

Tickenham Village Hall

8 April 2016

Proposed Improvements to Surface and Drainage for Tickenham Village Hall Car Park

Overview Existing Condition

Tickenham Village Hall is located in the centre of Tickenham on the North side of Clevedon Road. The Village Hall field is adjacent to the hall, and both are owned by Tickenham Parish Council.

The village hall was constructed in the 1960's and has car parking for 20 cars, laid to tarmac at the front of the building and a car parking for approximately 50 cars to the rear constructed from sub base with some loose limestone chipping surface dressing. There are three storage sheds on the Eastern side of the rear car park.

The rear car park follows the natural slope of the landform which rises gradually towards the high point of Cadbury Camp Hill. There is no drainage currently installed to the rear car park, with surface water running off towards Clevedon Road.



The dimensions of the rear car park are approximately 48 metres long measured from the rear of the village hall by 15 metres wide measured at the top end of the site with an overall surface area of 720m².

Existing Rear Car Park

The condition of the rear car park is stable but distressed with areas of rutting caused by surface run off and some areas of underlying sub base showing through. Temporary repairs have recently been undertaken to remove some of the major rutting areas and reduce potential trip hazards.



The soft material left by the removal of the tree and surrounding kerbs has been partially reinstated, but will need further work to bring to the standard of the surrounding car park.



The east side and top of the car park has over 2 metres of unusable surface due to infringement of undergrowth. Demarcation of the car park boundary with a post and rail fence will improve parking in this area.





The top area of the car park has been fenced following the completion of the children's playground and MUGA Pitch.



Existing Side Access to Village Hall

The entrance to the rear of the village hall has an ACO channel drain completely filled with debris and an area of fractured concrete and poor level detail.





There is ineffective surface water drainage to the front of the village hall access way.



Front Car Park

There are two poor quality and inferior duty manholes which have buckled under traffic.



Scope of Work for Car Park Improvement Proposals

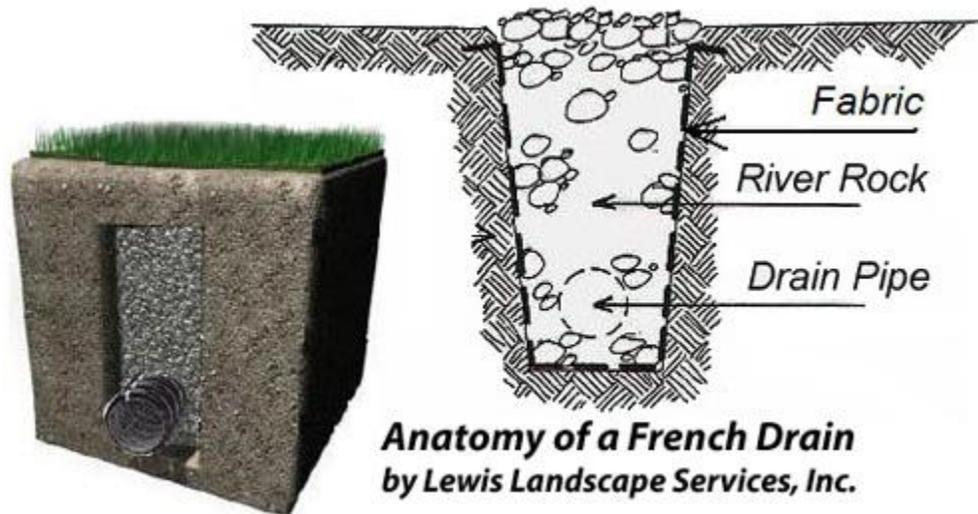
Install Improved Car Park Drainage

Consideration had previously been given to taking the surface water into the adjacent village field by means of channel drains and soakaways. However the adjacent property owner of the garage expressed concern over a potential risk to his business if surface water runoff from the village field (in extreme weather conditions) is allowed to enter his premises (as has happened on previous occasions I believe). We now propose not to increase the water catchment in the adjacent village field, and instead rely on the surface water remaining within the boundary of the village hall car park.

Therefore the surface water collected from the catchment area of the village hall car park will be taken to ground using a simple 'French Drain' construction comprising a deep trench, reinforced with a suitable geotechnical membrane and backfilled with clean stone chippings. This 'French Drain' will be installed in the area of the existing ACO type drain (which is too small and has long since blocked up and is completely ineffective).



Typical French Drain Detail



Improve Surface Condition of Existing Rear Car Park

In conjunction with digging the trench and laying the 'French Drain' media as detailed above the car park surface will need to be graded and stabilised, particularly areas that are rutted or degraded and finished with a suitable limestone chip surface dressing.

Remove overgrowth and debris from hedges and verges particularly the 2 metres of overgrowth at the top eastern side of the car park and reinstate with a suitable limestone chip surface dressing.



Improve Condition of Existing Side Access

The redundant ACO channel drain which is poorly positioned and will be removed an area of fractured concrete which requires removal and reinstatement with suitable asphalt surfacing.



Install Fencing to East Side of Car Park

A timber post and rail fence to be installed on the east side of the car park from the top of the field to the storage sheds to match the existing fencing.



Replace Existing Manhole Covers

The two existing manhole covers that are damaged will need to be replaced with suitable covers capable of withstanding the traffic loads experienced in the car park.



Summary of Works

- Remove old ACO Drain and Install 'French Drain' for Car Park Drainage
- Improve Surface Condition of Existing Rear Car Park
- Improve Condition of Existing Side Access - Resurface with Tarmac
- Install Fencing to East Side of Car Park
- Replace Existing Manhole Covers

General

Surplus topsoil and clean inert material can be deposited on site in the form of a shallow bund running alongside the east side of the car park but Contractors will be responsible for removal of any unused spoil and debris from site.

Health and Safety Considerations

The Village Field is a public space and Contractors will be expected to plan, organise and carry out any construction work in full compliance with all current Health and Safety legislation, Contractors should refer to the HSE Publication '**HSG151 Protecting the Public**' when planning the construction work with particular emphasis on excluding the public from construction areas, safety of machinery and safe excavation procedures.

Unidentified underground services may be present in the village field and prior to any excavations Contractors will carry out a ground investigation using CAT scans. Contractors should refer to the HSE Publication '**HSG47 Underground Services**' when planning the construction work.

An underground services survey of the car park could be completed independently by the PC and passed to Contractors during the tender process as part of the CDM Pre Construction information - the cost of this survey would be £250 - £300.

All construction work will be carried out in compliance with the Construction (Design and Management) Regulations 2015 (CDM 2015)

The Tickenham Parish Council will carry out the duties of the Client for the duration of the project, but will undertake no other duties in respect of planning or supervising any construction work.

CDM2015 places duties on Clients to make suitable arrangements for managing a project including making sure other duty holders are appointed, and making sure suitable welfare facilities are provided for the duration of the construction work. The Client must also ensure that sufficient time and resources are allocated for the project, and that relevant information is prepared and provided to other duty holders such as a below ground services survey or asbestos survey if necessary.

In my opinion this project will not meet the criteria for notification therefore will not be modifiable to the HSE under CDM 2015.

A Principal Designer will be required. A Principal Designer's main duty is to control the Health and Safety aspects of design during the pre-construction phase of the project. This appointment will need to be in writing.

As there will likely be more than one Contractor involved in the construction work a Principal Contractor will also need to be appointed in writing - this will normally be the main contractor carrying out the work.

The Village Hall will remain open for the duration of the project and Contractors will need to submit a detailed programme of works so that Village Hall bookings can be coordinated to avoid conflict.

Terms and Conditions of Contract

Contractors are to price the works on a Lump Sum Fixed Price basis to include supply of all materials, labour, and plant necessary to safely complete the works in a timely manner. A breakdown of the contract price will be required for Client information during the tender review process. Payment terms including any stage or milestone payments will be discussed and agreed with the successful Contractor prior to the award of contract.

Paul Loader
Chairman - Tickenham Village Hall Management Committee
Email: paul.loader@gmail.com
Mobile:-07706 632755

Jacklands House
Jacklands Bridge
Tickenham
BS21 6SG