


MEMBERS CIL FUNDING REQUEST FORM

AREA COMMITTEE – MEMBERS CIL FUNDING REQUEST	
MEMBER	Cllr Pauline Coakley Webb
DATE	15.08.2023
WARD	Friern Barnet ward
cross-ward applications	{Please outline the additional wards and provide the Member(s) endorsement}
SCHEME SUMMARY	
<i>{Please provide an overview of the scheme – any photos, design or supporting information to provide a visualisation of the scheme may be useful}</i>	
Funding Request (£)	£1300
CIL Eligibility	<p><i>The Freehold Centre at the end of Alexandra Road in Friern Barnet ward is a community run space</i></p> <p><i>The object of the association is shown below</i></p> <p><i>To promote, without distinction of sex, sexual orientation, race or of political, religious or other opinions, the advancement of education and the provision of facilities in the interest of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life of the inhabitants of the London Borough of Barnet."</i></p> <p><i>Under a licence granted by the London Borough of Barnet the Association is responsible for the management of the Freehold Community Centre.</i></p> <p><i>This management involves raising money to pay for the running of the Centre i.e. council tax, heat, power, waste disposal etc. and the Association receives no financial assistance from any outside body to do this. It relies solely on monies raised from membership subscriptions, donations, the hire of the centre and fund raising events to keep the centre open and available to meet the requirements of our object and for the benefit of our residents.</i></p> <p><i>The front of the building has metal fencing which requires painting. Two quotes have been obtained for this work. One for £1479 and one for £1300. This application is for the lower quote.</i></p> <p><i>As a valued community space lettings suffered during the pandemic. The venue is now well used again but there is not sufficient income to improve the badly run down appearance to the fencing which fronts the property, and which adjoins Hollickwood Park.</i></p> <p><i>Some of the regular events are shown below which caters for a variety of ages</i></p> <p>The weekly Freehold Centre Community</p> <p>Mondays <u>Showstoppers Performing Arts</u></p> <p>Tuesdays <u>Showstoppers Performing Arts</u></p> <p>Wednesdays <u>Seniors Lunch Club</u> <u>Senior Citizens Bingo</u></p> <p>Thursdays <u>Open Bingo</u></p> <p>Fridays <u>Freehold Theatre</u></p> <p>Saturdays <u>Showstoppers Performing Arts</u> Shree Depala</p> <p>Sundays <u>Martial Arts</u> <u>Freehold Theatre</u></p> <p>The monthly Freehold Centre Community</p>

	<p>3rd Wednesday of month North London Woodturners Associatio</p> 
Area Committee priorities	<i>This work will enhance the overall appearance and keep in good condition the perimeter fencing and gates to this well used and valued community space.</i>
Who will deliver the scheme	<i>The contractor with the lower quote overseen by the Freehold Centre</i>
Community Grants (if applicable please confirm this is included with the application)	Yes
Feasibility Study only	<i>{Please state if the request is for a feasibility study only, with the result determining on whether to bring a future scheme application}</i>
BUDGET & DELIVERY	
<p>Please see attached quotes from contractors.</p> <p>Contractor that will be awarded the job:</p> <p>Sand down rust an loose plastic coating and apply 2 (two) coats Hammerite rust cover paint to both sides f approx. 30m metal fencing</p> <p>To include all paint and materials</p> <p>£1,300</p>	
Quotes provided with the application	<i>Copies of the quotes to follow</i>
Timescale for delivery	<i>When the work will need to be carried out is dependent on good weather conditions</i>
Council Service Delivery	<i>The main contacts for the Freehold centre are either Chris Faulkener or Stephen Bryce TEL 07935-324-578. Email freehold2003@gmail.com</i>
Dependencies/Risks	<i>{Please outline dependencies/risks – such as planning consent, public consultation, additional funding required for the scheme, insurance requirements, legal or regulatory requirements, health & safety considerations, environmental health, road safety, licencing etc-please describe the approach to managing these dependencies/risks}</i>

VALUE FOR MONEY

The renovation of the fence will last for a further 10 years. This remedial work will avoid more drastic and expensive work further down the line.

No ongoing revenue costs

No ongoing revenue costs

COMMUNITY BENEFITS

The Freehold centre is a place widely used by all in the community it serves. Updating the fencing outside of the centre will help this place to be as safe and welcoming as possible, helping the community to have pride in the centre. This will encourage residents to keep attending, and hopefully also encourage new residents to start attending.

The upkeep of the fence is a key part of ensuring the long running of the Freehold Centre.

Lead Officer Review – if required

Lead Officer

Date

Assessment & Recommendations

MEMBERS CIL FUNDING REQUEST FORM

AREA COMMITTEE – MEMBERS CIL FUNDING REQUEST	
MEMBER	Councillor Geoff Cooke
DATE	25/8/2023
WARD	Woodhouse
<i>cross-ward applications</i>	
SCHEME SUMMARY	
<p><u>North Finchley Allotment Society (NFAS)</u> NFAS is a self-managed unincorporated association, which operates under a long lease from LBB.</p> <p>The plan is to replace the southern fence and eastern fence on P field.</p> <p><u>Current fencing</u> The existing fence is chain link fencing supported by concrete posts (See photo 1). Chain link is no longer considered a secure fence since it can easily be cut by handheld clippers in just one place and then rolled back. It cannot be repaired. Our fencing is very old and damaged in many places. The allotments have frequent incursions by the curious, thieves, criminals making attempted get aways and the homeless. [My wife and I shared our shed for three months with someone who was on the run from the police! We gardened by day, he slept by night]. Please see photos 2 & 3 showing sample places where the fence has had holes cut in it and where it is next to impossible to make secure again.</p> <p>The fence used to be the responsibility of LBB before all Barnet allotments became self-managed in 2013. It was not in a very good shape then, which was a concern when we took on self-management, but the soft wire-mesh fence has since deteriorated inviting frequent break-ins.</p> <p><u>Proposed new fencing</u> We would like to replace the fence to the south which adjoins the park and, not being overlooked, is the most vulnerable point. Likewise, the eastern fence needs replacing as it is next to the path leading into the park and then along Legion Way (where it was recently cut by thieves making off with 4 rotavators). The western side of the allotment is next to the football club and has solid fencing so is secure. The northern side is backed on to by housing and is secure. We have added barbed wire to the top of the gate in Legion's Way and that does not need replacing. Once done, the site should be completely secure.</p> <p>Please see the map where the line of the new fence has been marked in orange and yellow. The total length to be replaced is approximately 295 metres.</p> <p>The existing concrete pillars will either be excavated or sawn off at ground level and all old fencing material (the chain link and concrete posts) will be removed from site. Any vegetation that requires removing will be chipped and left in the allotment (we use a lot of chipping) or placed on the allotments' communal bonfire.</p>	

We intend to use 2.4metre high green powder coated V mesh 868 fencing. Please see a sample photograph below.



Oliver Butt
Secretary of North Finchley Allotment Society



Photo 1. Existing chain

link fence.



Photo 2. Example 1 of

hole cut in fence.



Photo 3.Example 2 of

hole cut in fence

Funding Request (£)	£ 96,158.40
CIL Eligibility	<p>NFAS is one of the largest allotment sites in Barnet. It promotes horticulture, environmentally friendly and organic gardening, beekeeping and wildlife.</p> <p>When last surveyed, about 75% of plots are tenanted by residents of Barnet, half of whom (59) came from the N12 postcode and many from the immediate neighbourhood in Woodhouse ward, from Summers Lane and Woodhouse Road to Torrington Park. Many people walk to the allotment.</p> <p>Many allotment holders live in flats with no garden, and many are social tenants. Since the pandemic, allotment gardening has supported not just horticulture and wildlife, but also mental and physical health of many Barnet residents most in need of it.</p> <p>A new, secure fence would help ensure physical safety of allotment gardeners from the threat of vandalism, arson and theft. It will also help allotment holders, many of whom are single women, the elderly, families who sometimes bring their children to introduce them to gardening, or people who garden to improve their mental health, to feel psychologically safe from trespassing and break-ins.</p> <p>We have engaged with NFAS members on many occasions about needing a new fence. They now frequently ask, when is it happening.</p>
Area Committee priorities	<p>The fence we are using is environmentally friendly. Being powder coated, it will not ever need painting. We will also be able to remove the unattractive existing concrete pillars. All the existing shrubbery,</p>

for instance hawthorn (see photo) is being kept and the fencing will be installed around it. The existing hedge, and our wildlife area, consists of native plants and therefore maintains a native habitat which is good for polinating insects and wildlife.

The existing fence is safe for neither NFAS members nor any children or burglars who may attempt to enter. There are sharp edges where it has been repaired and in places it is a trip hazard.



Who will deliver the scheme	Greenspaces will deliver the scheme.
Community Grants (if applicable please confirm this is included with the application)	No.
Feasibility Study only	n/a

BUDGET & DELIVERY

Please provide an itemised budget for the scheme (for example – quotes provided, an excel sheet etc). **Please ensure the budget reflects the funding requested in the application.**

The budget should be supported by either the relevant Barnet service area (their quote is sufficient) or at least two quotes from external suppliers, which are itemised and with the VAT element shown separately).

This ensures that a competitive tender process has been undertaken and complies with procurement guidance and providing value-for-money.

Quotes provided with the application	<p>S W Bruce & Co Ltd (Nick Ling).</p> <p>£ 69,680.00 Works £ 13,936.00 VAT £ 8,361.60 Contingency £ 4,180.80 Greenspaces</p> <p>Total: £96,158.40</p> <p>Please see attached quotation.</p> <p>The following companies were contacted for quotations:</p> <p>BRE Fabrication Iris Gardens BW Services London Surfacing S W Bruce Harold Fencing</p>
Timescale for delivery	Beginning of October 2023 onwards, depending on availability of the contractor. We shall have the work carried out as soon as possible and the work should not be weather dependent.
Council Service Delivery	Rob Wiltshire will be the contact.
Dependencies/Risks	No planning consents are required.
VALUE FOR MONEY	
<p>The new fence has a life of 70 to 80 years. It is powder coated and will not need repainting. Therefore, there should be no further costs related to fencing on P field for many years.</p> <p>Replacing the fencing all at once is more cost effective. Also, a fence is only as good as its weakest point, so partial replacement would not be advisable. The Society did reinforce small sections at its own cost (£8,500 in 2020) but now the whole fence should really be replaced.</p> <p>To the extent there needs to be any maintenance of the fence, it will be carried out by NFAS. We will plant, where possible, thorny plants (climbing roses, gorse etc) on our side of the fence. This will also enhance the visual appearance for those who use the park (Glebelands Open Space).and walk along Legions Way.</p> <p>It will save the police time because it will reduce, we hope to zero, thefts from the site. Recently, when the rotavators were stolen at 3am, a neighbour reported the theft to police and they came with many cars and a helicopter in order to try and apprehend the thieves.</p> <p>Better security will mean that tools have a long life. A spade or a fork can last for decades if it is not stolen or lost.</p>	

The allotment organises work parties of plot holders. Redoing the fence is beyond us, but we will organise work parties to plant up the boundary with the aforementioned thorny and attractive plants.

No ongoing revenue costs	None
---------------------------------	------

COMMUNITY BENEFITS

Allotments are enjoyed by a very wide-ranging number of people. From the young to the old (we have two committee members with well-kept plots who are in their eighties) and a huge variety of nationalities, all from very different walks of life. Good friendships are made and people frequently entertain other members on their plots.

Allotments are more popular than ever and all have waiting lists (by careful management, we manage to have a shorter waiting list than most, but we still have a waiting list).

NFAS wishes to remain one of the most affordable allotments in Barnet, giving gardening opportunities to lower-income gardeners including pensioners. We put up the rent last year for the first time in ten years. Rent for a full ten pole plot is £100 (plus a water charge and small membership charge). A pole, an imperial measurement, approximates to 25 square metres. The site is run by the committee made up of unpaid volunteers.

As is widely known, the number one concern for most allotments is thefts and vandalism, which can be heart breaking after hours of work has been put in. We believe the new fencing will severely limit, and possibly eliminate, crime on P field which will be a huge boost for plot holders.

Along much of the southern fence on the allotment we have a wildlife corridor which is a haven for pollinating insects (we have an apiary on E field in the wildlife area and there is provision for an apiary in the wildlife area on P field). A sturdy fence will protect this area and our approach to its construction minimises any disturbance. The planting up that will follow the new fencing, will use a majority of native flowering species that will provide winter berries for birds and other wildlife. As well as climbing roses and hawthorn, we will plant dog rose, sea buckthorn, sloe amongst others. Please see a photo of some slow worms (legless lizards) taken on my plot. The light brown ones are female, the slightly smaller silver ones are male. The photo is an example of our abundant wildlife. Most people who start on the allotment have never seen a slow worm before and we have notices to explain they are not snakes and please look after them.

The housing round the site will feel more secure as burglars will not be able to gain entrance to the gardens from the site. Also, people like to live in a low crime area.

Consultation: Over a number of years, we have consulted members/ received their complaints about security, discussed the matter at AGMS. We have also talked to Barnet Council, talked to Green Spaces and also local councillors including Councillor Anne Hutton and they have all been most helpful and supportive. Now is the time, finally, for action!

Method: We aim to take down the existing fence as it will otherwise be an eyesore. Also, if we leave it in situ and abut the new fence next to it, it risks vegetation/ trees growing up between the two fences and eventually pushing the new fence over.

The existing concrete pillars will either be excavated or sawn off at ground level and all old fencing material (the chain link and concrete posts) will be removed from site. Any vegetation that

requires removing will be chipped and left in the allotment (we use a lot of chipping) or placed on the allotments' communal bonfire.

The contractor will produce a method statement.



Above photograph is of slow worms on my plot. Slow worms are legless lizards that eat slugs and snails and are of direct benefit to gardeners. We have a large population on the allotment and they are a good example of the wild life we have, which is in part maintained by our wildlife areas. The smaller and silver slow worms are male, the slightly browner ones are females. In the picture you can see three pairs.

Lead Officer Review – if required

Lead Officer

Date

Assessment & Recommendations

MEMBERS CIL FUNDING REQUEST FORM

AREA COMMITTEE – MEMBERS CIL FUNDING REQUEST	
MEMBER	Cllr Mitra
DATE	24/08/2023
WARD	East Finchley Ward
cross-ward applications	
SCHEME SUMMARY	
<p><i>An accompanying statement from the Phoenix Cinema</i></p> <p style="text-align: center;"><i>“The Phoenix is applying for a grant to upgrade the sound equipment and speakers in our auditorium.</i></p> <p style="text-align: center;"><i>The cinema’s current sound system was installed in 2002 and is now badly outdated and in need of upgrading. The speakers are underpowered and poorly positioned and the sound quality is below par by modern standards, leading to inaudible dialogue and distortion in extreme cases. This really undermines the experience of watching big films in our auditorium and means we have to play the films quieter than recommended, which can sometimes make dialogue difficult to hear for our older audiences. New films are mixed with multiplex auditoriums in mind and not historic venues like ours, which are very different acoustically. Without the latest technology to rectify this, the audience experience is sub-standard, and this is one of our biggest complaints from customers.</i></p> <p style="text-align: center;"><i>A new system will rectify these issues.”</i></p>	
Funding Request (£)	£24,015.66 (incl VAT)
CIL Eligibility	<p><i>The new sound system would not only provide significantly better sound quality, it will also reduce our energy consumption by using less electricity and power over ethernet. This will help us financially and in terms of lowering our carbon footprint. It will also give us the technology to host more non film events such as presentations, event launches and lectures which can help make us more financially sustainable.</i></p> <p><i>As a result, we would expect to see an increase in revenue from additional events and an increase in audience numbers, once we can offer state of the art sound on major film releases and on our frequent and popular opera and ballet performances. The speakers will be positioned discretely, without compromising the integrity of our beautiful Art Deco auditorium.</i></p>
Area Committee priorities	<p>Corporate Plan Planet: Sustainability – lower energy consumption with new system.</p> <p>Places: Borough of Fun Safe, attractive town centres</p> <p>Area Committee priorities Sustainability</p>

Who will deliver the scheme	<i>Community Group</i>
Community Grants (if applicable please confirm this is included with the application)	<i>Yes – provided</i>
Feasibility Study only	<i>n/a</i>

BUDGET & DELIVERY

Qty	Description	Unit Cost	Line Total
4	Speaker baffles - Timber	£ 72.00	£ 288.00
4	Speaker baffles - Acoustic treatment	£ 95.00	£ 380.00
1	Custom manufactured Speaker stands for Stage speakers	£ 1,000.00	£ 1,000.00
8	QSC SR-8200 Cinema surround loudspeaker, 8" 2-way, 90°H x 90°V, HF Horn, 94 dB sensitivity.	£ 300.00	£ 2,400.00
4	QSC SR-1030 Cinema surround loudspeaker, High Output 10" 2-way, 90°H x 90°V, HF Horn, 95.5 dB sensitivity.	£ 415.00	£ 1,660.00
8	QSC QM-SW Side wall bracket for all SR Series surrounds	£ 25.00	£ 200.00
4	QSC QM-BW Back wall bracket for all SR Series surrounds with 8° down angle	£ 25.00	£ 100.00
1	Dolby Accessibility Solution Server. Translation server that retrieves Hearing Impaired (HI) audio / Visually Impaired narration (VI-N) audio, and Closed Caption (CC) data from a cinema server and transmits the data via Wi-Fi to the Dolby Accessibility Receiver. Wi-Fi router available separately.	£ 1,384.00	£ 1,384.00
1	Dolby Accessibility Solution Wi-Fi Router – UK	£ 124.00	£ 124.00
6	Dolby Accessibility Solution Receiver. Viewing and listening device for hearing impaired (amplified) audio, visually impaired (descriptive narration) audio and closed caption (CC). Includes display device with adjustable mount for use in cup holder and headphones.	£ 521.00	£ 3,126.00
1	BluStream HEX70B-TX HDBaseT™ Transmitter - 1080p to 70m (4K 60Hz 4:2:0 up to 40m), Bi-directional IR, Bi-directional PoC	£ 98.00	£ 98.00
1	BluStream MFP112 11 input Multi-Format Presentation Switch	£ 805.00	£ 805.00

(includes 100m at 1080p HDBaseT™ input and output), HDCP1.4				
1	Lilliput RM-669/C - 19" 4U HDMI Dual Panel Rackmount HDMI Monitor system	£	329.00	£ 329.00
1	LANSAT-V6 - Including connection kit - Including LANsat RAIDset 6x6TB 7200rpm SATA Enterprise (Approx. 24 TB useable after Raid 6 applied)	£	2,588.00	£ 2,588.00
1	Postage and Packaging	£	519.00	£ 519.00
5	Omnex Engineering Labour (including mileage and subsistence)	£	450.00	£ 2,250.00
Mac mini M2 8core CPU and 10core GPU - 16GB RAM - 1TB SSD - Silver				
1		£	941.85	
Total Ex VAT				£ 18,192.85
Total incl VAT and 10% contingency				£ 24,015.66
Quotes provided with the application	See above			
Timescale for delivery	<i>{Please provide dates for the scheme to start and complete}</i> Please note a time-limit will be set for the commencement of the scheme			
Council Service Delivery	n/a			
Dependencies/Risks	<i>{Please outline dependencies/risks – such as planning consent, public consultation, additional funding required for the scheme, insurance requirements, legal or regulatory requirements, health & safety considerations, environmental health, road safety, licencing etc- please describe the approach to managing these dependencies/risks}</i>			
VALUE FOR MONEY				
This grant will allow for the sound system in the Phoenix Cinema to be renovated to modern standards, to a specification that is suitable for the cinema's Art Deco history.				
This will allow the cinema to keep functioning well for the local community for more years to come. Thus keeping an important historical institution alive in Barnet.				
No ongoing revenue costs	No ongoing revenue costs			
COMMUNITY BENEFITS				
The new system will also improve accessibility, making most screenings accessible to all hard of hearing or visually impaired customers. This will be achieved by installing a Dolby Accessibility Solution, which integrates hearing impaired (HI) amplified audio, visually impaired narrative (VI-N) audio, and closed captions (CC) in real time on a single dedicated receiver.				
For an important independent cinema and community asset like the Phoenix to survive it is imperative we can provide our customers with a high-level viewing experience, or they will opt to watch films elsewhere instead. Support from the Neighbourhood CIL fund, will ensure the Phoenix is able to offer the very best digital sound to local audiences.				
Lead Officer Review – if required				
Lead Officer				
Date				

Assessment & Recommendations	
---	--

East Area Committee – Neighbourhood CIL Funding Application 31/08/23

Title	St Mary-at-Finchley landscape improvements to the churchyard adjoining Hendon Lane, as a gateway to Finchley Central Town Centre – 2nd application
Raised by (Councillor):	Dan Thomas
Ward:	Finchley Church End
Member request:	<p>The council is responsible for the churchyard and adjacent Church End Gardens, however, council policy limits expenditure to essential maintenance.</p> <p>This application is to help fund a beautiful transformation of public space within a key heritage site in Finchley, maximising public use.</p> <p>Summary of project: 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.</p>
Funding Requested (£):	<p>£45,250</p> <p>£138,300 was applied for in January 2023, however a lower figure of £100,000 was awarded due to the committee capping grants at £100,000 at that time. The committee chair suggested a further application in the future.</p> <p>Therefore, this application is for the remaining £38,300 of the original application, plus an additional £6,950 to cover surveys and design fees. This equates to 55% of project costs (I believe this is proportionate given the council is responsible for the churchyard and Church End Gardens).</p> <p>Updated implementation and timescale details are on page 6, in bold.</p>
<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 	<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.</p>

<p>whether any insight and intelligence may support the application</p> <ul style="list-style-type: none"> • 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 And Area Lead Officer (NAME), on (DATE): 	<p>Also supported by Tess Warburton, Town Centres Investment Manager, with many discussions during 2021 -2023.</p> <p>Also discussed with Madeleine Herbert, NCIL Fund coordinator, from May – Sept 2023.</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 place • 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.

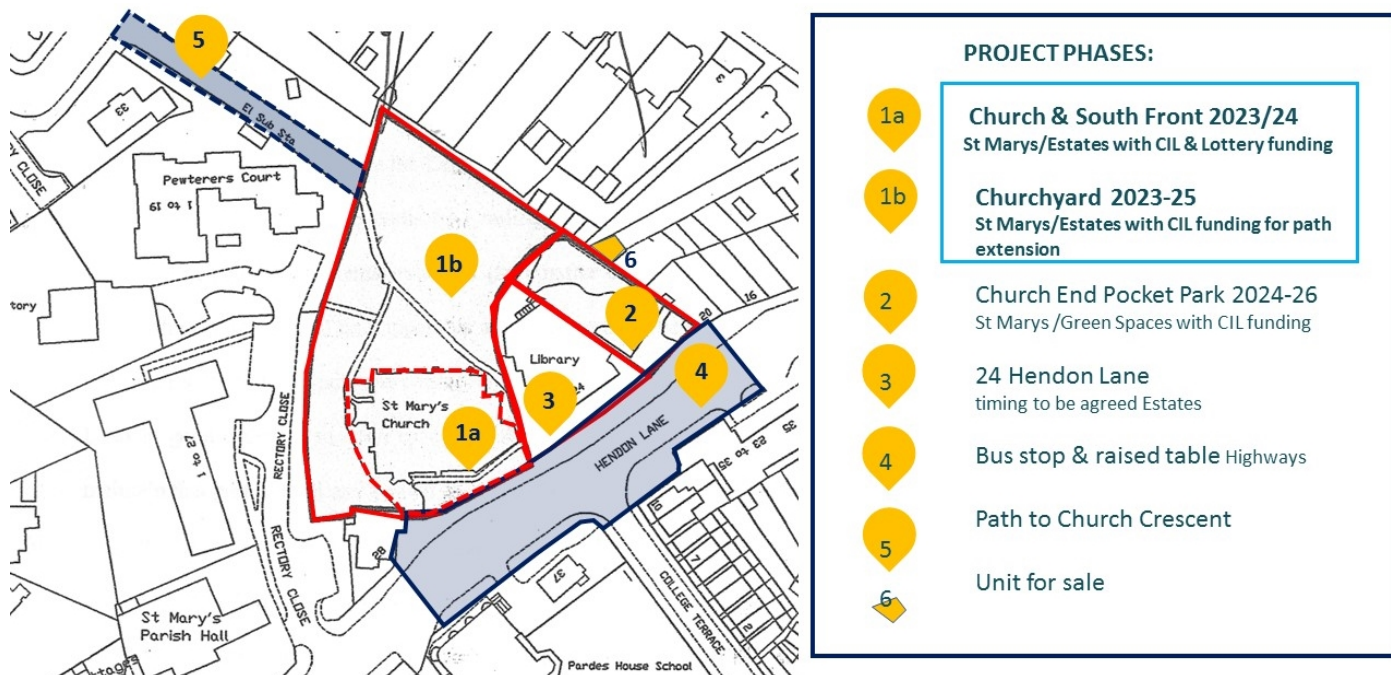
Concurrently, St Mary-at-Finchley, with support from The National Lottery Heritage Fund, will be repairing the church roof and carrying out four heritage related activities. These activities are 1.

Engagement with Barnet Mencap clients including training on music, historic architecture and planting
 2. Documenting and publishing online church burial records
 3. Writing and publishing church history books
 4. Publicising the historic footpath route to nearby schools and local residents.

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.

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.



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 Vestry door, with an unnecessary step up to the bench



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

To foster effective project management of the churchyard works and use of the CIL funds, a Steering Committee has been set up with Estates, Town Centre, CIL coordinator and St Mary's members. 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 project manager / landscape architect and quantity surveyor.

The updated project dates are;

- **remaining funding applications /fundraising autumn 2023**
- **appointment of consultants October 2023**
- **detail design and planning applications Oct-Dec 2023**
- **tender period Feb-March 2024**
- **construction May-August 2024.**

Finances

The site-wide church and churchyard project will be funded by a £250k grant from The National Lottery Heritage Fund (awarded August 2023), combined with London Borough of Barnet's CIL January 2023 award of £100k, fundraising by SMAF (£260k to date) and an anticipated £98k from the Listed Places of Worship VAT reclaim scheme. Further grant applications to National Churches Trust and Wolfson Fabric Repair Fund are in progress. There remains a further £120,000k to be raised, in order to achieve all of the project aims.

The **churchyard** 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 (confirming 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.

Proposed project funding breakdown

	£
LB Barnet CIL fund January 2023 awarded	100,000
LB Barnet CIL fund September 2023 requested	38,500
SMAF costs already incurred to Dec 2022 (surveys, fees etc)	13,900
SMAF fundraising for churchyard to Dec 2022	50,000
SMAF fundraising for churchyard by Dec 2023	30,000
Fundraising from other grant bodies by Dec 2023	18,000
Fundraising by Barnet Mencap by Oct 2023	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		£25,940
Capital works subtotal		<u>£168,610</u>

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