

# **Proposed Development of the Beach Road Toilets and Lifeboat Memorial Site**

## **Analysis of the returns from the Town Council questionnaire and recommendations from the Working Party**

**Questionnaires were circulated to addresses in the NR23 area with 'The Quay' Magazine. Just over two thousand addresses received the questionnaire and one thousand, one hundred and eighty six completed questionnaires were returned.**

**The following tables and graphs set out the results from the questionnaire.**

**Taking into consideration all the findings the following conclusions can be made:**

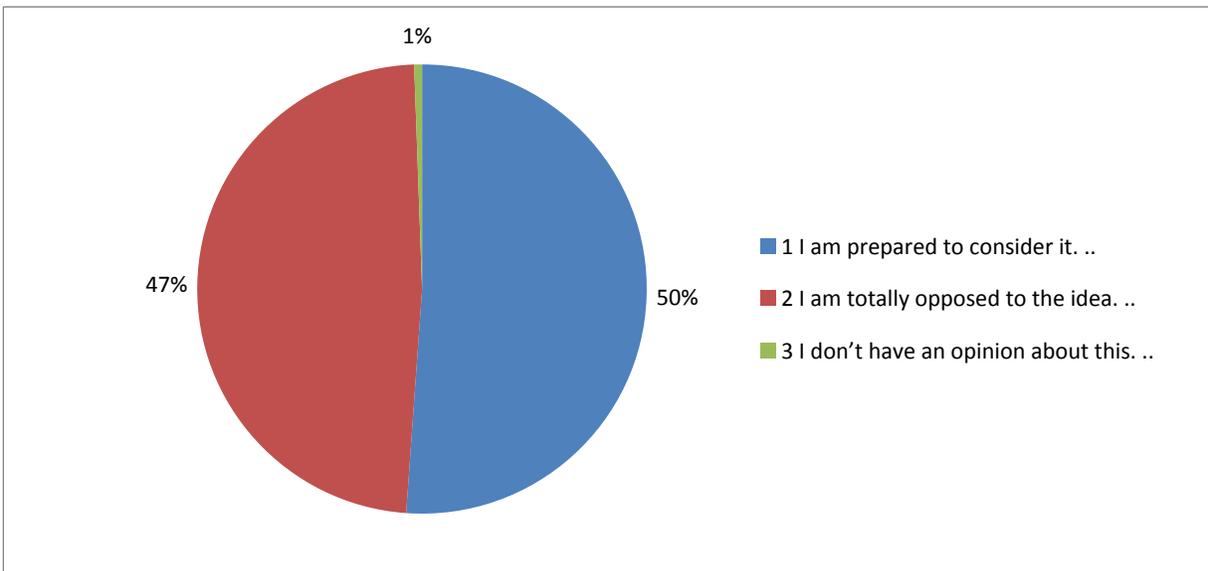
- There is no desire for the toilets to be moved elsewhere.
- There is no desire for a large modernistic building.
- The memorial must remain where it is.
- A large majority of respondents are concerned about traffic management and parking.

**The following statement is the recommendation of the working party to the Town Council and it reflects the majority view of the respondents to the questionnaire:**

The Town Council would accept a modest development, in keeping with the surrounding architecture, no bigger than two storeys, incorporating the toilets and the memorial.

**A) Thinking about the idea to develop the Beach Road toilet and Lifeboat Memorial site, what is your opinion? (tick only one box. If you tick box 2 you can go straight to question F, or, if you wish, complete the other questions so that we fully understand your concerns.**

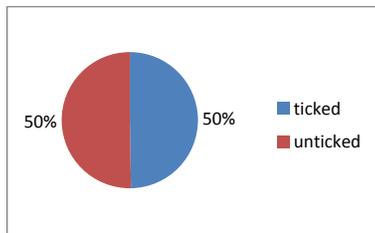
Total number of responses	1186	
1 I am prepared to consider it. ..	595	50%
2 I am totally opposed to the idea. ..	562	47%
3 I don't have an opinion about this. ..	7	1%



B) Use of the site as toilets (tick any boxes that apply)

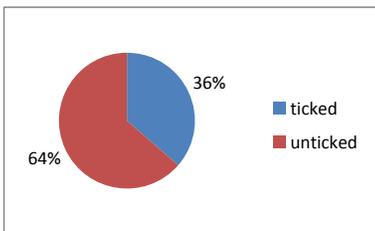
1 There should be no development of the Beach Road toilet site other than the improvement of the present toilets and site

ticked	50%
unticked	50%



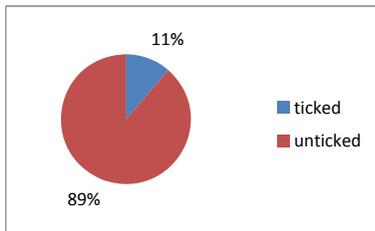
2 I would like the toilets to remain where they are, either on their own or as part of a new building

ticked	36%
unticked	64%



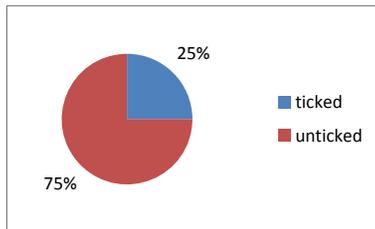
3 I would be prepared to consider another location for the toilets

ticked	11%
unticked	89%



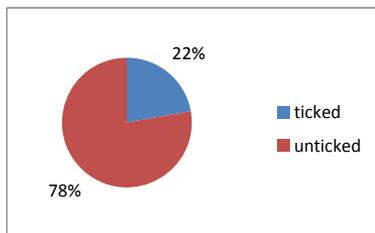
4 It is acceptable to charge for the use of the toilets

ticked	25%
unticked	75%



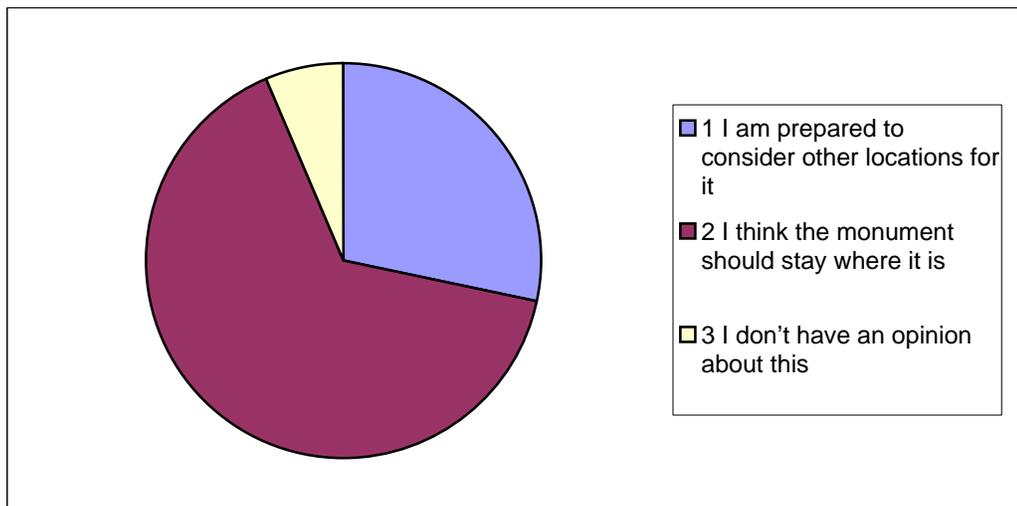
5 Other uses for the site in addition to the toilets would be acceptable

ticked	22%
unticked	78%



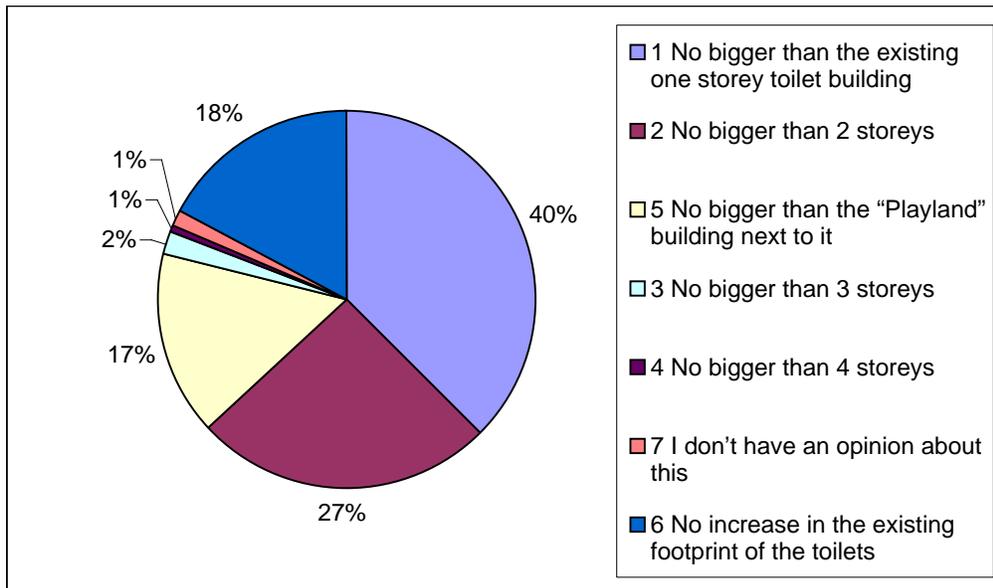
**C) Thinking about the idea to relocate the Lifeboat Memorial (tick only one box)**

Total number of responses		1186
1 I am prepared to consider other locations for it	26%	311
2 I think the monument should stay where it is	60%	713
3 I don't have an opinion about this	6%	69



D) If the site is developed and thinking about how the quay looks, at daytime or night time, what is your opinion about how tall the building could be and the overall footprint? (tick any box that applies)

	Total	
		1186
1 No bigger than the existing one storey toilet building	40%	470
2 No bigger than 2 storeys	27%	323
5 No bigger than the "Playland" building next to it	17%	197
3 No bigger than 3 storeys	2%	25
4 No bigger than 4 storeys	1%	7
7 I don't have an opinion about this	1%	17
6 No increase in the existing footprint of the toilets	18%	218

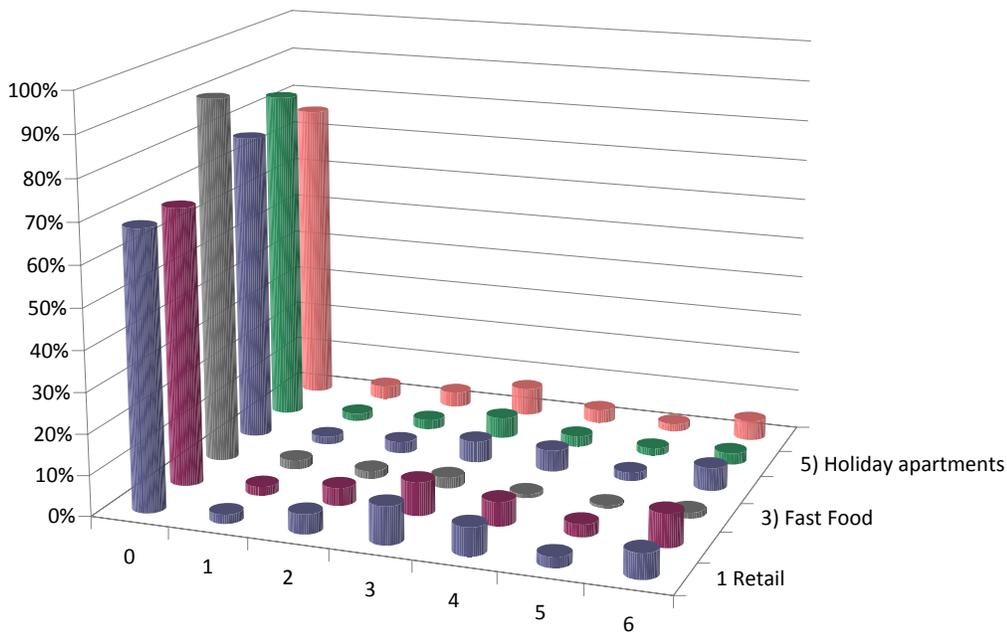


**E) Thinking about what impact a new building on this site could have, both on the quayside and the children's playground, mark each of the following possible uses with a score between 0 and 6 where 0 means completely against and 6 means completely in favour,**

	Score						
	0	1	2	3	4	5	6
1 Retail	68%	2%	5%	9%	7%	3%	6%
2) Café	68%	2%	4%	8%	6%	3%	8%
3) Fast Food	90%	2%	2%	3%	1%	1%	1%
4) Restaurant	77%	2%	3%	5%	5%	2%	6%
5) Holiday apartments	83%	2%	2%	5%	3%	2%	3%
6) Offices	76%	3%	4%	7%	3%	2%	5%
7) no opinion about this	4%						
Total no of reponses	1186						

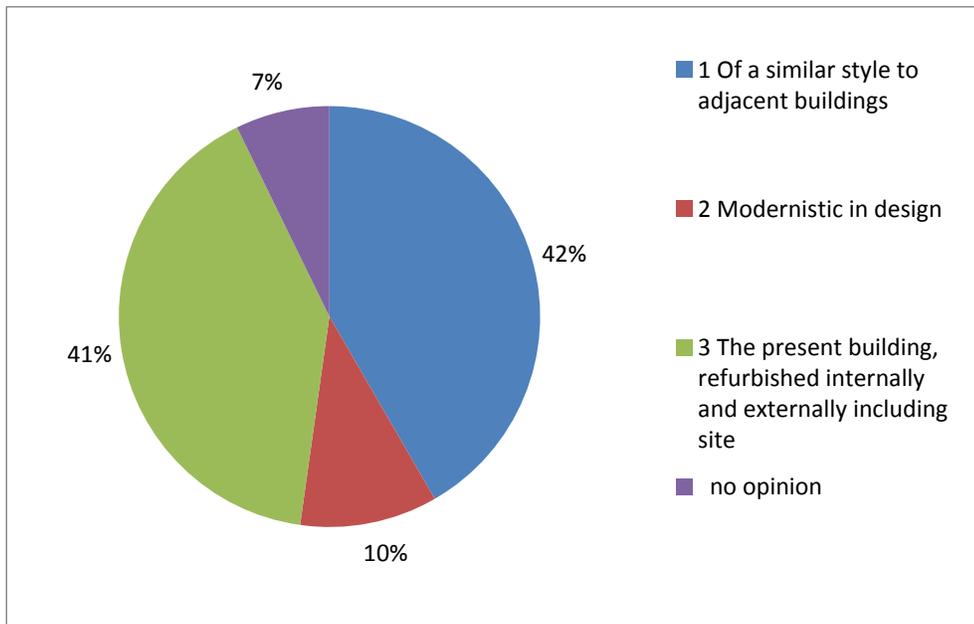
**0 means completely against and 6 means completely in favour**

■ 1 Retail ■ 2) Café ■ 3) Fast Food ■ 4) Restaurant ■ 5) Holiday apartments ■ 6) Offices



**F) If the site is developed what style of building would be acceptable (tick one box)**

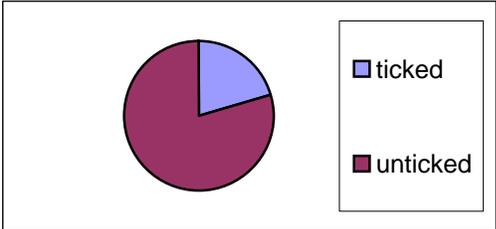
Total no of responses		1186
1 Of a similar style to adjacent buildings	42%	495
2 Modernistic in design	10%	124
3 The present building, refurbished internally and externally including site	41%	482
no opinion	7%	85



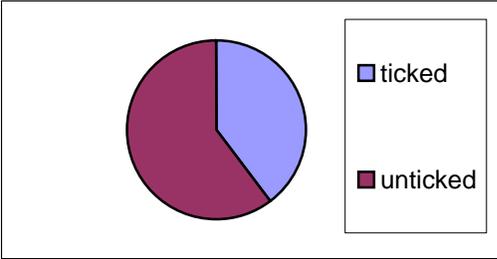
**G) Alternate sites and suggestions (tick any boxes that apply)**

Total no of responses	1186		
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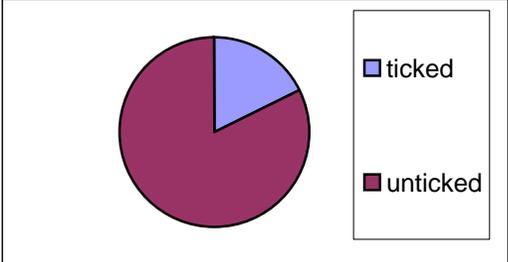
1 Do you think that NNDC should look at alternative sites in Wells to generate the income they require	ticked	21%	244
	unticked	79%	



2 Should part of Stearman's Yard car park off Freeman Street be considered	ticked	40%	472
	unticked	60%	



3 As a resident would you support Wells Town Council taking over the site and management of the toilets, bringing them up to a modern standard	ticked	18%	211
	unticked	82%	



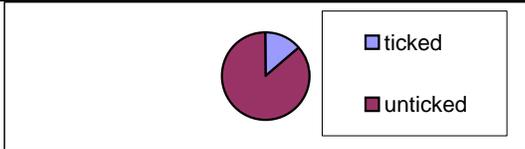
4 Other site (specify)..	82%	976
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H) NNDC considers that the proposed development of the site is beneficial for tourism which provides income and jobs (tick any boxes that apply)

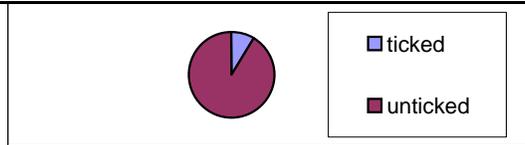
Total no of responses

1186

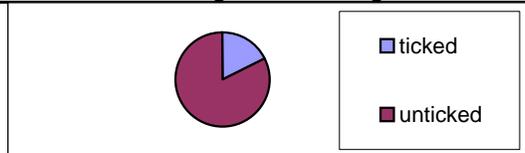
1) Further tourism provision is needed in the town	ticked	14%	166
	unticked	86%	



2) There should be no further tourism provision in the town	ticked	9%	104
	unticked	91%	



3) Before there is more tourism provision, much more needs to be done to manage the existing number of visitors	ticked	18%	211
	unticked	82%	



4) What facilities does the town need most (specify) - these respondents made suggestions		77%	908