

Area Committee – Neighbourhood CIL Funding Application Form

Title	Summerside Primary Academy
Raised by (Councillor):	Cllr Ann Hutton
Ward:	Woodhouse
Member Request:	Summerside Primary School
Funding Requested	£58,577.05
<p>Funding Requested: £58,577.05</p>	<p>Scheme Community Benefits</p> <p>We are working towards becoming a Family Contact Centre, run by CAFCAS, where separated parents can spend high quality supervised time with their children, using our buildings, extensive grounds and the outdoor play equipment to spend quality time together during contact or while waiting for contact to begin. We have a former-site manager’s house onsite which may be particularly suited to this as it provides a homely setting. There is not a local Contact Centre which families can use, so children and separated parents currently have to travel far to spend time together. This will greatly benefit families in the local area.</p> <p>Please note: One of our partner organisations is planning a different project for community use at the back of our site, bordering Summers Lane, on community access land which will include a Community Garden and Community Outdoor Gym.</p> <p>We are also hoping to enter into an arrangement with a local Football Club where they will secure external funding, sign a long lease with us and install improved pitches on our field for weekend lets, which will increase weekend use and bring in additional income for Summerside. We plan to use some of this additional income to transform a derelict building near to our field into toilets and</p>

changing rooms.

All weather soft surface under existing play equipment £21,286.50+VAT
Current equipment with grass beneath



New “trim trail” selected by school council with all-weather soft surface
soft surface total £21,336 +VAT including equipment and wet pour



Early years climbing equipment £10,629.36+VAT



Total 3 projects above: £53,251.86+VAT

10% Contingency for installation of equipment: £5,325.19 of net amount
To be returned to Barnet Council if not needed

Total requested: £58,577.05 (We will claim the VAT back, so we are only requesting for the net amount)

In consultation with (e.g. named Officer):

- Is within the parameters outlined in CIL statutory and regulatory definitions
- Falls within the CIL Funding Priorities agreed by the relevant Area Committee
- Links to priorities in any existing Council policy or strategy and/or whether any insight and intelligence may support the application
- The scheme has considered any potential impact on the Council's Strategic portfolio

The organisation

Summerside Primary School is located on Crossway, North Finchley. Our school motto is Creating excellence – Inspiring success for all.

Summerside is a two-form entry school from Reception to year 6 and has a Nursery for children from the term after they are 3 with 26 full-time places. There are 430 pupils on roll and 60 members of staff. Children at the school are aged between 3 – 11 years.

Although the school site sits in an area of broadly average deprivation, our pupil base has a diverse social intake which averages out into the top 20% of school

including those considered for strategic CIL funding

- The scheme has no ongoing incremental revenue costs to the Council
- That the scheme budget is forecast accurately
- That the scheme deliverability has been assessed to ensure it can be resourced and successfully implemented
- That the scheme outcomes and benefits have been assessed including benefits for the wider community and/or including those with protected characteristics under the Equalities Act 2010

And Area Lead Officer (NAME), on (DATE):

nationally for deprivation. The proportion of children eligible for support through Free School Meals is above average at 30%.

We are proud to serve such a dynamic community and we celebrate its rich linguistic and cultural intake.

- There are 40 languages spoken at Summerside.
- 70% of pupils at Summerside Primary speak English as an Additional Language (EAL), which is significantly higher than the national average. In addition, a large proportion of our parents also do not speak English as a first language.
- The proportion of pupils identified as SEND is 22.27%. Summerside is home to Barnet's specialist primary provision for Deaf children. All children at Summerside benefit from learning British Sign Language. There are 28 pupils with EHCP plans (6.5%). We recognise that both figures are above significantly above national averages.

Although the above contextual information outlined brings with it a range of challenges and barriers to learning, we recognise that by understanding the challenging circumstances many of our children live in and the experiences they have given us a clear starting point for creating a curriculum that can harness their strengths and experiences and add in those that many would typically miss out on.

Many of our families live in insecure rented or houses of multiple occupancy where privacy and outside space are difficult to access. Between The school also provides opportunities for the local community to enjoy the playground facilities.

The scheme

Installation of **wet pour under our existing play equipment** so it can be used all year

Quote 1: Abacus / £21,286.50 / 5 January 2023

Quote 1: DCM surfaces / £21,582/ 5 August 21 uplifted by 10% to account for the date of the quote

Quote 3: RTC safety surfaces LTD/ £23,561/ 19 May 2022) uplifted by 5% to account for the date of the quote

The preferred supplier are Abacus and b RTC safety surfaces LTD based on the responsiveness and efficiency seen so far as well as cost. Both contractors are approved as reliable and trusted suppliers by our Trust, Reach2, which means they are financially secure, have a track record of working with schools to complete projects, have relevant safety checks in place, etc. Due to costing we would pick Abacus as our first choice.

Installation **a trim trail and wet pour under the play equipment** so it can be used all year

Quote 1 – Fawns/ 21,336/ 22 December 2022 and includes a 5% price increase from February

Quote 2 - Abacus/ £24,885.15/ 5 January 2023

Quote 3 - Caloo Ltd /24,705/ 16 June 2022 uplifted by 5% to account for the date of the quote

The preferred supplier are Fawns and Abacus based on the responsiveness and efficiency seen so far as well as cost. Both contractors are approved as reliable and trusted suppliers by our Trust, Reach2, which means they are financially secure, have a track record of working with schools to complete projects, have relevant safety checks in place, etc. Due to costing we would pick Fawns as our first choice.

Installation of Early Years climbing equipment

Quote 1 – Company Fawns/ £10,629 / 22 December 2022 and includes a 5% price increase from February

Quote 2 – Online playgrounds / £13,321/ 17 October 2022 uplifted by 5% to account for the date of the quote

	<p>Quote 3 - Duncan and Grove / £18,449.20/ 2 November 2022</p> <p>The preferred supplier is Fawns as they are one of the Reach2 preferred company as they have done similar work in other Reach2 school at good standards. Due to costing we would pick Fawns as our first choice.</p> <p>Contingency for the play equipment projects at 10% to be returned to Barnet if not needed: £5,325.19 of net amount due to constantly rising costs and uncertainty built into any construction project</p> <p>The budget is supported by a design and quote from a supplier specialising in the delivery of school playground schemes. Funding will be provided as a grant and delivered by the school.</p> <ul style="list-style-type: none"> • The budget is within the range of NCIL awards reviewed/approved at Area Committee. • The scheme is eligible for CIL expenditure as infrastructure. • The scheme is within the priorities as set out by the Area Committee
<p>Any additional information (please list any documents here to be published with the agenda, or circulated to the Committee):</p>	

Area Committee – Neighbourhood CIL Funding Application Form

Title	Brunswick Park – Playing Facilities
Raised by (Councillor):	Cllr Paul Lemon
Ward:	Brunswick Park
Member Request:	Brunswick Park – new play equipment and additional fencing
Funding Requested (£):	£35,000 (Greenspaces)
In consultation with (e.g. named Officer): <ul style="list-style-type: none"> • Is within the parameters outlined in CIL statutory and regulatory definitions • Falls within the CIL Funding Priorities agreed by the relevant Area Committee • Links to priorities in any existing Council policy or strategy and/or whether any insight and intelligence may support the application • The scheme has considered any potential impact on the Council's Strategic portfolio including those considered for strategic CIL funding • The scheme has no ongoing incremental revenue costs to the Council • That the scheme budget is forecast accurately • That the scheme deliverability has been assessed to ensure it can be resourced and successfully implemented • That the scheme outcomes and benefits have been assessed including benefits for the wider community and/or including those with protected characteristics under the Equalities Act 2010 	<p>Cllr Lemon is requesting £35,000 for the purchase and installation of new play equipment and additional fencing for the Brunswick Park playground facilities.</p> <p>A site visit has been undertaken by Greenspaces officers with the Cllr and a budget sum advised based on similar schemes undertaken by Barnet approved contractors.</p> <p>Total £ 35,000 <i>(includes contingency and officer project time – and any surplus funds will be returned to the committee budget)</i></p> <p><u>Community Engagement / Benefit</u> Greenspaces will organise an engagement activity with Brunswick Park School (located beside the play area) to ensure that the right equipment is selected. The officer advice is that no full public consultation is required for the proposed scheme.</p> <p>The additional equipment will provide a focus for toddlers which is currently under provisioned.</p>
And Area Lead Officer (NAME), on (DATE):	
Any additional information (please list any documents here to be published with the agenda, or circulated to the Committee):	The scheme costs and delivery of the project have been agreed

	with Greenspaces Officers – Mat Gunyon.
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Area Committee – Neighbourhood CIL Funding Application Form

Title	Halliwick Recreation Ground – environmental project																
Raised by (Councillor):	Cllr Pauline Coakley Webb																
Ward:	Friern Barnet																
Member Request:	Halliwick Sustainable Urban Drainage System (SUDS)																
Funding Requested (£):	£50,000 (Greenspaces)																
<p>In consultation with (e.g. named Officer):</p> <ul style="list-style-type: none"> Is within the parameters outlined in CIL statutory and regulatory definitions Falls within the CIL Funding Priorities agreed by the relevant Area Committee Links to priorities in any existing Council policy or strategy and/or whether any insight and intelligence may support the application The scheme has considered any potential impact on the Council's Strategic portfolio including those considered for strategic CIL funding The scheme has no ongoing incremental revenue costs to the Council That the scheme budget is forecast accurately That the scheme deliverability has been assessed to ensure it can be resourced and successfully implemented That the scheme outcomes and benefits have been assessed including benefits for the wider community and/or including those with protected characteristics under the Equalities Act 2010 <p>And Area Lead Officer (NAME), on (DATE):</p>	<p>Cllr Pauline Coakley Webb is requesting funding for Halliwick Recreation Ground.</p> <p><u>Outline</u> The Council as the Lead Flood Authority (LFA) has been working in partnership with the Friends of Halliwick Recreation Ground to design and develop a SUDS for the park. This new asset will help to protect 33 homes from the risk of flooding from surface run off as well provide a new habitat and ecological asset for the park.</p> <p>The Council has secured external funding through Thames Water and The Environment Agency for the delivery of the scheme, the Council is also partner funding the scheme from its existing capital programme however the scheme has a shortfall of £50,000.</p>	<table border="1" style="width: 100%; border-collapse: collapse; margin-top: 20px;"> <thead> <tr> <th style="text-align: left;">Item</th> <th style="text-align: right;">Expenditure</th> <th style="text-align: right;">Funding</th> </tr> </thead> <tbody> <tr> <td>Scheme Costs</td> <td style="text-align: right;">£750,000</td> <td></td> </tr> <tr> <td>Barnet Capital Programme</td> <td></td> <td style="text-align: right;">(£225,000)</td> </tr> <tr> <td>External Funding</td> <td></td> <td style="text-align: right;">(£475,000)</td> </tr> <tr> <td style="text-align: center;">TOTAL</td> <td style="text-align: right;">£750,000</td> <td style="text-align: right;">(£700,000)</td> </tr> </tbody> </table>	Item	Expenditure	Funding	Scheme Costs	£750,000		Barnet Capital Programme		(£225,000)	External Funding		(£475,000)	TOTAL	£750,000	(£700,000)
Item	Expenditure	Funding															
Scheme Costs	£750,000																
Barnet Capital Programme		(£225,000)															
External Funding		(£475,000)															
TOTAL	£750,000	(£700,000)															

At a previous meeting of the committee funding was allocated to Halliwick Recreation Ground for a number of workstreams including the provision of Multi Use Games Area goals. Due to other parallel projects which meant a space was no longer available for the goals the Greenspaces Team and Friends Group agreed to hold off order the units. As such it is proposed that the unspent funding of £7,200 which was to fund the goals be reallocated as a contribution towards this scheme as follows;

Item	Funding
Reallocated Goals Funding	(£7,200)
Additional Funding request	(£42,800)
TOTAL	(£50,000)

The scheme was developed following a series of consultation and engagement activities and events with the local stakeholders and residents. The final design has been priced by a quantity surveyor and is planned for procurement in early 2023.

The final design and works specifications include improvements across the wider park such as bins, benches and footways. From the beginning of the scheme the Friends of Halliwick Recreation Ground have been involved with scheme and have shown their support of the scheme and specifically have noted that the con-design approach was well managed and welcomed by all.

Links to priorities

This proposal links to the Committee's key priorities of community engagement by:

	<ul style="list-style-type: none"> • bringing a range of people and organisations from the local area together • sustainability with the focus on developing a new draining and ecological asses in the park; public health thorough the well-being benefits of both the communal activity and for residents visiting the park • and community safety by building community connections and increasing the number of people and activities in the park.
<p>Any additional information (please list any documents here to be published with the agenda, or circulated to the Committee):</p>	<p>The scheme has been reviewed for delivery and the budget by Ruchi Sayal – Senior Flood Risk Manage, Highways & Matthew Gunyon – Head of Greenspaces.</p>

Area Committee – Neighbourhood CIL Funding Application Form

Title	Warm hub for the Green Man
Raised by (Councillor):	Arjun Mittra
Ward:	East Finchley
Member Request:	Warm Hub Scheme - Furnishings & Refurbishment, running costs, staff costs, advertising and food costs for cost-of-living scheme.
Funding Requested (£):	£15,260
<p>In consultation with (e.g. named Officer):</p> <ul style="list-style-type: none"> • Is within the parameters outlined in CIL statutory and regulatory definitions • Falls within the CIL Funding Priorities agreed by the relevant Area Committee • Links to priorities in any existing Council policy or strategy and/or whether any insight and intelligence may support the application • The scheme has considered any potential impact on the Council's Strategic portfolio including those considered for strategic CIL funding • The scheme has no ongoing incremental revenue costs to the Council • That the scheme budget is forecast accurately • That the scheme deliverability has been assessed to ensure it can be resourced and successfully implemented • That the scheme outcomes and benefits have been assessed including benefits for the wider community and/or including those with protected characteristics under the Equalities Act 2010 <p>And Area Lead Officer (NAME), on (DATE):</p>	<p>Our aim is to provide a free, warm and welcoming space for Peabody and local residents who are struggling with the cost of food crisis, isolation or the estate's failing heating systems. The Green Man N2 Warm Hub and its associated activities will be inclusive, non-judgmental and adhere to safeguarding regulations.</p> <p>This is a request for a one-off set of support because of the nature of this winter's cost of living crisis, and there are no on-going costs of this project.</p> <p>The detailed scheme and budget are outlined in the supporting documentation below.</p>

Any additional information (please list any documents here to be published with the agenda, or circulated to the Committee):

Please see attached document in the application below.

Green Man N2 Warm Hub

Vision, Partners & Costings

VISION		
Aim	Our aim is to provide a free, warm and welcoming space for Peabody and local residents who are struggling with the cost of food crisis, isolation or the estate's failing heating systems. The Green Man N2 Warm Hub and its associated activities will be inclusive, non-judgmental and adhere to safeguarding regulations.	
Strategy	<p>Our approach:</p> <ul style="list-style-type: none"> • Launch a new Warm Hub Lounge (using Meeting Room 1 & 2 in the Green Man) to be available two mornings and afternoons each week. In addition to a heated space, refreshments and regular activities, each session will also offer a specialist benefits advisor. • Relaunch Free Food Fridays: serving a simple hot meal every Friday at teatime. • Introduce a weekly Grocery Bag Bingo at Hope North London's Coffee Morning • Add Warm Hub related activities into other existing groups <p>Promotion:</p> <ul style="list-style-type: none"> • Print flyers for Warm Hub Lounge, Free Food Fridays and HNL Coffee Morning. • Advertise existing activities and groups that already run at the Centre which relate to warm hub activities. • Register at warmwelcome.uk and with similar networks <p>Review:</p> <ul style="list-style-type: none"> • This initial pilot will be run for three full months (January to March 2023), then reassessed and any changes needed will be made. 	
PARTNERS		
Green Man Management Group	Space, volunteers, H&S, advertising and equipment	
Peabody	Volunteers and funding	
Barnet Council	Funding	
Hope North London	Equipment, resources, knowhow and existing activities	

COSTINGS		
Grocery Bingo	12 sessions, feeding 25 households, cost per session £100	£1200
Free Food Friday	12 sessions, feeding 75 people at each session, cost per session £200	£2400
Warm Hub Lounge refurb	New furniture and soft furnishings Peabody will repaint meeting room 1 & 2	£6500
Warm Hub Lounge running costs	4 session for 12 weeks, cost per session £20	£960
Benefits Advisor	4 sessions for 12 weeks £3,200 - based on annual cost of £30,000pa plus on costs	£3200
Advertising	Revamp existing advertising, both paper and online, launch Green Man N2 Warm Hub social media including Facebook page	£1000
Total cost		£15,260

Area Committee – Neighbourhood CIL Funding Application Form

Title	St Mary-at-Finchley landscape improvements to the churchyard adjoining Hendon Lane, as a gateway to Finchley Central Town Centre
Raised by (Councillor):	Dan Thomas
Ward:	Finchley Church End
Member request:	Lifting and relaying York stone forecourt, new layout of adjacent section of churchyard including paths, benches, boundary treatment and planting. This is to improve safety and accessibility, encourage greater use of the space by the public and facilitate use by neighbours Barnet Mencap, for outdoor meetings and horticulture training. Also a new path link to Church End Gardens.
Funding Requested (£):	£138,300 (55% of project costs)
<p>In consultation with (e.g. named Officer):</p> <ul style="list-style-type: none"> • Is within the parameters outlined in CIL statutory and regulatory definitions • Falls within the CIL Funding Priorities agreed by the relevant Area Committee • Links to priorities in any existing Council policy or strategy and/or whether any insight and intelligence may support the application • The scheme has considered any potential impact on the Council’s Strategic portfolio including those considered for strategic CIL funding • The scheme has no ongoing incremental revenue costs to the Council • That the scheme budget is forecast accurately • That the scheme deliverability has been assessed to ensure it can be resourced and successfully implemented • That the scheme outcomes and benefits 	<p>Officer Engagement:</p> <p>This application has been discussed with and is supported by Philip Hoare (Assistant Director, Parking and Area Lead Officer). Discussed at a meeting on 14 October 2022 and subsequently. Also supported by Tess Warburton, Town Centres Investment Manager, with many discussions during 2021 -2023. Also discussed with Daima Aromolaran, 14 October</p> <p>Alignment with the Corporate Plan and Area Committee Priorities:</p> <p>The benefits of the project are within the statutory CIL parameters and comply with the current Corporate Plan, as explained on page 2.</p> <p>Benefits also align with emerging themes of the new Corporate Plan and East Area Committee priorities, both of which are due to be finalised following recent consultation. In particular, benefits comply with the following principles of area committee priorities:</p> <ul style="list-style-type: none"> • Public mental health including access to high quality green space • Collaboration with strategic partners • Community Engagement – please see details of consultation held at neighbourhood level below • Placing Shaping – identifying opportunities to promote sustainability opportunities within the

<p>have been assessed including benefits for the wider community and/or including those with protected characteristics under the Equalities Act 2010 And Area Lead Officer (NAME), on (DATE):</p>	<p>place</p> <ul style="list-style-type: none"> • Natural environment and biodiversity – investment in our natural environment which will have a positive impact on sustainability goals
<p>Any additional information (please list any documents here to be published with the agenda, or circulated to the Committee):</p>	<p>SMAF Concept Design Site Wide</p>

The case for funding

Objective

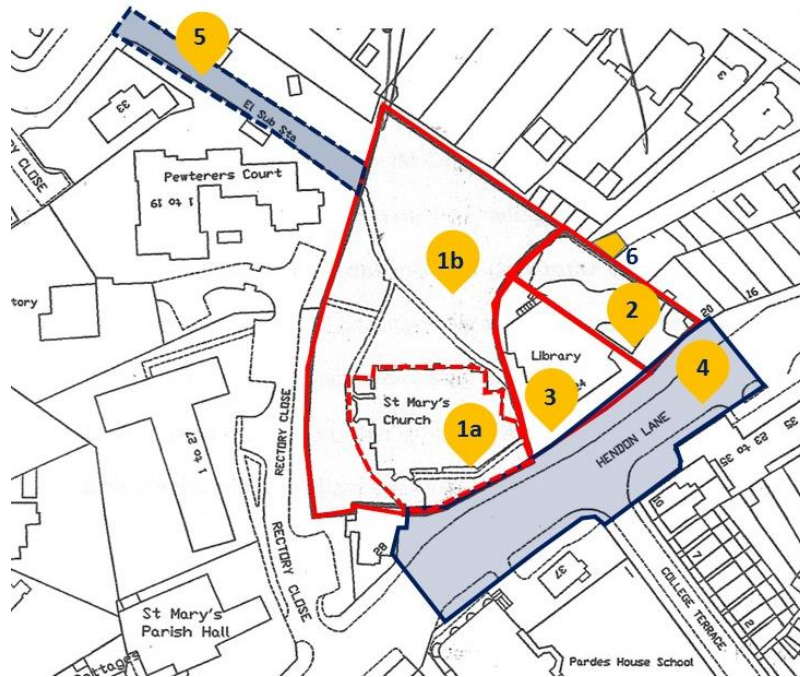
The specific objective of this grant is to improve the space between St Mary-at-Finchley parish church and Hendon Lane N3. This will form the Phase 1a of a project by St Mary-at-Finchley, working with LB Barnet Estates, to maximise use of the churchyard by local people, town centre visitors and especially by Barnet Mencap, whose offices are across the road at 35 Hendon Lane. The landscape concept design aims to create a special courtyard garden in a part of the public realm which is currently under-utilised. Views of the Grade II* listed church will be significantly improved at the south-west gateway to Finchley Central Town Centre.

Concurrently, St Mary-at-Finchley is aiming to repair the church roof and carrying out heritage related activities partly funded by a £250k National Lottery Heritage Fund application, combined with additional fundraising by SMAF (£100k to date).

The broader objective is for SMAF to work with LB Barnet in the next few years to improve the whole of the churchyard, based on the landscape masterplan. This includes redesign of Church End Gardens to create a small urban square, integrating 24 Hendon Lane into the streetscape, repositioning the bus stop to a wider, more accessible position, and creation of a raised table crossing to slow traffic entering the town centre. Improvements to the existing footpaths linking Hendon Lane to Church Crescent and a new path connection through Church End Gardens, will aim to increase use of historic walking routes to the church and town centre (linking with Dollis Valley Greenwalk and the Capital Ring) and reducing current anti-social behaviour issues in the churchyard and Church End Gardens. Estates, Green Spaces and Highways will all be involved in later phases.

The proposed project phase plan below links to the Concept Design – Site Wide, which St Mary-at-Finchley commissioned in 2021. This CIL application includes Phase 1a south front of the church and Phase 1b, a path extension from the northern part of the churchyard through Church End Gardens, which would start to address the anti-social behaviour issues of the current single entrance layout, by increasing pedestrian movement through the space.

Phase 2, the redevelopment of Church End Gardens as an urban pocket park in conjunction with Green Spaces, would most likely require a further CIL fund application and is currently planned for late 2024-2026.



- PROJECT PHASES:**
- 1a **Church & South Front 2023/24**
St Marys/Estates with CIL & Lottery funding
 - 1b **Churchyard 2023-25**
St Marys/Estates with CIL funding for path extension
 - 2 **Church End Pocket Park 2024-26**
St Marys /Green Spaces with CIL funding
 - 3 **24 Hendon Lane**
timing to be agreed Estates
 - 4 **Bus stop & raised table** Highways
 - 5 **Path to Church Crescent**
 - 6 **Unit for sale**

Site Management History

St Mary-at-Finchley church is the oldest building in the district and is the principal building in the Church End Conservation area. The churchyard wraps around the church and 24 Hendon Lane (formerly Church End Library). There is a main footpath running through the churchyard linking to Church Crescent.

The churchyard is maintained by LB Barnet under the Disused Burial Grounds Act of 1884 and later legislation. A 21 year agreement between St Mary-at-Finchley and LBB sets out the maintenance conditions.

Consultation

Public consultation was carried out by St Mary-at-Finchley during March 2021 to explore the community's level of support for the project, which elements of proposals were considered the most important and the type of funding strategy. There was strong support for a wider project than just the church roof. People wanted the churchyard to be improved and be more welcoming, safe to walk through and attractive. Respondents were residents, workers, parishioners, hall users and people who only walk through the site currently, including a diversity of faiths, ethnic groups and ages, providing excellent representation of Finchley's population. The survey results can be provided if required.

Benefits of the Project

The project links with many goals of Barnet's Corporate Plan 2019-2024 by:

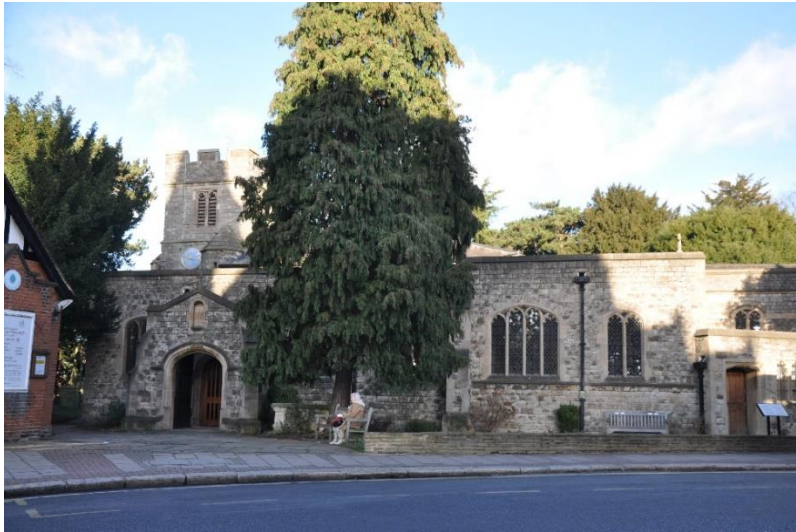
- encouraging the use of public transport, walking and cycling through the 'healthy streets' approach
- using green spaces to promote health and wellbeing
- supporting the growing population with the transformation of parks and open spaces
- helping to support working age adults with mental health needs
- supporting the voluntary, community and faith sector to build capacity for meeting the needs of residents
- encouraging residents and local businesses to play an active role in shaping their high streets.

The proposed improvements would also achieve many of the aims of the draft Finchley Central Town Centre Public Realm Design Framework;

- reaffirm historic identity using high-quality materials in the heritage character area of Church End CA
- make walking safer and more enjoyable as part of the 15min neighbourhood
- provide more civic spaces for workers and local people to sit and relax
- create unique areas on the high street
- information boards will celebrate the local history, such as the Listed Cartwright memorial
- detail planting design will incorporate the suggested species mixes from the design framework, which will be used elsewhere in Finchley Central
- the church frontage and Church end Gardens are a key gateway space into Finchley Central and also link with Dollis Brook - signage, wayfinding and the opening up of the space will support this
- improvements to accessibility at the front of the church, introduction of wayfinding elements for the route to the Dollis Brook and the coordination with estates work will all support and improve the general town centre accessibility
- cycle parking will be incorporated, using the product specified in the design framework
- the proposals for the church frontage will act as a pilot for future use of Church End Gardens and the glade in the churchyard, which are well suited to be an outdoor classroom, rest point, quiet space and/or informal play space.

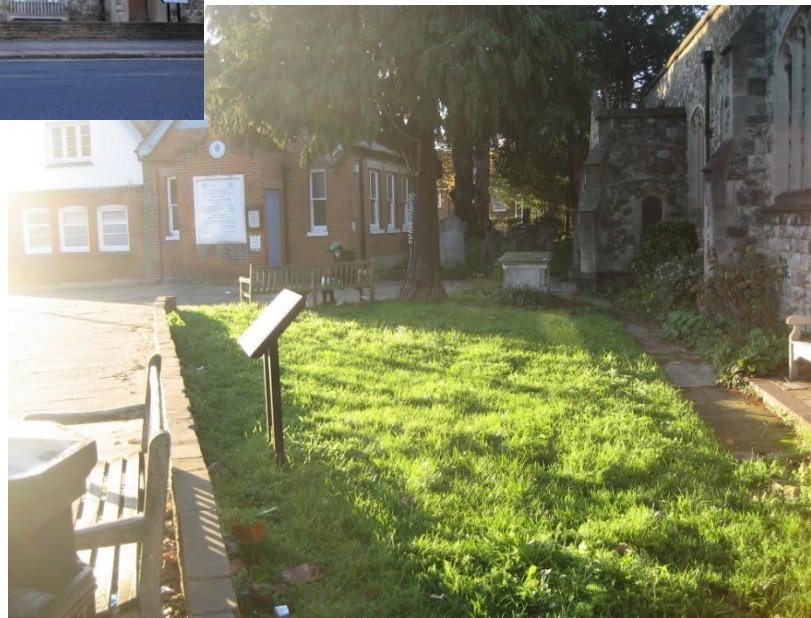
The proposed partnership between SMAF and Barnet Mencap will provide the opportunity for the redesigned space to be used as an outdoor meeting place/classroom and will connect people with learning disabilities/mental health issues to their local community and natural environment. Mencap staff will teach horticultural skills to their young adult clients. The Mencap building has no outdoor space and although it is directly opposite Church End Gardens, that area is unsuitable because of the very uneven paving and presence of sharps in planting areas. Mencap have successfully ran horticulture training at their Hendon site.

The landscape design aims to show the beautiful exterior of the historic church building to people and create a high -quality space that people want to linger in. This project will benefit the local community, as the population of the local area increases and more people do not have private gardens. It will add to the existing SMAF open door policy (during daylight hours), to provide a place of peace and refuge, available to anyone.



The south front of St Mary-at-Finchley, facing Hendon Lane, with Lawson Cypress

The lawn, narrow uneven stone path leading to the up to the bench



Vestry door, with an unnecessary step

Design

The concept design, produced by landscape architects Above Zero, aims to achieve a high-quality courtyard garden. The existing uneven York stone paving will be lifted from the front and west end of the church and intact slabs cleaned and relaid, to provide level access to the main south doors and Vestry door. To avoid having to purchase additional, expensive York stone slabs, the path on the western side of the church will be remade in standard concrete slabs as used elsewhere in Finchley Central.

The Lawson Cypress would be removed. It obscures the view of the church from Hendon Lane, particularly the mediaeval tower and is contributing to the problem with lifting, uneven stone slabs. Three benches will be repositioned below three windows, with space for a wheelchair beside. The current poor-quality lawn, which slopes towards the church, will be slightly raised by 250mm, to allow soil improvement of the existing heavy clay soil and ensure planting maintenance does not interfere with burials below. Archive photos show dense arrangement of graves, the headstones were probably relocated when the building was extended in 1932.



The semi-circular lawn will feature the original Georgian stone sundial base with a new sundial fitted to it. The sundial was painted by JMW Turner in 1793 (see left), near to the SE corner of the church. The sundial was relocated to the north side of the church, presumably in 1932 and it is now in perpetual shade.

Ornamental planting with low, flowering shrubs and 'naturalistic style' perennials will wrap around the lawn and provide visual interest for passers-by and people within the courtyard garden.

The existing wall will be replaced with an artistic style low wall and railing boundary to define the space. A new access point will be formed near to the bus stop, allowing people waiting for a bus to easily step into the space.

Ongoing costs

LB Barnet Estates are responsible for the maintenance of this section of the churchyard, however the current condition makes it difficult to maintain to a high standard. Once the work is completed, the improved condition of the hard surfaces, especially paving, will mean reduced maintenance costs. There will be a minimal increase in the area of path surfaces. There will be an increase in the ornamental planting, as currently there is only a shrub border along the building, maintained by SMAF. Barnet Mencap will be involved in the establishment and maintenance of the additional planting. The lawn will be reduced by approximately half of the current area, reducing regular mowing requirements.

Implementation and proposed Timescale

The project team from St. Mary's comprises a Chartered Engineer (Church Warden), Chartered Landscape Architect (Deputy Warden) both working on a voluntary basis and the rector of St Mary's. Construction will be by a landscape contractor, supervised by the building works project manager or landscape architect and quantity surveyor.

The proposed project dates will be;

- submission of funding applications (other than CIL) spring 2023
- detail design and planning applications summer 2023
- tender period & start of construction autumn 2023.

Finances

The project costs to December 2022 have been met by St Mary-at-Finchley and total £13,900 including:

- Topographic survey of Churchyard, Church End Gardens and Hendon Lane frontage
- Tree survey of Churchyard, Church End Gardens and Rectory Close
- Geophysics survey of Church End Gardens (to establish burial existence, layout and depth)
- Landscape Concept Design for Churchyard and Church End Gardens
- Development of Concept Design & Risk Assessment for Phase 1a & 1b
- Cost analysis by a consultant Quantity Surveyor (Trevor Groom of Press & Starkey)
- Project development.

St Mary-at-Finchley has raised over £100k towards the churchyard and building capital works and the heritage activity costs and is continuing to fundraise internally and to make applications to smaller grant bodies. Barnet Mencap is fundraising for their part of the project costs.

Proposed project funding breakdown

	£
LB Barnet CIL fund (55% of project cost)	138,300
SMAF costs already incurred to Dec 2022 (surveys, fees etc)	13,900
SMAF fundraising to Dec 2022	50,000
SMAF fundraising by Oct 2023	30,000
Fundraising from other grant bodies by Oct 2023	18,000
Fundraising by Barnet Mencap by Oct 2023 (planting)	3,000
	<u>£253,200</u>

CAPITAL WORKS Estimated Costs

	£
1 Remove Lawson Cypress and root bowl	1,100
2 Relaying of paving adjacent south porch	11,300
3 New path and setts from south porch to east vestry plus new steps	4,500
4 New low stone wall and artistic railings	13,200

5	Raised sandstone kerb and new planting bed to south entrance	6,600	
6	Restore, relocate sundial in new raised bed, new dial (provisional sum)	5,000	
7	2 No. entrance bollards	1,000	
8	Relocate church enamel interpretation lectern	500	
9	Electrical conduits for entrance lighting (provisional sum)	1,000	
10	3 No. benches under south windows	6,000	
11	Drainage - raising 3 gullies/ inspection chamber levels (provisional sum)	2,500	
12	New paving to west door	4,500	
13	New steps to Cartwright Memorial	2,000	
14	Relay paths west end of church (replace lifted flagstones with bitmac)	2,000	
15	Planting 60m2 (provisional sum)	3,000	
16	Signage and interpretation (provisional sum)	15,000	
17	Conservation of churchyard monuments and railings (provisional sum)	25,000	
18	Cycle rack for 3-5 bikes (provisional sum)	1,500	
19	New path link to Church End Gardens (Phase 1b)	9,000	
20	Supervision/preliminaries	15,000	£129,700
	Capital Works Contingency 10%		£12,970
	Inflation 20% assumed construction by end 2024		<u>£25,940</u>
	Capital works subtotal		£168,610

FEES

Development Costs £

Landscape Architect Provisional Sum	5,000		
Quantity Surveyor Provisional Sum	1,000		
Archaeology Provisional Sum	2,000		
Underground services and drainage survey Provisional Sum	2,000		
Delivery Costs			
Landscape Architect/Principal Designer Provisional Sum	10,000		
Quantity Surveyor Provisional Sum	3,000		
Archaeology Provisional Sum	5,000	28,000	
Fee Contingency 10%		2,800	
PROJECT SUBTOTAL			£199,410
VAT 20%			39,882
SMAF costs already incurred to Dec 2022 (Surveys, fees etc)			13,900
ESTIMATED TOTAL PROJECT COST			£253,192