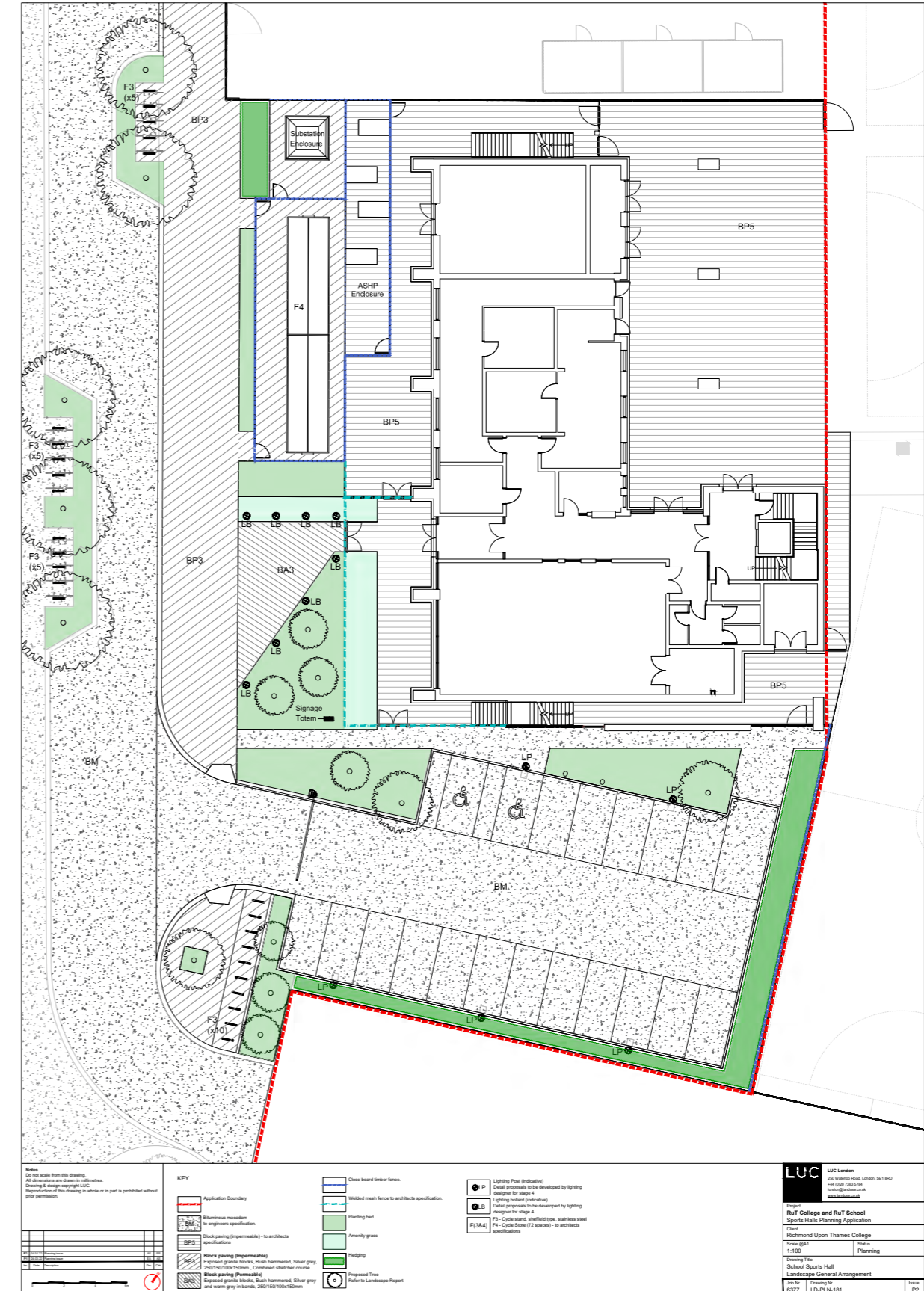
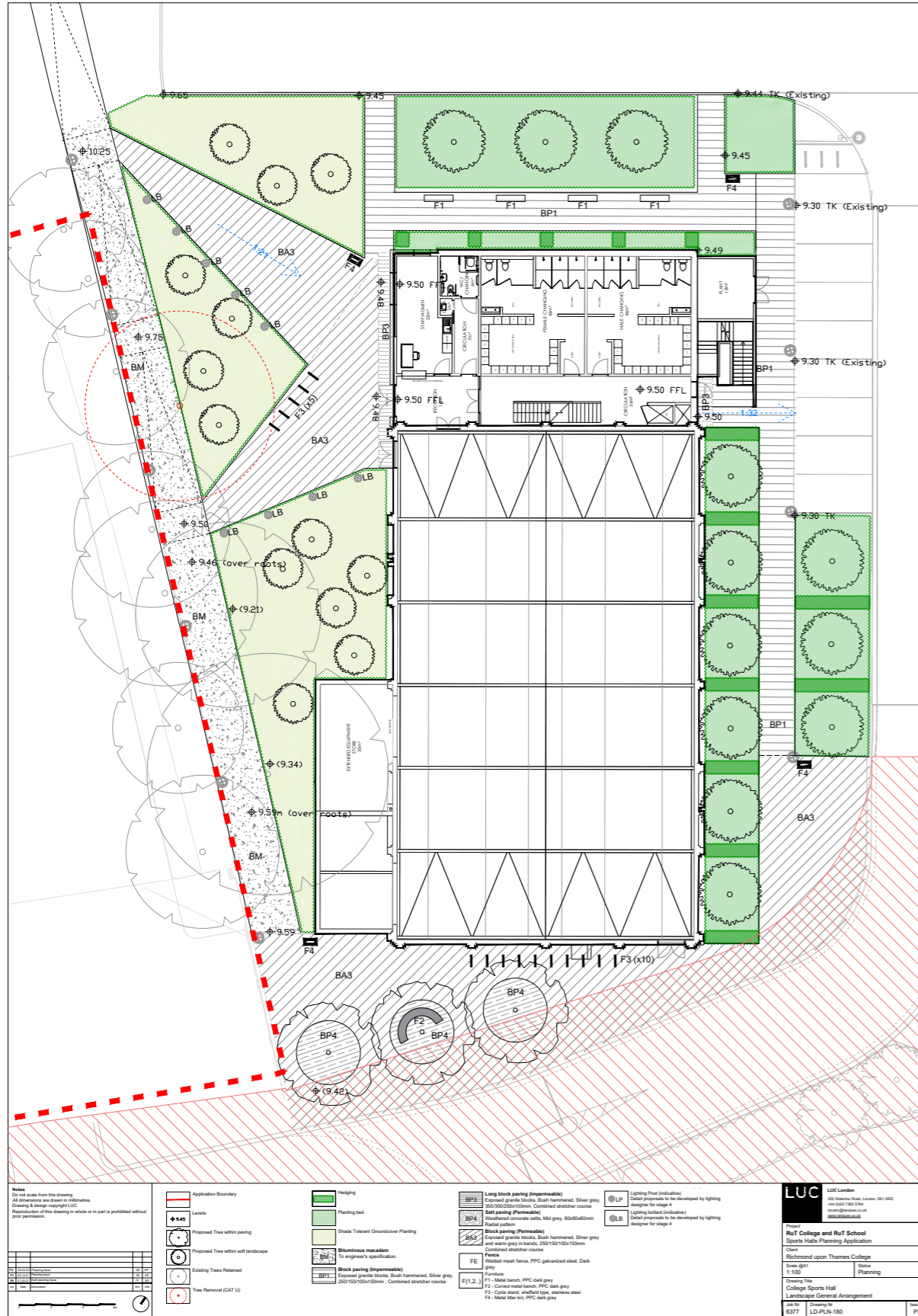


Hard Landscape and Street Furniture



Hard Landscape and Street Furniture

Ref	Description	Image
BP1	Block paving (Impermeable) Exposed granite blocks Bush hammered Silver grey 250/150/100x150mm Combined stretcher course	
BP3	Long block paving (Impermeable) Exposed granite blocks Bush hammered Silver grey 350/300/250x100mm Combined stretcher course	
BP4	Sett paving (Permeable) Weathered concrete setts Mid grey 80x80x80mm Radial pattern	
BA3	Block paving (Permeable) Exposed granite blocks Bush hammered Silver grey and warm grey in bands 250/150/100x150mm Combined stretcher course	
BM	Bituminous macadam To engineer's specification.	

Ref	Description	Image
FE	Fence Welded mesh fence PPC galvanized steel Dark grey	
TF	Timber fence Close board timber fence	
F1	Metal bench PPC galvanized steel Dark grey	
F2	Curved metal bench PPC galvanized steel Dark grey	
F3	Cycle stand Sheffield type Root fixed Stainless steel	
F4	Litter bin PPC galvanized steel Dark grey to match seating	

The materials for the Sports Buildings are consistent with the wider masterplan hard landscape strategy which is based on the following principles:

- Simple, coherent surface treatment across all development zones
- All pedestrian surfaces are permeable
- Feature paving surrounds to plaza trees with integrated seating
- Vehicle surface finishes straddling pedestrian zones to have a matching / complementary block finish
- Adopted footways and roads (Marsh Farm Lane) to be asphalt
- High quality textured concrete kerbs throughout
- Consistent palette of street furniture

COLLEGE SPORTS HALL

All pedestrian areas immediately around the sports hall have the same treatment as the college landscape, to create a seamless environment and clear definition. The building apron will consist of exposed aggregate block-paving made with recycled aggregates.

The main entrance is marked by the use of 'feature' finish, a permeable paving laid in two tone bands.

Demarcation of pedestrian zones will be managed through changes in materials and/or colour. Silver grey pre-cast kerbs are used throughout, tying in with those used elsewhere on the campus.

Marsh Farm Lane, which is a combined cycle/pedestrian route, will be surfaced in tarmac to adoptable standard.

The furniture is consistent with the wider site palette and compliments the bold site layout within the main plaza area. The metal seating curves around the trees and forms an undulating pattern. A row of matching linear benches provides a break-out space to the north of the Sports Hall. The recycling bins match the seating and are sparingly positioned around the area at key points.

Site elements that are open to bangs and scrapes such as the cycle stands are fabricated from stainless steel with a brushed 'Scotchbrite' finish.

Lighting would consist of column lighting providing well-lit pedestrian routes between buildings and small bollard lighting to the western entrance area.

Refer to drawing 6377-LD-PLN-180 for detailed locations of paving types.

SCHOOL SPORTS HALL

The main entrance to the School Sports Hall will feature a permeable two tone exposed aggregate block paving.

The section of Marsh Farm Lane adjacent to the building and the car park will be bituminous macadam.

10 no. cycle stands and a cycle shelter for 72 no. bicycles are provided.

Refer to drawing 6377-LD-PLN-181 for detailed locations of paving types.

Chapter 6

**Landscape
Maintenance**



Landscape Maintenance

MANAGEMENT RESPONSIBILITIES AND STAFFING REGIMES

Management organisations, roles and responsibilities etc. will be set out in detail in the operations & maintenance manual. The grounds team have overall responsibility for the maintenance and management of the site on behalf of the college. The caretaking staff, based on site will carry out basic maintenance as noted.

On completion of the development the external maintenance will be under the construction contractor's responsibility whilst the works are under the defects rectification period. This period will include replacements of defective planting at the Contractor's expense or replacement of vandalised planting at the developer's expense.

WATER SUPPLY

Irrigation will be carried out manually with hosepipe connection to the site watering ring main, connecting into hose valve boxes. All components, bar the hose are handed over to the college by the contractor on completion of the development.

The following summarises the key objectives for each type of planting and feature within the College Development Zone.

TREES

Trees will be planted in specially prepared tree pits, with underground guying and irrigation systems, some within soft landscape areas and some in paving.

During the first two growing seasons regular watering (watering / aeration pipe), feeding with liquid fertiliser, topping up mulch and weeding around the base will be required.

HEDGES

Hedges are used to give structure and year round interest to the planting beds. These are native, evergreen vegetation, providing ecological benefit whilst keeping clear views over the top. Hedges are managed to provide a dense, healthy screen throughout the year and requires annual trimming and removal / cutting back of top heavy stems, feeding and regular watering.

HEDGEROW AND WOODLAND UNDERSTOREY

The northern and western boundary of the site acts as a buffer, screening traffic noise from Chertsey Road. Existing mature trees are retained and underplanted with a native trees providing ecological benefit.

The boundary planting will be managed as a low-maintenance woodland edge. Thinning will be undertaken on a 3 year basis or as required. Strimming between tree shelters will be undertaken twice during the first three years of establishment. Thereafter a seasonal application of mulch will be carried out.

AMENITY SHRUBS AND GROUND COVER

Large areas of planting provide ornamental value and form boundaries between pedestrian, vehicular areas and parking bays. Planting is a mix of evergreen / deciduous shrubs and herbaceous and requires relatively intense horticultural management, particularly to ensure that perennial planting is kept vigorous and flowering abundantly by regular dividing, thinning, weeding and feeding.

HARD SURFACE

All hard surfaces are to be maintained as a safe and clean, high quality pavement. Paving should be checked during maintenance inspections for deviations and settlement. Maintenance of drainage will include cleaning of outlet gullies and slot drains. Visual inspection of the permeable paving will be carried out regularly to ensure the voids between the concrete blocks are not blocked. Joints will be cleared if necessary, any vegetation removed and aggregate replaced.

Litter bins are provided across the site, both in public and private areas and are used collectively for all inorganic and organic waste. These will be emptied daily, or as required by the management company.



Appendices





APPENDICES

6377-LD-PLN-190

COLLEGE DEVELOPMENT ZONE LANDSCAPE GENERAL ARRANGEMENT

6377-LD-PLN-180

COLLEGE SPORTS HALL LANDSCAPE GENERAL ARRANGEMENT

6377-LD-PLN-181

SCHOOL SPORTS HALL LANDSCAPE GENERAL ARRANGEMENT



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