**Walhampton Monument –**

**Freelance Conservation Project Management Brief**

Background and Context

The Walhampton Monument [S041 5SE]is a tribute to Admiral Sir Harry Burrard Neale- 1765- 1840, sailor, courtier, philanthropist and Member of Parliament.

This project will revolve around the life and time of Sir Harry his role in the community and nationally. Using primary and secondary resource materials and scholarship we explore his impact on the town of Lymington, his connections and naval career. We will develop a range of learning and engagement projects inspired by the research to share with children, families and the wider public. Integral to the project is the restoration, conservation and interpretation of the substantial Monument raised to Sir Harry in 1840, paid for by public subscription.

Sir Harry died on 7th February 1840 in Brighton and on 25th February a public meeting in Lymington resolved to open a subscription for a monument. The foundation stone was laid on September 15th attended by some 2000 people.

The Walhampton Monument

In 2015 Columba Cook, conservation architects, were engaged to survey the monument and make recommendations as to an appropriate restoration and conservation programme. Their report forms the basis of the application for funding from the Heritage Lottery Fund.

The Monument, a 22m tall Egyptionate obelisk consists of a 17m tall granite needle sitting on a stepped square plinth topped with an Egyptian cornice. The Monument is constructed of Large Dartmoor Blue Granite blocks from the Foggintor Quarry. Raised stone tablets with cast iron plaques are placed centrally on each of the faces of the plinth; each plaque provides information about Sir Harry's life. A scarab has been carved into each face of the needle just below the pyramidal top. The base of the monument is surrounded by Purbeck Limestone paving bounded by granite kerbs containing the stubs of the original railings which were removed during World War II. The railings surrounded the monument on four sides with tall corner posts terminating in a trident, one of which has survived in an adjoining garden. The Monument [E 433246, N 95881] lies in the New Forest National Park and is listed Grade II\*

The Granite blocks are generally in good condition with sharp arises and smooth even faces exhibiting very little evidence of pitting or erosion. The blocks appear to have been bedded on soft lime mortar with higher aggregate to lime ratio. Dartmoor Blue granite is a moderately coarse grained stone composed of quartz, white feldspar and white and black mica. There are isolated, minor signs of erosion and mechanical damage to the granite probably occurring when the blocks were originally lifted into place and there are a few pits in the surface of the stone where large feldspar crystals may have come away. This damage is superficial and does not require any action.

The pointing at all levels is in poor condition. Water running through the core of the needle has leached the lime binder from the bedding mortar and re-deposited it at the surface of the joints and on the face of the stones. At lower level, in the stone plinth, the joints are either completely empty or contain only thin, superficial pointing. A hacksaw blade can be easily inserted in the joints up to its full depth.

There is black staining centrally on the north, east and west elevations of the monument. The staining is greatest on the sheltered north and east elevations. The staining appears to be associated with rain­ water emerging through the joints from the core of the needle. Structural engineer’s reports have confirmed that the monument and its foundation do not show any sign of large-scale movement or structural instability. There has been isolated movement of stones related to plant growth in the Egyptian cornice at the junction between the plinth and the needle.

On the mound adjacent to the monument are three mature trees, which are not expected to encroach further on the monument. However there is a possibility that the roots may be impinging on the brick foundations and this will require additional investigation

The Cast iron plaques are in good condition and do not show any signs of deterioration but the raised lettering has been obscured by the accumulation of successive layers of paint. Early photographs show that the plaques were originally stone coloured to match the granite with lettering picked out in black. This could be replicated to improve the legibility of the text.

The Purbeck stone around the base of the monument is in poor condition, water collecting at the base of the monument has washed away the sand bedding material under the slabs causing them to sink and expose the brick foundation. The paving stones will need to be carefully lifted and good stones set aside for reuse. A new foundation incorporating new drainage should be laid prior to relaying the paving.

It is proposed that the Monument lane boundary is protected with estate fencing.

# See full Condition Report for further information.

# Output

* The project management and delivery of the capital project that conserves Walhampton Monument for the future in line with the recommendations of the Columba Cook report. Budget for the works including contingency is £73,800.

# Project Manager’s Parameters

Refining the detailed specification and schedule of works based on the Columba Cook recommendations and agreeing with Historic England and New Forest National Park.

* Managing compliance with the Listed Building Consent conditions.
* Developing critical path/timeline for works sequences.
* Liaise with CEO of the Council re relevant insurance provision/contractor insurance requirements
* Liaise with Hampshire County Council over any necessary partial closures/diversion of Solent Way during works.
* Ensure adverse impact on landscape and planting is minimised -potential contract clause.
* Management of contract tenders and oversight of the contractors covering the following functions
* Cleaning and poulticing
* Grout and pointing
* Masonry repairs
* Plaques and medallions works
* Scaffolding
* Site Set Up and management
* Paving
* Drainage
* Tree works- including re-submission of application CONS/14/1011 for tree works to New Forest National Park Authority.
* Any other necessary contractor liaison associated with the project
* The project to be managed in accordance with Lymington and Pennington Town Council Policies.
* The project manager must be aware of the responsibility placed on them under the Health and Safety at Work Act (1974) to maintain a healthy and safe working environment. The Project manager also has a duty to observe obligation under the Authority's Health and Safety policies, and to maintain awareness of safe practices and risk assessment. In particular Construction (Design and Management) Regulations 2015 (COM 2015) apply.
* **Liaison** - principally by not exclusively
* CEO - Lymington and Pennington Town Council [L&PTC] Caroline Godfrey or nomination. All decisions re contractors and budget expenditure to be approved by L&PTC. Necessary reporting information for HLF to be supplied.
* New Forest National Park Authority- Archaeologist, Frank Green, Senior Tree Officer Nick Gruber, Conservation Officer Lisa Crouch.
* New Forest District Council -for Town Quay interpretation point
* Hampshire County Council re maintained access to Selent way during works
* Lymintgton Society- Burrard Neale group
* Contractors, potential and recruited.

## Reporting/Approvals

* The CEO of the L&PTC Council has the authority to approve all works and expenditure.

## TimeFrame

* December 2017- June 2018 plus snagging period to be agreed as part of timeline development.

Qualifications and experience desired for the Project Manager

*Key+ A =Application; I* = *Interview*

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| --- | --- | --- | --- |
| Criteria | Essential | Desirable | Assessed by |
| Education *I* qualifications |  |  |  |
| Accredited architect either AABC Register at category ‘A’ or RIBA Conservation Register at Specialist Conservation Architect level | y |  | A |
| Project Management Qualification |  | y | A |
| Experience |  |  |  |
| Demonstrable knowledge of historic construction techniques and building materials. | y |  | A/I |
| Previous project delivery and project managementexperience [references and examples of previous work undertaken should be included in application]. | y |
| Experience of working on HLF funded projects and understanding of the grant process including experience of managing grant budgets. | y | A/I |
| Experience of working with and managing consultants and contracts | y | A/I |
| Knowledge |  |  |  |
| Sound understanding of planning policy and guidance relating to the historic environment. Competent in a range of heritage management issues, particularly in relation to buildings and monuments | y |  | A/I |
| Impact and attributes |  |  |  |
| Project Manager must demonstrate ability to travel to Lymington and Site to oversee contractors/project. | y |  | A |