

# Commercial ~ St Edmundsbury Council Offices

# Bury St Edmunds, Suffolk

*"Excellent one and all. Was on site this morning and only heard good things about the scheme. It has been a great pleasure working with you and the results speak for themselves. Well done".*

**Ms. Annett Thompson, Suffolk County Council**



Detailed Entrance Plan.



Landscape Master Plan.



Entrance Approach.



Boundary Planting.

## Project Description

ELD was commissioned to design the hard & soft Landscape areas for West Suffolk House, a purpose built, combined District & County Council office complex in Bury St. Edmunds. Key areas included the main entrance to the building, large planting beds & ancillary areas adjacent to the NHS Logistics building & planting adjacent to the highway along Western Way.

## Project Requirements

- ELD completed a site assessment; concept design; Design & Access Statement; AIA/Tree Survey (using ELD sub consultants); ecological survey, on site monitoring and BREEAM assessments.
- ELD produced detailed drawings for hard & soft landscape elements, taking into account no-dig construction below trees retained & ecological requirements to satisfy BREEAM 'excellent' ratings, gaining planning approval & later used for contract implementation.
- Design of planting around existing & proposed services & utility locations/easements.
- ELD also managed the tender process & administration of the JCLI contract; issuing instructions, valuation of implemented works, approving & certifying payment. ELD has established a good working relationship with the client during the landscape construction phase.
- Health & safety issues considered: specific plant choice within service easements; avoidance of prickly plants along pathway edges & adding them to closed off routes to deter unwanted access; erection of temporary fences to prevent access & 'designing in' desire line paths to avoid trampling over beds & retain control of otherwise unwanted access across lawns & borders; low plants were specified over vision splays & consideration of surfacing for disabled access.

## Project Challenges

Services: Last minute discovery prior to contract planting, that proposed trees were within utility service easements, as services were not located as per, the 'as built' drawings & at significantly shallower depths than specified. Works were put on hold; trial pits were excavated to ensure avoidance of conflict of trees & hedges within service easements. Planting design & species choice were revised whilst maintaining BREEAM standards & species for biodiversity improvement & enhancement; specifications were amended to hand cultivation & hand digging of tree pits. Once services locations were confirmed, works recommenced. Manhole covers in grass had been constructed very low within the grass slope resulting in a serious trip hazard and difficulties with mowing operations. ELD requested they be lifted to follow ground contours.

During the lifetime of this project, varying professionals have joined the design & construction team to complete their specialist works. Within ELD, we have ensured that one person has remained as the main point of contact at all times. ELD has administered the JCLI Landscape Works Contract, with practical completion in January 2010 & final completion in 2012.

## Project Particulars

Client: Suffolk County Council for St. Edmundsbury Borough Council  
 Architect/Project Manager: Pick Everard  
 Capital Value: £16.5 million  
 Main Contractor: Wates Construction