

## Appendix A: Scope of Works and Specification

### 1. Site identification

<b>Site name</b>	Ash Parish Council Recreation Ground Play Area		
<b>Site address</b>	Queens Road, Ash	<b>Site Postcode</b>	CT3 2BG
<b>What3Words location</b>	///toolkit.occupiers.october		

Google Map:



Site photographs:



## 2. Lot budget

The budget is **£105,000.00 (Ex VAT)**.

The full budget should be used but not exceeded.

All features included within the design must be included within the budget and quotation, there must be no 'suggested' additional works shown in the design outside the tendered price.

**Note:** The funded amount for this project is £85,000.00 however there is an additional grant that has been earmarked pending design approval by the funder. This is for £20,000.00 and suppliers should note, this will not be guaranteed until confirmed in writing post tender award. Additionally, £5,000.00 has been awarded within the total budget, which must be used for assisted play (for children with physical disabilities).

### 3. Site requirements & objective

The Recreational Ground has an existing car park, football pitch and play area. The play area is designed primarily for younger children, around 2 – 8 years of age. There are also a set of Junior Swings (4 seats) and a Zip Wire outside of the fenced area which are to be retained.

Access to the site is either from the car park, or from the south-western corner of the field in which users would walk to the recreational ground.

The primary goal of the Council is to create an exciting and challenging space for older children, around **8 – 14 years of age** and therefore no equipment should be included that is designed for children under this age. The new design should complement the existing facility in terms of equipment, experiences and age appropriateness, while also considering how users and carers could transition between the two.

The new design must also consider the location of the football pitch to ensure there is sufficient space between the playing pitch and new playground to mitigate any risk or disruption to users.

**The Council would also request suppliers include an ‘Open Day’ support package within the tender response.**

Site set-up:

Welfare (drinking water and a portable toilet) must be provided for the duration of the Works. Heras Fencing must be established around the entire site for the duration of the Works, with sufficient CDM signage and double clipped.

**Note:** there are no TPO (Tree Preservation Orders) on any trees in the vicinity, however contractors must ensure a method of works will mitigate any potential damage such as appropriate use of Heras fencing.

### 4. Specification

#### 4.1 Play equipment

Play equipment construction should be predominately **steel** or a similar robust material. Additional materials are acceptable for non-structural parts. Timber equipment is not acceptable for this site.

Fixings should be anti-tamper style (Torx Screws), and any bolts covered with protective caps.

Chains should be stainless steel.

Rope should have a steel core.

Slides must be stainless steel.

Maximum height for equipment: 4.0 metres.



**Must Have:**

- Swing Frame with *HAGS Mirage Seat* (or similar Inclusive Bucket Seat) and if required a flat seat within the same swing bay (no additional traditional swings will be required)
- Basket Swing (moulded plastic with drainage hole) – located next to above frame
- Large Multi Play Unit with a slide
- 4.0 metre high Pyramid Net or similar climbing structure
- Rope Swing or similar

**Could Have:**

- Multi-user spinning/rotating item (carousel type)
- Above ground Roundabout
- Challenging Agility or Balance Trail
- Climbing Cube or similar

**Don't Have:**

- Zip Wire
- Equipment over 4.0 metres high
- Panelled units that reduce visibility or increase potential graffiti
- Wood based structures
- Items designed for under 8 year old children
- Music based Play Panels
- Stand-alone Play Panels
- Inground Trampoline

**Note:** It is important to note that NO equipment should be included with ongoing maintenance costs that are likely to be a burden to the Council either financially or physically in terms of on-site maintenance.

## 4.2 Safety Surfacing

Surfacing may be a combination of rubber wetpour and grass-matts. It is envisaged that items with high wear characteristics such as swings and roundabouts are located on wetpour and items which are static are provided with grass mats. Further, wetpour should also be considered to ensure good access to items considered 'wheelchair accessible' and consider maintenance in terms of mowing.

Grass mats shall be fire retardant, cable tied, trench cut on the perimeter and have turf provided under where grass is not established. Also required is the installation of *Grass Mat Underlay Mesh*.

Wetpour sub-base works shall be excavated to the depth required for a flush finish with the surrounding area, back filled with 100mm depth of compacted MOT Type 1 stone laid beneath the rubber surface. Colour of wetpour to be **black**.

Edges should be trench cut into the surrounding grass or fully resin bonded to the pre-cast concrete (PCC) edging if adjoining a pathway. Wetpour shall not be laid during wet weather or in temperatures below 5 degrees Celsius.

All product supplied must be certified to or compliant with the relevant safety standard: BS EN 1177.

#### 4.3 Pathways

A pathway will be required to be installed from the existing play area pathway, through the proposed gate and into the new site. Specifically, the pathway should ensure that it is designed to connect into any new seating and throughout the site to ensure the play equipment is also as accessible as possible.

Pathways should be constructed from a rubber/stone/ resin mix (such as ‘Conipave’/ ‘Enviro-Pave’ or similar). Pathway edging shall be pre-cast concrete (PCC). Pathways must be a minimum 1.2 metres wide and ideally connect to any new seating where appropriate and being considerate of the overall budget. Footpath widths should be clearly noted on your design plan.

#### 4.4 Fencing & Gates

A new gate is to be installed along the existing wooden fence line to allow users to move between the new and current play areas. Gate (1) shall be hydraulic (not sprung) self-closing with a flat top style, vertical bar in fill and powder coated in yellow to visually contrast from the fencing.

#### 4.5 Furniture

Two new seating areas should be created that is inviting and creates a sense of “social interaction” while also being practical for families and friends.

**One space** should be design led seating, with a space that would be suitable for the age range the play area is being designed to cater for, with the **second space** more traditional in terms of benches and a picnic table suitable for families and carers.

Below are some broad concepts for seating, not to be considered exact requirements or specifications.



All seating must be on hardstanding and connected to any new pathways, creating an accessible and social area for families and friends. Traditional benches should have arm and backrests, and any picnic tables should be wheelchair accessible.

#### 4.6 Removals and Spoil

All spoil may be removed off site or used for some small bunding/mounding within the site. Any bunding on site should also include new topsoil and turf to ensure these features may be utilised once the site is opened. Watering post completion and handover will be the Council responsibility.

#### 4.7 Re-Instatement

All damage resulting from removals, vehicle movement, installation, deliveries or any other aspect of the Works, must be repaired or reinstated to at least the condition of that item or items or replaced with the same or similar alternative/s. This includes any ground repair, that either needs soil, grading and grass seed for minor damage, or new turf for any major damage.

#### 4.8 Post Installation Inspection

A post installation inspection by an independent RPii qualified inspector (i.e. Play Inspection Company, RoSPA or other similar provider) is required to sign off the completed installation. The contractor should allow for this cost within their tender price.

#### 4.9 Play Sign

Signage x 1 (minimum A2 size) on steel posts should be provided to indicate: The site name, age the play area is intended for use by, telephone number to report any incident or damage, number to call in an emergency, Parish Council logo. Final artwork to be agreed by Council.

#### 4.10 Summary of Requirements

Below is a table of the all the requirements set out in this document, which each supplier must complete their response and any further detail to each point:

Item	Requested Specification	Supplier Response	Quantities/Colours
Play equipment material	Primarily steel (no wood).		
Play equipment maximum height	4.0 metres.		
Focus Age Range	8 – 14 Years.		
Safety surface type	Grass Matting with underlay mesh and cable tied. Wetpour (Black) trench cut.		
Pathway	Stone / Rubber mix (such as Conipave). 1.2 metres wide.		
Sub-base type/depth	100mm MOT Type 1.		
Seating	Two seating areas: a traditional and a design led to create a “social, practical and inviting space”.		
Sign	1 x Play Sign on steel posts (A2 Size).		

Gate	1 x self-closing hydraulic gate (yellow).		
Pathway	1.2 metre wide using rubber/stone mix and include PCC edging.		
Re-instatement	All damage to be repaired, replaced including seed or new turf to ground damage.		
Removals	None other than spoil & waste – including any stone picking and clearing debris from excavations.		
Inspection (Post Install)	RPii Qualified Inspector (address all findings that do not meet standards).		
Open Day Support	Detail inclusions for a formal opening day of the site.		
Total Quote (Ex VAT)	Maximum £105,000.00.		