To receive an update on resurfacing the car park and consider any actions and associated expenditure

1. **Barrons Surveyors inspection to stone wall at Isambard House carpark**

Following a recent inspection of the stone boundary wall, it was deemed to be in good condition and of sound construction for the work to be carried out replacing the car park surface. As the new surface is replacing the existing one to a similar depth this would not add any additional force against the wall.

As a recommendation to allow rainwater to run away from the surface and wall a gully drain would be fitted. This would run the length of the stone wall and across the front of the car park entrance.

A new runoff would be created in the left front corner to allow water to run to the road drain. This would come at an extra cost due to the increased groundwork and gully drain.

Example image

This option was then discussed with the appointed contractor who has provided a quote and an alternative option.

This would be in addition to the previous quote of £21,000 +VAT. For the surface.

SLOT DRAINS TO CAR PARKING AREA 25L/M

RAILWAY STATION
SALTASH
PL124EB
07398150898
ian.bovis@saltash.gov.uk

Description	Quantity	Unit Price	VAT	Amount GBP
25 L/M SLOT DRAINS FOR DRAINAGE NEXT TO WALL EXITING TO ROAD GULLY	1.00	4,000.00	20%	4,000.00
			Subtotal	4,000.00
			TOTAL VAT 20%	800.00
			TOTAL GBP	**4,800.00**

2. Contractors option

Following a meeting with the contractor to discuss the levels, rainwater runoff and drainage it was suggested by them that as part of the new surfacing work they can create different levels to allow rainwater to run off the surface. There is natural slop to the current parking area, right to left.

The images below give an indication to the levels and flow. A shallow slope would run along the stone wall which would create a gully in the surface meeting the gentle slope from the larger area. There would also be an opposite run off to the rear corner of the car park, like the existing surface.

The slopped levels will be created as part of the new surface at no additional cost to the original quote.

The blue circle shows the current drain cover, this will be raised to the new surface level.

The contractor has also recommended delaying the work till around November to allow for the temperature to drop. This will add to a stronger sub and top surface being laid (less prone to bubbling)

He is happy to hold the original quote price for this job. Estimated time for the work up to two weeks.

Due to the shape of the car park and access it's recommended not to paint parking bays as this will reduce the number of spaces to 4 or 5 max. This is due to the minimum turning allowance to reverse and leave going forward. As this is a private parking area it doesn't require parking bays. The yellow hashed area to the disabled bay is also not required to be reprinted, the bay will stay in the same location. Plus, we must consider the use and access of Beryl Bikes.

If the public use the parking area as part of the room bookings, they will need to park appropriately for their party.

The above was put to Barron Surveyors to comment on. Response below.

The proposal sounds very plausible. The important point is that water is allowed to run off the parking area without ponding against the retaining wall. You would want to inspect to make sure that water is not collecting in the 'trough' that will be formed against the wall.

I completely agree about the line painting. I think you would have a far less usable car park if you marked bays with correct turning areas. Better to let hirers manage that themselves.

Many thanks

James M Barron BSc (Hons), MRICS
Director

BARRON
SURVEYING SERVICES

On the basis that the Building Surveyor is happy with the contractor's proposal to address the rainwater runoff, the contractor has now been appointed to undertake the work at the original cost of £21k to commence in November 2024.

The contractor will not line the car park in spaces, it is felt people will naturally figure it out.

End of Report

Service Delivery Manager