

APPENDIX 2 - PLANNED PRIORITY WORKS FOR 2022-23

Location	Priority	Description	Reason	Note	Budget cost
Nonsuch Mansion House and associated buildings	1	Small scale emergency repairs to defective render and stonework including comprehensive survey to identify exact locations and priority of render and stonework repairs.	During the window resoration works, a patch of loose lime render was found and has been patch repaired as tempoary measure. There is possiblity of more of these areas which are in a similar condition and could potentially fall down an injure a member of the public.		30,000
Nonsuch Mansion pitched roof above boiler room	2	Replace tiled roof, pigeon netting and minor repairs to roof around window detail	Leaks have been occurring in boiler room and Bovingdons toilets.		15,000
Sparrow Farm access gate	3	Replace existing gate with larger access gate, remove bollard at side to improve pedestrian accessibility for all park users.	Existing gate continues to have vehicle impacts which causing costly repairs regularly.		10,000
White Barn Doors	4	Repair track and timber doors to make safe.	Doors are dangerous as very large and heavy (6m high) and track holding doors is damaged, could fall and injure someone.		15,000
Total cost for 2022-23					70,000

Large Scale Priority works					
These works would have to be considered for later years unless new source of funding becomes available					
Re construction of access road to Mansion House	1	To excavate and break up existing defective road, construct new heavy duty road with new MOT sub base, with base and tarmac wearing course including new kerbing and soakaways to prevent flooding and surface nud issues.	Due to the high number of patch repairs to address an increasing number of potholes to the main park access road, the already high number of insurance claims from members of the public where damage is sustained to their vehicles caused by the inadequate road surface, and following increased use of the park, the resurfacing of the main access road is now considered essential prior to		369,000
Nonsuch Mansion House and associated buildings	2	Emergency repairs to defective render and stonework.	Deterioration through frost and water damage, old repairs carried out with cement rquire replacement.		500,000
Pathway between Sparrow farm Lodge and Nonsuch Mansion	3	Relaying payway in phases, 3rd phase of works	Pathway breaking up, dangerous with insurance claims from public.		30,000
Access road Boundary Wall	4	Repair loose and defective areas of flint and brickwork wall	The wall breaking up and it is a condition of the listed building status that building and associated structures must be kept in good condition		20,000
Nonsuch Mansion House Public Toilets	5	Renewal of roof covering.	Roof leaking through to toilets causing damp issues and damage to recent decorations.	Essential works to protect public toilets leaks could cause damamage to decorations if left too long.	20000
Sparrow farm car park	5	Resurface car park including soakaway drainage	Poor condition, have to constantly carry out small repairs		120,000
London road car park	6	Resurface car park including soakaway drainage	Poor condition, have to constantly carry out small repairs		120,000
first car park on left as you enter Cheam gate entrance	7	Resurface car park including soakaway drainage	Poor condition, have to constantly carry out small repairs		120,000
Car park oppsite school cheam gate entrance	8	Resurface car park including soakaway drainage	Poor condition, have to constantly carry out small repairs		170,000
Access road	9	Resurface large damaged sections of roadway	Poor condition, have to constantly carry out small repairs		100,000
Total cost					1,569,000