

Pavilion Gardens

Condition Survey Report

for Allen Scott Ltd



July 2023

Rev 3

www.rhpartnership.co.uk

Author: Toni Page
Email: toni.page@rhpartnership.co.uk
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This condition survey was updated following a further site visit to include the Vehicle gate and railings adjacent to North Gate, the unlisted lamp posts 1 to 10 along with the timber gates and boundary wall to South Gate at the request of James Penney of Allen Scott Ltd.

The other elements were not re-inspected but it is noted that a section of the McLaren (noted as the precast stone and rendered common brickwork balustrade boundary walls) adjacent North Gate have been removed off site after vandalism and refurbishment of some lanterns to the listing lamp posts have been carried out or in the process of being carried out with temporary lantern in place.

Sections 1.3.7, 1.3.8 and 1.3.10 added and Appendix G added.

This report has been prepared for the client, by Toni Page following an initial inspection on Wednesday 20 April 2022 and Thursday 28 April 2022. The weather was warm and sunny. Noted that at time of condition survey on the 20 April 2022 that a drone survey was being carried out.

Additional visit carried out on the 3 July for additional elements as noted above.

Additional information has been provided on the lamp posts to the Garden and updated site plans based on recent Plowman Craven survey.

94 Chesterton Road, Cambridge, CB4 1ER | T: 01223 316309 F: 01223 324152 | toni.page@rhpartnership.co.uk

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View of the Art Gallery & Museum from the Garden



View of the Art Gallery & Museum from the Garden



View of the Art Gallery & Museum from the Garden

Pavilion Gardens

North Street, Brighton, BN1

Condition Survey Report 2022

This condition survey report has been compiled by R H Partnership for the railings, boundary walls and listed lamp posts for Allen Scott in support of the "A Garden Fit for A King: Reawakening Brighton Royal Estate Phase 2" on behalf of Brighton and Hove City Council (the Council), and The Royal Pavilion & Museums Trust (RPMT). The project has been awarded development funding from NLHF.

The Briefing document notes: *"work will focus on the conservation and improvement of the garden to enhance environmental sustainability and to attract a wider range of people and ensuring there are more opportunities for use and community involvement. The development stage will generate the detailed information and documents required to make an NLHF second round application which, if successful, will lead to the delivery stage and implementation of the proposals. At present the garden is a partially restored John Nash designed Regency Garden (listed Grade II). It has recently been placed on Historic England's Heritage at Risk Register due to its deteriorating condition which is a result of overuse, antisocial behaviour and lack of investment".*

This condition survey is to support the restoration and reinstatement of the historic walls, iron railings and gates. This should be read in conjunction with the site plans in Appendix 4.3.



View of the Royal Pavilion from within the Gardens



View of the Royal Pavilion from Old Steine

1.1 Statement of Significance

1.1.1 Statement of Significance

The Garden is a Grade II Listed, Registered Historic Park and Garden, with an area of 3.3ha, surrounding the iconic, Grade I Listed, Royal Pavilion in the historic heart of Brighton.

It was originally designed as picturesque pleasure grounds (a private garden) for The Royal Pavilion, the grounds were open to the public in 1851 following the sale of the Royal Pavilion Estate to Brighton Corporation (now Brighton & Hove City Council (BHCC) in 1850.

As noted within the Royal Pavilion Garden Conservation Plan by CBA dated June 2018:

As a place the Royal Pavilion Garden captures a unique blend of historic, aesthetic and community significances. Its history as a Regency style private royal garden and setting for the exuberant Royal Pavilion is a central aspect of its significance; but so is its over 165 years as an important public park and open space in the heart of Brighton. These two aspects form the primary significances of the site. In historic terms the Garden is one of the few surviving Regency style gardens in England. Its creation by Nash in the early 19th century marked an important stage in the development of landscape and garden design bringing contemporary aesthetics into the realm of the garden. Sadly, the pioneering and influential nature of the design was not recognised in later phases of the Garden's life and the design was gradually eroded and lost. The partial re-creation of the Nash garden in the 1980s and 1990s sought to address this loss by re-creating elements of the design and implementing a Nash style picturesque landscape.

This is a summary only and further details can be found in the conservation plan Chris Blandford Associates June 2018 and currently a new conservation plan is in progress for the Reawakening Brighton Royal Estate Phase 2 works.

The garden has been subject to various works which included a major reconstruction of much of the Garden from the mid-1980s to 2003 to recreate the landscape and restore the planting in accordance with the mores of Regency horticulture. Further details of the Garden Chronology can be seen in the *Royal Pavilion Garden Brighton Historical Analysis, statement of significance, vision and policies* by SR Historic Environment Ltd Appendix 2 Chronology.

It is also noted that the Park lies to the south of the Valley Gardens which has a direct visual link from North Gate and any works to the parkland should consider how these areas are linked.

1.1.2 Listed Structures

Key buildings and structures within the Garden are:

- The North Gate of The Royal Pavilion (now known as the William IV Gate) and Attached Railings (Grade II* Listed);
- The Northgate House and Attached Walls, Piers and Railings (Grade II* Listed);
- The South Gate and Attached Walls, Piers and Wooden Gates (Grade II Listed);
- Lighting Standards / Lamp posts (19 original Grade II Listed);
- Underground Passageway

Other modern structures and landscaping within the Garden include:

- Education Pavilion. Built in 2000-2001 during the redevelopment of Brighton Museum & Art Gallery;
- The Café. Constructed in 1950 in the contemporary style;
- Public Lavatories. Situated in Prince's Place constructed in 1983 to the designs of Borough Engineer Rex Dempsey;

Not all these structures are included within this condition survey – see item 1.2 for details.

1.2 Scope and Limitations

1.2.1 The following elements were inspected:

- Brighton Bow top railings
- Cast Iron Railings to part west and south boundary
- Listed lamp posts (and lamp posts of a similar design which may not be listed)
- Precast stone and rendered common brickwork balustrade boundary walls to part north and east boundary
- Unlisted lamp posts

No other elements, in particular the entrance gates, are part of the scope of this condition survey. Only elements within the registered park boundary have been included within this condition survey.

The following features are not covered:

- Pathway surfaces and kerbs
- Any mechanical and electrical services
- Entrance Gates
- Timber fencing
- Bin Store
- Gardeners Store
- Timber benching to North Street
- Listed Telephone boxes to North Street
- Café
- Public WCs

This report is based upon a visual inspection made from the ground. The report is restricted to the general condition of the structures. Enclosed or inaccessible parts have not been opened up and no assurance can therefore be given that such parts are free from defect.

High level features, foundations or other parts that are covered, unexposed or inaccessible have not been inspected. The architect cannot therefore report that any such part of the structure is free from defect.

Some areas of the garden features are inaccessible due to planting or security cordons in place. Where it appears that there is a defect in the feature, it has been noted that some vegetation removal may be required to provide a fuller understanding of defects.

It is unknown if the lamp posts are in working condition at the time of inspection but reported by the Gardener that they are. There has been works to restore some of the lamp post lanterns by BHCC. See appendix G for details.

This survey does not include any intrusive investigations and makes no note of any planting schemes, ecology or wildlife.

The existing pond to the east has signage to advise of the danger of unguarded water.

There are various locations of CCTV within the garden, with a particular focus on the Pavilion Palace which was advised by Rob, the head gardener, is monitored with have speakers to the east elevation. This condition survey does not include for any review of CCTV or associated equipment or locations.

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

1.3 Summary of Condition

- 1.3.1 The Pavilion Garden comprise the public open spaces extending from the Kings Lawn, Eastern Lawn and Northern Lawns.
- 1.3.2 The structures and facilities associated within the Pavilion Gardens are of various materials, construction dates and significance in the context of Brighton as a whole. The Conservation Plan should be referred to for further details and significance of the various elements.
- 1.3.3 Listed and Unlisted Lamp Posts

The existing listed lamp posts are in varying states of condition. It is noted that there is evidence of several different paint schemes (from sampling in the 1980's there is a suggestion of 26 layers), and it may be beneficial to carry out paint analysis to determine the original paint scheme and to see if there were different paint schemes employed to lamp posts dependent upon their location within the Pavilion Garden.

The listing statement extract is as below:

19 gas standards, north of the Royal Pavilion (qv), approx 30 metres south of the east jamb of the North Gate, Church Street (qv). c1835, adapted to electricity in the late C19 or early C20. Cast-iron. Reeded base, square at bottom, chamfering to octagon; cast into 2 opposite sides of the base is William IV's insignia: a crown, below "IV" and the initials "WR". Octagonal, tapering shaft with octagonal basket capital; original cage and ventilator intact; single maintenance arm; below reflector a circular clock box inscribed with the letters, BLEECO.

The full listing statement can be seen in appendix 4.1

There are 19 identified Lamp posts on the Listing statement but there appear 30 lamp posts that share the similar reeded base design (this includes those identified on the CBA conservation plan but not all were found on site due to the Dome building works). All lamp posts with the similar designs have been surveyed and included in this report as they are within the site boundary where they could be accessed.

It appears from the CBA conservation plan that Lamp posts 16, 17, 18, 20, 23, 24, 25, 26, 28, 29, 30, 31, 32, 38, 40, 41, 42, 43 and 44 are listed. It is assumed that the other lamp posts (10 no) are the additional columns noted within the CBA Conservation Plan to have been added in 1993.

It is noted that there are 10 no. other unlisted lamp posts (Lamp posts 1 to 10) within the Park, primarily to the North East Lawn and Eastern lawn, which appear to be in varying states of condition. These have now been included in the condition survey.

Consideration should be given to any new paint scheme (to be informed from paint analysis of the Listed Lamp posts) subject to review by the new conservation plan and design team should funds allow.

1.3.4 Railings

There are 3 different types of railings around the Pavilion Garden. The majority are the Victoriana double bow top style, locally known as the "Brighton Bow top" with a paint finish applied over the galvanized steel. Railings to the Southern boundary are a cast iron type with a light green paint finish. There are railings to part the southern boundary which appear a modern introduction and noted within the CBA conservation plan as Estate railings.

The Brighton bow top is a galvanized steel painted fencing made of bolted sections of various heights with match gates to various locations within the Park. Typically, they are in good condition albeit some areas require works to re-level to make them vertical. It may be that these railings may be removed in certain locations to aid the flow of visitors around the park and as part of the planting scheme. Further review should be carried out when landscape proposals are carried out and reviewed considering the outcome of the Conservation Plan that is currently in progress.

The Green railings to the southern boundary adjacent Palace Place are in poor condition with corrosion evident and missing elements. Bolted connections visible suggestive of Cast Iron. Some corrosion appears layered suggestive of wrought iron may be a hybrid of cast and wrought iron. It would be beneficial to carry out metallurgy testing to determine the exact composition to enable future repairs to be determined. There is a gated access (the southern Pedestrian gate) which is not currently in use as the pathway is cordoned off. The exact date of these is unknown at present but suggested within the CBA as being original when the 1920s works to the Eastern East Lawn. These do have a security benefit due to the height

(approximately 1850 mm above the finished ground level) with domed spikes to the top rail of the Balustrade.

The Estate railings to the part southern boundary near Princes Place have a top circular rail and 4 no. flat bar rails with flat bar vertical uprights. These is a damaged section which is identified with hazard warning tape on site (this projects into the pathway so would be beneficial to carry out localized remedial works to make this area safe).

1.3.5 Gates

There are 2 number curved gates to the Eastern Lawn that are associated with the 1920s cast stone wall. These appear to be not in use with padlocks in place and would require considerable works to make operational. Some corrosion appears layered suggestive of wrought iron may be a hybrid of cast and wrought iron. It would be beneficial to carry out metallurgy testing to determine the exact composition to enable future repairs to be determined.

1.3.6 Precast stone boundary walls – known as the ‘McLaren Wall’

These are in varying conditions dependent upon local ground levels and planting. The defects range from ‘live’ sections of balustrade adjacent the North gate house to open coping joints, cracks, render failing and moving coping stones. The render finish below the plinth is very hard and on soft common bricks with lime leeching from the brickwork joint which is reducing the walls binding ability with horizontal cracking along the bed joints evident with significant plant growth in certain areas. There are likely to be varying mechanisms of failure exacerbated by some of the walls acting as a retaining wall. Further detailed investigations are needed to determine the full extent of failures including some localized trial pits to determine the construction of the wall where there are high ground levels.

1.3.7 Automatic Vehicle Gates to North Gate

These are a pair of wide vehicle gates with automation set within the North Gate. The gates are independently supported on piers. The operation of the gates was not checked on site and should be reviewed with the client.

1.3.8 Gates adjacent North Gate

There are 2 no. gates adjacent the North Gate House to the Dome Art Gallery and Museum set within the boundary walls. The Gate on the outer boundary adjacent the pedestrian pathway to Church Street is a painted cast iron ornate gate with overhead section to provide a level of security.

The gate set on the line of the Garden Boundary adjacent the North Gate House is a modern painted galvanised steel simpler gate supported on a modern gate post.

1.3.9 Gates to South Gate

There are 3 no. gates. 2 single pedestrian gates either side of South Gate, also known as “India Gate”. The third gate is a pair of gates that can provide vehicular access to the gardens. At the time of inspection, only 2 pedestrian gate was fully visible as plywood protection sheeting was in place.

1.4 History of Works and Repairs

There have been significant works carried out within the gardens. The following is not a comprehensive list of all works as this can be found within the Chris Blandford Associates *Royal Pavilion Conservation Plan* June 2018 and *Royal Pavilion Garden Brighton Historical Analysis, statement of significance, vision and policies* by SR Historic Environment Ltd Appendix 2 Chronology and the summary below only relates to the structures that have been included within the condition survey. The following is from the Conservation Plan:

2014: ‘Estate’ fencing obtained from Kensington Palace and installed in area adjacent to Prince’s Place.

1835: 19 gas-powered cast iron lamp posts were erected north of the Royal Pavilion (these were adapted for electrical power in the late 19th - early 20th centuries). They had a square and octagonal base, and had the insignia of William IV imprinted on them, an octagonal profile shaft and an octagonal basket capital intact with their cages and ventilators. These are Grade II listed. The conservation plan notes:

Cast-iron lamp posts were introduced into the Garden by King William IV and were amongst the first gas streetlights in the country. 19 gas standards dated c.1835 were adapted to electricity in the late 19th century or early 20th century. They have the insignia of William IV cast into the sides of the base. The originals were

refurbished, and a number of additional columns installed in 1993.

20th Century - stone balustrade was installed when the Steine was widened and replaced 19th century iron railings on top of a bank, which in turn replaced the 18th century estate wall and shrubbery. The East Lawn was levelled, the shrubbery much reduced (to re-create the open vistas of the 1820's) and several pools installed, so this part of the Garden was changed fairly significantly from the original Nash design. A section of the railings survive as the estate boundary at the south end of the East Lawn in Palace Place.

The following is from the Historical Analysis, statement of significance, vision and policies:

1884: *Electricity brought to the grounds*

1921-23: *Corporation Parks and Garden Department Superintendent Captain Bertie MacLaren remodels the east and north boundaries, reducing the garden in size by a 20' strip. Indian style concrete boundary wall built. East Lawns levelled and several pools installed. New vistas opened with the removal of the banking and railings all round, several old trees felled and shrubs removed. On the Western Lawns elms removed.*

Maintenance information has also been provided on some of Lamp posts suggesting that the Lamp posts were re-cabled 5-10 years ago in email from Chloe Tapping of RPMT. This also notes that there is also a record of paint scrapings being taken in 1984 which noted: "*Paint scrapings showed 26 layers of paint – in dull green, vivid green, dark blue and even black. The original decoration appears to be a sandstone colour*".

There have been some recent repair works to 13 no. lamp posts (26-39) where the top lantern has been restored. In some cases, the works are still underway with temporary lanterns in place at the time of the last site visit on 3 July 2023. It is unknown why the green colour has been chosen and it may well still be suitable to carry out paint research and review this colour scheme considering any results.

2.0 Summary of Recommendations

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

- Category A urgent works, frequent maintenance and works requiring attention within 12 months.
- Category B Works requiring attention within 18 months.
- Category C Requiring attention within 5 years.
- Category D Requiring attention within 10 years.
- Category E Items of routine maintenance.
- Category F items requiring specialist advice.

2.1 Category A

Required Attention

Externally

North East Lawn

Lamp post 13

Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.

N/A

Lamp post 14

Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.

N/A

Lamp post 16

Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.

N/A

Lamp post 6

Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.

N/A

Lamp post 7

Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection..

N/A

Lamp post 8

Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection

N/A

Lamp post 9

Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection

N/A

Lamp post 10

Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.

N/A

Western Lawn

Lamp post 33

Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.

N/A

Lamp post 34

Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure

N/A

	operational.	
Lamp post 35	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.	N/A
Lamp post 36	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.	N/A
Lamp post 24	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.	N/A
Lamp post 31	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.	N/A
Southern and Eastern Boundary		
Cast Iron Railings	Full extent of railings would benefit from full repair and redecoration scheme with a suitable primer and paint system to provide full weather protection. It is likely that the full extent of corrosion will not be fully evident until the existing corrosion and paint finish is removed via a suitable system. Missing elements to be re-instated and removed and re-caulked at base with lead to provide weather tight seal. Note: dependent upon paint and corrosion removal system suggested, localised dust protection system will be needed. Suggest the railings are tested to determine that all elements are cast or some are wrought as this will define the repair strategy.	N/A
Eastern and Northern Boundary		
Cast stone wall with rendered brickwork plinth	Remove planting and vegetation to obscured areas to enable full condition survey to be completed. Where balustrades are loose, structural repairs recommended to re-secure the wall. Further investigations required. Where affected by moss and lichen, consider biocide to remove.	N/A
Eastern Lawn		
Rendered wall to south of pond	Further intrusive survey works required to determine construction and whether any previous repairs have used bed joint reinforcement which may be failing and causing the horizontal cracking. Coping stones to be reinstated and significant render repairs (subject to outcome of intrusive survey). Review historic photos/ images to see if there are any missing architectural features and may need to be considered with any repair strategy.	N/A

Rendered wall to north of pond	Further intrusive survey works required to determine construction and whether any previous repairs have used bed joint reinforcement which may be failing and causing the horizontal cracking. Coping stones to be reinstated and significant render repairs (subject to outcome of intrusive survey). Review historic photos/ images to see if there are any missing architectural features and may need to be considered with any repair strategy.	N/A
East Lawn		
Lamp post 1	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.	N/A
Lamp post 2	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.	N/A
Lamp post 3	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.	N/A
Lamp post 4	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.	N/A
Lamp post 5	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.	N/A
The Kings Lawn		
Lamp post 22	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.	N/A
Lamp post 23	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.	N/A
The King's Lawn		
Lamp post 32	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.	N/A

Western Lawns

Lamp post 42	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational. Specialist repair needed to check integrity of lamp to post connection.	N/A
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External

Eastern Boundary

Cast iron gates	Carry out repairs to hinges and review whether these should be made operational. Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Suggest the railings are tested to determine that all elements are cast or some are wrought as this will define the repair strategy.	N/A
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2.2 Category B

Required Attention

Externally

North East Lawn

Lamp post 15	Consider including within re-decoration scheme. Clean out dirt within lamp and ensure operational.	N/A
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Lamp post 18	Consider including within next redecoration scheme. Clean out dirt within lamp and ensure operational.	N/A
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Lamp post 19	Consider including within next redecoration scheme. Clean out dirt within lamp and ensure operational.	N/A
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Lamp post 20	Suitable preparation to remove flaking paint and get to sound base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.	N/A
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The Kings Lawn

Lamp post 21	Carry out redecoration works. Clean out dirt within lamp and ensure operational.	N/A
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Lamp post 25	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.	N/A
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Western Lawn

Lamp post 37	Include within next round of redecoration works. Clean out dirt within lamp and ensure operational.	N/A
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Lamp post 38	Suitable preparation to remove all flaking (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.	N/A
Lamp post 27	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.	N/A
Lamp post 28	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.	N/A
Lamp post 30	Carry out redecoration works. Clean out dirt within lamp and ensure operational.	N/A
Western Lawns		
Lamp post 39	Suitable preparation to remove all flaking (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational. Remove graffiti from glass.	N/A
Lamp post 40	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection. Clean out dirt within lamp and ensure operational.	N/A
North East Lawns		
Automatic Vehicle Gate to North Gate	Suitable preparation to remove all corrosion prime and redecorate with suitable paint finish to provide weather protection.	N/A
Ornate Gate to North Gate	Suitable preparation to remove all corrosion prime and redecorate with suitable paint finish to provide weather protection. Overhaul, ease and adjust lock.	N/A
Modern gate to North Gate	Suitable preparation to remove all corrosion prime and redecorate with suitable paint finish to provide weather protection. Overhaul, ease and adjust lock.	N/A
Timber Gates (3 No) to South Gate	Timber gates in generally good condition. Evidence of previous scarf repair. Missing section of timber to be replaced in matching timber and stain. Allow to replicate existing boss and replace missing bosses (2 no. missing to pair of gates). Hinges showing signs of corrosion to pair of gates. Treat. Check integrity of pintol hinges, stone cracked around fixings. Anti-corrosion treated needed.	N/A

South Gate Boundary Wall	Generally good condition. Investigate extent of damage to stonework from pintol hinges from timber gates.	N/A
	Stone clad brickwork pier adjacent bow top railings in poor condition. Previous poor cementitious repair at base of pier. Stone cracking from rusting pintol hinges from removed gate and section of stone missing exposing brickwork core with slate DPC. If gate is not to be reinstated, remove pintols and carry out matching stone indent repairs.	
	Capstone has shaling stonework, consolidate and repair.	

2.3 Category C Required Attention

Externally

Throughout the Park

Brighton Bowtop Railings	Review locations where there may be potential to remove this modern element as part of the overall design scheme for the garden. Where these are to be retained, careful preparation can be carried out for a redecoration programme.	N/A
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Brighton Bowtop railings forming boundary to park on eastern and northern side. To the north and the old Stein to the east. These are a modern addition to the park and form the public boundary between the path and park.

Brighton Bowtop Railings	Regular maintenance works needed including redecoration scheme.	N/A
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East Lawn

East Lawn water features and steps	Clear out debris. Is there an aspiration to make these operational again?	N/A
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2.4 Category TBC Required Attention


Externally
Western Lawns

Lamp post 43	TBC when access available.	N/A
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Lamp post 44	TBC when access available.	N/A
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Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
	EXTERNALLY			
3.1	NORTH EAST LAWN			
3.1.1	Lamp post 13			
	<p>Cast iron lamp post. This lamp post is not identified within the CBA conservation plan as being listed. Reeded square base with William IV's insignia. Different paint colours to shaft and base to the lamp.</p>	<p>a Significant corrosion to reeded base.</p>	<p>A</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.1.2	Lamp post 14			
	<p>Cast iron lamp post. This lamp post is not identified within the CBA conservation plan as being listed. Reeded square base with William IV's insignia. Opaque glass to lamp.</p>	<p>a Significant corrosion to reeded base.</p>	<p>A</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.1.3	Lamp post 15			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia. Clear tinted glass and modern LED bulb.</p>	<p>a Good although partially obscured at base due to planting.</p>	<p>B</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.1.4	Lamp post 18			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia.</p>	<p>a Good. Base partially obscured by planting. Slightly opaque glass and debris/ dirt build up within lamp head.</p>	<p>B</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.1.5	Lamp post 19			
	<p>Cast iron lamp post. Not noted within CBA conservation plan as being listed. Reeded square base with William IV's insignia. Evidence of 2 paint different paint schemes - lighter green below a darker green. Glass is slightly opaque.</p>	<p>a Good but paint flaking.</p>	<p>B</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.1.6	Lamp post 20			
	<p>Cast iron lamp post. Not included within CBA as listed. Reeded square base with William IV's insignia. Appears to have different paint colour scheme to lamp.</p>	<p>a Good. Paint flaking at base exposing different paint schemes - lighter yellow (primer?), light green and darker green.</p>	<p>B</p>	 <p>The photograph section contains six images arranged in a 3x2 grid. The top row shows two wide-angle views of the lamp post against a blue sky, with a building visible in the background. The middle row shows two more views: one from a low angle looking up the post, and another from a slightly different angle. The bottom row consists of two close-up photographs of the reeded square base of the lamp post, highlighting the paint flaking and the different color layers (lighter yellow, light green, and darker green) mentioned in the condition report.</p>


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.1.7	Lamp post 16			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia. Clear tinted glass.</p>	<p>a Cast iron components appear sound but bulb damaged. Paint flaking and some corrosion at base.</p>	<p>A</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.1.8	Lamp post 6			
	Cast iron lamp post.	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.	A	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.1.9	Lamp post 7			
	Cast iron lamp post.	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.	A	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.1.10	Lamp post 8			
	Cast iron lamp post.	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.	A	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.1.11	Lamp post 9			
	Cast iron lamp post.	<p>Missing lantern. Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.</p> <p>New replacement lantern to be provided to match existing precedent on site.</p>	A	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.1.12	Lamp post 10			
	Cast iron lamp post.	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.	A	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.2	THE KINGS LAWN			
3.2.1	Lamp post 21			
	<p>Cast iron lamp post. Not included within CBA as listed. Reeded square base with William IV's insignia. Glass is slightly opaque and appears marked internally. Partially opaque glass.</p>	<p>a Good but base obscured by planting.</p>	<p>B</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.2.2	Lamp post 22			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia.</p>	<p>a Good. Paint flaking.</p>	<p>A</p>	 <p>The photograph section contains six images arranged in a 3x2 grid. The left column shows three different views of the lamp post: a full view from a distance in a garden setting, a close-up of the top lantern, and another full view from a different angle. The right column shows two close-up photographs of the reeded square base of the lamp post, highlighting the texture and the William IV's insignia.</p>


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.2.3	Lamp post 25			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia.</p>	<p>a Corrosion at base and paint flaking. Evidence of at least 3 paint schemes, light per green to lamp section compared to base. Clear tinted glass with led bulb. Appears to have been recently repaired?</p>	B	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				 <p>The photograph section contains four images. The top-left image shows a dark, cylindrical structure with a brick base, situated on a grassy area next to a path. The top-right image shows a black lamp post with a lantern-style top against a cloudy sky. The bottom-left image shows another view of the black lamp post, with a small white tag with the number '2' at the bottom. The bottom-right image shows a close-up of the base of the cylindrical structure, which appears to be made of brick and has some blue paint or graffiti on it.</p>


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.2.4	Lamp post 23			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia.</p>	<p>a Good. Evidence of previous paint schemes.</p>	<p>A</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.3	WESTERN LAWN			
3.3.1	Lamp post 33			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia.</p>	<p>a Significant corrosion to reeded base and octagonal post. Light green paint scheme.</p>	<p>A</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.3.2	Lamp post 34			
	<p>Cast iron lamp post. Not noted within CBA conservation plan as listed. Reeded square base with William IV's insignia.</p>	<p>a Very poor with significant corrosion to reeded base and octagonal column.</p>	<p>A</p>	 <p>The photograph grid consists of six images: <ul style="list-style-type: none"> Top-left: A full view of the lamp post on a path, showing the reeded base and octagonal column. Top-right: A side view of the lamp post near a metal railing. Middle-left: A close-up of the reeded square base, showing significant rust and corrosion. Middle-right: A close-up of the octagonal column, also showing corrosion. Bottom-left: A view of the lamp post from a slightly different angle, showing the top of the column. Bottom-right: A close-up of the base and lower part of the column, with purple flowers in the foreground. </p>


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				



Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.3.3	Lamp post 35			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia. Clear glass.</p>	<p>a Very poor with significant corrosion to reeded base and octagonal column.</p>	<p>A</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				 


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.3.4	Lamp post 36			
	<p>Cast iron lamp post. Not included in the CBA plan as listed. Reeded square base with William IV's insignia. Light green painting scheme.</p>	<p>a Very poor with significant corrosion to reeded base and octagonal column.</p>	<p>A</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.3.5	Lamp post 37			
	<p>Cast iron lamp post. Not included in the CBA conservation plan as listed. Reeded square base with William IV's insignia. Evidence of 2 paint schemes, lighter green covered by a darker green.</p>	<p>a Good. Lichen and moss to reeded base.</p>	<p>B</p>	 <p>The photograph section contains six images arranged in a 3x2 grid. The top-left image shows the lamp post on a path with a person sitting nearby. The top-right image is a close-up of the reeded square base. The middle-left image shows the lamp post against a building with domes. The middle-right image is another close-up of the base. The bottom-left image shows the lamp post from a distance. The bottom-right image is a close-up of the base showing lichen and moss.</p>


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				 <p>The photograph section contains four images of a decorative lamp post. The top-left image shows the post from a low angle on a path. The top-right image shows the post from a similar angle but from a slightly different perspective. The bottom-left image shows the post from a distance, highlighting its full height and the lamp fixture. The bottom-right image is a close-up of the post's base, showing its ribbed texture and some weathering.</p>

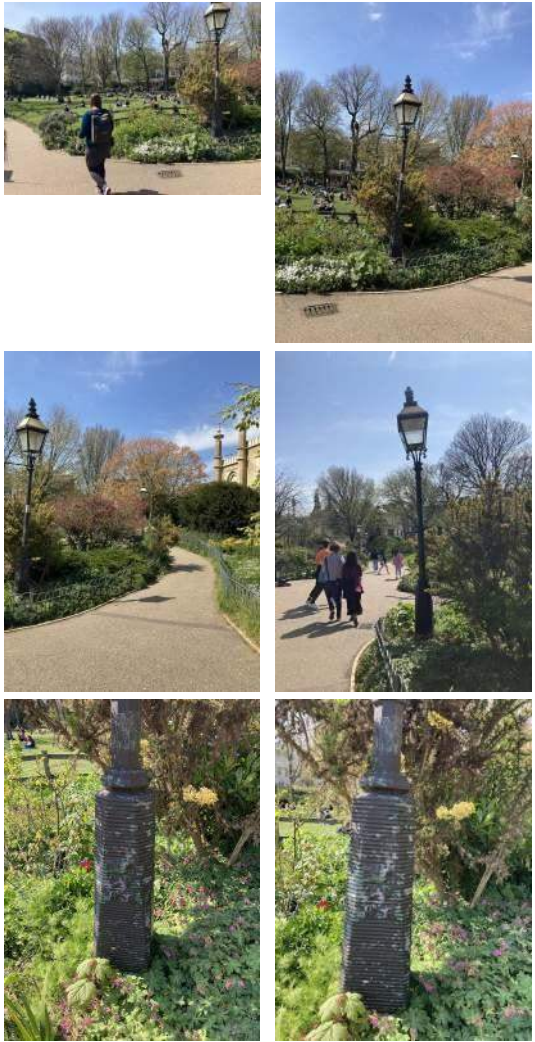
Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				 <p>The photograph section contains four images of a dark, textured lamp post. The top-left image shows the post in a grassy area with people in the background. The top-right image shows the post with a white number '37' on its side, with a building and trees in the background. The bottom-left image shows the top of the post with a lantern-style light fixture against a blue sky. The bottom-right image shows the post at the edge of a paved path with a curb.</p>

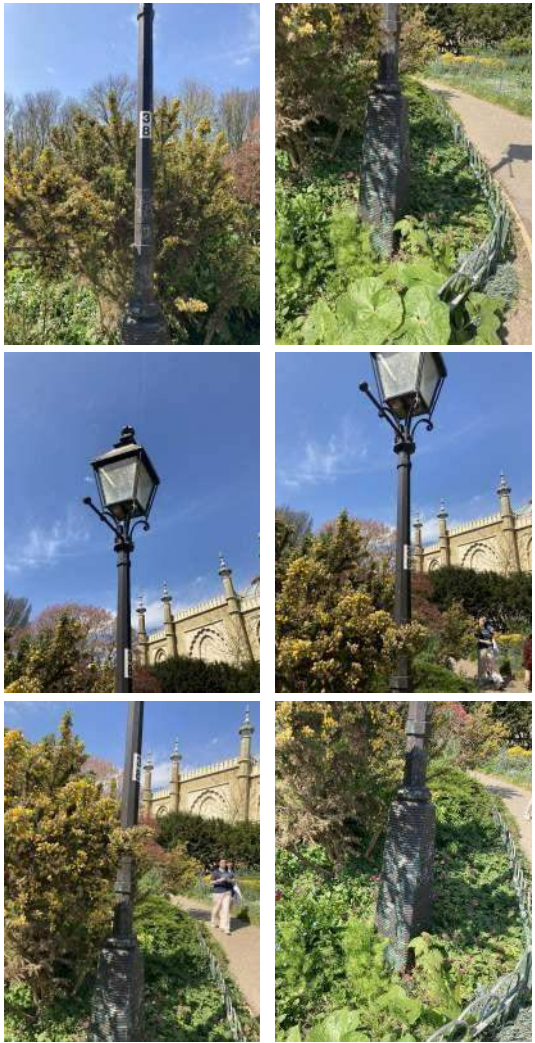
Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.3.6	Lamp post 38			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia. Evidence of at least 2 paint schemes, lighter green with darker green on top.</p>	<p>a Support of lamp connection to be investigated when high level access available as appears to be sitting out of vertical.</p>	<p>B</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.3.7	Lamp post 24			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia.</p>	<p>a Corrosion at base. Set within astro turf area.</p>	<p>A</p>	 <p>The photograph section contains four images of the lamp post. The top-left image shows the lamp post in its full context on a lawn with a brick building in the background. The top-right image is a close-up of the base, showing a person standing next to it for scale and highlighting the rusted, reeded metal. The bottom-left image is another close-up of the base, showing the texture of the corrosion. The bottom-right image shows the base from a different angle, also highlighting the rusted metal.</p>


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.3.8	Lamp post 27			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia. Evidence of previous light green and darker green on top paint schemes.</p>	<p>a Good.</p>	<p>B</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.3.9	Lamp post 28			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia.</p>	<p>a Corrosion at base.</p>	<p>B</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.3.10	Lamp post 29			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia.</p>	<p>a Paint flaking and base obscured by planting.</p>		


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.3.11	Lamp post 30			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia.</p>	<p>a Good.</p>	<p>B</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.3.12	Lamp post 31			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia. Clear glass. Evidence of previous paint schemes with yellow (primer?) light green and dark green.</p>	<p>a Corrosion at base and paint flaking.</p>	<p>A</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.4	WESTERN LAWNS			
3.4.1	Lamp post 39			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia. Clear glass. 2 paint schemes evident.</p>	<p>a Good. Pain flaking to base and lamp supports. Graffiti evident on glass.</p>	<p>B</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.4.2	Lamp post 40			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia. Double maintenance arm and clear tinted glass.</p>	<p>a Good condition. Paint flaking and some corrosion at base.</p>	<p>B</p>	

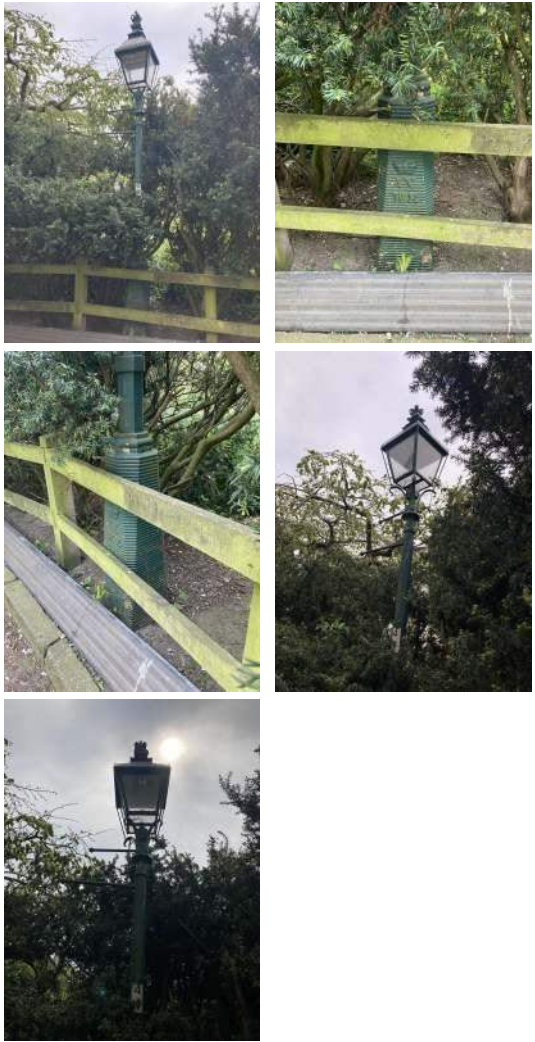
Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.4.3	Lamp post 41			
	<p>Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia. Clear glass. Double maintenance arm. Light green paint scheme.</p>	<p>a Some corrosion at base and yellow (primer?) paint can be seen.</p>		


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.4.4	Lamp post 42			
	Cast iron lamp post. Grade II listed. Original gas fittings removed circa late C19 or C20 and now has LED bulb. Reeded square base with William IV's insignia. Clear tinted glass. Light green painting scheme with yellow (primer?) patches evident.	a Some corrosion evident at base. Lamp itself appears damaged and not sitting vertical to octagonal post.	A	
3.4.5	Lamp post 43			
	Appears on CBA conservation plan as a listed lamp post. Unable to inspect on site due to building works to the Dome.	a Unknown.	TBC	
3.4.6	Lamp post 44			
	Appears on CBA conservation plan as a listed lamp post. Unable to inspect on site due to building works to the Dome.	a Unknown.	TBC	
3.5	THROUGHOUT THE PARK			
3.5.1	Brighton Bowtop Railings			
	Existing varying height modern double bow top railings. Galvanised with green paint finish. In some	a Condition varies throughout the park. The following areas are noted with noticeable defects.	C	

Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
	cases, the existing paint has failed leaving the galvanised finish exposed.			
3.6	SOUTHERN AND EASTERN BOUNDARY			
3.6.1	Cast Iron Railings			
	<p>Existing cast iron railings set into stone plinth at base. Painted in a light green finish. Post cap design of a domed spike. Serpentine style supports to the main upright balusters projecting into the garden. It may be beneficial to carry out paint analysis prior to any redecoration and repair scheme. A test for lead paint may also be beneficial. Unusual not to have a base rail and uprights are at very tight centres.</p>	<p>a Generally poor with sections of significant rust and corrosion expansion of the railings. Top rail is failing in some locations. Balusters in many areas need to be re-caulked at base. Stone has eroded to the base leaving lead caulking exposed and in some areas the caulking is missing entirely.</p>	A	

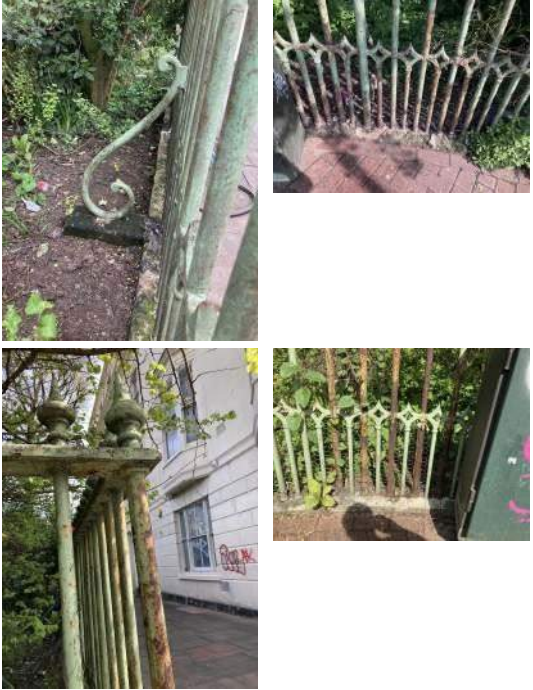
Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


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3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				

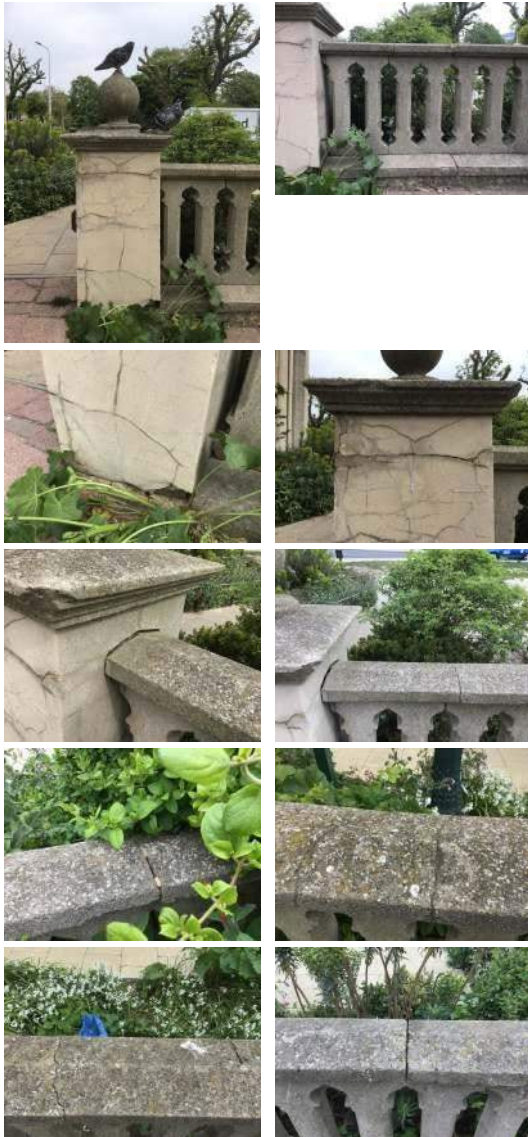
Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.7	EASTERN AND NORTHERN BOUNDARY			
3.7.1	Cast stone wall with rendered brickwork plinth			
	<p>Cast stone finials, top rail and paired Indian style balusters on plinth cap and rendered common brickwork below. Height varies.</p>	<p>a Varies. In some locations, the wall is covered with plant growth preventing full survey access and defects may be concealed. Previous crack repairs can be seen and section adjacent original gate access to the east of North Gate is loose and actively moving. Section to north boundary where ground level is high, render has significant lime leeching through render and large horizontal cracks. Plinth cap has moved in locations and coping also disrupted. Considerable plant growth growing through the open cracked joints. Locations of defects are indicated on the relevant site plan and reference made to the photos. Some cracks in copings and open coping joints. Pillars can be seen to have evidence of previous gate installation. Moss growth evidenced to plinth.</p> <p>Note: damaged section adjacent north gate. Taken off site, to be repaired and re-instated.</p>	A	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				



Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				
3.8	BRIGHTON BOWTOP RAILINGS FORMING BOUNDARY TO PARK ON EASTERN AND NORTHERN SIDE ADJACENT THE CHURCH STREET TO THE NORTH AND THE OLD STEIN TO THE EAST. THESE ARE A MODERN ADDITION TO THE PARK AND FORM THE PUBLIC BOUNDARY BETWEEN THE PATH AND PARK.			
3.8.1	Brighton Bowtop railings.			
	Brighton Bowtop galvanised steel painted dark green railings. This is the main security boundary between the Old Stein and the park and was installed during the 1980s?	a Good. Paint flaking from some.	C	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.9	EAST LAWN			
3.9.1	East Lawn water features and steps			
	<p>Cast stone pond and 2 number sunken waterfeatures (?). North water feature is full of water and south water feature is dry with a single drainage point in the centre. Ornate pattern of leaves have been cast in the sections of base which fall to the centre.</p>	<p>a Unable to fully inspect north water feature. Where profile of leaves are visible, appear in sound condition. To south water feature, leaves and 4 no. boss profiles in good condition.</p>	<p>C</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.9.2	Lamp post 1			
	Cast iron lamp post.	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.	A	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.9.3	Lamp post 2			
	Cast iron lamp post.	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.	A	

Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.9.4	Lamp post 3			
	Cast iron lamp post.	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.	A	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

					
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Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.9.5	Lamp post 4			
	Cast iron lamp post.	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.	A	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

					
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Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.9.6	Lamp post 5			
	Cast iron lamp post.	Suitable preparation to remove all corrosion at base (extend preparation below ground level), prime and redecorate with suitable paint finish to provide weather protection.	A	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

				
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Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.10	EASTERN LAWN			
3.10.1	Rendered wall to south of pond			
	<p>Varying height rendered brickwork wall with curved and straight cast stone coping stones. Forms divide between pond and water feature. Small semi circular planting bed to north side.</p>	<p>a Poor. 3 no. coping stone missing. Regular horizontal cracking evident to all sections of wall. Previous cement render repairs evident. Leeching lime evident to base of wall. May be evidence of finial on end pillar</p>	A	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.10.2	Rendered wall to north of pond			
	<p>Varying height rendered brickwork wall with curved and straight cast stone coping stones. Forms divide between pond and water feature. Small semi circular planting bed to north side.</p>	<p>a Poor. 2 no. missing coping stones. Previous poor repairs evident in hard cement mortar to large horizontal coping stone and brick repair with very hard cement mortar adjacent boundary wall. Regular horizontal cracking evident to both sides to render. Semi circular planting bed to south side. Curved coping stone damaged.</p>	A	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.11	THE KING'S LAWN			
3.11.1	Lamp post 32			
	<p>Cast iron lamp post. Does not appear on the CBA conservation plan as listed. Reeded square base with William IV's insignia. Evident of previous paint schemes of yellow (primer?), light green and dark green.</p>	<p>a Cast iron components appear sound but bulb damaged. Paint flaking and corrosion at base.</p>	<p>A</p>	


Pavilion Gardens Condition Survey Report

3.0 - Findings of Inspection

Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
				


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Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
	EXTERNAL			
3.12	EASTERN BOUNDARY			
3.12.1	Cast iron gates			
	<p>Cast iron ornate curved gates supported on the cast stone pillars (some corrosion appears layered suggestive of wrought iron may be a hybrid of cast and wrought iron gates).. Part of the original boundary treatment to the park and designed to be viewed in conjunction with the Palace behind. These gates would have provided the public access to the eastern lawn and set between the pond and water features. Due to the installation of the modern high Brighton bowtop fencing to the path adjacent the Old Stein road.</p>	<p>a Poor, gates have dropped and appear not to be in active use.</p>	<p>A</p>	

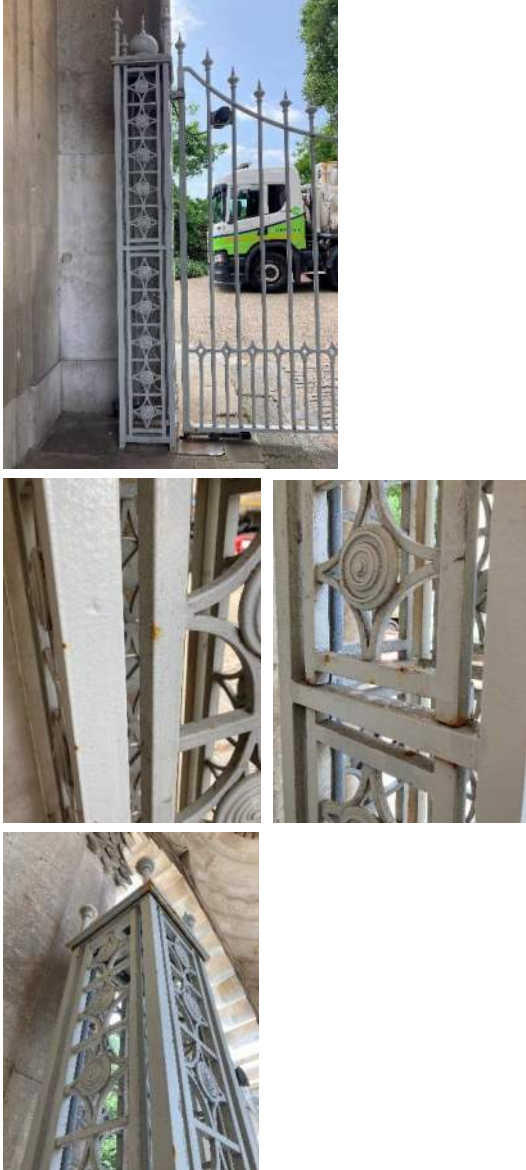
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Item	Element & Description	Condition and Recommendation	Repair Category	Photograph
3.13	NORTH EAST LAWNS			
3.13.1	Automatic Vehicle Gate to North Gate			
	Existing modern painted galvanised steel automatic vehicle gates and 2 no. piers.	<p>Generally good condition with small areas of corrosion evident.</p> <p>Suitable preparation to remove all corrosion prime and redecorate with suitable paint finish to provide weather protection.</p>	B	


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3.13.2	Ornate Gate to North Gate			
	Cast iron ornate Gate on the boundary of the garden.	Suitable preparation to remove all corrosion, prime and redecorate with suitable paint finish to provide weather protection. Overhaul, ease and adjust lock.	B	

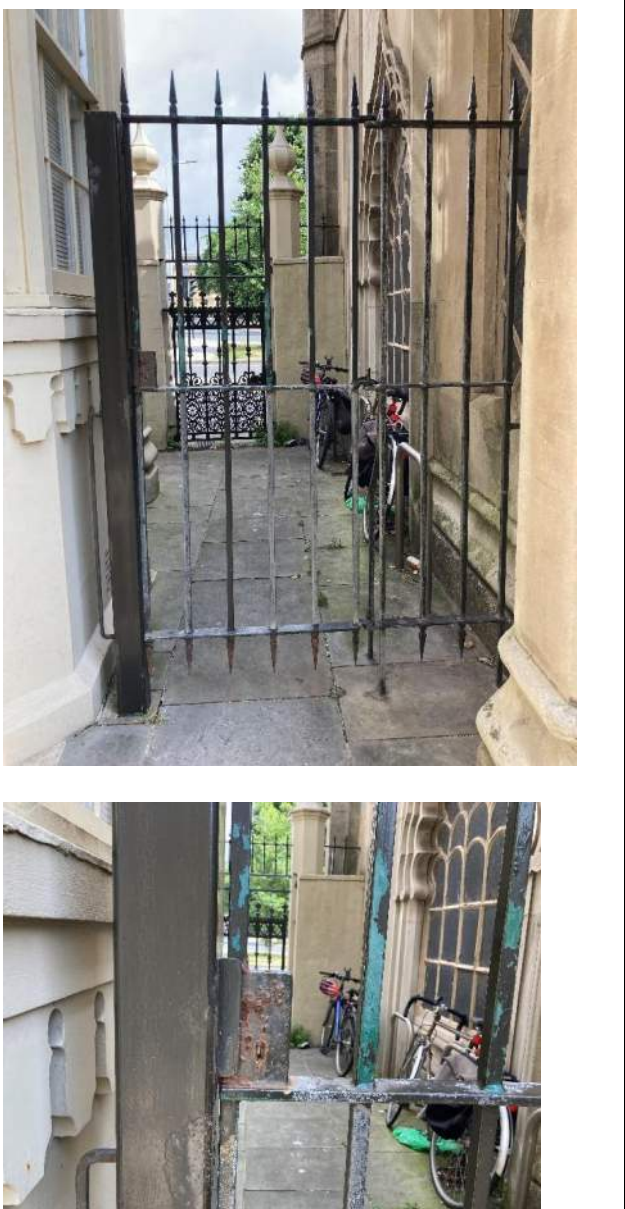
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				 <p>The photographs show a garden gate and surrounding area. The top-left photo shows a close-up of the ornate black metal gate. The top-right photo shows a blue bicycle parked next to a black metal post. The bottom-left photo shows a close-up of a brick wall and a black metal post. The bottom-right photo shows a view of the garden gate from a distance, with a bicycle parked nearby.</p>
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3.13.3	Modern Gate to North Gate	Painted galvanised steel modern gate within boundary of the Garden. Suitable preparation to remove all corrosion, prime and redecorate with suitable paint finish to provide weather protection. Overhaul, ease and adjust lock.	B	
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3.13.4	Timber Gates (3 No) to South Gate	<p>Existing timber gates likely to have been installed at the same time at the Gate (known as India Gate – plaque reads <i>This gateway is the gift of India in commemoration of her sons who – stricken in the great war – were tended in the Pavilion in 1914 and 1915. Dedicated to the use of the inhabitants of Bright by H.H the Maharaja of Patiala on October the 26th 1921 B. N/ Southall, Mayor</i>).</p> <p>Unable to inspect pedestrian gate covered by plywood.</p>	<p>Timber gates in generally good condition. Evidence of previous scarf repair. Missing section of timber to be replaced in matching timber and stain. Allow to replicate existing boss and replace missing bosses (2 no. missing to pair of gates).</p> <p>Hinges showing signs of corrosion to pair of gates. Treat.</p> <p>Check integrity of pintol hinges, stone cracked around fixings. Anti-corrosion treated needed.</p>	<p>B</p> 
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			 <p>The collage consists of five photographs. The top-left photo shows a close-up of a wooden gate post meeting a stone pillar, with a metal hinge visible. The top-right photo shows a similar view from a slightly different angle, highlighting the stone pillar and the top of the gate. The middle-left photo is a close-up of the wooden gate's lattice work. The middle-right photo shows the gate from a distance, set against a stone pillar and a building. The bottom photo is a larger view showing the wooden gate in front of a building entrance with a sign that reads 'ROYAL PAVILION SHOP'.</p>
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				 <p>The top photograph shows a stone gateway in an urban setting. A large, vertical wooden board is leaning against the left side of the gateway. The stone is light-colored and shows some weathering. In the background, there are buildings and a clear blue sky.</p> <p>The bottom photograph is a close-up of a dark plaque mounted on the stone wall. The plaque contains the following text:</p> <p>This gateway is the gift of India in commemoration of her sons who - stricken in the Great War - were tended in the Pavilion in 1914 and 1915.</p> <p>Dedicated to the use of the inhabitants of Brighton by H.H. the Maharaja of Panaja on October the 26th 1921 B.N. Southall Mayor.</p>
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3.15	South Gate Boundary Wall		B	
	<p>Stone boundary wall installed at same time as South Gate (known as India Gate – stone inscription reads <i>This gateway is the gift of India in commemoration of her sons who – stricken in the great war – were tended in the Pavilion in 1914 and 1915</i>)</p> <p>Unable to inspect section of wall covered by plywood.</p>	<p>Generally good condition. Investigate extent of damage to stonework from pintol hinges from timber gates.</p> <p>Stone clad brickwork pier adjacent bow top railings in poor condition. Previous poor cementitious repair at base of pier. Stone cracking from rusting pintol hinges from removed gate and section of stone missing exposing brickwork core with slate DPC. If gate is not to be reinstated, remove pintols and carry out matching stone indent repairs.</p> <p>Capstone has shaling stonework, consolidate and repair.</p>		


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			 <p>The rightmost column of the table contains three photographs documenting findings in Pavilion Gardens. The top photograph shows a concrete wall with a stone pillar and a tree trunk. The middle photograph shows a similar wall with a tree trunk and a street scene in the background. The bottom photograph shows a concrete wall with a metal gate and a utility box.</p>
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