



## **Landscape Architect to Redevelop the Water Play Facility at Mundy Playing Fields, Thornbury via E-Tendering Procedure**

### **INVITATION TO TENDER**

#### **Introduction**

Thornbury Town Council are seeking a highly skilled and innovative Landscape Architect to lead the design and development of a unique outdoor water play area. This project will transform a splashpad and stream, located in the beautiful setting of Mundy Playing Fields, into an engaging, safe, environmentally friendly water play area for the community for years to come.

Name of Project: Redevelop the water play facility at Mundy Playing Fields, Thornbury

Contract Value: Quotes invited

Location: Mundy Playing Fields, Kington Lane, Thornbury, Bristol, BS35

Council Contact: Hannah Bowden, Chief Executive

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#### **The Council**

Thornbury Town Council is the local authority for the market town of Thornbury in South Gloucestershire. It comprises 16 elected councillors representing four wards—North East, North West, South and South East. The Council serves a local electorate of approximately 11,500 registered voters and manages various building and amenities including Mundy Playing Fields, Chantry Playing Fields, other open spaces, playgrounds and a skate park.

#### **Background**

Mundy Playing Fields was left as a legacy to Thornbury in 1945, gifted through a will to serve as a recreation ground for the community.

The fields are nestled between an historical market town, allotments and rolling fields. The land is 8.8 hectare, managed by Thornbury Town Council and accommodates the local tennis club, the local football

club, public toilets, 2 community football pitches, water play, a play area, sand pit, wildflower areas and a small meadow, with work currently in progress on a new Multi-Use Games Area (MUGA). The playing fields are a beloved community asset and attracts visitors from neighbouring parishes and towns.

The water play facility is a splash pad which has been in situ for 10 years and has reached the end of its useful life. More details about the splash pad can be found below. Before the splashpad the water facility was a paddling pool and a picture of this can be found in the supporting documentation.

Next to the splashpad is a natural stream that runs through the whole site known as Poulterbrook Stream. The middle section is culverted including under the splash pad. Large trees provide a natural shade canopy, and this area is also used in the summer season for water play. More details about the stream can be found below.

### **Project Scope**

Thornbury Town Council is seeking a Landscape Institute Registered Practice (or similar) with experience of delivering public realm projects using RIBA plans of work to support, where necessary the careful deconstruction of the previous splashpad, services and features and delivery of an engaging, safe, and sustainable water play area that encourages exploration, sensory interaction, and connection with the natural environment.

The successful tenderer will be expected to support the project through RIBA Stages 0-7.

### **Competency and Expertise Requirements**

The appointed practice must demonstrate the following experience and skills:

#### **Required Experience**

- 3–5 years of professional experience in landscape architecture.
- Proven expertise in designing children's play environments or nature-based public spaces.
- Experience in projects involving water management or natural hydrology.

#### **Preferred Skills and Knowledge**

- **Project Management and Coordination:** Ability to oversee the project from inception to completion, ensuring timely delivery within budget.
- **Quantity Surveying/Cost Consultancy:** Expertise in cost estimation and budget management to ensure financial viability.
- **Planting Design:** Knowledge of ecological planting for biodiversity enhancement and child-safe environments.
- **Sustainable Drainage Systems (SuDS):** Understanding of SuDS principles to integrate water management into the design.
- **Natural Play Principles:** Experience in creating play spaces that encourage exploration and interaction with natural elements.

- **Community Engagement:** Proven ability to conduct public consultations and incorporate community feedback into design proposals.
- **Multidisciplinary Collaboration:** Experience working with principal authorities, stakeholders, and multidisciplinary teams to deliver cohesive project outcomes.
- **Building with Nature Standards:** In principle Thornbury Town Council support the aims and objectives of the standards and, depending upon cost, would consider engaging with the accreditation [<https://www.buildingwithnature.org.uk/>]

## **Specification**

### **Project Objectives:**

The water play redevelopment has been included in the council's capital strategy with a working group appointed to progress the projects and funding allocated. The council have identified the following objectives for the redevelopment:

**Play** – Play England defines play as ‘what children and young people do when they follow their own ideas and interests, in their own way, and for their own reasons’. A future facility should support both solitary and social play, spark imagination, encourage exploration, be multi-sensory, and above all, be fun. It must be inclusive, accessible, and designed to engage all ages.

**Environmental** - Thornbury Town Council has declared a climate emergency and is committed to CN2030. The design must integrate with the natural setting and stream and ensure sustainability, biodiversity, and meet the principles of our [Local Climate and Action Nature Plan](#).

**Education** – Educational opportunities should be seamlessly integrated into both the play and nature elements of the facility. Learning should be meaningful and accessible to all users, including individuals, families, community groups, and local organisations. This objective supports personal development and reinforces the goals of collaboration and play.

**Safety and Maintenance** – The facility must comply with all relevant regulations, including those related to play, water management, accessibility, and health & safety. The design should be future proofed by incorporating a practical and sustainable maintenance plan that ensures long-term safety, financial viability, and environmental responsibility.

**Collaboration** – Foster meaningful collaboration throughout the project to ensure valuable input from all stakeholders, including residents, community groups, and local organisations such as schools. Bring together stakeholders and relevant expertise to co-develop a solution that is inclusive, effective, and supports the successful delivery of the project.

### **Community Feedback:**

The Town Council conducted a survey in February 2025 to understand the communities' views of the splash pad facility and to gather suggestions for a new water play facility. We received a total of 224 responses with 97% in support of the Town Council improving water play. A full copy of the responses is included in Appendix 1.

**Local Inspiration:**

Slimbridge Wetland Centre, Gloucester and the Water Garden at Cribbs Causeway, Bristol

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**Preliminaries**

Tenderers should familiarise themselves with relevant Council Policies and Procedures, available from the website: [Policies and Procedures | Thornbury Town Council](#)

**Site Plan:**

Appendix 2

**Location Plan:**

Appendix 3

**Decommissioned Splash Pad Specification:**

The splash pad was a wet play area for use by children aged 11 and under. It incorporated flush and surface mounted water jets that were triggered by touch sensitive foot actuators and bollard. A 2,500 litre tank was filled with fresh water from mains supply and then pumped through the various features display pumps located in plant room to the side. The water in the system is used once and disposed of via the splashpad drain into a 10,000 litre grey water tank for irrigation use. The splashpad was fed by a water pipe that runs from a neighbouring property, with water flow restricted due to sizing of pipework. This pipe remains in use, supplying the nearby Pavilion facility. The surface of the splash pad is estimated at 385M<sup>2</sup> with a rubber surface laid on top of concrete. Although decommissioned, the splash pad's features and associated services remain in situ, available for inclusion in new designs or removal as required.

The surface of the splash pad is estimated at 385M<sup>2</sup> with a Wetpour Safety Surface laid on top of concrete.

**Poulterbrook Stream**

Details about the Poulterbrook Stream are provided in Appendix 4, including images. The measurements of the section used for paddling are estimated to be 72.8mtr in length and has varying widths, near the outlet pipes is estimated at 2.74mtr, the middle 1.52mtr and closest to the splash pad is 1.22mtr. Following the hottest week of 2025 (16<sup>th</sup>-22<sup>nd</sup> June) the depth of water measured 3ft, 2ft and 1ft respectively.

**Usage:**

It is estimated that 80-100 children per day would make use of the water play facility in the peak of summer.

**Surveys:**

A Topographical Survey was completed in June 2025 and the results are detailed in Appendix 5 including Desktop Utility Search Pack.

Water Testing – May testing, nitrates slightly raised but no action required, phosphates are at an acceptable level. E.coli, temperature and turbulence scheduled for early July and will be supplied when available.

Any other surveys required to be completed by the tenderer and associated costs to be include in the Pricing schedule as part of the breakdown.

**Timescale:**

The redevelopment of water play has been prioritised in the Town Councils Capital Strategy ([Capital Strategy | Thornbury Town Council](#)) and the expectation is the project will be delivered in full by May 2027.

**Funding:**

Funding for this project has been fully secured. Grant opportunities will continue to be monitored.

**Stakeholders:**

The following are the key stakeholders identified for this project. Please note, this is not an exhaustive list.

- Environmental Agency
- South Gloucestershire Council - Flood & Water Management Team
- Landholders and occupants up and down stream – golf club/allotments/County Council, Highways, allotments, farmland and private properties
- Ecologists
- Play providers
- Local residents
- Hirers of the Mundy Playing Fields facilities
- Local community groups

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**Mandatory Documentation**

The following documentation must be submitted as part of the tender:

1. **Form of Tender** (Instructions to Tenderers - Appendix A) with tender price, schedule of costs, and the details of the person responsible for submitting the tender inserted
2. **Company Profile and Accounts** – Provide the companies details including contact information, VAT and Company Registrations as well as the companies accounts for the past two years.
3. **Insurance and Compliance Documents** – Confirmation and copies of Insurance certificates (e.g., public liability £2M, employer's liability £5M, professional indemnity), health and safety policies, environmental policies, equality and diversity policies.
4. **Methodology and Technical Proposal** – Detail your approach in line with the project objectives and specification, resources, and timeline including a visual concept.
5. **Pricing Schedule** - a clear and transparent breakdown of costs, showing how your pricing aligns with the specification. Ensure that all costs are included for delivering the project from RIBA Stages 0-7. Detail separately estimates for external services such as planning and surveys.
6. **Delivery Plan / Project Plan** - A timeline that shows key milestones and how the project will be delivered from start to finish. This should include resource allocation and key performance indicators (KPIs).

7. **Risk Management Plan** - A document outlining potential risks to the project and how you plan to mitigate these risks. This might cover financial risks, operational risks, health and safety risks.
8. **Terms and Conditions of Contract** – A draft standard contract will be issued by the tenderer for consideration by the Council. The final contract will be agreed upon prior to appointment.

The contract will cover, but is not limited to:

- Scope of services to be provided (RIBA Stages 0–7)
- Programme and delivery schedule
- Payment terms and invoicing procedures
- Performance monitoring and reporting
- Health and safety responsibilities
- Insurance and indemnity
- Confidentiality, data protection, and intellectual property
- Termination provisions
- Dispute resolution

9. **References and Case Studies** – Relevant evidence of previous work. This could include client testimonials, project case studies, performance data from previous contracts.
10. **Declarations** (Instructions to Tenderers - Appendix B) regarding Conflict of Interests, Canvassing and Collusive Tendering and Equalities with the details of the person responsible for submitting the tender inserted