



# **SUTTON ON SEA COLONNADE CONSULTATION REPORT**

**March 2020**

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## 1. Background

After completing a condition inspection and analysing the intrusive and non-destructive concrete testing results in May 2018, AECOM concluded that the ageing historic concrete structure to the Colonnade Pleasure Gardens, at Sutton-on-Sea is exhibiting common defects for a reinforced concrete design constructed in the 1950s and 1960s and exposed to an aggressive marine environment. The defects have reached an advanced stage of deterioration so that local patch repairs are insufficient to safeguard all the structure for an extended life, and wholesale reconstruction of certain members



was considered necessary, alongside separating the structure from public access. The first floor of the structure is at the raised promenade level and previously supported 38 traditional timber-framed, beach huts accessed by two built in staircases. The west side of the structure faces the Pleasure Gardens and the bowling green at a lower ground level. The previous colonnade structure formed a covered area for residents and visitors to sit and enjoy the facilities.

In January and February 2019, Community Lincs and OpenPlan were commissioned by the District Council to:

- facilitate two workshops to understand the views of the community in regard to the redevelopment of Sutton on Sea Colonnade and Pleasure Garden area; and,
- provide a report back to the Council on the findings, in order to shape future proposals for the area, including prioritisation of ideas.

From these workshop sessions, there was almost universal support, at both the workshops, for seizing the opportunity to replace (rather than repair) the Colonnade with a new and improved structure, creating a two-storey building to achieve several objectives:

- Provide a “bridge” between the garden level and the promenade level, incorporating a lift as well as stairs, so that it will work for everyone;
- Create a “look-out” or “observatory” to take advantage of the sea view and easily accessed from the gardens – and vice-versa;
- Create an interesting and attractive new sea-facing venue (café, bar, restaurant).
- Gallery space for a constantly changing series of exhibitions; something to keep bringing people back to see what’s on this week.
- Introduce alternative uses for the bowling greens, with suggestions including a covered outdoor performance area;
- Install replacement beach huts to be built with versatility in mind – both in use and location/re-location out of season. Some could be dual purpose to allow them to be used as mini-shops for events (such as Christmas Market) and to have the type of power supply necessary to allow this type of use as well;
- Retention of the paddling pool.

A copy of the full workshop report prepared by Community Lincs, artist’s impressions provided by CPMG and additional information on the background of the project to date, are all available via the Council’s website at: <https://www.e-lindsey.gov.uk/article/9251/Colonnade-Sutton-on-Sea>

## 2. Consultation Summary

The initial designs provided by CPMG accommodate the key feedback identified from the initial consultations and introduce a range of additional uses and attractions along the Promenade and around the Pleasure Gardens area that are intended to increase interest and activity in this area for residents and visitors and subsequent footfall for local traders across the year. The initial scope of the commission with CPMG required them to focus on the rebuilt Colonnade and new pavilion/promenade structures only. This will subsequently be extended in future design discussions with the architects to consider the broader setting and enhancement of the Pleasure Gardens area, in line with the latest feedback gathered.



On the 12<sup>th</sup> February 2020, the Council arranged a full day drop in session at the Bacchus Hotel in Sutton on Sea. This was intended for local businesses, residents and other interested organisation's to view ten A1 visual image boards displaying aspects of the overall design. Six council officers, three Community Lincs colleagues and the lead project architect from CPMG were also in attendance throughout the day to capture and encourage feedback on the proposals and respond to any initial enquiries on the plans presented.

A pdf of the project visuals was also uploaded onto the Council's website. Feedback remained open via the Council's website and was supported by additional press releases, communication briefings and news articles in the local media generated on the day of the drop in session. In total, an estimated audience of over 700 people attended the drop in briefing sessions at the Bacchus Hotel. The Council's website page on the Colonnade also received 1,473 unique hits between 12<sup>th</sup> to 29<sup>th</sup> February 2020.

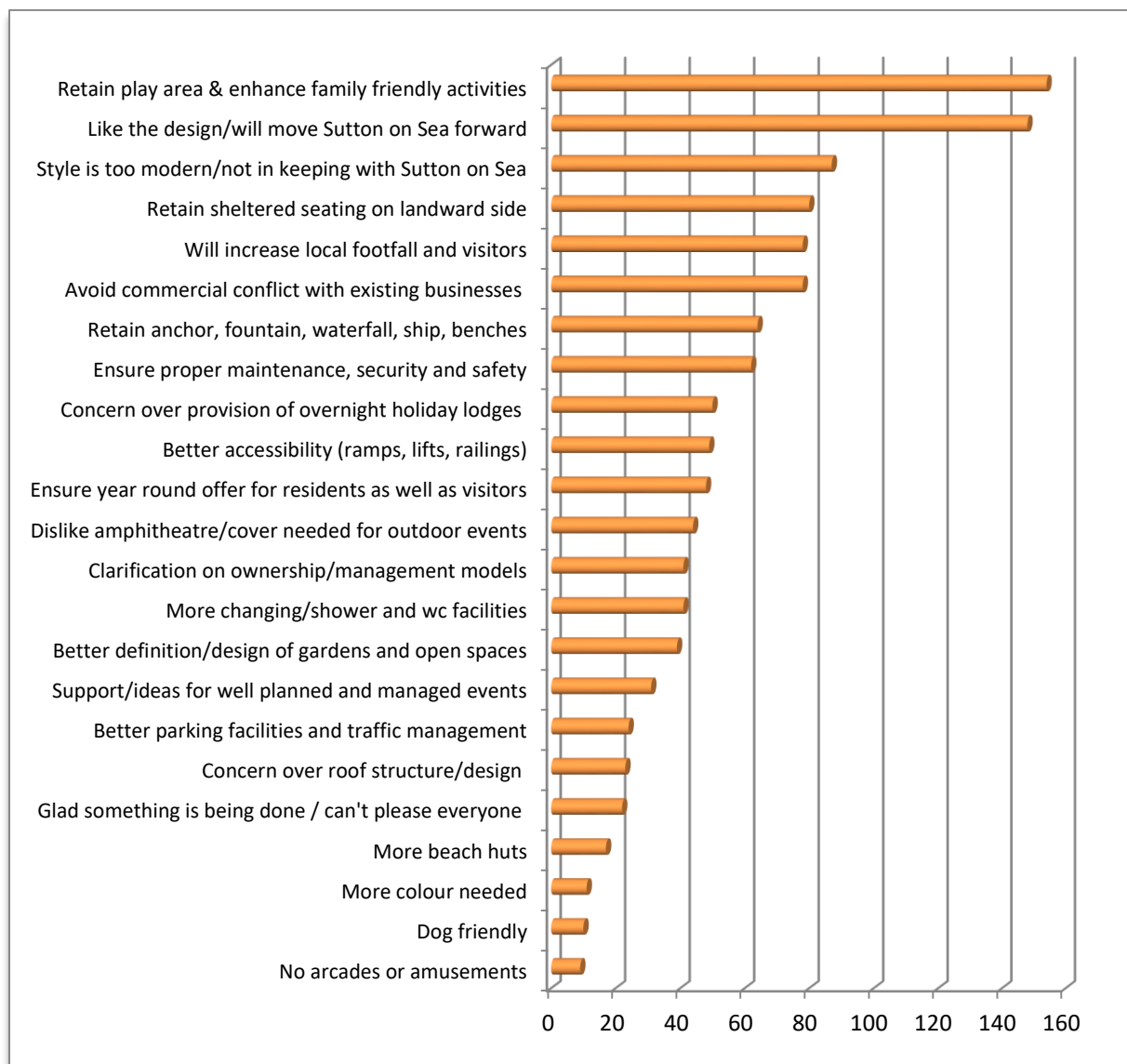
**Over 450 feedback forms have subsequently been returned alongside 86 direct Emails, with over 1,200 qualitative comments captured for analysis. A review of 60 social media comments has also been included in the analysis, via the Council's Facebook and Twitter feeds.**

### 3. Summary of feedback

A breakdown of the consultation responses received is shown below:

How happy are you with.....	Average Score *
Day let beach huts	4.27
Cycle storage and hire	4.18
Viewing deck & events space	4.13
Café	4.11
Visitor centre	4.09
The proposals to rebuild the Colonnade	4.04
Landscaping & picnic areas	3.89
Gallery/Multi-Use Space	3.87
Overall design and layout	3.79
Tiered amphitheatre	3.38
Holiday lodges	3.22
How do you feel the local community will value & enjoy the rebuilt Colonnade?	3.91
How well do you feel the proposals will support and benefit Sutton on Sea?	3.82

(\* out of 5, where 5 is very happy)



#### **4. Key Design Considerations**

The main emerging themes of the responses to the design proposals presented are coordinated below, as a further summary of the most consistent comments captured during the consultation process:

##### **i) Design aspects**

A number of consultee comments have challenged the design as being too modern and/or elaborate for Sutton on Sea, in particular – and not in keeping with the traditional charm or appeal of the resort. However, a larger number of comments have positively embraced and welcomed the proposed design and felt that the proposals would move Sutton on Sea forward. Here it is immediately apparent that further consultation on the overall design concepts is unlikely to achieve a consensus of support for a specific solution, but the majority of overall responses are in favour of the design presented through the consultation.

##### **ii) Enhance year round, family friendly activities and facilities**

The most popular feedback of all of all the comments received have been in relation to the perceived loss of the children's play area. As the artists impressions displayed have focussed on the rebuilt Colonnade and associated structures only, the definition of the lower Pleasure Gardens is less developed at this stage. Additional comments also focused on the need to retain other established features within the Pleasure Gardens area. The Council will undertake further consultation with local groups on the enhancement of family friendly facilities and future options to retain existing features as part of the overall redevelopment scheme. This can be progressed separately to the detailed planning application for the redevelopment of a new Colonnade and associated structures. It will also focus on improving the Pleasure Gardens use and setting around the retention and enhancement of existing valued features such as the paddling pool, rose garden, water feature and children's play area.

##### **iii) Avoiding commercial conflict with existing businesses**

A number of consultees expressed concerns in relation to the impact of the overall scheme on existing traders within Sutton on Sea, linked to an overall decline in High Street footfall over recent years. The main area for perceived conflict was seen to be the direct competition with other cafés and restaurants on the High Street. Some of the feedback comments also extended to existing B&B/hotel operators (with regards to the overnight lodges) and – to a lesser identified extent – other community facilities for hire within the local catchment area.

##### **iv) Improve Accessibility and Services**

One of the main areas for further design consideration is the need to consider further access improvements throughout all elements of the detailed design to follow. This includes the installation of additional ramps, railings and lifts to accommodate future users requiring wheel chair and push chair access, so that the facilities can be more easily accessible for all potential users. It also extends to the provision of additional services and facilities including the provision of additional more toilets, shower/changing facilities and additional lifts between the Pleasure Gardens and Promenade to increase local dwell time.



## MABLETHORPE & SUTTON TOWN COUNCIL

**Report to:** ELDC

**Date:** 19<sup>th</sup> February 2020

**Prepared by:** Sue Archibald – Deputy Clerk

**Purpose:** Sutton on Sea Colonnade – Design Consultation Feedback

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### 1. BACKGROUND

Following a viewing of the Colonnade exhibition a meeting of the Sutton Colonnade Task and Finish Group of the Town Council was held on 13<sup>th</sup> February 2020; views were canvassed from Elected Members and representatives of the public and local groups. These views and comments were considered by the Town Council at its meeting held on 17<sup>th</sup> February 2020 and it was resolved that they be passed to ELDC in order to inform the discussion.

### 2. COMMENTS

The comments made fall into broad categories of Concerns – Wishes – Must Haves, and these are detailed below:

Concerns: -

- Can the structures withstand the gale force winds?
- Are glass panels the correct medium in respect of future maintenance and management?
- Will the development provide a 'year-round' offer?
- What form of policing (either officers or CCTV) will be undertaken?
- Are the developers aware of blown sand issues?
- Is the development proposed to be carbon neutral/environmentally friendly?
- Who will manage and operate the beach chalets – is there an opportunity for the Town Council to invest and operate?
- What can (or will be) done to support and minimise loss of trade within the High Street?
- Is there provision for public conveniences?

- With overnight lettings, what provision for general access (logistical) and parking will be provided (if any)?
- Is all funding in place or is ELDC a) looking for further funding; b) funding partners?
- Is the 'Around Britain' Pathway incorporated into the design?
- Who will operate the potential business franchise(s)
- Who will operate and manage the multi-use event space(s)?

Wishes:-

- Can a community and 'digital hub' with free Wi-Fi (including Tourist Information) be part of the development?
- Can additional cycle racks be considered and included?
- Can an external outdoor BBQ area be considered and included?
- Could the viewing area incorporate vegetation and/or a wet play area?
- Can the redevelopment be reviewed to include further beach chalet provision?
- Can external water taps / beach showers be considered and included?

Must Haves:-

- The redevelopment must conform with the traditional family focus in Sutton on Sea as a seaside resort
- More emphasis on disability access is necessary.
- The Pleasure Gardens, Anchor feature and **all** play areas (to encourage activity) must be retained and incorporated where possible.
- A covered seating area (colonnade) must be retained and incorporated.

### 3. **GOING FORWARD**

The Town Council is supportive of the Colonnade redevelopment scheme and, going forward, will be considering its own position with regard to potential proactive investment in the project. This will be presented for discussion at a future meeting of the Town Council.

### 4. **CONCLUSION**

Response on the comments contained herein would be welcomed; as would any thoughts of how the Town Council might take an active role in the project.

**Summary of Feedback from Member's meeting Wednesday 12 February 2020 on the Colonnade  
Consultation presented at the Bacchus Hotel (Main points)** revised 26/2/20

ELDC were overwhelmed by the response – 600 plus people attended during the day.

Some confusion about the plans for developing the Pleasure Gardens – mixed messages given out by those in charge of the event – plans were not really about the gardens more about the building; Yes/No answers in respect of inclusion in plan.

This lack of detail concerned residents as to if facilities were going to be lost e.g. children's play area.

1. The Visitor Centre building – mixed feeling. Many happy with it although adjustments needed. Against - did not see the point of viewing area: what is there to see; already have Chapel Observatory etc.
2. Visitor centre - adjustments needed – access from the building to the promenade particularly disabled access. Is the toilet provision enough etc?
3. Children's play area – needed as part of gardens. Strong feeling to try and include children and youth in the design.
4. Anchor feature – strong feeling about retaining it somewhere in the Pleasure Gardens – as a water feature in some form not necessarily as it is now.
5. Overnight huts – concern about these – parking to access/parking overnight; do they fit in with Sutton; are they taking space that could be better used by having more beach huts for hire; impact on local B&B's etc.
6. Beach huts for hire – inadequate provision – numbers in new plan less than what were there. Numbers will not meet demand.
7. Shaded and sheltered seating area needed in Pleasure Gardens – this is what the colonnade used to provide
8. Parking provision needs improving – impact on local roads if more tourists attracted to the area
9. Funding – is it available so work can start?
10. Concern over the seated viewing overlooking the paddling pool – safeguarding of children concerns



***The following are some comments made towards the Colonnade with reference to Arts and Culture***

- The artist's beach huts sound fantastic.
- Creative space in Sutton should be a great new edition to the area.
- It's about time we invested in Culture with respect to new designs.
- Can we bring in artists shops into the Colonnade?
- It's brilliant, big and bold and makes a statement for arts and culture.
- Does this mean we will be having grand outside concerts?
- Lovely gallery space looking out to sea, encouraging local artists is good to see.
- Can we have an open air cinema?
- Its brilliant, spaces for artists, makers and deliverers – brilliant!
- Can schools be encouraged to make use of the open air spaces, it should be for all the community.
- Lots of thought have gone into the Culture aspect of the build, well done.
- Great open space.
- It certainly makes a statement for entertainers.
- Music and artists whilst sat in my favourite place, all good to me.
- We really like the designs, incorporates art as well as a great views to sea and the sky.
- Can't wait for concerts under the sky.
- The views to sea at night will be wonderful, if it's coupled with sympathetic lighting it will be great.
- Can we encourage the youths of the area to enjoy the Culture being presented?
- How do I engage to access an artist's beach hut? I think they are wonderful.
- Superb, the joining of leisure and culture is a great mix.
- Great gallery space and space for us artists to work, at last we are being taken seriously!
- I like the idea of an open entertaining space – outside concerts like party in the park.
- Let's hope we get some sunshine so we can enjoy the outside performance area.
- Where can I apply for some artist's space?
- Music and a nice high quality café, bliss.
- Can you also provide a light show to compliment the illuminations that appear to be distilling in quality?
- It really is a line in the sand for not just Sutton but also the East Coast, we must make the most of the outdoor performance area, gallery and provision for the artists.
- It's a cool offer for art and culture
- This really does compliment the Cultural Strategy that Martin been taking to us about this morning.
- Well done East Lindsey, a great offer coming for arts and culture. It's just what we need here In Sutton Sea.
- A culture offer together with all the traditional offering of Sutton should help us keep people here for longer during the off season. We need more of an offering all the year round.
- Are we looking to bring a surf shack in to make it an all-round cultural offer?
- What a great looking design, well done in ensuring that art is at the centre of the design.
- Superb, art and music at Sutton.
- What a great complimentary offer! Art and artists all in one place – well thought out concept.
- Party in the park, can't wait for it!
- I like the idea of a nice art gallery and nice coffee complimenting such a stunning view.

- Art and Culture – we want as much as possible in Sutton, our 1950's feel fits with it so well.
- I like the idea of music outside, other places do it, why can't we?
- What a great scheme, I really do like the idea of artists workshops included in the design, we really should help local artists were possible.
- We really like the idea at utilising the outside space for entertainment and music.
- Can we encourage all community groups to get involved in art and culture that is on offer?
- Artist's beach huts will compliment what happens in the town, the more the better for everyone.
- I love the idea of a nice art gallery in the town.
- Can we register for some artists space now?