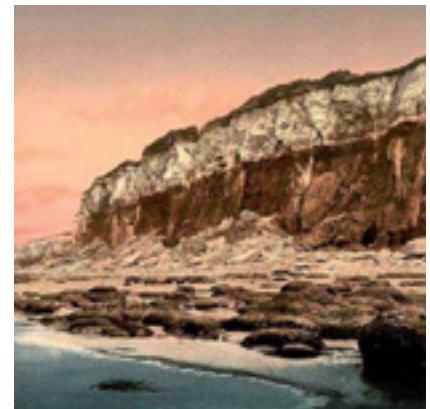


HUNSTANTON HERITAGE GARDENS

CONDITION SURVEY

HERITAGE LOTTERY FUND
PARKS FOR PEOPLE PROGRAMME



ROUND 2 APPLICATION FEBRUARY 2016

Version Control

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1.0 Introduction

This condition survey report has been compiled by R H Partnership for the buildings and related structures and by Wynne-Williams Associates for the hard landscape features of Hunstanton Heritage Gardens project [HHG] on behalf of the Borough Council of King's Lynn and West Norfolk (BCKLWN). The condition survey has been carried out as part of a Heritage Lottery Fund (HLF) round 1 development grant award and to provide information in preparation for a round 2 HLF grant application.

1.1 Statement of Significance

- 1.1.1 Hunstanton is a Victorian seaside town situated on the west coast of Norfolk with The Wash National Nature Reserve to the west and Holme Dunes National Nature Reserve to the east. It is situated to the south of what is now known as Old Hunstanton and has the benefit of being westerly facing and thus enjoying stunning views at sunset. The impressive cliffs show the underlying geology of the local area. The original inspiration for the seaside town was the vision of Henry L'Estrange Styleman le Strange (le Strange), owner of the Hunstanton estate, artist and philanthropist who published a prospectus for a fashionable seaside resort in 1850. The area had few buildings (only the lighthouse and ruins of St Edmunds Chapel) when le Strange drew his vision of the town. The first building was constructed circa 1846 (The 'New Inn', now the Golden Lion) possibly to the design of William Butterfield, a friend of le Strange and upon opening of the King's Lynn to Hunstanton railway in 1862, the town grew to include terraces and individual houses, convalescent homes, schools, shops, a pier and hotels.

Further details of the historical and social development of the town can be found in the Conservation Plan, which accompanies this report.

- 1.1.2 The subject area includes 2 listed structures:
The Town cross (Grade II) on the green adjacent the Golden Lion Hotel
The ruins of St Edmund's Chapel (Grade II) to the north, near the Lighthouse.

Hunstanton itself has a further 64 listed buildings according to Historic England (<http://www.historicengland.org.uk/listing/the-list/results?q=hunstanton>).

- 1.1.3 The whole of the HHG site area lies within the Hunstanton Conservation Area.

1.2 Scope and Limitations

- 1.2.1 This condition survey includes the results of site inspections carried out by R H Partnership Architects on the 13 and 23 October 2015 of the subject area buildings and these structures comprise;:

The Lower Green

- o The 'Butterfly' shelters
- o Public Toilets
- o South Seating/Shelter
- o Bandstand

The Upper Green

- o Town sign
- o Town Cross (Grade II listed)

Esplanade

- o Memorial and Cenotaph
- o Public Toilets attached to the Bowls Pavilion
- o Edwardian Pavilion

Cliff Parade

- o North shelter, middle shelter and south shelter
- o Ruins of the Grade II listed St Edmund's Chapel

Locations of these structures are shown on the plans enclosed in Appendix C.

- 1.2.2 Wynne-Williams Associates carried out a condition survey of the landscape features on the 15th of October 2015.
- 1.2.3 This report is based upon a visual inspection made from the ground. The report is restricted to the general condition of the structures and their contents. Enclosed or inaccessible parts have not been opened up and no assurance can therefore be given that such parts are free from defect.
Woodwork, foundations or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The architect cannot therefore report that any such part of the building is free from defect.
- 1.2.4 The following elements were not inspected.
- Below ground drainage
 - Voids between or below suspended floors
 - Floor coverings not lifted.
 - Roof voids and roof structures ceiled and otherwise inaccessible
 - Operations of sanitary fixtures and fittings.

It may be necessary to arrange for further inspection in relation to these matters.

The Salad Bowl Café and the Ice-cream kiosk are also structures on the site, however these were not inspected in this condition survey. The structures are on full repairing lease to the operators and therefore BCKLWN are not responsible for repairs to these.

- 1.2.5 This is a summary report only, indicating the condition of the structures and identifying defects. It doesn't purport to be comprehensive or to give definitive solutions for remedial work. It is a report only, and is not a specification for the execution of work and must not be used as such. It is not a document for the purpose of obtaining estimates from contractors.

1.3 Summary of Condition

- 1.3.1 The Hunstanton Heritage Gardens [HHG] comprise the public open spaces west of the town and extending from the Lower Green and Greevegate north along the coastline to the Lighthouse. These areas are the primary open spaces associated with the Town. They provide access to the beach and entertainment facilities

at the south and accommodate diverse outdoor activities and destinations along the cliff top for amenity and informal use.

- 1.3.2 The open spaces and associated facilities are owned and managed by the Borough Council of King's Lynn and West Norfolk (BCKLWN) through departments with responsibility for Council owned property, Public Open Space, Resort Operations and Streets Operations. The planting and maintenance of borders and floral displays are additionally enhanced and supplemented by local interest groups and volunteers.
- 1.3.3 Considerations of safety prevent public access to the cliff edge north of the Salad Bowl and Bowls Club Pavilion where successive fences have been installed, defining a safety margin for erosion but also preventing active management between the fence and the cliff edge.
- 1.3.4 The structures and facilities associated within the HHG are of various materials, construction dates and significance in the context of Hunstanton as a whole. The Conservation Plan should be referred to for further details of the town and significance of the various elements.
- 1.3.5 The exposed coastal position, elevated and open to The Wash to the west, is both the principle characteristic and attraction and factor for condition and maintenance of the structures, facilities and landscaping. It is recommended that in addition to good practice/regular inspections that following adverse weather, high winds, storms and snowfall all features and structures are inspected for damage.

Timber Structures

- 1.3.6 The northern two timber shelters on Cliff Parade and the shelter at the south end of The Green are in need of re-roofing and repairs to the timber structure. Past repairs have tended to cover up rather than address and repair defects, probably due to lack of funding and resources. These elements have been regularly painted but this can obscure damage and hold in moisture, compounding the defect. The structures should be repaired with selected durable timber and, where possible and appropriate, the original un-finished weathered timber finish should be restored. Re-roofing should be carried out with robust materials, soundly fixed. Where roofs have deep overhangs consideration should be given to omitting rain water goods which are of doubtful benefit and vulnerable to damage, whether deliberate vandalism or due to exposure factors.
- 1.3.7 The southern most shelter on Cliff Parade, erected 1898 in memory of Frances Hewitt, is in good order with minor repairs needed. The timber structure, gable timbers and dedication plaque have been recently painted, probably for the first time since the structure was built. This has further obscured the detail of the dedication plaque, is unfortunate, adding a maintenance burden and likely to be detrimental to the timber. The paint finish should be removed and the structure restored to the original design intent.
- 1.3.8 All glazed panels and screening elements of the shelters have suffered from UV degradation due to their exposure and replacement with a robust alternative material is recommended.
- 1.3.9 The Edwardian Pavilion is in good order although there have, similarly, been recent additions externally in areas of decay. These should be removed and the original fabric repaired with selected durable timber to match the original profiles and section sizes.

Concrete structures

- 1.3.10 The Butterfly Shelters in the Esplanade gardens south of the Cenotaph are in poor condition. Erected c.1960s they provide welcome shelter and enclosure but have suffered through water ingress and corrosion of reinforcement. The outer edges of the cantilever have been propped for safety. The timbers of the roof structure, boarding and the roof covering are in need of replacement. Repair is likely to be uneconomic and of doubtful longevity and replacement is recommended. Regular monitoring is needed particularly if there are

adverse weather conditions over the winter months such as high winds or snow loads, further deterioration and safety concerns may necessitate barriers to prevent use of the shelters.

Masonry structures

- 1.3.11 The ruins of St Edmund's Chapel are in fair order, only, requiring general repair and/or consideration of alternative methods to reduce maintenance demand and enhance presentation.
- 1.3.12 The Bandstand on the Lower Green is a recent addition to Hunstanton having been built in 1994. The condition is fair with the need for localised repointing to the brick plinth and decoration works, only.
- 1.3.13 The public toilets attached to the Bowls Pavilion are in fair order internally. Windows are poor, not operational, subframes and cills are decayed and in need of replacement. Fittings are 'tired' and in need of updating along with the layout to provide facilities for independent access by wheelchair users.
- 1.3.14 The public toilets to the south of the esplanade gardens near the Butterfly shelters are in fair order. The roof has several areas of missing roof tiles and minor works needed to maintain rainwater goods and general decorations. The internal layout is spacious and includes baby change facilities and 2 automatic handwash stations. A review of the internal layout could be carried out to determine a more practical layout to perhaps increase hand washing facilities. A separate flush threshold disabled WC is provided. The out of hours WC to the east elevation was a later addition to the Toilet block and suggests there has been renovation works carried out since the original construction.
- 1.3.15 The Cenotaph and 1953 memorial are in good condition with minor repointing works needed.
- 1.3.16 The Cross on the Green is in good order with minor repointing works needed. There is the opportunity to improve the poor external light fittings here.
- 1.3.17 The Town Sign is a recent addition to the town being circa 1980s. The brick base is showing signs of minor structural movement and the external lights are in poor condition.

Landscape Features

- 1.3.18 The Planting on site is mostly of a good standard, particularly in the Esplanade Gardens section of the site. Planting interventions on the green should be minimal to maintain its open quality, with just an improved bed being established at the redundant water feature and improvements to the planting around the fountain. The planting in the Esplanade Gardens is established and well-maintained although some improvements to beds are recommended. Cliff Parade has minimal planting, other than the gardens inside St. Edmund's Chapel and scrub on the clifftops. It may be possible to improve the boundary to the cliff edge with planting. There should also be improvements made to St. Edmund's Chapel Ruins Garden.
- 1.3.19 The condition and style of street furniture varies throughout the site. Recommendations are to unify the style of seating by area. The strategy will be to replace damaged seats initially and to replace with the approved style of seat as they need replacing. Seating in The Green should be of a serpent design and seating in the Esplanade Gardens and on Cliff Parade should be a timber garden-style bench. Some other small repairs are also advised. Bins on the green should be reconfigured to reduce their visual impact, although the general style and condition is fine. Some of the lighting on the site is in need of replacement and improvement, and the style should be unified throughout by using a Victorian-style lamp. Signage and waymarking is mostly in a fair condition but could be greatly improved to enhance visitor experience.
- 1.3.20 Paving varies throughout the site, although for the majority is macadam. There are also areas of flag paving and block paving. Paving in The Green is a red coloured macadam, whereas in the Esplanade Gardens paving

is mostly a black macadam. Macadam is cracking and poorly draining in places, and some edging is also damaged. Areas which are in need of repairing have been identified and should be repaved to tie in to adjacent paving.

- 1.3.21 Some areas of the site have issues for accessibility, this should be addressed where possible by lessening the number of steps and adding ramps and/or rails.
- 1.3.22 There are a variety of boundaries on site. The green timber close-board fence is not in keeping with the style of the gardens and should be replaced with an appropriate railing, any new boundaries should also be of this style. The scrub on Cliff Parade will be improved with the addition of planting. The chain-link fence should be moved land side of the hedge so that the hedge sits outside the boundary.
- 1.3.23 Walls on the site are generally in a good condition, however some coping is in need of repair. Some cracking is evident, refer to Engineer's Visual Inspection of retaining walls in Appendix B for further information.
- 1.3.24 The current play area is very small and has only 3 pieces of equipment. Given the scale of the gardens, the play area should be larger and have a wider range of equipment for a wider range of ages. It is recommended that the play area is moved to the current location of the crazy golf, and the crazy golf moved adjacent to the putting green.
- 1.3.25 The fountain and pond which is in the Esplanade Gardens is also damaged and in need of cleaning and repair. Some adjacent planting should also be installed to improve the setting of the fountain.

1.4 Recent Repair History

- 1.4.1 The buildings and landscape are maintained by BCKLWN with the exception of the Salad Bowl Café, Ice-cream kiosk, and Bowling Club Pavilion to the Esplanade Gardens. There are several areas of donated planting plants which are maintained by local volunteers.
- 1.4.2 Condition surveys have been carried out in the past on the following structures and copies provided to rhp:
 - War Memorial in the Esplanade Gardens by John V A Froggart in 2000 and Januarys [undated, possibly in the 1990's].
 - St Edmund's chapel to Cliff Parade by John V A Froggart in 2000 and Januarys [undated, possibly in the 1990's].
 - The Cross on the Green by John V A Froggart in 2000 and Januarys [undated, possibly in the 1990's]. The condition survey by John VA Froggart in 2000 notes the installation of a concrete ring beam at ground level, placed to arrest any spread' to the Cross on the green.
- 1.4.3 The North Shelter is shown undergoing repair or replacement to the glazed panels in an Eastern Daily press article dated May 1982.
- 1.4.4 The ruins of St Edmund's Chapel have had many campaigns of repair during the 20C –with the insertion of a tiled archway support c.1915 and creation of the memorial garden surrounding the ruins. Photographs dated from 1895 and circa 1910 show the ruins without the archway support. Condition Surveys have been made available, one [un-dated] pre-dates the insertion of stainless steel supports, ties and extensive repairs to the south wall and arch. The description of eroded elements in the other, dated 2000, suggests that little, if any, repairs have been carried out since that date.
- 1.4.5 A regular painting regime has been implemented by BCKLWN in particular to the Edwardian Pavilion and the 3 shelters to Cliff Parade.

- 1.4.6 The South Shelter and seating area to the Lower Green has evidence of several repair campaigns to arrest movement of the brickwork around the columns and steel plates.
- 1.4.7 The Concrete Butterfly shelters are in a dilapidated state with the cantilever propped, date of propping unknown. The BCKLWN The Esplanade Gardens and Green, Hunstanton Management and Conservation Plan Jan 2014 states that the shelters were the site of re-occurring vandalism and other forms of anti-social behaviour, it was decided in 2004 to refurbish both the shelters and surrounding shrubs. The shelters were opened up and made safer with better access. The surrounding shrub beds were replaced by a rockery containing a variety of planting including alpines. This improved the structures and made them more easily overlooked, providing a safe place to sit and enjoy the views.
- 1.4.8 The Fences are noted in the Esplanade gardens and Green, Hunstanton Management and Conservation Plan January 2014 as being painted every 5 years or more frequently if necessary. A planting/ mowing maintenance plan is detailed within the document.

No further record of recent repairs has been provided. See section 3.0 for details of individual structures.

2 Summary of Recommendations

The recommendations identified in **3.0 Findings of Inspection structures and facilities** are ordered by priority as follows:

- Category 1 urgent works, frequent maintenance and works requiring attention within 12 months.
 - Category 2 Works requiring attention within 18 months.
 - Category 3 Requiring attention within 5 years.
 - Category 4 Requiring attention within 10 years.
 - Category 5 Items of routine maintenance.
 - Category 6 items requiring specialist advice.
- Costs have been separately assessed.

3 Finding of Inspection – Structure and Facilities

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
CLIFF PARADE STRUCTURES				
3.1 St. Edmund's Chapel Ruins	<p>Generally; roof less masonry ruin oriented east to west.</p> <p>Repaired and tiled arch installed in the early 20C using some original masonry. The plan form is assumed to be defined by extant, dressed, Barnack masonry at the locations identified on plan and archaeological evidence. Photographic evidence shows that the perimeter walls were reduced, buttress B3 added and the south face of the south wall re-faced in the late 20C.</p>	<p>Mixture of mortars, lower walling has received most attention. Larger masonry units to interior. Limestone shaded on bedding plane. Gritty mortar more visually successful.</p> <p>Develop a palette of repair mortars with a prescribed mix, aggregate and particle size and record for use/replication in future repairs.</p>	2	
3.1.2	<p>South wall with arched opening at west buttressed to north, south & west 4m approx. overall height through western section.</p> <p>To east of south arch opening the walling reduces to approx. 600mm above ground level to south and continues roughly to a level to east & north.</p> <p>Rubble masonry, 'rough racking' to wall cappings at high and low level.</p> <p>Some dressed Barnack elements.</p> <p>See Appendix C for plans showing these locations:</p> <p>South wall;</p> <ul style="list-style-type: none"> • at A window reveal at high level, west jamb, 2 stones. • at B base of door jamb with door recess and outer blinds to attached column base. <p>North wall;</p> <ul style="list-style-type: none"> • at C chamfered base to door reveal and reveal stones re-used, possibly laid flat. 	<p>Sections of low level walling partially collapsed, particularly to interior, and some plant growth. Upper walling levels mortar and soft chalk eroded.</p> <p>Rebuild loose and disrupted areas, repoint pockets and eroded areas to watershedding profile. Implement flush pointed finish in soft lime based mortars to better protect and distinguish dressed masonry elements.</p> <p>Consider alternative treatment to wall top using soft capping techniques. Subject to advice and review of latest trials by Historic England.</p>	2	 

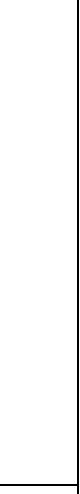
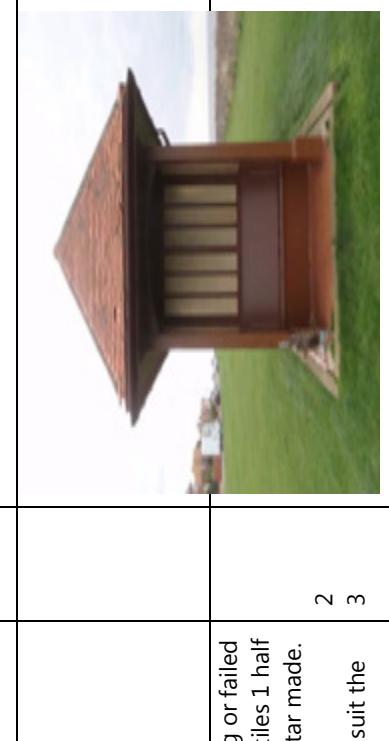
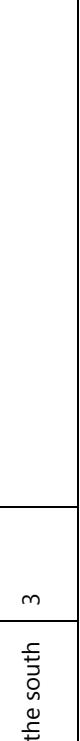
Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
3.1.3	South Arch jambs of red brick. Arch formed of plain tiles tied to rubble masonry with 25mm diameter s/s threaded rod.	Tiles weathered and mortar eroded, re-point. S/s threaded rod and bar reinforcement exposed. Reveals in need of repointing and 'pinning' with additional masonry.	2 1	 
3.1.4	B1., Barnack quoins, assumed re-used. Flints cobbles + barnack masonry to sloping face + pink conglomerate.	Sound, low level repointing needed.	2	
3.1.5	B2., As B1., 1 moulded stone to east, redressed.	Sound, repoint east face.	2	
3.1.6	B3., Mixed brick quoins and brick "tie" course at approx mid-height. Mortar skirt.	Pocket at north east and vegetation growth at low level. Eroded at head north-east & west. Unsupported at base to west. Insert masonry to fill pockets and re-support. Repoint at head to weathering profile.	2	

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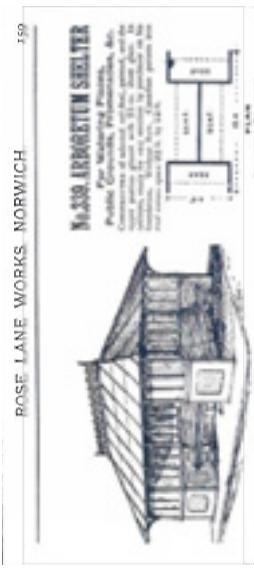
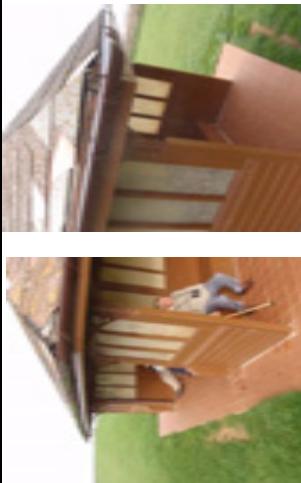
3.0 Findings of Inspection Structures and Facilities

Hunstanton Heritage Gardens: Condition Survey

Date of visit: 13 October 2015

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
3.1.7	B4; Soft red brick quoins, flint facing to north slope mortar flaunch at head and base of west face.	Lowest 2 brick courses eroded at base. Mortar flaunch unsupported. North east internal corner eroded. Hard mortar used in excess. Remove unsightly hard mortar. Insert masonry to fill pockets and re-support. Repoint to weathering profile.	2	
3.1.8	B5; As B4. Large lump of coralline crag at centre.	Brick shear cracked at north east, sound.		
3.1.9	In the place of an altar. Brick dwarf wall 9 bricks high with concrete slab over and piers N and S at raised east end.	Sound, plaque eroded and barely readable.		
3.1.10	Paving; Terracotta pammants to 3 steps and paved area at south arch. Concrete slabs to interior of walled area 4 x 600mm wide, with planted borders to either side.	Slabs of mixed date and finish, visually poor. Some unevenness/dip at east, lift and level up slabs through 6x2x600 or replace with more appropriate material to suit setting.	3	
3.1.11	Seating: Curved timber seat in memorial to Edith Cavell, 12.10.1915, painted at north. Straight timber seat in memorial to Captain Fryatt and the Mercantile Marine at east, painted,	In good order, good carving in similar hand & style to south shelter. Good carving to back rail. Fair order. Back plank split at north east. North east rear post repaired and further opened up. Joint to front rail at south west failed. Repair.	3	
	Garden created by Revd. A.A Toms as a memorial to his two sons killed in 1914/15.			
3.2	North Shelter			
3.2.1	Generally, Timber framed structure, similar to the south shelter in construction (c.1898) but with shallower pitch to the roof and no gablets. 8 main timber posts with timber boarded panels and bench seating to dado level vertical panels of reinforced translucent sheeting above. Painted boarded soffit	Roof patched with mis-matched concrete tiles. 12 missing or failed west slope, 9 to south, 8 to east, 11 to north. 2 full ridge tiles 1 half and 1 ridge end to north, ridge capping is otherwise mortar made. Replace missing and broken tiles to match.	2	
3.2.2	Roof; Approx 30° pitch. Orange machine made plain tiles, hip tiles to south east, only, other hips have a hip tile at base only and of pink mortar flaunch to remainder. Ridge tiles to part. Painted timber fascia, deep, poorly fixed and finished.	Consider re-roofing in an alternative material selected to suit the exposure conditions and roof pitch Replacement with a narrower and lighter section size [as the south shelter] would improve the appearance	3	

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
3.2.3	Rw goods; [brown] Plastic gutter & down pipes to north west & south west. Pipes discharge 300mm above paving, possibly formerly connected to CI drain.	50% broken & missing. Drain visible at NW outlet. Consider removal of the rw goods, altogether, or replacement in cast aluminium as a more robust material.	1	
3.2.4	Timber Structure; 8no. posts on sandstone bases raised over paved platform. Boarded soffit & moulded profile/cap to posts. Boarding to dado level. Painted timber seat 1 plank width & boarded back at rake. Boarded stall riser.	Boarding added at low level as a plinth to conceal decayed base of posts. Assume originally posts and structured exposed [as the south shelter]. Post to north re-faced post at west centre north entire to plinth level. West centre south & south faced in ply. South east ply faced. East ply faced. North east base exposed by lost section of boarded plinth. Ship lap boarded panels to north & south of centre west elevation. East elevation vertical boarding. Different board widths and setting out to panels, seats, stall risers etc. Remove added and mismatched elements and repair/restore original structure and boarding.	2	
3.2.5	Reinforced polycarbonate/glassfibre, translucent glazing in narrow vertical panels above dado level.	Yellowed with age [EDP image shows installation 1982] shabby and unsightly. Durable replacement panels in appropriate material desirable.	2	
3.2.6	Floor: close butted 100mm encaustic tiles, Platt's 'excelsior' tiles.	Patched to south east with larger format tiles, missing area to west infilled with pink concrete. Pockets missing to south and east. Crazed and broken to south. Remove mismatched tiling and repair/restore to match original format. West kerb moved to west – reset and fix.		

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
3.3	Middle Shelter Generally; Timber panelled structure, braced by 4No. posts at low level. Roof structure a lattice of timber beams with cast iron bracket supports. Reportedly dismantled and re-erected 6m inland [after 2009?]. This shelter is very similar in plan and elevation to 1898 Boulton and Paul catalogue Arboretum Shelter titled 'Jubilee Memorial' (likely celebrating coronation of King Edward VII and Queen Alexandra in 1902). Its current location near Clarence Road ties in with use by the Convalescents of the 'Home of Recovery' seen on the 1905 OS plan.	Construction not fully understood due to applied elements and no opening up. Roof structure suspect. Heavy accumulation of paint coatings obscures detail to CI brackets.		
3.3.1				
3.3.2	Roof; Approx. 30° pitch. Covered with fibre cement slates - original/earlier ones are pink, repairs in smooth grey. Slates mitred only at hips. No ridge capping.	6 slates missing to south slope and 6 mismatched. 3 slates missing to north west hip, west pitch and 14 mismatched. 2 slates missing to hips and 1 mismatched north slope. 5 slates missing south east hip + 6 + 4 mismatched to east pitch. Weathering to hips and ridge suspect, flash band in evidence. Very little projection of slates at eaves. Roofing felt perished and not dressed over eaves or into eaves gutter. Strip and replace roof covering, inspect and repair roof structure.	1	
3.3.3	R.W goods; plastic gutters [brown] R.W pipe to west at centre north.	R.W pipe broken & discharges to interior. Consider removal or replacement with cast aluminium rw goods.	2	

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
3.3.4	<p>Timber structure and boarded roof soffit. Divided into bays by moulded plates. Outer moulded plate to perimeter.</p> <p>Cast Iron brackets support beams/plates at roof soffit. Structure formed of braced panels rather than substantial posts.</p> <p>Moulded posts, 4No. at low level mounted over masonry (concrete?) plinths and bolted to panels.</p> <p>Ship lap boarding panels to north east & south east, north west & south west. South west panel possibly original.</p>	<p>Fair. Painted timbers cover decayed sections. Research system/sectional building type and repair to original form.</p> <p>Some cusping missing to cast iron brackets. No action.</p> <p>South east post split and decayed. Repair/replace in selected durable timber.</p> <p>Poor. Repair all to match the section size and profile of the original and in selected durable timber.</p>	3	
3.3.5	<p>Straight panelled backs to seats, and vertical boarding to stall risers.</p> <p>? Steel pipe/conduit at internal corners.</p> <p>Reinforced polycarbonate/glassfibre, translucent glazing in narrow vertical panels, arch headed, above dado level.</p>	<p>Mis-matched vertical boarded back to south. Low level boarding to south stall riser, end grain vulnerable. Replace to match remainder.</p> <p>Yellowed with age shabby and unsightly. Durable replacement panels desirable.</p>	2	
3.3.6	<p>Floor; modern 145x145mm jointed quarry tiles.</p>	<p>In good order but harsh and mis-matched to original.— Poor detailing at abutments, butted up to structure.. Embedded timber suspect. Consider replacing to match elsewhere in any future work and to improved weathering detail.</p>	2	

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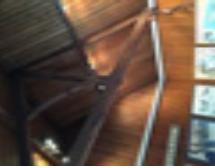
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Hunstanton Heritage Gardens: Condition Survey

Date of visit: 13 October 2015

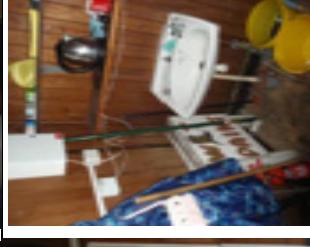
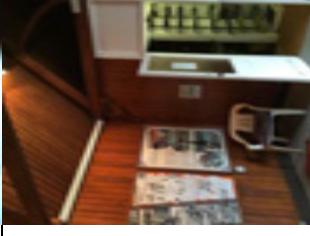
Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
3.4	South Shelter			
3.4.1	Roof; Concrete machine made tiles + bonnet hips and half round ridge. Approx. 40° pitch with boarded gablets to north & south. Copper apron flashings to base of boarding. Fibres cement eaves soffit to gablets.	5 missing tiles east pitch. 9 mismatched and 1 missing to west pitch. 1 broken to north pitch. Roofing felt not seen. Replace missing, broken and mismatched tiles.	2	
3.4.2	Rw goods; plastic. [brown]	West rwp broken and discharges at high level. East rwp is without a shoe to divert discharge at the base. Consider removal or replacement with cast aluminium rw goods.	2	
3.4.3	Timber structure; 8no. timber posts to main structure set over 100mm x 225x 225 sandstone plinths. 160x160 timber posts with moulded caps. Vertical boarding to dado/cill & raking seat backs panelled below. Boarded soffit to roof overhang. Ship lap boarding over timber sole plate to east & west panels. Plain panels to north & south internally.	In good order. Timber sole plate suspect at south east. Remove paint and repair in selected durable timber.	3	
3.4.4	Reinforced polycarbonate/glass fibre translucent panels to square headed lights.	2 panels centre south of middle damaged. South West panels missing. The remainder yellowed with age, shabby and unsightly. Durable replacement panels desirable.	2	
3.4.5	Decorative plaque to south gablet, dedication to Francis Hewitt of Leicester AD 1898.	Recently applied paint finish obscures more subtle carved detail at head of the gablet panel. Paint removal desirable to restore to original finish.	3	
3.4.6	Slatted timber seats, paint finished, on cantilevered brackets.	North bench damaged and slats missing. Replace.	1	
3.4.7	Floor; 100mm close butted tiling except to centre east & west pink concrete infill. Perimeter sandstone kerb flush with grass.	Fractured at north west & spall to 3 tiles. Broken to north and patched with concrete, scored to match tiling layout. Disruption at north east. Repair in matching materials.	2	

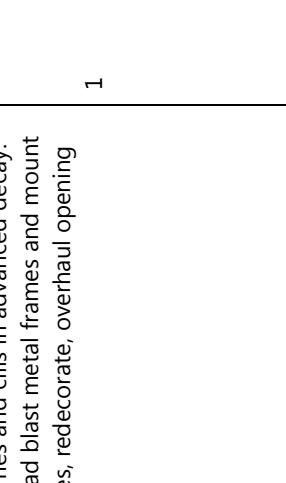
Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
3.5	ESPLANADE STRUCTURES			
3.5	<p>Edwardian Pavilion</p> <p>Timber framed and boarded pavilion raised over a machine made brick plinth 3 courses above GL. Timber floor over ventilated void. Timber dhss windows to west elevation, external shutters added, hatch formed and, shutters and pent roof added to south elevation. All painted externally, main area internally clear finished pine boarding of very good quality.</p> <p>The building formerly stood in the garden of No.2 Westgate and was donated by Lt. Col. & Mrs G.B. Wellard.</p>  			
3.5.1	<p>Roof; Steep pitched slate to main duo pitch and shallow slip roof to west verandah [formerly with patent glazed sections above the windows], 2No lead covered gablet vents trefoil pierced and painted to west slope 4 courses below the ridge.</p> <p>Pierced terracotta ridge tiles.</p>	<p>Eaves boards replaced to shallower western pitch, to not quite matching profile. Replace to match to maintain integrity.</p> <p>1 slate missing north west to verandah pitch and 1 slipped to north eaves. Replace to match.</p>	<p>2 1</p>	
3.5.2	<p>Rw goods; profiled plastic, black, with rwp at north west and north east and direct connection to below ground drain.</p>	<p>In good order.</p>		

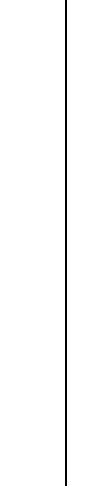
Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
3.5.3	<p>Timber structure; 4No. verandah posts with arch braces and shaped timber fascia.</p> <p>Central door to west. Diagonal boarding to panels between posts with planted edge beads to west elevation, 4 panels either side of door. Vertical boarding to north, east [narrower/original] and south elevations. Pent roof bracketed off south elevation over hatch opening.</p> <p>Profiled gable barge boards.</p> <p>Boarded sloping soffit to verandah.</p>	<p>Corner post and boarding decayed at north west and diagonal boarding added to north elevation at NE and NW. Remove additional elements and repair original fabric in selected durable timber to original profile.</p> <p>Decay at mortices to arch braces, remove paint for inspection, allow to piece in, insert boron rods and monitor.</p> <p>Verandah posts set over stone plinths. North west verandah post base decayed. Repair original fabric in selected durable timber to original profile.</p> <p>Some decay at end grain and disruption at change of pitch. Repair original fabric in selected durable timber to original profile.</p> <p>Decorations in good order, paint build up masks decay and retains moisture, periodic removal desirable. Black and white paint scheme questioned. See early photograph above.</p>	2 3 3 4	  
3.5.4	<p>Roof Structure; 2No king post trusses with arch braces on shouldered base, wedged and butted, bolted connection and 'nut-slot'.</p> <p>Tie beams supported on moulded wall plate at eaves.</p> <p>Purlins at mid span, boarded roof.</p> <p>Boarded soffit to gables.</p>	<p>In good order.</p> <p>In good order.</p>	3	
3.5.5	<p>2no d/h vertical sliding sashes. 2 over 2. N window glazed with GWPP to lower sash. Plain above.</p> <p>South window film applied to lower sash. Knurled and painted sash keeps – brass.</p> <p>Coloured patterned glass fan light over 6 panel door.</p> <p>Diagonal boarding to bottom panels, painted glass above.</p> <p>2 chubb locks + rim mortice lock & latch, rebated lock & latch with brass oval handle + Yale rim lock.</p>	<p>Keep plate to north window missing. Replace to match existing.</p> <p>Fanlight boarded over externally, assumed for security. Desirable to use security glass externally to maintain original intent and provide lay light to interior.</p> <p>Bottom rail/hinge stile suspect. Repair original fabric in selected durable timber to original profile.</p>	3 3	

Project ref: P0308**3.0 Findings of Inspection Structures and Facilities****Hunstanton Heritage Gardens: Condition Survey**

Date of visit: 13 October 2015

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
	Partition to south west forms office/bowls/golf kiosk. Painted and grained panels over clear finished boarding to west portion. Main space to North display; "Understanding Hunstanton". 8 panels.	In good order.		 
3.5.6	Fittings; Spotlights mounted on purlins. Fluorescent fitting to office. Whb to south east. Electrical intake east wall at h/l, cable externally at SE corner. Fire extinguisher CO2	In fair order. Trailing wires and socket outlet close to whb/tea making facilities. Safety and welfare concern.	1	
3.5.7	Raised timber floor. 125mm boards run north to south. 200mm painted timber skirting Torus profile. Close carpetted to main area, carpet tiles to south kiosk/office.	Raised threshold and external step is a barrier to wheelchair access.		

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
3.6	Public toilets attached to the Bowls Pavilion			
3.6.1	Roof; machine made tiles, uniform in colour.	In good order.		
3.6.2	Rw goods; Profilled plastic gutter and square section down pipes	In good order.		
3.6.3	Walling; Opening to entrances to Gents and Ladies wcs assumed to have been reduced in width and door and frame fitted, from evidence of threshold stones.	Patches of missing and damaged paintwork and disruption to render finish. Monitor. Redecorate in cycle. Rust to metal corner bead at west jamb of entrance to Ladies wc. Remove paint de-rust and treat or replace with stainless steel. Rust to fixings for former handrail to adjacent steps. Remove entirely and make good or thoroughly de-rust and paint protect.	3 3 3	  
3.6.4	Windows; timber sub-frames and metal framed, bottom pivot inward opening hoppers. All paint finished. Obscured glass, some with circular hit-and-miss vents.	Casements painted shut. Sub frames and cills in advanced decay. Remove casements, strip and bead blast metal frames and mount in new durable timber sub-frames, redecorate, overhaul opening gear.	1	
3.6.5	External doors; framed and boarded.	In good order.		

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
3.6.6	Internal doors; four panelled, modern door furniture with original fittings retained to interior.	Some hinges showing signs of wear and rust, refurbish.	3	
3.6.7	Ceilings; painted timber boarding with sloping soffit to north, east and west.	In good order		
3.6.8	Floor to ceiling masonry walls, plastered and painted to cubicles, tiled skirting matching flooring, except to rear of wcs, timber boarded enclosure to wc cisterns.	In fair order, tired looking, particularly around hand drier and fittings. Some rust to corner beads to plastered reveals. Refurbish. Boarded enclosure vulnerable to damp at base and not easily cleaned in this location. Consider alternative material.	3 3	
3.6.9	Floors; quarry tiled throughout with integral skirting, except as above.	Functional, deep clean would lift the appearance, particularly around fittings.	1	
3.6.10	Fittings; Gents wcs; 2No wc cubicles, 2No urinals, 1No whb. Metal drums dispense toilet paper. Ladies wc; 3No wc cubicles, 1 No whb.	Some fittings rusted, replace. Layout is to suit ventilation using windows in the external wall, and not ideal or economical. The windows are now painted shut and the louvres to the gablet at high level have been replaced with solid boarding. Ventilation could be improved. Access narrow and prevents turning in to the facility un-aided. No guarding to the dwarf wall flanking the access route. Re-planning to allow independent use recommended. Re-planning to make provision of baby change facilities in Gents and Ladies wcs desirable alongside additional whb to each.	3 3 3 3	

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
3.7	Cenotaph and 1953 Flood Memorial Generally Rectangular Portland stone memorial situated in the Esplanade gardens to commemorate those who gave their lives in the Great War 1914 - 1918 and WWII 1938 - 1945. Rectangular base, four stone courses and tapered section with decorative capping stones. 2 Portland stone steps to base, copper wreath mounted to west elevation and carved inscriptions to all 4 sides. Timber post and wire for securing wreaths at low level of base at top of steps. 600 mm square concrete paving slabs about base of stone steps with grass areas around paving, 2 no. painted ground level concrete? Poppies set within grass area. Carstone walled raised planting bed with coping maintained by British legion. Note: Previous condition surveys have been carried out by John V A Froggett in 2000 and by Januaries (date currently unknown but understood to be in the late 1990's). The 2000 condition survey notes "ground around base has an apron of paving slabs. The memorial is situated in a well maintained area of grass lawn surround by a small hedge." The hedging can be seen in the 1982 Lynn News aerial photo (without the rose beds and concrete poppies). The cenotaph can be seen on the Francis Frith 1921 photograph showing the original low hedge setting.	Evidence of previous repointing to side elevation facing away from butterfly shelters. A few open joints at base of monument to steps which would benefit from being repointed. Inscriptions go over some mortar joints which have become slightly eroded but without large detriment to legibility of inscriptions. Monitor and consider re-pointing and re-forming of letters, if inscriptions become illegible. Open joint at top of capping stones is allowing water to stain inscription of "1939-1945" and would benefit from appropriate mortar repointing. Minor lichen growth to stone base, particularly to more sheltered east elevation splayed stone forming transition between main shaft and base of monument. Painted concrete poppies have failing paint finish. Would benefit from scraping back old coatings and application of new finish.	5 2 2 2 5	  Lichen growth to base

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
	1953 memorial to flood Plaque mounted on mortar pointed carrstone base set on 2 stone plinths. The floods of 31 st January 1953 caused significant damage; 35 bungalows had been wrecked, 70 more had been damaged, 180 beach huts had been lost, 6000 acres between Hunstanton and Wolferton Station had significant damage. 31 people – 15 British and 16 Americans – had died in Hunstanton.	In good condition. Localised pointing failing. Carry out minor repointing works	5	
3.8	UPPER GREEN Hunstanton Town Sign	<p>Top section of sign has 2 splits in the timber with open joints and has a lean. Minor lichen growing on the top sign and minor areas of paint failing to less exposed elevation. Elevation facing the sea has more significant paint loss to all timber areas.</p> <p>Carry out redecoration to match existing paint scheme and provide access for inspection for timber repairs.</p> <p>Centre split to carved main section of sign which is seen from both sides. Condensation build up seen on inside of glass to less exposed elevation with minor mould growth internally. Unable to determine if timber has been affected as unable to gain access for closer inspection. Remove glass panels to enable closer inspection to determine what repairs are necessary.</p> <p>Rust staining and paint failing to metal side support plates and plate to side nearest sea has a bowed section. Base has vertical crack to south elevation which extends from coping down to carrstone decorative panel. Open joints around carrstone to same elevation and lichen growth to pointing. Elevation of base facing sea has minor crack from coping down to carrstone decorative panel and small areas of open perpend joints to brickwork. Corner cut brick forming</p>	1	

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
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	<p>Sign is a depiction of the Saxon King, Edmund, who landed at St Edmunds point in 855. The motto 'Alios Delectare Iuvat' has a free translation to 'It is our pleasure to please others'.</p> <p>A Hunstanton Miscellany book describes the coat of arms as '<i>a combination of the Le Strange family and the County of Norfolk. The crown with arrows at the bottom of the shield represents St. Edmund Patron Saint of East Anglia, and the arrows show that he achieved martyrdom. The wavy lines represent the town's association with the sea. The Lion is from the coat of arms of the County of Norfolk while the heraldic beast and feather at the top of the shield are from the Le Strange family crest.</i>'</p> <p>The sign can be seen on the 1982 Lynn News aerial photograph but no structure is seen on the 1969-1970 OS map.</p>	<p>mitre has crack but not hugely detrimental. Carrstone slightly eroded but not noticeable from afar. See note below.</p> <p>2 external light fittings have heavy condensation to lenses and unknown if they are operational.</p> <p>Given the issues with the base and external lighting, consider redesign to improve overall setting.</p>			
3.9	Town Cross	<p>Located on the upper green adjacent the Golden Lion Hotel. Moved to this location in 1846 by Henry Styleman L'strange as part of his vision for a sea side town. Listed Grade II.</p> <p>Part carved stone cross (base and part shaft only) on octagonal Portland stone and carrstone steps (7 no. Risers) with hard pointing to large joints. Stone base abutting grass.</p> <p>3 no. External lights facing cross and golden lion hotel in galvanised steel covers with grating in front of light fitting sat on paving slab base. Inspected during daytime so unknown if operational.</p>	<p>May be desirable to improve external lighting scheme with more discrete light fittings and illuminate from all sides.</p> <p>Stone base has moss and plant growth between carrstone riser and between joints. Some areas have open mortar joints. Localised repointing to be carried out.</p> <p>Presumably used as bench seating by some members of the public as evidenced by cigarette butts.</p> <p>Part stone cross has open joint at south and very small amount of lichen growth and bird fouling has occurred (unsurprising given location). Localised repointing to be carried out.</p> <p>Mortar pointing colour varies to the carrstone risers suggesting previous campaigns of repair. Joints in some</p>	<p>4</p> <p>2</p> <p>2</p> <p>2</p>	

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
	<p>Note: Previous condition surveys have been carried out by John V A Froggatt in 2000 and by Januarys (date currently unknown).</p> <p>J V A Froggatt condition survey in 2000 notes that "it has recently undergone remedial works which include the installation of a concrete ring beam at ground level, placed to arrest any spread."</p> <p>From the condition notes in the Januarys condition survey "the time has arrived when extensive and careful repair is required to arrest the significant deterioration which is occurring to the component elements", it is assumed that repairs were carried out pre-2000 to point up joints.</p> <p>LOWER GREEN</p>	<p>locations are opening up in the Portland stone treads. Localised repointing to be carried out.</p> <p>Some minor moss and lichen growth on carrstone risers. Top step treads have shaled in the past but appear sound now and evenly weathered.</p>		
3.10	The Butterfly Shelters			
3.10.1	The shelters can be seen on the 1982 Lynn News aerial photograph and structure seen on the 1969-1970 OS map.			
3.10.2	<p>Roof:</p> <p>Felt covered roof with timber boarded soffit with 10 no. timber joists with centre joist support. Roof profile is gull wing shaped with centre gutter draining to 1 no. painted cast iron rainwater pipe. Joists notched over concrete cantilever supports on concrete columns (5 no. Columns per shelter). Cantilever concrete rafters have tapered profile which is slimmest at eaves and thickens as it reaches the column position. Additional timbers have been inserted between the concrete rafters for support of the roof deck. Metal posts have also been installed as additional propping.</p> <p>There are 2 shelters of the same construction.</p> <p>Note: shelters in use at time of inspection.</p>	<p>Evidence of previous patch repairs carried out to felt roof membrane and other areas of failed felt. Timber soffit board is in poor repair with rotted boards and missing areas of boards allowing water through to bench seating below.</p> <p>Centre timber joist in poor repair with paint finish failing and areas of rot apparent from ground level. Extent of rot not determined due to lack of access.</p> <p>Concrete is in very poor repair with cracks and spalling sections particularly to horizontal members to underside of roof. Regular monitoring is needed particularly if there are adverse weather conditions over the winter months such as high winds or snow loads which may mean barriers to prevent use of the shelters are installed.</p>		

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
	The Butterfly shelters can be seen on the 1969-1970 OS map.	<p>Rain water pipe missing fixings near base and bows slightly due to lack of support.</p> <p>It is likely that these shelters have reached the end of their life and a replacement structure would offer a more economic solution than repairing the existing structure.</p> <p>If repair is the preferred option, the following works are necessary in this order:</p> <ul style="list-style-type: none"> Specialist concrete survey over and above structural engineers review to carry out testing of the concrete to determine condition, cover to rebar etc. Subject to findings of specialist survey; <ul style="list-style-type: none"> Re-roofing to new scheme (not reinstate timber boards and felt due to limited lifespan particularly in such as corrosive environment). Concrete repair works to entire structure and Keim wash integration. Replacement of rotted timber planks to bench seats with new douglas fir or similar hardwood. Review requirement for paint finish. Replace or refurbish by shot blasting and new zinc rich paint finish to Rainwater goods. Replace poor plywood upstand with durable hardwood/ panel system and new suitable capping. 	<p>1</p> <p>6</p> <p>2</p> <p>2</p> <p>2</p> <p>2</p>	

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
3.10.3	Benches: Painted dark green timber boarded benches supported on cantilevered concrete supports sat on concrete block wall at base. Back of bench formed in painted plywood with timber deck capping. See comments under roof 3.10.2a for replacement strategy or 3.10.2b for repair.	Timber boards in poor repair with paint flaking and boarding missing in certain locations. Timber profiled brackets which support slats are rotting in areas where slats are missing. See comments under roof 3.10.2a for replacement strategy or 3.10.2b for repair.		 
3.10.4	External areas: Concrete 600 mm square paving slabs with 2 no. cast concrete steps and green painted key clamp style railings where there is a level change. Pink carstone retaining wall with no capping and hard mortar.	See comments under roof 3.10.2a for replacement strategy or 3.10.2b for repair.		

Project ref: P0308**3.0 Findings of Inspection Structures and Facilities****Hunstanton Heritage Gardens: Condition Survey****Date of visit: 13 October 2015**

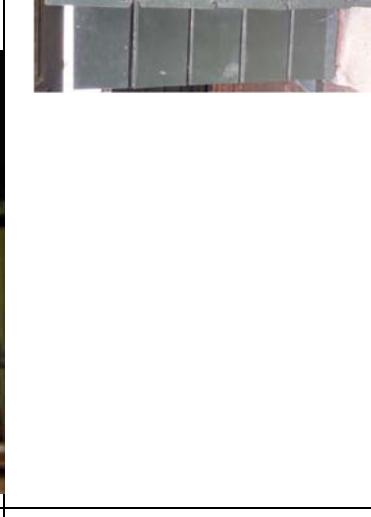
Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
3.11	Public Toilets The Toilets can be seen on the 1969-1970 OS map. A photo pre-1978 shows the toilets without the screen walls and without the 'out of hours' WC to the East elevation. A search carried out by BCKLWN Land Charges department and a planning reference for found dated 1959 for Erection of public conveniences reference 507.			
3.11.1	Roof: Plain tile roof with tiled hips and ridge with 2 areas of white boarding. Soil vent pipe to end elevation. Lead flashing between plain tile and boarding areas to East and West elevations. Sun faded black plastic gutter with 2 sunfaded black square profile downpipes. External lighting sensor mounted to boards to north elevation at high level. Upvc white fascia board and soffit with no evidence of ventilation. No access to the roof void.	1 down pipe unconnected between swan neck and outlet point to west elevating facing sea. The gutter and rainwater pipes are very sun faded and previous repairs can be seen. Joint locations look poor, with unsupported section to the north elevation and section which bows to east elevation. New replacement guttering and rainwater pipes to be installed.	1	2 The roof has area of moss and lichen growth, particularly to the 3 courses to the south elevation directly below the ridge. Treat with biocide and repoint open joints.

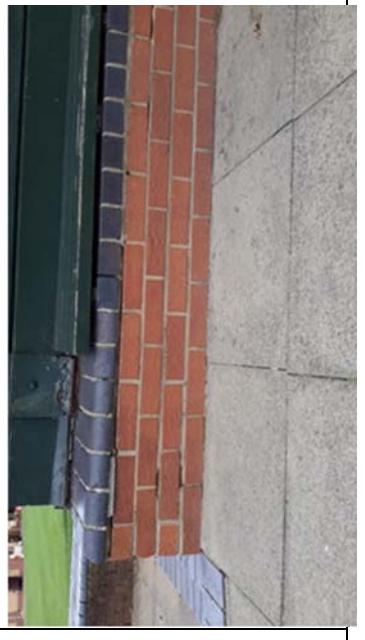
Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
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3.11.2	<p>Walls:</p> <p>Red brick stretcher bond brickwork with hard coloured cement pointing. Green painted concrete (?) inset panels to all 4 elevations (2 no. large door sized panels to east elevation, 2 no. thin slot type panels to west elevation, 2 no. joined long horizontal panels to south elevation, 3 no. joined long horizontal panels to north elevation). Note: no windows. Ladies metal sign mounted to north elevation.</p> <p>Separate external walls to shelter WC entrances. These are red brick with engineering brick on edge coping and 2 course plain tile creasing. Ladies and gents metal signs mounted to west elevation brick wall. These are a later addition to the Toilets, presumably to provide increased privacy (built after 1978).</p> <p>The Disabled WC appears to be a later addition – could have been introduced at the same time as the out of hours W/C to the East elevation.</p>	<p>Mortar pointing to the west elevation bricks (facing the sea) are eroded and open. Evidence of previous repairs to pointing can be seen. Area to rhs is likely to have been exacerbated by downpipe not being connected to swan neck. Upon completion of rainwater pipe replacement works, repoint open joints.</p> <p>The green painted panels have areas of paint failing. Opportunity for interpretation panels? As a minimum, a thorough preparation and redecoration scheme needed.</p> <p>To South elevation, area of poor repair has been carried out near the entrance to the Male WC. This looks unsightly, and could be repaired to match existing brickwork.</p>	<p>1</p> <p>2</p>	

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
3.11.3	Doors: Entrance doors to gents, ladies 2 no. Unisex out of hours WCs and disabled WC. Doors are dark green painted timber with galvanised metal plates and painted timber frames. Plate to Disabled WC entrance door appears to be later addition to timber door. Disabled WC has radar scheme lock and blue painted metal horizontal grab rail. 'Unisex Out of hours' signage to out of hours WC with aluminium pull handle with backplate with keyhole and lock indicator. No access gained to gents WC, disabled WC and Unisex out of hours WCs.	Paint is flaking from doors (paint finishes generally do not like being applied to a galvanised steel finish without suitable acid etch priming and the atmosphere is particularly harsh due to the coastal environment). It is unknown whether the plates have been fixed to cover up areas of failing timber doors or provide enhanced security. Remove plate to disabled door to assess integrity. Allow for new replacement metal door with new ironmongery. Allow to thoroughly prepare and paint doors and frames. Allow for localised resin repair of timber frames to base.	1 1	 
3.11.4	Services: External bulkhead lights by WC entrances were on and working during daytime inspection. To south elevation 2 circular bulkheads above Unisex and Disabled WC entrance doors. To side of female and male WC entrance door, square bulkhead light fitting.	Check PIR sensor to east elevation is working correctly to ensure lights come on at lower natural lighting conditions. Opportunity to replace with more energy efficient lighting?	1	
3.11.5	External wall: Construction varies from red stretcher bricks with engineering brick in edge coping with 2 course tile cressing to local pink carstone random rubble stone wall with hard mortar pointing. No capping to stone wall.	Brick retaining external wall has stepped DPC. Some open joints above DPC position. Locally repoint.	1	

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
3.11.6	<p>Internal female toilets:</p> <p>Tiled ceramic floor 300 mm square with SS Wade gullies (2 no.).</p> <p>Red tile skirting and laminate panel easy clean wall panels with vertical jointing strip.</p> <p>White UPVC ceiling boarding with 16 no. Ceiling mounted plastic bulkhead lights. 2 no. not functioning at time of inspection.</p> <p>6 no. separate WC cubicles.</p> <p>Cubicles formed in wall construction as before with painted green timber boarded ledged and braced doors. Cubicle walls do not go up to ceiling. Cubicles have white ceramic back to wall WC with automatic flush sensor to back wall and white painted metal toilet roll dispenser mounted to back wall.</p> <p>Baby change facilities consist of laminate counter top with baby change table with strap.</p> <p>2 no. Inset wall mounted SS automated soap dispenser, hand wash and dryer.</p> <p>1 no. Wall mounted bin.</p>	<p>All in good order.</p> <p>1 hand wash station has note "hand dryer of short duration". Carry out check of unit.</p> <p>Bin is rusting and looks poor. Replace.</p> <p>Timber cubicle doors to be redecorated.</p>	<p>1</p> <p>1</p> <p>2</p>	
3.11.7	<p>External areas:</p> <p>600 mm square pink coloured concrete paving slabs round perimeter of building to 3 sides with gravel planter with large carrstone boulders to end elevation by sea.</p>	In good repair. See also WWA recommendations.		

3.12	South Shelter and seating	
3.12.1	Roof Profiled single layer plastic sheeting roof with felt lined centre gutter with fall to west end discharging over steps.	  <p>Originally translucent sheeting has moss growth and rusting fixings throughout. Section of roof broken and missing to west elevation. Unable to see inside central timber gutter but likely to have moss and general build-up of detritus based on condition of roof sheeting.</p> <p>Given the issues with the roof, replacement of the roof covering and support is recommended using a new zinc lining for the gutter and new GRP sheeting.</p> <p style="text-align: center;">1</p>
3.12.2	Structure Green painted timber roof supporting structure with 5 rows horizontal boarding (220 x 45 mm) with v-jointed tongue and groove connection and green painted metal plates and flitch plates to base. 4 no. single roof joists running east west supported on mixture of single painted timber joists (6 no.) and paired joists (3 no. Pairs) running north south around painted timber columns (6 no. 225 x 45 mm). Painted timber fillets help connect the 2 sets of joists. Large bolted connections between roof joists and timber columns.	 <p>Single joist to east elevation has become detached from roof joist and split. Evidence of previous metal angle repair evident. 2 other joists have splits to the east end elevation. Joist to west elevation has a significant split and likely to be rotten as exposed to elements due to missing section of roof.</p> <p>Areas of boarding have moved causing tongues to be exposed and general movement can be seen. This is exacerbated by the movement in the brickwork below and can only be monitored. Carry out preparation, suitably prime and redecorate.</p> <p style="text-align: center;">1</p>

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
		Flitch plates are rusting in locations and rust patches can be seen to exposed plates. Carry out preparation, suitably prime and redecorate. Carry out regular monitoring.	1	 
3.12.3	Columns Painted Timber columns consisting of paired timbers with blocking piece and flitch plate connection at base with bolt through connection.	Generally in sound repair, some bolts are showing signs of rusting where located into brickwork at base. Carry out preparation, suitably prime and redecorate. Where located on the seating areas, plates are rusting and causing movement of the structure below. Carry out preparation, suitably prime and redecorate.	1 1	
3.12.4	Benches Painted timber benches (205 x 45 mm slats) supported on timber bearers and engineering brick and red brick base (4 courses red brick in stretcher bond and single engineering brick header course) with cementitious mortar. Where brickwork extends beyond bench locations, engineering brick has bullnose profile.	Evidence of red brick corner repairs to 4 column locations and cracks have appeared 1 brick further from repair area to south side. Extensive movement with joints open up to 20 mm between engineering brick course and red brick course, particularly on south elevation. Without significant investigations and review of existing foundations, movement can only be monitored rather than arrested. Locally repoint and re-bed loose bricks. Timber forming seats has exposed areas where paint is failing and has rotated in some areas so does not sit horizontally. Locally lift and re-fix to sit horizontally. Allow	1 1	

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
		for replacement sections in douglas fir where rot prevents re-use. Carry out preparation, suitably prime and redecorate.		
	Steps and retaining walls. Same construction as seat supports. The shelter can be seen on the 1982 Lynn News aerial photograph but no structure is seen on the 1969-1970 OS map.	Where brickwork is more exposed, pointing is failing and bricks loose. Locally repoint and re-bed loose bricks. Eroded where exposed and engineering course lifting from base red brick course with loose bricks to west elevation. Pointing failing. Locally repoint and re-bed loose bricks.	1	
3.13	Bandstand	Some staining apparent between uppermost and middle sheet and water run off marks. Top capping has rust staining. Painted eaves trim and soffit to elevations closest to sea has rust marks and areas of flaking paint. These would benefit from thorough preparation and redecoration scheme.	5 2	 

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
		Timber soffit generally appears sound with some mould evident but no damp stains suggesting roof does not leak (note: no rain at time of inspection). Centre fixing plate has exposed rusting cross head screws and flaking paint exposing rusting metal plate beneath. The plate would benefit from thorough preparation and redecoration scheme.	2	 A photograph showing the underside of a timber roof structure. The wood is light-colored and shows signs of weathering. A central metal plate is visible, showing signs of rust and paint剥落. The background shows a brick building and some greenery.  A close-up photograph of the same timber soffit area, focusing on the central metal plate and the surrounding wood grain.
3.13.2	<p>Painted metal columns and infill railings.</p> <p>Columns (8 no.) have patterned metal panels spanning between each column to support roof structure and "ollerton preston..." inscription at base. South East column has padlocked access panel facing internally within bandstand.</p> <p>Railings have diagonally painted metal pattern and bolted to columns. 2 no. Support brackets fix to railings for green plastic planters.</p> <p>Roller blinds to 6 facets (not over entrance). Roller blinds were not checked for operation.</p>	<p>Generally in good condition with minor areas of rust staining from failing paint finish. These would benefit from thorough preparation and redecoration scheme.</p> <p>Rust affecting 1 capping to railings causing minor delamination. These would benefit from thorough preparation and redecoration scheme.</p>	3	 A photograph showing the underside of a timber roof structure. The wood is light-colored and shows signs of weathering. A central metal plate is visible, showing signs of rust and paint剥落. The background shows a brick building and some greenery.  A photograph of a metal railing. The top horizontal bar shows significant vertical cracks and loss of material, indicating delamination or corrosion. The background shows a grassy area and a building.

Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
	<p>Block paving finish internally with red inlaid stretcher pattern to match facets of roof above. Cementitious mortar joints.</p> <p>First 2 joints to the edge are generally open where rain likely to wash out mortar jointing. These would benefit from repointing.</p>	<p>Grass and plant growth forming in open joints particularly around column bases. Joints to be cleaned and treated with biocide and local repointing where necessary.</p> <p>First 2 joints to the edge are generally open where rain likely to wash out mortar jointing. These would benefit from repointing.</p>	2	  <p>Vegetation growth to block paving</p>

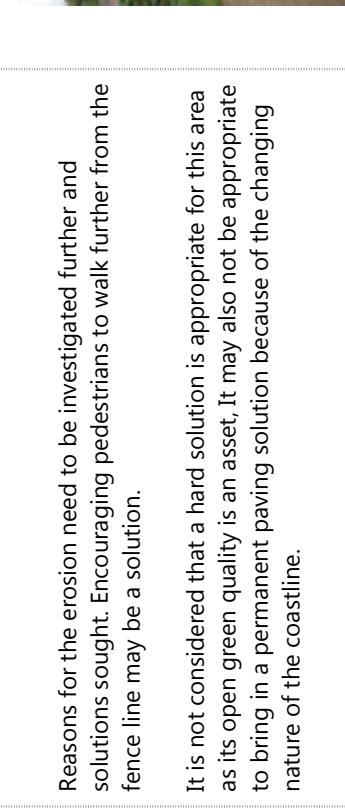
Item	Element and Description	Condition and Recommendation	Repair Category	Photograph
3.13.3	<p>Brick base Red engineering brick cant brick header coping with hard sandy bucket handle profile mortar joints sat on red brick stretcher 6 course high brickwork. Carrstone random rubble decorative inset panels with hard mortar joints. Base has same facet profile as roof above.</p> <p>Part concrete foundation? Exposed to south elevation.</p> <p>2 commemorative plaques installed: "12th June 1994 this bandstand was presented to the town by Searle's of Hunstanton in celebration of their 40th anniversary and in memory of Geoffrey Searle and Louis Guise the founders of the company"</p> <p>"Queen Elizabeth II Field Diamond Jubilee 2012 Fields In Trust"</p>	<p>Some light lichen growth on the red bricks and moss growth to mortar joints. Treat with biocide and clean off.</p> <p>Minor open joints to red bricks at base where meets grass, particularly to westerly elevations facing the sea. Joint open near external corner and 1 no. Brick face eroded (special corner shape – could be replaced but not failing currently).</p> <p>Moss growth to carrstone and mortar pointing failing to some of the decorative panels. Biocide and carry out local repointing works.</p>	<p>2</p> <p>2</p> <p>2</p>	 
3.13.4	<p>Steps and block paving Softer red brick steps up to bandstand platform, with brick on edge detailing and 2 dwarf walls.</p> <p>Block paving laid in square pattern with open joints.</p>	<p>Bricks are eroded on their exposed external corners from wear and tear. Moss growth to joints. Treat with biocide and clean off. In the long term, the steps should be replaced.</p> <p>Block paving has grass growing through joints. Treat with biocide and clean off.</p>	<p>2</p> <p>2</p>	

4 Finding of Inspection – Landscape and Features

Item	Element and Description	Condition and Recommendation	Photograph
EXTERNAL			
4.1	CLIFF PARADE The Cliff Parade is a long narrow area of grass at the north of the site, on top of the cliffs. It leads from the Salad Bowl Café at the most northerly end of the Esplanade gardens, to the Lighthouse. This area is mostly open grass with scattered benches and three small pavilion buildings. At the northern end there are the ruins of St. Edmunds Chapel.	<p>The benches all appear to be different ages, however none is in a poor condition, and all could be remedied with small interventions.</p> <p>The bases of some of the benches require some attention. Some of the PCC slab bases are not level, and some concrete bases are developing a large amount of moss.</p> <p>Many benches are close to the cliff edge and will need to be relocated if they are not to be lost when further erosion occurs. Any changes to memorial benches should be carried out in consultation with those who donated the bench.</p> <p>There are five timber benches around the outside of the ruins facing in. These are generally of a similar style and condition to those along Cliff Parade.</p> <p>There are two benches within the ruins themselves, these are also timber but are of different styles, one which is a smaller bench dedicated to Captain Fryatt, and one which is a large curved bench dedicated to Edith Cavell. The smaller bench has some signs of rot.</p>	  
4.1.1	Bench Seating There are 30 benches along Cliff Parade, the majority of which face towards the sea. The benches are predominantly timber garden benches, the majority of which are for memorial. Although being of a similar style, the timber benches are not all the same design. Only one is not a timber garden bench, but has a concrete frame and timber seat and back. All benches are mounted on either a concrete or PCC slab base, with the exception of the concrete frame bench.		

Project ref: 1563**3.0 Findings of Inspection: Landscape and Features****Date of visit: 15 October 2015****Project title: Hunstanton Heritage Gardens****Item Element and Description****Condition and Recommendation****Photograph**

4.1.2	<p>There are three litter bins adjacent to the road along Cliff Parade.</p> <p>There are also eight dog bins in this area which are along the fence line. These are not the same traditional style which are in The Green, but are the modern red type.</p>	<p>One litter bin is in a poor condition and will require replacement.</p> <p>The fences are in fair condition although overgrown with climbers in places.</p> <p>As the fence is a short-term solution to the receding coastline, a higher quality solution is not appropriate.</p> <p>The scrub behind the fence is difficult to manage as it is a hazard to access for maintenance. The scrub is also beneficial to wildlife and should be retained.</p> <p>The cliff edge is protected by a low concrete post and chain-link fence. There is a small section of the fence which is concrete post and wire, and a small section which is timber post and chain-link.</p> <p>The area between the fence and the cliff edge is unmanaged and predominantly scrub. As the cliffs are eroded and recede, new fences are put up, leaving several lines of old fencing behind the main fence line.</p> <p>There is also a bird knee rail around the parking area behind the Salad Bowl Cafe.</p>   
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Item	Element and Description	Condition and Recommendation	Photograph
4.1.4	<p>The Wolf Trail starts at the Esplanade Gardens and runs through Cliff Parade, concluding at St. Edmunds Chapel where there is a statue of the wolf. The trail consists of timber posts which are numbered and each contain an image and caption denoting a part of the story of St. Edmund.</p> <p>The starting post is in the Esplanade Gardens, the remaining five posts are along the Cliff Parade.</p> <p>This trail runs in conjunction with a leaflet which has a map and more information on St Edmund generally, and specific information about each trail point.</p>	<p>This boundary could be improved by installing a new line of fencing, away from the cliff edge, and planting a hedge behind this.</p> <p>The posts themselves are in good condition, as is the wolf statue. Improvements to consider would include: making the trail more visually appealing to children; adding play elements into the trail points; and displaying concise information at the trail points themselves, so they could be informative without the leaflet.</p>	 
4.1.5	<p>Ground condition</p> <p>There are areas on the ground which have become badly eroded due to heavy footfall. These areas are mainly near the fence line, around benches, and at the entrance to Cliff Parade near the Salad Bowl Café.</p>	<p>Reasons for the erosion need to be investigated further and solutions sought. Encouraging pedestrians to walk further from the fence line may be a solution.</p> <p>It is not considered that a hard solution is appropriate for this area as its open green quality is an asset. It may also not be appropriate to bring in a permanent paving solution because of the changing nature of the coastline.</p>	

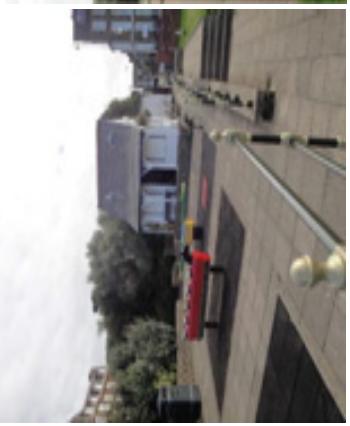
3.0 Findings of Inspection: Landscape and Features

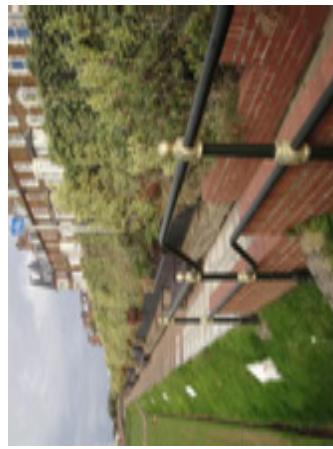
Item	Element and Description	Condition and Recommendation	Photograph
4.1.6	St Edmund's Chapel Garden For information on the structure itself and paving, please refer to the Architect's Conditions Survey. The garden consists of some planted beds within the chapel ruins, a planting bed outside the chapel ruins where the wolf statue is situated, and bench seating. The area is enclosed by grass mounds.	Access to the ruins is down steps, and there is also a stepped area within the ruins themselves. The planting area could be extended and enhanced inspired by historic photographs.	  

3.0 Findings of Inspection: Landscape and Features

Item Element and Description

Condition and Recommendation

Item	Element and Description	Condition and Recommendation	Photograph
4.2	ESPLANADE GARDENS – ACTIVE ZONE	<p>This area is a continuation of the Esplanade Gardens, however this area has more activity space than the entrance, comprising: two bowling greens, a putting green, crazy golf, and a play area.</p> <p>As well as the active spaces there is also a continuation of planting beds and seating areas, as well as a pond with a fountain.</p>	  
4.2.1	Bench Seating	<p>There are 21 benches in this area of two styles. Benches at the viewpoint, around the playground and behind crazy golf, and one along a path are metal frame with timber seat and back, while benches looking over the bowls greens are timber garden style benches. The remaining benches outside the Salad Bowl Café and the Bowls Club are a mixture of these two.</p>	<p>Benches are generally in a good condition. One bench to the rear of the bowling green requires some repair work or replacement.</p> <p>For consistency it is recommended that timber garden benches be adopted throughout</p>

Item	Element and Description	Condition and Recommendation	Photograph
4.2.2	Bins	<p>The bins look to be in a fair condition and do not require replacing.</p> <p>The bin in the playground could be relocated nearer to the Ice-cream kiosk, where it will be less obtrusive and likely to be used.</p>	  
4.2.3	Railings & Fences	<p>The same style of the green and gold railings are continued in this area of the site, however in this area of the site some are instead painted black and gold. They line the steps and ramps; adjacent to the playground, adjacent to the Salad Bowl Café, between the crazy golf and the bowling greens, from the bowling greens up to the street.</p> <p>Along the western edge of the bowling greens is a lower simpler railing which is also painted green and gold.</p> <p>Around the viewpoint area, and from this down the ramps to the seafront is a metal bar railing with circular section frame and handrail. This is painted green.</p> <p>There is also a timber close board fence which runs the length of the most western path. This too is painted green.</p>	<p>The green and gold (and black and gold) railings are mostly in a fair condition and only require repainting.</p> <p>The lower simpler railings at the edge of the bowling green also look to be in a fair condition and not in need of being replaced.</p> <p>The metal bar railings are in various states – some are newer than others. The railings around the viewpoint in particular are showing signs of rust and require replacement.</p> <p>The timber boundary fence is in poor condition. Large sections of it are damaged and there are some sections which have been replaced or repainted at different times, making the fence look patchy. The fence is also an obtrusive barrier with no permeability between the footpath and the sea.</p> <p>It is recommended that the timber fence is replaced with new railing of appropriate design, and for consistency the railings around the lookout should be of the same design.</p>

Item	Element and Description	Condition and Recommendation	Photograph
4.2.4	Walls	<p>The majority of walls which run alongside ramps and steps are made out of carrstone while some are made of red brick.</p> <p>Some also have different coping such as engineering brick and concrete.</p> <p>The large retaining wall to the rear of the bowling green, which also functions as a seat, is made of concrete.</p>	  

Item	Element and Description	Condition and Recommendation
4.2.5	Lighting	<p>Lighting continues in the same style as the entrance to the Esplanade Gardens, with Victorian-style lights which have differing lanterns.</p> <p>Some of the light columns look to have rust.</p> <p>It is recommended that lanterns are replaced and one continuous lantern style is used. The square lantern is recommended.</p> <p>There should be a long-term aspiration to replace the light columns with a continuous style also.</p>
4.2.6	Paving	<p>Paving along the main walk continues as tarmac of varying colours. A variety of different PCC slab paving is used behind the bowls club, in the playground, and adjacent to the Salad Bowl Café. Crazy paving is also present on the path leading to the fountain. The crazy golf area is paved with block paving.</p> <p>Paved surfaces are locally cracked and in poor condition. There has been some remedial work to paving flags around the bowling greens.</p> <p>Path divides around the raised beds and fountain with the lower path surfacing being in better condition than the upper path.</p> <p>Recommendation to overtop surfacing with resin bonded materials where interventions are being undertaken. Seek to provide unity where possible.</p>

Item	Element and Description	Photograph
4.2.5	Lighting	
4.2.6	Paving	

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3.0 Findings of Inspection: Landscape and Features

Project title: Hunstanton Heritage Gardens**Date of visit: 15 October 2015****Item Element and Description****Condition and Recommendation****Photograph**

			
	Note: move large boulder located in paving at base of bowling green steps		
4.27	Planting beds		<p>There are rose gardens leading on from the esplanade gardens, and further north there are raised planting beds.</p> <p>There is also a hedge which runs along the edge of the most westerly path, to the east of the raised planting beds.</p> <p>Planting is in a good condition.</p>

3.0 Findings of Inspection: Landscape and Features

Item Element and Description

Condition and Recommendation

Photograph

4.2.8	Bowling Green	<p>There are two bowling greens at the north of the esplanade gardens, with a path running between them. There is a raised paving area to the back which has seating.</p> <p>The bowling greens themselves are in good condition, however the path that runs between them would benefit from some repair work to the steps, edging and paving slabs.</p> <p>As this is a secondary path which most people will not use, improvements here are not considered to be a priority.</p>	

Item	Element and Description	Condition and Recommendation	Photograph
4.2.9	Putting Green The putting green is a large raised area of flat lawn, situated between the Cenotaph and the bowling greens.	The putting green is in a good condition and functions well at present.	
4.2.10	Crazy Golf The crazy golf is situated between the bowling greens and the play area. The course is formed of a block paved circuit which has individual obstacles attached to it. The course is surrounded by mature planting.	The paving and the planting look to be in a good condition. The golf obstacles are looking worn in places and require repair. A more favourable alternative would be to replace the obstacles with a course which is more challenging, more interesting, and has some local significance.	

Item	Element and Description	Condition and Recommendation	Photograph
4.2.11	<p>Children's Play Area</p> <p>The play area has three pieces of equipment: a 3m set of two swings, a Wicksteed Rocking Horse – Heritage, and a Wicksteed See-Saw – Heritage.</p> <p>These each have a perimeter of rubber tiles, whilst the rest of the area is paved in PCC slabs.</p> <p>There are three benches within the play area, and one outside the entrance to the pavilion, which also looks onto the play area.</p>	<p>Both PCC slab paving and rubber tile paving are in need of repairs.</p> <p>The pieces of play equipment are old and the three disparate elements make the space quite static and uninspiring. The layout of equipment is also not good from a safety point of view, and the area is quite constrained.</p> <p>The design of alternative play facilities in a larger area is recommended.</p>	 

Project ref: 1563**3.0 Findings of Inspection: Landscape and Features****Date of visit: 15 October 2015****Project title: Hunstanton Heritage Gardens**

Item	Element and Description	Condition and Recommendation	Photograph
4.2.12	Fountain The fountain dates from the late 1920's, although the fountain structures has been replaced since that time. Photos dating from the 1930's show a low wall and planted surrounds	The fountain is in a poor condition with a damaged liner and old pump system. It needs a total overhaul which means dismantling and reconstructing the liner, base and walls.	

3.0 Findings of Inspection: Landscape and Features

Item	Element and Description	Condition and Recommendation	Photograph
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4.3 ESPLANADE GARDENS – ENTRANCE AREA

The Esplanade Gardens reach from the 'Butterfly Shelters' to The Salad Bowl Café. The Esplanade Gardens have been split into two areas for the purpose of this survey. The most southerly area is on the 'Entrance Zone' which mainly consists of seating and planting beds, While the more northerly area is the 'Active Zone'.

The Entrance Zone is closer to the town centre and leads on to the green making it instinctively an entrance to the gardens. This is however also the historic entrance to the Esplanade Gardens.

4.3.1 Bench Seating

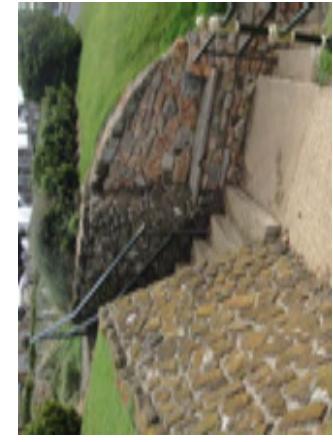
There is a variety of bench seating in this area, with 19 benches in total. Some are the same serpent style as those on The Green, some are timber garden benches, and some are metal frame and timber seat benches in various styles.

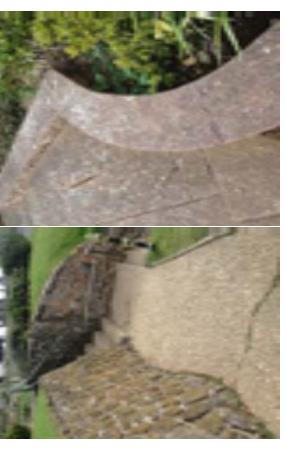
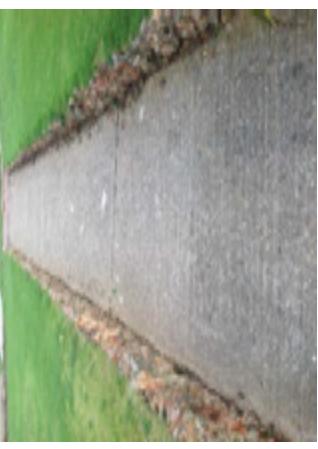
The benches are positioned: along the main walk – Reis Leming Way; on the eastern edge facing out to sea; around the Cenotaph, and around other small garden areas.

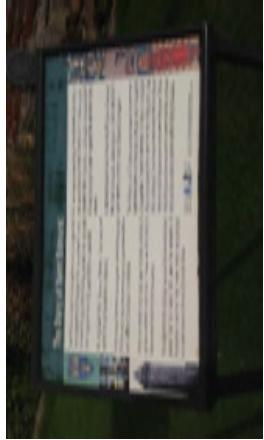
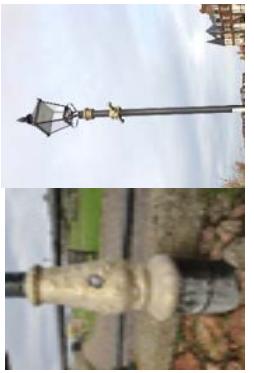
The seats are in varying conditions but are generally fair. It is however recommended that in some cases benches are changed to achieve more consistency in style. It may be appropriate to have different style benches in individual garden settings.

The recommended bench style for this area of the gardens is a timber garden bench.



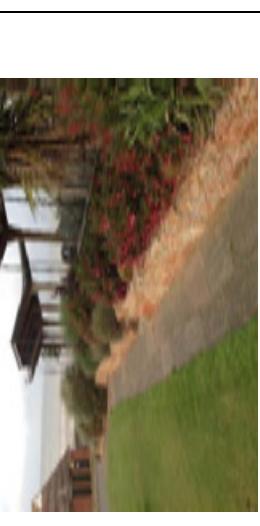
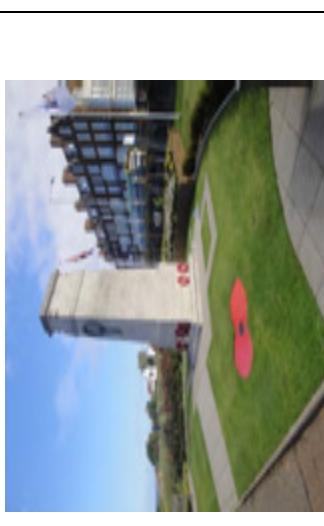
Item	Element and Description	Condition and Recommendation	Photograph
4.3.2	Bins There are no bins in this area.	Despite the lack of bins there is no litter visible in the area. It is considered that litter bins are not needed in this area as there is currently no litter problem.	
4.3.3	Railings & Fences The green and gold railings which are present on The Green and Seafront Slope are also present in the Esplanade Gardens. These are used as guarding at the cliff edge and also at the stepped and ramped areas down to the seafront. Also used in the stepped area is the box-section style of green railing that is present on the Seafront Slope. The railings used at the boundary with the Cliff Parade Road are different in style again, and are known as the 'toast rack', although these too are painted green and gold. There is a close-board timber fence which is in place around the Sailing Club to guard against the change in level. This timber fence is painted green.	The green and gold railings and the green box-section railings are showing signs of rust. It is recommended that the railings are replaced with a consistent style of railing as on the Seafront Slope. The timber fence is worn and damaged in places. It is also visually obstructive and not in keeping with the character of the gardens. It is recommended that this fence is replaced with a suitable alternative. Handrails are short and do not meet current accessibility standards. It is recommended that they are replaced.	 

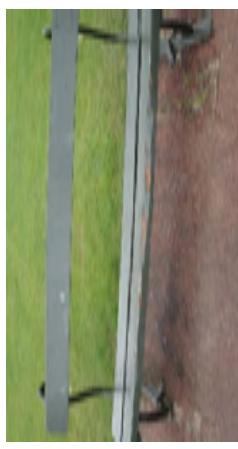
Item	Element and Description	Condition and Recommendation	Photograph
4.3.4	Walls	<p>In this area of the gardens, there are retaining walls on the western edge, leading down to the seafront.</p> <p>There are also low walls used to retain edges of lawn and planting beds.</p> <p>Most walls are constructed of carrstone, although red brick is also used in places. The coping of walls varies.</p> <p>Retaining walls look to be in a good condition generally, however this cannot be confirmed without inspection from a structural engineer. Refer to Appendix B for Engineer's Visual Inspection. Some areas of the walls require small repair, particularly to the coping.</p> <p>More damage is visible to the lower walls associated with the RNLI Garden. In some places repairs to coping will be necessary, other sections of wall may require replacing. More damage is visible in areas where there is no coping to walls.</p>	  
4.3.5	Signage	<p>There are two interpretation boards in this area of the Gardens. One of these is about St Edmund and marks the</p> <p>As in The Green, the interpretation boards are looking a little faded and worn and could do with replacement. The signage at</p>	

Item	Element and Description	Condition and Recommendation	Photograph
	<p>beginning of the Wolf Trail and the other is part of the series of interpretation boards which is also within The Green and throughout the wider town.</p> <p>There is one Wolf Trail point immediately next to the St Edmund interpretation board.</p> <p>There are also a series of In Bloom award signs dating back many years. These are in the planting bed which is in front of the close board fence.</p>	<p>the beginning to the Wolf Trail could be rethought, to be more engaging for children.</p> <p>The 'In Bloom' signs make the area to the rear of The Sailing Club look quite cluttered, and some of the signs are starting to look faded. A better way of representing the awards won by the gardens should be sought.</p>	 
4.3.6	Lighting	<p>The Victorian-style lighting continues in the same style from The Green into the Esplanade Gardens. Some of the lanterns are slightly different to one another. Lanterns on The Green and Seafront Slope are rounded, as well as this rounded type, there are also lights with square lanterns in the Esplanade Gardens.</p>	

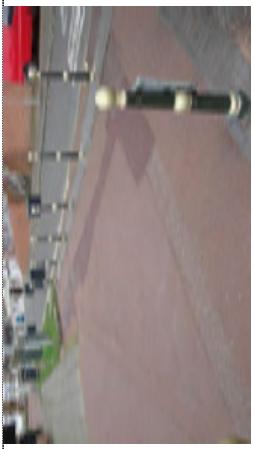
Item	Element and Description	Condition and Recommendation	Photograph
4.3.7	Paving As on The Green and the Seafront Slope, the paving is very varied. There are areas of patchwork paving, however there is sometimes logic to the change in paving, e.g. where there is a garden area or along some steps. Paving types include: tarmac of differing colours, crazy paving, PCC slab paving of varying styles, and concrete. Edging also varies, there are different PCC edging types used, and also carrstone is used as edging	Much of the paving is damaged and in need of repair. The logic of different paving styles needs to be given some thought, and where there are differing types, it would be better if these were consistent e.g. one colour of tarmac, one style of PCC slab. Edging also need to be replaced and a consistent strategy implemented. At the entrance to the gardens there is a dropped kerb between the road pavement and the path to the gardens, this should be resolved to improve accessibility.	  

Item	Element and Description	Condition and Recommendation	Photograph
4.3.8	<p>Planting Beds</p> <p>There are many planting beds in this area of the Gardens, and also planting which forms individual garden areas within the space.</p> <p>Planting beds include: raised planting around the public toilets, a garden around the cenotaph, an RNLI garden, planting beds around the 'Butterfly Shelters', a small garden area adjacent to steps down to the seafront, planting beds along Reis Leming Way, boundary planting, as well as other planting beds which are in the lawn.</p>	<p>These are generally in a good condition and the adopt-a-bed scheme which is in place ensures that most of the planting is well maintained. The RNLI planting bed is looking worn and could benefit from repairs and redesign.</p> <p>The planting beds around the toilet block also need some attention, which would improve the setting of the building.</p> <p>There is the potential to develop more year-round interest and add interpretation, theming or significance to planting beds.</p>	  

Item	Element and Description	Condition and Recommendation	Photograph
4.3.9	<p>Memorials</p> <p>There are two memorials in this area, the conditions of the physical structures themselves are covered in the architect's conditions survey.</p> <p>The Cenotaph is within a memorial garden, this consists of paving, border planting, a raised planting bed to the rear, and two concrete poppies which are painted red and black. There are two matching timber benches in this area.</p> <p>The second memorial is to those who lost their lives in the great flood of 1953. This is surrounded by a small planting bed.</p>	<p>The Cenotaph garden is generally in a good condition. However, the concrete poppies require regular painting and at the time of inspection were looking worn. The planting is vibrant in the summer but incorporation of year-round interest may be beneficial. The benches, which are different to others in the gardens are in good condition.</p> <p>The Flood Memorial is in a small area which could also benefit from more year-round interest. It could also be considered whether the Flood memorial should be relocated as it conflicts with use of this area during war memorial events.</p> <p>More could also be made of Reis Lening Way, which is currently denoted only by one signpost.</p> <p>There is currently a local proposal to name another path in the Gardens after another 1953 Flood hero, USAF Sgt. F.A. Kilpatrick, this is considered an appropriate way of commemorating the bravery of those who risked their lives for others.</p>	  

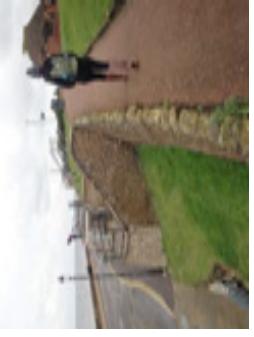
Item	Element and Description	Condition and Recommendation	Photograph
4.4	THE GREEN		
4.4.1	Bench Seating The Green is the southernmost area of the site. It is characterised as a large open space, sloping east to west towards the seafront. The Green is split in two parts, the Upper Green and the Lower Green, by the Cliff Parade road.	<p>Bench seating on the green is consistently of a similar style. The exceptions to this are: a timber garden bench which is painted brown, and a small seating area to the south-west of The Green.</p> <p>The majority of benches are timber seated and backed, with a steel frame which has a serpent design. These benches are painted green and gold but not in a consistent way.</p> <p>In the Upper Green benches are at the perimeter, whereas on the Lower Green most are alongside paths, with some in open lawn. Benches which are in the lawn area are mounted on concrete bases.</p> <p>The serpent benches, although being of similar design are not consistently the same size.</p> <p>Access is good for most of the benches which are alongside the path, access to benches on the lawn is impeded by the kerbing which edges the grass.</p> <p>8 benches have memorial plaques.</p>	    

Item	Element and Description	Condition and Recommendation	Photograph
4.4.2	<p>Seating Area</p> <p>This is an area consisting of two benches surrounded by railings in the south-west of The Green, the area is laid on PCC slabs and is fully accessible.</p> <p>The benches are facing south towards takeaway kiosks.</p> <p>The benches and railings are made of mild steel and are of a modern design. They are painted green and gold.</p>	<p>Some paint is chipped on seats and railings but otherwise in good condition.</p> <p>Reconsider the use of benches in this position, possibility of replacing with serpent design seating for continuity.</p>	
4.4.3	<p>Bins</p> <p>There are 28 bins on The Green. The majority are very large (each containing a wheelie bin) and are painted black and gold. The rest are dog bins, which are smaller but in a similar style.</p>	<p>Bins are mostly in a fair condition, and should be retained and refurbished. The Green would also benefit from the bins being relocated and clustered at the edges, to help restore the open uncluttered appearance.</p>	
4.4.4	<p>Bollards</p> <p>Four types of bollards were noted on The Green, all within close proximity to one another – south-west of The Green, adjacent to the South Shelter seating area.</p> <p>Three of the bollard styles are made of cast iron and painted green and gold, and the fourth bollard type is made of concrete.</p> <p>The cast iron bollard types are different heights and some are of a similar style to each other and the railings to the seating area.</p>	<p>Cast iron bollards have chipped paint and are not all fully upright.</p> <p>The recommendation is that, in the long-term, bollards are removed and replaced with a unified style. The railings around the seating area should be considered at the same time, as a consistent style is recommended.</p>	

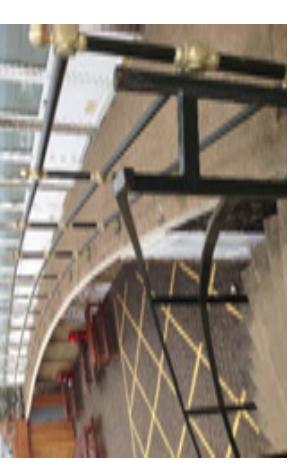
Item	Element and Description	Condition and Recommendation	Photograph
4.4.5	<p>The Town Sign is covered by the Architect's Conditions Survey.</p> <p>There are two (of eight) interpretation boards on The Green, one of which is on the Upper Green and the other on the Lower Green.</p> <p>Also in the south-west of the site is an information point sign, a digital beach information board, and a flag pole. Also in this area is a directional signpost.</p>	<p>The interpretation board on the Upper Green is damaged and the displays themselves are quite busy. It is recommended that the interpretation boards are redesigned and replaced.</p> <p>Thought should also be given to the southwest corner where there is a lot of different signage as well as other street furniture, this area should be arranged to be less cluttered.</p> <p>The posts to the information board have peeling paint and look to be rusting. This sign should be replaced with new signage.</p> <p>The interpretation strategy will address signage. All existing interpretation boards and fingerposts to be removed and replaced as part of the new interpretation strategy.</p>	   

Item	Element and Description	Condition and Recommendation	Photograph
4.4.6	<p>Lighting</p> <p>Most of the lighting within The Green is street lighting, which will not be covered within the scope of this report.</p> <p>There are three Victorian-style black and gold lamps along the western and northern edge of the green.</p> <p>The Town Cross and Town Cross also have associated lighting, an appraisal of this is covered in the Architect's Conditions Survey.</p>	<p>All lanterns should be replaced so that they are consistent with those used in the Esplanade Gardens. There should be a long-term aspiration to replace the light columns with a continuous style also.</p> <p>Increased lighting to the south of The Green is also recommended</p>	
4.4.7	<p>Paving</p> <p>There is a variety of paving on The Green which includes PCC flags, brick, tarmac and coloured tarmac. There are also different types of edging to the paving throughout the area.</p>	<p>Paving shows signs of damage throughout including damage to edging. There are areas where paving is uneven, cracked, and draining poorly.</p> <p>It is recommended that a unified paving scheme is devised and implemented, where continuity in paving material and edging is used.</p>	  

Item	Element and Description	Condition and Recommendation	Photograph
4.4.8	<p>Planting Beds</p> <p>There are two raised planting beds on The Green, one close to the Town Cross, and one close to the Pier Building. Both planters have carrstone walls.</p> <p>The planting bed adjacent to the Pier Building has an old drinking fountain at its centre and its walls function as seating.</p> <p>The planting bed adjacent to the Town Cross is used for Flower displays and has a stepped wall which also functions as seating.</p>	<p>The planting bed adjacent to the Pier Building is in a fair condition although there is some damaged coping. Grass around the base is worn, despite there being grass reinforcement in place.</p> <p>It is recommended that coping be repaired and an area of hard paving installed around the raised bed to allow better access. It is also recommended that the planting be redesigned so that the old drinking fountain is accentuated rather than hidden.</p> <p>The planting bed adjacent to the Town Cross is in a good condition and no work is recommended. The Planting bed does detract from the open quality of the Green so removal may be considered in the longer term.</p>	  

Item	Element and Description	Condition and Recommendation	Photograph
4.5	SEAFRONT SLOPE		
4.5.1	Bench Seating	<p>The Seafront Slope covers the area which grades down from east of The Green towards the seafront, and is south of North Promenade Road. It includes a series of paths, steps and seating areas, including areas on top of two bays of beach huts.</p> <p>At the bottom of the slope are two serpent benches recessed into the retaining wall, there is also a serpent bench positioned in a small private seating area adjacent to the beach huts. All serpent benches are painted gold and green in keeping with the benches on The Green.</p> <p>Part way down the slope from The Green there is one bench recessed into the retaining wall which has a concrete frame and has timber seat and back.</p>	 
4.5.2	Seating Areas	<p>On top of one of the higher and northernmost beach hut bays is a modern seating area. The seating area consists of two rows of seating, each wrapping round a small table.</p> <p>Their construction is of a metal frame painted green, with brown painted timber seats, backs and table tops. On both rows of seating, the backs of the seats have text</p>	 

Item	Element and Description	Condition and Recommendation	Photograph
	<p>painted on them in white, reading "waves wash & sun's glaze".</p>	<p>There are signs of rust in some areas of the frame where paint is peeling off, especially around the bolts which fix the seating frame to the roof of the beach huts.</p> <p>Consideration needs to be given as to repairing or replacing these seating areas.</p> <p>Re-design of this space would make a good subject for the college/school design workshops (see Activity Action Plan item 7).</p>	   
4.5.3	Railings	<p>There are three styles of railings present in this area. The first is a hand rail which follows the steps along the side of the Pier Building. It has metal posts painted green and gold, and metal drainpipe handrails painted green.</p> <p>The second style is very similar to the first except that the posts are slightly differently proportioned. These railings follow some of the steps down from The Green and are outside the front of the beach huts.</p> <p>Neither of these styles of railing are the same as the green and gold railings which are in the south-west corner of The Green.</p> <p>The third style of hand rail is a metal box-section railing painted green. This style is used: to guard the roofs of the beach huts; around the small private seating area adjacent</p>	<p>The two styles of green and gold railings are in a fair condition. These two styles are very similar to one another, and distanced far enough apart that their differences are not apparent.</p> <p>The box-section railings however are immediately adjacent to the green and gold railings and the different styles make an already complicated area look overly busy.</p> <p>The box-section railings are in a worse condition than the other style of railing, revealing rust and previous paint colours beneath chipped paint. Their design is also less decorative and more utilitarian than the general style of the gardens.</p> <p>It is recommended that the box-section railings are replaced with railings which are the same style as those which it is adjacent to when funds are available.</p>

Item	Element and Description	Condition and Recommendation	Photograph
4.5.4	<p>to the beach huts described in 4.5.1; and alongside some of the steps leading down from the beach hut roofs.</p> <p>The slope and pathways are held in place with carrstone retaining walls, most of these walls are quite low. There is one area where the carrstone wall is relatively high and unguarded.</p> <p>At the end of the carrstone retaining wall, supporting the small seating area described in 4.5.1, the retaining wall becomes curved and appears to be made of recycled concrete blocks.</p> <p>Towards the north of this area, around the beach huts, brick walls are present and use a variety of different brick types. Bricks are also used for step risers and edging in this location.</p> <p>Some bricks match that of the beach hut walls, while blue engineering bricks are also regularly used. There are at least two other types of brick used.</p> <p>Carrstone is also used in the walls around the beach huts.</p>	<p>The walls look to be structurally sound on initial impression although further investigation is recommended, as cracks are evident on the walls themselves and the paving. Refer to Appendix B for Engineer's Visual Inspection.</p> <p>There are some areas which require repair work, where there is stone missing, damage to the mortar joints and damage to stone coping.</p> <p>The issue of guarding has been discussed with BCKLWN and it has been agreed that the use of temporary guarding will be sufficient at times when there are planned events in this area. BCKLWN will manage this issue.</p>	   

Item	Element and Description	Condition and Recommendation	Photograph
4.5.5	Lighting The same Victorian-style lighting continues in this area. There are five lights in total, three at the base of the slope and two at the top. These lights are also painted black and gold, although not in a consistent style.	The lighting should be consistent with that on The Green, and painting of the lights should be consistent also. Replace lanterns to achieve uniformity.	
4.5.6	Paving There is a large variety of paving in this area including: tarmac, coloured tarmac, various PCC paving, crazy paving, set paving, concrete steps, and the roofing of the beach huts.	A clear logic of paving is needed throughout this area, which currently has a patchwork of different styles. Some of the existing paving is tired and damaged, as on The Green. This work is recommended as a future project when funds become available.	

Item	Element and Description	Condition and Recommendation	Photograph
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4.5.6	Paving There is a large variety of paving in this area including: tarmac, coloured tarmac, various PCC paving, crazy paving, set paving, concrete steps, and the roofing of the beach huts.	A clear logic of paving is needed throughout this area, which currently has a patchwork of different styles. Some of the existing paving is tired and damaged, as on The Green. This work is recommended as a future project when funds become available.	

Project ref: 1563

Project title: Hunstanton Heritage Gardens

3.0 Findings of Inspection: Landscape and Features

Item	Element and Description
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Date of visit: 15 October 2015

Condition and Recommendation

The image consists of three separate photographs arranged horizontally. The leftmost photo shows a small, semi-circular stone structure with a blue metal bench on a paved area. The middle photo shows a paved walkway next to a brick wall with a blue base. The rightmost photo shows a stone wall with a red plaque.

3.0 Findings of Inspection: Landscape and Features

Item	Element and Description	Condition and Recommendation	Photograph
4.5.7	Planting Beds	<p>The main planting feature in this area is a relict waterfall feature, now called the waterfall bed. This consists of three beds which lead from the top of the slope to the bottom. Two paths separate the three beds and the middle section has a stone cascade down the slope.</p> <p>The top planting bed has the most substantial planting whilst the lower two beds mainly consist of gravel. The lowest of the beds has a remnant leg of the pier at its centre.</p>	 

Appendix A List Descriptions



RUINS OF ST EDMUND'S CHAPEL

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: RUINS OF ST EDMUND'S CHAPEL

List entry Number: 1305591

Location

RUINS OF ST EDMUND'S CHAPEL, CLIFF PARADE

The building may lie within the boundary of more than one authority.

County: Norfolk

District: King's Lynn and West Norfolk

District Type: District Authority

Parish: Hunstanton

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 06-Jun-1951

Date of most recent amendment: 20-Sep-1984

Details

In the entry for HUNSTANTON CLIFF PARADE 1/30 New Hunstanton

Ruins of St Edmunds Chapel

The item shall be amended to read: CLIFF PARADE New Hunstanton

Ruins of St Edmunds Chapel

(formerly listed as St Edmund's Chapel)

The former listing date shall be added to read: 6/6/51

TF 64 SE HUNSTANTON CLIFF PARADE New Hunstanton 1/30 Ruins of St. Edmund's Chapel.

- II

Ruined church. Medieval. Flint with some dressings. Footings of aisleless nave and chancel, mostly rebuilt in early C20. At south west corner a battered buttress, clunch and chalk lump with stone dressings. Wall with inserted early C20 brick and tiled round headed arch. Site associated in Middle Ages with landing place of King Edmund of East Anglia, later martyred by the Danes. Also traditionally the northern end of the Peddar's Way.

Listing NGR: TF6759541965

Selected Sources

Legacy Record - This information may be included in the List Entry Details



CROSS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CROSS

List entry Number: 1077949

Location

CROSS, THE GREEN

The building may lie within the boundary of more than one authority.

County: Norfolk

District: King's Lynn and West Norfolk

District Type: District Authority

Parish: Hunstanton

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 06-Jun-1951

Date of most recent amendment: Not applicable to this List entry.

Details

TF 64 SE HUNSTANTON THE GREEN New Hunstanton 1/31 Cross 6/6/51 G.V.

II

Base and shaft of cross. Medieval. Carstone and Yorkstone. Stone base with shields, moulded shaft, 7 steps. Formerly in Old Hunstanton, removed here as part of development of New Hunstanton by the Le Stranges of Hunstanton Hall.

Listing NGR: TF6729640962

Selected Sources

Legacy Record - This information may be included in the List Entry Details

**Appendix B Peter Dann Visual Inspection of retaining walls at
HHG**

**VISUAL INSPECTION OF RETAINING WALLS AT
HUNSTANTON HERITAGE GARDENS, HUNSTANTON**

For

Wynne-Williams Associates Limited

Job Number: 10-6558

Date: December 2015

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1.0 BRIEF

- 1.01 Peter Dann Limited were instructed by Wynne-Williams Associates Limited on 25 November 2015 to undertake a visual inspection of the retaining walls along the Cliff Parade boundary of the Heritage Garden and to report on their condition. We were also required to inspect the gull wing shelter structures at the south end of the site as well as the sandstone retaining wall. Following the inspection the report should comment upon the condition of the various elements, discussing the possible causes of the damage observed, making recommendations for any further intrusive investigations that may be required and to discuss the possible repair options that may be available in the long term.
- 1.02 This report deals with a general visual examination of the structure and its conclusions are based upon that examination.
- 1.03 We have not inspected the woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that such parts of the property are free from defect.
- 1.04 No consideration has been given to the occurrence of dampness, infestation or rot, the condition of services to and from the property, or other matters that would normally fall within the competence of a Building Surveyor.

2.0 INVESTIGATIONS

- 2.01 A site visit was carried out on 28 November 2015 at which time the weather was cold and windy but dry.
- 2.02 The British Geological Survey for the area (sheet number 145) shows the area to be underlain by Lower Chalk over Red Chalk over Carstone.

3.0 GENERAL

- 3.01 The site is located to the northwest of Hunstanton town centre and is a narrow strip of land between the coast and Cliff Parade. The area concerned extends generally from the pier at the southern end to the grassed area north of the bowls club. Within this area are various leisure facilities including managed gardens, a putting green, crazy golf area and bowling greens. The elements of structure with which this report deals are the retaining walls bounding Cliff Parade on the eastern side of the bowling greens, the crazy golf area, the putting green and the managed gardens. The report also considers the sandstone retaining walls around walkways within the managed gardens and the gull wing shelters forming the covered seating in the managed gardens.

3.02 As far as the Cliff Parade retaining wall is concerned this can be further broken down into three areas as follows

- a) The retaining wall adjacent to the bowling greens.
- b) The retaining wall adjacent to the crazy golf area.
- c) The retaining wall adjacent to the putting green and the southeast end of the Heritage Gardens.

Bowling Green Retaining Walls

3.03 This retaining system runs southwards from the disabled access area adjacent to the bowls club along the length of the two bowling green surfaces. The retaining wall is situated to the west of Cliff Parade and is effectively formed at the back of footpath position although the footpath in this location is very narrow, between 300mm and 450mm wide. Whilst no detailed sections have been exposed the construction appears to be a primary retaining wall constructed in concrete with a planting area immediately behind it approximately 300mm wide. Thereafter there is a further retaining section for the planting area and a concrete seat with a slab access way between the retaining wall construction and the bowling green. The difference in level between the road and the paved access way is approximately 1.2m whilst the difference in height between the planted section and the road is approximately 450mm to 600mm. The seat itself is approximately 400mm above the access way. The paved section is approximately 1.5m wide and thereafter a steep (40° to 60°) grass slope exists down to bowling green level. The difference in level between the paved access way and the bowling green is approximately 1000mm.

3.04 Unfortunately much of the primary retaining wall is covered with vegetation and cannot be observed in detail but appears to be constructed of in situ concrete construction onto which channel section brackets have been fixed to the top surface to provide support for the larch lap fence above road level. The vertical face of the retaining wall has a painted surface but there are clear lines of fracture within the concrete section. Significant staining and what appears to be salt efflorescence can be observed through this section of the wall. The cause of this cracking is unclear at this stage but could be the location of construction joints within the pouring sequence. The section of retaining wall forming the seat and seat back is also of concrete construction with the vertical surface of the seat back having a painted finish. A number of projecting sections of reinforcement can be seen within the horizontal surface of the seat which suggests that this element has been cast offsite and the reinforcement is used as lifting eyes for the installation. This would appear to be consistent with the cracking that can be observed through both the vertical and horizontal surfaces where they would seem to indicate joint positions. However it is clear that there are a number of further cracks within these sections and the concrete has now suffered a significant degree of erosion. This appears to be have been partially addressed in the past by the use of a furring coat being applied to the vertical section of the seat, although this is now suffering further damage and is spalling off in numerous places. The vertical face of the seat back shows clear signs of rotation in some instances with movements of between 15mm and 20mm at the top of the seat back.

- 3.05 To the south of the bowling green a section of retaining wall the access way passes through a small section formed with engineering brick planters behind the main retaining wall of Cliff Parade and has a slightly different paved surface raising up slightly to the walkway adjacent to the crazy golf area. Some cracking can be seen through the brick planters but the extent of vegetation in this area means that detailed observation cannot be made at this stage. At this location there appears to be a concrete or brickwork rendered separating wall between the bowling greens and the planting around the crazy golf area. This wall seems to define a difference in level between the crazy golf area and the bowling greens of between 300mm and 450mm. The wall runs from the walkway adjacent to Cliff Parade towards the sea and the walkway at the top of the cliff section.

Crazy Golf Area

- 3.06 This section of the garden also has a retaining wall along the back of footpath of Cliff Parade. However in this instance the retaining wall seems to be considerably wider at the top and forms the back of the seating along the eastern walkway. Again the wall appears to be made from in situ concrete and the seating in this instance also appears to be of in situ concrete as the line of the seating is very varied. The concrete itself is poor quality, showing a considerable degree of honeycombing. The back of the seat has again been painted but there are clear signs of debonding and a significant amount of cracking through the back of the seat and the seat itself. The vertical face of the seat shows that the concrete is very poor quality but there are no obvious signs of lifting eyes in this location which tends to reinforce the view that it is an in situ casting. The open texture of this material will be very prone to salt and chloride action. The back of the seat shows very significant amount of salt staining, presumably from the road above. The overall height of the retained section is approximately 1.2m from a paved walkway level. At the base of the seating there is a section of concrete slab projecting from the front of the seat by approximately 600mm. This again appears to be an in situ casting and is in very poor condition with a very significant amount of cracking. Beyond this slab is the paved access way approximately 2.5m in width and then a gentle grass slope down to the crazy golf area. The slope dimensions are approximately 3.0m on plan and up to 1000mm vertically. The paved area also slopes towards the crazy golf facility, although whether this is as a result of settlement or a designed fall is unknown at this stage.

Putting Green

- 3.07 There is no defined access way in this location but there is a flat grass section between the Cliff Parade retaining wall and the putting green surface. The retaining wall at back of footpath (approximately 1.2m wide) has a retained height of approximately 1000mm down to a flat section of grass. Thereafter there is a small gentle grass slope approximately 4m away from the retaining wall, dropping down approximately 300mm to 400mm to the putting surface. The slope angle is approximately 45°. The retaining wall appears to be a rendered brick construction which, at the top at least, appears to be constructed in 215mm brickwork with buttressing piers approximately 215mm square at approximately 2.5m centres. In many instances along the length of the wall the render has cracked very badly and seems to indicate both bed joint and perp joint locations. In some instances the render has spalled completely and exposes spalled common brick (flettons or rustic flettons). This

wall condition continues for the full length of the wall from the café kiosk at the north end of the putting green through to the southeast corner of Heritage Gardens. At the Heritage Garden end the render appears to be missing entirely and shows what appears to be a later build up of brickwork with very thick bed joints of a very weak mortar. The bonding of the masonry is in fact closer to stack bonding than stretcher bonding and significant concerns must be raised over the quality of the construction in this section of wall.

Gull Wing Structures

- 3.08 At the southern end of the gardens adjacent to the access road to the beach hut changing rooms there are two gull wing shelters providing protected seating areas. Each structure has a step of approximately 450mm at mid position and allows the structure to follow the natural ground contours. The original structure takes the form of a gull wing with a central valley and is formed of precast concrete sections. There is a central concrete column with a double cantilever top section fitted to it. The roof construction appears to be timber purlins spanning between the concrete cantilevers with a boarded deck. Plywood packing has been used between the top of the column and the bearing surface of the double cantilever section, presumably to take up tolerances and enable levelling to be carried out. There is clearly ongoing decay within the concrete elements and this has been ongoing for a considerable time. Many of the concrete sections are very badly spalled exposing highly corroded reinforcement and very significant staining from roof leakage. The structure has been modified, presumably as a result of the previously described damage and safety concerns, by the addition of steel tube supports at the end of most, but not all, cantilever concrete sections. These tubes seem to be cast into some form of foundation below paving level. As can be seen from the photographs the extent of spalling and rust corrosion is very severe and will have significantly weakened the structure.

Stone Retaining Walls

- 3.09 Many of the access walkways throughout the Heritage Gardens have relatively small retaining walls, apparently formed with local stone (Carstone and mortar). In several instances cracking can be observed through the stone structure. The reason for this is unclear at this time and it may be that the Carstone is simply a veneer behind which some other form of backing structure exists.

4.0 FURTHER INVESTIGATIONS

- 4.01 The existing concrete retaining walls along Cliff Parade adjacent to the bowling greens and the crazy golf area are clearly showing signs of deterioration. This is taking the form of erosion of the cementitious element of the mix, cracking and staining within the structure and deformation in the form of rotation between various sections of the retaining wall. Cementitious materials are adversely affected by salt/chloride conditions which negate the general alkalinity of the concrete and, where the sections are reinforced, can allow corrosion of the reinforcement to occur which in turn generates further spalling of the concrete matrix. A number of construction factors will need to be established and this will require a suite of specialist testing to be carried out. These tests will involve establishing reinforcement patterns, cover to reinforcement, the extent of carbonation, and chloride

content. This work will need to be carried out by a specialist by agreeing a schedule of testing and samples taken from the testing which will be subjected to laboratory analysis before conclusions as to the extent of damage and likely repair measures can be proposed.

- 4.02 It will also be necessary to establish the actual construction of the retaining walls of both the concrete walls adjacent to the bowling green and the crazy golf area as well as the brick retaining walls along the putting green and Heritage Garden side. Similarly the stone retaining walls construction will also need to be identified. This will require the excavation of trial holes to establish the foundation construction and the formation material on which the structural elements have been built. Clearly some of these trial holes will be significant in size and involve the breaking up of existing structures (seats and slabs). This will work will need to be undertaken very close to the public highway and therefore some form of temporary support may be necessary during the course of the work or some restriction on highway access.
- 4.03 The gull wing structures are of precast concrete form and it is anticipated that these were constructed in the 1960s/70s period. Construction methods at this time involved very small amounts of concrete cover and often included additives within the concrete mix to speed up the mould release. Unfortunately both of these factors can be detrimental to the long term performance of the structure, particularly when aggravated by marine environments. Again specialist testing will be required for these concrete sections, taking the form as previously discussed, to determine the location and condition of reinforcement although it is clear that a significant amount of major corrosion already exists.

5.0 DISCUSSION

- 5.01 Addressing the concrete and brick retaining wall along Cliff Parade the form of construction is unknown at this time and following the investigations previously mentioned it will be necessary to undertake some calculations and assessment of their ability to meet modern day requirements. The results of the concrete testing proposed may indicate that the concrete sections have been sufficiently compromised to be unable to perform satisfactorily. Whilst it is possible to undertake repairs to reinforced concrete structures these can be very expensive and require a continuous long term maintenance programme to obtain any meaningful life extension. Clearly this cannot be determined until the results of the testing are available. However, bearing in mind the location of these retaining walls, the loading requirements to meet current standards are likely to be considerably in excess of the design parameters used at the time of construction. It is quite likely therefore that even if the walls were in good condition they could not be shown to be satisfactory by today's standards.
- 5.02 Similarly the masonry retaining wall along Cliff Parade adjacent to the putting surface and the southeast end of the Heritage Gardens is also unlikely to be satisfactory when considered against modern standards. The brickwork panels in themselves are poorly constructed and have suffered serious deterioration in any event.

- 5.03 Clearly in both instances any repairs to the retaining walls will require a significant amount of construction input. In the case of the concrete retaining walls this will almost certainly mean the removal of the seat and planting area followed by significant repair/ strengthening works to the main retaining wall before any reinstatement of the walkway could be considered. As far as the brick retaining wall is concerned it is likely that significant areas of this will need to be rebuilt entirely and strengthened. In both instances undertaking this work immediately adjacent to a public highway will be difficult, costly and potentially very disruptive to traffic flows.
- 5.04 The form of the stone retaining structure is unknown at this time and therefore the extent of repairs/risk cannot be determined. If the walls are found to be simply a stone veneer on some form of retaining structure it may be possible to limit repairs to simple repointing/rebuilding of the cracked areas locally or if the walls appear to be simple stone walls it may be possible to provide a concrete backing to the wall section to improve the wall's performance.
- 5.05 The gull wing structures are in very poor condition. It would appear that concerns over their safety and condition have already been recognised and to some extent addressed by the insertion of additional tube supports. The deterioration observed in the concrete and the reinforcement is clearly a long standing issue and can only be expected to worsen considerably. Whilst it is possible to undertake concrete repairs to structures such as this the extent of these repairs cannot be determined until such time as the test results are available. However it is quite likely that the extent of repairs required will be so significant that they are neither practical or economic. This being the case it would be more economic to demolish the structures entirely and to replace them with some new form of structure. Clearly the location of the structures is very exposed and the gull wing form will be subjected to very significant wind forces in this location. It may be preferable therefore, if the structures are to be replaced, to consider an alternative form of structure and in any event to consider an alternative material for the construction. This could be either galvanised steel sections or possibly some form of timber construction. Clearly significant further consideration would be needed with regard to planning and structural design if this route were to be considered.

6.0 CONCLUSIONS

- 6.01 The concrete retaining walls and the brick retaining walls along the west side of Cliff Parade are showing signs of very significant deterioration and are unlikely to be shown to be satisfactory under current standards. In order to determine the extent of deterioration and inadequacy it will be necessary to undertake a series of investigations by specialists to determine the concrete and reinforcement conditions as well as the original construction details of both the concrete and brick sections.

- 6.02 Similarly intrusive investigations will be required to establish the construction details of the stone retaining walls around the garden pathways.
- 6.03 The precast concrete gull wing structure is clearly in poor condition and it would appear that concerns have been to some extent addressed in the past by modifications to the structure. The structure is now in a very poor condition and detailed investigation of the concrete and reinforcement will be required before further recommendations can be made. It is likely that their complete replacement with a new form of structure, possibly using an alternative material may be the most economic way forward.



A Mudge
for
PETER DANN LIMITED

Appendix 1

PHOTOGRAPHS

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3. Putting Green Area	Page 28
4. Gull Wing Structure	Page 36



BOWLING GREEN AREA























CRAZY GOLF AREA















PUTTING GREEN AREA

















GULL WING STRUCTURE

















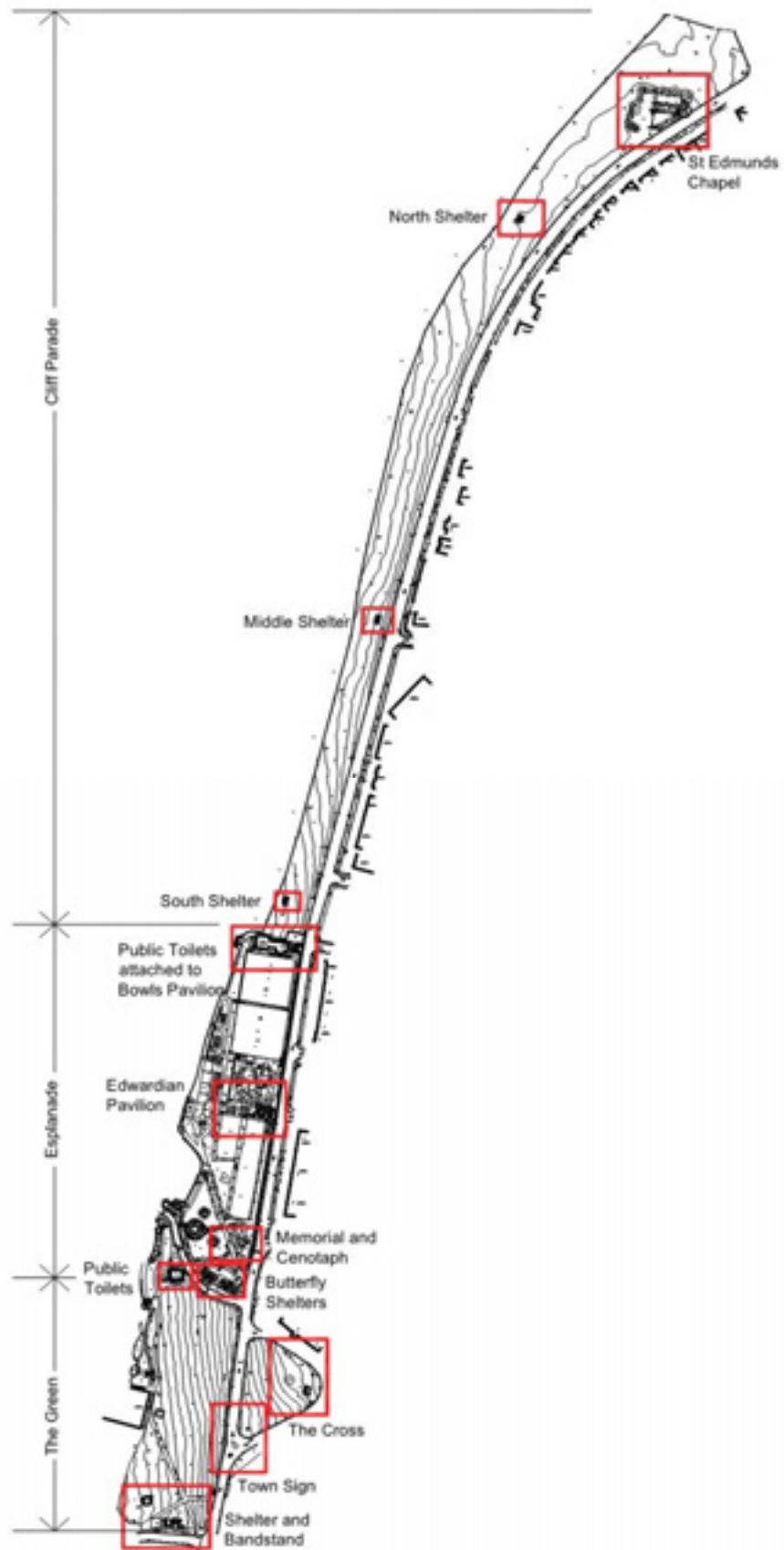


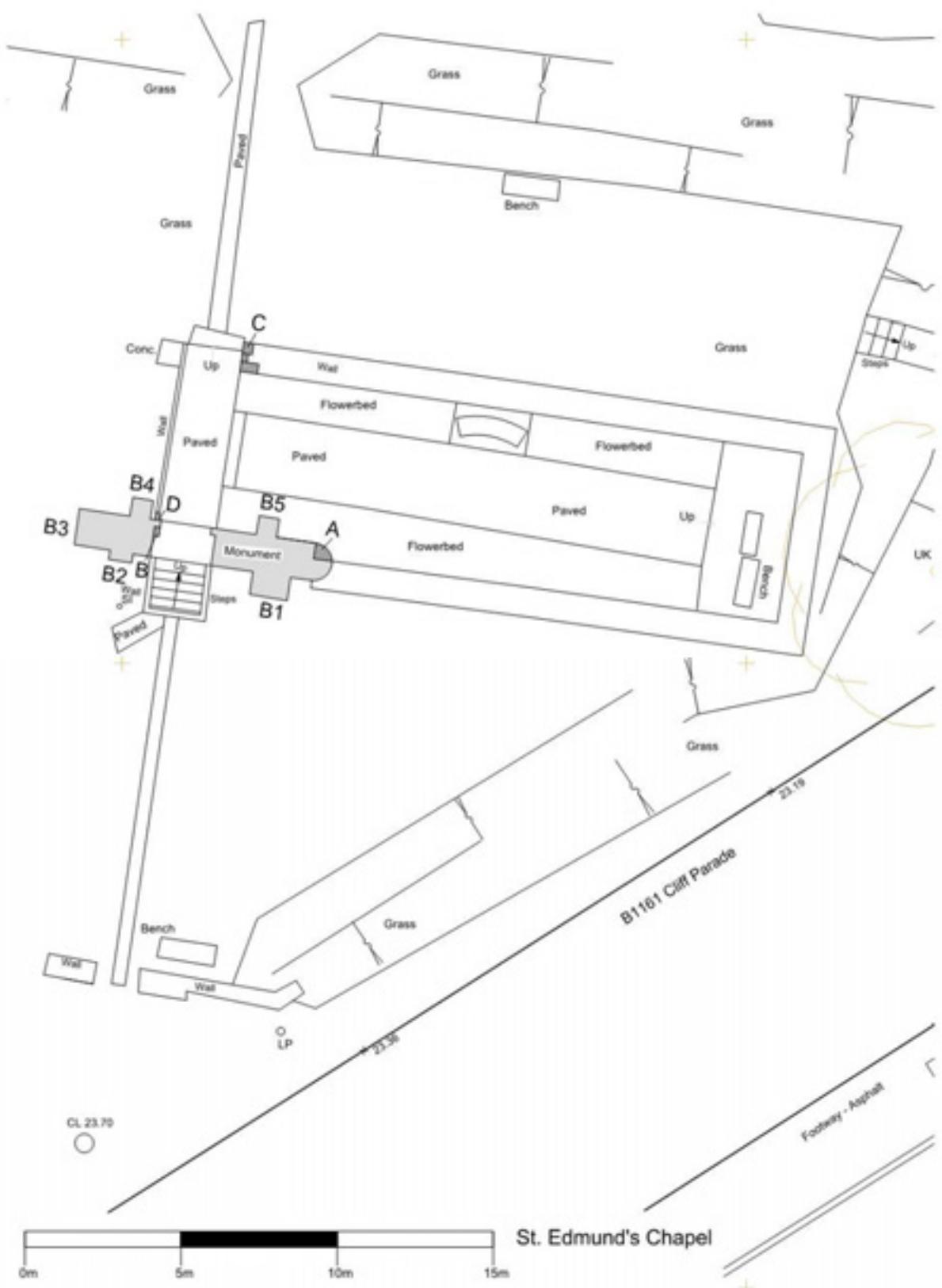


Appendix C

Plans of Structures

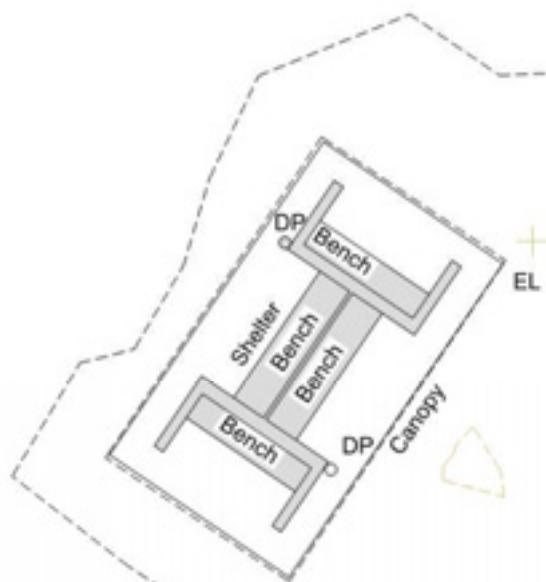
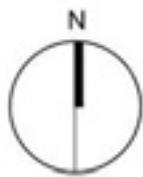
Based on Survey Solutions series drawings 16615ea dated 12 November 2015





CL 1.0
Fence Line

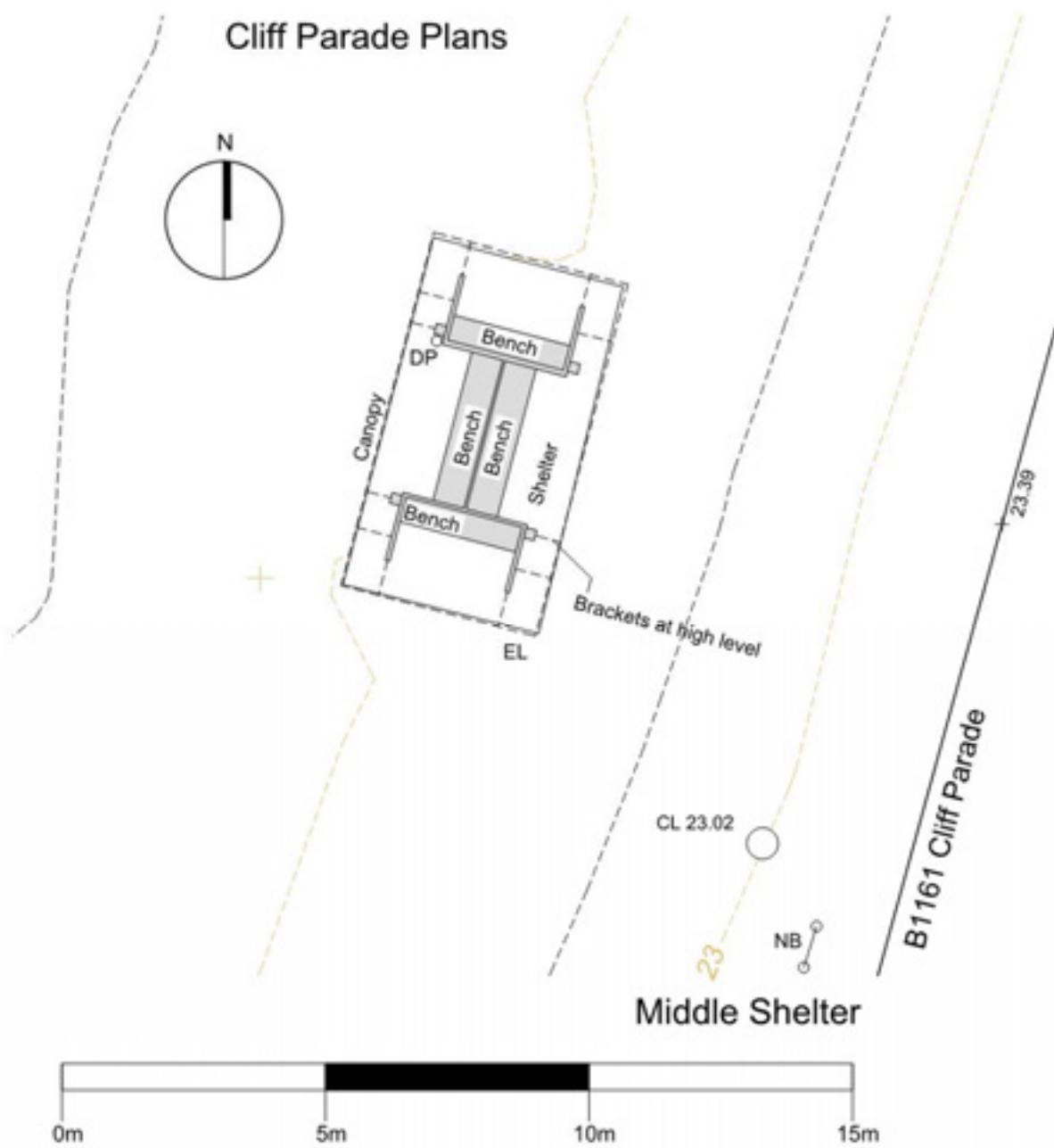
Cliff Parade Plans



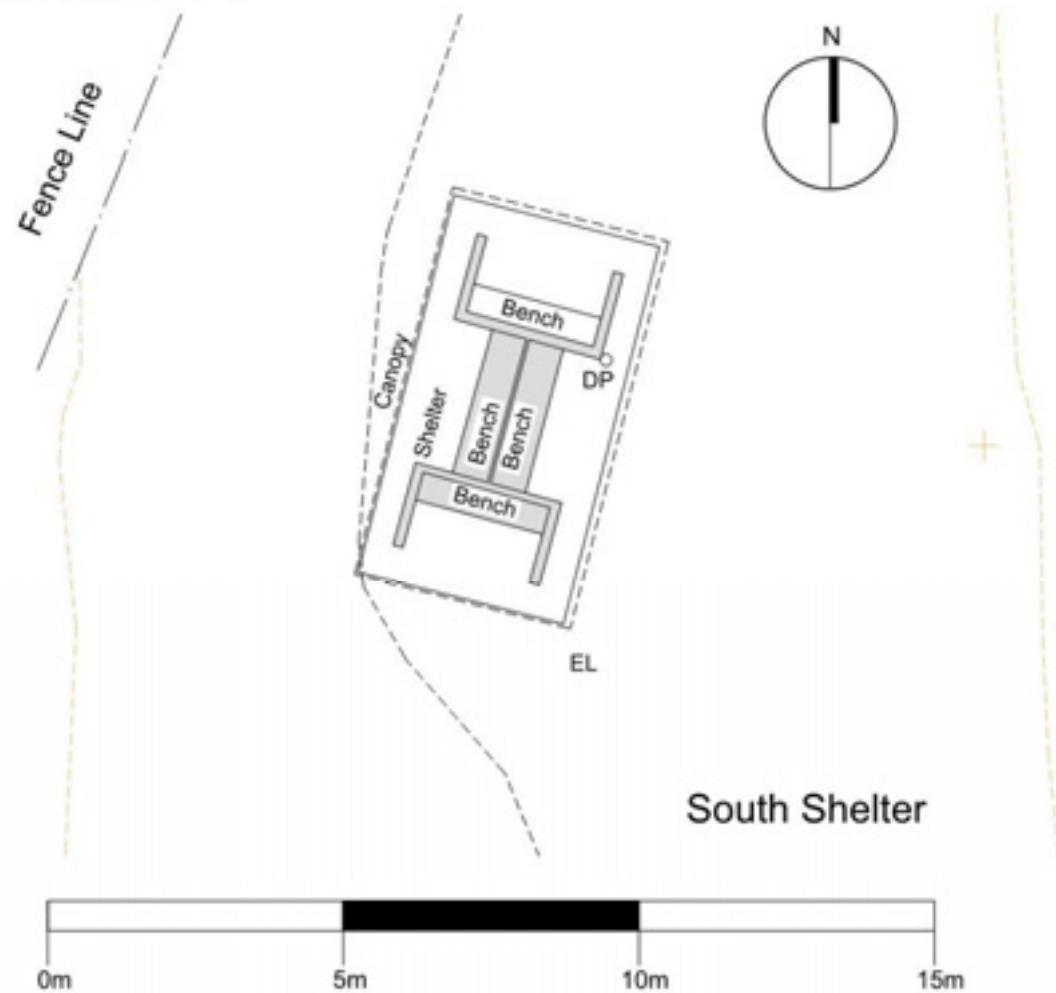
North Shelter



Cliff Parade Plans

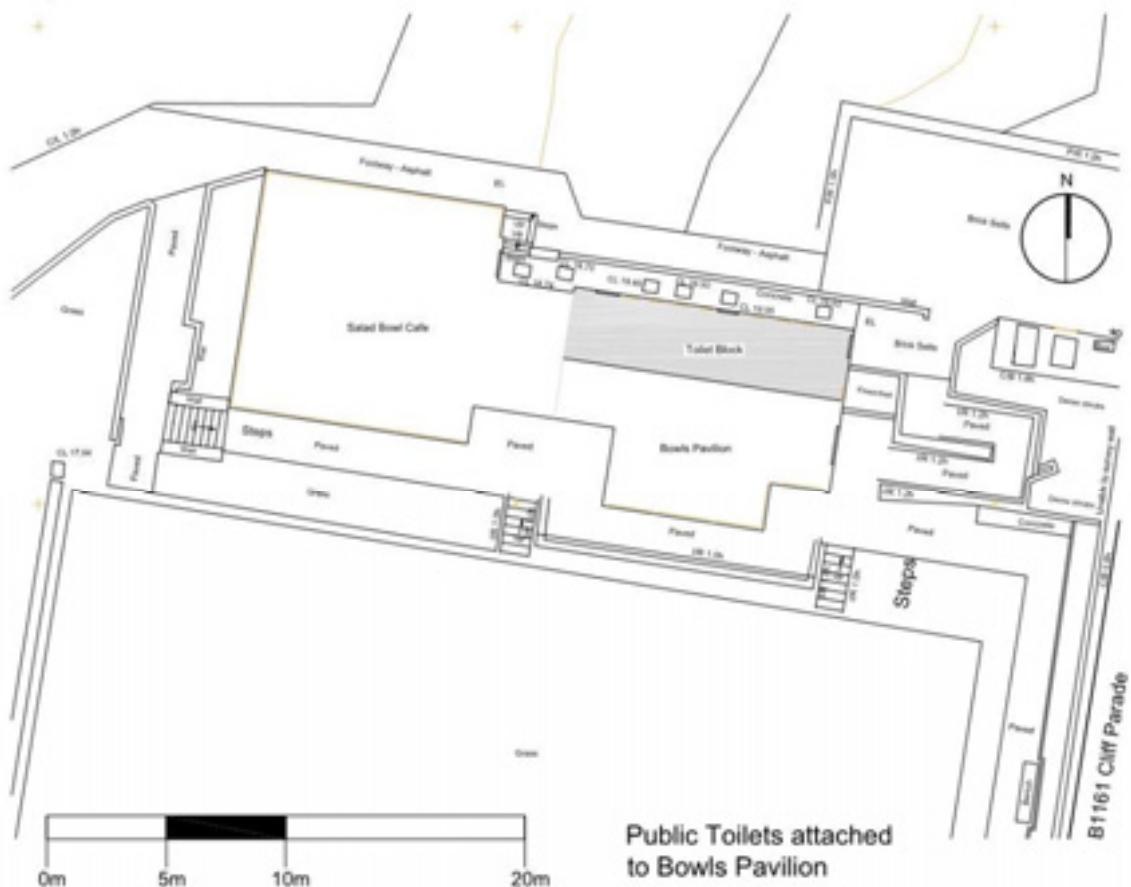


Cliff Parade Plans



South Shelter

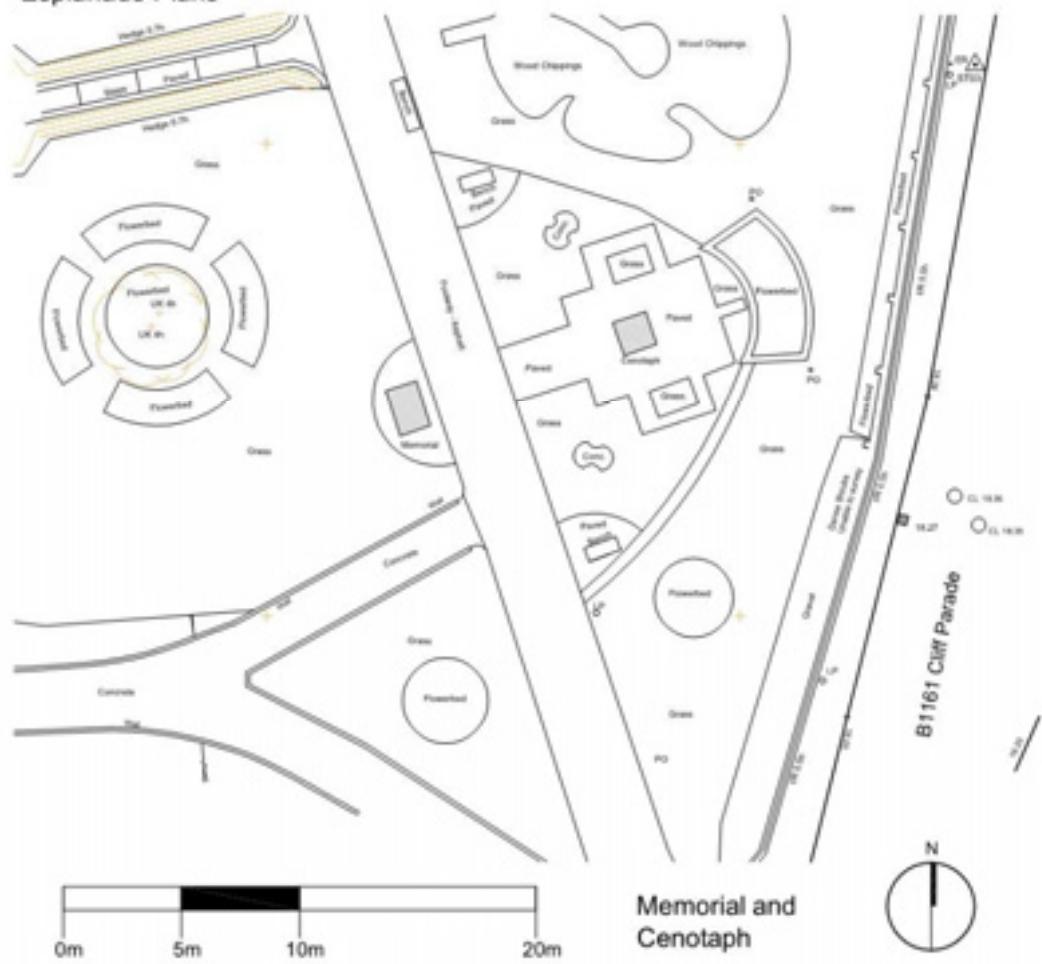
Esplanade Plans



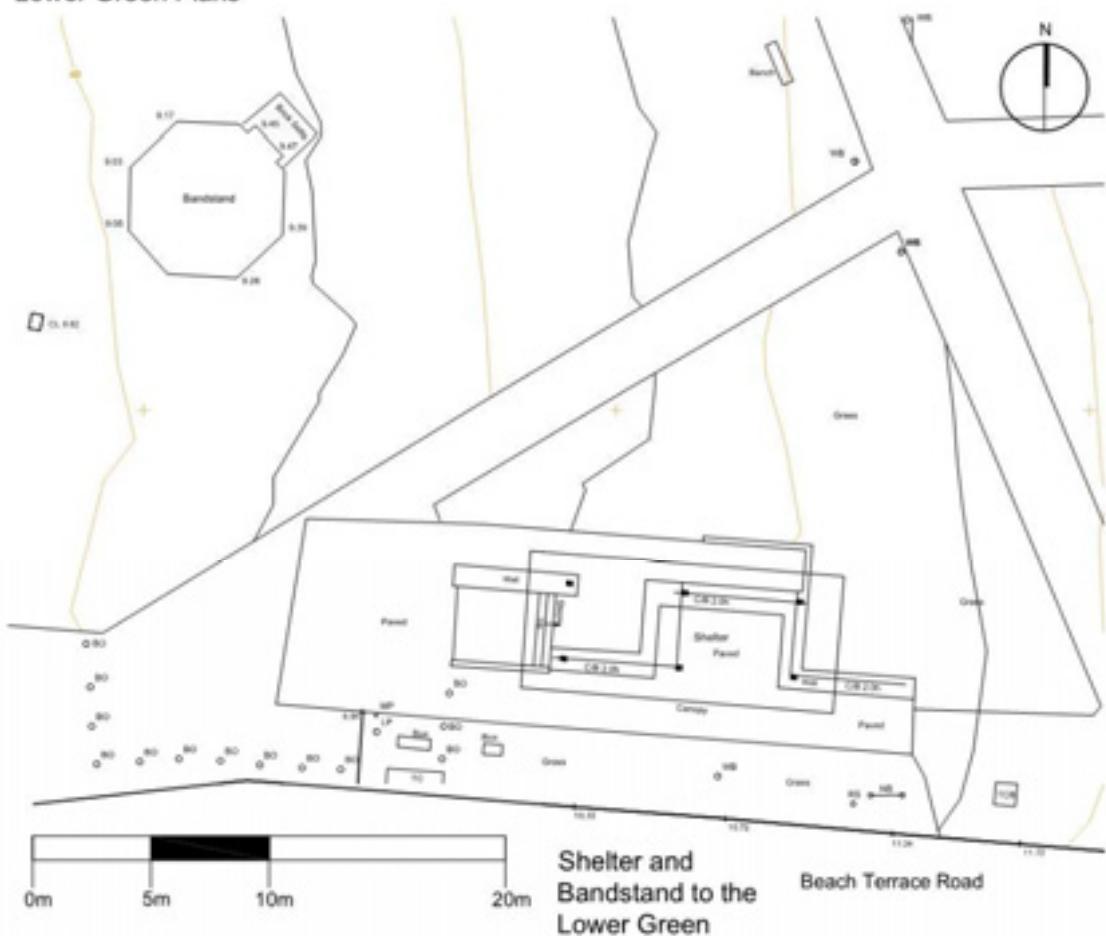
Esplanade Plans



Esplanade Plans



Lower Green Plans



Lower Green Plans

