Portobello Promenade

Straiton Place - Pirate Park



WHATS HAPPENING?

As part of the wider Promenade project, CEC are accelerating the delivery of a new permanent WC unit for Straiton Place alongside wider improvements to the park. The project aims to:

- Problematic maintenance of the temporary WC's
- Improve accessibility
- Not connected to mains services, e.g. sewage system
- A short design life
- Not ideal for the Conservation area
- Reduce noise and visual impact of temporary facility

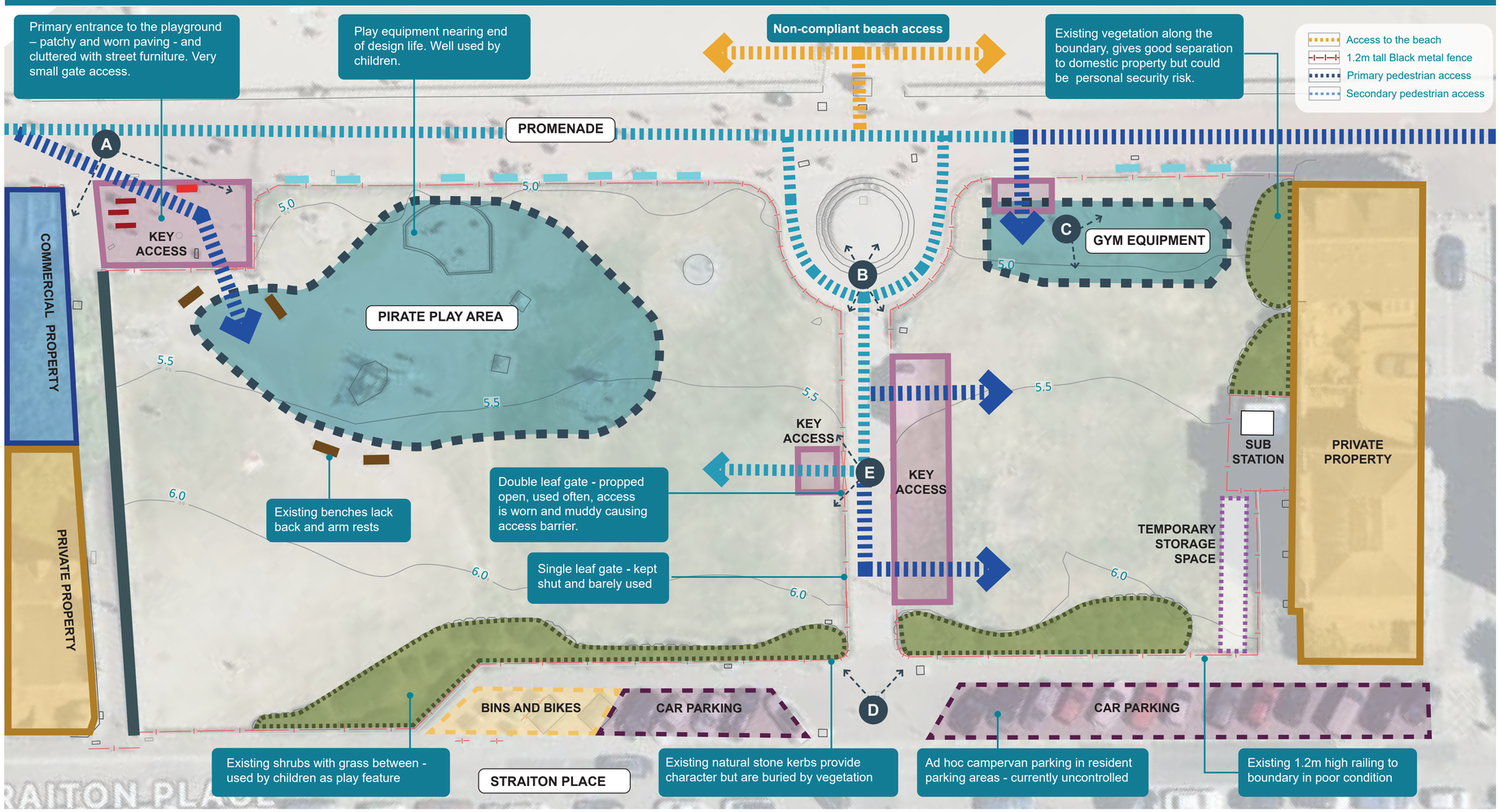
The new units will include additional services:

- A Changing Places cubicle
- An accessible / family cubicle
- Standard cubicles
- Showers for sea-bathers
- Footwash
- Water bottle refill
- Storage and maintenance area.

Installation of a new WC facility provides an opportunity to improve the park as a whole:

- Potential to enhance existing green space with new biodiverse planting
- Improve accessibility to the WC and wider park with new surfacing and routeways
- Upgrade existing tired gym and play equipment
- Review existing parking and access arrangements

SITE ANALYSIS PLAN



SITE PHOTOS



A Primary entrance to the playground: Cluttered with street furniture. Paving quality is poor. Shared library facility.





B The 'Cake Stand' entrance, hard surfacing in poor condition and heritage bollards



C Tired gym equipment in poor condition, but well used.



D Southern entrance with view to beach. Hard surface in poor condition.







E Secondary entrances to the park in poor condition. Difficult access for buggies and wheelchair users

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ENGAGEMENT FEEDBACK AND PROJECT OBJECTIVES

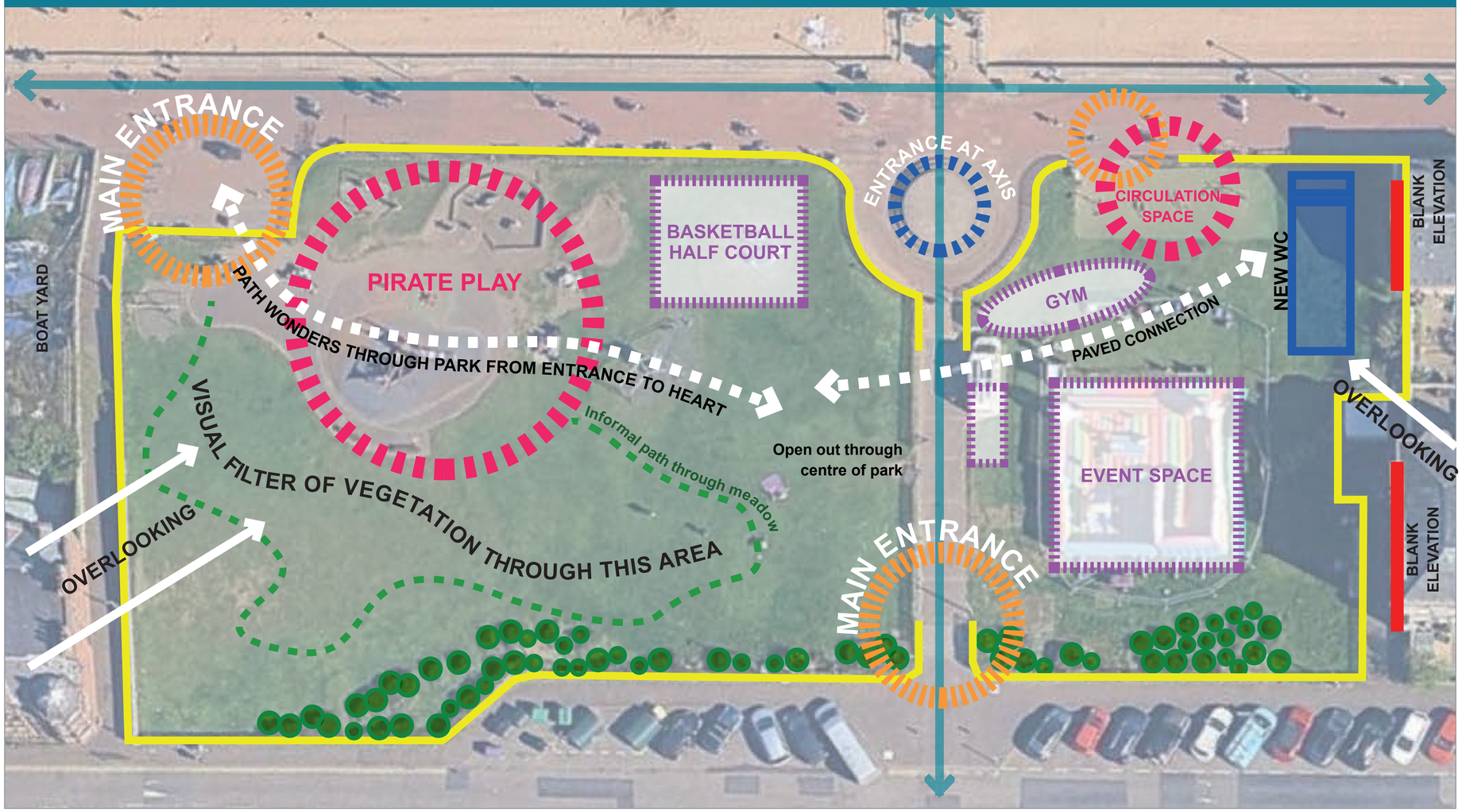
Public engagement to date has identified priority areas for improval including:

- Provide improved WC block facilities to replace the unslightly temporay facility.
- Improved play and gym equipment
- Maintenance and cleanliness improvements
- Planting and landscape improvements

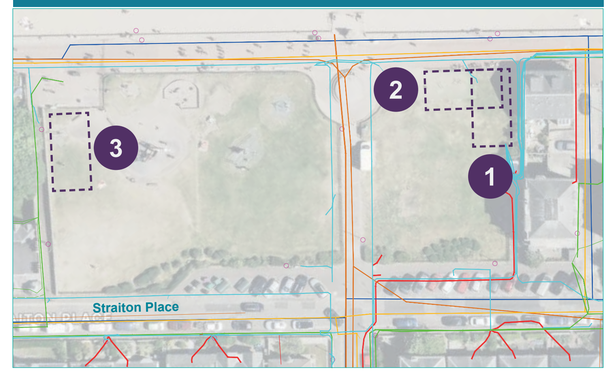
The Site Zoning Plan below looks at how these improvements could be organised spatial within Straiton Place:

- Locate WC to minimise visual and noise impact
- Improve legibility and accessibility through new surfacing and walking routes
- Opportunity to improve ‘Pirate Park’ with new equipment
- Refresh gym equipment offering
- Enhance existing planting and provide new areas of species rich planting to improve bio diversity
- Consider access arrangements and parking restrictions
- Consider neighbouring residential properties

ZONING PLAN



WC LOCATION OPTIONS



Utilities

- Main distribution water supply - Underground
- Main Low pressure gas SGN - Underground
- Main Low voltage electricity SP - Underground
- Main High voltage electricity SP 11KV - Underground
- Telecoms - Underground Duct
- Sewer Pipes - Underground
- (1) Potential WC locations

WC OPTIONS SCORING

	1	2	3
Proximity to Beach and Promenade	★ ★ ★	★ ★ ★	★ ★
Proximity to Residential Curtilage	★	★	★ ★
Proximity to Existing Utility Routes	★ ★ ★	★ ★ ★	★ ★
Ease of Maintenance Access	★ ★ ★	★ ★ ★	★ ★
Ease of User Access	★ ★ ★	★ ★	★
Low Visual Impact (Orientation)	★ ★ ★	★	★
Low Impact on Existing Park Facilities	★ ★ ★	★	★
Overall score	★ ★ ☆	★ ☆	★

The preferred location for the WC facility is considered to be ‘Option1’ based on the scoring critera.

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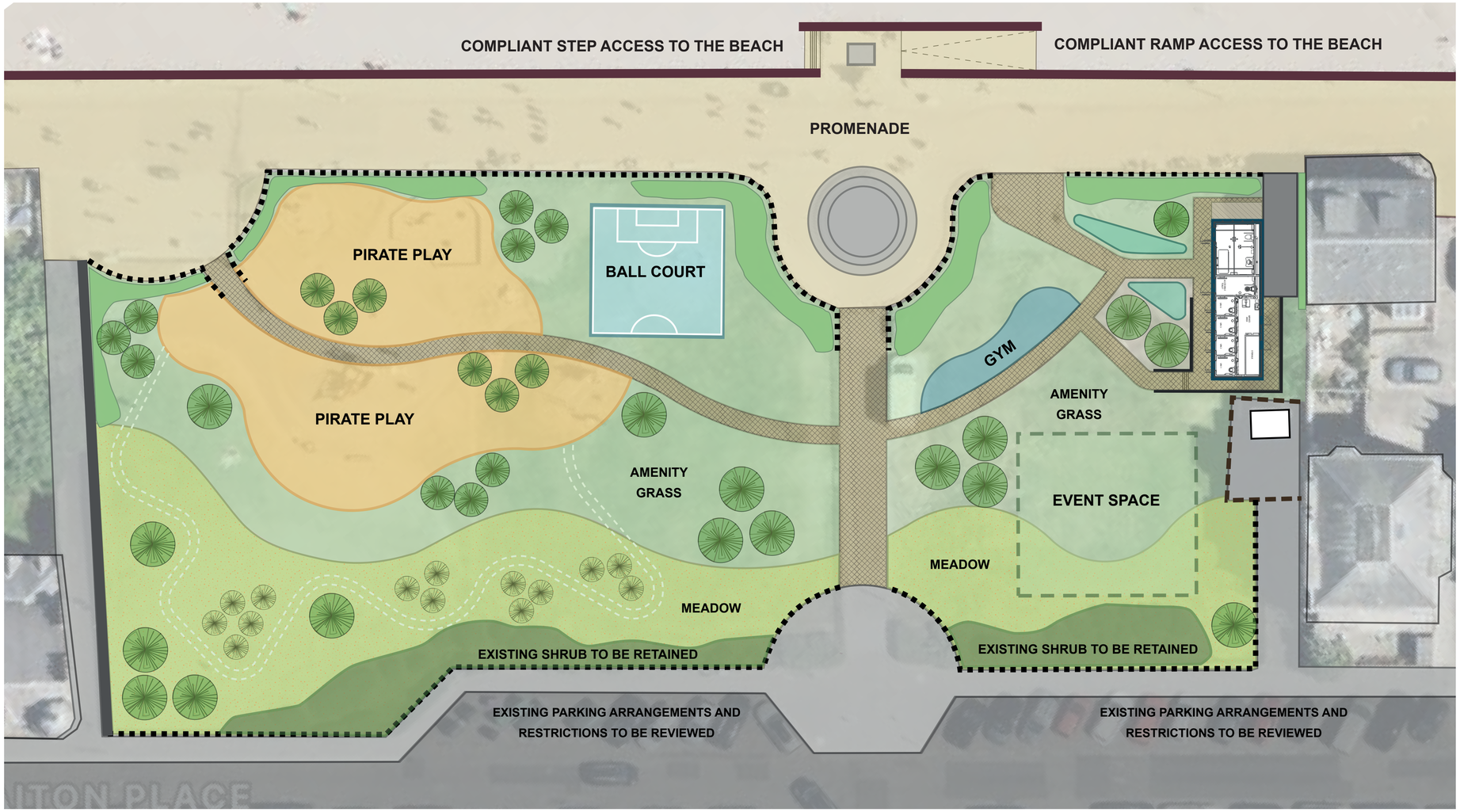
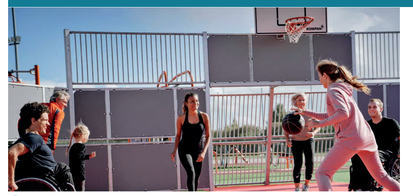
CONCEPT DESIGN LAYOUT

The inital zoning plan has been developed to create a concept layout which illustrates the emerging ideas for Straiton place and how the WC block could be integrated.

- Expanded play area with ‘pirate theme’ retained. New themed equipment, planting, trees, and safety surfacing will enhance the space.
- Natural play elements will be added adjacent - including mown grass paths, logs for climbing / group seating, play boulders and nature spaces.
- Improved legibility at entrances and routeways with new surfacing
- New gym equipment
- ‘Cake Stand’ feature retained within an enhanced setting
- Improved biodiversity with species rich planting and trees
- Temporary events space retained/ enhanced
- Sensitively located WC block which minimises visual impact and encoachment on green space and considers access for all.



PRECEDENT IMAGES



Sports area



Seating







Outdoor gym equipment





Pirate themed play equipment and safety surfacing







Species rich planting

LEGEND

- Proposed Trees
- Proposed new outdoor gym area
- Proposed wildflower meadow area
- Proposed SUDs planting area
- Existing shrub to be retained
- Proposed paved access to the WC units and within the park
- Proposed buffer planting
- Existing 1.2m metal fence
- Proposed amenity grass
- Existing 1.8m timber fence to the substation to be retained
- Proposed Pirate Play

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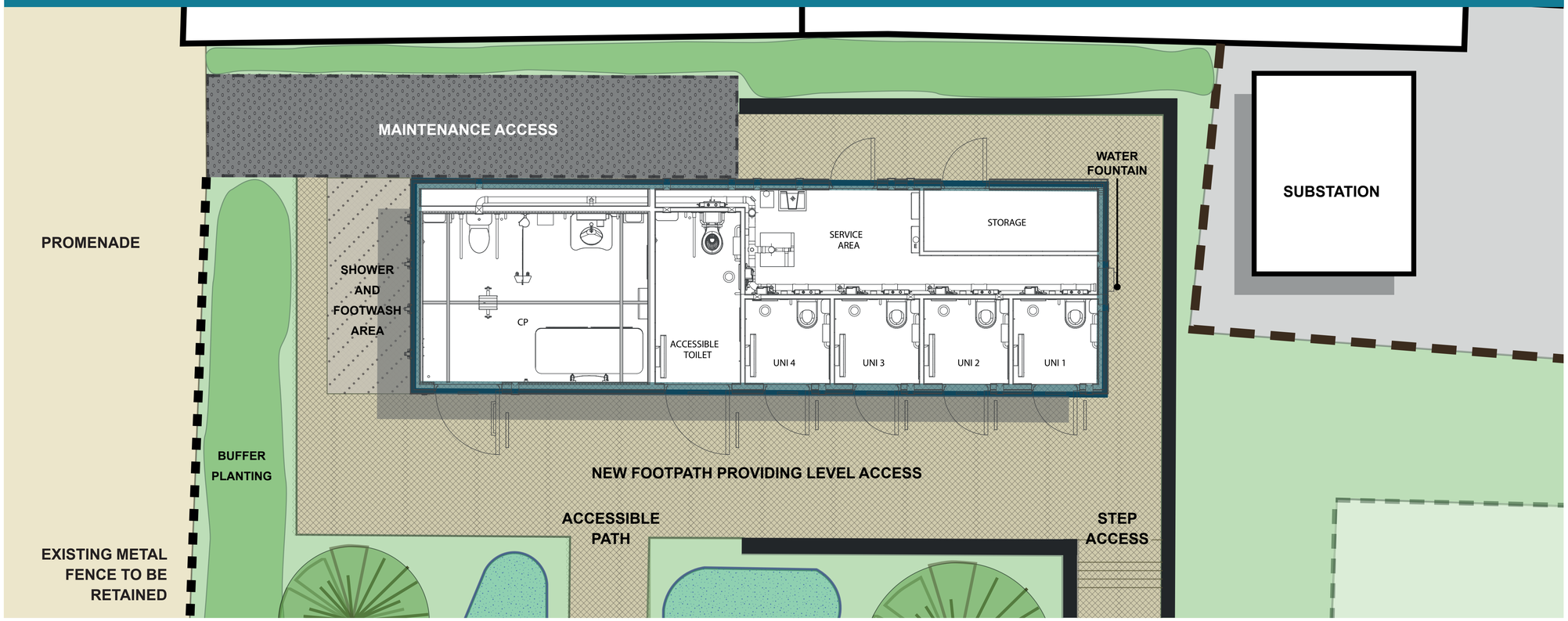
WC FACILITIES

The proposed WC facility will would sit within a new paved area providing level access for all users. New buffer planting would help screen the facility and integrate it into the wider park setting.

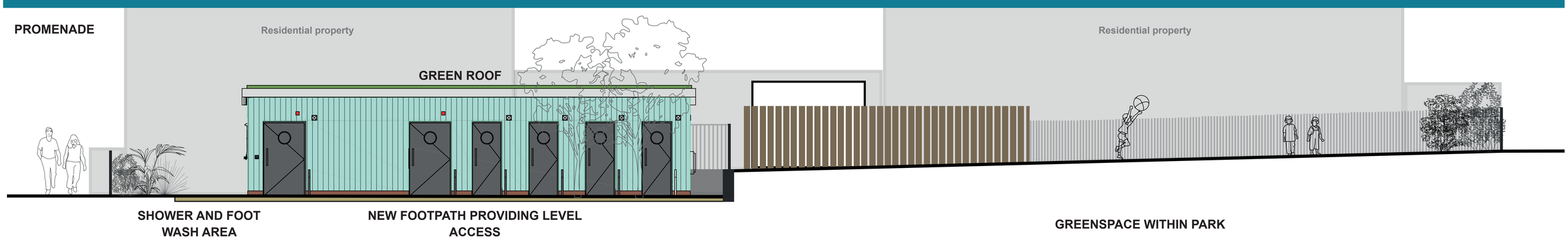
Facilities include:

- Shower facilities
- Footwash
- Water bottle refill
- Family WC cubicles
- Accessible WC
- Changing Place
- Service area & Storage

WC UNIT - PLAN



WC UNIT - ELEVATION



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