



HLF Bid Drawing Review

Stephen Mills | Drawing Review | August 2018

This report is based on the general arrangement drawings as detailed on page 2 of this report. Further observations will need to be added when the full set of drawings become available.

Schedule of Drawings

715470 – LD-PLN - 101 Rev A – Landscape Masterplan

715470 – LD-PLN - 402 Rev A – Park approach (Pinner View)

715470 – LD-PLN - 403 Rev A – Outdoor Learning & Brook Widening

715470 – LD-PLN - 404 Rev A – Overflow Carpark

715470 – LD – PLN - 405 Rev A – De-culverted Brook & Picnic / Pay Area

715470 – LD – PLN – 406 Rev A – New Wetlands & Moat Landscape

715470 – LD – PLN – 407 Rev A – Re-instated Orchard & Moat Landscape

Drawing No 715470 – LD-PLN – 101 Rev A – Landscape Masterplan

1. This is a general arrangement drawing and reference should be made to specific comments on drawings 715470 – LD – PLN – 402 – 407 Inc.
2. New footpath route (playing fields) to West Harrow Cricket Club ensure this is footpath width only as there is evidence of vehicular access from Headstone Lane (See Park Inspection Report)
3. Public opinion has requested that the footpath be extended from West Harrow Cricket Club to the Parkside Way entrance to provide a circular route for Walkers / Dog Walkers / Cyclists.
4. The sunken Garden infill from spoil taken from the New Wetland Area (715470 – LD – PLN – 406 Rev A) will need logical planning as this will mean that two entrances to the Park will be heavily congested with site traffic
5. New footpath from new Pinner View pedestrian entrance to playing fields adjacent to Bessborough Cricket Square to have adequate lighting, Bench's and Waste / Recycling bin provisions
6. See also Park Inspection Report
7. See also Green Flag Observation Report

Drawing No 715470 – LD-PLN – 402 Rev A – Park Approach Pinner View

1. The existing Spinney to be managed by the Harrow Nature Conservation Forum further to discussions with them the friends of Headstone Manor Park are prepared to assist with the management of this area once works identified by the Bio Diversity Officer and Management Plan have been agreed
2. Repairs / Painting of Existing perimeter fence along Pinner View would it be more prudent to clear the 2M buffer zone Pre Works as this will make the repairs / painting more manageable.
3. The re-aligned fence along Spinney edge to Allotments we trust that this will be repaired and repainted similar to item 2 (See statement on 715470-LD-PLN-403)
4. The existing access gate in the re-aligned fence needs to be retained as this is the only access to the Spinney the location needs to be reviewed as in its present location part of the Spinney is inaccessible as there is no foot bridge over the Brook
5. Parts of the Brook require clearing of vegetation to improve water flow
6. See also Park Inspection Report
7. See also Green Flag Observation Report

Drawing No 715470 – LD-PLN – 403 Rev A – Outdoor Learning & Brook Widening

1. Pinner View new pedestrian entrance left hand side of brook where existing fence has be relocated can existing boulders be re-instated to prevent unauthorized vehicle access to grassed section.
2. Adequate Lighting to be provided to new pedestrian entrance and new footpath along its length
3. New footpath to have adequate Bench and Waste / Recycling Bin installed
4. Footbridge to have adequate hand rails to both sides
5. Outdoor Learning area to have adequate lighting installed

6. Outdoor Learning area to have adequate Waste / Recycling Bins installed
7. Ensure Dead hedging is constructed from arising's from Site clearance
8. Life Rings and signage to be provided adjacent to new Pond dipping access point
9. The Brook depth at the junction with Pinner View adjacent to Moat Café and Visitor Centre is approx. 2.5M - 3M and provision should be made to prevent falling at this point (Possible to re-instate existing fencing removed from Museum Project)
10. The existing bridge over the brook behind the toilet block is in need of repair and should be replaced would it be possible for the existing footpaths behind the toilet block to be re-instated
8. As an alternative to item 9 could a new footpath and bridge be installed prior to the Moat Café and Visitor Centre as this would be a more practical place to direct visitors to the Museum
9. There is a Fire Escape at the rear of the Moat Café / Visitor Centre and a safe distance should be maintained before the Brook landscaping commences.
10. The Museum intends to utilise the Grass at the rear of the Moat Café / Visitor Centre as a Picnic area in the Summer and provision should be made to afford protection to the Brook edge
11. See also Park Inspection Report
12. See also Green Flag Observation Report

Drawing No 715470 – LD-PLN – 404 Rev A – De-Culverted Brook & Picnic / Play Area

1. Reed bed outlet to have controlled flow through new mechanism, slowing water down to supply water to new reed bed in Picnic area this will effect the flow downstream and consideration should be made with regards to relocation of the Existing Water Monitoring Station.
2. The access gate to the Play Area at junction of new footpath (Bessborough Cricket Club to be retained)

3. Existing perimeter fence to Museum is 1.8M high cannot see why hedge needs to be reduced to 1.5M keeping the hedge line at 1.8M would seem more practical / sensible (Currently 2.0M)
4. The width of the new roadway adjacent to the existing Museum fence and new Picnic Area needs to be reviewed as the grass areas adjacent to the existing roadway is rutted due to vehicular traffic this roadway should be widened from in front of the toilet block to the rear entrance to the Museum to alleviate this problem. Could this also be extended to the Fire Exit gate from the Field behind the Great Barn
5. Earth bund for flood protection to Granary building further details required as to how this will be built against an open fence line
6. Ensure Waste / Recycling Bins are provided in the new Picnic Area
7. Provision of additional Cycle parking racks adjacent to Picnic Area
8. Life Rings and signage to be provided adjacent to new Pond in Picnic Area
9. New Signage to be affixed to all Access Gates into Play Area
10. Ensure Waste / Recycling Bins are retained in the Play Area
11. Is there a provision for Play Equipment for Disabled Children
12. See also Park Inspection Report
13. See also Green Flag Observation Report

Drawing No 715470 – LD-PLN – 405 Rev A – Overflow Car Park

1. New Storage Facility for Volunteering Groups (Friends of Headstone Manor Park Etc.) it is essential that this facility is located outside of the Museum Compound to allow full access when Museum staff are not on site.
2. Removal of existing Scrub Vegetation around the moat perimeter (Subject to SM approval) once removed what safety provisions are being installed to prevent unauthorized access to the Moat – full extent to be agreed by Bio Diversity officer and associated report
3. Manor House Moat to be de-silted further information on the extent of this work is required does this include the repair / replacement of existing Sluice gate.

4. Overflow Carpark ensure adequate lighting & CCTV coverage is provided to this area. (CCTV to be linked into existing system it may be necessary to upgrade the existing system to accommodate additional cameras)
5. Size of Parking Bays to be confirmed as without permanent bay markings the 88 No. indicated may not be achievable
6. Ensure adequate Waste / Recycling Bins are provided in the Overflow Carpark.
7. New gate to be installed at Left hand side of overflow parking to prevent unauthorised vehicular access to the Wetland area
8. Future Path Links to Harrow View West Housing Development what provisions are being made to prevent vehicular access to the Park at these locations (Pathways 1.8M).
9. See also Park Inspection Report
10. See also Green Flag Observation Report

Drawing No 715470 – LD-PLN – 407 Rev A – New Wetlands & Moat Landscape

1. Removal of existing Scrub Vegetation around the moat perimeter (Subject to SM approval) once removed what safety provisions are being installed to prevent unauthorized access to the Moat – full extent to be agreed by Bio Diversity officer and associated report
2. Manor House Moat to be de-silted further information on the extent of this work is required does this include the repair / replacement of existing Sluice gate.
3. Future Path Links to Harrow View West Housing Development what provisions are being made to prevent vehicular access to the Park at these locations (Pathways 1.8M).
4. Wetland System further information required AECOM report for design intent and specification to be issued.
5. Why is the existing Culvert from the new inlet system to the Moat being retained does this not defeat the effect of installing the Wetlands as this

will allow run off water to enter the Moat without being diverted / cleaned by the Sedimentation Ponds & Wetlands.

6. Reinstatement of Historic hedge further information required on type of species being planted – How is this to be irrigated following planting until the hedge is established
7. New Trees - How is this to be irrigated following planting until the Trees are established
8. New Orchard – How is this to be irrigated following planting until the Trees are established
9. New Orchard – who will be responsible for the picking of fruit from these trees once they become mature
10. Ensure adequate Lighting is provided to new footpaths
11. See also Park Inspection Report
12. See also Green Flag Observation Report

Drawing No 715470 – LD-PLN – 406 Rev A – Re-instated Orchard & Moat Landscape

1. Removal of existing Scrub Vegetation around the moat perimeter (Subject to SM approval) once removed what safety provisions are being installed to prevent unauthorized access to the Moat – full extent to be agreed by Bio Diversity officer and associated report
2. Manor House Moat to be de-silted further information on the extent of this work is required does this include the repair / replacement of existing Sluice gate.
3. Reinstatement of Historic hedge further information required on type of species being planted – How is this to be irrigated following planting until the hedge is established
4. New Orchard – How is this to be irrigated following planting until the Trees are established
5. New Orchard – who will be responsible for the picking of fruit from these trees once they become mature

6. Ensure adequate Lighting is provided along footpath especially within the Orchard area as this could become very dark when the Trees have matured
7. Provision of Park Bench's, Waste / Recycling Bins to be installed along footpath
8. Can the footpath from the Fire Exit gate from the Field behind the Great Barn onto the existing Event field be increased from 1.8M to 3.0M to accommodate vehicle access
9. See also Park Inspection Report
10. See also Green Flag Observation Report