

**Subject: The Green Shelter Herne Bay.  
AKA The Threepenny Bit Shelter**

**Director/Head of Service:** Head of Property and Engineering Services

**Decision Issues:** N/A

**Decision type:** Non-key

**Classification:** This report is open to the public.

**CCC Ward(s):** West Bay

**Summary:** *The Victorian cast iron and timber shelter has been restored. However, problems identified with the site originally selected by the Panel mean that an alternative site has to be chosen.*

**To Agree:** A revised location for the shelter.

## **SUPPORTING INFORMATION**

### **1. Introduction**

This shelter was relocated to Western Esplanade some time after the building of the Kings Hall where it was in use as a shelter and bandstand.

The shelter was removed from its current location on Western Esplanade in February 2010 and has been restored and painted together with replacement ironwork corner brackets which were cast using the best of the originals as a pattern. A new roof structure has been designed with appropriate seating to follow. A revised location for the restored shelter is now required to enable reinstatement of the structure.

### **2. Detail**

At the 12 January 2010 Herne Bay Area Members Panel, it was agreed that the restoration should commence and a suitable revised location be investigated.

It was further agreed at the 9 June 2010 Herne Bay Area Members Panel that the revised location should be on the western grass slopes above its original position.

Detailed site investigations by the City Council's Engineers responsible for maintaining the slopes subsequently identified that this preferred general location was not possible due to underground drainage systems installed to ensure long term stability of the slopes.

They identified a revised location a short distance away and the contractor was asked to start ground preparation works there. However, representations were received from the beach hut owners association advising the revised location was unacceptable, due in part to the proximity of the beach huts and the potential for vandalism.

A new location for the restored shelter needs to be decided

Possible sites along the Herne Bay seafront were investigated and discussed by the area members' panel in June 2010. It was agreed that:

- a Existing site - **Rejected**
- b NE corner of Garden on western side of Lane End. **Rejected**
- c Grass slope to east side of Lane End. **Rejected.**
- d Western slopes above Spa Esplanade between original location and Red Shelter. **Accepted**

The panel is requested to **reconsider** option b) above and an **additional** proposal for re-siting the shelter on Herne Bay Pier following demolition of the existing Pavilion. The panel may have other suggestions for consideration.

### 3. **Consultation planned or undertaken**

Discussions held with HB Beach hut owners association, Heron Angling Club, HB PAC and Streetscene Officers. Community Safety Unit, Property Services – Structures and Operations (Engineers). Portfolio holder.

### 4. **Options available with reasons for suitability**

1. **Do nothing** – not an option. Shelter needs to be put back in public use
2. **Existing site** – will remain subject to vandalism and misuse with limited views. *Previously rejected and site now returned to grassland.*
3. **NE Corner of Lane End garden** – Reduced risk of vandalism and antisocial behaviour. Satisfactory disabled access. Minimum groundworks required for installation. Good panoramic views of seascape to Reculver, Pier, Wind Farm, Forts, Isle of Sheppey and Hampton Pier. Possible obstruction of views from nearby properties. Adjacent to HB conservation area boundary. *Previously rejected. (but our preferred location)*
4. **Grass slope to east side of Lane End** - Reduced risk of vandalism and antisocial behaviour. Considerable groundworks required for installation to eliminate ground slippage and to create access. Limited access for disabled persons. Good views of seascape to Reculver, Pier, Wind Farm, Forts, Isle of Sheppey and Hampton Pier. Possible obstruction of views from nearby properties. *Previously rejected*
5. **Western Slopes above Spa Esplanade** - Close to original location, Detailed groundworks required for base works and minor reshaping of slopes in the immediate area to accommodate shelter footprint. Adjacent to existing sloping path. Reasonable disabled access. Reduced risk of vandalism and misuse. Good views of seascape from Reculver, Pier, Wind farm, Forts, Isle of Sheppey and Hampton Pier. No views blocked from adjacent properties. *Accepted but now rejected due to engineering limitations and local representation.*

6. **Herne Bay Pier** – following demolition works – Shelter will require standalone base suitably engineered to allow for protection and stability in high winds and adverse weather, and to facilitate later removal or repositioning without dismantling should future Pier facilities require it. Would reflect the Pier's original Victorian design.

7. **Reasons for supporting option 3**

- a. Retains shelter reasonably close to original position
- b. Excellent views – unobstructed by Beach Huts
- c. Will fit well in landscape. Highlights local heritage and traditional appearance
- d. Good general and disabled access.
- e. Will permit "horseshoe" style seating, all with good panoramic sea views
- f. Open location reduces risks of vandalism and misuse

7. **Implications**

- (a) Financial Implications.

£6000 replacement roof and structure, groundworks and relocation . Funded from 2010/2011 and 2011/2012 Building Maintenance fund.

£1000 - £2000 new seating depending on material and style. Funding from Streetscene 2011/12 budgets. Potential for employing existing seat in this location.

- (b) Legal Implications. None

**Other implications**

- (c) Staffing/resource – Yes – planning time
- (d) Property Portfolio – Yes – loss of amenity if not refurbished and relocated
- (e) Environmental/Sustainability - No
- (f) Planning/Building Regulations - Unlikely
- (g) Human Rights issues - No
- (h) Crime and Disorder – Yes Reduce Vandalism & misuse
- (i) Biodiversity - No
- (j) Safeguarding Children - Potentially
- (k) Energy efficiency – No

## 8. Conclusions

The relocation of the green shelter is essential to ensure the continued preservation of part of Herne Bay's heritage by returning it to public use where it will both enhance the amenity and enjoyment of the area with reduced risk of vandalism. The recommended location fulfils these values but members may wish to consider other alternatives other than 3 (recommended) and 6 above. **A definitive decision is needed at the meeting because the contract has been let and the contractor has only been temporarily stood down.**

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FURTHER INFORMATION

Superimposed photograph of a typical shelter at location 3 will be available.