

**EYNESHAM PARISH COUNCIL
PLAY AREA COMMITTEE**



Design Brief: Wytham View Play Area

1. Project Data

- Wytham View Play Area Eynsham
- This site has been a play space since 1989
- Landowner: WODC – 99 year lease from 31 May 1989
- Client: Eynsham Parish Council
- Contractor: Trevor Stewart, 4 Holliers Crescent, Middle Barton
CHIPPING NORTON, OX7 7HE

2. Site Usage

- Age Groups -the target age range is children aged 0-13 years
- Social Issues -the site is situated next to a school and a residential area. There is some nuisance behaviour by youths in late evenings/night.
- Consultation – there has been extensive consultation in the community, residents, children and carers on and off site. A working group with representatives from residents, users and the PC has been set up to continue this consultation and tackle any ongoing issues/needs.

3. Principles of Design

The design encompasses the 10 principles for successful play spaces (Play England: Design for Play) in that it

- **Is bespoke** -the elements in design have been selected to fit the location.
- **Is well located**- this is a refurbishment project; the location is good it is sited well away from major roads and pollution, is secluded yet easily monitored by adults.
- **Makes use of natural elements** – the trees and areas of shrubbery are to be incorporated into design elements; grass mounds, sand, boulders and planting will further enhance the area. Materials for play equipment and landscaping will mostly be natural.
- **Provides a wide range of play experiences** – equipment has been selected that children can control and use with imagination and creativity.
- **Is accessible to both disabled and non-disabled children** – the design incorporates this principle in both access and use of equipment.
- **Meets community needs** –account has been taken through extensive consultation of the needs of the children and the community.
- **Allows children of different ages to play together** – defined areas are left open to allow cross use by a wide range of children of different ages.
- **Builds in opportunities to experience risk and challenge** – elements of design, especially in the natural spaces, meet this principle well.
- **Is sustainable and appropriately maintained** – the design uses natural materials and will come into the PC maintenance programme.
- **Allows for change and evolution** – space has been allowed for children to define their own activities.
- **Minimises the risk of anti-social behaviour** - out of normal play hours, using all/any of the design and landscaping features recognised as having this effect

4. Plans - Plans are attached showing site location, trees, and proposed equipment.

5. **Design notes:**

- **Equipment:**
To be supplied as per plan.
Item B – Junior Swings to be angled so that the equipment and safety zone is further away from the school boundary.
 - **Fencing:**
Fences on the West, North West (as far as current planting) and East boundaries to be replaced with metal barrel top fence, painted black, to a height of 1.8m or 1.5m. The fence on the East (tree) side is to be set back about 50cm from its existing position to protect shrubbery during construction.
The fence running parallel to the Southern boundary to be removed.
 - **Gates:**
Install a kissing gate on the South East corner. This will be a pedestrian-only access without push-chair access.
The West boundary to have vehicle and pedestrian access. A self closing gate with a damper mechanism would be preferred.
All gates supplied to be lockable.
 - **Paths and Landscaping:**
Paths to be of crushed stone.
A spur path to be built from the planned path between items marked D and C on the plan to serve the access gate to the school which the school is moving 19 E from its present position.
Gate will be provided by school whose fence marks this boundary.
- The mounds will provide a natural softening for the West boundary.
- **Planting:**
Plants on the North boundary to be considered in consultation with residents.
Suitable planting is to be offered to the residents for approval before planting.
Plants in the path circle to provide sensory stimulation for users with disabilities.
 - **Shrubbery:**
Retain all shrubbery in the wooded area as a low level play environment unless it needs trimming to accommodate the Junior MPU.
Take out scrubby Elder in NW corner of site.
 - **Seats:**
Benches are to accommodate two persons each; a small table is to be provided near the toddler area.
 - **Football:**
Two goal posts to be provided of similar size to that existing, one where indicated on the plan the second goal to be placed a suitable distance from the Toddler MPU and is to be designed to provide some protection from the ball to children using the toddler area. This barrier may be configured as a climbing wall or similar.

- **Multi Play Units:**
Construct the Junior MPU around trees marked 1, 2 and 4 on the plan “Eynsham Play Space” with a free standing structure to be used instead of tree 5. Height of platforms in trees to be no more than 1.5m. Design should discourage people from sitting or otherwise gathering round the equipment, encouraging instead movement and activity. Nets and ropes to be in natural tones and/or black and green.
Construct the Toddler MPU around tree at W end of site – tree to be trimmed as appropriate. Platform height no more than 900mm. Design should make it difficult for teenagers to sit on the equipment while allowing younger children to use the equipment freely.
- **Waste bins:**
Two “virtually indestructible” bins to be supplied.
- **Safety Surfaces** to be wood chip at a suitable level to provide an Impact Attenuating Surface where necessary.
- **Security**
Provide an electrical supply to the site in the South East and North West corners. The supply must terminate in safe and secure 4m electrical supply posts which could, in the future, be used for lighting, CCTV or other electrical security devices. Suggestions invited!

6. **Schedule of works:**

- The design must comply fully with the recommendations and standards in:
 - Design for Play: A guide to creating successful play spaces, Published: DCMS 2008
 - Managing Risk in Play Provision :Implementation Guide, Published: DCSF DCMS 2008
 - BS EN 1176,1177
 - HASAWA 1974
- The contractor must provide a project plan with
 - Start date
 - End date: initially set at 15th March 2010, Play Area must be in use by 31st March 2010
 - Dates for progress milestones, old fence removed, existing equipment removed, new fencing installed, new equipment installed etc
- Old equipment and fences to be removed first then new fencing put in to secure the site during the construction period.
- School to be informed of work schedule as there will be no access from the play area onto the school site during construction.