

## Description of Works

---

**Project** 735 Newlands Corner Visitor Centre Play Area Project

**Date** 04 December 2020

---

### General Requirements

This Description of Works should be read in conjunction with the drawings, and with the drawings forms the Employer's Requirements which outlines the overall scope and requirements of the project and the expected quality of the completed scheme.

The site is located directly adjacent to the existing Visitor's Centre.

Designs seek to introduce a new natural play area, seating and picnic area onto the site and also include planting works and the construction of a new bin store to the Visitor's Centre.

The works are to be delivered complete and should be capable of being occupied on delivery.

The Client will be responsible for the provision of:

- Natural play equipment which is to be constructed and installed by a specialist supplier who has been responsible for its design development

The contractor will be responsible for obtaining any necessary consents and approvals, designing, supplying, and installing all items as indicated in the information contained within the Employer's Requirements.

Where performance criteria are stated in the Employer's Requirements, these take precedence over any detailed design given.

This document is to be read in conjunction with the drawings and should be used as an expanded description of the notes on the drawings.

## Description of Works

### Design Overview

The existing site sits next to a Visitor Centre and a Café which serve the visitors to Newlands Corner, a 103ha area of chalk downland and woodland at the heart of the Surrey Hills Area of Outstanding Natural Beauty.

The land is owned by the Albury Estate with public access managed by Surrey County Council, the client for this project.

The setting to the Visitor's Centre is to be enhanced through the introduction of a formalised picnic area, new natural play area and a range of planting works that will provide screening to servicing/ toilet areas and also enhance site biodiversity. A new bin store is also to be provided to the rear of the Visitor's Centre.

### Design Principles

Materials have been selected to be of high quality, to be robust and have a long-life span.

### Equal and Accepted Materials

All materials, assemblies and systems specified can be substituted with appropriate alternative materials that match the specification for colour, finish, and performance, as long as the contractor submits the proposed alternative in advance for acceptance by the Client and Architect.

### Site Checking

Proposals have been developed using the best available site layout information.

Prior to the commencement of works on site checking surveys should be allowed for with regards to the extent of the proposed works, locations of existing trees and the presence of below ground services.

The extent of works should be pegged out or painted on site for approval by the Client and Architect prior to their commencement.

## Description of Works

### Demolitions and Removals

#### Scope

Features to be removed/ demolished to facilitate the works can be listed as follows:

- Existing bin store including flooring and fencing
- Existing furniture that is not indicated for re-use on the design drawings
- Existing hard standing that is shown to have a change of finish on the design drawings
- Existing vehicular gate adjacent to the toilet block to be removed and existing path surface made good accordingly
- 1nr existing holly tree to be removed to open up approach to play area from the Visitor's Centre

To be reviewed on site and any other features to be removed highlighted and agreed with Client prior to works.

### Refurbished/ Retained Elements

#### Fencing to the West of the Play Area

The existing fence to the west of the play area is to be retained to afford protection to the wider woodland area that supports a local dormouse population.

#### Litter Bins to Café

To be relocated as indicated on the design drawings – ground fixings to be provided to match any existing.

### Paving Works

#### Surfacing to the New Bin Store

The new bin storage area to the rear of the Visitor's Centre is to be surfaced with in situ concrete laid to falls to allow drainage to the adjacent road way.

Design of the surface to include for a suitable non slip, cleanable finish and build up depths suitable for the size and number of bins to be accommodated (to be confirmed with the Client).

The exact size of this area is to be agreed with the Client based on storage requirements.

#### Bark Mulch Safety Surfacing to Play Area and surrounding Setting

Extent and specification to be advised by specialist play area designer.

Installation to be by specialist supplier.

#### Gravel Filled Plastics Paving to Picnic Area and Path along Play Area

To be a reinforced, permeable gravel surfacing e.g. Golpla plastics paving, filled with a suitable buff angular gravel to supplier's recommendations.

To be installed to suppliers recommendations with a no or reduced dig construction and timber board upstand edging with support posts located to avoid tree roots.

### Planting Works

#### Seeding to the West of the Play Area

A suitable woodland understorey seed mix is to be applied to the edge of the existing woodland to the west of the new play area and the base of the existing fence to be

## Description of Works

retained, to soften the transition between the two distinct areas and to provide biodiversity enhancement.

Seed mix to be Emorsgate EW I - Woodland Mixture

Existing ground to be cleared by cutting down existing vegetation and scarification with a rake, with seed then applied at a rate of 4g/m<sup>2</sup>.

### Seeding Below Existing Trees

A suitable woodland understorey seed mix is to be applied below existing trees to be retained to enhance site biodiversity.

Seed mix to be Emorsgate EW I - Woodland Mixture

Existing ground to be cleared by cutting down existing vegetation and scarification with a rake, with seed then applied at a rate of 4g/m<sup>2</sup>.

### Seeding to the Location of the Existing Bin Store

A suitable woodland understorey seed mix is to be applied to replace the existing bin store area.

A minimum depth 150mm topsoil should be provided to the area on removal of existing surfacing.

### Screening Shrub Beds to the Toilet Block and Bin Store

Beds to be planted with suitable native species to provide softening of views towards service areas.

Plants to be a minimum size of 3L pots 600-800mm high (or equivalent bare root stock).

To be pit planted where possible between roots of existing trees to provide an average density of 4/m<sup>2</sup>.

Planting pits to be backfilled with a mix of existing topsoil and organic compost.

Planting beds to be top dressed with 50mm depth organic compost on completion of works.

Typical species to include *Ilex aquifolium*, *Euonymus europeaus*, *Coryllus avellana*, *Cornus sanguinea*, *Carex pendula*, *Crataegus monogyna*, *Ligustrum vulgare*, *Prunus spinose* and *Viburnum opulus*.

Bulb planting should be included to the edges of beds to include *Narcissus pseudonarcissus*, *Anemone nemorosa* and *Hyacinthoides non-scripta* at densities of 35-50/m<sup>2</sup>.

### Enhancement Planting to Existing Hedgerow

The existing hedge to the southern edge of the site is to be retained.

Gaps within it should be planted with suitable native hedgerow species, pit planted to avoid damage to the existing hedge plants to provide an average density of 6/linm.

Plants to be a minimum size of 3L pots 600-800mm high (or equivalent bare root stock).

Planting pits to be backfilled with a mix of existing topsoil and organic compost.

Typical species to include *Ilex aquifolium*, *Euonymus europeaus*, *Coryllus avellana*, *Cornus sanguinea*, *Crataegus monogyna*, *Ligustrum vulgare*, *Prunus spinose* and *Viburnum opulus*.

Bulb planting should be included to the edges of the hedge to include *Narcissus pseudonarcissus*, *Anemone nemorosa* and *Hyacinthoides non-scripta* at densities of 35-50/m<sup>2</sup>.

## Boundary Treatments

### Fencing to the West of the Play Area

A new length of fencing is required to provide full enclosure to the new play area, joining the line of the existing fence to be retained to the existing toilet block as indicated on the design drawings.

## Description of Works

This should match the existing fence to be retained and should be set out on site prior to supply/ installation with its proposed line being agreed by the Client. Installation should be to supplier's recommendation.

### Fencing to the New Bin Store

The new bin store area to the rear of the Visitor's Centre is to be enclosed with a 2.0m height timber hit and miss fence with matching gates for access.

The exact size of this area and width of gates is to be agreed with the Client based on storage requirements.

Fencing should be a suitable hardwood or treated softwood to provide a minimum 30 year life span.

All fixtures and fittings should be galvanised steel.

### Timber Kneerail

To be installed to the edge of the new picnic area to provide separation to the play area.

To be a timber birdsmouth type railing, 600mm height from ground level.

To be a suitable hardwood or treated softwood to provide a minimum 30 year life span.

All fixtures and fittings should be galvanised steel.

## Furniture

### Signage to Wider Woodland Trails

A new timber sign board/ post is to be provided to the north of the existing toilet block to provide direction to the wider woodland context.

Designs are to be developed with the Client and specialist supplier.

Signage to be constructed from a suitably sourced hardwood with anti-tamper fittings in galvanised or stainless steel.

Final specification of all fittings to be approved by the client.

### Sawn-Top Log/ Stump Seating

To be supplied and installed by specialist play area supplier.

### Removable Bollards to Existing Access Path

3nr removable bollards are to be installed as indicated on the design drawings to provide access controls into the existing woodland to the north.

These should be installed to the supplier's recommendations and the existing path surfacing around them made good on completion of installation works.

Bollards should be a suitably robust, timber type for example 'Solid Quattro' by Streetlife.

### Picnic Benches

To be standard ~~Norbury Park~~ picnic tables – Client to provide supplier and installation details on request.