

# Hayling Seafront Boardwalk **Sea Change Bid**



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# Hayling Seafront Boardwalk Project Proposal

## A. The Vision

Hayling Island is a unique seaside visitor destination both for tourists and local day trippers. However, the magnificent and unspoilt sea front area, whilst offering a tremendous visitor activity experience through its sheer scale, vistas and its many designated and protected natural habitats, also suffers from a very poor provision of visitor facilities in terms of both quantity and quality.

Hayling Island's seafront, which is known as Beachlands, is a 3 kilometre stretch of south facing Solent coastline with sand dunes at both its eastern and western extremities and a shingle beach in between, with a funfair, café, visitor centre and amusement arcade in the centre. It is not a traditional resort because it is not based around a harbour or commercial centre but the conditions are excellent for windsurfing and the rich habitats of coastal grassland and shingle are designated for their nature conservation value. Therefore the beach is popular with families, walkers, those interested in quiet relaxation, sunbathing, nature and natural habitats and a variety of land and water based sport enthusiasts, all year round.

The Hayling Seafront Masterplan, commissioned by Havant Borough Council, identifies the strengths and weaknesses of Hayling Island seafront and offers solutions for the economic regeneration of the seafront through the provision of improved visitor facilities and enabling good access for all, especially for young families, the elderly and those with mobility problems. It provides a vision for Hayling Island seafront to become a successful seaside destination once again, through enhancements to the environment, economy and quality of life of the resort whilst providing development solutions that ensure a balance in protecting the natural environment for our future generations.

The Hayling Seafront Masterplan concludes that Hayling Island needs a number of strategically placed high quality facilities offering year round visitor attractions as well as the necessary infrastructure to ensure access for all, such as boardwalks to link these developments.

The Masterplan proposes a new boardwalk along the seafront from West Beach to Eastoke to offer improved access and an attractive route for people to enjoy the seaside experience all year round. It is proposed to widen out the boardwalk in places to provide seating areas with feature artworks that reflect the special character of Hayling Seafront, its landscape, views and attractive shingle vegetation.

## **B. Meeting Sea Change's Objectives and Criteria**

### **Innovation and Aspiration**

The Sea Change application includes the proposal to enhance the new plaza at Eastoke as a performance space by providing a feature bandstand. The bandstand would be of an inspired modern design to complement the style of the plaza with its circular seats and sculptured sundial. We would like to commission an innovative design for the bandstand, possibly from a multidisciplinary art/architecture team. The feature bandstand would be located adjacent to the plaza to offer a partially sheltered venue for the music events of Playing on the Plaza that take place every month during the summer. In addition, an artist would be appointed by competition to provide inspirational artwork features at key points along the boardwalk, combined with seating and flags as suggested in the Hayling Seafront Masterplan. It is proposed to involve the local community in the competition to appoint an artist by inviting local people to participate in a workshop to develop the brief and then contribute to the selection process.

### **Sustainable Project**

#### **Economic Sustainability**

The estimated cost of the proposed work is £515,000 for the two separate stretches of boardwalk, with sculptures, seating and bandstand feature. It is proposed to provide additional stretches of gravel footpath through the existing car parks to extend the length of coastal footpath by linking the boardwalks with a more economic surface treatment in order to maximise the length of improved coastal access within the budget available. The sections proposed for footpaths would also be the most technically challenging for construction and maintenance of a boardwalk due to the erosion pattern along the coast and the restrictions of the regular beach replenishment works carried out by Havant Borough Council's coastal engineering team.

Future revenue costs will be kept to a minimum by using highly durable construction and long lasting materials for the boardwalk and by siting it in a location where it will not be too affected by wave processes and shoreline protection activities.

#### **Environmental Sustainability**

The use of recycled plastic wood is being considered for the boardwalk as it is a durable recycled material with a lifespan four times that of timber, requiring little or no maintenance. The use of recycled plastic wood would reduce the consumption of valuable natural timber resources and would therefore be a highly sustainable choice.

The boardwalk will help to protect the rare coastal shingle vegetation of the SSSI by reducing trampling pressure and channelling pedestrian activity.

## Equality and Diversity

A visitor survey was carried out along the seafront last summer and there was also a public consultation on the Hayling Seafront Masterplan. This information will be used to inform an Equality Impact Assessment as part of the project.

The proposal for a boardwalk was supported by the majority of respondents to the Hayling Seafront Masterplan consultation. It will improve access for all but particularly will make the seafront more accessible for disabled and elderly residents and visitors who find it difficult or impossible to walk on the shingle.

## Project Management

Havant Borough Council has a proven track record of delivering major enhancement projects, having successfully project managed a programme of improvements through Liveability funding from central government in 2005/6. The Urban Design and Implementation Team who were responsible for a large proportion of the Liveability programme will project manage the Hayling Seafront Boardwalk project if the Sea Change bid is successful.

## Regional Priorities

The Hayling Seafront Boardwalk Project will respond to the following regional and local strategies:

### **1. Regional Economic Strategy (RES) 2006 – 2016 (SEEDA 2006)**

Objective: Sustainable prosperity targets - natural resources and the environment:

- Achieve measurable improvements in the quality, biodiversity and accessibility of green and open space

### **2. Enjoying Hampshire – Hampshire's Cultural Strategy**, refers to:

- Access - including equality of access, physical and intellectual accessibility and affordability.
- Stewardship - including looking after and conserving cultural assets, enhancing investment and exercising a duty of care.
- Sense of Place - including cherishing local distinctiveness and the heritage and valuing individual community identity and emotional attachments.
- Increasing Participation - including increasing the number of participants, marketing, developing integrated and innovative delivery and improving the quality of culture.

- Economic Prosperity - including recognising that culture can give a region a competitive edge, contribute to the knowledge economy and economic sustainability and is a vital element in cultural tourism.

**3. Forward Together 2008 – 2012: A Sustainable Community Strategy for Havant Borough** (Havant Local Strategic Partnership 2008) has two relevant key priorities:

- Health and Wellbeing  
Improving health and access to services and engaging with local populations to improve health and physical activity.
- Promoting Havant's Economy  
Promoting tourism – economy/local business-focussed i.e. building on historic heritage and coastal assets and co-ordinating what's on offer to tourists. Note that tourism provides 10% of income generation to the local economy.

**4. Havant Borough Council's Corporate Strategy 2008 – 2011** aims to deliver the following priorities:

- Place (Physical Environment)  
Involves a programme of physical regeneration projects including 'Preparing a long term master plan to guide development and investment opportunities for Hayling Island Seafront.'
- People and Communities  
Promotes the tourism and visitor economy.

**5. Havant Borough-Wide Tourism & Leisure Plan (2007 – 2012)**

Objectives include:

- Enhance the promotion of Havant's tourism and leisure offer
- Raise the quality of Havant's tourism and leisure offer
- Improve the image of the Borough amongst residents and visitors
- Facilitate the delivery of improvements to raise participation, health and well-being.

**Overview priorities**

The Beachlands area of Hayling Island (Hayling West) is in the top 20% of the most deprived areas in England in the Indices of Multiple Deprivation. The local residents would benefit from having the facility of a new boardwalk on their doorstep to offer a free leisure opportunity which could improve their fitness. (Havant also includes wards in Leigh Park and Wecock Farm that are similarly in the top 20% of the most deprived areas in England in the Indices of Multiple Deprivation). Improving the visitor facilities along Hayling Seafront is one of a range of proposals throughout the borough which aim to improve the health and well being and aspiration of our residents through an increase in perception of the benefits that culture, an improved lifestyle and increased physical activity will surely bring.

**C. The Capital Project**

## Budget

Havant Borough Council is seeking support from Natural England and Sea Change for Phase 1 of the Hayling Seafront Boardwalk project. It is proposed to deliver phase 2 when the future redevelopment of Central Beachlands takes place, using contributions from developers. The landowners responded to the Hayling Seafront Masterplan consultation in 2008 with proposals for redevelopment of the site but the project has stalled due to the recession. However, the Council is keen to progress Phase 1 using its own funding, augmented by external support.

Havant Borough Council has £123,000 capital funding for further improvement works along the seafront to follow on from the Eastoke Plaza enhancement scheme. The Council would also contribute in kind support using staff experienced in project management, public engagement and project evaluation. An application is being made to Natural England for match funding towards the western section of boardwalk (section E) through the SSSI and a decision is expected by September. Phase 1 has been subdivided into sections that could be incorporated into separate phases if necessary according to the funding available.

### Phase 1 Cost Plan

Section A: Footpath along seaward edge of Eastoke Corner car park	£21,000
Section B: Boardwalk from Eastoke Car Park to Chichester Ave Car Park	£166,000
Section D: Footpath along seaward edge of Central Beachlands Car Park	£19,000
Section E: Boardwalk from Beachlands Car Park to West Beach	£84,000
Bandstand, sculpture features and street furniture	£155,000
Consultants fees	£60,000
Contingency (2%)	£10,000
Total	£515,000

### Expenditure Plan

January 2010 - consultants fees	£20,000
March 2010 - consultants fees	£20,000
May 2010 – consultants fees	£20,000
November 2010 – footpath works	£40,000
December 2010 – boardwalk	£125,000
January 2011 – boardwalk	£125,000
March 2011 – bandstand and artwork	£100,000
March 2011 – installation of street furniture and artwork	£55,000
Total (less contingency)	£505,000

**Cost Control**

The costs will be controlled by the landscape consultants and artists being engaged through fixed fee commissioning for their work and by contracting all construction works through competitive tender processes. Work will be ordered up to the budget limit less the contingency therefore there will be 2% available for unforeseen additional costs. Quality of the works will be regularly inspected by professional HBC officers and regular progress meetings will be held with contractors to keep control of the costs during the course of the contract.

**D. Monitoring and Evaluation**

A photographic record will be kept during the construction period to monitor progress on site. A final report will also be produced documenting the lessons learnt from the project. In addition it is proposed to carry out a second Hayling Seafront Visitor Survey during the summer after completion of the project. An analysis will be carried out to ascertain the effects of the boardwalk on visitor numbers and patterns of behaviour.





# Hayling Seafront Boardwalk



Eastoke Corner Plaza with circular seats and sundial



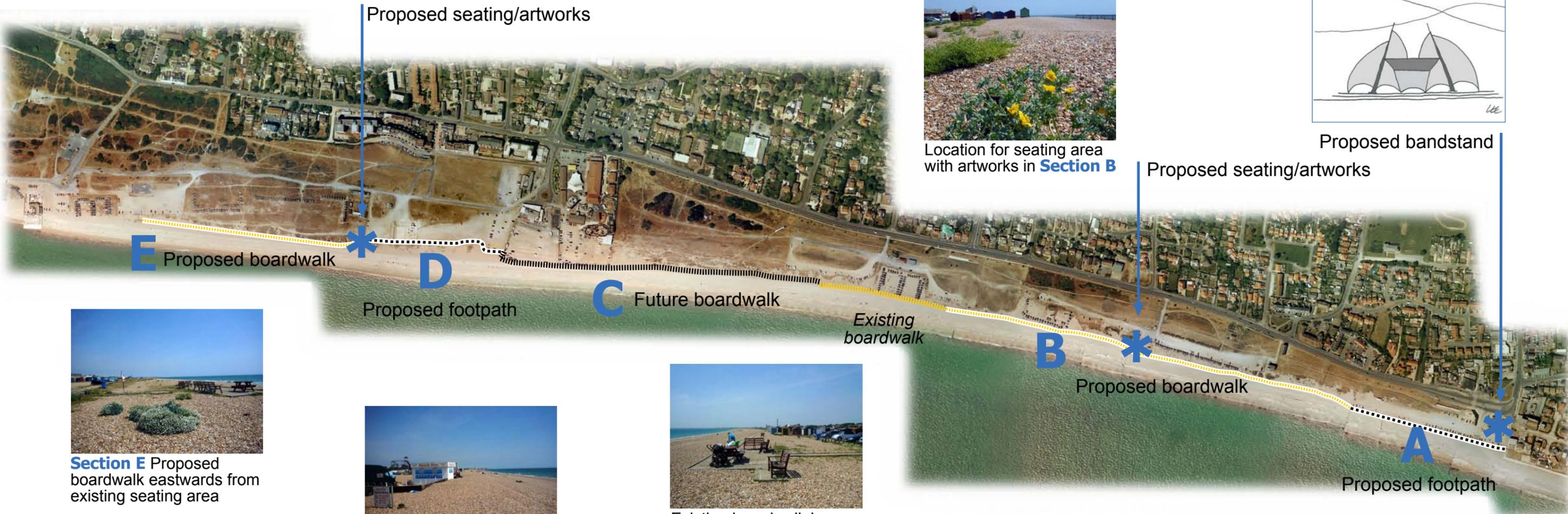
Site for bandstand adjacent to public toilets



Proposed bandstand



Location for seating area with artworks in **Section B**



**Section E** Proposed boardwalk eastwards from existing seating area



**Section D** Future boardwalk south of Central Beachlands



Existing boardwalk by car park-end of **Section B**



**Section D** Proposed footpath along edge of car park



**Section C** Future boardwalk proposed to Central Beachlands



**Section B** Shingle vegetation to be protected by boardwalk



**Section B** Boardwalk from car park to Coastguards Station



Parking machines, signs and bins to be moved for footpath in **Section A**

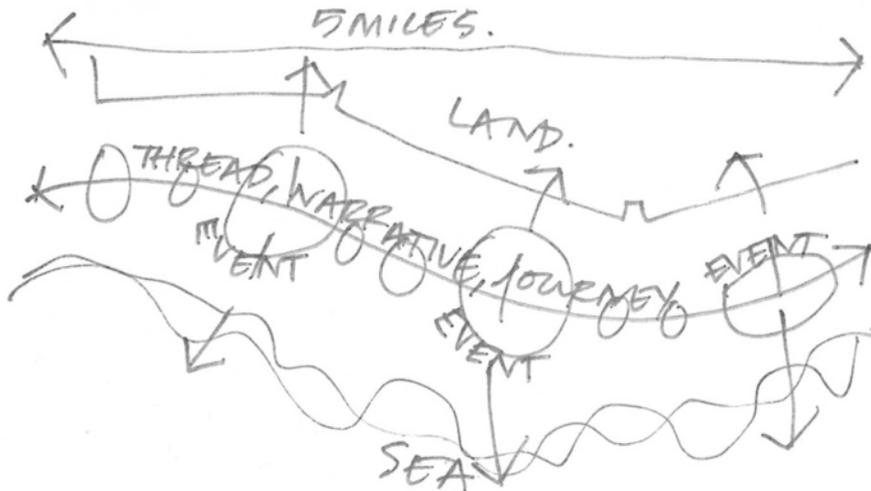


**Section A** Footpath route from Plaza across car park by sea wall

## Extract from Hayling Seafront Masterplan

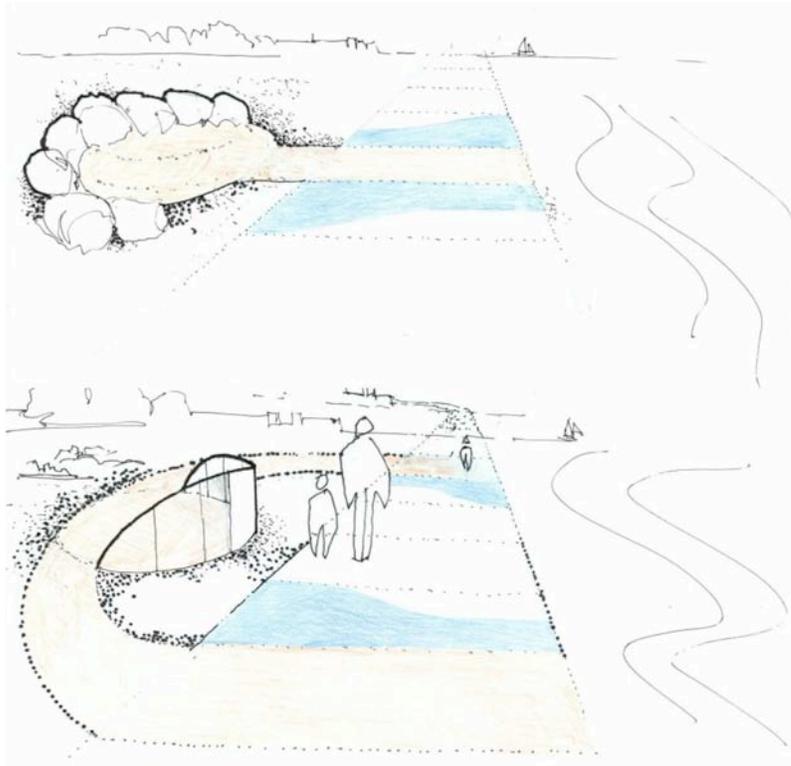
### Landscape Elements

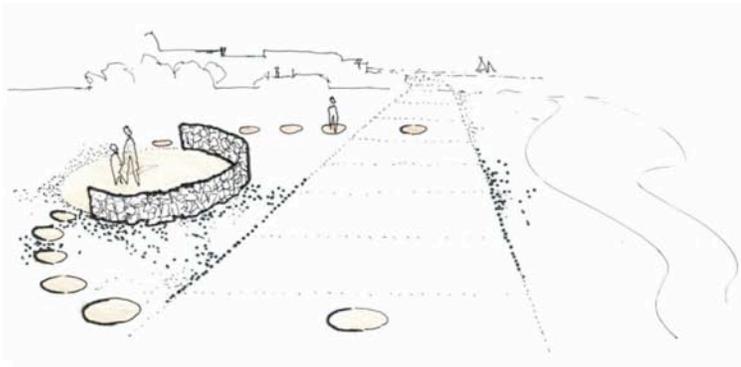
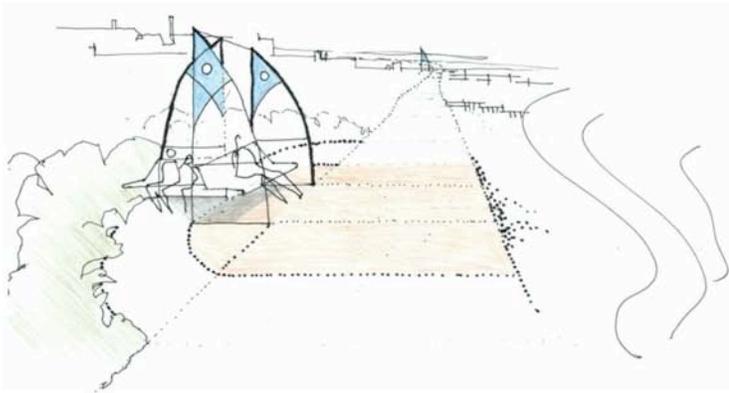
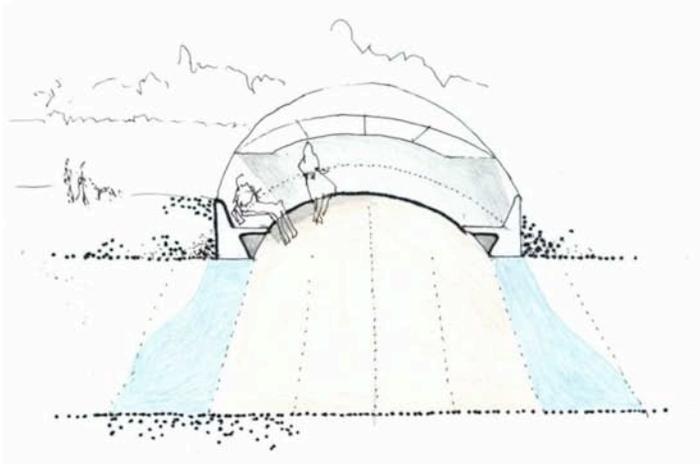
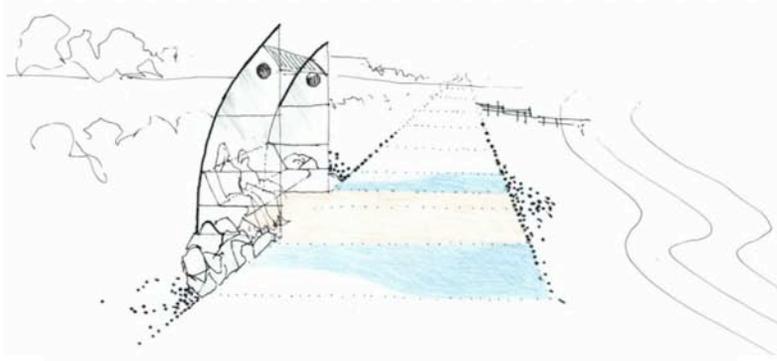
Initial ideas for the landscape design considered a wide range of aspects, exploring the seafront as a visitor destination, investigating what makes it unique at Hayling and what ways it needed improving.



### Seating/Shelter

Inspiration was taken from wind-surfers, as well as boulder clusters that exist on the Hayling seafront, where people like to sit. Stone filled gabions were another option considered.





## Hayling Seafront Boardwalk – Eastoke Corner



Eastoke Corner Plaza with circular seats and sundial



Site for bandstand adjacent to the public toilets

## Hayling Seafront Boardwalk – Section A



Footpath route from Plaza across car park by sea wall



Parking machines, signs and bins to be moved for footpath

## Hayling Seafront Boardwalk – Section B



Boardwalk from car park to Coastguards Station



View east - shingle vegetation to be protected by boardwalk

## Hayling Seafront Boardwalk – Section B



Location for seating area with sculptures in Section B



Existing boardwalk by car park – end of Section B

## Hayling Seafront Boardwalk – Section C



View west – future boardwalk proposed to Central Beachlands



View east – future boardwalk south of Central Beachlands

## Hayling Seafront Boardwalk – Sections D and E



D - View west - proposed footpath along edge of car park



E- Proposed boardwalk eastwards from existing seating area