

ITEM	DESCRIPTION	CONDITION	WORK REQUIRED	PHOTO REF	PLAN REF. NO.
North Boundary Wall	Stone boundary wall alongside Callington Road. Approximately 1.4m high. Predominantly granite stones randomly coursed with concrete copings.	Weed growth at junction with Callington Road.	Spray off.		
		Diagonal crack in wall.	Rake out and re-point crack.	P2	1
		Cement jointing between stones. Generally good. Localised areas where pointing poor, particularly around the vegetation growth. Pointing poor at gate abutment.	Remove vegetation and make good pointing to wall.	P3	2
		Areas along length of wall where there is some rotational displacement with wall slightly leaning over towards Callington Road but retaining wall structure remains stable.	Monitor over time.		
		Rotational displacement and outward bulge of wall caused by root growth of large specimen Monkey Puzzle tree.	Remove vegetation. Rake out cracks and re-joint wall in this displaced area. Monitor this area for ongoing progressive movement over time. Movement that has developed so far will be of longstanding. If movement progresses, install restraint strap to wall, to structural engineer's design.	P4	3
South Boundary St Stephens Road	Random stone boundary retaining wall between Victoria Gardens and St Stephens Road. Predominantly granite with granite coping stones.	Prolific vegetation growth from stone joints.	Remove vegetation. Rake out any defective joints and re-point. Make good any loose coping stones.	P5	4
		West end of this south boundary wall has noticeable rotational displacement leaning over St Stephens Road. Longstanding movement resultant from lateral pressure of retained park ground behind. Wall is elderly, not constructed with any backing drainage or weep holes.	Monitor this length of displaced wall for ongoing progressive movement. Displaced length approximately 30m to west boundary.	P6	5
West Boundary	West boundary from south end alongside No. 2 St Stephens Road. Wall or fence completely enshrouded in ivy. Only visible from park side.	Not visible.			

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	Boundary wall then turns to head west at rear of terrace of property St Stephens Road. Boundary hidden within large laurel bush bank. Boundary wall rubblestone slate and granite approximately 1.6m high.	Jointing almost completely worn away from wall.	Re-joint exposed lengths of stone wall complete.	P7	6
	West boundary stone garden wall part rendered and with brick top separating Victoria Park from Malvern House. Retained ground on park side. Random stone wall with slate capping. Wall visible from Malvern House car park entrance. Remains reasonably plumb and well jointed.		Maintain joints between stones over time. Re-joint cap stones and remove vegetation.	P8, P9	7
Railings and Gates	Metal swing gate west end Callington Road.	Gate swings shut but latch does not slide into keep. Corrosion of metalwork and paint poor.	Adjust latch. Prepare and paint.	P10	8
	Callington Road railings - galvanised powder coated or painted railings with posts and supporting brackets let into concrete coping of boundary wall.	Moss and algae on railings. Some chipping to powder coating. Bolt fixings all intact.	Clean railings and touch in paint or powder coating where missing.	P11	9
	Callington Road gate.	Metal gate with ornate finials on top. Hinges badly corroded. Gate swings but binds on tarmac and will not fully close.	Adjust hinge to pull gate plumb and allow to close into latch. Repair latch where loose.	P12	10
	East length of Callington Road railings older metal painted railings with ornate finial posts and bracket supports.	Metalwork generally in reasonable condition for age.	Cut back vegetation where encroaching and thoroughly prepare and paint metalwork.	P13	11
	Fore Street entrance gates. Pair of metal swing gates with floor hinge and gate hinge and large gate posts with arch head.	Gates do swing and latch shut. Metalwork corroded and paint poor.	Thorough preparation and painting including arch Victoria Gardens head.	P14	12
	St Stephens Road railings. Elderly metal railings with ornate finials, posts and brackets let into granite copings.	Many areas of more significant corrosion to these railings. General wear, corrosion and general deterioration of paint.	Detailed survey and replacement of badly corroded sections of metalwork. Subsequent thorough preparation and painting of railings complete.	P15	13
				P16	14
	St Stephens Road gate - metal swing gate with ornate posts.	Gate posts lean over towards St Stephens Road following general leaning of this length of boundary walling. Metalwork and paint in poor condition.	Monitor lean over time. Prepare and paint metalwork.	P17	15
Footpaths	North west corner - footpath tarmac surface.	Root growth from nearby tree affecting path. Lifting and cracked areas of tarmac. Trip hazard results.	Chop out tarmac cracks. Re-grade affected area and re-surface to remove trip hazards.	P18	16

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	East of Maurice Huggins room - 3no. Granite steps with metal handrail one side.	Metal handrail loose.	Re-bed handrail base. Consider installing additional handrail opposite side of steps to improve safety and greater compliance with Building Regulations.	P19	17
	Fore Street gated entrance section of footpath leading up into park.	Monkey Puzzle tree roots affecting tarmac surface. Cracked and broken. Uneven surface presents trip hazard.	Chop out cracked and uneven tarmac surface. Re-grade. Protect roots as necessary and surface to remove trip hazards.	P20	18
Monument	Granite stone plinth and monument Major General Sir William Penn Symons. Copper plaques.	Visually in good condition. Some missing jointing to base stones.	Re-joint where missing.		
Bandstand	Concrete base. Textured concrete block surrounding walls and concrete coping. Fronts monument and Fore Street approach.	Crack across floor slab. Stepped crack across length of walling.	Rake out cracks and re-joint.	P21, P22	19
Maurice Huggins Room	Roof.	Trapezoidal sheet metal. Good condition. Corrosion to sheet edges. Sheet laps and fixing bolts will be corroding.	Plan to overcoat sheet metal roof with specialist waterproof paint treatment to prolong longevity of sheet material.	P23, P24	20
	Fascias and Soffits.	PVC clad fascia boards. Boarded and painted soffits. Dirty.	Thorough clean and re-paint soffit boarding in due course.		
	Gutters and downpipes.	Length of white plastic gutter with white downpipe over gully. Adjacent soil and vent pipe with branch outlets over gullies.	Clean PVC. Water test and seal gutter joints.		
	External walls.	Masonry rendered and painted walls. Slate stone cladding east elevation. Large concrete beam across openings east side. Walls structurally stable, no significant cracking or movement.	Re-decorate previously painted render in due course.		
	Windows.	White or brown PVC double glazed windows with fanlight openers, PVC sills and canted slate under sill. Good visual condition.			
	Doors.	PVC rear door full panel. Door infill panel north elevation with cracked PVC face. Brown PVC principal entrance door east elevation.	Repair PVC fascia panels where damaged.	P25	21