



Hastings Castle

RIBA Stage 1 Design Report



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Document Reference: 100107631-PM-RP-001

Information Class: Standard

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Revision	Status	Date	Originator	Checker	Approver	Description
P0	Draft	25/05/22	J. MacDonald N. Carty J. Claydon	G. McMillan	K. Haggarty	First Draft of RIBA Stage 1 Report
P1	Final	14/06/22	J. MacDonald N. Carty J. Claydon	G. McMillan	K. Haggarty	Final Issue of RIBA Stage 1 Report

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Executive Summary

Mott MacDonald have been commissioned by Hastings Borough Council to undertake a RIBA Stage 1 Design report for Hastings Castle to support part of the overall Business Case for the Towns Fund Programme. Hastings Castle is one of seven project themes that form part of the Towns Fund deal and is considered the flagship project of the Hastings Town Investment Plan. The seven project themes provides an incredible and exciting opportunity for Hastings to drive the town forward in achieving sustainable growth and prosperity.

This report should be read in conjunction with the following documentation for Hastings Castle to be prepared to support the Business Case for the Towns Fund programme and for a potential National Lottery Heritage Fund application:

Document Reference	Title	Date
100107631-HE-HS-100	Heritage Statement	Jun 22
100107631-CE-RP-200	Interpretation Plan	Aug 22
100107631-CE-RP-201	Activity Plan	Aug 22
100107631-CE-RP-202	Audience Development Plan	Aug 22
100107631-CE-RP-203	Business Plan	Aug 22
100107631-CE-RP-300	Cost Plan	Aug 22
100107631-SE-RP-400	Stakeholder Engagement Report	Sep 22

The content in this report should assist the Council in setting the foundations to identify, select and quantify the best value for transforming Hastings Castle into a leading destination. This project document aims to capture the imagination that can drive a step change in the performance of the south coast’s visitor economy and ensure that Hastings once again becomes a “must visit” destination.

The development of the castle focuses on five key areas:

- Providing full accessibility to the West Hill
- Refurbishing the West Hill lift upper station, café and public toilets and provide an interpretation Centre
- Develop a new connection to re-instate the entrance to the castle from Ladies Parlour
- Providing a covered area within the castle which is subject to agreement from Historic England (as are all works on the site)
- Provide landscaping to the surrounding grounds and incorporate digital technologies that will enhance the visitor experience.

This report considers the significant and historically sensitive nature of the castle. Therefore, a high quality and well considered design approach is crucial to enhancing the visitor experience and maintaining a sympathetic strategy that has no impact on the remaining castle structure. Key to the overall success of the castle development is obtaining value for money in construction and operation. Any preferred option must integrate within the wider community and realise socioeconomic benefits as part of the development. This will be further realised through community engagement and stakeholder discussions throughout the project. Based on the above, the key outputs in this RIBA stage 1 report are:

- Diagrammatic General Arrangement RIBA 1 Layouts of the Castle and associated works
- Reflective cost plan
- Advice on necessary Design/Survey services to consider for next stage delivery
- Narrative around environmental and historical impact consultancy
- Recommend risk-based services to address constraints and elements that impact project

To understand and communicate the site conditions to stakeholders, a 3D constraints and collaboration model that can link multiple layers of relevant information (available at this stage) will also be delivered. We call this Digitally Enhanced Masterplanning (DEM). The model has been developed to contain all relevant information layers within a 3D DEM model, such as ownership, topographical data, heritage factors and environmental considerations. These information layers form the basis of our site analysis and can be used in the future stages of the commission. This is a functional visualisation tool to bring stakeholders on the journey in developing the council’s objectives with as much intelligence and data on constraints as possible.



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1.0

Introduction

1.1 | Project Background

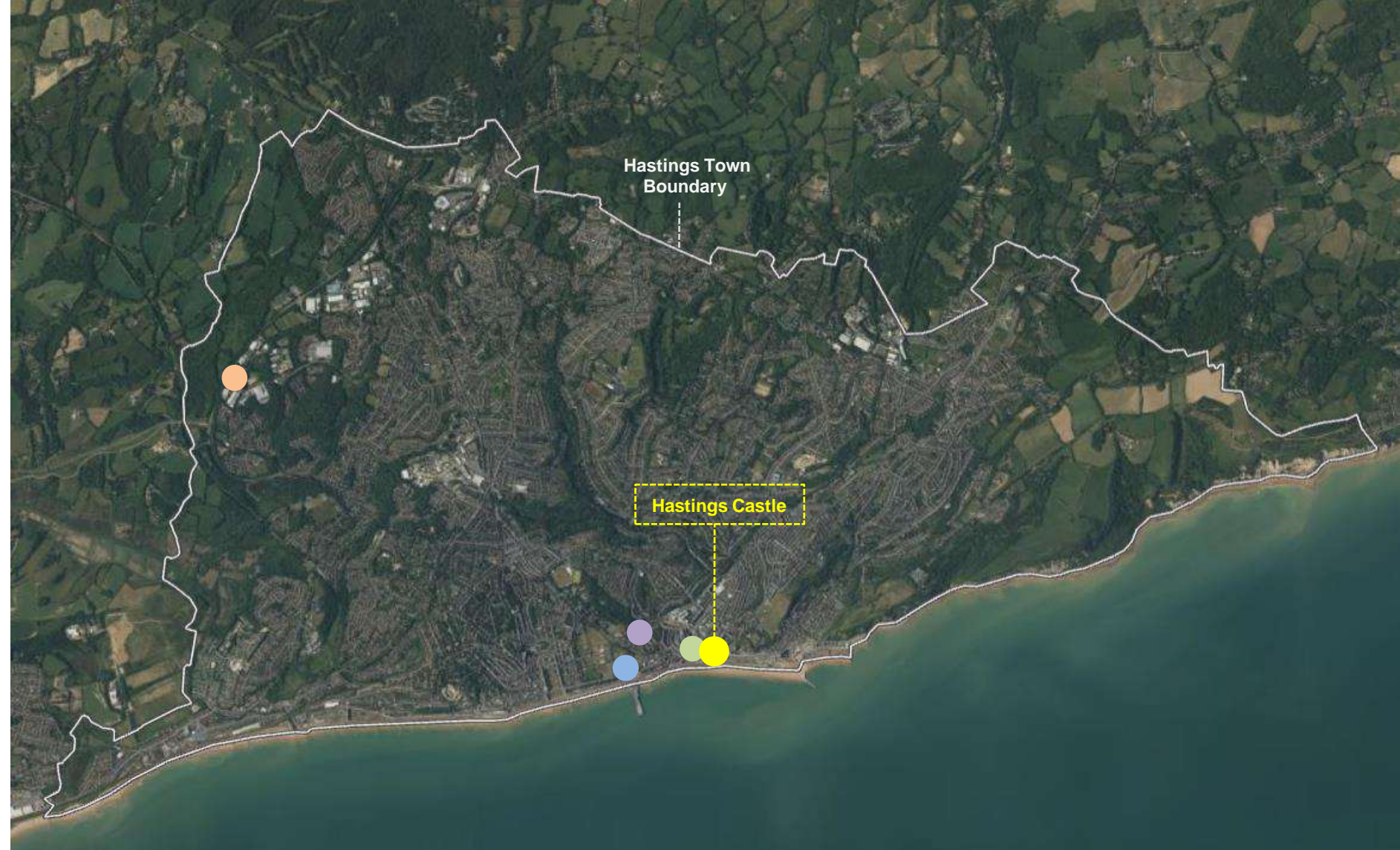
The town of Hastings has been awarded £24.3m from the Government's Towns Fund programme which was launched in November 2019. The aim of funding programme is to drive the economic regeneration of Hastings to deliver long term economic and productivity growth through investment in urban regeneration, infrastructure and connectivity.

Hastings was one of only 101 towns eligible to bid for up to £25 million from the Towns Fund, with Hastings Borough Council designated as the lead organisation for managing the development of the Town Deal, including the Town Investment Plan.

The programme, which was built around seven project themes, offers Hastings an incredible and exciting opportunity to drive forward sustainable growth and prosperity, ensuring that Hastings will continually thrive as a healthy, vibrant, and innovative seaside town that attracts people to visit, live, and work in.

Transforming Hastings Castle into a leading destination is the flagship project of the Hastings Town Investment Plan. The core objective is to ensure that the project will capture the imagination that can drive a step change in the performance of the south coast's visitor economy. This objective will be the catalyst that will make Hastings once again become a 'must visit' destination.

Hastings Borough Council has been allocated just over £3m from the Town Deal fund for the castle project, subject to the approval of the business case. The project also aims to secure match funding of £3m to allow the ambition and vision for the castle to be realised.



Town Investment Plan Programmes

- **Enterprise & Employment Infrastructure**
 Churchfields Industrial Estate
 Enterprise Space, Ponswood
 Hastings co-working, flexible office & community space
- **Hastings Castle World Heritage Destination**
- **Hastings Town Living**
 22 Wellington Square

- **Town to Sea Creative Quarter**
 12 Claremont
 Cambridge Road Development
 OB Creative Digital Hub
- **Town Centre Core**
 Priory Meadow "1a"
 Priory Meadow "1b"
 Priory Street Car Park Redevelopment
 (Final Project TBC)

Wider Town Projects

- Green Low Carbon Skills & Economy**
 Green construction, energy & vehicle training centre. Broadening Futures Together
- Town Centre Public Realm & Green Connections**

1.2 | Initial Project Brief

Hastings Borough Council (HBC) has set out a clear vision to turn Hastings Castle into a must-see visitor destination, providing full access for all with a real link between the building and the battle that made the town famous around the world. The site needs the ability to re-tell the castle's story using all the available technology of today and implement the infrastructure to improve the visitor experience ensuring prosperity, sustainability and growth.

This project focuses on the following key areas that covers:

- Hastings Castle
- Ladies Parlour
- The upper station of the West Hill Lift (including café and public toilets),
- The lift carriages.

In order to transform Hastings Castle into a leading destination, this proposed project includes making the following provisions:

- Making the West Hill lift fully accessible
- Refurbishing the West Hill lift upper station, café and public toilets and adding an interpretation Centre
- Re-instating the original entrance to the castle via a connection from Ladies Parlour
- A covered area within the castle, subject to Historic England agreement
- Landscaping the surrounding grounds
- Incorporating digital technologies to vastly improve the visitor experience

The above sets out core strategies to deliver the necessary interventions that align with the castles ambition and vision.


This document aspires to prepare the briefing requirements for the castle project. This will be achieved by undertaking a RIBA Stage 1 feasibility study to inform decision making and provide a solid foundation to continue the project into the next design stages. Considering the complexity of the project, the document will describe a narrative of the RIBA 1 designs with supporting costs to back the Town Deal Business Case.

The feasibility study aims to carefully demonstrate an understanding of the complexities, risks and opportunities of this significant and historically sensitive castle. It is imperative that the design approach is of high quality and well considered. At RIBA stage 1, it is key to set out the principals of the project and explore early considerations for discussion and further exploration at the next concept design stage.

Although this document focuses on the needs of the project, predominantly from an architectural and design perspective, the report will explore key narratives around heritage, end user experience, costing and engagement with various stakeholders. Other core elements such as sustainability, safety and statutory processes shall be communicated.

Other key activities and documentation to be read in conjunction with this document to support the business case needs include:

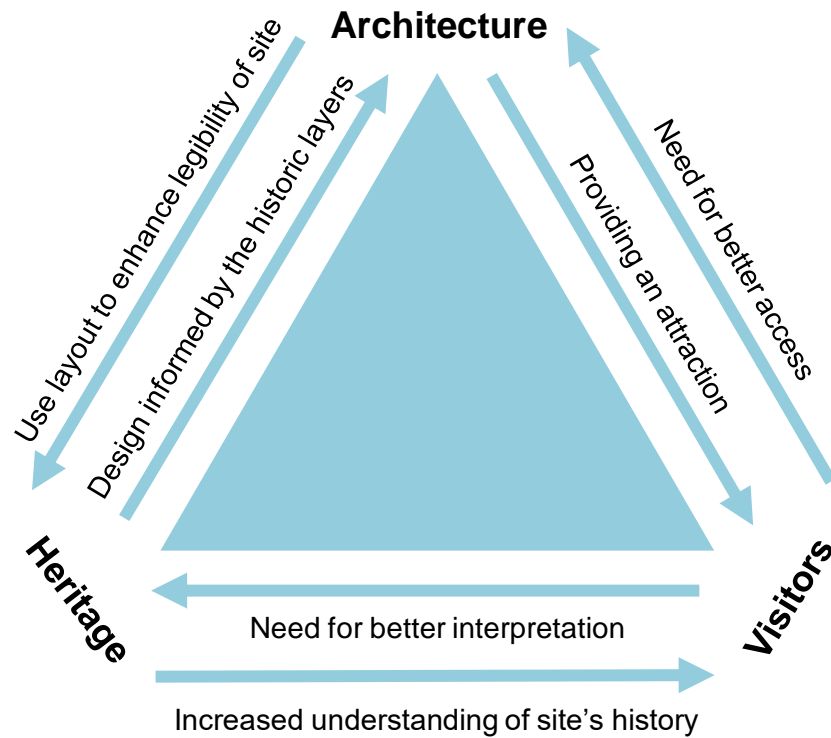
- The review, understanding and interpretation of all guidance and documentation relating to the Town Deal and National Lottery Heritage Fund (NLHF).
- Production of a Heritage Statement covering all the works proposed in and within the vicinity of Hastings Castle (within the Scheduled Ancient Monument).
- The development and production of the following, using NLHF guidance:
 - Interpretation plan
 - Activity plan
 - Audience development plan
 - Business plan
 - Cost plan
- Guidance to HBC on additional plans / surveys required to submit at next stages to cover any gaps in analysis or information
- Undertake relevant stakeholder engagement in relation to National Lottery Heritage Fund and RIBA 1 designs

RIBA Stage 1	Stage Outcome	Core Tasks	Statutory Process	Procurement	Information Exchanges
 <p>Preparation and Briefing</p>	Project brief approved by client and confirmed that it can be accommodated on site	Prepare project brief including project outcomes, Sustainability outcomes, Quality aspirations and spatial requirements. Undertake feasibility study and agree project budget. Source site information including surveys. Prepare project programme and Project Execution Plan (PEP)	Source pre-planning application advice. Initiate collection of pre-construction information	Appoint design team	Project Brief, Feasibility studies, Site information Project Budget, Project programme, Procurement strategy, Responsibility Matrix Information requirements

1.3 | Project Objectives

“The vision is to turn Hastings Castle into a fully accessible must-see visitor destination, providing a real link between the building and the battle that made the town famous around the world.”

The Council has set out an objective to turn Hastings Castle into a fully accessible must-see visitor destination, providing a real link between the building and the battle that made the town famous around the world.



The castle currently operates as a tourist attraction, but remains largely a neglected, inaccessible ruin. Before the Covid-19 pandemic, annual visitor numbers to the Castle were around 30,000. Hastings Castle simply does not feature on most visitors’ itineraries, nor do local people understand its importance.

The objective set out for this project will be achieved by enhancing the visitor experience and maintaining a sympathetic strategy that has no impact on the remaining castle structure. A key component to the overall success of the castle development is obtaining value for money both during the construction and also throughout operation to ensure a prosperous future. Other elements include:

- Controlled access into the castle for all visitors.
- An increased commercial and educational offering
- Sustainable outcomes that increase biodiversity and greener solutions.
- New points of interest to further enhance the experience of the castle.

Any preferred option will also integrate within the wider community and realise socioeconomic benefits as part of the development. The outcomes for this project for the Town Deal and the benefit of the community are:

- Hastings Castle visitor target of up to 250,000 per annum.
- An increased boost of 20% to the South coast visitor economy
- To provide a projected 1,500 jobs for the region.
- £100m economic outputs per annum.

Initial Project Aspirations



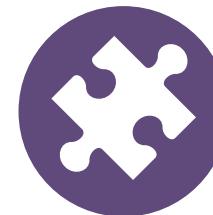
- Benefits to the Stakeholders
- A venue and gathering place for all
- Community proud of history and change



- Enhanced awareness and popularity through education
- Engaging the imagination
- An echo through time of what came before



- Pride in importance through history
- National Landmark emulating historical and heritage status
- Reinstating historical importance



- Rightful Place in national awareness
- A focal point for the town through place making
- Emulation in perceived character

1.4 | Site Overview

Hastings is a seaside town and borough in East Sussex, on the south coast of England with a population of approximately 92,000 people. Hastings has a long and fascinating history and is best known for the battle of Hastings in 1066 where King Harold II was defeated by William the Conqueror to bring an end to Anglo Saxon rule and the beginning of the Norman era. The site of the decisive battle is where Battle Abbey now stands approximately 6.5 miles from Hastings castle.

The seafront has a vast array of attractions, from the renovated Hastings Pier, with its events spaces and beer gardens, restaurants and shops, to The Stade Beach to the east that has been landing boats from the late medieval and sits adjacent to the popular beach Rock-A-Nore.

Encompassing the entire history of this, the first Norman castle to be built after their invasion, to present day, the castle would attract up to 250 000 visitors a year, leading to the creation of 20 new jobs locally and 1500 new jobs regionally, would put this listed monument in its rightful place as one of the most significant historical landmarks in the country.

The analysis of the surrounding areas, including the sites connections to towns and cities, will allow us to investigate how Hastings 'motte-and-bailey' castle, which at this point is a largely neglected inaccessible ruin, can become a destination point for visitors that will position the castle as a focal point through interpreting rich historical facts that has shaped the country's language, laws and culture ever since.

The grounds surrounding the castle are very strong assets. These include Ladies Parlour, which is part of the scheduled monument, West Hill cliff lift, that is Grade II listed and the wider West Hill, that will be taken into consideration to communicate a strong narrative that merges history into a rich visitor experience.



1.4 | Site Overview

Hastings Castle and the Collegiate Church of St Mary

Hastings Castle, the Collegiate Church of St Mary and Ladies' Parlour are listed as one Scheduled Monument (NHLE ID: 1043579), the oldest form of heritage protection to nationally important sites.

The construction of Hastings Castle began immediately after William the Conqueror landed his army in 1066 as part of the Norman invasion. The castle site was selected to replace a previously built wooden keep, its position being ideal as a lookout and to defend against an attack from sea. The castle's construction provided a strong presence and a defence against invasion and this in turn encouraged settlement and the development of the town of Hastings.

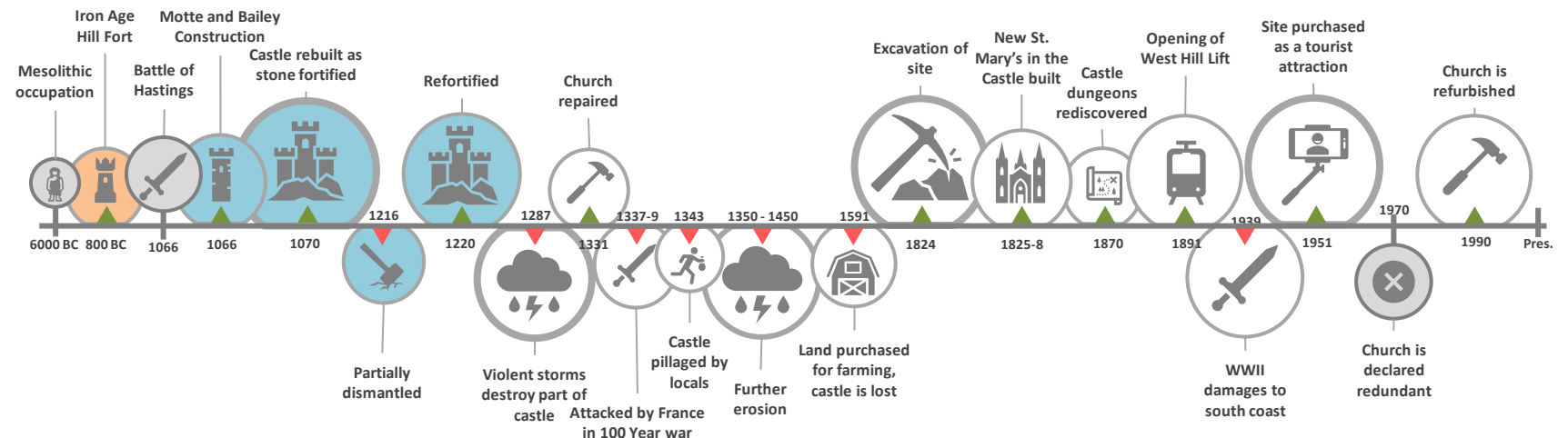
The bailey encompassed the college of priests which had been established in 1094. This college was a group of ecclesiastical buildings, which including Church of St Mary, was used by small communities of priests living within less strict rules than with in monasteries. Their function was to offer prayers on behalf of a patron or founder. Most were established between the 11th-15th centuries and this is a very early example and a rare survivor.

Evidence suggests that due to this ideal location for defence against attack, would eventually lead to the ruins of the castle as we know it today as without the benefit of a natural harbour, the power of the sea undermined the cliff face removing the lower castle ground sending it crashed into the sea. Later suggestions claim that three major storms in the 13th century brought down the tower and one of them rendered the church inhabitable.

This led to the extensive work by the Victorian intervention as summer garden, telling the life story to present day. The castle's construction, recorded in the Bayeux Tapestry, is now an almost inaccessible ruin.



- Hastings Castle
- Ladies Parlour
- West Hill Lift



1.4 | Site Overview

Ladies' Parlour

The flat, grassy plateau on the top of Castle Hill outside the castle walls known as Ladies' Parlour is part of the Scheduled Monument (NHLE ID: 1043579). Ladies Parlour was is thought to be part of a defensive enclosure which occupied the whole promontory in the form of an enclosed courtyard.

The area has been identified as an Iron Age promontory fort, constructed between 700BC-AD43 which would be either be continuously occupied or partially occupied as a place of refuge. These types of promontory forts are rare national monuments and are especially rare outside of Cornwall.

Together, the castle, the promontory fort, and the collegiate church, each of considerable importance, greatly increases the significance of the monument taken as a whole.

West Hill Lift & Café

The West Hill Lift is a Victorian intervention in the form of a two coach funicular. To gain access to the top of West Hill a tunnel was cut, using the hills existing cave system to run the system underground and lined out in brickwork. The Base Station is constructed at the base of the rise at George Street adjacent to Albion Lane.

This created an underground link which opens to the sky above as the coach arrives at the pinnacle to West Hill at the Top Station. Both original passenger coaches are still in operation and are in good condition as they are sheltered every night within the tunnel and not exposed to harsh elements. The Top Station backs on to the West Hill café which forms part of the considerations for a new placement of a new interpretation centre.



1.5 | Site History

The site has undergone some alterations through history and is not a true reflection of how it once stood.

Having faced much damage due to the initial storms that eroded significant portions of the cliff that felled part of the bailey wall in the late 1200s, the strategic worth of the castle and the military importance declined. As a consequence further attempts to restore the castle were not significant enough to provide any real regenerative effects.

Although the Church of St Mary was repaired in 1331, the castle was destined to suffer further damage in the coming years:

- In 1337- 1339 sustained attacks from France in the 100 Year War
- In 1343 regular pillaging by the locals who were suffering from the economic decline of the town
- From 1350-1450 the castle suffered the aforementioned storms that brought down the tower and sustained weather erosion with salt contaminates eroding the soft sandstone structure
- The relocation of a new church leading to the church within castle ground being abandoned in the 15th century.

The castle and the land it contained was purchased in the by the Pelham family who, in 1591, converted the site to farmland. The use of the land included ploughing the inner bailey grounds in order to plant crops resulting in valuable archaeological findings within the castle to be lost to time along with their intrinsic value.



Figure 1.2. Artist's impressions of a restored view of remaining ruins (c. 1300)
Hastings Castle | Feasibility Report | May 2022



- Hastings Castle
- Ladies Parlour
- West Hill Lift

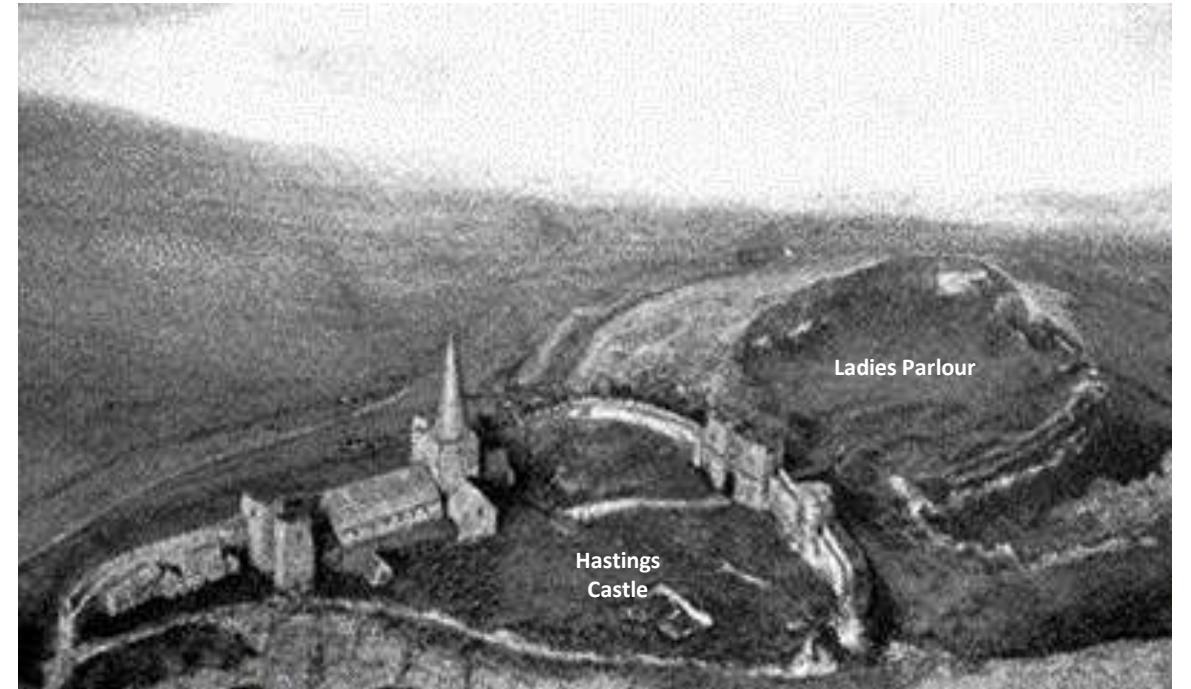
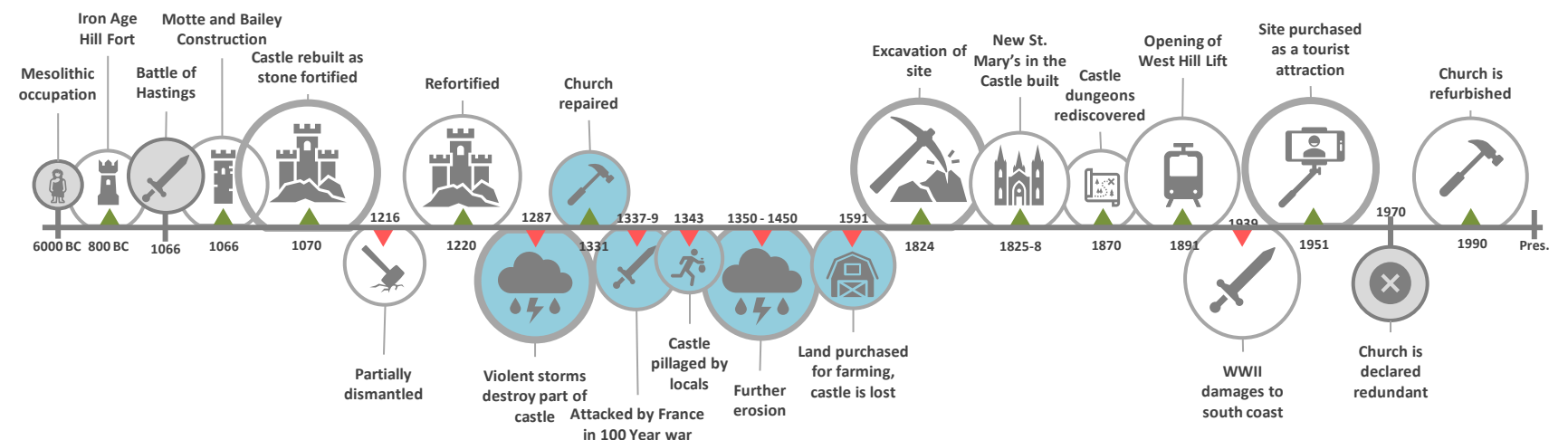


Figure 1.1 Artist's impressions of a restored view of remaining ruins (c.1200) from the North - Source: The History of Hastings by Charles Dawson



1.5 | Site History

The Victorian Era would bring significant alterations to the site and surrounding area:

- In 1824 the Earl of Chichester commissioned the excavation of the site, the castle was then rediscovered and the chapel walls and floor were reconstructed from blocks found on the site.
- In 1825 to 1828 the largest and most disruptive alteration to the castle began with the building of St. Mary in the Castle, a Georgian Church that was commissioned and built at the base of the cliff. This also included the first built design of Georgian terraced houses with a large arcade stretching the length of the cliffs, dedicated to burial crypts, shopping, and leisure spaces.
- It was also at this point the winter gardens were installed in the castle bailey grounds and a provision of Victorian tea rooms built as an extension to the North Gate castle walls.
- Despite the many changes to the site, in 1870 the castle dungeons were rediscovered at the North Gate. This timeline is surprising as the discovery was only meters away from the construction of the Victorian tea rooms, with its entrance having a outlined doorway within the North Gate tower wall.
- In 1891 the West Hill Lift was opened. The West Hill Lift provided ease of access from the new Victorian attractions at the base of the cliff to the site of the West Hill and the winter gardens within Hastings castle.

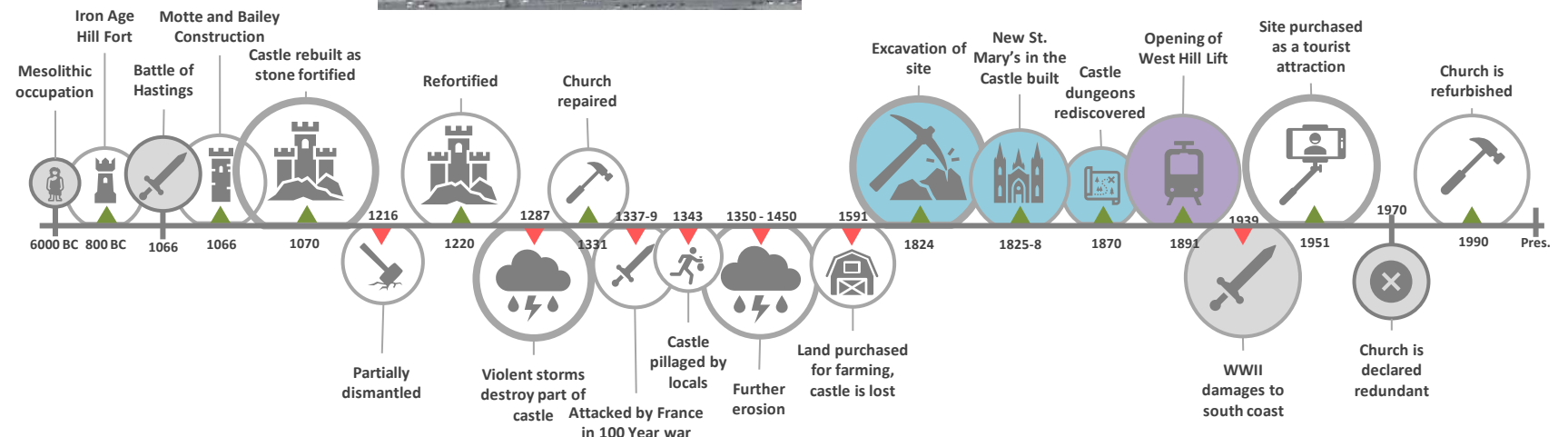
In 1939 and the outbreak of World War II the town of Hastings was destined for further damage. Being a fortified position and in close proximity to France across the English Channel, anti-aircraft artillery guns were set out along the coast as a defence against enemy strikes and prevented enemy invasion. Enemy aircraft resorted to bombing raids along the south coast causing devastation to so many towns and Hastings did not go unscathed.



Figure 1.3 St Mary's in the Castle viewed from the upper castle grounds



Figure 1.4 Summer House in the Castle grounds



1.5 | Site History

The end of World War II saw the site and the town make a concerted step at regenerating the site and by 1951 Hastings Corporation had successfully purchased the site to bring it back to the public as a new tourist attraction.

The archaeological value of the site has been largely lost due to weather damage, the subsequent agricultural use including Victorian alterations to the area but it still has its rich history and the ability to act as an attraction and focal point.

Hastings Castle has literally been through the wars. It has stood, even in ruin, as a historical landmark denoting change, ambition and strength from its conception till this day.

The image and reputation of Hastings Castle, although damaged, still has the ability to be reintroduced as celebration of how and why it still stands, telling its pivotal part in British History.

Reinvigorating the castle and its grounds into a modern day attraction would also give inherent benefits. The Statement of Significance states:

“Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”



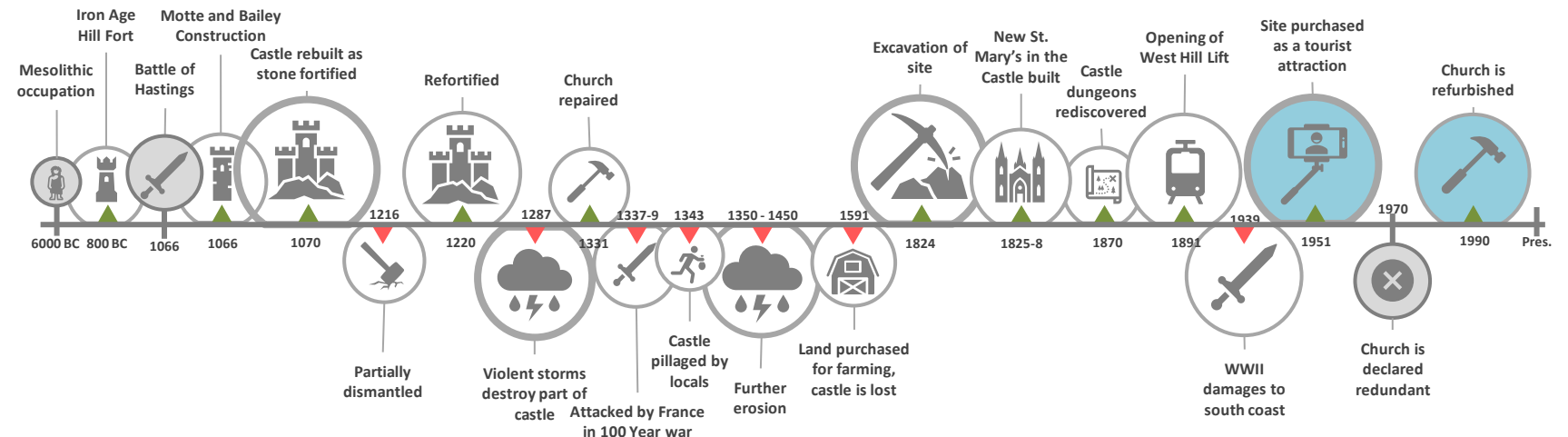
Figure 1.5 Guns mounted on the West Hill, reportedly used by the daughter of Winston Churchill in World War II, 1944



Figure 1.6 Anti-aircraft artillery guns across Hastings coast in WWII



- Hastings Castle
- Ladies Parlour
- West Hill Lift



1.6 | Site Photographs

The historical fabric of Hastings castle dating, the oldest part dating back to the 11th century, is still visible. Many of the Victorian interventions remain, adding to the historical value of the castle and wider site. However, the way in which these core aspects of the town's heritage are celebrated, is something that can be reinvigorated to become a more successful visitor's attraction.

Current structures, such as the siege tent, are beyond life expiry and not fit for purpose. Protection of the castle grounds is intrusive to the overall experience with concrete posts and wire fencing providing a contrasting experience to that associated of a tourist attraction, although softened by the overgrown vegetation.



01 | Existing Siege Tent in the castle ground



02 | View showing existing concrete post and wire fencing



03 | View of existing window aperture at Tea Rooms



04 | View South of Church ruins



Scheduled Monument Boundary ———



05 | View South of church ruins



06 | View of existing castle ruin

1.6 | Site Photographs

The overgrowth and siege tent within the castle site has a negative impact on key views of the grounds of the castle and views across the English Channel, Old Town and town centre.

Access and pathways within the castle site are not clear which can have a negative impact on the protection of the castle grounds. This also impacts the natural flow of visitors in gaining the maximum experience of understanding the site.

Through careful design interventions and a clearly refined visitor access strategy, it would allow for the journey through the castle to be manageable and supplemented to provide an experiential journey that immerses users into the history of Hastings castle, with opportunities to increase the public utilisation of the wider context as a part of the process.



01 | View of existing trees on Castle Hill



02 | Existing Siege Tent



03 | View of church ruins at the North Gate



04 | View showing church footprint and ruins



Scheduled Monument Boundary ———



05 | View North of church ruins



06 | View of castle ruins from East Gate tower



2.0

Site Analysis

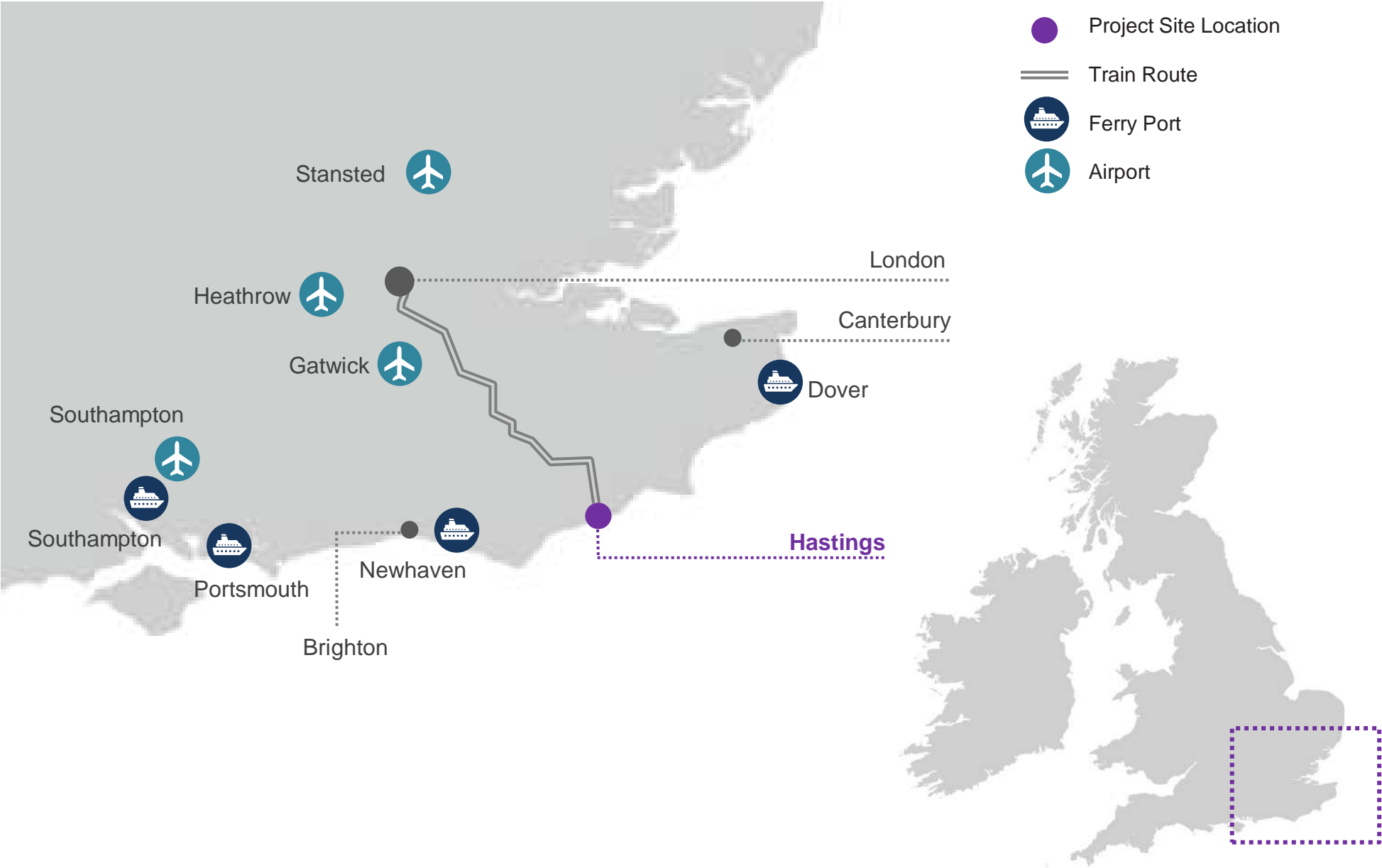
2.1 | Site Location Overview

Hastings is a seaside town and borough in East Sussex, on the south coast of England. It is located approximately 53 miles southeast of London and 36 miles from Brighton with a population of circa 92,000 (2018). It is very well connected to London with two main rail links and the A21 leading directly to the town.

Trains from Scotland and the northern parts of England stop at London to allow an onward journey to Hastings. The A27/A59 connects Hastings with Brighton alongside the Hastings rail line, and another rail line connects Hastings to Ashford. The Port of Dover welcomes 200,000 guests each year and is a 1 hour 20 minutes drive from Hastings.

Annual Passengers

- Dover Ferry: 10.8m (Pre Covid).
- Gatwick Airport: 46.6m (Pre Covid).
- Southampton Airport: 1.8m (Pre Covid)
- Newhaven Port. 0.4m (Pre Covid)



2.1 | Site Location Overview

Tourism is an important part of the economy for the town of Hastings and its wider sub-regional area as the hospitality industry accounts for around 22% of the jobs in the town.

Hastings as a town receives 4 million visitors a year with 500,000 overnight stays.
Hastings Castle currently attracts 30,000 and the ambition is to attract up to 150,000 visitors a year.

Nearby attractions to Hastings Castle achieve numbers that closely align with the visitor ambition for the castle:

Nearby Attractions Footfall

- Smugglers' Adventure' 100,000 visitors per annum.
- Bodiam Castle: 186,000 visitors per annum
- Battle Abbey: 106,000 visitors per annum.

It is also important to consider, as a basis, nearby castles to understand visitor footfalls. The data below can be further explored in the business plan that will be submitted

Surrounding Castle Footfall

- Rye Castle: 35,000 visitors per annum.
- Leeds Castle: 589,000 visitors per annum.
- Pevensey Castle 17,000 visitors per annum



2.2 | Connectivity Overview / Infrastructure

The travel distance and times to Hastings from nearby settlements and primary links suggests that the area is well connected, whether it is by road, train or bus. By understanding the outlying population that are within a 20 minute travel time, this data partially informs the basis of potential repeat visitor numbers from the local area. The image to the right provides an overview of the connectivity to Hastings.

- ① Hastings with its population of 92,000 (2018) is location on the coast of the English channel and is a popular tourist destination.
- ② Bexhill-on-sea has a population of 43,478 (2015) and is 10 minute train journey from the centre of Hastings.
- ③ Battle and ④ Battle Abbey has a population of 6,673 (2017) and is 15 minute train journey from the centre of Hastings.
- ⑤ Rye – has a population of 5,273 (2020) and is a 26 minute train journey from the centre of Hastings.



2.3 | Connectivity Overview / Education



Education is also an important element when analysing repeat visitors strategies. The castle and surrounding site currently provides a limited educational experience for local and wider schools due to the unsafe nature of the attraction. The educational offering can be enhanced by creating a safe and exciting learning environment for all ages to experience. Interactive learning and the opportunity to use augmented reality (AR) can provide added value to the educational experience.

Sacred Heart Academy: 239 students

21 minute walking journey, 7 minute cycle journey, 5 minute coach journey.

Baird Academy: 403 students

21 minute walking journey, 7 minute cycle journey, 7 minute coach journey.

East Sussex College: TBC Students

9 minute walking journey, 4 minute cycle journey, 6 minute coach journey

Ore Valley Sussex Coast College: TBC Students

22 minute walking journey, 7 minute cycle journey, 7 minute coach journey

ARK Castledown Primary Academy: 366 Students

13 minute walking journey, 3 minute cycle journey, 3 minute coach journey

Torfield School: 100 Students

14 minute walking journey, 4 minute cycle journey, 3 minute coach journey

Dudley Infant Academy: 177 Students

21 minute walking journey, 7 minute cycle journey, 5 minute coach journey



2.4 | Biological Context / Ecology / Biodiversity



The site at present is a large open green space containing acid, calcareous, neutral grassland on top of sandstone cliffs. The topography of the site prevents it from flooding and pushes any water from the top down the cliff edge.

Surrounding the site is a green edge with overgrown vegetation as illustrated in section 1.6. Despite this preventing views out they could be manipulated to frame views meaning only small sections of some of the overgrowth would be removed.

Ladies Parlour contains nesting aggregations for Ivy Bees on the exposed sandstone and supports a population of nationally important Black Redstart.

There will be further surveys to be carried out to gain a full understanding of any existing plants and wildlife native to the site.



- Scheduled Monument Boundary
- - - Archaeological Notification Areas
DES8725, DES13837
- Ancient Woodland
- Tree Preservation Order (TPO)
- Acid, Calcareous, Neutral Grassland
- Coastal Sand Dunes
- Broadleaved, Mixed and Yew Woodland

2.5 | Biological Context / Wetland / Flood Map



As a coastal town with the site adjacent to the seafront, the surrounding context is susceptible to higher levels of flooding.

The area west of the site that is susceptible to flooding is currently the town's shopping centre. This is due to the historical nature of the site as it is thought to be situated where once stood Hastings harbour. The outline of the flood plain follows the presumed historical harbour in its rectangular plan.

Due to the close proximity to the flood plain, there could be a detrimental impact on the parking facilities provided for users. Furthermore, the A259 along the sea front could be affected by flooding in heavy downfalls preventing users access to the site.



— Scheduled Monument Boundary

■ High Flood Levels

■ Low Flood Levels

2.6 | Land Use & Infrastructure / Traffic Diagram



The main roads within the town centre are heavily used as they are the primary vehicle connections routes from surrounding towns and cities. It is important to understand vehicle data to highlight the congestion areas. This data can also inform current green travel methods such as buses and be used to establish constraints with future green traveling technology; assumed the fleet of electric vehicles will increase within the next 10 years.

It is equally important to identify under-utilised roads which tend to be smaller side streets that lead to dead ends or roads in poor condition. This understanding will ensure these area are not overwhelmed with traffic and maintain quiet areas in the town.

The image on the right provides a base point for illustrating the current traffic density to help inform future traffic management strategies. This data will also be used to understand impacts on the increased footfall at the castle.



--- Scheduled Monument Boundary

2.7 | Land Use & Infrastructure / Parking and Vehicular access



Current wayfinding to the castle is not supported by the existing infrastructure. Although the public car parks in close proximity to the site currently provide 2,037 spaces and would comfortably cater to the number of intended visitors, the site itself is cut off from the public realm.

There are 6 main car parks that are within a 15 minute walking distance to the West Hill lift base station which is the encouraged access point to the site. Nearby coach parking is available to the North and at the seafront near the boating lake as well as a large network of on-road parking.

- ① Pelham Place Car Park – 276 spaces
- ② Castle Hill Car Park – 81 spaces
- ③ The Bourne Car Park – 29 spaces
- ④ Rock-a-Nore Car Park – 450 spaces
- ⑤ Carlisle Parade Car Park – 171 spaces
- ⑥ Priory Meadow Car Park – 1030 spaces

- Scheduled Monument Boundary
- ↔ On Road Parking
- ↔ Permit Parking Only
- ↔ Coach Parking
- ↔ West Lift
- Hastings Old Town – One way streets and minimal parking spaces
- Pay and Display Car Park



2.8 | Land Use & Infrastructure / Pedestrian Access



The walking approach to Hastings castle is by the preferred use of the West Hill lift. Level access can be achieved on the approach and by using the lift to the top of the hill. Encouraging visitors at start their journey to the castle using the West Hill lift base station would reduce parking numbers at the top of the hill, avoiding congestion of traffic adjacent to the large green spaces and nearby children's play park.

The existing paths that lead up to the top of the hill from the West Hill lift base station will be improved to allow users the choice to walk.

Wayfinding along this desired route will be of prime importance to ensure clear and visible directions.



- Scheduled Monument Boundary
- National Cycle Routes
- Pedestrian Routes
- ↔ West Lift
- Site Entrances
- W Hastings Train Station

2.9 | Cultural & Historical | Local Landmarks and Attractions



Location Points & Typologies:

- 01. Hastings Skatepark
- 02. Museum & Art Gallery
- 03. Bottle Alley
- 04. White Rock Theatre
- 05. Hastings Pier
- 06. Hastings True Crime Museum
- 07. Beach Front Hotels
- 08. Memorial Art Gallery
- 09. East Sussex College
- 10. Alexandra Park
- 11. St. Mary in the Castle
- 12. Hastings Castle
- 13. Ladies Parlour
- 14. Hastings Beach
- 15. Hastings Adventure Golf

- Scheduled Monument Boundary
- Historic Attraction
- Tourist Attraction
- Outdoor Attraction
- Points of Interest
- Art Gallery / Museum



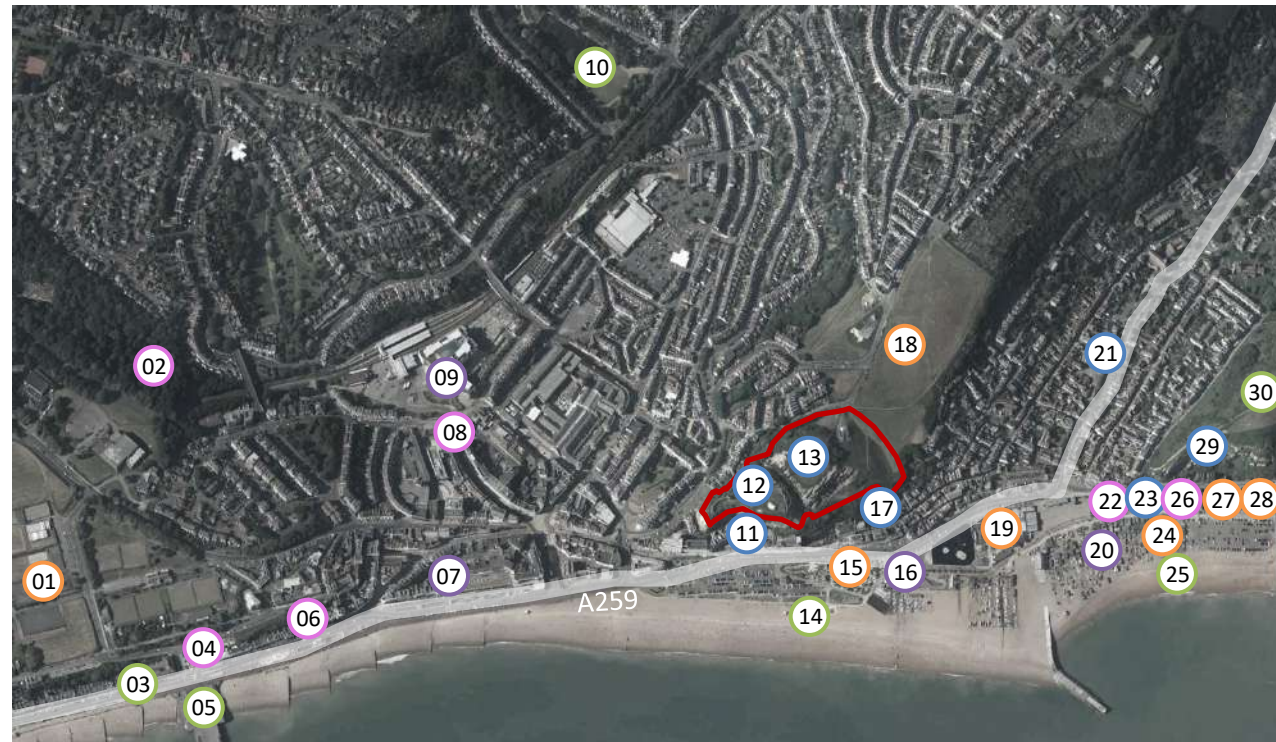
04 | White Rock Theatre



05 | Hastings Pier



10 | Alexandra Park



03 | Bottle Alley



11 | St Mary in the Castle



12 | Hastings Castle

2.9 | Cultural & Historical | Local Landmarks and Attractions



Location Points & Typologies:

- 16 West Hill Lift
 - 17 Angling Association
 - 18 Smugglers Adventure
 - 19 Stade Amusement Park
 - 20 Hastings Fishing Fleet
 - 21 Hastings Old Town
 - 22 Hastings Contemporary
 - 23 Net Hut
 - 24 Hastings Miniature Railway
 - 25 Stade Beach
 - 26 Hastings Fisherman's Museum
 - 27 Shipwreck Museum
 - 28 Blue Reef Aquarium
 - 29 East Hill Lift
 - 30 Hastings Country Park
- Scheduled Monument Boundary
 - Historic Attraction
 - Tourist Attraction
 - Outdoor Attraction
 - Points of Interest
 - Art Gallery / Museum



16 | West Hill Lift



18 | Smugglers Adventure



21 | Hastings Old Town, Church of St. Clements



14 | Hastings Beach



22 | Hastings Contemporary



23 | Net Hut

2.10 | Cultural & Historical | Building Typology



Location Points & Typologies:

The site sits adjacent to a largely built up hub of tourist attractions, public realm and mixed used development. However, it suffers from inhibited access between the popular beachfront promenade to the castle grounds.

The castle and wider site is also bounded by two residential areas to the east and west. With access to the castle poorly integrated into the existing network of attractions within the successful promenade, the castle is isolated.

— Scheduled Monument Boundary

- Residential
- Hotels
- Mixed Use
- Green Space
- Retail / Hospitality / Leisure
- Transport
- Education
- Offices
- Places of Worship

① Hastings Old Town

② Hastings Beach

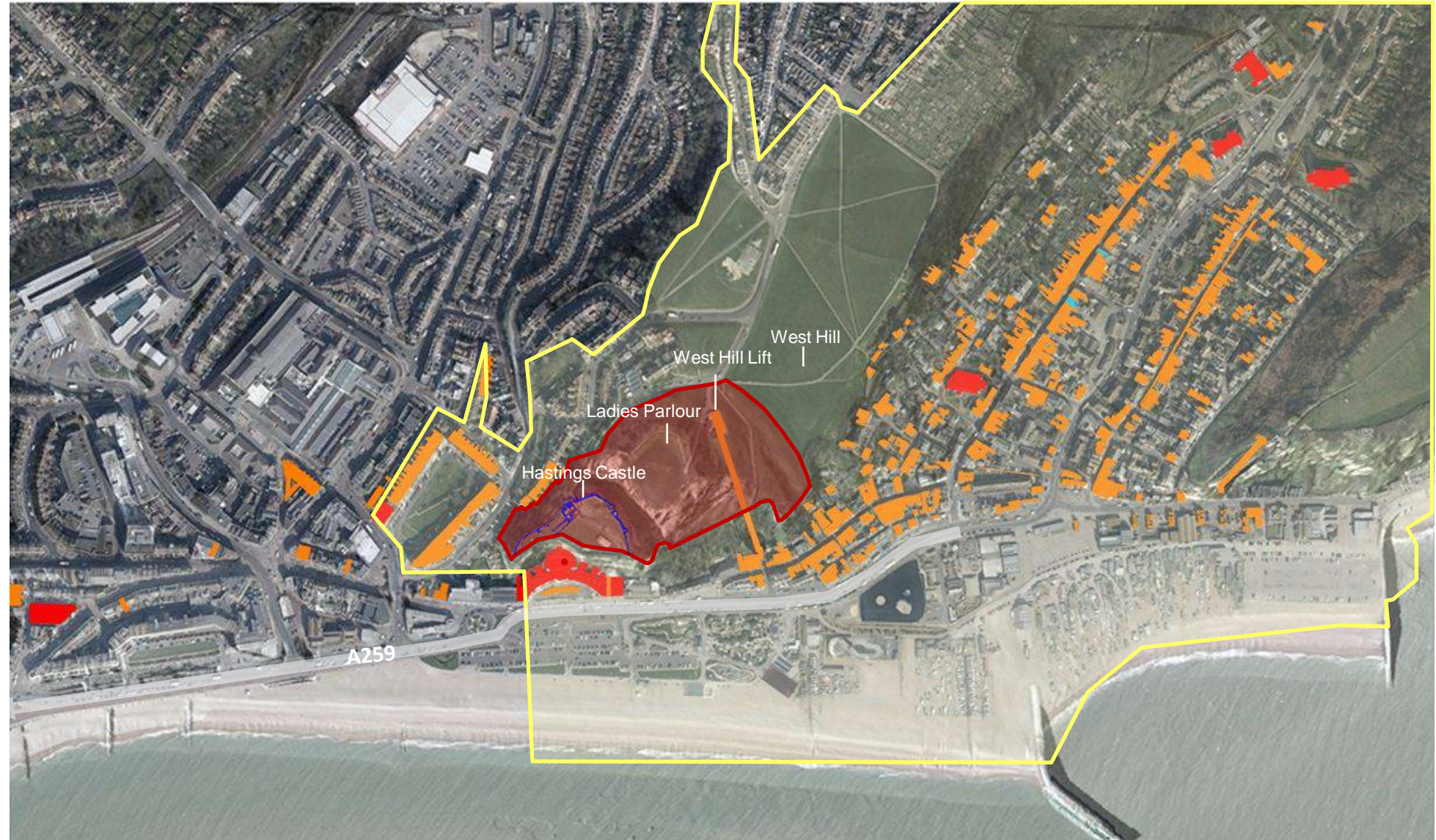


2.11 | Cultural & Historical / Conservation Areas & Listed Buildings



The conservation area illustrated on the image on the right covers a significant area of the town. A large quantity of buildings within this area are listed. The Castle, Ladies Parlour and the majority of the wider site for this project is scheduled monument status. The castle is Grade I Listed Building Status and the site is surrounded by many Grade II and Grade II* listed properties, this has a direct impact on any construction traffic traveling to the site and any works taking place on the site to ensure they are not affected.

Due to the site being located on a conservation area the design team must work closely with the lead archaeologist and Historic England to ensure any future design decisions made are most beneficial to the site and its surroundings.

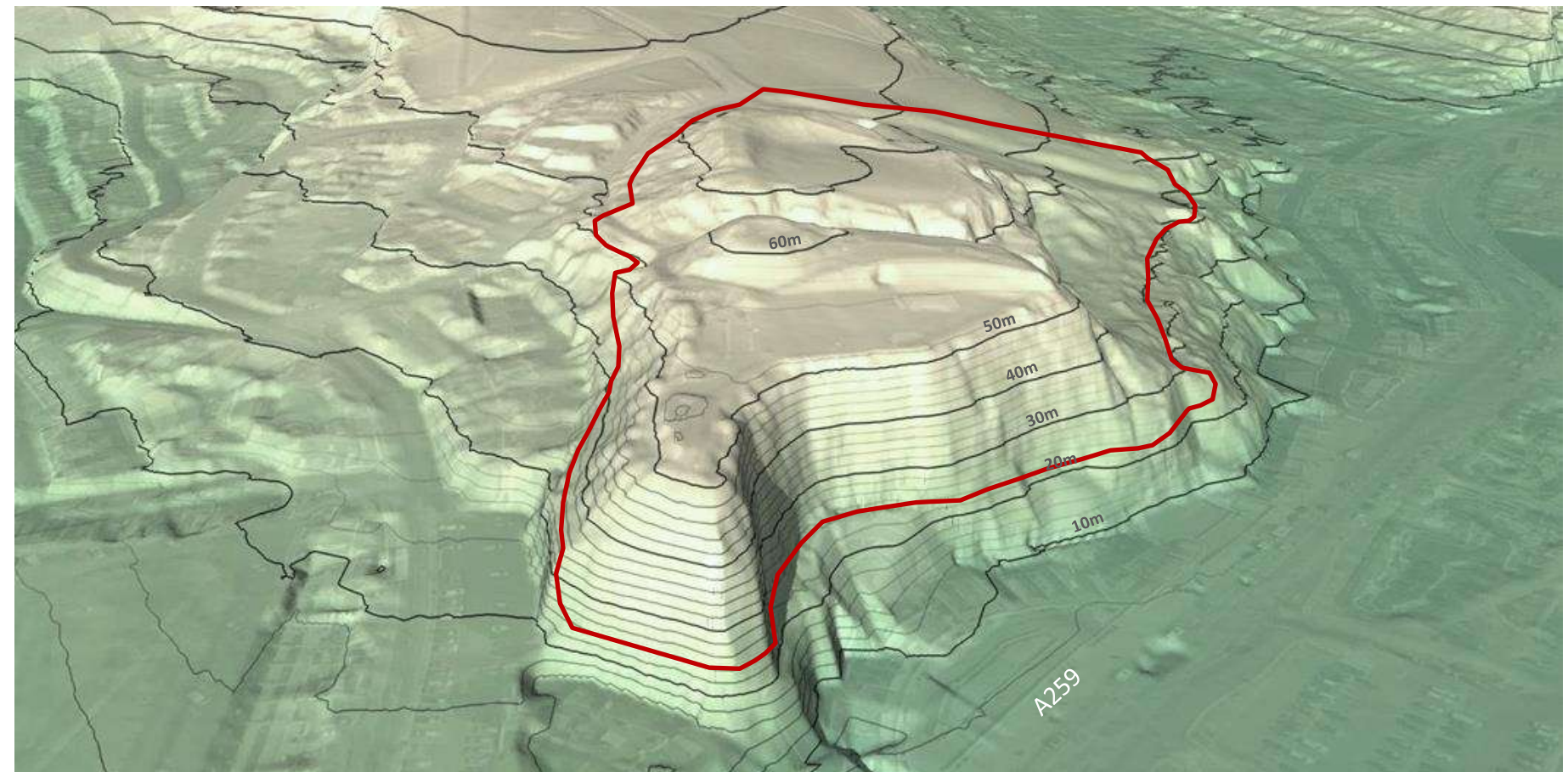
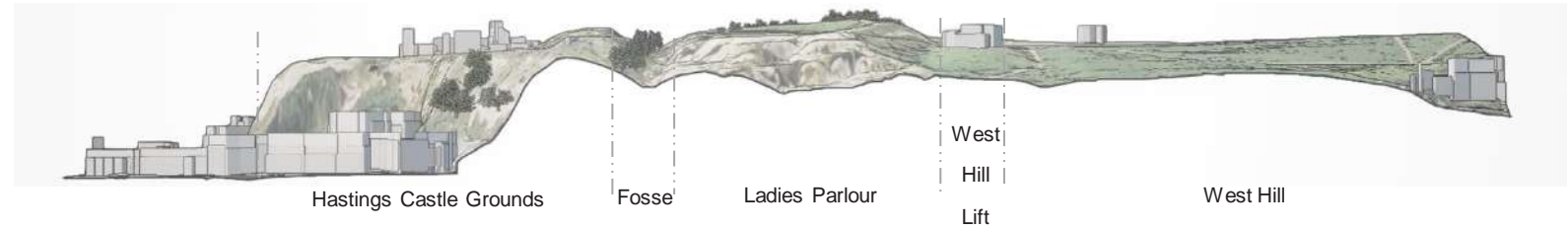


- Scheduled Monument Boundary
- Listed Buildings (Grade II)
- Listed Building (Grade II*)
- Listed Building (Grade I)
- Conservation Area

2.12 | Physiographic / Topography



The topography of the site presents a major challenge of level access. The route is currently either; through a series of steep paths, or a wide navigation around the cliff face and up a road with currently no pavement order to reach the top of the hill. Despite the topography being a huge obstacle to overcome in terms of access, it offers a purpose of going to visit the site due to the viewpoints that look out to the English Channel and across Hastings.



— Scheduled Monument Boundary

2.13 | Physiographic / Archaeological investigations



The evidence of the archaeological investigations conducted on the site show that Hastings castle and Ladies Parlour are not historically extensive.

Ladies Parlour and the remains of a cave in the sea-facing cliff below the castle are sites of Mesolithic activity and this continues to be evidenced by human worked flints, primarily of Neolithic date, eroding from the cliff face at the Ladies Parlour. Excavations from 1968 recorded at least one Iron Age ditch in the Ladies Parlour and also indicated that the lower part of the rampart in the north-east corner was possibly Iron Age in origin.

Although archaeological investigations within or near the study area have failed to produce significant evidence of Romano-British archaeology, there has been find spots of Romano-British pottery at Hastings Castle, found in 1905 in 'rock shelters'.

Following the Norman Invasion in 1066, the settlement of Hastings which had been well established prior to the invasion rapidly developed, with the castle as a main focal point. Motte and bailey castles are medieval fortifications introduced into Britain by the Normans. Hastings Castle (MM01) was the first such castle to be built after the Norman invasion of 1066 and features in the Bayeux Tapestry.

The site is a notification area at present and will therefore we will be working alongside the County Archaeologist and Historic England to ensure any design decisions made are most beneficial to the site and its surroundings.

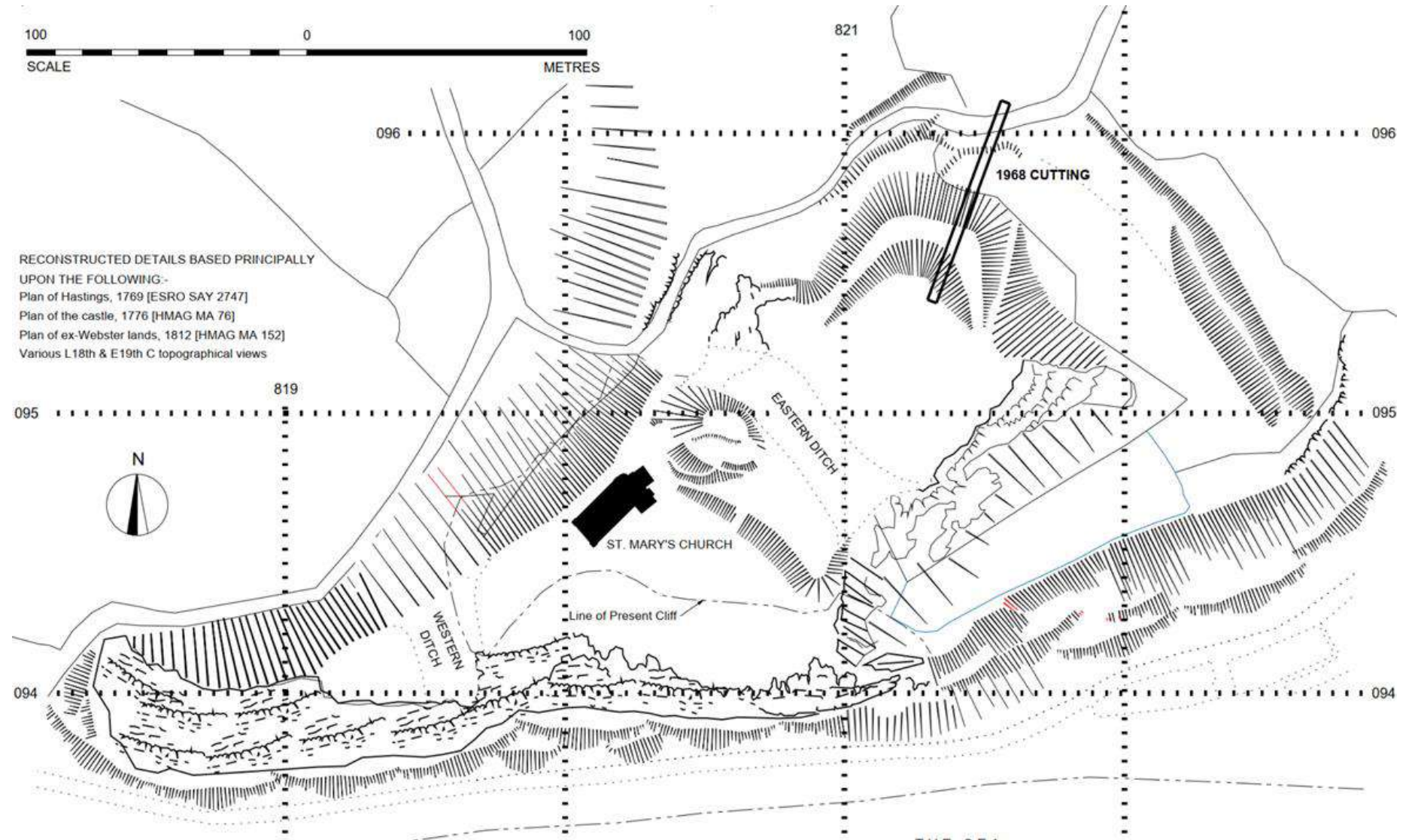


Figure 2.1

2.14 | Physiographic / Historic Environment Value

Overall, the site, including the Scheduled Monument of Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour and the Grade I Listed Building Hastings Castle have a historic environment value which must be understood within its local, national and international context.

The castle has an architectural and historic association with the Battle of Hastings and the wider Norman invasion in the 11th century, which are seminal events in both British and European medieval history. This link means that the Site is of local, national and international historic environment value.

The historic environment value of the site derives not only from the Norman invasion and its associated medieval history. There is also a high potential at the Site for archaeological remains surviving from the prehistoric, medieval, post-medieval and modern periods. More recently, the Victorian era was very important to the lifecycle of the site, bringing many changes and renewed interest in the site. The Cliff railway represents an important element of this story and the Grade II listed West Hill Lift, a unique heritage asset itself, was historically used to bring visitors to the castle.

This layering of history at the Site contributes to its historic environment value.



2.15 | Physiographic / Historic Character

Historic Landscape Characterisation (HLC) data held in the East Sussex Historic Environment Record (HER) lists that Castle Hill is recorded as a 'Motte & Bailey' (HER ID: HES48704). The Ladies Parlour and West Hill are recorded as the 'Informal Recreation Ground on West Hill' (HER ID: HES48709).

The site also falls within the Old Town, Hastings Conservation Area.

The historic character of the site and its immediate environs is dominated by Castle Hill and the buildings that survive on it which make up the Scheduled Monument with the Grade I listed Hastings Castle.

The Old Town is located to the south and south-west towards the coastline. This likely represents a Norman plantation established to serve the castle in the 11th century.

The Old Town's mediaeval character lies in the historic core of the town whereas Regency and Victorian architecture make up of the commercial centre of the New Town. The visual harmony within this progressive timeline gives Hastings its strong and distinctive character.



2.16 | Physiographic / Edge Conditions & Access



The existing views from Castle Hill and the Ladies Parlour, showcasing the edge conditions and the access routes across the entire site.

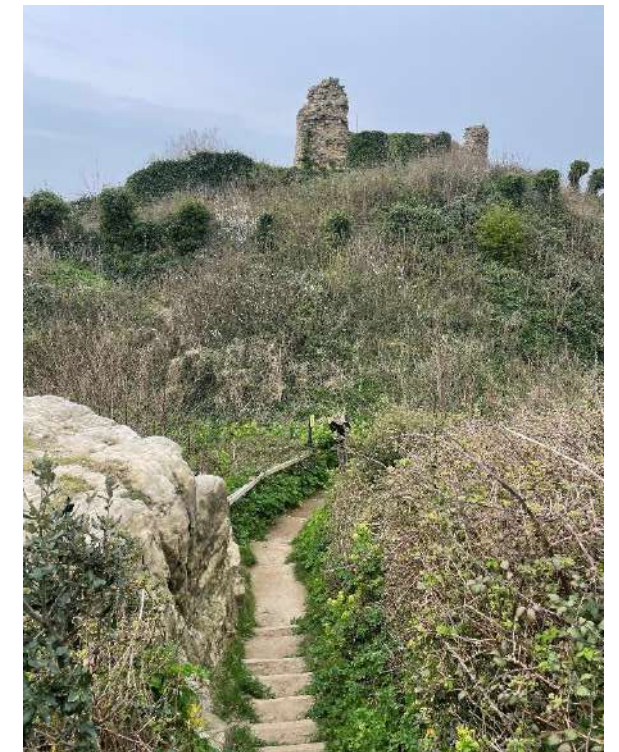
Most of the access routes are directed from the West Hill side and lead users onto the Ladies Parlour and Hastings Castle from there.



03 | Access steps from Cobourg Place to the West Hill



04 | Access path from Cobourg Place to the West Hill



05 | Path from Ladies Parlour to Hastings Castle



01 | Access from Croft Rd to the West Hill via the Steeps



02 | Lighthouse adjacent to the Smugglers Adventure steps



06 | View of Hastings Castle toward the North Gate

— Scheduled Monument Boundary

2.16 | Physiographic / Edge Conditions & Access



The existing views from the West Hill, showcasing the edge conditions and the access routes across the entire site along with the existing gradient conditions.

Due to the uneven and sometimes sharp topographical changes across the West Hill, there may be accessibility issues for the elderly/disabled across certain areas of the site which may require addressing.



03 | View across the West Hill showing road access



04 | View across the West Hill showing road access



05 | View of access from West Hill to Ladies Parlour



01 | View from the Steps entrance across the West Hill



02 | Step gradient path access up to the West Hill Cafe



06 | View of access across West Hill



07 | View from the North of the West Hill showing fencing to the adjacent plot

— Scheduled Monument Boundary

2.17 | Physiographic / Edge Conditions & Biodiversity



The existing views from Castle Hill and the Ladies Parlour, showcasing the edge conditions and the biodiversity in these areas.

The edges of the site currently suffer from overgrowth, limiting the spatial appeal and the views out in some instances.

The fosse between the Ladies Parlour and Hastings Castle is wildly overgrown, inhibiting the path access between the two areas.



03 | View from the Ladies Parlour



04 | View from Hastings Castle to Ladies Parlour



05 | View from West side of Hastings Castle



01 | View from path through fosse to Ladies Parlour



02 | View from the Ladies Parlour



06 | Sign at the edge of the Ladies Parlour

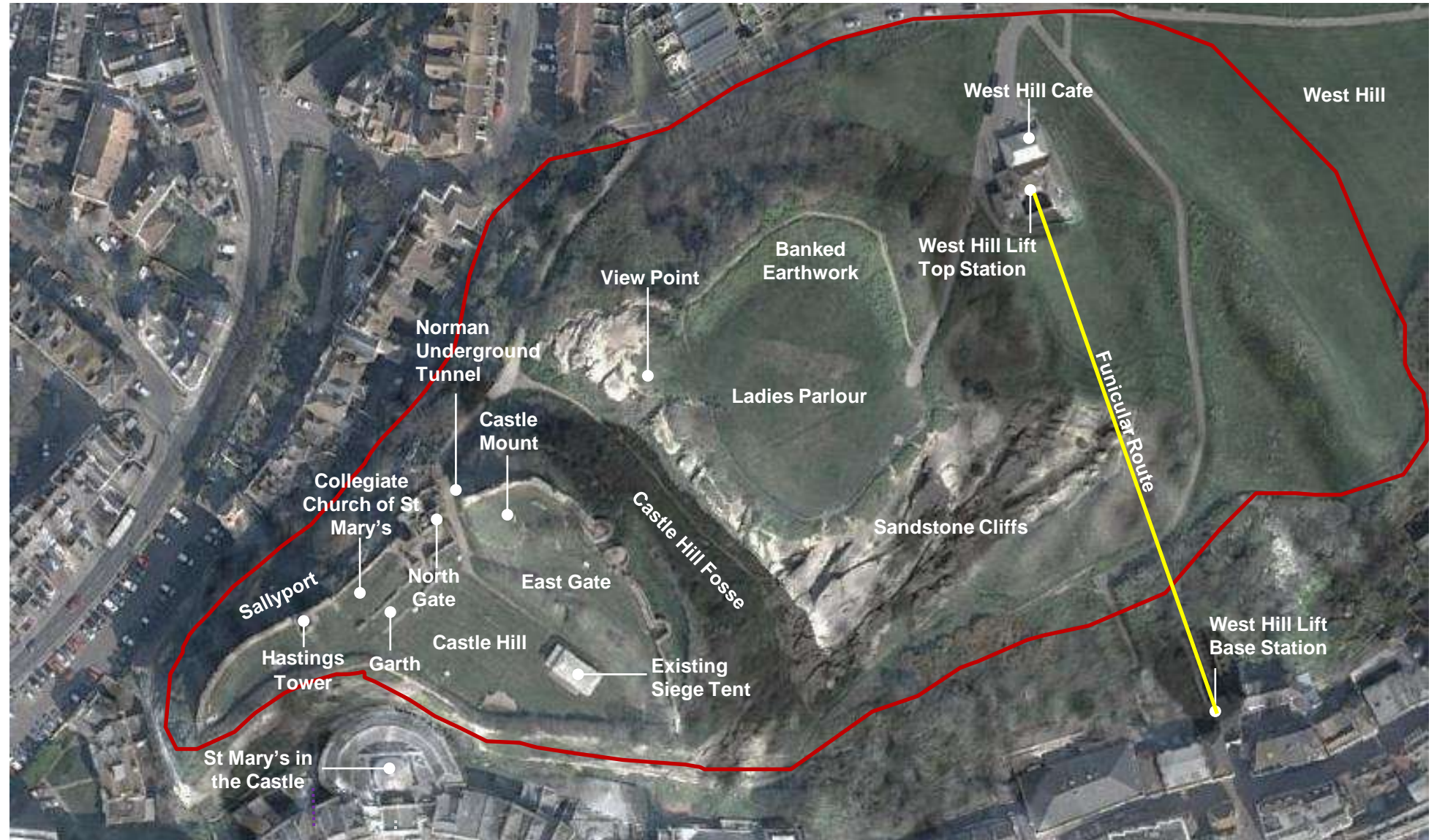
— Scheduled Monument Boundary — Overgrown plantings & no views

2.18 | Existing Site Layout



The image displays the existing site layout highlighting important features that all play a part in the design considerations.

The highlighted areas show main features from the physiographical context, biological context, land use and infrastructural context and cultural and historic context.



— Scheduled Monument Boundary

2.19 | Edge Condition



The existing views from Castle Hill and the Ladies Parlour, showcasing the edge conditions and the previous estimated cliff line before erosion, due to extreme weather, that removed part of the bailey wall of the castle along with the castle keep. In 1824 the demolition of part of the cliff face extended this line further into the castle.

Due to its exposed location of the coast and heightened elevation, the site has been consistently exposed to strong and high salt content coastal winds along with direct exposure to any rain over the course of its history.

The cliff edge is stable for now, with balustrading and overgrown vegetation making up a clifftop barrier on the Hastings Castle site.



01 | View boundary looking south from Hastings Castle



02 | View of boundary looking west from Hastings Castle



03 | View of cliff boundary edge at the west viewpoint

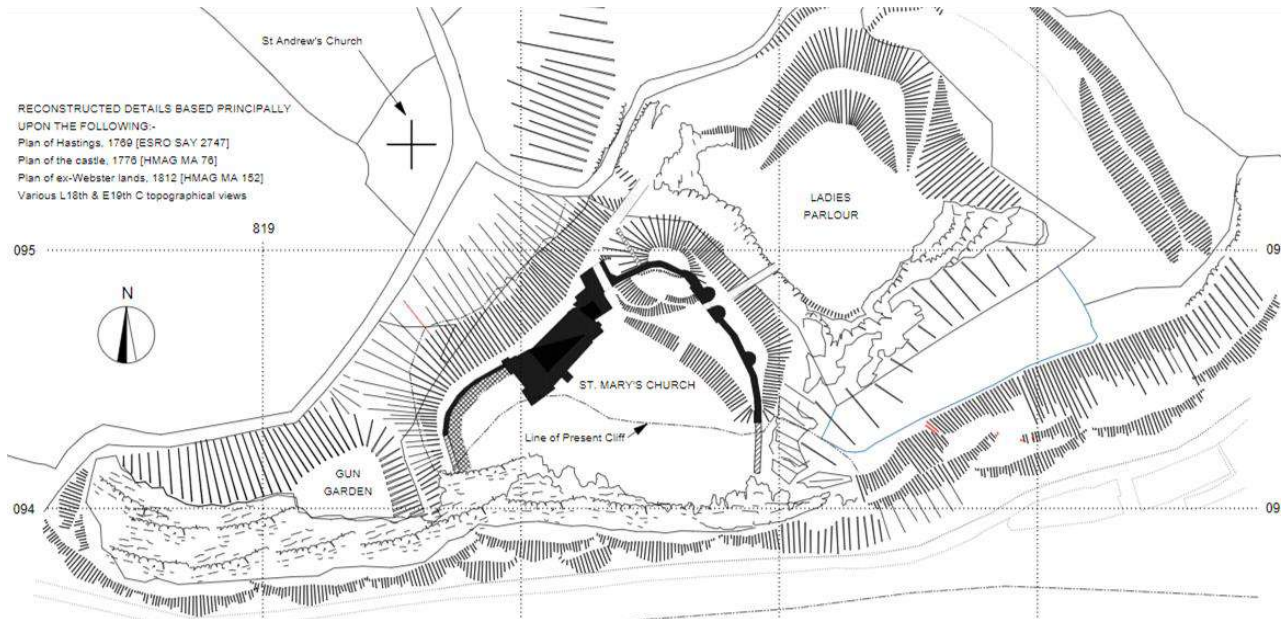


Figure 2.2



- Scheduled Monument Boundary
- Present Cliff Edge
- - - Estimated Cliff Edge (11th / 12th Century)

2.20 | Site Elements Impact Analysis

Due to the elevated topography of the site and coastal location, the castle grounds experience significant wind forces from the sea.

The winds exert upward forces on the site where the wind first hits the vertical surface of the cliff directing gusts vertically. This is a similar experience with rain, upward directed gusts causing rain to hit the site at an acute angle to the horizon.

The open nature of the grounds have left the castle exposed to the elements. This exposure has caused the pattern of erosion seen from the remains of the castle, from consistent sun, rain and wind exposure in combination with salty sea air.

A conservation management plan will also be drafted in the appropriate stage to ensure any maintenance work to be carried out will be included in the project scope.

- Site Boundary
- Vegetation
- /// Rain direction across site
Between 40-60mm; Feb to Sept, 80-100mm; Oct to Jan
- 🌀 Wind direction across site
SW- NE wind: 30+ km/hr (30-50% of the time); Oct to Mar
- Corrosion Rate
Zinc corrodes at an average rate of 1.5 Microns/year in Hastings
- Summer Sun Path
Summer Solstice: 20 Jun (sunrise: 04:43, sunset: 21:14 - 16.5 hr day)
- Spring / Winter Sun Paths
Spring Equinox: 20 Mar (sunrise: 06:00, sunset: 18:10 - 12 hr day)
Winter Solstice: 21 Dec (sunrise: 07:57, sunset: 15:53 - 8 hr day)



Weather – Source: MET Office. Corrosion Rates – Source: Galvanizers Association

2.21 | Cultural & Historic Context / Castle Phasing

The image provides an insight into the construction date of the elements remaining on site. This greatly influences our design consideration as it reveals the areas that are original and native to the castle as it once stood. This identifies and informs the areas that would prove appropriate for an architectural intervention to take place.

Recent Lidar (laser imaging, detection, and ranging) ground information shows the wall highlighted in red dashed lines contains no foundations – meaning it was potentially rebuilt by the Victorians and it does not match with Chapel wall adjacent.

The Victorian tearooms to the north of the ruins are the youngest remains to still exist, at present there are wooden huts located inside the walls to provide facilities to visitors. Due to the interventions that have already taken place here and the phase the elements were constructed in, it could be a prime location for architectural intervention at the castle ruin itself.

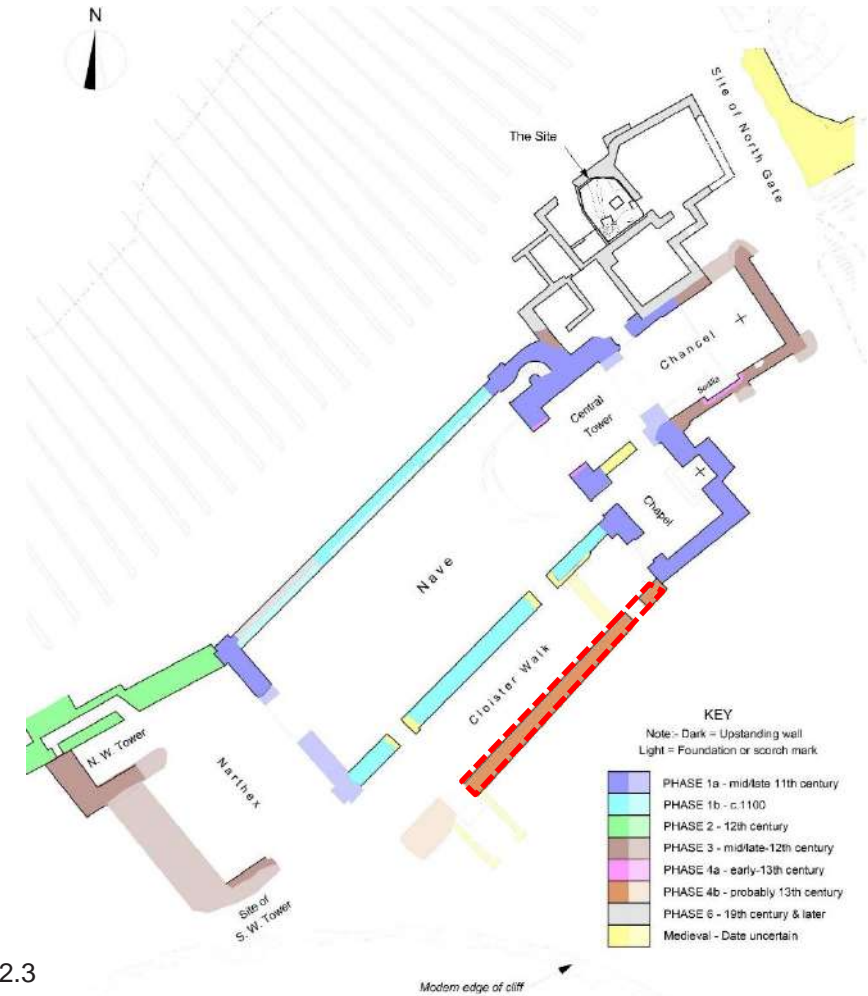
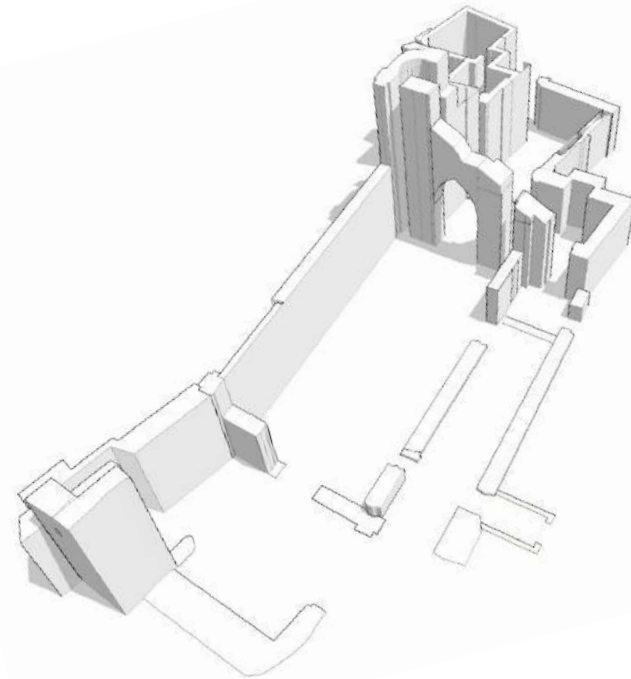


Figure 2.3

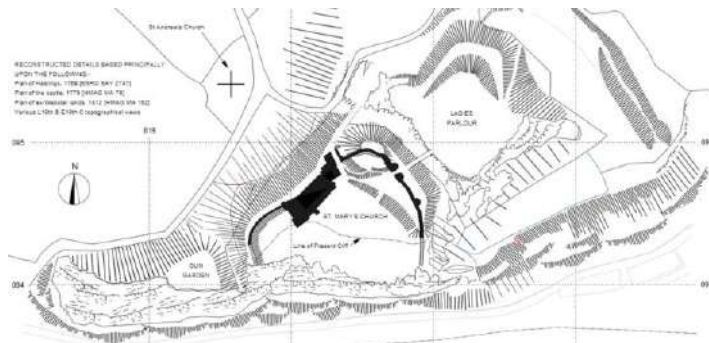
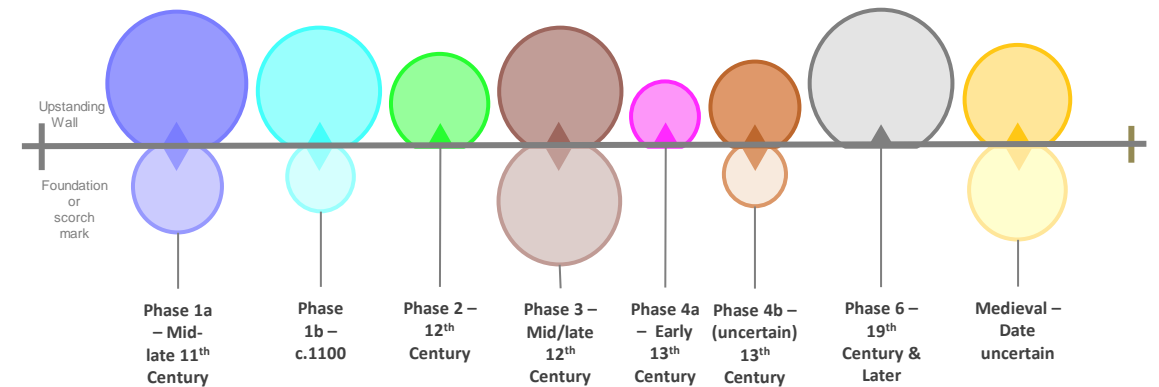


Figure 2.4



Figure 2.5





3.0

Site Constraints/Risks/Opportunities

3.1 | Site Constraints

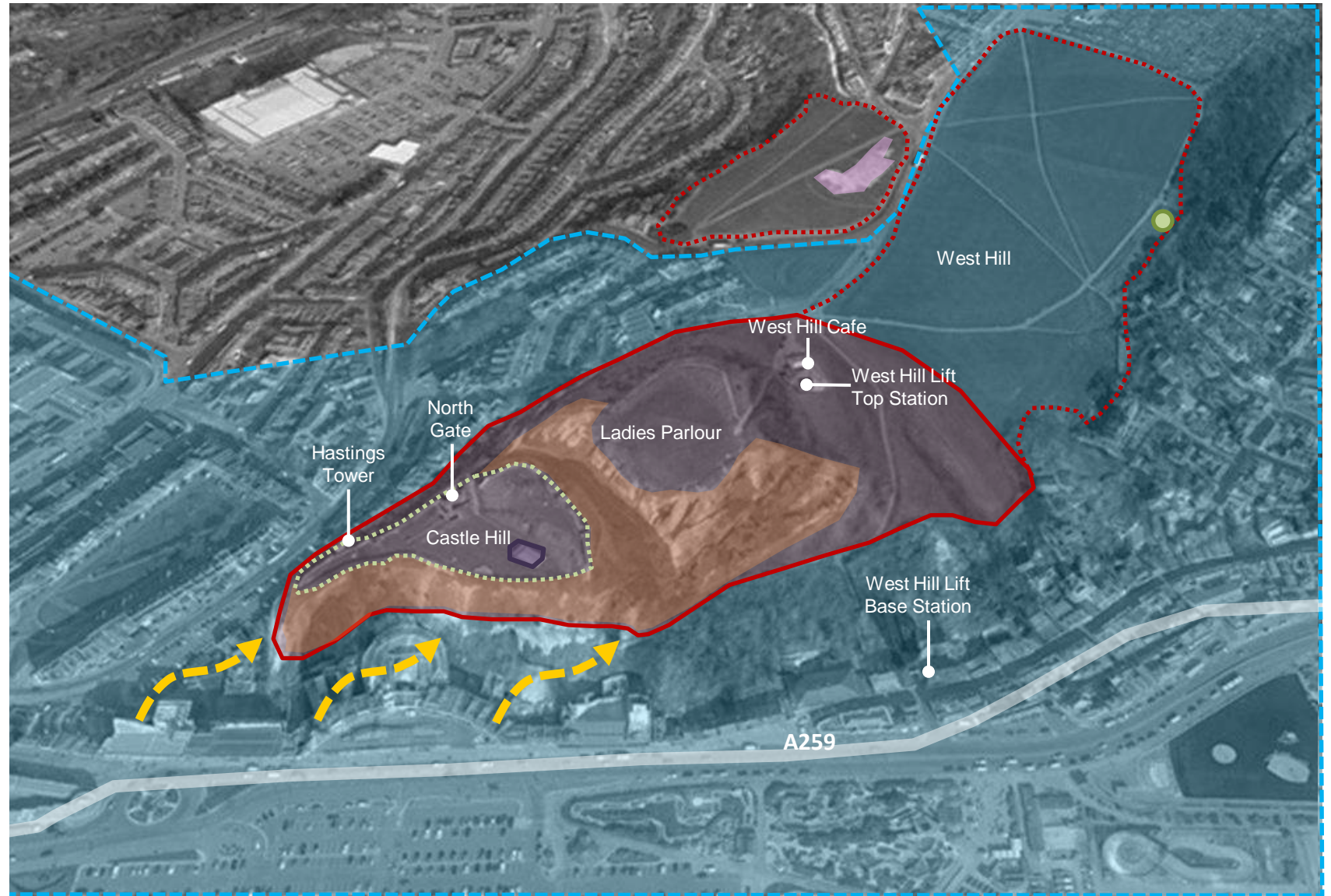
The most notable constraint of this project is the various heritage elements. The works are within a scheduled monument and therefore, interventions, if any, in this area require careful consideration. This further poses tight restrictions on where to build and disturb the land.

The site is also within an archaeological notification area and any solutions would need to be addressed in line with the national planning policy framework- working closely with the lead archaeologist is required.

The site is elevated above the town and is therefore exposed to the elements with limited natural shelter for visitors on Castle Hill or Ladies Parlour. This constraint impacts the visitor experience.

The overgrown edge conditions are also problematic, preventing views out and presenting a hazard at certain areas. However, this constraint could also be an opportunity by creating an intervention that frames views by creating openings that are maintained. The existing biodiversity factors of the site are also retained.

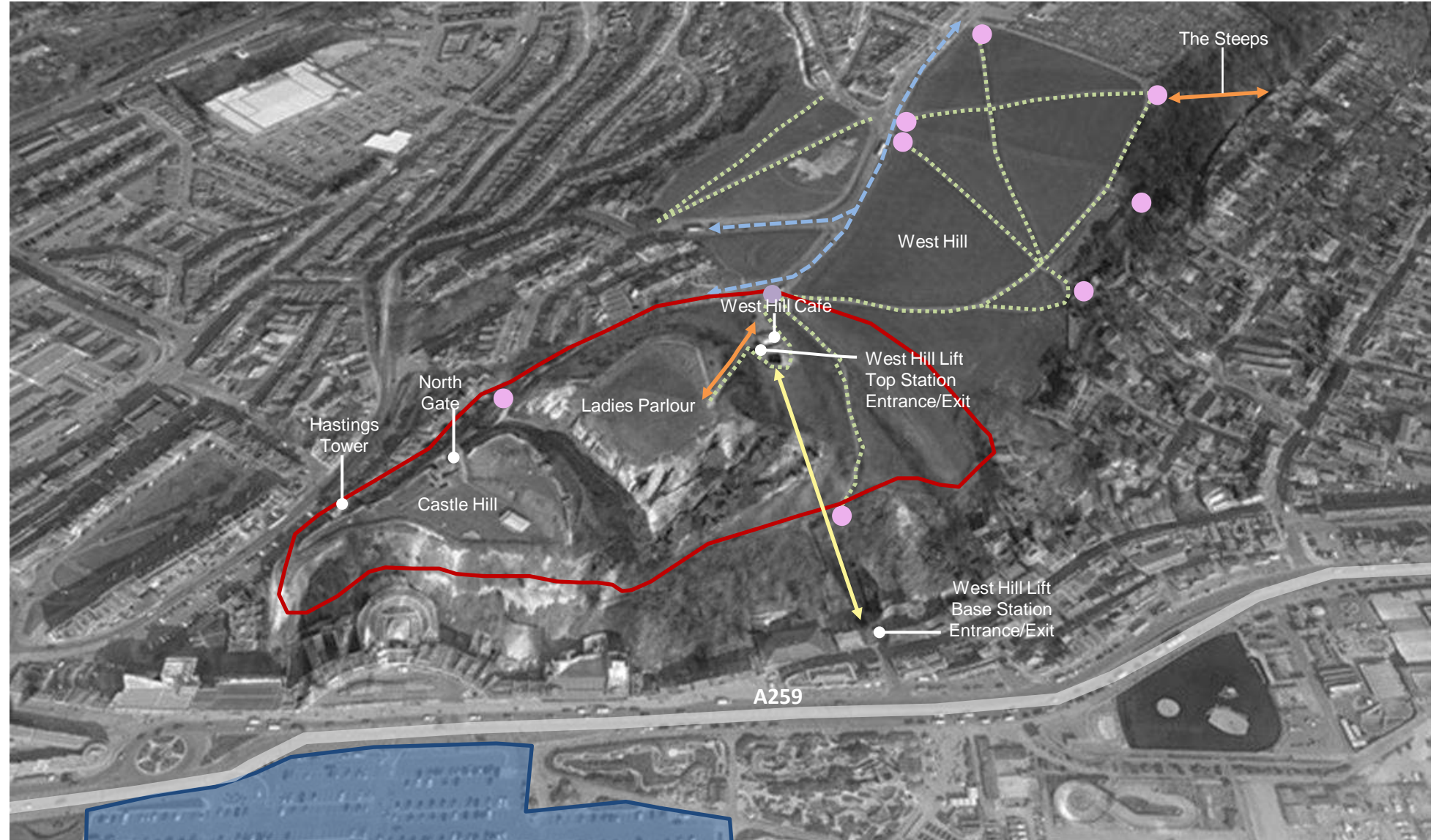
- Scheduled Monument
- Hazardous Area – Cliff Edge
- ⋯ Edge Condition – overgrown hedges preventing views to English Channel
- Lighthouse – must be retained
- Archaeological Notification Area – DES8725
- ➔ Wind from English Channel – exposed site open to all of the elements
- Existing structure on site – no shelter provided on Castle Hill or Ladies Parlour for protection from the elements
- Existing children’s play park- owned by the local council.



3.2 | Site Constraints / Access

At present there are no controlled access points up to Ladies parlour and the public toilets. The castle does have an entrance point but the existing infrastructure limits controlled entry and security of the grounds. This raises safety concerns as there is no existing method of monitoring users. The diagram shows the preferred entrance as it is a natural resting point on the site where many routes cross before entering the scheduled monument site. This would allow users the choice to utilise the West Hill Lift and arrive at the preferred entrance, furthermore, the existing West Hill cafe could provide a gateway to the site to control and monitor users. The existing path from the West Hill Lift base station to the top station would be retained to allow users the option of walking up the hill and enjoying the views as they ascend. Alongside this, the public right of ways will be retained and may influence where interventions can take place.

- Scheduled Monument Boundary
- ↔ Links from lower levels – funicular
- ↔ Unusable Paths
- ⋯ Public Rights of Way- on site
- ▭ Parking (current parking facilities for ***no, proposal seeks to cater to ***no – more required)
- ↔
- Entrance – multiple entrances, no control at present
- Preferred Entrance



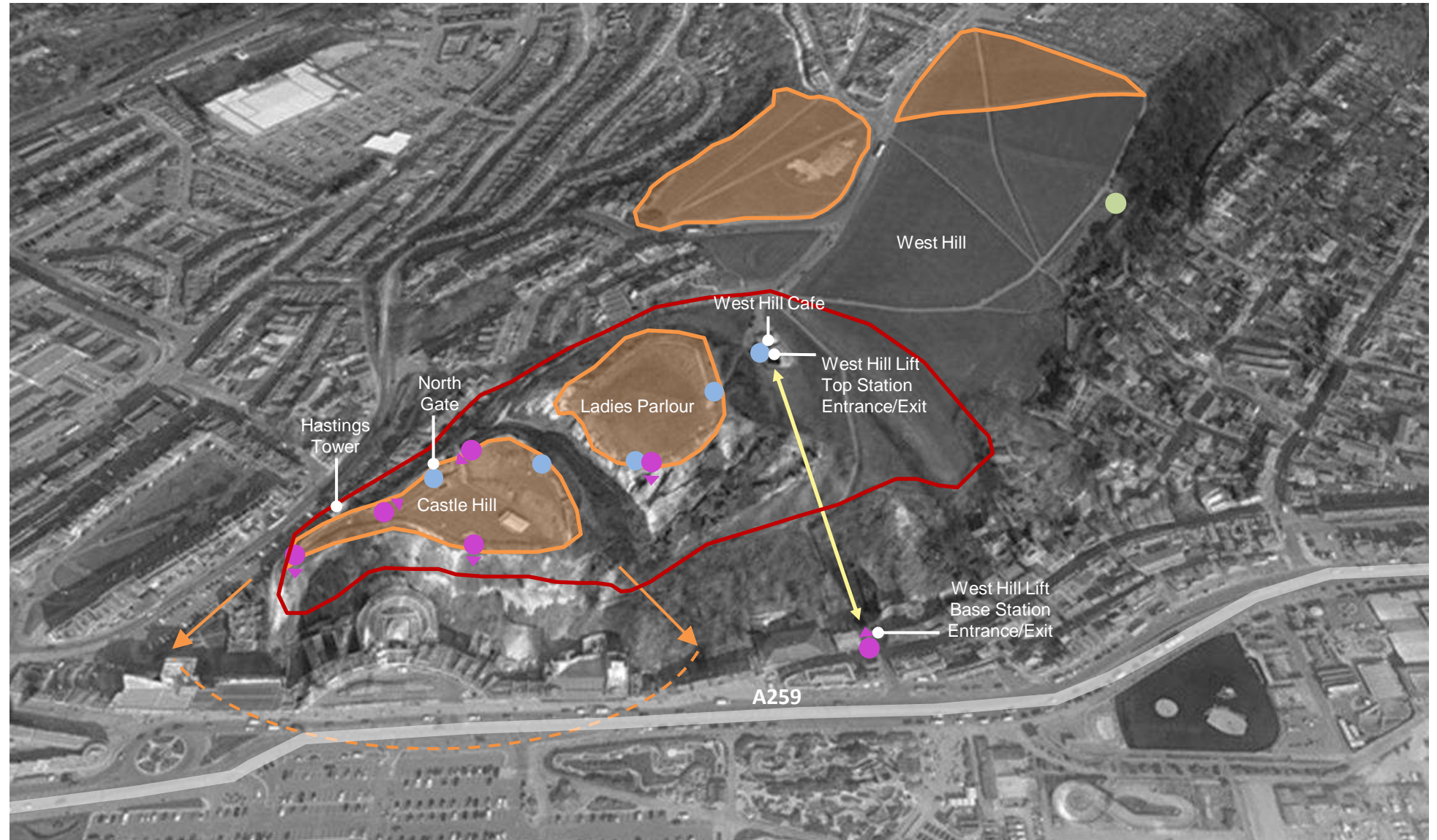
3.3 | Site Constraints / Destinations

The site has fantastic views out to the English Channel and across Hastings and there are many resting points throughout the site that could take advantage of this. The resting points indicate areas on the site where interpretation boards and information points could be placed. Furthermore, key view points could influence where seating is to be placed to capture key views.

The site has numerous steep paths throughout the grounds. However, there are some flat areas of land that could be used for events and for visitors to use on their visit to the castle.

Although it is located at rear of the site, the existing lighthouse that must be retained could become another feature of the site where users could visit and widen their experience of the site.

- Scheduled Monument Boundary
- - - Views to English Channel
- ↔ Links from lower levels – restore the carriages in the funicular to provide access for all.
- Lighthouse – must be retained, potential to become a feature of the site.
- Resting Points
- Flat ground
- Key Views



3.4 | Site Destination & Journey Overview



The journey from Hastings Train Station to the West Hill Lift allows visitors to get brief moments in viewing the castle. The experience of the route will be enhanced by the towns green routes and public realm intervention that forms part of the proposals for the Town Deal.

The preferred route of the journey will direct users through the “new” town centre to take in areas of interest such as the historic Pelham Place and Pelham Place Fountain.

The visual route will then open up to encompass the 60 meter cliffs of the castle that is in stark contrast to views out to the English Channel giving a sense of the change in levels.

The journey continues on past St Marys in the Castle and its accompanying Georgian Terrace before entering the historic part of the Old Town to arrive at the Base Station of the West Hill Lift.



Point A – Hastings Train Station

Point B – Hastings Town Centre

Point C – Pelham Place Fountain

Point D – St Marys in the Castle

Point E – Hastings Old Town

Point F – West Hill Lift Base Station

3.5 | Existing Site Wayfinding Strategy



The existing signage for Hastings Castle is almost submerged by the unmaintained vegetation. Despite the signs contrasting colour to its surroundings, there is a lack of presence to alert users on information or direction to assist on their visit within the castle grounds.

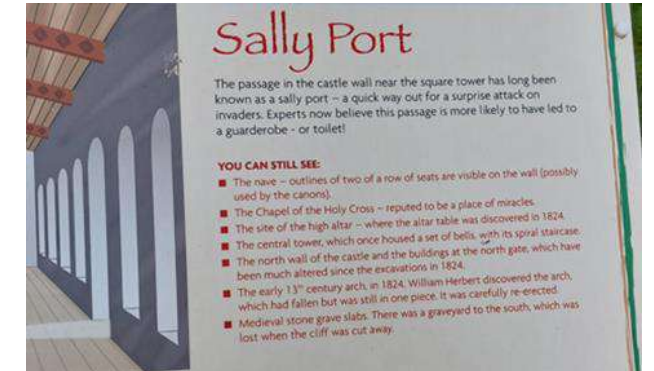
The information points are sporadic throughout the site and a dedicated wayfinding strategy would be needed to address this issue and enhance the user experience.



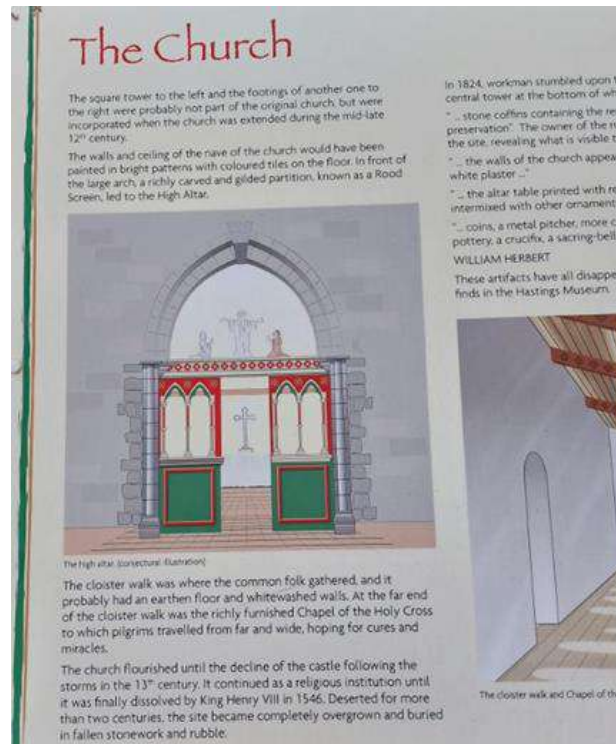
02 | Hastings Castle Signage



03 | Interpretation Board



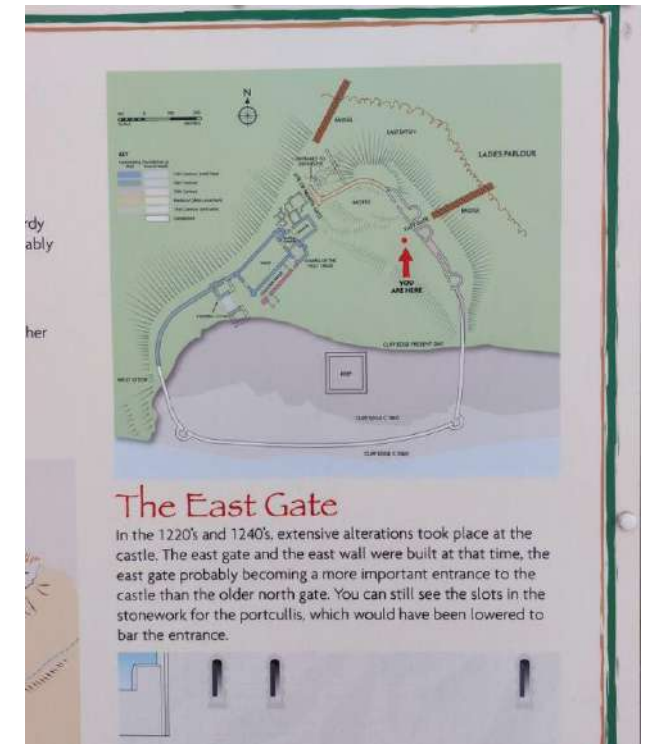
04 | Interpretation Board



01 | Interpretation Board



— Scheduled Monument Boundary



05 | Interpretation Board

3.6 | Existing Site Views



The existing views out from the West Hill and Ladies Parlour showcasing the town and seafront.

The Ladies Parlour and the West Hill have limited vegetation and, in the case of the Ladies Parlour, mostly even terrain which allows for largely uninterrupted views across the coast.



03 | View from Ladies Parlour over Hastings Old Town



04 | View across the site from Ladies Parlour



01 | View from the West Hill



05 | View from Ladies Parlour over Hastings Old Town



02 | View from the West Hill



06 | View from Ladies Parlour over the Sandstone cliffs

— Scheduled Monument Boundary

— Overgrown plantings & no views

3.6 | Existing Site Views



Node points across Castle Hill allow for extensive views over the Old Town and out across the English Channel, these occur mostly across the higher ground of Castle Hill.

With the ruins heading off the site views to the North, most of the views on Castle Hill are limited to the adjacent seafront promenade. However, views on the lower elevation areas of Castle Hill are constrained by the overgrowth of vegetation along the cliff boundary.

Additionally to the North of the Ladies Parlour, higher portions of the site enable extensive views towards the town centre of Hastings, however the north of the Ladies Parlour, too, experiences restricted views due to vegetation growing around the site.

The depth of the fosse and path that connects Castle Hill and the Ladies Parlour exists within a vastly biodiverse area, with extremely limited views within this.



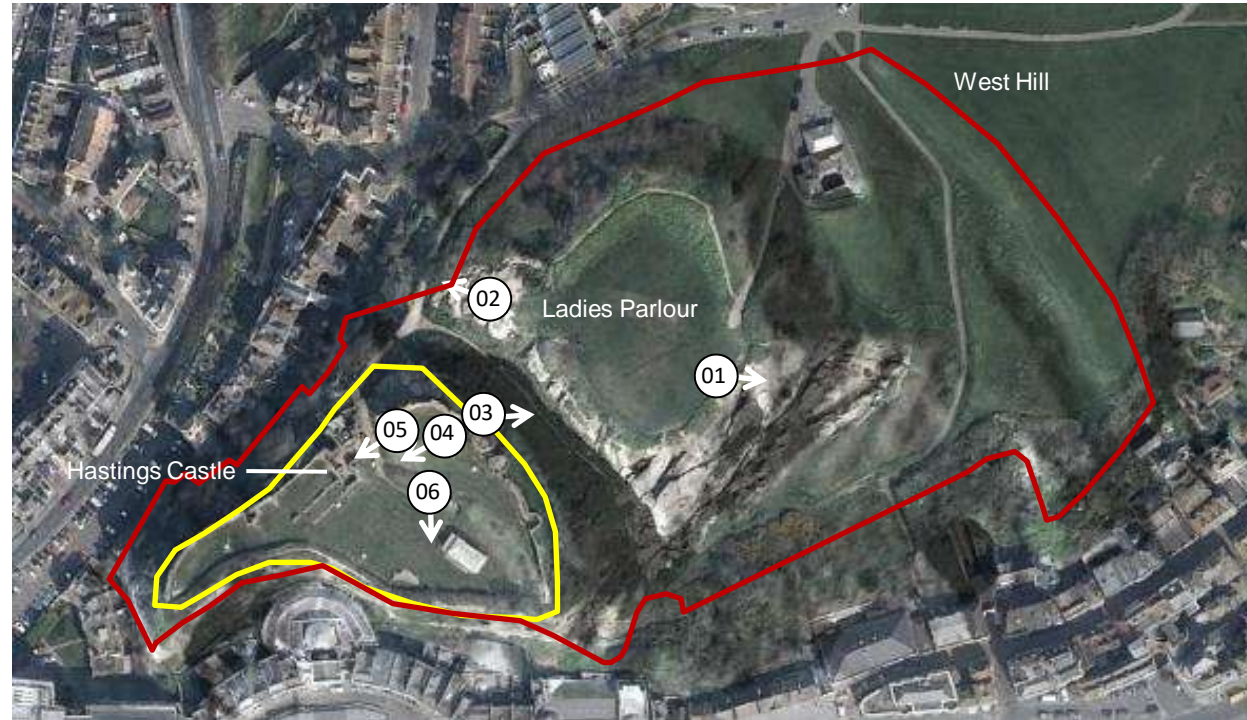
02 | View from Ladies Parlour to Hastings town



03 | View from Hastings Castle of the Ladies Parlour



04 | View from the mount inside Hastings Castle



01 | View from Ladies Parlour of the Old Town



05 | View from the mount inside Hastings Castle



06 | View from Castle Hill out to the English Channel

— Scheduled Monument Boundary — Overgrown plantings & no views

3.7 | Site Accessibility Overview



Existing Site Layout

The image displays the existing site layout highlighting important features that all play a part in the design considerations.

The highlighted areas show main features from the physiographical context, biological context, land use and infrastructural context and cultural and historic context.



..... Scheduled Monument Boundary

3.8 | Site Constraints / Accessibility / Zones 1 & 2



West Hill Lift

The West Hill Cafe adjacent to the West Hill Lift is on a level plateau. The top station building is built off a steep slope and any intervention in close proximity would need to include protection of the station from damage above.






The current travel coaches are not compliant with the Equality Act as entry at the Top Station and Base Station have narrow entryways to the coaches with a 'gangway' platform that either declines to the coach at the bottom or inclines to the exit at the top

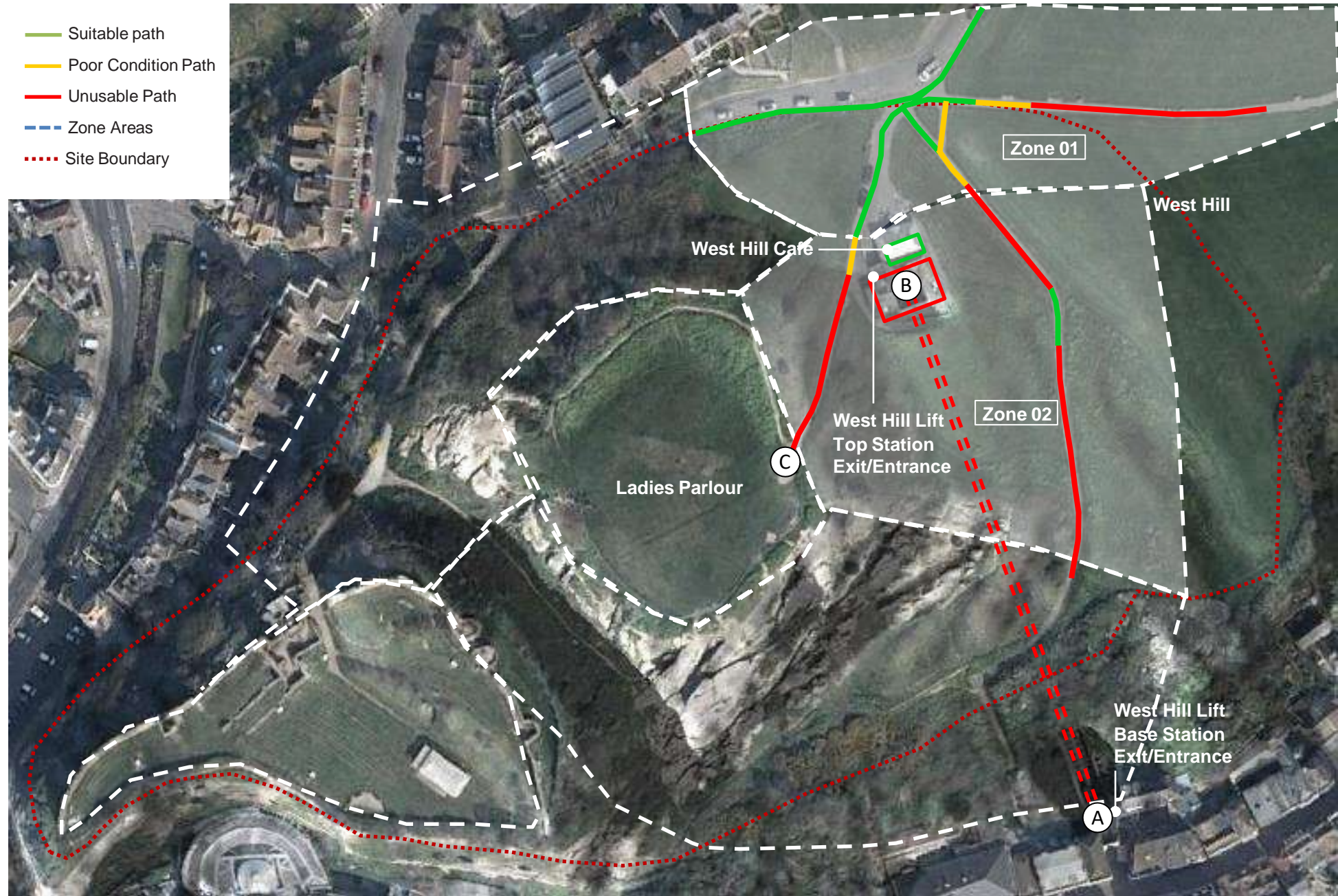
The arrival platform displays the mechanical workings of the West Hill Funicular, behind a timber fixed glazed window system. Access to this zone is through half height wooden swing doors.

On exiting the top station to access that castle, there is a rectangular platform, approximately 2 meters by 1.4 meters, at the foot of a steep flight of approximately 13 stone steps, in relatively good condition, that exit north towards a sloped ramp up to the café plateau. Within the activity zone of the stairs there is a large cast iron drain that is exposed below the handrail on the right-hand side as you decent into the top station.

Interventions are required to attain level access to the plateau of the West Hill Café. Considering the significant level difference between top station platform and café together with the limited space within the existing confines of the top station, the only economic solution is to provide a passenger lift for users with mobility issues.

The waiting platform at the Bottom Station level is wide and obstacle free.

-  Suitable path
-  Poor Condition Path
-  Unusable Path
-  Zone Areas
-  Site Boundary



3.8 | Site Constraints / Accessibility / Zones 1 & 2



Image 01: This image clearly shows the gradient of the access path to gain the West Hill between Points A & B.

Image 02: The internal access/egress stairs of the West Hill Lift top station.

Image 03: The West Hill Lift top station landing platform for arrival and departure. This area will need to accommodate activity space and passenger lift, in line with the Equality Act, for visitors with mobility issues accessing the café plateau.

Image 04: The West Hill Lift top station showing the ramp approach to the top landing of the top station stairs. In the background to the right shows the base of the path to Ladies Parlour.



Image 01



Image 02



Reference Key Plan



Image 03



Image 04

3.9 | Site Constraints / Accessibility / Zones 3 & 4



Ladies Parlour

Accessed by a steep footpath, Ladies Parlour has no clear visual boundary as it is only contained by 300/350mm high fencing surrounding the perimeter. This is compounded with breaks in the line of fencing that led beyond to areas of unsafe footing.

The gradient of the path leading from the West Hill Lift exit to Ladies Parlour is manageable. However, there is no controlled access and the path gradient increases as one approaches the top of the plateau.

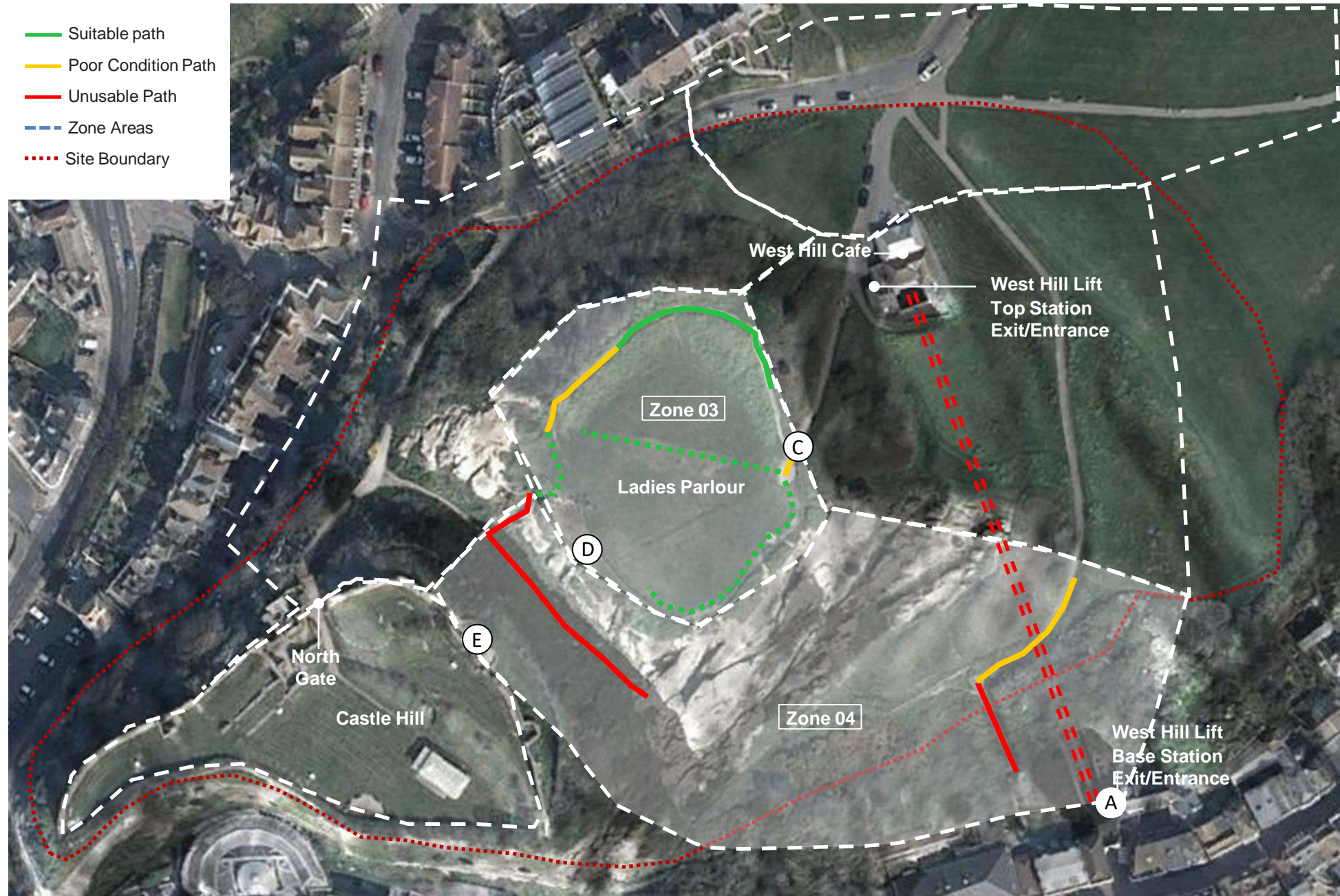
The plateau of Ladies Parlour is flat but very uneven with lots of holes. The top soil has naturally increased over time covering areas that were once exposed substrate.

There are clear views to Hastings Castle East Gate from the plateau, but this view is not utilised as a focus point from Ladies Parlour.

There are 3 natural viewpoints from Ladies Parlour that are triangulated and could be used to activate the wider area with information points and desire lines of travel.

There is no level access link to Hastings Castle grounds from the Ladies Parlour, the continuing journey to the castle grounds being an unmarked exit down uneven stairs to the base of the fosse being the only other route to the main entrance at the north gate to gain entry to the castle proper.

Wayfinding is an issue as the approach is an indistinct route with no destination in view or clear signposting.



3.9 | Site Constraints / Accessibility / Zones 3 & 4



Image 1: An exposed and hazardous area of the cliff edge within Ladies Parlour

Image 2: Fencing surrounding Ladies Parlour

Image 3: Open area in Ladies Parlour with potential to create an amphitheatre on the banked earthwork in the background

Image 4: Fosse area between Ladies Parlour and Castle Hill



Image 01



Image 02

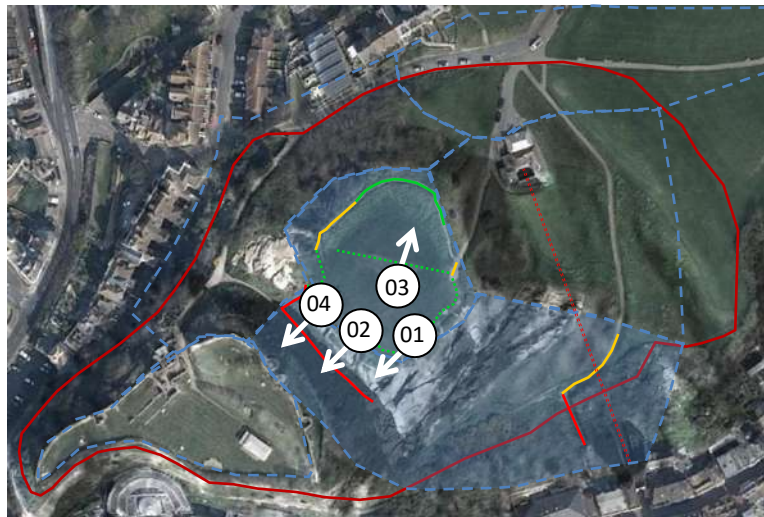


Image 03



Image 04

3.10 | Site Constraints / Accessibility / Zones 5 & 6



Hastings Castle

Hastings Castle is currently accessed by the North Gate via a tarmac footpath from Castle Road. The path leads to a large arched steel gate that swings inward towards the castle, creating an entrance approximately 2 meters wide.

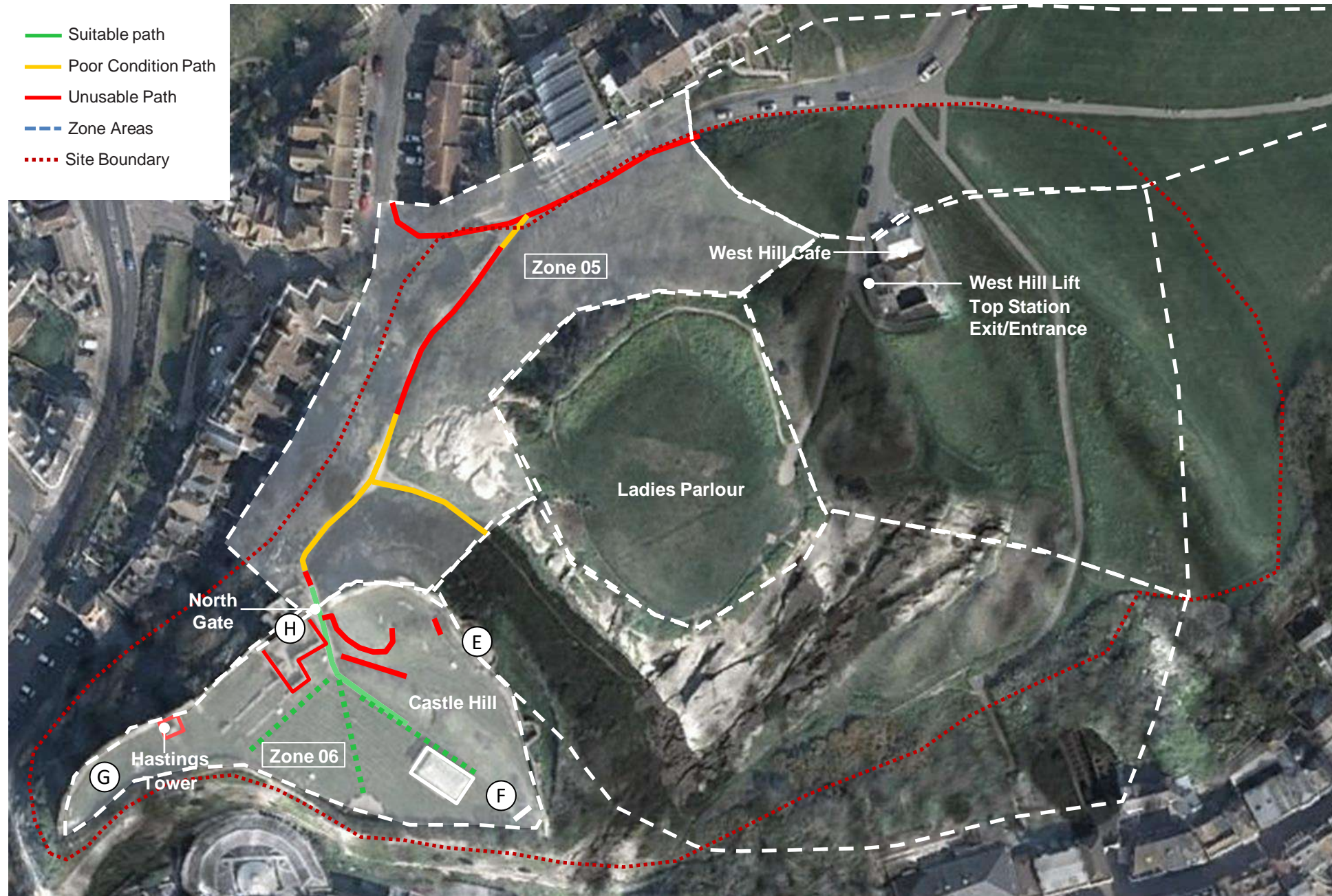
The boarder fencing to the tarmac footpath is debilitated and will need to be secured. This fence line may have maintenance issues as the footpath borders' private gardens which are in a states of varying repair due to the elevation at the base of the garden being approximately 10/15 metres up a sharp incline.

The approach is overgrown with vegetation and the castle information boards are flat against these neighbouring fence lines which vary from concrete post and wire fencing with ad-hoc timber panelling.

Level access is not possible to the entryway at this point as there is a high step up to cross the threshold into the castle grounds. There is an existing ramp that extends adjacent to the castle walls but does not assist with entry and only leads to a female WC and possible viewpoint

There is limited controlled access into the castle. The current infrastructure at the access point is an unsecured North Gate and Victorian tearooms that makes up the castle walls. To the left of the north gate there is an additional entryway to the Norman underground tunnels that has a working electrical supply.

The castle grounds has a boundary wall to the cliff face which we assume is a modern addition as it is largely overgrown with plants and vegetation, and we are unsure of its condition at this time.



3.10 | Site Constraints / Accessibility / Zones 5 & 6

Image 1: Existing paths towards the exit of Castle Hill

Image 2: Existing paths in Castle Hill around the castle ruins, overgrown shrubs, no exact route only desire lines in the grass

Image 3: Existing paths through the castle ruins

Image 4: East Gate showing the existing barrier and the overgrown shrubs looking back to Ladies Parlour



Image 01



Image 02



Image 03



Image 04



3.11 | Site Constraints / Accessibility Matrix



Zone	Condition	Intervention
1	10% poor condition paths 10% unusable paths 80% suitable paths	No
2	90% unusable paths 5% poor condition 5% suitable paths	Yes – West funicular to meet level access compliance & gradient of path to ladies parlour
3	90% suitable paths 10% poor condition paths	No
4	95% unusable paths 5% poor condition paths	Yes- Connection from ladies parlour to Castle Hill
5	60% unusable paths 35% poor condition paths 5% suitable paths	Yes- to provide an appropriate gradient to the path
6	50% unusable paths 50% suitable paths	Yes- To ensure level access compliance in Castle Hill

- Suitable path
- Poor Condition Path
- Unusable Path
- - - Zone Areas
- - - Site Boundary





4.0

Design Considerations

4.1 | Summary of Design Considerations



In order for the site to work as an attraction there needs to be a journey route around key areas of the site that has a clear point of entry and exit. The journey is approached in a circulatory principle, starting, and ending at an established and recognisable node point. This is established by traveling from Points A to H, returning to Point B as shown and the is as follows:

Point A - The **Upgrade of the West Hill Lift** is the preferred option of accessing the West Hill that will encourage people to visit the castle and increase the use of the Victorian funicular railway, the West Hill Lift.

Point B - Intervention will replace the existing café with a **New Interpretation Centre and Café/Restaurant** that creates a node point for gathering, orientation, information and pause.

Point C – **Improved access**, information, interpretation and interaction to Ladies Parlour with directionality through wayfinding and defined routes

Point D – Use of the **New Connection Point** to the castle grounds that enables the user to approach the scheduled monument in a way that is understandable, historical and a memorable experience crossing high over the gully to reach the castle grounds

Point E – The area at the front of the **East Gate** to become an area for information, pause, orientation and gathering. It will also be a point of control in accessing inside the castle walls and allow visitor numbers to have space to expand in busy periods.

Point F – An **Interactive Terrace** with further Interpretation, Augmented reality opportunities, view point, resting points, information and the opportunity to allow level access to the lower grounds in an experiential journey within a series of descending ramps.



4.1 | Executive Summary of Design Considerations



Point G – From Point F to Point G there are a series of **View Points** within the cliff face walls that use the established biodiversity of the existing plants to Frame Views along the way. This leads to the focal point at point G to emulate the narrowest and most exposed view point within the site.

Point H – from Point G the journey orientates the visitor to **Frame Views** and appreciate the existing ruin to travel up through the archway Collegiate Church of St Mary.

An added value intervention could be the **Reinstated Spiral Staircase** within the ruin of the church tower, allowing visitors an opportunity to look out over the whole town of Hastings. A **New Experience** that has not been possible for around 700 years.

The ruins of old Victorian Tea Rooms that sit at the North Gate (Point H) could also be reinstated to offer additional **Visitor Services** and **Staff Facilities**. This could act as a transition and gathering area for guidance and the exit of the castle grounds.

Return to Point B – A **'Woodland Walk'** type of journey will return the visitor to the node point of the New Interpretation Centre offering the chance to experience the centre again with new found knowledge or continue on to exit the hill through the West Hill Lift to complete their journey.



4.2 | Historical Interventions / Content

There have been several interventions that have detracted, in some way, to the castle as it once stood. The principal route to and around the castle is not completely clear from the historic maps (4.1.) and this seems to strengthen the need for a link between Ladies Parlour and Castle Hill. The user would then have a clear defined route and would also be able to read the plan of the castle and the grounds in its originally intention.

Figure 4.2 shows the depth of the fosse at the north-east of the site where an existing path takes the user back to the Ladies Parlour. The existing fosse prevented the possibility of storming the castle and if properly maintained, the path could be reinstated improving the security and user experience in this area.

Sallyports tend to be at the rear of castles as a fortified gateway if the castle was ever overrun yet, figure 4.2 shows, to the north of the castle, a historical structure, possibly a sallyport, that sits outside the castle boundary contained in the back garden of a house in Castledown terrace. This has been lost due to interventions..

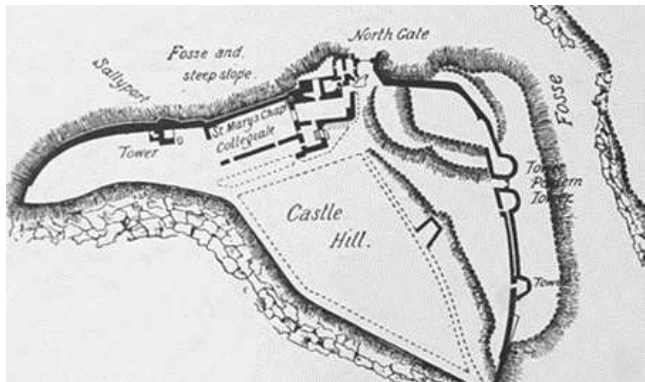


Figure 4.1.



Figure 4.2. - Aerial Photo - EAW006148 (Historic England)

4.2 | Historical Interventions / Content

Figure 4.4 shows the historic landscaping in Castle Hill and the areas of Ladies Parlour that have been hollowed out to expose the stone below- in the centre and around the perimeter. In comparison to its current state, it is clear there has previously been landscaping throughout the site providing enjoyable routes for visitors.

The photograph below from 1933 (figure 4.3) shows the clear path that was there previously, and the area previously marked as a resting point on the site was historically utilised as just that. There are benches along the path to allow visitors to site. There was opportunities to enjoy the view over the English Channel and an ideal meeting place for visitors.



Figure 4.3



Figure 4.4 - Aerial Photo - EPW026189 (Historic England)

4.2 | Historical Interventions / Content

Figure 4.6 gives us an insight into the previous landscaping of the site that was part of the Victorian approach in the use of the castle grounds. There are clear paths around the site with resting points and benches to provide views out across the English Channel. There appears to be a much wider path at the East gate which would help to address the terrain at this section of the site and allow users to connect to the lower section of Castle Hill.

The image below (figure 4.5) reinforces the previous landscaping that existed on the site. Plants, hedges, shrubs, and defined paths are evident in Castle Hill, also the journey to the most westerly section of the site. This image gives an insight into additional structures that were added to the grounds of Castle Hill itself, showing the summerhouse nestled in to the castle walls, and how the ruin was previously envisioned in comparison to how it stands today.



Figure 4.5. Historic image of Hastings Castle

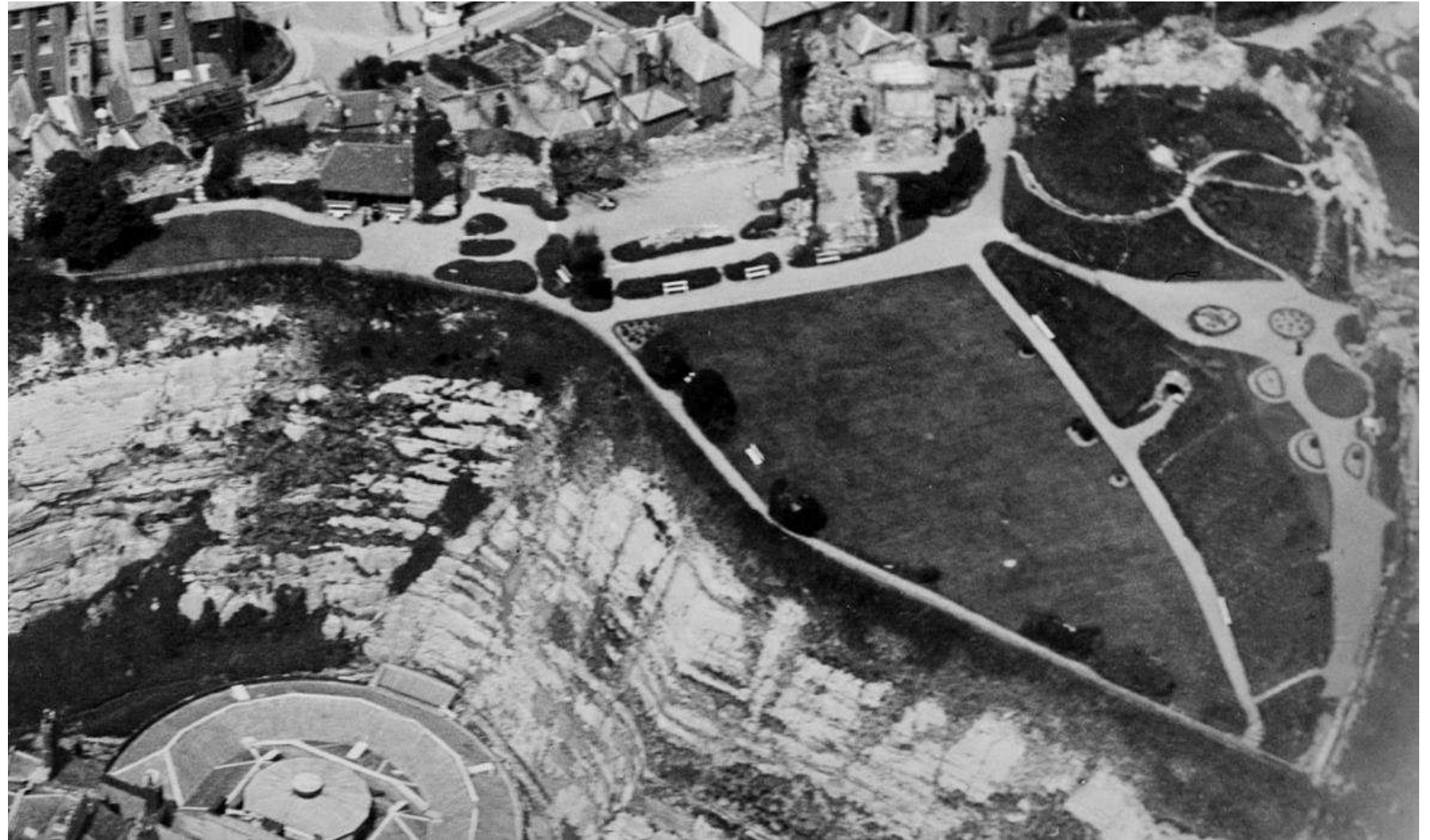


Figure 4.6. - Aerial Photo - EPW000758 (Historic England)

4.2 | Historical Interventions / Content

Figure 4.8. is a powerful historical image that tells of how popular West Hill has been in the past. The strength of this image is when you look closer, there appears to be little or no visitors within the castle walls whereas Ladies Parlour is highly popular.

This emphasises the need for a link between the two sites to allow visitors to easily gain access to Castle Hill and the castle. Both sites are a natural focal point for the town due to its location on top of the sandstone cliffs. It is important to establish these landmarks for a strength of identify and pride within the local community of this unique historic site.

Figure 4.7 emphasises how popular the castle site can be as in the ceremony that took place to lay a foundation stone in Castle Hill that activated the site and had an impressive turn out.



Figure 4.7. Historic image of Hastings Castle



Figure 4.8 - Aerial Photo - EPW035340 (Historic England)

4.3 | Site Considerations / Interventions & Objectives

West hill Lift - Point A to Point B

Traveling from Base Station to Top Station using the West Hill Lift could be made fully accessible through various options. One option could be modifying one of the existing travel coaches, making the door openings wider for wheelchair accessibility and incorporating a steel platform that would rise the small amount to create level access.

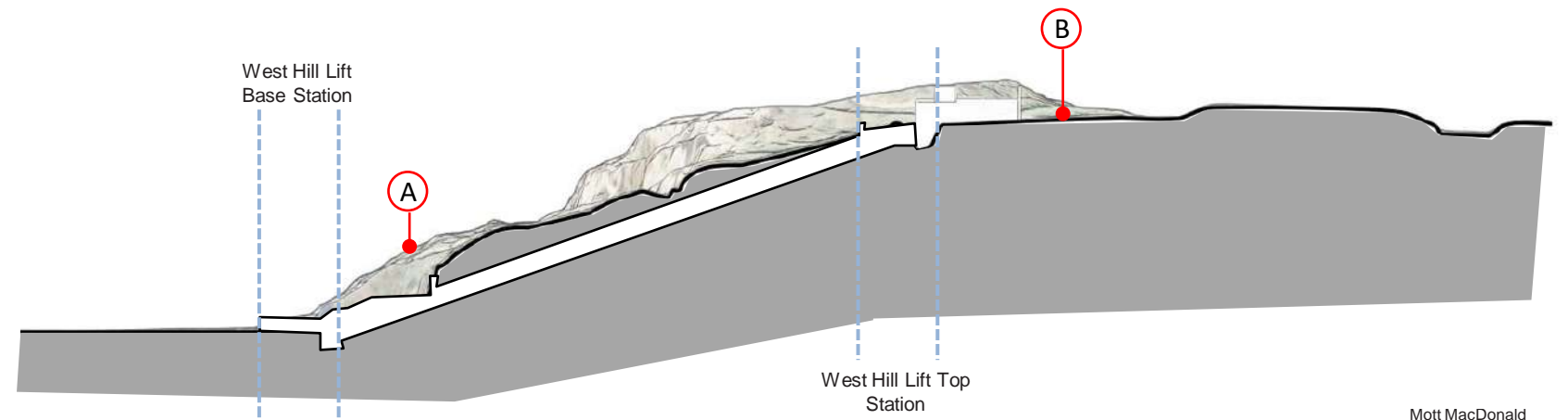
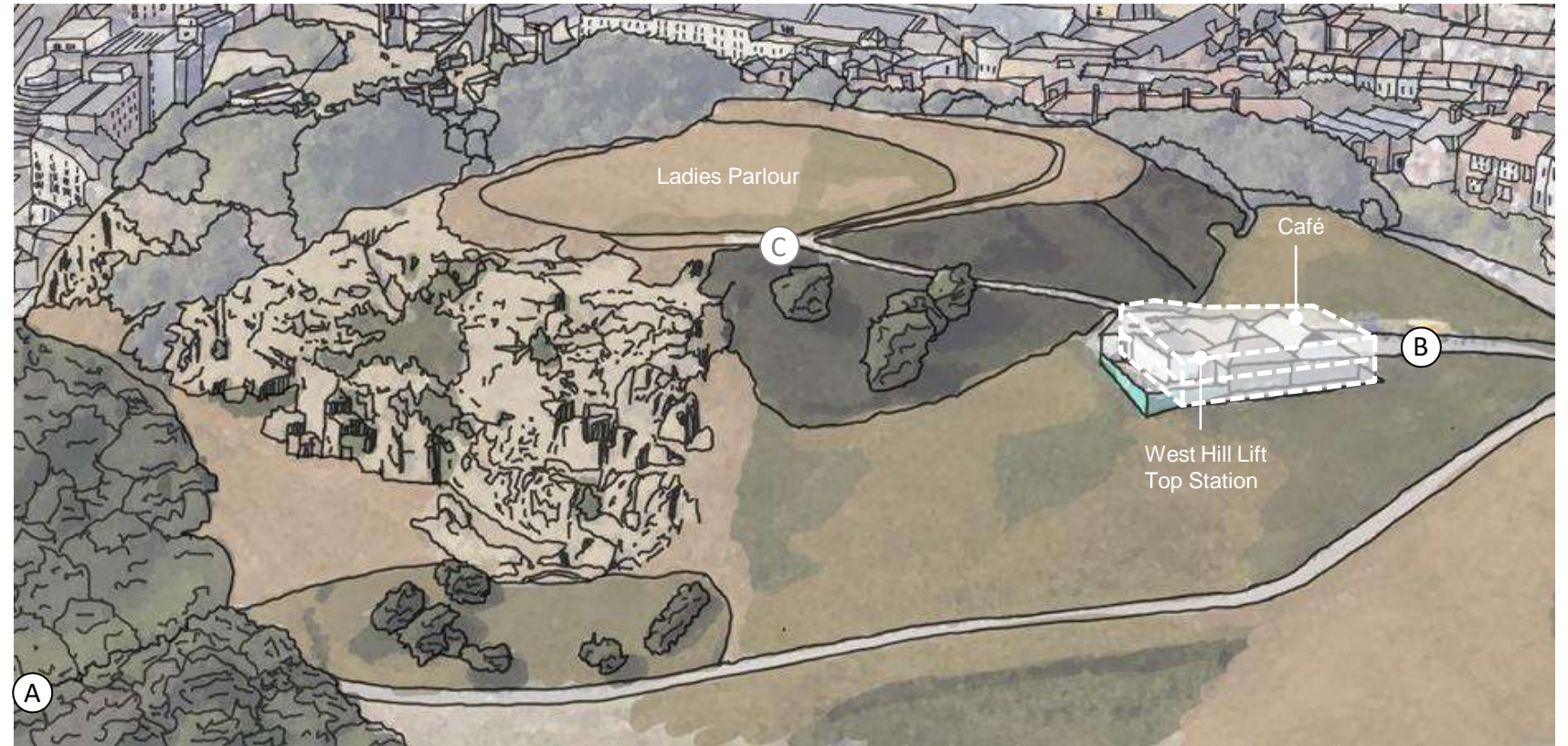
Another option would be replace one of the coaches with a modern compliant coach while keeping the other original coach running as normal. An electric vehicle could aid resilience of the West Hill lift for mobility impaired visitors should the existing lift break down.

A replacement could be preferred to allow the coach to be preserved and after restoring the recent interventions to address accessibility this could be displayed as a historical piece within the Base Station allowing this attraction to encourage travelling by the West Hill Lift.

This could also be true if it were a preference to replace both with a modern alternative and retire the current coaches to display at the Base Station and possibly at the New Interpretation Centre.

Level access from the Top Station platform to the hill is required. It is best practice to contain this infrastructure within the existing footprint to provide an economic solution. Therefore, a passenger lift appears to be the only appropriate solution at this point in the project. The experience could be enhanced by creating a similar aesthetic of the Top Station with visible inner workings of the lift mechanism adjacent to the West Hill diesel engine lift as a museum piece.

The passenger lift could be linked to the New Interpretation Centre and Café, allowing a sheltered access/egress point with any unwanted entry controlled by an entry staff position at the upper level or by a digital control ticket.



4.3 | Site Considerations / Interventions & Objectives

Interpretation Centre - Point B to Point C

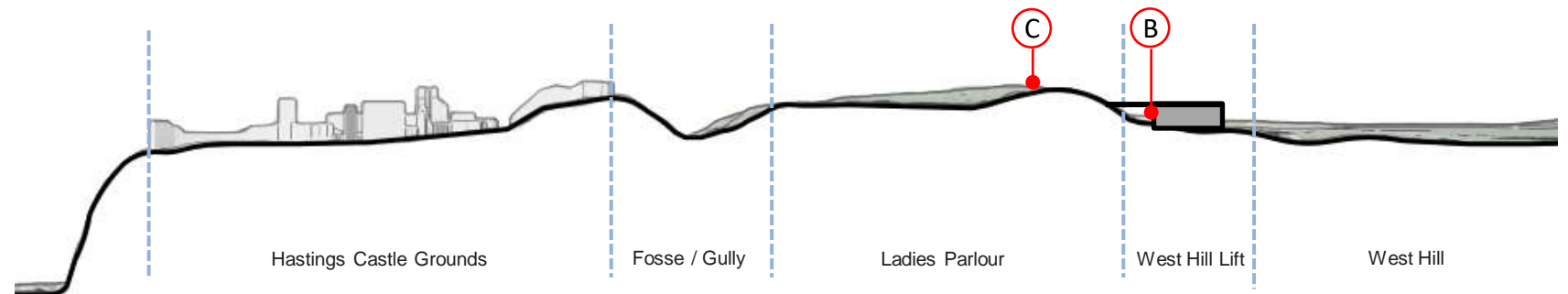
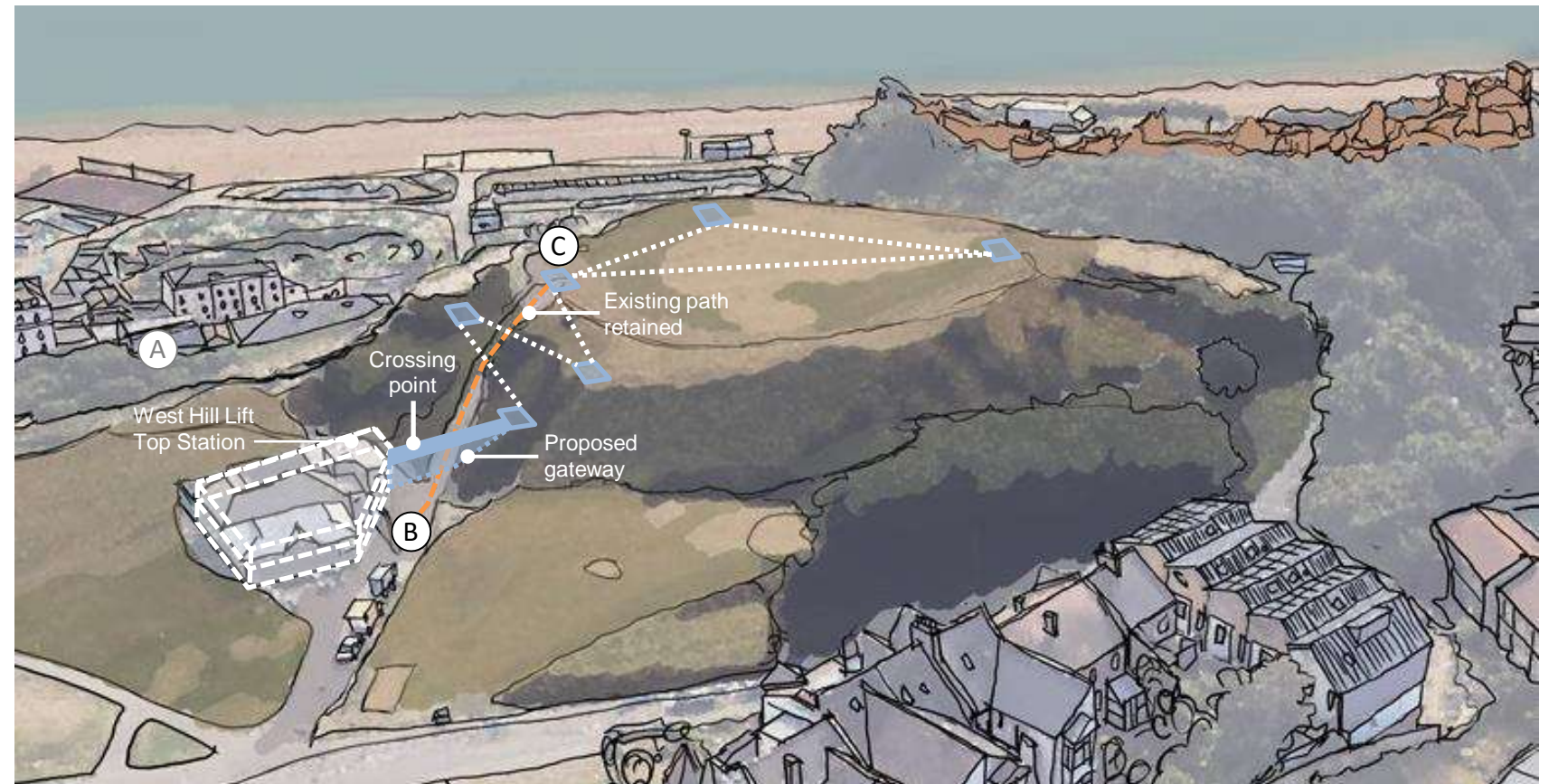
To encourage visitor engagement of the castle, the requirement of a new interpretation centre will elevate the visitor's experience and enhance awareness through education. The new interpretation centre could use interactive techniques to communicate the historical importance of Hastings Castle. The heritage of the scheduled monument requires a sensitive design of the interpretation centre that will complement the site.

There is an opportunity to reinstate the café services that combines the offering within a single storey interpretation centre or provide an additional level above the interpretation centre, giving views across the English Channel and town. If the reinstatement of the café could be situated above the interpretation centre, this would allow for minimum intervention to the existing path leading up to Ladies Parlour.

This would be achieved by an internal lift to a higher crossing point above the path for users with mobility issues that exits several meters above the existing path. This would provide a consistent approach to vertical access, contained within a small footprint. This approach would reduce the amount of the regrading works of the external ramps to reach the entry point to Ladies Parlour, limiting ground disturbances to the protected bank.

An overhead crossing such as this could also be used as a gateway, indicating the controlled entry point to the site and could include services, such as a ticket office to serve visitors, and allow for disabled entry access from the West Hill Lift to be in close proximity to the entrance.

The existing pathway to Ladies Parlour would be made safe and overlaid with a new path that integrates with the disabled access to include 'rest points' that take in the views as the visitor ascends on their journey to the entrance to Ladies Parlour.



4.3 | Site Considerations / Interventions & Objectives

Ladies Parlour - Point C to Point D

Once at the entrance to Ladies Parlour, there will be an opportunity to view the East Gate. Wayfinding and information will be available to the visitor at this point, indicating directions of travel and what is expected.

The bank could be utilised as an amphitheatre and a resting area at the lower level. The upper level of the rise would not be available to wheelchair users as to access this involves a gradient at the lower ends that would not comply with the current standards.

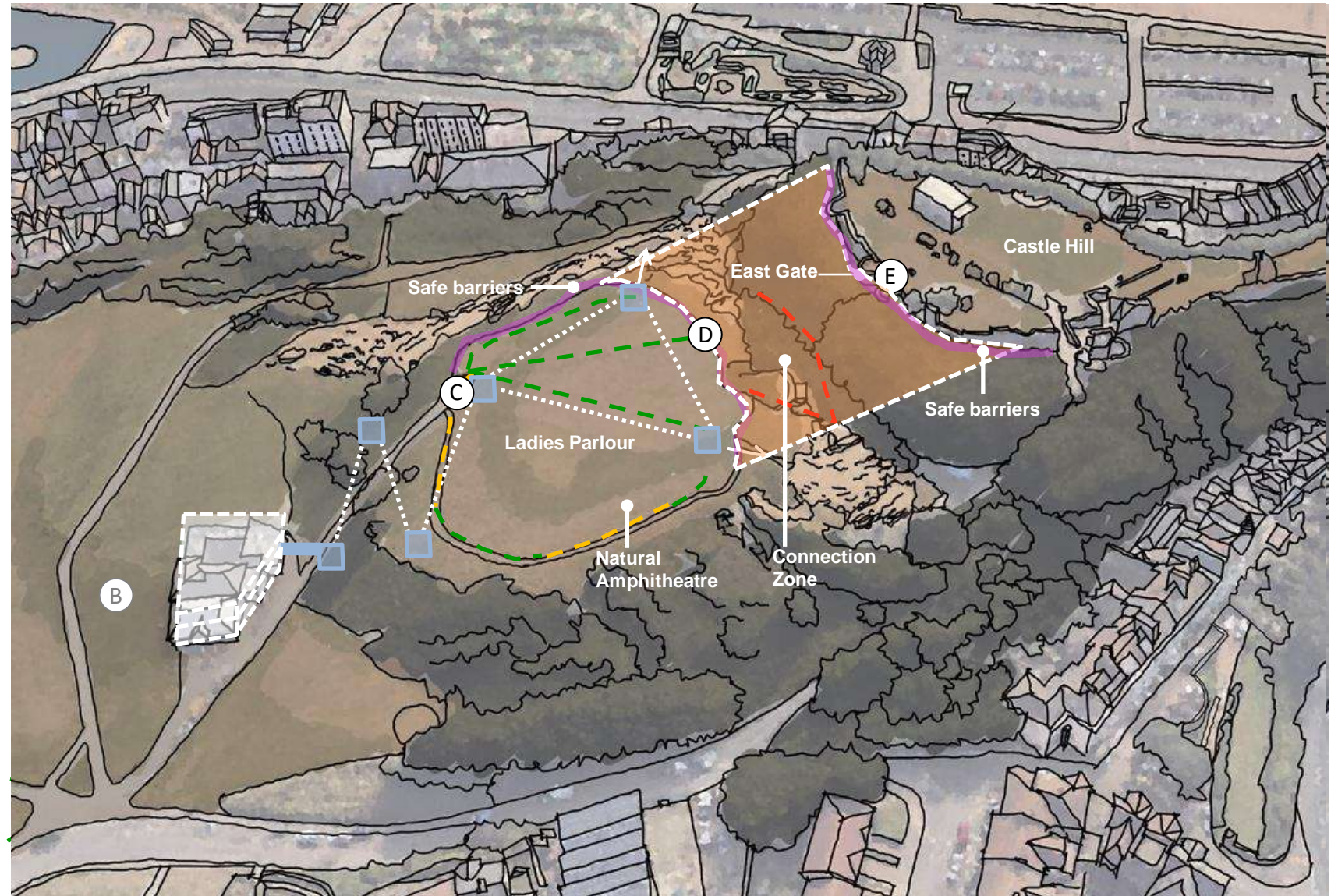
Paths to denote routes would be overlaid to preserve the existing fabric and safe barriers at a compliant height. Basic compliance is 1100mm high but a risk assessment needs to be carried out to understand if the barrier could be a lower height, replacing the low knee height barriers that currently exist around the walking perimeter

Ladies Parlour & The Castle Grounds - Point D to Point E

There is a need for a connection from Ladies Parlour to the Castle in order for the site to work as a visitor experience and to understand the history of the site and how it worked in the past.

There is currently no link between the two and historically the castle grounds have suffered with low visitor numbers while Ladies Parlour and the West Hill ground have been densely popular.

A connection between these two areas could be sensitively designed with very discreet sightlines so as to not interrupt views but at the same time give the visitor the experience of approaching the castle towers with its markings of the original portcullis still apparent in an echo of history when the East Gate was the main garrisoned entry way.



4.3 | Site Considerations / Interventions & Objectives

The wide strip of ground external to the East Gate is bordered with tall concrete posts and 'Y' base beam fencing posts, topped with barbed wire and overgrown with vegetation. These would be replaced with safe barriers that are sensitive to the existing fabric.

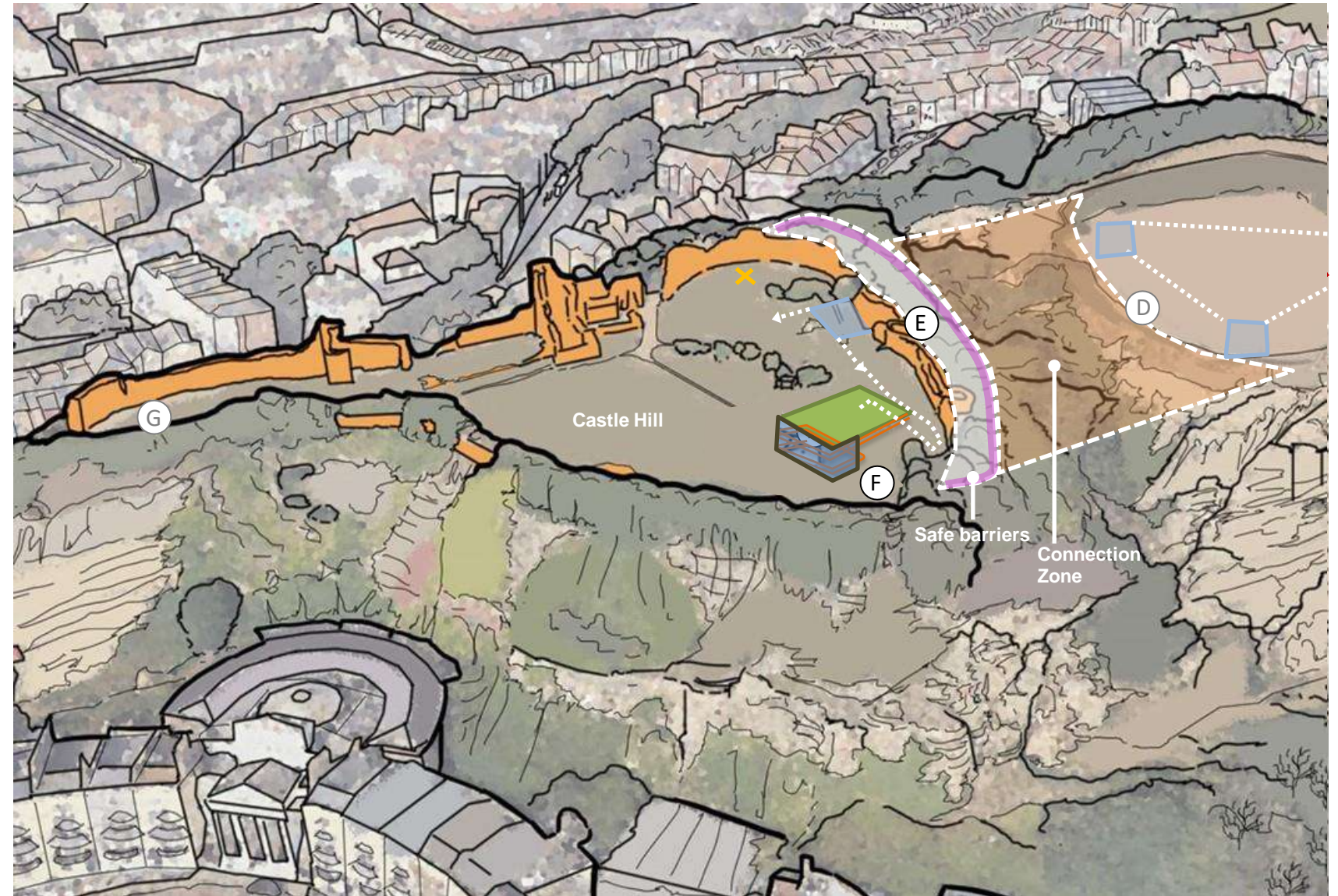
There is an opportunity to open this area and install a resting point and viewpoint for visitors, with facilities such as a booth to hand out maps. This could be discreetly positioned to the side of one of the towers, saving visitors backtracking in order to find information.

Inside the castle walls - Point E to Point F

As one enters through the postern east gate, there is a welcomed experience of uninterrupted views out across the English Channel. This is possibly the best view within the grounds of the bailey currently as it takes in the ruins of Collegiate Church of St Mary and the remaining walls of the castle tower and would be an area that would need a wider access to allow visitors to meander. Historic photos show that when the Victorians made this a place for walking and contemplation it included extensive landscaping of the grounds within the castle.

To the right, the top of the mound that signifies the castle keep can be accessed. However, accessibility for all to this area will require approval from English heritage as a pathway that was created by the Victorians now deviates in a different direction up a steeper gradient which is not compliant for wheelchair users.

Based on the Victorian interventions, a new pathway could provide access to the south of the castle walls that end abruptly where part of the east curtain wall the south curtain wall fell into the sea.



4.3 | Site Considerations / Interventions & Objectives

The Castle Grounds - Point E to Point F

The route from this point would follow back in towards the bailey and at this point there are potential options that could be offered

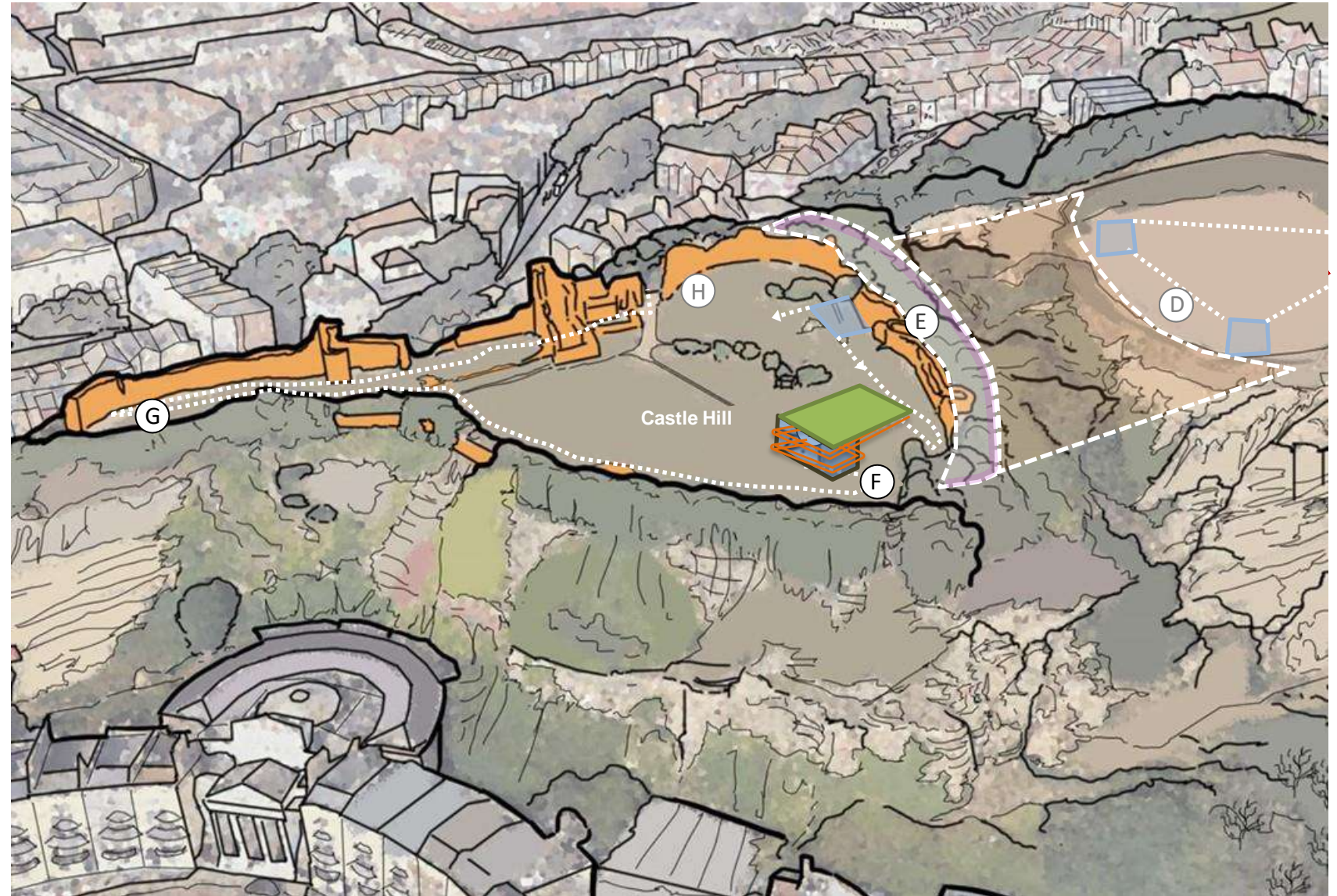
Option A

This option could provide a new path that has a controlled gradient by incorporating into the structural form of the new interpretation centre that could replace the siege tent. This form could be landscaped that complements the existing topography and grass.

The height of the potential interpretation centre could be further reduced to an appropriate scale and set back closer to the hill to mitigate the intrusive form currently experienced by the existing siege tent from the base of the cuffs. The form would have an integrated connection to the upper pathway with level access to cross over to a terrace that could accommodate species of plants to soften visual lines, further blending into its location.

This new landscaped terrace at Point F could also incorporate a resting place and further external interpretation areas, providing an overview of the castle as well as give unparalleled view out across the English Channel. This volume could then communicate with the lower-level assisting visitors with mobility issues and those in wheelchairs to reach ground level by a series of slow ramps, with resting points and viewpoints. This would avoid the need for a complex structure for facilities such as passenger lifts and allow for a visually lightweight design.

Once at ground level the structure could act as a shelter in times of inclement weather but also form part of a considered interpretation such as QR codes that could show live models of the castle and bailey, complete as it once was including the Victorian intervention as summer garden, telling the life story to present day. From here level access could continue across the lower level to exit at the north gate.



4.3 | Site Considerations / Interventions & Objectives

The Castle Grounds - Point E to Point F

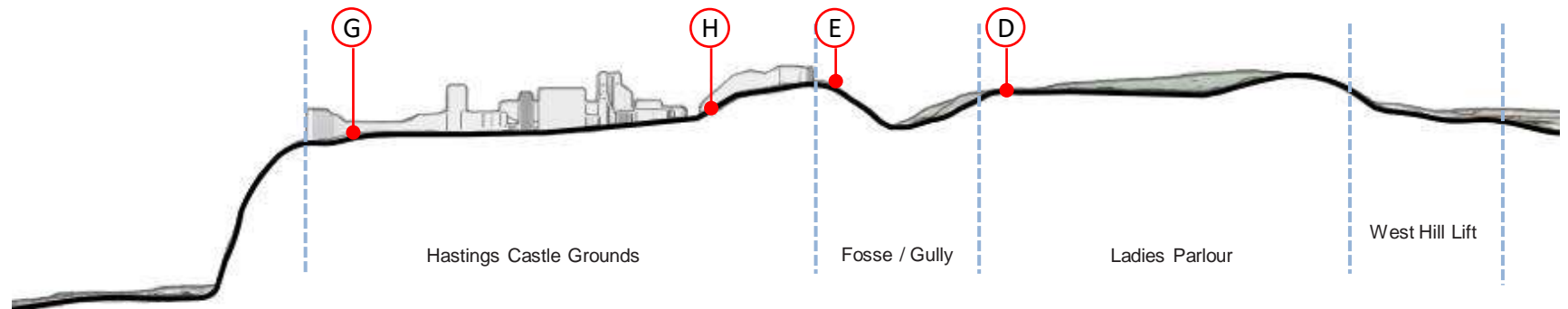
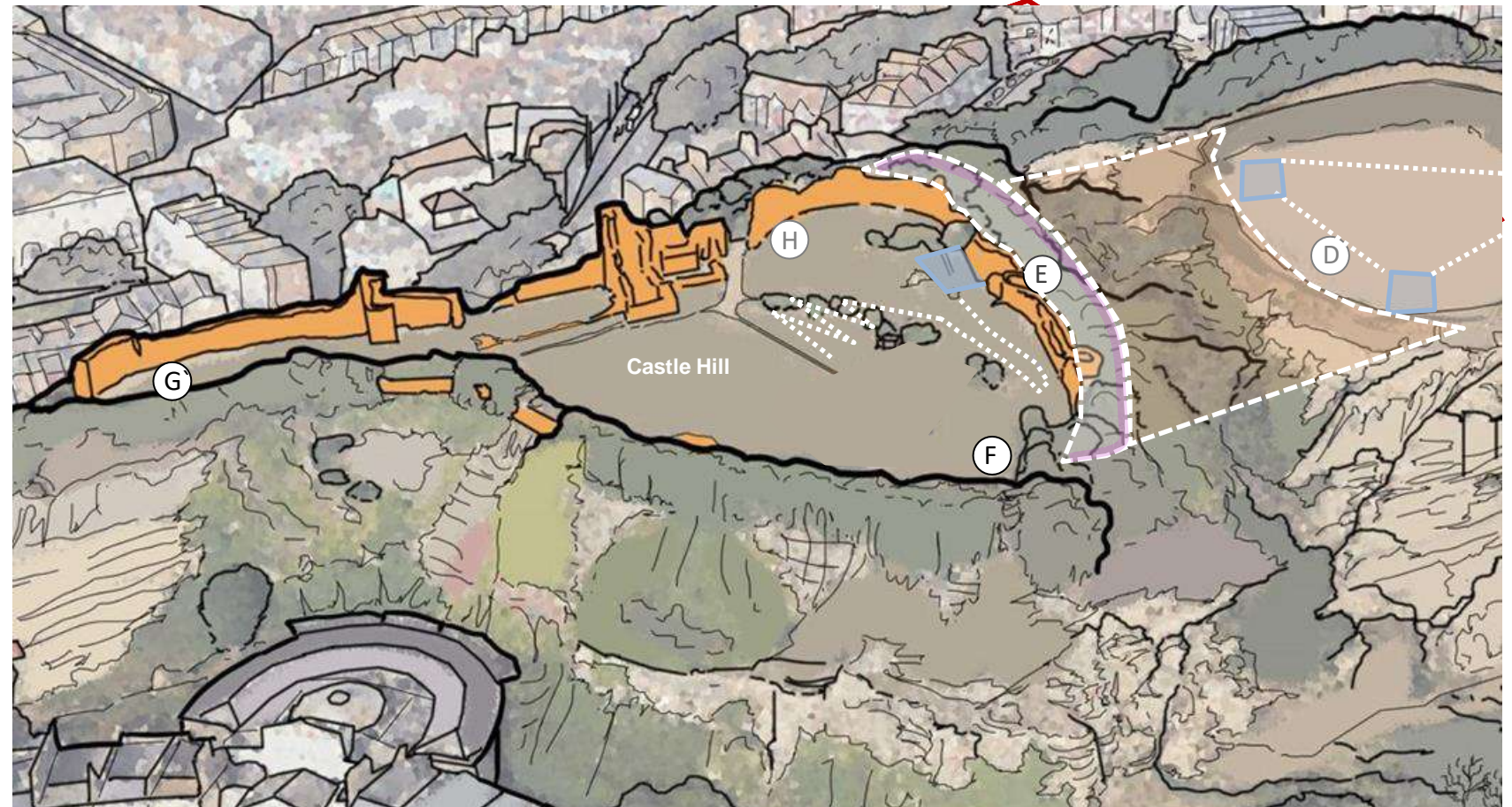
Option B

An alternative option would be to remove the existing siege tent but not include a new asset at Point F. Instead, the intervention would be to use the existing topography and create a meandering path to the lower part of the castle grounds. This would provide an improved gradient for users with mobility issues. This is shown in the image to the right.

To further enhance the experience, the paths could have resting points with interpretation zones showing information.

Although the intervention would improve gradients, this solution could have issues in achieving level access compliance for all users would be difficult to achieve physically and visually due to the level change, which is appropriately 5 meters, and over a distance of approximately 120 meters, and may not be inclusive to wheelchair users due to the achievable gradients.

This option would be more physically and visually intrusive than the previous option in utilised a current footprint with a more sympathetic replacement volume.



4.3 | Site Considerations / Interventions & Objectives

The Castle Grounds - Point F to Point G

From the lower tier of the castle bailey, known as Castle Hill, level access can be achieved along the perimeter wall to the cliff.

There is an opportunity to refine and maintain the existing vegetation to the perimeter wall of the cliff face. A refinement measure could include framing our viewing areas while maintaining the existing biodiversity of the site. If it is assumed that the perimeter wall to the cliff is noncompliant a new barrier would be put in place that, again, is sensitive to its location and the existing fabric.

The grounds at this point would have composite pathing systems overlaid on top of the existing ground to preserve the top soil and landscape. The introduction of wayfinding through digital and visual links will create navigation opportunities towards the castle walls and viewpoint at the narrowing grounds in the south west..

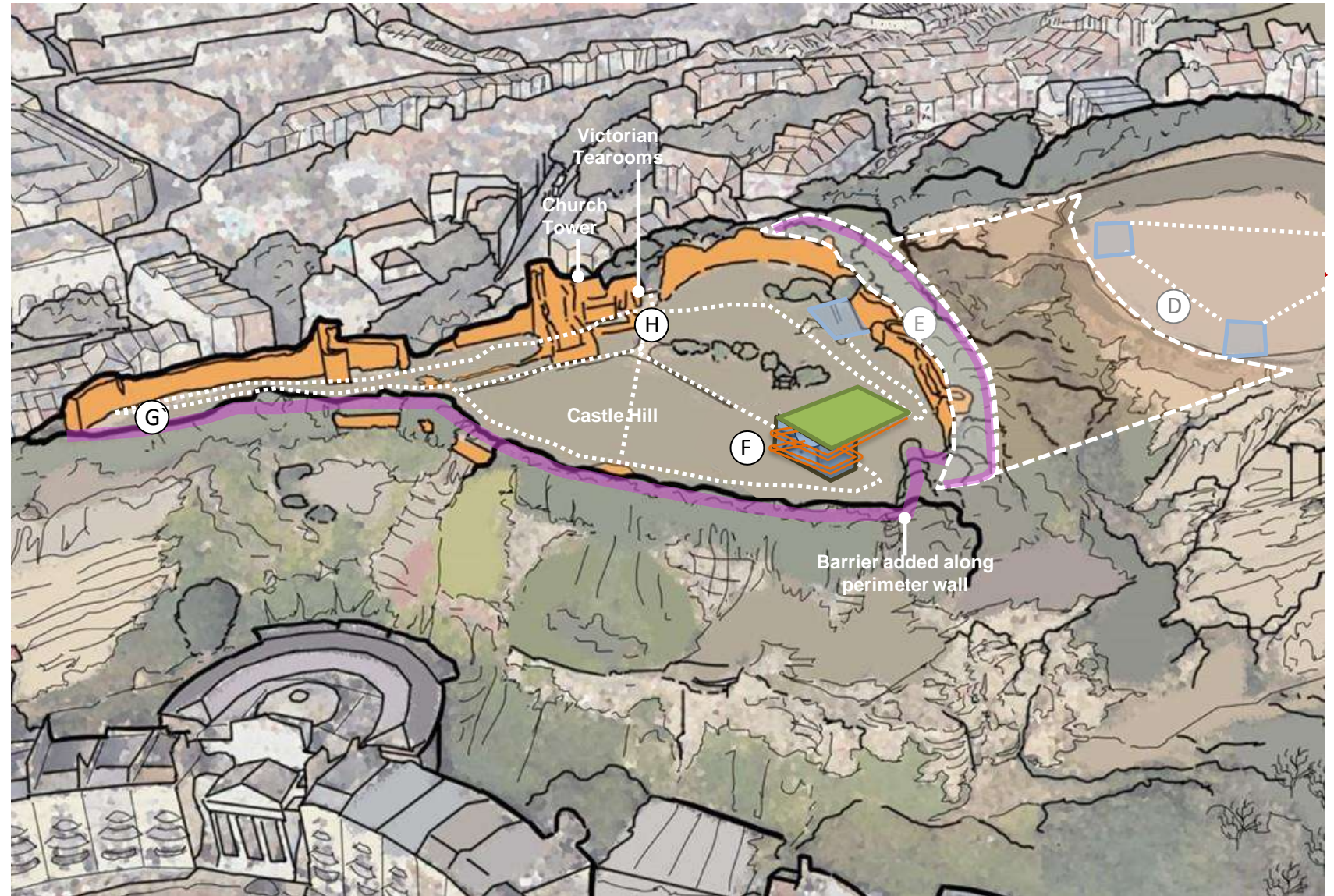
The Castle Grounds - Point G to Point H

There is a slight change in level would allow a discreetly ramped access path that leads to the ruins of Collegiate Church of St Mary's, the towers and the ruins of the Victorian tea rooms.

The journey up through the church and under the archway at the rear of the church ruin would be level access as after passing the first tower the ground at Collegiate Church of St Mary's levels out.

Church Tower

There is an opportunity to enhance the visitor experience and reinstate the rear tower with its spiral staircase that reached the highest point within the castle grounds. This could be an encased with a transparent material and use modern materials to create the missing pieces of the stair that would allow the visitor to ascend to a top platform, walking a historic path to an experience that has not been achieved in 700 years.



4.3 | Site Considerations / Interventions & Objectives

Victorian Tea Rooms - Point H

There is also an opportunity to reinstate the Victorian tea rooms at the North Gate to functional spaces.

This would allow for visitor services offering refreshments, male and female toilets but essentially act as a past echo of the celebration of 'stopping for tea' in the castle grounds.

The activation of the Tea rooms could also provide a transition and/or gathering area for exiting the castle grounds. This node could provide further information points to further extend the stay of visitors to generate an additional commercial offering within the castle.

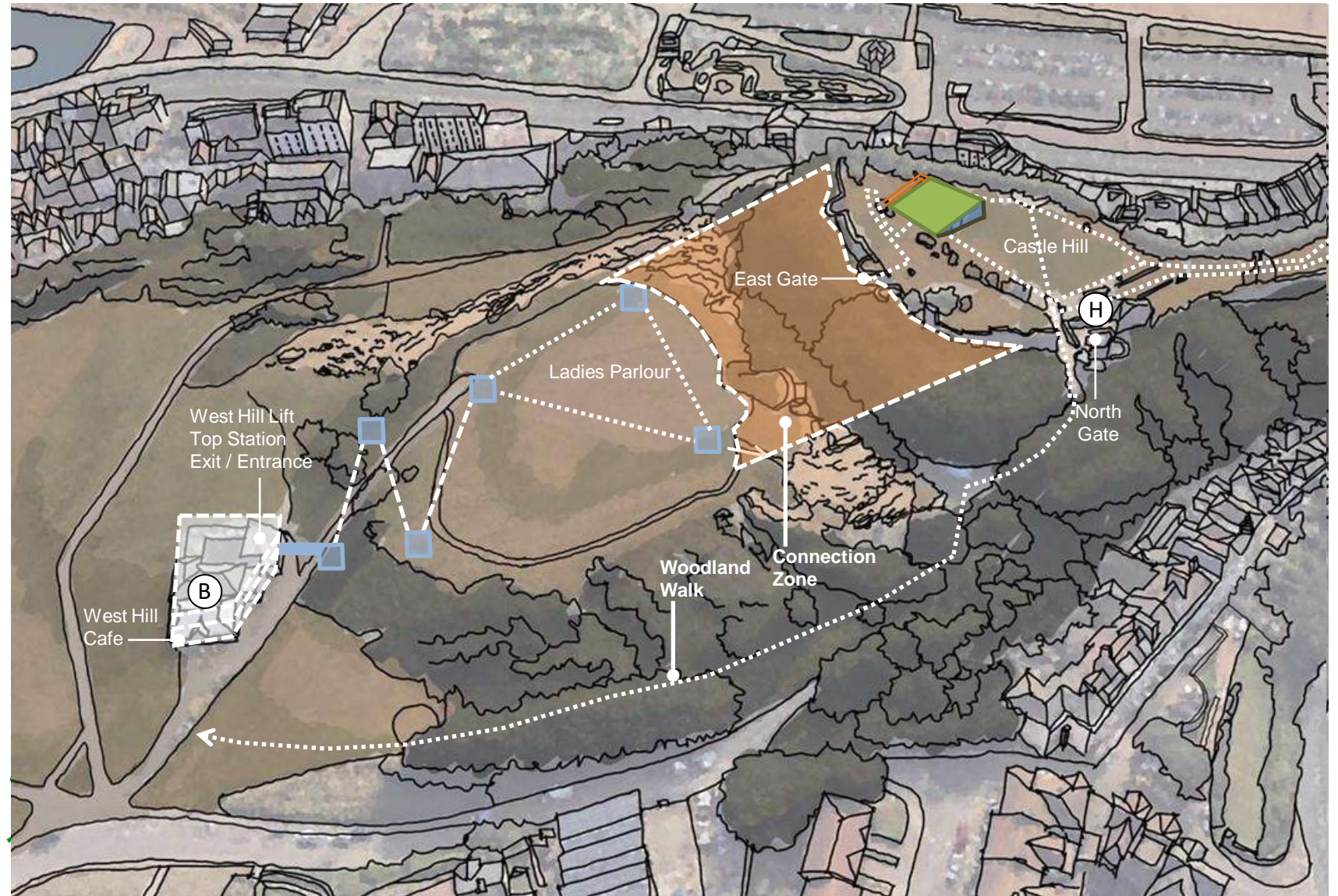
The intervention would invigorate the experience of the attraction and preserve the ruined state of the Victorian tea rooms.

The Castle Grounds - Point H to Point B

To establish the circuitry experience of the castle, leaving the grounds by passing through the North Gate would lead back to the West Hill Lift and New Interpretation Centre creating. However, it should be noted that the exiting strategy is not limited and the east gate could be a secondary exit point.

The path leading from the North Gate back up Castle Side Road may be challenging for wheelchair users and anyone with mobility issues. Therefore, creating a level access path would navigate visitors to a higher level on the hill. This would be treated in the same way as the other paths with ground and soil protection.

Subject to confirmation surveys, this path could be at a gradient that could be barrier free to become a gentle return to the beginning of the journey on the West Hill.



4.4 | Site Considerations / Added Value

The South Cliff

There is an opportunity for added value in addressing the current social impact of the south cliffs that are having a direct affect on the site and the local area.

As areas of the cliff are a point of antisocial behaviour, there is an opportunity to design a lighting scheme, with anti-vandal luminaires and a possible short period of policing, that would not only enhance the natural beauty of the cliff formations, but at the same time make this location unattractive to any antisocial behaviour due to this area becoming highly visible. The area would then act as a defensible space against vandals and the like, a purpose the cliff has achieved for hundreds of years.

This lighting scheme could be extended to encompass to the cliff face walls behind St Mary's in the Church. This would link the two hills visually as one attraction and place it as a rightful Landmark for the town of Hastings at night.





5.0

Design Precedents

5.1 | Precedents / Harlech Castle / Wales

Viewing Platform Precedent

Harlech Castle forms part of the Castles and Town Walls of King Edward in Gwynedd World Heritage Site. It is also a Grade I listed building, a scheduled ancient monument and a Guardianship Monument under the care of Cadw. It is sited within a Conservation Area and is also within Snowdonia National Park.

The project involved a new pedestrian bridge linking the new visitor centre directly to the castle itself, spanning over the existing car park and defence moat.

The project was initiated by Cadw, the Welsh Government's historic environment service and their objective was to open Wales's outstanding heritage to a wider audience.

The footbridge delivered an aesthetically pleasing lightweight structure, sympathetic to its surroundings. In addition, Cadw indicated that the footbridge should minimise physical impact on the protected heritage elements and the castle should remain the dominant feature.



Visitor Numbers	Year
75,304	2012
76,355	2013
75,512	2014
89,038	2015
98,877	2016
116,216	2017

Intervention

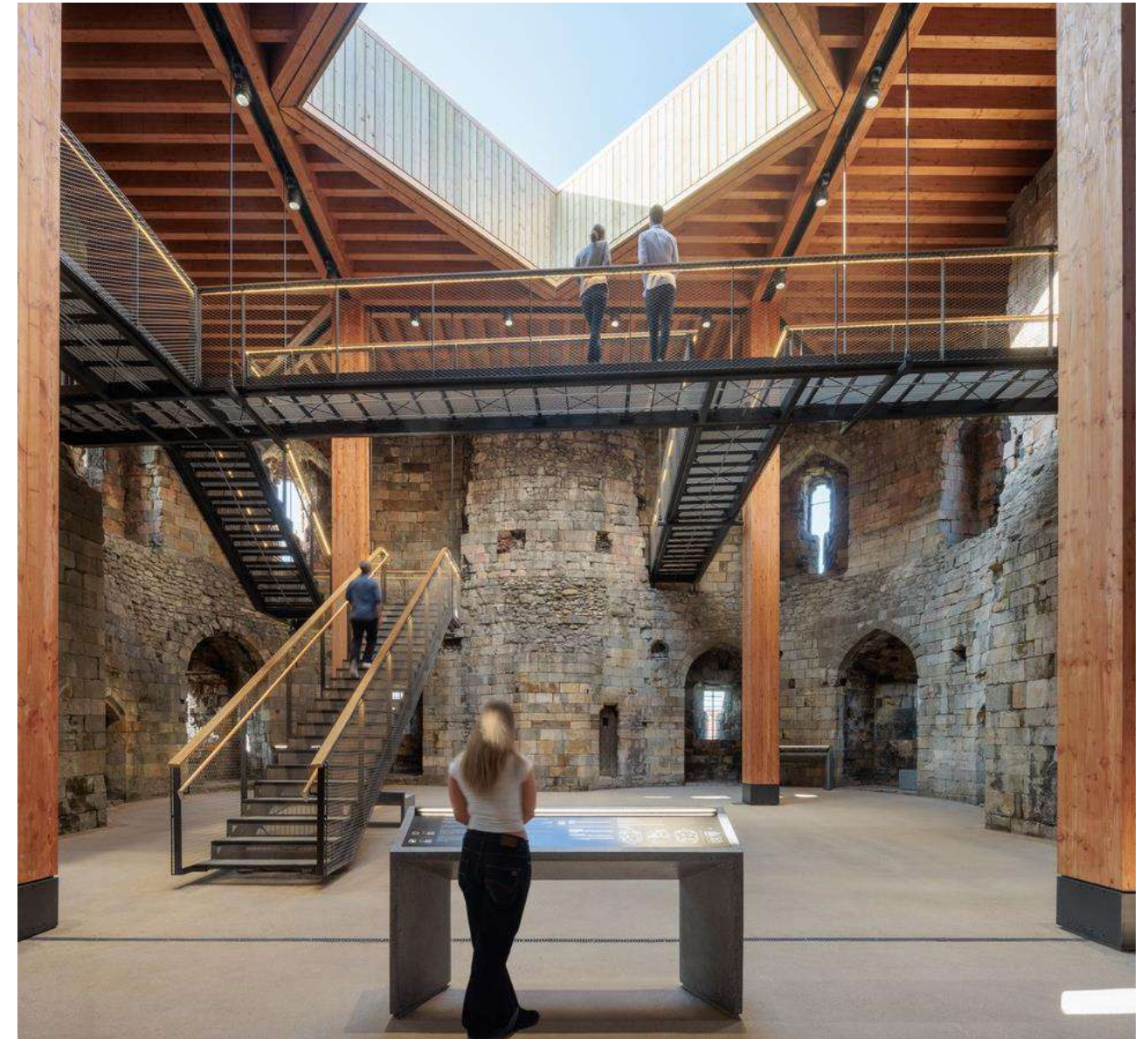
5.1 | Precedents / English Heritage / Clifford Tower / York, England

Viewing Platform Precedent

Clifford's Tower is a prominent medieval landmark in the heart of York, England. There has been major redevelopments to celebrate the building for what it was: a ruin-through the insertion of the free standing timber structure that has elegant aerial walkways.

This provides a new user experience whilst achieving minimum external impact on the ruin itself. There has been new information points added and the new timber structure allows views out over the city.

The proposals were completed in 2022.



5.1 | Precedents / Syddjurs Municipality / Kalø Slotsruin / Kalø, Denmark

Viewing Platform Precedent

A viewing platform that minimally inhabits Denmark's oldest surviving medieval site. The sensitively designed timber stair enables the public to appreciate the archaeological value of the site and the views to the surrounding area.

The structure minimises damage to the ruin through a footprint of 38m², only four support connections and strategically placed viewing platforms in already eroded openings.



5.1 | Precedents / Szatmáry Palace / Hungary

Viewing Platform / Siege tent Precedent

Szatmáry Palace is one of Hungary's most valuable protected monuments and was left abandoned together with the adjacent park. It became a priority project with a key focus on the public renewal of the area and renewed appreciation for the ruins.

MARP's response was an L-shaped viewing platform, framing views out of the ruin and the paths to the ruins itself, along with a Corten carpet forming a restored floor level.



5.1 | Precedents / English Heritage / Tintagel Castle Bridge / Cornwall, England

Connection Precedent

The new bridge reconnects two sides of a medieval ruin through two 30-metre cantilevered spans. The intervention has been sensitive to the site utilising suitable materials in an appropriate manner which helps the bridge to blend into its surroundings, respecting the hierarchy of the original castle.

Visitor Numbers	Year
190,406	2014
193,038	2015
229,809	2016
246,039	2017
230,584	2018
154,996	2019
125,238	2020
267,094	2021

Intervention 1
visitor centre

Intervention 2
footbridge

20/21 Covid
Pandemic



5.1 | Precedents / Historic England / Ypres Tower / Rye, England

Tea Room Precedent

Ypres Tower at Rye Castle, located in close proximity to the site of Hastings Castle, is also a scheduled monument and has recently had some architectural interventions take place to restore the castle and the site.

This precedent explores how intimate and narrow spaces can be shaped using simple interventions such as refined landscaping, complementing the historic asset and creating an enhanced ecological experience.



5.1 | Precedents / Dovecote Studio / Suffolk, England

Tea Room Precedent

Dovecote Studio is the creative inhabitation of an existing dilapidated brick dovecote.

The structure forms a well loved part of a campus and the intervention required needed to respond sensitively to this.

The result was a prefabricated, weather-tight Corten steel shell that was then craned into the stabilised ruin.



5.1 | Precedents / Boa Nova Teahouse / Portugal

Café / Paths Precedent

The Boa Nova Teahouse carefully integrates a public realm structure into its context, entrenched throughout the design.

Accessing the teahouse, along with a play on promenading from inside the structure, allows users an experiential journey from inception to end. Harmoniously integrated into the landscape the design carefully hides and reveals elements of the surrounding context along the way.



5.1 | Precedents / Platform Monsant / South Korea

Café Precedent

Platform Monsant is a new inhabitation of an abandoned boundary wall, previously an unattractive concrete separation turned into a key characterful and aesthetic component inviting users into the new space, providing respite and views to the surrounding site.

Careful materiality choices make reference back to the local vernacular, in a style that complements the rough existing construction.



5.1 | Precedents / Minack Theatre / Cornwall

Amphitheatre Precedent

The Minack is an open air theatre that is embedded in a cliff edge in Cornwall. Attracting over 100,000 visitors a year, 80,000 of which see a show, the theatre has a capacity of 750 people and has been open to the public since 1930. The breath taking backdrop of the Celtic Sea is one of the main attractions alongside the hand crafted theatre that was constructed without using diggers and heavy machinery by Rowena Cade and her helpers.



5.1 | Precedents / Villa Varoise / Ramatuelle / France

Interpretation Centre Precedent

Designed by NADAAA as a housing solution that encapsulated the surrounding landscape and views, through the distortion of a courtyard design.

Careful integration with the landscape turns the house itself into a viewing apparatus, taking in crafted views of the landscape across multiple levels whilst also melding into it.

This precedent explores an alternative connection strategy between ground level and higher levels of the landscape through expression of building form. This solution maintains an internal experience with opportunities to frame external views.

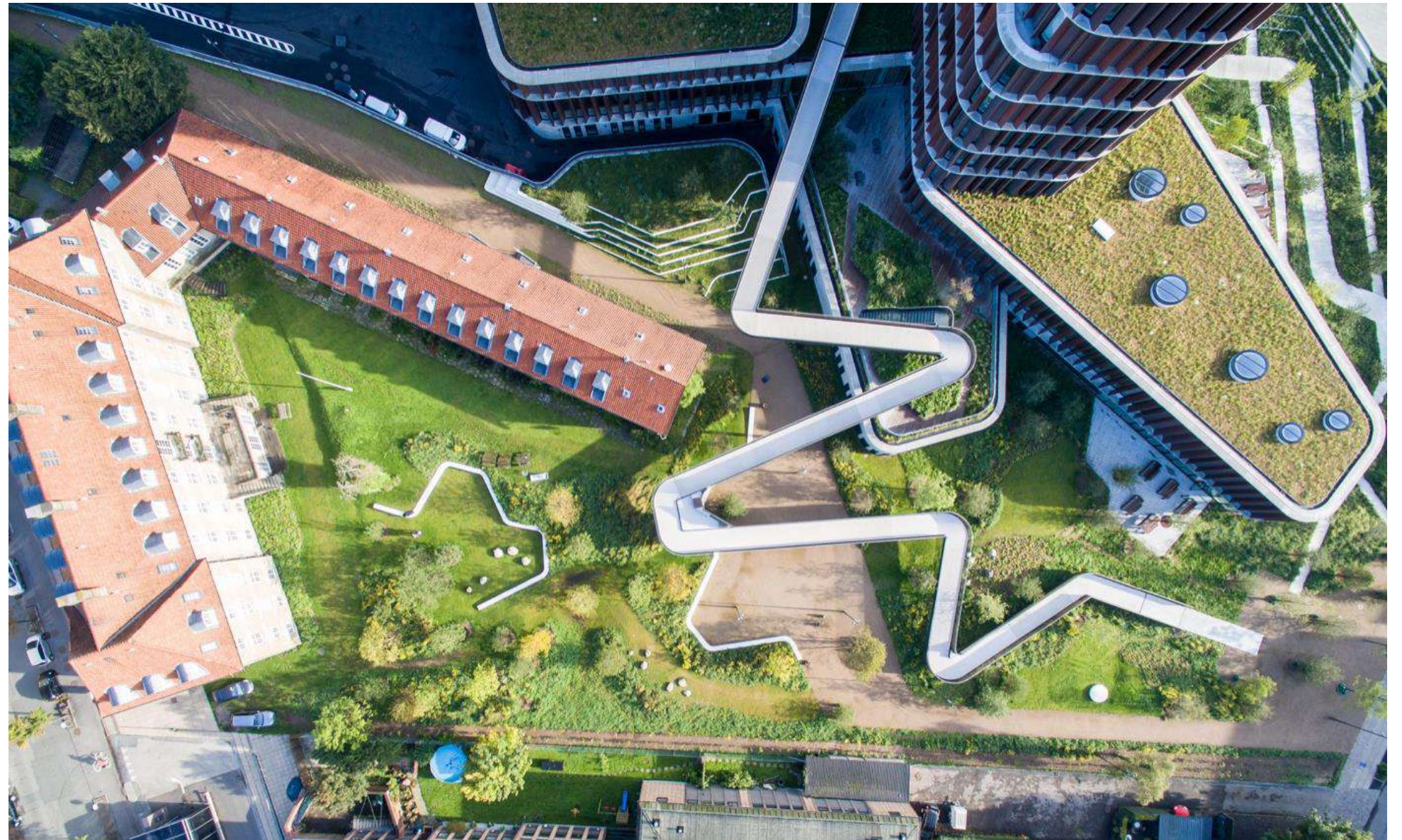


5.1 | Precedents / SUND Nature Park / Copenhagen / Denmark

Siege Tent / Connection Precedent

A university campus integrating green space into a forefront role in the experience of a building, in this case; The Maersk Tower.

The park utilises a multitude of pathways and access routes within the landscape, harnessing the topography and enhancing the biodiversity of the area with new native and exotic plants, boosting local biodiversity with an estimated 1000 animal species.



5.1 | Precedents / Scottish Heritage / Hill House / Helensburgh, Scotland

Scheduled Monument Precedent

The original Hill House was built in 1904 but has been gradually weather damaged due to its location on the top of a hill. Consequently there has been recent interventions to protect and preserve the house and its outer layer by encasing the whole building in a metal mesh box. Furthermore, there has been enhanced user experiences through the addition of the elevated walkways that allow views of the exterior of the house from new angles.

The relevance of this precedent is to demonstrate that the intervention of preserving and protecting this historic asset has an inherent added value of providing a new elevated experience for visitors to enhance interaction points.



5.1 | Precedents / English Heritage / Battle Abbey Visitor Centre / Battle, England

Scheduled Monument Precedent

The Visitor Centre for Battle Abbey is a partly two storey building to exploit the steeply sloping profile of the site and is designed to follow the contour of the site to reduce its impact on the site and views to and from the Abbey buildings. The project uses locally sourced materials that are considerate to the historic character of the existing Abbey buildings and are unimposing to the site itself.



5.1 | Precedents / Sandsfoot Castle / Dorset, England

Scheduled Monument Precedent

Located on a Dorset coastline, Sandsfoot Castle is a scheduled monument suffering coastal erosion that rendered it unsafe for public access.

Levitare was commissioned to stabilise the structure and enable effective public access into it; the result was a fluid walkway tying in coastal views with the historic context, restoring public appreciation for a key part of local history.

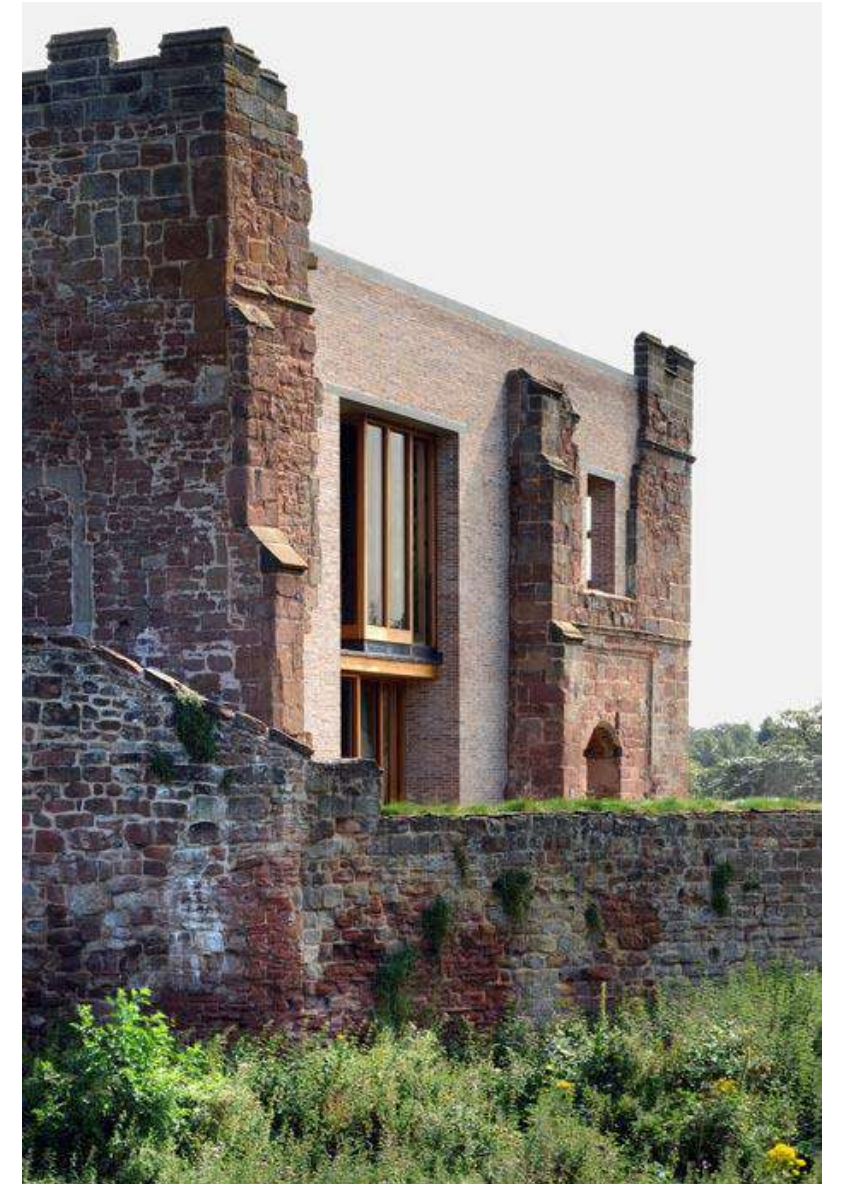


5.1 | Precedents / Astley Castle / Warwickshire, England

Scheduled Monument Precedent

A Grade II* listed building located within a scheduled monument site, now renovated with a sensitive housing insert behind the ruin of a 12th Century castle, in Warwickshire.

This project carefully combines the existing structure, its later 16th and 18th century contributions and new build works to reinhabit an abandoned heritage site.



5.1 | Precedents / Blencowe Hall / Penrith, England

Scheduled Monument Precedent

At risk from entering the Buildings at Risk register, this Grade I listed building with two 16th century towers has been adapted for reoccupation as holiday accommodation.

Donald Insall Associates crafted a now English Heritage exemplar that consolidates the existing historic infrastructure, with careful additions and renovations that maximise on utilising the existing state of the ruin.



5.1 | Precedents / The Parchment Works House / Gretton, England

Scheduled Monument Precedent

A Grade II listed Victorian house, connected to a cattle shed, ruined parchment factory and scheduled monument.

Will Gamble Architects proposed an intervention that made use of the ruin the client wanted demolished, creating a structure within the building that preserved and celebrated the existing history through lightweight spaces inserted, mindful of the surroundings.

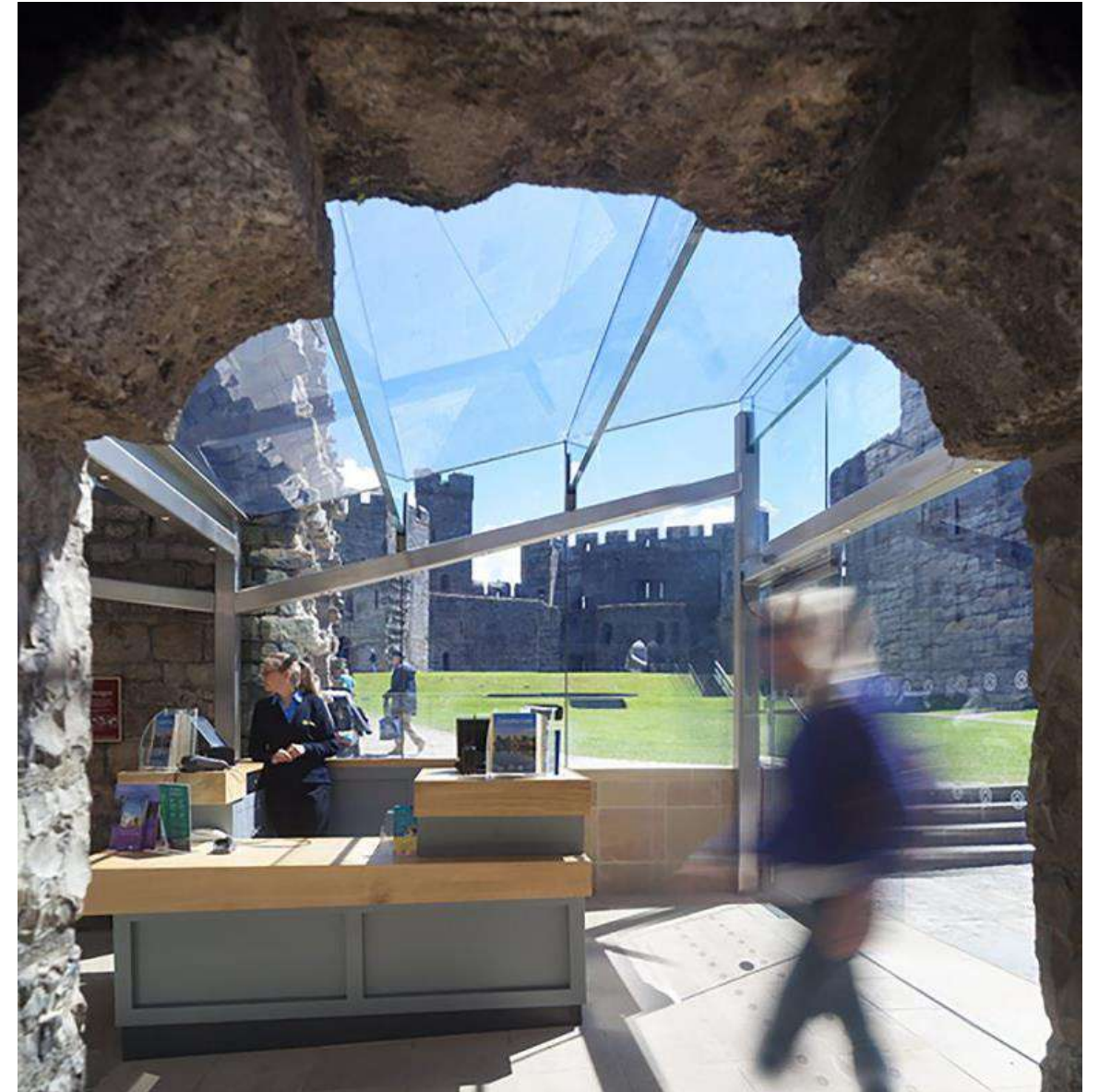


5.1 | Precedents / Caernarfon Castle / Caernarfon, Wales

Scheduled Monument Precedent

A proposal to aid visitor access into this Scheduled monument and World Heritage Site, from architects Donald Insall Associates.

The new structures its independent from its surroundings whilst being enclosed within the existing archway entrance, the castle also has a new modern pedestrian footbridge.



5.1 | Precedents / London Wall Place Public Gardens / London, England

Scheduled Monument Precedent

Make's landscape response to granted renovation work to London Wall Place, the public gardens at St. Alphage and London Walk contain historically important Grade II listed infrastructure adjacent to areas of scheduled monuments.

The proposed buildings acknowledge the historic surroundings with a new footbridge connections that link the campus down to the historic gardens.



5.1 | Precedents / Sandstone Cliffs / Lighting Scheme

Lighting Scheme Precedent

Illuminating the cliffs at Hastings Castle is not only an intervention to prevent anti social behaviour, it will allow users to visit the castle at all times of the day throughout the year if necessary, whilst becoming a feature at the rear of the town that will be visible from the surrounding areas.

The images are examples of other successful landmarks and tourist attractions that are illuminated at night.



01 | McCaigs Tower, Oban



02 | Bottle Alley, Hastings



03 | Millennium Bridge, London



04 | Edinburgh Castle, Edinburgh



05 | Stirling Castle, Stirling



06 | i360, Brighton



07 | Caerphilly Castle, Wales

5.2 | Precedents / Interpretation

Interpretation Precedent

Interpretation is key to engaging visitors for Hastings Castle. The existing interpretation is outdated and in desperate need of upgrading. These precedent images are examples of successful interpretation through a variety of mediums and cost.



04 | Audio Interpretation



01 | Interpretation Signage



02 | Physical Interpretation



03 | Digital Interpretation



05 | Holograms



06 | QR Codes



07 | Interpretation Signage

5.3 | Precedents / Local Vernacular Materials

Local Material Precedent

Many traditional materials such as stone and brick are evident throughout the town alongside traditional construction methods such as Tudor. Concrete and render are also used throughout the town. Some newer developments have introduced timber, painted timber and glazed tiles.

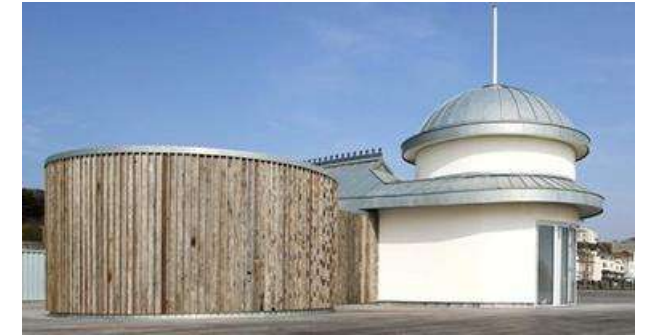
As the site resides on the top of the hill it is open and exposed to all of the elements, a mixture of the wind, rain and salt from the sea have corroded the castle ruins and therefore the material choice for any intervention is of great importance.



01 | Sandstone



02 | Traditional Tudor Housing



03 | Timber



04 | Red Brick



05 | Concrete



06 | Painted Black Glazed Tiles



07 | Render



08 | Painted Timber



6.0

Options Matrix

6.1 | Options Matrix / General access to the site

Action	Intervention	Advantages	Disadvantages	Impact on Heritage
Improved Access to the West Hill Lift	Yes, Medium to high depending on survey outcomes. Acro props are holding the roof up at present and any works to or within the West Hill Lift Top Station will need to be fully assessed before any work can commence.	<ul style="list-style-type: none"> Provides a clear starting point to visitors experience of the historic site Close proximity to new entrance point to the attraction Additional visitor capacity by being fully accessible to all mobility issues Experience of the original Victorian concept in a unique journey to site Utilising the benefits of the West Hill Lift Provides a destination/orientation point for visitors Experience of the working mechanism on display in the West Hill Lift Provides a clear end point to visitors experience of the historic site 	<ul style="list-style-type: none"> Intervention required on the travel carriages to meet accessibility standards for wheelchair users as door widths do not comply Requirement for a passenger lift at the top station to reach level access Temporary closure of lift access during ongoing works 	<ul style="list-style-type: none"> Carriages would need made compliant or replaced Possible interruption to the building fabric due to the need for a passenger lift
Improved Access through Path Improvement	Yes, Low to Medium depending on survey outcomes. This includes any deterioration to existing footpaths. SUDS area will possibly be located outside of the Monument Status boundary	<ul style="list-style-type: none"> Manageable graded pathways for ease of approach to the attraction Sustainable urban drainage system can be incorporated within improvements Improved visual aesthetics Opportunity for planting vegetation that would protect the pathways from costal erosion 	<ul style="list-style-type: none"> May not possible in all locations 	<ul style="list-style-type: none"> Could have affect on historic grounds but mitigated through the correct measures
Improved Access at Secure entry Points	Yes, Medium. The need for control of numbers is earmarked to happen within the D to E connection that will be a much needed intervention	<ul style="list-style-type: none"> Prevents unwanted entry to the historic site Clear destination point for visitors Control of visitor numbers Established emergency exits 	<ul style="list-style-type: none"> Establishing new routes for right of access Removes freedom to roam the site in some areas 	<ul style="list-style-type: none"> Will may effect established right of access
Improved Access through Wayfinding	Yes, Low. This will involve minimum ground fixings	<ul style="list-style-type: none"> Clear visual route and destination markers Compliant to all visual capacities Modern and communicative 		<ul style="list-style-type: none"> Although minimal this will effect soils and historic grounds when fixing in place

6.2 | Options Matrix / Interpretation / Café / Restaurant

Action	Intervention	Advantages	Disadvantages	Impact on Heritage
Creating an New Interpretation Centre at the Top Station of the West Hill Lift	Yes, High. This involves use of the existing café where a large part of it may need to be taken down. As with the improvements to access, acro props are holding the roof up at present and any works to or within the West Hill Lift Top Station will need to be fully assessed before any work can commence.	<ul style="list-style-type: none"> - A fun learning environment with a strong emphasis on education through interaction and visualisation - The proximity gives a strong visual and physical link to the Castle and Ladies Parlour - Opportunity to gain comfortable level access for mobility impaired visitors exiting to the Interpretation Centre from the West Hill Lift via the passenger lift - The opportunity to create a more sympathetic design to complement all 3 areas of interest - Resting place before entering the castle grounds - Providing a strong focal point to start or end the journey 	<ul style="list-style-type: none"> - Although the current café sits about 6 to 7 meters in height, the new Centre could be construed as a large intervention once complete due to the slope of the hill 	<ul style="list-style-type: none"> - Low. Great care would be taken to protect the West Hill Lift during any intervention
Create new Café / Restaurant in the Existing café location	Yes, High. As the location is the same as the new interpretation centre the same interventions apply.	<ul style="list-style-type: none"> • The location is set down in the seat of the rise to Ladies Parlour and would not visually intrude on either Ladies Parlour or Hastings castle structure • Easy navigation as the location is against the West Hill Lift Station encouraging its use though easy access • Can create shared facilities with the West Hill Lift reducing the intervention required to make the West Hill Lift compliant • Opportunity to take in relaxing views out across English Channel • Level can be developed in reducing intervention to establish an assessable route to Ladies Parlour • By creating a connection at an elevated level would create a physical and visual gateway • Can be utilised visually as a gateway to the site 	<ul style="list-style-type: none"> • May become congested with visitors passing through from the West Hill Lift to the site 	<ul style="list-style-type: none"> • Although the effect on Heritage would be low, due to the elevated level connection, this will affect soils and historic grounds when fixing in place

6.3 | Options Matrix / Connecting Ladies Parlour to East Gate

Action	Intervention	Advantages	Disadvantages	Impact on Heritage
Provide level access from the West Hill Lift to Ladies Parlour	Yes, Medium. The interventions that apply here are directed towards the existing ground and the protection of the heritage where a protective system will be put in place to mitigate any effects.	<ul style="list-style-type: none"> - Opening up access to Ladies Parlour all types of physical capabilities that was previously inaccessible - Provide a more simplified route with correctly positioned resting points for mobility impaired visitors - Create a focal entry point to Ladies Parlour 	- None foreseen	<ul style="list-style-type: none"> • Although the effect on Heritage would be low, due to the elevated level connection, this will affect soils and historic grounds when fixing in place
Provide a new elevated Connection that links Ladies Parlour to the existing East Gate	Yes, Medium depending on survey outcomes. This effects the sandstone cliffs as a connection will need to be 'seated and secured' to the stone in order for the connection to work. Any works will need to be fully assessed before any work can commence.	<ul style="list-style-type: none"> - Restores the historical and much needed connection between the two main attractions creating a natural entry point to Castle Hill - Approach to the Castle grounds would enhance the visitor experience as the historical approach would enable the visitor to understand the workings of the castle and its defences - Negate the need to approach the castle through existing complicated routes - Creates an enjoyable journey for users with no steep gradients and no unsuitable paths 	- None foreseen	<ul style="list-style-type: none"> • Although the effect on Heritage would be medium, effecting soils and historic grounds when fixing in place, the benefits would reinvigorate and enliven the visitor experience of the attraction

6.4 | Options Matrix / Existing Siege Tent Structure

Action	Intervention	Advantages	Disadvantages	Impact on Heritage
Path from East Gate to existing siege tent structure.	Yes, Medium. The interventions that apply here are directed towards the existing ground and the protection of the heritage where a protective system will be put in place to mitigate any effects.	<ul style="list-style-type: none"> - Brings visitors to the south of the site - Structure could be developed to seamlessly blend in with its surroundings - DDA compliance 	<ul style="list-style-type: none"> • Construction work in the scheduled monument area 	<ul style="list-style-type: none"> • The effect on Heritage would be medium as this will affect soils and historic grounds when fixing in place
Creating an New Interpretation Terrace within the footprint of the existing Siege Tent Area	Yes, Medium. The concept behind the amount of intervention here is to do with the reuse of the existing footprint of the siege tent including any power and data services that are still suitable to use. The interpretation terrace itself will be lightweight, possibly a glulam volume for durability. It is hoped that this volume will become part of the landscape through planting and any 'landing' required on the high back will be a soft touch use of landing pads with ground protection	<ul style="list-style-type: none"> • Views out across English Channel • A chance to create a public realm with resting places within the castle grounds • Fully accessibility taking visitors from higher level to ground level in castle hill through a series of ramps with a lightweight structure • Provides a place of shelter in an area of the site that is fully open to the elements. • Allows an overview of the site where interpretation can tell the full history and 3D interactive models from this vantage point. • Allows an excellent vantage point to understand how the castle worked and its historic transformation • Activates the lower south east boundary of the site to create a circuit of the grounds • An opportunity to introduce biodiversity through planting 	<ul style="list-style-type: none"> • Although a replacement volume would be visually open, any volume would effect to a lesser extent the views out from the castle lower grounds in this are areas 	<ul style="list-style-type: none"> • Minimal impact on Heritage as reuse of existing foot print can be utilised • Could have effect on historic grounds but mitigated through the correct measures
Removal of existing siege tent structure only.	Yes, Medium. Careful removal will need to involve stacking and lifting where the possible use of MWEPS will be required to transport material over protected heritage ground	<ul style="list-style-type: none"> • Removal of the existing portacabin structure, returning the footprint to the castle grounds • Clear and visually open space • Resting points providing space for interpretation 	<ul style="list-style-type: none"> • Reduces option for sensitive approach for wheelchair access. • No place of shelter for visitors • Space required for switch back path to bring wheelchair users down to the lower level of Castle Hill • Deactivates the lower south east corner of the site 	<ul style="list-style-type: none"> • Creating wheelchair access to the lower level could have high impact on historic grounds but would be greatly reduced through the correct measures

6.5 | Options Matrix / Castle Grounds

Action	Intervention	Advantages	Disadvantages	Impact on Heritage
New routes to the North of Castle Hill	Yes, Medium. The interventions that apply here are directed towards the existing ground and the protection of the heritage where a protective system will be put in place to mitigate any effects.	<ul style="list-style-type: none"> - Establishes visitor routes that encompass the most favourable routes throughout the ruin to enhance the visitors experience - Clear and visually open space that allow for reflection and orientation - Resting points providing space for interpretation that immerses the visitors on the historical journey of the castle 	A large area of space required for the paths to bring users down to the lower level of Castle Hill	<ul style="list-style-type: none"> • Although the effect on Heritage would be medium, due to the large areas requiring protection, this will affect soils and historic grounds when fixing in place
Spiral Staircase to Church Tower	Yes, High. This involves use of the existing spiral staircase where a large part of it may need refurbished and integrated with new materials to become an additional user experience. Any works will need to be fully assessed before any work can commence.	<ul style="list-style-type: none"> • Opportunity to create an attraction out of a neglected part of the church ruin that has gone unnoticed and unloved for centuries • Providing a new user experience • Reinstating a historical ability to climb to the top of years the tower that has not been possible for almost 	<ul style="list-style-type: none"> • Not possible to obtain level access due to the nature of this intervention 	<ul style="list-style-type: none"> • The effect on Heritage would be high but the idea would be to enclose and protect the existing heritage while creating an additional attraction within the existing ruin
Reinstating the ruins of the Victorian Tea Rooms at the North Gate to functional spaces	Yes, Minimum. The intervention in this area involves use of the existing platform floor slab. It is thought that the volume required could sit inside the existing ruins away from the walls to protect the heritage. Any works will need to be fully assessed before any work can commence.	<ul style="list-style-type: none"> • Can be used as a place to pause before moving on from the attraction • A celebration of the Victorian idea of having tea within the ruins of the castle • Preserving the ruined state of the Victorian intervention • Offering the public refreshments and a place to reflect 	<ul style="list-style-type: none"> • Restriction in the size of area allowed to use 	<ul style="list-style-type: none"> • None foreseen. Low impact if any.



7.0

Project Requirements

7.1 | Programme / RIBA Stages

RIBA Work Stages 1 - 3

The diagram adjacent is a representation of how the project will move forward using the RIBA work stages.

The key mile stones under each of the stages are:

0 - Strategic definition

- Define the Brief and scope of the project. Appoint the Client Team.

1 - Preparation and briefing

- Define the full range of information the design team will need to commence the feasibility studies under stage 2. Appoint the Full Design Team.

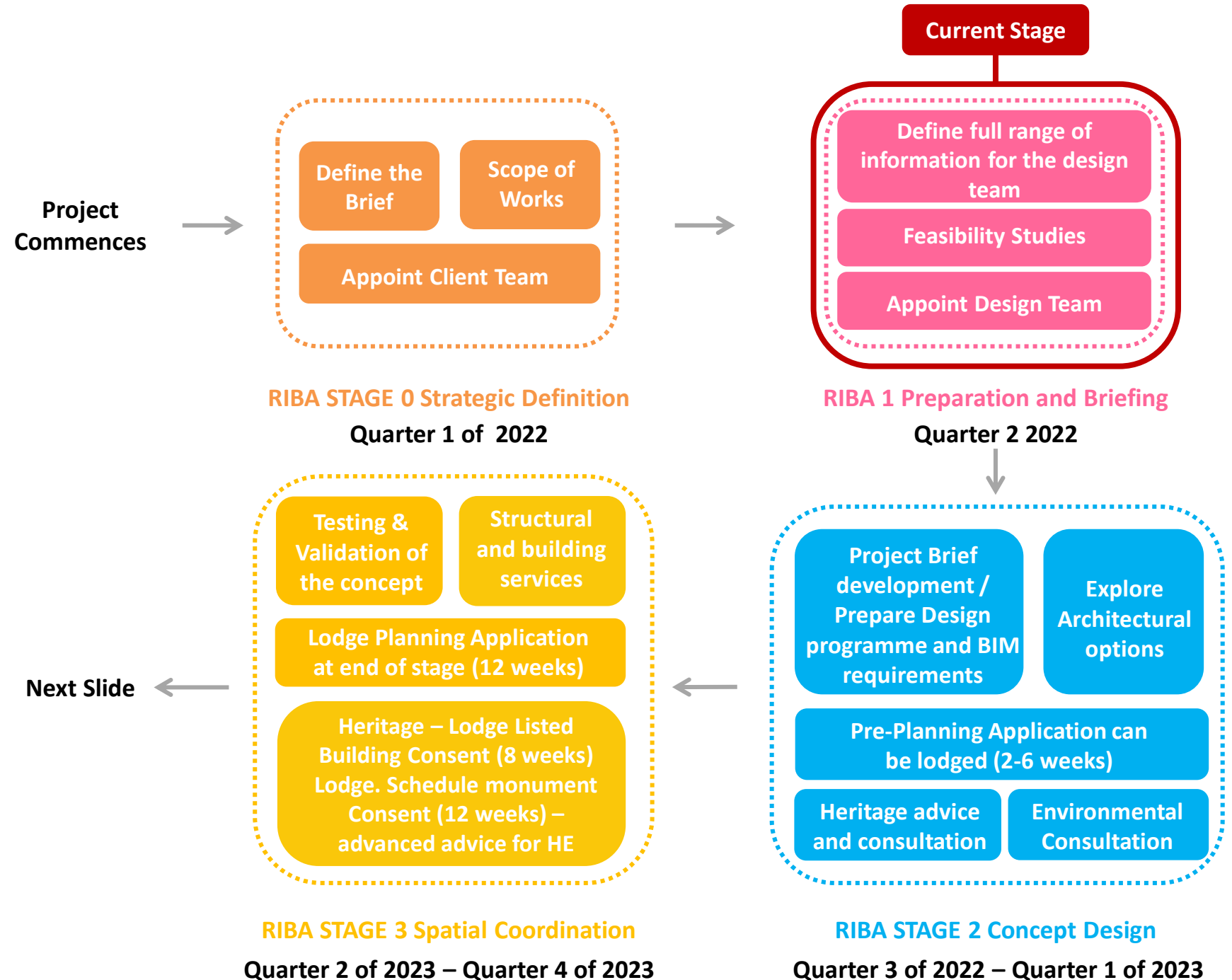
2 - Concept design

- The project brief will continue to be developed as the concept design is prepared during this stage. A Pre-Planning Application can be lodged.

3 - Spatial coordination

- Testing and validating the architectural concept against the structural engineering and building services designs. End of stage is the submission of the Planning Application.

*it must be noted that the timescale provided are indicative.



7.1 | Programme / RIBA Stages

RIBA Work Stages 4 - 7

4 - Technical design

- The architectural, structural and mechanical services design and specifications should describe all the main components of the building and how they fit together, any performance specified work should be defined and there should be sufficient information for applications for statutory approval to be completed. The project will also be tendered at the end of this stage.

5 - Manufacturing and Construction

- Comprises the manufacturing and construction of the Building Systems in accordance with the Construction Programme agreed in the Building Contract. Stage 5 concludes by issuing a practical completion certificate which allows the completed development to be handed over to the client.

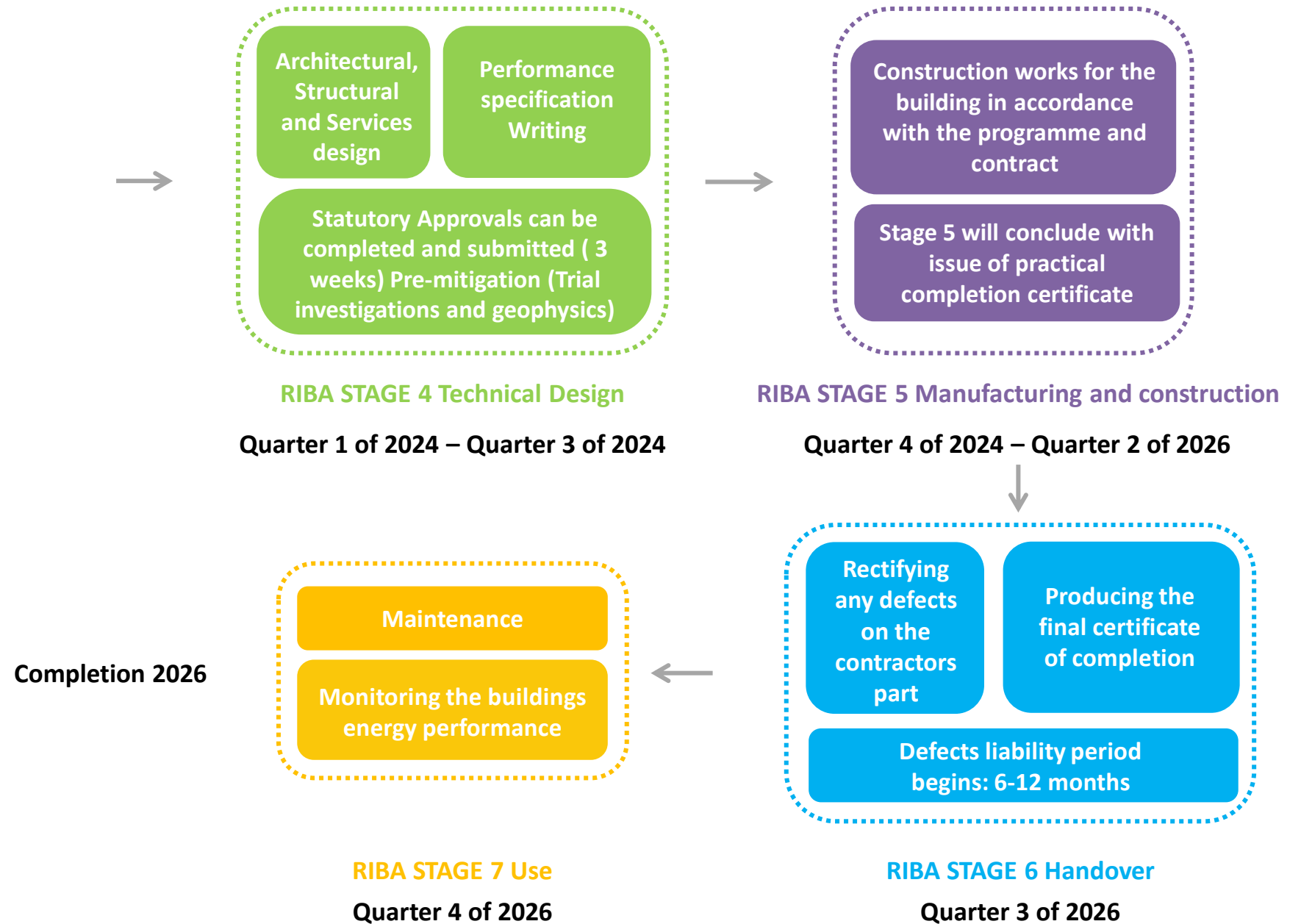
6 - Handover

- In the construction industry, the term 'handover' typically refers to the handover of the completed works to the client. This is sometimes referred to as close out.

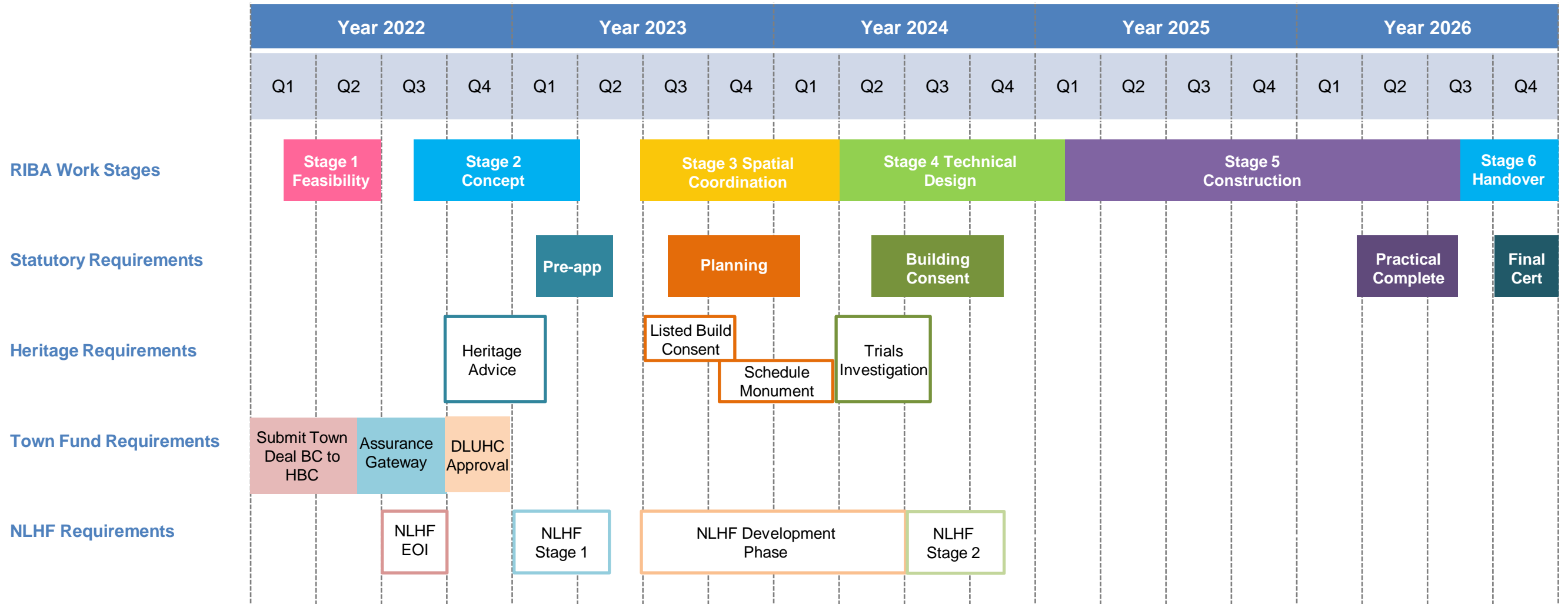
7 - Use

- Maintenance and monitoring of the building's energy performance.

*it must be noted that the timescale provided are indicative.



7.1 | Programme / RIBA Stages



Base programme of all project requirements – based on a traditional procurement method.

7.2 | Outline Costs

Hastings Borough Council has been allocated just over £3m from the Town Deal fund for the Hastings Castle project (pending approval of the business case) and are looking to secure match funding of circa £3m to allow the council to complete their ambitious vision for the castle.

For the purposes of RIBA Stage 1, the options criteria is split into zones (Point A – Point H) of the overall site context site, providing an options matrix of the interventions as described in Section 6 of this document. The parameters of each option are outlined to inform the next design stage, at which time a variety of different solutions can be tested to align with the project requirements.

By using these designations, individual zonal elements can be grouped for ease of comparison and assessment of qualitative factors for each option and can better inform potential phasing strategies and funding streams.

The table on the right indicates the “elements” that establish all aspects of the project, in some cases, providing more than 1 solution. It should be noted that there is a +/- 25% margin to consider that generally applies to feasibility RIBA Stage 1 costings. The table can be used to inform the scoping priorities and key decision making that ensure the project requirements are met. There is also the potential to explore areas where value engineering can be established. This is further described in section 7.3 of this document.

It is envisaged that the optimal selection will be a balance of investment levels by the range of interventions – chosen from “a shopping list” of options. For the purposes of the Business case, an optimal solution can be selected so that the funding criteria can be established based on the key priorities required to deliver the project needs. There may also be areas where “Do nothing” might be a consideration, assuming it does not have a detrimental impact on the key project outcomes set out in the brief.

Element	Total (£)	Notes
Point A Works	£908,000	
Point B Works	£3,897,000	Cost currently allows for ramped bridge structure from new reception building to Point C.
Point C Works	£151,000	
Point D Works	£933,000	Cost currently includes for all three options.
Point E Works	£313,000	
Point F Works	£172,000	
Point G & H Works	£837,000	
Works Cost Estimate	£7,193,000	
Design Development Risk @ 10%	£720,000	Cost rounded
Professional Fees & Other Development Costs @ 15%	£1,079,000	Cost rounded
Client Direct Costs	Excluded	
Base Cost Estimate	£8,992,000	
Client Contingency @ 10%	£900,000	Cost rounded
Cost Limit (Excluding Inflation)	£9,892,000	
Tender Inflation	Excluded	
Construction Inflation	Excluded	
Cost Limit (Including Inflation)	£9,892,000	Based on Q2 2022 prices

7.2 | Outline Costs

Cost Basis

Mott MacDonald Hastings Castle RIBA Stage 1 Design Report.

The information and appendices in this document is issued for the party which commissioned it and for specific purposes connected with the captioned project only. It should not be relied upon by any other party or used for any other purpose. We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

Assumptions

1. No cut/fill required to any building construction, only to pathways.
2. An allowance for Demolition of existing buildings and site preparation has been included subject to surveys.
3. No Asbestos within existing buildings
4. No retaining structures required
5. Contractor to be able to bring required plant on to site in order to carry out works.
6. All areas of site are accessible
7. All utilities required are within the site and will not require any upgrading
8. Costs are current day costs: Q2-2022
9. Costs are to be considered 'Order of Magnitude Costs' only @ +/- 25%
10. Due to the nature of the site a 25% allowance has been included for Contractor Preliminaries
11. A 10% allowance has been included for design risk / construction contingency
12. A 15% allowance has been included for professional fees
13. A 10% allowance has been included for client contingency

Exclusions

1. Works to existing fabric of the Castle.
2. Value Added Tax
3. Inflation
4. Planning Fees
5. Funding or interest costs
6. Any works outside the footprint of the site unless stated
7. Land purchase costs / CPO etc.
8. Operator Fit Out Costs
9. Payments to third parties
10. Working capital, marketing, legal, pre-launch fees
11. Any section 106 or 278 works, CIL contributions etc.
12. Project insurances
13. Feature hoardings / viewing platforms
14. Out of hours working
15. Heritage consents and approvals
16. Watching Brief / Specialist Groundworks / Archaeology costs associated with any historical / heritage ground risks
17. Ground contamination & any Cut/Fill Earthworks - unless stated otherwise
18. Asbestos Removal

7.3 | Cost Narrative

The table in section 7.2 of this report provides a cost summary of all the elements within aforementioned design intent. It is important to recognise that all these elements are interchangeable as the project progresses and the survey work recommended for the next stage is carried out to better inform the design concepts.

Equally, each of the elements do have risks to consider and there is a probability in certain parts of the project that could be value engineered later. This section aims to provide a narrative of the factors to consider to better understand the costing methodology and elements to consider at the next stage when finalising the briefing requirements of the project.

Point A works

The majority of the cost within this area focuses on the West Hill Lift passenger coaches where the existing coaches and associated running gear is replaced to incorporate accessibility requirements. The cost is currently established at circa £500,000

There is a potential opportunity replace the carriage coaches only and maintain the existing running gear, potentially reducing the cost.

It should be noted that there is an inherent risk given the age of the running gear, resulting with continuous legacy issues of the service and mechanisms. Equally, the back-up electrical vehicle to aid resilience has been allowed for, regardless of what strategy is implemented for the funicular, which would improve the current situation.

Point B works

When breaking down the costs of this area of the project, the cost is dominated by a double storey café/restaurant and interpretation area which is a key intervention of the project.

At this stage of the project, there is very limited survey information. For the purposes of this stage, and based on the gap of knowledge, the price is based on a high-risk strategy (demolition and complete rebuild).

If surveys carried out at the next stage suggest that the café is in reasonable condition, then some or all of the existing building and infrastructure could be upgraded, meaning potential cost savings. Equally, there is a risk on the basis that the existing ground can only support a single storey structure as opposed to a double storey structure. A single storey will reduce the gross internal area of the facility. This risk cannot be determined at this stage of the project and further investigation based on the recommend surveys will be required at the next design stage to verify ground conditions.

There is also a potential value engineering opportunity with the new “floating structure” pathway leading from the interpretation centre that leads up to Ladies Parlour. The cost could be significantly reduced by alternatively creating pathways on the ground. It is acknowledged that the bank where the path is envisaged is protected and therefore a structured pathway will have less interaction points, protecting the heritage of the bank. However, with further development and the permission of planning authorities, the option of creating pathways at a lesser cost could be realised.

Although there are options to consider as opportunities for value engineering, there is a significant risk on the unknown issues with the roof slabs/ceilings to the West Hill Lift. It is currently propped as a safety measure but there could be evidence to suggest that the roof might be failing. This could pose a problem for the new café and West Hill Lift top station as a whole. The substrata is sandstone which may be showing signs weakness that are indicated in the failing of the West Hill Lift roof and a survey investigation will inform the level of risk.

Point C works

There are minimal interventions in this area of the works and at this stage, there are limited areas to focus on risk and opportunities until further surveys and data is understood.

Point D works

This area of works focuses on the connection between ladies parlour and the castle. There are three options that can be priced for. For the purposes of this document, the largest span has been considered at 64m in length. However, there is an opportunity that means the bridge could be 32m in length – halving the distance and the cost currently priced. Considering this is an option that requires further consultation and exploration at the next design stage, the maximum distance has been costed at this stage to cover all eventualities.

Point E works

The high-risk item within these area of works is the intervention of a new platform which is an added value element to developing shelter within the castle grounds. This strategy is one of the may options that provides a project requirement of incorporating shelter to improve the end user experience. There is a risk that this intervention might not be acceptable if the design strategy is unable to complement the heritage values of the site. However, if this intervention is acceptable, elements in the Point G&H works may not be needed to deliver the minimum project requirements.

Point F works

Similar to the works at Point C, there are minimal interventions in this area of the works and at this stage with limited areas to focus on risk and opportunities until further surveys and data is understood.

7.3 | Cost Narrative

Point G&H works

If the works at Point E are acceptable, it could be argued that the interventions highlighted in the cost plan sections appended to this report; 7.1 (New Spiral Staircase) and 7.2 (New Tea room) - are enhancing items for the overall project. Although, there are advantages for incorporating these interventions, the exclusion of these works would not mean project requirements are not delivered. This is based on the option that the works at Point E are acceptable. The interventions in this area are high-risk items that may also not be acceptable if the design strategy significantly impacts the heritage values of the site. What these interventions will do is introduce previous features of the castle, allowing end users to experience elements that have been absent from the castles offering for some time.

Within this area, additional items that could deliver desirable outcomes such as a new loop path to navigate end users back through an alternative route to the entryway of the castle could be excluded, but still meet the project requirements. This could also apply to the lighting scheme that has been allowed for in the castle. Although the lighting scheme will enhance the site as a focal point, there could be potential environmental issues with light pollution and impact on the local ecology on the cliff face. These interventions are aimed to protect the castle and simplify wayfinding.

Extracts of Work Cost Estimate

The following table extracts some of the key interventions that have been articulated in this section. The costs in this table will also affect base cost estimates and the cost limit (excluding inflation)

Element	Cost Plan Section	Description	Total (£)
Point A Works	1.1	Replace existing rail coaches	£500,000
Point B Works	2.1	Demolish existing café & WC's	£50,000
Point B Works	2.3	New reception / interpretation centre / restaurant – assuming medium-high specification over two floors with café/restaurant on the first floor including access to new ramped structure	£2,240,000
Point B Works	2.5	New ramped walkway from first floor of new reception building (2.3) to Point C – Ladies Parlour	£528,300
Point D Works	4.3	New link connection (approx. 2.2m wide) from Ladies Parlour to the Castle East Gate – option to the south of the valley at a length of 64m	£704,000
Point E Works	5.7	New timber platform viewing structure with interpretation area / hard landscaped area – basic shelter	£125,000
Point G & H Works	7.1	New Spiral staircase and viewing platform	£150,000
Point G & H Works	7.2	New tea room / rest room / souvenir shop building	£350,000
Point G & H Works	7.6	New pathway from designated/separate exit from castle back to the reception building (2.3)	£54,000
Point G & H Works	8.1	South Cliff lighting scheme	£50,000

7.4 | Framework Approach

Procurement Routes / Options Investigated

Adjacent are various options of contract types that could be chosen for realising this project. They all come with varying opportunities, risks and cost certainties.

	Contract Type			
	Traditional	Design and Build	Management Contracting	Construction Management
Opportunities	<p>Design flexibility – variations & instructions</p> <p>Design control – through the architect / contract administrator</p> <p>Contractor's Designed Portion – such as mechanical and electrical engineering</p>	<p>Time – Fast track, overlap of design and construction</p> <p>Single point of responsibility – Contractor design and build responsibility</p> <p>Has good price certainty</p> <p>Novation – can benefit quality.</p> <p>Low risk for the client</p> <p>Variations can be accurately valued</p>	<p>Time - it is possible to overlap design and construction</p> <p>Quality – each package subcontracted to specialist</p> <p>Design flexibility – changes can be made throughout construction phase</p>	<p>Complex / specialist projects – individually appointed packages to best suited sub-contractor</p> <p>Time - It is possible to overlap design and construction</p> <p>Design flexibility – changes can be made throughout construction.</p> <p>Quality – each package subcontracted to specialist</p>
Risks	<p>Time – require full detailed pack pre tender</p> <p>Incomplete drawings – lead to delay, costs and claims of negligence</p> <p>Quality – full design pre tender</p>	<p>Quality – cheapest route to meet contract specification can lead to low quality products/ build quality.</p> <p>Design flexibility – request for changes will have cost/time implications</p> <p>Contractor carries risk for construction</p> <p>Client exposed to claims for buildability</p> <p>Design could affect the buildability of the project</p>	<p>Inexperienced clients – risk high</p> <p>Lack of available specialists – would leave gaps in work to be undertaken</p> <p>Complex / specialist projects – individually appointed packages to best suited sub-contractor</p>	<p>Efficiency – Early appointment of the construction manager to aid programme</p> <p>Inexperienced client – risk high as appointing trade contractors</p> <p>Lack of available specialists</p>
Cost Certainty	<p>Fixed Price or Lump Sum Contract - Cost benefits can only be achieved with agreed and final design, any changes will nullify these cost certainty.</p> <p>Cost – not a benefit if many changes made post tender</p>	<p>Lump sum / Guaranteed maximum price – scope needs to be clearly defined with little change to design.</p>	<p>Potential cost saving – competitive tender potential cost implications.</p> <p>Fixed cost - Prime cost basis per package</p>	<p>Potential cost saving – competitive tender Fixed cost - Prime cost basis per package</p>

7.5 | Risks and Assumptions

HEALTH & SAFETY INFORMATION

DESIGNER'S RISK ASSESSMENT – HEALTH, SAFETY AND THE ENVIRONMENT IN ADDITION TO HAZARDS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAIL ON THIS DRAWING. PLEASE NOTE THE FOLLOWING (SEE FULL DRG. FOR DETAILS)

RESIDUAL RISKS THAT COULD NOT BE OBVIOUS TO A 'COMPETENT CONTRACTOR'

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT PERSON WORKING, WHERE APPROPRIATE, TO AN APPROVED SAFE SYSTEM OF WORK

MMD DHEMR Ref	Activity/ process/ material/element - What is being undertaken?	Stage of Use	Is there a 'significant' or 'particular' residual risk to be passed on?
0001	Possible presence of asbestos – risk to health	Construction	Possible presence of asbestos – risk to health. Information to be communicated via pre-construction information
0002	Although Hastings Castle and the grounds of the Ladies Parlour are relatively flat or move down in gradient by the use of stonework stairs. The ground is uneven and has many rodent holes making navigation of the site	Use (as workplace)	Information to be communicated via pre-construction information
0003	The boundary fencing to the castle grounds is largely unsafe in terms of foundation and current condition. As this will need to be replaced very special care will need to be taken as the current fencing protects against fall from a shear cliff face.	Use (as workplace)	Information to be communicated via pre-construction information
0004	Steep inclines to the Ladies Parlour plateau will need to be made safe during any construction pertaining to the plateau with handrails and resting platforms.	Use (as workplace)	Information to be communicated via pre-construction information
0005	The Ladies Parlour plateau has low 'knee fencing' and will need to be considered for the safety of visitors	Use (as workplace)	Information to be communicated via pre-construction information
0006	The sandstone that was used to construct the castle is extremely weathered in a lot of areas, this will need to be checked for stability.	Use (as workplace)	Information to be communicated via pre-construction information
0007	The Top Station building is built on a steep slope and any construction that may replace the café would need to include protection of the station from damage from above.	Construction	Information for the health and safety file
0008	The current structural condition of the West Hill Cliff Lift is unknown at present. There are what appear to be ongoing works to the roof as jacks and jigs are set in place within the Control Room and the Mechanical Equipment basement. The construction make up to all the roofing that is propped looks to be cast iron structure with bison slabs.	Construction	Information to be communicated via pre-construction information
0009	Due to the overgrown perimeter to the lower bailey cliff wall, we do not know the material or the condition of the outer wall to the cliff face and will work on the assumption that the wall needs to be replaced with a secure line of a 1200mm high barrier	Construction	Information to be communicated via pre-construction information

7.5 | Risks and Assumptions

ID	Risk Title	Risk Description	Potential Impact on Project	Confidence level	Severity	Resolution Action Plan (How risk will be mitigated)
001	Late or reduced stakeholder engagement	Ensuring timely engagement and stakeholder recognition/acceptance of design programme limits.	Design Programme delay	Low	Medium	Early engagement with all stakeholders and defined dates for stakeholder workshops to determine and finalise all items. Notably agreement on tray return systems and potential mock ups to ensure capacity expectations.
002	Increased Construction / Material Costs	Given the current economic climate and current increases in costs this may result in increased CAPEX costs and will impact budget, extent of value engineering and final scope.	Programme and Cost impacts	High	High	Review current scope and identify any VE opportunities. Off site construction solutions to reduce programme and costs. Specify local materials where possible, reuse/recycle materials. Discussion with client and cost consultant to understand impact of current prices verses project budget .
004	NLHF Funding	Unsuccessful attempt/s to attract NLHF for the Castle with extension feedback provided.	Review scale of the Castle project as outlined in the Town Investment Plan, seek alternative funding.	Low	Medium	Robust NLHF submission to be developed by specialists, drawing on learnings from previous along with enhanced stakeholder engagement.
005	Local Government Re-Organisation	Local Government Reorganisation following the upcoming election.	Potential loss of support for scheme following changes in local government structure.	Medium	Medium	Ensure project is sufficiently developed from a design perspective prior to the election period.
006	Risk of dissatisfied stakeholders	Not all proposals will be viewed as favourable and certain stakeholders will have issue with some or all Scheme elements	Potential loss of support for scheme	Medium	Medium	The Stakeholder engagement team will manage stakeholders to develop satisfactory conclusions as appropriate. The engagement will also be used to assist with educating stakeholders about the purpose of the funding for the Scheme, to manage expectations about Scheme delivery.
007	Environmental constraints	The proposed development areas may have environmental designations that may impact on the scheme design	Potential loss of support for scheme	Low	Medium	Specific stakeholder management strategies will be identified to reduce the risk of programme delays or negative media attention.
008	Heritage Constraints	Hastings Castle is both a scheduled monument and a Grade I listed building this will require additional consents to be sought for the work	Programme delay	Medium	Medium	Specific stakeholder management strategies will be identified to reduce the risk of programme delays or negative media attention.
009	Inadequate engagement	Without robust engagement evidence and concise audit trails, a potential planning application or other consent may be declined or delayed.	Programme and Cost impacts	Medium	Medium	The Stakeholder engagement team will be responsible for ensuring that stakeholder engagement is adequate and compliant, safeguarding the reputations of HBC and the Scheme.
010	Increased Construction / Material Costs	The current structural condition of the West Hill Cliff Lift unknown at present. There are what appear to be ongoing works to the roof as jack and jigs are set in place within the Control Room and the Mechanical Equipment basement. The construction make up to all the roofing that is propped looks to be cast iron structure with bison slabs.	Programme and Cost impacts	Medium	High	The client will need to pass all information relating to the current works to allow MM to analysis impacts of programme and costing.
011	Increased Construction / Material Costs / Programme timeline	Due to the overgrown perimeter to the lower bailey cliff wall, we do not know the material or the condition of the outer wall to the cliff face and will work on the assumption that the wall needs replaced with a secure line of a 1200mm high barrier	Programme and Cost impacts	Medium	High	A survey will be required for a full analysis impact on this perimeter barrier.



8.0

Conclusion

8.1 | Design Summary

Within the report our design considerations follow key drivers and design goals for the site to work as an attraction. This is created through a circuitry route with a strong entry and exit marker.

West Hill Lift

The West Hill Lift has issues with the current travel coaches for level access at both top and base stations. Furthermore, issues occur at the top station for level access to the hill where a set of steep stairs needs to be travelled before reaching a level plateau at the existing café area.

We have overcome these issues with the intention of replacing or refurbishing one of the existing coaches to achieve level access at both top and base stations. Retiring one of the coaches to be displayed as a museum piece to visually could encourage visitors to the experience. To resolve the steep stairs and gain access to the hill, we intend to use a passengers lift for mobility impaired visitors that will be accessed at the arrival to the top station. The passenger lift would have the advantage of arriving in an area that is part of the new café/restaurant and new interpretation centre to allow for arrival in a safe environment with a chance to pause and orientate before moving out to the West Hill proper.

West Hill Lift/Cafe

On the site of the existing café the new café/restaurant and new interpretation centre will act as a visual marker which is aspirational in its location. There is no visual impact on Ladies Parlour and the castle grounds as this new volume sits at the top of the West Hill Lift as welcome arrival.

Ladies Parlour

We have used light touch interventions with Ladies Parlour, recognising and retaining the rights of access across the site that have historically been unhindered. We have taken the opportunity to use this space for interaction and education with placed seating areas for reflection and pathways leading to spectacular viewpoints around the site to activate the area.

Connecting Ladies Parlour and the East Gate

The historic approach to the castle grounds is essential for understanding this historical site and for the site to work as an attraction that is well thought out and creates interest.

Interpretation Terrace

The Interpretation terrace will stand as a sentinel overview at the centre of the once complete castle and bailey. There will be pause for reflection, unparalleled viewpoints and an opportunity for visitors to experience a new way of observing the castle.

Spiral Tower

This is a consideration that gives added value to the site by achieving a spectacular overview of the attraction from a plateau that has not been available for around 700 years.

Victorian tea rooms

The reinstatement of the Victorian tea rooms as visitor facilities is not only an opportunity to enhance visitors experience but also an emulation of modern history to understand the Victorian ethos through a similar experience. This design consideration also allows for pause and orientation of the visitor before exit.



8.1 | Design Summary

As the site and its history are unique, The report covers a wide array of information. However, it necessary to include the use of a simple design summary to round up the key design drivers across the site.

Accessibility

At the forefront of the design objectives, there is a desire for level access, not only to meet the requirements of the brief but to open the site to all demographics. There has been a long history of the basic challenge to reach the site. This has been addressed and accommodated through various interventions. In this process any effects on heritage are considered and visual impacts that may interrupt lines of sight to the grounds have been mitigated.

Marker Points

Located within the existing café footprint, it can be demonstrated that this ideal location for a new interpretation centre and café/restaurant is a natural focal point in reaching the West Hill creating an arrival point for gatherings and orientation.

This is the same for the interpretation terrace where the use of the existing footprint of the current siege tent gives a perfect location for an overview of the site for a true understanding of its history. The location of the original Victorian tea rooms has been reintroduced into this area for the public as potential place for refreshments and a chance to pause, allowing the visitor to wait until they are ready to exit.

The new interpretation areas aim to re-engage education bodies with interaction and technologies as it is a demographic that has been lost due to the safety of the site. There is also a desire to offer apprenticeships similar to the Hamish Ogston Foundation currently run by Historic England.

Sustainability

We have also chosen the location of the new interpretation centre and café/restaurant to orientate the volume and give views out across the sea but more specifically for the heat gain in facing the path of the sun to reduce energy use.

Protection of Heritage & Biodiversity

One of the major challenges is creating a design that enables a 'light touch' on all the site design interventions. This has been achieved by recognising the requirements for protecting the heritage of the site but also reacting to the biodiversity of the site and the importance of the established fauna and using it to it's advantage in framed views and creating proximity barriers in the case of the south facing cliff edge. We are also using this light touch approach for the established ecosystems as in the case of the Ivy bees that live in the sandstone cliffs where we have reduced any disturbance to an absolute minimum.



8.2 | Recommended Surveys

To carry the project forward to RIBA Stage 2 and beyond, the following survey information would be required. Requirements for further surveys may become apparent as the design team progress to RIBA Stage 2, to inform subsequent design stages:

- A full measured building survey to include positions of internal walls, existing structural and loadbearing elements, accurate window and door opening sizes, incoming services, etc. on all assets
- Full asbestos survey of all areas of the buildings including those areas not previously surveyed.
- UXO desk Survey & UXO Magnetometer Surveying.
- Legal check on previous planning/listed building & building regulations regularisation, to confirm the status of all assets.
- Environmental Impact Report to accurately assess the risk of flooding to the building and surrounding area.
- CCTV drainage survey.
- Ecological desktop survey a an Extended Habitat Survey within a survey area. It is recommended to survey a 50m buffer beyond the site boundary.
- Structural testing of roof structure survey to address temporary propping with a permanent solution. Ensuring the castle is structurally sound and recommend any actions to be considered
- Energy survey of existing performance to provide base point to establish sustainability and net zero carbon alternatives.
- Condition survey of any outstanding areas of the assets not previously surveyed.

Survey	Surveyor	Priority	RIBA Stage	Other Considerations
Full measured building survey	Building surveyor	High	STAGE 2	Will require full & safe access to all areas of structures and buildings, intrusive investigation of café and west hill lift may be required to confirm construction type
Asbestos survey	Accredited asbestos surveyor	High	STAGE 2	Will require full access to all areas
UXO (Unexploded Ordnance survey)	Specialist consultant	Med	STAGE 2	Significant military history, understand site wide implications
Comms and Power (HV and LV) Capacity assessment	Services Specialist	High	STAGE 2	Works will include desktop analysis and on-site testing
Topographic survey	GI Surveyor	High	STAGE 2	Will require full access to all areas to map out topography
Legal check on previous planning/listed building	Legal representative	Med	STAGE 2	To understand basis of future regularisation, desk based
Environmental Impact Report	Environmental /ecology Specialist	Med	STAGE 2	Desk based assessment
CCTV drainage survey	CCTV drainage specialist	High	STAGE 2	Access required and drains locating/clearing and covers lifting
Ecological survey	Environmental /ecology Specialist	Low	STAGE 2	Understand plant/animal species in area – identify any protective measures
Structural Appraisal and Testing	Structural engineer	High	STAGE 2/3	Will require access to west hill lift and may require intrusive investigation. Castle walls to be inspected to ensure safety
Energy survey	Environmental assesor	Low	STAGE 2	To be carried out once the design is sufficiently mature on assets such as west hill lift and cafe
Condition survey of any outstanding areas of the building not previously surveyed	Building surveyor	Med	STAGE 2/3	Full measured survey will likely inform any areas that require additional survey
Sustainability Appraisal and Impact Assessment	Sustainability Consultant	High	STAGE 2	Assessment of sustainability objectives and policy requirements are integrated into the project

8.2 | Recommended Surveys

Considering the works falls within a scheduled monument, various heritage assessment and surveys are required to continue the understanding of the site as stage 2 concepts begin to develop.

- GI work requires an Heritage Impact Assessment, examining the impacts of the proposed works on the designated/non-designated heritage assets.
- Archaeological Written Scheme of Investigation (WSI) in advance of archaeological mitigation is required prior to and/or during the GI. Scheduled Monument Consent for any works carried out within the Scheduled Monument boundary

Survey / Output	Surveyor	Priority	RIBA Stage	Other Considerations
A Heritage Statement for the Grade II West Hill Lift	Heritage Specialist	High	STAGE 2	To understand and clearly record which elements of the building are of significance
Written Scheme of Investigation (WSI)	Heritage Specialist	High	STAGE 2	For Archaeological Mitigation (the scale & scope TBC following discussion with HE & the County Archaeologist)
Ground Investigation	GI Surveyor	High	STAGE 2	Will require full access to all areas to map out services etc with a desk study produced first together with an archaeological plan of investigation
Townscape Assessment	Specialist consultant	Med	STAGE 2	From the recommendations of the HBC Conservation Officer
Heritage Impact Assessment	Heritage Specialist	High	STAGE 3	Works within scheduled monument. Will also include an assessment of the impacts to the Grade I listed building and the Grade II West Hill Lift
Heritage Interpretation Plan	Heritage Specialist	High	STAGE 3	Works within scheduled monument
Conservation Management Plan	Specialist consultant	High	STAGE 3	Will require full access to all areas to map out topography

8.3 | Next Steps – Statutory Applications

It is advisable to apply for a pre-application meeting with the local planning authority and conservation officer before a formal planning application is submitted.

These meetings usually incur a cost, which varies from council to council.

Given the sites is a scheduled monument, early engagement with this process would de-risk the proposals, by allowing the local authority, Historic England and conservation officers to be brought 'on board' with the designs and influence the design process.

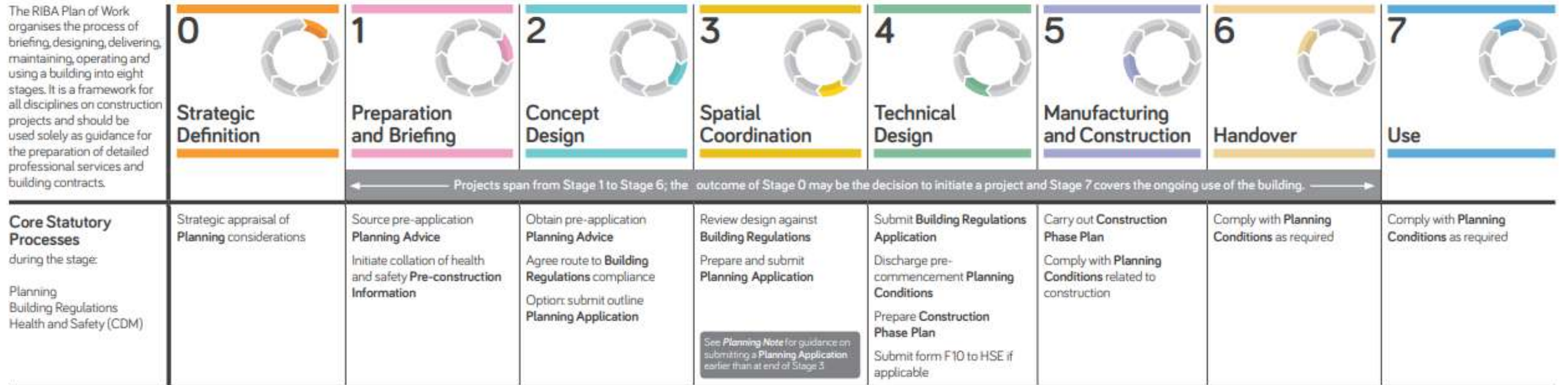
It is hoped that this would provide a clear and acceptable route

in terms of engagement with the heritage elements of the site. In addition pre-application advice is encouraged as it can:

- Verify the list of local requirements that the planning authority requires
- Reduce the possibility of submitting an invalid application
- Help you understand how planning policies and other requirements affect your proposals
- Highlight any potential flood risk which may require further consultation

The following applications will be considered.:

Pre-Application Process	Cost
Major Application	Letter - £798.00 Letter and Meeting - £1500.00
Listed Buildings	Letter - £588.00 Letter and Meeting - £930.00
Officers from other Council service areas to be involved in the Pre-Application Meeting. Please indicate this	Planning Policy - £228.00 Conservation - £228.00 Ecology - £228.00 Environmental Health - £228.00
Pre- Application Consultation Forum	Consultation Forum - £2462.40
Historic England and archaeological advice (requires further investigation)	Approx. £4500.00



RIBA Statutory processes

8.4 | Next Steps – Conclusion

This report considers the significant challenges in providing a well-considered design whilst incorporating low carbon strategies into an existing Scheduled Monument and the Top and Base Station of the Grade II listed West Hill Lift.

The report focuses on architectural and design matters, including heritage, civic design, costing and maintenance. Other critical concerns such as sustainability, biodiversity, safety and statutory processes have also been discussed and incorporated.

Following the site visit and walk over of the existing assets, several existing constraints were identified that pose as design restrictions to specific part or the whole of the site such as level access. Every effort has been made to address and overcome these issues whilst recognizing the importance of the site, and any suggested interventions have been discussed and carefully considered.

In addition, a heritage statement of the site has been carried out which defines the framework of any design interventions to reinstate or refurbish areas of the existing Scheduled Monument and of the Grade II listed West Hill Lift.

The requirement for a new interpretation centre, interpretation terrace and the reinstating of the Victorian Tea Rooms, as visitor and staff facilities, will address the energy efficiency improvements within the existing site of the café and the public WC's, upgrading the services to address the accommodate the targeted visitor number

We have provided Heritage Impact Matrix that gives a breakdown on the assumed impact on heritage within each stated zone of the design considerations. These elements have been explained in a commentary on the advantages, disadvantages and technical challenges of each option.

We have also commented on the level of intervention required for each element and rated a low, medium, high rating assumption for the level of heritage impact on these areas.

An indicative cost plan captures the various options within the zones to provide a 'shopping list' of considerations, with associated high-level costs provided for each option.

To take the project forward a number of surveys are suggested, which will inform the design at RIBA Stage 2 and beyond. Similarly, early engagement with the local planning authority via a planning pre-application is suggested.

As part of the continuing design process the LOD 1 building information model that has been produced for Stage 1 will be developed and carried forward, with additional detail added at the next stage. This will provide an invaluable resource for engagement with stakeholders.

It is hoped that this report will form the first steps to realising the true possibilities of these unique assets within Hastings and will provide adequate evidence to support the submission of the treasury green book standard business case as part of the Town Deal programme approval process.

Deliverables	Complete?
Indicative drawings for the area of scope	✓
Diagrams/images/sketches and general visuals aligning to RIBA 1 design and providing "shopping list" approach	✓
Indicative cost plan	✓
Advice on necessary design studies and surveys to consider for the next stage delivery	✓
Outline programme with framework considerations	✓
Recommendation of risk-based services addressing constraints and other elements that may impact project	✓
Heritage Statement	✓
Attendance at business case meetings	✓
Additional Deliverables	Complete?
3D model of the existing site and castle ruin which has been used to produce existing constraint diagrams and analysis	✓
In-depth precedents study demonstrating similar themes to this project	✓
Site access strategy review of compliance	✓
An options matrix	✓



9.0

Appendices

Appendix A
Client's Briefing /
Policy Documents

Appendix B
Minutes of
Engagement Meetings

Appendix C
Minutes of
Planning Consultations

Appendix D
Cost Plan

Appendix E
Site Visit Log

Appendix F
RFI Register

Appendix G
Town Investment Plan

Appendix H
Risk and Assumptions

Appendix I
Designers' Hazards

Appendix J
Statement of Significance

Appendix K
Existing Building /
Site Information

Bibliography

Figure 1.1 – The History of Hastings by Charles Dawson – Plate IV Vol II. Page 535. Restored View of Hastings Castle [Slide 12]

Figure 1.2 – The History of Hastings by Charles Dawson – Plate III Vol II. Page 523. Restored View of Hastings Castle (circa. 1216) [Slide 12]

Figure 1.5 – 3.7 inch AA Gun West Hill 1944 by Imperial War Museum, 1944, [Online] Accessed: 28/04/22 via Historical Hastings at historymap.info [Slide 13]

Figure 1.6 – Anti-aircraft guns at Grosvenor Gardens St. Leonards by Richard Pollard, 1944, [Online] Accessed: 25/04/22 via Historical Hastings at historymap.info [Slide 13]

Figure 2.1 – 2.5 – Survey: 'A Re-interpretation of Hastings Castle, Hastings, East Sussex Part I Overview' by David Martin and Barbara Martin, 1999 [Received in .pdf format]. Page 27. Fig. 4 Plan showing known medieval earthworks and buildings [Slide 39]

Figure 4.1 – The History of Hastings by Charles Dawson – Plate 1 Vol II. Page 494. Castle Plan Layout

Figure 4.3, 4.5, 4.7 – Aerial images supplied by Hastings Burgh Council

Figure 4.2, 4.4, 4.6, 4.8 – Aerial images EAW006148, EPW031340, EPW000758 and EPW026189 on licence from Historic England