

VICTORIA WAY CENTRAL RESERVE

Executive Summary

At Full Council meeting on 11 February 2021 an update was provided on the Victoria Square Project. Council resolved that Officers would detail further costings and programme information for consideration of the Executive.

The element of the overall Victoria Square project being reported herein is the project to refurbish and replant Victoria Way Central Reservation from the junction of Lockfield Drive to Brook House roundabout at the junction with Chertsey Road (but excluding works to the roundabout).

As the main road through Woking this was identified as being one of the elements of the Victoria Square project and works estimated at £750,000. This report gives further detail on this element of the project with regard to costings and programme.

The design principles for this stretch of the A320 from Lockfield Drive to Brook House roundabout will form a mix of champion trees, raised beds, crossing gardens, with the planting featuring seasonal perennial shrubs which are designed to add a sensory experience at key crossing points, and be low maintenance and attractive to wildlife.

Recommendations

The Executive is requested to:

RESOLVE That

the project be agreed to proceed to implementation.

Reasons for Decision

Reason: The Victoria Way central reserve requires refurbishing and replanting following the removal of the planting which was necessary as part of the improvement works including the installation of new street lighting associated with Victoria Square development.

The Executive has the authority to determine the recommendation(s) set out above.

Victoria Way Central Reserve

Background Papers: None.

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1.0 Introduction

- 1.1 Following Full Council on 11 February 2021 it was requested that further details were presented to the Executive to take forward the Victoria Square related works.
- 1.2 The intention is that works are agreed, procured and implemented in time for the opening of Victoria Place (new brand for the Victoria Square development) which will be a destination in itself once fully open at the end of this year.

2.0 Victoria Way Central Reserve Design

- 2.1 The proposals are for the Victoria Way central reservation, comprised of the East Median strip, Central Median strip and West Median. Two additional island gardens have also been included in the overall vision, to the north west of the Ambassadors Theatre, near the stage door, across the East Median and at the Boundary Way crossing beyond the roundabout.
- 2.2 The design has been collated by 51 Architecture, an award winning architecture practice, to develop a holistic overview of the inherent condition and opportunity of various sites in Woking.
- 2.3 Mature form and existing tree clusters within Victoria Way and Chertsey Road as well as initial impact of different species were taken into account in the design.
- 2.4 The existing medians will be raised to provide sufficient rooting volumes for species selected, enough to support them into maturity, especially in the narrower parts of the central reservation where raised kerbs add extra depth with minimum impact on existing roads and kerbs.

3.0 Works and Costings

- 3.1 The estimated total cost of the works is approximately £750,000. The outline costing is provided in the attached appendix. The exact cost will be confirmed following the tender process using existing frameworks.
- 3.2 The proposed design for Brook House roundabout has been omitted from the project original design.

4.0 Programme

- 4.1 Subject to approval by the Executive, there is a relatively short programme to procure and implement the scheme prior to the opening of Victoria Square.
- 4.2 A framework agreement will be used for the supply and implementation, copy of the report has been attached in separate appendices as well as a high level programme of most equipment and the specification for the supply, installation, maintenance and content management has been attached in separate appendices as well as the proposed programme.

5.0 Corporate Strategy

- 5.1 The proposed works are necessary to complement key infrastructure projects around the town. Planting arrangements have been proposed to visually demonstrate a green theme in a busy town centre environment.

6.0 Implications

Finance and Risk

- 6.1 The budget for the proposed works are being met by the Victoria Square development as agreed by Full Council on 11 February 2021.

Victoria Way Central Reserve

- 6.2 Dependent upon the design, costings and programme approval there is a risk that the new central reserve works and planting is not in place for the launch of Victoria Place.

Equalities and Human Resources

- 6.3 No human resource or training and development issues are arising from this paper.
- 6.4 There are no equalities issues arising from the report.

Legal

- 6.5 There are no legal implications associated with this report.

7.0 Engagement and Consultation

- 7.1 The Council's Portfolio Holder, Surrey County Council highways and the Victoria Square team have been engaged in the preparation of this report.

REPORT ENDS

Appendix Title: High Level Programme of Works

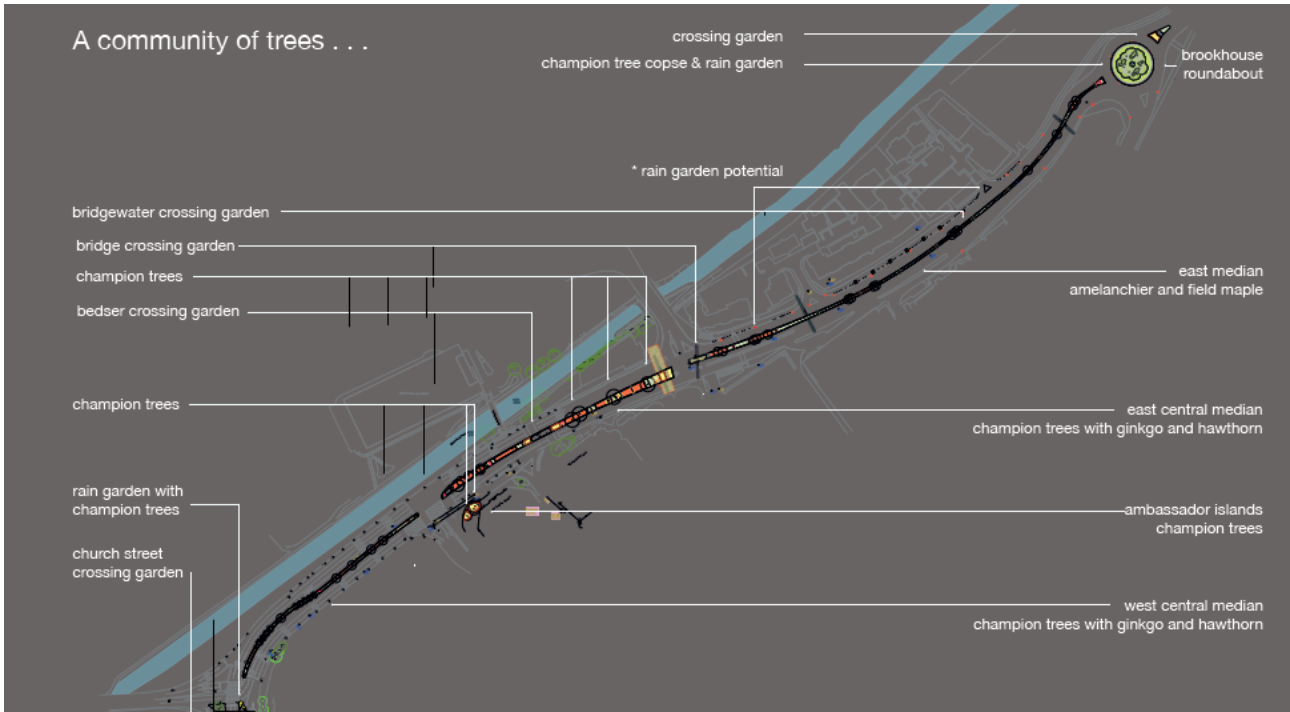
High level programme for Central Reservation project

	June				July				August				September				October			
	W1	W2	W3	W4	W1	W2	W3	W4	W1	W2	W3	W4	W1	W2	W3	W4	W1	W2	W3	W4
Tender process and selection			■	■																
Contract assessment and reward					■	■														
Contractor's mobilisation							■	■												
phase one A - Lockfield Drive to Car park ramp entrance									■	■	■	■								
TM installation									■											
Civil Works									■	■										
planting preparation										■	■									
Planting										■	■	■								
TM Removal												■								
Phase One B - Car park ramp to Chobham Road													■	■	■	■				
TM installation													■							
Civil Works													■	■						
planting preparation														■	■					
Planting														■	■	■				
TM Removal																■				
Phase Two - Chobham Road to brookhouse roundabout																	■	■	■	■
TM installation																	■			
Civil Works																	■	■		
planting preparation																		■	■	
Planting																		■	■	■
TM Removal																				■

Appendix Title: Project Costing

Victoria Way central reserve between Brook House roundabout and Lockfield Drive, Rev B		Rev B (02/06/21)
Phase Two: Brookhouse Roundabout to Chobham Road Junction (361 metres)		£120,986.00
Phase One A & B : Chobham Road Junction to Lockfield Junction (386 metres)		£138,210.00
Corten planters and kerbs as specified by Landscape Engineer (60% of total)		95,840.00
Supply & plant trees and shrubs as specified by Landscape Engineer (60% of total)		187,800.00
Underground services diversionary works (60% of total)		79,500.00
New irrigation equipment specified by the Landscape Engineer (60% of total)		127,600.00
TOTAL		749,936.00

Appendix Title: Proposed Design 1



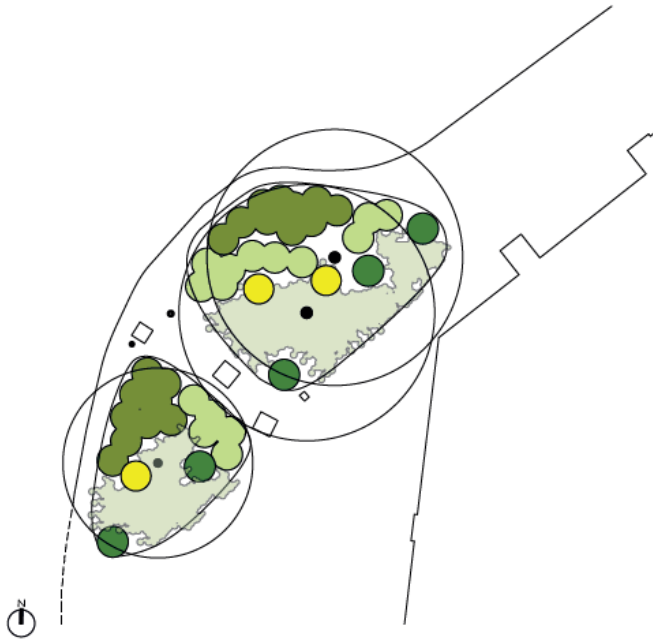
Appendix Title: Proposed Design 2



Appendix Title: Proposed Design 3

I Planting Plan
1:100 @ A3

Ref: Architect's Drawing 4009



IA Planting Schedule

NO.	BOTANICAL NAME	COMMON NAME	FORM	SIZE	HEIGHT
no#	TREES				
3	<i>Liquidambar styraciflua</i>	Tulip Tree	ovls	FB	3.0-4.0m
no#	TOPSAY				
5	<i>Taxus baccata</i>	Yew	dome	FB	110cm
no#	SHRUBS				
20	<i>Acuba japonica 'Tozanuki'</i>	Unspotted Laurel		SL	60-80cm
16	<i>Hedera helix 'Arborescens'</i>	Shrubby Ivy		SL	40-60cm
3	<i>Philadelphus coronarius 'Aureus'</i>	Golden Mock Orange		SL	40-60cm
no#	PERENNIALS				
50	<i>Erigeron karwinskianus</i>	Flaxweed		SL	50cm
24	<i>Hedera cuneata</i>	Small-leaved ivy		SL	50cm
50	<i>Luzula silesiaca 'Majuscula'</i>	Stoney Grass		SL	50cm
24	<i>Polygonatum multiflorum 'Hemifolium'</i>	Soft Shell Fern		SL	50cm
50	<i>Wolostkii ternata</i>			SL	50cm
400	<i>Veronica canadensis 'Phospheni's eye, alium</i>	Spiky Euba		SL	50cm

<i>Taxus baccata</i> (Yew) - clipped dome	mixed perennial
<i>Acuba japonica 'Tozanuki'</i> (Unspotted Laurel)	<i>Philadelphus coronarius 'Aureus'</i> (Golden Mock Orange)
<i>Hedera helix 'Arborescens'</i> (Shrubby Ivy)	

Revisions:

design	WKG-LD-409	rev	-
by	Woking Borough Council	drawn	for information
	Ambassadors Island		
project	Woking Borough Council	scale	1:100 @ A3
drawn	STV Architecture	drawn by	PB
		date	19/12/27

For Security, INFORMATION LAISSEZ-PASSEZ ONLY info@stv.co.uk 01443 751343

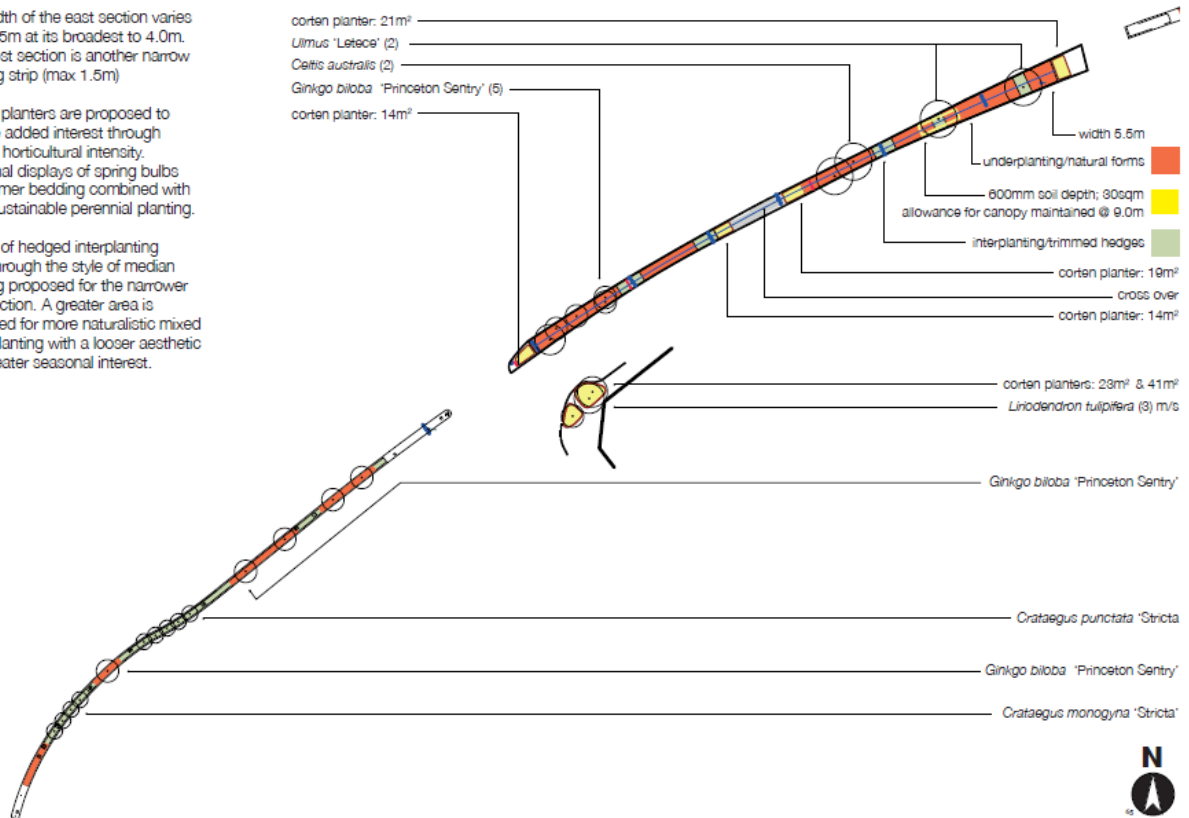
Appendix Title: Proposed Design 4

Central Medians

The width of the east section varies from 5.5m at its broadest to 4.0m. The west section is another narrow planting strip (max 1.5m)

Corten planters are proposed to provide added interest through greater horticultural intensity. Seasonal displays of spring bulbs or summer bedding combined with more sustainable perennial planting.

Blocks of hedged interplanting carry through the style of median planting proposed for the narrower east section. A greater area is proposed for more naturalistic mixed underplanting with a looser aesthetic and greater seasonal interest.



Appendix Title: Proposed Design 5

