

Open Spaces meeting

Supporting Documents 6th November 2024

Agenda item 5.1

Email received from the PC gardener:

*To prepare the ground for planting it's best to remove the weeds first.
The plants do spread each year as the seeds get blown off the flowers they spread.
The amount you buy depends on the size of the area and what sort of impact you want them to have.
Autumn is the time when you plant them and the ground being uneven is not a problem.*

Email from gardener/consultant:

There are some native plants which do really well in the conditions you describe. They are generally tough and need little looking after:

- 1. Angelica - there are three types. Any will do fine Angelica sylvestris, Angelica archangelica and Angelica gigas. They look a bit like cow parsley or hogweed but have lovely greenish flowers and are edible! **£10.90 for 10 plugs of Wild Angelica.***
- 2. Sweet woodruff Galium odoratum. Low growing and produces lots of tiny white flowers. **£4.50 for a 9cm pot.***
- 3. Hemp agrimony (Eupatorium cannabinum) - this doesn't like deep shade but is fine in partial. It's very good for bees and other pollinators. **£10.90 for 10 plugs.***
- 4. Red campion - very easy to grow from seed and happy in most locations. **£10.90 for 10 plugs.***
- 5. Common foxgloves (Digitalis purpurea) again these grow most places if you scatter seed. **£10.90 for 10 plugs.***
- 6. Selfheal (Prunella vulgaris). Tough plant and very good for insects. **£10.90 for 10 plugs***
- 7. Wood anemone (Anemone nemorosa) likes dappled shade and moist soil. **£4.50 for 10 bulbs***
- 8. Any ferns **£4.95 each***

Agenda item 5.2

Quotations to fill in revetments, create a pathway at the far end of the pond and to make the steps safe.

Contractor 1:

Option 1:

At the lower end of the lake where the path is at its worst, we would excavate the path at 2.5M wide at 50 lineal meters and install a timber edging both sides to form the edge of the path. This would be supported with 2x2 timber stakes and fixed with timber lock screws for rigidity. A membrane would be installed, type one MOT to then be graded through and compacted to ensure a good sub base for g50 wood chip. A clay base soil to go around areas disturbed. Existing concrete steps to be excavated and new concrete steps to be formed 3m wide with a brushed anti slip finish.

Option 1: **£7650.00 + VAT**

Option 2:

Put a type one MOT (Scalpings) over the bogged area without forming an edge covering 50 lineal meters. A clay base soil to go around areas disturbed. Existing concrete steps to be excavated and new concrete steps to be formed 3m wide with a brushed anti slip finish.

Option 2: **£7250.00** + VAT

Contractor 2:

New Path and Steps with works to banks

New path 47m long 2m wide constructed on existing ground to avoid damage to tree roots

- Supply and lay terram on existing ground
- Supply and lay type 1, 150mm deep with graded edges
- Compact type 1
- Supply and lay topsoil over graded type 1 to conceal graded path edge
- Break out existing steps at entrance and form new anti-slip concrete steps, including type 1 subbase, formwork, and concrete.
- Plants removed and reeds carefully taken up and replanted, new clay laid and bank shaped; all to areas where timber posts and black reinforced membrane are in place

Total **£10,621.91** plus vat.

Timber Edging Option - Supply and install timber edging with timber pegs

Total £1,496.60 plus vat.

Disposal of material included

No allowance for crossing or meeting underground services during works

Allow to supply copies of insurance and RAMS as required.

All plant to be tested and certificated.

All operatives and labour to be fully qualified with the required certificates.

All works to be installed and fully compliant to industry standards.

Contractor 3:

Awaiting quote.

Agenda item 6.1

Contractor 1:

The football pitch would be around £8-10,000.

We offer compliant sporting design to achieve the very best results possible from the arrangement of your existing lighting columns. We are SAPCA members, but we have many many enquiries all the time wanting free designs and quotes but we need to work with only those who are genuinely interested in working with us. I look forward to hearing from you.

Contractor 2:

Awaiting quotation

Contractor 3:

Awaiting quotation

VT-302 200W LED FLOODLIGHT SAMSUNG CHIP 6500K BLACK BODY 137LM/W



FEATURES

- Product designed with high lumen efficiency of 137 LM/W
- High quality LED SMD-Samsung Chip
- Built Strong and durable with Diecast Aluminium - Corrosion resistant design
- Suitable for building facades, sports facilities, industrial, commercial billboards, hoardings, parking lots etc.

TECHNICAL INFORMATION

Dimmable:	No
On Sale:	No
Color Temperature:	6500K
Model:	VT-302
Watts:	200
Lumens:	27350
Input Power:	AC:220-240V, 50Hz
Unit Color:	Black
Color for Web:	White
Body Type:	Diecast Aluminium
Dimension:	371x57x458.5mm
Operation Temperature:	-20°C to +40°C
Instant Start:	0-100% in <1s
On/Off Cycles:	>15000
PF:	>0.9
LED Chip Type:	SMD-Samsung Chip
Beam Angle:	100°
CRI:	>70
Downward LOR (%):	100
Upward LOR (%):	0
Energy Rating Label:	C (2021)
IP Rating:	IP65
Long Life:	25,000 Hours
Energy Saving:	85 Energy
Wire Length:	1m
lumens per watt:	137
Samsung:	Yes

ATG

IP65 STANDARD

05 WARRANTY

SAMSUNG LED

LISTING DETAILS	PACKAGING	MASTER BOX PACKAGING
SKU: 20411	Gross Weight (Kgs): 4.51	Box Qty: 2
Model: VT-302	Unit CBM: 0.014548	Qty Per Pallet: 76
EAN: 3800157666121	Dimension: 371x57x458.5mm	Length (Box) mm: 376
Commodity Code: 94054210		Width (Box) mm: 62
		Height (Box) mm: 463

Agenda item 6.2

Ramp Quotations

Quotes to install ramps outside the tennis courts.

Contractor 1:

Please see the following quote for delivery and installation of a level access platform at threshold height of approximately 400mm, leading onto a 1:15 gradient ramp that runs at an angle off the platform parallel to the footpath, away from the parking. This ramp will include the following:

- 1.2m x 1.5m platform over the existing steps with handrails on two sides
- 1m x 6m ramp with handrails both sides
- 900mm x 1.5m Rubber track way, from end of ramp to path, to allow for easy access onto ramp over grass (paving slabs are our preferred option but this will cost extra please enquire for further details)

Our ramps come with upper and lower powder coated handrails on both sides as standard and you have specified black handrails.

Equipment cost: £3,370.00 Installation cost: £750.00 Cost of delivery to GU34 5AF: £160.00

Total price £4,280.00, excluding VAT if our VAT relief form is filled out.

Contractor 2:

Ramp as per example drawing **TOTAL: £6,908.00**

Final design & price subject to site survey. A formal Quotation will be issued once a survey has been completed. Full terms and conditions below.

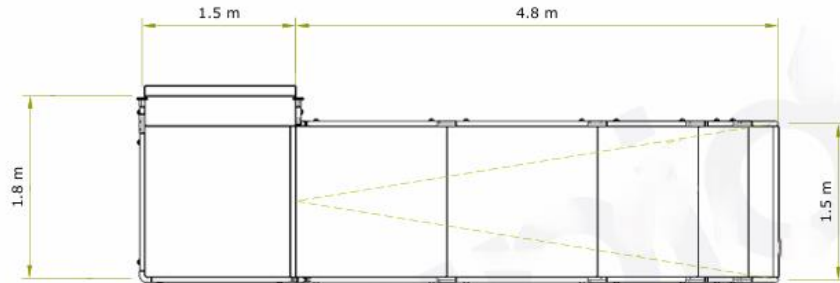
H900mm handrail to ramped sections (Approved Document K, 2013 Edition. Page 24).

- Infill balustrade. Vertical bars at 100mm CTS (Approved Document K, 2013 Edition. Page 24).
- H1100mm handrail on level landings with vertical balustrade at 100mm CTS (Approved Document K, 2013 Edition. Page 16 & 24).
- 100mm Kerb height that is visibly contrasted to the ramp or landing (Approved Document K, 2013 Edition. Page 19).
- Handrails are 42mm diameter, comfortable and easy to grip, with connectors between the handrails.
- Powder coated handrail surface which does not become excessively cold or hot to touch (Approved Document K, 2013 Edition. Page 15).
- All handrails & connectors are stocked in jet black (RAL 9005). Handrail connectors will remain jet black if a custom handrail RAL colour is chosen. Any custom RAL colour is chargeable as an extra. We cannot provide RAL colours longer than 4-digits.
- Looped ends to reduce the risk of clothing being caught (Approved Document K, 2013 Edition. Page 15).

Standard Walkway Surface Specification:

- Multi-directional slip resistant walkways with self-draining steel mesh with galvanised finish. (Slip resistance in accordance with BS7976 Part 2).
 - Self-drainage mesh to allow water to pass through without puddling and freezing on the surface.
 - Heel safe. The drainage holes aperture must not allow passing of 10mm radius (BS 4051987).
- Groundwork Specification Includes (applies to Installation Quotations only):
- Installation to existing level hardstanding area with supports bolted.

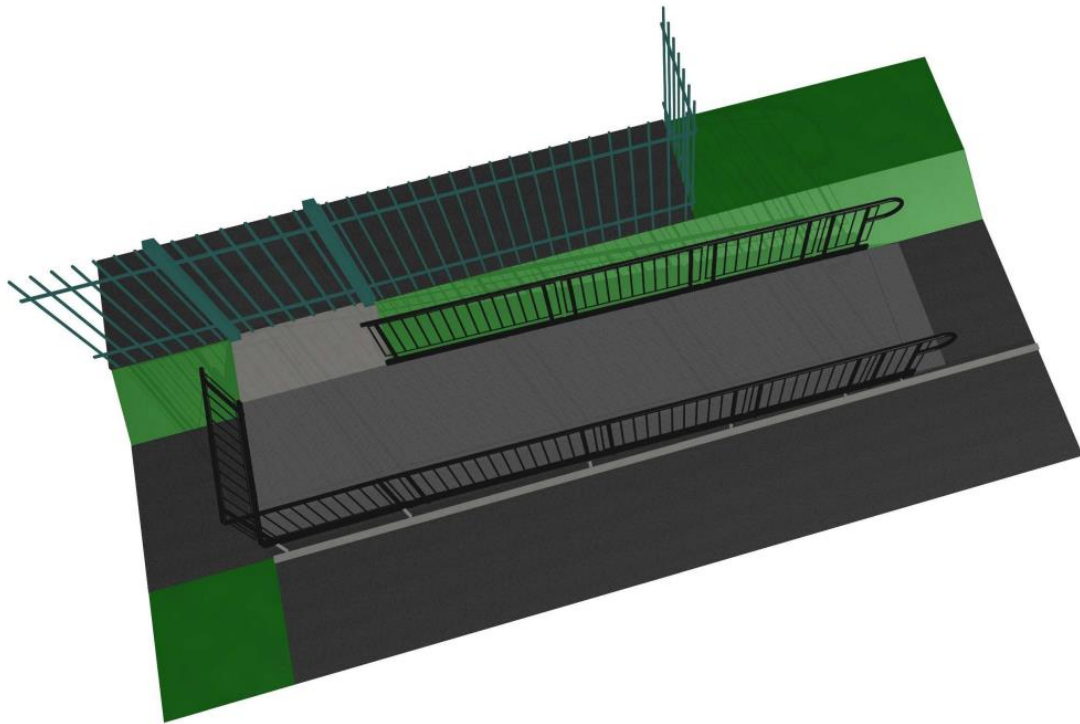
- Structural specification of foundation pads required to satisfy building control are available upon request.
- We strongly recommend a form of weed protection is employed underneath the ramp to prevent weed growth through the walkway surface when ramp is installed on soft ground.



Contractor 3:

Please see attached the quote, drawing & 3D image of the ramp we have designed. This has been designed with our rubber crumb topping to match the tennis court surface, this surface is a soft tread, making it safer if someone was to slip on the ramp. Due to regulations which have recently changed, the topping is black with yellow specks throughout, Therefore, we require the handrails to be a different colour, so they don't match. This is something you can discuss and choose. We can then get these sprayed for you.

Total £7141.33



Reference: PA856 - Four Marks, Tennis Court

Gradient: 1 : 15

Specification:

900mm high balustrade handrails to ramp/step walkways

Handrails = Galvanised steel / powder coated - 420D RAL (Colour TBC)

Ramp Surface = Easitread Rubber Crumb (Recommended)

Legs in every handrail upright

Yellow nosing 55mm to level changes and step nosings

Platforms (Easitread Rubber Crumb)

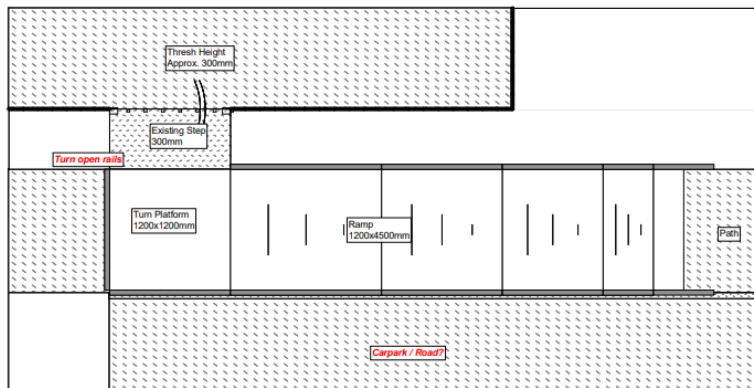
- 1 x PS1215(ET) Platform Section 1200x1500mm
- 2 x PS1212(ET) Platform Sections 1200x1200mm
- 1 x PS1210(ET) Platform Section 1200x1000mm
- 1 x PS125(ET) Platform Sections 1200x500mm
- 1 x TP123(ET) Toe Plate 1200x300mm

Handrails (900mm High Balustrade)

- 2 x HV12i Handrails Vertical 1200mm
- 1 x HR15Ri Handrail Ramped 1500mm Right
- 1 x HR15Li Handrail Ramped 1500mm Left
- 1 x HR12Ri Handrails Ramped 1200mm Right
- 1 x HR12Li Handrails Ramped 1200mm Left
- 1 x HR10Ri Handrails Ramped 1000mm Right
- 1 x HR10Li Handrails Ramped 1000mm Left
- 1 x TE11Ri Trombone End 1100mm Right
- 1 x TE11Li Trombone End 1100mm Left

Components

- 2 x H5(B) Handrails 500mm
- 2 x H1(B) Handrails 100mm
- 3 x CCON(B) Corner Connectors
- 1 x ACON(B) Angled Connectors
- 6 x SCON(B) Straight Connectors
- 20 x LG5FT Legs 500mm
- 20 x LAB Leg Allen Bolts
- 70 x FXN Fixings
- 1 x Yellow Nosing
- 2 x GRP Yellow Bull Nose 55mm



Quotations to install ramps outside both the tennis courts and MUGA

Please find attached a design to have access into both the tennis and basketball courts that will comply with DDA regulations.

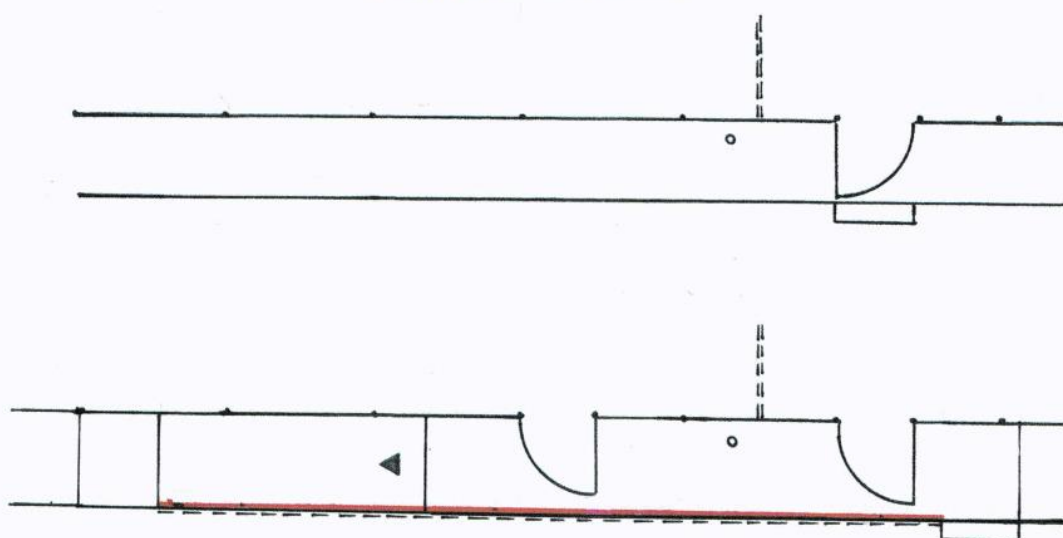
I looked at providing individual access to both areas, however it would be impractical and more expensive. I propose therefore that the existing basketball gate to be hung to open the opposite way in order to allow for a wheelchair user to enter without having to negotiate the gate. I have also provided for a new steps to the right of the basketball court.

The width of the ramp at 1.5 metres compiles with DDA regulations and will allow plenty of room for any wheelchair user to pass the lamp post sited to the left of the gate into the basketball court.

I have calculated that the cost of constructing a ramp system as per the attached plan would be **£14747.00** There is no VAT.

Altering the gate to the basketball court and providing a new gate to the tennis courts is not included and I would suggest that you obtain a price from the contractor who constructed the courts.

PROPOSED RAMP SYSTEM FOR ACCESS TO THE TENNIS AND BASKETBALL COURTS



Existing gate to open outwards on the opposite side

Gate Quotations

Quotes to install a further gate along the side of the MUGA to allow better accessibility and reduce the need for a ramp.

Contractor 1:

Take out 1no section of MUGA mesh fencing and place to one side. Supply and install 1no 1.4m wide x 2.40m high single leaf pedestrian gate, comprising 1no gate leaf clad to match the MUGA, 2no gate posts set into concrete foundations. The gate shall be complete with hinges, 1no drop bolt and 1no slide latch. The taken down panel shall then be cut and installed around the single gate.

£1,788

Contractor 2:

Multi Use Games area supply and install a manufactured single leaf wicket gate set 1200 mm wide x 2000 mm high constructed from 60 x 40 x 3 mm rhs infilled with 200 mm x 50 mm twin bar mesh. Pad-lockable slide latch and drop bolt (pad locks to be supplied by Four Marks Council) Finish galvanised and powder coated green ral 6005

£1,883.33 plus vat

Contractor 3:

BALL COURT GATE Supply and install: 1.5m wide x 2.4m high single leaf pedestrian gate in lintel frame to 3m high complete with posts, slam plate, anti-lift adjustable hinges, padlockable slidelatch. If this is to be completed on a separate occasion please allow an additional £250.00 + vat for carriage.

All for the sum of **£1,482.70** + vat

Contractor 4:

To supply and install 1no 2.4m high x 1.2m wide single leaf into an existing MUGA, to include a framed mesh lintel to complete the height of fencing up to 3m high. To include posts set into concrete footings and a slide latch to enable padlocking. All materials will be galvanised and powder coated green or black to match existing.

Price **£ 2469.00** + VAT per unit

Agenda item 6.3

A resident has been into the Parish office – they had noticed that there were some tree works taking place at the Recreation Ground and asked that all lower limbs are removed from trees around the playing field area to neaten the appearance and improve visibility.

Agenda item 6.4

Quotations to repaint the ramps at the skate park.

Contractor 1:

We'll begin by scraping off any loose paint and then clean the surface with paint thinner or a degreaser.

Occasionally, old paint on the edges of the ramp can cause a slight buildup under the new paint. The paint we use on our metal ramps is anti-slip and has a textured finish, so it can accumulate in areas that aren't frequently used, like the ramp edges.

Supply and paint all metal riding and deck surfaces in our custom grippy grey paint:

TOTAL: £1,995

Contractor 2:

Carry out annual re-painting of all existing metal skate ramp units to include riding surfaces (only) Riding Surfaces approx. 82 sq.m

Works Comprise:

- * Prepare/key existing metal surfaces for painting
- * Apply 2 no. coats (approx. 165 sqm) of UPOL Skatex (black)
- * Mask o 100mm edge marker and apply 2 no. coats acrylic gloss orange

GTEX/B1 UPOL Skatex Build Surface Protector 1ltr BLACK

Zinsser Acrylic Orange RAL 2017 2.5ltr Satin External

- The original/previous coating has a 'mid sheen', which MUST be removed/keyed to allow the new paint to 'stick'. I couldn't see any evidence of this.
- The new paint wasn't applied thick enough by far. 2 heavy coats minimum are required.
- The Gravitex is very heavily solvent based compared to most other paints, which helps it to 'fuse' to the paint beneath. It separates in the bottle. It HAS to be thoroughly mixed to ensure even consistency and active adhesion.
- In order to give the new paint the best opportunity, the most important part is prep. This would involve mechanical 'sanding' of every inch of the existing surfaces. This is a time consuming process, but essential.

TOTAL: £5,288



Agenda item 6.5

Red Pyracantha or Firethorn as it is commonly known, is a dense, spiny evergreen shrub and the perfect intruder deterrent. However, this variety is also popular for its profuse clusters of long-lasting, shiny red berries in autumn and abundance of highly scented, creamy-white flowers in May/June. Both the berries and the flowers are wildlife magnets providing an excellent food source for a host of insects and birds. **£36.99 for a 10L pot 120/150cm (£60 delivery or free if over £350)**



Agenda item 6.6

Quotes to replace fencing around the Bowls Club.

Contractor 1:

Option a.) Take down chainlink fencing, 1no pedestrian gate and 2no double leaf pedestrian gates and dispose from site to waste disposal facility. We shall then supply and install new 2.40m high V MESH PANEL, 1no single gate and 2no double gates. Fencing to comprise 2.40m high v mesh panels incorporating 200 x 50mm apertures, clipped upon steel posts set into concrete foundations. The single leaf gate shall comprise 1no gate leaf clad to match fencing, hung upon 2no gate posts complete with hinges, 1no drop bolt and 1no slide latch to receive clients padlock. Each double leaf gate shall comprise 2no 1.00m wide gate leaves clad to match the fencing, hung upon 2no gate posts set into concrete foundations complete with hinges, 2no drop bolts and 1no slide latch to receive clients padlock. ALL SPOILT TO BE CLEARED FROM SITE. **£11,928**



Option b.) Take down chainlink fencing, 1no pedestrian gate and 2no double leaf pedestrian gates and dispose from site to waste disposal facility. We shall then supply and install new 2.40m high 656 double wire mesh, 1no single gate and 2no double gates. Fencing to comprise 2.40m high v mesh panels incorporating 200 x 50mm apertures of 6mm and 5mm wires, clipped upon steel posts set into concrete foundations. The single leaf gate shall comprise 1no gate leaf clad to match fencing, hung upon 2no gate posts complete with hinges, 1no drop bolt and 1no slide latch to receive clients padlock. Each double leaf gate shall comprise 2no 1.00m wide gate leaves clad to match the fencing, hung upon 2no gate posts set into concrete foundations complete with hinges, 2no drop bolts and 1no slide latch to receive clients padlock. ALL SPOILT TO BE CLEARED FROM SITE. **£14,174**



Contractor 2:

Bowls Club - Supply and install 2030 mm high 6/5/6 twin bar steel panel system comprising of 2030 mm high x 2500 mm wide x 200 mm x 50 mm x 6/5/6 green coated mesh panels supported on and secured to concreted in steel section posts. Posts to wall end extended to concrete into the ground. Complete with 1 x 1200 mm wide single leaf entrance gate, installed at the bottom of the steps and 1 x double leaf gate 3000 mm wide near the club house.

Finish galvanised and powder coated green ral 6005 **£15,737.73** plus vat

Contractor 3:

Option 1) Pro-v-mesh fencing Supply and install: Up to 131m 2.0m high Pro V Mesh fencing comprising panels, of max 200x50mm apertures secured via clips and security bolts to the face of 60x60mm RHS steel posts set into a concrete surround at 3.03m centres.

GATES: 1.2m wide x 2.4m high single leaf pedestrian gate c/w SHS posts baseplated and set onto an existing concrete foundation. Complete with anti-lift adjustable hinges, 1nr dropbolt per leaf and a lockable sliding latch (padlock not supplied). Pair Double leaf matching gates; manually operated swing gates; 2.4m wide x 2.4m high (1.2m per leaf) c/w SHS posts set into a concrete surround. Complete with anti lift adjustable hinges, 1nr dropbolt per leaf and a lockable sliding latch (padlock not supplied). All steelwork finished GREEN (ral 6005).

All for the sum of **£13,932.97** + vat.

Option 2) Twin wire mesh fencing Supply and install: Upto 132 2.4m high Twin Wire mesh fencing comprising panels, of 200x50mm apertures formed with Twin 6mm horizontal wires and single 5mm vertical wires, secured bu clips and security bolts to the face of 60x60mm RHS steel posts set into a concrete surround at 2.52m centres.

GATES: 1.2m wide x 2.4m high single leaf pedestrian gate c/w SHS posts baseplated and set onto an existing concrete foundation. Complete with anti-lift adjustable hinges, 1nr dropbolt per leaf and a lockable sliding latch (padlock not supplied). Pair Double leaf matching gates; manually operated swing gates; 2.4m wide x 2.4m high (1.2m per leaf) c/w SHS posts set into a concrete surround. Complete with anti lift adjustable hinges, 1nr dropbolt per leaf and a lockable sliding latch (padlock not supplied). All steelwork finished GREEN (ral 6005).

All for the sum of **£16,327.49** + vat.

Option 3) Chainlink fencing (Similar to existing) Supply and install: Upto 131m of 2400mm high chainlink fencing comprising 2400x50x3.55/2.5mm Green coated chainlink tied to 3nr strained line wires stirrured to GREEN polyester powder coated only (no galvanising) 40x40x5mm RSA (angle iron) intermediate dug in at 3.0m centres into soft ground. 2nr END straining posts (required at all terminations); 50x50x6mm RSA; 1nr bracing strut; and 6nr CORNER / TWOWAY straining posts (required at all acute changes in level/or direction and a maximum of 69m centres); 50x50mm RSA; 2nr bracing struts; set into a concrete surround have been allowed or within the price.

GATES: 1.2m wide x 2.4m high single leaf pedestrian gate c/w SHS posts baseplated and set onto an existing concrete foundation. Complete with anti-lift adjustable hinges, 1nr dropbolt per leaf and a lockable sliding latch (padlock not supplied). Pair Double leaf matching gates; manually operated swing gates; 2.4m wide x 2.4m high (1.2m per leaf) c/w SHS posts set into a concrete surround. Complete with anti lift adjustable hinges, 1nr dropbolt per leaf and a lockable sliding latch (padlock not supplied).

All for the sum of **£16,793.80** + vat

Contractor 4:

To remove and dispose existing chainlink fencing to include all posts, wire and gates.

To supply and install 131m approx. 2.4m high Protek 656 mesh fencing system with posts set into concrete footings at 2.5m centres. All materials will be galvanised and powder coated green or black TBC.

Price **£ 17, 391.00** + VAT

To supply and install 1no 2.4m high x 1.2m wide Protek 656 mesh single leaf gate to match fencing with posts set into concrete footing. Gate will be fitted with slide latch to enable padlocking and all materials will be galvanised and powder coated green or black TBC

Price **£ 2193.00** + VAT

To supply and install 1no 2.4m high x 2.5m wide Protek 656 mesh Double leaf gate to match fencing with posts set into concrete footing, gate will be fitted with 2no drop bolts and a slide latch to enable padlocking and all materials will be galvanised and powder coated green or black TBC.

Price **£ 2596.00** + VAT

Agenda item 8.1

Email received from resident:

I would like the Parish Council to see if it is feasible to have lighting in the Bus stops in the village for the following reasons.

- 1. Safety for users. Currently when dark and in inclement weather the bus stops can make users feel quite vulnerable.*
- 2. Often bus's don't stop and drive by because in dark and poor weather drivers often can't see if anyone is there waiting.*

My partner has a teenage daughter (17) and teenage son (15) and both the listed items have happened to her.

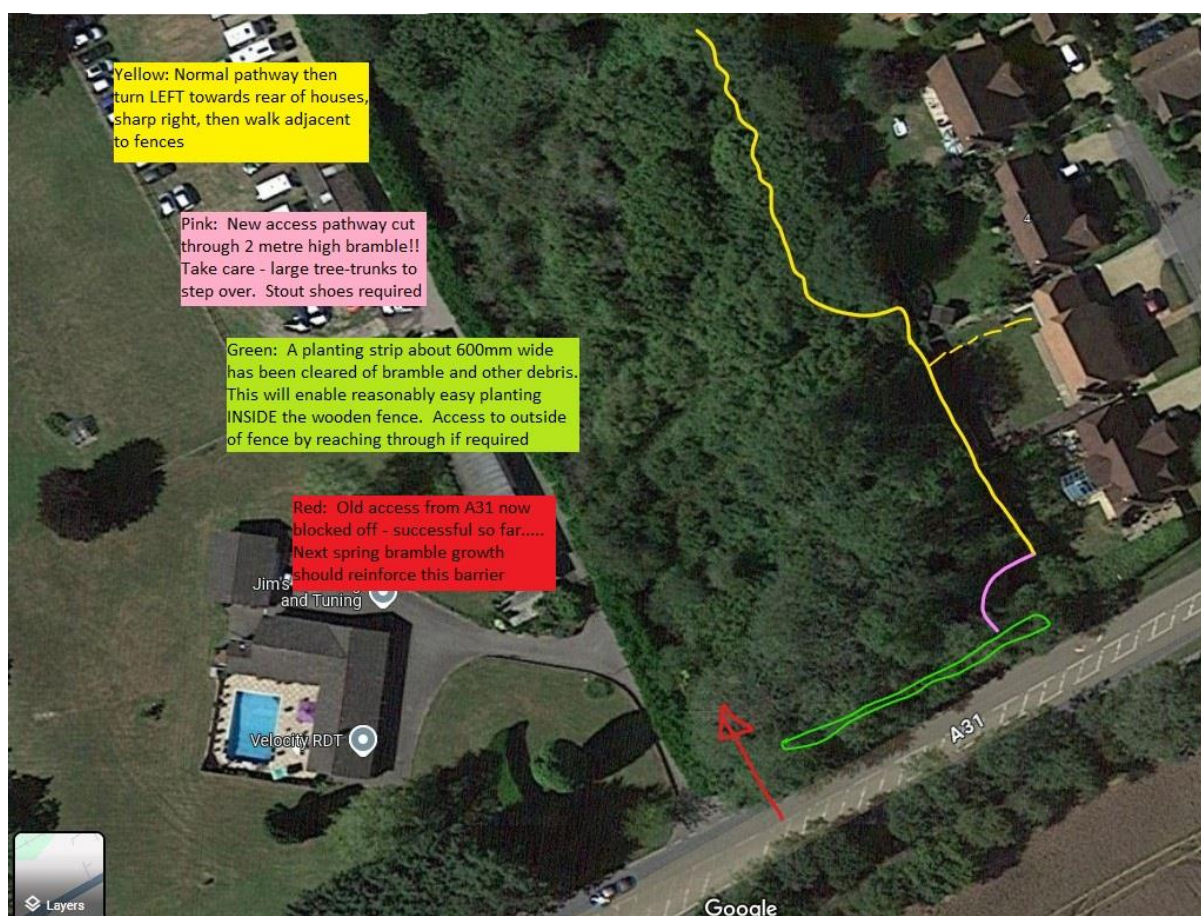
Agenda item 9.1 – Area Update

Location	Action Required	Status	Notes
Badger Close	Boundary Encroachment	In progress	Clerk to research further.
	Badger Orchard	In progress	Water bags removed – to agree bramble treatment. OS Committee.
	Badger Run upkeep	In progress	Hedge cut 25/09/2024.
Cemetery	Cemetery inspection		Completed.
Lymington Bottom Green	New bench – FM Care.		Completed.
	Wildflower areas		To review.
Oak Green parade	Flower bed maintenance	Ongoing	
	Repainting of car parking spaces.	To do.	To review spacing and repainting – future meeting.
Recreation Ground	Containers	In progress	Site meeting to be arranged. OS committee.
	Skate Park	Agenda item	
	Tennis courts	Completed	
	Football pitch/club	Ongoing	Ongoing Liaison with Club regarding use.
	Footway along football pitch	Ongoing	Awaiting split quotations.
	Football pitch		Verti-Draining 29/10/2024 Pitch Power inspection pending.
	Water refill point	In progress	Awaiting future costs following request to reduce or replace.
Climate change mitigation	Solar Panels at Benians Pavilion	Pending	Awaiting information from Benians Committee Chairman following site visit
	Nature boxes	Pending	Placed – awaiting EHDC promotional video.

	Parish Trees	Completed	Interim inspection 12 th July 2024.
	Bus stop maintenance	In progress Agenda item	New panels for Gospel Hall installed w/c 23/9/2024. Clean booked 10/24. Request for lights.
Swelling Pond Hill	Silt removal project	Completed.	
	South of pond/car park area.	In progress	Adverse possession claims in progress
	Jetty damaged.	In progress	
Kingswood Copse	Ongoing maintenance for nature and wildlife.	Agenda item	Receive update

Agenda item 9.2

Enclosed is a map which explains, I hope, the 'new' footpath (pink) which I showed Mark. It might be useful to keep it, nicely disguised, as an entrance point to the hedging area - alternatively it will very quickly grow over again in Spring once planting is finished by your Woodland Trust group. Showed Mark the 600mm corridor as well - will make life very easy for the 'planters'.



The huge hedge to West of Copse needs sorting out. It is costing the Parish a fortune. It provides no real security. Hedge height does not equal security. If it was not for a chain link fence along part of the length, I could break through in five minutes at any point. Most of the inside of the hedge is fresh air.

Laurels need to be kept in check - they are in invasive species of you go back far enough. I showed Mark an area inside the copse I have cut back to head height to make a straight path for walkers etc; but that is about 20% of the length of the thing at best...

Several hedges eg: Princes Place (just up from Travel Lodge) are kept neatly trimmed 2-3 times a year by locals and they look good.

Also the much smaller laurel to the WEST of 172 Winchester Road opposite Barn Lane - a purely private domestic affair.

