

*Management & Development Plan  
2017 - 2025*

**GASKELL**  
RECREATION GROUND

*Much Wenlock - Shropshire - UK*



*Produced by the Gaskell Recreation Ground Management Committee  
July 2017*



**GASKELL**  
RECREATION GROUND

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## INTRODUCTION

Much Wenlock is a small historic market town in Shropshire with a wider rural parish area which runs from the Severn Gorge down to the south west along Wenlock Edge.

The town can boast of its association with the international modern Olympics because of a Victorian son of Wenlock, **Dr William Penny Brookes**, who internationally campaigned for the revival of the ancient Greek Games. Following his visit to the Wenlock Olympian Games, **Baron Pierre de Coubertin**, founder of the International Olympic Committee (IOC) wrote *"If the Olympic Games which Modern Greece did not know how to establish again is revived today, it is not to a Greek that one is indebted but to Dr W.P. Brookes"*.

In 1936 **Mrs Mary Ward** conveyed to the residents of Much Wenlock, the Linden Field, to be enjoyed as a playing and recreation field, now known as the Gaskell Recreation Ground. The ground is managed by a committee under the terms of the original conveyance.



Much Wenlock, Shropshire



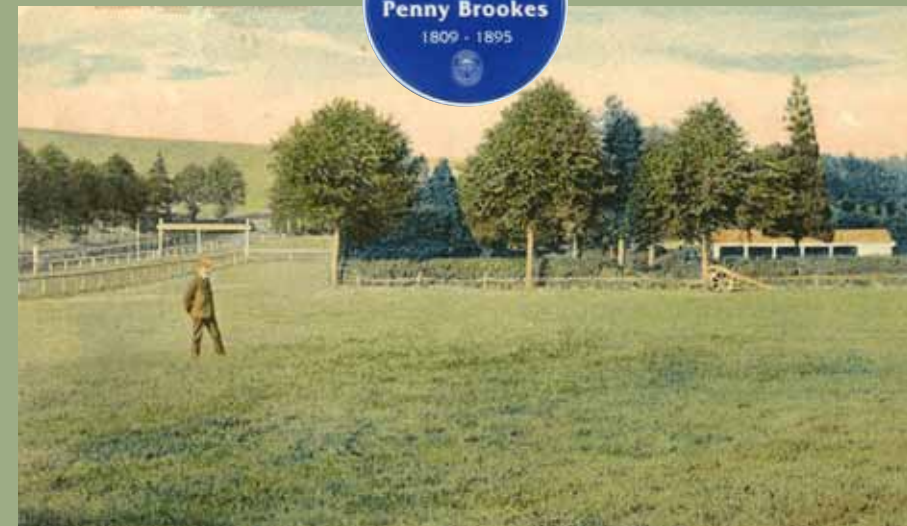
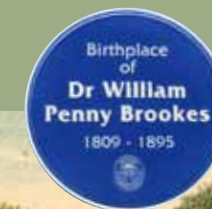
Baron Pierre de Coubertin



Dr William Penny Brookes

## PURPOSE OF PLAN

- To structure the enhancement of the Ground and its facilities and surroundings to be enjoyed by the community in the 21st century and thereafter, by its adoption, to assist the committee in its achievement of its goals.
- To provide a supportive document for grant applications and provide benefactors with the Ground's background and the Charity's vision.
- To create a fitting memorial to William Penny Brookes as a major initiator to the foundation of the modern Olympics.



The Linden Field, date unknown

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## LOCATION



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The Ground lies to the north east of the centre of Much Wenlock, on the edge of the town, and comprises 4.7 hectares of mainly level grassland with natural slopes to the boundaries (see grassed area shown opposite in the Google Maps aerial photograph indicated with a blue outline).

The north west of the field is bounded by the Windmill Hill which is the extremity of the famous and beautiful Wenlock Edge. To the western boundary is William Brookes Academy and to the east lies the former GWR railway line, now forming an additional picturesque walk.

The ground is accessed via Station Road from the south and a gateway to the Windmill Hill from the north west. There is disabled access from the railway walk to the north east.



William Brookes Academy



Windmill Hill

## MANAGEMENT STRUCTURE

***The Gaskell Recreation Ground (the charity) is a registered charity No:1116940.***

The charity comprises four members of the community appointed by Wenlock Estates, and the Much Wenlock town councillors, currently eleven members.

The Gaskell Recreation Management Committee is currently made up of three members of the nominated Wenlock Estates team and three members of Much Wenlock Town Council.



The Guildhall, Much Wenlock, containing the Town Council Chamber.

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### ***Current Management Structure***

Wenlock Estate Nominees

David Gibbon (Chairman)	Chris Bowden	Trevor Childs
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Much Wenlock Town Council Nominees

Herbert Harper	Graham Edgcumbe-Venning	Mary Hill
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Secretary & Treasurer      Honorary Patron

Sharon Clayton	Tim Motley
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Registered office: Corn Exchange, Much Wenlock, Shropshire TF13 6AE

Email: [townclerk@muchwenlock.tc.gov.uk](mailto:townclerk@muchwenlock.tc.gov.uk)

## HEALTH & SAFETY STATEMENT

### **Introduction**

The Gaskell Recreation Ground Much Wenlock is an independently managed charitable trust (number 1116490) under the ownership and guidance of the custodian trustee, Much Wenlock Town Council.

This statement on safety on the Gaskell Recreation Ground Much Wenlock has been prepared to reflect the unique nature of the publicly available sport and recreation facilities managed through the charity via its Management Committee. This statement sits alongside the charity's main Health and Safety Policy.

### **General Statement**

Participation in sport and physical activity carries a risk of personal injury. Participants should be aware of and accept these risks whilst seeking to reduce the risk by taking responsibility for their actions.

Participants must co-operate with the Management Committee's representatives and employees, those representing the charity, associated clubs, coaches, instructors and leaders. In particular, participants are asked to observe some basic rules:

**See Appendix 1** for basic rule indication and 1a for full Health Safety details.

## DISABILITY STATEMENT

The charity is committed to ensuring that good customer service is provided for all its disabled users and acknowledges a responsibility to compliance of disability legislation.

The Charity's Management Committee will endeavour to comply with relevant legislation. It will endeavour to ensure that disabled people are not treated any less favourably, and that 'reasonable adjustments' are made where appropriate and possible through sensitive and creative solutions.

**See Appendix 2** for full details.



## CURRENT USES

**Much Wenlock Bowling Club** pay a usage fee as a contribution towards the management of the green. However, the bowling green is available for use by all community members. There are two club buildings, both of which are somewhat dated and tired, both in the ownership of Much Wenlock Town Council.



**The Cricket Pitch** is available for use by all members of the community at published hire rates and forms the base for the **Much Wenlock Cricket Club**. The club make a major practical contribution to the maintenance of the pitch. The cricket pavilion is owned by Shropshire Council and is old, outdated and poorly sited. Shropshire Council has no known plans for refurbishment. A suitable replacement is essential and forms a major part of this development plan.



### **Football Pitch**

There is one football pitch marked for senior use and two integrated pitches for junior use. The pitches are available for use by all recognised parties of the community at published rates and is also used by the adjoining Academy and local clubs. There are no changing or rest room facilities.



### **Children's Playground**

Maintained to a safe standard and regularly inspected by trained RoSPA inspectors, and supported by more frequent local safety audit reviews this simple children's play area has easy gated access close to a quiet residential road with some parking facilities. Although presently safe and well maintained renewal of all pieces will be required at a future date.



### **William Brookes Academy**

The Academy use, only by formal agreement and sanction of the Management Committee, the ground for a wide number of sports within an agreed programme in return for an annual fee by way of a contribution towards the maintenance costs of the ground. Academy usage can only be granted by decision of the Management Committee.

The usage of the ground by the Academy is welcomed in pursuance of encouraging sport and enjoyment for all.

## COMMUNITY VISION

The Management Committee has held public consultations seeking the views and wishes from the community as to their aspirations for the recreation ground. In addition, the views of the local clubs, as regular ground users, have been sought to enhance ground facilities and to further widen the use of the community.

The Management Committee, under the guidance of the town council sought local views on three main areas (sport, recreation, flora and fauna). Each area contained several proposed ideas for possible change or improvements. The team sought to gain public views and opinions on those proposals and take fresh ideas and new proposals from attending members of the community. The consultation was well supported by the local community and attendance outweighed expectations.

### **Summary of comments received from the consultation:**

- Provision of public toilets including changing and disabled facilities.
- Picnic and children's rest area with weather protection.
- Wild flower area.
- Improvement to walkways.
- Improved field drainage.
- Adult gym/fitness equipment.
- New children's play (with additional, different play equipment to suit other age groups).
- MUGA accessible for teenagers to enjoy free time sports.
- New pavilion for all sports with full facilities for players and spectators.
- Improved car parking.
- Better position for current children's play area.
- Special area for dog walking.
- Provide access to and from Leisure Centre car park to help disabled.

## FRIENDS OF THE GASKELL RECREATION GROUND

It is proposed to form a 'Hands On' small working group made up of volunteers from ground users i.e. cricket, football and bowling clubs, senior students and management of the Academy, and wider sectors of the community to assist the Management Committee with the enhancement of the ground for the fuller enjoyment of the whole community. The tasks will not be health and safety or insurance risk sensitive.

The aim is to encourage greater involvement from users and increase the knowledge and understanding of the ground 'moving forward'. Volunteers will be sought by direct approach and public consultations staged in the town.

The Management Committee intends, in the future, to go to public consultation concerning the formation of the 'Friends of the Gaskell'.



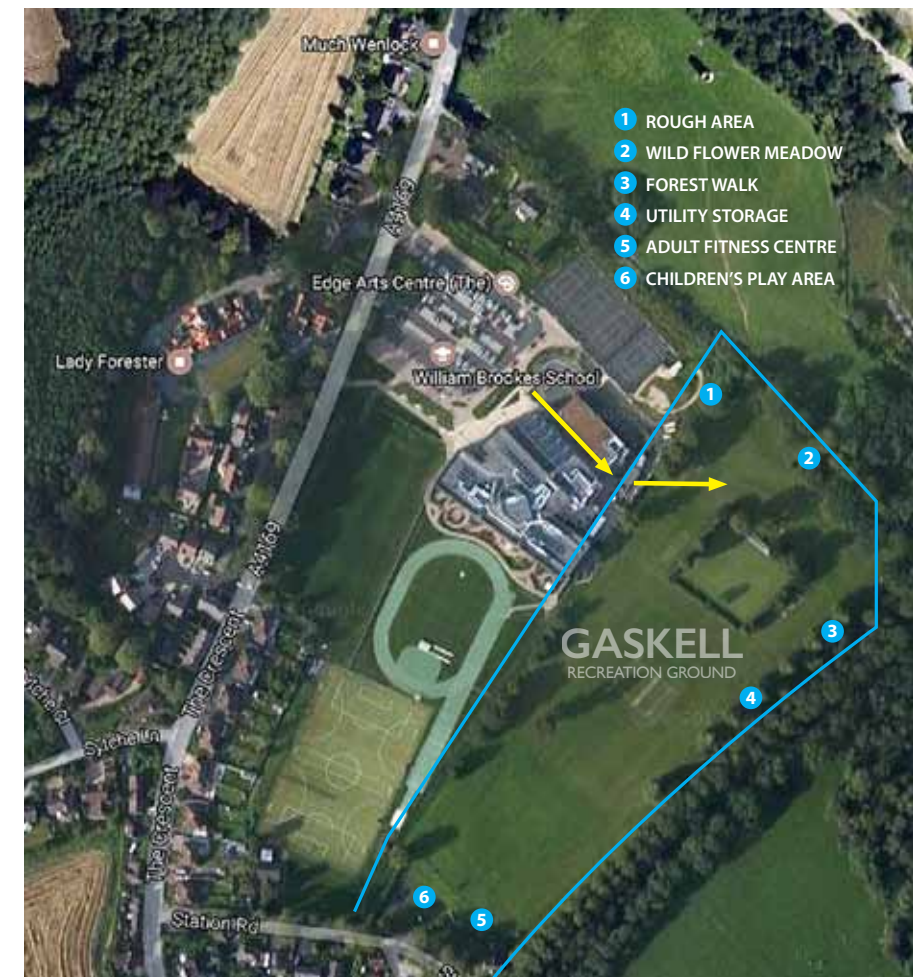


## SHORT TERM PLANS 2017-2018

- Establish a pedestrian and wheelchair access through the Academy facilities to the ground in accordance with the lease between Shropshire Council and the William Brookes Academy.
- Establish and agree a Usage Agreement between the William Brookes Academy and the Management Committee.
- Investigate grant funding opportunities for future applications and their protocols. Being mindful of the important relationship with the Olympian establishment will be uppermost in our objectives.
- Initiate plans for field drainage (**see Appendix 3**) and consult with users on these plans and in addition secure the use of s106 monies to part fund the scheme and apply for appropriate grant aid when quotations are to hand.
- Attend to safety tree works as required along the Linden Walk.
- Alleviate surface water ponding from the grounds of the former youth club building by discussions with Shropshire Council.
- Action the capping of the borehole which is causing flooding to the children's play area, quotations are already to hand (**see Appendix 3**) and financial responsibility is accepted by Much Wenlock Town Council.
- Improve dog control signage.
- Establish improved signage to more widely advertise the location of the ground and the presence of the children's play area and the Linden Walk to tourists.
- Launch and establish a Gaskell Recreation Ground 'Programme of Community Events' for future fund raising and community enjoyment.
- Improvements and extension to the Linden Walk.

## Proposed access plan via The Academy

Shown as two yellow arrows in the aerial photograph below. The Management Committee is in discussions to allow Gaskell Recreation Ground user's access as previously agreed along this route or another suitable alternative route. It is proposed to be used as a pedestrian and disabled access route for ground users through a suitably secured and agreed passageway.



## Ponding

In storm conditions the children's play area is immersed in excessive surface runoff water from the former Youth Club area. In normal day to day (non-storm conditions) the ground is continuously saturated and in an unusable state around this specific area. The photo below shows the area after a heavy rainfall.

Our proposed drainage project incorporates a solution to this problem.



## MEDIUM TERM PLANS 2019-2022

- Establish new purpose built Sports Pavilion with associated access to provide changing, showering, toilet, kitchen and spectator facilities for community needs. It is proposed that the new building will occupy a new site yet to be agreed.
- Demolition of existing 'out of use' toilet block and replacement with a new modern facility.
- Establish new adult fitness areas. These will incorporate facilities that can be used by the disabled to improve their fitness and strength levels.
- Create three separate managed horticultural areas of specific interest,
  - An Olympian tribute tree and shrub themed design area.
  - A natural wild flower and carefully managed shrubbery area.
  - A wild life habitat with bug and bee hotels.

The latter two items will be designed with the help of local young children by consultation with local primary school and teaching authorities.

## Pavilion

This building is currently in use by the local clubs and acts as additional changing facilities when needed. It is in a very 'tired' condition and in need of replacement. The building lies on Shropshire Council land and the building is owned by Shropshire Council. A replacement is considered necessary.



Existing pavilion



Artists impression of a proposed new pavilion

## Toilet block

Unused toilet block removed and replaced by a more suitable modern facility.



## Adult all purpose fitness trail

New adult all purpose fitness trail suggested route and proposed equipment positions and types (to be confirmed):

- 1) Elliptical cross country trainer
- 2) Arm and pedal bike.
- 3) Cross country skier.
- 4) Double air walker.
- 5) Pull down and chest press combination.
- 6) Single self-weighted rower.

It is intended that all of these items will be (if possible) dual purpose suitable for fully abled and less abled persons.

- Exercise equipment mounting points

Possible layout. Contractors proposals/suggestions for other layouts are being considered.



## Proposed wild life & wild flower areas

“Rough Area” – The current grass cuttings dumping area. Our intentions in this area are to create a ‘naturally wild but managed area’ designed by local school children to support local wild life, incorporating local flora, fauna and biota.

We would like to create a point of interest for children and adults alike. The design would incorporate full information boards describing what can be found.

The proposed wild flower area is indicated by the Blue Arrow to the right-hand side of the two blue lines. These blue lines indicate another potential future project “The extension of the Limes walkway”. The continuation of the current red gravel walkway to the Windmill Hill gated exit point. A selection of local flora guided by the constraints advised by the associated conservation societies to ensure that natural local wild life and plant areas are not ‘contaminated’.



## LONG TERM PLANS 2023-2025

- Install courtesy lighting to Linden Walk. It is envisaged that this will be LED with power feed from solar panels on the new pavilion.
- Replace children's play area equipment.
- Establish a children's nature or forest walk and install static timber items (stepping stones, balance bar etc.).
- Create a new covered picnic area with sides exposed on a site to be determined and in consultation with parents of young children using the play area.



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## Play equipment

Within the current accepted children's play it is suggested that new equipment is brought in as older equipment becomes unpopular and reaches a natural end of life. Local residents are involved in the choice of replacement items.

The Management Committee has suggested the need to find inclusive play equipment that incorporates facilities for wheel chair bound persons. These solutions are actively being sought and will also be proposed in future.

A balance of space, equipment and catering equally for respective age groups needs to be found (plus suitable funding). These are challenges to be faced as equipment is retired and replaced. Suggestions for replacement equipment will change as new ideas are released and funding becomes available. Proposals for replacement equipment will be reviewed on a regular basis.



## Younger play area opportunities

### ***Children's Woodland / Forest Trail***

Intentions in this area is to create a simple but challenging forest trail for younger children that utilises an area of poorly utilised space within the main facility. Simple structures to younger children are considered challenging obstacles and are fun to play on.



### ***Finally, the most popular attraction would be the 40m Zip Wire***



### ***Proposed location for these activities***



# APPENDIX 1

## APPENDICES

Appendix 1  
**Health and Safety Statement**

Appendix 2  
**Disability Statement**

Appendix 3  
**Drainage Proposal**

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### Health and Safety Statement

#### Introduction

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#### General Statement

Participation in sport and physical activity carries a risk of personal injury. Participants should be aware of and accept these risks whilst seeking to reduce the risk by taking responsibility for their actions.

Participants must co-operate with the Management Committee's representatives and employees, those representing the charity, associated clubs, coaches, instructors, and leaders. In particular, participants are asked to observe some basic rules:

#### Basic general, health and safety rules.

- Report to a member of the Management Committee, or representative organising staff, any activity or situation that you think presents a risk to users, visitors, or passers-by, and any incident resulting in an injury to someone on or within the Gaskell Recreation Ground.
- Do not erect or dismantle any sports equipment unless trained to do so and asked to do so by approved organising staff.
- Ensure that all plant and equipment utilised at any organised event is maintained to a recognised and suitable standard.
- Do not allow the use of any sporting equipment that does not meet current sporting legislation and carry supporting qualification that it is safe to use.
- Report to a member of the Management Committee, or their staff, any defects to sports equipment which becomes apparent either before, during, or after use of the ground.
- **Specifically** with regard to football: - Ensure that portable goalposts are securely fixed to the ground and correctly erected before play commences.
- **Specifically** with regard to hazardous substances: - Ensure suitable lockable, controlled storage facilities and handling facilities exist and are understood by all potential users.
- **Specifically** with regard to fire: -
  - i. Comply with the instructions issued by organising staff when any building or enclosed area is being evacuated.
  - ii. Do not tamper with or otherwise compromise the effectiveness of any of the fire precautions within any of the facilities.
  - iii. Only smoke in clearly indicated permitted smoking areas.
- **Specifically** with regard to first aid: -
  - i. Respond positively to a request by a member of staff to assist an injured party.
  - ii. Report any accident, spillage of blood or other bodily fluid to a member of the organising club body who must record the incident.

## APPENDIX 2

### Disability Statement

#### Introduction

The charity is committed to ensuring that good customer service is provided for all its users and acknowledges a responsibility to comply with disability legislation.

#### Appendix 2

The Charity's Management Committee will endeavour to comply with all relevant legislation. It will endeavour to ensure that all people are treated equally and, that, 'reasonable adjustments' are made where appropriate and possible through sensitive and creative solutions to allow this.

The Gaskell Recreation Ground Much Wenlock (the charity) and its associated Trustees aim to attract a wide range of participants to utilise some, or all, of its facilities and welcomes all people in society, irrespective of age, physical, intellectual or sensory ability. The charity is continually working towards raising standards in visitor facilities and customer care. In order to achieve this, the charity is constantly reviewing how to improve all forms of access to its properties and services, and is striving to demonstrate best practice in the management of its facilities and the services it provides.

The charity is identifying areas where improvements are required and is recommending reasonable solutions for future implementation.

#### Currently the Gaskell Recreation Ground has "FIVE" official access points.

Three access points exist along Station Road to the south side of the ground. **1** The main gateway in Station Road is capable of vehicular and pedestrian access (two gated entrances). Vehicular access is restricted to service and maintenance, permitted vehicles only (operated under a permitted key holder access system basis). Pedestrian access at this point is via a wooden, push operated gateway that opens into a 2m wide footpath that leads to the Windmill hill footpath exit point. **2** The exit point at the end of this footpath leads onto the Windmill Hill and it is suitable for wheelchair bound persons to freely access (there is currently no gate at this exit point). The pathway from the main gateway to this point along the Windmill Hill varies in width and along its route there are uneven areas that require wheelchair bound or zimmer frame assisted persons to take additional care when traversing.

**3** The third gated entrance is along the Station Road which leads from the public highway into the children's play area on the Gaskell Recreation Ground. It consists of a tarmacked path leading from the public footpath into the children's play area via spring loaded push to open gateway. This route is suitable for wheelchair access into the children's play area lower level. Each of the internal children's play areas are bounded by soft pour rubberised surface boundaries interspersed with grass footpaths. Exit from this play area is either via a steep surrounding embankment which is unsuitable for wheelchair bound persons or anyone utilising a zimmer frame for assistance. Thirty-seven metres from the entrance to the children's play area, along the south edge of the ground in Station Road, there is suitable disabled parking space. From this area there is a suitable footpath from the parking space to the Gaskell Recreation Ground.

The final two access points to the Gaskell Recreation Ground exist via **4** the Windmill Hill footpath on the northern side of the Gaskell Recreation Ground. The first gateway is suitable for wheelchair access with care. There is a slight slope from the Windmill Hill footpath into the gateway entrance that should be traversed with care. This access route can also be extended for vehicular access with special permission from the Windmill Hill Trust.

**5** Finally, the last access point is merely an open gateway. It leads from the main Station Road entrance (a wooden latched gateway) to the base of the Windmill Hill (the open gateway described previously). This is suitable for disabled access.

The charity not only wants to comply with relevant legislation, but also to go further in providing a top quality experience for all recreational visitors and sporting participants. It will endeavour to ensure that all people are treated equally, and that, 'reasonable adjustments' are made where appropriate and possible through sensitive and creative solutions to ensure equal opportunities exist for all.

A continual process of improving disability awareness will be carried out within the charity so that future audits will indicate requirements that need to be reviewed or considered for improvement, this will be a continuing process of assessment, review and improvement over the forthcoming years.

## APPENDIX 3

### Request for quotation and full specification of works to renew the drainage on the Gaskell Recreation Ground. August 3, 2016

#### OVERVIEW

##### 1. Project Background and Description

This is a Request for Quotation for and on behalf of the Gaskell Recreation Ground Charity (charity number 1116940), selected quotation to be presented to Much Wenlock Town Council for approval and associated funding.

The Gaskell Recreation Ground is suffering from localized floods in different areas around the ground. Due to these extremely wet conditions the ground is unusable for considerable periods. Local investigative tests have found existing drainage blocked by roots, crushed land drains and lack of suitable drains in low lying areas. The Gaskell Recreation Ground Management Committee is taking this opportunity to improve the quality of the ground by replacing/correcting these faults. Hence this request for a quotation, details of the full project scope follow.

##### 2. Project Site Location:

**Site Location:** 3 Station Road, Much Wenlock, Shropshire TF13 6JE  
Known locally as the Gaskell Recreation Ground.

##### 3. Project Management Team:

The main team currently assigned to managing this phase of the Project is the Gaskell Recreation Ground Management Committee who are:-  
David Gibbon (Chairman), Chris Bowden, Trevor Childs, Herbert Harper (Town Mayor), Paul Laming (Town Councillor), Graham Edgcumbe-Venning (Town Councillor).

##### 4. The main point of contact for this project:

This is to be via the Much Wenlock Town Clerk Sharon Clayton, who can be contacted at the following email address townclerk@muchwenlock-tc.gov.uk or via post at Much Wenlock Town Council, The Corn Exchange, 62 High Street, Much Wenlock TF13 6AE.

**The Town Clerk is available on 01952 727509.**

### 5. Project Scope

The full project scope will be operated in four phases:-

- 1) Obtain quotations and review and finalize specification of works.
- 2) Review quotations and select main contractor.
- 3) Resolve local additional funding requirements.
- 4) Initiate main contract to agreed time plan.

### 6. High-Level Requirements

- **Section 1:** Removal of 2 (two) hedgerows & replacement with suitable fencing plus make good any damaged ground and drains affected by hedge removal.
- **Section 2:** Review requirement to capture, direct and evacuate overland storm water flows from adjacent land – indicated in attached specification of works.
- **Section 3:** Main sports field areas (football area and cricket outfield area), review, specify and install suitable drainage facilities to allow the correct drainage for a football area, cricket area and 2 adjacent sports areas.
- **Section 4:** Specific additional pipe work requirements for planned future ground enhancements.
- See attached sectionalized Project Scope and specification of required works to be undertaken for all sections indicated above.

### 7. Deliverables

**A fully documented drainage proposal/planned drain layout.**

**A Suitable project time plan** is to be clearly indicated with the proposed start date and any sub-sectional proposed start dates taking into consideration the following:-

- a) The timing and general difficulties detailed with the specification of works for each section.
- b) The possible affected parties and their associated sporting calendars.
- c) The birds nesting seasonal difficulties.



## APPENDIX 3

### The Pricing Quotation

The quotation pricing indication is to be broken out into provisional sums as follows:-

#### Section 1: Hedgerow removal.

- a) Hedgerow removal (two hedges, approximately 46m and 27m).
- b) Investigate and rectify any damaged and or blocked drains below hedges.
- c) Make back and make good the damaged grass land area.

#### Section 2: Overland Flows and Fencing.

- a) Installation of suitable drainage to manage overland flows to suitable extraction point.
- b) Installation of matched fencing to existing school boundary fencing to point indicated in scope of works. Fencing is at two heights and contains one gate.

#### Section 3: Main Sporting Areas Drainage requirements.

- a) Drainage of two areas to the side of the bowling green
  - i. Left hand side of bowling green area approximately 25m squared.
  - ii. Right hand side of bowling green area approximately 40m long by 15m wide.
 A provisional sum indication is required for each area.
- b) Drainage of the cricket area (OUTFIELD ONLY – main cricket square is not to be touched)
- c) Drainage of the main football pitch area.

#### Section 4: Unique Requirements for future development of the grounds.

- a) Foul sewer and additional pipework for future ground use.
- b) Associated access points and foul pipe works manholes.
- c) Empty plastic pipe with rope pull through.
- d) Water pipe with suitable connection points at each end.

### 8. Potentially Affected Parties

The Town Clerk will make available a complete list of dates that are irrevocable and these will be issued as an attachment to this document (if any exist).

**The General Public.** Please note that this user group has open access to the site 24 hours per day – the nominated contractor will be required to ensure that the areas of work are suitably controlled and cordoned to ensure the safety of the public at all times.

## APPENDIX 3

### Known user groups:

Consideration should be given to the following sporting and educational calendars when proposing a time plan and schedule of works:-

The Much Wenlock Cricket Club and associated sporting calendar for the remainder of this year (schedule attached). Normal use is between April to September.

The Much Wenlock Bowling Club and associated sporting calendar for the remainder of this year (schedule attached). Normal use is between April to September.

The William Brookes School Sports & Leisure facility, its current bookings calendar and physical education lesson planning (none currently available but the sports area is likely to be used between 08:50 up to 18:00 Monday to Friday term time only).

### 9. Specific Exclusions from Overall Scope of works

The infilling and investigation into the BOREHOLE that currently exists on site is to be excluded from this project. This is being undertaken in another separate project. An optional output from this specific project may be the inclusion of an additional new manhole for the removal of “residual seepage water” from the blocked borehole. See Section 2 and the final 2 sentences for a cross reference.

### 10. Proposed Implementation Plan

To be provided by the contractor at time of quotation. The implementation plan is to include “time schedule” indication for all stages of work detailed within this document. The nominated contractor may choose to have one major upheaval and complete the works in one singular time plan. Or alternatively the nominated contractor may wish to break out the work into smaller sections with times planned to suit their current workloads and associated team’s availability. The committee is open to discussion on this matter. It is imperative that the potential contractor gives suitable consideration to the sporting calendars indicated previously so as to reduce the potential impact to the user groups to an absolute minimum.

# APPENDIX 3

## 11. Scope of works Section 1 – Hedgerow Removal

### Expected activities to be quoted for.

- a) Hedgerow removal (approximately 46m and 27m) and remove waste from site.
  - b) Investigate, review and rectify any damaged or blocked drains.
  - c) Make back and make good the damaged grass land area.
- a. See section 2a before making good the ground in this area.

Section 1: Hedgerow removal pictograph (2 Hedgerows).

- a) Hedgerow removal (approximately 46m and 27m) as depicted below.

From the road indicated as Station road. The hedgerows to be removed are the ones to left hand side and right hand side of the children's play area as you enter the field from Station Road through the children's play area main gate.

These hedgerow roots we believe have invaded three of the drain lines that culminate in the manhole marked MH on the plan (see blue arrow in the following plan). Removal of the hedgerow will most likely disrupt the pipes in and around this area. The objective is to remove the hedgerow then make back and make good all of the root invaded or disrupted drains ensuring that full flows are not constricted in any way, within this area. This will involve opening up and correcting a minimum of three drain lines to remove penetrating root growth. Initial investigation have found roots coming into the manhole via the pipework.



# APPENDIX 3

The hedgerows required to be removed are both indicated in green on the extract taken from the ground levels plan (see pictograph below), the hedgerow roots are known to have become entangled in 3 of the drains associated to this manhole.

The manhole MH is in the lower left hand corner indicated by the large blue arrow.

This manhole we believe receives water from:-

- 1) Shropshire Council land (in front of the bungalow) to the left of the hedgerow in question (which has been partially cleared of some root balls).
- 2) The William Brookes School grounds (we believe this drain is clear of roots).
- 3) The main Gaskell Recreation Ground via the concrete manholes (although this drainage route appears to be blocked at this moment).

4) The Gaskell Recreation Ground via a side entry pipe (which has roots growing out of it at this moment) which is occasionally running but very slowly. This enters the manhole to the right hand side when looking into the manhole from the fence or road side.

The out fall from this manhole is directed in to the stream on the opposite side of the road. There is no control over the outfall rates or flow. All of the pipes entering this manhole may have been damaged or become entangled within the roots of the hedgerow growing along this area. The contractor must ensure that all pipes are clear from any ingrowing roots and free from any damage after removing the hedgerow.



End of section 1 scope of works.

# APPENDIX 3

## 11. Scope of works Section 2 – Overland Flows and Fencing

### Expected activities to be quoted for.

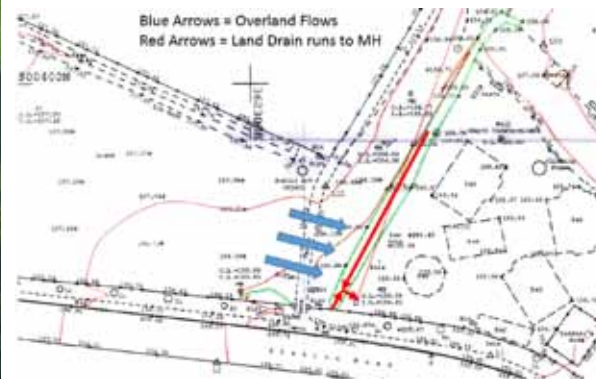
- a) Installation of suitable drainage to manage overland flows to suitable extraction point (to carry play area & neighbouring overland water flows).
- b) Installation of boundary fencing to design and style similar to the existing school boundary fencing at the point indicated within this scope of works.

In the associated Pictograph (see below) we indicate with a blue line the proposed position of the boundary "Green" fencing (similar to existing school fencing), this is to demark the boundary (referenced in point b above). This is covered in more detail further on in this section. Final boundary fencing positions will be determined during a site visit to confirm the land boundary points.

To the right hand side of this planned fencing position, we indicate the area where the hedgerow has been removed (effectively the white line in the picture). It is along here we would like to introduce some form of drainage. The intention of this drainage is to collect overland flows from the children's play area and the overland flow from neighbouring land.

In the diagram shown below we indicate the known overland storm water flows with blue arrows. We have suggested a proposed route for a suitable land drainage system to be placed (look to the red arrows). The type and style of drainage is where we request your professional guidance for the best solution with the most cost effective long term maintenance options associated to it.

We believe that we can include the outfall of this new drainage proposal into the manhole indicated with a large blue dot on the first picture and the letters MH next to the red arrow on the plan above. This may not be considered professionally acceptable after a site visit and a second less "busy" manhole may need to be created a little further into the plot. This will require a review of levels and associated drainage runs. This new manhole may exist at this project start date due to a secondary project to fill in the BOREHOLE.



# APPENDIX 3

## 12. Scope of works Section 2a – Specifically - Fencing

### Expected activities to be quoted for.

The following pictogram indicates the proposed new sections of fencing required.

Section A and section B are to be full height (the same height and style as the fencing around the William Brookes School boundary). Sections C, D and E are proposed to be 1.2metres in height to BS EN 1176 Anti Trap Bow Top Fencing. The triangular seat and associated table on the higher side of the embankment is to be outside of the children's fenced area. Where the large blue arrow is shown we would like a suitable gateway positioned. There must be a suitable flat soft pour area either side of the gate of a suitable size to hold a wheel chair or push chair (with brake applied) whilst the care person or parent assisting ferries other young children through the gate. The area must be suitably flat.

Section "E" fencing height (from the ground) needs to be determined on site. The physical height of the fence panel is to be 1.2metres high but the mounting position from the ground needs to be determined based upon a site examination and a site levels review. The area alongside the Section "E" fence section is destined to house other activity equipment and the ground levels may need to change or, at a minimum, they will need to be reviewed before finalizing the panels final position from the ground.



End of section 2 scope of works.

# APPENDIX 3

## 13. Scope of works Section 3 Main Sporting Area Drainage Requirements

### Expected activities to be quoted for.

- a) Areas close to the bowling green area.
  - i. Left hand side of the bowling club area. These can be performed at any time seasonal sporting calendars we believe would not be impacted.
  - ii. Right hand side of the bowling club area. Seasonal sporting calendars need to be considered before work can be undertaken in this area.

- b) Cricket outfield area (not main cricket square) – consideration to seasonal periods, school terms and club fixtures calendar is required in this area.
- c) Football pitch area - consideration to seasonal periods school terms calendar is required in this area.

Sub Section a) Areas close to the bowling green pitch (points i and ii).



The left hand side of the bowling club pitch. Here we require a 25 metre drainage run (we are assuming a herring bone type collection pipe pattern off the main drainage pipework run. With the main drainage pipe run outputting towards an extraction point on the cricket outbound field in front of the current cricket club.



The Right hand side of the bowling club pitch. Here we require a drainage plan and have the ability to extend it some 60 metres if needed. We need to consider the closeness of the associated trees. We should not encroach too close to the trees with the drainage for fear of damaging the trees natural water balance. This is however a considerably wet and boggy area so drainage is required (again we are assuming a herring bone pattern off a central spur line.

The output should fall toward the cricket outfield and join up with a main run at the best possible point.

# APPENDIX 3

## Sub Section b) the cricket pitch OUTFIELD areas only.

In the following overhead photograph we show the cricket outfield. We have also clearly indicated the main cricket square as an area that must remain untouched. The remaining outfield area will need a suitable drainage plan to be developed, agreed and implemented, we leave the associated pipe layouts and sizing to the contractor. The proposed layouts and outputs of this requested drainage plan will need to consider the integration of "other areas and their associated outputs" as described in the other sections within this document. It is likely that there may be the need to include specific additional linkage points to these additional other drainage sub-sections (for example including linkage connections to the left hand and right hand side of the bowling green areas drainage proposals) for extracting storm water flows.

We have also indicated 6 trees that must be taken into consideration when designing the plan. The final drainage solution must not cause harm to these trees or reduce water sources available to unacceptably low levels.

The yellow line indicates the possible water run to the bowling club – these routes will be more accurately confirmed upon a site visit. The electricity cable route is higher up and location is unknown so it will need to be detected before digging.

The red line indicates a known water supply from the cricket club house to the cricket square.



# APPENDIX 3

## Sub Section c) The football pitch and future children’s play area.

In the following FULL overhead photograph of the recreation ground we indicate the “old” existing output drainage line across the lower portion of the cricket outbound field (approximately 145 metres of French drain/pipe line output across the field – shown as a white scaled line). This old drain may possibly be cleared out and used back or it may need to be fully replaced. The contractor’s recommendations on this facility are expected.

We also indicate the next area to be drained (the football pitch) depicted by the light blue trapezoid. The darker blue arrow indicates a steep inclined embankment up to which the drainage should approach but not encroach. A solution in this can be partially linked to an extended section overlapping into the cricket outbound area if planning schedules and club fixtures allow.

The contractor’s recommendations for suitable drainage solutions for these areas and requirements are requested. Please note the “0” point at the start of the white measurement line is the first manhole from the field’s old drainage system. The second manhole is at the 40 metre point along that same line. At around the 100 metre point on that line there is also a steel topped/holed open drain. At around the 145 metre point there is a second open drain collection point. It should be indicated that none of these facilities seem not to work correctly. Plus; should we need to utilize on site storage of storm water then the area between the large manholes is possibly of a suitable size to contain an underground storage facility to contain/release storm water at a slower rate if needed.



End of section 3 scope of works.

# APPENDIX 3

## 14. Scope of works Section 4 - unique requirements for future ground development plans.

### Expected activities to be quoted for.

- a) Foul sewer and additional pipework for future ground use.
- b) Foul pipe works and associated manholes at each end.
- c) Empty plastic 4” pipe with rope pull through + inspection manhole at each end.
- d) Water pipe with suitable connection points at each end.

This is a specific requirement for placing a set run of service piping routes into the ground in a suitable position for future usage. We need to place a foul sewer run, plus a 4” pipe with a pull through (for electric cables and others) and a standard water pipe run. The exact position needs to be as close to the hedge along the bowling green as possible so as to reduce possible future disruption to the outfield should any future work need to be undertaken.

Each run should terminate at each end in a suitable “outlet” point (terminated pipe or manhole or inspection point etcetera) to suit the type of service feed. For the foul sewer manholes each manhole should have a single addition outlet correctly terminated to allow future simple connection points. Each spare outlet should point in the direction of the yellow arrows.

There are two spur lines shown off the main run. These spurs should be terminated in a suitable manner (according to service type) at each service outlet point.

The actual position of the pipe run positions are flexible but the service outlet points will need to be confirmed during a site visit. Indicated on the next photograph is one possible location for the runs and possible termination points at strategic positions. The pipe run distance from one end to the other is approximately 116 metres. This proposed pipe run is alongside the bowling club hedgerow.



End section 4 scope of works.

## APPENDIX 3

### 15. Useful known information about “The Ground”

- 1) A site survey of the recreation field has been undertaken and the following information is available.
  - a. Attached is a PDF called “Plan.pdf” indicating the associated site levels.
- 2) An investigation into the flooding in the children’s play area has indicated the following:-
  - a. Three pipes feeding into the outfall point manhole have tree roots embedded within them.
    - i. One was completely blocked and has since had this blockage partially removed.
    - ii. One appears to be blocked as rods cannot pass beyond a specific point.
    - iii. A third pipe has tree roots seen hanging out of the pipe into the outfall manhole point.
  - b. There is an underground spring that fills a tank in the play area to a specific point. At a certain point this tank should over flow into a local stream. This needs to be investigated to ensure this facility is actually operational. If not operational then a suitable overflow needs to be determined and installed. The new overflow (if required) should be input to the out fall manhole point. This then directly outputs into the stream. A review of this structure is required with a view to determining the integrity and strength of the structure. The access security should be reviewed and any faulty components needed to be replaced.
- 3) The Gaskell Recreation Ground has previously had a land drainage system installed across the field but, some recent investigative digs have indicated the collapse of several of the underground drainage runs, creating concerns about its effectivity.
- 4) In more recent years the land has been “SLITTED”. We have been advised that this slitting action was at 90 degrees to the original field drainage plan. Users of the ground indicate that this slitting process was considered to be ineffective and concerns are that this process may have further damaged some of the earlier previously laid deeper drains.
- 5) Associated with these previous drainage facilities. Along the lower edge of the Gaskell Recreation Ground there are two 4 foot diameter concrete manholes, a plated drain cover and a road drain cover. These form a straight line along the lower edge of the ground and are interconnected via associated pipe runs. Into these pipe runs we believe the field’s “old or earlier” drainage was connected. These currently appear to be ineffective. More recently one of these pipe runs was “rodded” but this action met with a blockage or a collapse.
- 6) A fresh water pipe has been laid from the cricket pavilion (indicated later in the scope of works) to a tap off point close to the cricket square. The teams should avoid disrupting this facility.
- 7) A second water pipe has also been laid from the cricket pavilion to the bowling club house. This facility should not be disrupted.
- 8) An electricity cable has been laid from either the school or the cricket pavilion (the actual laid path is currently unknown).
- 9) A septic tank and associated piped outfall has been located in the ground to the rear of the bowling club – as this area is not included in the drainage plans at this stage there are no problems expected in this area.

*End of known information section.*

## APPENDIX 3

### 16. High-Level Timeline/Schedule

Whilst the project management team wish to get the work completed as soon as possible they are governed by two specific requirements before issuing the final contract to the selected supplier.

- 1) Obtaining suitable quotations so as to be able to go out and obtain suitable match funding for financial input for the balance of costs not funded by the Shropshire Council. Approximately 40% of the potential costs are available from direct funding. The balance will be required to be funded from the private/public financial sectors. To support this approach it is imperative that the quotations are valid for a minimum period of 6 months or greater so that the public grant aided funding can be confirmed.
- 2) Observance of the associated clubs sporting calendars in some sections or areas (cricket and football/school calendars specifically). This may introduce an offset period of possibly some days or weeks if funding becomes fully available during “mid sporting seasons or school terms”. We ask the potential suppliers give consideration to this requirement.

We ask that each potential supplier quoting will indicate a proposal to complete the work required within the shortest possible time whilst giving consideration to sporting calendars and seasonal starts and ends and our user base clubs indicated schedules (as indicated in previous sections). To manage this and “fit in with” supplier’s schedules we are prepared to accept “staggered” completion schedules for each of the following sections should the contractors workload require it. We propose to indicate “last match dates” from each of the associated individual clubs calendars to the quoting contractors (see attached sporting schedule from Town Clerk) which may impact the potential start date by some days or weeks. This may be considered by the winning contractor as useful or not and may or may not be of assistance to the contractor. We ask for indication and comments about this in your final quotation.

In this initial phase “Obtaining a Quotation” the project team are seeking to determine available time slots and a planned schedule of works of the potential contractors quoting based upon the parameters indicated in this document (sporting calendars, school terms and club commitments and local funding requirements etcetera). From acceptance of the winning quotation, the Town Council and the Gaskell Recreation Ground Management Committee will give full contract confirmation and an indicative potential “start date” which will be based upon the supplier’s indicated available time slots and then a contract will be issued accordingly.

**Section 1:** Hedgerow removal; this can be performed at any time, seasonal sporting calendars we believe would not be impacted. We would however ask contractors to take care to observe any birds nesting if that issue arises.

**Section 2:** Overland flows and fencing; this can be performed at any time, seasonal sporting calendars we believe would not be impacted.

**Section 3:** Main Sporting Areas Drainage requirements.

- a) Areas close to the bowling green area.
  - i. Left hand side of the bowling club area. These can be performed at any time seasonal sporting calendars we believe would not be impacted.
  - ii. Right hand side of the bowling club area. Seasonal sporting calendars need to be considered before work can be undertaken in this area.
- b) Cricket outfield area (not main cricket square) – consideration to seasonal periods, school terms and club fixtures calendar is required in this area.
- c) Football pitch area - consideration to seasonal periods school terms calendar is required in this area.

**Section 4:** Unique Requirements for future development of the grounds.

See previous comments about cricket green and outfield and bowling club schedules.



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# GASKELL

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