

The Grotto Wanstead Park

Project Board Meeting 07 May 2024

Agenda

Meeting Purpose

- Options Presentation
- Options Decision
- Next Steps/AOB

The Project Board is asked to decide which of the options should be further detailed and progressed towards submission for statutory approval.

Repair costs stated are preliminary estimates. They include contingencies and predicted inflation to Q2 2025. They do not include costs for professional fees beyond RMP, fundraising, community engagement, contract administration, landlord insurance etc.

Options presented at Workshop 1

3 Options were presented at Workshop 1:

Option 1, with a cost range of £340k - £370k, comprised the essential repairs required to remove the heritage asset from the Heritage at Risk Register (HARR) - but would not necessarily warrant it remaining in good condition in the long-term. The proposed short term 'surface' repairs would not address concealed defects and root causes of deterioration, leaving the Grotto vulnerable to future decay. They would not lead to a reduction in the projected maintenance regime, the lack of which has contributed to the asset's listing on the HARR.

Option 2, with a cost range of £510 - £560k, comprised the essential repairs to remove the structure from the Heritage at Risk Register, plus internal and structural repairs required to maintain the Grotto in good condition for the longer-term.

Option 3 with a cost range of £910k - £1m, comprised the essential and recommended repairs in Options 1 and 2, the restoration of the stone steps adjacent to the main façade, re-profiling of window arches and reinstating some of the original fabric to the main façade.

Outcomes from Workshop 1

The workshop agreed that a combination of Option 1 and Option 2, including in-depth repairs to the front facade to reduce its maintenance burden, would represent the sustainable minimum level of intervention that we need to make. This is presented as **Option A** today.

Option 3 was a desirable option for many of the stakeholders in the workshop. It is presented as **Option B**.

None of the options was within the existing repairs budget of £164k.

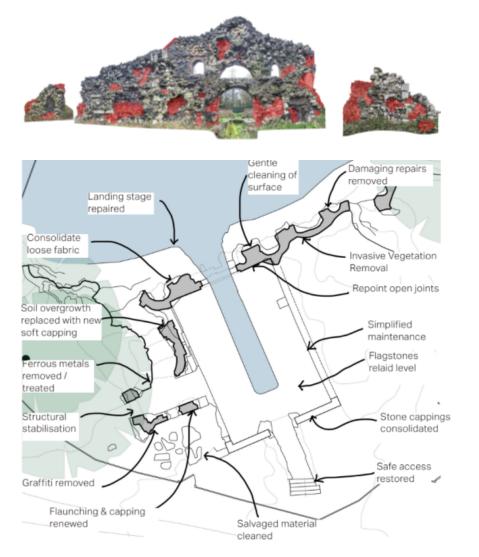
Options for Structural Support

A range of options for the structural support of the Grotto was presented at the workshop.

The preferred structural support option was for the creation of return walls adjacent to the Grotto façade built on the alignment of the original boathouse walls.

It was confirmed at the workshop that all the structural support options presented could be technically delivered in conjunction with any of the repair or restoration options presented.

Option A - a hybrid of Workshop 1's Options 1 & 2



Designed to remove the asset from the HARR, it also addresses underlying defects within the difficult-to-reach front facade. This will make maintenance easier, large repair less frequent and ensures the asset remains off the HARR.

Key Proposed Works:

- Structural stabilisation as required (in brickwork)
- Invasive vegetation removed
- Essential repairs to the entire site
- To the front facade also:
 - Cleaning of the surface to reveal hidden defects
 - Removal of inappropriate materials & repairs which are contributing to fabric deterioration
 - Dismantling and reconsolidation of the most vulnerable areas of fabric in areas where maintenance access will be limited (i.e. at height)
- Flaunching renewed (existing capping retained)
- Existing Flagstones re-laid level
- Potential replacement of overgrowth with soft capping

For information, the original Option 2 also included:

- Replacement of structurally sound but visually inappropriate past repairs
- Works listed to the front facade extended to whole ruin

Option A





Repair Costs: £460k - £500k

Funding: COL £150k HOLT £14k GAP: £296k - £336k

Programme: Delivered by end of 2025 subject to funding and dependencies with

other Wanstead projects

Risks: Lack of funding; funding more likely as part of a wider Parkland scheme.

Increase in scope & costs on site due to hidden defects

Some stakeholder disappointment

Benefits: Programme still partly deliverable whilst Ornamental Waters is dry

Funding & Programme

- Lack of COL funding will delay programme
- Potential to seek smaller grant e.g. HLF (larger one would delay programme further) but this would potentially rule out funding for the wider Parkland.
- Lack of staff resource to deal with funding application.

	2024								2025			2026												
	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April
RMP	Detai	ling Pr	oposa	ls																				
LBC																								
Funding - COL																								
Funding - HLF	enqu	uiry Application			Permi	ssion t	ion to Start																	
Tender									Prep Ten		er	Decis	ion											
Works on Site																								
Pond Reflooding (TBC)																		х	Х	Х	х	Х	х	W

Funding Route I

COL Capital Works: £296k - £336k

Application: August/ September

Decision: December for next FY

Funding Route II

COL Capital Works: £46k - £86k (deadlines as for Route I)

HLF Capital Works: £250k

Grant Scheme: Grants up to £250k

Deadlines: Rolling

Option B - Workshop 1's Option 3



Cleaning of Sponge stone > surface Landing stage repaired Consolidate reinstatement nvasive Vegetation Stairway Removal Simplified soft capping relaid leve removed / treated consolidated restored Graffiti removed Flaunching & capping renewed cleaned

Designed to remove the asset from the HARR and to enhance the significance and readability of the Grotto's front facade. Includes the works outlined in Option A and re-captures some of the facade's impact on the waterside.

Key Proposed Works:

- Structural stabilisation as required (in brickwork)
- Invasive vegetation removed
- Essential repairs and addressing underlying defects to the entire site
- To the front facade also:
 - Cleaning of the surface to reveal hidden defects
 - Reinstating missing fabric to restore the Grotto's original grandeur
 - Concealing inner wall with sponge stone, aligning with the original construction materials and maintaining historical authenticity
 - Reinstating the undulating profile to recapture the unique character of the front facade - extent TBC
 - Restoring flint cladding into the historic recesses, preserving and enhancing the Grotto's aesthetic appeal
 - Reinstating sponge stone surrounds to openings, removing harsh lines and restoring the organic form of the facade
- Existing Flagstones re-laid level
- Potential replacement of overgrowth with soft capping

Option B



Option B



Likely Additional Scope

Repair Costs: £1m+

Works: Further restoration of front facade

Improve public access
Improve biodiversity

Potential removal of fence

Repair Costs: £910k - £1m

Funding: COL £150k HOLT £14k **GAP:** £746k - £836k

Programme: Delivery by end of 2027 subject to funding

Risks: Lack of funding; small pool of potential funders & need to compete

against schemes nationwide; funding more likely as part of wider

Parkland scheme.

Higher costs from additional scope to attract funding

Higher development costs to cover fundraising

Lack of staff to deliver larger project

Higher professional fees (beyond RMP) to develop full technical design Longer planning process or lack of statutory permissions as restoration

proposals can be divisive

Underlying defects increase scope & costs

Considerably longer programme (12-18 months for additional scope)

Some additional delivery costs once pond flooded

Benefits: Project likely attractive to funders

Higher impact for same/similar COL budget

Better outcomes for public & heritage asset; positive impact also on

HARR Park & Conservation Area and community engagement

Potential to phase works to follow Option A if COL made additional

matchfunding available (as part of Wanstead Park funding application?)

Option B

Funding & Programme

	2024								20	025													2026													2027												
	May	Jun	e Ju	ily	Aug	Sept	Oct	Nov	De	ec J	lan	Feb	March	April	May	June	July	Aug	Sep	t Oct	No	v De	c Ja	n Fe	b N	larch	April	May	June	July	Aug	Sept	Oct	No	w De	sc Ja	ın F	eb I	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
RMP	Detailing Proposals																																															
Landing Stage - LBC																																																
Landing Stage - Tender						Prep	Ten	der	De	cision	n																																					
Landing Stage - Works																																																
Funding - COL £10-15k																																																
Funding - HLF Capital	tender EOI prep Developme				nent P	hase	hase Application Per				sion to Start					Deli	ivery P	hase A	pplica	tion		Contra	ict																									
Funding - COL Capital																																																
Further Design															Tend	ler	Dec	. Rev	lew	Sign	-off																											
LBC								pre	app																																							
Tender																											Prep		Tend	er	Deci	sion																
Works on Site																																																
Pond Reflooding (TBC)																				×	х	×	х	×		х	W	W	W	W	W	W	Х	×	х	(C	х	х	W	W	W	W	W	W	х	х	х

COL funding:

Fundraising Consultant: £10-15k

Budget Source: TBC

Landing Stage: £35-50k Budget Source: Existing

Capital Works: £100-200k for 20% match-funding

Budget Source: COL Capital Works:

Application: August/ September Decision: December for next FY

Funding e.g. HLF:

Development & Delivery: £800k - £1m

Grant Scheme: Grants over £250k

Deadlines: Quarterly, 15 August 2024 for decision by end of December 2024

21 November 2024 for decision by end of March 2025

An alternative funding route would be Natural England's Countryside Stewardship Scheme (CSS) HE1: Historic and archaeological feature protection grants. Funding deadlines are not currently available. Implications on a potential future Wanstead Park CSS application would need to be considered.

May 2024: Project Board to provide their steer on the options as presented

May/June 2024: Project team to brief Members of Epping Forest and Commons Committee and seek their views (as project cost now meets threshold for scrutiny by CoL Committees).

May/June 2024: Project team and fund-raising sub-group to undertake further research and enquiries into potential funding sources.

June 2024: Wanstead Park Programme Board established to review active projects with dependencies or links to the Grotto project and make its recommendations on their respective programmes, scope, budgets and funding sources.

July 2024: Recommended option(s) and next steps for this project to be reported to Epping Forest and Commons Committee.

Next steps

Thank you