

From: [REDACTED]
To: [REDACTED]
Subject: RE: Hackney Marshes/common land
Date: 15 January 2013 16:29:46
Attachments: [Common land plan.pdf](#)

[REDACTED]
See attached. It is probably worth us having a conversation with your lawyers as the Olympic Act and our lease arrangements - originally with LDA - for East Marsh relate to this as well. I'm happy to talk through. I am also now free from jury service, so will join [REDACTED] on tomorrow's East Marsh visit - I've let [REDACTED] have our details.

Kind regards
[REDACTED]

-----Original Message-----

From: [REDACTED]@londonlegacy.co.uk]
Sent: 15 January 2013 16:13
To: [REDACTED]
Subject: RE: Hackney Marshes/common land

[REDACTED]
Can you supply me with a plan setting out the common land boundary? I think we discussed it a while ago in relation to the car park however we also need it in relation to the access routes being created in transformation.

Many thanks,
[REDACTED]

From: [REDACTED]@Hackney.gov.uk]
Sent: 19 November 2012 13:49
To: [REDACTED]
Subject: RE: Hackney Marshes

[REDACTED]
Thank you for the note.

5th December would be the best date for both [REDACTED] and [REDACTED] to combine a site visit and meeting - we all have availability from 11am that day. If you would prefer to meet with [REDACTED] beforehand, then we could do from 3.30 on 29th November.

Regards
[REDACTED]

-----Original Message-----

From: [REDACTED]@londonlegacy.co.uk]
Sent: 15 November 2012 17:14
To: [REDACTED]
Cc: [REDACTED]
Subject: Hackney Marshes
[REDACTED]

Following our meeting today i confirm the following:

1 – you are content with the proposed alternative car park layout and LBH seek planning permission for this location and layout. Note that it will be the retained block surfacing so the condition will be as received at handover.

2 – we will meet shortly you complete legal's and will send me availability of [REDACTED] [REDACTED] to attend.

3 – we will agree a schedule of visits through the build so you, [REDACTED] our supervisors and the construction team can carry out joint inspections of the works.

Regards,

[REDACTED]

[REDACTED]

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

[REDACTED]

[REDACTED]

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GREATER LONDON

HACKNEY LB

BORO CONST

WEST HAM NORTH BORO CONST



NOTE: This section contains the registration of every person registered under the Act as owner of any of the land described in the land section of this register unit. It does not contain any registration in respect of land of which the freehold is registered under the Land Registration Acts 1925 and 1936, but the absence from this section of a registration in respect of any land described in the land section does not necessarily indicate that the freehold of that land is registered under those Acts.

See Overleaf
for Notes

Register of Common Land

OWNERSHIP SECTION—Sheet No. 1

1 No. and date of entry	2 No. and date of application	3 Name and Address of person registered as owner	4 Particulars of the land to which the registration applies
1 15 December 1967	82 7 November 1967	The Greater London Council, The County Hall, London, S.E.1.	The land comprised in this register unit excluding those parts of the land shown on the twelve inset maps coloured blue.
(See entry No. 2 below)		(REGISTRATION PROVISIONAL)	
2 6 October 1970			The registration at entry No. 1 above, being undisputed, became final on 1 October 1970.

ENTRIES WHICH AFFECT REGISTRATIONS

Notes

No. and date
of note

The area of the registered land is 136.010 hectares.

1
February
1979

ENTRIES ABOUT PRIVATE RIGHTS UNDER REGULATION 24 OR ABOUT
SCHEMES AND LOCAL ACTS UNDER REGULATION 22

Notes

No. and date
of note

334 acres acquired under the London Open Spaces Act, 1893

26 November
1972

Register of Common Land

See Overleaf
for Notes

LAND SECTION—Sheet No. 1

No. and date of entry	Description of the land, reference to the register map, registration particulars, etc.
1 1 June 1967	The tract of about 340 acres called Hackney Marsh in the London Borough of Hackney, as marked with a green verge line inside the boundary on sheets 55 and 57 of the register map and distinguished by the number of this register unit. Registered pursuant to application No. 33 made 26 May 1967 by Alma Jesse Fry (Divisional Valuer) on behalf of The Greater London Council, The County Hall, London, S.E.1.
(See entry No. 2 below)	(REGISTRATION PROVISIONAL)
2 6 October 1970	The registration at entry No. 1 above, being undisputed, became final on 1 October 1970.

Register of Common Land

See Overleaf
for Notes

RIGHTS SECTION—Sheet No. **1**

1 No. and date of entry	2 No. and date of application	3 Name and address of every applicant for registration, and the capacity in which he applied	4 Particulars of the right of common, and of the land over which it is exercisable	5 Particulars of the land (if any) to which the right is attached

No. and date of note	Notes	No. and date of note	Notes
1	Those parts of the land shown on the twelve inset maps		
5 December	coloured blue have been registered under the Land		
1967	Registration Acts 1925 and 1936.		

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Date: 21 August 2012 13:14:17
Attachments: [letter to \[REDACTED\].re East Marsh Specification and reinstatement process - 20120821.pdf](#)

Dear [REDACTED]

Please see attached letter from [REDACTED]

Kind regards

[REDACTED]

Website www.hackney.gov.uk

I ♥ Hackney

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[REDACTED]
London Legacy Development Corporation
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London E20 1EJ

[REDACTED]
[REDACTED]@hackney.gov.uk

21st August 2012

By email: [REDACTED]@londonlegacy.co.uk

Dear [REDACTED]

Re: East Marsh specification and reinstatement process

Thank you for your letter of 13th August responding to the points set out in my recent letter. I welcome your commitment to updating the reinstatement specification to incorporate [REDACTED] points. I am also pleased that Agripower and Tim O'Hare Associates will be retained to carry out the reinstatement works and that they will work with [REDACTED] as Hackney Council's agent, as they undertake these works.

I note the points you make about covering the cost of [REDACTED] work as part of this process, but understand that [REDACTED] at yesterday's meeting with [REDACTED] agreed that LLDC will cover these costs. He also agreed that LLDC will directly provide the Council with the benefit of a one year collateral warranty.

I would like to make sure that these commitments, relationships and processes, including details of the completion, inspections and handover, are clearly set out in the updated specification and works statement, for Hackney Council's agreement. As with the current specification and works statement, these can then be incorporated into the deposit deed.

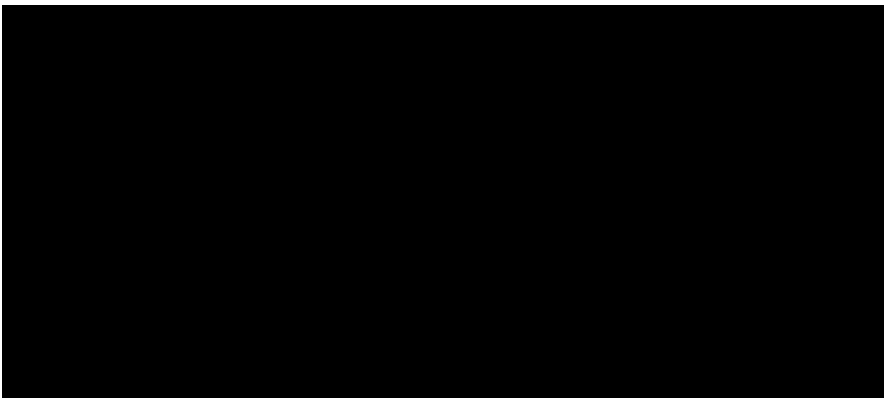
On the basis of these commitments, I am now relatively comfortable with the level of oversight Hackney Council will have during the reinstatement and that the risk of having to rectify any longer-term defects will be reduced.



I would, however, like to agree at this stage that LLDC retains and protects the small car park as part of the works. The retention of replacement car parking in this location is covered within Hackney Council's legal documents with the LDA (and successors) and LLDC. The documents include the lease with LDA, entered into in May 2010, and subsequently held on trust for the LLDC, for this part of East Marsh for the construction and use of replacement car parking. The agreement remains on the basis that Hackney Council secures the necessary consents.

I look forward to your further feedback on this and trust we can now progress with signing off the reinstatement specification and works statement and incorporate this into the deposit deed.

Yours sincerely,



From: [REDACTED]
To: [REDACTED]@hackney.gov.uk
Cc: [REDACTED]
Subject: RE: East Marsh specification and reinstatement process
Date: 13 August 2012 16:37:36
Attachments: [East Marsh Specification and Reinstatement Process-130812.pdf](#)

[REDACTED]

Please find attached my response to your letter. [REDACTED] is meeting with [REDACTED] tomorrow morning and I suggest that following this I get together with [REDACTED] and discuss the remaining outstanding issues further.

[REDACTED]

London Legacy Development Corporation
1 Stratford Place
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London E20 1EJ

[REDACTED]

[REDACTED]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

[REDACTED]

[REDACTED]@londonlegacy.co.uk

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The Development Corporation takes over all of the Legacy Company's projects and programmes, and business will continue as normal.



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From: [REDACTED]@Hackney.gov.uk]
Sent: 10 July 2012 11:42
To: [REDACTED]
Cc: [REDACTED]
Subject: East Marsh specification and reinstatement process

Dear [REDACTED]
Please see attached letter from [REDACTED] regarding East Marsh specification and reinstatement process.

Yours sincerely

[REDACTED]



@hackney.gov.uk

Website www.hackney.gov.uk

I ♥ Hackney

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www.londonlegacy.co.uk.

[REDACTED]
Hackney Council
Hackney Town Hall
Mare Street
London
E8 1EA

By Email: [REDACTED]@hackney.gov.uk

13th August 2012

Dear [REDACTED]

RE: East Marsh Specification and Reinstatement Process

Thank you for your letter of 10 July 2012 which arrived whilst I was annual leave and hence it has taken a little longer than I would have preferred to get back to you. I am pleased with the progress that is being made and I look forward getting agreement on the remaining issues.

My response to the issues raised in your letter is as follows:

Draft Specification

Thank you for the schedule of comments on the draft specification. We will issue a revised specification shortly and welcome any further comments but are comfortable with and intend to incorporate [REDACTED] points.

Overseeing of the Reinstatement Process

I can confirm that it is our intention to retain Tim O'Hare and Agripower to advise on the reinstatement works and we expect them to be employed by BAM Nuttall as Tier 2 sub-contractors. Furthermore we will include a provision in their terms of appointment requiring them to engage, inform and cooperate with [REDACTED] (Sports Turf Consulting) acting as the Council's agent. I believe it is important that we retain clear lines of responsibility and authority and for this reason I will want to keep Atkins as the Employer's supervising agent who will engage with BAM Nuttall as main contractor and, within the context of our contract for the Park's transformation work, with the Tier 2 sub-contracts. It follows therefore that it would be difficult to justify LLDC meeting the costs for providing an agent for the Council, nor can I see where the Deposit Deed requires LLDC to do so.

Completion of the Reinstatement Works and Handover

I agree that it is sensible to set 31 August 2013 as a date for completion, inspection and handover of the works and that at completion the works should be inspected for compliance with the agreed specification and PQS. In the unlikely event the works do not satisfy the specification and a defect is raised under the construction contract, then, as the Employer, LLDC will engage with the Tier 1 contractor to ensure the defect is rectified and compliance is achieved. Depending on the type and extent of the defect and the actions required to rectify it, handover may need to be delayed until the defect is rectified and compliance is

achieved. In the event that any defect is limited to certain areas, depending on their location, we can, at the time, consider whether a partial handover is to our mutual advantage. We will endeavour, through our Tier 1 contractor, to rectify any defects as soon as is practically possible using the defect correction procedure within the construction contract. The deposit deed allows for the release of the deposit in full when the works have been signed off as being compliant and handed over to the Council.

Warranties / Retentions

The construction contract has a one year defect correction period post completion and any defects that arise during this period should be identified by the Council and inspected by Atkins as the Employer's supervising agent who will, if appropriate, raise the matter as a defect under the construction contract. LLDC will seek to obtain collateral warranties for the Council from the Tier 1 contractor and its sub-contractors / consultants. I cannot agree to a retention for a five year period nor to a continuing obligation from LLDC to the Council beyond the one year defects correction period as I believe this goes well beyond the LLDC's obligations as set out in the Deposit Deed.

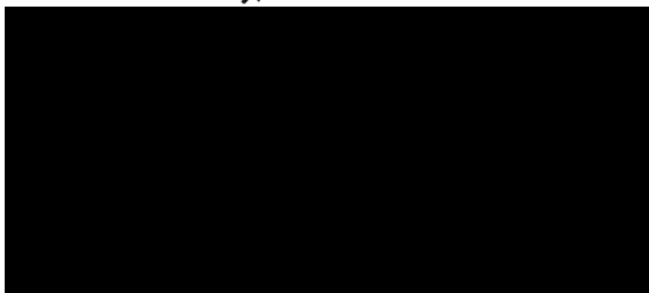
Operational Issues

I confirm that we will not remove the hydrants and will establish whether it is practical to protect and leave the car park in situ and establish any additional costs and programme impact that may arise from doing this.

Next Steps

I concur that the next steps is to agree the specification and instruct our respective lawyers to document it as an amendment to the Deposit Deed. I will come back to you on the ability to retain the car park as soon as I have information on any cost and programme impact.

Yours Sincerely,



cc

 - LBH
 - LLDC

From: [REDACTED]
To: [REDACTED]@hackney.gov.uk
Cc: [REDACTED]@hackney.gov.uk [REDACTED]@hackney.gov.uk
Subject: FW: East Marsh specification and reinstatement process
Date: 07 August 2012 17:06:47
Attachments: [letter to \[REDACTED\].re East Marsh Specification and reinstatement process - 20120710.pdf](#)
[SBH-ATK-NPK-HWY-DR-T-5-D128-0302-P4.pdf](#)

[REDACTED]

I called and left a message for you. In order to respond to your letter, it would be helpful to have a discussion around your desire to retain the car park please. It is positioned at the entrance to the site and therefore would need the contractor to protect it whilst the rest of the works were being carried out (so trafficking of this area by construction plant does not damage or block-up the porous paving) and it is possible that some kerbing and maybe drainage works may be needed too. Could you please give me a call.

Thanks,

[REDACTED]

London Legacy Development Corporation
1 Stratford Place
Montfichet Road
Stratford
London E20 1EJ

[REDACTED]

[REDACTED]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

[REDACTED]

[REDACTED]@londonlegacy.co.uk

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From: [REDACTED]@Hackney.gov.uk]
Sent: 10 July 2012 11:42
To: [REDACTED]
Cc: [REDACTED]
Subject: East Marsh specification and reinstatement process

[REDACTED]
Hackney Council
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London E8 1EA

[REDACTED]
London Legacy Development Corporation
1 Stratford Place
Montfichet Road
London E20 1EJ

[REDACTED]
[REDACTED]@hackney.gov.uk

10th July 2012

By email: [REDACTED]@londonlegacy.co.uk

Dear [REDACTED]

East Marsh specification and reinstatement process

I am writing following the recent constructive meetings between our officers and LLDC's transformation contractors. Last week we received the outline reinstatement specification prepared by Tim O'Hare Associates and Agripower. The Council welcomes the work that has been put into developing a specification that will enable the sustainable re-establishment of the football pitches on East Marsh and ensure maintenance can continue at pre-construction levels.

We have reviewed the specification with our advisor [REDACTED] Sports Turf Consulting Limited and are comfortable that it will achieve these objectives. To assist with this, [REDACTED] has provided some detailed comments on section 2.0 of the outline specification, in relation to the Performance Quality Standards (PQS); these are set out in Appendix 1 to this letter. The Council would like these constructive points to be addressed in developing the detailed specification so that this can then be used to assess and agree the handover process.

Overseeing the reinstatement process

At the most recent meeting it was agreed that the Council would set out its proposal for the reinstatement process, handover and post-works responsibilities in line with what is established in the existing legal agreements.

The outline specification currently appended to the deposit deed includes commentary on the supervision, operational and handover processes and it is important that we agree and set this out in the agreed specification and works



statement.

Key to this are ensuring that the works are carried out by suitably qualified contractors and allowing the Council oversight of the reinstatement process to ensure we are content that these specialised works have been undertaken to the required standard.

We would welcome confirmation that the team which has prepared the outline specification (including Tim O'Hare Associates and Agripower) will lead the reinstatement process and we would also like [REDACTED] (Sports Turf Consulting) to be employed as the Council's supervising agent.

[REDACTED] will provide a watching brief over each stage of the works, reviewing the contractor's detailed specification, schedule and method of works and providing a regular on-site presence from Locog's handover through to the agreed point of return to the Council.

[REDACTED] will prepare brief reports, provide recommendations for our and the contractor's consideration and undertake PQS testing at agreed points to enable assessment of the quality of the works. This will be on the basis of [REDACTED] up to a maximum of 25 visits. We consider that this should be covered by LLDC as it will provide the Corporation with the additional assurance that the works are being delivered to jointly agreed specification and quality standards.

Completion of the reinstatement and handover

We understand that the current target date for handover is 19th July 2013. However, we recognise that this sets a tight programme and does not necessarily ensure the works have been completed and the required quality standards have been achieved by the point of handover.

As there is flexibility in the length of the legal agreement we would prefer to set a date of 31st August 2013 to allow additional time for the works to be delivered and the pitches to be established. At this point PQS testing can be undertaken in line with the agreed specification, including the detailed comments contained in Appendix 1 of this letter, to determine whether the pitches are meeting the quality standards required.

If the PQS assessment determines that the pitches are meeting the required standards at this point, then we can proceed with the handover to the Council as the reinstatement works will be considered to be complete.

However, if the PQS are not met at this stage, we propose that the site is handed over to the Council with the works continuing until the required PQS are achieved. Under the terms of the deposit deed the Council would be entitled to retain the full deposit until the works are complete, but we suggest retention of a proportion equivalent to the cost of the outstanding works under this scenario.

Warranty and defects liability

The deposit deed document provides the Council with the benefit of the contractor's warranty. With the LLDC taking on the responsibilities of the ODA, we believe it makes more sense for the contractual relationship post-handover to continue to be between the Council and LLDC. Therefore, we want the LLDC to secure the

collateral warranty from its contractors and the Council to have a warranty with the LLDC as the contracting authority. This should be for a period of 1 year and would be subject to the Council adhering to the agreed maintenance programme.

In recent meetings both parties have agreed that full re-establishment could take five years to complete. To ensure there are no significant defects or failures during this period, the Council proposes that 15% of the £2m deposit is retained for this period as a form of insurance.

Operational considerations

The Council welcomes commitments made in recent meetings to retain water hydrants to assist with watering the reinstated pitches, drinking water and pop up power provision as part of the transformation works.

We have also raised the possibility with your team of retaining the temporary car park for users of East Marsh once it is reinstated. This follows on from conversations the Council had with the ODA about reinstating the temporary car park created in 2010 when the works on the LO1 bridge ramp commenced.

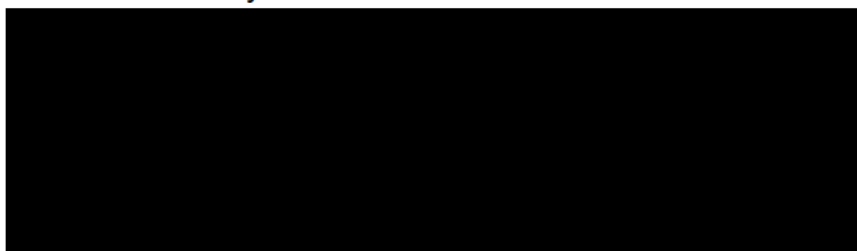
We would welcome your feedback on whether the car park created by the ODA (see ODA approved planning drawing attached in Appendix 2) could be left in situ as part of the reinstatement works. We acknowledge that this would be a variation on the approved works and so it would be the Council's responsibility to secure planning and any other consents and its liability to reinstate this area if consents were not secured.

Next steps

I would welcome your feedback on this letter and we look forward to agreeing the specification and process for reinstating East Marsh with your team. We will talk with our legal team about the best way to incorporate the agreed approach into the existing legal framework.

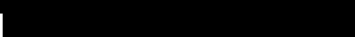
I envisage that we can then continue to use meetings of our officers and advisers leading up to Locog's handover, to consider the detailed programme plan and works statement for reinstatement and consider additional factors such as aligning the other transformation works on the Marsh and developing joint communications for stakeholders.

Yours sincerely



Cc:

LBH - 

LLDC - 

Appendix 1: Detailed comments on LLDC outline specification and Performance Quality Standards

The Council would like these points to be addressed in developing the detailed reinstatement specification and agreeing the handover process.

We would like the initial surface to be handed over in “High” to “Standard” Performance Quality Standards as outlined below.

Element	Standard proposed in LLDC outline specification	Comment	Suggested standard at handover	Suggested PQS after establishment: 2 to 5 years
Sward height	“Basic”	Include this. Height of cut between 25-50mm would be acceptable in playing season and 25-60mm outside of season	25-50mm (standard)	25-60mm (basic)
Bare area	None proposed	Needs to be included, with “High” as a minimum	<2% i.e. above the “high” standard of 10% because this is an unused new surface	Contingent on use and management (pitch centres <15% ideally “standard” and 25% “basic”)
Total desirable grass cover	None proposed	Needs to be included and suggest this replaces proposed “total vegetation cover”. “High” should apply as a minimum especially at handover.	98% is beyond the “high” standard of 80% because this is an unused new surface. This should comprise desirable grass species making up at least 90% of grass present	Contingent on use and management (pitch centres >70% ideally “standard” and 60% “basic”). Should allow for annual meadow grass (<i>Poa annua</i>) also adding 10-20% over and above these scores.
Weeds	None proposed	Needs to be included. “High” i.e. nil should apply as minimum	Nil (0%)	Contingent on use and management (pitch centres <5% ideally “standard” and <10% “basic”).
Rootzone depth/ rootzone medium	“High”	This is covered in the specification but could be included in criteria	“High” at minimum 200mm	“high” at minimum 200mm
Evenness	Proposal between “standard” and “basic” at <20mm	Should be increased to “High” at handover and should remain so until pitches enter play	“High” 15mm or less variation under a 2m straight edge	When in play a “standard” level of evenness would be the target as this would compare with the majority of pitches on North Marsh and standards previously noted on East Marsh

Gradients	1:125 direction of play - "standard" 1:250 across play - not to PQS	Include.	Depends on final levels plan. "Standard" in direction of play. Exceeds "High" across play.	1:125 direction of play "standard" 1:250 across play i.e. as built
Water infiltration	"standard"	Include - 5mm per hour is "standard" level infiltration	This is a sensible first infiltration rate at construction	2mm "basic" would be the minimum standard to expect and achieve over the first 5 years.
Hardness	"Basic"	Include at 35-200g at handover. However, longer-term should reach 55-140g to match other pitches on site	"Basic" is satisfactory as ground will be unsettled from the construction process	55-120 "standard" should be easily achievable and possibly higher. Grass cover should be at least 70% in tested areas.
Traction	None proposed	This needs to be included. This is an important part of the playing surface and will need a proposal	20Nm "basic" would be the minimum expected after six months from seeding	30Nm "standard" would be the minimum expected where grass cover is at least 70% cover and infiltration rates are good.

The Council is also supportive of Agripower's suggestion at the most recent meeting that minor grading works are undertaken to ease the contours on site and help with the movement of surface water.

Furthermore, in relation to section 7.0 of the outline specification the Council wants to ensure that mowing slopes are kept to a maximum steepness of 1:4 to ensure they can continue to be mowed with bank mowers.



FOOTBALL PITCH

FOOTBALL PITCH

PARKING BAYS: 2.4m x 5m

RUCKHOLT ROAD





TEMPORARY TRAFFIC MANAGEMENT TO
CLOSE RIGHT TURN LANE

EDGE TREATMENT TIMBER BAULK (RAILWAY
SLEEPER) TO PREVENT VEHICLES ACCESS
TO FOOTBALL PITCHES



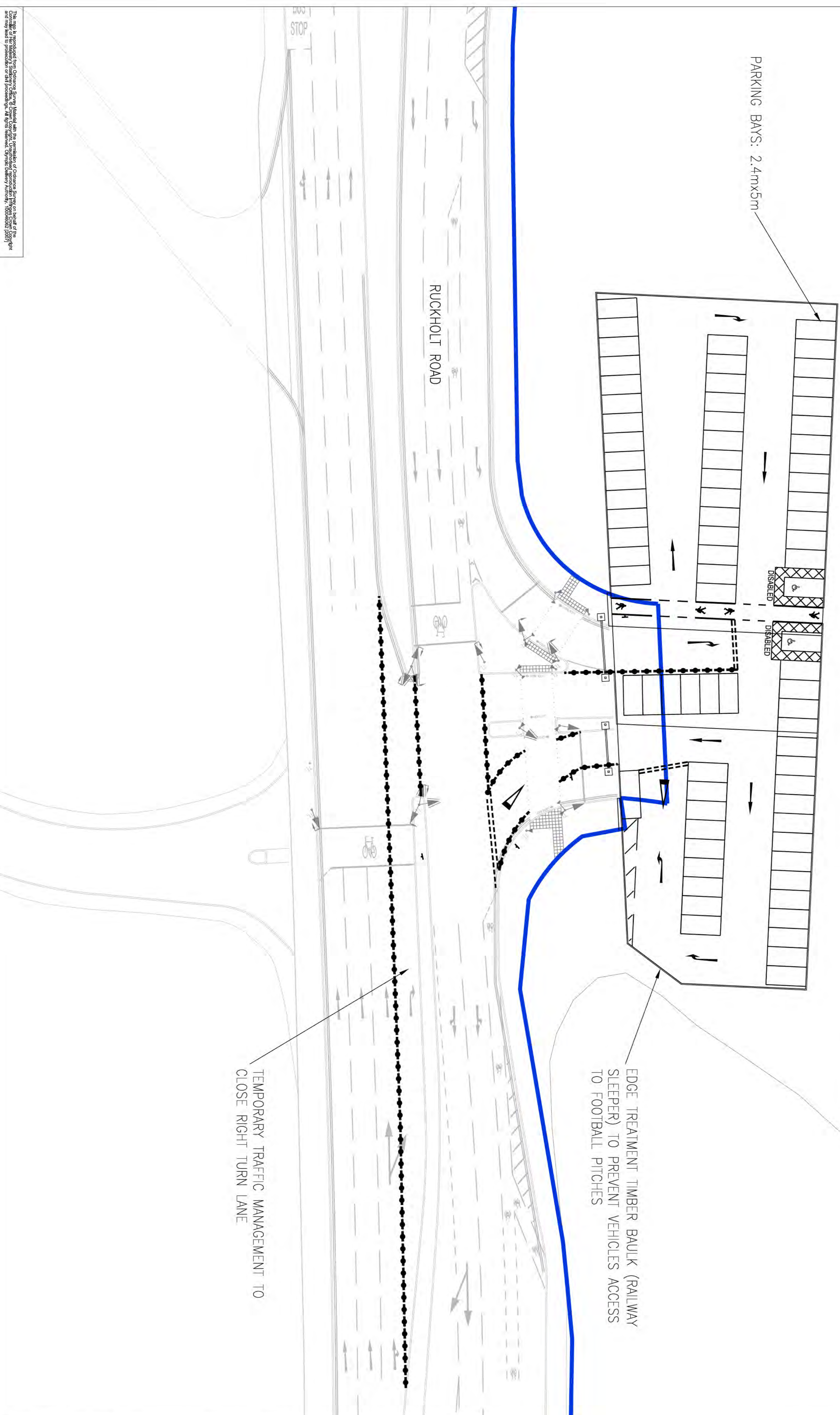
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Notes:

Key:

-  Ruckholt Road Games Application Boundary
-  Edge Treatment Timber Baulk (Railway Sleeper)
-  Gate
-  Temporary Water Filled Barriers

Notes:

1. All dimensions in metres unless otherwise stated.
2. Greyscale layout shown for illustrative purposes only.
3. 77 Block paving parking spaces, delineated with white line markings.



Creator Prepared by ATKINS On behalf of the ODA	
Drawing Title East Marsh Temporary Car Park General Arrangement	
Project Title LONDON 2012 Olympic Park Infrastructure	
Drawn	Checked
JA	ST
Date	Scale
July 2010	1:500
Purpose of Drawing	Size
Planning - For Approval	A1
Drawing No.	Sheet
SBH-ATK-5-HWY-SK-T-5-D128-0302	Rev.
	P4

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From: [REDACTED]
To: [REDACTED]@Hackney.gov.uk; [REDACTED]@hackney.gov.uk; [REDACTED]@hackney.gov.uk
Cc: [REDACTED]@london2012.com; [REDACTED]@londonlegacy.co.uk
Subject: FW: East Marsh - Outline Design Specification
Date: 22 June 2012 20:45:21
Attachments: [NSTM Playing Field Reinstatement - Outline Design Proposals - TOHA Agripower - Issue 2.pdf](#)

[REDACTED] appologies for the late issue of the document. LLDC is switching I.T provider and I have lost all my emails and I.T from this afternoon. Therefore I have had to wait until I got home and send from my [REDACTED] account. I have copied in your collugues but dont have [REDACTED] email address so please could you forward on.

I look forward to seeing Tuesday.

KInd Regards
[REDACTED]

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OUTLINE DESIGN PROPOSALS

**NORTHERN SPECTATOR TRANSPORT MALL
PLAYING FIELD REINSTATEMENT**

HACKNEY, LONDON

Prepared on behalf of:

FROST'S LANDSCAPE CONSTRUCTION LTD

TO HA Document Ref:	TOHA/12/2596/TO
Document Revision:	01
Document Status	Issue 2
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TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY



Good grounding in sport

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Appendix 1 - *Legacy Transformation NSTM East Marsh Pitches* drawings

1.0 Introduction

This document presents the proposed Outline Design criteria for the reinstatement of playing fields at East Marsh, Hackney, London after the decommissioning of the Northern Spectator Transport Mall (NSTM). This will be developed into a detailed design specification upon agreement of these proposals.

2.0 Design Criteria

The layout of the pitches will be as presented in drawing Legacy Transformation NSTM East Marsh Pitches, Drawing No.0241-LCI-NPK-CH-DGA-0050,rev.P01 (for tender).

There is no requirement to undertake any major cut and fill on the site. As such, the aim is to construct the new pitches to the general falls and levels presented in drawing Legacy Transformation NSTM East Marsh Football Pitches Cross Sections, Drawing No.0241-LCI-NPK-CH-DGA-0051,rev.P02 (for tender).

The pitches will be constructed to meet Football Association Performance Quality Standards for natural grass pitches. The following performance quality standards are to be met after a full establishment period.

ELEMENT	LIMITS	METHOD OF TEST
Sward Height (mm)	20-60 PS 20-75 SM	BS 7370 : P3 A3
Hardness (g)	35-200	STRI method of test using a 0.5kg Clegg Impact Hammer from a drop height of 0.55 m
Water infiltration rate (mm/hr)	5	BS 7370 : P3 A8
Evenness – 2 metre straight edge	<20mm	BS 7370 : P3 A4
Slope – Direction of Play Slope – Across Play	< 1.25% <2.5%	BS 7370 : P3 A5
Ground Cover (%)	>70 for SH 25-30 > 80 for SH 30-35	BS 7370 : P3 A6

It is understood that the East Marsh playing field will only receive low levels of maintenance in line with most Local Authority sports facilities. This will entail mowing over the growing season and possibly limited and localised renovation work in the Spring to repair the most worn areas (eg. goal mouths). These design proposals have taken this into account when selecting appropriate materials and determining profile build-ups.

3.0 Sequence of Works

The following sequence of works is proposed:

1. Remove block paving, stone layer, geotextiles and any footings
2. Import and spread imported suitable subsoil/spoil to replace the stone layer (300mm thick)
3. Grade subsoil/spoil to achieve desired levels and falls
4. Import and spread imported topsoil (200mm thick)
5. Ameliorate the topsoil surface with a sports sand
6. Install land drainage system
7. Cultivate topsoils and seed with bespoke seed mix
8. Maintain in accordance with specified Establishment Management Plan

4.0 Imported Soils and Soil Ameliorants

4.1 Imported Subsoil

It is proposed to import a new 'subsoil layer' to maintain the new levels and to allow for the installation of land drains without disturbing the existing contaminated soils beneath. It is proposed to import a new 'subsoil layer' to maintain the new levels and to allow for the installation of land drains without disturbing the existing contaminated soils beneath. This will be formed by the use of spoil materials obtained from the Olympic Park, validated by PDT and samples taken on site to ensure its suitability.

4.2 Imported Topsoil

It is proposed to use British Sugar's *Landscape 20 topsoil* as the source of imported topsoil. This is a conditioned topsoil that is produced to a consistently high standard using topsoil from prime agricultural land. The topsoil has a number of attributes:

- Dry, friable sandy loam texture providing a good balance of water retention and drainage, and the ability to be effectively worked and graded at relatively high moisture contents.
- High residual nutrient status ensuring minimum nutrient inputs year on year.
- Very low stone content.
- No contamination (chemical or physical).
- Consistent composition available in sufficient quantities.

4.3 Sand Amelioration

To improve resistance to wear and tear and improve surface infiltration, the upper layer of the topsoil (upper 50mm) will be ameliorated with a suitably graded, washed sports sand (25mm).

4.4 Fertilisers

A pre-seeding, compound fertiliser will be applied prior to seeding to ensure optimum fertility post-germination. Fertility checks will be made during the Establishment Period and, where necessary, appropriate fertiliser will be applied.

4.5 Grass Seed

A hard-wearing, drought tolerant seed mix will be selected for the sports pitches. This will contain a predominance of perennial rye-grass cultivars together with some smooth-stalked meadow grass. This combination should provide high wear tolerance, good colour, a tight, dense sward, better self-recovery and a tolerance to drought.

5.0 Land Drainage System

The original site topsoil will have been severely compacted and de-structured by the placement of the coach park materials. It is unlikely to recover from this in the short term, even with routine soil cultivations. The clay nature of this topsoil will result in it capping off the freer draining Made Ground/rubble materials below and thereby reduce the site's drainage potential.

We propose the installation of a conventional sports pitch drainage system to deal with the loss of soil drainage to the site in the short-term. This will consist of land drains spaced at 5m centres from the surface to a depth of approximately 500mm.

MicroDrainage software analysis will be used to maximise the on-site attenuation capacity. The construction of the NSTM included the installation of widespread granular slit trenches, which function as soakaways for water draining through the block paving surface. As these will be left in place after the removal of the hard surfacing and stone layer, it is proposed for the new land drains to intercept these and continue to use as soakaways. Additional trench soakaways will also be installed around the boundary of the site.

6.0 Establishment and Maintenance

The Establishment Management Plan (Specification Appendix 26/11 NSTM – Playing Field Reinstatement, Document Ref No.0241-LCI-PWD-C-SPE-2600, rev.00 (issue for tender), clause 1.3) will form the basis of the maintenance schedule of the pitches during the establishment period. This will include:

- Cutting
- Irrigation
- Litter picking
- Rolling
- Spiking
- Scarifying
- Harrowing
- Levelling hollows and bumps
- Fertiliser
- Relieving turf compaction
- Weed and pest control

Existing fire hydrants within the centre and southern corner of the site are to be left in place for manual irrigation purposes.

7.0 Surrounding Areas

The surrounding areas of the site that have been affected by the coach park but which are outside the new pitch area will receive 150mm imported topsoil. The topsoil will be graded to blend into the new pitches and boundary (max. fall 1:2.5 as per original drawings), and will be cultivated and seeded with an amenity grass seed mix. No land drainage or sand amelioration will be undertaken in these areas.

8.0 Timescales

The site will be made available from November 2012 to start the removal of the block paving. It is anticipated that the site will be ready to receive topsoil in January 2013 and the current contract requires that the site be handed back completed by 19th July 2013.

Working to the current timescales, the pitches would only be ready for seeding by late March/April 2013. There will not be sufficient time to establish a full grass sward by 19th July 2013. This could be achievable by September 2013 given optimum growing conditions. The grass needs to receive a sequence of well-timed, regular cuts to promote tillering and the development of a tight grass sward. The topsoil also requires other treatments, such as slitting, verti-draining, (as listed in the outline Establishment Management Plan) to prepare the surface

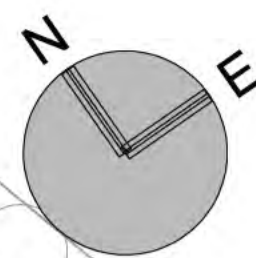
for play. Some of these treatments cannot be undertaken before 19th July 2013 but could (and should) be carried out before September 2013.

Even with these timescales it would be advisable to limit the amount of play over the first winter season whilst the pitches 'settle in' and pay particular attention to preventing use during unfavourable weather conditions (as should be the case on all grass pitches). Taking this approach in the first season usually pays dividends for the following seasons as the soil structure and grass's root system is better established and able to withstand the wear and tear of winter sports.



For and on behalf of Tim O'Hare Associates LLP

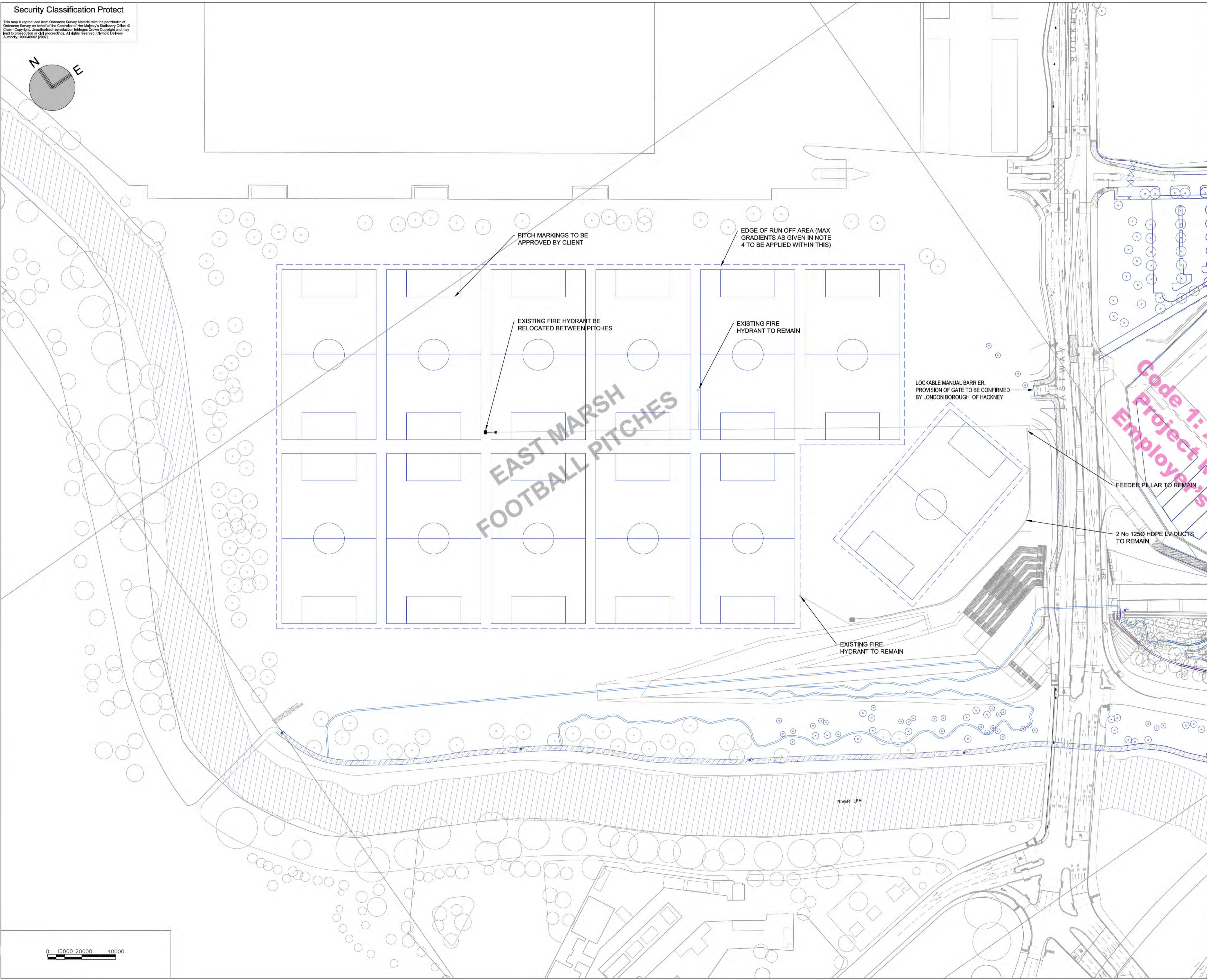
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PLOT TIME: \$PLOTTIME

PLOT DATE: \$PLOTDATE

FILENAME: \$FILENAME



EAST MARSH FOOTBALL PITCHES

PITCH MARKINGS TO BE APPROVED BY CLIENT

EDGE OF RUN OFF AREA (MAX GRADIENTS AS GIVEN IN NOTE 4 TO BE APPLIED WITHIN THIS)

EXISTING FIRE HYDRANT BE RELOCATED BETWEEN PITCHES

EXISTING FIRE HYDRANT TO REMAIN

LOCKABLE MANUAL BARRIER. PROVISION OF GATE TO BE CONFIRMED BY LONDON BOROUGH OF HACKNEY

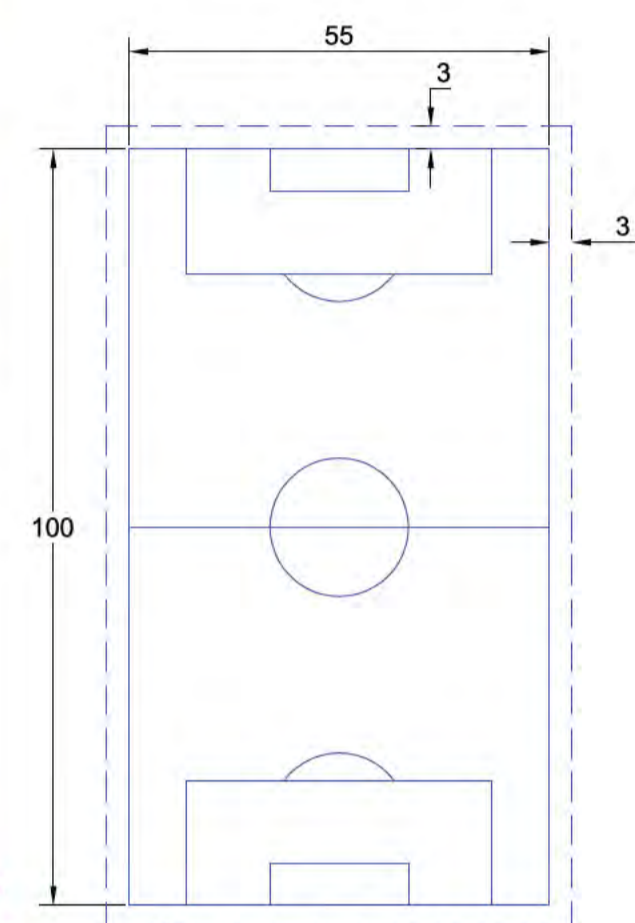
EXISTING FIRE HYDRANT TO REMAIN

FEEDER PILLAR TO REMAIN

2 No 125Ø HDPE LV DUCTS TO REMAIN

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- Do not scale this drawing.
- Notes:
- NOTES.
- FOR INFRASTRUCTURE LEGEND REFER DRAWING 0241-LCI-OLS-C-DGA-0002.
 - FOR INFRASTRUCTURE NOTES REFER DRAWING 0241-LCI-OLS-C-DGA-0006.
 - REFER TO DRAWING 0241-LCH-NPL-CH-DGA-0051 FOR CROSS SECTIONS.
 - MAX. FALL ON PITCHES IN ACCORDANCE WITH THE FOOTBALL ASSOCIATION PERFORMANCE QUALITY STANDARD:
 - DIRECTION OF PLAY <1.25%
 - ACROSS PLAY <2.5%
 - REFER TO APPENDIX 26/11 FOR PITCH CONSTRUCTION SPECIFICATION.
 - SEE BELOW FOR PITCH DIMENSIONS.



RUN OFF AREA (FALLS WITHIN THIS AREA TO BE AS PER NOTE 4)

Code 1: Accepted by Project Manager/ Employer's Agent

P01	FOR TENDER	MPN	KJM	10/08/11
Rev	Description	Drawn	Chk'd	Date

Safety, Health and Environment Information

In addition to the hazards / risks normally associated with the types of work detailed on this drawing, note the following risks and information:

Construction	CL CIL CBL
Dismantling / Demolition (Future)	DL EXISTING SERVICES IN THE UTILITY CORRIDOR ARE SHOWN IN THE COORDINATED MODEL REF: DP-ATKINS-FC-INT-MDC-1-1-17-001

For information relating to Use, Cleaning and Maintenance see the Health and Safety File. It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Creator

Prepared by ATKINS On behalf of the ODA

Drawing Title

LEGACY TRANSFORMATION
NORTHERN SPECTATOR
TRANSPORT MALL
EAST MARSH PITCHES

Project Title			
LONDON 2012 TRANSFORMATION			
Drawn	Checked	Approved	
MPN	KJM	HC	
Date	Scale	Size	
07/04/11	1:1000	A1	
Purpose of Drawing		Submittal	
FOR TENDER		D2	
Drawing No.	Sheet	Rev.	
0241-LCI-NPK-CH-DGA-0050		P01	

