

South Cliff Gardens Scarborough



Management and Maintenance Plan



southerngreen
chartered landscape architects

1061/SG/V2
August 2018

10 year Management and Maintenance Plan

1.0 Introduction

2.0 Current Situation ('where we are now')

3.0 Analysis, Aims and Objectives ('where do we want to be')

4.0 Proposed Future Management and Maintenance

5.0 Action Plan

Drawings

Survey - Context Plan	1061_01
Survey - Ownership Progression - over 1966 OS	1061_07
Survey - Historical Planting	1061_11
Survey - Visual Analysis North	1061_13.1
Survey - Visual Analysis South	1061_13.2
Survey - Visual Analysis - Scarborough Key Views and Landmarks	1061_13.3
Analysis - Significance	1061_14
Survey - Existing Tree survey	1061_19
Survey - Buildings and Shelters	1061_22
Survey - Boundary Treatments North	1061_25
Survey - Boundary Treatments South	1061_26
Survey - Street Furniture North	1061_27
Survey - Soft Landscape North	1061_29.1
Survey - Soft Landscape South	1061_29.2
Survey - Hard Landscape North	1061_30.1
Survey - Hard Landscape South	1061_30.2
South Cliff Gardens Team - Current Maintenance Responsibilities	1061_SK030
MLH_General Arrangement Plan REV 3	02611_D_9003.01

Figures

Figure 1 Study Area Location, © 2018 Google

Figure 2 Timeline

Tables

Table 1 - Historic England Entries on the National Heritage List for England

Table 2 - Gazetteer Table

Table 3 - Organogram 1

Table 4 - Organogram 2

Table 5 - Organogram 3

Table 6 - Organogram 4

Table 7 - Schedule of Proposed Management and Maintenance Costs over 10 years

Appendices - Specialist Reports (separate documents) V18

Please refer to Conservation Management Plan Appendices for Appendix 1 - 14.

1. Archaeological desk-based assessment - February 2018 - Archaeological Services Durham University
2. Historic Designed Landscape - May 2018 - Fiona Green
3. Ecology Report - March 2018 - Enviroscope
4. Tree Survey Report and Tree Constraints Plan – Drawing 01 - Feb 2018 – Enviroscope
5. Addendum to Ecology Report – August 2018 – Enviroscope
6. Commentary on the Existing Information and Review of Condition to the Shelters within South Cliff Gardens, Scarborough – April/August 2018 - Mosedale Gillatt Architecture
7. Various Engineering Reports – May 2018 - Alan Wood and Partners
8. Historic England Entries on the National Heritage List for England
9. Drainage Survey – July 2018 – JMS Drain Solutions
10. Memorial Benches List and Plan
11. Site Accessibility Update – March 2018 - Gateshead Access Panel
12. Buildings in Public Parks – Park Shelters - March 2018 - Paul Rabbitts
13. South Cliff Gardens - Landscape Condition / Risk and Opportunity Schedule - May 2018 - Southern Green
14. Gazetteer - August 2018 - Southern Green
15. Conservation Management Plan - August 2018- 1061/SG/V2
16. New Job Descriptions (Community Engagement Officer Job Description & Specification; Head Gardener Job Description & Specification; Gardener Job Description & Specification; Apprentice Job Description & Specification)
17. Grounds Maintenance Specification
18. Round 2 - HLF Parks for People Project - Business Plan V7 - August 2018 - CFP
19. Round 2 - HLF Parks for People Project - Activity Plan - August 2018 - CFP



Section 1

1.1 Introduction

Southern Green Landscape Architects Ltd prepared this Management and Maintenance Plan (MMP) in close consultation with Scarborough Borough Council.

1.2 When and why the Plan was Developed

The interim MMP was prepared in 2018 as part of the Heritage Lottery Fund / BIG Lottery Parks for People Round 2 bid for South Cliff Gardens.

The MMP is an important supporting document for the bid to demonstrate that good management and maintenance proposals are adopted:

- to safeguard The Lottery's investment to ensure the works are kept in good condition
- to ensure that the right skills and procedures are put in place to reduce future risk to heritage
- to ensure that adequate financial resources are put in place to implement the plan for 10 years after project completion
- to secure the Green Flag Award once the project is completed and to retain it for a total of 7 consecutive years - a requirement of The Lottery

Significantly, two of the 10 The Lottery Parks for People outcomes link directly into management planning, emphasising the importance of this document in demonstrating how these outcomes will be sustained in the future beyond the end of the project. The Lottery outcomes are outlined below together with The Lottery's commentary included within their publication *Management and maintenance plan guidance - 2012*.

The park or cemetery and its heritage will be better managed

With our investment, there will be clear improvements in the way that you manage your park or cemetery and its heritage including the implementation of a new management and maintenance plan. Improvements could include securing additional staff such as a dedicated site manager, head gardener or park ranger, or other resources that you need, or the more effective use of existing resources. As a result of these improvements, such as opening a new café to generate income for the site, you will be able to show that the park or cemetery

has a secure future for the long-term including a stronger financial position. These improvements to managing your park or cemetery will mean that you can annually apply and attain a Green Flag Award with a high level pass mark.

The park or cemetery and its heritage will be in better condition

With our investment, there will be improvements to the physical state of your park or cemetery and its heritage. The improvements might be the result of repair, renovation or work to prevent further deterioration, such as bringing a historic building back in to use, replanting an avenue, clearing the silt from a lake or repairing the entrance gates. They might also result from new work, for example increasing the size of an existing habitat to benefit priority species. The improvements will be recognised through standards used by professional and heritage specialists, and/or by people more generally, for example in surveys of visitors or local residents.

The South Cliff Gardens MMP has been developed to satisfy both The Lottery and the Green Flag Award.

1.3 Consultation

Scarborough Borough Council and the Friends of South Cliff Gardens been closely involved in developing this MMP.

1.4 Links to other planning work

Please refer to:

Appendix 15 - Conservation Management Plan - August 2018- 1061/SG/V2

Appendix 18 - Round 2 - HLF Parks for People Project - Business Plan V7 - August 2018 - CFP

Appendix 19 - Round 2 - HLF Parks for People Project - Activity Plan - August 2018 - CFP

This plan was prepared following the preparation of a Conservation Management Plan for South Cliff Gardens.

The MMP has strong links to the Conservation Management Plan as well as to the emerging.

Business Plan and Activity Plan, all of which are key supporting documents for the Round 2 Parks for People bid. The MMP refers to these other documents

throughout. In some cases, such as the inclusion of signs, there is a potential conflict between the Green Flag criteria and the policies within the Conservation Plan.

An informal Green Flag assessment was carried out from Scarborough Borough Council in 2017.

1.5 Scope of the Plan

The MMP covers the entire area of South Cliff Gardens owned by Scarborough Borough Council which is the same area covered by the Parks for People bid.

The primary aim for developing this plan is as a working document designed to aid the efficient and effective management of South Cliff Gardens. The MMP should be read by anyone with an interest in South Cliff Gardens, including the stakeholders and users.

The background documents that have guided its development are:

- The Lottery Management and Maintenance Plan Guidance (October 2012)
- 'A Guide to Producing Park and Green Space Management Plans', CABE Space 2004
- 'Raising the Standard – The Green Flag Award Guidance Manual' (Updated 2009)

In line with The Lottery guidelines, this MMP addresses four key questions:

- Where are we now?
- Where do we want to get to?
- How will we get there?
- How will we know when we have arrived?

1.6 Scarborough Borough Council Vision for South Cliff Gardens

The aim of the project is:

“To save the unique and enchanting heritage of South Cliff Gardens from a point of critical decline and to breathe new life into the Gardens so they appeal to 21st century communities and become a vibrant and well-used park once again.”

This is supported by a number of objectives:

- Repair and restore the historic fabric of the Gardens to high quality and with respect to the original design intentions
- Prioritise this repair and restoration to the areas and features of greatest need and value in order to achieve a realistic project budget.
- Make the Gardens accessible and welcoming to all.

- Reconnect people with the Gardens, attracting new and larger audiences and engaging people with their heritage.

- Renew the health and tourism benefits that the Gardens were originally created for

- Provide a place for people to learn new skills and meet new friends.

- Add a new layer of horticultural excellence that becomes an exemplar of coastal gardening and increases wildlife and environmental benefits enormously

1.7 Objectives of the Plan

The specific objectives that should be fulfilled by the MMP in the first few years of development and implementation are listed below. These are based upon management priorities currently prevailing on the site and may change with time as specific objectives are successfully fulfilled and new priorities emerge as part of the MMP monitoring process.

Generally the MMP will:

- Set out policies and direction for the future of the whole park
- Bring together all issues that affect management and maintenance
- Encourage a growing sense of ownership by staff and the community creating pride in South Cliff Gardens
- Act as a basis for identifying priorities for future action and ongoing improvements
- Support the improvement works carried out as part of The Lottery funded restoration
- Support a future Green Flag application

Specifically for 2020-2031 the MMP will:

- Provide a management framework for South Cliff Gardens and guide the allocation of the appropriate staffing resources and structures
- Integrate the activities from The Lottery Activity Plan into the park events programme and maintenance structures
- Support the development of the toilets and their integration within the Park management
- Support the further development of the 'Friends of South Cliff Gardens'
- Promote the improvement of operative skills and high quality of maintenance through the delivery of a Training Plan and performance management criteria
- Provide a cost plan for the short and long term maintenance and an assessment of the risks to the long term management following completion of the The Lottery restoration works.

In order to be a useful and user-friendly reference, the MMP will:

- Include a workable (SMART) Action Plan - to be developed later
- Evolve with time as project and proposals are developed
- Include time scales to allow monitoring of progress and be subject to ongoing review and updates

1.8 Gaps in the Plan

At the time of writing the draft MMP, the Round 2 bid is being finalised. Whilst all the implications of the proposals are included within this MMP, additional proposals identified, such as a possible new facility in the

shelter (8) and on the putting green at Holbeck, have not been included. For this area, it is likely that a development brief will be drawn up by Scarborough Borough Council with the aim to convert this shelter into a café, including refurbishing the public toilets, and for the putting green to be part developed for other complementary uses, whilst retaining most of the area as prestige grass. Once the detail of operation is agreed, the MMP will be updated.

Any other changes that take place during the delivery stage of the project will also be taken account in the revised document which will be issued in September 2021 towards the end of the implementation works.





Current Situation (‘where we are now’)

2.1 The Site

2.1.1 Site, location and links with other green spaces

South Cliff Gardens are an integral part of the wider regeneration programme for Scarborough’s South Bay and its regeneration is a key element of this plan and a high priority for the Council.

Scarborough’s South Bay is a popular destination for local residents and tourists alike, providing a range of, recreation, leisure and entertainment attractions. South Cliff Gardens are accessed at a lower level along the coastal foreshore road / promenade and from the town centre via bridge over Valley Road.

The Grade II listed, 16 ha Gardens are a proportionally narrow (150m), yet long (1.5km) public gardens running almost north - south along the coastal cliff above Scarborough’s historic South Bay Spa Complex. The Gardens occupy an elevated and exposed section of cliff landscape with panoramic views to the north over Scarborough’s South Bay Foreshore Road, associated tourist complexes and 12th century Scarborough Castle, and southward to Filey Brigg.

The Gardens are bounded by a promenade with diminishing vehicular access in a southerly direction along the foreshore to the east. The Esplanade (and Esplanade Crescent) is urban streets forming a boundary to the West, backing onto generally four storey coastal town house properties and hotels. The town centre of Scarborough lies to the north across a footbridge dating from 1865 and south to the site of a 1993 landslip, the site of the former Holbeck Hotel.

There is a dramatic rise in level of over 50m between the foreshore and the Esplanade, making this a very steep site, with the majority % of land between 1:1-1:2 and 1:1-1:5 (Drawing Nr. 1061_12). This topography explains the complex arrangement of traversing footpaths which cross the slope in a switchback fashion extended longitudinal fashion, enabling the visitor to meander up and down the slope. There are few ‘vertical’ links due to the number of steps required and a most accessible path that runs the length of the site, although this is interrupted by the funicular railway.

South Cliff Gardens are classified as a “Town Park” in the Scarborough Borough Council public open space typology, indicating their status as a high value green space. They provide the main green space for the south of the town, as Peasholm Park and North Bay do for the north of the town.

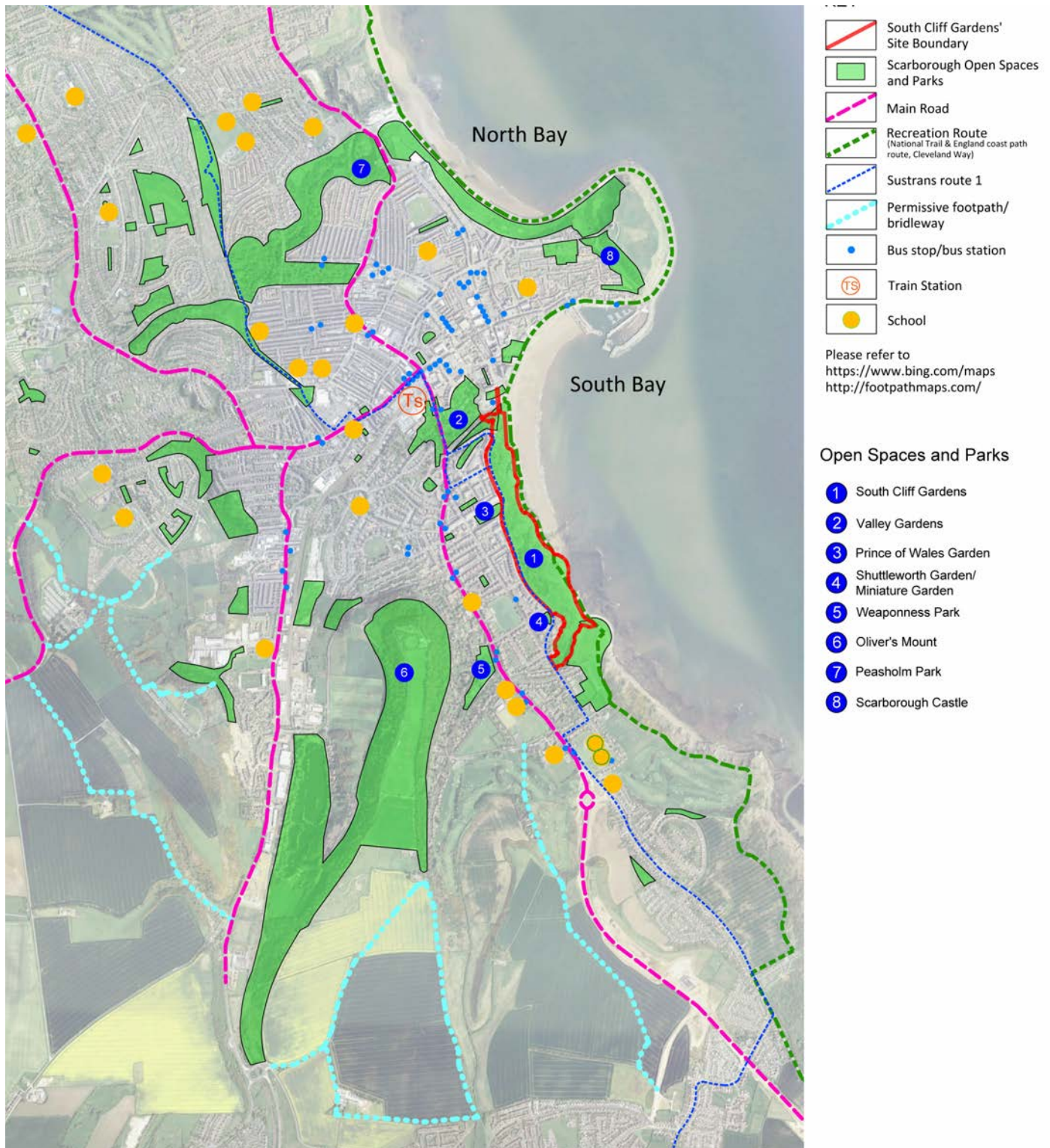
The Borough’s Parks and Green Spaces Strategy 2007-2011 has not yet been renewed but did identify a major restoration and improvement project at South Cliff Gardens as a key priority.

Following an action to improve the Rose Garden, which was achieved, an action in 2010/11 was to develop a masterplan and funding bid for the Gardens. Other outputs in the action plan specifically related to South Cliff Gardens include implementing signage improvements and carrying out garden improvement works.

The Saving South Cliff Gardens project sits within a wider regeneration programme for Scarborough’s South Bay which includes restoring the Valley Gardens, sea defence works and promenade remodelling, a new outdoor dining area below Paxton Steps, renovating the cliff lift and realignment of the National Cycle Network Route 1 to include Filey, caravan parks, Marine Drive and North Bay.



Figure 1 - Study Area Location, © 2018 Google



1061_01 - Survey - Context Plan

Drawing 1010/01 – Site Context illustrates the context of the site, in particular how it relates to the wider attractions within the town and the surrounding green spaces.

The plan also shows South Cliff Gardens related to other elements of the green infrastructure that link the spaces together including greenways, public footpaths, cycle routes, etc. The plan also shows public transport

provision - bus stops and train stations.

The importance of the South Bay area as a collective key open space for Scarborough and the role South Cliff Gardens plays in this offering is critical to the understanding of the importance of the site. There are significant opportunities for promotion of South Cliff Gardens by improved signposting to and interpretation of the site.

South Cliff Gardens is one of Scarborough's great historic public gardens is part of Scarborough Valley Gardens and South Cliff Gardens Grade II Registered Park and Garden and previously described by English Heritage as "Outstanding". The Registered Park and Garden provides the setting to the Grade II* listed Spa and the Grade II* listed Crown Hotel and also lies within the Scarborough Conservation Area. The Gardens provide the setting of the Grade II* listed Spa and the Grade II* listed Crown Hotel. Although the Gardens retain many of the features of the designed landscape today, they are included on the Historic England 'Heritage at Risk' Register due to the cliff erosion resulting in the loss of sections of the path systems and park integrity. The Gardens are in a critical condition, many paths are closed and heritage features deteriorating and vegetation screening views. Usage has declined and areas subject to anti-social behaviour.

The Gardens are located in Scarborough's South Bay, a popular destination for local residents and tourists alike, providing a range of, recreation, leisure and entertainment attractions. The Gardens occupy an exposed, east facing cliff with panoramic views to the north over Scarborough's South Bay and associated tourist complexes crowned by 12th century Scarborough Castle, and southward to Filey Brigg.

The Gardens cover an area of 16 hectares and its boundary includes the Gardens between Spa bridge and Holbeck ravine but does not include the Bridge, the associated squares and gardens on the opposite side of Esplanade such as Shuttleworth Gardens, or Valley Gardens which are also within the registered Garden boundary. The Gardens are bounded on the seaward side by a promenade which includes the Spa Complex and which has diminishing vehicular access in a southerly direction along the foreshore to the east. The Esplanade (and Esplanade Crescent) are urban streets forming a boundary to the west, backing onto generally four storey coastal town house properties and hotels. The town centre of Scarborough lies to the north across a footbridge dating from 1865 and south to the site of a 1993 landslide, the site of the former Holbeck Hotel. To the south, lie cliffs that run south to Filey.



2.2 Description of the Heritage

2.2.1 Archaeology

Please refer to: Appendix 1 - Archaeological desk-based assessment - February 2018 - Archaeological Services Durham University

South Cliff Gardens contain numerous structures of modern date. Apart from these features, all of which relate to the development of the site as a public garden and spa, very little evidence of archaeologically or historically significant features has been found. This is not a surprising conclusion, since the land is very steep, unstable and of limited use for agriculture, settlement or industry.

There is good evidence of early activity close to the north end of the South Cliff Gardens. This might include some traces of Roman occupation. It is possible that a 16th-century fortification stood here, and there is good evidence for the presence of a 17th-century Civil War earthwork feature in the same general area.

It is impossible to determine the exact site of any of these potential features. The whole of the area in which they are thought to have stood has been significantly altered in the past 200 years and there is little likelihood of development works that might reveal any further evidence, if it exists.

The presence of a spigot mortar post at the north end of The Spa complex is of some interest. It is unlikely that no other defensive features were installed around the South Bay during the Second World War, but no evidence of them has been found in the course of this project.

This is the only site within the Gardens where some exploratory archaeological work might be carried out. Air photograph evidence may indicate the survival of more substantial remains in 1947, and it is possible that buried features exist at the site today.

Small-scale archaeological investigation might be of value if some of the hidden features of the Gardens were to be opened up. The targets for such work are the pedestrian tunnels under the Cliff Tramway and the disused rooms at the top of the line, and, should the Beeforth garden be included in the overall site, the abandoned summer house there.

2.2.2 Designed Landscape

Please refer to: Appendix 2 - Historic Designed Landscape - May 2018 - Fiona Green

South Cliff Gardens is a linear public park set on cliffs overlooking The Spa and South Bay, Scarborough. The gardens have developed in the course of six main stages of land acquisition and landscaping which commenced during the early 19th-century. This occurred after the development of The Spa itself which was discovered in 1626 by a local woman who encouraged visitors to drink the water as a medicinal aid. Scarborough developed as a spa resort and by the early eighteenth century was operating in fierce competition with the Spa at Harrogate. In conjunction with The Spa, the seaside resort grew in popularity during the 18th-century and is thought to be the first recorded place in England to offer bathing machines in 1735.

The Cliff Bridge Company was formed in 1826 and negotiated a lease of The Spa from the Corporation after building The Spa Bridge to improve links to the town. The first phase of landscaping was carried out by George Knowles (1776-1856) who laid out paths and pleasure grounds on the cliffs west of The Spa buildings. The company employed Henry Wyatt (1769-1862) to enlarge The Spa Pavilion from 1837-9 and he built a castellated structure known as The Spa Saloon, this was set behind an improved sea wall which was also battlemented. By the 19th century there was a saying 'The Spaw is Scarborough and Scarborough is The Spaw', demonstrating the enormous economic importance of The Spa to the town.

In 1856 the company took advantage of the proximity of Sir Joseph Paxton (1803-1865), the foremost public park designer in the country, who holidayed in Scarborough. They asked him to provide a design for pleasure grounds and alterations to the Saloon. Paxton's plans were submitted by his assistants Edward Milner and G.H. Stokes and included a Music Hall, Viewing Tower, Italianate terrace and steps, shrubberies, and circulatory footpaths which extended Knowles' layout. In 1875 the first passenger funicular railway in the country was installed on South Cliff. The Music Hall burnt down the following year and by 1877 was replaced by Verity and Hunt of London on the footprint of the earlier buildings.

George Lord Beeforth JP (1823-1904) a prominent local businessman bought land on South Cliff and built several properties at the southern end of the esplanade. Beeforth enclosed land on the cliffs to form his own private gardens named after his house 'The Belvedere'. The house was linked to the garden via a tunnel under the road. Beeforth planted an oval shaped rose garden, 'Rosary' shown north of the tunnel on the 1893 OS. Other garden areas are shown south of the tunnel on the same plan and included large tracts of shrubs and woodland which gave shelter from coastal winds.



George Lord Beeforth

In 1885 the corporation purchased land south of Dickinson's Point and laid out Holbeck Gardens with assistance from the Cliff Bridge Company who loaned their gardener, Mr Skipsey.

In 1909 the Corporation purchased the majority of Beeforth's gardens and he retained a small area accessed by way of a tunnel from his house. The Borough Engineer, Harry Smith added more paths, the Italian Garden, the Clock Cafe and beach huts, a new Floral Lounge or Rose Garden, shelters and seats. Smith's improvements to South Cliff Gardens during the early 20th-century continued to reinforce the spirit of the seaside resort at one of the first 'seaside' venues. The relationship between The Spa buildings and South Cliff Gardens is intrinsic. There is also an inherent relationship between the landscape of the cliffs and The Spa spring which is now merely marked by an unlisted stone plaque.

South Cliff Gardens are composed of six character areas which have developed incrementally and reflect the distinct character of separate eras of design.

The general layout of South Cliff Gardens has changed little since the early-mid 20th century, when arguably the Gardens were in their heyday, when tourists flocked to Scarborough, the major exception being the removal of the saltwater pool and related buildings and terracing. However the Gardens are classified by Historic England as Heritage at Risk due to the “deterioration of the wider park combined with cliff erosion ... resulting in the loss of sections of the path systems and park integrity.” Many paths are closed and heritage features such as shelters are deteriorating, ornamental planting has been lost, the setting of the Italian Steps has been compromised and vegetation screens views. In addition the proposed stabilisation contract will affect both the physical fabric of a designated heritage asset and the setting of heritage assets in the vicinity.

2.2.3 Landslides and Landslips

There is a long history of coastal erosion and landslides along the Scarborough coastal frontage and in particular in relation to the Spa and the gardens, including damage to the attraction ever since its inception in the early 18th century.

The Scarborough Coastal Defence Strategy Review – Holbeck to Scalby Mills was prepared in 2009 by Scarborough Borough Council. The problem was summarised:

Scarborough is one of the premier seaside resorts in the UK with over 3.5 million visitors attracted each year by its unique combination of sandy beaches, Victorian gardens and promenades, heritage sites and entertainment venues. However, over 1700 households, 200 commercial properties and much of the town's tourist infrastructure is predicted to be destroyed by coastal erosion over the next 100 years if a No Active Intervention (NAI) strategy were adopted.

The recommended strategy within the report was as follows:

- *The preferred erosion risk management options delay coastal erosion due to defence failure by adopting a management strategy such that breaches would be repaired before the initiation of consequential erosion and cliff failures.*
- *The strategy review has identified schemes required within the short term (0 to 10 years), medium term (10 to 50 years) and long term (50 to 100 years). The proposals include the use of rock armour on parts of the foreshore and raising the height of the sea walls. This strategy also makes allowance for further studies and project appraisals.*
- *Taking into account the condition of the sea walls, the risk of failure and the consequences should the defences fail, upgrading the defences along The Spa frontage is considered a priority.*
- *It should be recognised that due to the poor condition of the existing defences, provision is made within the strategy to undertake emergency works. Since 2000 we have undertaken emergency works at the Holms, South Cliff Gardens and Rose Gardens due to the displacement and breach of the sea walls at these locations.*

Following this a Scoping Study South Cliff Gardens Restoration and Refurbishment Project was prepared in 2013 for Scarborough Borough Council by Royal Haskoning DHV. This summarised the issues and provided a basis for developing the detailed stabilisation proposals for the area behind the Spa.

The Gardens themselves are at risk from land stability issues which affect the Gardens in many ways from multiple unstable individual pathways throughout the site necessitating their closure to pedestrians, to potential landslips affecting the slopes and cliffs themselves which make up the Gardens. In 1993 a significant landslide occurred at the Holbeck Hall Hotel which has left modified slopes in the Wheatcroft Cliff area. Much of the collapsed slope has been left to self-regeneration and is fenced off from public access, apart from a surfaced access path connecting the formal South Cliff Gardens along the seafront to the car park at Sea Cliff Road.



By considering South Cliff Gardens within a wider coastal context this study aims to produce a coherent Masterplan framework that outlines an overall holistic and cohesive scheme for the whole of South Cliff Gardens, (rather than any smaller section in isolation), although it may be implemented in a phased approach according to funding possibilities. The Masterplan itself is presented as an indicative outline scheme with key principles and overall objectives for design development through further research, site study and consultation to take account of community and SBC requirements and aspirations for South Cliff Garden. The Masterplan should act as a framework on which to design and build park specific proposals which protect and preserve historical assets alongside providing a functional and attractive park for residents and visitors of Scarborough alike.

The works were summarised as follows:

The preferred option currently being ... cliff stabilisation works directly behind the Spa complex. The stabilisation works include a combination of deep driven pile interventions directly behind the Spa buildings, with low level piled retaining walls and re-grading of upper slopes with coincidental drainage measures.

The HLF Round 1 application form noted:

Serious risks to the Spa buildings from cliff stability issues have recently resulted in a £14 million stabilisation programme in part of the Gardens, due to take place 2016-2019. If this work is not undertaken within a whole-park masterplan then it presents risks to the integrity of the heritage as a cohesive collection of green spaces. This scheme also provides a golden opportunity for partnering coastal defence with high quality park regeneration, but a risk that this opportunity will be lost if not taken now.

The Spa Stabilisation contract gained planning approval in September 2017 and started on site in November 2017, with completion expected in November 2019.

Please refer to: 02611_D_9003.1



C. 1870 - Note bare cliff and landslips? above Paxton Steps



2.2.4 The South Cliff Gardens Shelters

Please refer to:

Appendix 2 - Historic Designed Landscape - May 2018 - Fiona Green

Appendix 8 - Historic England Entries on the National Heritage List for England

Appendix 12 - Buildings in Public Parks – Park Shelters - March 2018 - Paul Rabbitts

1061_22_Survey - Existing Buildings and Shelters

There is a remarkable number of surviving historic shelters in South Cliff Gardens, possibly more than in any other park in the country. These have group value and some may be worthy of listing. The profusions of shelters may have been provided as protection from the east wind and also for visitors who were not allowed back into their holiday accommodation until the evening. The earliest shelters were depicted as ‘arbours’ on the 1850OS.

The earliest shelters at South Cliff Gardens were ornate and may have been designed and positioned by Paxton or his assistants, G.H. Stokes and E. Milner. It is known that Frank Tugwell was responsible for at least one shelter at the end of the 19th-century. Harry Smith designed shelters when the gardens were amalgamated with gardens purchased from Beeforth.

The shelters are usually low key and small scale and sited so that they were ensconced by trees, or lay low in the terrain, merging with their surroundings rather than dominating them. Their purpose was of course apart from the obvious in providing shelter from the elements, was to extend the length of stay in public parks. What is significant about the shelters of South Cliff Gardens are a number of features:

The quantity of them - Public Parks and Gardens would normally have a small number of shelters, located in key locations. In South Cliff Gardens, the quantity of them is considerable and it is very unusual to see so many in one location. The sheer variety is very unusual and reflects the ad hoc additions of them over a period of time. Clearly one reason why there are so many is the popularity of the gardens and the views gained from the gardens. Scarborough as a Spa town and popular seaside resort of Victorian and Edwardian times clearly had vast numbers of visitors as the popularity and use of railways grew. As we know hotels and guest houses grew in numbers. Use of such open spaces as South Cliff Gardens would be part of the growing visitor experience, so the number of shelters would certainly reflect this.

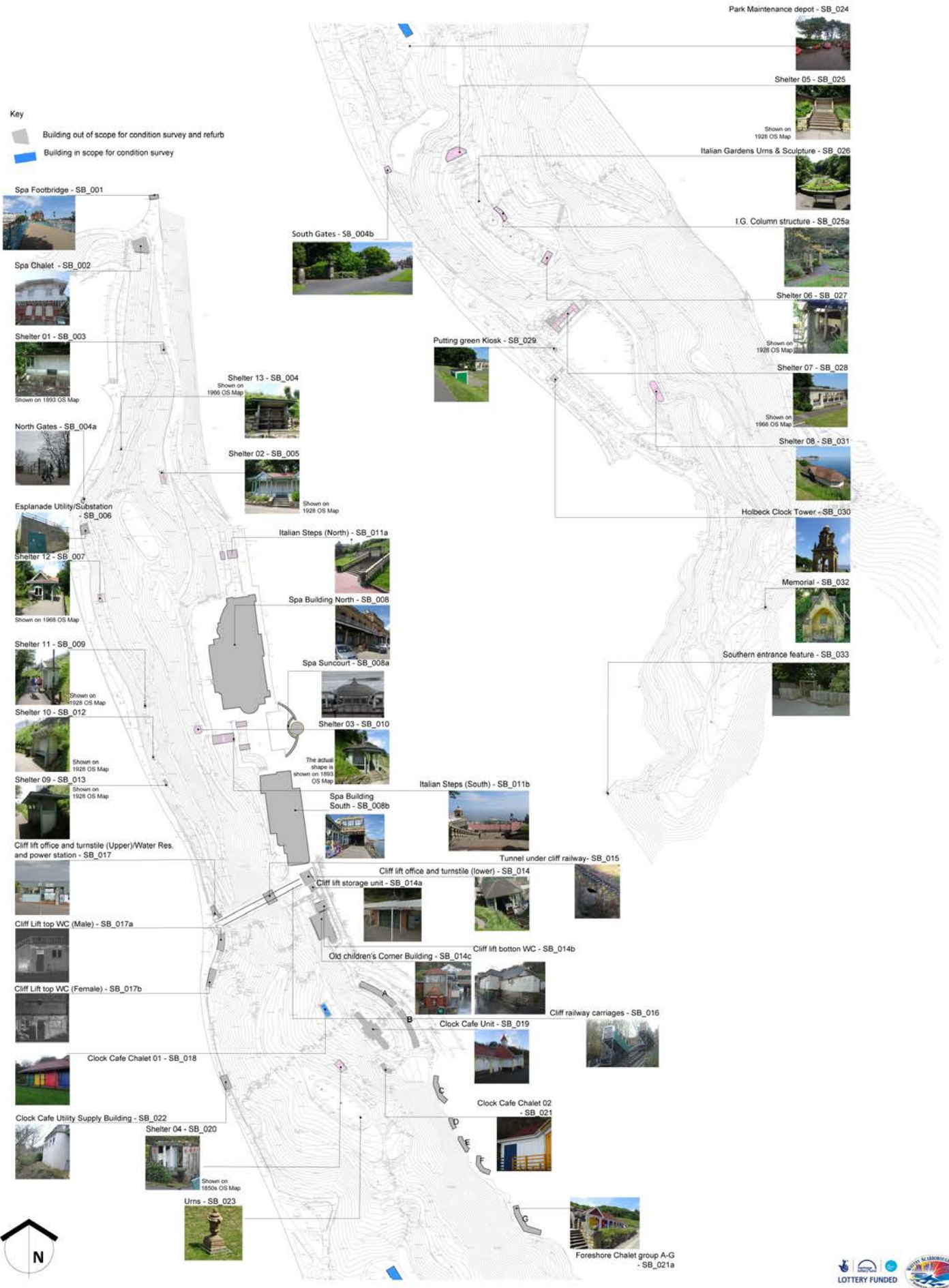
Architectural style - as we know, fashions and styles change over time and such embellishments reflect the preferred architectural fashion of the time. Many of the cast iron shelters in parks reflected Victorian tastes and were highly decorated, whereas the Edwardians preferred a more restrained style, often reflecting Art Deco or more rustic styles. At South Cliff Gardens, a number of styles appear, from ‘art deco’ timber structures to the more Italianate “Mawson’ styled shelters with stone combined with timber. A number of shelters also reflect the importance of local civic pride and their architectural grandeur reflects this. Although none singularly are of significant architectural, as a collection in one location, they are significant and the restoration principles should reflect this.

Locations - the number of shelters here requires certain considerations – shelters are either:

Places of rest and found on footpaths, set into the hillside and are small and do not dominate the landscape and are simply 2-3 seater structures to be discovered. The topography of the gardens necessitates these and often may not be associated with a particular view. On terraces or in key locations where there is a significant view, level area or facility or where they can be seen from a distance, the styles of the shelters here tend to be more architectural with greater embellishment and become a destination in themselves.

Summary

The shelters are numerous and of a range of styles, reflecting changing fashions over a period of time. Certainly, none appear to be from any of the great manufacturers of the period and are likely to reflect changing local and seaside vernacular. As a collection, they are important and reflect the nature of the gardens, their popularity and the growing popularity of Scarborough as a destination in its own right. Their retention and restoration as part of the wider South Cliff Gardens Restoration Project is to be welcomed. Their use and needs in 21st century gardens is as important today as in early Victorian and Edwardian times.



2.2.5 Trees

Please refer to: Appendix 4 - Tree Survey Report and Tree Constraints Plan – Drawing 01 - Feb 2018 – Enviroscope 1061_19 - Survey - Existing Tree survey

Overview

The treescape comprises predominantly semi and early mature sycamore (overwhelmingly the most common tree on the site, probably because of its hardiness and tolerance to salt), with a significant presence of Swedish whitebeam (also a species that is recognised for its tolerance of maritime exposure) as well as patches of relatively recently coppiced trees and banks of scrub. Ornamental planting is in evidence, particularly around the formal garden areas, and arboricultural interest in these locations is focused on the specimens of bay tree, strawberry tree and New Zealand privet (*Griselinia*). Pine species include Black pine (*Pinus nigra*) and Scots pine (*Pinus sylvestris*) are present throughout the site but most notably in attractive groups of mature trees close to the formal Italian Gardens at the site's centre.

The trees which are succeeding on site are compromised by their location, being an east facing, salt and wind rich environment and many of the tree forms and species found reflect this environment. In addition to this, past and recent management practices of topping trees in order to retain the wonderful coastal views, and the predominance and effect of grey squirrels on the trees is in evidence in the quality and condition of the tree stock. From an arboricultural perspective, there is certainly scope to enhance the treescape, seeking to increase tree species diversity and safeguard specimen trees, whilst retaining / opening up the coastal views.

The upper slopes of the gardens often typically contain the more established tree species, and this combination has led to the loss of historic views along the Esplanade and interfered with passive surveillance and a feeling of safety / security in some areas.

In a bio-regional sense Ash and Wych elm would have been major species in semi-mature woodland in this habitat but are not currently appropriate for planting, so any new native planting would need to be dominated by oak with downy birch and the smaller species listed in the report.



The survey did not find any trees on the site which could be confidently said to form part of the original designed layout, although this is quite possible. It is quite possible that some of Beeforth's planting remain in the Bevedere Gardens such as the large Turkey oaks, Monterey cypress and Black pine.

There are large areas of self regenerating scrub, particularly at the southern end of the site.

Shrubs at the site are predominantly ornamental evergreens in nature, originating from the original landscaping of the site. Species include Chilean gum box (*Escallonia macrantha*), cherry laurel (*Prunus laurocerasus*), Portuguese laurel (*Prunus lusitanica*), spotted laurel (*Aucuba crotonifolia*), privet and laurustinus (*Viburnum tinus*).

Tree Preservation Orders & Conservation Areas

The interactive planning information available on the Local Planning Authority Scarborough Borough Council website confirms that there are no Tree Preservation Orders on the site but that the site does lie within a Conservation Area.

Poor maintenance practices

It was noted that many trees on the west of the site have in the past been topped. This pruning is likely to have been done to improve sea views from the cliff top paths and road, however this tree management practice can result in new growth forms with poor branch attachments, and can increase the risk of branch failure. The cuts may become points of decay, and topped trees also tend to be of unattractive form.

Squirrel damage

There is a high density of grey squirrels present on the site. Grey squirrels cause damage to trees by the stripping of bark, and where this girdles a stem or branch, this will cause the death of the branch beyond. A high level of deadwood caused by squirrel damage was observed throughout the site and where this occurs close to footpaths constitutes a heightened risk to the health and safety of people using the cliff walks and gardens. While the control of grey squirrel numbers through culling is very unlikely to be appropriate on the site, there is an ongoing project which aims to control grey squirrel numbers nationally through contraception and which might be a preferable option to reduce grey squirrel numbers and so tree damage here. Further information can be found at Squirrel Accord.

2.2.6 Natural Heritage

Please refer to:

Appendix 3 - Ecology Report - March 2018 - Enviroscope

Appendix 4 - Tree Survey Report and Tree Constraints Plan – Drawing 01 - Feb 2018 – Enviroscope

Appendix 5 - Addendum to Ecology Report – August 2018 – Enviroscope

Geology & Soils

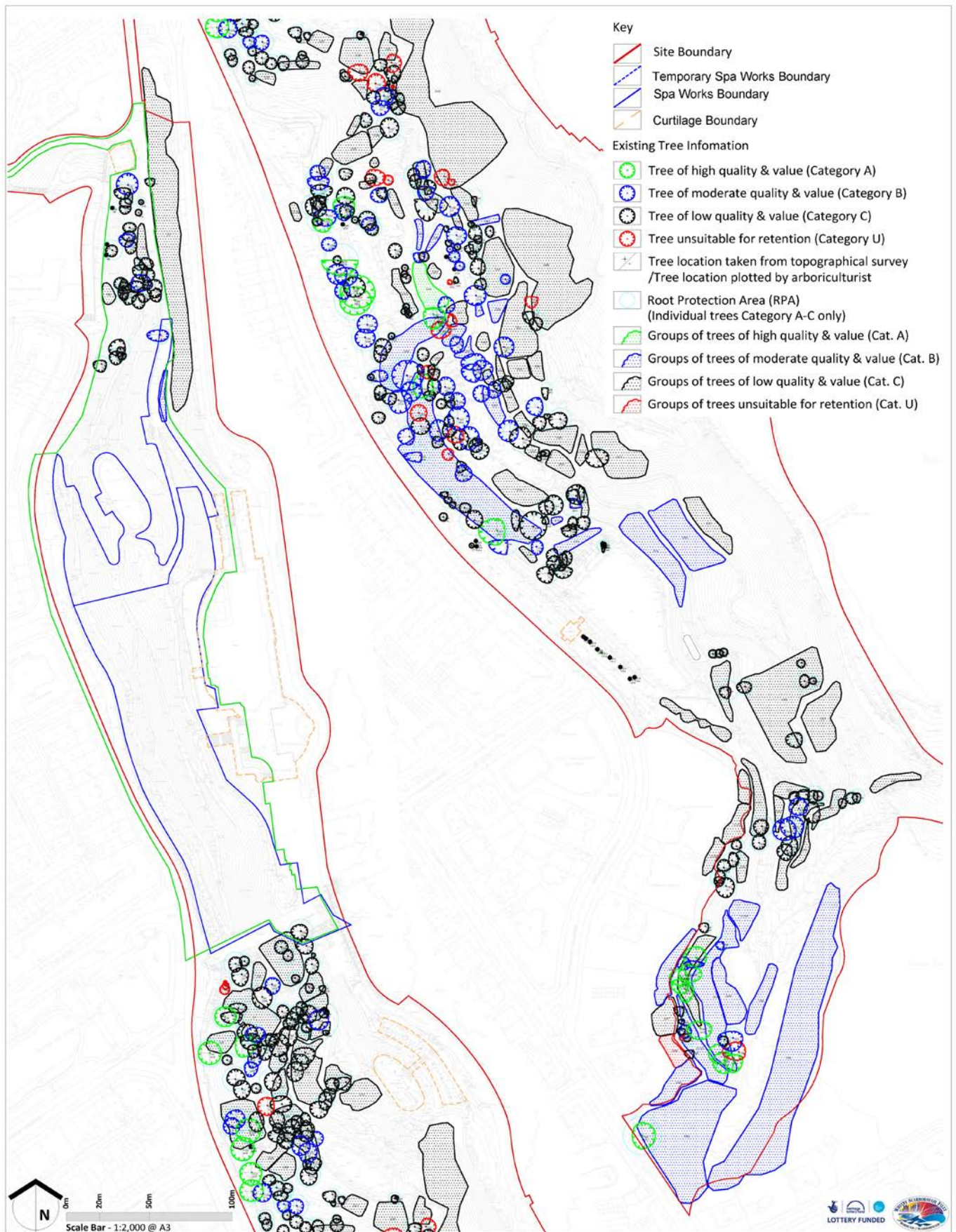
South Cliff Gardens are built into the steep cliff whose geology is varied. The British Geological Survey 'Geology of Britain' map 4 shows that at the northern section from Spa Bridge to approximately the point where the gardens become less formal, the geology is sedimentary Long Nab Formation – consisting of sandstone, siltstone and mudstone of Jurassic origin. Further south beyond the formal gardens, the geology is of the sedimentary Scarborough Formation of Jurassic origin – consisting of interbedded sandstone and limestone.

In terms of soils, the Cranfield Soil and Agrifood Institute Soils map 5 shows that from Spa Bridge to the point where the gardens become less formal, soils are described as slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils. South of this point, the soils are slightly acid, loamy and clayey soils with impeded drainage.

The flora and fauna of the study area is likely to be influenced by this geological and soils diversity, and the particular microclimate found on the coast, and in the valley feature at the southern end of the site.

Designated Sites

The site itself includes two non-statutory Sites of Importance for Nature Conservation known as South Cliff Grasslands



and Wheatcroft Cliff and South Bay. These sites have OS site centre grid reference of NZ 047 872 and NZ 049 869 respectively. There are other SINCs within the 2km desk study area, but these are distant and well removed from the site.

Adjoining the site to the east is the nationally important Cayton, Cornelian and South Bays SSSI. This site is designated for the geological and biological interest of the site, and the citation for the SSSI can be referred to in full on the Natural England website.

To the north of the site beyond Scarborough town is a further SSSI, this being North Bay to South Toll House Cliff SSSI.

Habitat Designations

Reference to Magic maps reveals that the majority of the woodland at South Cliff Gardens (extending from the Cliff Bridge to Holbeck Ravine woodlands) is designated as Woodland and Parkland Priority BAP Habitat. This is further defined as “urban parkland including woodland and open areas”, and as such this is not the typical interpretation of Woodland Parkland Priority Habitat. The woodlands of Holbeck Ravine, including the narrow strip of woodland to the rear of the properties of Esplanade Crescent, are designated as Deciduous Woodland Priority BAP Habitat. The grasslands located on the steep coastal cliffs above the Star Map, are designated as Calcareous Grassland Priority BAP Habitat.

Scarborough Biodiversity Action Plan

The Scarborough Biodiversity Action Plan 14 sets priority habitats and species for the district and Species and Habitat Action Plans have been drawn up for these. The following are (or may) be relevant to the study area.

Species Action Plans

Bats, Tree Sparrow and House Sparrow, (reptiles including adder, slow worm, and common lizard) (Great Crested Newt).

Habitat Action Plans

Woodland, calcareous grassland, rivers and streams, (species in buildings), open water.

Species Records

Data provided by the North Yorkshire Bat Group revealed that there are existing records of common and soprano pipistrelle bats, Daubenton's bat and Whiskered / Brandt's bat within the data search area. In terms of roost records, there are known roosts pipistrelle bat roosts within 300m of the site. There is one bat record for the site itself and this is for a common pipistrelle in flight in the gardens in July 2009. The data provided by NEYEDC revealed the following species records for the site: Common toad and common frog are both recorded, but no great crested newt. Sparrowhawk has been recorded over South Cliff Grasslands. Other birds records are for goldfinch, greenfinch, bluetit, house martin, yellowhammer, robin, swallow, swift, linnet, pied wagtail, wheatear, house sparrow, tree sparrow, dunnoek, bullfinch, starling, wren, song thrush and associated with the shoreline: fulmar, redshank, turnstone and oystercatcher. In terms of botanical records, for the Wheatcroft Cliff and South Bay SINC, there are records of quaking grass, heather, harebell, carline thistle.

Introduced Plants and Weeds

Some areas of the woodlands have patches of introduced shrubs, notably snowberry, rhododendron, small-leaved cotoneaster and Japanese knotweed was noted in several locations. Japanese rose was also noted in places on edge of woodland, encroaching on grassland, and being particularly frequent invader of the calcareous grassland. A limited patch of Montbretia was not noted in Holbeck Ravine. These plants are known to be invasive and have been included as such on Schedule 9 of the Wildlife & Countryside Act 1981 (as amended). The shrubs do not appear to be extensive, and could be eradicated at the site with some effort. Japanese knotweed occur in greatest density in Holbeck Ravine, and programme of management implemented over a number of years (which includes determining and dealing with the source of the material) would reduce its extent and spread.

Watercourses, Ponds and Associated Habitats

There is only one waterbody at the site, which comprises a small ornamental pond within the Italian Gardens. The pond is considered likely to support the common amphibians frogs and toads, but the pond is considered to have negligible potential to support great crested newts, a European Protected Species.

Summary of Botanical Survey

Whilst the calcareous grassland type is evident, its persistence is threatened by encroachment of rank grasses such as false oat grass and robust herbs such as knapweed. To maintain the finer, herb rich open sward of the calcareous grassland there is a need for grazing by sheep or rabbits, or the introduction of a mowing regime and removal of arisings.

The unimproved neutral and calcareous grassland is also threatened by both the gradual and catastrophic collapse of the cliff itself. The unimproved neutral and the calcareous grassland found on the upper slopes are gradually depositing themselves further and further down the slope with no replenishment of these grassland type at the top of the slope, which is predominantly semi-improved neutral grassland. Whilst it is the dynamic nature of the cliffs that is the basis of the grassland interest, a measure of conservation effort is required to manage the grassland and seek to ensure the retention of habitat and species diversity.

Effort to minimise the eutrophication, trampling and species loss of grasslands at the top of the slope is desirable, as is the prevention of further scrub encroachment on all grasslands across the site.

2.2.7 Tourism Heritage

Historic England in its Listed Building description of the Beach Chalets notes:

'Scarborough was the world's first seaside resort; it was essentially where the seaside was invented'.

The Spa spring, which issued from South Cliff and was discovered in 1626 by Mrs Tomyzin Farrer, was the catalyst for the development of the town and its tourist industry. She promoted the medicinal water through her friends and residents of the town who used it as a remedy. The mineral content of the first spring was magnesium sulphate and a second spring was discovered to contain iron. Dr Robert Wittie of Hull published 'Scarborough Spaw' in 1660 asserting the water was a cure for all ailments. Wittie promoted The Spa as a summer attraction and also encouraged sea bathing.

Scarborough rivalled Harrogate as a spa destination and the expansion of local amenities was vital to increasing visitor numbers to the town. By 1725 Scarborough had a coffee house. There were also numerous taverns known as 'ordinaries' which provided a meal and a room. Two bowling greens were located in Scarborough, one at the north end of the town and another is shown on Cossin's 1725 map. Horse racing on the sands provided another diversion. Two Assembly Rooms are shown on the 1725 map. The Spa generated a considerable and highly fashionable social scene for the gentry.

By the 19th century there was a saying 'The Spaw is Scarborough and Scarborough is The Spaw'. The Cliff Bridge Company was formed in 1826 to take advantage of increasing numbers of tourists visiting Scarborough, although The Spa had declined in popularity by this time. The company, funded by subscription, erected a bridge to provide access from the town and started reclaiming the cliff to form the Gardens to form promenades for the developing Spa Complex. A 'gothic' saloon, designed by Henry Wyatt, was opened in 1839 which included a concert hall and was so successful due to the increasing number of visitors to Scarborough, Sir Joseph Paxton was called in to redesign the buildings, build a new promenade and extend and embellish the gardens.

Despite setbacks of landslip and a fire that destroyed Paxton's Music Hall, such was the Cliff Bridge Company's self-confidence in Scarborough's continuing popularity, they set about further extensions to The Spa complex as well as building the first cliff tram to improve access from the growing number of hotels on the Esplanade. Edward the Prince of Wales (1841-1901) visited Scarborough in 1869, 1870 and 1871, staying with Lord Londesborough at Londesborough Lodge. The Prince of Wales also visited Oliver Sarony's famous photographic studio noted by The Photographic News "largest and handsomest establishment devoted to photographic portraiture in the country." The studios, located in Albion Road, within 100m from the entrance to the Spa Gardens were a favourite attraction for visitors to Scarborough and those who stayed at local hotels and boarding houses. During the early to mid 20th century, came to enjoy the

nearly formed South Cliff Gardens established by Scarborough Corporation by the Borough Engineer Harry Smith who was also responsible for the sea water pool.

Although the holiday visitors dropped with the advent of cheap holidays abroad from the 1960s and the pool was filled in 2003, the town retains its position as a popular resort. A report from Visit England showed Scarborough was the most popular spot for British holidaymakers outside of London recording an average 1.4m tourists, between 2013 and 2015, spending around £294m.

The Economic Impact of Tourism on Scarborough District 2015 reports states that:

- 5.6 million tourism day trips were made to Scarborough in 2015, down by 10% compared to 2014. However, day trip expenditure per head increased, leading to a 2% increase in day trip spend
- £524.2 million was spent on trips to Scarborough in 2015 by overnight and day visitors, up 5% compared to 2014. 57% of this expenditure was made by domestic staying visitor; 4% by overseas staying visitors and 39% by day visitors.

The total value of tourism activity in Scarborough in 2015 is estimated to have been around £730.2 million, up 5% compared to 2014. This income to the local economy is estimated to have supported around 12,669 Full-Time Equivalent Jobs, up 5% compared to 2014. Many of these jobs are part-time or seasonal in nature and translate into an estimated 17,356 Actual Jobs. These jobs are spread across a wide range of service sectors from catering and retail to public service jobs such as in local government, and not just tourism. According to the Office of National Statistics, there are 41,400 employee jobs across Scarborough in 2015. Based on our estimates, total tourism related expenditure supported 42% of these jobs.



2.2.8 South Cliff Gardens Community Value and Use

The Friends of South Cliff Gardens is a community group which was established in June 2006 to help look after the gardens. The Friends have been catalyst for the HLF Parks for People HLF bid.

Their aims include:

- Protecting and enhancing the natural beauty, wildlife, flora and fauna, historical interest and facilities of the Gardens;
- Promoting and raising funds to improve the Gardens and encourage their use;
- Organising social and educational events & activities in the Gardens.

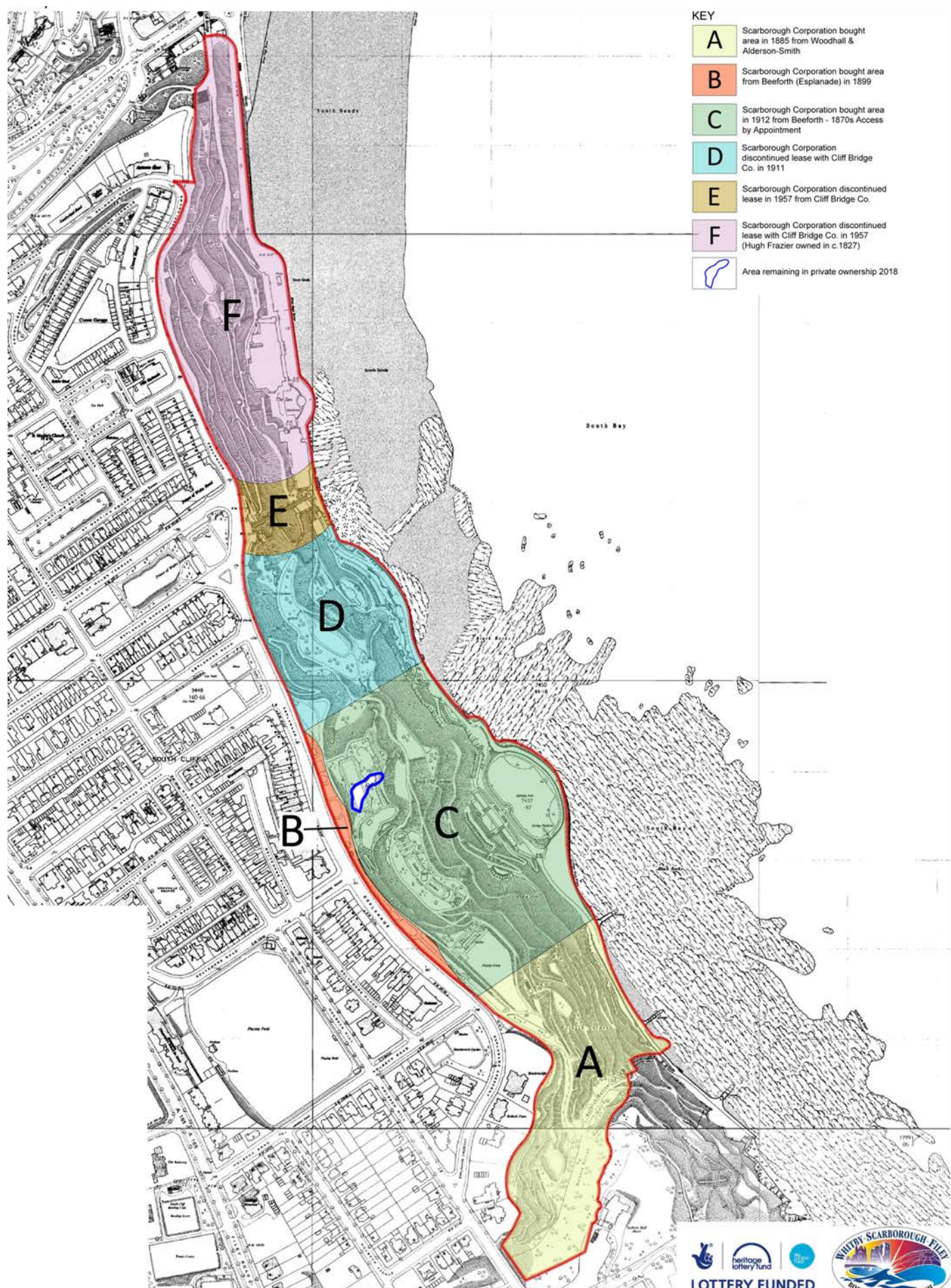
Other current key user groups include:

- CROSSFIT Scarborough;
- Hidden Horizons- meeting point for Seashore explore;
- Meeting point for morning sea swimming;
- Scarborough and Ryedale Community Cycling.

There are few formal events and activities which currently take place in the gardens. The Friends of South Cliff Gardens have organised small scale events including a garden party (9 July 2017) was organised in Shuttleworth Garden to celebrate the 100th anniversary of the gift of the gardens to the town by their creator Alfred Shuttleworth in 1917, and the 80th of the creation of the Miniature, or Fairy, Garden by the Scarborough Corporation in 1937/8. The proximity of Scarborough Spa, a popular venue which receives over 500,000 visitors annually, to the gardens means that their annual programme of events influences the use of the garden.

2.2.9 Ownerships and Land Transfers

South Cliff Gardens is owned by Scarborough Borough Council, following a number of land transfers over the years as shown on 1061_07 as follows:



1061_07 Survey - Ownership Progression over 1966 OS Map

2.3 Development of South Cliff Gardens shown on Ordnance Survey maps

Please refer to:

Appendix 2 - Historic Designed Landscape - May 2018 - Fiona Green

Appendix 14 - Gazetteer - August 2018 - Southern Green

DWGs: 1061_04, 10.1, 10.2, 10.3, 10.4

2.3.1 Historic Designed Landscape

The site has evolved over 6 distinct phases of development:

Phase 1 – 17th - Early 19th centuries – The Birth of Scarborough Spa and Sea Bathing

Phase 2 – Early 19th Century – The formation of the Cliff Bridge Company

Phase 3 – Mid 19th Century – Sir Joseph Paxton's involvement

Phase 4 – Late 19th Century – The Spa rises from the ashes

Phase 5 – Early to mid 20th Century – Establishment of South Cliff Gardens

Phase 6 – Late 20th Century – Early 21st Century - Decline and Risk

Phase 1

The development of The Spa itself was discovered in 1626 by a local woman who encouraged visitors to drink the water as a medicinal aid. Scarborough developed as a spa resort and by the early eighteenth century was operating in fierce competition with The Spa at Harrogate. In conjunction with The Spa the seaside resort grew in popularity during the 18th-century and is thought to be the first recorded place in England to offer bathing machines in 1735.

Phase 2

The Cliff Bridge Company was formed in 1826 and negotiated a lease of The Spa from the Corporation after building The Spa Bridge to improve links to the town. The first phase of landscaping was carried out by George Knowles (1776-1856) who laid out paths and pleasure grounds on the cliffs west of The Spa buildings. The company employed Henry Wyatt (1769-1862) to enlarge The Spa Pavilion from 1837-9 and he built a castellated structure known as The Spa Saloon, this was set behind an improved sea wall which was also battlemented. By the 19th century there was a saying 'The Spaw is Scarborough and Scarborough is The Spaw', demonstrating the enormous economic importance of The Spa to the town.

Phase 3

In 1856 the company took advantage of Sir Joseph Paxton (1803-1865), the foremost public park designer in the country, who holidayed in Scarborough. They asked him to provide a design for pleasure grounds and alterations to the Saloon. Paxton's plans were submitted by his assistants Edward Milner and G.H. Stokes and included a Music Hall, Viewing Tower, Italianate terrace and steps, shrubberies, and circulatory footpaths which extended Knowles' layout. In 1875 the first passenger funicular railway in the country was installed on South Cliff.

Phase 4

The Music Hall burnt down in 1876 and by the next year was replaced by Verity and Hunt of London on the footprint of the earlier buildings. George Lord Beeforth JP (1823-1904) a prominent local businessman bought land on South Cliff and built several properties at the southern end of the esplanade. Beeforth enclosed land on the cliffs to form his own private gardens named after his house 'The Belvedere'. The house was linked to the garden via a tunnel under the road. Beeforth planted an oval shaped rose garden, 'Rosary' shown north of the tunnel on the 1893 OS. Other garden areas are shown south of the tunnel on the same plan and included large tracts of shrubs and woodland which gave shelter from coastal winds. In 1885 the corporation purchased land south of Dickinson's Point and laid out Holbeck Gardens with assistance from the Cliff Bridge Company who loaned their gardener, Mr Skipsey.

Phase 5

In 1909 the Corporation purchased the majority of Beeforth's gardens and he retained a small area accessed by way of a tunnel from his house. The Borough Engineer, Harry Smith added more paths, the Italian Garden, the Clock Cafe and beach huts, a new Floral Lounge or Rose Garden, shelters and seats. Smith's improvements and the establishment of South Cliff Gardens during the early 20th-century continued to reinforce the spirit of the seaside resort at one of the first 'seaside' venues. In 1951 the Corporation took over the management of The Spa and Cliff Lift from the Cliff Bridge Company, thereby linking Valley Gardens, The Spa Gardens and South Cliff Gardens.

South Cliff Gardens - Historic Timeline

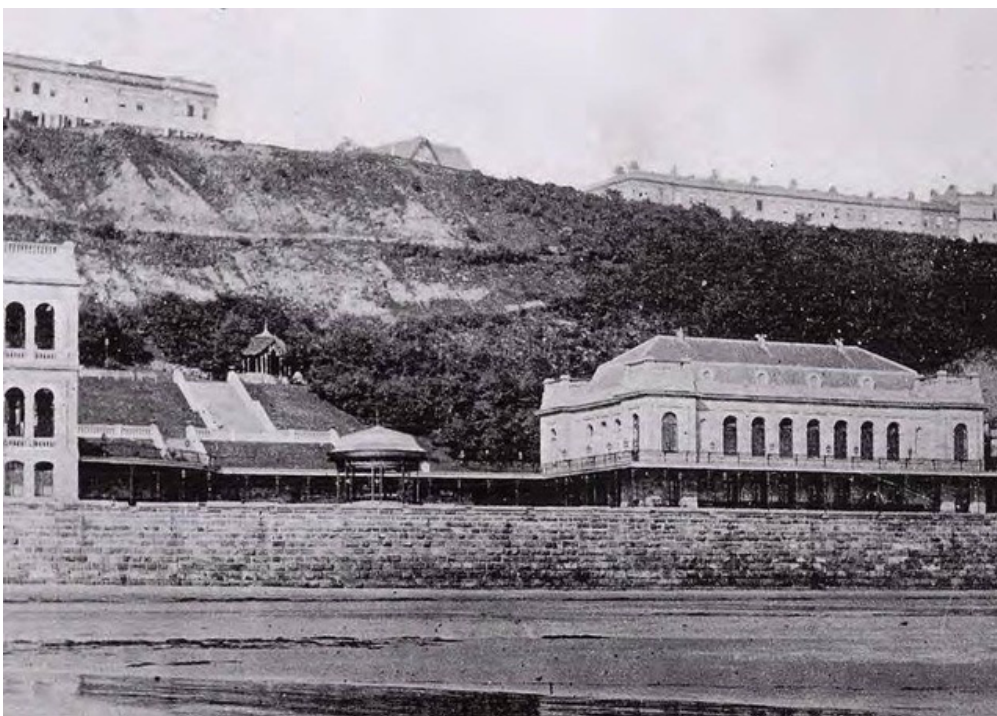


Phase 6

From the 1960s, the Gardens have fallen into decline and in 1993 tragedy struck when the adjacent Holbeck Hotel subsided into the sea. Since then the South Bay pool was in-filled and Smith's terracing above it flattened. The Gardens have remained popular and the Friends Group have been responsible for maintaining its profile and successfully funding the restoration of the Rose Garden (completed in 2015) and assisting with repairs to shelters.



'A view of The South Cliff, Scarborough, showing it's further capabilities and proposed New Buildings. Drawn by Mr. H.B. Carter' c.1840 showing the Cliff Bridge, railings leading up the cliff path to the Esplanade - Government Art Collection



C. 1870 taken from the beach showing Paxton's Music Hall, extended Colonnade Bandstand, Watch Tower, Italianate Steps as well as the Paxton's shelter on top of Paxton's Steps (SB_010 / Shelter 3 showing the previous shape)

2.4 Existing Conditions

Please refer to:

Appendix 7 - Various Engineering Reports – May 2018 - Alan Wood and Partners

Appendix 14 - Gazetteer - August 2018 - Southern Green

2.4.1 Summary

Please refer to: 1061_30.1 and 30.2_Survey - Hard Landscape

In its heyday (1920s - 1950s) South Cliff Gardens had over 20 gardeners and photographs testify to the extremely high maintenance of key areas such as the Italian Steps, Italian Garden, Rose Gardens and Esplanade. Today, there are just 5 staff that are directly involved with managing and maintaining the site but despite this the standard of maintenance is reasonable in the Formal Gardens, maintaining the character and significance of the site. The Council have suffered continued budget cuts and having increasingly limited resources, there is a lack of training and loss of skills, and a fragmented structure reduces ownership.

The general physical condition of the site is poor and deteriorating - trees and shrubs are overgrown and self-seeding with sycamore self seed and dominate canopies, buildings and structures are cracking and crumbling, drains are blocked, paths and steps closed due to being unsafe and others increasingly in poor condition showing signs of progressive landslip.

2.4.2 Hard Surfacing

Footpaths

Please refer to:

1061_24.1 & 24.2 Survey - Access and Circulation

1061_30.1 & 30.2 1061_30.2 Survey - Hard Landscape

The path network was generally laid out from the mid 19th century to mid 20th century, although some paths in Spa Garden North were perhaps laid out by George Knowles in the 1830s and 1840s. Joseph Paxton and Edward Milner are understood to have ornamented existing walks with planting, rocks and seats while extending the walks to link with the Italian Steps. From the 1870s, the path system was extended through the tunnel via steps to Spa Gardens South. Following the establishment of South Cliff Gardens in c.1914, the path system was extended south to Holbeck. The path layout at Holbeck Gardens date from 1885-95 when the gardens were laid out by William Skipsey.

One of the defining features of South Cliff Gardens is its network of traversing footpaths which total around 10km in length, although some have been lost or in danger of being lost due to landslip. The paths generally run along the contours, with zig-zags climbing up cliff.

It is thought that asphalt was used on some paths in The Spa gardens from at least the 1860's onwards, asphalt having been patented in England as a path surfacing material from the late 1830's. Archive historic images also suggest that some areas such as the Rosary and the Italian Steps/Terrace were surfaced in a pale crushed, bonded lime or a fine aggregate prior to the current asphalt surfacing.

Today, the paths are surfaced in asphalt/ bituminous macadam and in localized resurfaced areas, this is good, but the majority are in moderate to poor condition showing signs of failure in shear, evidenced by longitudinal cracking and a creeping of levels seaward, with a broken edge on the seaward side suggesting the slow progress of minor surface landslips. Also the width of footpaths on historic photography appears in some cases to be wider, which also corroborates this suggestion. The paths suffer from similar issues – topsoil from the banks below being washed away, causing the fronts of the paths to be left unsupported and hence sliding down the bank / becoming narrower.

The paths have suffered over the years from small landslip and are frequently being reconstructed. The elaborate drainage system installed by Paxton and Harry Smith has not been maintained well in recent years. A survey of the system's condition has indicated.

It would appear that the path networks were generally positively drained as most appear to have been cambered back towards the retaining walls with gullies dotted along and this is borne out by Harry Smith's drawings. The amount of cleaning out of drains has reduced dramatically in recent years with the result that the bankside on the seaward is slipping away, causing the paths to fall forwards and consequently adding to the drainage issues. It is understood

that in 2012, regular cleaning out of drainage gullies was stopped. The original design intention of the gardens was to introduce terraces and positively drain the site to reduce the risk of landslips, as the underlying clay ground with sand layers is highly susceptible to slipping following long periods of saturation. Over time the park landscaping and drainage appears to have been neglected which is likely to have led to excessive silt surface run off from unmanaged / unplanted slopes directly into drainage gullies, blocking up the systems.

Coincidentally the nature of the site is such that it will naturally creep forward over time as it is not actively restrained. The combination of these events has led to material from the tops of the slopes moving downwards, leaving path edges exposed and unsupported. This in turn has led the footpaths to dip towards the sea, disturbing the intended fall to the gullies at the rear of the paths, and consequently adding further surface run off down the slope, carrying with it further silt and debris. The drainage of the site has also played a large role in affecting the condition of the footpaths and walls across the site.

There is some concern in general with slope stability as a whole, however if we are to maintain and try to preserve what is currently there we think the main issue to address is the land drainage.

Only a limited number of footpaths are accessible by maintenance vehicle and these are shown on drawings 1061_24.1 and 1061_24.2.

Drainage

A drainage survey was carried out to find the locations and assess the conditions of the main drainage runs across the South Cliff Gardens. The majority of the main drainage routes were found, although all gullies were blocked therefore access was limited to between manholes. Most runs showed blockages and signs of root ingress, however water was stood in the bottom of many runs behind blockages. The inspection chambers along the foreshore were iron bound therefore these lids could not be lifted without breaking, however we suspect most of the drainage is taken straight out to sea – this is also likely to be the case for the toilet block near the putting green.

Steps

The oldest steps in South Cliff Gardens are likely to be the Italian Steps. In addition the steps leading from the Spa Building North towards the old putting green are likely to be of the mid 19th century too. The steps on the southern side of the Cliff Lift are contemporary with the railway and therefore date from 1874. The steps within Holbeck Gardens are likely to be original and date from 1885-95. The majority of the remaining steps date from Harry Smith's layouts south of the Cliff Lift in period 1912-1928 period, the majority being pre 1914.

The steps are of mix of stone and concrete, with generally stone used in the older areas of the Gardens. Most of the step flights are without handrails, crazy paving of stone or concrete pavers often typifies landings, particularly within the Clock Cafe area. In many cases, steps are out of plumb or level due to gradual land slippage, but in some cases this adds an element of charm and character, although it does not contribute to accessibility.

Edging

Many of the paths in South Cliff Gardens are edged with rockwork, with some being quite substantial retaining structures. The earliest examples are in The Spa Gardens North, and are likely to have been part of Paxton's scheme as he often used large rocks, informally laid to form rockwork edging to paths and retaining walling. It is probable that Paxton may have embellished existing paths laid out by Knowles. Path junctions and seat alcoves are marked by larger rocks.

The majority of the paths throughout the gardens are edged using angular, rusticated local stone of varying and irregular size. The exceptions to this are the formal areas of Italian Garden and Rose Garden, and the Esplanade. Many stretches of edging require re-setting or is missing which does not help to prevent shear failure. A use of haunched natural stone edging is a character feature of The Spa Gardens North and South.



Walls

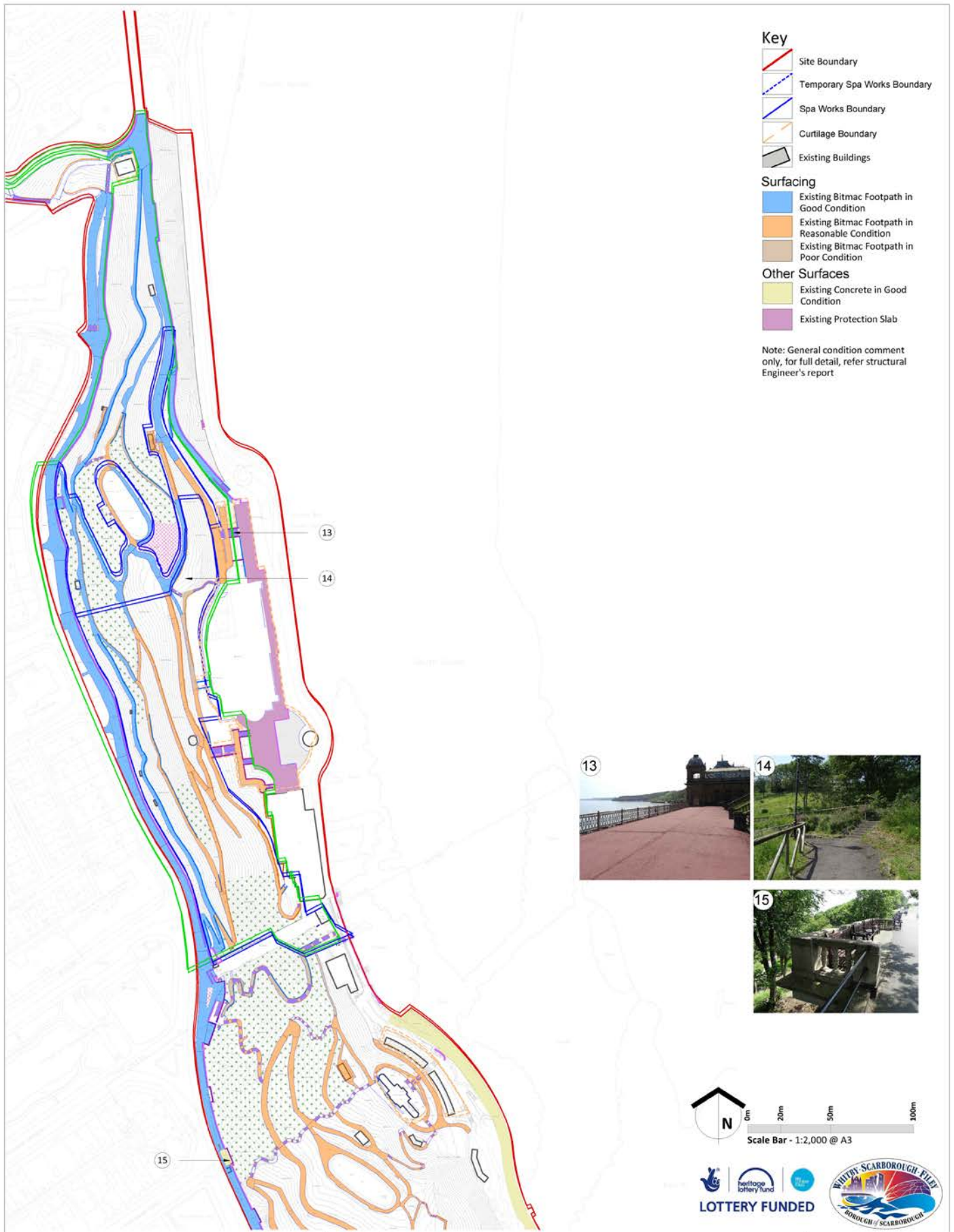
All the walls are constructed of stone, matching the stone used for the rockwork edging and stone steps.

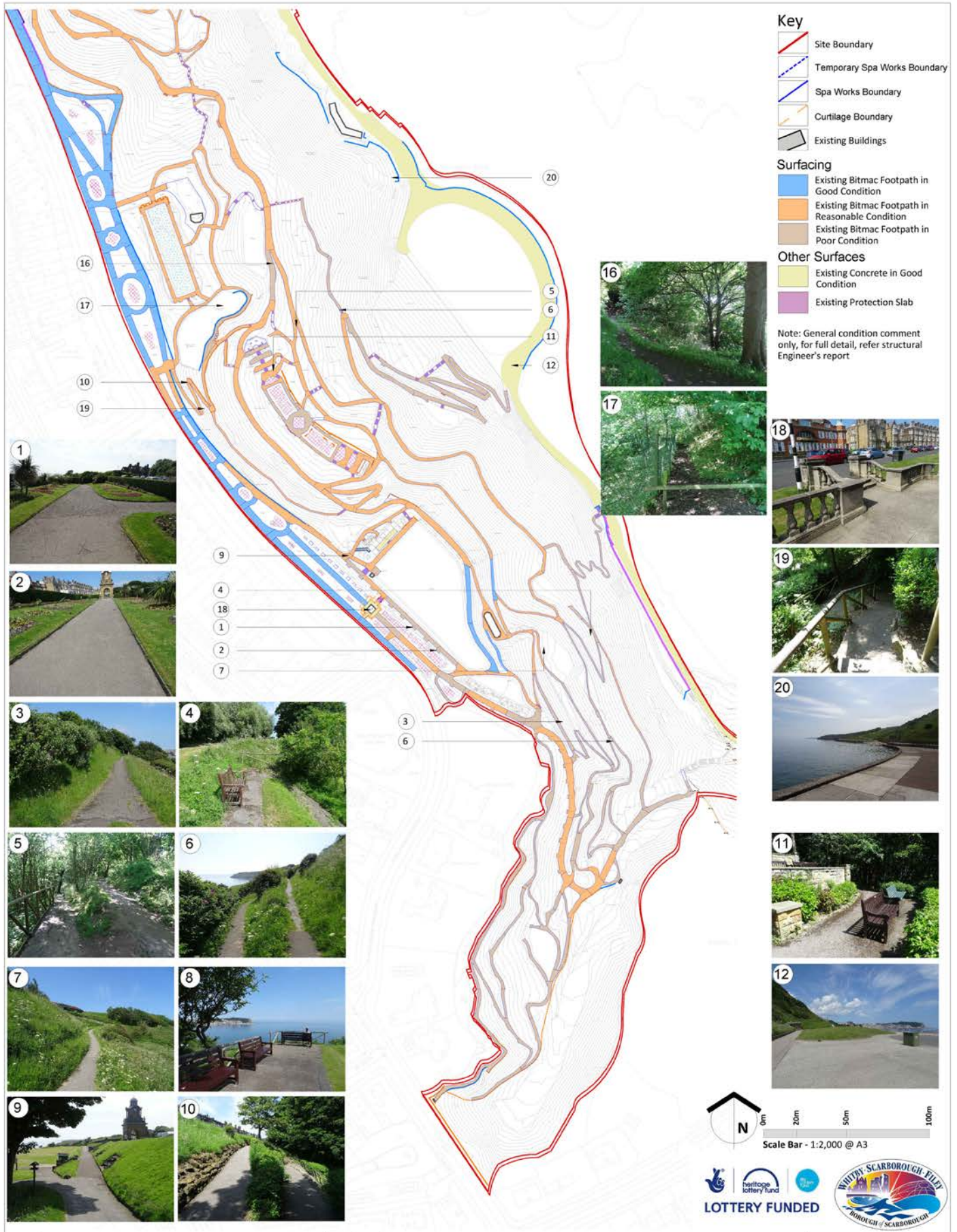
Similar to the rockwork edging, the stone used in The Spa Gardens North site is generally larger than that used south of the Cliff Lift, which again probably reflects Paxton's influence. The walls generally appear to be in good condition. The original retaining walls are dry stone walls, therefore not intentionally holding water back. Later additions are often pointed up and potentially do not have enough weep holes to alleviate the pressure behind, however they may have been designed to withstand this. Some "maintenance" efforts have in some cases pointed up original dry stone retaining walls – these will need to be raked out as this could detrimentally affect the stability as they were not designed in this way originally. Although the majority of walls appear to be in good condition around the pathways there are some areas of concern, generally around the very top of the slope, holding up the Esplanade promenade, and also walls towards the foot of the slopes, particularly in the vicinity of the Cliff Lift.



Other surfaces

A concrete foreshore access road exists south of The Spa buildings and extends southward to the Holbeck Ravine. A higher quality level of stonework is apparent around some of the historic structures such as the marble paving under Holbeck Clock Tower. The interiors of some of the shelters include tiled flooring.





2.4.3 Street Furniture

Please refer to: 1061_27.1 & 27.2 Survey - Street Furniture

Being 16ha in area, a vast number of street furniture elements exist within South Cliff Gardens. These include:

- Benches
- Bins
- Lighting
- Wayfinding signage
- Interpretive signage
- Ephemeral features

Benches

Benches and seating are a highly significant part of the character of the gardens, although there are no picnic benches.

Promenading and taking the sea air were part of the attractions of The Spa in its heyday. For this purpose, seating positions (often built into the hillside) and bench designs specific to areas of the gardens were provided. Not all benches were positioned to take in views, many have been located at points needed for a rest such as adjacent to step flights. Others were arranged for short range intimate views and more extensive views, although intervening vegetation has overgrown these in some cases.

Specific bench design, originally important to the character of different areas of the gardens has now become muddled, with benches having moved around, and in many cases having been replaced by modern designs inappropriate to the historic significance of specific parts of the gardens. Early images show many wooden benches, but mass produced cast iron benches were available from at least as early as the 1830's from the likes of the Coalbrookdale Company.

The mid to late 19th century seems to have seen a skeuomorphic bench used with iron supports made to look like rusticated wood, while by the late 19th century a radiate style cast iron bench was widely in evidence. More modern metal and wood seating installed from the latter part of the 20th century onwards tends to be functional but with no specific contribution to the historic character of the gardens.

Skeuomorphic Benches

Cast metal benches designed to look like rustic wooden legs/supports may be the earliest surviving bench style within the gardens and are most appropriate to the winding paths and arbours within The North and South Spa Gardens. They also appear to have been the original intended benches when The Spa gardener William Skipsey was employed to lay out the Holbeck Gardens in the 1880s. A couple of originals remain, but there are also surviving examples in Valley Gardens as well as in the Market Place.

Radiate Benches

Slightly later in date than the Skeuomorphic bench is a radiate design, seen on the Italian Steps and Spa terraces by the late 19th century and at least in part replacing some of the skeuomorphic designs in prominent seating positions between the South Cliff Bridge and The Spa. These are an unusual design and while probably not unique to South Cliff Gardens are particularly distinctive to the set piece of the Italian Steps and Terraces.

20th Century post-war Benches

Mostly in various forms of metal strapwork and timber, there are a range of benches across the gardens, mainly along the Esplanade and around the Holbeck Putting Green. Of no particular distinction, these appear to be a product of wider municipal purchases for parks and gardens across Scarborough. As such they provide little enhancement to historical significance with South Cliff Gardens.

Bench Locations

Many of the benches along the esplanade prevent pedestrians from walking along the railing edge. This edge offers the best views vertically down into the gardens and generates the best location for passive surveillance. In places where vegetation has intervened, these benches have in some places been reversed and now face the road. Bench locations within the gardens also range from adhoc to designed, but follow little pattern in terms of design type.

Bins

There are two prevailing bin types within the gardens, one clad in timber half-rounds and one black / gold municipal bin. They are mainly located in the region of entrance points along the Esplanade, with a scattering within the gardens. The designs neither contribute to a heritage aesthetic nor the sense of place of the gardens and could easily be replaced with a unified style, size and review of locations.

Lighting

In terms of context, the Esplanade and Foreshore road are lit by streetlights. The amusement arcades and entertainment venues of the South Bay area are brightly lit at night with flashing coloured lights typical of those types of venues. The streetlights of the town to the rear appear subtle by comparison.

The majority of the lighting within the gardens is within The Spa Gardens character area to the rear of The Spa complex. Historic gas connecting pipes are still evident in some locations. The lamps are now electric, but there are gaps in coverage and some without power as of Feb 2018. The area has the aura of an abandoned Victorian park scene at night, as some areas are very well lit (Terrace below Italian Steps for example) but completely devoid of foot traffic. The exception would be the route across The Spa Bridge then up the steps to the rear of The Spa Chalet, or traversing across from The Spa Chalet to the Esplanade. The lighting in this area is one of its defining points of difference to the rest of the site and offers opportunity in terms of extended daytime use and evening activation.

Cycle Parking

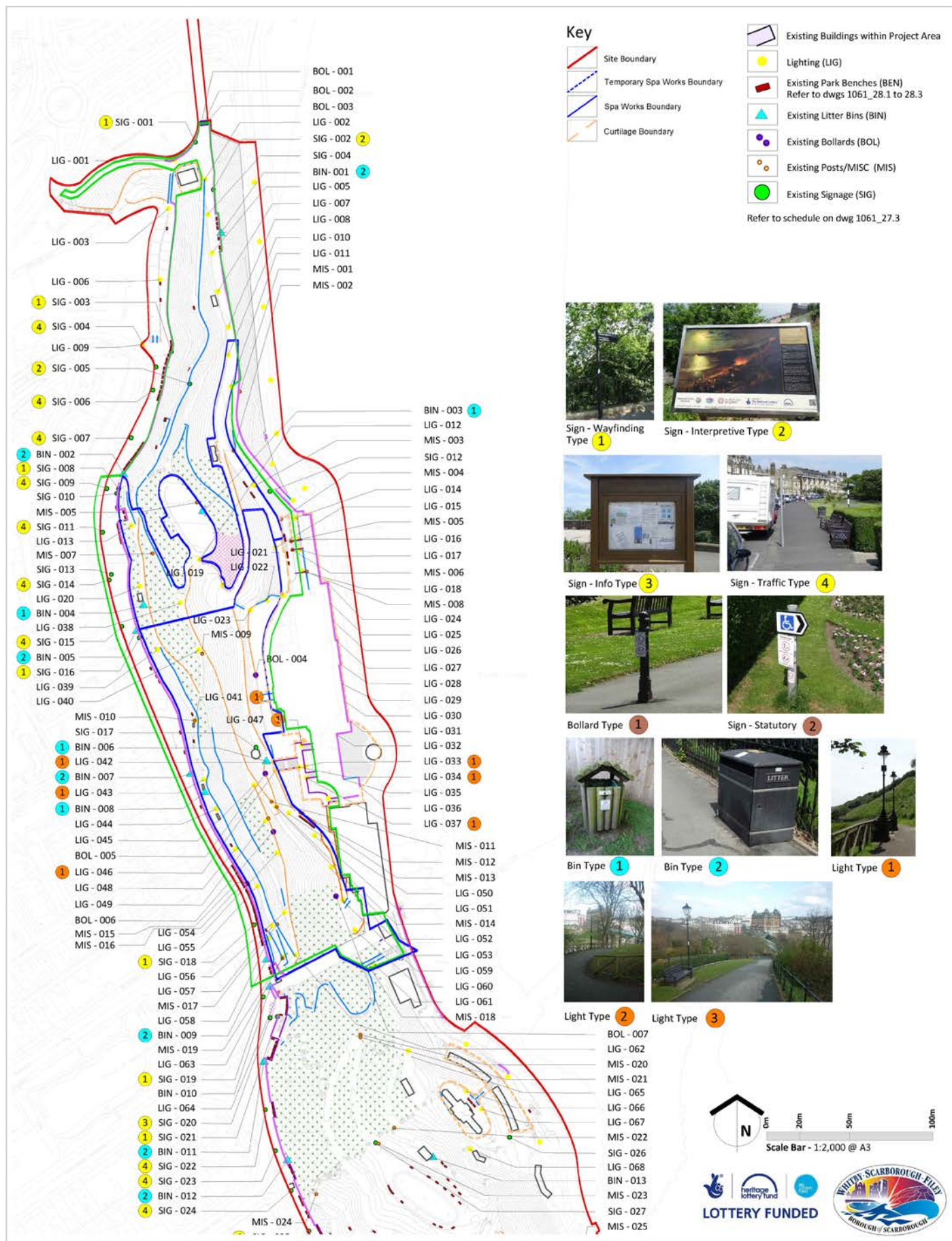
There is currently no provision for bicycle parking within the South Cliff Gardens. Given the worldwide movement towards active modes of transport and their associated environmental and health benefits, this should be a consideration of any design development.

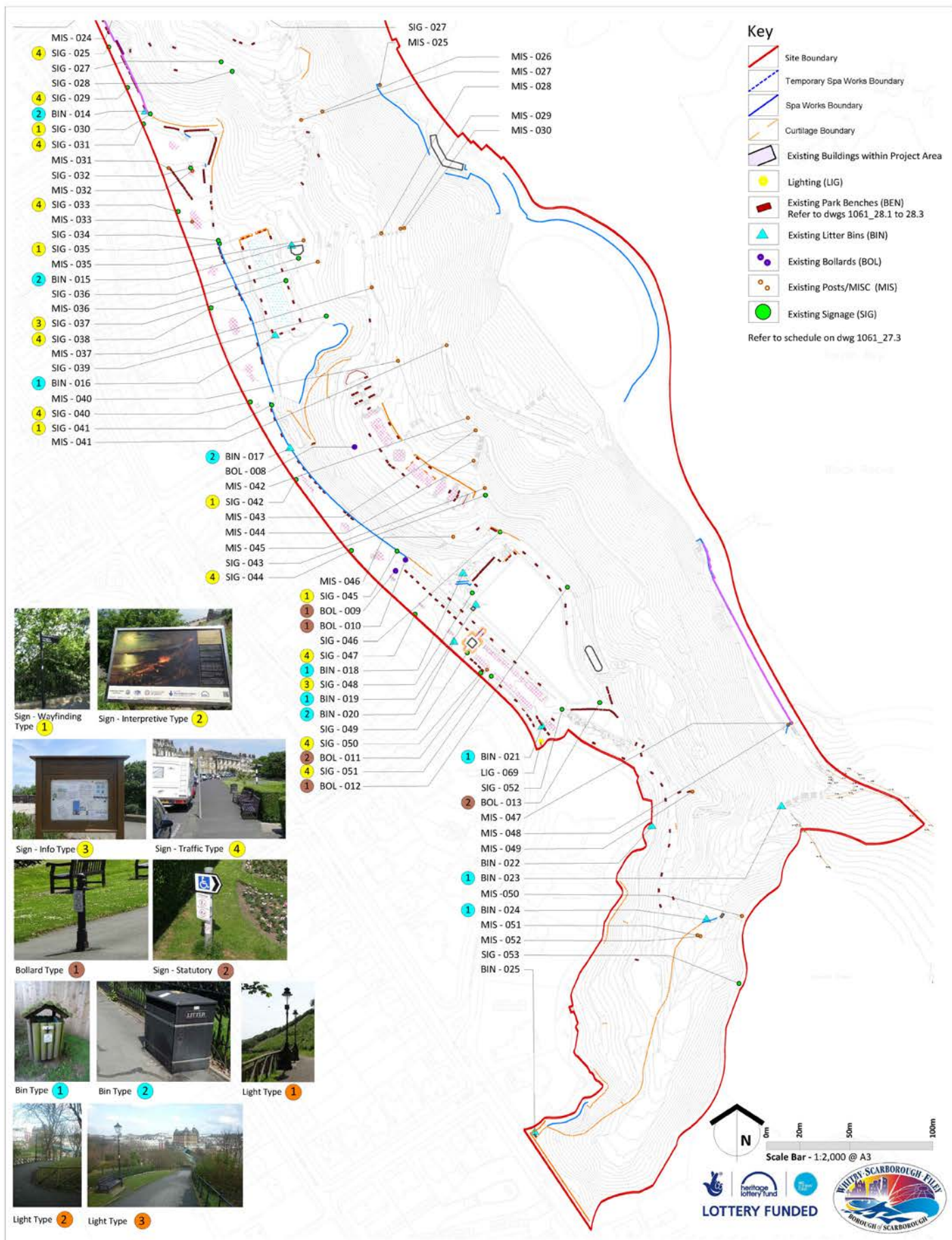
Wayfinding Signage

At present there is little in the way of historic or modern wayfinding signage in the gardens save for a scattering of municipal fingerposts at main entrances and the occasional major junction. These are not sufficient for visitors to navigate the gardens, and combined with the high proportion of traversing paths it is easy to get lost.

Branches in paths in some locations have historically been marked by large rusticated stone boulders placed where the paths divide. Empty sockets on these suggest that at some point there may have been route/waymarking attached.







Interpretive Signage / Information Signage

A number of interpretive signs exist within the gardens which are associated with different periods of development and may have been associated with individual upgrade projects such as the star map and rose garden. These instances are not part of a wider strategy currently, and there is obviously a vast amount of material which could potentially be shared. In addition to improving on the durable interpretive signage, opportunities could include a web based archive of material accessed by well placed QR codes (possibly disguised or doubled as brass rubbing artworks) for the more technologically savvy or for younger users (maybe one code for kids and one for adults). This might also act as a trail or digital orienteering course.

The Friends of South Cliff Gardens have built a very good map board on the Esplanade and have installed a series of information boards which need consideration as part of a wider strategy.

There are currently numerous statutory signs within the gardens relating to dog waste and alcohol byelaws which could be reduced and concentrated into key locations to reduce clutter.

Street Furniture Summary

New furniture and signage at South Cliff Gardens must be sympathetic to the heritage of the site whilst catering for today's needs. Street furniture proposals for the Gardens should include:

1. New benches using the original pattern of the existing ones
2. New lighting columns to key areas that use the original pattern of the columns
3. New traditionally designed bins of large capacity
4. New gateway features to highlight entrances into the gardens
5. Restoration and replacement of missing urns in key areas such as the Italian Steps and Italian Garden
6. New interpretation boards showcasing the heritage of the site and signposting the new health,
7. Leisure and education provisions of the site
8. New finger posts signposting key areas and trails



2.4.4 Survey – Boundary Treatments

Please refer to: 1061_25.1 & 25.2_Survey - Boundary Treatments

At least four different designs of iron railing can be identified through the gardens, each of these is associated with different areas/phases of historic development. Repairs and replacements have been undertaken at various times over the last century with some areas of inappropriate fencing being added contrary to the original design scheme such as timber where metal has been removed.

It is likely that the different forms of fencing were part of the evolution and character of different areas within the gardens, including areas of 'X' profile rustic timber fencing which are now lost. A scheme of repair of existing metal rail fencing and replacement timber for profile fencing will enable the consistency of approach to be reintroduced differentiating different parts of the gardens.

Gates and Entrances

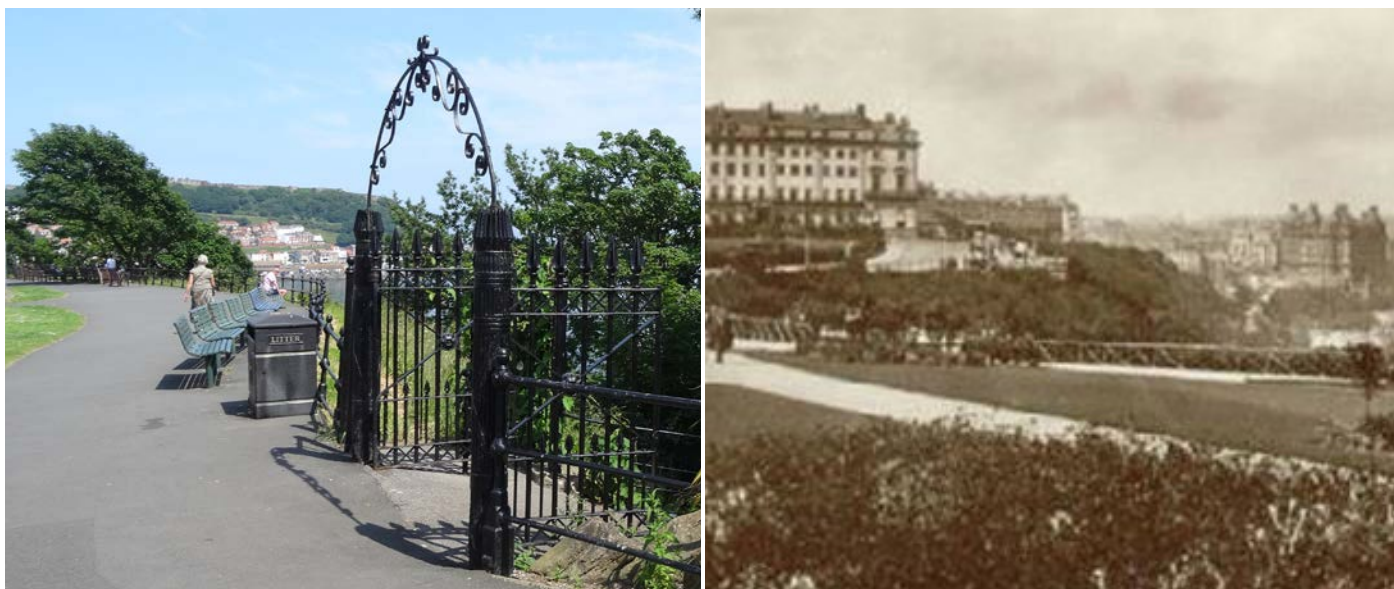
After the bridge was built and the Cliff Bridge Company took over adjacent land, entry to The Spa was controlled by a toll booth and gate. This was removed in 1953 after the Corporation took possession of The Spa. Gates to the various gardens are located along the esplanade. These include a pair of Egyptian style gates with a papyrus motif (the existing arch, 2018, is unlikely to be original) stand on the Esplanade opposite the Crown Hotel (Grade II: List Entry Number 1258433).

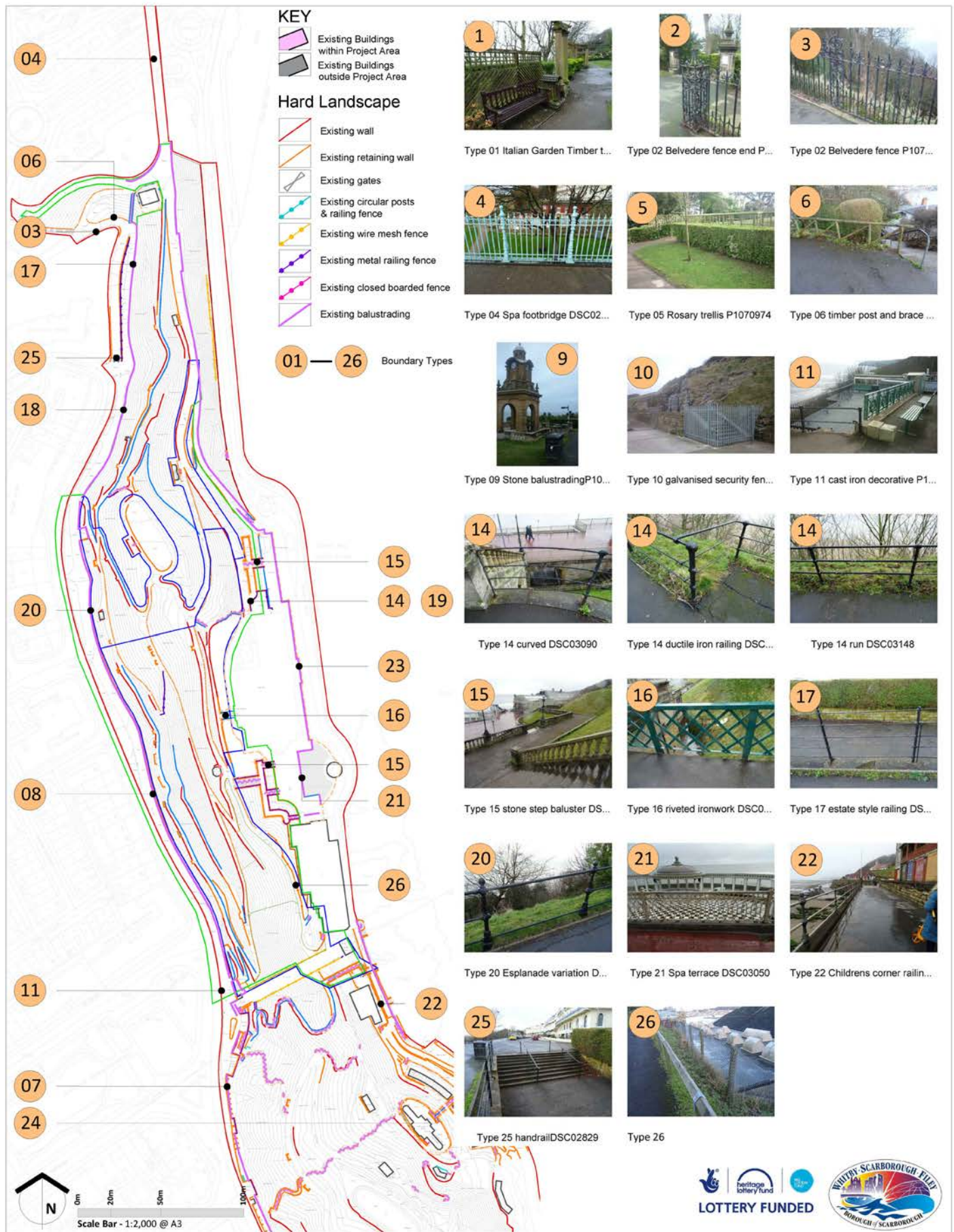
Railings

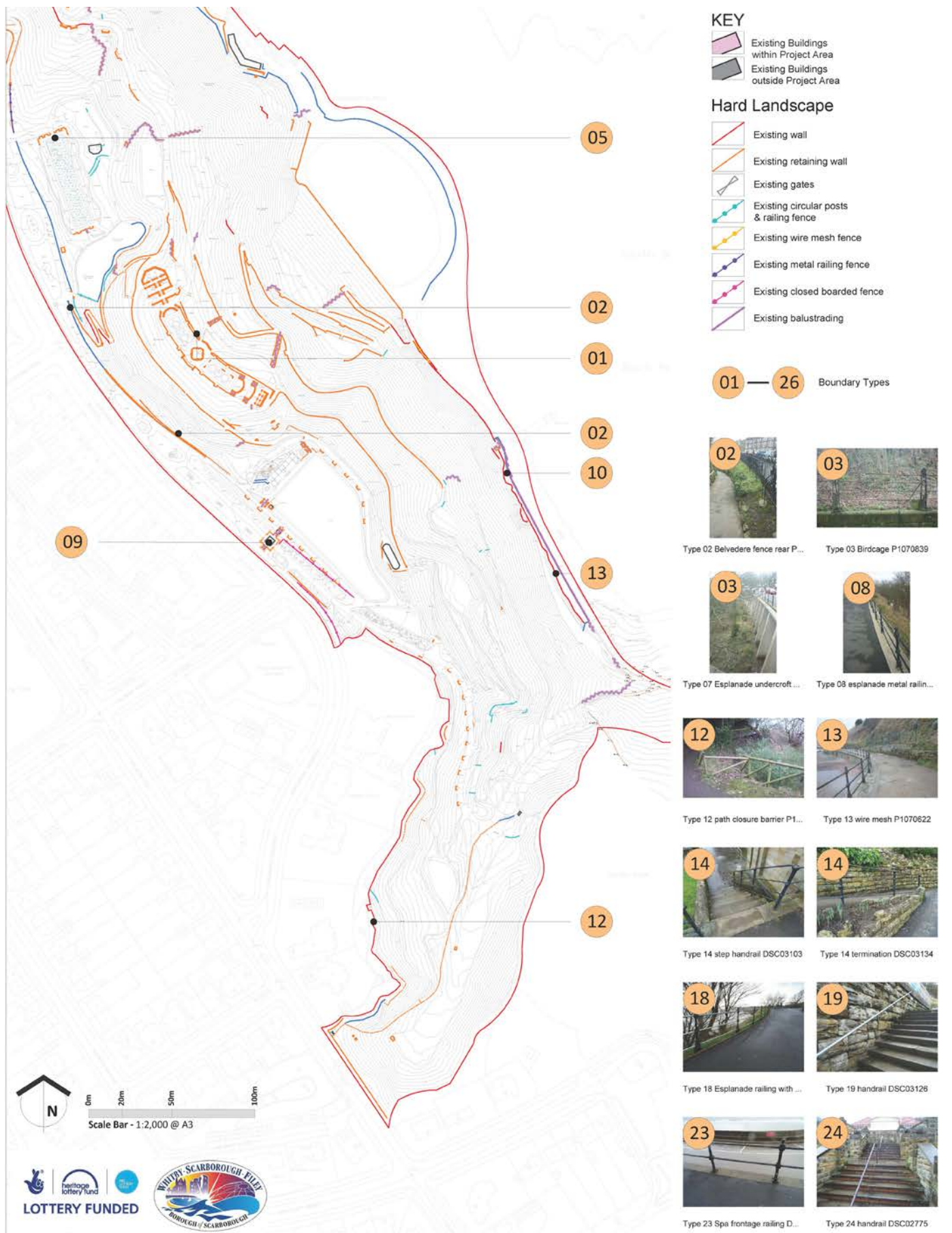
South Cliff Gardens included a range of railing designs; Tenders were sought for fencing land at Undercliff in 1872. The esplanade was railed from the mid-19th. By the 1890s a new railing with urn shaped finials was in use. It seems that both types of railing were used before the Corporation purchased additional land for the gardens. Some of the shelters included railings (shelters nrs. 1 and 3). The small flower bed in front of the shelter was protected by a low cast iron railing.

Horizontal bar railing is used along the Promenade and this changes to a heavier railing with posts at regular intervals. The posts are ornate with ball finials and match the lower section of the lamp standard, the design appears to be early 20th-century and may have been designed by Harry Smith. The gardens also include late 20th-century railings for example the horizontal bar railing on the Promenade.

The original metal horizontal bar railing design has been replaced with timber cross barrier railing which goes some way to match 'X' profile rustic timber fencing was originally shown on engraving and paintings. In addition, modern galvanized unsightly security fencing exists in places such as behind The Spa South Ocean Ballroom and the post and mesh at Holbeck and alongside the Cliff Lift.







2.4.5 Buildings and Structures

2.4.5.1 Shelters

Please refer to reports:

Appendix 6 - Commentary on the Existing Information and Review of Condition to the Shelters within South Cliff Gardens, Scarborough – April/August 2018 - Mosedale Gillatt Architecture

Appendix 7 - Various Engineering Reports – May 2018 - Alan Wood and Partners

Appendix 14 - Gazetteer - August 2018 - Southern Green

1061_04.4 Survey - Buildings and Features Chronology - 1966 OS Map

1061_22_Survey - Existing Buildings and Shelters

The location and number of timber shelters and structures within the gardens is one of its unique and defining characteristics. A structural and architectural condition survey has been undertaken to gauge current condition and scope for renovation.

Drawing 1061_22 identifies buildings which are within the scope of the project for survey and proposed reuse.

Drawings 1061_04 illustrates the building chronology and identifies the location of buildings and shelters which have been lost.

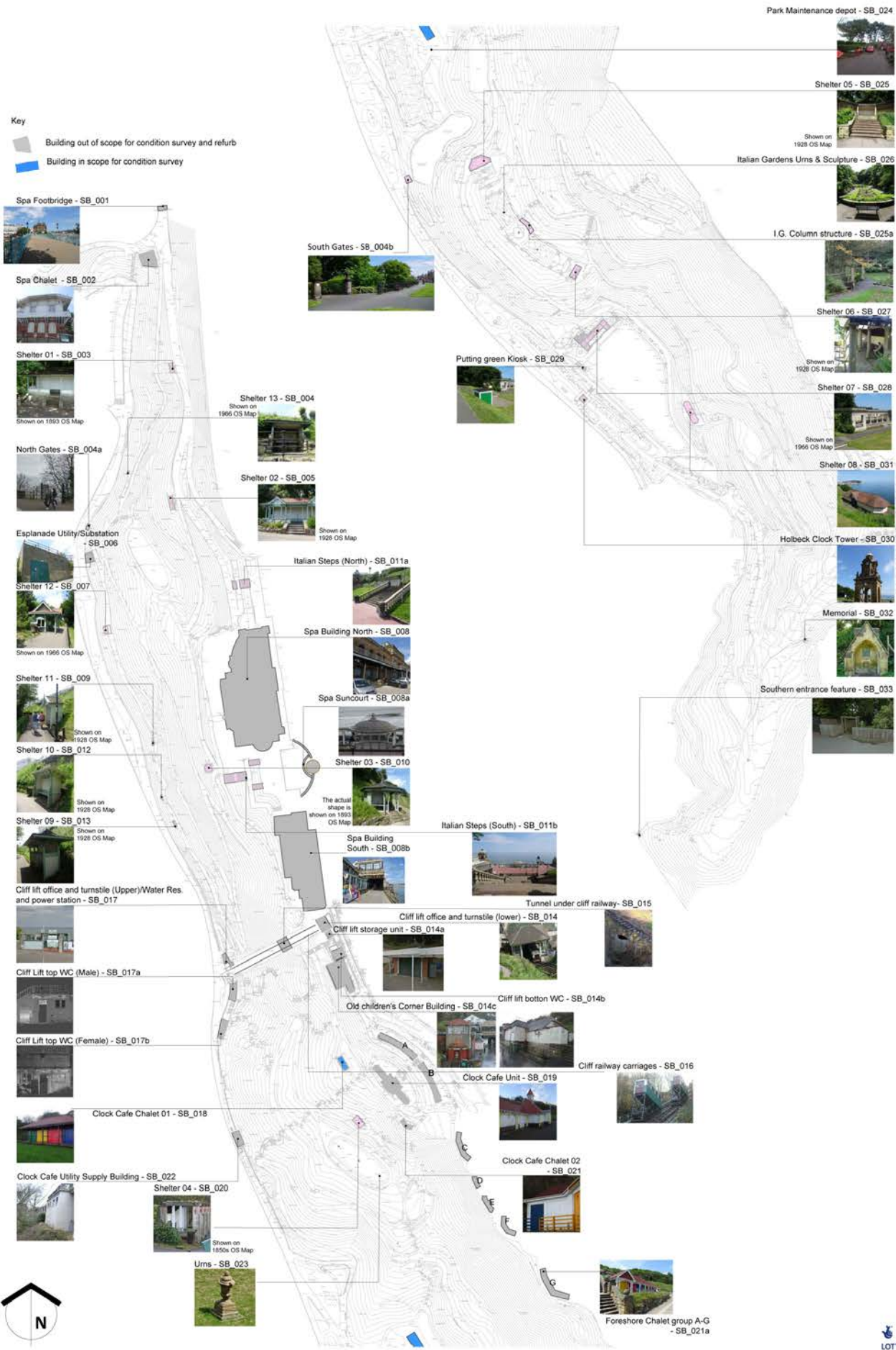
Proposals for re-use are identified in the Structural Reports on Shelters.

Many of the shelters, although renovated in recent years, still require some work to decaying timber, loose roof tiles, incomplete ceramic tile floors and the replacement of decorative iron work and urns/planters which have been removed or vandalised over the years. 16 buildings or shelters are scheduled for survey and refurbishment as part of the scheme consisting of mostly timber shelters which collectively form one of the largest groupings in the country in a single public park / garden environment. For a full description of each shelter refer to Appendices regarding structural and architectural condition surveys. Typically problems include timber decay, mixed stone wall condition and movement, poor roof condition, fire damage, poor repairs, poor detailing, missing sections and vandalism, cracking and deterioration, damp and general weathering.

The shelters are constructed of mixture of materials- timber, stone and cast concrete all of which have different conservation needs. Although there have been restoration work in recent years, the harsh marine environment means that a range of repair works are required including some structural work.

16 buildings or shelters have been surveyed and refurbishment as part of the scheme consisting of mostly timber shelters which collectively form possibly one of the largest groupings in the country in a single public park / garden environment. For a full description refer to Structural and architectural condition surveys, but typical problems include timber decay, stone wall condition and movement, poor roof condition, fire damage, poor repairs, poor detailing, missing sections and vandalism, cracking and deterioration, damp and general weathering.





2.4.5.2 Cliff Lift Tunnel

Please refer to:

Appendix 7 - Various Engineering Reports – May 2018 - Alan Wood and Partners

Appendix 11 - Site Accessibility Update – March 2018 - Gateshead Access Panel

A reopening of the cliff lift tunnel has been endorsed by the Site Accessibility Update and from a landscape appraisal point of view this link is seen as an absolutely key link in both practical pedestrian circulation terms, but also in safe design terms offering an alternative to the Foreshore at high tide and in terms of allowing alternate refuge points. This link would also help unlock the Clock Cafe Basin area from the north side, and improve the business case and financial return of this area of the gardens.

A condition survey of the tunnel reports: the structure appears to be stable at the present with the cracks appearing to be of some age. However there has been some movement in the past which has caused the large crack on the western

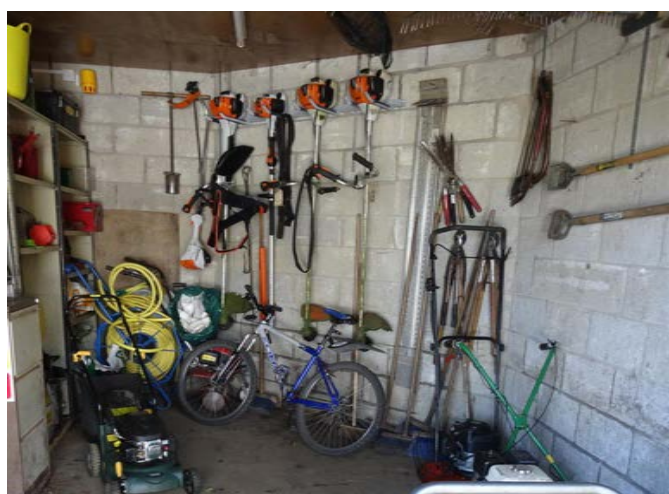
side. It was noticed that there was no obvious vibration when the cliff lift carriages passed over the tunnel, so this is not thought to be the cause of this movement.

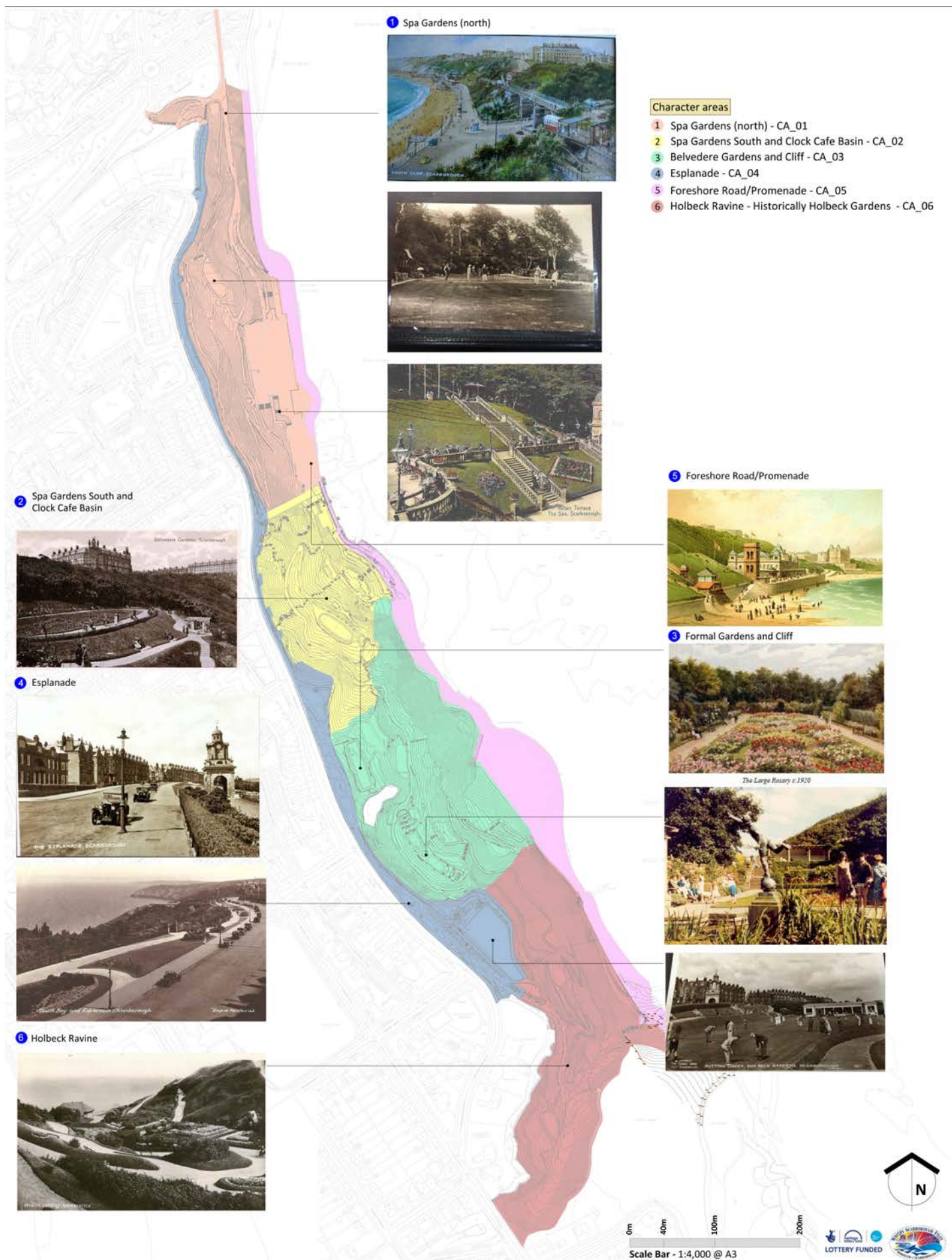
2.4.5.3 Existing Operations / Maintenance Depot

Currently the maintenance team occupy a small unit, containing three rooms: a very small single toilet room, a shared sink / table / mess room and a single garage sized equipment and storage room, within which, it is apparently possible to park a single small pickup vehicle, provided that the rear of the vehicle is stacked with mowers and equipment to make room for it all to fit. There are no communications or computer access currently, and it is understood that staff and vehicles return to the main Manor Road nursery headquarters at the start and end of the day. This is something of a satellite unit in that respect. It is also understood that the team use this unit as a base to maintain the Esplanade, Shuttleworth Gardens and Prince of Wales Gardens (all part of the South Cliff Gardens HE listing).

The unit is in reasonable repair externally, but gives the impression of being cluttered, and at capacity in terms of storage room. Externally there is a reasonably spacious yard and vehicle access to the Esplanade is straightforward. The site sits at an elevated position in the gardens, and would have potential views to the castle headland and clock cafe basin but for the intervening hedgerows, trees and vegetation. It sits adjacent to the Rose Garden, Italian Garden and Esplanade which currently contain the highest portion of annual bedding plants and therefore the highest requirements currently in terms of horticultural maintenance.

It doesn't currently provide for any public access, or facilities for community and volunteer groups. It is also quite clearly too small to accommodate the staff, training, community engagement and maintenance uplift requirements that will be a part of the proposed South Cliff Gardens HLF scheme which will have to be accommodated elsewhere.





2.4.6 Survey – Soft Landscaping

Please refer to:

1061_11_Survey - Historical Planting

1061_29.1 29.2_Survey - Soft Landscape

2.4.6.1 Summary and historic planting

The layout of Knowles' tree and shrub planting is evident on the 1853 Ordnance Survey. The plan shows serpentine paths winding up the cliffs towards the Crown Hotel. A loop extends south of The Spa Saloon and shrub planting shelters a path leading south along the coastline from a Well which is also shown on the map.

The Paxton phase of tree and shrub planting is not shown again until the 1893 OS which also depicts the planting in Beeforth's gardens and Holbeck Pleasure grounds. Frustratingly there are no other maps between 1853 and 1893 which show the crucial period of development in the gardens.

It is unclear whether Paxton produced a planting plan for South Cliff but none appear to have survived leaving an unfortunate gap in this study. This is also the case for Cliff Bridge Company Minutes as there are none surviving from 1842 - 1866, or nursery bills. There is a possibility that Edward Milner (1819-1894), Paxton's assistant, may have designed the planting but no plans by him seem to have survived either.

Paxton's skill lay in orchestrating the relationship between planting, circulation and views. The boundary was defined by tree and shrub planting, serpentine paths wound between lawns dotted with groups of shrubs and trees which were positioned in clumps and belts to augment views and enhance the screening of other visitors; the notion of private enjoyment of a rural idyll being essential to the ethos of public parks.

There was little opportunity for lawns at South Cliff, due to the steep slopes which was unusual for public gardens. This made the occasional flat areas and pauses on paths, shelters and views all the more important and factored by Paxton into his design. The occasional opening can be seen among the planting on the cliff side which would have allowed panoramic views of The Spa buildings and coast. The 1893 OS shows evidence of large tracts of tree and shrub planting alongside the numerous paths winding up the cliff. The vegetation cannot be definitively attributed to Paxton's improvements as Knowles' planting is marked on the 1853 OS extending from the rear, and north west of The Spa Saloon to the Esplanade. However, Paxton seems to have been responsible for the additional path network and possibly the rockeries to the south as well as possibly embellishing Knowles paths with rockwork.

The degree of Edward Milner's involvement at South Cliff Gardens is unknown. He is credited as continuing Paxton's style but with only Ordnance Survey mapping available and no remnant planting on the ground it is impossible to say whether the scheme reflects his hand.

Paxton's practical nature would have ensured that the choice of trees and shrubs needed to reflect consideration of the maritime conditions of the site.

South Cliff Gardens have a lengthy horticultural history. Ornamental flower planting changed in emphasis and this is illustrated in historic images of the gardens.

The principal locations or ornamental planting include:

- Carriage Road descending to The Spa.
- The Italianate terrace and steps
- The Esplanade
- The 'Floral Lounge' now Rose Garden
- The 20th-century Italian Garden
- Holbeck Gardens

The main areas of historic ornamental planting are highlighted on 1061_03_11 Historic Planting with historic photos to illustrate the original planting layouts. Sadly little by way of planting plans survive and the modern remnants of planting in some areas there have been significant changes over the intervening period. Ornamental bedding plantings evident around the Holbeck Ravine Gardens and Italian Steps in historic photographs no longer exist, but ornamental planting



is still in place around the Belvedere Gardens (Italian garden and rosary), and around the Holbeck Clock Tower.

Woodland and Trees

In landscape terms the upper terraces of the gardens are often typically clad with a mature tree cover which acts as a visual barrier to the lower terraces and architectural features of the site. Character areas for options to address this vegetation. Care needs to be taken regarding tree removal with regards to slope stability.

The arboricultural survey allocates trees into categories of high quality, moderate quality, low quality and those unsuitable for retention, with few high quality trees recorded.

A review of vegetation and tree cover across the site will be a key factor in the rejuvenation of the gardens, both through the opportunity to improve intervisibility and safe design, open up historic views, improve species diversity, remove unsafe trees and reinforce landscape character.

Ornamental Shrubs and Herbaceous Planting

Highly ornamental planting still remains in key formal garden areas. This consists of generally bedding displays in the case the Esplanade and its widening access to Holbeck Gardens and the Italian Garden. The Italian Garden and the Rose Garden and their surrounds also contain ornamental shrub planting.

Hedges

Clipped shrubs and hedges are evident as in the upper Clock Café Basin, but these now appear adhoc and disjointed visually, even if they represent remnants of historic plantings. They also present a visual barrier in places which does not contribute to a feeling of safety and intervisibility and should be reviewed.

Given the maintenance effort required to clip hedges, this time should be focused in areas that require it the most and other areas should be reviewed. In the upper reaches of the Clock Café Basin for example, hedge clipping is evident at some distance from the footpath and unlikely to provide any amenity to garden visitors.

Grass

Grass condition within the gardens varies from mown grass in ornamental areas through to rough scrub on wild cliff areas and woodland understorey. The mown grass associated with the Italian Garden and the Rose Garden is high maintenance involving significant edging but this adds to the quality of the gardens. The old putting green and former rosary by the Clock Café are still mown.

Invasive Weeds

A number of weed species are identified in the ecology report including several large stands of Japanese Knotweed identified throughout the gardens.

2.5 Visual Analysis

Please Refer to:

1061_13.1 13.2 13.3_Survey - Visual Analysis

Appendix 13 - South Cliff Gardens - Landscape Condition / Risk and Opportunity Schedule - Southern Green - May 2018.

2.5.1 Summary

Sources for this visual analysis include observations from site in March 2018. Material prepared for the HLF round 1 heritage statement (historic views) and also material compiled by the late Derek Green (SBC Conservation Officer).

Being a coastal cliff landscape, South Cliff Gardens commands panoramic, easterly seaward views from many locations. Key visual anchors along the skyline in this direction range from Scarborough Castle in the north to Filey Brigg in the south and include St Catherine's Church, The Grand Hotel, Hotels along the Esplanade, The Spa roof complex, the old bathing pool site and several southern coastal headlands.

View analysis at a series of different scales are illustrated on drawings 1061_13.1, 13.2 and 13.3. An inset plan and panoramic photo on drawings 1061_13.1 illustrate the main features of the skyline on the seaward side (as viewed from the gardens). In the context of the town, as illustrated on drawing 1061_37, key landmarks and focal buildings are identified. A cluster of these landmarks are located around the northern end of South Cliff Gardens and these form the key visual reference points in the gardens when viewed from the north.

Surrounding views into the gardens are mainly from the north (Spa footbridge, South Bay foreshore and town, Castle, Grand hotel) and along the Esplanade above. There are many enclosed viewpoints within the gardens, and almost universally the experience from looking downslope from above has a feeling of much more open-ness than looking back up-slope which tends to feel much more enclosed. Intermittent panoramic views to the east are plentiful in winter without intervening vegetation, but much less so in summer. The growth of intervening vegetation over the last 100 years is one of the most significant impacts on the quality and quantity of views available.

Protected views/views identified by Scarborough Borough Council are identified on 1061_13.1 and 1061_13.2.

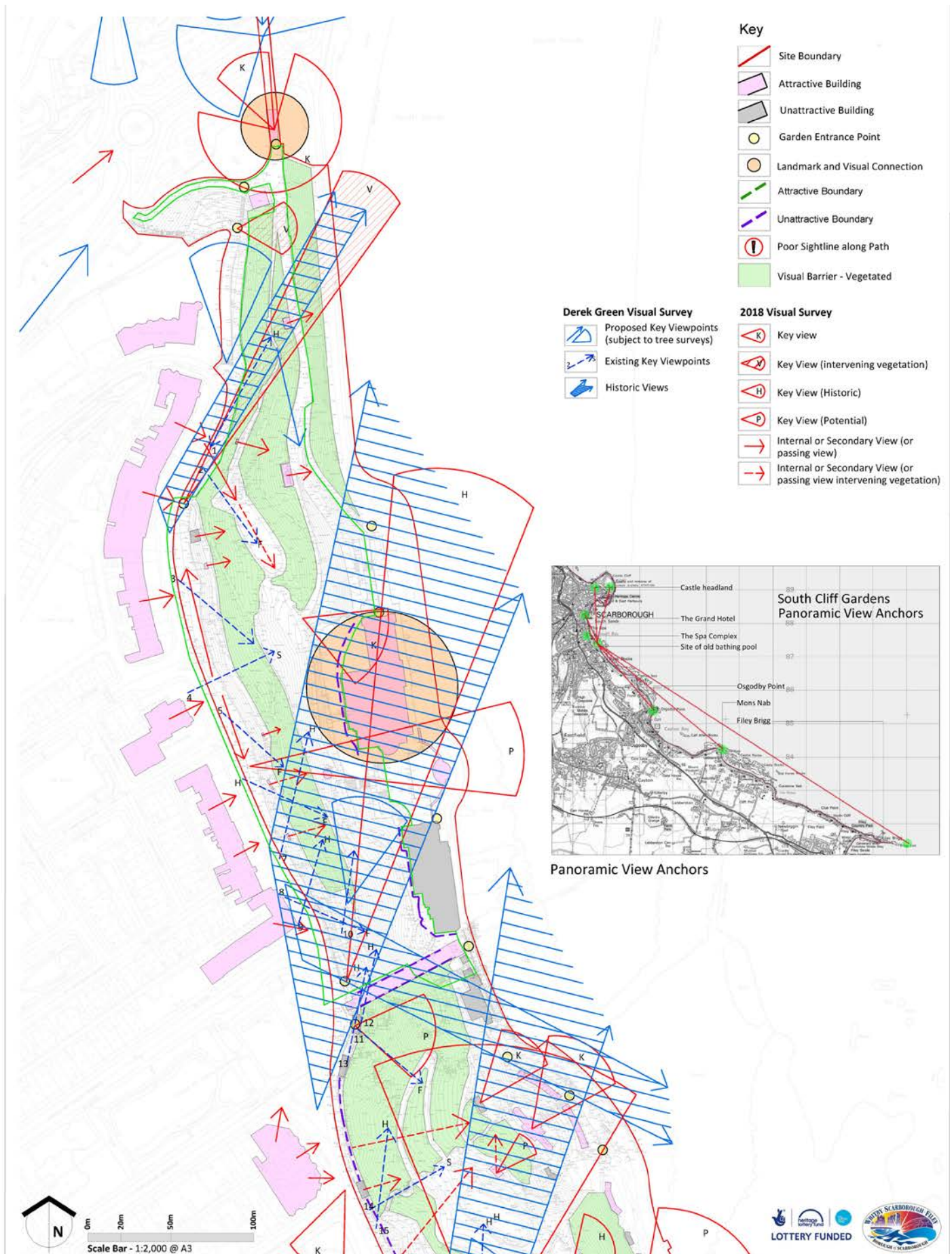
The following are key views within and around the site:

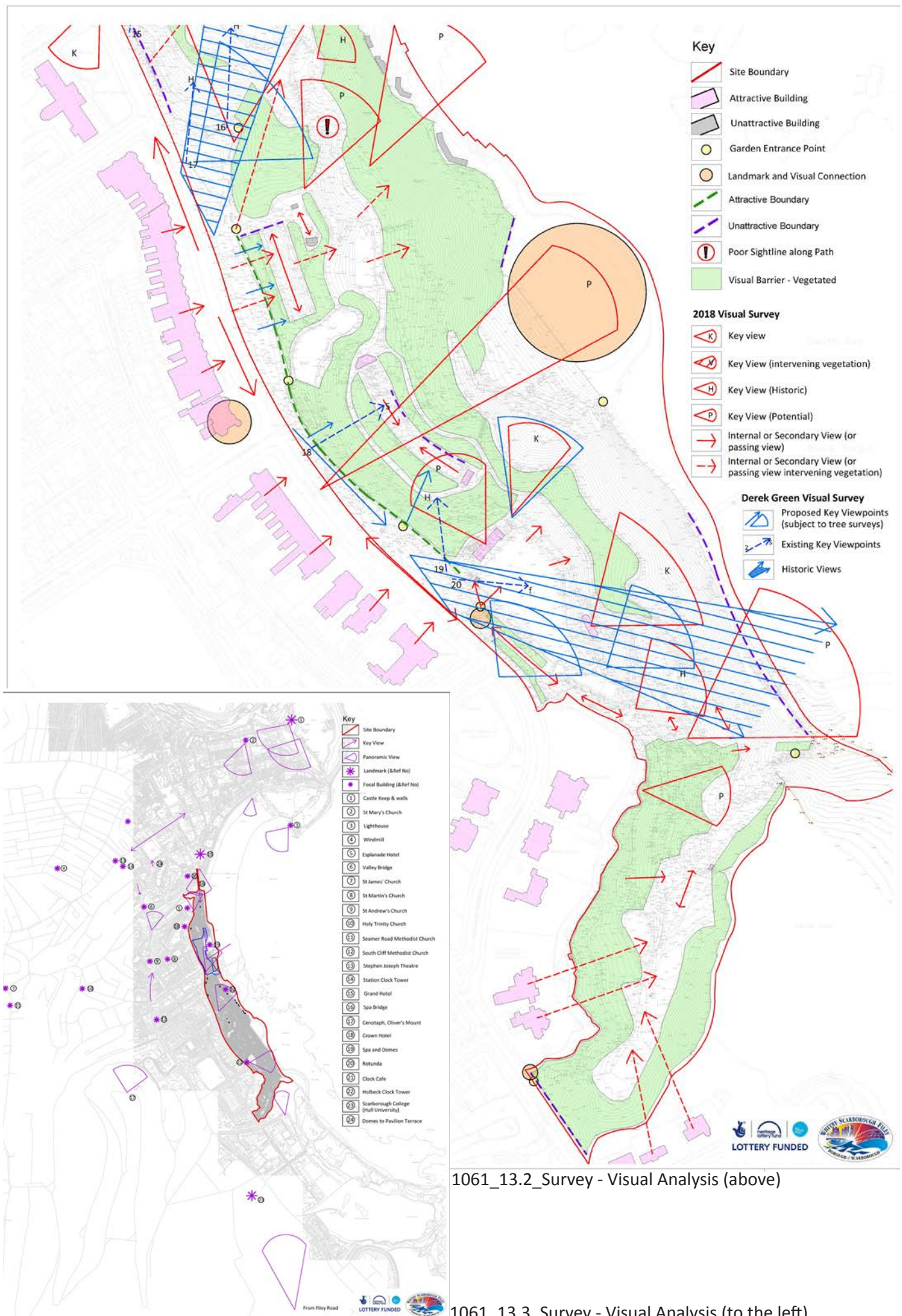
- Views into the gardens from town
- Views along Foreshore Road
- Views along the Esplanade
- Views over The Spa buildings from the Esplanade
- Views over the Clock Cafe Basin from the Esplanade
- Views within the Rose Garden and Italian Garden
- Enclosed views within the gardens in summer due to vegetation
- Views over the Italian Garden down to the bathing pool site
- Views back up into the gardens from the Foreshore and Bathing Pool
- Enclosed views within Holbeck Gardens
- Southerly views from Putting Green south.

2.5.2 Historic Views

Prior to the growth of vegetation on the upper garden slopes, panoramic views would have been available along almost the full length of the Esplanade.

From the first garden layout by Knowles prior to 1840 and then in the subsequent work of Joseph Paxton, views and vistas were key elements in the design and appreciation of the gardens. Many are far reaching out to sea and the Scarborough Castle headland and have been captured by a variety of artists; other views were intimate and contained within the gardens. Unmanaged woodland growth has obscured many of these designed and publically renowned views in the last 50 years and management work is required to both restore lost views and maintain designed planting schemes.





2.5.3 Attractors and Enhancement of Views

- Spa North roofscape
- Shelters and structures
- Railings and street furniture
- Planting

2.5.4 Unattractive Boundary Treatments and Buildings

There are a number of buildings and interventions which impact negatively upon the visual experience at south cliff gardens:

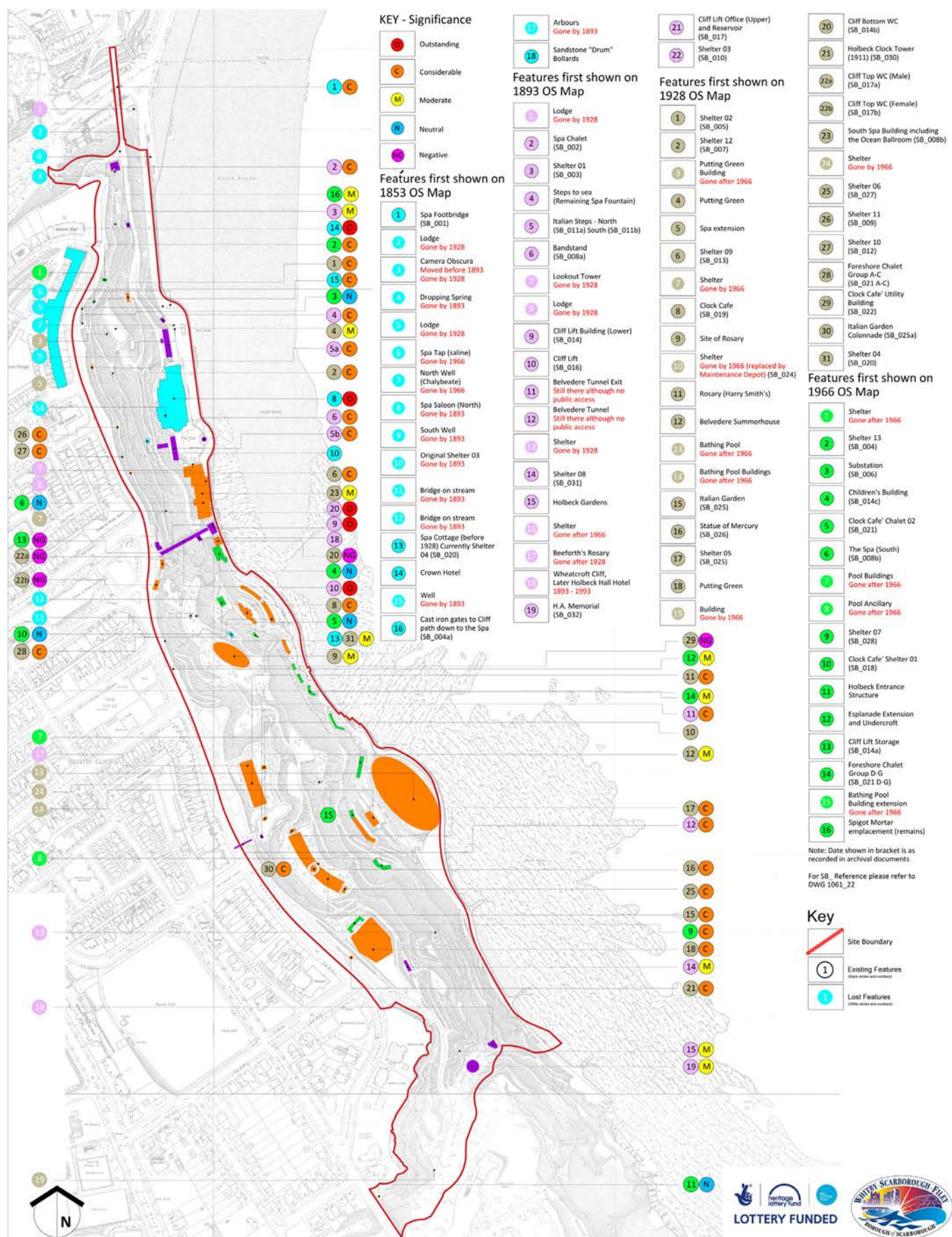
- The South Spa (Ocean Ballroom), a new building on the site of Paxton's lookout tower
- Poor quality boundary treatments adjacent the cliff lift, and modern buildings and porches adjacent
- The old dilapidated children's corner building, and adjacent WC building - although there is much potential here
- The Chalet's to the rear of the Clock Cafe
- Treatment to the rear of the Clock Cafe
- WC's at the top of the Cliff Lift
- The old water reservoir at the top of the cliff lift
- The rear of the northern spa building down in the well
- The rear of the southern spa building and steps down to the lower cliff lift
- The experience to the rear of the beach chalets seaward of the CC
- The WC's to the rear of shelter 07
- The maintenance depot and yard including skip, in its current form
- Timber railings etc. around the Valetta viewpoint
- The Esplanade undercroft structure.

2.5.5 Areas with Potential for Significant Enhancement

- Managing intervening vegetation e.g. Improving access and legibility of site to get to viewpoints e.g.
- Street furniture re-arrangement and signage.
- Built landscape interventions to remove unsightly clutter and tidy up.
- Potential to amend routes to improve aspect over building roofs and improve safe design aspects e.g. rear of spa buildings and chalet buildings.
- Potential to remove unsightly buildings or improve through artwork
- Potential to find adaptive reuse for unsightly buildings e.g. Cliff top WCs.



2.6 Grading of significance of individual elements



1061_14 - Analysis - Significance

The above Plan and Table opposite shows all the features within the Gazetteer (existing and lost items) and rates them in terms of significance

Outstanding significance	A building, landscape or other element of international or national importance, or a fine, intact or little-altered example of a particular period, style or type, that embodies the importance of a place or an element to which it is a part
Considerable significance	A building, landscape or other element of national or regional importance, or a good example of a particular period, style or type with a high degree of intact original fabric that contributes substantially to the importance of a place or an element to which it is a part, that may have been altered
Moderate significance	A building, landscape or other element of local importance (Scarborough), or that contributes but is not key to the importance of a place overall, or an element to which it is a part, that may have been altered
Neutral significance	A building, landscape or other element that neither contributes nor detracts from the importance of a place overall
Negative significance	A building, landscape or other element that detracts from the importance of place overall

Table 2 - Gazetteer Table

	Ref No.	Building, structure, or other element being assessed	Designation if applicable	Significance
Features first shown on 1853 OS Map	01	Spa Footbridge (SB_001)	Grade II (1242898)	C
	02	Lodge Gone by 1928		n/a
	03	Camera Obscura, Moved before 1893 Gone by 1928		n/a
	04	Dropping Spring Gone by 1893		n/a
	05	Lodge Gone by 1928		n/a
	06	Spa Tap (saline) Gone by 1966		n/a
	07	North Well (Chalybeate) Gone by 1966		n/a
	08	Spa Saloon north (SB_008)	Grade II* (1259818)	O
	09	South Well Gone by 1893		n/a
	10	Original Shelter 03		n/a
	11	Bridge on stream Gone by 1893		n/a
	12	Bridge on stream Gone by 1893		n/a
	13	Spa Cottage		n/a
	14	Crown Hotel	Grade II* (1258434)	O
	15	Well Gone by 1893		n/a
	16	North Gates (SB_004A)		C
	17	Arbours - Gone by 1893		n/a
	18	Sandstone "Drum" Bollards		M
Features first shown on 1893 OS Map	01	Lodge Gone by 1928		n/a
	02	Spa Chalet (SB_002)	Grade II (1242899)	C
	03	Shelter 01 (SB_003)		M
	04	Steps to sea (Remaining Spa Fountain)		C
	05a	Italian Steps North (SB_011A)		C
	05b	Italian South (SB_011B)		C
	06	Bandstand		C
	07	Shelter Gone by 1928		n/a
	08	Lodge Gone by 1928		n/a
	09	Cliff Lift Building (lower) (SB_014)	Grade II (1400166)	O
	10	Cliff Lift (SB_016)	Grade II (1400166)	O
	11	Belvedere tunnel entrance		C
	12	Belvedere tunnel		C
	13	Shelter Gone by 1928		n/a
	14	Shelter 08 (SB_031)		M
	15	Holbeck Gardens (gone, some layout remains)		M
	16	Shelter Gone after 1966		n/a
	17	Beeforth's Rosary Gone after 1928		n/a
	18	Wheatcroft Cliff, Later Holbeck Hall Hotel 1893 - 1993		n/a
	19	Hubert Alderson-Smith Memorial (SB_032)		M
	20	Cliff Lift Tunnel (SB_015)	Grade II (1400166)	O
	21	Cliff Lift Office (Upper) and Reservoir (SB_017)	Grade II (1400166)	O
	22	Shelter 03 (SB_010)		C
	01	Shelter 02 (SB_005)		C
	02	Shelter 12 (SB_007)		C
	03	Putting Green Building Gone after 1966		n/a
	04	Putting Green		M
	05	Shelter Gone by 1966		n/a
	06	Shelter 09 (SB_013)		C

Features first shown on 1928 OS Map	07	Shelter (gone by 1966)		n/a
	08	Clock Café (SB_019)	Grade II (1392577)	C
	09	Rosary		M
	10	Shelter (Gone by 1966 replaced by Maintenance depot)		n/a
	11	The Rosary (Harry Smith)		C
	12	Belvedere Summerhouse (ruins of)		M
	13	Bathing Pool Gone after 1966		n/a
	14	Bathing Pool Buildings Gone after 1966		n/a
	15	Italian Garden (Harry Smith) and Columns (SB_0025A)		C
	16	Statue of Mercury (SB_026)		C
	17	Shelter 05 (SB_025)		C
	18	Putting Green		C
	19	Building Gone by 1966		n/a
	20	Cliff Bottom WC's (SB_014B)		NG
	21	Holbeck Clock Tower (1911) (SB_030)	Grade II (1274320)	C
	22A	Cliff Lift Top WC Male (SB_017A)		NG
	22B	Cliff Lift Top WC Male (SB_017B)		NG
	23	Spa South (Ocean Ballroom) (SB_008B)		M
	24	Shelter (Gone by 1966)		n/a
	25	Shelter 06 (SB_027)		C
	26	Shelter 11 (SB_009)		C
	27	Shelter 10 (SB_012)		C
	28	Foreshore Chalet Group A-C (North to south) (SB_021A-C)	Grade II (1392577)	C
	29	Clock Café utility supply building (SB_022)		NG
	30	Italian Garden Colonnade (SB-025a)		C
	31	Shelter 04 (SB_020)		M
Features first shown on 1966 OS Map	01	Shelter (gone after 1966)		n/a
	02	Shelter 13 (SB_004)		C
	03	Substation (SB_006)		N
	04	Old Children's Corner Building (SB_014C)		N
	05	Clock Café Chalet 02 (SB_021)		N
	07	Pool Buildings (Gone after 1966)		n/a
	08	Pool ancillary buildings (Gone after 1966)		n/a
	09	Shelter 07 (SB_028)		C
	10	Clock Café Shelter 01 (SB_018)		N
	11	Southern Entrance Structure - Holbeck Hill		N
	12	Esplanade extension and undercroft		M
	13	Cliff Lift storage unit (SB_014A)		NG
	14	Foreshore Chalet Group D-G (North to south) (SB_021D-G)	Grade II (1392577)	M
	15	Bathing Pool Building Extension (Gone after 1966)		n/a
	16	Spigot Mortar emplacement (remains)		M
		Trees		
		Pine Group		M
		Turkey Oak Group		M
		Monerey		M
		Warped Pine		M
		Whitebeam Group		M
		Miscellaneous items which may need a significance rating		
		Sandstone Bollards (north and south extent markers)		C
		Old Gas Lightpoles		M
		Boulder junction markers		M
		Older Iron balustrading examples around		M
		Miscellaneous remnants of gas lamp bases etc.		M
		Wrought Iron Belvedere Railings		C

Please refer to: Appendix 14 - Gazetteer - August 2018 - Southern Green

The Gazetteer includes all existing and lost features within and adjacent to South Cliff Gardens. Each item is discussed in terms of:

- Design Intent / Significance
- Description
- Condition / Comment
- Management Proposals

OS Maps and historic and present day images are included.

2.7 Summary Statement of Significance

Please refer to: appendix 10 - Memorial Benches List and Plan

Significance is a specific heritage term defined in the National Planning Policy Framework:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Historic England defines significance as:

The sum of the cultural and natural heritage values of a place.

In this summary statement, the sections above are evaluated and compared, and a conclusion drawn on the overall cultural heritage significance of South Cliff Gardens as a heritage asset.

South Cliff Gardens embodies important cultural heritage values for society today. It has evidential, historical, aesthetic and communal heritage values (as defined by Historic England). All the values have the potential to be sustained, revealed and enhanced if change is carefully considered, planned and managed.

There is evidential value in the South Cliff Gardens which are registered Grade II and include several listed buildings and provide the setting for the Crown Hotel and the Spa complex, both listed Grade II*. The Gardens are designated as an considerable heritage asset, with has potential to yield evidence of past human activity which would enhance understanding of the site.

There is considerable historical value in relating the importance of the Gardens to the success of The Spa and town as a tourist attraction and the way that as a group the heritage assets have survived in relation to each other to make a public resort garden. There is considerable associative historical value in the connection between the Gardens and important designers, engineers and architects of the 19th century including Joseph Paxton as well as the contribution of the visionary borough engineer Harry Smith who united the gardens within a coherent masterplan. The Gardens include innovative features, three world firsts – the cliff lift, beach chalets and tidal pool.

There is aesthetic value in the many buildings and structures including the Italian Steps, shelters and entrances as well as a series of gardens and floral displays. There is also aesthetic value in the spectacular views afforded by the site's topography particularly over South Bay to Scarborough Castle and south to Filey Brig.

However aesthetic value is limited by tree growth in particular in areas of the Belvedere Gardens and areas of wear and tear which can give a rustic rather than public park appearance.

There is considerable community value attached to South Cliff Gardens and The Spa complex through contributing to Scarborough's success as the UK's first seaside holiday resort and the happy memories for many tourists as well as residents, reflected in the large number of memorial benches. There is also considerable community value in the Friends Group whose informative work has highlighted the history and heritage of the site as well being successful in raising funds for restoration works.

Overall South Cliff Gardens is of considerable significance, a landscape of national importance, but potentially it could be raised to outstanding following its restoration and its subsequent removal from the Historic England's Heritage at Risk Register.

2.7.1 Who uses South Cliff Gardens currently

CFP's Activity Plan developed as part of the Round 2 bid provides the information below.

The population of Scarborough in 2015 was estimated to be 108,500, projected to increase by 2.7% to 111,400 by 2037. Over this period, the proportion of residents aged 65 and over are also expected to increase by 35.9% from 28,100 in 2015 to 38,200 in 2037. The demographic shift towards an older population is likely to impact on the visitor profile for South Cliff Gardens, with a higher proportion of older visitors with more available time.

Visitor Observation Study

Based on the data from the Visitor Observation Study and random visitor counts, we can estimate that there are approximately 226,080 annual visits to South Cliff Gardens. Taking average hourly data from the Visitor Observation Study alone (May and June 2018 only) we established a higher estimated annual person visitor count of approximately 323,880, however this figure has not been annualised.

It is also worth noting that the Visitor Observation data was incomplete, with several time weekend time slots not covered. Therefore, this figure is very much an approximation of the total person visits. Data from the Visitor Observation Study found that at peak periods we were recording up to 201 people in a single hour. The timing of the study has meant that we missed the busy Summer period and therefore our figures may be lower than actual usage levels. For the purposes of setting a baseline at the Development Phase we would suggest a figure somewhere in the region of 500,000 – 550,000 annual person visits may be a reasonable estimate.

2.7.2 Visitor Profile

Gender

Using Visitor Observation Data, there was a more or less even split between male and female users, with 47.9% of users identified as female. This is similar to the gender ratio within Scarborough Town, where 51.7% of residents identify as female.

Age

Based on data from the Visitor Observation Studies, we can see that most visitors observed were aged either between 35 to 49 (24.2%) or 50 to 69 (33.8%) and were over represented.

Very young children (under 4), teenagers (11 to 19) and older people (aged over 70) seem to be the least well represented groups in the Gardens compared with the wider area.

Ethnicity

Data from the Visitor Observation Study demonstrates that the majority of visitors to South Cliff Gardens are White, reflecting the local area where 96.5% of residents are White.

Disability

Only 12 visitors (1.0%) were identified as having an obvious, observable disability through the Visitor Observation Study. This included one user in a mobility scooter and two using wheelchairs. This is significantly lower than the local area, where 22.2% of residents consider themselves to have a limiting long-term illness.

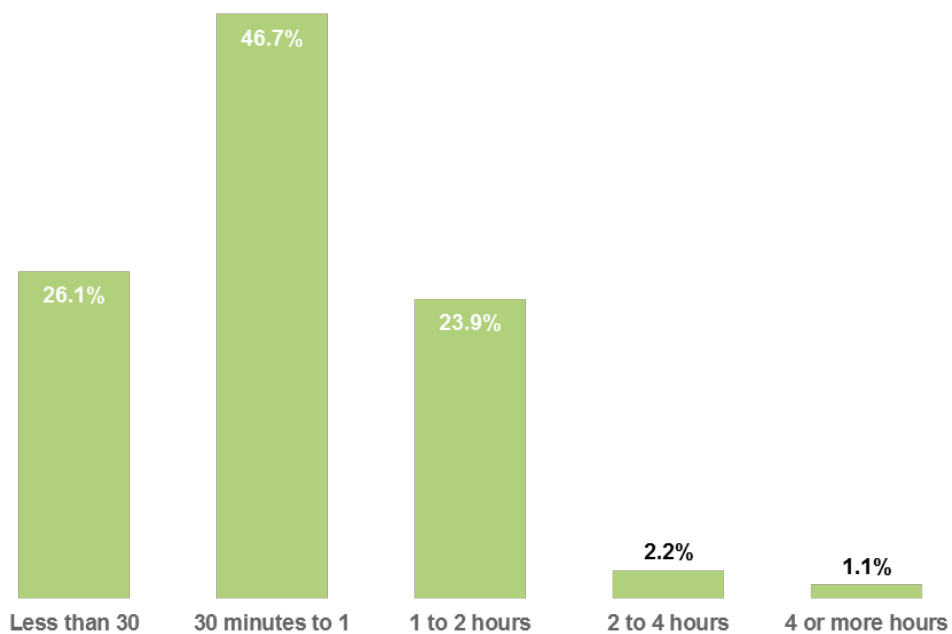
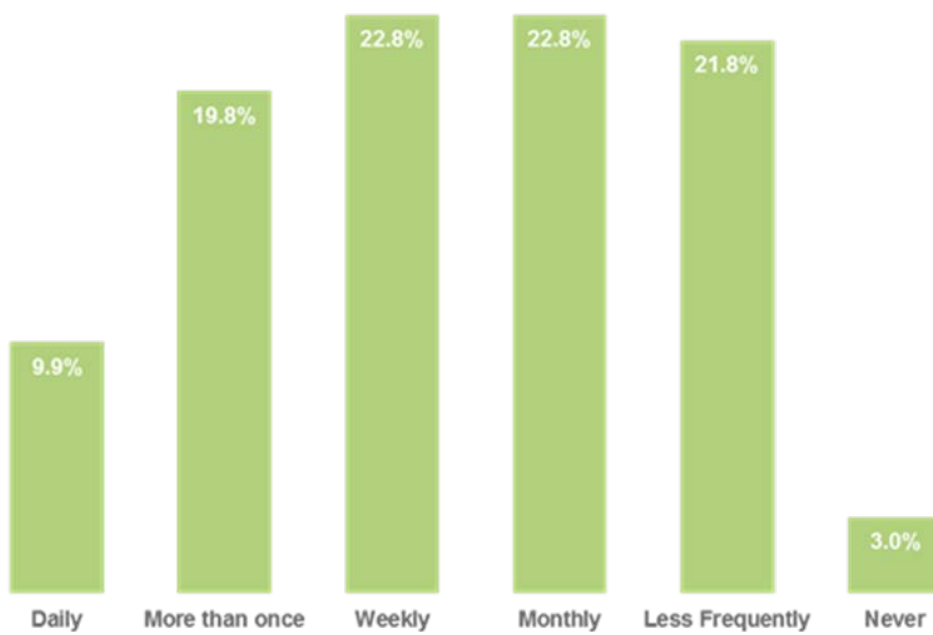
2.7.3 Visitor Survey Findings

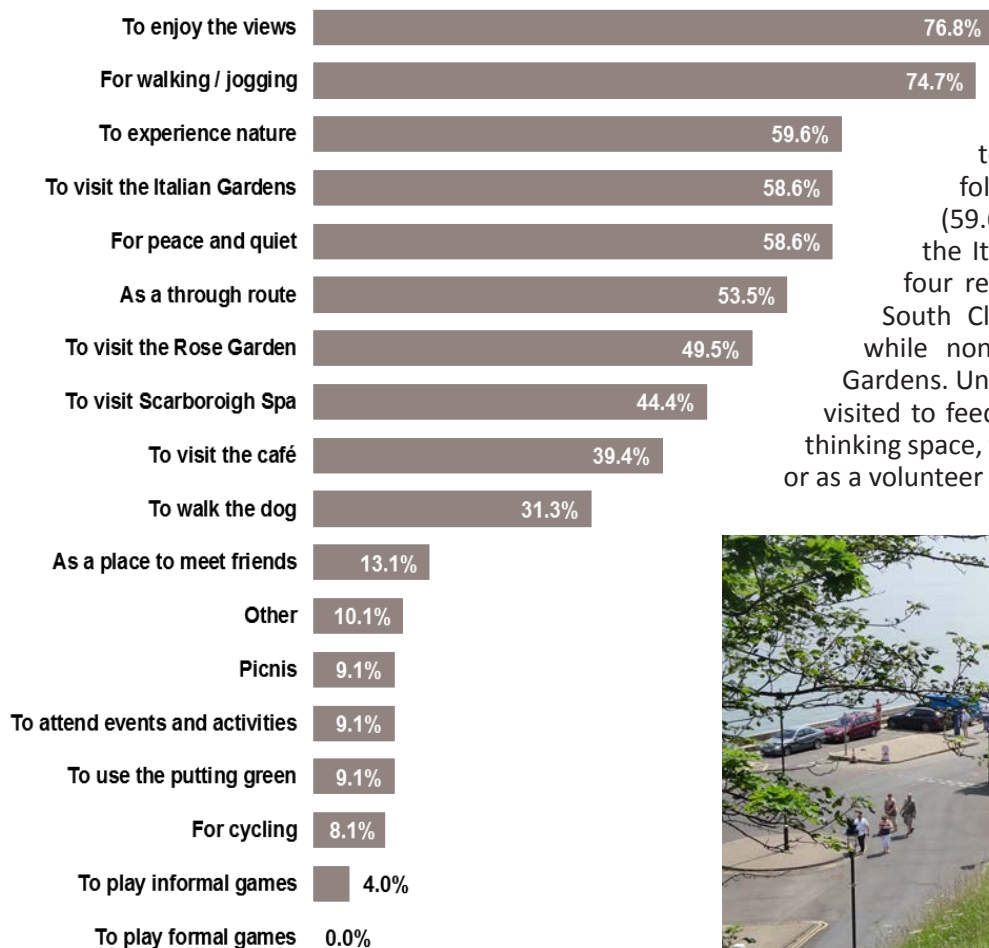
The Visitor Survey ran from January to July 2018, and paints a more in-depth picture around use of the gardens. Overall, there were 109 responses to the survey, the majority of which were provided online and the results are presented throughout this plan. Respondents tended to visit the Gardens frequently, with around a tenth (9.9%) visiting daily and 19.8% visiting more than once a week. Around a fifth (21.8%) said they visited less frequently than once a month.

Dwell time is generally low in the Gardens, with 72.8% of respondents spending less than an hour there. Only one respondent (1.1%) said they stayed for four or more hours. Increasing dwell time is an area that the project should seek to address through provision of further facilities, events and activities.

The majority of respondents said they travelled to the Gardens on foot (65.7%). This is not a surprise given the number of respondents who live locally. Following this, almost a third (29.3%) said they travelled by car or taxi. A quarter of respondents (24.2%) said their journey took less than five minutes, with another 23.2% saying it took them around five to ten minutes. Again, this is not surprising given the number of respondents who live locally. Almost a tenth (9.1%) of respondents said their journey to the Gardens usually took them more than 30 minutes.

The largest proportion of respondents tended to visit South Cliff Gardens with their partner (38.4%) or alone (31.3%) 13.1% tended to visit with children and a tenth (10.1%) visited with friends.





With three quarters (76.8%) of respondents, the most popular reason for visiting was to enjoy the views, followed by to walk or jog (74.7%). This was followed by to experience nature (59.6%), for peace and quiet or to visit the Italian Gardens (both 58.6%). Only four respondents (4.0%) said they used South Cliff Gardens for informal games, while none played formal games at the Gardens. Under 'Other', respondents said they visited to feed the birds, for photography, as a thinking space, to study the plants, practice tai chi or as a volunteer gardener.



2.7.4 Barriers for Visitors

Respondents were asked about anything that limits or prevents their use of South Cliff Gardens. With over a quarter of respondents (28.6%) the largest barrier to use was the state of the pathways and limited access to and around the Gardens. Many said that the pathways were in a poor state, with no handrails and often slippery, making it difficult for those with limited mobility to use them, while many of them were also closed. Three respondents (3.6%) also felt that the Gardens would benefit from a designated cycle route.

A lack of toilets / the poor state of the toilets was also an issue for almost a tenth (9.5%) of respondents. Seven respondents (8.3%) were unhappy using the Park after dark due to the lack of lighting and feelings that some of the more secluded parts of the Gardens were unsafe. Six (7.1%) also felt that anti-social behaviour in the Gardens, such as drug abuse and being approached by "intimidating people".

Lack of signage, particularly wayfinding signs meant some people found the site confusing. While four respondents (4.8%) did not like some areas of the Gardens being overgrown, stating that it made them feel closed in and unsafe or that it limited the views.

Some respondents also felt that the lack of some facilities including a play area (4.8%), a café (2.4%) and seating

(1.2%) were a barrier to use.

Four respondents (4.8%) also commented on the dogs on lead policy. Two respondents said the policy limited their use of the Gardens and seemed unnecessary in parts. While the other two wanted to see the policy enforced more and for dog fouling to be reduced.

Poor maintenance in the Gardens was also an issue for some users. Four respondents (4.8%) felt that the Gardens needed a general upgrade and for the Gardens to be valued as more of a visitor attraction, as well as more care and attention to be given to the planting.

Under-Represented Audiences

Our Visitor Observation study has shown that the following groups are under-represented as users of the space:

- Young people, especially those under 4 and over 10
- Older people, especially those over 70
- Disabled people.

Barrier	Visitor Survey 2018	
	n	%
Pathways / limited access	24	28.6
Toilet	8	9.5
Lighting / safety	7	8.3
Anti-social behaviour	6	7.1
Signage	5	6.0
Time	5	6.0
Overgrown areas / closed in	4	4.8
Lack of play area	4	4.8
Dogs off lead	4	4.8
Maintenance	4	4.8
Lack of cycle paths	3	3.6
Distance	2	2.4
Lack of café	2	2.4
Lack of seating	2	1.2
Weather	1	1.2
Other	4	4.8

2.7.5 Potential Audiences

CFP's Activity Plan analysis carried out through the development phase of this project has provided us with evidence to suggest that the key audiences we would like to see using the gardens more as a result of the project are:

- Families with children
- Older people
- Disabled people
- Disadvantage communities
- Tourists
- Those with a horticultural interest
- Those with a health and well-being interest
- Those seeking training and skills development

The table below outlines how each of these audiences will be engaged by the project:

Target Audience	Why this audience is important	Barriers to use	How we will engage this audience
Families with children	<p>Visitor Observations showed children were underrepresented in the gardens</p> <p>Consultation has revealed a perceived lack of facilities in the area with participants stating they travel across or out of Scarborough to more child friendly spaces.</p> <p>This audience also fits with Scarborough's tourism offer. Scarborough is popular with Visit England's 'Segment 2' Fun in the Sun</p> <p>Typically, parents looking for family orientated summer holidays where beaches play a starring role</p>	<p>Limited access for pushchairs and push-bikes</p> <p>Lack of play area</p> <p>Lack of events and activities</p>	<p>Develop exciting events and activity programme</p> <p>Create new play facilities and trails</p> <p>Target promotional activities at families and young people</p> <p>Provide good quality information and interpretation</p> <p>Provide improved arrival and navigation signage</p>

Older people	<p>Within England & Wales, around a fifth (22.5%) of the population are aged over 60, while in Scarborough Town and Borough the age range accounts for a much higher proportion of the population (28.1% and 31.2% respectively).</p> <p>Those over 70 were under represented as users of the gardens.</p>	<p>Access issues Lack of facilities Safety concerns Unwilling to visit alone</p>	<p>Improve café, toilet and picnic facilities Provide good quality information and interpretation</p> <p>Improve physical infrastructure and access</p> <p>Improve maintenance of Gardens with greater staff and volunteer presence and increased public use</p> <p>Events to re-engage in a safe group environment</p>
Disadvantaged communities	<p>There are pockets of deprivation within Scarborough, particularly to the north of South Cliff Gardens, Castle and Ramshill Ward.</p> <p>Within the 1 km buffer, the most deprived area is The Old Town, ranked eighth most deprived of the 71 LSOAs in Scarborough. The LSOA directly north of the Gardens is also ranked the most deprived in terms of living environment.</p>	<p>Lack of awareness of Gardens and what they offer</p> <p>Perception of “not for us”</p> <p>Poor arrival and navigation information</p> <p>Lack of facilities, events and activities</p>	<p>Develop exciting events and activity programme</p> <p>Provide good quality information and interpretation</p> <p>Work with local community centres, groups and schools to engage with disadvantaged communities in Castle and Ramshill wards</p> <p>Promote walking and cycling and provide cycle parking</p> <p>Provide free facilities, e.g. play area, and plentiful opportunities for picnics and seating</p>
Disabled people	<p>Demographic data show that 10.5% of the local population have their activities limited a lot by long term illness. Visitor Observations revealed that this audience were using the gardens at a lower than expected level with only 1% being perceptibly disabled.</p>	<p>People with disabilities current face large barriers to using South Cliff Gardens due to the steepness of land, the poor current condition of paths and steps with a lack of handrails, lack of appropriate seating and a lack of available options for park use, e.g. low-level features, sensory planting.</p>	<p>Create new more accessible trails</p> <p>Improve facilities café, toilet and picnic facilities</p> <p>Provide good quality information and interpretation</p> <p>Improve physical infrastructure and access</p> <p>Work with Mind, Dementia Action Alliance and others to design appropriate events to re-engage.</p>

Tourists	<p>South Cliff Gardens are an important area for tourism. The Esplanade above the gardens is predominantly hotels and guesthouses.</p> <p>There is an upward trend in domestic tourism across the UK with the North Yorkshire area now attracting 1.4 million trips annually</p> <p>Tourists come into the area to visit the Spa which attracts nearly 600,000 visitors a year.</p> <p>They are an important group audience for the project being already in geographic proximity to the gardens and being comprised of other key audiences including families and older people.</p>	<p>Lack of information</p> <p>Lack of destination points in gardens</p> <p>Poor interface with Spa</p>	<p>Provide improved arrival and navigation signage</p> <p>Create new trails</p> <p>Improve quality of horticulture, making the Gardens and exemplar of coastal gardening</p> <p>Provide good quality information and interpretation</p> <p>Develop exciting events and activity programme</p> <p>Increase biodiversity and wildlife interest</p>
Those with horticultural interest	<p>The gardens have huge potential to provide learning and enjoyment to those with a horticultural interest. Audience segmentation shows Scarborough is likely to have untapped potential in this area. Audience segmentation shows 27% Commuterland Culturebuffs which supports gardening and heritage interest for locals. Commuterland Culturebuffs are usually affluent, older families and singles.</p> <p>40.2% surveyed interested in horticultural events.</p>	<p>Maintenance</p> <p>Lack of events, activities and interpretation.</p>	<p>Sustain weekly volunteer opportunities</p> <p>Provide greater support and training for volunteers</p> <p>More and wider promotion of volunteering and involvement opportunities through advertising, walks and talks</p> <p>Provide visitor volunteer opportunities, e.g. horticultural holidays, photography competitions</p> <p>Improve quality of horticulture, making the Gardens and exemplar of coastal gardening</p> <p>Provide good quality information and interpretation</p> <p>Increase biodiversity and wildlife interest</p>

Those interested in health & wellbeing	<p>Need for green spaces to promote health benefits</p> <p>Link to heritage of the gardens- they were intended to be a place to take the spa waters and associated with good health and well-being as well as gentle recreation</p>	Lack of targeted facilities and activities	<p>Develop exciting events and activity programme</p> <p>Develop fitness and orienteering trails including information and promotional materials</p> <p>Work with local fitness providers to run and promote activities in the Gardens</p> <p>Promote the health and wellbeing benefits of using the Gardens through branding and information</p> <p>Develop specific activity groups for health benefits, e.g. dementia gardening, walking groups, volunteering</p>
Homeless	-	-	-

Our future audiences are determined partly by the characteristic of the gardens catchment and partly by the tourist audiences of Scarborough both of which are outlined below.

The Local Catchment

There are approximately 61,749 residents living within Scarborough Town (BUA). Of these, there is a more or less even gender split with 51.7% of residents identifying as female and 48.3% as male.

The table below shows the age profile of Scarborough, compared with Scarborough Borough and England & Wales as a whole.

While there is little deviation between the Town and the Borough, the population of the Borough and Town are slightly older than the rest of the country. Within England & Wales, around a fifth (22.5%) of the population are aged over 60, while in Scarborough Town and Borough the age range accounts for a much higher proportion of the population (28.1% and 31.2% respectively).

Scarborough has a significantly higher proportion of White British residents compared with England & Wales. In Scarborough Borough, only 2.6% of residents are BAME (Black, Asian or Minority Ethnicities), while in the Town, 3.7% of residents are BAME.

As shown in the table below, just over three quarters of Scarborough and the Borough (77.8% and 77.6% respectively) do not have they day-to-day activities

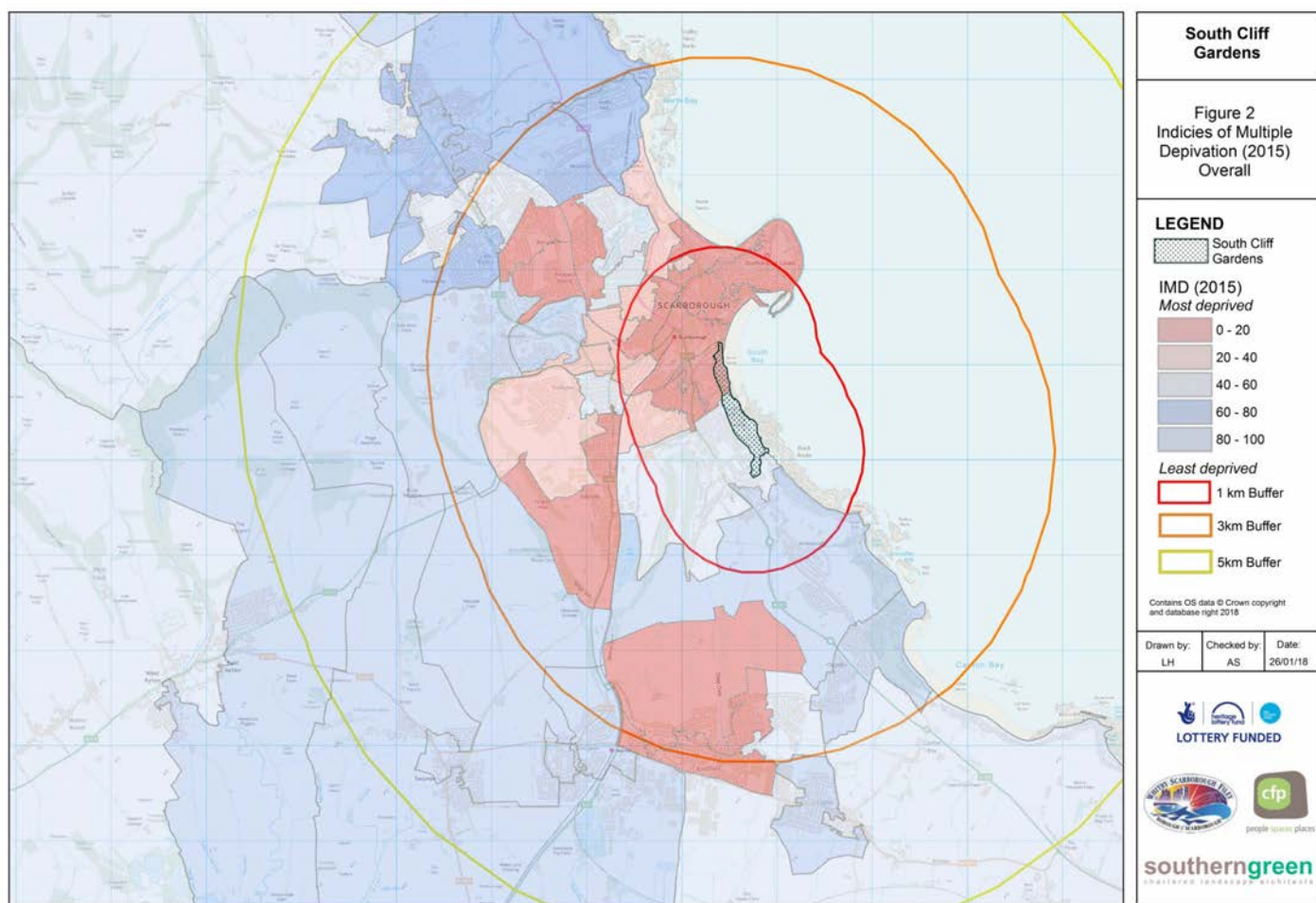
Age Range	Scarborough	Scarborough Borough	England & Wales
<16	18.1%	17.1%	20.1%
17 - 24	10.9%	9.5%	10.6%
25 - 34	10.5%	9.3%	13.4%
35 - 49	19.5%	18.9%	21.3%
50 - 59	12.8%	14.0%	12.1%
60 - 69	12.8%	14.6%	10.8%
70 - 79	8.9%	10.0%	7.1%
>80	6.4%	6.6%	4.6%

limited by long-term illness or disability, compared to over four fifths of England & Wales (82.1%). Possibly, a reflection of the older population, a tenth of residents (10.5%) in both the Borough and Town are limited a lot by long-term illness on a day-to-day basis.

While there are low levels of deprivation outside of the Town and there are pockets of deprivation within Scarborough, particularly to the north of South Cliff Gardens.

Long term Illness	Scarborough	Scarborough Borough	England & Wales
Day-to-day activities not limited	77.8%	77.6%	82.1%
Day-to-day activities limited a little	11.7%	12.0%	9.4%
Day-to-day activities limited a lot	10.5%	10.5%	8.5%

Within the 1 km buffer, the most deprived area is The Old Town, ranked eighth most deprived of the 71 LSOAs in Scarborough. The LSOA directly north of the Gardens is also ranked the most deprived in terms of living environment. By contrast, the LSOA that the south end of South Cliff Gardens list located is one of the least deprived in Scarborough. Ranked 64th of the 71 LSOAs within Scarborough for overall IMD and within the 40 – 60% least deprived in England.



IMD Map - CFP

The Tourist Audience

In June 2016, Scarborough was announced one of England's most visited town (second place to London), with 1,385,000 overnight stay holiday trips per year over the 2013-2015 period with these visitors spending a total of £294 million per year (GB Tourism Survey 2015, Visit Britain). In comparison, the next most popular seaside resorts were Blackpool receiving 1,086,000 trips, Skegness 594,000 and Torbay 538,000.

Figures for day trips were equally impressive, with an estimated 6 million-day trips to Scarborough in 2014, with a total spend of around £522 million (The Economic Impact of Tourism on Scarborough District 2014, Tourism South East).

Welcome to Yorkshire commissioned the Yorkshire and Humber Regional Visitor Survey in 2008 to evaluate the visitors, experiences and satisfaction levels. The surveys ran from 2008 to 2011, with a total of 19,048 surveys conducted. The research found that half of the tourists to the Scarborough visited with family, with an average of 38% coming with children under the age of 15. Most travelled from within the UK, primarily coming from other parts of Yorkshire and The Humber (47%), the North East (12%) and the North West (9%). The most popular accommodation choice was camping (34%), followed by staying in a hotel (25%) and self-catered accommodation (22%).

By far the most popular reason for visiting Scarborough, with an average of 77% throughout the three years was due to previous experience or local knowledge. A tenth (11%) also came after hearing from word of mouth, with 92% of respondents very likely to also recommend the area to someone else. The most popular reasons for visiting were to "stroll around" (93%), eat and drink out (79%) and visiting natural attractions, such as the coastline (71%). Two thirds also visited for short walks, 21% for heritage attractions and 7% to attend outdoor events.

Regarding spend, the average spend per person per trip to Scarborough was £17.89 on average for the three years. Most of this cost was associated with buying food or drink before 5pm, with an average of £5.90. This was also approximately what visitors spent on travel (£5.89).

2.7.6 User Groups, Current Events and Activities and Volunteering

User Groups

There are few organised user groups in the gardens. The current key user groups for the park include

- Hidden Horizons- meeting point for Seashore explore
- Meeting point for morning sea swimming
- Scarborough and Ryedale Community Cycling
- Friends of South Cliff Gardens

Current Events and Activities

There are few formal events and activities which currently take place in the gardens.

The Friends of South Cliff Gardens have organised small scale events including a garden party (9 July 2017) was organised in Shuttleworth Garden to celebrate the 100th anniversary of the gift of the gardens to the town by their creator Alfred Shuttleworth in 1917, and the 80th of the creation of the Miniature, or Fairy, Garden by the Scarborough Corporation in 1937/8. There were refreshments and entertainment. They have also organised drop in events in order to engage people about the project and their priorities for gardens.

The proximity of Scarborough Spa, a popular venue which receives X visitor annually, to the gardens means that their annual programme of events influences the use of the garden.

Notable dates in the Spa calendar include;

Coastival – February

Sci-Fi Scarborough – April

Books by the Beach - April

Scarborough Spa Orchestra- June to September (9 concerts a week for 15 weeks)

Spa Vegan Festival- July

Scarborough Jazz Festival- September

McCain Yorkshire Coast 10K Road Race- October

Current Volunteering

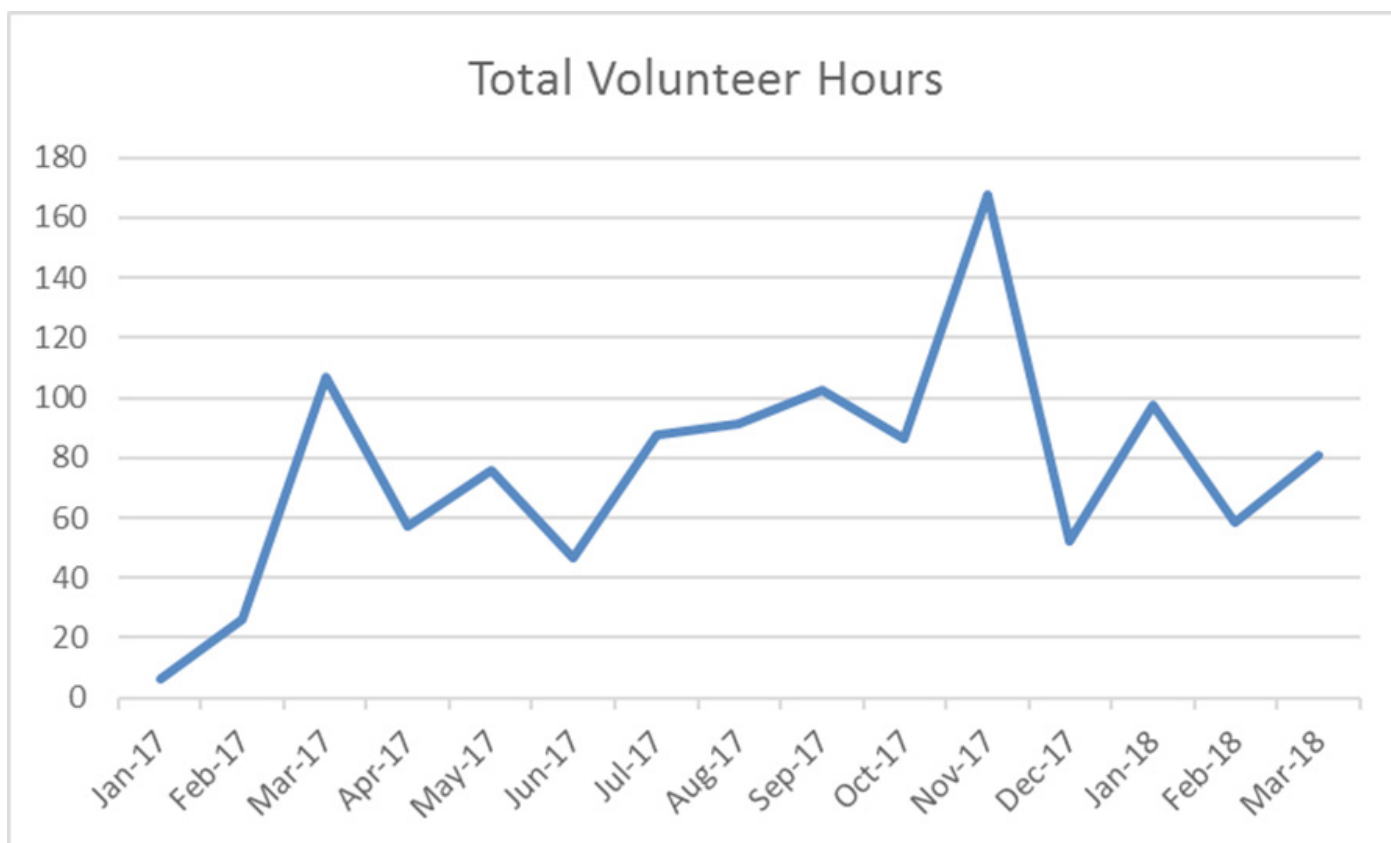
The sole group of regular volunteers in South Cliff are the Friends of South Cliff Gardens.

The Friends of South Cliff Gardens are a community group which was established in June 2006 to help look after the gardens. Their aims include

- Protecting and enhancing the natural beauty, wildlife, flora and fauna, historical interest and facilities of the Gardens;
- Promoting and raising funds to improve the Gardens and encourage their use;
- Organising social and educational events & activities in the Gardens.

Volunteering amongst the friends has focussed on committee meetings, gardening, litter picking and this forms the majority of time spent by volunteers. Their Volunteers In Parks session takes place every Wednesday between 10 a.m. and noon and litter picking sessions run every third Saturday.

Hours contributed by the Friends group are recorded below.



Other activities within this period have included visits to other parks and gardens and historical research. The Friends also look to engage others with the park and have facilitated group volunteering with organisations such as Yorkshire Building Society.

The Friends Group were also instrumental in the 2015 HLF Funded restoration on the Victorian Rose Garden created by George Lord Beeforth in 1883. The £50,000 project involved drainage system repair and some tree work prior to replacement of top soil and planting of new rose plants. The project also involved education and participation, involving the local community and pupils from Wheatcroft Primary.

This project was an addition to what has been a very strong track record the Friends Group has of attracting funding for projects in the gardens, sources include Voice Your Choice, the Red Lea Hotel and the Big Lottery Fund to carry out improvement projects in parts of the Gardens.

Potential Future Volunteering

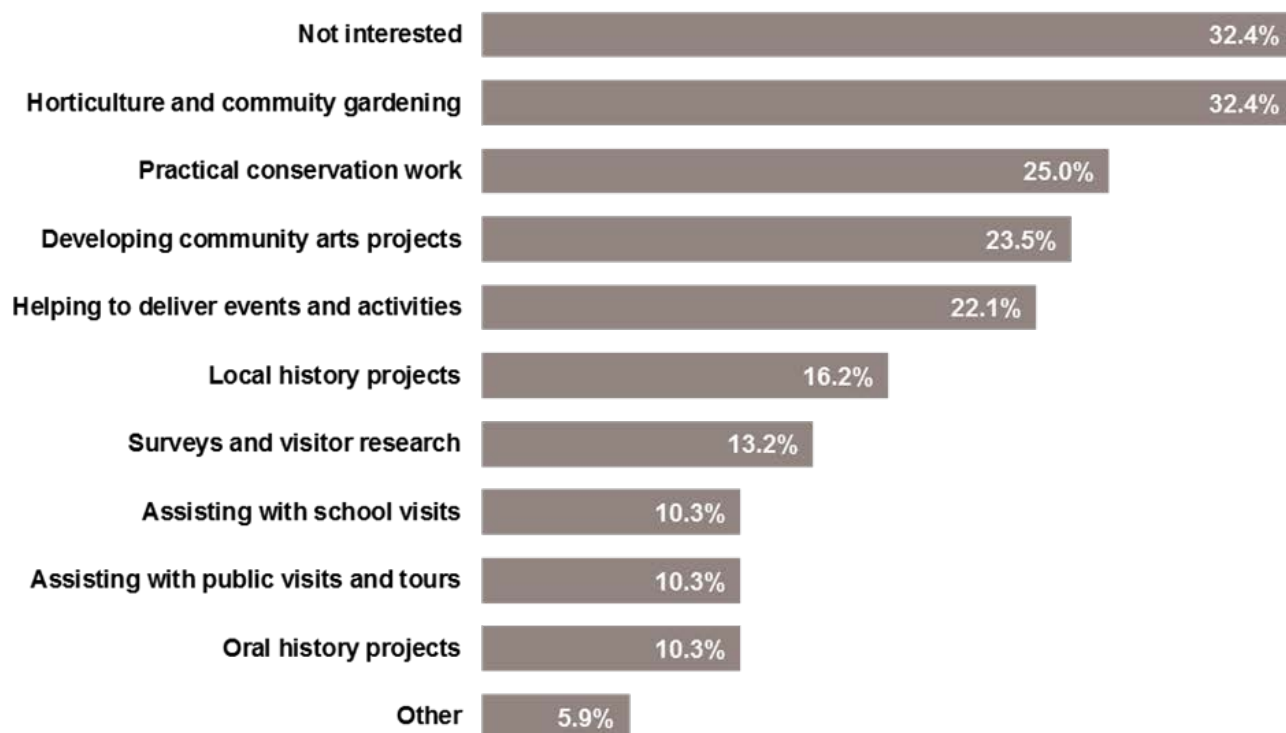
A survey completed by members of the current friends group indicated showed a capacity group motivated by social, environmental and health and well-being benefits of volunteering. While the highest numbers saw themselves as being involved in management and maintenance activity there was also interest in conservation, event organisation and assisting in broadening access. There was an interest in training in areas including oral history, leading walking tours and conservation tasks.

We also included volunteering potential in our general visitor survey. Respondents were asked about volunteering in South Cliff Gardens in the future. 20 respondents (20%) said they would be interested in

volunteering while a further 34.0% said they didn't know.

When asked what sorts of volunteering activities they would be interested in taking part in, almost a third (32.4%) said they would like to help with horticulture and community gardening, a quarter (25.0%) of respondents would also be interested in practical conservation work, while 23.5% would like to help in developing a community arts project. Helping to deliver events and activities was also popular (22.1%) of respondents.





The project will provide a member of staff to support volunteer involvement and a volunteer space in the horticultural hub to provide welfare facilities, social space and a secure access for tools and equipment. The

volunteering projects we propose to develop as part of the project include:



2.8 Existing Management and Maintenance

2.8.1 Policy Context

Economic environment

The UK is experiencing an uncertain economic future; with opinions divided about whether it is still suffering from a recession, or whether it is now in recovery; it is also feeling the effects of a general global economic downturn. This overall economic context informs much of our national and local decision-making. Generally, budgets are being cut and austerity measures are being adopted.

The Scarborough Borough Council has a legal responsibility to set a fiscally prudent budget, ensuring managers operate within those constraints and that it balances its books while maintaining an appropriate level of reserves. It also needs to ensure that effective procedures for financial management. Unlike many other council's Scarborough BC started making austerity saving some years ago which has meant that the council did not have to make drastic cuts in the last 2-3 years; although savings have had to be made, they have not had to be to the same extent of other councils.

The pressures upon parks today are felt acutely by park managers, but these are not yet tangible for many park users. People's expectations about the future of parks are shaped by their hopes and fears as well as their long-standing experience of the place of parks in city life. Park futures are becoming more variegated.

THE FUTURE PROSPECTS OF URBAN PUBLIC PARKS
Findings - Informing change Anna Barker, Nathan Booth, David Churchill and Adam Crawford University of Leeds JULY 2017

National Political Context

The UK government carried out a public inquiry into the state and management of public parks and green spaces. Published in January 2017 Public Parks Seventh Report of Session 2016–17.

The report of Communities and Local Government Select Committee inquiry into the future prospects of public parks, published in early 2017, reaffirmed the need for a sustainable park policy and appropriate resourcing that secures and maximises the diverse benefits that derive from parks for future generations of city-dwellers.

The current Conservative government, re-elected in June 2017, has yet to announce detailed strategies and plans for parks and green spaces. However current public policy Direct.gov.uk website states:

Good quality parks enhance the quality of life in towns and cities. Parks provide a focal point for communities, a place for relaxation or recreation, and the opportunity to experience nature in an urban environment.

Previous governments had a range of initiatives in support of parks and green spaces, including six Urban Green Space Taskforces, Living Places: Cleaner, Safer, Greener', 2002, and a Community Plan, 'Sustainable Communities: Building for the Future', 2003. All these policies are now under active review.

Local Political Context - About Scarborough Borough Council

The Borough of Scarborough is a non-metropolitan district and borough of North Yorkshire, England. In addition to the town of Scarborough, it covers a large stretch of the coast of Yorkshire, including Whitby and Filey. It borders Redcar and Cleveland to the north, the Ryedale and Hambleton districts to the west and the East Riding of Yorkshire to the south.

The district was formed on 1 April 1974, under the Local Government Act 1972. It was a merger of the urban district of Filey and part of the Bridlington Rural District, from the historic East Riding of Yorkshire, along with the municipal borough of Scarborough, Scalby and Whitby urban districts, and Scarborough Rural District and Whitby Rural District, from the historic North Riding.

The area is managed by Scarborough Borough Council, a locally elected democratic body formed of elected councillors and employees. It is run for and on behalf of the residents of the Borough, with its assets belonging to the people of the Borough. Within its constitution, the Council's Vision / Mission is "Towards a prosperous Borough, with high quality of life for all".

It also states its primary aims as:

1. People – To have a safe, happy, healthy population with people who feel valued and included
2. Place – To protect and improve our environment, now and for the future
3. Prosperity – To develop a prosperous and innovative borough, with a highly skilled and aspirational workforce
4. Council – To be an efficient and effective Council which is financially sustainable for the future.

The Council is formed of 52 elected councillors, with between one and three representing each of the 25 wards within the Borough. Eight councillors are members of the cabinet along with the Leader who are responsible for decision making. Key decisions are published on the website and members of the public are welcome to attend meetings of the Cabinet.

Councillors also fulfil representative roles, discussing local issues on the Community Area Forums and holding ward surgeries. Employees of the Council give advice to councillors and manage the everyday services, implementing the decisions which the councillors make. The Council itself decides on budgets and a Policy Framework, which the cabinet must approve and take into account when making decisions. Decisions are only approved following extensive consultation with partner

organisations and the local community.

Scarborough Borough Council is currently under majority Conservative control. There are 50 councillors made up of the following; Conservative 25; Labour 13; Green 2; Independent 6; Independent (not forming a group) 4.

South Cliff Gardens is split between 2 Wards, the boundary being formed by the Cliff Lift. The Ramshill Ward lies to the north and the Weaponness Ward to the south. The Ramshill Ward is represented by Councillor Steve Siddons (Labour – Labour Group Leader) and Councillor Mark Terence Vesey (Green Party – Green Party Leader). The Weaponness Ward is represented by Councillor Thomas W Fox and Councillor Callam Walsh, both members of the Conservative and Unionist Party.

2.8.2 Local Policy Context

South Cliff Gardens is owned and managed by Scarborough Borough Council. The framework within which the project will be delivered is defined by a number of key corporate strategies and plans. These are detailed briefly below:

2.8.2.1 North Yorkshire and East Riding Local Enterprise Partnership – Strategic Economic Plan

The LEP's vision is to make York, North Yorkshire and East Riding the place in England to grow a small business. The Strategic Economic Plan is built around five strategic priorities;

1. Profitable and successful businesses
2. A global leader in agri-food and the bioeconomy
3. Inspired people
4. Successful and distinctive places
5. A well-connected economy

The 2016 SEP update provides a refresh of the priorities for 2016-21 and a dashboard of performance against targets. The project has the potential to support the LEP's aim of supporting the region as a place with a great quality of life, as well as helping to increase employability and building skills through the apprenticeship post, partnership with Futureworks, Horticultural Skills Village, Scarborough Skills Village and package of training opportunities.

2.8.2.2 Yorkshire Coast Growth Plan 2016

The Yorkshire Coast Growth Plan sets out the opportunities and means to achieve sustainable economic growth in the future. Over recent decades the significant changes in the circumstances of coastal towns have led to the need to exploit new economic opportunities. The plan notes that Scarborough and Bridlington have the greatest potential for growth, fulfilling the role of principal towns in the planning hierarchy, and as major centres of employment, housing, business, tourism, education, skills, leisure and entertainment.

Key growth opportunities identified in the Plan are:

1. Town Centre and Retail
2. Environmental Management and Community Resilience
3. Learning and Skills
4. Visitor Economy (Tourism)
5. Leisure and Recreation

2.8.2.3 Coastal Community Teams for Scarborough LEP

The Ministry of Housing, Communities and Local Government has encouraged the establishment of "Coastal Community Teams" to enable local communities to come together and develop a common vision and plans for their area. The Scarborough Coastal Community Team has prepared a Local Economic Plan which has set out a number of short, medium and long term goals/actions, including engagement with the South Cliff Gardens project.

The project will make a significant contribution to the Plan's goals to broaden the appeal of the town centre, increase footfall, provide activities and events and develop a sense of place. The CCT also has the potential to act as a focussed and local stakeholder group through the development, delivery and operational phases of the project, with the potential to link activities in the Gardens to wider town centre activities.

2.8.2.4 Environmental Sustainability Strategy and Policy 2015 - 2019

The aim of this Policy is to:

"...safeguard and improve the lives of people in the Borough now and in the future by adopting through our own operations, and the encouragement of others, the principles of sustainability..."

One of the key aims is **Quality Environments**. It is acknowledged that one of the Borough's greatest assets is its natural and built environment and that the quality of these affects everyone's lives. It needs to be protected, managed and improved now and in the future.



Two key principles are particularly relevant to parks and green spaces:

- Protect and enhance the diversity of nature
- Pursue the social, health and economic needs of the local community while minimising environmental impacts

2.8.2.5 Scarborough Corporate Plan: Towards 2030

The corporate plan is the Council's key strategic planning document, with the mission statement: 'Towards a prosperous Borough, with a high quality of life for all'. It articulates the Council's overall aims and ambitions, and also serves to be a focus for setting key targets for the Council.

The corporate plan contains 4 key aims with outcomes which are directly relevant to the project:

People

People are healthy, with high levels of participation in sports, leisure and cultural activities, contributing to both mental and physical wellbeing

There are high levels of participation in local democracy, community action and volunteering

Place

Clean, well maintained and managed streets, parks and open spaces

Well managed coastal and flood defences

Prosperity

Radically increase the skills and aspirations of the workforce and improve the educational attainment and aspirations of young people

Ensure that skills provision meets the needs of the labour market

Establish the borough as the most highly skilled coastal community by 2030

Improve wage rates and reduce unemployment

Develop sustainable tourism which is high quality, varied and all year round

Council

Put customers first, providing excellent standards of customer service

Ensure our services provide value for money and secure best use of our assets

Under each aim several key priorities are identified. Parks and open spaces are relevant to many of the Council's corporate aims to some degree, e.g. crime reduction, improving health etc. Under Aim 2, one of the priorities is to have:

"Clean, well maintained and managed streets, parks and open spaces"

The project will make a significant contribution to all of the Council's priority aims. Historically, the Council has published annual performance reports under the previous Corporate Plan for 2011-2016, however these relate to a previous set of priorities and no performance reports



have yet been published under the new Corporate Plan. However, it is recommended that, where appropriate, project activity plan, business plan and outputs be aligned to the new performance targets in the Corporate Plan.

The mechanism for delivering this and other relevant priorities forms the basis of the Parks and Green Spaces Strategy, which is due to be updated shortly. It will continue and update the aims of the existing strategy under which the following goals have been achieved:

- A major investment programme in the borough parks
- An 80% satisfaction rate of people using the borough parks and open spaces
- A 10% increase in the number of residents visiting parks on a regular basis
- Four 'Green Flag' award winning parks in the Borough; at least one in each of the three main towns.

2.8.2.6 Parks and Green Spaces Strategy 2007-2011

The Parks and Green Spaces Strategy is an assessment of the Borough's parks and green spaces provision in the light of the needs and aspirations of the community. It sets out a five-year programme of investment and improvement in our parks in order to achieve the aims and priorities of the Corporate Plan.

A map of open spaces in the town of Scarborough is shown in the strategy. The categories of open space referred to in the legend are described in the accompanying, Scarborough Open Space Typology. South Cliff Gardens is classified as a Neighbourhood Park. This is defined as "parks and open spaces used primarily by their local community but of higher quality and content than amenity green space."

The vision of the Parks and Green Spaces Strategy is:

"To achieve a network of parks and green spaces by 2020 that satisfies the needs of both residents and visitors, is sustainable and provides a context for future development within the Borough of Scarborough."

This vision will be delivered by achieving six aims:

Aim 1 Provide high quality and functional parks and green spaces, measured against agreed and acceptable standards

Aim 2 Ensure that a sufficient quantity and diversity of parks and green spaces are available and accessible to all

Aim 3 Provide a strategic and innovative approach to managing parks and green spaces

Aim 4 Develop and maintain a skilled and professional Parks Service

Aim 5 Promote and encourage involvement of the whole community in parks and green spaces.

Aim 6 Preserve and enhance wildlife, biodiversity and environmental quality and pursue the ideals of sustainability

These aims are to be delivered through the five-year action plan, which includes ongoing improvements and Green Flag applications. To apply these aims and assess a park, the Green Flag judging criteria are used as a tool and framework.

2.8.2.7 Building a Future - a Visitor Economy Strategy for the Borough of Scarborough 2014-2024

The first Visitor Economy Strategy (VES) describes and quantifies the current visitor assets and why 6.5 million tourism day trips are made to the area every year. It also outlines the future challenges. Strategic direction and actions needed to turn the vision into reality over the next 10 years.

The mission stated in the VES is: "To revitalise and reposition the visitor economy in the Borough of Scarborough so that it is more competitive, profitable and sustainable."

The mission is underpinned by 6 key principles and 4 priorities for action. There are a range of interventions and activities in the project that will directly support the priorities and actions in the VES. Principally, these are:

- To support a year round calendar of events and festivals to satisfy specific market demand
- Renewed focus on the long distance walking and cycling product (specifically to the project, realignment of National Cycle Network Route 1 and improved cycle access, storage and facilities);
- Undertake major environmental improvements to key sites within the Borough that are detrimental to the image of the destination
- Continue to achieve "Green Flag" status for four parks in Filey, Whitby and Scarborough
- Improve signage and information generally so that it is easily understandable to all, including overseas visitors.
- Increasing business investment in skills
- Helping unemployed people into work

Although the volunteering and training opportunities identified for the project are principally horticultural and construction based, the opportunity also exists for

hospitality training via talks and management of events which will support skill development for the visitor economy sector.

2.8.2.8 The Economic Impact of Tourism on Scarborough District 2015

This report contains the findings of a study commissioned by Scarborough Council and undertaken by Tourism South East. The overall aim of the research is to provide indicative estimates of the volume, value and resultant economic impact of tourism on the destination. The report contains a wealth of data specific to Scarborough, showing that in Scarborough there is steady year-on-year growth in tourism value with around £324 million spent by all overnight visitors on their trip to Scarborough in 2015. The total value of tourism activity in Scarborough in 2015 was estimated to have been around £730.2 million. This income to the local economy is estimated to have supported around 12,669 Full-Time Equivalent Jobs, up 5% compared to 2014. These jobs are spread across a wide range of service sectors from catering and retail to public service jobs such as in local government, and not just tourism. Many of these jobs are part-time or seasonal in nature and translate into an estimated 17,356 Actual Jobs. According to the Office of National Statistics, there are 41,400 employee jobs across Scarborough in 2015. Based on our estimates, total tourism related expenditure supported 42% of these jobs.

Scarborough South Bay and Spa Redevelopment Project

The Scarborough South Bay and Spa Redevelopment Project is a collection of 12 schemes, each of which seeks to refurbish and revitalise important parts of the town's sea front built environment. The sum of the projects is anticipated to be greater than those on an individual basis and will produce a step change in perceptions, amenity and tourism, and ensuring an economic benefit. In addition, they will enable more effective and efficient operation of the Spa Complex, an iconic cultural facility.

The Council has set the following key objectives the South Bay and Spa redevelopment project:

- To continue the regeneration and enhancement of the Spa Complex and the urban realm access to the complex, removing the perceived barrier between the Spa and the town centre
- The aim of the project is not solely to improve the Spa complex and the surrounding areas of public realm. It is envisaged that this project will provide a step-change in perceptions of Scarborough's facilities and tourism offer and benefit the local community as a whole.

2.8.2.9 Scarborough Borough Local Plan (2011/32)

The Local Plan sets out the vision and objectives for the borough, allocates sites for housing and other forms of development and sets out development management policies for the Scarborough Borough planning area. It sets the criteria for the determination of planning

applications and sets out how other plans and strategies will be implemented.

The following policy areas are directly relevant to the project;

Economic Activity

Objective 1 - To improve, regenerate and achieve accessible thriving town centres

Objective 2 - To support economic growth and build on the strengths and opportunities that exist within the Local Plan area including the rural and marine economy

Community / Health

Objective 5 - To enhance the areas recreational offer including access to green spaces, play and sporting facilities.

Environmental Protection

Objective 8 - To protect, conserve and enhance local character including the built, natural and historic environment including biodiversity, townscapes, the coast and countryside of both this area and the adjoining authorities including the protected landscapes of the North York Moors National Park.

In addition, the Local Plan contains a target figure of a minimum of 9,450 new dwellings during the plan period, with the greatest proportion of housing growth within the vicinity of South Cliff Gardens. This will create additional pressure from increased levels of local use, it may also (subject to the Council's policies on Planning Obligations) create developer financial contributions that can be invested in improvements to and maintenance of the site.

The population of Scarborough in 2015 was estimated to be 108,500, projected to increase by 2.7% to 111,400 by 2037. Over this period, the proportion of residents aged 65 and over are also expected to increase by 35.9% from 28,100 in 2015 to 38,200 in 2037. The demographic shift towards an older population is likely to impact on the visitor profile for South Cliff Gardens, with a higher proportion of older visitors with more available time.

2.8.2.10 Towards 2030 – An Era of Opportunity - An Employment and Skills Plan for Scarborough Borough 2015-2030

The Strategy is targeted at specific growth sectors; manufacturing and engineering, potash, offshore wind, construction and education where the Council believes its resources can be best put to use and does not cover retail or the visitor economy.

The strategy lists construction as a key sector and lists partners including CITB, developers, FE Colleges and Groundwork and the social enterprise Northern Regeneration to address a major skills shortage in an industry in need of local labour to meet economic challenges. It also proposes supporting physical regeneration by delivering quality soft and hard

landscaping projects in the York, North Yorkshire and East Riding LEP Area. The potential exists for the delivery and operational phases of the project to deliver training opportunities in this key sector.



East Riding LEP Area. The potential exists for the delivery and operational phases of the project to deliver training opportunities in this key sector.

2.8.3 Strategic Context

South Cliff Gardens provide Scarborough with three main things:

1. A local green space for residents and wildlife
2. A major tourist attraction for visitors
3. A landscape backdrop to the iconic South Bay panorama

South Cliff Gardens are classified as a “Town Park” in the Scarborough Borough Council public open space typology, indicating their status as a high value green space. They provide the main green space for the south of the town, as Peasholm Park and North Bay do for the north of the town.

The Borough's Parks and Green Spaces Strategy 2007-2011 has not yet been renewed but did identify a major restoration and improvement project at South Cliff Gardens as a key priority. Following an action to improve the Rose Garden, which was achieved, an action in 2010/11 was to develop a masterplan and funding bid for the Gardens. Other outputs in the action

plan specifically related to South Cliff Gardens includes implementing signage improvements and carrying out garden improvement works.

The Saving South Cliff Gardens project sits within a wider regeneration programme for Scarborough's South Bay which includes restoring the Valley Gardens, sea defence works and promenade remodelling, a new outdoor dining area below Paxton Steps, renovating the cliff lift and realignment of the National Cycle Network Route 1 to include Filey, caravan parks, Marine Drive and North Bay.

Scarborough as a town has shown great resilience through recent challenging economic conditions and is successfully adapting to change to ensure it makes the most of new opportunities. Coastal growth remains a priority for the York, North Yorkshire and East Riding Local Enterprise Partnership in their summer 2016 Strategic Economic Plan Update and Scarborough and its environment is a key part of this through priorities such as "Successful and Distinctive Places".

The Scarborough area is set to see unprecedented economic investment over the next 5 years, potentially in excess of £2 billion, in the following key sectors:

- Potash mining – new high-tech mine south of Whitby with 1,000 direct and 2,000 indirect jobs
- Maritime and fishing – harbour infrastructure investment at Scarborough
- Offshore wind – new wind farms at Dogger Bank and Hornsea providing over half the UK offshore power generation
- Housing – 10,000 new homes planned for Scarborough Borough by 2030
- Transport – projects to improve key junctions in Scarborough and major improvements to the A64
- Business – 96% of businesses on the Yorkshire coast are small or medium sized enterprises so local business support will continue to be of high importance.

Scarborough Borough Council's vision is: *'to achieve the renaissance of the North Yorkshire Coast by 2020'*.

The Council's Corporate Plan's ambition is "To be the best" and the plan sets out how this will be achieved by focussing on four key aims, all of which the South Cliff Gardens project will positively contribute to:

- Safe and Healthy – by making the Gardens feel safer and encouraging their greater use by a wider range of people.
- Prosperous – through strengthening the visitor economy and creating new income generating opportunities within the Gardens.
- Inclusive and vibrant – by breathing new life into the Gardens and increasing their cultural offer and range of events and activities for all.
- Quality environments – through restoring and improving the Gardens to bring the shine back to an outstanding green space.

2.9 Current Management and Maintenance

2.9.1 Structure and Operation

The Council structure is comprised of a chief executive who manages 2 directors and a projects manager. South Cliff Gardens is managed by a single director but then 2 managers covering Operations, Transport and The Countryside and Asset and Risk. The Countryside Management Officer is directly responsible for the staff who work on site, tree management, the Borough Ecologist, Landscape Architects and Community Involvement Officers.

Scarborough Borough Councils Parks and Countryside Team, based in Scarborough Town Hall are responsible manages 21 Parks in Scarborough, 4 Whitby and 5 in Filey. South Cliff Gardens is one of the major sites in Scarborough Borough Councils parks portfolio and is top of the list of parks in the Council's Leaflet on Parks and Gardens. However it is acknowledged that Peasholm Park, located near North Bay Scarborough, is probably the town's most important park, having rated 6th in the UK via Trip Advisor Traveller's Choice in 2013 and 2014.

2.9.2 Environmental Services - Management Structure

The management of South Cliff Gardens is the responsibility of Scarborough Borough Council Environmental Services Department. Environmental Services aims to bring an effective, integrated approach to parks management. Efficiencies have been achieved over recent years by combining certain roles and activities from previously separate operational teams, (Cleansing and Parks), previously under the management of different departments, Environmental Services and Tourism and Culture respectively. The new Area Environment Teams created are known as 'Clean and Green' Teams.

The management of South Cliff Gardens is spread across many sections as illustrated in Figure 6 and 7: Organogram 1 and 2.



Within Environmental Services, routine open space maintenance is divided geographically between area teams. The maintenance of the Gardens is carried out by the local Area Environment Team which is managed by the appropriate Operations Officer. The Operations Officers report to the Countryside Management Officer who in turn reports to the Operations, Transport and Countryside Manager all under the Director of Business Support. The work of the Parks Operations Teams is supplemented by other specialist staff, including the Playgrounds Inspector, Tree Officer, Technical Assistant, and Landscape Architect who also report to one of the Operations Officers.

The Area Environment Team covering South Cliff Gardens also covers the following gardens and areas:

- Esplanade
- Shuttleworth Gardens
- Prince of Wales Gardens
- Holbeck Hill

The Gardens has a permanent staff is shown on Figure 7 Organogram 2 as follows:

- Area Team Leader
- 3 Gardeners
- 1 Cleansing Operative
- 2 Seasonal Gardeners

The Area Team Leader is the usual first point of contact for members of the public and responsible for responding to complaints via Supportive Services are provided from a central Environmental Services base at Manor Road Nursery, within a mile of South Cliff Gardens.

2.9.3 Grounds Maintenance

Prior to 2005 grounds maintenance operations were based on the Compulsory Competitive Tendering specifications drawn up in the 1980's. These specifications were subsequently re-written and from 2005 are based on an output specification. This means that the maintenance operations aim to achieve an output, e.g. grass no longer than 200mm, rather than a frequency of operations, e.g. grass will be cut 15 times. This allows more flexibility to carry out the maintenance that needs doing at the time and to accommodate the effects of variable weather conditions. The full maintenance specification is shown in Appendix 17.

The current grounds maintenance budget for South Cliff Area Team is c. £166,000pa.

In addition to routine maintenance, the Team Leader carries out full inspections of the Gardens. These inspections assess the grounds maintenance standards, and identify any issues to be addressed by other departments.

2.9.4 Property Services

The other key Council service involved in the maintenance of the Gardens is Property Services, who are the maintenance and repair service within the Asset Management Department. They maintain the footpaths, lighting and drainage. Asset Management are also under the remit of the Director of Business Support. In addition to the monthly Environmental Services inspections, Property Services carry out a full inspection of the Gardens twice a year. Inspections are also carried out as and when required in response to enquiries and complaints, as with play equipment.

The Property Services budget for repairs of features such as shelters and maintenance of footpaths is included in a maintenance budget which covers all parks, open spaces, and estate paths and access ways that are not adopted and maintained by North Yorkshire County Council Highways Department. The actual spend in the Gardens can vary considerably from year to year according to need and other demands made upon the overall budget. The specification for repairs or improvements depends on the feature involved, but is usually like for like or an upgrade in quality and standard.



2.9.5 Dog Wardens

The Dog Warden Service deals with all dog related issues and enforcement as required. This service is managed by the Environment Enforcement and Contracts Manager also falling under the remit of the Operations, Transport and Countryside Manager.

There are currently two full time dog wardens who patrol the Borough. One of these posts is currently a job share. The dog wardens are supported by a seasonally employed Enforcement Officer covering the months of May to October. The Enforcement Officer is responsible for patrolling parks, gardens and beaches as well dealing with enforcement issues as and when required.

The Council's Customer First telephone service (01723) 232323 is the first point of contact for members of the public with any issues concerning dogs in the park. Customer First then alert the Dog Wardens to the enquiry

after details have been obtained and the appropriate follow up action is taken.

2.9.6 Health and Safety

The Council has overall responsibility for the welfare, health and safety of all park and garden users and staff. In addition to general observation, undertaken by staff whilst working in the park, Team Leaders undertake regular inspections as described above. These inspections look at all aspects of the park, including paths, street furniture and play equipment. They are supplemented by the routine inspections by Property Services as described above. Inspection sheets are kept on file in the Operations Officer's office at Manor Road Nurseries.

In addition to these formal inspections, much benefit to health and safety is gained by ensuring the park is well used and well respected. Visitors and the Friends of South Cliff Gardens are often the first to report problems or damage and are actively encouraged to do so.

Risk assessments are carried out for all aspects of work in the park. Any non-routine tasks or activities are risk assessed prior to the work taking place. Risk assessments are regularly reviewed and updated. They are kept on file in the Operations Officer's office at Manor Road Nurseries.

Environmental Services promote a positive attitude towards staff training and development that includes safe use and disposal of pesticides, safe use of machinery, first aid, customer care, safe manual handling and dealing with difficult situations. The team leader has been trained to NVQ Level 2 in Amenity Horticulture and has completed a ROSPA play area inspection course. The Health and Safety Steering Group within Environmental Services co-ordinate all issues regarding welfare, health and safety. There are no major security problems within South Cliff Gardens, and vandalism is currently an infrequent and isolated occurrence.

2.9.7 Sustainability

Under its Environmental Sustainability Strategy and Policy, 2015 – 2019, Scarborough Borough Council aims to:

'Safeguard and improve the lives of people in the Borough now and in the future by adopting through our own operations, and the encouragement of others, the principles of sustainability'

South Cliff Gardens include a variety of habitats with high bio-diversity.

The site itself includes two non-statutory Sites of Importance for Nature Conservation known as South Cliff Grasslands and Wheatcroft Cliff and South Bay. There are other SINCs within the 2km desk study area, but these are distant and well removed from the site. Adjoining the site to the east is the nationally important Cayton,

Cornelian and South Bays SSSI. This site is designated for the geological and biological interest of the site, and the citation for the SSSI can be referred to in full on the Natural England website. To the north of the site beyond Scarborough town is a further SSSI, this being North Bay to South Toll House Cliff SSSI.



2.9.8 Marketing/Publicity/Promotion

Largely due to the Friends group and the success of their ongoing improvements and events programme, South Cliff Gardens receives a good measure of positive publicity, including press coverage, and the Gardens is well known in the local community. The main media for marketing and publicity include:

- Press releases, co-ordinated between the Friends Group and staff in Scarborough Borough Council's Environmental Services and Communications Departments
- The main notice boards at the Rose Garden entrance and opposite the Spa Bridge, used to promote events and inform park users of the latest developments.

The Friends of South Cliff Gardens publicise their events and activities by way of notices and articles in newsletters produced by their own regular newsletter. Other local groups, e.g. The Civic Society Newsletter also note events and activities and their newsletter. The Friends of South Cliff Gardens has a regular section in the Ward newsletter that is published quarterly and publicity posters are distributed throughout the area as and when necessary.

The Friends of South Cliff Gardens have a Facebook page, with 524 likes/followers (July 2018), which can be accessed at <https://en-gb.facebook.com/southcliffgardens/>

Two interpretation boards are installed in the woodland and at Springhill meadow showing the diversity of wildlife to be found within the park.

South Cliff Gardens is promoted on Scarborough Borough Council's Discover Yorkshire Coast website at www.discoveryyorkshirecoast.com.



2.9.11 Vandalism

Some vandalism does occur in the park. All vandalism reported is assessed by the South Cliff Gardens team and referred to Property Services as appropriate. A required course of action is agreed to make the area safe. Minor damage can be taped off; more extensive damage is surrounded with barriers until it is repaired, if the structure in question cannot be removed from site.

2.9.12 Equipment Maintenance-Staff

Scarborough Borough Council staff at the Dean Road depot carry out all equipment maintenance and no vehicles are left on site overnight. The only vehicles allowed in the Gardens are Garden's team vehicles. No members of the public vehicles are allowed access into the park. Adequate parking is available around and near the Gardens on the Esplanade and Promenade - see section 2.2

2.9.13 Green Waste

All green waste from the Gardens, and throughout the Borough, is composted and recycled centrally Dean Road depot and reused as required. Other materials are re-used on site if possible, e.g. fallen trees for seats, sculptures. All tree waste produced from arboriculture operations is chipped on site and spread onto nearby beds as mulch or brash used as dead wood habitats. Due to lack of accessibility, large tree trunks and pruning are easily removed from site. Scarborough Borough Council produces its own soil conditioner from green waste collected in the Borough.

2.9.14 Friends Clean Up Days

The Friends Group have carried out a number of volunteer clean up events which as well as cleaning up the Gardens also undertake horticultural work such as planting/weeding but there is a lack of management and direction.



2.9.9 Control of Dogs

Dog walking is a popular activity in South Cliff Gardens and dog walkers are often park regulars who play an important role in ensuring the park is used throughout the year and in off peak hours, which in turn plays a role in making the park feel safer.

Dog waste is not treated as separate waste and there is good provision of bins throughout the Gardens to dispose of dog waste and signage encouraging people to do so. There are two dog wardens who operate across the borough; the time they have available to engage in South Cliff Gardens is extremely limited. A new Order came into force in January 2018 – The Dog Control Public Spaces Protection Order 2017 which extends The Anti-Social Behaviour, Crime and Policing Act 2014. There is now a fixed penalty of £100 for failing to clear up after a dog defecates in a public place.

However there is little enforcing of dog control orders/policies so there dog mess and unruly dogs everywhere. South Bay has recently employed Dog Wardens and it is explored whether it may be possible to extend their role into the South Cliff Gardens.

2.9.10 Graffiti Removal

Graffiti attacks are reported to the graffiti cleanup squad. They usually respond within 24 hrs however this can depend on their workload. The incident is also logged and reported to the Police who will prosecute if at all possible. Members of the public and in particular our Friends of South Cliff Gardens play an invaluable role in this process.

2.9.15 Herbicides

Herbicides are currently used at South Cliff Gardens as a cost effective treatment, however, their environmental impact and potential health concerns mean it is in the interest of the Gardens, workers and users to minimize and eliminate the use of herbicides where possible.

2.9.16 Japanese knotweed

Japanese knotweed is present in the Gardens. Under the Wildlife and Countryside Act 1981 / Wildlife (Northern Ireland) Order 1985 it is an offence 'to plant or otherwise encourage' the growth of Japanese Knotweed. It is therefore essential that the Japanese Knotweed in the park is managed as effectively as possible and herbicide remains the most effective treatment against this invasive plant. The council uses injection kits to manage Japanese knotweed.

2.9.17 Materials - Peat usage

South Cliff Gardens is working towards minimizing the use of peat. Scarborough Borough Council's own soil conditioner is used as mulch when needed and was incorporated during the recent restoration project planting phases.

2.9.18 Recycling

During arboricultural works all tree material, except large trunks, are chipped and left on site. No recycling waste receptacles are present in the Gardens.

2.9.19 Energy and Resource Conservation and Pollution Reduction

There is some light pollution in the Gardens from the street lighting and adjacent buildings. Lamp posts and lamps are non LED and require upgrade to facilitate a reduction in energy consumption.

Utilities are charged to the central budget for Buildings and Lighting.

2.9.20 Gully System & Drainage

Please refer to: appendix 9 - Drainage Survey – July 2018 – JMS Drain Solutions

The existing drainage system has been surveyed as part of the Round 2 bid. The system is in poor condition and requires significant renewal. Following this, it will require annual cleaning.

2.10 South Cliff Gardens Basic Information

- Address Esplanade, Scarborough, YO11 2AG
- Contacts General enquiries: Parks and Countryside Services team on 01723 374079 or <https://www.scarborough.gov.uk/home/sport-and-leisure/parks-play-areas-and-gardens>
- Friends Group: <http://friendsofsouthcliffgardens.com/>
- Facebook: www.facebook.com/southcliffgardens
- Twitter: @HLFSCGardens
- Grid Reference: Easting 504438 and Northing 487870
- Designation: Potential Green Flag Park
- Ownership: Scarborough Borough Council
- Size: 16 hectares
- Type: 'Town Park' in the Scarborough Borough Council public open space typology
- Legal: Interest Acquired largely in 1912, but leases to Cliff Bridge Co. continued until 1957
- Access: Esplanade (including vehicular to Maintenance Yard, Promenade (promenade), Cliff Bridge (main pedestrian access from town centre)
- Opening hours: 24/7 (unlocked)
- Local Facilities: Clock Café, Chalets, Shelters, Cliff Lift, Putting Green, Italian Garden, Rose Garden
- Bus: 109 Open Top Bus to the Spa
- Trains: York – Scarborough - 1 train/our, 50 mins duration and then a 15mins walk to Cliff Bridge
- Parking: Parking on Esplanade on road at Holbeck end and pay and display on Promenade at Spa and underground car park under Cliff Bridge.



2.11 Relationship with other Parks and Open Spaces in Scarborough

South Cliff Gardens form a site of approximately 16 hectares, and are one of the most significant areas of publicly accessible greenspace in Scarborough alongside Peasholm Park (adjacent North Bay), Oliver's Mount (inland from The Gardens), and the cliff side greenspace adjacent North Bay. The Registered Park designation includes linked green spaces, Valley Gardens at the northern end, the Esplanade at the top of the Cliff and adjacent gardens, Shuttleworth Garden and Prince of Wales Garden which like South Cliff Gardens, developed as private gardens.

The importance of the Scarborough's network of green spaces running alongside South and North Bay cannot be underestimated in both aesthetic, historical and economic terms.

The vision of the South Cliff Gardens project is:

“To save the unique and enchanting heritage of South Cliff Gardens from a point of critical decline and to breathe new life into the Gardens so they appeal to 21st century communities and become a vibrant and well-used park once again.”

This is supported by a number of objectives:

- Repair and restore the historic fabric of the Gardens to high quality and with respect to the original design intentions
- Prioritise this repair and restoration to the areas and features of greatest need and value in order to achieve a realistic project budget
- Make the Gardens as accessible as possible and welcoming
- Reconnect people with the Gardens, attracting new and larger audiences and engaging people with their heritage
- Renew the health and tourism benefits that the Gardens were originally created for
- Provide a place for people to learn new skills and meet new friends
- Add a new layer of horticultural excellence that becomes an exemplar of coastal gardening and increases wildlife and environmental benefits enormously
- Build on 10 great years of active community involvement with the Friends group to further develop local ownership
- Provide effective management systems to make the most of the Gardens and safeguard them for generations to come.

All of the above will be achieved through an exciting mix of capital works, community involvement and above all management changes. The Round 1 bid identified a number of issues regarding maintenance and the need for additional staff and resources. However, the existing maintenance base, near the Rose Garden, is even inadequate for the current staffing levels in terms of storage, office space and security needs. The development stage of the project has clearly demonstrated the need for a new operational centre to accommodate the increase in staff, and the need to provide a base for volunteers and training.



Analysis, Aims and Objectives ("Where do we want to be")



3.1 Green Flag Objectives & Management Issues

Please refer to: Appendix 15 - Conservation Management Plan - August 2018- 1061/SG/V2

South Cliff Gardens is classified as one of the Borough's key parks and gardens and an integral part of the South Bay offering and as such the Gardens.

Key Performance Indicators

There are only two Green Flag parks in Scarborough Peasholm and Falsgrave.

Peasholm Park is the most visited park, is renowned for its design and an important leisure site well linked to other local attractions, such as the Outdoor Theatre and North Bay. Falsgrave is more of a neighbourhood park with play park, and other facilities. South Cliff Gardens sits between the two in terms of importance within the town.

South Cliff Gardens are recognised as being very important to the town, the adjacent hotels and community of South Cliff. They are highly rated on trip advisor and the Italian Gardens, Clock Café and Esplanade are highly thought of by local people and visitors alike.

This section presents the aims and objectives for South Cliff Gardens from 2021-2031. The format of this section

of the management and maintenance plan has been closely aligned to the key criteria used to assess parks and open spaces as part of the Green Flag Award, which the Council aspires to achieve to add to its two existing Green Flag Awards. The plan and covers the current status and assets/features of the open space and is also based on the implementation of the Round 2 Lottery proposals.

This section has been completed following the preparation of the Conservation Management Plan, Business Plan and the Activity Plan, prepared as part of the Round 2 Lottery application. These plans are referred to throughout this management and maintenance plan. The management actions that follow the objectives describe how we will allocate funding and resources and monitor our progress toward achieving our vision.

Providing quality parks, gardens and open spaces remains a high priority for the Council despite the difficult financial climate. Acknowledgment and accessibility to the town's heritage are also vitally important.

Green Flag Award criteria have been taken as crucial guidance in the management vision.

• Welcoming Park	1. Welcome 2. Good & Safe Access 3. Signage 4. Equal Access for All
• Health, Safety and Security	5. Appropriate Provision of Quality Facilities and Activities 6. Safe Equipment & Facilities 7. Personal Security 8. Control of Dogs/Dog Fouling
• Well Maintained and Clean	9. Litter and Waste Management 10. Horticultural Maintenance 11. Arboricultural Maintenance 12. Building and Infrastructure Maintenance 13. Equipment Maintenance
• Environmental Management	14 Managing Environmental Impact 15. Waste Minimisation 16. Chemical Use 17. Peat Use 18. Climate Change Adaption Strategies
• Biodiversity, Landscape and Heritage	19. Management of Natural Features, Wild Fauna and Flora 20. Conservation of Landscape Features 21. Conservation of Buildings and Structures
• Community Involvement	22. Community Involvement in Management and Development 23. Appropriate Provision for the Community
• Marketing and Communication	24. Marketing and Promotion 25. Appropriate Information Channels 26. Appropriate Educational and Interpretational Information
• Management	27. Implementation of Management Plan

In addition the following criteria to achieve Green Heritage Site Accreditation have also been addressed:

Condition of Historic Features

- Good Conservation Standards
- Historic Features given Prominence
- Restoration/re-creation of Landscape Features

Use & Enjoyment of Historic Features

- Historic Features intact and in use
- Historic Features integrated into the life of the site
- Information available & evidence that historic features are enjoyed by the public

Maintaining Historic Character & Appearance

- Relevance of Historic Landscape design integrity understood and interpreted
- Horticultural displays contribute to historic character
- Recognition and appropriateness of historic tree and plant collections
- New or replacement features conserve or enhance the historic character and appearance

The management actions described in the following section include likely time frames, responsibility for implementation, cost estimates and funding sources. Most of the management plan objectives have specific actions against them. In some cases the objective relates to how the council works. This information will be reviewed regularly and is expected to evolve as funding and other opportunities arise and the service is transformed during the course of the next 10 years.

The eight key Green Flag criteria and their subsections are:

- Welcoming Park
 1. Welcome
 2. Good & Safe Access
 3. Signage
 4. Equal Access for All
- Health, Safety and Security
 5. Appropriate Provision of Quality Facilities and Activities
 6. Safe Equipment & Facilities
 7. Personal Security
 8. Control of Dogs/Dog Fouling
- Well Maintained and Clean
 9. Litter and Waste Management
 10. Horticultural Maintenance
 11. Arboricultural Maintenance
 12. Building and Infrastructure Maintenance
 13. Equipment Maintenance
- Environmental Management
 - 14 Managing Environmental Impact
 15. Waste Minimisation
 16. Chemical Use

17. Peat Use
18. Climate Change Adaption Strategies

- Biodiversity, Landscape and Heritage
 19. Management of Natural Features, Wild Fauna and Flora
 20. Conservation of Landscape Features
 21. Conservation of Buildings and Structures

- Community Involvement
 22. Community Involvement in Management and Development
 23. Appropriate Provision for the Community

- Marketing and Communication
 24. Marketing and Promotion
 25. Appropriate Information Channels
 26. Appropriate Educational and Interpretational Information

3.1.1 Welcoming Park

Green Flag Criteria - Welcoming Space

This section recognises the culmination of everything done well. A welcoming place is one that invites and draws people into it. This means creating a space which, through its visual appearance, range of facilities, standards of maintenance and ease of access, makes people feel that they are in a cared-for place. This generates an innate understanding for why things are as they are, which is in turn reflected in the greater enjoyment of, and respect for, the place itself. It is assessed through the following criteria:

Aim 1. Welcome

Current Situation

The entrances to the Gardens are generally defined by railings but some are overgrown by trees and untidy shrubs, giving a foreboding appearance. It is likely that the entrances had some ornamental planting but none exist today except at Holbeck Gardens. There are few welcome signs and directional signage is lacking. There is little information about the steepness of the gradients of the paths and the degree of accessibility of the park.

Key issues to address

- Lack of visibility along entrance paths and down site from perimeter due to unchecked vegetation
- Lack of information about the site to encouragement people to enter the site and understand the site's assets
- Restoration of ornamental planting at entrances to highlight their importance

Proposals under the Lottery Bid

- Restore railings
- Carry out tree and shrub management works to open

up views to areas of interest and improve visibility into the site.

- Restore ornamental planting at entrances
- Include entrance features
- Implement a programme of interpretation that encourages visitors to dwell longer in the park.

Objectives and Management actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 1.1 Creating a welcoming place in South Cliff Gardens						
	Description	When	Who	Budget (£000s)	Source	Secured
1.1A	Continue to support and develop the Friends Group, other volunteer groups and also provide activities where anyone can join in (e.g. regular guided walks). This makes the park more welcoming on a social level	On-Going	Parks Development Officer	Minimal Staff Costs	STC Revenue	Yes
1.1B	Ensure entrance signs are easily readable, clean and undamaged	On Going	Contracting Teams	Minimal Staff Costs	STC Revenue	Yes
1.1C	Regular pruning to keep visibility into site	On Going	Contracting Teams	Minimal Staff Costs	STC Revenue	Yes
1.1D	Carry out railing and gate inspections and repairs	On Going	Contracting Teams	Minimal Staff Costs	STC Revenue	Yes

Aim 2. Good Safe Access

Current Situation

Access The gardens are typified by long north – south traversing footpaths and east - west ‘vertical’ step connections, but wayfinding and legibility of these is difficult for first time visitors and it is easy to get lost. These paths are wedged between and contrast to the flat Promenade along the Foreshore and Esplanade at the top of the cliff. The original grand entrance to the Gardens from the town centre at the northern end is less used now than the Promenade which provides a more direct access from other South Bay entertainments and establishments. However the Gardens are used as an attractive route to the town centre from South Cliff.

The paths have suffered over the years from small landslip and are frequently being reconstructed. The elaborate drainage system installed by Harry Smith has not been maintained well in recent years. A survey of the system’s condition is currently underway.

The site performs quite poorly in terms of universal access provision for a number of reasons, not least of which is the challenging terrain in terms of the Cliffside location. Steepness of path slope, mixed surface conditions, lack of access through the cliff tunnel, lack of legibility in terms

of accessible parking and ramps, incorrect accessibility signage, poor wayfinding signage, insurmountable changes in level all contribute, but on the positive side there are many ways to make improvements.

Due to the nature of the existing site topography and condition of some routes, the potential to achieve easily accessible routes to meet the needs of all people with impairments, and in particular those persons with physical mobility impairments, is likely to be beyond the ability of the current project funding. As such, some of the current proposals may also be beyond the ability of the current project but have been identified to aid recognition of the existing barriers to accessibility and to hopefully support future planning for on-going improvements either within or beyond the current project.

In considering the existing barriers to accessibility on-site and any potential for improvements to existing routes, it has become evident that it will be extremely difficult and possibly unrealistic to achieve the accessibility standards for physical mobility that might reasonably be expected of any “urban fringe and managed” landscape area. In such a case, it is reasonable for clients to take action to make the best provision they can, which means in effect the project should continue to make the site accessible “by all reasonable means”. This means that improvements

should be sought to achieve the “least restrictive access” to the site and its facilities.

There is a dramatic rise in level of over 50m between the foreshore and the Esplanade, making this a very steep site, with the majority 40% of land between 1:1-1:2 and 35% of the land 1:2-1:5. This topography explains the complex arrangement of traversing footpaths which criss-cross the cliff, enabling the visitor to meander up and down the steep slope. There are few ‘vertical’ links due to the number of steps required. A ‘most accessible’ path runs the length of the site, although this is interrupted by the funicular railway which currently is a major access barrier. South Cliff Gardens are accessed at a lower level along the coastal Foreshore Road / Promenade and from the town centre via bridge over Valley Road as well as from a number of entrances on the Esplanade overlooked by a number of hotels and terraced housing.

Please refer to Drawing Nr. 1061_12 - Survey - Existing Sections and ground Gradients which highlights the inaccessibility and lack of suitably graded pathways between the upper and lower areas of the Gardens and Drawing Nr. 1061_23 Existing footpaths Gradients Drawing Nr. 1061_24.1 and 24.2 which highlights the hierarchy of footpaths across the site.

There are a total of 28 access points into South Cliff Gardens as shown on Drawing Nr. 1061_101.1 and 101.2 follows:

- Cliff Bridge (north and south)
- Esplanade through 12 entrances
- Promenade/Spa through 10 entrances
- Birdcage Walk and Valley Gardens
- Holbeck Ravine top and bottom

Although there is no main entrance as such, due to the long thin layout, historically the principal and arguably the main entrances today are the following:

- Cliff Bridge – perhaps the most used entrance as it is the link with the town centre
- Crown Hotel – the first hotel on the Esplanade
- Paxton Steps South – the main access from the Spa
- The Rose Garden – entrance to Rose Garden and maintenance depot
- Holbeck Gardens – the main access from Clock Tower

Railing and topography restricts access to the entrances noted above.

There is no access for cars anywhere on site. Maintenance vehicles gain access to the depot adjacent to the Rose Garden and from Cliff Bridge.

None of the above entrances have gates and access is available 24 hrs a day.

Cycling

The site is sandwiched between the Cleveland Way Recreational Route which runs along the Promenade and the Sustrans Route 1 which runs along the Esplanade.

Buses

Buses run along the Promenade to The Spa but there are only a few bus stops at the top of the site, in the side streets off the Esplanade.

Car Parking

The Park and Ride drop off is under the Cliff Bridge and railway station is 1km away from the Cliff Bridge entrance. The Train service into Scarborough from York is convenient and regular, connecting to the main east coast London to Edinburgh line. There is a large underground car park under Cliff Bridge and paid car parking is available alongside Foreshore Road. On street parking is available on the Esplanade, which is free at the southern end and by permit only to the north. Paid surface car parking is available along Foreshore Road and The Spa forecourt. There is a large free carpark south of the Gardens above the Holbeck landslip.

Hard Surfacing

Please refer to drawing 1010_30.1 and 30.2_Survey - Hard Landscape North and South

One of the defining features of South Cliff Gardens is its network of traversing footpaths which total around 10km in length, although some have been lost and are in danger of being lost due to landslip.

The paths generally run along the contours, with zig-zags climbing up cliff.

It is thought that asphalt was used on some paths in the Spa gardens from at least the 1860's onwards, asphalt having been patented in England as a path surfacing material from the late 1830's. Archive historic images also suggest that some areas such as the Rosary and the Italian Steps/Terrace were surfaced in a pale crushed, bonded lime or a fine aggregate prior to the current asphalt surfacing.

Today, the paths are surfaced in asphalt/ bituminous macadam and in localized resurfaced areas, this is good, but the majority are in moderate to poor condition showing signs of failure in shear, evidenced by longitudinal cracking and a creeping of levels seaward, with a broken edge on the seaward side suggesting the slow progress of minor surface landslips. Also the width of footpaths on historic photography appears in some cases to be wider, which also corroborates this suggestion. The paths suffer from similar issues – topsoil from the banks below being washed away, causing the fronts of the paths to be left unsupported and hence sliding down the bank / becoming narrower.

It would appear that the path networks were generally positively drained as most appear to have been cambered back towards the retaining walls with gullies dotted along and this is borne out by Harry Smith's drawings. The amount of cleaning out of drains has reduced dramatically in recent years with the result that the bankside on the seaward is slipping away, causing the paths to fall forwards and consequently adding to the drainage issues.

Only a limited number of footpaths are accessible by maintenance vehicle and these are shown on Drawing Nr. 1061_36.

Steps

The steps are of mix of stone and concrete, with generally stone used in the older areas of the Gardens. Most of the step flights are without handrails, a crazy paving of stone or concrete pavers often typifies landings, particularly within the Clock Cafe Character Area. In many cases, steps are out of plumb or level due to gradual land slippage, but in some cases this adds an element of charm and character, although does not contribute to accessibility.



Edging

Many of the paths in South Cliff Gardens are edged with rockwork, with some being quite substantial retaining structures. The earliest examples are in the Spa Gardens North, and are likely to have been part of Paxton's scheme as he often used large rocks, informally laid to form rockwork edging to paths and retaining walling. It is probable that Paxton may have embellished existing paths laid out by Knowles. Path junctions and seat alcoves are marked by large rocks.

The majority of the paths throughout the gardens are edged using angular, rusticated local stone of varying and irregular size. The exceptions to this are the formal areas of Italian and Rose Garden, and the Esplanade. Many stretches of edging require re-setting or is missing which does not help to prevent shear failure. A use of haunched natural stone edging is a character feature of the Spa Gardens North and South and / Clock Cafe Basin and Rose Garden.

Walls

All the walls are site are stone, matching the stone used for the rockwork edging and stone steps.

Similar to the rockwork edging, the stone used in the Spa Gardens North site is generally larger than that used south of the Cliff Lift, which again probably reflects Paxton's influence.

The walls generally appear to be in good condition. The original retaining walls appeared to be dry stone, therefore not intentionally holding water back. Later additions are often pointed up and potentially do not have enough weep holes in to alleviate the pressure behind, however they may have been designed to withstand this. Some "maintenance" efforts have in some cases pointed up original dry stone retaining walls – these will need to be raked out as this could detrimentally affect the stability as we believe they have not been designed in this way originally. Although the majority of walls appear to be in good condition around the pathways there are some areas of concern, generally around the very top of the slope, holding up the Esplanade promenade, and also walls towards the foot of the slopes, particularly in the vicinity of the Cliff Lift. There is some concern in general with slope stability as a whole, however if we are to maintain and try to preserve what is currently there we think the main issue to address is the land drainage.



Other surfaces

A concrete foreshore access road exists south of the spa buildings and extends southward to the Holbeck Ravine. A higher quality level of stonework is apparent around some of the historic structures such as the marble paving under Holbeck Clock Tower. The interiors of some of the shelters include tiled flooring.

Key issues to address

- Lack of connectivity between Esplanade and Promenade
- No accessible path through the Gardens
- Tunnel is a major barrier to access north and south of Spa

- Undefined key entrances into the site
- Confused and disjointed circulation system
- No main site entrance or focus for the site
- Visibility into and through the site

Proposals under The Lottery Bid

The overarching objective developed as part of the Round 2 proposals is to develop a new masterplan to create a more unified and accessible site, providing access to established formal gardens – Rose Garden and Italian Garden as well as good access to key new facilities such as the play area and toilets near the Clock Café and the proposed new Operations Depot.

Key access improvements as part of The Lottery project include:

- Existing signed accessible route
1. Review option for route improvements including improvements to routes for safety of access;

2. Develop a route accessible for most disabled persons either with or without assistance;
3. Explore opportunities to provide an accessible circular route based on either independent or assisted use;
4. Develop a signage strategy for improvements in signage and information on site:

- Reopen tunnel, reconnecting North and South Spa Gardens area
- Improve seating provision for persons with impaired mobility.
- Provide level rest point along route with space for wheelchair users
- Provision an easier accessible route between the Esplanade and the Rose Garden and Italian Garden
- Improvements to access shelters, garden features, and destinations
- Conversion of a chalet to provide accessible WCs including unisex accessible WC near Clock Café as well as accessible baby change facility and shower.

Objectives and Management actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 2.1. Meet the accessibility requirements of all users, ensuring paths are in good order and wherever possible, suitable for wheel chairs and buggies						
2.1A	Review all routes and paths across the site with access consultant/ group to ensure that they, as reasonably as possible, meet the requirements of all users whilst taking into account Conservation Plan policies	Annual	SBC Parks Team	Minimal Staff Costs	SBC Revenue	Yes
2.1B	Consider tonal contrast of all 'street furniture' against the ground surface and background surfaces to aid visual recognition by persons with impaired sight	Ongoing	South Cliff Gardens Team	Minimal Costs	SBC Revenue	No
2.1C	When locating seating, rest points, and other 'street furniture' such as sign posts, lighting columns, waste bins, etc., ensure they do not cause obstructions and trip hazards to persons with visual impairments, who may be following the route edge as a means for their wayfinding around the site.	Ongoing	South Cliff Gardens Team	Minimal Costs	SBC Revenue	No
2.1D	Ensure paths and entrances are kept free of obstacles from litter and overgrown trees/ shrubs	Annual	South Cliff Gardens Team	Existing Maintenance Contract	SBC Revenue	Yes
Objective 2.2 Improve pedestrian access across the site by undertaking a specific programme of improvements informed by the 2018 GAP Access Audit to implement works outside the scope of the Round 2 Lottery Bid						
2.2A	Consider options for improving access to Putting Green area and the Putting Green	Short to Medium Term Priority 1 3 years Post HLF	South Cliff Gardens Team	£20k	SBC Capital	No
2.2B	Review options to improve access between Seafront Promenade and Clock Café	Short Term Priority 1-2 years post HLF	South Cliff Gardens Team	£20k	SBC Capital	No
2.2C	Provide a risk assessment of all routes to inform Management and Maintenance Plan for site	Short Term Priority 1-2 years post HLF	South Cliff Gardens Team	Existing Maintenance Contract	SBC Revenue	Yes

2.2D	SBC to consider options to improve access to the Spa Bridge area, including: i) the availability of public transport ii) provision of Accessible Parking iii) reinstatement of Tramway between Foreshore Road and Cliff Bridge Levels	Short Term Priority 1-2 years post HLF	SBC Highways & South Cliff Gardens Team	100k	SBC Capital	No
2.2E	Advise Local Authority to consider options to improve access onto the Spa Bridge	Short Term Priority 1-2 years post HLF	SBC Highways	50K	SBC Capital	No
2.2F	Consider potential to develop new accessible routes towards the Cliff Railway and provide: a) an accessible linking route to the Spa Building roof promenade level b) an accessible route to either the tunnel or a new intermediate stop location for the cliff railway	Short to Medium term priority 1-3 years	SBC Highways & South Cliff Gardens Team	200k	SBC Capital	No
2.2G	Consider provision of designated accessible on-street parking in vicinity of SCG entrances	Short to Medium term priority 1-3 years	SBC Highways	Maintenance	SBC Revenue	No
2.2H	Improve provision and consistency of provision of drop kerbs along Esplanade	Short to Medium Term Priority	SBC Highways	10K	SBC Revenue	No
2.2I	Explore options for access to accessible toilet facilities to include: a) Accessible WCs including Unisex Accessible WC at Putting Green Building and Clock Café. b) Accessible Babychange Facility c) Provision of at least one Changing Places Toilet Facility, possibly located in vicinity of the Seafront Promenade to be accessible by visitors to the SCG or Seafront. d) Consideration of cultural issues in regard to design and provision of sanitary facilities e) Consideration of gender equality issues and provision of in regard to design sanitary facilities	Short to Medium term priority 1-3 years	SBC Highways & South Cliff Gardens Team	200k	SBC Capital	No
Objective 2.3 Provide and encourage access for all						
2.3A	Continue to liaise with stakeholders, GAP & local disability user groups including Sight Services	On-going	South Cliff Gardens Team	Minimal staff costs	SBC Revenue	Yes

2.3B	Development of a 'sensory approach' to planting and features within and throughout the park and routes more generally to encourage an inclusive environment for all visitors including those persons with sight impairments.	On-going	South Cliff Gardens Team	Minimal staff costs	SBC Revenue	Yes
2.3C	Ensure furniture has a seat height of 450mm	On-going	South Cliff Gardens Team	Minimal staff costs	SBC Revenue	Yes

Aim 3 Signage

Effective signage to and in the park

Current Situation

There is currently no co-ordinated signage within South Cliff Gardens. There are a few heritage information boards and limited number of directional signs to aid visitors with visibility issues. The site is steeply graded and no information exists (for example a map indicating route ways gradients and surfaces) to aid visitors planning their route through the site.

Key Issues to address:

- The site is steeply graded and no information exists (for example a map indicating route ways gradients and surfaces) to aid visitors planning their route through the site
- Lack of information on facilities
- Lack of interpretation signage

Proposals under the Lottery Bid

- Implement welcome signage at major entrances – 5Nr.
- Implement maps at minor entrances – 9Nr.
- Provide more interpretation about the heritage of South Cliff Gardens – 4Nr. new ones
- Provide postcard trail signs – 12Nr.

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 3. Improve signage at key entrances, within the site and in the surrounding foreshore and neighbourhood areas to South Cliff Gardens						
3A	Provide up to date information about South Cliff Gardens at Cliff Bridge on town centre side	Annual	South Cliff Gardens Team	Minimal Staff Costs	SBC Revenue	No
3B	Provide information about South Cliff Gardens in welcome boards and in Clock Café	Annual	South Cliff Gardens Team	Minimal Staff Costs	SBC Revenue	Yes
3C	Review and if necessary provide signing inside the South Cliff Gardens so visitors can find their destination	Annual	South Cliff Gardens Team	Minimal Staff Costs	SBC Revenue	No
3D	Liaise with Highways to revise brown tourism signs to South Cliff Gardens and to raise the profile of the heritage Gardens offer as part of the South Bay visitor attraction	Annual	South Cliff Gardens Team	5K	SBC Capital	No
3E	Raise the profile of South Cliff Gardens through other media such as websites, e-newsletters, and leaflets	Annual	South Cliff Gardens Team	5K	SBC Capital	No
3F	Ensure that exits out of the garden are visible and directional signs such as to the beach/town are clear	Annual	South Cliff Gardens Team	5K	SBC Capital	No

Aim 4 Equal Access for All

(Please also refer to Aim 2 Good Safe Access)

Current Situation

The Gardens are not very accessible for all members of the community and do not offer facilities for all family.

Key Issues to address

- Improve access into and across the site
- Provide a new play area with accessible play equipment
- Provide accessible toilets and baby change
- Community involvement, active and effective Friends

Group and popularity of Gardens can assist in making the Gardens more welcoming to all members of the community

- Parks staff have received customer care training and are area based, giving ownership and continuity to management

Proposals under the Lottery Bid

- Creation of new family hub near Clock Café including new play area including accessible equipment and accessible toilets and baby change
- New staff including Head Gardener, Community Engagement Officer, Gardener and Apprentice
- New Operations Depot will provide an excellent base for park staff and volunteers

Objectives & Management actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 4. Provide everybody with a range of high quality, well-maintained and relevant facilities that are accessible, safe and clean						
4A	Review facilities across the Gardens in terms of appearance, function and visitor offer and develop action plan for remedial works and further development work	Annual	Project Board	Minimal Staff Costs	SBC Revenue	Yes
4B	Encourage positive use of the Gardens, discourage negative use of the Gardens and ensure a high level of cleanliness	Annual	South Cliff Gardens Team	Minimal Staff Costs	SBC Revenue	Yes
4C	React to negative behaviour, graffiti and vandalism in a quick and effective manner	Annual	South Cliff Gardens Team	Minimal Staff Costs	SBC Revenue	Yes
4D	Continue close working relationship with Police and other agencies through the multiagency problem solving Meetings	Annual	South Cliff Gardens Team	Minimal Staff Costs	SBC Revenue	Yes
4E	Daily checks for vandalism/ graffiti, ensure damage from vandalism is 'made good' as soon as possible	Daily	South Cliff Gardens Team	Minimal Staff Costs	SBC Revenue	Yes
4F	Encourage the public to report negative behaviour to the police, report any ASB and criminal behaviour immediately to police, share information with partners	Annual	All	Minimal Staff Costs	SBC Revenue	Yes
4G	Encourage the use of the Gardens for nonusers, increase user numbers	Annual	South Cliff Gardens Team	Minimal Staff Costs	SBC Revenue	Yes

3.1.2 Health, Safety and Security

Aim 5 Appropriate Provision of Quality Facilities and Activities

South Cliff Gardens should be a place where staff understand and adhere to the Council's Health and Safety Policy for the benefit of their own safe working practice and the safety of visitors.

Current Situation

South Cliff Gardens was built to be more of a promenading garden, with shelters and seats located throughout give resting points on the cliff and to take advantage of spectacular views over South Bay to the harbour and the Castle.

The Gardens play a positive role in supporting healthy activities for visitors through the provision of facilities such as the variety of paths to encourage walks, Rose Garden, Italian Garden, Putting Green, etc. The Gardens also have an important but less tangible role in the mental wellbeing of visitors, by offering a space for relaxation and unwinding in quieter areas.

South Cliff Gardens links to Valley Gardens, Shuttleworth Gardens, Prince of Wales Gardens and the Esplanade and links south towards Filey Brig ensure that it is part of a network of longer walks to Holbeck Hill and further south. The public can access more formal sessions, which are provided independently by The Friends of the parks, who facilitate and lead a variety of projects. The Gardens provide an invaluable setting to the community users detailed in Section 2 in particular the Friends of South Cliff Gardens and South Cliff Community Group, Hidden Horizons- meeting point for Seashore explore as well as morning sea swimming, Scarborough and Ryedale Community Cycling. Springhead Special Needs School uses a chalet.

All of Scarborough Borough Councils services conform to internal health and safety policies and procedures relating to staff and user groups. The staff are covered by the Council's Health and Safety policy. The Friends of the Park have their own insurance for events and activities within the parks.

Scarborough Borough Council offer a wide range of innovative services that necessitates the creation of its own specific event plans, risk assessments and COSHH updates when needed. See the appendices for an example of a risk assessment.

Although the Clock Café is popular and the beach chalets well used, there is a shortage of toilets and facilities for families. The Gardens do not provide a wide range of opportunities for children to become active in the park.

Although the Friends Group is very active and carries out a significant amount of volunteering, they have no base.

Key Issues to address

- Lack of Public Conveniences
- Lack of access to existing gardens
- Lack of play area and family facilities and points of interest
- Requirement to expand range of activities within park to engage a wider audience

Proposals under the Lottery Bid

- Creation of a family zone adjacent to the café to include play area, public toilets, changing
- Introduction of trim trail encouraging more active use of the Gardens and promoting good health
- Creation of an Operations Depot for use by volunteers as well as by Parks Staff



Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 5.1 Develop and follow a Health and Safety Policy for the Park						
5.1A	Record and review all health and safety incidents and near misses; provide feedback to corporate health and safety team; provide necessary training/re-training	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
5.1B	Risk assessments are to be kept up to date	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
5.1C	Provide relevant South Cliff Gardens Team staff health and safety training	Ongoing	South Cliff Gardens Team	Yes	SBC Revenue	Yes
5.1D	Provide South Cliff Gardens Team staff with training to deal with aggressive members of the public	Ongoing	South Cliff Gardens Team	Yes	SBC Revenue	Yes
Objective 5.2 Provide everybody with a range of high quality, well-maintained and relevant facilities that are accessible, safe and clean						
5.2A	Undertake a review of the new facilities including the Operation Centre and yard, toilets and play area under HLF project to ensure inclusivity and appropriateness.	Annual	South Cliff Gardens Team	Minimal Staff Costs	SBC Revenue	Yes
5.2B	Deal with vandalism and anti-social behaviour rapidly	Within 24hours	South Cliff Gardens Team	Minimal Staff Costs	SBC Revenue	Yes

Aim 6 Safe Equipment and Facilities

Current Situation

Health and safety is a top priority for Scarborough Borough Council. Inspections of the site are carried out by the Parks Team, Property Services and Coastal Protection Section.

Risk Assessments

Assessing the risks is an important step in health and safety management. Risk assessment ensures compliance with the law and helps to focus attention on the risks with potential to cause real harm. All risk cannot be eliminated, but people must be protected as far as 'reasonably practicable'.

A risk assessment examines what could cause harm to people so that the necessary precautions can be taken. Firstly, the hazards and the people who may be harmed are identified then, secondly, the risks are evaluated and the precautions decided upon. The findings are recorded on a standard risk assessment form and implemented.

General Risk Inspections

The following general risk inspections are carried out:

Hazard	Risks	Control Measures	Level	Action
Coastal Protection	Landslip due to steep slope and ground conditions - waterlogged conditions	Monitoring of stations, footpath closure notices	Medium	SBC Coastal Protection
Entrances	Slips, trips, litter and parking	Inspection, notices	Low	South Cliff Gardens Team
Trees & shrubs	Damage to branches, poisoning, fire	Inspection, notices	Low	South Cliff Gardens Team
Grass	Dog fouling, litter	Cleaning regime, inspections	Low	South Cliff Gardens Team
Footpaths and steps	Trips or slips.	Inspection, notices	Low	Property Services
Shelters/Chalets/Clock Café, walls	Collapse or damage.	Inspection.	Low	Coastal Protection/ Property Services
Drains, sewers or Covers	Collapse or damage.	Inspection.	Low	Property Services
Overhead or hidden services	Electrocution, hit by falling object.	Inspection.	Low	Property Services
Fixtures and fittings	Loose or damaged	Inspection.	Low	Property Services/SBC Parts Team
Lone working in outdoor locations	Fall, trip or confrontation.	Avoid if possible, Mobile phones, Arrival times.	Low	Property Services/SBC Parts Team

Key Issues to address

- Potential landslip effecting buildings, walls and paths
- Access issues and risk associated with steep gradients
- Tree stock and safety of species overhanging footpaths
- Age and style of equipment and furniture
- Lack of machinery and repairs taking too long

Proposals under the Lottery Bid

- Stabilisation of area behind Spa
- Tree felling works to remove species that are dead, diseased dangerous or dying
- Replacement of sub-standard seating with heritage style benches accessible to all

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
6.1 All park facilities and features to be maintained providing a safe, secure and inclusive space						
6.1A	Carry out a health and safety on all park facilities, paths, walls and features	Ongoing	South Cliff Gardens Team/ Property Services	Maintenance	SBC Revenue	Yes
6.1B	Playground Support Officers to inspect the new play space and leisure facilities on a daily basis, including weekends but excluding public. Ensure that defects and dangers are made safe as a priority; if this is not possible dangers should be reported to management and the equipment or facility closed from the public with appropriate notices and barriers	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
6.1C	Litter pick and remove broken glass and any other items; hazardous items including sharps and broken glass shall be removed as soon as possible, and no later than 24 hours, after being reported	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
6.1D	Ensure tree health and safety surveys are carried out every 5 years (min) and works identified are carried out as necessary	Ongoing	South Cliff Gardens Team	Tree Officer	SBC Revenue	Yes
6.1E	Encourage users to report negative activities in the park, ensure efficient and swift reporting systems	Ongoing	All	Minimal Staff Time	SBC Revenue	Yes
6.1F	Park users are to be aware of bylaws of relevance to their use of the park.	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
6.1G	Ensure all play equipment meets the European Environmental Standard and report to the Authorised Officer if this standard is not met. Ensure accurate records of inspection are kept up to date, and that play equipment is maintained in accordance with supplier's recommendations	Ongoing	Playground Officers	Maintenance	SBC Revenue	Yes
6.1H	Ensure facilities are provided and are accessible and in good working condition	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes

6.2 Enforce safe working practices to protect all staff and visitors						
6.2A	Ensure staff perform to health and safety and CHAS policies review and update relevant operational risk assessments and practices annually	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
6.2B	Ensure staff receive adequate training in the use and maintenance of their equipment which will involve the preparation and maintenance of manageable risk assessments	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
6.2C	All staff wear appropriate safety equipment and approved uniform	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
6.2D	Ensure cutting machinery is only operated by trained staff, with cutting edges being maintained to the required specification and with safety guards in place	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
6.2E	Vehicles and machinery should be maintained at a high standard in order to prevent their running inefficiently and to prevent leaks of potentially polluting substances	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
6.2F	Maintenance of vehicles and machinery should be only be undertaken by trained staff	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
6.2G	Maintenance of vehicles and machinery should only take place within dedicated work areas well away from surface water and foul water drains	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
6.2I	Surface and foul water drains should be appropriately marked and maintained	Ongoing	Property Services	Maintenance	SBC Revenue	Yes
6.2J	More regular review of machinery to ensure they are fit for purpose and safe and quicker turnaround of repairs	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
6.3 Undertake a Medium to Long Term programme of improvement works to address potential safety issues raised through Round 2 Development that fall outside of the scope of the Capital Works						
6.3A	Consider installation of step improvements (nose and tread highlighting, and rails and tactile warning strips) to steps within the Gardens, taking account of policies with Conservation Management Plan	Short Term Priority	South Cliff Gardens Team	50K	SBC Capital	No
6.3B	Provide handrails to steps, taking account of policies with Conservation Management Plan	Short Term Priority	South Cliff Gardens Team	50k	SBC Capital	No

Aim 7 Personal Security

Current Situation

Making people feel safe in the park is a major consideration on how Scarborough Borough Council run as a team. Council staff are provided with council uniform are provided with hi-vis vests, making them a highly visible presence in the Park. Through regular inspections staff have become well known by the public.

All SBC Park Staff have enhanced DBS clearances. Currently they are not provided with mobile phones and do not carry radios for special events. This lack of communication does not allow them to deal with a variety of situations ranging from day to day maintenance through to incidents that require a more rapid response. Despite this serious situations are passed on to appropriate agency such as the Community Warden Service and/or the Police. This is a two way process with agencies reporting back on any issues that relate to the Green Space Team. Radios were used for

events at Pannett Park Whitby but were not effective, so mobile phones are proposed.

Key Issues to address

- There are isolated incidents of anti-social behaviour such as damage to shelters
- Reports of people sleeping rough within the park

Proposals under the Lottery Bid

- Increased lighting to areas behind the Spa and around Clock Cafe
- Tree and shrub clearance to improve sightlines through the park without compromising the historical integrity of the designed landscape.
- Increase to path network allowing greater natural surveillance
- Introduction of new Community Engagement Officer, and other staff to liaise more frequently with park users and increase staff presence on site
- Introduction of CCTV to Operations Depot

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
7.1 Ensure incidents of antisocial behaviour and crime are kept to a minimum within the park						
7.1A	Get information from the Community Beat Officer, Community Wardens. etc.	Ongoing	South Cliff Gardens Team	Minimal Staff time	SBC Revenue	Yes
7.1B	Continued liaison and inclusive events within the stakeholder and user group	Ongoing	South Cliff Gardens Team	Minimal	Ongoing	South Cliff Gardens Team
7.1C	Hold a sleep out event to raise awareness of homelessness. Train staff to deal with homeless people and give information on local facilities	Ongoing	South Cliff Gardens Team	Minimal	Ongoing	South Cliff Gardens Team
7.2 Maintain and respond to clearance of sight lines through site to ensure good natural surveillance by users.						
7.2A	Improve potential for visual surveillance of routes such as by thinning of adjacent trees and shrubs, etc.	Short to medium term	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes

Aim 8 Control of Dogs/Dog Fouling

Current Situation

Dog walking is a popular activity in South Cliff Gardens and dog walkers are often park regulars who play an important role in ensuring the park is used throughout the year and in off peak hours, which in turn plays a role in making the park feel safer.

Dog waste is not treated as separate waste and there is good provision of bins throughout the Gardens to dispose of dog waste and signage encouraging people to do so. There are two dog wardens as well as one seasonal dog warden who operate across the borough; the time they have available to engage in South Cliff Gardens is extremely limited. A new Order came into force in January 2018 – The Dog Control Public Spaces Protection Order 2017 which extends The Anti-Social Behaviour, Crime and

Policing Act 2014. There is now a fixed penalty of £100 for failing to clear up after a dog defecates in a public place.

However there is little enforcing of dog control orders/policies so there dog mess and unruly dogs everywhere. South Bay has recently employed Dog Wardens and it is explored whether it may be possible to extend their role into the South Cliff Gardens.

Key Issues to address

- Potential rise in incidences of dog fouling due to increased use of the Gardens
- Dog off lead related incidents / attaches on dogs etc.

Proposals under the Lottery Bid

- Introduction of new staff and apprentices
- Installation of larger capacity waste bins

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 8.1: Develop and implement a Dogs in the Park policy to respond to user needs and current legislation						
8.1A	Monitor the occurrence of nuisance dogs, monitor and control the incidents of dog fouling and report to Dog Warden	Ongoing	South Cliff Gardens Team	Minimal Staff time	SBC Revenue	Yes

3.1.3 Well Maintained and Clean

Aim 9 Litter and Waste Management

Current Situation

Litter

Litter is not a major problem, although with the new play area, and general increase in use, litter is likely to be an increasing problem. There around 20 litter bins within South Cliff Gardens and it is proposed that they will be replaced larger Broxap models installed.

Green Waste

Scarborough Borough Council produces its own soil

conditioner from green waste collected in the Borough. All tree waste produced from arboriculture operations is chipped on site and spread onto as mulch.

Key Issues to address

- Likely increase in litter
- Collection of Green waste

Proposals under the Lottery Bid

- Introduction of new heritage style bins with sufficient aperture to accommodate takeaway packaging and generally larger litre capacity to cope with increased demand in the tourist high season

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 9.1: Provide adequate facilities for the disposal of visitor's rubbish and dog waste						
9.1A	Review usage levels and condition of all bins and replace or relocate as required	Ongoing	South Cliff Gardens Team	Minimal Staff time	SBC Revenue	Yes
9.1B	Provide regular liaison and feedback to Waste Recycling team on condition/utilisation of recycling bins	Ongoing	South Cliff Gardens Team	Minimal Staff time	SBC Revenue	Yes

9.1C	Where items are damaged through vandalism or wear and tear and are beyond repair or not fit for purpose, the contracting teams shall inform the Countryside Management Officer and he shall instruct remedial works	Ongoing	South Cliff Gardens Team	Minimal Staff time	SBC Revenue	Yes
Objective 9.2: Litter Volumes are effectively managed to avoid overflowing and scattering of rubbish						
9.2A	Team shall empty litter bins such that they do not overflow at any time and wash them with water and suitable cleanser to remove all residues and detritus	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
9.2B	Team shall clear fly tipped material within 2 working days of notification and shall record fly tipping incidents on the relevant government database e.g. Waste Data Flow. The Team shall help identify sources of fly tipped material and gather evidence in support of the authorities' enforcement actions	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
9.2C	Continue with and increase the number of Friends Clean Up Days	Bi-Annual	South Cliff Gardens Team/ FoSCG	Minimal Staff Time	SBC Revenue	Yes
Objective 9.3 Implement policy on waste – prevention, preparing for re-use, recycle, other recovery, disposal						
9.3	Team to ensure that policy is carried out including recycling of green waste	Ongoing	South Cliff Gardens Team	Minimal Staff Time	SBC Revenue	Yes

Aim 10 Horticultural Maintenance

Current Situation

For full regime see Appendix 17 Grounds Maintenance Regime

South Cliff Gardens includes a wide range of gardens and landscapes including:

- Mixed woodland and Scrub which covers most of the area
- Italian Garden - annual bedding and shrubs
- Rose Garden - annual bedding and shrubs
- Holbeck Gardens - formal bedding and shrubs
- Holbeck Putting Green and other small areas of formal grass
- Calcareous grassland and wildflower areas
- Maritime cliff and rock outcrops
- Ponds and marginal planting

In addition, the adjacent Esplanade includes large areas of season bedding displays.

A variety of grass cutting regimes are employed across South Cliff Gardens. Grass cutting season runs from Mid-March to early November, depending on weather

conditions. The formal gardens include intricate and small areas of grass edging the flower beds and these require edging 3 or 4 times a year.

The Gardens include areas of annual bedding that require intensive maintenance including hand weeding, watering, fertilisation and frequent rotation and changing of planting. The beds are alternated between Autumn, Spring and Summer bedding.

There are a number of Privet, Laurel and Griselinia hedges across the site, largely related to the formal gardens. These are trimmed biannually in May and September dependent on growth.

The Putting Green is cut on a weekly basis and amenity grass is maintained on a fortnightly cut whilst rough grass on the embankments requiring only an annual cut. The Putting Green is maintained to ensure a suitable playing surface for members of South Tyneside Bowls association and include daily maintenance.

Key Issues to address

- Maintain and improve standard of maintenance
- The formal gardens receive most attention sometimes to the detriment of the remainder of the Gardens

- Imbalance between high upkeep of putting green as opposed to its infrequent use

Proposals under the Lottery Bid

- New staff will ensure a higher standard of maintenance throughout site both to existing and

proposed planting

- New Operation Depot base will make the maintenance more efficient and encourage more work by volunteers

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 10.1 Ensure high standards of maintenance for putting green, lawns, trees and shrubs, floral displays, etc						
10.1A	Team to carry out maintenance and inspection procedures to agreed detailed specifications / schedule operations, which summarises the tasks, their frequency, and timings	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
10.1C	Team to clear leaves from hard surfaces, grass and planted areas including tree pits, planters, borders, hedge bases, sports and leisure facilities and fence lines to the standards set out in specification	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
10.1D	Team to ensure soft landscaped areas are kept well stocked, weed free, and pruned as required for species	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
10.1E	Team to ensure hard areas are free from leaf litter, mud, and grass cuttings and ensure paths and hard areas are safe and free of trip hazards	Ongoing	South Cliff Gardens Team/	Maintenance	SBC Revenue	Yes
10.1F	SBC Property Services maintain street furniture, fences, and railings, painting, treating and removal of graffiti, dirt, etc.	Ongoing	South Cliff Gardens Team/ Property Services	Maintenance	SBC Revenue	Yes
10.1G	Ensure team uses appropriate new equipment including the consideration of a 'Spider' - a remote control grass cutter that can be used on banks to reduce Hand Arm Vibration (HAVS)	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes

Aim 11 Arboricultural Maintenance

Current Situation

Several tree surveys of the park have been completed over past years in separate areas which included recording trees by their location, species and condition. This has been complimented by a full arboricultural survey undertaken as part of the HLF Round 2 Development Stage.

The park has been routinely monitored by the Council's Arboriculture Officers through cyclical and responsive inspections.

The arboriculture works currently concentrate on the overall long term benefits of the trees in the park with a heavy focus on safety and amenity. The Council has also placed a profound emphasis on replacement planting in

the borough, in line with its new adopted Tree & Woodland Policy (2011,) which has meant sufficient investment has been put into place allowing the tree structure of the park to maintain its integrity and to improve year on year.

Key Issues to address

- Declining tree stock and piecemeal survey activity
- Succession Planting to retain historic parkland design rationale
- Introduction of tree species suitable to Coastal climate

Proposals under the Lottery Bid

- Extensive tree felling works to remove dead, diseased, dying or dangerous trees
- Tree planting to lower formal parkland area

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 11.1: Reduce Scarborough Borough Councils exposure to liability by maintaining trees within South Cliff Gardens on a more regular basis						
11.1A	Prune or remove hazardous trees that are on public property or that overhang public property	Ongoing	South Cliff Gardens Team / Arboricultural Team	Mainteanance	SBC Revenue	Yes
11.1B	Address hazardous conditions created by tree roots under footways or in public utilities.	Ongoing	South Cliff Gardens Team / Arboricultural Team	Maintenance	SBC Revenue	Yes
Objective 11.2 Create an effective and adaptable Tree Management Plan						
11.2A	Create a management plan that is supported by Scarborough Borough Council and that can be implemented by the contracting organisation	Ongoing	South Cliff Gardens Team / Arboricultural Team	Minimal Staff Time	SBC Revenue	No
11.2B	Update the management plan as necessary.	Ongoing	South Cliff Gardens Team / Arboricultural Team	Minimal Staff Time	SBC Revenue	No

Aim 12 Building and Infrastructure Maintenance

Current Situation

There are 43 buildings and structures within South Cliff Gardens. These include 13 shelters, beach chalets, Clock Café, the Cliff Lift and kiosks and other miscellaneous buildings. All but the shelters are subject to lease agreements. The shelters have been subject to repair over the years, but require a comprehensive programme of repairs.

Key Issues to address

- Deteriorating condition of shelters
- In accessibility of shelters
- Some shelters have potential for new uses
- Chalet 18 has potential for a new use in relation to the creation of the family hub

Proposals under the Lottery Bid

- Restoration of key shelters
- New use for Chalet 18 as accessible toilets

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 12.1 Discourage vandalism and graffiti through education, innovative design of facilities, building community alliances and prompt remedial action						
12.1.A	Liaise with North Yorkshire Police, Safe Neighbourhood Team and SBC Graffiti Team and local area management team	Ongoing	South Cliff Gardens Team	Minimal Staff Time	SBC Revenue	Yes
Objective 12.2 Maintain excellent maintenance standards of buildings and signs through regular cleaning and re-painting						
12.2A	Team shall ensure that following cleansing all areas meet standards	Ongoing	South Cliff Gardens Team/ Property Services	Contract	SBC Revenue	Yes
12.2B	Team shall ensure that removal of graffiti is carried out within 5 working days of notification. Offensive and/ or racist graffiti shall be removed within 24 hours of notification	Ongoing	South Cliff Gardens Team/ Property Services	Maintenance	SBC Revenue	Yes
Objective 12.34 Ensure the hard landscape features and drainage systems are maintained						
12.3A	Implement a formal Quarterly inspection process on all 'hard features'.	Every 3 months	South Cliff Gardens Team/ Property Services	Minimal Staff Time	SBC Revenue	Yes
12.3B	Develop a surface water drainage and management strategy for park including maintenance of such drainage should be reviewed as appropriate	Ongoing	South Cliff Gardens Team/ Property Services	Minimal Staff Time	SBC Revenue	Yes
12.3C	Improve maintenance of route with removal of leaf debris and consider potential action to reduce such accumulation of leaf and foliage debris	Monthly October to January	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
Objective 12.4 Ensure the historic structural elements of the Gardens (Cliff Lift, rockwork, path edges) are retained and appropriately repaired as and when necessary						
12.4A	Monitor the rockwork on a biannual cycle	Biannual	South Cliff Gardens Team	Minimal Staff Time	SBC Revenue	Yes

12.4B	Draw up a schedule of repair works utilising the agreed specification for repair to ensure structural integrity and historical restoration	Ongoing	South Cliff Gardens Team/ Property Services	Minimal Staff Time	SBC Revenue	Yes
12.4C	Employ specialist heritage contractors to undertake repair works to Cliff Lift/Shelters/ Chalets as detailed in schedule	Ongoing	South Cliff Gardens Team/ Property Services/ Specialist		SBC Capital	No
Objective 12.5. Monitor the maintenance programme to ensure improvements can be celebrated and weaknesses addressed						
12.5A	Hold regular meetings to review maintenance standards and improvement works	Ongoing	Countryside Management Officer/South Cliff Gardens Team/ FoSCG	Minimal Staff Time	SBC Revenue	Yes
12.5B	Review all formal monitoring and inspection returns	Ongoing	Countryside Management Officer/South Cliff Gardens Team	Minimal Staff Time	SBC Revenue	Yes

Aim 13 Equipment Maintenance

Proposals under the Lottery Bid

- New play area and trim trail equipment will be installed

Current Situation

Equipment used by the South Cliff Gardens team is maintained by SBC workshops

Key Issues to address

- Lack of facilities for families
- Vandalism of shelters

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 13.1 Discourage vandalism and graffiti through education, innovative design of facilities, building community alliances and prompt remedial action						
13.1.A	Liaise with North Yorkshire Police, Neighbourhood Team and SBC Graffiti Team and local area management team	Ongoing	South Cliff Gardens Team	Minimal Staff Time	SBC Revenue	Yes
13.1B	New features such as the new play area should be designed with assistance from community	Short to Medium Term 1-3 years	South Cliff Gardens Team	Minimal Staff Time	SBC Revenue	Yes
Objective 13.2 Allocate and communicate arrangements for overall responsibility for the control of all maintenance within South Cliff Gardens to relevant council departments and stakeholder group						
13.2A	Circulate MMP organograms to relevant stakeholders	Short Term Priority		Minimal Staff Time	SBC Revenue	Yes

3.1.4 Environmental Management

Aim 14 Managing Environmental Impact

Current Situation

Scarborough Borough Council is committed to “a green and sustainable future”. South Cliff Gardens’ policies, practices and culture must reflect this commitment.

Japanese knotweed is present in pockets throughout South Cliff Gardens. Under the Wildlife and Countryside Act 1981 / Wildlife (Northern Ireland) Order 1985 it is an offence ‘to plant or otherwise encourage’ the growth of Japanese Knotweed. It is therefore essential that the Japanese Knotweed in the park is managed as effectively as possible and herbicide remains the most effective treatment against this invasive plant.

During arboricultural works all tree material, except large trunks, are chipped and left on site.

Most of the grass is now cut and left in place, except in the Putting Green area, Rose garden, Italian Garden and Esplanade where it continues to be ‘boxed off’.

Key Issues to address

There is some light pollution in the park from the street lighting.

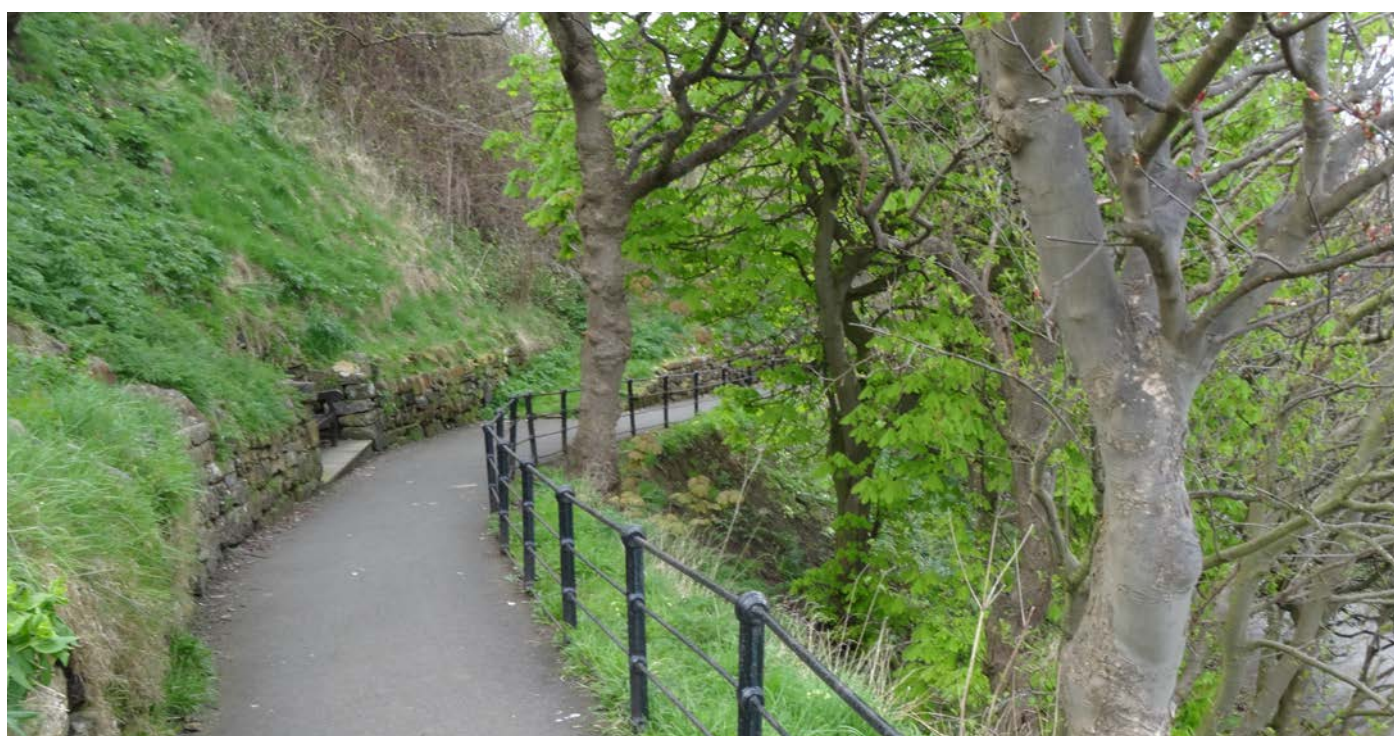
Proposals under the Lottery Bid

New efficient energy saving LED lights are proposed that will not provide light spill

The detailed specification for the main contract works will include conservation measures throughout including recycling materials and using materials from sustainable sources.

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 14.1 Ensure environmental policies are in place, implemented and reviewed annually						
14.1A	Team is to undertake maintenance in accordance with their environmental policies and those of Scarborough Borough Council	Ongoing	South Cliff Gardens Team	Contracts	SBC Revenue	Yes
14.1B	Works on site shall comply with all Council environmental policies and priorities	Ongoing	South Cliff Gardens Team	Contracts	SBC Revenue	Yes



Aim 15 Waste Minimisation

Current Situation

Litter bins are emptied on a daily basis in Summer and 2 x week – Winter. This includes weekends and Bank holidays. Litter picking in the Summer high season is on a reactive basis. In prestigious areas, bins are emptied

every day in summer

Scarborough Borough Council produces its own soil conditioner from green waste collected in the Borough. The Council drops it off at Yorwaste's plant who processes it and then the Council collects it.

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 15.1 Recycle green waste						
15.1A	Teams shall recycle green waste generated on site and aim to reuse on site or on neighbouring site	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
Objective 15.2 Review the use of energy, water and other materials on site						
15.2A	Undertake formal review of all utilities on site and their usage	Ongoing	South Cliff Gardens Team/ Property Services	Minimal Staff Time	SBC Revenue	Yes
15.2B	Implement energy efficiency and waste reduction measures building on green measures adopted within the Parks for People project.	Ongoing	South Cliff Gardens Team/ Property Services	Minimal Staff Time	SBC Revenue	Yes
15.2C	Reduce vehicle use where possible across South Cliff Gardens and adopt environmentally friendly power sources for vehicles	Ongoing	All	Minimal Staff Time	SBC Revenue	Yes
15.2D	Work to the overarching philosophy "reduce, reuse, recycle" and lead by example	Ongoing	All	Minimal Staff Time	SBC Revenue	Yes
15.2E	Wherever possible procure materials from sustainable sources	Ongoing	All	Minimal Staff Time	SBC Revenue	Yes



Aim 16 Chemical Use

Current Situation

Herbicides are currently used at South Cliff Gardens as a cost effective treatment, however, their environmental impact and potential health concerns mean it is in the interest of the Gardens, the workers and users to minimize and eliminate the use of herbicides where possible.

Key Issues to address

- Continued use of herbicides

Proposals under the Lottery Bid

- Increase of lower maintenance areas

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 16.1 Reduce on site herbicide and pesticide use						
16.1A	Develop pesticide reduction plan	Short term	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
16.1B	Team shall adopt a policy of minimal use of herbicides. Herbicides should only be applied under exceptional circumstances where manual weed control is impractical, and only after the consent of the Countryside Management Officer has been given. Herbicides are generally only be used to control notifiable weeds and where other means of vegetation control have failed	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
16.1C	Alternative techniques of weed control will be adopted i.e. mulches, flame guns and manual control	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
16.1D	Horticultural pests, diseases, and invasive species, including but not limited to; mildew, aphids, blackspot and Japanese knotweed will be controlled by careful use of chemicals	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
16.1E	Apply pesticides policy: Insecticides will not be used unless directed by the appropriate government department for the control of a notifiable pest Any pesticide used would be applied strictly in accordance with CoSHH and the Control of Pesticides Regulations	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
16.1F	Team shall maintain records of all known infestations and the control treatment carried out and report this monthly to the Authorised Officer	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes

Aim 17 Peat Use

Current Situation

South Cliff Gardens is working towards minimizing the use of peat. Scarborough Borough Council's own soil conditioner is used as mulch when needed and is currently used throughout the Borough.

Key Issues to address

- Continued use of peat by Scarborough Borough Council

Proposals under the Lottery Bid

- N/A

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 17.1 Work towards elimination of peat use across the site						
17.1A	Team to ensure peat and peat-containing products are reduced in the Gardens, and not used at all if suitable alternatives are available	Ongoing	South Cliff Gardens Team	Maintenance	SBC Revenue	Yes
17.1B	Develop a peat elimination strategy identifying alternative methods	Ongoing	South Cliff Gardens Team	Minimal Staff Time	SBC Revenue	Yes

Aim 18 Climate Change Adaption Strategies

Current Situation

- Climate change is covered by Scarborough Borough Council's Sustainability Policy

Proposals under the Lottery Bid

- Lighting refurbishment to energy efficient LED bulbs
- Green efficiencies at the new Operations Depot such as rain water harvesting, dedicated recycling area, reduced flush cisterns

Key Issues to address

- Current lamps non energy efficient light fittings

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source
Objective 18.1 Author and implement a climate change adaption strategy for South Cliff Gardens in line with wider Scarborough Borough Council Policy Documents					
18.1A	Research strategy and Exemplar policies	Short to Mid Term	& Specialist Council Staff	Minimal staff time	SBC Revenue



3.1.5 Biodiversity, Landscape & Heritage

Aim 19 Management of Natural Features, Wild Fauna and Flora

Current Situation

The area of the site within the SINC can be considered to be of county-level importance. This area contains the identified areas of broadleaved woodland and calcareous grassland priority habitat. The SSSI of national importance adjoins the site. The remainder outside the designated site contains mosaic of habitats of local importance although further ecological survey of, for example botanical and invertebrate features, may reveal some of these habitats to be of higher value.

The value of the trees on the site is as part of a group providing a wooded character to the park and ameliorating the coastal exposure to provide shelter to the walkways

and gardens. There are no trees of significant individual value and no obvious formally planted features such as avenues. The trees form part of the landscape of the park which is designated as a RPG, and is therefore of national/regional value. The trees have additional significance as part of the character of the Conservation Area.

Key Issues to address

- Japanese Knotweed is present in the Gardens, largely behind the Spa and in pockets throughout the site
- Loss of trees will mean loss of habitats and cover

Proposals under the Lottery Bid

- Incorporate tree protection measures and drainage
- Increase planting that is attractive to bees
- Improve biodiversity and habitats and to reduce the areas of amenity grass requiring regular mowing
- Where relevant introduce new planting that is drought tolerant
- Include bat boxes

Objectives & Management Actions

			Who	Budget (£000s)	Source	Secured
Objective 19.1 Embrace SBC's Sustainability Policy and those included in Conservation Management Plan						
19.1A	Ensure environmental policies are in place, implemented and reviewed annually	Ongoing	South Cliff Gardens Team	Minimal Staff Time	SBC Revenue	Yes
Objective 19.2 Protect and enhance the biodiversity of the site which has great wildlife potential						
19.2A	Introduce ways of improving biodiversity by extending the wildflower meadows, increasing the range of shrub and herbaceous planting and providing bat and bird boxes	Ongoing	South Cliff Gardens Team	Minimal Staff Time	SBC Revenue	Yes
19.2B	Consider ways of managing calcareous grassland perhaps by scything/ strimming followed by the removal of cuttings however this may not be feasible or safe on the very steepest of slopes where slippage of the ground is clearly evident. Consideration to be given to using sheep but they need to be contained.	Ongoing	South Cliff Gardens Team	Minimal Staff Time	South Cliff Gardens Team	Minimal

Aim 20 Conservation of Landscape Features

Current Situation

The Conservation Management Plan has highlighted the importance South Cliff Gardens as a designed landscape of national significance with strong evidential, historical, aesthetic and community values.

The site has evolved over 6 distinct phases of development:
 Phase 1 – 16th – 19th Century – The Birth of Scarborough Spa and Sea Bathing
 Phase 2 – Early 19th Century – The formation of the Cliff Bridge Company
 Phase 3 – Mid 19th Century – Sir Joseph Paxton's involvement
 Phase 4 – Late 19th Century – The Spa rises from the ashes
 Phase 5 – Early to mid 20th Century – Establishment of

The ‘Saving South Cliff Gardens’ name for this project has been chosen and is widely accepted in the local area because of the acknowledgement that these Gardens are at a critical point in their history. Some of the key risk issues are:

- The Gardens are classified by Historic England as Heritage at Risk due to the “deterioration of the wider park combined with cliff erosion ... resulting in the loss of sections of the path systems and park integrity.”
- Surveys and research as part of this project have found the heritage to be in a highly critical condition and at serious risk of loss if action is not taken soon. Much of the Gardens are reaching or beyond their expected design life and maintenance cannot keep pace with their repair and renewal needs. This is exacerbated by the harsh exposed marine environment found on

this North Sea coast.

Key Issues to address

- Buildings and structures are deteriorating and require repairs
- Paths and drainage are in poor condition.
- Tree and shrub management is urgently required to reinstate views and make the site more welcoming and there is a need for the renewal of ornamental planting.

Proposals under the Lottery Bid

- Repair and restore the historic fabric of the Gardens to high quality and with respect to the original design intentions
- Prioritise this repair and restoration to the areas and features of greatest need and value in order to achieve a realistic project budget.
- Reconnect people with the Gardens, attracting new and larger audiences and engaging people with their heritage.

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 20.1. Protection and enhancement of the significance of the site and the reduction of risk to fabric, character and setting						
20.1A	Adopt the policies set out in the Conservation Management Plan	Ongoing	South Cliff Gardens Team	Minimal Staff Time	SBC Revenue	Yes
20.1B	These levels of significance should be sustained, revealed and enhanced for future generations through the implementation of appropriate conservation policies based on recognised good practice	Ongoing	South Cliff Gardens Team	Minimal Staff Time	SBC Revenue	Yes
20.1C	Adopt a conservation led approach to future repair, conservation and management by all parties from the outset, based on a sound understanding of the significance of the buildings, structures and landscape as outlined in the Conservation Management Plan	Ongoing	South Cliff Gardens Team	Minimal Staff Time	SBC Revenue	Yes
Objective 20.2 Achieve the Green Flag Award for South Cliff Gardens.						
20.2A	Develop an action strategy	Short Term		Minimal Staff Time	SBC Revenue	Yes
Objective 20.3 Conserve the landscape character, features and designed views						
20.3A	SBC team to familiarise themselves with the Conservation Management Plan and adopt its policies in maintaining the site to ensure the conservation of the historic design	Ongoing	South Cliff Gardens Team	Minimal Staff Time	SBC Revenue	Yes

Aim 21 Conservation of Buildings and Structures

Current Situation

There are 43 buildings and structures within South Cliff Gardens. These include 13 shelters, beach chalets, Clock Café, the Cliff Lift and kiosks and other miscellaneous buildings. All but the shelters are subject to lease agreements. The shelters have been subject to repair over the years, but require a comprehensive programme of repairs.

In addition, there are a large number of retaining walls and rockwork features

Key Issues to address

- Condition of shelters
- In accessibility of shelters
- Some shelters have potential for new uses such as Shelter 7 and 8
- Chalet 18 has potential for a new use in relation to the creation of the family hub

Proposals under the Lottery Bid

- Repair of shelters
- Improving accessibility of shelters
- New uses for buildings
- Repairs to walls

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 21.1 Protect the built assets of the Park						
21.1A	Establish a clear strategy for use, conservation and management of the buildings and structures. Appropriate balances must be considered as a framework for making individual decisions	Ongoing	South Cliff Gardens Team	Minimal Staff Time	SBC Revenue	Yes
21.1B	The impact of potential changes should be considered by carrying out a Heritage Impact Assessment either informal or formal through the planning process	Ongoing	South Cliff Gardens Team	Minimal Staff Time	SBC Revenue	Yes
21.1C	All works to buildings and structures should be carried out in accordance with the British Standard Guide BS: 7913:2013 Guide to the Conservation of historic buildings.	Ongoing	South Cliff Gardens Team	Minimal Staff Time	SBC Revenue	Yes
21.1D	Liaise with the Conservation Officer in proposing any changes to Buildings or structures within South Cliff Gardens	Ongoing	South Cliff Gardens Team	Minimal	Ongoing	South Cliff Gardens Team

3.1.6 Community Involvement

Scarborough Borough Council strongly believes in consultation with park users, local residents, the local authority and other interested parties and individuals. This is achieved by local management attending meetings, undertaking consultations and by issuing publications in order to inform of short term plans and long term objectives.

Event planning workshops are regularly held and

members of the public are invited to influence service planning. These meetings take place as part of the regular Friends meeting and use the existing structure of around the table discussion at the request of the friends.

Key stakeholders:

- Friends of South Cliff Gardens
- South Cliff Community Group
- CROSSFIT Scarborough
- Hidden Horizons- meeting point for Seashore explore
- Meeting point for morning sea swimming

- Scarborough and Ryedale Community Cycling
- DEEP Dementia Group
- Young Carers

The Gardens has a very active and supportive Friends group. They have, through their outstanding commitment and passion for the Gardens, become central to its regeneration. The Gardens Team work alongside the Friends Group through the monthly meetings and other informal meetings, activities and special events. The Friends has a constitution and has successfully raised funds such as for the Rose Garden. The Group visit other gardens and parks.

All events are promoted by posters, leaflets, and Council's website or via the local press if possible. Events are also announced at Friends meetings as well as informal face to- face meetings with the public.

Key Issues

South Cliff Gardens team provide only limited management, coordination or supervision of volunteer work creating issues including:

- Renovating new areas that were left by the gardeners (because they are out of the scope of their works) then moving onto a new area and leaving the site to become overgrown and neglected.
- Having to open up and lock their compound and collecting waste for the friends group takes time out of their busy schedule
- Tools can get lost or damaged and the gardeners cannot use their tools when the friends are using them

- Not knowing where the friends are working and what work they are undertaking
- No defined programme or area of work for the friends and not doing what is suggested
- Friends can ignore H&S and often are found lone working
- Predominately an aging group and needs to recruit more people

Aim 22 Community Involvement in Management and Development

Current Situation

The Friends of South Cliff Gardens play an active role in management of the site and securing funds for restoration works.

Key Issues to address

- Reactive versus forward planning management and maintenance.
- Need for a coordinated approach to management and maintenance making the most out of both SBC staff and volunteer staff, working in partnership together

Proposals under the Lottery Bid

- New Head Gardener and enlarged Gardens team to work closely with Friends of South Cliff Gardens to increase involvement in management and development of Park
- New CEO role

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 22.1 Work towards long term development of a formal partnership approach with the Friends of the South Cliff Gardens to maximise community involvement in the management and maintenance of the site.						
22.1A	The Friends group will be developed and supported	Ongoing	South Cliff Gardens Team/ FoSCG	Minimal Staff Time	SBC Revenue	Yes
22.1B	Develop a long term transition to Partnership Agreement with the FoSCG	Ongoing	South Cliff Gardens Team/ FoSCG	Minimal Staff Time	SBC Revenue	Yes
Objective 22.2 Continue to support the Friends of the South Cliff Gardens in holding events on site.						
22.2A	An Events/Activities programme will be developed and followed. Also involve the Friends Group with this.	Annual	South Cliff Gardens Team/ FoSCG	Minimal Staff Time	SBC Revenue	Yes
22.2B	Encourage more volunteers to work in the park (clean up Events)	Ongoing	South Cliff Gardens Team/ FoSCG	Minimal Staff Time	SBC Revenue	Yes

Aim 23 Appropriate Provisions for Community

Current Situation

It is recognized that the existing facilities could be improved especially with regard to children, young people and elderly as well as those in wheelchairs. A key issue to be addressed by managers and stakeholders is the need for appropriate play facilities for young people alongside fitness facilities for adults.

There are few formal events and activities which currently take place in the gardens.

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 23.2 Continue to build on and expand the HLF Project Activity Plan						
23.1	Continue with Visitor Survey work by FoSCG	Ongoing	South Cliff Gardens Team/ FoSCG	Minimal Staff Time	SBC Revenue	Yes

3.1.7 Marketing and Communication

Aim 24 Marketing and Promotion

Current Situation

South Cliff Gardens is currently not well marketed. The marketing and promotion of South Cliff Gardens as a local facility and destination within its own right as part of the South Bay offer will be a key component of the new strategy developed as part of the Parks for People project.

Marketing of the Gardens is largely through, the project

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 24.1 Develop and implement a Borough-wide parks marketing strategy						
24.1A	Green Flag status should be sought for South Cliff Gardens following its restoration, which will help raise the profile of the site and ensure it remains a source of pride for the local community	Ongoing	Countryside Management Officer/South Cliff Gardens Team	TBC		No
24.1B	Develop a coordinated marketing strategy for the Gardens in the context of its setting within the South Bay, wider SBC events and a key offer.	Ongoing	Tourism Manager/South Cliff Gardens Team	TBC	SBC Revenue	Yes
Objective 24.2 Review Leases within South Cliff Gardens to ensure appropriate to restored Gardens and increased use						
24.2A	Review and update all the leases and licenses within the park	Ongoing	Property Services	N/A	N/A	N/A

Key Issues to address

- Lack of community provision
- Lack of engaging play and fitness facilities

Proposals under the Lottery Bid

- New operations depot will provide a focus for volunteers and coordinated management and maintenance of the site
- New play area and fitness trail
- Refurbishment of Shelter SB_018 to provide public toilets and information centre

Facebook page, the Twitter page, the SCCG and the Friends of South Cliff Gardens Facebook page and websites.

Marketing of the Gardens is largely through the Friends of South Cliff Gardens Facebook page.

Key Issues to address

- Lack of marketing for South Cliff Gardens
- Park eclipsed by wider marketing for South Bay area

Proposals under the Lottery Bid

- The masterplan outlines some exciting new uses for the site which will need to form part of a future marketing strategy.

Aim 25 Appropriate Information Channels

Current Situation

- Currently there is only public sign board which can be updated at the Rose Garden entrance.
- The Gardens do not have a dedicated page on the Council's internet.

Key Issues to address:

- Lack of information on South Cliff Gardens on SBC website
- Lack of interchangeable notice board on site

Proposals under the Lottery Bid

- Install interchangeable notice board at the five main entrances for use by the community and FoSCG.

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 25.1 Raise awareness of the park and its facilities and services via a variety of media both on and off site						
25.1A	Green Flag status should be sought for South Cliff Gardens following its restoration, which will help raise the profile of the site and ensure it remains a source of pride for the local community	Ongoing	Community Engagement Officer/South Cliff Gardens Team/FoSCG	TBC	SBC Revenue	No
25.1B	Promote successes (e.g. Green Flag Award) and community events in local media and Council publications such as the residents magazine.	Ongoing	Community Engagement Officer/South Cliff Gardens Team/FoSCG	Minimal Staff Time	SBC Revenue	Yes
25.1C	Continue to update notice board and other information boards in and around the park	Ongoing	Community Engagement Officer/South Cliff Gardens Team/FoSCG	Minimal Staff Time	SBC Revenue	Yes
25.1D	Continue to develop the Friends website and relevant pages of Council website	Ongoing	Community Engagement Officer/South Cliff Gardens Team/FoSCG	Minimal Staff Time	SBC Revenue	Yes
25.1E	Use the programme of events outlined in the activity plan to raise a profile of the site	Ongoing	Community Engagement Officer/South Cliff Gardens Team/FoSCG	Minimal Staff Time	SBC Revenue	Yes
25.1F	Ensure the Marketing Plan linked to the council events programme/ intranet. Regularly update and adapt the plan.	Ongoing	Community Engagement Officer/South Cliff Gardens Team/FoSCG	Minimal Staff Time	SBC Revenue	Yes

Aim 26 Appropriate Educational and Interpretational Information

Current Situation

Currently arrangements for educational visits, resources and interpretational material are very limited within South Cliff Gardens. The site has a vast unseen historical resource which has been depleted through the loss of key features and activities. The Gardens' role in the wider context of the town's heritage is little recognised and untraceable in the physical landscape for non-local visitors.

Facilities to host visiting and education groups are not fit for purpose and are inaccessible.

Key Issues to address

- Lack of interpretation
- Lack of facilities for visitors

Proposals under the Lottery Bid

- New toilets to Shelter SB_018 will make the area more practical to visit for education groups
- New interpretation will be installed in innovative way around the park to reveal its hidden importance.
- New interpretative entrance features will be installed
- New outdoor classroom space.

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 26.1 Continue to work with Local Schools (marine, Hadrian etc.) to build on relationships developed through development of the Round 2 bid						
26.1A	Develop and use an 'Education Pack' for South Cliff Gardens, linking the heritage and natural elements to the curriculum, to support the use of the park as an outdoor classroom	Short – Medium Term Priority 1-3 years	South Cliff Gardens Team	1k	SBC Revenue	No
Objective 26.2 Continue to use the Garden's heritage features for talks and presentations to bring conservation and heritage to as wide an audience as possible.						
26.2A	To ensure the use is made of the associated recorded history of the park. That is, the diary, hand drawn plans, photos, postcards and oral history/memories	Ongoing	Conservation Officer/ Countryside Management Officer/Head Gardener	Minimal Staff Time	SBC Revenue	Yes
26.2B	Participate in Heritage Open Days	Annual	Conservation Officer/ Countryside Management Officer/Head Gardener	Minimal Staff Time	SBC Revenue	Yes
26.2C	Liaise with Scarborough and District Civic Society and Friends Group to hold talks	Bi-Annual	Conservation Officer/ Countryside Management Officer/Head Gardener	Minimal Staff Time	SBC Revenue	Yes

3.1.8 Management

Aim 27 Implementation of Management Plan

Current Situation

The management structure for South Cliff Gardens is shown on page 84.

The management and maintenance plan has been developed around Scarborough Borough Council's commitment to the objectives of Green Flag Award. It provides a clear and coordinated management strategy based on the characteristics of the site and the communities that use it. It will be a living document, updated annually to reflect new knowledge, successes and failures.

Key Issues to address

- Management and maintenance arrangements are numerous and convoluted
- The current base is inadequate
- Staff are not properly equipped with machinery and IT
- Staff also manage other sites from South Cliff Gardens base
- Insufficient management staff

Proposals under the Lottery Bid

- New Operations Centre proposed
- Development of new parks management and maintenance structure
- New staff – Head Gardener, Community Engagement Officer, Gardener and Apprentice

Objectives & Management Actions

	Description	When	Who	Budget (£000s)	Source	Secured
Objective 27.1 Review and update a comprehensive management plan for the park						
27.1A	Produce, consult on and review this management plan for South Cliff Gardens that sets out management actions and development priorities	Ongoing	Project Board/Countryside Management Officer/Head Gardener	Minimal staff time	SBC Revenue	Yes
27.1B	Ensure there are clear links to other areas of council policy that have a bearing on the management of South Cliff Gardens	Ongoing	Countryside Management Officer/Head Gardener	Minimal staff time	SBC Revenue	Yes
27.1C	Ensure Quality Systems are in place to monitor and review progress	Ongoing	Countryside Management Officer/Head Gardener	Minimal staff time	SBC Revenue	Yes
27.1D	Provide office and site staff at all levels with a clear sense of direction, the appropriate information and the ability including via IT to respond knowledgeably to all enquiries from park users	Ongoing	Countryside Management Officer/Head Gardener	Minimal staff time	SBC Revenue	Yes
Objective 27.2 Ensure sufficient budget is allocated to maintain the Gardens to the standards of this management plan.						
27.2A	Monitor and report on South Cliff Gardens Team revenue and capital budgets and specifically South Cliff Gardens revenue cost centre	Ongoing	Project Board	Minimal Staff Time	SBC Revenue	Yes

27.2B	Ensure there is forward planning of the budget	Ongoing	Project Board	Minimal Staff Time	SBC Revenue	Yes
Objective 27.3 Continue to bid for corporate revenue, capital and other funding for priority						
27.3A	Ongoing liaison with SBC S106 Manager to identify existing funds and future opportunities and make bids from S106 schemes	Ongoing	Project Board	Minimal Staff Time	SBC Revenue	Yes
Objective 27.4 Consider management of Gardens by a Trust						
27.4	Strategic liaison between SBC and Friends of South Cliff Gardens, learning from other projects	Ongoing	Project Board	Minimal	Ongoing	South Cliff Gardens Team



Proposed Future Management and Maintenance

4.1 Management Structure and Team Organogram

4.1.1 Parks Management and Maintenance

Four organograms have been developed for the project to illustrate pre and post-delivery contract management and maintenance arrangements:

Table 3 - Organogram 1 South Cliff Gardens Structure in the Context of the Council

Table 4 - Organogram 2 South Cliff Gardens Structure within Environmental Services

Table 5 - Organogram 3 South Cliff Gardens Parks for the HLF People Project Delivery Stage

Table 6 - Organogram 4 South Cliff Gardens Post HLF Parks for the People Project Delivery Stage

4.1.2 Organogram 1

Table 3 - Organogram 1 shows how the South Cliff Gardens team fits into overall structure of the Council.

4.1.3 Organogram 2

Table 4 - Organogram 2 shows the South Cliff Gardens in the context of the Environmental Services team. The Operations, Transport and Countryside Manager is responsible for parks and opens spaces, supported by the Countryside Management Officer to whom the South Cliff Gardens Team Leader reports. Within the South Cliff Gardens Team there are currently 3 Gardeners, 1 Cleansing Operative and 2 Seasonal Gardeners. Support services are provided by the wider Environmental Services team.

4.1.4 Organogram 3

Table 5 - Organogram 3 shows how the South Cliff Gardens structure for the HLF People Project Delivery Stage. The HLF funded posts and appointments are shown in blue.

These include:

- HLF Project Officer
- HLF Community Engagement Officer (CEO)
- Lead Consultant Team
- Contractors

The following posts will be funded by Scarborough Borough Council as part of their proposed enhanced maintenance:

- Head Gardener
- Gardener
- Apprentice

The key role of the HLF Project Officer as the client representative is liaising with the Community and Client Steering Groups, Friends of South Cliff Gardens and other stakeholders. The Project Officer would also liaise with the Lead Consultant administering the Contractors responsible for the implementation works. The officer would report to the Internal Project Manager who reports to the Project Board. The Project Officer reports to The Lottery with the assistance of the whole team.

The day to day management continues with the Parks and Countryside Manager or Deputy Parks and Countryside Manager responsible for his team and the new post of Head Gardener. Key stakeholders, Scarborough Borough Council specialists such as planning and local groups, advisors, members of the public also relate to the overall organogram.

4.1.5 Organogram 4

Table 6 - Organogram 4 shows the proposed structure of South Cliff Gardens after the HLF Parks for the People Project Delivery Stage. If the anticipated income is generated as predicted by the Business Plan, it is hoped that the Community Engagement Officer (CEO) and Head Gardener posts will become posts. In addition the Gardener and Apprentice position will continue. The HLF Project Officer, Consultants and Contractors are no longer required.

The Head Gardener will continue to manage the Gardens on a day to day basis in regards to maintenance alongside working closely with the Community Engagement Officer whose key tasks include generating volunteers and liaison with the Friends of South Cliff Gardens, South Cliff Community Group and other stakeholders.

Organogram 2 South Cliff Gardens Structure within Environmental Services

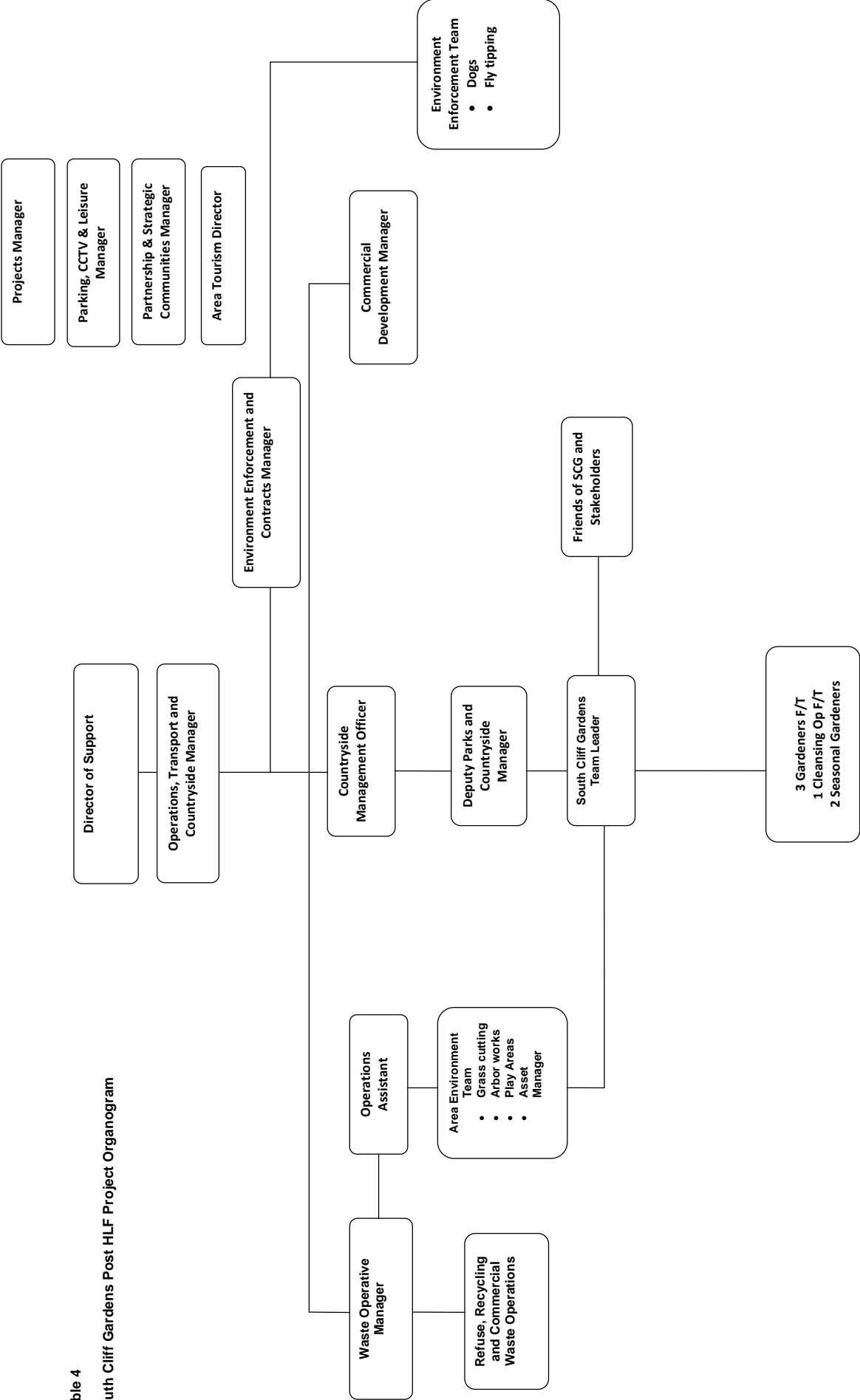


Table 4
South Cliff Gardens Post HLF Project Organogram

Table 4

South Cliff Gardens HLF Project Delivery - Organogram 3

Table 3
South Cliff Gardens HLF Project Delivery Organogram

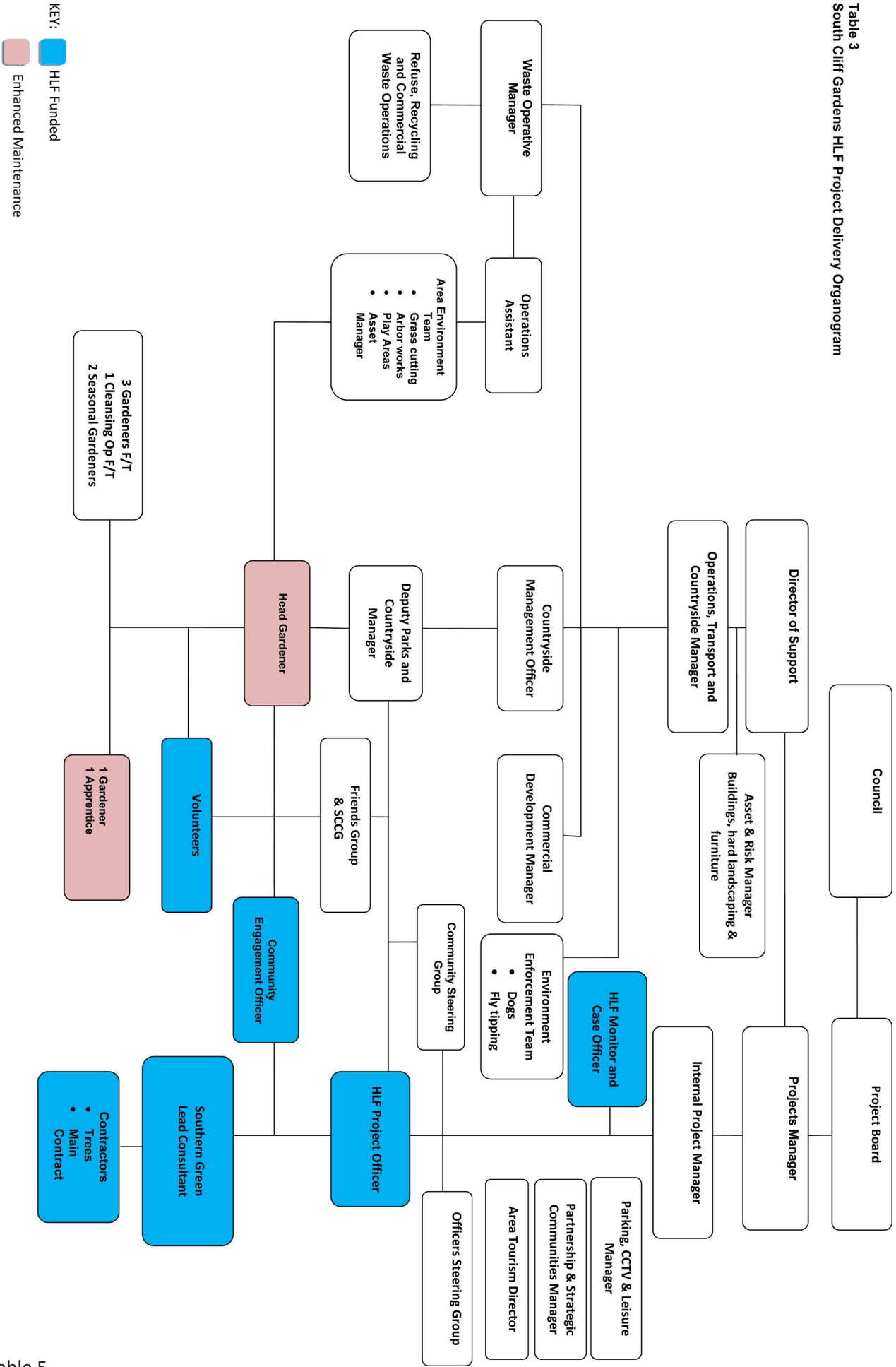
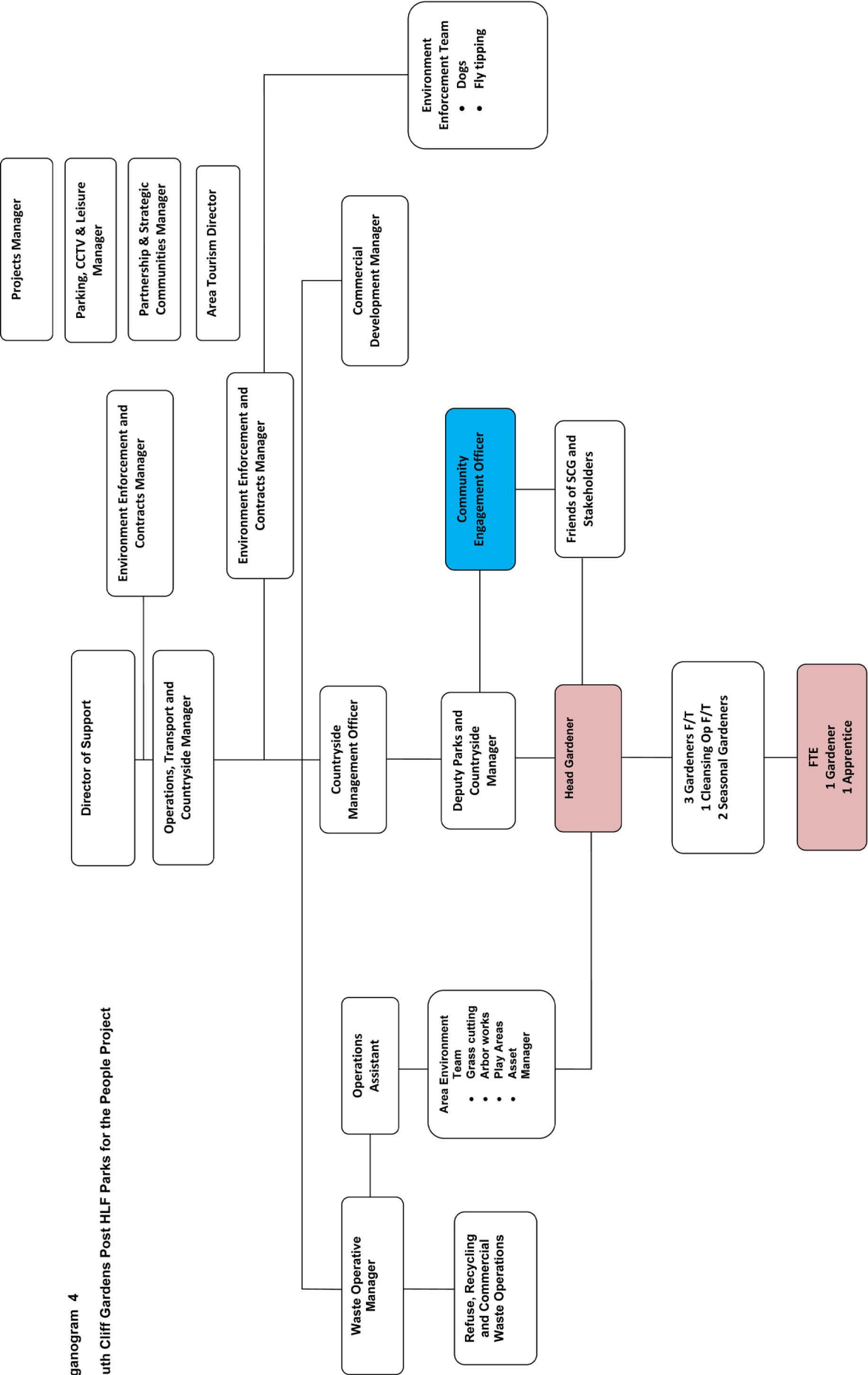


Table 5

Organogram 4
South Cliff Gardens Post HLF Parks for the People Project



KEY: HLF Funded and Sustained Afterward Through Business Plan – Enhanced Maintenance



4.2 Management Team

We outline below the key organisations and posts and their roles in managing and maintaining South Cliff Gardens following completion of The Lottery project as outlined in Organograms 4.

4.2.1 Project Board – (please refer Organogram 4)

The Board is responsible for overseeing the HLF project and long term future of South Cliff Gardens.

Chaired by the Leader of Scarborough Borough Council, this group is responsible for the strategic decision making for all matters of development. The group ensures all activity is made accountable to Elected Members. The Project Board will oversee The Lottery project as well as the long term future of South Cliff Gardens. It is anticipated that the Project Board will include review of the management and maintenance of South Cliff Gardens on the agenda of their quarterly meetings basis to review as well as to discuss events and activities and possible future projects.

The Board consists of:

- Leader of the Council - Derek Bastiman
- Councillor Mike Cockrill
- Councillor Hellen Mallory
- Chief Executive - Jim Dillon
- Lisa Dixon - Director
- Nick Edwards - Director
- Richard Bradley - Director
- Chris Bourne - Projects Director

4.2.2 The Officers Steering Group

The Officers Steering Group is comprised of key council officers and they will oversee the delivery of the project. This group is responsible for the strategic implementation remit and ensuring the vision developed for South Cliff Gardens links in to the Council priorities and programmes of work. The group combines higher managerial level council officers. Meetings will continue to take place monthly throughout the delivery period and decisions will be made by consensus.

The group consists of the following roles, with current post holders identified:

- Cllr Mike Cockrill
- Stewart Rowe - HLF Project Manager
- Vicky Thompson - HLF Project Officer
- Paul Thompson – Operations, Transport & Countryside Manager
- Tim Allison – Parks and Countryside Manager

- Chris Roe – Deputy Parks and Countryside Manager
- Martin Pedley – Asset and Risk Management
- Paul Buck - Asset Management Operations Manager
- Janet Deacon - Area Tourism Director
- Karen Lawton - Planning Officer
- Stephen Gandolfi - Conservation Officer
- Stuart Clark - Parking and CCTV and Leisure Manager
- Matthew Smartt - Landscape Architect
- Chris Harper - South Cliff Gardens Team Leader
- Gabrielle Jandzio – Communications Officer
- Roger Burnett - Community Environment Unit
- Sheila Jonson - Community Environment Unit
- Martin Lloyd - Structural Engineer
- Matt Hewison – Sports Development Officer
- Simon Featherstone - Employment and Skills Manager
- Kevin Wardell - Corporate Accountant
- Simon Green – Southern Green
- Alasdair Rigby – Southern Green

4.2.3 The Community Steering Group

The Community Steering Group was formed to allow a forum for discussion and debate from a wide range of stakeholders during the Round 2 stage. Meetings take place monthly and are chaired by Victoria Thompson, HLF Project Officer.

The group consists of the following roles, with current post holders identified:

- Adrian Perry – Chair of Friends of South Cliff Gardens
- Alice Sharp - Invisible Dust - Arts Council
- Councillor Callam Walsh
- Councillor Mike Cockerill
- Councillor Mark Vesey
- Councillor Tom Fox
- Councillor Steve Siddons
- Beckie Blake - Haven Project – Loneliness/inclusion
- David Aughton - Chair of the South Cliff Community Group
- David Warner - Social Change and Funding
- Graham Ratcliffe - Skills Village
- Helen Cowton - Young Carers
- Ian Kirchner Waines - North Yorkshire Youth
- Irene Jervis - DEEP Dementia Group
- Jackie Link - Clock Cafe
- Jo Ager – Sheffield International Venues (SIV – Spa)
- Kate Abell - Kingdom Faith Church
- Michael Clark- Construction Training
- Natasha Thompson – FAST (Autism)
- Paul Thompson – Yorkshire Wildlife Trust
- Rob Brown – Scarborough and Ryedale Community Cycling
- Sepideh Mojabi – Refugee Council
- Stuart Cameron - Crescent Arts bathing house project
- Tim Kirkup - Dementia Action Alliance
- Tim Vasey – Disability Action Group
- Trish Kinsell- Rainbow Centre

4.2.3 Youth Steering Group

The Youth Steering Group was set up as part of the HLF project to find out what the young people of Scarborough feel about the garden at the moment and to look at new ways to make the garden and its heritage more exciting and accessible to young people. The group will help design the new play facilities within the South Cliff Gardens and consult on the overall masterplan ensuring that we create a space that is welcoming to all.

Groups who are already interested in taking part are as follows:

- Young Carers
- Creative Day Care
- DAG (disability)
- FAST (autism)
- NYYouth – Youth clubs
- The Haven project and The Summit

4.3 Friends of South Cliff Gardens, Community Groups and Stakeholders

4.3.1 Friends of South Cliff Gardens

South Cliff Gardens is blessed with excellent volunteer and community involvement thanks to the Friends of South Cliff Gardens who were established in 2006. The Friends of South Cliff Gardens is a community group which was established in 2006 to help look after the public gardens between Filey Road, Ramshill Road, Holbeck Road and the sea. The group currently has 150 members.

The Friends of South Cliff Gardens aims include protecting and enhancing the natural beauty, wildlife, flora and fauna, historical interest and facilities of the Gardens; promoting and raising funds to improve the Gardens and encourage their use; and organising social and educational events & activities in the Gardens. Members receive a regular Newsletter and we hold Open Evenings and events throughout the year. These have included family events and concerts in the gardens, gardeners' question times, organised walks and bird box building days. Every month they hold litterpicks and 'Volunteers In Parks' gardening days and all events are advertised on our Noticeboards, in the Newsletters and on the website.

<http://www.friendsofsouthcliffgardens.com/>

Over the last 10 years the group has grown in strength and capacity and has delivered a range of small improvement projects, most recently a £50,000 restoration of the Rose Garden funded through the Your Heritage programme. This group will be essential partners in the delivery of this Parks for People project and will help the Council sustain the gardens in the long term future.



4.3.2 South Cliff Community Group

The South Cliff Community Group is a fully constituted, not for profit community group, managed by a small committee of volunteers. The group has over 320 members.

The Group's cited primary aim is to promote, develop and maintain a community where people want to live, work and visit. The website says: "We work to develop good relationships with key people and agencies who can help us to achieve our aim and provide reassurance to members. These include local Councillors, members of Scarborough Borough Council, the Police, other agencies and similar groups".



4.3.3 Stakeholders

Other Stakeholders include:

- Sheffield International Venues
- Clock Café
- DAG
- Fab Scarborough
- DEEP
- Orienteering Group
- North Yorkshire County Council
- Churches Together Group
- FAST
- Refugee Council
- The Summit
- Scarborough Sight Support
- Scarborough and Ryedale Community Cycling

4.4 Environmental Services Team

The Environmental Services Team manages parks and open spaces, promenades, grounds maintenance and tree maintenance, playgrounds, allotments and Local Nature Reserves across the borough.

4.4.1 Operations, Transport and Countryside Manager (Paul Thompson)

This post is responsible for the management of all parks and green spaces in Scarborough Borough Council. He is responsible for the overall management of the site, managing Countryside Management Officer, Countryside Management Officer, Operations Officer, Public Conveniences, Environmental Enforcement and Contracts Manager and Operations Officer Cleansing.

4.4.2 Countryside Management Officer – Tim Burkinshaw

This post is responsible for grounds maintenance and park management. He is assisted by the specialists offering arboricultural, landscape, ecological and community advice. He also runs the tree team and manages the area Team Leaders including South Cliff Gardens.

4.4.3 Area Team Leader South Cliff (Chris Harper)

The area team leader manages a team of 3 full-time gardeners, a cleansing operative and 2 seasonal staff. The team covers South Cliff Gardens and neighbourhood including Shuttleworth Garden, Prince of Wales Garden, Holbeck Hill and Esplanade.

4.4.4 Landscape Architect / Parks Officer (Matthew Smartt)

This post is involved with parks development, advice on landscape issues and playground design and management and allotments.

4.4.5 Arboricultural Officer (Allan Tomlinson)

There is a team of two arboriculturists who are responsible for works to all the Council tree stock. The team consist of Tree Inspectors providing management and 24 hour cover for trees in case of emergencies throughout the year and provides a service for tree related functions, management trees stock including Tree Preservation Orders and applications for work, High Hedge Complaints, and assessment of tree related claims within the borough.

4.4.6 Play Area Maintenance Support

A Playground Officer carries out regular safety inspections of playgrounds and is responsible for routine and proactive maintenance of facilities

4.4.7 Environment and Enforcement Team

The Environment and Enforcement Team is responsible for dog control and flytipping

4.5 Other Council Support

South Cliff Gardens is supported by other specialists within the council. The specialist support group consists of Council Officers with technical expertise in specific areas relating to development of the project at all stages. They provide specialist areas of advice and expertise and are consulted on and available to attend meetings on an ad hoc basis as follows:

- Technical staff (Two play technicians and one mechanical fitter) is similarly deployed to service borough-wide needs. Any necessary playground maintenance is carried out either by in-house staff or by an approved contractor under the advice of the council's landscape architect.
- Coastal Protection Team are responsible for regular monitoring of the cliff's slope stability
- Property Services are involved with regular inspections and repairs and maintenance of buildings, shelters, structures and hard landscaping, as well as energy management as services and utilities. The Borough Structural Engineer in the Projects Team inspects the Cliff Lift
- The Tourism Manager is responsible for the Borough's Events Programme, although opportunities for events are extremely limited and few take place.

The Friends of South Cliff Gardens have organised small scale events including a garden party (9 July 2017) in Shuttleworth Garden to celebrate the 100th anniversary of the gift of the gardens to the town by their creator Alfred Shuttleworth in 1917. The proximity of Scarborough Spa, a popular venue, means that their annual programme of events influences the use of the garden.

- Planning and Conservation – advice on proposals and management of the site and listed buildings

4.6 External Organisations

The key consultee regarding works to South Cliff Gardens is Historic England regarding listing of the South Cliff Gardens on the Register of Historic Parks and Gardens which is Grade II listed. Yorkshire Gardens Trust will be consulted on the planning application for the site.

Natural England would have an interest in the site if it is found to include protected species such as bats and great crested newts and if works were thought to affect the adjacent SSSI.



As well as South Cliff Gardens, team covers the Esplanade, Shuttleworth Gardens, Holbeck Hill and Prince of Wales Gardens. Although it is difficult to be precise, it is estimated that over the year the team spends around 65% of its time maintaining South Cliff Gardens. Please refer to drawing 1061_SK030. A similar % can be applied for machinery and materials. This equates to around £166,000 of expenditure on the Gardens.

The team is based in a small depot on site adjacent to the Rose Garden. The facilities include a small brick building which provides toilets, a small bait room and limited storage with the large mowers and other equipment having to be taken to the main depot at Manor Road.

South Cliff Gardens is maintained by the team in accordance with the attached specification - *please refer to Appendix 17*.

4.8 New Posts

Please also refer to Job Descriptions for each post in Appendix 16

4.8.1 Summary

The following new posts are proposed in relation to the management of the site and delivery of the Activity Plan as developed as part of the Round 2 bid to The Lottery.

- Project Officer (HLF project funded)
- Community Engagement Officer (HLF project funded)
- Head Gardener (SBC funded through enhanced management and maintenance)
- Gardener (SBC funded through enhanced management and maintenance)
- Apprentice (SBC funded through enhanced management and maintenance)

Please refer to Organogram 3 which shows the management structure of the park, to include the new posts in the delivery of The Lottery project.

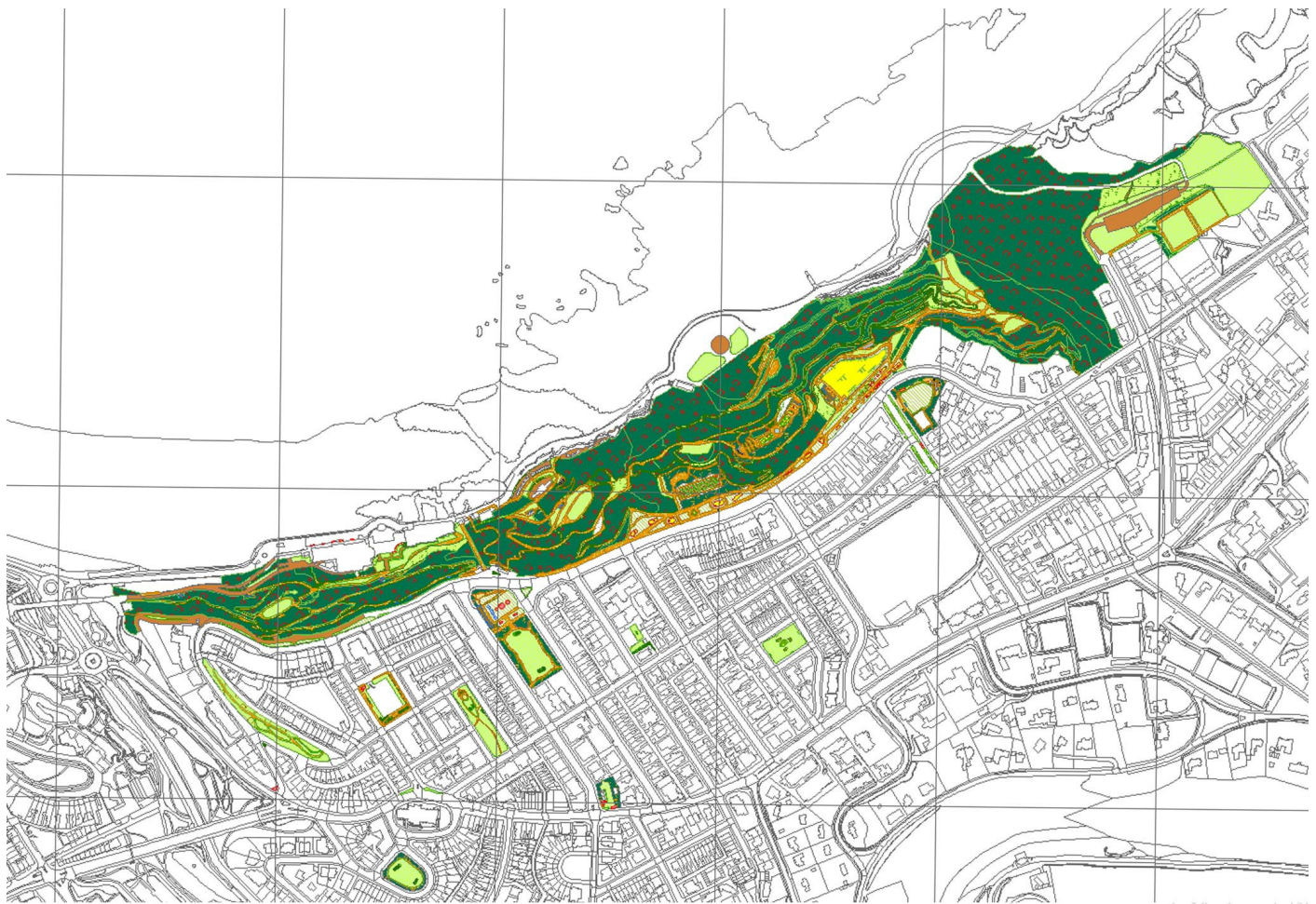


4.7 Operations on Site - The Grounds

4.7.1 Current Operations

All grounds maintenance include grass cutting, horticulture, arboricultural work, litter picking, cleansing, etc are carried out in-house as is lighting and most of the asset management works. Large-scale grass cutting operations are carried out by a small dedicated area team operating.

The South Cliff Gardens team currently includes 3 full time gardeners, 1 cleansing operative, and 2 seasonal gardeners, under the supervision of a site based Team Leader who reports to the Countryside Management Officer.



1:	1176.26m ²
2:	3398.03m ²
3:	53.83m ²
4:	56.55m ²
5:	1502.02m ²
6:	2460.24m ²
7:	2810.22m ²
8:	7259.06m ²
9:	142.91m ²
10:	439.84m ²
11:	2060.59m ²
12:	6714.08m ²
13:	2631.73m ²
14:	673.15m ²
15:	3521.020m ²
16:	59479.63m ²
17:	146604.73m ²

The Esplanade

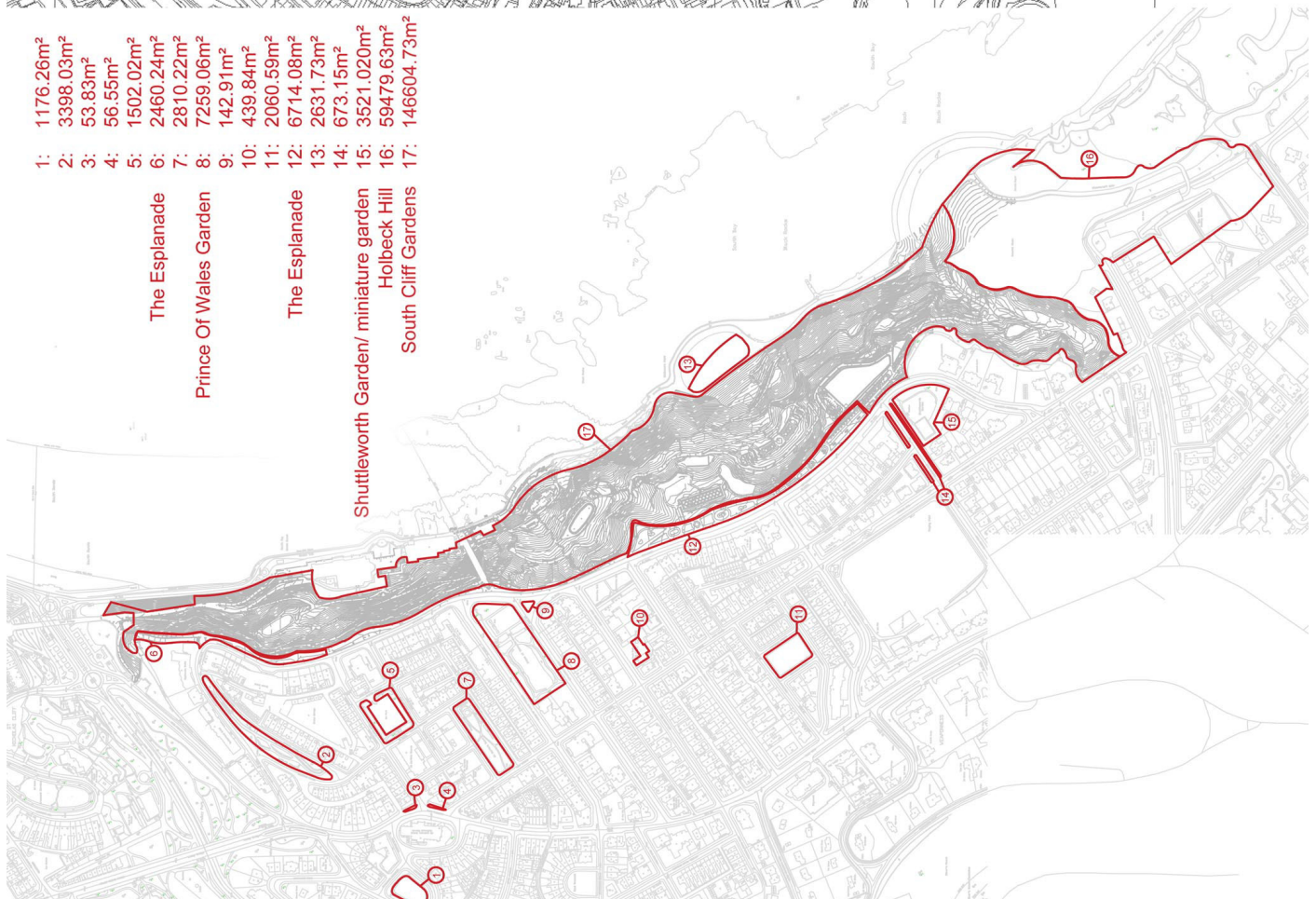
Prince Of Wales Garden

The Esplanade

Shuttleworth Garden/ miniature garden

Holbeck Hill

South Cliff Gardens



4.8.2 Project Officer

The Project Officer post is a 2 year full time post covering years 1 and 2, 2019 and 2020. The existing HLF Project Officer's contract includes a break clause which allows her role to continue should the Round 2 bid be successful, therefore providing a sense of continuity. The Project Officer will commence work from the Permission to Start and will be responsible for the client function of Scarborough Borough Council with all contractors in relation to the agreed purposes of the Heritage Lottery Fund restoration programme in South Cliff Gardens.

The Project Officer will continue to be based in the Projects Team with Chris Bourne and work under the internal Project Manager Stewart Rowe with assistance from Projects Assistant David Robinson. Victoria Thompson, the existing post holder, has experience in park projects, project management and grants funding and have excellent communication and engagement skills

Job Purpose

Responsible for the contract arrangements for the delivery of South Cliff Gardens HLF programme and the client function of Scarborough Borough Council with all contractors in relation to the agreed purposes of the Heritage Lottery Fund restoration programme in South Cliff Gardens.

Key Tasks of the Post

- To ensure the requirements set out in the Heritage Lottery Fund Stage Two application are met within agreed deadlines in line with the 'agreed purposes' of the HLF grant award
- Act as the first point of contact for the Lead Consultants (Southern Green) and other primary contractors appointed to fulfil the requirements of the grant programme and provide strategic direction on any variation
- Maximise income generation, commercial sponsorship and promotional opportunities



- To prepare the revenue budgets for the Parks to ensure that expenditure and income levels fall within agreed parameters
- To liaise with officers responsible for delivering the Apprenticeship and Traineeship programme and other officers as appropriate to ensure the Gardens benefits from their work programmes
- To liaise with Heritage Lottery Fund Officers and their representatives as required in relation to South Cliff Gardens and other relevant matters
- To work closely with Environmental Services , Planning, and other relevant sections of the Council and its partners to ensure the coordinated delivery of the works in relation to South Cliff Gardens
- Liaise with the new Head Gardener, Community Engagement Officer and the Friends of South Cliff



Gardens to ensure their continued involvement in the programme of works to restore the Gardens

- To make regular reports to senior managers and Elected Members on the implementation of the programme of works to restore the Gardens

4.8.3 Community Engagement Officer

The full time Community Engagement Officer role will be funded for the first 5 years through the HLF project (2019 – 2023) and sustained beyond this. This role has been included as currently there are gaps in visitor management, community engagement, events planning, management and delivery, consultation, marketing and promotion and income generation – key factors in the delivery of the Activity Plan and Business Plan. The officer would report to the Countryside Management Officer.

Job Purpose

The key objective of the Community Engagement Officer role is to work with The Friends of South Cliff Gardens and other community groups to implement the Heritage Lottery Fund Activity Plan to maximise the use of South Cliff Gardens by residents and visitors alike.

Key Tasks of the Post

- Liaise with the Project Officer in the development and delivery of the South Cliff Gardens Heritage Lottery Fund Programme
- Work closely with the Friends of South Cliff Gardens, ensuring, wherever possible their needs are met and the group continues to develop
- Develop an annual programme of events and activities within the Gardens, in association with the Friends of South Cliff Gardens
- Plan and coordinate a series of learning activities, events and family fun sessions in line with the agreed Activity Plan
- Prepare the revenue budgets for activities within the Gardens to ensure that expenditure and income levels fall within agreed parameters
- Work closely with Environmental Services, Planning, and other relevant sections of the Council and its partners to ensure the coordinated delivery of the works in relation to South Cliff Gardens
- Liaise with the new Head Gardener and the Friends of South Cliff Gardens to ensure their continued involvement in the programme of works to restore the Gardens
- Make regular reports to senior managers and Elected Members on the implementation of the programme of works to restore the Gardens
- Maximise income generation, commercial sponsorship and promotional opportunities
- Liaise with the Police and other authorities to improve safety and personal security of visitors
- Attend relevant meetings and undertake appropriate tasks associated with the Delivery of the Heritage Lottery Fund scheme approved purposes of the Gardens
- Provide a callout system to enable any unforeseen emergencies/incidents can be dealt with effectively and efficiently.

4.8.4 Head Gardener

The full time Head Gardener replaces the South Cliff Gardens Team Leader post. The new role is aimed at bringing back skills for horticultural excellence. The post holder will have experience in horticulture and managing parks and gardens. The Head Gardener will provide a day to day presence for maintenance and management within the Gardens and the South Cliff Gardens Team and assist with staff and volunteer supervision and training. He/she would liaise with the Project Officer and Community Engagement Officer in the delivery of the South Cliff Gardens Heritage Lottery Fund Programme.

Job Purpose

The Head Gardener will lead and manage a team of staff on a daily basis providing direction, supervision and



scheduling of work. Inspiring and mentoring the Gardens Team to build on the unique horticultural resource within the South Cliff Gardens with the objective of creating a sustainable and future proof public open space.

Key Tasks of the Post

- The Head Gardener will be responsible for the development and implementation of Management and Maintenance Management Plans for the South Cliff Gardens to achieve an exceptional horticultural standard and an annual Green Flag Award. Constantly look for new ways to improve the site and ensure it is accessible to all.
- Monitor and manage the SCG budgets, meeting and exceeding financial targets and implement the business plan. Maximise income generation opportunities and commercial sponsorship wherever possible.
- Construct a positive health and safety culture on a daily basis and carry out monthly toolbox talks centered on H&S issues. Produce and maintain detailed Risk & COSHH assessments for all work tasks and chemicals used within the garden.
- Manage the trees on site to ensure they are safe through regular H&S inspections, annual maintenance work and a tree management plan. Develop a successional planting plan to safeguard a diverse and rich tree habitat for future generation. Implement the council's policy to protect the views across the South Cliff Gardens.
- Develop, monitor and evaluate a Biodiversity Management Plan for the site to conserve and sustain the natural heritage. Carry out regular ecological and habitat surveys to monitor changes in species and adapt maintenance practices to ensure wildlife abundance and biodiverse habitats within the South Cliff Gardens.
- Work with the SBC's Asset Management Team to conserve the heritage buildings on site through good management and activity planning. Investigate new uses for shelters and buildings that retain their use in a meaningful way for future generations to enjoy.

- Build on the unique horticultural resource the South Cliff gardens have to offer and make connections to other coastal gardens, sharing knowledge and expertise through training programmes. Support the Community Engagement Officer in the instruction, supervision, mentoring and training of volunteers participating in horticultural activity and training schemes within the gardens.
- Be responsible for making sure the play areas are in-keeping with the demands of the community, relevant for future generations and are kept in a good condition through good management planning and regular design reviews. Inspect play areas on a daily basis and carry out monthly and annual ROSPA inspections.
- Manage and maintain the new operational centre
- Undertake such duties that are required from time to time and are commensurate with the position.
- Become involved with Heritage Lottery Fund restoration project, working closely with the HLF Project Officer and other SBC officers as well as SBC's consultants. This would include advising on planting design and implementation.

4.8.5 Gardener

In recognition of the need to improve the standard of maintenance following the restoration project, a new full time gardener will be employed by Scarborough Borough Council under the direction of the new Head Gardener.

4.8.6 Apprentice

An apprentice will also be included in the team, also employed by Scarborough Borough Council and managed by the Head Gardener.

4.9 Training

Training is required for two different groups of people involved with South Cliff Gardens to ensure that the site is managed and maintained to the highest standards:

- Gardens Team
- Supporting Environmental Services Staff
- Friends of South Cliff Gardens, volunteers and members of the public

4.9.1 Gardens Team

It is acknowledged that well trained staff raises the quality of workmanship in horticultural practices and that regular training refreshers are required.

The council ensures that all of its employees or



contractors engaged in the provision of any service have received relevant training to carry in the operation of any equipment to be used by them in the provision of the service. Proof of such training has to be provided to the Team Leader/Head Gardener prior to the operative being employed on any aspect of the Service. In addition employees should undertake customer care training as agreed with the Team Leader/Head Gardener. Appropriate training, qualification registration is required where legislation demands, in the correct and proficient use.

Specific training is also undertaken for:

- Drivers and operators of vehicles and plant used in the delivery of the services
- Provision of traffic and pedestrian management
- Ropes & Safety Harnesses
- Safety Equipment
- Chain Saws
- Mobile Elevated Work Platforms etc.

The council also provides all personnel and visitors with appropriate and adequate health and safety information and training (including site induction training) ensuring that they comply with the site rules regarding wearing Personal Protective Equipment, which the Contractor has identified as being relevant to the risks at any location.



Records of all training are held for inspection by the Team Leader/Head Gardener as necessary.

4.9.2 Supporting Environmental Services Staff

Scarborough Borough Council is committed to high standards of corporate governance and has adopted a Local Code of Corporate Governance as part of the Council's Constitution.

There are certain aspects of Corporate Training that are mandatory for all staff and others that are specifically for managers, examples include:

- Customer Service Training
- Equality Training
- Health and Safety Training
- Managers – Programme

In addition to the mandatory training, the Council offers a number of training courses throughout the year to meet the needs of individual services – many of which can be tailored to a specific service e.g. finance and other systems

4.9.3 Friends of South Cliff Gardens, volunteers and members of the public.

The Friends will continue to carry out regular volunteering in the Gardens, largely focusing on gardening tasks, cleansing, leading tours and delivering events and activities. The group is currently supported by the Borough



Council's gardening staff and will be supported by project specific staff during project delivery and beyond.

The Friends recognise the need for increasing membership from a wider demographic (most members are 60+) and recognise the necessity to continue with a training programme to develop the skills required for greater involvement in managing the Gardens. This will involve an expansion and wider range of members and continuing to build the activity programme, expanding



the activities in South Cliff Gardens.

The HLF project includes opportunities for the Friends and volunteer to learn new skills. Much of this will be learning through doing the activities described with the support of skilled staff, contractors and experienced volunteers. There is also provision for more formal training to support volunteer activities e.g.

- Website maintenance
- Social media training
- Walk leader training
- Reminiscence training
- Recruiting and managing volunteers
- Training for volunteers supporting the schools programme

4.9.4 Apprenticeship Training

South Cliff Gardens will become a site for formal training and learning externally funded through Myerscough Charitable Trust and local hoteliers/accommodation providers.

4.10 Activity Plan

Please refer to: Appendix 18 - Round 2 - HLF Parks for People Project - August 2018 - CFP

The comprehensive Activity Plan includes a range of activities and interpretation proposals within the grounds. As well as normal maintenance for cleaning signs etc, there will also be a need for the following ongoing work to support the activities in the future.

4.10.1 Environmental Management plans and policies

Under its Environmental Sustainability Strategy and Policy, 2015 – 2019, Scarborough Borough Council aims to:

‘Safeguard and improve the lives of people in the Borough now and in the future by adopting through our own operations, and the encouragement of others, the principles of sustainability’

Scarborough Borough Council’s protects the health of park users, staff and the biodiversity of the Gardens. The use of chemicals in South Cliff Gardens is minimised and strictly controlled. Low toxicity CDA (Constant Droplet Application) herbicide chemicals are used only if absolutely necessary at the minimum effective concentrations for controlling weeds in hard surfaces and for spot treating the wildflower meadows. All green waste from the park, and throughout the Borough, is composted and recycled centrally and reused as required. Other materials are re-used on site if possible, e.g. fallen trees for seats, sculptures or dead wood habitats. All shrub beds are mulched as required with recycled bark or wood chippings to reduce maintenance, retain moisture and reduce the use of peat-based compost.

Bird and bat boxes have been made and installed throughout the park at several community events over the years.



Vehicle use in the Gardens and is kept to a minimum. The service utilises some electric vehicles within its fleet as these provide a cleaner and quieter alternative to diesel.

All park machinery is used correctly and is maintained to a very high standard. Any hazardous chemicals are safely stored in a lock up on site. Replacement park furniture and fixtures are made from sustainable and recycled resources where available. The emphasis is on maintaining existing facilities to a high standard to avoid waste. Water, electricity and gas bills are closely monitored to ensure leaks and efficiencies are addressed promptly. These policies are reflected in South Cliff Gardens Conservation Management Plan.

4.10.2 Risks

South Cliff Gardens is a complex mix of assets, facilities and users with a range of management and maintenance responsibilities. The dynamics of the site and how and what is available to public access will change through implementation of the HLF project. There are therefore a wide range of risk associated with the heritage assets and the sustainability of its facilities.

We outline below the key risks within the following categories:

- Lack of Community Involvement
- Inadequate Grounds Maintenance
- New Facilities proving unsustainable or inadequate
- Items Excluded from The Lottery project



4.10.3 Lack of Community Involvement

Risks are in relation to community groups and individuals include:

- Individual members, project partners and community groups changing and falling off of enthusiasm for South Cliff Gardens, resulting in the loss of steering group members and community led activities
- Lack of interest by community groups and schools utilising the educational resources to be made available resulting in loss of activities

- Poor level of engagement with target audiences
- Volunteer involvement in future maintenance of the gardens is not as high as expected with the result that key works are not carried out and the areas deteriorate
- Appropriate governance arrangements are not in place

4.10.4 Inadequate Grounds and Building Maintenance

Risks in relation to grounds maintenance include:

- Stability of bankside, following recent movement near the Clock Cafe
- Maintenance of The Lottery funded work is not undertaken to a high standard
- Volunteer involvement in future maintenance of the gardens is not as high as expected with the result that key works are not carried out and the areas deteriorate
- Reduction in council funding and staff resulting in drop in standards of maintenance, development work with Friends and loss of expertise
- The policies and recommendations of the Conservation Management Plan and Management and Maintenance Plan are not followed
- Turnover of project staff leading to inconsistent management



4.10.5 New Facilities proving unsustainable or inadequate

Risks are in relation to the sustainability of new facilities proposed including:

- Play area becomes too popular resulting in over use and the need for additional play facilities
- People are not happy to pay to use new public toilets
- Operations Depot is too popular and building is too small to accommodate all users
- Operations Depot is little used by Friends and volunteers

- Lack of demand and uptake of leases and concessions leading to reduced income
- Lack of demand for events and activities and proposed increase in visitor numbers does not materialise
- There is insufficient support for suggested proposed Pay to Play activities for Putting Green area

4.10.6 Items excluded from The Lottery project

Risks in relation to the items excluded from The Lottery project:

- Off site access improvements are not implemented resulting in limited participation and accessibility to disabled users
- Lack of teenage facilities resulting in increased vandalism and misuse of facilities at quieter times of the year
- Lack of car parking for visitors

Please refer to table included within The Lottery Form which shows risks, likelihood, impact, mitigation and risk owner.



Action Plan - 'How will we get there'

5.1 Schedule of Proposed Maintenance over 5 years

A 5 year maintenance schedule and action plan will be developed by the Head Gardener following completion of the restoration project, allowing for the future maintenance required as a result of project related work such as the new play area, toilets and Operational Depot, shelter upgrades, and new paths and planting across the site.

5.2 Financial Plan

Please refer to: Appendix 18 - Round 2 - HLF Parks for People Project - Business Plan V7 - August 2018 - CFP

5.2.1 Income – Council budget and income

Existing council income to South Cliff Gardens team is limited to 65% of £247,320 maintenance budget allocated to their area. It is estimated that this equates to around £166,000 specifically for South Cliff Gardens.

Initially The Lottery and Big Lottery funding will fund the capital works and activities including new staff.

The Business Plan prepared as part of The Lottery project has identified the following income sources which will help sustain enhanced maintenance in the future:

- Clock café lease - the rent has been increased by 25% to reflect the forecast 25% increase in visitor numbers on completion of the capital works to £16,000 per annum.
- Snack shack at shelter 4 - opening from April to October only. The rental rates of £8,000 per annum have been calculated using visitor take up rates of 10% which is deemed to be achievable.
- Paid for toilets - in line with many tourist attractions a charge of 40p per toilet visit has been inputted into the trading profile, generating £20,000 per year



based upon 50,000 uses.

- Sales of plants, books and leaflets/maps - it is proposed to introduce £1 charge for maps and leaflets and the Friends Group intend to sell plants from the volunteer/operational hub, it is hoped that this will generate an annual income of £4,125.
- Commercial business lets - this covers the use of shelters 1, 2, 3 and 12 and the covered area by the rainbow shelter for commercial lets for pop up traders to use the spaces to display their goods and sell their services. A suggested income of £2,000 per annum covering years 3 onwards, for the 5 spaces has been inputted into the trading profile.
- Leisure concessions such as trampolines and a small Victorian Carousel covering the peak periods of Easter



- - October could be sourced in order to generate a further income of £3,000 per annum.
- Cliff lift - an annual income of £50,000 has been calculated for use of the cliff lift which covers a donation of 25p towards gardens maintenance on top of the current ticket price. This figure is based upon 200,000 tickets being sold each year.
- Memorialisation - it has been forecast that memorialisation proposals for the gardens could generate income rising to £20,000 income in year 10.
- Events and activities - a range of outdoor events and activities including are cited within the business plan including tours of the gardens, holiday activities, seasonal events including a Christmas event and specialist training events. Overall, Income generation projections of £22,050 for annual events have been inputted into the 10 year trading profile.
- Viewing telescopes - making full use of the numerous viewpoints across the South Bay 3 leased pay to use viewing telescopes at key viewpoints will generate

£216 per annum.

- Wedding photographs – a figure of £800 per annum has been inputted into the trading profile based on 8 bookings.
- Beach chalet income is £30,000 in 2018/19, income is forecast to increase year on year increasing to £36,570 by year 10.
- Sponsorship / crowdfunding – annual income is forecast to average £4,000 per annum, totalling £40,000 across the 10 year period.

Based on these assumptions income (with inflation) of £75,183 is predicted in Year 1 rising to £192,456 in Year 5. Beyond the HLF funded period income of £197,051 is anticipated in Year 6 rising to £216,690 in Year 10. This excludes the continued revenue subsidy of a baseline £162,790 by Scarborough Borough Council and HLF income over the first 5 year period.

Under the proposals to generate income through catering and leisure concessions, paid for toilets, beach chalet rentals, the cliff lift, events and activities, retail and some fund raising by the friends group through map and plant sales the project anticipates generating additional funding that will allow the retention of new staff posts including the Head Gardener, an additional Gardener, an Apprentice and the Community Engagement Officer post.

In essence, the Business Plan will be the source of funding the maintenance uplift shown in the Management and Maintenance Plan for South Cliff Gardens.

The Business Plan suggests the estimates for income generation to be relatively modest and conservative and following the delivery of the capital works there is the potential that visitors numbers will exceed those predicted and therefore income generated through leases, concessions and sales should increase.

Necessary insurance identified by the Business Plan is dealt with centrally by Scarborough Borough Council's insurance section from the central budget and is outside of the proposed maintenance plan.

5.2.2 Proposed Management and Maintenance Costs over 10 years

A financial plan showing the expenditure for South Cliff Gardens can be seen as Table 7 (Schedule of Proposed Management and Maintenance Costs over 10 years). Table 1 details the implications of the current and future management and maintenance within the Gardens, and expenditure arising from the capital works and activities.

For clarity the existing situation is shown Year 0, The Lottery funding is shown in Year 1 and the enhanced maintenance items and costs, with regard to the HLF bid, commence from Year 2. The 5 year enhanced maintenance costs including new staff and expenses totals £547k.

The proposed new staff initially funded through Lottery funding and the Head Gardener and Gardener and Apprentice funded by Scarborough Borough Council, as part of the enhanced maintenance, will be deployed on South Cliff Gardens for the following amount of time:

Lottery Funded	
Project Officer	100%
Community Engagement Officer	100%

Enhanced Maintenance funded by Scarborough Borough Council	
Gardener	100%
Apprentice	100%
Head Gardener	80%

The Head Gardener would also be responsible for managing the other gardens covered by the team - Esplanade, Shuttleworth Gardens, Holbeck Hill and Prince of Wales Gardens (*please refer to Organogram 4 for proposed Post HLF Project Team*).



5.2.3 Proposed Enhanced Maintenance

Please refer to: Table 7 Schedule of Proposed Management and Maintenance Costs over 10 years.

Within the proposals, a number of features across the Gardens currently require high levels of maintenance such as the prestigious Italian Gardens and Rose Garden and the Putting Green. These areas will be retained.

As a result of the bid, new features are being created across South Cliff Gardens which will require enhanced maintenance and running costs. These items include:

- New Operations Depot
- New toilets in Clock Cafe Chalet SB_018
- New play area
- New trim trail
- Opening up of tunnel
- New paths and accessibility improvements
- Enhanced planting including new specimen trees and herbaceous planting



In addition, budgets have been allowed to sustain and development the HLF investment. These include additional materials and equipment, a sink fund for various items such as painting and repairs, street furniture and signage and the refreshment of play equipment and interpretation as well as a budget for marketing and publicity of the site.

As outlined in Section 4, the current income/expenses for South Cliff Gardens is estimated is made up of salaries of £162k and chalet income of £30k, giving a total of £192k. Table 7 indicates that by Year 6, the projected income as outlined the Business Plan will be sufficient to sustain enhanced maintenance costs of around £163k a year.

5.3 Monitoring and Evaluation

5.3.1 Review of Plan/Green Flag

The Management and Maintenance Plan, which has been drawn up in liaison with the Countryside Management Officer and The Friends of South Cliff Gardens, will be consulted on by Scarborough Borough Council and project stakeholders.

However, it is recognised that this version of the Management and Maintenance Plan is being drawn up at a time of change, on the eve of the implementation of a major Lottery project that will make changes to the layout and the use of the site. For this reason it is proposed to develop the Plan further during the Delivery Stage of the project and ask Scarborough Borough Council to adopt it in November 2020, before completion of the main contract and so that South Cliff Gardens can be entered into the 2021 Green Flag Awards.

The adopted plan will be reviewed annually with a formal five yearly review will take place in 2026. The day-to-day management of the site and the progress of individual development projects will be monitored regularly by Parks staff, the individual contract teams, the Friends of South Cliff Gardens and other stakeholders. Any significant feedback from these sources will be incorporated into the next revision of the management plan.



South Cliff Gardens, Scarborough
Management and Maintenance Costs

Staff cost inflation 2.0%
General inflation 2.0%

Cost type (D = Direct cost, O = Shared overhead)	Existing Management and Maintenance Costs	2018/2019	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2028/29	2029/30
Nr	Maintenance Items (Annual Items Existing - black)	(Annual Existing Costs - black)	(Annual Existing Costs - black)	(Annual Existing Costs - black)	(Annual Existing Costs - black)	(Annual Existing Costs - black)	(Annual Existing Costs - black)	(Annual Existing Costs - black)	(Annual Existing Costs - black)	(Annual Existing Costs - black)	(Annual Existing Costs - black)	(Annual Existing Costs - black)
Item code	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
INCOME to the Gardens												
1.0	Building	E162,790.00	E166,045.86	E169,366.72	E172,724.05	E176,200.13	E179,733.31	E183,327.98	E186,994.54	E190,734.49	E194,549.12	E198,440.10
2.0	Plant / Hire Charges	E162,790.00	E166,045.86	E169,366.72	E172,724.05	E176,200.13	E179,733.31	E183,327.98	E186,994.54	E190,734.49	E194,549.12	E198,440.10
2.1	Charts	E30,000.00	E31,068.00	E32,166.00	E33,295.00	E34,455.00	E35,645.00	E36,865.00	E38,115.00	E39,395.00	E40,705.00	E42,045.00
	Total Income:	E192,790.00	E197,113.86	E201,732.72	E206,539.05	E211,519.13	E216,673.31	E221,974.98	E227,424.54	E232,924.49	E238,474.12	E244,074.10
EXPENSES for the Gardens												
3.0	Services & Utilities											
3.1	Electricity	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00
3.2	Gas	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00
3.3	Water and sewerage	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00
3.4	CCU Maintenance and Monitoring	E1,200.00	E1,224.00	E1,248.00	E1,272.00	E1,296.00	E1,320.00	E1,344.00	E1,368.00	E1,392.00	E1,416.00	E1,440.00
3.5	General Insurance	E1,200.00	E1,224.00	E1,248.00	E1,272.00	E1,296.00	E1,320.00	E1,344.00	E1,368.00	E1,392.00	E1,416.00	E1,440.00
	Total Expenses:	E1,200.00	E1,224.00	E1,248.00	E1,272.00	E1,296.00	E1,320.00	E1,344.00	E1,368.00	E1,392.00	E1,416.00	E1,440.00
4.0	Salaries and Materials and Equipment											
4.1	Salaries - SCOTMAN LEADER - 100% of time	E10,100.00	E10,302.00	E10,504.00	E10,706.00	E10,908.00	E11,110.00	E11,312.00	E11,514.00	E11,716.00	E11,918.00	E12,120.00
4.2	Salaries - SCOTMAN LEADER - 100% of time	E10,100.00	E10,302.00	E10,504.00	E10,706.00	E10,908.00	E11,110.00	E11,312.00	E11,514.00	E11,716.00	E11,918.00	E12,120.00
4.3	Salaries - 3 Gardeners - 100% of time	E15,790.00	E16,000.00	E16,210.00	E16,420.00	E16,630.00	E16,840.00	E17,050.00	E17,260.00	E17,470.00	E17,680.00	E17,890.00
4.4	Salaries - Cleaning Operative TC035 - 65% of time	E12,317.00	E12,534.00	E12,751.00	E12,968.00	E13,185.00	E13,402.00	E13,619.00	E13,836.00	E14,053.00	E14,270.00	E14,487.00
4.5	Salaries - 2 Seasonal Gardeners - 100% of time	E28,828.00	E29,400.00	E29,972.00	E30,544.00	E31,116.00	E31,688.00	E32,260.00	E32,832.00	E33,404.00	E33,976.00	E34,548.00
4.6	Materials and Equipment - 65%	E15,750.00	E16,000.00	E16,250.00	E16,500.00	E16,750.00	E17,000.00	E17,250.00	E17,500.00	E17,750.00	E18,000.00	E18,250.00
4.7	Materials and Equipment - 65%	E15,750.00	E16,000.00	E16,250.00	E16,500.00	E16,750.00	E17,000.00	E17,250.00	E17,500.00	E17,750.00	E18,000.00	E18,250.00
4.8	New Community Engagement Officer	E12,154.00	E12,310.00	E12,466.00	E12,622.00	E12,778.00	E12,934.00	E13,090.00	E13,246.00	E13,402.00	E13,558.00	E13,714.00
4.9	New Head Gardener - 80% time	E29,444.00	E30,036.00	E30,628.00	E31,220.00	E31,812.00	E32,404.00	E33,000.00	E33,596.00	E34,192.00	E34,788.00	E35,384.00
4.10	New Gardener - 80% time	E29,444.00	E30,036.00	E30,628.00	E31,220.00	E31,812.00	E32,404.00	E33,000.00	E33,596.00	E34,192.00	E34,788.00	E35,384.00
4.11	New Apprentice	E11,110.00	E11,312.00	E11,514.00	E11,716.00	E11,918.00	E12,120.00	E12,322.00	E12,524.00	E12,726.00	E12,928.00	E13,130.00
	Total Expenses:	E158,374.00	E163,521.37	E168,668.64	E173,815.91	E178,963.18	E184,110.45	E189,257.72	E194,404.99	E199,552.26	E204,699.53	E209,846.80
5.0	Soft Landscape Maintenance (inc. above)											
5.1	Enhanced Maintenance - Materials and Equipment, etc	E15,300.00	E15,600.00	E15,900.00	E16,200.00	E16,500.00	E16,800.00	E17,100.00	E17,400.00	E17,700.00	E18,000.00	E18,300.00
6.0	Park Cleaning (inc. above)	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00
6.1	New Park Area Grounds Maintenance (Repos)	E10,000.00	E10,200.00	E10,400.00	E10,600.00	E10,800.00	E11,000.00	E11,200.00	E11,400.00	E11,600.00	E11,800.00	E12,000.00
6.2	Trees	E10,000.00	E10,200.00	E10,400.00	E10,600.00	E10,800.00	E11,000.00	E11,200.00	E11,400.00	E11,600.00	E11,800.00	E12,000.00
	Total Expenses:	E0.00	E10,000.00	E10,400.00	E10,800.00	E11,200.00	E11,600.00	E12,000.00	E12,400.00	E12,800.00	E13,200.00	E13,600.00
7.0	Hard Surface, Structures & Drainage (excluding buildings)											
7.1	Hard Surface, Structures & Drainage (excluding buildings)	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00
8.0	Building (inc. above)	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00	E0.00
8.1	Chairs/Coles	E10,000.00	E10,200.00	E10,400.00	E10,600.00	E10,800.00	E11,000.00	E11,200.00	E11,400.00	E11,600.00	E11,800.00	E12,000.00
8.2	Maintenance - painting and repairs	E2,800.00	E2,856.00	E2,912.00	E2,968.00	E3,024.00	E3,080.00	E3,136.00	E3,192.00	E3,248.00	E3,304.00	E3,360.00
8.3	Electricity	E1,500.00	E1,530.00	E1,560.00	E1,590.00	E1,620.00	E1,650.00	E1,680.00	E1,710.00	E1,740.00	E1,770.00	E1,800.00
8.4	Trade Waste	E1,500.00	E1,530.00	E1,560.00	E1,590.00	E1,620.00	E1,650.00	E1,680.00	E1,710.00	E1,740.00	E1,770.00	E1,800.00
8.5	Building Insurance	E850.00	E864.50	E879.00	E893.50	E908.00	E922.50	E937.00	E951.50	E966.00	E980.50	E995.00
8.6	Shelters (inc. above)	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.7	Maintenance - painting and repairs	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.8	Building Insurance	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.9	Operation Centre	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.10	Maintenance - painting and repairs	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.11	Water and Sewerage	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.12	Trade Waste	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.13	Building Insurance	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.14	Shelters (inc. above)	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.15	Maintenance - painting and repairs	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.16	Water and Sewerage	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.17	Trade Waste	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.18	Building Insurance	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.19	Operation Centre	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.20	Maintenance - painting and repairs	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.21	Water and Sewerage	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.22	Trade Waste	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.23	Building Insurance	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.24	Shelters (inc. above)	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.25	Maintenance - painting and repairs	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.26	Water and Sewerage	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.27	Trade Waste	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.28	Building Insurance	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.29	Operation Centre	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.30	Maintenance - painting and repairs	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.31	Water and Sewerage	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.32	Trade Waste	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.33	Building Insurance	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.34	Shelters (inc. above)	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.35	Maintenance - painting and repairs	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.36	Water and Sewerage	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,080.00	E12,225.00	E12,370.00	E12,515.00	E12,660.00	E12,805.00	E12,950.00
8.37	Trade Waste	E11,500.00	E11,645.00	E11,790.00	E11,935.00	E12,0						



LOTTERY FUNDED

southerngreen
chartered landscape architects