

MEMO

Neighbourhood & Environmental Services
Cottage Beck Road, Scunthorpe. North
Lincolnshire. DN16 1TS



To: David Wordsworth – Development Control Officer
From: Mark Drust – Public Open Space Co-ordinator Tel:(01724) 297852
Date: 27th March 2008
My Ref: B1 - 12

Re: (PA/2008/0348) & (PA/2008/0349) Permission to construct sports academy, tennis hall & ancillary works including car parking, vehicular access & highway infrastructure, associated landscaping and erection of maintenance depot, café pavilion and play equipment on Land at Central Park, Ashby Road, Scunthorpe

We have looked at the proposed layout for provision of public open space on the above applications and make the following comments-

The Childrens Playground Areas (2 NEAPS & 1 LAP)

The children's equipped play areas are of a sufficient size to accommodate and cater for all age ranges of children and provide a variety of different play activities to take place. Both NEAPS & LAP should comprise of a safety surface consisting of a variety of different colours to make them visually stimulating. We do not wish to see any 'Playbark' in these children's play areas as it degrades rapidly, it is thrown about and requires constant replenishing and foreign objects and faeces can be buried and hidden within it posing hazards. Instead the whole of the NEAP & LAP areas should be laid with safety surfacing (please see the specification further down in the text). No soft landscaping within any of the NEAP or LAP areas should be present as species can not survive surrounded by safety surfacing because of a lack of nutrients, plus root damage occurs to the play area surfacing. The existing fencing along the Northern boundary of the Children's Playground Areas (CPG's) is in need of some repair. Many of the existing panels are rusted, broken and mismatched, this will require addressing to provide a secure boundary to the new CPG areas. The proposed tree plantings along this boundary will break up some of the fence line but some remedial works to it will bring it into keeping with the new aesthetic of the area.

NEAP A (Please see plan 1)

The play equipment suggested for this area is satisfactory although there seems to be a lack of Disability friendly play equipment present in the proposed scheme, which is something that needs to be addressed to cater for all abilities.

In this NEAP we would like to see the Rotating and Spinning equipment substituted for kit that will cater for disabled children's play needs. Equipment similar to the 'Kiddie-Ride' from Record and the 'Glow Worm' Seesaw from Wicksteed would be ideal replacements of equipment for rotating and spinning but also offer the added opportunity for integrated play.

A 1.2m bow top fence is required to encompass the whole of the NEAP (please see text further down for specifications). This will require the fencing to be extended out to go around the grass mounded cable ride ascent and step area (please see plan 1). This will result in some loss of the pedestrian pathway around the perimeter. Looking at drawing No. SCU223-SW-0-001 the mound area for the cable ride looks to be planted with bulbs and evergreen ground cover we would prefer this as amenity grass for easier maintenance and better mound stability (please see plan 1). The timber steps should be replaced with appropriate hard standing steps and the rope handrail should be changed to a secure metal permanent handrail structure. We do not approve of any wooden equipment which is more prone to vandalism particularly fire damage and generally the features do not wear so well. The steps could be in-situ, positioned within the grass mound itself thus allowing children to either climb the steps to the cable ride or alternatively scale the grass mound.

LAP (Please see plan 1)

This area again we would like to see the whole play area laid down as coloured safety surfacing differentiating zones, activities and pieces of equipment.

The water play structure is an essential feature and the existing paddling pool area is always a popular attraction with children and families within the warmer months of the year. Therefore we feel some sort of water related feature must be retained here. The preferred option is to retain a small toddlers/kiddies paddling pool, which from experience we know is popular and is beneficially used, however we are not adverse to introducing small low powered water jets as an additional option. We do not want the water play equipment to be too intensive and scary for younger children to participate in, hence why we have suggested low powered equipment that does not eject water too high or at great velocities. This water play area should be fenced off around the perimeter to separate it from the rest of the LAP with approximately 1.5m around the facility to allow for movement around the area for parents, carers and wheelchair access. This water play area will require a different type of surfacing resilient to water activity and non-slip unlike safety surfacing.

If a water play activity area or paddling pool is to be retained or integrated the water used is required to be Chlorinated and the play facility re-filled, emptied and inspected each day to comply with Health & Safety and Environmental Health legislation. Within Central Park currently, a facility is in place to serve the existing paddling pool to carry out these operations to ensure water safety. However the building containing the water purification equipment and testing facilities is in need of remedial structural and aesthetic works to modernise it. Is the existing facility intended to be used to operate and manage the new Water Play facility? Or is a new water management system to be introduced?

We would like to see the sand pit and sand digger disregarded, the reasons for this are that the sand tends to disperse increasing maintenance time and expense; it also blows in the wind causing abrasion and excessive wear on the nearby metal play

equipment structures thus reducing longevity and increasing the need for more frequent remedial works to be carried out. Instead we would prefer to see another piece of play kit installed at this location, something along the lines of a Toddler Modular Play System that can be adapted to cater for integrated play with disabled children by adding a wheelchair transfer platform as and when required.

The proposed 'Rocking Dish' roundabout in the LAP, we would like to see again replaced for a piece of disability friendly equipment as this type of design tends to retain water in the saucer shape, which can lead to excessive rusting and if wet the equipment will not get used. Instead for example something like Wicksteed's 'Springies' would offer the same activity range and allow for integrated play for all.

A Hopscotch in the safety surfacing could also be incorporated in this area (laid in safety surface material of different colours to highlight the squares & numbers).

NEAP B (Please see plan 1)

In this area we would want to see the whole area consisting of a variety of coloured safety surfacing. The embankment slide area requires fencing off just like the rest of the NEAP and the mounded area would be preferred as grass so children can either use the mound or steps to scale up to the slide top. Again we do not wish to see timber steps or a rope handrail but appropriate hard surface steps into the mound and a stable metal handrail instead.

Proposed Profiled Rubber Playsurface (Please see plan 1)

We feel this area would be better if it were integrated back into the Boulevard area as part of the pathway. The area could possibly be coloured differently or have the North Lincolnshire logo incorporated into it. This could then act as a meeting point for school parties or families due its central location on the main junction of the boulevard. Alternatively it has the potential to be used as a seating area for the kiosk or as a gathering place for educational parties.

Landscaping around the Children's Play Areas (please see plans 2 & 3)

We would wish to see the removal of the following trees and existing rough hedgerow screening marked **X in red** (please see attached plan 2). This would open up the Children's Play Area to be overlooked for security reasons and would allow parents to sit at the amphitheatre/events arena or Kiosk and observe their Children playing whilst relaxing in this area. Some of the trees adjacent to the Play Areas hard landscaping could also possibly cause damage in the future from root growth and leaf degradation on to the safety surfacing. None of the trees we have identified for possible removal have Tree Protection Orders on them as highlighted by the comprehensive tree report, but would obviously require the authority's Tree Officer to approve with removal of these species or suggest alternative action. Looking at Drawing No. SCU223-PP-0-001 supplied with the application, 5 of the trees we have suggested to be removed have already been identified for removal. The following New Native tree plantings, again identified with a **red X** on plan 2, we do not wish planted as again we feel they will obstruct views on to the play areas reducing security and again the close proximity to the safety surfacing will cause future damage from roots and leaf debris and decay causing slippery surfaces for children to play on.

We would like to see the proposed White Clover and Daisy meadow planting close to NEAP B planted as amenity high grass instead to allow for some recreational informal play within this area (please see plan 3). These daisy/clover meadows can hide foreign objects and will obstruct views onto the area if allowed to grow too long. We would also want to see some of the wildflower planting in this area be designated for grass play space (again please see plan 3 for this area). The small area designated as white clover and daisy meadow between the NEAP A and the LAP on the corner we feel is ample enough space of this type of planting for children to enjoy sensory play and well being.

A 1.2m high galvanised steel bow top fence (coloured green) should be installed on the boundary of the 2 NEAP areas and LAP area with 2 No. matching 1.2m wide self-closing gates (opening inward) including the provision of dog grids (see attached specification) and also a matching 3.0m wide maintenance gate (please see attached plans for approximate locations on the play areas). Tarmac footpaths to these pedestrian gates are to be installed in order to allow access for the disabled. The pathways surrounding the perimeter of the NEAP & LAP areas should be 3.0m in width to allow machinery to access and egress these areas for maintenance and installation/repair works.

Playground equipment needs to be installed to BS EN 1176 part 1-7 and the safety surface material needs to be a wet pour type (Safety Tiles will not be accepted) to BS EN 1177 in conjunction with BS 7188

All playground equipment to be of metal construction and all major playground manufacturers are accepted i.e. Kompan, Record, Sutcliffe, SMP and Proludic; wooden play units are not suitable.

All aspects within this public open space provision need to comply with Disability Discrimination Act 1995, therefore you are requested to ensure due diligence to secure compliance with this act or any amendment thereof.

2 No seats, together with 2 No litter bins should be located within these areas to cater for carers. In respect of installation of seats, litter and dog bins, it is requested that the following manufacturers and types are used: -

Litter Bin - Wybone ASB\50 Black, post mounted type (50Ltr)
Dog Bin - Iles Waste Systems T1707 Green, post mounted type (40Ltr)
Seats - Earth Anchors – Roofast

General landscaping on the public open space which also includes any area within the LAP, LEAP or NEAP needs to conform to the following British Standards or amendments thereof.

BS 7370 Grounds Maintenance – Parts 1 – 5
BS 3882 Recommendations and classification of Topsoil
BS 3936 Nursery stock (all parts)
BS 4043 1989 Code of Practice for Transplanting Root-balled Trees
BS 4428 1989 Code of Practice for General Landscape Operations
BS 5709 Gaps, Gates and Stiles – Specification

All Hard surface areas/footpaths are to be constructed to the standard laid down in the Council's current Estate Road Construction Guide.

Water Fountain Area (please see plan 4)

The low maintenance Wildflower & Bulbs Steppes style planting sensory garden we feel should be replaced with formal Spring & Summer Bedding which will offer colour for most of the year as opposed to wildflower which is selective and seasonal in flowering. We also feel that the excessive seed that the wildflowers produce may affect the Water Fountain water quality, as it will be blown into it, blocking filters, restricting flow and making it look unsightly. We are satisfied with the removal of the Hornbeam Hedge as it will only act to obstruct view to the water fountain and the proposed Clipped Box Edging will define the planted beds sufficiently.

Landscaping to other areas of the Park

We wish to see the following areas shown on plan 4 not as wildflower planting but as amenity grass areas instead for easier maintenance and informal recreational activities. We feel that because these areas are not contained they may spread excess self-setting seed and encroach on to other planted areas. This would greatly increase maintenance costs and labour.

At the main entrance area into the Sports Academy we do not wish to see white clover and daisy meadow on the approaches here, this can grow excessively and may reduce visibility at the entrance/exit junction making it unsafe. This area would be better as amenity high grass, which can be maintained relatively effortlessly and will not impact on visibility, as it will be cut on a frequent regime, please see plan 5.

Once further detailed design plans for the above are available they need to be viewed and discussed with the Neighbourhood Services Manager/POS Co-ordinator in order that any anomalies can be corrected and designs agreed on.

The cost code for above is C9206 9099

Mark Drust
GIS Officer/POS Co-ordinator

PLAN 1

Natural stone aggregate in clear resin bonding e.g. Ayton Asphalt allocated to Play Area

Kudder playsurface Profile

EXISTING Metal Post/Rail Fence Retained

Water Feature refer to Note 1

~~Playpark~~

~~Timber Steps B) with Rope Handrail~~

~~Timber with~~

NEAP A

3.0m

LAP

No SAND PIT

NEAP B

Allowance for Extension of Security Fence 2.0m high western Elevation of Play Area




REPLACE BACK INTO THE BOULEVARD

~~Profiled rubber playsurface for free play or optional extra water play feature e.g. water jets.~~

Natural stone aggregate in clear resin bonding e.g. Ayton Asphalt allocated to Events Space

Natural stone aggregate in clear resin bonding e.g. Ayton Asphalt

DRAWING No.
SCU223-1- PLAYADEA-005 REV02

-  1.2m Bow-TOP FENCING
-  1.2m wide PEDESTRIAN GATE SELF-CLOSING WITH 004 2.210
-  3.0m wide MAINTENANCE GATE

Plan 2

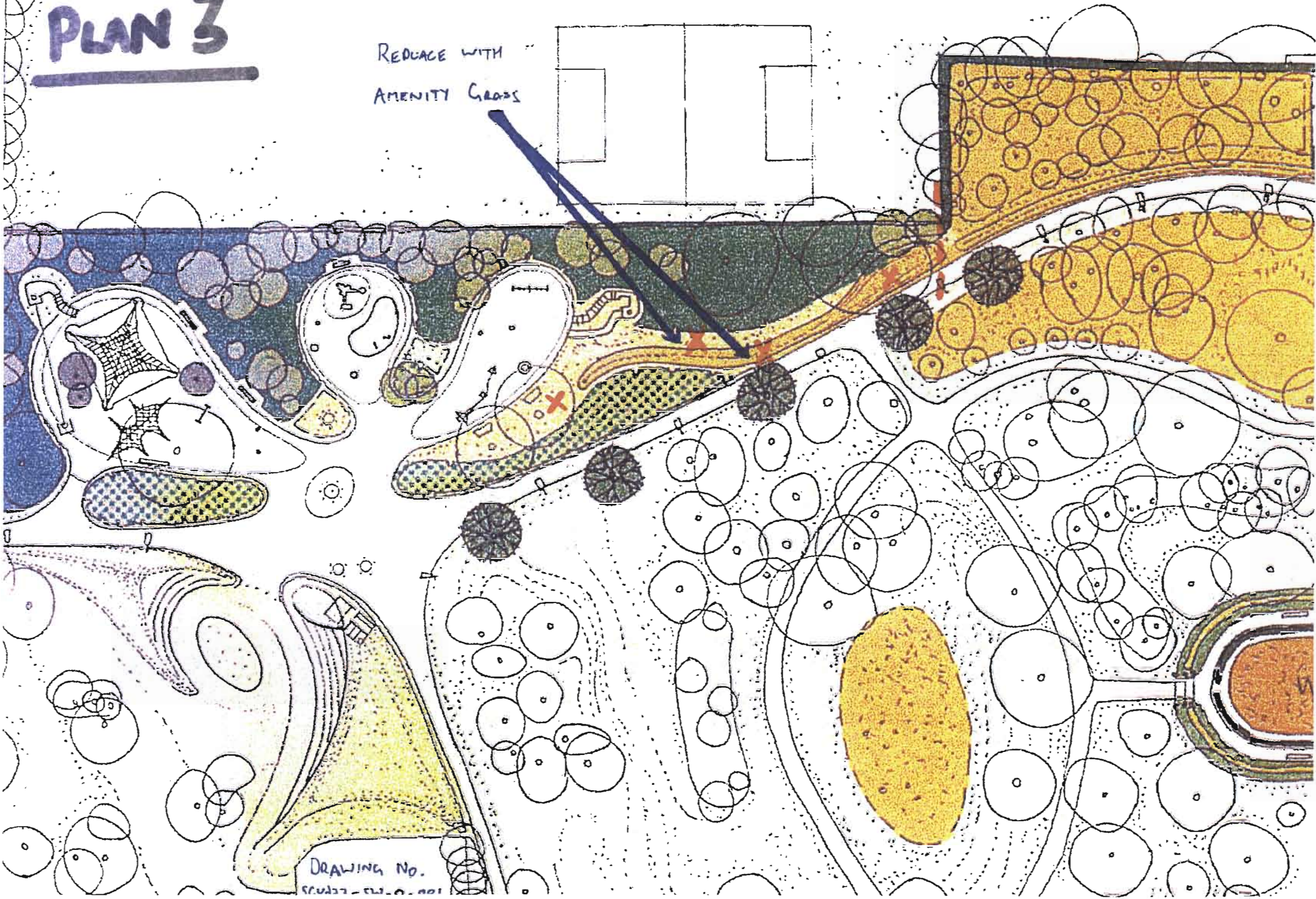
X TREES TO BE POSSIBLY REMOVED



DRAWING No.
SCU223-PP-0-001

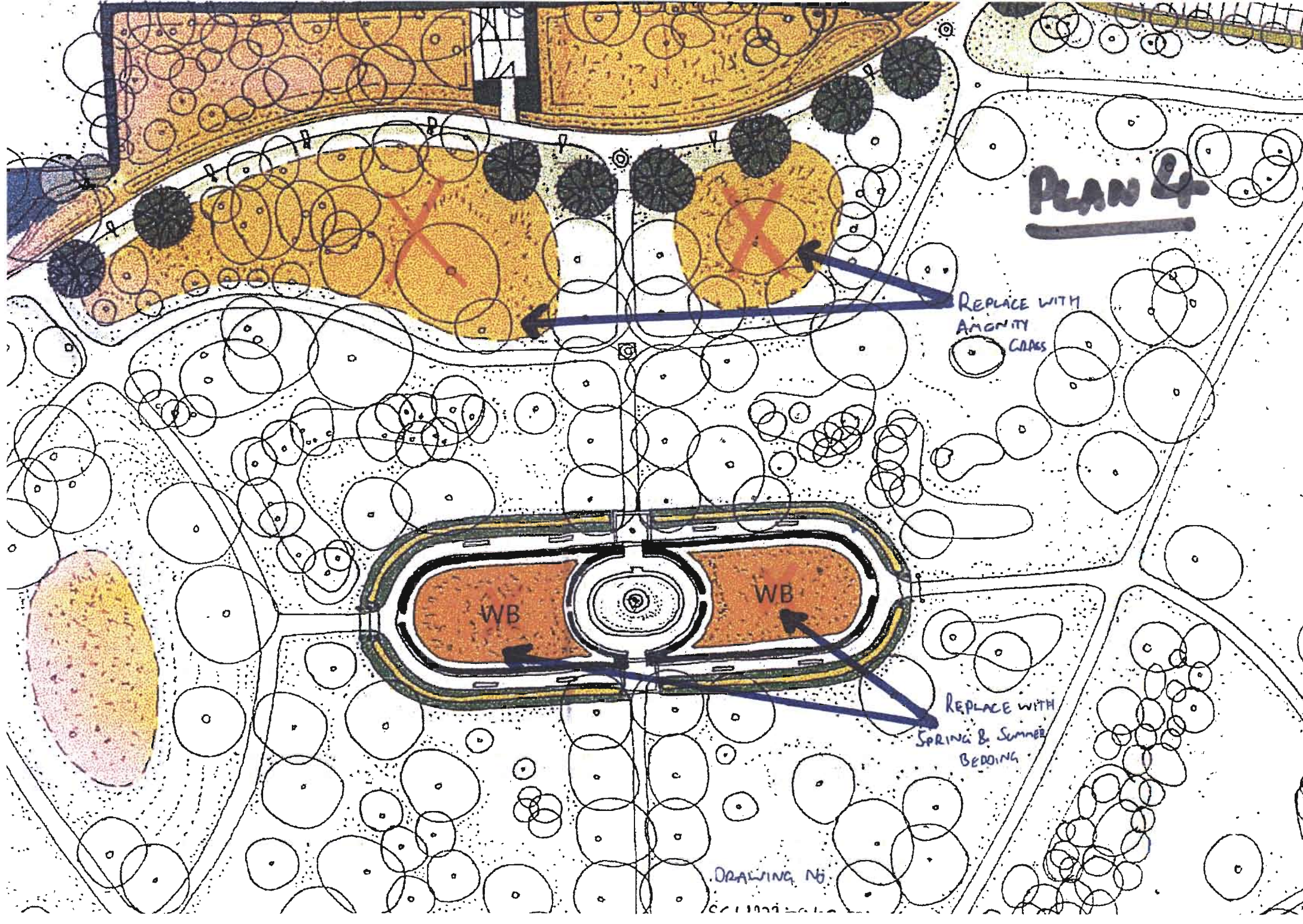
PLAN 3

REDUCE WITH
AMENITY GRASS



DRAWING NO.
SC027-SW-0-001

PLAN 4



DRAWING NO.



DRAWING NO.
SC223-S4-0-001

REPLACE WITH
AMENITY
COATS

PLAN 5

dogrid

Dogrid consists of heavy duty open bar steel gratings or grids set into paved surfaces at entrances as shown. These comply with British Standards BS 4592 PART ONE: 1987 for Loading of Steel Flooring.

Grids are supplied in 2m lengths in a choice of three widths sizes: 1m, 2m and 3m, although special sizes can be made to order. Load bearing bars are 40mm deep and 5mm thick and 40mm apart, support bars run at 90 Degrees and are at 50mm intervals.

The grids are Hot Dipped Galvanised as are the angle-iron frames and fixings.

The 5mm thick angle-iron frame has a 45mm x 45mm external dimension in section. Each grid panel is secured in the frame using the bolts provided.

The frames on which the grid panels are located are set using fish-tails into an insitu concrete strip foundation, which supports the grids flush with the surrounding paving surfaces. This also enables the creation of an air space 150mm deep under the grid panels where dirt can collect. Below this there is a 75mm gravel drainage layer. Escape channels for very small animals can be set into the concrete at time of construction.

Grid panels can be placed side by side to meet most width requirements. Maximum clear-span is 2m for pedestrian traffic loading. Where light vehicular traffic is envisaged, the span must be reduced to 1m by insertion of a centrally located concrete support wall (a sleeper wall).

In all cases the enclosure fencing or wall must be brought right up to the edge of the steel grid and returned at both edges along the full span of the grid to ensure effective animal deterrence. Fencing foundations may be cast into the strip foundation for convenience.

fig. 1

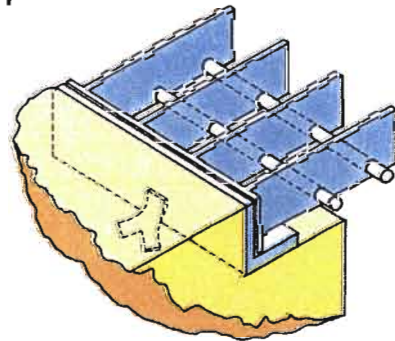


fig. 2

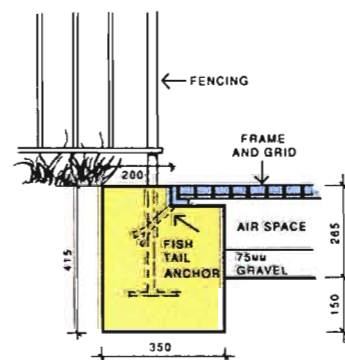
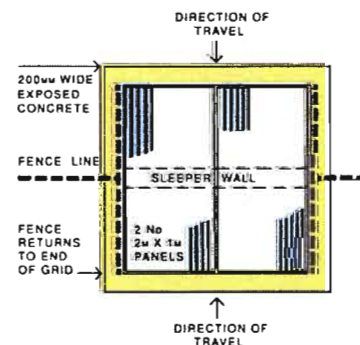


fig. 3



The Play Practice
(Scotland) Ltd,

35 Axwel House,
East Mains Ind. Estate,
Broxburn, West Lothian
EH52 5AU

Tel 0506 855511
Fax 0506 855635

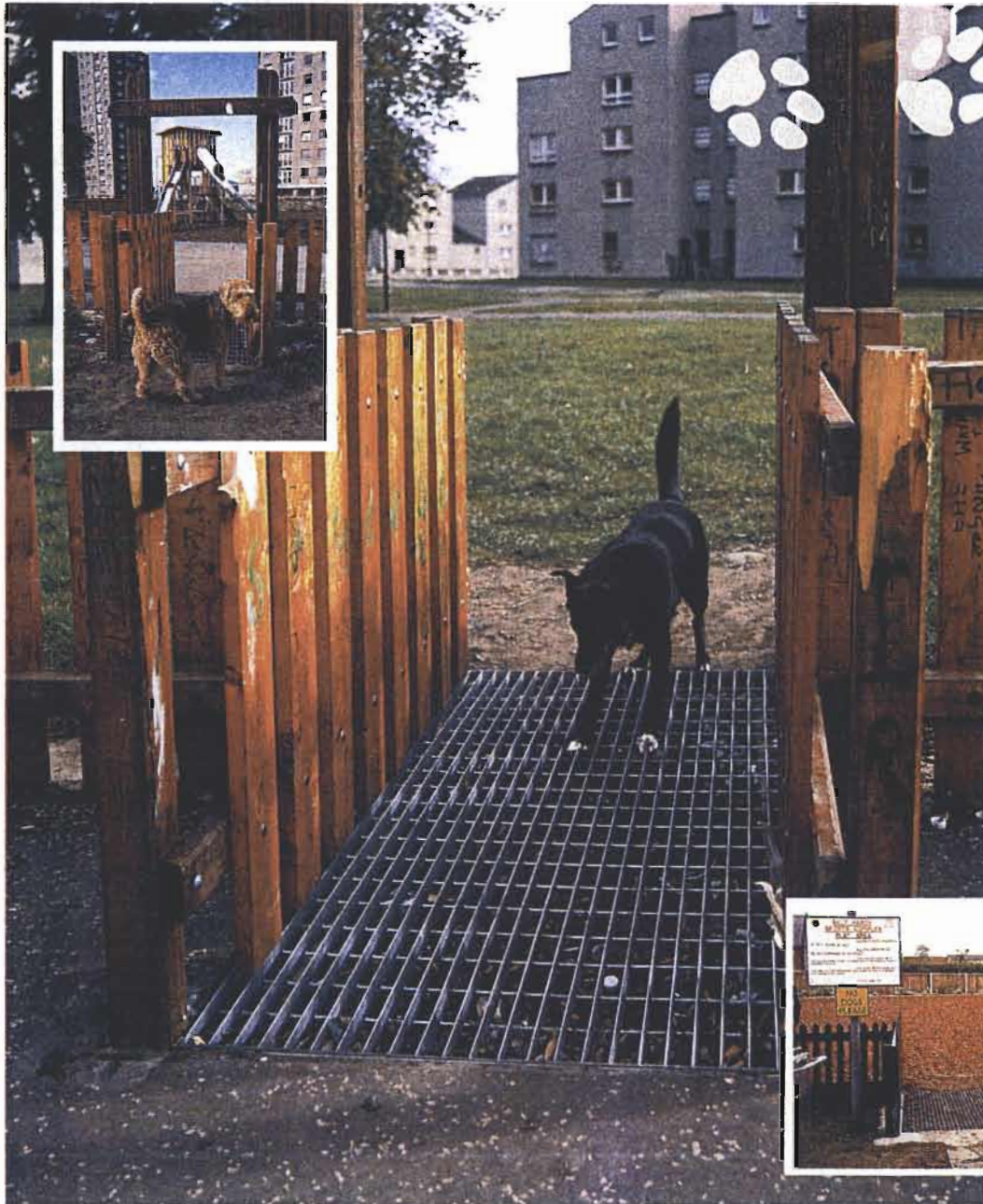
The Enviraware Dogrid is delivered complete with all fixings, comprehensive installation instructions and full 12 month warranty.

Enviraware Ltd. reserve the right to improve the specification of the product. Patent Pending Nr. 89232037. UK Patent No 2237049.

The Enviraware Dogrid is protected by patent and copyright. Any infringement will be actively pursued.



dogrid



The Enviraware Dogrid will deter dogs and other small animals by presenting a safe but irritating surface at the entrances to sensitive enclosed spaces yet ensuring that children, parents, pushchairs and wheelchairs have access to safe and clean environments.

The Enviraware Dogrid

The grid configuration causes the dogs bodyweight to be supported not by its pads, which fall either side of the grid, but by the area of skin between its pads which is particularly sensitive.

Although very uncomfortable the dog is not hurt or injured, nor can it become trapped.

Use the Enviraware Dogrid at the entrances to childrens play areas or other sensitive enclosed spaces.

- successfully in use in over 100 Local Authorities nationally
- straightforward installation
- minimum low cost maintenance

