

LEISURE AND AMENITIES COMMITTEE – 12 OCTOBER 2026**REPORT FOR DECISION****REQUEST FROM PENZANCE TENNIS CLUB TO REINSTATE ITS PREVIOUS
ENTRANCE**

Culture	Money & Decision Making	Places & Resilience	People & Wellbeing	Facilities & Open Spaces
				
	✓			✓

Recommendation:**1. Either:-**

The request from Penzance Tennis Club to reinstate its former entrance, on the north-eastern boundary of the courts, be approved, subject to any necessary planning consents being obtained and the specification and/or construction of a new pathway meeting the approval of the Town Clerk.

Or:-

The request from Penzance Tennis Club to reinstate its former entrance, on the north-eastern boundary of the courts, be refused.

2. Should the request from Penzance Tennis Club be approved, the use of up to £3,500 from the Penlee Park Infrastructure Improvement earmarked reserve be approved in order to repair and/or reinstate the steps adjacent to the proposed entrance.

Background:

Penzance Council has been approached by Penzance Tennis Club regarding the creation of an additional court entrance at Penzance Tennis Club.

“Penzance Tennis Club would like to request that the gate at the east end of the park be reinstated to provide direct access to the Club. Reinstating the gate would provide pedestrians with a safer and more convenient route to the tennis courts and Clubhouse Café, avoiding the need to walk around through the busy car park. The Club plays an increasingly important role within the local community, with a range of non-tennis

activities taking place in the clubhouse throughout the week. Providing a second access point would make the Club more accessible and would encourage more people to walk to the facilities rather than relying on car access.

We believe reinstating the gate would be a relatively simple improvement that would provide significant benefits to both the Club and the wider community.”

The creation / reinstatement of this entrance would require the repair / refurbishment of some paved steps adjacent to the terraced area of the park next to the courts. This cost would be Penzance Council's to bear and the only cost for the Council to absorb as part of the work. Should the request be approved, it is recommended that up to £3,500 is approved for use from the Penlee Park Infrastructure Improvement earmarked reserve to support this repair / refurbishment.

The Penlee Park Infrastructure Improvement earmarked reserve currently stands at £87,132.

All other costs for the project would need to be funded by Penzance Tennis Club.

Final permission to undertake the works would be subject to:-

- 1) Penzance Tennis Club have been granted any relevant planning permission for the work / or have provided confirmation from Cornwall Council that no planning permission would be required.
- 2) The specification and construction for the pathway joining the existing pathway in Penlee Park to the terraced steps having been agreed between the Town Clerk and Penzance Tennis Club.

Ben Bros gall
Leisure and Amenities Manager
Penzance Council

LEISURE AND AMENITIES COMMITTEE – 12 OCTOBER 2026**REPORT FOR DECISION****TREE WORKS AT PRINCESS MAY RECREATION GROUND**

Culture	Money & Decision Making	Places & Resilience	People & Wellbeing	Facilities & Open Spaces
				
	✓			✓

Recommendation:

The additional tree works at Princess May Recreation Ground, included within the management recommendations in the Tree Management Survey set out at Appendix 1 to this report, be approved subject to sufficient funding being available within approved budgets.

Background:

An additional tree survey has been completed to assess the impact of the site trees on neighbouring properties at Princess May Recreation Ground. The work identified in the report exceeds the work required by the Council's insurers to prove that it is managing its tree stock effectively. However, it is suggested that there is a case in this instance to go beyond the insurance requirement.

Unlike Penlee Park, Princess May Recreation Ground sits outside the conservation area and is therefore not subject to the same Cornwall Council rules around tree management.

Historic tree planting on the site has not been carried out in line with guidance and many of the trees on the site are now beginning to impact neighbouring properties.

In the interests of retaining good relationships with neighbouring residents, it is recommended that the work identified in the document set out at Appendix 1 to this report is undertaken should sufficient budget exist in the applicable budget line(s).

Appendix 1 – Princess May Recreation Ground Tree Management Survey

Ben Brosgall

Leisure and Amenities Manager

Tree Management Survey

For

Princess May Recreation Ground,

2 Coombe Road,

Penzance TR18 3NR

MARK NANKERVIS TREE SERVICES LTD

1 Tresdale Parc, Connor
Downs, Hayle TR27 5DX

t: 01736 755218

Directors:

Mark Nankervis MICFor., M
Arbor A. BA (Hons).

Adele Nankervis BA (Hons)
PGCE.



Date of Survey: 07.08. 2026.

Reference: Princess May Management 2026 MN

Date of report: 18.09.2026.

Surveyed & prepared by: Mark Nankervis

Instructions: We have been instructed by Amy Simons of Penzance Town Council to undertake a survey of the trees and provide the following:

- A Tree Management Plan to reduce canopy encroachment on neighbouring properties.

TABLE OF CONTENTS

INSTRUCTION	3
INTRODUCTION	3
THE TREES	3
MANAGEMENT RECOMMENDATIONS	4
APPENDIX A Tree Location Plan	2
APPENDIX B Supporting Documentation, Legal Constraints & Statutory Designations	3
APPENDIX C PHOTOS	5

INSTRUCTION

- 1.1 Penzance Town Council have appointed Mark Nankervis Tree Services Ltd to assess encroaching canopies over neighbouring gardens and provide appropriate recommendations to address this issue.

INTRODUCTION

- 1.2 The inspection relates to a row of cherry trees and a sycamore tree near the skate park area of the park.
- 1.3 I have used silver tags on some stems or trees where this will help avoid potential confusion over which tree is being referred to if there are similar trees in close proximity.
- 1.4 The survey schedule refers to trees by a number; this will correlate with an existing tag on the tree. Where a tag is not necessary or could not be affixed a notional number is given and the approximate position of the tree indicated on the plan. Trees are ordered in the schedule by the trees approximate geographical position.

THE TREES

- 1.5 G1 is a row of mature cherry trees which are planted just within the boundary and which have healthy canopies extending out over the garden areas of neighbouring properties.
- 1.6 T2 is a young Sycamore on the opposite side of the entrance path to G2 and the canopy extends over the path and garden.
- 1.7 T3 is a Sycamore with a canopy extending over the garden area of the adjacent house.

MANAGEMENT RECOMMENDATIONS

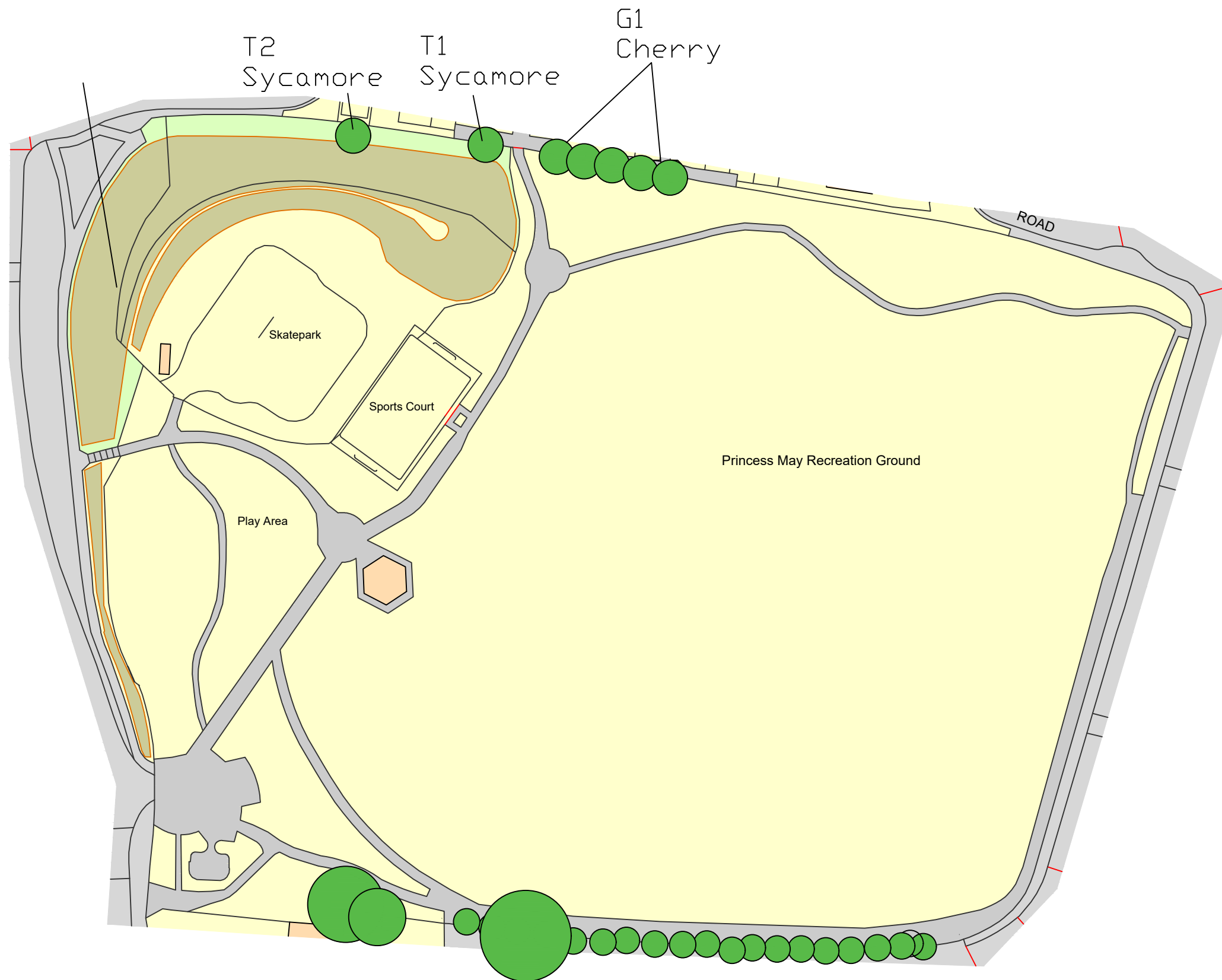
- 1.8 G1 – Cherries. Prune canopies on side of neighbours' properties to 1 metre to neighbours' side of wall. Raise canopy over park to 4 metres above ground level.
- 1.9 T2 – Sycamore. Prune canopy on neighbour's side in line with wall to suppress side branch growth.
- 1.10 T3 – Sycamore. Prune back to wall.



Mark Nankervis
M Arbor A, MICFor
Mark Nankervis Tree Services Ltd

I am a Chartered Arboriculturist and a professional member of the Arboricultural Association. I have been a professional arboriculturist since 1997.

Princess May Recreation Ground Tree Location Plan



Ordnance Survey, (c) Crown Copyright 2025. All rights reserved. Licence number 100022432

Mark
Nankervis
Tree
Services Ltd.

1 Tresdale Parc, Connor Downs, Hayle TR27 5DX
T 01736 755218 M 07894 325 581 E info@treeservicesuk.com

Client: Penzance Town Council

Project: Tree Management Plan Sept 2026

Date: Sept 2026

Drawn: MN Job Ref:

Figure Number: 001 Rev: A

APPENDIX B Supporting Documentation, Legal Constraints & Statutory Designations

No documented information has been provided regarding any history of root disturbance or severance or changes in local ground conditions (soil levels, drainage patterns etc.) or the location of underground services.

Documents provided: I have not been supplied with any documents.

Statutory Protection: I have used the information provided by the Cornwall Council Interactive Map on the assumption this is a true and accurate record. Should any tree be identified for removal confirmation must be obtained from the local planning authority in writing as to the protected status of the trees.

Tree Preservation Order/s (TPOs): None of the trees on or adjacent to the site are currently protected by Tree Preservation Order (TPO).

Conservation Area: The site is within a Conservation Area.

Where trees are within a Conservation Area, six weeks prior written notice should be served on the LPA before carrying out any felling or pruning work. During this period the LPA may serve a TPO if they wish to prevent the proposed work or control it through conditions.

Exceptions within a Conservation Area: Unless there is an immediate risk of serious harm, anyone proposing to carry out work on a tree in a Conservation Area because it is dead must give the authority 5 days' notice before carrying out the proposed work. Where such a tree requires urgent work to remove an immediate risk of serious harm, written notice is required as soon as practicable after the work becomes necessary. We recommend strongly that you gather thorough evidence of the trees' condition before you undertake the work. Carrying out works without having served six weeks' notice and where exemptions do not apply is an offence.

Consequently, our advice is should you wish to remove any trees that are not directly required in order to implement planning permission you must submit an application for those works.

Statutory wildlife obligations

The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All wild birds are protected by law under the Wildlife & Countryside Act 1981, and it is an offence to disturb injure or kill a nesting bird intentionally or to take damage or destroy an occupied nest or egg. If nesting birds are discovered works on the trees should be deferred until the nests are abandoned. Care should be taken during any felling operation, or surgery works to trees to avoid damage or disturbance to birds during the nesting season.

Tree Preservation Orders

Advice can be found at:

<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/tree-preservation-orders-general/>

Conservation Areas

Advice can be found at:

<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/protecting-trees-in-conservation-areas/>

APPENDIX C PHOTOS



G1 Cherries.

Reduce canopies to 1 metre beyond wall on neighbours' side. Raise canopies to 4 metres above ground level over park.



T2 Sycamore

Reduce branches on neighbour's side back to wall.



T2 – Sycamore in foreground prune branches back in line with wall.

T3 – Sycamore in background – also prune canopy back in line with wall.

LEISURE AND AMENITIES COMMITTEE – 12 OCTOBER 2026**REPORT FOR DECISION****REPLACEMENT OF FEATURE AT WHERRYTOWN SKATE PARK**

Culture	Money & Decision Making	Places & Resilience	People & Wellbeing	Facilities & Open Spaces
				
	✓			✓

Recommendation:

The replacement of the rainbow bar at Wherrytown Skate Park with a new kerb feature, as set out at Appendix 1 to this report, be approved.

Background:

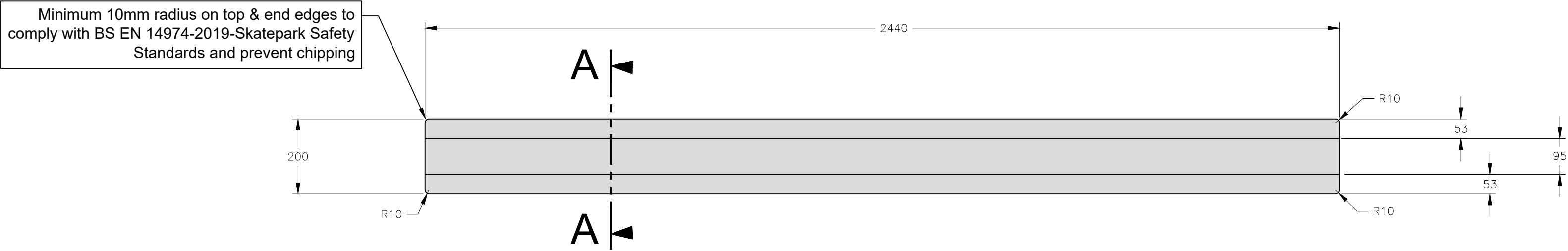
The existing rainbow bar at Wherrytown skatepark is an advanced feature that receives little use according to representatives of the Wherrytown Skate Plaza. It is not felt that its removal and replacement would be received negatively as there have also been several instances where temporary kerb structures have had to be removed from the plaza by Penzance Council's maintenance team after being dragged on to the skatepark, demonstrating existing desire / demand for a kerb feature.

The only cost to Penzance Council is the ongoing maintenance and replacement of the item when required as all funds for the purchase and installation of the new feature, and the removal and disposal of the previous feature, will be met by the Wherrytown Skate Plaza

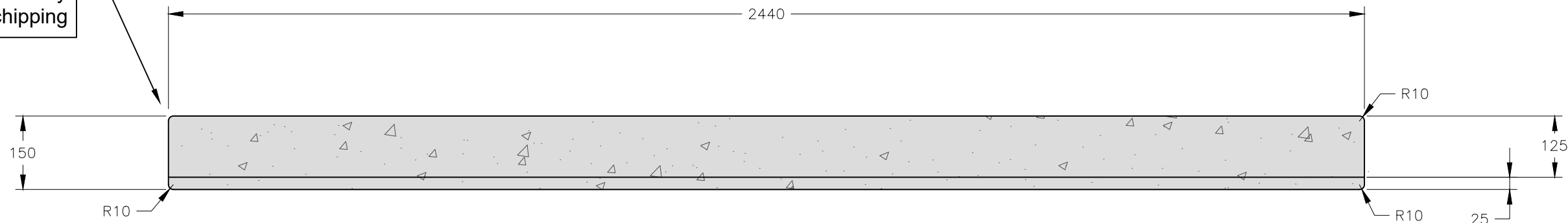
Representatives of Wherrytown skate plaza will remove and dispose of the existing feature and install the new kerb to all relevant BS standards. They have also offered to pay for the post installation play equipment safety inspection.

Ben Brosgall
Leisure and Amenities Manager
Penzance Council

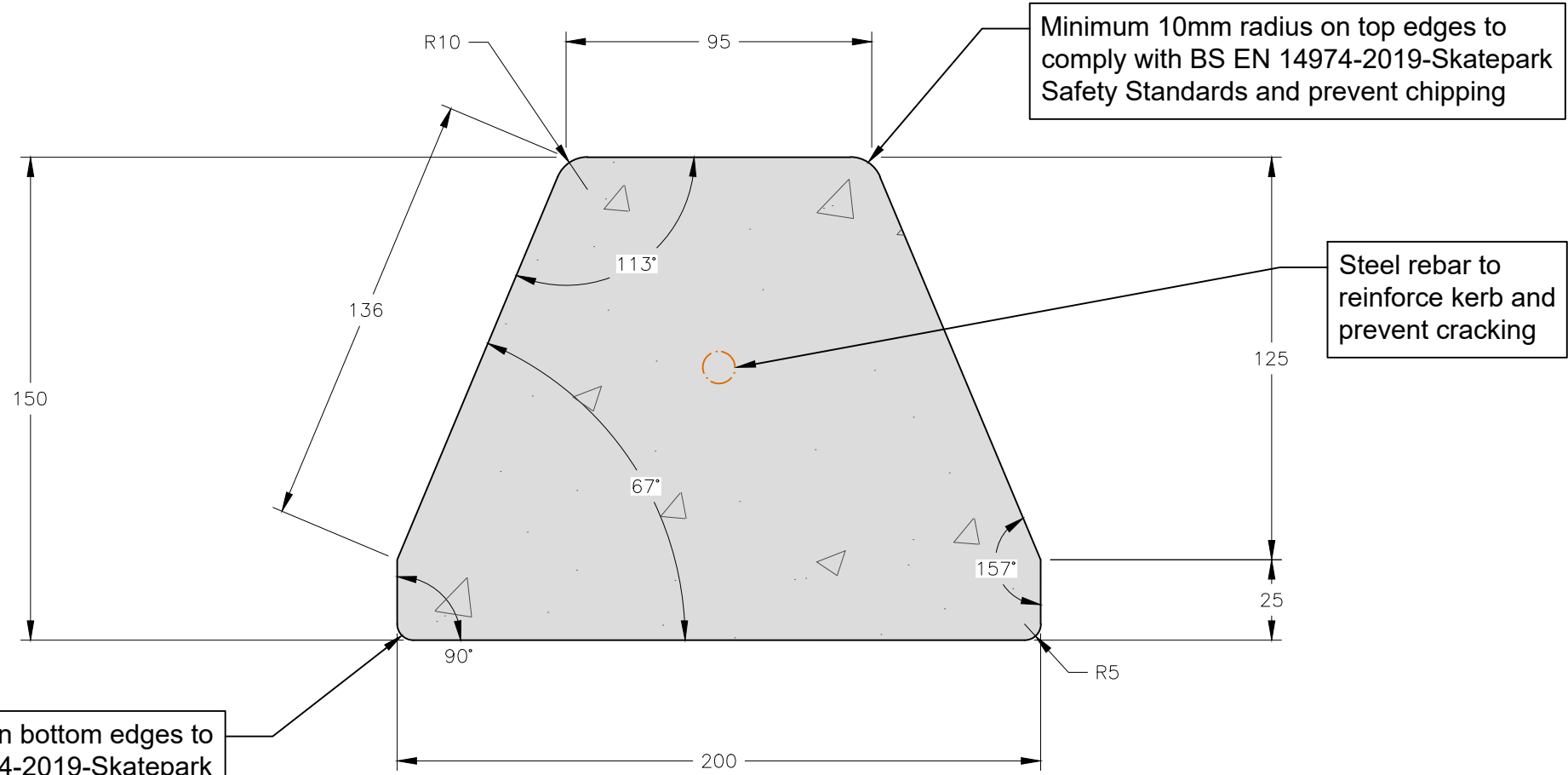
Plan View Scale 1:10 @ A2



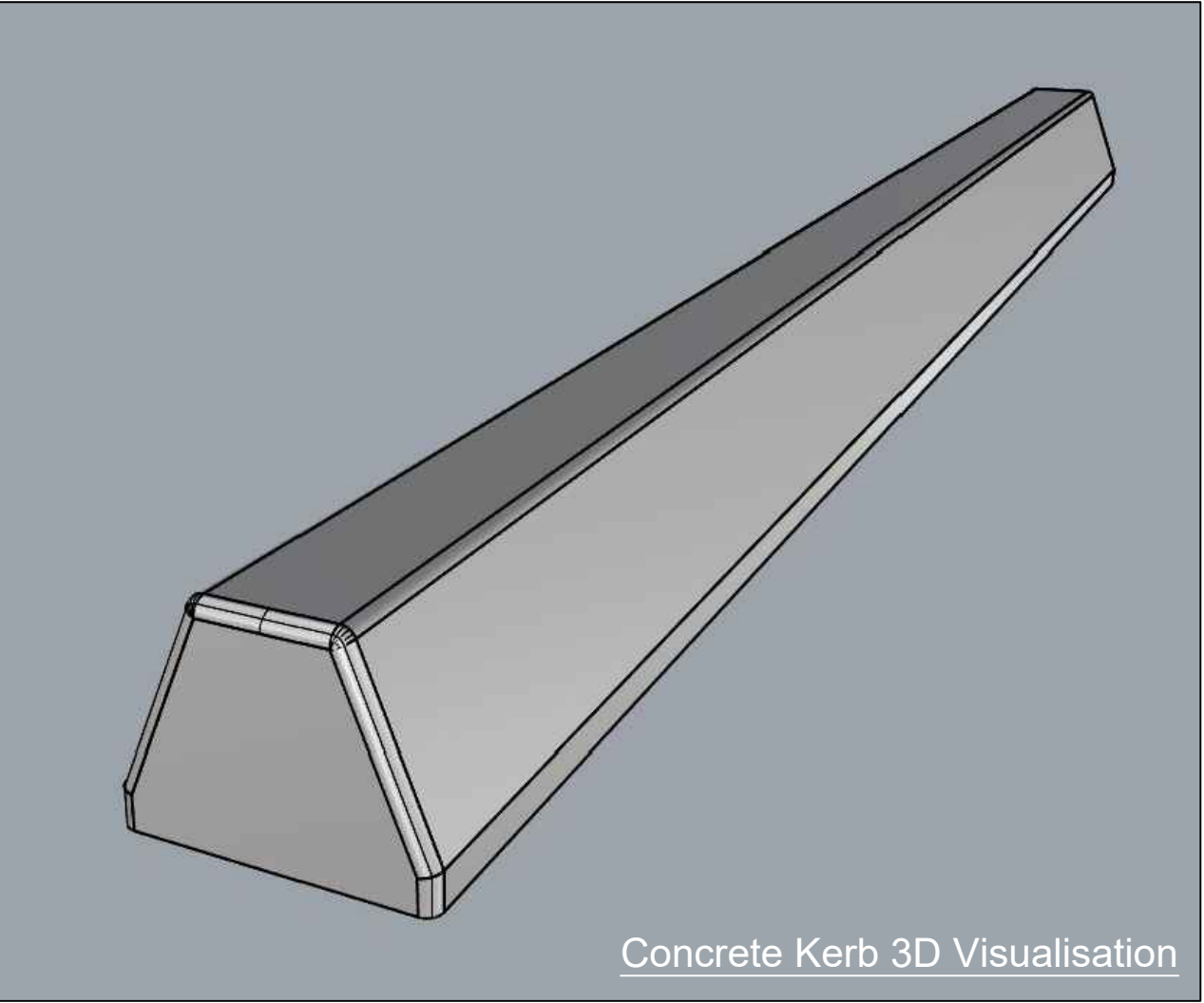
Minimum 10mm radius on top & end edges to comply with BS EN 14974-2019-Skatepark Safety Standards and prevent chipping



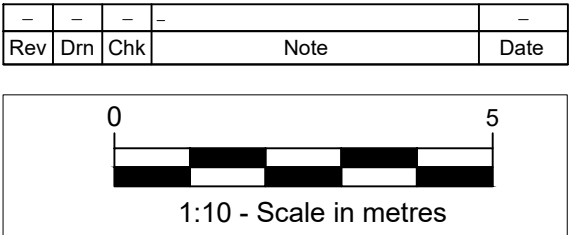
Side View Scale 1:10 @ A2



Section A-A Scale 1:2 @ A2



Concrete Kerb 3D Visualisation



Canvas Spaces Limited
Polygon Yard, 39a Islington Road
Bristol BS3 1QB, UK

+44 (0)117 379 0881
www.canvasspaces.co.uk
info@canvasspaces.co.uk

Canvas Spaces Limited, Reg Co no. 08723592
All content © Canvas Spaces Limited

Site Address

-
-
-
-

Client

-

Drawing Title
Concrete Kerb Specification
On Top of Slab

Scale
As Shown

Date
10/04/26

Size
A2

Originated By
DW

Status

CONSTRUCTION

Rev

-

Drawing no.

000-D01-02

LEISURE AND AMENITIES COMMITTEE – 12 OCTOBER 2026**REPORT FOR DECISION****REMOVAL OF THE DRAINAGE ELEMENT FROM THE PROJECT TO
RENOVATE THE EXTERNAL AREA ADJACENT TO ALEXANDRA PLAY PARK**

Culture	Money & Decision Making	Places & Resilience	People & Wellbeing	Facilities & Open Spaces
				
	✓			✓

Recommendation:

The drainage element be removed from the project to renovate and/or repair the external area adjacent to the Alexandra Play Park, Penzance..

Background:

The external areas adjacent to Alexandra Play Park have needed refurbishment for a number of years. The project was initially paused to facilitate other devolution conversations but the need to carry out the work has existed throughout.

One of the elements contributing to the slow progression of a formal plan for the external areas has been the drainage element installed just behind the small wall in front of the site. There have been no drainage issues reported at the site since the site has been devolved to Penzance Council, however contractors have been unable to complete the full survey of the drainage system and assess its condition due to some very old elements of the installation that the CCTV inspection equipment cannot pass through.

Appendix 1 – Report of GPJ Consulting Engineers

Appendix 2 – Project Indicative Cost Estimate

Ben Bros gall
Leisure and Amenities Manager
Penzance Council

WESTERN PROMENADE ALEXANDRA ROAD RAISED FOOTWAY



PENZANCE COUNCIL
PENLEE CENTRE, PENLEE PARK
PENZANCE TR18 4HE
TEL. 01736 363405



GPJ
Consulting
Engineers

4-5 The Setons, Tolvaddon Energy Park, Camborne, Cornwall TR14 0HX

Phone +44(0)1209 612030

enquiries@gpjconsulting.co.uk www.gpjconsulting.co.uk



REVISION DATA

Revision	Date	Author	Details	Approved
First Issue	28/10/21	Daniel Wood	Issued for Client Comment.	GPJ
A	29/10/21	Daniel Wood	Revised	GPJ
B	16/12/2024	Daniel Wood	Revised after site survey to reflect new works/costs	BW

CONTENTS

1.0 OVERVIEW OF REPORT	3
2.1 EXISTING FOOTWAY STRUCTURE.....	3
2.2 FOOTWAY REMEDIAL WORKS	8
3. PLANTING BED DWARF WALLS	9
3.1 EXISTING PLANTERS	9
3.2 REMEDIAL WORKS TO PLANTERS	11
4. TERRACE EDGE UPSTANDS	11
4.1 EXISTING TERRACE EDGE UPSTANDS.....	11
4.2 REMEDIAL WORKS TO TERRACE EDGES.....	15
5. LAMP FITTING REFURBISHMENT	15
5.1 EXISTING LAMP POSTS.....	15
5.2 REMEDIAL WORKS TO LAMP FITTINGS.....	17
6. ADDITIONAL TERRACE IMPROVEMENTS	17
6.1 CYCLE STORAGE	18
7. CONCLUSION	19

1.0 OVERVIEW OF REPORT

GPJ Consulting Engineers as part of the Alexandra Play Park improvement works were asked by Penzance Town Council to look at the raised terrace adjacent to the park to highlight any remedial works and to propose any suitable improvement options.

The original report was produced in October 2021. This has been updated following a survey in November 2024. Additional notes, photos have been added to reflect the current condition of the site. Costs have been updated to reflect current construction industry pricing.

2.0 TERRACE AREA

2.1 EXISTING FOOTWAY STRUCTURE

The terrace area runs in front of the Alexandra Play Park from the edge of the Amusement Arcade to the pavement junction on Alexandra Road.



Existing Terrace Surface (LH/2021 – RH/2024)

It is approximately 120 metres long by 5 metres wide (600m²) and is raised by 300mm above the adjacent pavement.



Start of Terrace at Alexandra Road (LH/2021 – RH/2024)

The footway surface is a mix of tarmac and spread chippings. This has been patched and surfaced many times over the years. It currently has an uneven surface with exposed aggregate showing along with minor surface imperfections.

The finish has degraded further since the original report with loose aggregate leaving a patchy unattractive finish.

At the western end of the terrace the footway sweeps around the corner and falls at a gentle gradient to meet the Alexandra Road footpath adjacent to the existing park shelter

The eastern end of the footway the surface is finished with block pavements where it meets the Amusement Arcade.



Eastern end of Terrace at Amusement Arcade

There are a couple of locations where previous seating bench feet/legs have been set into the surface finish. These over time have rusted away leaving slightly raised pieces of cast iron in the finish.

These could constitute a trip or injury hazard and we would recommend they are cut back below the surface and removed.

There is also a slightly raised access cover in the footway that is a trip hazard. The cover and frame are corroded and should be replaced.



Old Bench Footing



Raised access cover

From looking at the surface it was apparent that the surface water drainage was collected via 1 cast iron drainage gully along the whole run of terrace. From careful inspection of the footway surface it appears that there may be additional drainage gully's that have been covered during the course of the surfacing many years ago. This was highlighted by an even depression(s) in the surface about the same shape and size of the existing visible drainage gully.



Existing drainage Gully (2021)



Existing drainage Gully (2024)

There are also some areas of silt/mud build up which would point to an uneven surface allowing water and debris to collect.

We are not confident of the existing drainage gullies capability to drain surface water due to visible debris and silt in the drainage gully chamber. The Gully still appears to be blocked. As such we would recommend that the existing drainage gully is opened and cleaned out with its operation checked to ensure it is free draining.



Areas of Pooling Water leaving debris

We would also recommend that the existing ground depressions along the outside edge of the terrace are investigated by opening out the surface finish to see if any underlying drainage gullies are present.



Visible hollows in surface against Terrace Edge

If additional drainage is deemed to be required then extra cast iron drainage gully's can be provided if there is a suitable surface water drain close by or alternatively, we could investigate the provision of weep pipes from the terrace to the public footpath below, however Cornwall Highways would need to be consulted.

2.2 FOOTWAY REMEDIAL WORKS

With the surfacing of the footway being weathered and worn we would recommend that the existing surface is replaced.

To replace the surface the existing 25-35mm top surface should be planed off leaving a level sub base ready to accept the top surface finish. This should be laid to appropriate falls allowing surface water to run towards drainage gullies or weep holes or the footway steps.

Dips/hollows in the surface should be corrected to provide a level draining surface falling to gully's.

Various options are possible for the new surface finish. A standard black AC6 tarmacadam could be used or alternatively a coloured tarmacadam finish such as red, blue or green could be laid providing an attractive eye catching design.

Resin bound finishes are also an option with coloured aggregate laid in a single colour finish or multiple colours laid in patterns. Patterns could reflect a theme (nautical, seaside) or colours used within the PZTC logo/colours.



Typical Resin bound Patterned Finish



Typical Resin bound Patterned Finish

With the area a popular site for skateboarders the Council may wish to discourage this with a larger aggregate laid for the tarmac and resin finishes to offer a rough surface.

3. PLANTING BED DWARF WALLS

3.1 EXISTING PLANTERS

There are 4No raised planting beds along the terrace. These join with the Play Park perimeter wall. They are of concrete construction with a rendered finish and an exposed aggregate cast concrete capping surround.



Typical Raised Planter

As part of the recent Play Park project the beds were cleared out and the soil turned over. Some of the beds have received planting as part of the 2021 garden project works.

Generally, these beds are in reasonable condition, however some of the external render has come loose with exposed stainless steel beading showing.



Failed Render and Exposed Beading / Weed Growth

This appears to have been caused by a mix of general wear and tear along with weed penetration to the finish and joints allowing roots to part the render from the substrate. During the last 3 years the gardening team have been improving the beds and the general weeds have been removed.



General view of the planters (2024)

The capping surrounds generally appear to be secure with pointing and mortar bedding material intact. There are some small local sections that could do with raking out and repointing with a suitable mortar to preserve the stability.

3.2 REMEDIAL WORKS TO PLANTERS

We would recommend that the existing render finish to the planters is repaired or replaced with a new surface finish. When repairing a rendered surface it is difficult to match the surrounding finish and its best carried out on full panels rather than localised repairs.

Therefore, we would suggest that due to the size and area of the planters that the existing finish is removed and replaced with a new top surface.

The dwarf walls shall have a professional grade glyphosate weedkiller applied to be wall base and cracks to ensure there is no weed matter left which could cause issues later on.

A new render should be applied to the planting dwarf walls. This should have stainless steel render beads and expansion joint provision as per the existing construction. Render beads to be secured with stainless steel screws or nails to prevent premature failure.

4. TERRACE EDGE UPSTANDS

4.1 EXISTING TERRACE EDGE UPSTANDS

The terrace is edged with granite capping stones laid along the footway. These originally had cast iron decorative railings inset. It is assumed that these railings were removed as part of WW2's war effort scheme to supply industry with metals.



Typical Terrace Edge Upstand



Terrace Edge with Failing Mortar (2024)



Mortar pointing/render displacement (2024)

These stones are set on a mortar bedding with mortar pointing. Over the years some of the bedding and pointing have become loose with a few stones now slightly displaced. This is noticeable in the areas of the steps down to the public footpath where the ground appears to have moved slightly.

Another area that has since become evident is the inside face of the wall/upstand where the render/pointing has failed and has broken away leaving exposed bare rubble. This will further deteriorate over time requiring more substantial repairs to be made.



Loose Capping Stone

This historical movement has led to the capping stones becoming loose.

This movement was more pronounced on the step edges where the cast bronze lions are mounted.

It is possible that the greater weight has caused additional movement.



Displaced Capping Stone and Bedding

The capping stones sit on the wall below which is made up of cut granite stones set with a mortar fill and pointing. Again like the capping stones some of the mortar has become loose and requires repair.



Loose Bedding, Pointing with Debris under stone

4.2 REMEDIAL WORKS TO TERRACE EDGES

It is recommended that the terrace edges and wall below are high pressure jet washed to remove any loose material such as pointing, dirt, weeds etc.

Any remaining loose mortar or pointing to the capping stones shall be removed leaving a clear stable substrate. The mortar bedding shall be reinstated along with new pointing to secure.

It is thought that this applies to approximately 10 capping stones.

The feature bronze lions' step capping's should ideally be temporarily removed and the foundations inspected to ensure they are secure. Loose bedding material shall be removed to leave a stable secure base.

If the base foundation is found to be insufficient, then concrete pad foundations are recommended. This would sit below the capping behind the walling edges and would be 150-200mm thick. The pad would extend out past the capping stone approximately 300mm inside the wall to provide a good secure mass to accept the stone.

When the foundations are cast the capping stones with lions can be replaced on a level bed of mortar or grout to level and secure. It may be prudent to secure the capping stones with two additional stainless steel pins set into the foundations with an epoxy grout.

The pointing of the lower wall section shall be inspected and loose sections of pointing shall be removed and repaired.

The rendered internal face of the upstand wall shall have the damaged render removed and the substrate checked for integrity. Where in poor condition the substrate shall be raked out and replaced with masonry/mortar mix. The internal face of the upstand shall be rendered with a suitable mortar mix.

5. LAMP FITTING REFURBISHMENT

5.1 EXISTING LAMP POSTS

The existing 6No cast iron posts and post top lanterns have been repainted as part of the Play Park works, however the lanterns and post internals have not been refurbished.



Typical Existing Column

Internally the posts are fitted with a standard highways arrangement of fused incomer, connection block and distribution cabling rising to the lantern. These fittings are showing signs of corrosion with rusted screws fixings and cable connections.



Existing Lighting Columns

The lanterns are non-original and have been replaced possibly in the past 20 years or so. Again, the lanterns are showing signs of corrosion with holed and pitted lantern shade, discoloured lantern diffusers and badly corroded support metalwork. It is not known if these fittings are operational.

5.2 REMEDIAL WORKS TO LAMP FITTINGS

We would recommend that Cornwall Highways are asked to inspect the fittings to see if the electrical supplies to each column are live.

The internal cut outs and switchgear should be replaced.

The post top fittings should be replaced with new replacement items. In researching we believe that the fittings are manufactured by 11:11 Lighting Solutions Ltd in Portsmouth.



Lighting Solutions Preston Light Fitting

The lamp fittings are thought to be their Preston Cradle model. With advances in lamp technology LED lamps should be installed to offer lower operating costs along with longer lamp life.

It maybe that some costs towards this refurbishment could be sought from Cornwall Council as part of their streetlighting budget?

6. ADDITIONAL TERRACE IMPROVEMENTS

As well as the recommended improvements mentioned above there are further enhancements that could be made to improve the space for public use or enjoyment.

6.1 CYCLE STORAGE

A further enhancement could be to omit some of the benches and utilise the space for cycle storage this could take the form of a wall mounted bike stand or ground mounted stainless steel hoops.



Stainless Ground Mounted Cycle Hoop



Wall Mounted Cycle Stand

Both methods would offer bicycle storage providing a further public enhancement.

This could be co-ordinated with the County's Beryl Bike scheme to provide a local hub.



Beryl Bikes

7. CONCLUSION

The recommendations outlined in this report, including surface replacement, drainage improvements, repairs to the planting bed dwarf walls, restoration of the terrace edges, and refurbishment of the lamp fittings, are essential to address these issues and improve the overall public space.

Additionally, the proposed enhancements, such as the introduction of cycle storage, would further contribute to the functionality and appeal of the terrace, ensuring that it remains a valuable space for both local residents and visitors to enjoy.

We recommend that the next steps include securing the necessary approvals and funding for the proposed works, followed by detailed planning and implementation. Collaboration with Cornwall Highways and relevant local authorities will be critical, especially with regards to drainage solutions and the impact of the works on surrounding infrastructure.

By undertaking these improvements, the Alexandra Play Park area and its raised terrace will not only be revitalised but also better equipped to serve the community for years to come.

We look forward to progressing this project and supporting Penzance Town Council in enhancing this important public space

End of report.

Daniel Wood

GPJ Consulting Engineers Limited

4-5 The Setons

Tolvaddon Energy Park

Camborne

Cornwall

TR14 0HX

Tel (01209) 612030

enquiries@gpjconsulting.co.uk

Penzance town Council
Promenade Refurbishment
Surfacing Project



Cost Estimate

Date 16/12/2024
Rev 0

1	Inspection of Drains	Area (m2)	Cost/m2	Cost £	
	Clearance of Drain Gully's			200	
	Rodding drain to main/soakaway			350	
	CCTV Camera Survey			350	
				£900	£900
2	Preparation of Site Working Area				
	HERAS Fencing (£220/wk for 16 weeks)			3520	
	Signage (site safety, public information)			150	
				£3,670	£3,670
3	Footway Works Preparation				
	Planing existing surface finish			3500	
	Works to level/repair finish			600	
	Works to remove old ironwork, raised access cover			1250	
	New cast iron gully's			3000	
	Draiage weep holes (if required)			1250	
	New concrete filled access cover & frame			540	
				£10,140	£10,140
4	Surfacing				
	Standard 30mm thick Black Tarmac laid across the footway	600	25	15000	
	Standard 30mm thick Red Tarmac laid across the footway	600	35	21000	
	Resin Bound 20mm thick single coloured finish	600	60	36000	£36,000
	Resin Bound 20mm thick multi colour/pattern finish (Cost dependant on pattern complexity)	600	80	48000	
5	Planting & Bed Dwarf Walls				
	Weedkiller Application to Planters			200	
	Removal of existing render and beading			2500	
	New stainless steel beading			400	
	Application of Render / Chipping finish to Park walls	115	75	8625	
	Application of render	16	75	1200	
				£12,925	£12,925
6	Terrace Edge Upstands				
	Pressure wash cappings and lower wall sections			800	
	Remove, clean and re-lay capping stones and repoint			3500	
	Rake out old mortar/render			950	
	Removal of Lion capping stones (Hiab/Crane Lift)			1000	
	Excavate fountations for stones			1200	
	Lay concrete pad foundation			2500	
	Re-lay lion capping stone on mortar bed (Hiab/Crane lift)			1500	
	Pointing repairs to lower wall			1850	
				£13,300	£13,300
7	Lamp Fitting Refirbishment				
	Replacement of lighting control gear			1500	
	6No new Preston Cradle Lanterns (TBC)			5500	
	Fitting Lamp Units			900	
				£7,900	£7,900
8	Additional Terrace Improvements				
	Wall mounted bike stand (supply & Install)			150 ea	
	Ground Mounted bike hoops with concrete pad fitting			450 ea	
	Building Cost				£84,835
	Excl VAT				
	Project Management				£8,484
	Estimated (10%)				
	CDM/H&S Management				£2,545
	Estimated (3%)				
	Detailed Design				£8,484
	Estimated (10%)				
	Project total				£104,347
	Excl VAT				

LEISURE AND AMENITIES COMMITTEE – 12 OCTOBER 2026**REPORT FOR DECISION****USE OF THE PRINCESS MAY RECREATION GROUND OFFICE BY LOCAL CHARITIES AND COMMUNITY GROUPS**

Culture	Money & Decision Making	Places & Resilience	People & Wellbeing	Facilities & Open Spaces
				
		✓	✓	

Recommendation:

Negotiations be entered into with PZN Youth, Trelya and Whole Again Communities to develop a lease agreement for the Princess May Recreation Ground office and storage containers, with said lease to be presented to the appropriate future meetings for consideration.

Background:

As previously reported, the Princess May Recreation CIC has now disbanded and the Council needs to formalise the continued use of both the office and storage containers on the Princess May Recreation Ground.

Following an Active Cornwall funded pilot this summer, providing youth work support and activity jointly delivered by Trelya, Whole Again Communities and PZN Youth, initial discussions have taken place about developing a youth café facility on Princess May Recreation Ground.

Wider use of the site has always been the Council's ambition and formalising community management and use of the facilities is also needed.

This Committee is therefore asked to support the Town Clerk and Leisure & Amenities Manager entering into negotiations with the named community partners to develop a lease arrangement for the Princess May Recreation Ground office and storage containers, with the final detail being presented to the appropriate committees and/or Penzance Council in future.

James Hardy
Town Clerk