

QUEENS HALL – WORKS IN AND AROUND THE WAR MEMORIAL

1.0 EXECUTIVE SUMMARY

- 1.1. The purpose of this report is to seek member's views on a previously received request from the local branch of Legion Scotland to vary the design and scope of works associated with the public realm works as they affect the towns War Memorial located on the Pier Esplanade.
- 1.2. The Area Committee meeting on 6 October 2015 noted a report on 'Queens Hall - Works in and around the War Memorial' and agreed the following recommendations:
- Approve the recommendation that the Procurement of the Contract proceeds on the basis of the approved design (Option 1);
 - That the Bill of Quantities should include a provisional sum allowance of £10,500 for Option 3 (the option preferred by members of Legion Scotland); and
 - That a final decision on this matter be deferred until such time as the Tendered Prices have been received, evaluated, a preferred contractor identified and any funding shortfall quantified. At such time members may wish to consider inviting representation from Legion Scotland in coming to any final decision with respect to these specific works as part of any wider changes to the specification.
- 1.3. On 18 August 2016 the Council approved additional funding for the Queens Hall project and the award of the works contract to McLaughlin & Harvey Ltd.

2.0. RECOMMENDATIONS

Members are asked to:

- 2.1. Note the detail of the two options now referred to as: Option 1 – the Contracted Works; and Option 2 – the Variation Works; and
- 2.2. Advise whether they wish the project to proceed on the basis of:
- 2.2.1. The Contracted Works; or

2.2.2. The Variation Works

QUEENS HALL – WORKS IN AND AROUND THE WAR MEMORIAL

2.0 INTRODUCTION

- 2.1 The Area Committee has approved the technical design for the project, which now forms part of the public works contract with McLaughlin & Harvey Ltd.
- 2.2. Representations were received (April 2015) from members of the Dunoon Branch of Legion Scotland asking that the design be revised to include amongst other things, disabled access to the memorial and the removal of the small landform to the front of the memorial. Argyll and Bute Council owns the war memorial in Dunoon.

3.0 RECOMMENDATIONS

Members are asked to:

- 3.1. Note the detail of the two design options now referred to as: Option 1 – the Contracted Works; and Option 2 – the Variation Works; and
- 3.2. Advise whether they wish the project to proceed on the basis of:
 - 3.2.1. The Contracted Works; or
 - 3.2.2. The Variation Works

4.0 DETAILS

- 4.1 On 2 March 2015 the Regeneration Project Manager (**RPM**) was invited to give a presentation on the Queens Hall project to the Dunoon Branch of Legion Scotland, with their particular interest being in the impact of our proposals on the War Memorial.
- 4.2. At the presentation the Legion raised the following points of concern (refer to sketch at **Appendix 1**):
 - 4.2.1. The small landform which is planned to the front of the Memorial will restrict the numbers wishing to take part in remembrance and memorial services/parades. This is especially important just now as we are at the Anniversary of WW1 and a number of public bodies and Clubs wish more than ever to attend and pay their respects. As the plan shows at the moment 100 square meters is simply not enough it is thought.

4.2.2. At the moment there is no disabled access to the memorial. There could be an opportunity to allow access for wheelchair users to pay their respects from an access point to the rear of the garden.

4.2.3. Lastly there are no plans to touch the memorial at all within this project which concerns the Legion as they consider that the monument, could do with re pointing and cleaning.

4.3. The Landscape Architects (ERZ) have made the following comments on the above points:

4.3.1. We are keen to highlight some comments in relation to your discussions around the war memorial / cenotaph area. We understand omission of the small landform opposite the cenotaph was discussed, as a means of creating more space for memorial events.

- We would strongly suggest the small landform is kept, noting the following points:
- The current proposals including landform, provide an increased public space in front of the memorial when compared with existing (6.5m proposed; 4.5m existing). For clarity, 6.5m is wider than a standard road carriageway for two lanes of traffic.
- The landform creates a sheltered space in front of the memorial, shielding it from the adjacent roadway, providing a more dignified space for contemplation.
- The small landform is part of the scheme that has planning approval; through this there was presumably the opportunity for the group to have commented in advance of detailed design.
- In cost terms, I would suspect there would be no saving here, if anything it is likely to be a cost uplift in moving from grass to granite surface.
- In summary, we are respectful of the views of the memorial group, but we are concerned that they have not interpreted our proposals fully. We feel the small

Design Changes, Cost Impacts and Planning Approval

Design Changes

4.4. Attached at **Appendix 2** are 2 Options taking account of the comments that have been raised by the Legion and the Landscape Architect:

- **Option 1 – THE CONTRACTED WORKS** – Design as included in the tender documentation and which currently forms part of the works as contracted with McLaughlin & Harvey Ltd.
- **Option 2 – THE VARIATION WORKS** – This option would see the removal of the small grassed landform to be replaced with black granite setts. Disabled access would be provided to the rear of the war memorial using new levels to give a 1:12 ramp which would comply with the DDA requirements.

Cost Impacts

- 4.5. The Contract Price includes a Provisional Sum allowance of £10,500 for additional works to the War Memorial based on the design solution for Option 2 – The Variation Works. McLaughlin and Harvey have provided costs for Option 2 – the Variation Works at £12,738.73 i.e. £2,238.73 over the provisional sum allowance, however this could be managed within the overall approved budget for the project.

Funding / Budget is an issue across the board and officers at all times seek to deliver a project within the approved budget, and where possible to make savings. However, there is an obvious sensitivity in respect of works in or around war memorials especially given the significant anniversary in 2018, and we would wish to minimise the potential for any criticism of the Council.

Members will wish to note that should the decision be taken to proceed with Option 2 there will be a minor cost saving in on-going revenue costs associated with grass cutting as the small landform will have been removed.

Planning Approval

- 4.6. The local Planning Officer has previously advised that the proposed changes are considered to be acceptable in principle, subject to seeing the full detail of any proposal. The changes to the landform in front of the War Memorial could be taken as a non-material amendment to permission ref. 14/01842/PP but the provision of disabled access to the memorial lies out with the red line boundary of the planning approval. It may be possible to take such works as ‘de minimis’ depending on clarification of the actual details for any access ramp. If the Council owns the War Memorial then any proposals could be progressed under the Council’s Permitted Development rights.

5.0 CONCLUSION

- 5.1 A decision to proceed with the Variation Works: (1) could be delivered within the overall approved budget for the project; (2) would provide disabled access to the main structure of the war memorial, something which is not currently possible and which is becoming more important as those wishing to pay their respects include those with mobility problems; and (3) would be seen as a positive by the Council as we approach the major centenary of the end of the First World War in 2018.

6.0 IMPLICATIONS

- | | | |
|-----|-----------|---|
| 6.1 | Policy | To allow continued delivery of the Council’s Corporate Plan and to assist in making our towns places of economic vibrancy that creates employment and prosperity for the residents of Argyll and Bute. The redevelopment of the Queens Hall will contribute towards the outcomes set out in the Single Outcome Agreement. |
| 6.2 | Financial | See Section 4.5. |

6.3	Legal	None
6.4	HR	None
6.5	Equalities	There is currently no disabled access to the main war memorial. Option 2 would provide DDA compliant access from the Castle Gardens.
6.6	Risk	1. Cost and Affordability 2. Reputational
6.7	Customer Services	None

Executive Director of Development and Infrastructure

Policy Lead: Councillor Ellen Morton

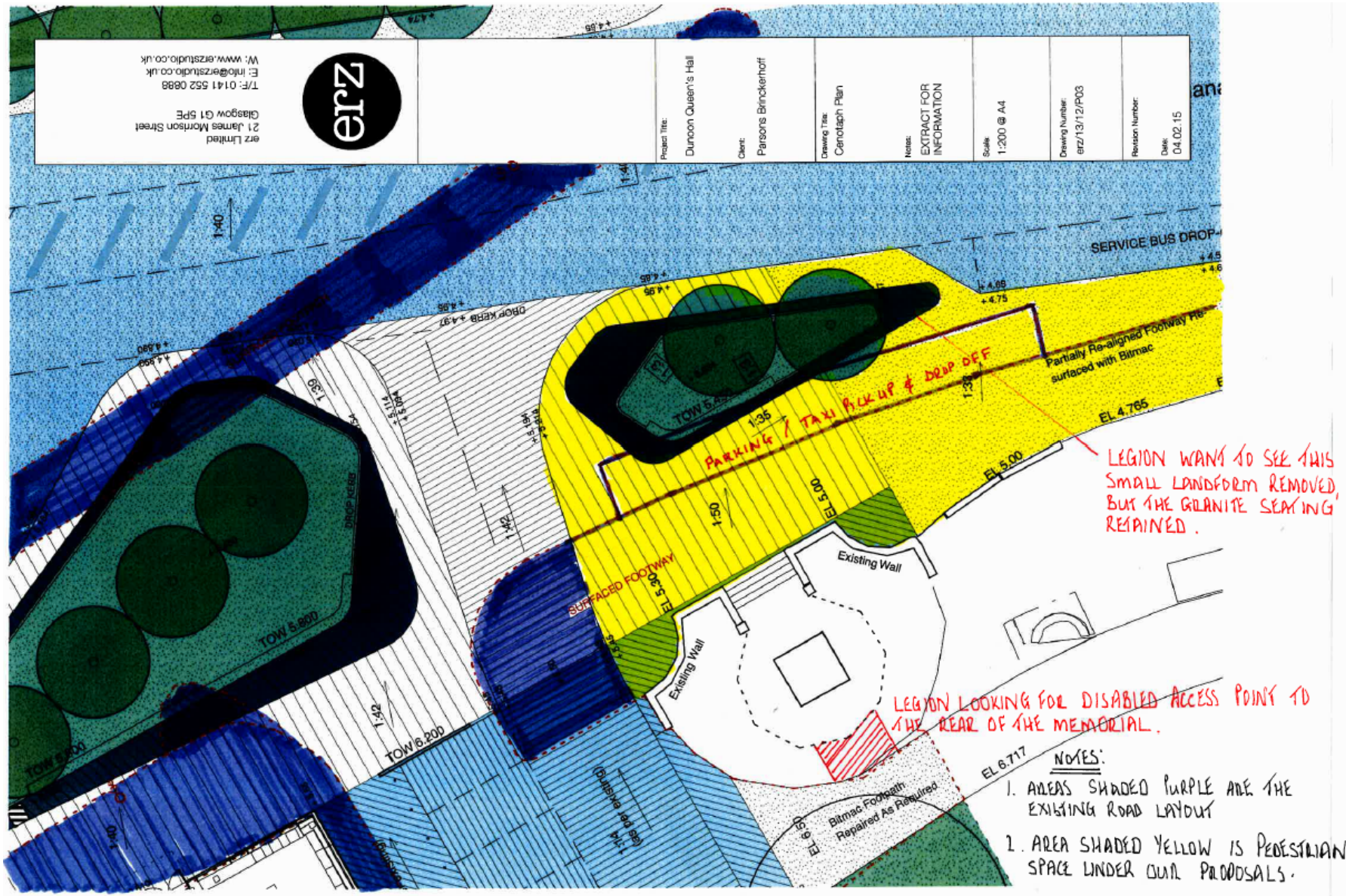
For further information contact:

John Gordon, CHORD Programme Manager
Tel: 01369 708457 Mobile: 07901 516 106

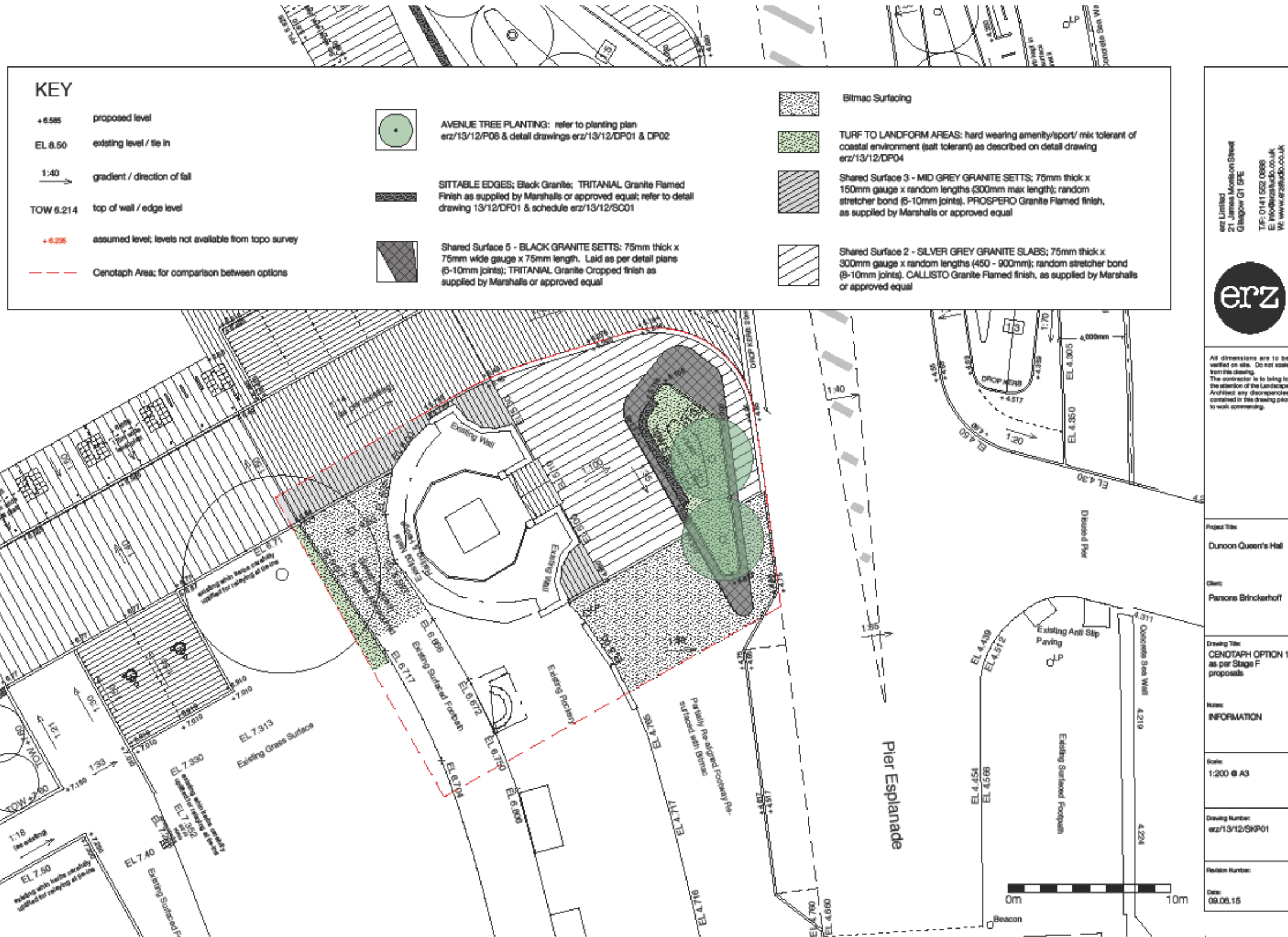
APPENDICES

Appendix 1: Sketch – Stage D Design Annotated with Comments from Legion Scotland
Appendix 2: Option1 and Option 2 – Landscape Architect Drawings

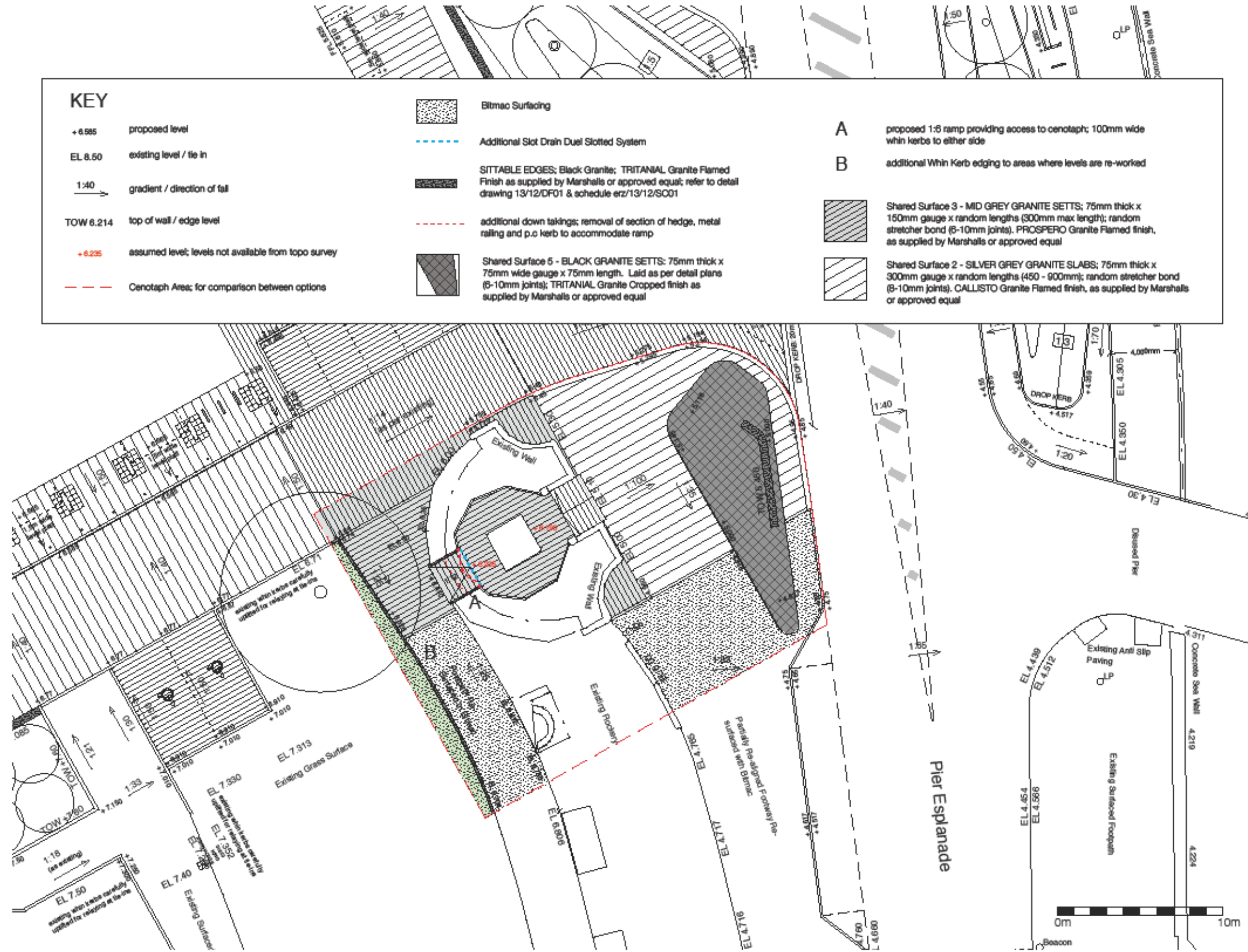
Appendix 1: Comments from Dunoon Branch, Legion Scotland



Appendix 2: Option 1 – Contracted Works



Appendix 3: Option 2 – The Variation Works



KEY

- +6.585 proposed level
- EL 8.50 existing level / tie in
- 1:40 gradient / direction of fall
- TOW 6.214 top of wall / edge level
- +6.235 assumed level; levels not available from topo survey
- Cenotaph Area; for comparison between options

- Bitmac Surfacing
- Additional Slot Drain Dual Slotted System
- SITTABLE EDGES: Black Granite; TRITANIAL Granite Flamed Finish as supplied by Marshalls or approved equal; refer to detail drawing 13/12/DF01 & schedule erz/13/12/SC01
- additional down takings; removal of section of hedge, metal railing and p.o. kerb to accommodate ramp
- Shared Surface 5 - BLACK GRANITE SETTS: 75mm thick x 75mm wide gauge x 75mm length. Laid as per detail plans (8-10mm joints); TRITANIAL Granite Cropped finish as supplied by Marshalls or approved equal

- A** proposed 1:5 ramp providing access to cenotaph; 100mm wide whin kerbs to either side
- B** additional Whin Kerb edging to areas where levels are re-worked
- Shared Surface 3 - MID GREY GRANITE SETTS; 75mm thick x 150mm gauge x random lengths (300mm max length); random stretcher bond (8-10mm joints). PROSPERO Granite Flamed finish, as supplied by Marshalls or approved equal
- Shared Surface 2 - SILVER GREY GRANITE SLABS; 75mm thick x 300mm gauge x random lengths (450 - 900mm); random stretcher bond (8-10mm joints). CALLISTO Granite Flamed finish, as supplied by Marshalls or approved equal

erz Limited
 21 James Morrison Street
 Glasgow G1 5PE
 T/F: 0141 552 0888
 E: info@erzstudio.co.uk
 W: www.erzstudio.co.uk



All dimensions are to be verified on site. Do not scale from this drawing. The contractor is to bring to the attention of the Landscape Architect any discrepancies contained in this drawing prior to work commencing.

Project Title:	Dunoon Queen's Hall
Client:	Persons Brinckerhoff
Drawing Title:	CENOTAPH OPTION 3: additional ramp and surfacing using revised levels
Notes:	INFORMATION
Scale:	1:200 @ A3
Drawing Number:	erz/13/12/SKP03
Revision Number:	
Date:	09.06.15