

## Site Descriptions

- (1) **Open Spaces**
- (2) **Parks, Gardens and Recreation Grounds**
- (3) **Allotments**
- (4) **Cemeteries**

### Introduction

These tables are issued for guidance only to assist the Contractor in pricing the Bills of Quantities. It is the Contractor's responsibility to determine the degree of difficulty in assessing the work content of each site.

Tables (1) and (2) show:

- (1) a site by site list in alphabetical order for (1) Open Spaces and (2) Parks, Gardens and Recreation Grounds of all the sites where works are required (other than highway verges) as part of this Contract;
- (2) a brief description of each site;
- (3) the approximate number of obstructions at each site;
- (4) the lengths in column headed "length strimming" indicate those lengths of walls, fences etc. and other edges to grassed areas where it may be difficult to achieve the specified finish using mowing machinery and where strimming type operations may be necessary.
- (5) The rates entered in the Bills of Quantities for grassed areas shall be the fully inclusive cost of undertaking the specified works in accordance with the Contract Documents and shall take full account of any additional works which may be necessary to deal with the obstructions, walls, fences and other edges of grassed areas, as detailed.

Tables (3) and (4) show site descriptions of the potential additional items of Allotments and Cemeteries.

## (1) Site Descriptions for Open Spaces

Site and Description (Guidance only see Introduction)	Obstr. No	Length in Lin. Metres Strimming & Trim (Grass Edges L/H Shears)	Banks Sq. Metres
<p><b>Andover Road / Willow Close (Now known as Old Hospital Green)</b> Large grass area on South side of Old Hospital Green, opposite old Newbury Hospital site. Adjacent construction works will lead to boundary changes and additional landscaping.</p>	30-40	240-255	0
<p><b>Barn Crescent</b> Grass area behind houses on north side of Barn Crescent. This area can be wet and soft periodically during cutting season. Grass area on southwest side of Barn Crescent.</p>	0-5	350-375	0
<p><b>Bodin Gardens</b> Grass area in front of houses; play area for children and a small amount of grass inside play area.</p>	0-5	31-41	0
<p><b>Christie Heights</b> Small piece of grass between Christie Heights and Springfield Lane. Two small pieces of grass each side of Christie Heights plus small parcels of land along footway, including play area.</p>	5-10	35-40	0
<p><b>Cresswell Road</b> Open space alongside Cresswell Road at its northern end, includes children's play areas.</p>	0-5	43-46	0
<p><b>Cromwell Road</b> Grass "island" at end of Cromwell Road furthest from Kiln Road. It is proposed to install a play area on the site in the future.</p>	0-5	45-50	0
<p><b>Culver Road/Three Acre Road</b> Open space between Culver Road and Three Acre Road, to west of garages.</p>	15-20	218-232	0
<p><b>Culver Road footpath</b> Strip of grass and trees each side of footpath from Culver Road to Three Acre Road</p>	0-5	125-135	0

## (1) Site Descriptions for Open Spaces cont'd....

Site and Description	Obstr. No	Length in Lin. Metres Strimming & Trim (Grass Edges L/H Shears)	Banks Sq. Metres
<p><b>Dickens Walk</b> Playground at western end of road. Piece of grass at junction of Dickens Walk and Springfield Lane.</p>	5-10	25-30	0
<p><b>Digby Road</b> Open space and playground between Digby Road and Western Avenue, adjacent to school playing field. Piece of grass beside Digby Road entrance to school.</p>	20-25	280-300	0
<p><b>Dyson Close</b> Small grass area and shrub bed and tarmac car park at junction of Dyson Close/Russell Road.</p>	0-5	10-12	0
<p><b>Elizabeth Avenue</b> Grass area on west side of junction of Elizabeth Avenue and Essex Street. Open space on west side of junction of Elizabeth Avenue and Middle Close. This open space contains small areas that can be wet and soft periodically during cutting season.</p>	5-50	54-58	0
<p><b>Falkland Memorial</b> Grass area around War Memorial at junction of Essex Street and Andover Road.</p>	1-5	20-30	0
<p><b>Ferrier Grove and Gaskell Mews</b> Scrub area on northern side of Gaskell Mews path. Small pieces of grass at end of Ferrier Grove, and at entrances to car parks on north and south sides.</p>	10-15	104-114	0
<p><b>Fieldridge</b> Open space at southern end of Fieldridge, off Stoney Lane.</p>	5-10	0	0

## (1) Site Descriptions for Open Spaces cont'd....

Site and Description	Obstr. No	Length in Lin. Metres Strimming & Trim (Grass Edges L/H Shears)	Banks Sq. Metres
<p><b>Fifth Road Footpath</b> Grass strip on east side of Fifth Road allotments and alongside path between Bartlemy Road and Fifth Road.</p>	0	95-105	0
<p><b>Gilroy Close</b> Small piece of grass at eastern end of Gilroy Close.</p>	0-5	0	0
<p><b>Greenham Road</b> Open space on west side of Greenham Road, opposite junction with Westwood Road. Includes ungrassed area containing trees and shrubs.</p>	5-10	14-16	250-300
<p><b>Hamilton Court</b> Small piece of grass north of Hamilton Court between garages and path. Small piece of grass at end of Hamilton Court Road. Children's playground at end of Hamilton Court road.</p>	15-20	100-105	95-110
<p><b>Hutton Close</b> Open space between Robin Hood Roundabout, Shaw Road and Western Avenue, to south of Hutton Close including an informal football pitch with goals.</p>	0-5	490-530	0-5
<p><b>Laburnum Grove</b> Open space adjacent to Corporation Cottages between Laburnum Grove and Western Avenue.</p>	5-10	76-81	0
<p><b>Lock Island / Dolton Mews</b> Open space on east side of "island" near Newbury Swing Bridge with cut down tree as bench.</p>	10-15	26-29	0
<p><b>Orchard Dene</b> Grass area with herbaceous bed and tree planting at northern end of Orchard Dene.</p>	0-5	43-47	0
<p><b>Phoenix Walk</b> Piece of land adjacent to Gilroy Close site, with trees, two large stones and a large grass area.</p>	15-20	43-36	0

## (1) Site Descriptions for Open Spaces cont'd....

Site and Description	Obstr. No	Length in Lin. Metres Strimming & Trim (Grass Edges L/H Shears)	Banks Sq. Metres
<b>Poplar Place</b> Small open space on west side of Poplar Place.	0-5	78-82	345-365
<b>Roebuts Close</b> Area of grass on west side of Roebuts Close. Three pieces of grass at northwest corner of Roebuts Close, near garages.	15-20	27-29	0
<b>Roebuts Close to Three Acre Road</b> Open space between northeast corner of Roebuts Close and Three Acre Road.	5-10	125-135	0
<b>Sayers Close</b> Large open area of grass.	5-10	20-50	0
<b>Skyllings</b> Small open space with equipped children's playground at northern end of Skyllings.	1-5	78-82	0
<b>St. George's Avenue</b> "Island" open space formed by division of St. George's Avenue. Area includes some landscaping, football goals and slide.	30-40	268-284	150
<b>The Nightingales (Main Estate Road)</b> Grass "verges" on south side of The Nightingales between junction with Greenham Road and opposite Community Centre, (alongside boundary with school). Two pieces of grass each side of entrance to parking area between The Nightingales and Austen Gardens, plus other small parcels of land through out the estate.	10-15	235-250	860-900
<b>Tow Path (Between Newbury Lock and Town Bridge &amp; Between Town Bridge and Park Way Bridge)</b> Surfaced in concrete paviors.	0	0	0

## (1) Site Descriptions for Open Spaces cont'd....

Site and Description	Obstr. No	Length in Lin. Metres Strimming & Trim (Grass Edges L/H Shears)	Banks Sq. Metres
<b>River Lambourn (Walton Way)</b> Piece of grass along riverside. <b><i>NB. Borders a site of SSSI.</i></b>	0-5	20-40	0
<b>Walton Way</b> Open space between Lambourn River and Walton Way. Open space between upper and lower sections of Walton Way and alongside Trout Walk. Open space off southwest section of Walton Way.	100-110	170-180	0
<b>West Mills</b> Piece of grassland adjacent to canal.	15-20	50-65	0

**(2) Site Descriptions for Parks, Gardens and Recreation Grounds**

<b>Site and Description</b>	<b>Obstr. No</b>	<b>Length in Lin. Metres Strimming &amp; (Trim Grass Edges L/H Shears)</b>	<b>Banks Sq. Metres</b>
<p><b>City Recreation Ground</b> A large grassed area located between Rectory Close and the A343 Andover Road. The site contains a football pitch with changing facilities and an equipped children's playground. There are shrub beds and some informal tree and shrub plantings. There are some naturalised bulbs in the grass adjacent to the pathways.</p>	20-30	850-900	0
<p><b>The Clock House</b> The multi-sided structure at the centre of a small roundabout at north end of Northbrook Street. During the summer months has twelve hanging basket floral displays placed around it.</p>	0	0	0
<p><b>Fifth Road</b> A recreation ground on the north side of Fifth Road. A large grass area containing children's playgrounds and small tarmac cycle track.</p>	5-10	360-375	0
<p><b>Greenham House Gardens</b> This is an area of formal gardens bounded by Greenham Road (A339), Station Road and St Johns Road. The gardens contain rose, shrub, herbaceous and seasonal beds. There are numerous mature, park trees. The grassed area adjacent to the Greenham Road entrance contains numerous naturalised bulbs.</p>	800-900	0	0

## (2) Site Descriptions for Parks, Gardens and Recreation Grounds cont'd...

Site and Description	Obstr. No	Length in Lin. Metres Strimming & (Trim Grass Edges L/H Shears)	Banks Sq. Metres
<p><b>Lock Island</b> A wooded area with some open space bordered by the river and canal, with paved area of lock cottage footprint. Also the location of the Ebb and Flow Sculpture, which will also require daily maintenance. <b><i>NB. Borders a site of SSSI.</i></b></p>	100-200	30-50	0
<p><b>Newbury Wharf (Peace Gardens)</b> Two small areas of garden on the south bank of the Kennet and Avon Canal, on either of the new Park Way bridge. The areas consist of grass, shrub and rose beds with patches of naturalised bulbs under trees and on the bank to the side of the road.</p>	25-40	400-500	300-400
<p><b>Northbrook Street and Town Centre Floral Displays</b> Floral displays on selected traders' premises, CCTV columns and finger post columns.</p>	0	0	0
<p><b>St John's Corner Garden (also known as St John's Memorial Gardens)</b> A formal garden adjacent to the St. John's Road Roundabout and between Newtown Road and St. John's Road. The site contains grass formal seasonal beds and shrub beds. There are some naturalised bulbs in the grass around the main central bed.</p>	0-10	175-225	0



**(2) Site Descriptions for Parks, Gardens and Recreation Grounds cont'd....**

<b>Site and Description</b>	<b>Obstr. No</b>	<b>Length in Lin. Metres Strimming &amp; (Trim Grass Edges L/H Shears)</b>	<b>Banks Sq. Metres</b>
<p><b>Victoria Park</b>  A park to the north east of the Town Centre, bounded by the A339 to the east and Parkway to the west.  The park consists of large grassed areas, formal gardens, shrub beds and many trees, both young and mature. Two avenues of lime trees follow the main footpaths through the park.  Facilities provided include a football pitch with changing rooms, a bowling green, (maintained by a club) an equipped children's playground and skate park, half pipe, a boating pond and tennis courts. A central building contains the changing rooms, a kiosk and stores. A bandstand forms the central feature to the main formal garden.  There are clumps of naturalised bulbs between the trees of the main avenues and in the bank alongside the canal towpath.  Herbaceous beds (5) designed by school children to be maintained.  Some patches of grass remain wet and soft for long periods of time, particularly along the A339 boundary.  A number of sewers and drains traverse the site.</p>	300-400	5400-5500	0
<p><b>Wash Common Recreation Ground, Woodland and Blossoms Field</b>  A large grassed area between Stuart Road and Wash Common Allotments.  Facilities include a football pitch with changing rooms and an equipped children's playground.  There are two scheduled archaeological sites containing burial mounds, one to the south east of the site and one mainly situated in the woodland which forms the western part of the site. The grass surrounding the burial mounds is maintained as a meadow, as is the ditch to the south of the site.  Blossoms Field is a further large grassed area with enclosed playground, picnic tables, HUCK net and MUGA situated between the woodland and Enborne Street.</p>	30-40	400-500	0

**(3) Site Descriptions for Allotments**

<b>Site and Description</b>
<p><b>Dairy Farm</b> Is a plot of land between Newbury Town football pitch and West Berkshire Council offices off Faraday Road. The land is divided into 56 allotment plots with a central grass pathway and side paths between plots. There is also a made up car parking area and water troughs along the main pathway. The allotment site is fenced by a metal palisade fence on one side, including the main entrance gates. A river runs along one of its other boundaries with mature trees. One side is hedge. The fourth side is a chain link fence. The site has good vehicle access.</p>
<p><b>One Tree Park</b> Is a plot of land between Fifth Road and Bartlemy Road. The land is divided into 47 allotment plots with a central grass pathway and side paths between plots. The main pathway has a number of water troughs along it. The site is fenced by a chain link fence on one side and back garden fencing and hedges on the other two sides. There are various mature trees around the site perimeter. No direct vehicle access.</p>
<p><b>Parsons</b> Is a plot of land at the end of Craven Road off Braunfels Walk. The land is divided into 63 allotment plots with a central grass pathway and side paths between plots. The main pathway has a number of water troughs along it. The allotment perimeter has hedges supported by a combination of wire mesh and chestnut fencing. The site has good vehicle access.</p>
<p><b>Southbys</b> Is the largest of Newbury Town Council sites, located off Greenham Road. The land is divided up into 167 allotment plots with a central grass pathway and side paths between plots as well as a perimeter pathway/roadway around the site. The main pathway has a number of water troughs along it. The allotment perimeter is a mixture of chain link fencing and hedges. The site has good vehicle access. There are a number of mature trees around the site as well as wild areas. The site includes a ditch.</p>
<p><b>Wash Common</b> Is the second largest of Newbury Town Council sites, located off Battle Road in Wash Common. The land is divided into 109 allotment plots with a central grass pathway and side paths between plots. The main pathway has a number of water troughs along it. The site has good vehicle access. There are a number of mature trees around the site as well as wild areas and mature hedges. The allotment perimeter is a mixture of chain link fencing, timber fencing and hedges. There are internal ditches. The external ditch is also considered part of the allotment site. The site (including ditches) is partly on a scheduled ancient monument.</p>
<p><b>West Mills</b> Is the third largest allotment of Newbury Town Council sites, located off Kennet Road. The land is divided into 102 allotment plots with a central grass pathway and side paths between plots. The main pathway has a number of water troughs along it. The allotment perimeter is a mixture of chain link fencing, timber fencing and hedges. The site has good vehicle access. There are a number of mature trees around the site.</p>

**(4) Site Descriptions for Cemeteries**

<b>Site and Description</b>
<p><b>Newtown Road Cemetery</b>  Newtown Road Cemetery is located on Newtown Road. The site is approximately 1.8 hectares (4.6 acres) in size consisting mainly of grass and memorials of various sizes. The cemetery has a mature lime tree avenue at the rear of the site, a Monkey Puzzle tree as well as four mature Cedar trees throughout the site. The cemetery is currently closed to the public (except by appointment) but it is intended to fully open it up to the public sometime in 2011. A chapel is located centrally to the grounds which will normally be left locked unless used for voluntary/school groups. Certain areas of the cemetery have been designated as wildlife areas and will be managed as such. There are clearly defined pathways throughout the cemetery. Litter bins are located throughout the cemetery. The cemetery will be unmanned except whilst opening and closing during the week and weekend at designated times.</p> <p><b>Shaw Cemetery</b>  The site is 5 hectares (12.3 acres) in size consisting mainly of grass and memorials of various sizes. It is an open cemetery (but locked overnight) divided into 26 distinct plots with a large open space and the bottom of the cemetery designated for future burials. There are two vehicle/pedestrian entrances to the cemetery, one being the main entrance at Shaw Hill and a second at Cromwell Road. A chapel is located in the centre of the grounds with access roads from both entrances. The chapel is open during the day and closed outside working hours. The chapel may be used for services during a burial/internment. There is a car park, office/restroom and public toilet adjacent to the Shaw Hill entrance. A secure grounds maintenance equipment store, diesel storage tank and waste collection area are located at the left hand side of the cemetery grounds. There are a number of mature/semi mature trees throughout the cemetery. There several large shrub/flower beds two of which contain pumped water features. Litter bins, watering can stations and benches are located throughout the cemetery. The perimeter is contained by hedges, shrubs and steel fencing.</p>