

Heritage Lottery Fund (HLF) Heritage Grant Application

The Spirit of the Leas - Improving links, understanding and enjoyment of Folkestone's Coastal Park.

Background.

Folkestone's Lower Leas Coastal Park, Leas Cliff Hall and Leas Promenade attract over 500,000 visitors annually. Folkestone & Hythe District Council (F&HDC) and the Heritage Lottery Fund (HLF) are working together to restore historic routes and structures to develop people's understanding and appreciation of the roles played by the Park, Hall and Leas in Folkestone's development as a resort.

The HLF has awarded F&HDC first round grant funding to appoint consultants to develop further designs, specifications and costs for the project. This information will form the basis of a second round grant application to the HLF to carry out the improvement works. The capital works within this project include:

1. Restoration of two cliff-paths
2. Restoration of a 1920s subway
3. Restoration of Victorian lamp columns including manufacturing a mould from which to cast new columns and fittings, casting and installing new columns and restoration of other cast iron work at the Leas.
4. Community Engagement
5. Public involvement
6. Reducing Negative Environmental Impacts

In order to take this project forward the HLF requires the Council to provide in accordance with the HLF's Guidance (Appendix 5)

- Detailed plans and proposals for the capital works that we plan to deliver
- Plans and specification for architectural elements in accordance with RIBA Plan of Work Stages
- Detailed costs for project delivery.
- Planning Applications for the Restoration of the Cliff Paths, Subway and reinstatement of Victorian lamp columns if required.

The total project is expected to cost approximately £600,000. It is emphasised that the implementation of the full project depends on the successful submission and approval of the second round grant application to the HLF. We are currently seeking to commission provision of details up to RIBA Stage 3, and costings for the provision of RIBA Stages 4-7, with the intention that further instruction up to RIBA 7 will be made depending on the outcome of the grant application to HLF.

The provisional timetable for this project is as follows:

- RIBA 1 to 3 Designs/Budget/Pre-tender estimate costs information for this contract to be provided by the end of September 2018
- HLF second round application to be submitted December 2018/January 2019
- HLF decision anticipated spring/summer 2019
- Subject to HLF grant approval

- Production of RIBA 4 to 7 information
- Works to start summer/autumn 2019

Project Brief

The HLF has awarded Folkestone & Hythe District Council (F&HDC) First Stage grant funding to appoint consultants to develop further designs, specifications and costs for the project. This information will form the basis of a second round grant application to the HLF to carry out the improvement works. The capital works within this project include:

- Restoration of two cliff-paths
- Restoration of a 1920s subway
- Restoration of Victorian lamp columns including manufacturing a mould from which to cast new columns and fittings, casting and installing new columns and restoration of other cast iron work at the Leas

FH&DC now intends to instruct following an Invitation to Quote, a Lead Consultant, to coordinate the design and delivery of this project, to include itemised budget costs, pre-tender estimates, planning and listed building applications where necessary. This will involve where suitable specialist suppliers and needs to include and not be restricted to Structural Engineers, M & E Engineers, and Topographic Surveyors, CDM Consultants.

The instruction is arranged in two phases and the successful Lead Consultant's fee quote will be split firstly (First Phase) into RIBA Plan of Work Stages 1 to 3, with a requirement to build up an initial design and costs for the project, including costings for the provision of RIBA Stages 4-7. This information will form an appendix to the second round grant submission to the HLF. If the HLF grant application is successful, and subject to the Council deciding at its discretion to progress the project further, you may be instructed to continue with RIBA Plan of Work Stages 4 to 7, providing detailed designs, costs and delivery (Second Phase). Costs for providing the Second Phase information should be submitted as part of this Invitation To Quote.

Additional to RIBA Work Plan Stages we would require the consultant's attendance, advice and recommendations at contractor selection interviews.

It is emphasised that the implementation of the full project depends on the successful submission and approval of a second round grant application to the Heritage Lottery Fund. It is anticipated that this submission will be made in late 2018/early 2019 and that the HLF will make its decision in early 2019.

1 Restoration of two Cliff Paths.

The grid reference for cliff paths is TR 22408 35513 and the paths are shown on the site plan attached as Appendix 1. A selection of photographs is also attached at Appendix 2.

The two cliff paths are located immediately adjacent to, and either side of, the Leas Cliff Hall. Each descends a vertical height of 30 metres from the upper Leas cliff-top

promenade to the Lower Leas Coastal Park which is roughly at sea level, with both paths running for approximately 80 metres.

Historic maps show that the west path was in place before 1872 and the alignment appears to have changed little since then. The east path appears to have been built at the same time as the Leas Cliff Hall (1927), and at its upper end the path connects with a subway which is associated with the Hall.

The paths have been out of use for at least 10 years, and both need substantial repairs to bring them into a useable condition. Reinstatement of both paths would revive historic access routes between the seafront and town, restoring views of the Park and Leas Cliff Hall, and relieving pressure on other routes in the Park including the Pulhamite Zig-Zag Path. Problems identified included failed retaining walls, tipped risers and treads, and encroachment by soil and vegetation.

Outline proposals for restoration would take into consideration DDA & Equality when, reinstating and repairing the steps and handrails to include the Means of Escape from the Leas Cliff Hall, Refuse Points, lighting and Signage.

As part of our stage one application to the HLF the council commissioned Knapp Hicks to produce a draft feasibility study for this work, which can be taken into consideration. We have subsequently commissioned Canterbury City Council Engineers to produce a feasibility study for the restoration of the paths. This more recent information can also be taken into consideration. (Appendix 3)

This project element includes restoration of two cliff paths, to include

- Preliminary Meeting to discuss SDC preferences and requirements and confirm responsibilities (appearance, materials etc) with a structural and geotechnical engineer attending.
- Undertake an Accessibility Audit of the Steps for Equality Compliance
- A survey of the site and production of sectional drawings and elevations
- Developed Design including structural input, civils modelling and design, and geotechnical stability appraisal.
- Civils Design and Preparation of Detailed Drawings
- Design an alternative Means of Escape to maintain temporary access and egress during the proposed refurbishment works.
- Structural Engineer Design
- Structural Engineer Drafting Costs
- Preparation of outline specifications, draft project timetable and tender documents to include provision for project management
- The design of compliant, concrete landings, steps, goings and risers, to provide safe access and egress between the Leas and the Coastal Park, which also takes into consideration the Means of Escape for the Leas Cliff Hall (note this will also include providing a Means of Escape from the Leas Cliff Hall for the duration of the proposed works)
- The design and provision of either new metal handrails and lighting to match in with the existing Leas Cliff Hall, to include safety and directional signage,

- A topographic survey and management plan for the removal of invasive trees and shrubs, replacing them with Pines and Holm Oaks restoring the original Pine Walks experience.

The paths are important heritage features in the Park and restoration proposals will need to have a special focus on investigating and incorporating, where commensurate with safety, materials and design detailing used in the original path construction. The Council will assist with this research including by reviewing historic records such as postcards and photographs to identify heritage features and materials which can be incorporated into the restoration.

This would be particularly important with regards to handrail details. For example, early postcards suggest that the paths incorporated wooden handrails with “criss-cross” infill panels. Alternatively a version of the cast iron balustrading at the Leas Cliff Hall could be employed and cost options for both would be required.

2 Restoration of the 1920’s Subway.

This element of the project involves the restoration of a 1927 built subway linking the Leas with the cliff path located immediately to the east of the Leas Cliff Hall. The subway’s grid reference is TR 22408 35513 see Appendix 1, and a selection of photographs is attached at Appendix 2.

The subway was built to serve the Leas Cliff Hall which is a Grade II listed building. The subway links the upper Leas with a disused cliff path which originally gave access to Folkestone’s Lower Leas Coastal Park. The subway is infrequently used because it leads only to the disused cliff path. Consequently the subway has become subject to antisocial behaviour including graffiti.

The subway has an enamelled metal tiled wall surface, and many of the tiles have corroded and have been lost or are in a poor condition. This has become something of a cycle of decline and our project aims to repair the subway’s fabric and increase usage, so helping to reinstate the connection with the cliff path and drive out antisocial uses.

As part of our stage one application to the HLF the council commissioned the Bailey Partnership to develop proposals to repair the pedestrian subway associated with the Grade II listed Leas Cliff Hall, built between 1925 to 1927. The Bailey Partnership report included the findings of a condition survey undertaken in December 2015, drawings indicating the extent of repair works, an estimate of costs, and programmes of work for both the HLF development and delivery stages.

The Bailey Partnership’s report is available for review and can be taken into consideration. (Appendix 4)

The subway is an important heritage feature and part of, though physically separated from, the grade II listed Leas Cliff Hall. Restoration proposals will therefore need to have a special focus on investigating and incorporating, where commensurate with safety, materials and design detailing. The Bailey Partnership report already reflects this specific requirement, and the council will assist with research including by

reviewing historic records such as postcards and photographs to identify heritage features and materials which can be incorporated into the restoration.

The specification for the refurbishment of the subway wall tiling requires cost options for two solutions:

- Manufacturing and installing new “like for like” metal enamelled tiles to replace damaged and missing original tiles
- Removal of the existing tiles and replacement with ceramic tiles matching the original in size, colour and bond.

We also require:

- A compliant lighting plan. to match in with the style of the existing Leas Cliff Hall to include Emergency Lighting, Signage and Means of Escape.

3 Restoration of Leas Lamp Columns.

A key part of the project is the manufacture of a mould of the 1905 Leas lamp-columns from which to cast new columns and replacement parts, such as access doors. We also propose restoring three air-vents which remain from an earlier concert hall known as the Leas Shelter.

The Leas lamp-columns are one of the areas’ most distinctive features and comprise an array of 36, late 19th/early 20th century lamp columns manufactured at Walter MacFarlane and Company’s Saracen Foundry in Glasgow. The design is believed to have appeared in their 1897 catalogue (similar columns shown below), but they were installed at Folkestone in 1905, and so are 110 years old.

While not listed the cast-iron lamp columns are highly ornate and excellent examples of the seaside, parks and gardens architecture of the period. Though currently sound it is anticipated that replacements will be required at some point. A recent survey also showed that 2 of the ornate access doors which hold the crest of the old Borough of Folkestone, 80 of the small corner brackets (see below), and one side panel were missing. We wish to address this situation by creating a mould which can be used to cast new columns and replacement parts.

Closely associated with the Leas Cliff Hall are three cast iron ventilation shafts which are relics of the Leas Cliff Hall’s predecessor, the “Leas Shelter” an earlier entertainment venue, which was built in 1894 and had a 200 seat concert room. Three cast-iron air vents remain from this earlier building and their restoration forms part of this application – see Appendix 2 photographs.

While passed by many people daily these air vents and their history are little noticed or understood. They have deteriorated and there is a risk that they will continue to do so. Our project aims to restore these vents and the report will need to include proposals for their restoration.

The lamp-columns are important heritage features and this element of the project will need to be undertaken using best conservation methods. We want to ensure that replacements are made using best conservation practice in terms of techniques and materials. Until recently there were 37 lamp columns at the site but one lamp column

has been removed and is in storage. It is thought that this could be used to create a mould, from which new columns could be cast. The council will assist with research including by reviewing historic records such as postcards and photographs to identify heritage features and materials which can be incorporated into the restoration.

This element of the project involves the production of a mould, using traditional methods, from which to cast copies of the Victorian cast iron lamp columns situated at the Leas. Three cast iron vents which remain from an earlier Victorian concert hall also require restoration. Our brief requires.

- Specifying the dismantling and cleaning of an existing lamp column currently in store
- Developing detailed pattern drawings and a compliant LED lighting design
- Specifying and overseeing the production of the casting and installation of
 - 6 new Leas Lamp columns
 - 100 additional lamp column corner brackets to replace missing items
 - 10 additional lamp column access doors to replace damaged/missing items
 - 4 additional side panels to replace damaged/missing items
- In-situ refurbishment/repainting of 36 lamp-columns
- Specifying the refurbishment of an existing light to be carried out on a roiling programme, to include specifying the removal of painted, replacement of missing and broken elements, new electric lighting and decoration.
- Restoration of three ornate cast iron vents located close to the Leas Cliff Hall

Enquiries have been made at specialist foundries to ascertain if they would be interested in this work and the following have responded positively:

- Ballantine Castings www.ballantinecastings.co.uk/
- Hargreaves Foundry <http://www.hargreavesfoundry.co.uk/>
- Majorfax <http://www.majorfax.co.uk/>
- Bridport Foundry Ltd bridport_foundry@btconnect.com

4 Community Engagement

The project's ultimate success depends on securing a second round grant from the HLF. The HLF requires a high level of community engagement in projects that it supports, and it has specific "Outcomes for People" which it expects projects to help it achieve. In its guidance the HLF states:

"With our investment, people will have:

- developed skills
- learnt about heritage"

We are keen to ensure that the Spirit of the Leas project's capital elements are a vehicle for helping to achieve these outcomes. In other HLF funded projects with which we have been involved this type of work has involved construction trainees from the local FE College working alongside contractor and visiting sites to learn about traditional building techniques associated with this project such as, pattern making

joinery, street masonry, ceramics and lime mortars. Projects have also involved local people in researching and learning about the heritage value of areas and buildings.

We would expect the consultant and their contractors to have experience of, and to include provision for this type of community engagement.

5 Public Involvement.

Because the Coastal Park and Leas are busy and well-loved open spaces any survey works and capital works are likely to attract attention and questions from the public.

The HLF has “Outcomes for Communities” which it expects projects to help it achieve, and the HLF states.

“With our investment:

- more people and a wider range of people will have engaged with heritage”

We are keen to ensure that the “Spirit of the Leas” project’s capital elements are a vehicle for helping to achieve this outcome. For example staff working on the project would have a good understating of the project’s principles and be able to field in a positive way questions raised by the public on site. We would expect the consultant and their contractors to have experience of, and to include provision for this type of public involvement.

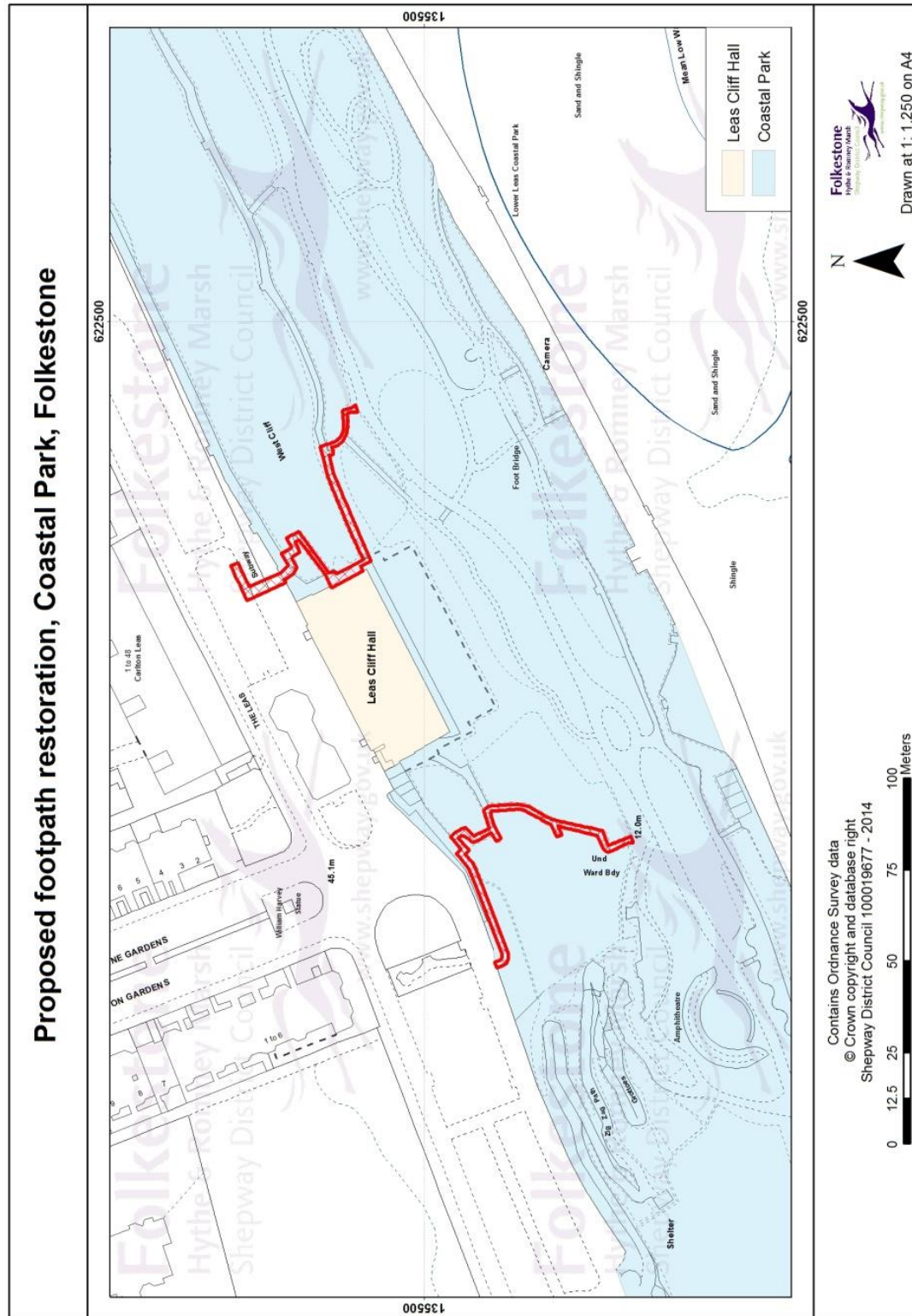
6 Reducing Negative Environmental Impacts.

As part of its Outcomes for communities” the HLF states

“With our investment negative environmental impacts will be reduced.”

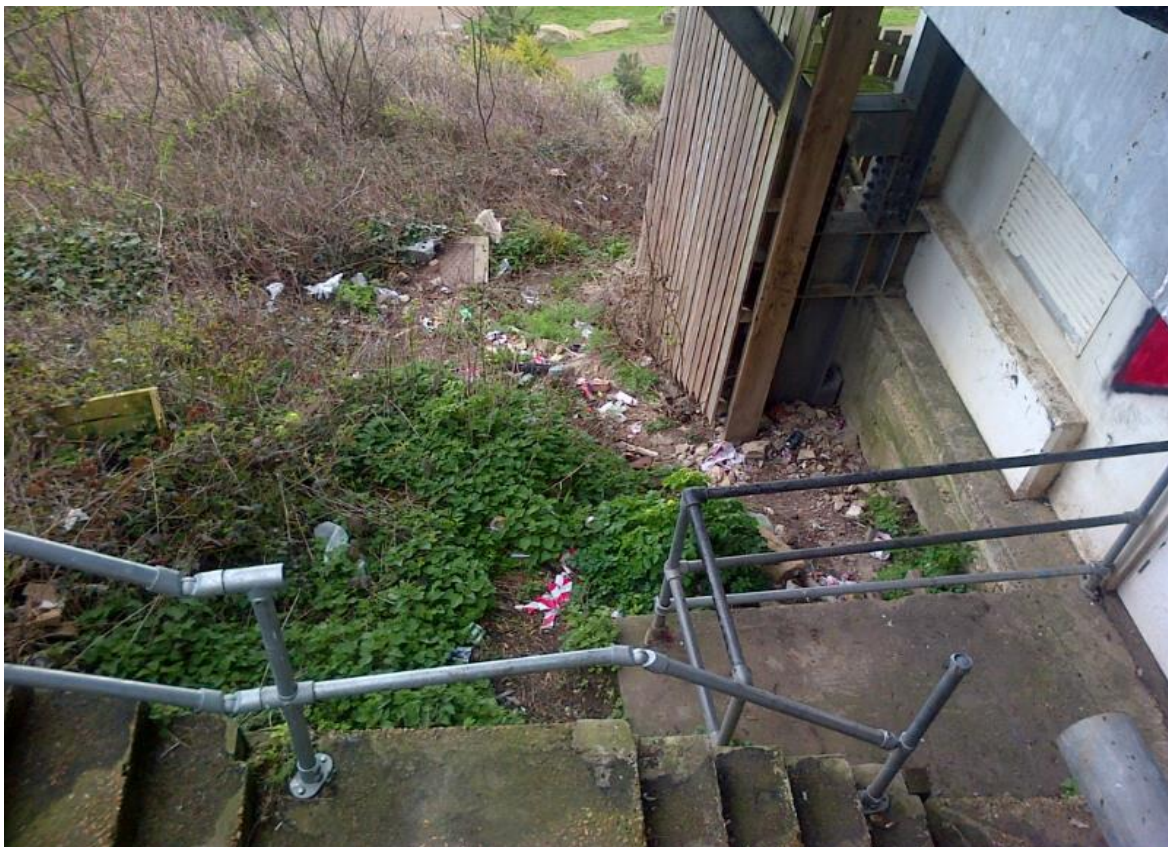
Proposals will need to demonstrate that any negative environmental impacts of the restoration proposals are minimised and where possible environmental gains are achieved, for example by using where appropriate recycled materials, and in general the “Reduce, Re-use Recycle” approach is adopted.

APPENDIX 1. Site Location Plan.



APPENDIX 2 Photographs.

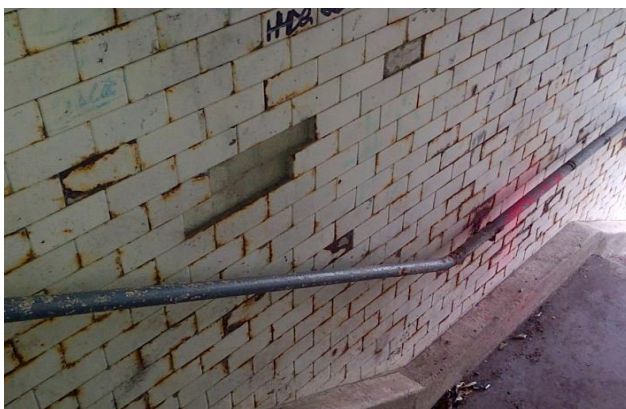
Cliff-path to east of Leas Cliff Hall.



Cliff-path to west of Leas Cliff Hall.



Subway.

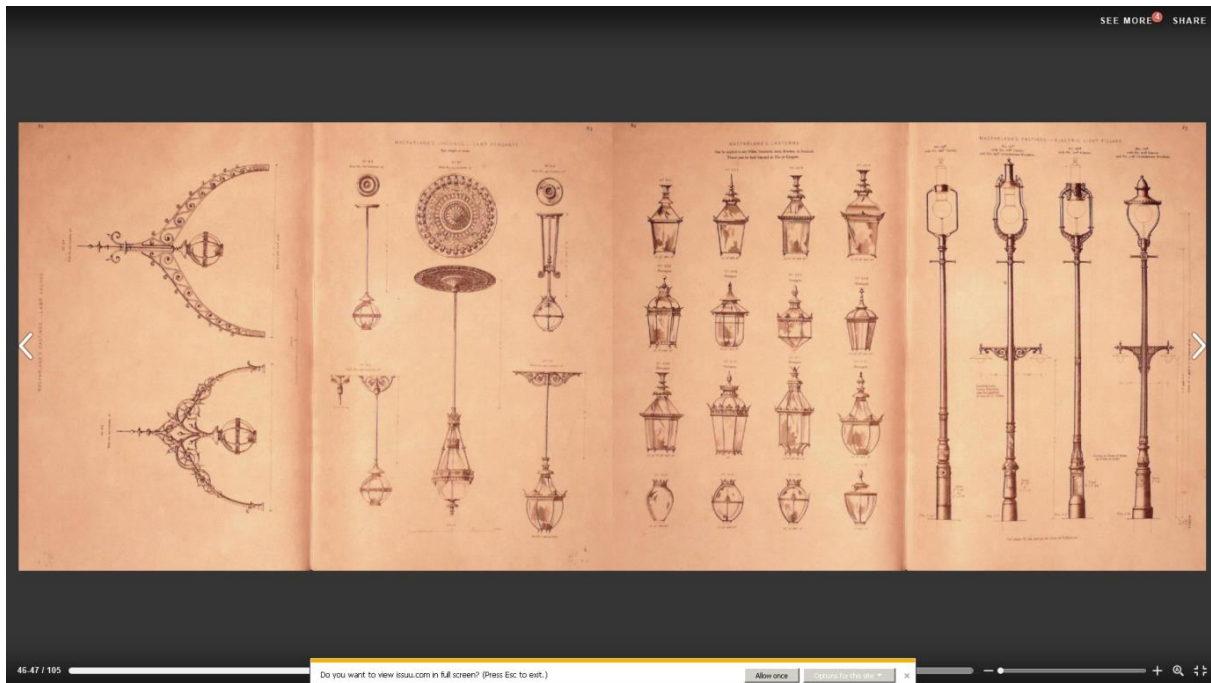


Leas Shelter Air Vents.



Leas Lamp Columns

Extract from Walter MacFarlane Catalogue





Appendix 3.

Knapp Hicks and Canterbury City Council designs and costing for cliffpaths.

Appendix 4.

Bailey Partnership proposals for Subway Restoration.

Appendix 5

Heritage Lottery Fund Heritage Grant Guidance - see.

<https://www.hlf.org.uk/looking-funding/our-grant-programmes/heritage-grants>