



The Educational Foundation of Abigail Bailey and Ann Levett



Grant Application – Car Park Drainage Improvements

Summary of the Application

The Trustees of the Educational Foundation are proposing to improve the drainage of the car park at Chelveston Village Hall and are seeking a grant of up to **£1,800** from the Foulger Trust to achieve this. Over the winter we had to shut off 25% of the car park for nearly 6 weeks. Some of the Village regulars have resorted to on-street parking outside the Village Hall and School House. This is obviously an unwelcome development for all users of Caldecott Road at night. It is less safe for the Village Hall users and for drivers. The issue was raised by concerned residents at the April 2018 Annual Parish Assembly.

Background



We have managed well since 2013 with natural drainage and the “mesh” which strengthens the grass surface. However, the increased rainfall last winter and this spring have made it clear that existing drainage arrangements need to be improved.

The photograph (taken on 31st May 2018) shows the pooling of water after only 2 hours rain. During the winter downpours, the puddles extended across the track and on to grassed area shown. This whole area was coned off for weeks at a time. The surface was still resilient to damage from cars, but the water made the area muddy and less safe to walk on.

Most other areas of the car park were not affected, but many users have declined to park on the car park, assuming that the cones indicated a wide spread problem. They have started parking again on the road and the verge, creating hazards for drivers on Caldecott Road.

The car park of Chelveston Village Hall was created from a field purchased in late 2012 using funds realised from the sale of endowment investments. The design of the car park was constrained by two factors:

- (a) the original planning permission and subsequent planning inspector decisions,
- (b) available funds.

The consequence of (a) was that the car park must be a grassed surface and must maintain a rural, unbuilt aspect when viewed from the road. The consequence of (b) was that a very limited drainage scheme was installed, relying on a land drain running along a line to the left of the puddles above terminating in a soak away near the fence. A similar arrangement is in place at the other end of the car park.

At the far end, the scheme works well with water percolating through the soak away into the surrounding soil and the field behind. The grass in that area grows very quickly as a result!

However, near the road, the subsoil has a clay base and percolation tests at the time showed that drainage would be slower. As a result, a bigger soak away was installed at that end. Unfortunately, with the prolonged rainfall last winter, this soakaway is no longer sufficient as the water table is now much higher, with much of the ground in Chelveston and Caldecott being saturated.

The Proposed Solution

A new 33m land drain will be installed alongside the old one, running along the line of the puddles above. This will pass under the fence and terminate in an existing gully in the verge. This gully discharges naturally into the ditch opposite. A laser measurement has shown that there is sufficient “fall” from the lowest point of the car park to the invert of the gully outlet. A rodding eye will be installed at the car park end of the new land drain so that it can be kept clear of silt. The land drain will be wrapped in Terram membrane and buried in a coarse gravel filled channel. The surface will be finished in 20mm gravel and then the whole car park will be re-dressed with fresh gravel to fill in any holes and dips.

This solution allows for future remedial works if the problem persists. It will be possible to cut herringbone slots through the mesh into the turf. These can be filled with lines of gravel leading back in the correct direction to the new land drain. This will still maintain the grassed “rural” feel to the car park.

Quotations

Two quotations have been received from contractors with whom we have previously worked:

Rowan Groundworks Ltd

Dig out area as discussed and insert new drainage which will be connected to the main gulley at the front of the car park, insert new rodding access and inspection chamber. Make good and re gravel.

Price: £2431.00 plus VAT (£2,917.17)

F&F Contracting Ltd

Materials 6 lengths perforated pipe 4 collars 1. 45 bend
1 rodding eye
3 ton large gravel
4 ton 20mm gravel
Terram to cover pipe
Plant JCB & whacker
Trailer to remove spoil
Labour

Price: £1140.00 plus VAT (£1,368.00)

F&F Contracting did a more detailed on site inspection, including opening up the existing gully. They then provided a more detailed breakdown of materials required and pointed out that the inspection chamber proposed was not needed as the existing gully chamber was large enough to fulfil this requirement. F&F Contracting also located the water main and have allowed for dealing with this. We proposed accepting this quotation.

In addition, we have allowed for **£300** for redressing the whole car park with 200mm gravel (previously supplied by A. V. & D. Camp – see [2017.V051](#)) and a 10% contingency to deal with anything uncovered during the dig.

The maximum proposed expenditure would be **£1,668 + 10% contingency = £1,835**. The Foundation is seeking a grant of £1,800 towards this but in the event that the sum spent is less than expected, it would refund the balance to the Foulger Trust.

Financial background

During 2017, the Trustees of the Educational Foundation of Abigail Bailey and Ann Levett undertook an extensive refurbishment of School House, with the support of a grant and loan from the Foulger Trust. The outstanding loan at the end of June 2018 will be **£5,974**. It is being repaid with compound interest of 1.5% p.a. via a monthly standing order of **£460** financed from the monthly rental on the property.

During 2018, the Trustees have invested **£6,400** in a sound system, with the assistance of a grant from the Wind Farm Trust of £3,000 and the Foulger Trust of £2,000. The performance of this system has exceeded our expectations and it is very popular with the Hall users. It is now in use for at least 120 hours a month.

After this period of heavy investment, the Foundation has cash reserves of nearly **£13,700** at the time of making this application, having paid off £2,700 of the outstanding loan from operating cash flow. Overall, including the loan repayment, the Foundation was budgeting to make a small surplus of around **£700** in 2018. However, the recent break-in cost nearly £500 and grass cutting costs are running well ahead of budget, given the prolific growth. The Foundation, is now expecting to make a small loss in 2018.

The proposed drainage improvement works were not including in the budget prepared last autumn as the problem had not arisen. However, the issue was raised by residents at the Annual Parish Assembly, with a request that improvement works be undertaken before next winter.

The Trustees of the Educational Foundation are therefore asking for the financial support of the Foulger Trust and would ask that this application be considered at the next meeting of the Trustees.

Melvyn Wooding

Chair of the Trustees