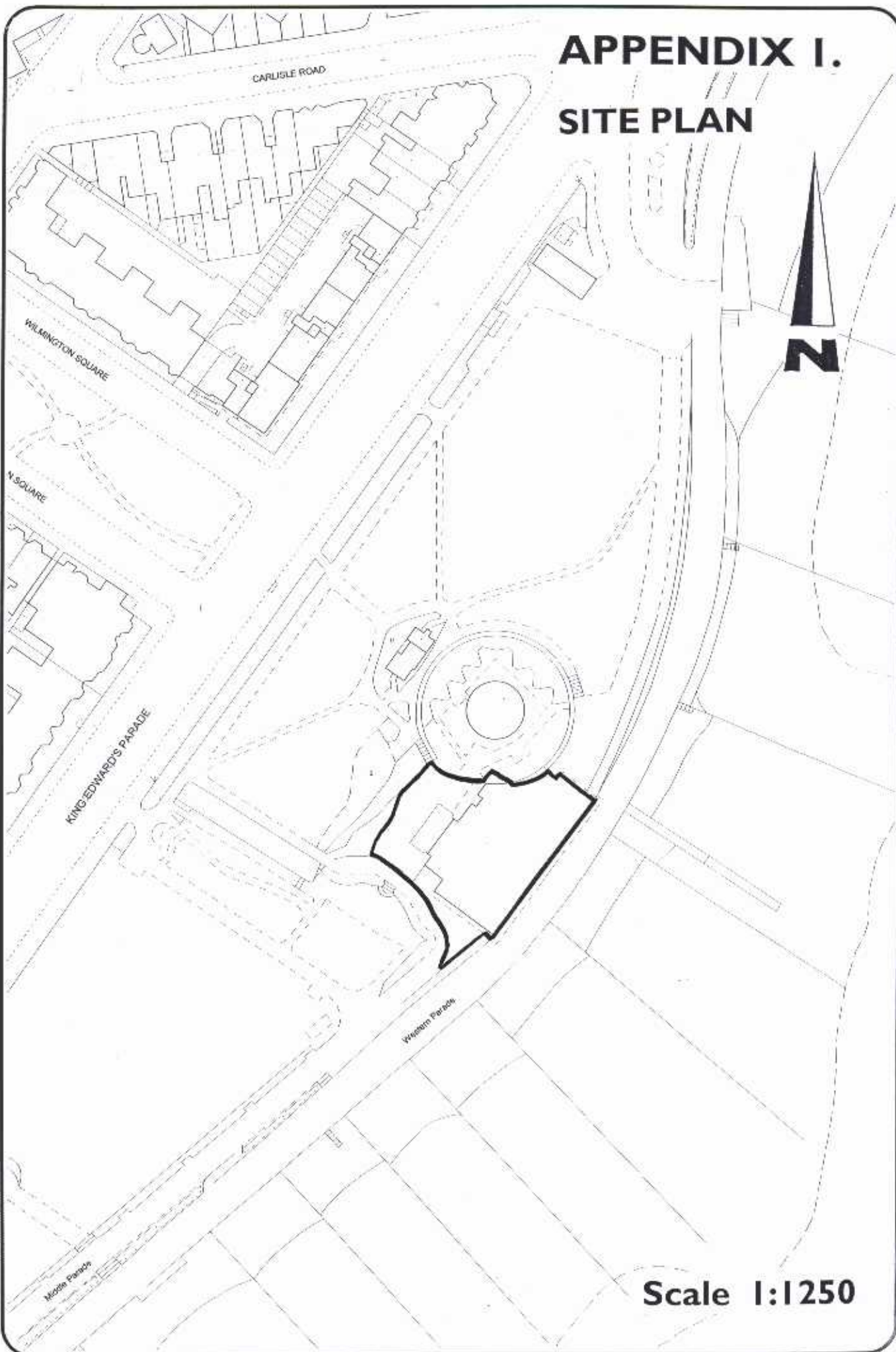


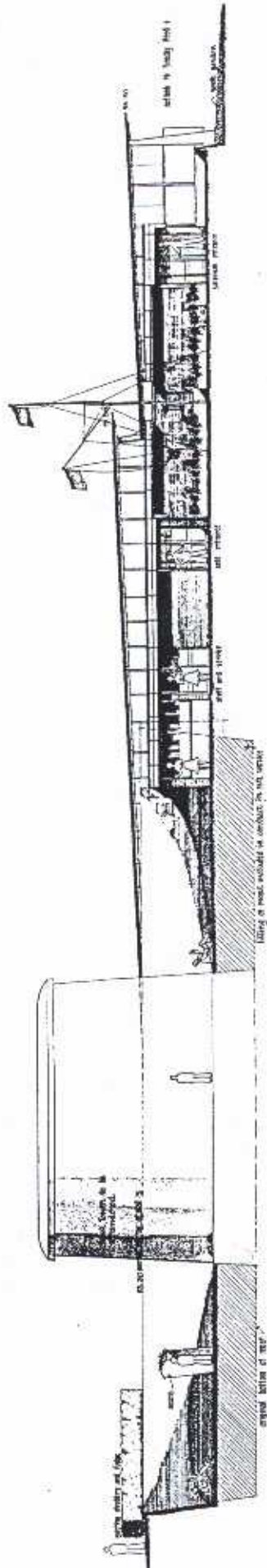
APPENDICES

APPENDIX I.

SITE PLAN



Scale 1:1250



Existing North West Elevation

Wish Tower Covenants

WISH TOWER COVENANTS

The Council is tenant of the Wish Tower and surrounding land under a Lease dated 1 June 1885, for a period of 999 years. The lease was granted by the Secretary of State for War but the Chatsworth Estate acquired the reversion in 1898 and now have the benefit of the covenants. Eastbourne Borough Council pay an annual rent of £15 per year.

There are many covenants found in the lease but those affecting use of the premises are:

- to keep the Wish Tower, other buildings and all walks, trees and shrubs in good condition
- to keep the property "solely and entirely for public walks and as a place for the recreation of the public save only for the occasional depasturage thereof with sheep or horses for the purpose of maintaining the herbage in a proper state and condition"
- not to "plough, dig, break up or convert into tillage any part of the property but to permit it to be used as a place of public recreation only....save only for the occasional depasturage thereof"
- not to "alter, remove, take or carry away any erection or building (then) standing or being" on the property, not to cut or remove the trees and shrubs then or thereafter on the property, except to transplant them to another part of the property, or for the purposes of thinning or tending them
- not without the consent of the lessor or his successors to "erect or build....any house, building, erection, wall or fence of any kind whatever, nor dig any ditch...." except as the lease permits.

In 1947 Chatsworth Estate gave a licence for the conversion of the Madeira Walk shelter for the sale of refreshments.

In 1960 the Trustees gave a licence for the erection of the Café and Sun Lounge in return for the following further covenants:

- the Café to be erected....shall not be used for the supply or sale of any commodities, articles or things, other than high class teas and refreshments to be served and consumed only at tables within the café or on the (proposed lawn)
- the sun lounge to be erected....shall not be used except as a place where people may rest in quiet shelter from the wind and get the benefit of sunshine and views permitted by the glass construction
- the corporation shall not supply or sell, or allow to be supplied or sold on any part of the....land:
intoxicating liquor in any form

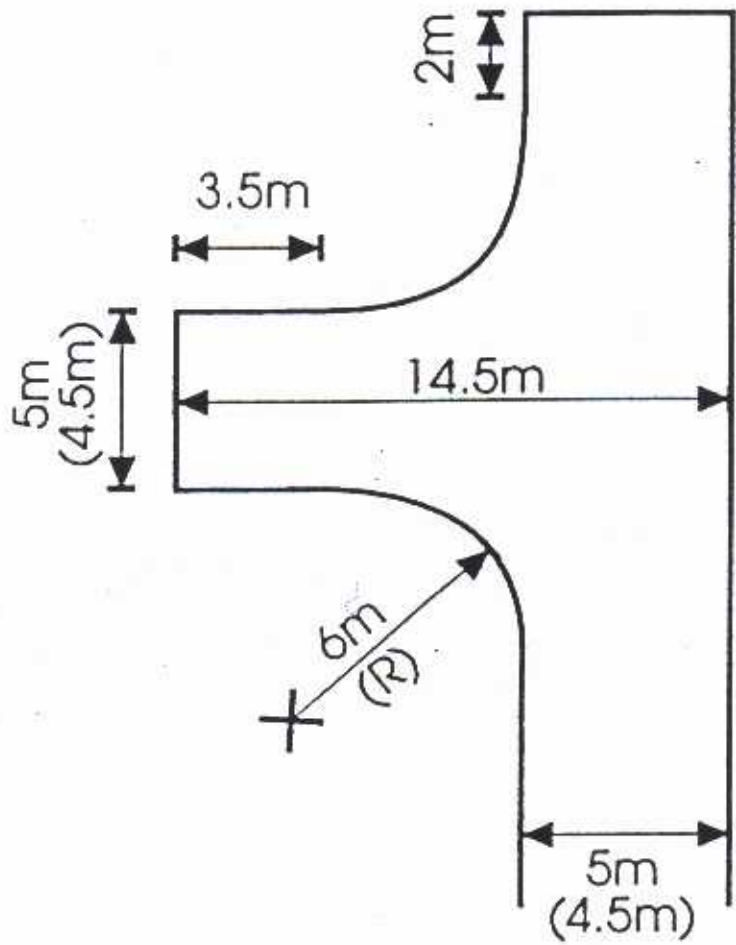
mineral water in bottles except for the consumption on the proposed lawn and in the proposed café
confectionery other than sweets, chocolates and ice cream
bread in loaf form as usually sold at a bakers shop
any other articles or commodities or things usually sold in shops but this shall prohibit the proposed café and the proposed lawn being used for the service and consumption of high class teas and refreshments in accordance with (provisions of sub clause I)

- no plate board or advert without the prior written consent of the lessors to be fixed or exhibited inside or outside or near to the...land so as to be visible from the outside thereof
- no illuminated adverts or signs of any kind except three signs of reasonable size, form and wording to be previously approved in writing by the lessor
- no automatic machine....for the sale of any goods of any kind or for games of chance or for entertainment or profit or for any similar purpose whatsoever
- no musical performance of any description shall be permitted on the ...land and no gramophone, wireless, television or other instrument shall be played or relayed on or from the...land and no loud speaker shall be used on any part of the....provided however that nothing in this sub clause shall prevent the playing of music in the café to be erected on the ...land by an orchestra which is appropriate to a café of this size and character
- no hawking, peddling, offering for sale, invitations to purchase or shouting of goods or prices of any goods or articles shall be allowed on any part of the land comprised in the lease.

APPENDIX 5.

**Extract From
East Sussex County Council
“Manual For Estate Roads”**

TURNING AREA



APPENDIX 6.

Photographs



SOUTH WEST ELEVATION



VIEW OF ENTRANCE FROM WEST



ENTRANCE FROM NORTH WEST



NORTH EAST ELEVATION



SEAWARD ELEVATION FROM SOUTH



SOUTH EAST ELEVATION