took place in early November 2017. Invitees included representatives from the Coastal Communities Team, Chair of the Foreshore Trust, Lead Member for Regeneration, key local businesses from the adjacent area and HBC officers.
9. From the discussions, Design A was selected as the option to develop further and consult with the wider public. There was a consensus that Design A was the most appropriate for the space. It provides an interactive water element that is of low water usage, but offers interest and a 'destination' feature in the misters.
10. Design B was discounted because it was too great a deviation from the existing and would not complement the area. It also provided little opportunity for interaction on the space.
11. Design C was discounted as it provided no water element and also little opportunity for interaction. The nature of the shelter design was of concern, as it

was felt that this would attract anti-social behaviour and would 'hide' the space from the highway.

12. Following the stakeholder consultation Saville Jones were asked to develop detailed designs around Option A including costings..

### **ESCC Highway, Community Safety and HBC Planning Consultation**

13. The Community Safety Manager was consulted and was in agreement with the preferred design. He particularly noted that Designs B and C provided opportunities for anti-social behaviour due to the 'wall' and shelter design respectively.
14. ESCC Highways has confirmed in writing that they have no objection to proceeding with Design A.
15. Informal discussion with senior HBC Planners indicated they are supportive of the concept. However, due to its location they would expect to see appropriate materials used and would require exact height detail for the misters.

### **Public Consultation**

16. A public consultation on variations around Design A began on Monday 20 November 2017 for a period of 4 weeks, closing on 15 December 2017. Advertisement took place through the normal HBC marketing media outlets, with a landing page on the HBC website:  
[https://www.hastings.gov.uk/my\\_council/consultations/destinationwhiterock/](https://www.hastings.gov.uk/my_council/consultations/destinationwhiterock/)
17. Additionally hard copies were displayed at the Pier, The Source and the White Rock Hotel, with a mechanism in place for those not able to complete online. In total 277 responses were received, with 73% of respondents stating they preferred Option II of the detailed design. Specifically respondents were in favour reintroducing a water element, seating and a destination point to meet.

### **Surveys & Structural Engineer Report**

18. Due to time pressures, prior to the CCF4 funding application submission, no technical surveys were undertaken. It has been challenging to establish where services, pipes, cables etc. are located due to the historic nature of the site, its mixed use over time, and lack of accurate site maps or historic surveys.,
19. An initial survey assessment was carried out by Conisbee in December 2017 this, recommended further specialist structural loading survey work. Martech Technical Services Ltd was appointed to undertake further survey work to establish exact loading capabilities of the fountain area, which may have impacted on the design requirements.

20. Martech have completed their structural assessment of the capacity of the supporting structure to accommodate all the concept A design options. These findings confirm there is sufficient loading capacity for us to proceed with the project.

### Concept Design Costing Options

21. Saville Jones architects have provided three detailed costed options based on the original preferred concept Design A. The costs of these three options are £125k, £200k, and £267k.

22. The varying costs relate to the quality and in some cases types of material used, as well as additional elements. In summary the differences are:

<b>Option I – Enhanced Sea Mist £267k</b>	<b>Option II – Sea Mist £200k</b>	<b>Option III - Basic £125K</b>
Highest quality & longevity	High quality & longevity	Good quality & longevity
20 powder coated stainless steel masts – 6 mister jets per pole	15 galvanised steel masts – 2 mister jets per mast	Basic misters (height to be determined)
Programmable controls, linked to anemometer to measure wind speed (auto switch off in high wind)	Basic on/off programme – operate for an agreed time period	Activated for timed intervals
Paved plaza	Paved plaza	Reduced sized plaza (more planting)
Bench seating	Bench seating	Bench seating (small area)
Enhanced waterproofing to structure	Waterproofing to structure	Greatly reduced area of waterproofing
Planting to side and rear	Planting to side and rear	Increased landscaping area

\* Please note the final results of the Structural Engineers report may have an impact on the final design, planning conditions may also impact as well, specifically the height of the misters.

### Reasons for recommending Option II (Sea Mist)

23. It is recommended that the Foreshore Trust progresses with Option II (Sea Mist) and allocates an additional £90,000 to support this for the following reasons:

- Enhanced design aesthetics – the fountain space project objective is to develop a space that is a destination and complements the adjacent assets.
- High quality long lasting materials, specifically for the misters and paving which will be subject to coastal elements and regular water coverage from the mister jets.
- Substantial waterproofing to the fountain space/roof structure provided, thereby further mitigating against water ingress into The Source Park below.
- Programming feature for the misters to turn on/off, thereby minimising water usage and option to turn off overnight.
- Good sized plaza space – enhancing the objective as a destination, social space.

## Proposed new budget

24. Table below provides a breakdown of the new proposed budget:

WR Fountain New Profile Feb 18		
Funding Source	Type / Item	£
Foreshore Trust	Capital Build (Existing)	£50,000
Foreshore Trust	Capital Build (this request)	£90,000
CCF4	Capital Build (approved)	£75,000
Foreshore Trust	Survey and design (agreed CC June 17)	£35,000
CCF4	Project Management (approved)	£20,000
	<b>New Total Project Budget</b>	<b>£270,000</b>
	Total FST Funds	£175,000
	Total CCF Funds	£95,000

25. The Foreshore Trust has already committed £85,000 towards the implementation of the project and a further £90,000 is requested (this includes £75,000 for the capital build, £7,500 for contingency for £7,500 for additional fees).

26. Currently only £125,000 is provided for the build in the budgets. The additional £90,000 will increase the build budget to £215,000. We are requesting the additional £90,000 to enable us to progress Option II – Sea Mist proposals.

27. The total value of the project will now rise from £180,000 to £270,000.

### Next Steps

28. Once a final design has been approved and a budget agreed, planning permission will be sought and a tender process opened to appoint the contractor to construct the approved design.

29. It is planned that construction will take place in Autumn 2018 to avoid the summer tourism season, but to ensure it is delivered within the CCF4 required timescale.

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### Wards Affected

Castle

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### Policy Implications

Equalities and Community Cohesiveness – improves access to the fountain area  
Crime and Fear of Crime (Section 17) - bringing an unused asset and redundant space back into use.

Risk Management - risk associated with build and water ingress to the Source facilities.

Environmental Issues - none

Economic/Financial Implications - project CCF4 funded and additional funds may be required.

Human Rights Act - none

Organisational Consequences - project will be managed by HBC

Local People's Views - consultation has taken place with the public

Anti-Poverty - none

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## **Additional Information**

Appendix 1 – White Rock Fountain Space concept design options

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## **Officer to Contact**

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