



Dawlish Town Council

"Dawlish - home of the black swan"



Play Area Brief

Executive Summary Page 1/8

This document sets out the Council play expectations for the play area named below. Tenderers are required to carry out final design and equipment selection based on the directions and criteria set out below: -

Name of Play Area: Little Week Play Park

Location: The equipped play area is within the Little Week Close housing estate, Dawlish also providing for surrounding residential areas linked via footpaths. Please refer to attached location plan




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Description of existing site particulars

Play equipment and safety surfacing:


<i>Quantity of equipment</i>	<i>Description of equipment</i>	<i>Equipment manufacturer</i>	<i>Safety surfacing type below equipment</i>	<i>Comments</i>	<i>Photos</i>
1 no.	Double arch swing with two cradle seats and 2 junior seats (4 in total)	Wicksteed Leisure Ltd	Black wet pour	Equipment and safety surfacing to be removed from site	



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1 no.	Climbing unit with slide	Wicksteed Leisure Ltd	Black wet pour	Equipment and safety surfacing to be removed from site	
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1 no.	Spring ride	Wicksteed Leisure Ltd	Black wet pour	Equipment and safety surfacing to be removed from site	
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1 no.	Spring ride see-saw	Wicksteed Leisure Ltd	Black wet pour	Equipment and safety surfacing to be removed from site	
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1 no.	Carrousel	Wicksteed Leisure Ltd	Black wet pour	Equipment and safety surfacing to be removed from site	
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Boundary information: -

<i>Location of boundary</i>	<i>Description of boundary</i>	<i>Photos</i>	<i>Comments</i>
All boundaries	<p>The play area is located within the Little Week Close housing estate and access into the play area is via Little Week Close off Little Week Road. The park is enclosed by a timber post and rail fence, with a boundary fence dividing the play area and properties east of the site.</p> <p>The site is bounded by a wooden post and rail fence on the south and west side, and partial north side. The north side is also partially bounded by a private close-boarded fence.</p> <p>The east boundary is enclosed by close-boarded fences and blockwork walls surrounding private residential properties and the rear of an adjoining bungalow.</p>	 	<p>The existing entrance points to be retained. Optional price for replacing wooden fence with suggested metal type fencing, green in colour. See photo to the left.</p>



Play Area Schedule

The Town Council is looking to undertake the following play area improvement works: -

Site clearance:	<ul style="list-style-type: none"> • Completely remove 2 bay swing • Completely remove 1 climbing frame • Completely remove 2 springer rides • Completely remove 1 carousel ride • Completely remove 2 metal benches • Removal of wet pour safety surfacing. It is important to maintain a level surfacing to prevent trip hazards within the new play area therefore the overlaying of the existing surfacing will not be allowed. It should also be noted there is substantial subsidence on the north-west quadrant near to the existing climbing frame caused by decomposition of tree roots. Area to be made good. <u>The new design of the play area should not compromise the existing design and layout.</u> It will be at the discretion of the designer if elements of subbases can be utilised in the new design 	<p><u>Essential</u> <u>Essential</u> <u>Essential</u> <u>Essential</u></p> <p><u>Essential</u> <u>Essential</u> <u>As appropriate</u></p>
Equipment	<ul style="list-style-type: none"> • 1 new climbing frame conforming to modern safety standards, traditional design no rustic themed i.e. wood (needs to be durable). To include slide and tunnel and / or monkey bars. • 2x cradle swings (for young children) • 2x junior swings • 1x circular basket swing (not rope mesh designed base) • 1x 6-seater picnic bench appropriately treated for all weather use; 	<p><u>Essential</u></p>



	<ul style="list-style-type: none"> 1x play house with possible shop window (to be of durable design). 1x child's picnic bench to seat 4 (to be of durable design preferably not wooden construction) 	
Gate	<ul style="list-style-type: none"> Re-use existing gates (x2) 	<u>Essential</u>
Safety Surfacing	<ul style="list-style-type: none"> Supply and lay new wet pour beneath each play apparatus Supply and lay new wet pour with graphics? We will be guided advised by yourselves with examples. <p><i>Note – this site is not level therefore not suitable for a complete wet pour surface. As much grass area to be retained as possible. <u>The safety surfacing must meet BS EN 1177; of a low maintenance design and be in keeping with the landscape setting</u></i></p>	<u>Essential</u> <u>Desirable</u>
Benches	<ul style="list-style-type: none"> Supply and install – see section 'Equipment' 	<u>Essential</u>
Ground finish	<ul style="list-style-type: none"> Should have regard to DDA access for all requirements, e.g. landscaped grass made good at end of construction appendix C 	<u>Essential</u>



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Design considerations / requirements: -

- The new equipment provided will need to be robust in design but aesthetically pleasing, users have specifically requested not to be of wooden construction;
- The Town Council is looking to provide a new inclusive play area. This play area must be exciting and provide a mixed range of elements and challenges for all ages and abilities.
- Given the limited amount of space available for playground equipment it is very important to consider the pedestrian traffic movement around the equipment and circulation space – this is referenced earlier with regard to the current layout not being compromised.
- **DDA** Although it may not be possible within the play area, (with the expenditure provided) to make the play provision totally inclusive, the Council will require the tenderer to have regard to DDA.
- The Town Council will be advised regards the possibility of DDA equipment if feasible.

Location of new equipment/equipment height

- The Play Designer should be mindful that the play area is located close to residential properties, thus the location and height of equipment is important in order to protect privacy and potential noise impact. Consideration should also be given to residential boundary protection to provide a buffer zone between equipment and adjoining properties on the east side in particular.



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Costs: -

Approx. Budget breakdown £: *To be at the discretion of the tenderer*

Public Consultation Summary: - *Please refer to Appendix A – attached*

Site Preparation and Other Work Carried Out by the Town Council or Other Contractors: -

No site preparation work will be undertaken by Dawlish Town Council or any other contractor.



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Project Programme and Contract Particulars: -

Start date:	Latest: to be agreed
Completion date:	Latest: By Easter 2019
Duration of installation expected to be approximately:	4 Weeks
Payment Plan:	One payment upon completion of the works
Retention:	5% and 2.5% upon Practical Completion
Minimum Insurance Requirements	Industry standards

Other Supporting Documentation: -

North east quadrant – rowan tree to be retained

Coming in from gate on right (south east quadrant) small alder tree failing – to be removed.

Important Information

In accordance with Council Standing Orders, there is a prohibition on prospective contractors contacting councillors or staff to encourage or support their tender outside the prescribed process. If applying by post, please send in a sealed envelope marked 'Official Tender' by 20 March 2019.

The Council, nor any Committee is bound to accept the lowest value tender, estimate or quote.