



Brinsham Play Area Informal Play Area Design Brief

Location: Brinsham Play Area, Yate, Bristol BS37 7XZ
Google maps: [Brinsham Park Play Area - Google Maps](#)
What 3 words: timeless.compliant.richly

15th January 2025

Client Details

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1. Background

Much of the existing Brinsham Play Area was installed pre 2010, when Yate Town Council took on the site. In 2016 Yate Town Council conducted a refurbishment of the play area that included a new multi-play unit, sand pit unit, dragonfly Seesaw, toddler hurricane cradle swing, trampoline and three spinners. The Brinsham Fields area has high visitor numbers due to the diverse environments, the variety of facilities available onsite, and its location between two very large modern housing estates. It is a much-loved play area – one of the most popular in North Yate parish, attracting residents and visitors from outside the local area, making it a key facility for community health and wellbeing.

Yate Town Council (the client), is tendering to refurbish the play area at Brinsham Play Area with the following objectives:

- 1.1.** refurbish equipment where the life cycle can be extended for 5-10 years;
- 1.2.** to replace equipment beyond its life cycle;
- 1.3.** install new play equipment extending the play area life cycle by 15-20 years.

2. Project Priorities

Refurbishment works must commence on site in Spring/Summer 2025 and conclude by 30th September 2025. Works will be funded in full by Yate Town Council; the project aims to:

- install additional play equipment and to replace equipment beyond its life cycle;
- relocate existing popular equipment to more suitable locations, to provide opportunities for new equipment;
- improve accessibility and access to play for those with varying abilities and confidence levels;
- improve the design for a changing climate.

A public consultation, open from August to December 2024, highlighted the following priorities:

1. Local people are very engaged with environmental issues, developing Brinsham to have a natural feel, using innovative and sustainable materials, including recycled materials or timber;
2. An environmentally conscious design would further strengthen the work already being undertaken by the Town Council and local community groups, who have undertaken biodiversity improvements in the adjoining nature reserve, and accessibility improvements including colour coded entrances and accessible seating;
3. In addition to providing a fun area for children to play, it is felt that the enhancements would help to establish the area as a destination for inclusive play; and new equipment should allow for enjoyment and engagement by those with varying abilities, neurodiverse characteristics, and confidence levels;
4. A need for equipment for a variety of users aged 11 and over (64%) and 11 and under (33%);
5. Surfacing suitable for use in all weathers under equipment (especially as it gets muddy during winter).

3. Design Specification

Tenderers are invited to put forward proposals for an exciting bespoke scheme for an adventurous play area, located within the existing play area at Brinsham Fields. Returned designs should emphasise nature-based creativity and fun, holistic play and the importance of allowing for varying levels of interaction with the equipment, to support varying levels of confidence and ability.

The site location and area for works is outline at the end of this document. The supplier proposal should consider the following elements:

3.1. Equipment not included in the tender - see appendix 1 for corresponding equipment images:

- 3.1.1. In ground trampoline;
- 3.1.2. Metal Cube unit;
- 3.1.3. Net climbing wall
- 3.1.4. Large play unit with slide;
- 3.1.5. Hill slide on mound (NB if mound tunnel needs replacing, slide could be replaced/relocated in new tunnel design);
- 3.1.6. Perimeter fencing (no images provided in Appendix 1).
- 3.1.7. All bins and seating (no images provided in Appendix 1).

3.2. New equipment - the following units will be removed and replaced. See appendix 2 for corresponding equipment images:

- 3.2.1. New safer surfacing Metal Cube (see image reference 3.1.2)
- 3.2.2. Swings sets x2 – to include accessible swing seats / adult & child / social swings
- 3.2.3. Springers;
- 3.2.4. Mound tunnel (advice to be sought from ROSPA during inspections in Jan 2025, to investigate if there is a supporting structure around the tunnel and if so, could the supporting structure be replaced/ repaired to extend the life cycle of the tunnel);
- 3.2.5. Small metal play unit;
- 3.2.6. Hurricane swing.

3.3. Extending existing play opportunities - the client will consider extending areas/ adding new features at the following units, within the brief for new equipment. See appendix 2 for corresponding equipment images:

- 3.3.1. Sand pit pully e.g. bigger pit, new digger, relocate existing pully unit.

3.4. Equipment to be relocated - if possible, the following units will be relocated to improve opportunities for accessibility and new equipment. See appendix 2 (for corresponding equipment images:

- 3.4.1. Spinners;
- 3.4.2. Dragonfly Seesaw.

3.5. Accessibility considerations to be included in the returned design:

- 3.5.1. dust and cinder paths provide direct access to DDA equipment. Paths to be DDA compliant to improve access for buggies and mobility equipment;
- 3.5.2. Locations and layouts for new equipment should not adversely affect quiet play / socialisation areas.

3.6. The following climate resilience considerations should be included in the returned design:

- 3.6.1. shade in the play area and over play equipment;
- 3.6.2. Materials and design are:
 - 3.6.2.1. low heat conducting
 - 3.6.2.2. low carbon footprint / sustainably sourced e.g. wood, recycled plastic;
 - 3.6.2.3. accommodating of a changing climate – wetter winters, warmer summers
 - 3.6.2.4. Provide a long-life cycle, no less than 15 years;
- 3.6.3. Opportunities for refurbishing/ reusing/ recycling as much as possible.

4. Suggestions for new equipment

The client is seeking an exciting design and equipment removed should be replaced with items that are more exciting and engaging.

- 4.1.** Theme e.g. Aquatic nature, taking inspiration from the surrounding natural area;
- 4.2.** Equipment variety of ages, up to 14 years;
- 4.3.** Items that improve access to play for varying abilities and confidence levels. New equipment should be accessible (as much as possible), to be used and enjoyed by different people, not just those considered to be “able bodied”;
- 4.4.** Type of equipment/ design considerations example:
 - 4.4.1. wheelchair accessible;
 - 4.4.2. quiet play equipment and/or areas;
 - 4.4.3. socialisation equipment and/or areas;
 - 4.4.4. play units with height that are suitable for teenagers
 - 4.4.5. balance equipment;
 - 4.4.6. play sculptures e.g. bespoke sculptural play feature, to form a centrepiece, for the wider area. Could be insect or animal themed.
 - 4.4.7. brightly coloured safer surfacing.

5. The following safety, maintenance and legislative requirements should be included in the returned design:

- 5.1.** Surfacing to be low maintenance, and maintaining much of the surrounding grass/ground;
- 5.2.** Designs should not include any equipment that requires planning permission, or that exceeds planning and/or safety restrictions. If post contract signing, design revisions are required to meet safety requirements, costs incurred will be the responsibility of the supplier, no costs for design revisions will be paid by Yate Town Council (as per the JCT Design & Build contract clause 2.17.1)

6. Structures: Structures need to fit into the space available, within the existing boundaries of the play area. The structures need to offer a play experience for children of all ages but should be geared towards children aged up to 14 years. The site is a very popular location and any materials selected will need to be appropriate to the location and robust, with a long

term life cycle. The contractor will be required to provide warranties for the longevity of the materials proposed, to meet the requirements of the specification. It is envisaged that the surfacing beneath the equipment and between trail items will be natural or recycled surfaces. The contractor's proposals should show details of this, or any proposed alternative, along with implications for accessibility.

There are trees and shrubs within the play area site. Contractors may wish to consider incorporating the natural features within the overall design of the play area. However careful consideration should be given to the long-term effects that compaction and the installation of play equipment may have on root systems and tree health.

7. Contractors may wish to consider additional soft landscaping, to maximise the space, and to provide shade from weather conditions. Any planting removed should be replaced. Design proposals must attempt to minimise any impact on biodiversity. The removal of trees to maximise design opportunities will not be considered.
8. **Adaptability and Added Value:** YTC welcome design proposals that add play value to the Brinsham Play Area project. It is important that suppliers can adapt and include additional ideas as the project develops (for example, during public consultation). Ideas outside the scope outlined above, should be costed, and presented separately.
9. **Long-Term Maintenance:** The playground is maintained by Yate Town Council. The contractor's proposals should indicate the maintenance requirements of the new equipment and surfacing, including the inspection requirements, guarantees and availability of spare parts.
10. **Accessibility:** The contractor's proposals should include elements that are accessible to all children and supporting text should describe the use, accessibility and play value of all elements.
11. **Site Access:** Vehicle access to YTC car park on site is via Coopers Drive, Yate. Contractor's parking / access to be agreed with the Town Council prior to commencement of the contract.
12. **Insurance Requirements:** Contractors are required to hold current Public Liability, Professional Indemnity, Employers Liability and Contract works insurances with the appropriate levels of cover for this tender opportunity.
13. **Site Safety:** Contractors are required to provide a method statement to demonstrate proposals for site safety during the installation process, including any provision for temporary fencing and safety of the public whilst machinery is manoeuvring on site.
14. **Site Accommodation:** Location of site compound and welfare facilities to be agreed with the Town Council. (Toilets are available on site).
15. **Existing Services:** NRSWA search information will be available upon request. However it is the Contractor's own responsibility to establish the presence and precise location of, and ramifications of the presence of all services and statutory undertakings on site when carrying out works in accordance with the Contract.

The Contractor will be responsible for informing those bodies responsible for services etc. where damage is caused and will bear the subsequent cost of making good such damage. " The Contractor will be responsible for informing such bodies where works may involve the

encroachment, disconnection or hazard to those services etc. Where appropriate the Contractor will take adequate measures for the protection of all pipes, ducts, sewers, service mains, overhead cables and the like during the execution of the works. " The Contractor must not interfere with the operation of existing services such as Gas, Water, Electricity, Telephones, buried cables or sewers, drains and roadside ditches without the permission of the Project Manager, statutory authority or private owner as appropriate. In all instances of damage/interference, the Project Manager must be notified.

- 16. Site Management:** The contractor should maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris. Any damage caused by site traffic or otherwise during the works to be made good to the satisfaction of the Council.
- 17. Handover:** At completion, the contractor must provide a manual for the maintenance and operation of the equipment, must instruct council staff on same and also, of use of equipment. Documentation required: general product information, inspection and maintenance information, information on spare parts, supply of any tools for operation, maintenance and cleaning purposes.
- 18. Programme:** Prior to commencement of the contract, the contractor to provide a programme for the works, including any subcontractor's works.
- 19. Contract:** The successful tender will be required to enter a JCT Design and Build form of contract with the client; Yate Town Council. An elemental breakdown of tender will be required for valuations/ variation, or should YTC wish to omit an item, or work element from tender.

20. Contractor's Submission

Tenderers are invited to design a scheme which will incorporate the themes outlined above. Tenderers are required to submit the following information:

1. Drawings, including a site plan and appropriate illustrations;
2. Detailed specification of works;
3. Written description of the play value of proposed elements within the design;
4. A priced and timed schedule of work items, listing individual elements with potential installation timeframe, payment points and retention proposals. By way of security, YTC request as a minimum, a phased payment plan with 5% retention throughout the contract period, reducing to 2.5% on practical completion (including receipt of a satisfactory safety inspection), final retention of 2.5% is released after a minimum 12 month defects period;
5. Allowance for a safety inspection at both design and installation stages (to be paid for by the contractor);
6. Provide Risk Assessments prior to beginning work on site, to describe how the work will be managed on site, including safety provisions and protection of the public;
7. Due diligence information, including insurance documents (additional professional negligence insurance if not part public liability insurance) and a minimum of 3 references, from projects with similar scale/financial value;
8. Method Statements, including any sub-contractor information and documents;
9. Financial checks may be undertaken on selected contractors, post-tender and prior to appointment, depending on contract value;
10. On completion, provide the client with a maintenance manual, user instructions and any guarantees/warranties.

21. Budget

Funding available for this project is capped at £136,000 excluding VAT and 10% contingency. The design should be tailored to suit this budget. The proposals should be presented to easily identify individually priced elements.

22. Assessment

Submitted proposals will be judged against the following criteria in equal weighting.

- **Play value.** Schemes should include an explanation of the play value of each item of equipment and also describe how accessibility has been considered.
- **Design.** Schemes will be assessed in respect of their suitability for the site, including proposed materials and the degree to which the existing features of the site are accommodated into the layout. And how the proposed scheme enhances the wider space and local environment.
- **Access and Inclusion.** Designs that maximise opportunities for enjoyment and engagement, for a wide range of users, including those with varying abilities, neurodiverse characteristics, and confidence levels.
- **Cost.** Whilst the budget is set, the contractor's designed portion will need to exhibit value for money. Ongoing and long-term replacement costs will be considered.
- **Sustainability.** Including value return on investment, lifecycle of products/services, choice of materials, consideration for environmental improvements (e.g. biodiversity), processes and procedures that minimise adverse effect on the environment, while maximising opportunities for engagement with nature.

23. Location of Site

23.1. Images of location (main play area only): APPENDIX 3

23.2. Area for works, within red line:



Appendix 1: Items not for tender Brinsham Play Area

3.1.1. in-ground trampoline



3.1.2. metal cube unit



3.1.3 net climbing wall



3.1.4. Large play unit with slide



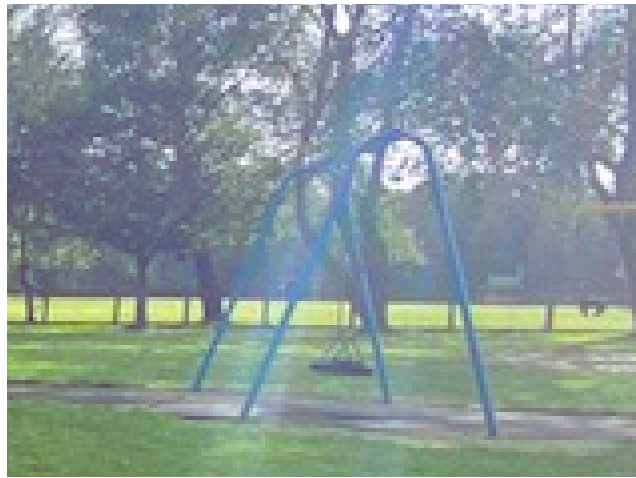
3.1.5. hill slide



Appendix 2: Items for tender Brinsham Play Area

3.2. New equipment - remove and replace

3.2.2. swing sets x2



3.2.3. springers



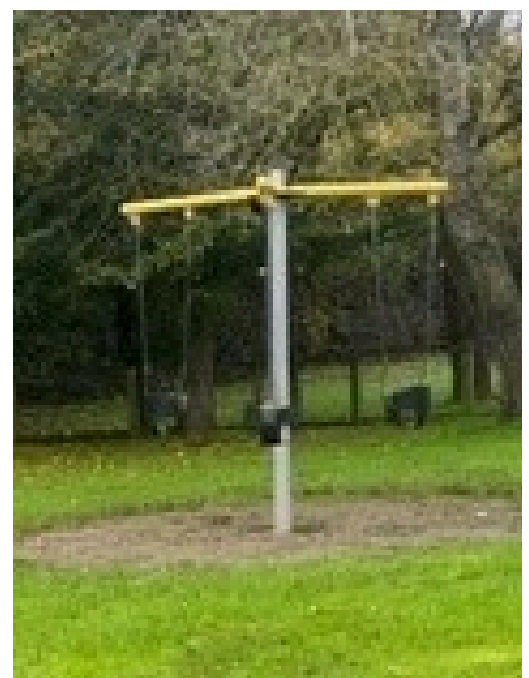
3.2.4. mound tunnel



3.2.5. small metal unit with slide



3.2.6. hurricane swing



3.3. Extending play opportunities

3.3.1. sand pit pully



3.4. Equipment to be relocated (if possible)

3.3.1. spinners



3.4.2. dragon fly seesaw



Appendix 3 space & layout images





