



Cambridge City Council

Project Appraisal		
Project Name:	Trumpington War memorial	
Area committee:	SOUTH AREA	23 rd June 2014
Report by:	Simon Payne, Director of Environment	
Wards affected:	Trumpington	

Recommendation/s

Financial recommendations –

The South area committee Chair is asked to approve the delivery and completion of this scheme, which is already included in the Council's Environmental Improvement Programme PRO 10B and section 106 programme.

- The total cost of the project is £ 30,000 funded from Environmental Improvement Programme, Cambridgeshire County Council, Cambridge City Council drainage revenue fund and informal open space developer contributions.
- The on-going revenue costs of the project are to be funded by both Cambridge City and Cambridgeshire County Councils.

Procurement recommendations:

The South Area committee Chair is asked to approve formal contractual appointment, delivery and completion of the project.

- Subject to:
 - The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract value.
 - The permission from the Committee Chair being sought before proceeding if the value exceeds the estimated contract by more than 15%.

Project Name: Trumpington War Memorial

1 Summary

1.1 The project

To undertake works to improve the condition and nature of the surfaces surrounding Trumpington War Memorial, a grade ii listed structure, including both soft and hard landscaping.*

Target Dates:

Start of procurement	April 2014
Award of Contract	July 2014
Start of project delivery	August 2014
Completion of project	October 2014
Date that project output is expected to become operational (if not same as above)	October 2014

1.2 Anticipated Cost

Total Project Cost	£ 30,000
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Cost Funded from:

Funding:	Amount:	Details:
Reserves	£ 0.00	
Repairs & Renewals (drainage)	£ 2, 500	<i>Contribution from drainage fund</i>
Developer Contributions	£ 11,000	Paragraph 2.6 in report**
EIP fund	£ 8,500	Proposed allocation
Cambridge County Council highway maintenance	£ 8,000	Existing allocation
Climate Change Fund	£ 0.00	
Other	£ 0.00	

1.3 Procurement process

A preferred contractor has been identified, and will be appointed subject to the approval of this decision. The preferred contractor was identified using a competitive quotation process, inviting three suitably skilled organisations to bid for the works.

2 Project Appraisal & Procurement Report

2.1 Project Background

Project Officers have undertaken a feasibility study into the options available for the improvement of the immediate surroundings of the Trumpington War Memorial.

Following advice from English Heritage and Cambridge City Council Conservation Officers, no works are proposed within this project that will directly affect the memorial.

The main constraints which must be addressed with any new proposal are summarised thus:

- Conservation/heritage status
- Quality of materials
- Accessibility
- Drainage problems

As well as being an important local and community focussed landmark with significant communal value, the memorial is also noted for its aesthetic value and creation by artist Eric Gill.

The memorial is a Grade II* structure which puts it in the top 5% of Listed Buildings in the country and therefore any works to it or its setting need to be appropriate to that status, and any proposed alterations to its setting should involve English Heritage and the War Memorials Trust, as well as local residents and groups.

The adjacent High Street has been repeatedly raised, creating a step cross fall in the footpath unsuitable for comfortable use by the public.

The cobbled surface is deteriorating significantly and a poor surface for users, in particular those with mobility impairments. It is also difficult to clean, exacerbating problems with detritus associated with poor drainage.

Localised flooding and a poor appearance is caused by blocked drains, depositing detritus from the surrounding area. Drainage problems have been identified in an architectural conservation report commissioned by the City Council, as far back as the 1960's. This suggests a recurring problem.

Officers are requesting additional funding to ensure that the scheme can address the above issues to an acceptable standard. Cambridgeshire County Council have committed £ 8,000 to the scheme to renew failing surfacing.

City Council officers have also contacted the War Memorials Trust to consider the possibility of additional funding towards the work. Officers are awaiting a response to this request. Should this be successful then a financial update will be given the area committee with an adjustment to the required funding.

A separate project, considering an additional name of Lt Jack Creek to be added to the memorial, is being developed separately to these proposals.

2.2 Design Statement

The following proposals have been subject to a variety of consultations and technical advice including Cambridge City Council Conservation Officer, English Heritage, engraving specialists, architectural conservation and historic reports, Trumpington local history society and residents association, as well as local ward members.

The proposed scheme provides a more geometric and formal arrangement of hard standing, slightly increasing the available standing area. The size and layout of the design relates directly to the memorial, and a more suitable space for memorial services.

Materials of a high quality have been chosen for this location, including clay Flemish clay pavers and Portland stone edgings. The Portland stone will match that of the memorial, and gradually age to match.

Historic and recurring drainage issues have been addressed by moving away from 'traditional' drainage and employing a Water Sensitive Design, integrated into the detailing of the space. Storm water will remain on the surface of the hard standing, where it will be directed towards a free draining grassed area by way of a 'rill' (a formal channel). This Rill will provide opportunity for future names or use of the memorial to give remembrance for other conflicts, where it is felt by the City Council that this may be appropriate.

Trumpington local historical society also intends to lead on the creation of interpretation panels to outline the memorial and locations history (there has been a monument here since the 1400's).

Comments from Cambridge City Council's conservation team on the proposal are as follows:

"The plans show what was discussed on site with English Heritage who, generally, approved of the proposed works. We agreed that they will make the structure more accessible to those who find the existing surface, the loose cobbles, a problem to traverse. It will also improve the drainage at the base of the memorial which has been a problem for a number of years. This will help to ensure that the fabric of the memorial will not deteriorate unduly.

The proposed use of the Belgian clay paviors, Vande Mortel SeptimA [our paving product], is a positive response to the proposed new, more accessible, surfacing. This is the same product as that which has been used around the base of the re-sited Grade II Listed war memorial in Hills Road, Cambridge, the Soldier. The obvious connection between the use of a material that has come from the area where the conflict of the First World War took place is poignant. To use the same material at the base of the Trumpington War Memorial will reinforce that connection and will create an additional link between the two memorials. In addition to the historic significance, the surface material is a good product which will weather well over time and will be a positive addition to the setting of the memorial.

The Conservation Team and English Heritage can support the change of material around the base of the Grade II* Listed Building

as, from looking at historic photographs, it does not appear to be the original surface. However, in order for a new treatment for the setting of the war memorial to be considered and supported, we would need to be content that an appropriate material, that enhanced the memorial rather than detracted from it, would be used. A material of inferior quality to the proposed Belgian pavors would not be supported by English Heritage, the War Memorials Trust or the Conservation Team at the City Council.

The local residents have also been involved with the proposed resurfacing of the area around the base of the memorial for a number of years. They are very keen to improve its accessibility and the drainage around its base. Hopefully they would welcome the use of a quality material in this location.”

Existing Image 1 – Prominent position of War memorial



Existing images 2 – showing footpath cross fall and poor condition of surface



Image 3. Proposed scheme

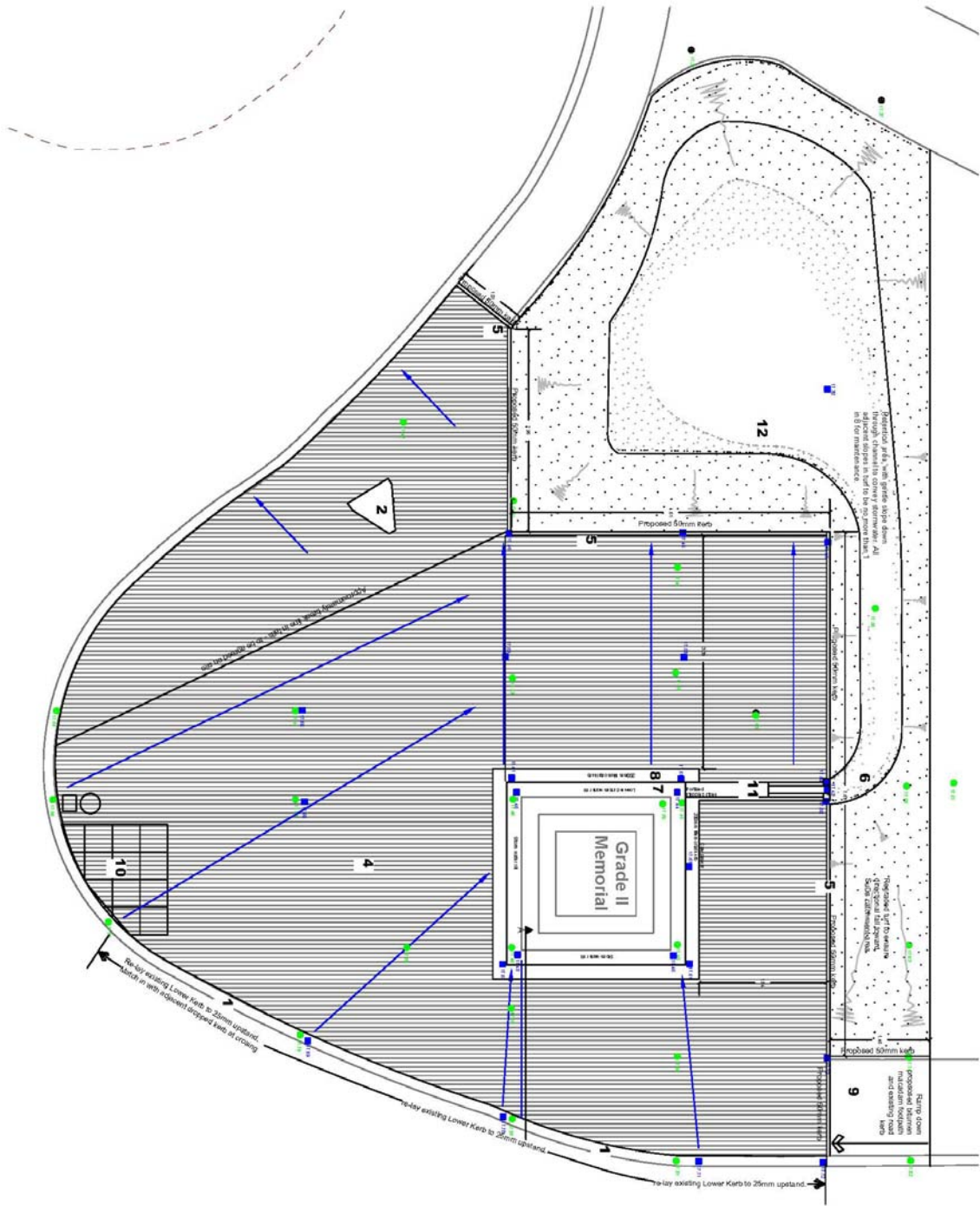


Image 4: Cross section through proposed new profile. The light grey line in the back ground shows existing, and the darker lines the proposed, flatter surface line.

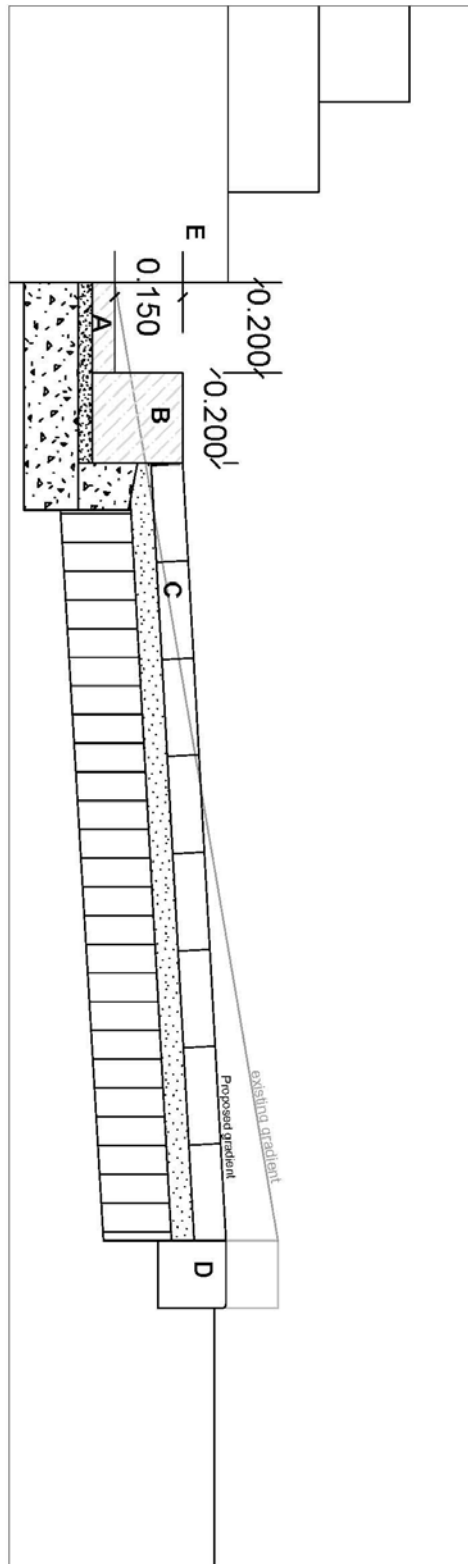




Image 5. Example of Portland stone edging and SeptimA clay pavor

2.3 Aims & objectives

To provide a high quality setting for this grade ii* listed monument

To alleviate drainage problems

To improve access conditions with paving underfoot

To improve access with flatter levels and cross falls

To have works complete by Remembrance Sunday 2014

2.4 Major issues for stakeholders & other departments

Consultation undertaken:

- Public

As part of the feasibility study, officers have issued drawings to the local residents association and local history society to compile what is considered to be a sensitive design for the location.

Following an approval for the increased budget, Officers propose to then consult more extensively, in the knowledge that sufficient funds are available for a suitable scheme. Mindful of the sensitivities surrounding works to war memorials, it seemed prudent to ensure that commitment to funding was available prior to raising expectation.

Specialist consultation has also included Cambridge City Council conservation and sustainable drainage teams, Cambridgeshire County Council highways manager and English Heritage.

- Members

The EIP was initially raised by members in Spring 2012.

Both Cambridge City and County Council ward members have been included in various update e-mails throughout the feasibility process to highlight new information or major design decisions.

2.5 Summarise key risks associated with the project

Non completion by Remembrance Sunday, and adverse media coverage

Lack of available funding and knock on effect to other potential EIP schemes. Members may be minded to allocate available Developer Contributions to this scheme to make up any budgetary shortfall.

Decline of the asset value if issues not corrected, resulting in a loss of quality and deterioration of surfacing.

2.6 Financial implications

a. Appraisal prepared on the following price base: 2013/14

b. Specific grant funding conditions are:

- See below

£ 8,500.00	EIP
£ 8,000.00	County contribution
£ 2,500.00	Cambridge City Drainage budget
£ 11,000.00	Informal Open Space Developer Contributions

c. Other comments

This project is not currently identified for financial support with developer contributions however this may be something that members wish to consider.

If the project appraisal is approved, it is envisaged that a contract for the works could be entered into by mid summer 2014.

2.7 Net revenue implications (costs or savings)

Revenue	£	Comments
Maintenance		
R&R Contribution		To be maintained by Cambridgeshire County Council
Developer Contributions		
Energy savings	()	See below
Income / Savings	()	
Net Revenue effect	£ 0.00	Cost

2.8 VAT implications

"There are no adverse VAT Implications for undertaking this project work."

2.9 Energy and Fuel Savings

(a) Is this project listed in the Carbon Management Plan?	No
	If 'No', move to Section 2.9.

(b) Estimated Annual Energy Cost Savings

Year 1	£ 0.00
Ongoing (£ per year)	£ 0.00
Anticipated project lifetime (years)	N/A
On what basis have you specified this project lifetime?	N/A

(c) Which cost centre energy budget should these savings be retrieved from?

Cost Centre Name	Cost Centre Number	Account code	Cost Centre Manager
N/A			
N/A			

(d) Monitoring of Savings

2.10 Climate Change Impact

Positive Impact			No effect	Negative Impact		
			Nil			

2.10 Other implications

The proposal makes a net improvement to access across the war memorial. This will affect all users.

There will be a temporary requirement for pedestrians to use the footpath to the rear of the war memorial, crossing Church Lane at an alternative location set back from the junction with the high street, as part of the works.

2.11 Staff required to deliver the project

Service	Skills	Total Hours
<i>Project Delivery and Asset team</i>	<i>Various</i>	<i>Approximately 60 hours</i>

2.12 Dependency on other work or projects

A separate project, to allow an additional name to be added to Trumpington War Memorial, is also currently under consideration.

Whilst independent of each other, these schemes can be undertaken at the same time with communications between contractors.

2.13 Background Papers

2.14 Inspection of papers

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Capital Project Appraisal - Capital costs & funding - Profiling

Appendix A

	2014/15	2015/16	2016/17	2017/18	Comments
	£	£	£	£	
Capital Costs					
Building contractor / works	30,000				
Purchase of vehicles, plant & equipment	0				
Professional / Consultants fees	0				
Other capital expenditure:					Officer time
Total Capital cost	30,000	0	0	0	
Capital Income / Funding					
Government Grant					
Developer Contributions	11,000				(See Appendix B)
R&R funding					
Earmarked Funds					
Existing capital programme funding	8,500				EIP programme
Revenue contributions	2,500				Drainage revenue
External contribution	8,000				cambridgeshire county highway maintenance
Total Income	30,000	0	0	0	
Net Capital Bid	0	0	0	0	Must agree to 1.2 above