



## Queen Victoria Memorial, London

### THE CLIENT

Our building surveying capability has had a long term connection with work to the Royal Parks in London. This has involved property care advice and small projects management involving the c.500 structures that exist on the estate. This particular project was carried out for the Royal Parks Agency through Carillion's facilities management contract. Carillion held the FM contract for property care on the Royal Parks from 1993 until 2007. We have continued to manage run off works on the estate to date and should complete the final accounts in early 2009.

### THE TASK

The Queen Victoria Memorial stands in the foreground to Buckingham Palace at the end of The Mall. It is one of the landmarks of London and has a high profile in any tour guide to the capital. Tourists were unaware however that the pond at the base of the statue sculpted by Thomas Brock in 1911 was suffering leaks 100 years later. Not only was this defect resulting in water wastage but the loss of water was causing problems with the pumping apparatus housed in a small below ground pump room underneath the 82 ft statue. The pumps are used to pump water to the fountains and water spouts on the monument. TPS building surveyors were engaged to compile a specification of repairs to stop the leaks in the ponds, to replace mechanical and electrical plant that was becoming unreliable and to improve the maintainability of plant and the safety to operators visiting the pump room.

### CLIENT

The Royal Parks Agency  
through Carillion FM

### PROJECT VALUE

£220k

### SERVICES

- Design and small works  
project management of  
repairs

### TYPE

Parks and Leisure

### START DATE

October 2006

### COMPLETION DATE

December 2006

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## THE DESIGN AND THE SERVICE

Building maintenance solutions often involve a high degree of mechanical and electrical work, sometimes overshadowing the fabric element. Our building surveying group therefore includes mechanical and electrical engineers who specialise in small scale projects involving the refurbishment and replacement of existing plant and equipment. This particular project was led by one of our engineers in order to deal with the technical issues surrounding the replacement of services to the memorial.

As the QVM is such a high profile building the suspension of its functionality attracts attention from the public. Although essential repairs inevitably involved the shutting down of the mechanics of the memorial and the covering up of the structure, it was an express requirement that the period of repair was kept to an absolute minimum. Events of state set the bounds for milestones in the programme.

## THE RESULT

The works were carried out in an efficient nature to budget and on time. Our engineer was on hand to monitor progress and made regular visits to site. There was close liaison not only with the client, but also with the security services who had a particular interest in work being carried out on the doorstep of Buckingham Palace. Our engineer was supported by his building surveying colleagues on the correct specification of repairs to the monument's structure.

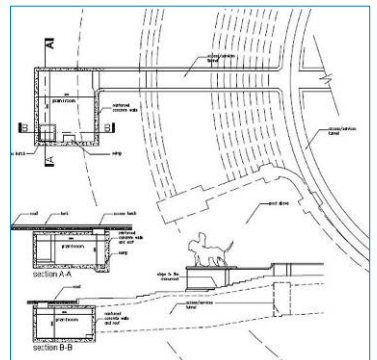
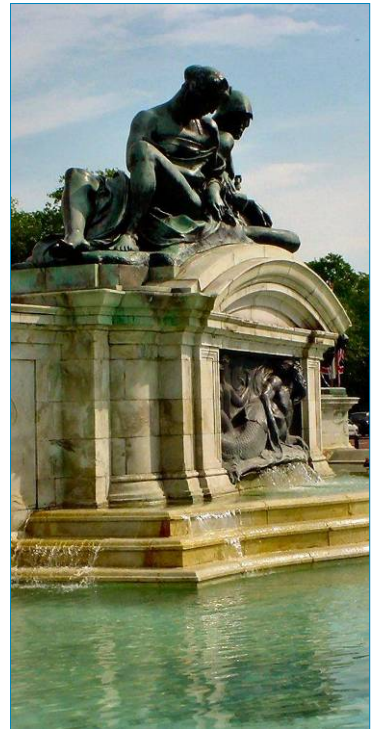
TPS provided added value to the client by supporting our colleagues in Carillion's FM capability. In turn we could offer very close supervision of this sensitive project because our FM colleagues were based on the Royal Parks estate less than half a mile away. They were able therefore to be on the ground very quickly to assess any problems and engage with the contractor and client with a much greater response time than might be usual.

## REFERENCE

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