

# **ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD**

## **REPORT OF THE HEAD OF PROPERTY AND REGENERATION SIMON BRENNAN**

**11<sup>th</sup> September 2015**

### **SECTION B – MATTER FOR INFORMATION**

**WARD(S) AFFECTED - Port Talbot, Aberavon, Sandfields East, Sandfields West, Margam**

### **ABERAVON SEAFRONT REGENERATION– UPDATE REPORT**

#### **Purpose of Report**

The purpose of this report is to provide members with an update on the various regeneration schemes at Aberavon Seafront.

#### **Background**

Since 2001, the Council has been undertaking an extensive programme of Regeneration on the Seafront. Some £5.2million has been spent on enhancing the Seafront and upgrading public facilities with almost £4million of this being funded from external sources.

These improvements have truly transformed the attractiveness of the Seafront and contributed to its increased popularity for visitors and local users. The programme has included the following projects:

#### **Projects Update**

##### **Sunken Gardens Redesign**

Opened in June 2012, the redesigned sunken gardens incorporate timber step features, new site furniture including benches, seats and bins and soft landscaping. Within the scheme, features include grass terracing and a shingle beach garden with seaside timber groynes to the west side of the garden and maritime themed plantings to the east.



### **Shelter and Signage**

A timber beach canopy was constructed within the redesigned sunken garden in order to provide much needed shelter from the elements. The shelter forms the central feature within the gardens and is themed upon the idea of beach groynes that form a wall with an overhead canopy.

Three new information panels were also installed along the promenade which includes a plan of the seafront, safety information, and details on local facilities and activities.



### **Toddlers Play Area**

A new play area designed for children aged between two and five was completed in September 2012. The new facility includes a play area designed around a seaside theme along with new fencing, bins, seating and a picnic area.



## Skatepark

Built on the site of the existing skate park the works involved removing the existing steel construction skate elements and constructing a new concrete design skate park producing an exciting, challenging and durable skate facility. The scheme was completed in April 2015 and has already proved extremely popular.





## Scarlet Avenue Car Park

A new 111 space (inclusive of disabled provision) car park built on the site of a temporary un-surfaced car park adjacent to the Trem-Y-Mor development.



## Fort Play Area

Opened in May 2012 a revamped seaside themed play area replaced the previous wooden fort playground.



## **Refreshment kiosk and public toilets**

Located at the Western end of the promenade this high quality modular building incorporates a refreshment kiosk along with unisex toilets, a disabled toilet and baby changing facilities.



## **Trem-y-Mor, Respite Care and Day Centre**

Opened in April 2014, this 16 Bed facility built in a stimulating and dramatic location, is split into 4 separate 'pod' units where each pod is clustered around its own Courtyard, Kitchen and Lounge. They are designed for a particular user need and encourage personal development where staff are able to maintain and develop social, emotional, communication and independent living skills.

There is also a Communal Dining Room, Lounge and Games Room, Sensory Room, Soft play Room, Assisted Bathrooms, Commercial Kitchen, Staff Areas, Offices, Reception and other ancillary areas all serviced with extensive assistive technology provision.



## **Coastal Defence Work**

As part of the Trem-y-Mor Project enabling works, coastal defence works were carried out as there was concern that storms and high seas had the potential to undercut the building's foundations. The work involved the remodelling of the existing blockstone revetment and the importing of new stone forming an apron to protect the western end of the promenade.

## **Current Projects**

### **New Aberavon Fitness & Leisure Centre**

The beachfront leisure centre development incorporates a 'wave' concept design roof and features a 25m pool (with rising boom and a moveable floor to adjust pool depth), 17m Learner Pool, Gym & Fitness Suite, Dance Studio, Spin Room, 4 Court Sports Hall, various Community Rooms, Café, Reception and extensive Changing facilities. Works commenced June 2014 with an anticipated completion date of December 2015





## **New fish and chip restaurant (Franco's)**

A new seafront restaurant with outdoor dining area is currently underway on land next to Franco's restaurant and is due to open this autumn, creating 40 new jobs. Upon completion of the new restaurant the existing Franco's restaurant will be demolished.

## **Adventure Golf Course**

The Authority has recently been successful in securing funding from The Big Lottery for a Coastal Communities Grant to construct an adventure golf course on the promenade on a vacant site between the aquasplash and fort play area. Visitor research has recently been completed and it is anticipated that construction will start on site early in 2016 and the facility will be open ready for the 2016 holiday season.



## **Future projects**

### **Old Afan Lido site**

The authority is preparing to embark on a procurement exercise that will invite developers to bid for a development opportunity at the former Afan Lido Leisure Centre and overflow car park sites. The 7.5 acre site presents an opportunity for a high quality (residential led) mixed use scheme.



## **Restaurants**

The Authority will be taking to the market a piece of land between the sunken gardens and whale site along the promenade, for the development of a restaurant.



## **Equalities Impact Assessment**

Screening Assessment has been undertaken to assist the Council in discharging its Public sector Duty under the Equality Act 2010. Screening of individual projects have been undertaken and Equality Impact Assessments will be undertaken for each project.

## **Financial Implications**

The ongoing regeneration of the seafront is being delivered in partnership with a number of organisations and with funding from various sources. There is an allocation for match funding within the Council's capital programme to contribute to the delivery of the programme.



## **Consultation Outcome**

There has been no requirement under the Constitution for external consultation on this item. Consultations have been held with key stakeholders on the development of individual projects.

## **Background Papers**

Aberavon Seafront Strategy, August 2003

Aberavon Seafront Strategy Review, August 2005

Neath Port Talbot Waterfront Regeneration Strategy, 2011

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