



Parish Council

Design Brief & General Specification – Rodbourne Cheney Play Area

1. Project Overview Central Swindon North Parish Council (CSNPC) is commissioning the design and installation of a high-quality, inclusive play area at Rodbourne Cheney. This facility must be accessible for children aged 4-10 years, ensuring engagement for children of all abilities. The design should incorporate inclusive play principles, safety, durability, and environmental sustainability.

2. Design Objectives

- Provide a fully inclusive play experience for children of all abilities.
- Ensure compliance with BS EN 1176 (playground equipment safety) and BS EN 1177 (impact attenuation surfacing).
- Encourage physical, sensory, and social interaction through varied play elements.
- Use low-maintenance and durable materials (no wood), ensuring long-term resilience.
- Implement accessible surfacing and entry points to comply with Equality Act 2010.
- Complement the surrounding environment with appropriate landscaping and seating.
- Incorporate clear performance criteria, ensuring design longevity and ease of maintenance.

3. Play Equipment Specification The play area must include the following core elements:

- **Inclusive Climbing Frame:** Multi-activity structure incorporating ramps, platforms, and tactile elements for children with varying abilities.
- **Double-Width Slide:** Integrated into the climbing structure, ensuring safe and easy access.
- **Wheelchair-Accessible Roundabout:** Flush with the ground, allowing easy transfer from a wheelchair.
- **Basket Swing:** Relocated existing unit to accommodate all children, including those with mobility impairments.
- **Double Seesaw:** Designed with back support and footrests or an alternative wheelchair-accessible seesaw.
- **Double-Width Floor Trampoline:** Sloped edges for wheelchair users and dynamic movement for all children.
- **Interactive Play Panels:** Up to three sensory-based panels for cognitive stimulation and social play.
- **Seating Areas:** Two metal benches to provide seating for caregivers and children.

Contractors are encouraged to be as creative as possible with their design and present strong play value and it is highly recommended that the Service Provider takes into account Play England's Design for Play, PiPA Play standards and other relevant publications in the development of these facilities.

4. Surfacing & Accessibility

- **Impact Absorption:** Rubberised safety surfacing meeting **BS EN 1177**.
- **Pathways:** A 1.2m-wide compacted stone path connecting the play area to Abbey View Rd footpath.
- **Fencing:** 1.2m-high perimeter fencing with gated access for security and controlled entry (galvanised steel).
- **Drainage Considerations:** Drainage must be considered to prevent pooling, using either permeable surfacing or appropriate drainage channels and soakaways to ensure year-round usability.

5. Material Requirements

- Play Equipment: Constructed from high-quality metal and composite materials (no wood).
- Fixings & Fastenings: Corrosion-resistant and tamper-proof fittings.
- Surfacing: UV-stable, slip-resistant, and impact-absorbing rubber matting.
- Fencing: galvanised or powder coated metal, designed for durability and security.
- All materials should have a minimum lifespan of 15 years with appropriate maintenance.

6. Safety & Compliance

- Must fully adhere to BS EN 1176 and BS EN 1177 standards.
- Play area layout must provide adequate fall zones and clearance distances.
- Equipment must be installed in accordance with manufacturer specifications and CDM 2015 Regulations.
- All contractors must provide a Construction Phase Plan (CPP) and Risk Assessments & Method Statements (RAMS) prior to commencing work.
- Contractors must ensure post-installation certification by RoSPA or an equivalent body.
- Maximum Height of Equipment:

All play equipment installed within the Play Area must not exceed a maximum height of 4 metres from ground level. Equipment positioned within 2 metres of the perimeter fencing must not exceed a height of 2.5 metres to prevent climbing risks and ensure compliance with safety standards. The height restriction applies to all structures, including but not limited to:

Climbing frames

Slides

Swings (top bar height)

Any additional play towers or elevated platforms

The design must ensure compliance with BS EN 1176 safety standards, particularly in relation to fall heights and impact absorption zones.

7. Sustainability & Environmental Considerations

- Use recycled and recyclable materials where possible.
- Minimise waste and ensure responsible disposal of materials.
- Ensure low-energy manufacturing and installation processes.
- Design must incorporate low-maintenance solutions to reduce long-term environmental impact.

8. Installation & Maintenance Requirements

- The contractor must provide a detailed installation plan with key milestones.
- Equipment must have a minimum 10-year structural warranty.
- Surfacing must have a minimum 5-year warranty.
- All moving parts and fixings must have a minimum 3-year warranty.
- The contractor must supply a post-installation maintenance guide.
- Regular inspection schedules and maintenance recommendations must be provided.

9. Project Delivery Timeline

- **Contract Award:** June 2025
- **Installation Start:** No later than August 2025
- **Completion & Handover:** No later than October 2025

10. Evaluation & Award Criteria

The contract will be awarded based on the following weighted criteria:

- **Price (60%)** – Competitive pricing and value for money will be assessed based on the total contract cost.
- **Design & Compliance with Technical Specifications (15%)** – The proposal must demonstrate adherence to all required standards and accessibility requirements.
- **Experience & Track Record (10%)** – Contractors must provide evidence of successfully delivering similar projects in the last five years.
- **Ability to Complete Ahead of October 2025 (5%)** – Bidders who can complete the project earlier without compromising quality may score higher.
- **Sustainability & Environmental Considerations (5%)** – The use of environmentally friendly materials and sustainable practices will be considered.
- **Warranty & Aftercare (5%)** – Contractors must provide clear commitments to aftercare, including warranties and maintenance support.

11. Bid Submission Checklist

Bidders must submit the following documents with their proposal:

- **Detailed Design Proposal** including technical specifications and drawings.
- **Pricing Schedule** with a full breakdown of costs.
- **Project Timeline** detailing key milestones.
- **References from at least two similar projects** completed within the last five years.
- **Evidence of Compliance with British Standards (BS EN 1176 & BS EN 1177).**
- **Construction Phase Plan (CPP) & RAMS** to demonstrate safe installation practices.
- **Warranty & Aftercare Proposal** specifying coverage for structural components, surfacing, and moving parts.
- **Environmental & Sustainability Statement** outlining measures to minimize environmental impact.
- **Insurance Certificates** – Public Liability (£10m), Employers Liability (£5m).
- **DBS Checks for On-Site Staff** where applicable.

10. Contractor Responsibilities

- Provide full design drawings and specifications for approval.
- Conduct a post-installation RoSPA safety inspection.
- Ensure site security and public safety during installation.
- Supply all relevant warranties and compliance certificates upon completion.
- Demonstrate adherence to sustainability commitments outlined in Section 7.