



**Friends of  
Meadow Park**



**GROUNDWORK**

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# **Meadow Park** Masterplan Document

## **Issue: DRAFT 01**

All proposals to be agreed with Council and to be subject to compliance with new strategy / ecological documents currently being prepared by CWaC

## Issue Details:

This document was produced by Mike Holmes for Groundwork in March 2016.  
Client: Cheshire West & Chester Council working in partnership with  
The Friends of Meadow Park Group

Brief :      1. Prepare Outline / Sketch Scheme Masterplan Proposals for the space  
              2. To be prepared considering the Friends of Group 5 year plan  
              (reduced to 3 year plan during this process).

Purpose:    To assist the group formalise their aspirations into communicable  
              proposals.

# GROUNDWORK

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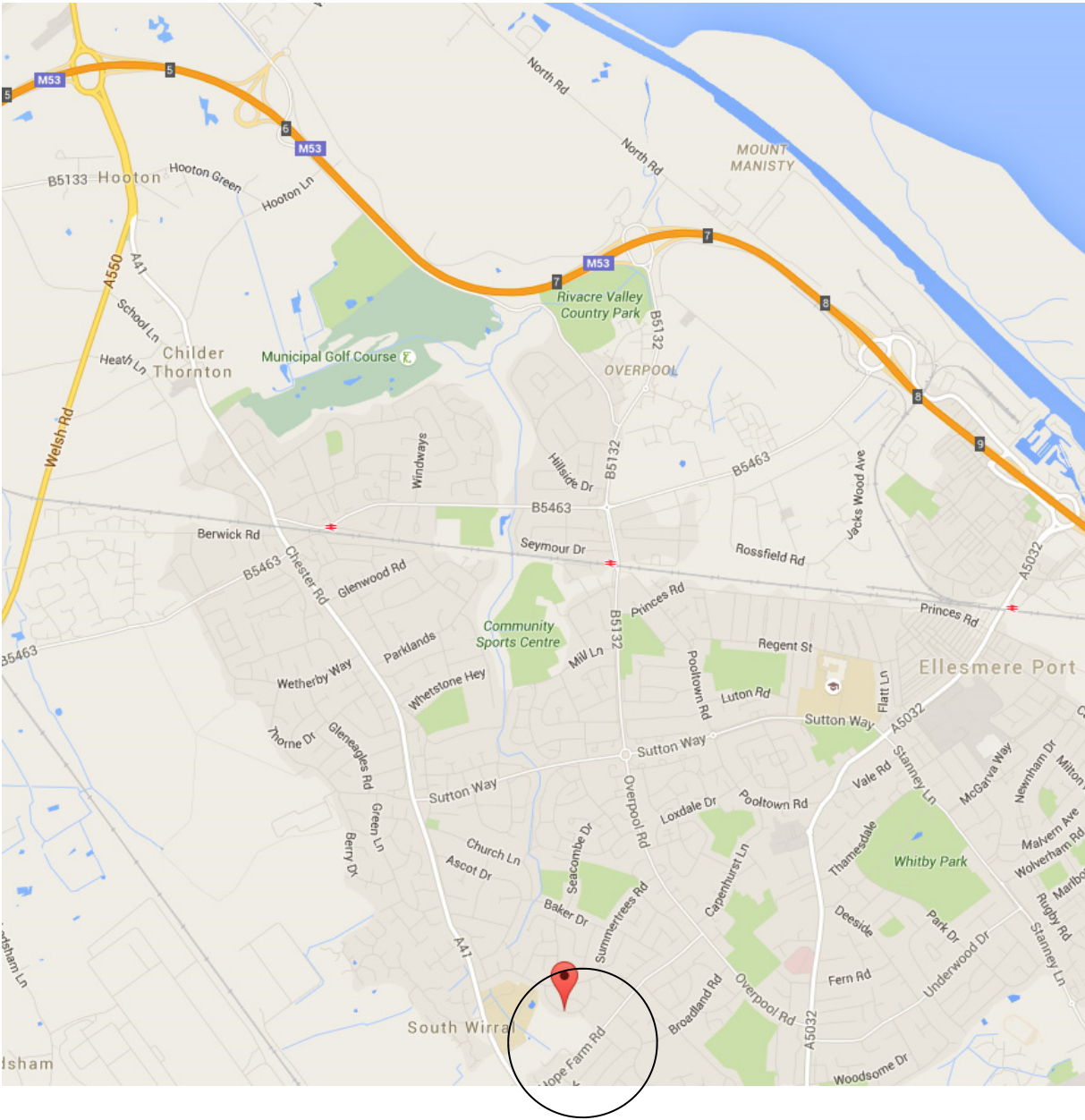
### Issue information

Date	Issue Number
21st March 2016	DRAFT 01

# Contents:

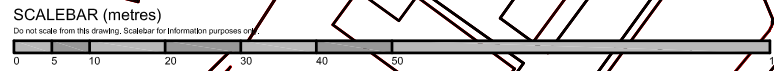
<b>Location</b>	<b>Page 04</b>
<b>Aspirational Zoning Plan</b> and associated 3 year plan	<b>Page 05</b>
<b>Outline Masterplan</b> Summary of initial thoughts	<b>Page 08</b>
<b>Supporting Information</b> Clarification of Main Proposals	<b>Page 10</b>
<b>Cost Estimate</b> (Not a quote) - For budget purposes only	<b>Page 22</b>

# Location:



# **Aspirational Zoning Plan:**

## and associated 3 Year Plan

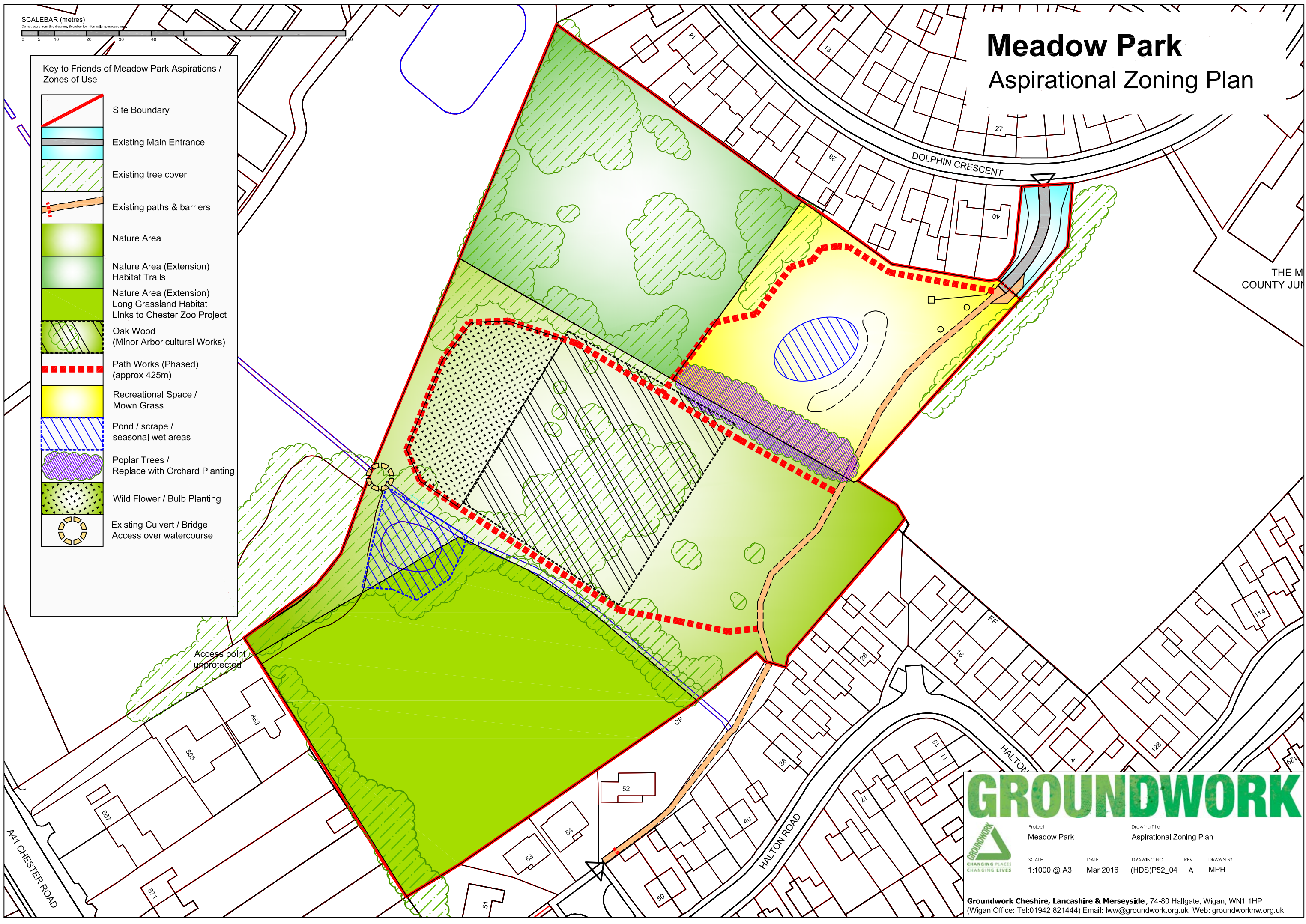



Key to Friends of Meadow Park Aspirations / Zones of Use

- Site Boundary
- Existing Main Entrance
- Existing tree cover
- Existing paths & barriers
- Nature Area
- Nature Area (Extension) Habitat Trails
- Nature Area (Extension) Long Grassland Habitat Links to Chester Zoo Project
- Oak Wood (Minor Arboricultural Works)
- Path Works (Phased) (approx 425m)
- Recreational Space / Mown Grass
- Pond / scrape / seasonal wet areas
- Poplar Trees / Replace with Orchard Planting
- Wild Flower / Bulb Planting
- Existing Culvert / Bridge Access over watercourse

# Meadow Park

## Aspirational Zoning Plan





**GROUNDWORK**  
CHANGING PLACES  
CHANGING LIVES

Project	Meadow Park	Drawing Title	Aspirational Zoning Plan		
SCALE	1:1000 @ A3	DATE	Mar 2016	DRAWING NO.	(HDS)P52_04
		REV	A	DRAWN BY	MPH

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# Friends of Meadow Park

## 3 Year Plan

### Year 1: Project Development, Establishment & Enabling Works

- Initial path works / through route for 'Route to school' / Improve access generally.
- Form low grassed mound from excavations, as informal play feature.
- Motorbike / Vehicle Access control barriers at entrances – (Dolphin Crescent & Halton Rd).
- New council standard bin for Dolphin Crescent Entrance point.
- New council standard bin for route off towards Halton Road.
- 'Oak wood' maintenance – Secure minor arboricultural works for the trees to ensure best health and safety of structure etc.
- Seek information from council on current mowing regime for site and agree future maintenance works to be included for site. (Purpose to achieve regular mowing (frequency to be agreed) for the Recreational Space and surrounding planned informal path network.
- Ensure new surfaced (and any future) paths are included in weed / edge spraying regime.
- Seek information from Council on baseline Ecology for the site, / all relevant strategy documents covering the site – ie Green Spaces Strategy / Play Strategy etc - to inform future works / proposals.

### Year 2: Nature Reserve / Orchard

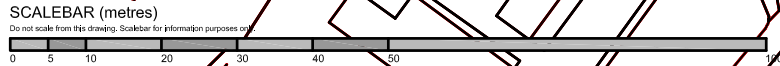
- Improve access through site by construction on Path Sections 2 & 3 (incl. piped culverts where needed).
- Develop additional low grassed mounding in recreational area to add play value to space.
- Open up use of Nature Area Extension spaces with improved access, through clearance and mowing of informal routes. (Ensure these are introduced into regular mowing regimes).
- Develop 'Wildlife / Animal Trail' through introduction of chainsaw sculptures along routes / develop associated leaflets / online info for trail.
- Encourage Bees & Butterflies etc - Develop Wildflower / Bulb 'Meadow' area with bulbs and plug planting / bee friendly plants - ensure appropriate maintenance considered and agreed.
- Introduce bird and bat boxes into trees throughout site / include small bug hotels.
- Clear pond area of trees / open up water / develop scrape / pond area / seasonal wetlands - for improved habitat biodiversity on site – Introduce recycled plastic boardwalk to allow access across scrape area / access to 'Zoo Project' Field.
- Poplar Tree felling (Save wood for sculpture benches or wildlife sculpture's if possible, for habitat / Animal trail).
- Develop Community Orchard to replace poplar trees / encourage use of fruit (including wider site bramble blackberries etc) through education links / healthy eating info / maintain access to the areas bearing fruit / bramble trimming where required.
- Consider 2nd entrance from A41 end of site – currently 6m wide and open / unprotected - ensure discussion with residents undertaken / access closed or controlled – to confirm with Council.

### Year 3: Introduce Play Value into Recreational Space

- Consider 'Natural Play' options – eg:
  - - Stepping stones
  - - use of felled logs etc
  - - Play boulder trails
  - - mounds—add logs and boulders—(See Year 2—from suitable path excavations).
  - - Log benches

# **Outline Masterplan:**

## and supporting information



Key to Friends of Meadow Park Aspirations / Zones of Use

- Site Boundary
- Existing Main Entrance Path
- Existing tree cover
- Existing paths & barriers
- Crushed Stone Surfaced Path (Section 2) - Approx 185m
- Crushed Stone Surfaced Path (Section 3) - Approx 240m
- Informal Mown Paths (250m) (Habitat / Wildlife Trail)
- Existing rough track retained for access to 'Zoo Field'
- Create Plastic Boardwalk to allow access to scrape
- Pipe culvert for drainage gully
- Existing Culvert / Bridge access over watercourse
- Recreational Space / Mown Grass (5000m<sup>2</sup>)
- Pond / scrape / seasonal wet areas
- Poplar Trees / Replace with Orchard Planting
- Wild Flower / Bulb Planting
- Trail Art / Sculptures

# Meadow Park

## Sketch Scheme Masterplan

6m wide access point to be protected / (Fenced with gates) If not public right of way or widely used.

Long grassland habitat, very wet in places. Hummocks & dips - not conducive to mowing regimes / informal mown paths. Retain as habitat and develop links to Local Wildlife Chester Zoo Project

Clear and mow informal routes to improve access & form trails

Remove Poplars Develop Orchard (24 trees @ 5m centres on mulched ground)

Oak Wood Arboricultural Works Introduce bird / bat / insect boxes

Paths follow existing desire lines

Area used as informal youth zone, in trees. Litter picking and tidy

New Bin

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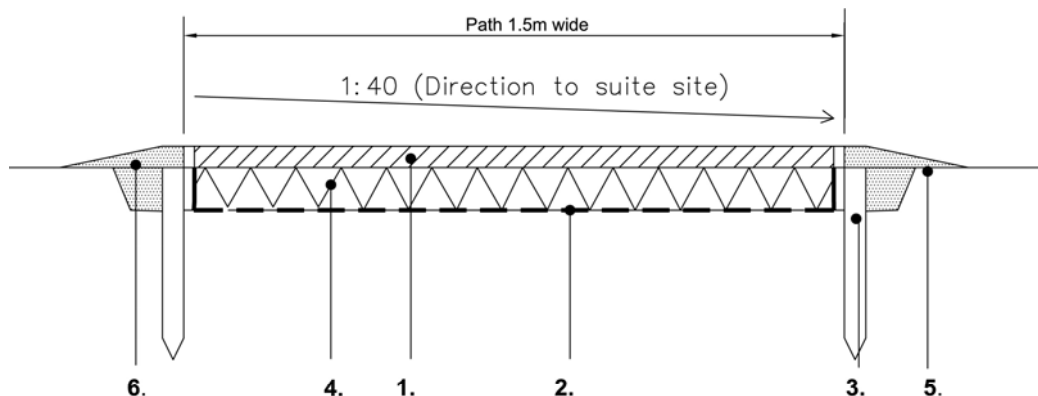
# **Supporting Information:**

## Clarification of main proposals

# Surfaced Paths: Sections 02 & 03

## Surfaced paths: (1.5m Wide)

- Potential to split build into two phases if required.
- Alternative options for surface material possible. (Gritstone or Hoppath if more funds avail)
- Proposal is to include surfaced paths but these could remain mown grass rides if funding cannot be sourced for further surfaced path works.



### Notes:

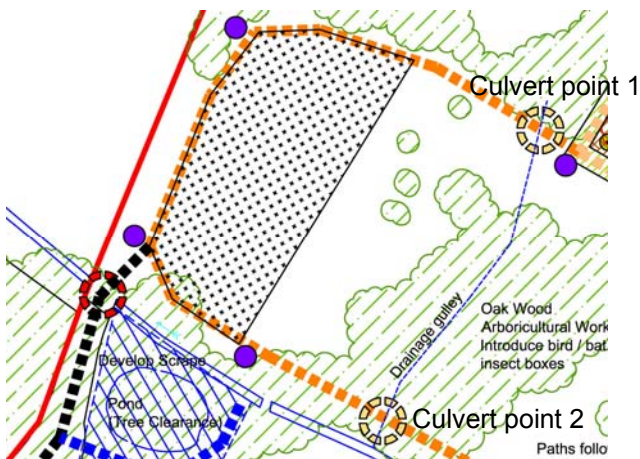
1. Crushed Gritstone, 10mm to dust (natural stone colour wearing course) path surfacing, dampened and rolled at least twice with deadweight roller max 1.5 tonnes - 50mm finished depth  
OR 'Hoppath' (supplied by Hopkins) Wearing Course if funding allows - to match first phase of paths.
2. Terram 1000 Geotextile. (include for herbicide treatment before the geotextile is laid: allow for 'Casoron G' (residual) herbicide: treating subgrade before laying any sub-bases at 1kg/125m<sup>2</sup>).
3. 150x38mm Timber edging boards and 50x50x450mm pegs, driven into the ground at max.1200mm centres. Top of pegs to finish short of tops of boards and buried under finished levels to give neat edge finish. Edging boards to be butt jointed and fixed with fishplate / joining board. Timber to be treated softwood with minimum 25yr life span. Pegs to be fixed to boards with min 2No 65mm 10g galvanised nails. Backs of boards to be cut to form curves where required.
4. Sub-base - Compacted MOT Type 1 granular hardcore - 100mm depth. (Allow for additional 10% m<sup>3</sup> to fill wet spots and voids along the path route).
5. Existing ground level. (Finished level of path to be built up at sides by approx 50mm to assist during wet weather, in keeping path from flooding).
6. Reinststate and consolidate suitable clean topsoil to path edges and grass seed following completion. Ensure no trip is formed at edges. Grade into new path levels and surrounding areas.



# Pipe Culvert in Drainage Ditch

## Culvert:

- Extract from Masterplan drawing showing locations for Culvert Point 1 & 2
- These would be required if constructing more formal path route section 02.



- Culvert Point 1:
- Existing informal track dips down through and across the drainage ditch gulley, which although currently dry, may in future require to allow water to flow through and along the ditch.



- Culvert Point 2:
- Existing informal track dips down through and across the drainage ditch gulley, which although currently dry, may in future require to allow water to flow through and along the ditch.
- Ditch is shallower in this area than at point 1 but still shows an obvious ditch.



- Proposal is to include a minimal construction, piped culvert within the new sub-base for the proposed surfaced paths, building up the levels for the finished path to remain level across this area, and grading the ends down back into the ditch. Type of construction to be agreed with CWaC teams.



# Informal Routes / Cleared Tracks

## For Access to Nature extension area

- Existing area showing extent of scrub vegetation and bramble, making access into the area difficult.
- Aspiration is to improve informal access into this space for use as part of the Wildlife Trail, whilst improving improved access to the bramble for harvesting of the blackberries.
- Proposal is to clear routes through the scrub vegetation, around the blocks of tree planting, whilst leaving a buffer untouched along fence lines etc, to enable use of this space.
- Over time, routes may become grassed, with bramble and scrub to the sides, with regular mowing of the areas included into the mowing regimes for the recreational grassed space adjacent.
- Below: Indication of proposed route locations, (yellow) linked to path section 02



# Wildlife / Animal Trail

## Chainsaw Art:

- Proposal is to include into the improved access routes, at various points across the site, relevant chainsaw art sculptures, of suitable size and scale for the space.
- Potential sculptures could include Owl, Fox, Rabbit, Newt, Hedgehog—and other wildlife species—Potential for community involvement in specialist art installation project.
- Potential to create log benches from felled trees on the site to offer more formal seating arrangements from informal materials
- Friends of Group aspiration to link project to Chester Zoo local wildlife project, and provide online trail leaflets for use by schools, local children etc.
- See Masterplan for potential locations for sculptures—to be agreed with community



# Informal Play : Boulders & Logs

## 'Play' Boulders / Logs

- Aspiration for the recreational space is to include some low key, informal play value through use of boulders and logs, positioned in groups and as a trail to create climbing, balancing and stepping stone type play opportunities, whilst not increasing maintenance burden.
- Potential need for safety surfacing avoided if all pieces are laid so as not to create excessive fall heights (check current guidelines at time of implementing scheme to ensure compliance).
- Potential to include bark mulch around bases of boulders etc, to prevent weed growth / need to trim, if required.
- All to be agreed with Council

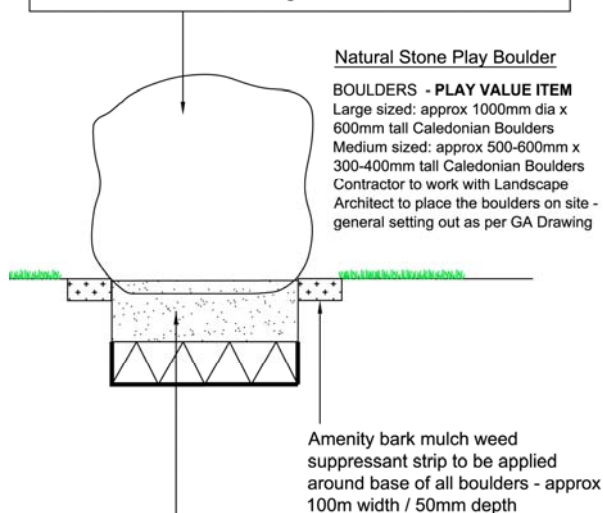


### PLAY BOULDERS:

Type and Source of Stone for boulders to be confirmed, by contractor after checking availability, and agreed by CA before delivery to site and fixing in place.

Provide photographs of each boulder for review.

**Each stone to be of a smooth, rounded finish type, with no sharp or jagged edges, protruding stones or sharp points, on the surfaces to be above ground.**



Boulders to be laid out to prevent foot and finger traps between stones, all to be set upon GEN0 / ST2 concrete at 140mm depth or 100mm depth Compacted Recycled granular fill with Terram 1000 Geotextile or approved equivalent.- all to prevent future rolling / movement.

*Note: Heavier boulders which by their size and shape can be laid into the ground in a stable manner, not required to be set in concrete - To be agreed on site with CA.*



# Log resources available on site

## Resources currently on site

- Various resources already exist on site for use of logs for play / benches etc, although their longevity of lifespan should be considered—rotting may occur over a short period of years if the timber is of unsuitable type or has been laying on the ground for a lengthy period already.
- There is the potential to utilise the felled wood from the line of poplars (right) once these works are undertaken.



# Informal Play : Grass Mounds

## Form mounds for play value

- Form grass mounds from path works arisings / excavations and regrade landform to ensure low, even gradients to allow ease of mowing.
- Grass will take time to establish after construction so temporary post and wire fence may be required to protect surfaces whilst grass areas regenerate.
- Mounds can be simple shapes or more complicated patterns— the quality of machine operative will have an effect on the completed mound shape.



# Informal Play : Visualisation

## Visualisation:

Existing & Artists Impression



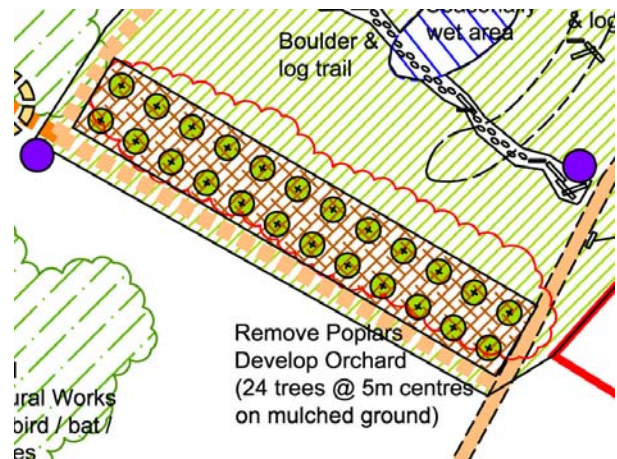
Conceptual Images—mounds, boulders & logs



# Community Orchard

## Orchard Tree Planting

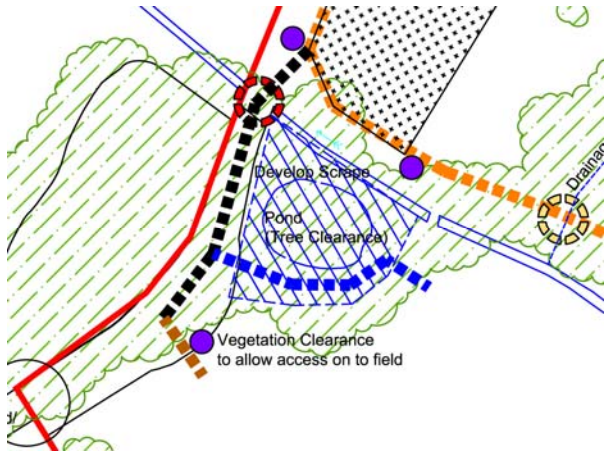
- Removal of existing Poplar trees shown right, and use space to plant an orchard—proposal show apple trees, but client may wish to alter spec etc to suit themselves.
- Proposals allow for 24 No trees planted at 5m centre spacings to allow for future growth and management of then space.
- Proposals show entire space mulched to prevent need for mowing / strimming around and between the trees, rather than just the tree planting pit space mulched (as indicated in the image below).
- This will be implemented to suit the clients preference on maintenance regimes etc.
- Orchard trees allowed for in cost estimate: -
- APPLE—*Malus Domestica* 150cm-200cm 15L pot.
- all varieties and spec / sizes to be confirmed by client - requirements currently unknown.
- Assumed a 1.5 to 2m high rootballed tree stock, staked for support, & inclusion of root watering system, for this exercise and include for provision of suitable tree pit backfilling materials / compost etc.



# Access to Pond

## Improve access / Clear Area

- Extract from Masterplan shows existing access point over culvert—major concrete culvert / bridge construction. Proposal is to utilise this onto the existing track, rather than attempt to create a new watercourse crossing point within meters of this access.
- Blue line indicates potential recycled plastic boardwalk improved access to and through area—Doubles as new access across mud into 'Zoo Project' Field.



- Image shows existing access provision
- Suggest some watercourse clearance to allow water to flow more freely—ensure this is written into site maintenance in the future.



- Image shows existing pond situation, clogged with willow and other trees.
- Area to be cleared of tree planting and fallen wood to improve water body.
- Proposal is to provide a plastic boardwalk around the edge of the space to allow study of the waterbody and to gain access through the area.
- Proposal is to develop the edges of the pond area as scrape for wildlife biodiversity.



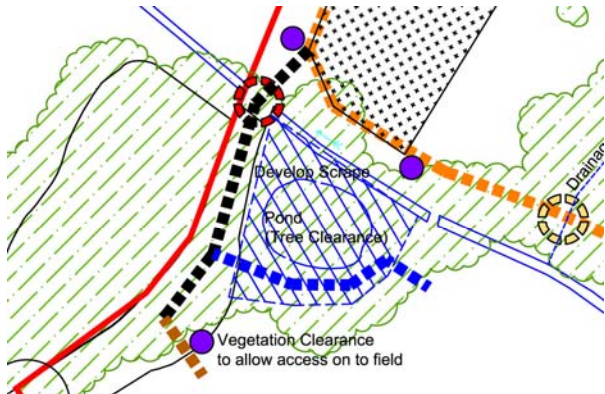
- Image indicates a recycled plastic boardwalk (actual image is Bidston Moss—Wirral) with toe boards at edges.
- A pond dipping platform and / or hand rail sides could be added to suit Councils preferred use of the space.



# Access to 'Zoo Project' Field

## Improve access / Clear Area

- Extract from Masterplan shows existing access to be utilised over watercourse, leading to the existing track which eventually leads out onto the A41.
- Access to the field may be possible from two points - 1, via the boardwalk around the pond, if this is directed out onto the field, and 2, via a cleared track through the vegetation to the side of the existing track.
- Further to previous page, Image shows area to side of pond space that would allow a diverted boardwalk to break through the vegetated edge and onto the field space.
- Image shows current condition of the field, offering excellent habitat possibilities if retained as a 'local wildlife' resource / grassland.
- Existing 6m (Approx) wide open access to the site, at end of lane from A41.
- investigation shows this is not a PROW.
- (access to be considered—needed or note?)
- NOTE: Area to the right of this image shows the vegetation which could have a 3m wide track cleared through it, to reach the field.
- Proposal is to fence this access point to either close it completely or to include a barrier or locked gate, to allow authorised access only, at this point.
- Potential solution—Weldmesh fencing with lockable gate shown right.



**Cost Estimate:**  
Not a Quote—  
(Offered for budget purposes only)

Meadow Park Masterplan - Cost estimate 20th March 2016 - NOT A QUOTE / GUIDE FOR FUNDING ONLY					
ITEM NO	ITEMS DESCRIPTION	Quantity	Unit	Rate £	Amount £
<b>A</b>	Preliminaries and contractors costs - Sum allowed for (to be spread over various phases?) - allows for removal of waste from site etc / welfare etc - ALLOWANCE ONLY - DIFFICULT TO COST THIS AS CONTRACTORS PRICE JOBS VERY DIFFERENTLY - SOME include price within their rates - others price Preliminaries separately. NOTE - Works already carried out not shown on here.	1	item	£ 5,000.00	£ 5,000.00
<b>B</b>	<b>Year 1</b>				
1	Supply and install council standard bin to Halton Road route	1	item	£ 1,000.00	£ 1,000.00
2	Arboricultural works for Orchard Wood	1	item	£ 500.00	£ 500.00
<b>C</b>	<b>Year 2</b>				
	<b>Path Section 02 (1.5m wide paths at 185m length) - all as detail</b>				
1	Excavate for path construction depths - (278m2 x 100mm depths)	28	m3	£ 15.00	£ 420.00
2	Terram 1000 geotextile layer - (278m2 +10% overlaps) - include for 'Casoron G' (residual) herbicide treatment to subgrade before laying	300	m2	£ 1.00	£ 300.00
3	Sub-base compacted MOT Type 1 Granular hardcore (278m2 + 10% area x 100mm depth) - includes allowance in rate for filling voids / wet spots etc	31	m3	£ 50.00	£ 1,550.00
4	Gritstone surface material - (278m2 area x 50mm depth)	278	m2	£ 12.00	£ 3,336.00
5	Timber edge construction	370	m	£ 7.00	£ 2,590.00
6	Remove excess arisings from site / sculpt and form from suitable arisings, new play mounds (prepared, fertilised, seeded, shaped to suit mowing regimes	1	item	£ 750.00	£ 750.00
	<b>Path Section 03 (1.5m wide paths at 240m length) - all as detail</b>				
7	Excavate for path construction depths - (360m2 x 100mm depths)	36	m3	£ 15.00	£ 540.00
8	Terram 1000 geotextile layer - (360m2 +10% overlaps) - include for 'Casoron G' (residual) herbicide treatment to subgrade before laying	400	m2	£ 1.00	£ 400.00
9	Sub-base compacted MOT Type 1 Granular hardcore (360m2+10% area x 100mm depth) -includes allowance in rate for filling voids / wet spots etc	40	m3	£ 50.00	£ 2,000.00
10	Gritstone surface material - (360m2 area x 50mm depth)	360	m2	£ 12.00	£ 4,320.00
11	Timber edge construction	480	m	£ 7.00	£ 3,360.00
12	Remove excess arisings from site / sculpt and form from suitable arisings, new play mounds (prepared, fertilised, seeded, shaped to suit mowing regimes	1	item	£ 750.00	£ 750.00
13	Construct pipe culvert as detail to seasonal stream bed areas where crosses path	2	item	£ 400.00	£ 800.00
	<b>Informal path routes</b>				
14	Informal path - clear vegetation and initial mow to create routes (250m x 2 wide)	500	m2	£ 2.00	£ 1,000.00
15	Informal path - mow x 5 visits to establish path in first year (500m)	5	visits	£ 250.00	£ 1,250.00
	<b>Animal Trail</b>				
16	Allowance for specialist artist works - art sculptures / chainsaw art features ( 1m high oak stump with an animal carved in it)	6	no	£ 600.00	£ 3,600.00
16.5	Allowance for specialist artist works - art sculptures / chainsaw art features (Large carved stump)	4	no	£ 1,000.00	£ 4,000.00
17	Installation of art features into concrete bases	10	no	£ 50.00	£ 500.00
18	Allowance for leaflet development / trail development / web info etc	1	item	£ 500.00	£ 500.00
	<b>Pond scrape area works and other tree works</b>				
19	Tree removal and clearance from pond area (Crack willow) - chip and spread on site, and creation / development / excavate wetland scrap	1	item	£ 1,500.00	£ 1,500.00
19.5	1.5 m wide Recycled plastic boardwalk construction for access	40	m	£ 75.00	£ 3,000.00
20	Allowance for Poplar tree felling and removal (if not retained for use as logs on site)	12	No	£ 350.00	£ 4,200.00
21	Allowance for trimming and cutting to shape for use as logs / relocation on site	12	No	£ 50.00	£ 600.00
22	Allowance for complete stump removal to free space for new orchard planting	12	no	£ 100.00	£ 1,200.00
	<b>Other works</b>				
23	Bulb planting for 'meadow area' - allowance 1400m2 6 per m2 = 8400 bulbs - species to be confirmed by client - mix of bluebell, daffodil, crocus	8400	no	£ 0.20	£ 1,680.00
24	Allowance for plug planting wildflower species - client rangers to confirm species	1	item	£ 1,000.00	£ 1,000.00
25	Allowance for bird / bat boxes & insect hotels to be fixed to trees at suitable locations	1	item	£ 500.00	£ 500.00
26	6m wide 1.8h weldmesh fencing / gates to close 2nd A41 entrance point if approved	1	item	£ 1,500.00	£ 1,500.00
26.5	Scrub clearance to access field	1	item	£ 200.00	£ 200.00
27	Undergrowth vegetation/turf - Clear and cut back / mow to short grass from orchard planting area	600	m2	£ 0.50	£ 300.00
28	Spray out with suitable weed suppressant spray, 1.5m dia circular area for each tree planting location, centred as shown at 5m centres	24	no	£ 5.00	£ 120.00
29	Excavate / Cultivate tree pits to suit tree stock - assume a 1m3 tree pit.	24	m3	£ 15.00	£ 360.00
30	Spread weed control bark mulch at 50mm depth to planting area (600x.05=30m3) - or use mulched poplar trees if material is suitable	30	m3	£ 30.00	£ 900.00
31	Orchard trees - all varieties and spec / sizes to be confirmed by client - requirements currently unknown. Assume a 1.5 to 2m high rootballed tree stock, staked for support, & inclusion of root watering system, for this exercise and include for provision of suitable tree pit backfilling materials / compost etc. - (Potential spec Malus Domestica 150-200cm 15L pot?)	24	no	£ 90.00	£ 2,160.00
Total carried forwards to Summary Sheet					£ 57,686.00

ITEM NO	ITEMS DESCRIPTION	Quantity	Unit	Rate £	Amount £
<b>D</b>	<b>Year 3</b>				
1	Stepping stone logs made from locally sourced timbers - allowance	1	item	£ 500.00	£ 500.00
2	Play Boulder spec boulders as detail	30	no	£ 100.00	£ 3,000.00
3	Felled logs - accounted for in year 2 - additional costs for re-locating etc added here	1	item	£ 500.00	£ 500.00
4	Mounds - (built in year 2) - to be developed with above items	1	item	incl	£ -
5	Benches made from Oak (OR site won felled material if suitable)	3	No	£ 800.00	£ 2,400.00
<b>E</b>	<b>Establishment period - 3 years - Council Maintenance allowance to cover these works / Council current maintenance regimes to be adjusted / retained</b>				
	<b>NOTE - NO COSTS ALLOWED FOR HERE - ALL ASSUMED TO BE WITHIN COUNCIL REGIMES</b>				
1	Supply and apply spot treatment of contact herbicide in accordance with manufacturer's instructions and specifications as required to control weed growth in new planting areas AND all hard surfaces				
2	Mow recreational area 5 times a year (minimum), including along surfaced path				
3	Mow informal path routes during above visits				
4	Water orchard tree planting as required during dry periods - Council / Community Group?				
5	Ecological Survey Information to be undertaken via Council - ALL works to be guided by results of these surveys, and other council strategy documents currently being prepared.				
<b>Total for B carried forward to Summary Sheet</b>					<b>£ 6,400.00</b>

ITEM NO	SUMMARY				Amount £
A-C	Year 1 to 2				£ 57,686.00
D-E	Year 3 & Establishment (Council maintenance to adhered to)				£ 6,400.00
F	Contingency Sum @ 10%				£ 6,408.60
	<b>Sub total</b>				<b>£ 70,494.60</b>
<b>Total Capital Works (EXCLUDING VAT)</b>					<b>£ 70,494.60</b>
<b>VAT @ 20%</b>					<b>£ 14,098.92</b>
<b>Total Capital Works (INCL VAT)</b>					<b>£ 84,593.52</b>

**NOTE: NO FEES ARE SHOWN IN THESE FIGURES - FEES TO BE AGREED / COSTS SHOWN ARE FOR GUIDE FOR MATERIAL**