

Bath & North East Somerset Council

Improving People's Lives

Alice Park Play Area Refurbishment

Bath Parks Team

Version 4.0 September 2023



Index

Contents

Introduction.....	3
Ownership of Alice Park	3
Location of the play area	4
Current Facilities.....	5
Current play equipment list (with corresponding safer surfacing).....	5
The future of play at Alice Park	5
Public Consultation.....	5
Specifications.....	7
The transformation of Alice Park Play Area begins here... ..	7
Site alterations	10
Move the boundary fence within the park and relocate the entrance gate by the cafe	10
New equipment.....	11
Seating.....	16
Wish list for new play area (based on quotation by Kompan 2022 prices for kit)	17

Introduction

Bath and North-East Somerset (B&NES) is a unitary authority created on 1 April 1996 following the abolition of the County of Avon. The Council has responsibility for almost all local government functions within the district, including planning, building control, local roads, council housing, environmental health, markets & fairs, refuse collection, recycling, cemeteries & crematoria, leisure services, parks, and tourism. It is also responsible for education, social services, libraries, main roads, public transport, trading standards, waste disposal and strategic planning.

B&NES covers an area of 136 square miles (352 km²), of which two thirds is green belt. It stretches from the outskirts of Bristol, south into the Mendip Hills and east to the southern Cotswold Hills and border of Wiltshire. The city of Bath is the principal settlement in the district.

Bath developed as a spa resort in Georgian times and remains a major cultural tourism centre having gained World Heritage City status.

Ownership of Alice Park

The park was given to Bath for use as a public park by Herbert Montgomery of Batheaston in 1937 to Bath and North-East Somerset Council. The Council is the Corporate-Trustee.

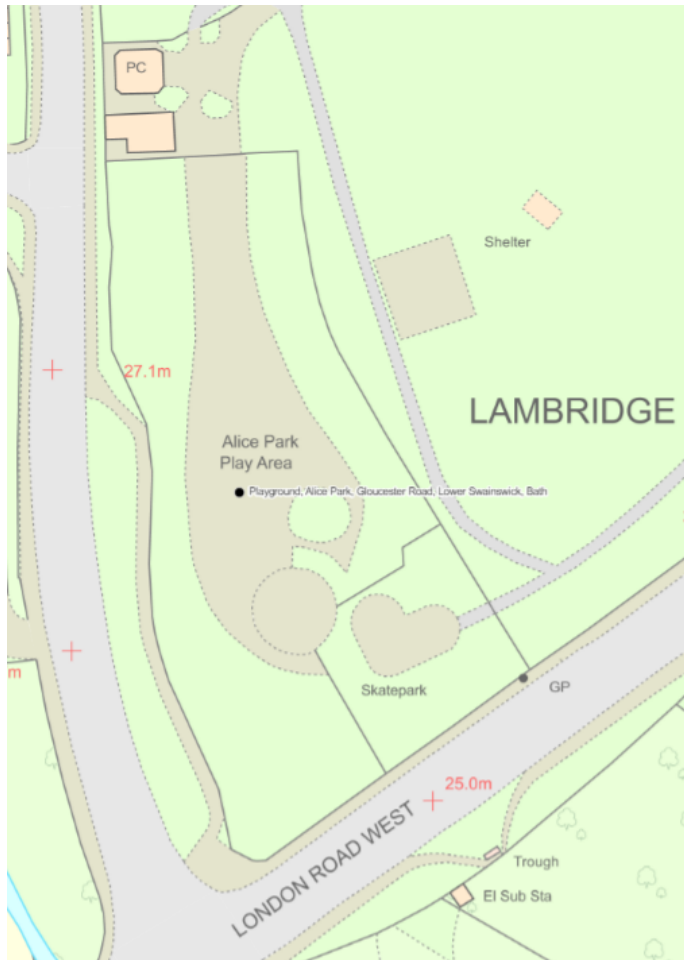
The playground in Alice Park is managed by the Alice Park Trust Sub-Committee, which discharges the Council's functions as sole corporate trustee in respect of the Alice Park Trust, the site and its resources in accordance with Trust's objects and the duties it owes pursuant to the Charities legislation.

Since 2016 when the Sub-Trust was formed, the Trustees have been developing the facilities within the park and the play area has reached the point where the existing equipment is safe, but reaching end of life and some equipment has been removed already.

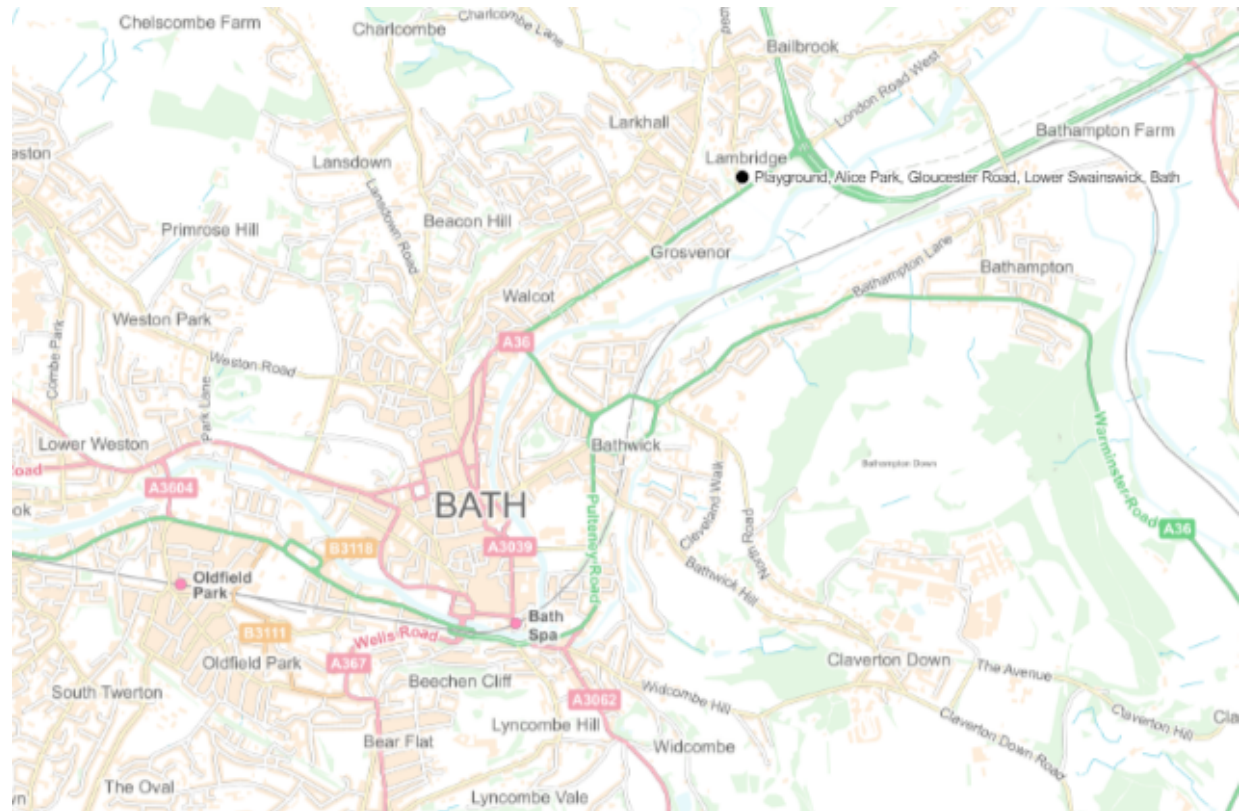
The Parks Team no longer makes capital funded improvements since the area was transferred to the Trust; the Parks Team still inspects and repairs existing kit.

Location of the play area

The play area is situated in the SW corner of the park, as shown on the map below; Alice Park is located on the NE side of the city.



Map of Alice Park Play Area



Map of Bath showing the location of Alice Park

Current Facilities

The existing play equipment has reached end of life. Some pieces of play equipment have already had to be removed for safety reasons and the remaining offering to children is not of the required scope befitting a modern play area.

Current play equipment list (with corresponding safer surfacing)

Stessed Arch Swings (East and West)	Bench	Flat Seat Swing
Rocker Parrot	Picnic Table	Cradle Seat Swings
Rocker Pig	Multiplay Unit - Junior	Tango/Inclusive Seat Swing
Rocker Dog	Sandpit and sand unit	Table Tennis

The future of play at Alice Park

The Alice Park Trust Subcommittee wishes to replace this with new units that offer a variety of physical activities with on and off ground play that will stretch a child's imagination for 4 – 16 year olds. The new equipment will be inclusive and provide accessibility for wheelchair users.

(Kindly note that the skatepark area is new and will not be included in this project).

Public Consultation

Public consultation were held by the Trust and have highlighted a range of equipment that would be welcomed by the children.

Mood boards used in the consultations held by the Trust Sub Committee are shown overleaf. An analysis of the findings has enabled the wish list to be refined, as follows -

Multi unit centre piece(s) e.g. a ship or a palace	Somersault bars	Sand seats (Kompan)
Play panels	Obstacle course / agility	Single Zip Wire 26m or double Zip Wire 26m
Climbing structures	In-ground trampoline	Combi swing frame with flat, cradle and basket seats
Wheelchair carousel	Wheelchair swing	



Mood boards showing visions of play at Alice Park, by two different play providers

Specifications

The Parks Team recommends the following specifications for all new play equipment for Alice Park equipment: -

- All units to meet the standard of BS EN 1176 for outdoor play equipment
- safer surfaces to meet BS EN 1177 (kindly note that only wet pour and / or play sand are recommended, as appropriate)
- units are to be made of a durable metal and/or wood for structures above ground
- the units should provide play features for children with a wide range of abilities
- all non-moving parts are expected to have a 15+ year warranty
- no unit or surface material will contain any materials that have been recycled from tyres or contain any chemicals that could leach out and be toxic when held or sat upon, or licked etc
- all ramps, where provided, will join seamlessly to the surrounding surfaces / paths with no sudden changes in level
- a maintenance manual with inspection regime and replacement programme for parts must be provided with approximate running costs for the first 10 years life of the play area and the expected lifetime of the components.

The transformation of Alice Park Play Area begins here...

Current photos of the site are shown overleaf and it can be seen that the play features surfaces are obviously past their best and the layout of the park leaves open spaces with nothing to play on, apart from bare tarmac

Toddlers' sandpit reaching end of life with multiple maintenance issues





Wood pit where the Spider unit used to be, with the remaining climbing unit for older children in the background



The remaining swings surrounded by wasted space



Basic stressed arch cradle swings with rockers in the background. Note that there is nothing else in this space for older children or children with limited abilities;

Play equipment design has evolved enormously since the Alice Park play area was last fitted out. Nowadays there are more physical challenges built into the climbing equipment and the play kit offers a more imaginative landscape for both children playing on their own and with their friends.

The layout of the site does very little to encourage social and cognitive learning with other children.

Site alterations

Move the boundary fence within the park and relocate the entrance gate by the cafe

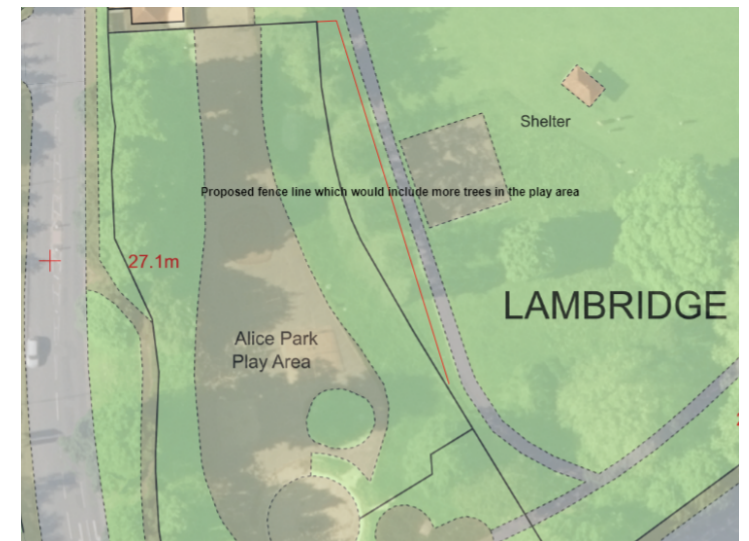
The photos below show wasted space around the perimeter of the site, with pine trees outside of the play area underused, especially in sunny weather. By moving the boundary fence out, parallel to the existing footpath, the pine trees could be incorporated into the play area. This would give the play area more shade and space from one very simple change.

The wire mesh and possibly the rails from the existing fence could be recycled into the new fence, if resources were limited, otherwise a bow top fence would be preferred.

At the same time the pedestrian gate by the café could be moved to join the path to the play area. The existing gate leaf from the café entrance could be recycled as well.



The work could be done separately from any other play area alterations.



New equipment

Examples of new equipment that would provide a higher play value to children from toddlers to teenagers, as identified in the consultations, are listed below. Please note that the equipment by Kompan has been cited as offering possible alternatives as this company was one of the two contractors who presented initially for the Sub Trust Committee. It is not a definitive list.



A centre piece ship for imaginative play, which will also offer physical challenges such as climbing, balancing, special awareness and allow plenty of space for social play.

This would be set in sand and replace the existing sandpit

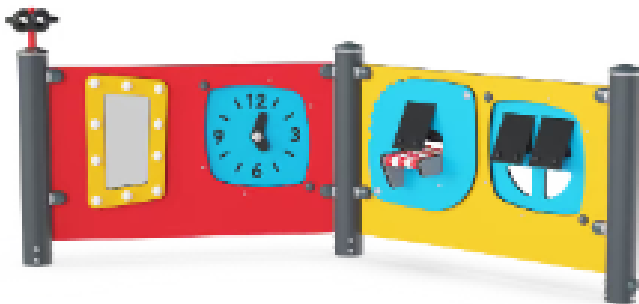
Toddler unit – to be set in wet pour which will allow children in wheelchairs to play in the centre of the ship



Senior unit – plenty of challenges and room for over 20 children (6 – 12 years old)



A 4-seat carousel, popular with girls



Double play panels = inclusive and accessible

Swings – example here is smaller than the recommended product. These can be lined up with bespoke swings from GL Jones which will incorporate a swing for wheelchairs in the line-up



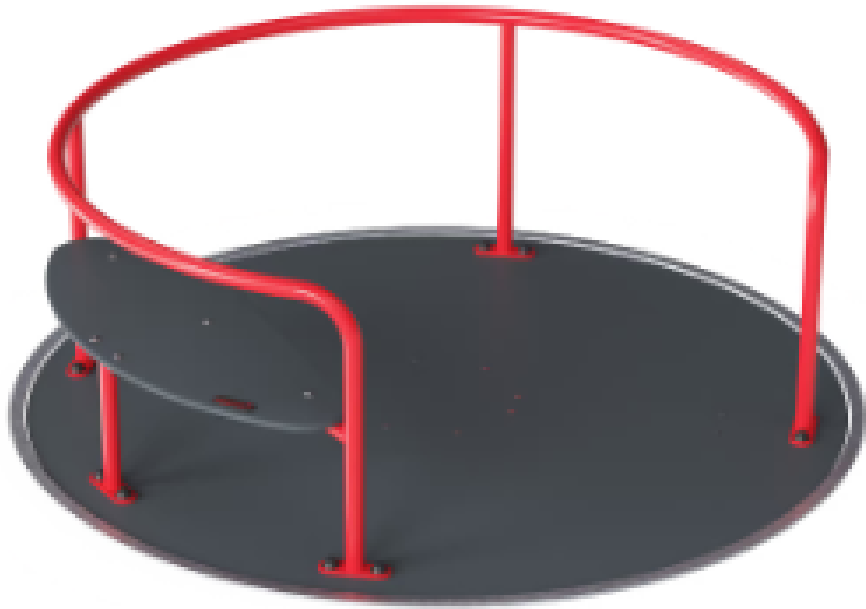
Single Cableway with start platform



2 no. horse springies for toddlers



Carousel and trampoline, both capable of taking wheelchairs = fully accessible



An in-ground trampoline for all ages (and will take a wheelchair)



Somersault (push-up) bars, especially for girls



Seating (not costed) from £500 + installation and carriage



Arrange seats facing each other to allow for social interaction with families and be popular groups of girls

Wish list for new play area (based on quotation by Kompan 2022 prices for kit)
 Indicative costs eg for equipment.

Please note, does not include staff or project management fees

Equipment	Cost 2022	Code	Safer Surface	Surface area in m	Surface Area m ²	Cost £
Multi unit centre piece unit Explorer ship large	£74,000	NRO546	wet pour / sand	16 x 10	160	19,200
Multi unit for toddlers Frigate with stairs	£30,200	PCM102741	wet pour	11 x 10	110	17,280
Multi unit centre piece triple tower	£30,000	PCM310921	wet pour	15 x 15	225	27,000
Play panels x 2 (Kompan) unit	2,500	PCM 003421	wet pour	3 x 1	3	360
Saturn 4 carousel	£9,000	GXY958	Wet pour	15 x 15	225	27,000
Single Zip Wire 26m plus start platform	£12,000	M87212	wet pour	31 x 4	124	14,880
Combi swing flat, cradle, wheelchair + basket by GL Jones	£30,000		wet pour	35 x 5	175	21,000
Horse springie x 2	£1,200	M172	wet pour	2 x .25 x .35	.175	21
Wheelchair carousel (Kompan)	£9,000	PCM157	wet pour	4 x 4	16	1,920
Somersault bars	£1,000	FSW209	wet pour	5 x 3.6	18	2,160
Jumper	£10,000	JUM105	Wet pour	.9 x .5	.45	54
	£208,900				1,396	£126,795

Surface price average @ £120 per m² = £126,795
Kit £208,900

Total £335,695 plus installation and removal of existing kit

Area of Alice Park play area – 3,695 m²

Total area needed for surfaces for kit listed above – 1,369.92 m² i.e. approx 50% of site

Average surface costed at £120 per m² in black with colour fleck plus MOT type 3 base and digging (no edging).

(Lay pathways in wet pour with gravel (agriflex))