

Coastal Play Spaces, Hastings.

HASTINGS BOROUGH COUNCIL

Brief for the Development of 4 play sites positioned on Hastings and St Leonards Seafront.

Hastings Borough Council intends to seek tenders from play space design and build teams to deliver 4 exciting new Play spaces along Hastings and St Leonards Sea Front, by July 2012.

Site back ground

The 4 sites are located on Hastings and St Leonards Seafront. (Please see appendix 1 for the mapping of the sites). A primary site will be located at Pelham place to fill the gap for free, open access play provision in this area. This will be based on the large eastern shrub and grassed area near to the adventure golf, Multi use games area, volley ball courts and trampolines. The main site (site 1) will be supplemented by three clusters of 2 or 3 pieces of equipment sited along the Seafront, creating a play trail. Site 2 will be situated near to Warrior square gardens, on the existing concrete promenade. The 3rd site will be located by the Marina with the vision of play opportunities being installed onto decking to co-inside with the replacement of a wooden stair case onto the beach. The 4th site would be located on a small flat, grassed area which runs alongside the existing promenade.

Hastings Borough Council believes that installation of play equipment at these sites will help to serve residents town wide as a destination play space and trail. This is mainly due to their easily accessible, central locations. It is an aspiration that the play spaces will increase tourism and supports the council priorities (see appendix 2) .The installation of these sites also helps to achieve the priorities of the Coastal user group who have had a long term aspiration to enhance play opportunities on the seafront. The Hastings and St Leonards Play forum also support the development of new free public play space and advise that the play spaces should make the most out of the loose parts that our beaches provide.

Funding for this project is specific to the coast as the play space development and future site maintenance, has been secured from the Foreshore trust. The opportunity to develop these leisure facilities for all sea front users was presented in the foreshore trust business plan and provision from the spend has been made within their 2012/2013 spending plan. Early indications from our planning department are that planning consent would not be required for either the main play area or the 3 further satellite sites. (this is providing designs remain within the desired foot print and the equipment is does not exceed 4 metres in height).The project brief has so far been led by a steering group comprising of representatives of relevant Borough officers, the lead member of the Leisure team, relevant ward elected Councillors, a Play Forum representative and representatives from site relevant residents associations.

Hastings Borough Council's Play Hastings team designed 2 online consultation documents encouraging both local adults and children to actively participate with the play space designs. The information gained from these questionnaires has been used to support the desired visual appearance, predicted usage and preference of afforded play opportunities incorporated within this brief.

Usage of sites

The play space development must meet the ethos of our current Play strategy and our local play strategy. All our play areas should offer stimulating challenges, opportunity, variety and interest in an exciting, innovative way that helps offer fun, creativity and freedom to play for every child. In line with the Play strategy the new play space should be accessible, welcoming and engaging to all children. The play space should allow for the addition of loose parts from the surrounding natural environment to be easily incorporated into children and young peoples play during their visits to the sites. Both strategies strongly advocate that risk and challenge in play are intrinsic to play and a balanced approach must be taken to this. Due to the location of all of the sites housing near by consists mainly of flats and small houses with little out door space. Families living in these area's use the beach as one of their main public recreational spaces. The seafront is very well used by all of the towns residents and visitors so a regular high volume of usage from children and young people of all ages is expected. The variety of Play equipment with in site 1 should meet the needs of a wide age range.

(additional detail to be added here from the results of the public consultation)

Visual appearance

The visual appearance will require careful consideration in order for the play spaces to fit with the current Seafront appearance. All sites will be highly visible and play equipment should compliment and improve the visual impact on our promenades for all users. Equipment that compliments the plat spaces natural surrounding should be considered for these sites. **More will be added to this section when the results of the public consultation come back to us**

Site specific design considerations

All for 4 of the sites have informal oversight for most of the daytime due to being positioned on or near to the public promenade. A main road(A259) runs between the sites and any near by housing or shops. All four sites are close to a busy cycle and pedestrian path. The play space design should take into the user's safety but balance the need for safety surfacing and fencing against play value and the quality of the site within the budget available.

All sites will be subject to heavy coastal weathering. The design and equipment chosen should take account of the harsh seafront environment so that the spaces remain safe and usable in all weathers, all year round. The design should ensure that the spaces are long lasting and sustainable. Equipment should be resistant to corrosion.

Please consider the need to minimise maintenance tasks and costs. Once the spaces are developed site 1 inspections and low level maintenance tasks have been agreed to be carried out by the owner of the adventure golf and leisure facilities close to this site. Sites 2, 3 and 4 will be inspected and maintained by the Council's foreshore team as part of their general daily routines. Play space design should aim to keep the need for vigorous inspection and maintenance to a minimum.

All 4 site designs should use the existing levels, surfaces and site layout as much as possible to minimise ground work spend.

Site 1 must be fully and actively inclusive, accessible and welcoming for all children, Inline with DDA 1995. Sites 2, 3, and 4 should aspire to the above but site locations and logistics will be taken into account when designs are assessed by the panel.

Site 1. Maximum consideration should be taken to ensure the least amount of groundwork needed to develop this site. Preference for some of the bank to be retained and continue to act as a natural wind barrier for the golf courses should be incorporated. Grass, rubber grids or sand/pea beach would be the preferred safety surfacing.

Site 2. Due to the tight location of the site, positioning and equipment within this site should be considered carefully to innovatively obtain equipment that serves a wide age range and offers good play value. Wet poor surfacing would be consider for this site if the shape of the design is artistically and safely incorporated into the promenade. Where possible Very little fencing should be installed.

Site 3. Equipment that could be placed on decking should be considered for this site. Equipment within this site should be considered carefully to innovatively obtain equipment that serves a wide age range and offers good play value.

Site 4 Equipment that could be placed on grass or grid matting would be desirable for this site. Equipment within this site should be considered carefully to innovatively obtain equipment that serves a wide age range and offers good play value.

The design of the all of the play spaces should aim to provide the widest range of opportunities for children and young peoples play, to include the following;

- Exploration of physical, social, emotional, imaginary and sensory spaces,
- Creating shared flexible spaces that all children feel welcome in
- A rich and evolving outdoor play environment, where children can play all year round and in all weathers,
- Areas where children and young people can chill out with friends and family or be quiet or contemplative.
- Inclusive sensory areas
- Fully accessible play equipment

- Wild nature and planted areas
- Site 1 must meet minimum LEAP standard

All equipment is to comply to BSEN1176 and BSEN1177. Prior to completion there will be a need to undertake a detailed ROSPA safety inspection so all design must comply.

Desirable specific, play opportunities to incorporate.

Site 1 must incorporate swings that both toddlers and older children can use. Due to the strong ward councillor support at steering group meetings, previous consultation within the Old Hastings ward has highlighted this as a strong preference.

A desire for a playable wooden boat structure has been discussed at steering group meeting but is not essential within the design.

The rest of the information for this part will be heavily weighted by the public consultation results.

Programme Funding

The approved budget is 150K

Recommendations for allocation of spend would be up 75k for site 1 and 25K per site for sites 2, 3 and 4.

Specific Requirements of this brief

The appointed company will be required to develop a design and specifications for the build on all four sites within the Coastal play space project. Once a company has been appointed to deliver the project they will be expected to work in close consultation with the children, young people and residents of surrounding area to tailor the design to the community's needs whilst taking note of Hastings Borough Council's requirements and vision for the spaces.

Key Deliverables:

The design and build team are expected to deliver the following items to an agreed schedule, with the build being completed by June 30th 2012.

- Detailed draft design produced and submitted to the Project Board by February 3rd 2012. (this should include detailed draft working drawings, specifications and bill of quantities) During this period interested parties may arrange to visit the sites accompanied by members of the project steering group On Tuesday 17th January between the hours of 10am and 3pm. Short listing will take place by steering group members and this panel will use the Criteria in Appendix 4 to agree 3 shortlisted companies.

The Shortlisted 3 companies will be notified that we would like them to attend a final short listing interview with a specific time slot to meet the panel, by post and telephone, by Monday January 13th 2012.

Shortlisted parties will be expected to attend an interview on Thursday 23rd February. During the Interview the company will be scored by steering group members using the assessment list in appendix 5 .A 15 minute interview will also be conducted by a local children's steering group who will score designs using the system in appendix 6.

The successful company will be awarded the contract and notified firstly by phone and then by post with an official order number being given to them by Friday 2nd March 2012.

The company who are awarded the contract must be available to attend a meeting with the steering group on Tuesday 6th March to talk through any suggested design changes before the public see the final design draft.

The company will be expected to work with the council to have their final draft ready for a unmanned display to be situated in our main shopping centre between Tuesday 13th March and Friday 16th March.

The company must be available to man a public consultation event on Saturday 17th March, The company will be supported by the Council's Play Hastings Team with the Venue to be arranged by Hastings Borough Council. The times, promotion and content of consultation should be arranged in partnership with the Borough

Final design incorporating public comments to be brought to the implementation of build meeting scheduled for Thursday 22nd March 2012.

Various meeting or discussions with regard to site progress to be held during the period before Site completion by date of June 30th 2012.