

## **Skatepark Business Plan**

### **Overview**

Mumbles Community Council plans to build a Skatepark located on Mumbles Promenade at the location of the current half-pipe ramp. This is the preferred location as confirmed by the Independent Consultant Report (see Annexe 1)

Mumbles Community Council have contracted Maverick who are a world class Skatepark build and design company having built over 100 Skateparks in the UK including the iconic Concrete Waves Skatepark in Newquay and locally in Penarth, Haverford West, Aberdare, Mountain Ash and Porthcawl. As contractors they Project Manage all aspects of the design, development, build and maintenance of the site from pre-planning through to on-going inspections and maintenance once the build is complete.

Maverick have incorporated ideas from local school children, BXM riders from the UK Olympic Team and the World Champion of wheelchair motocross into the design and while this may have cost more than other designs, MCC recognised the importance of creating a world class design to complement the iconic location and one that provided full and safe access to all.

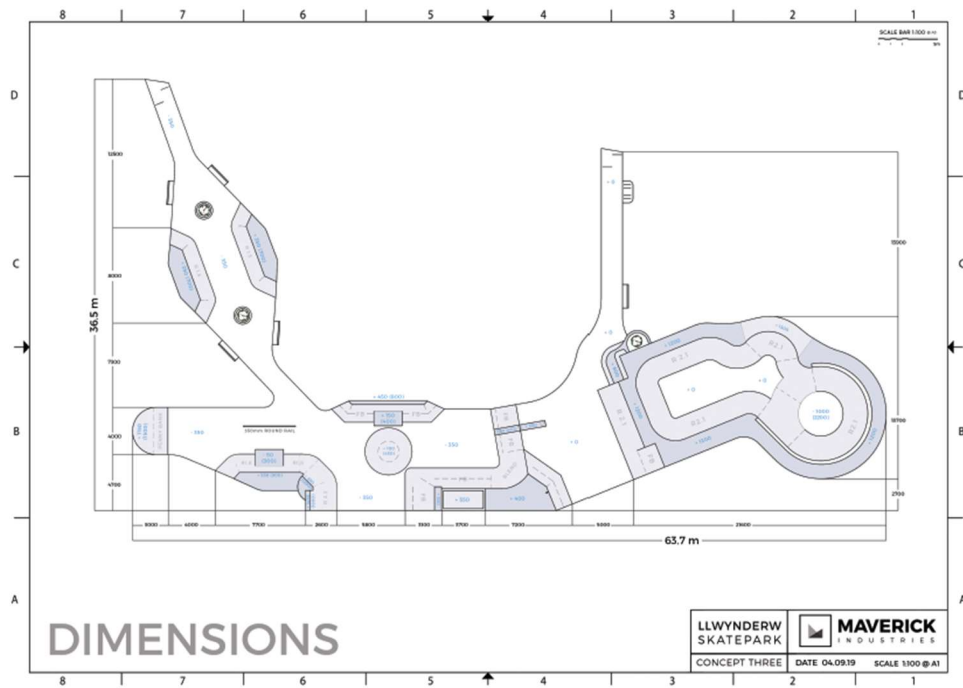
### **Part 1**

#### **The Building**

Maverick have undertaken comprehensive surveys of the site including Geotechnical, Topographical, Trees, Ecology, Flood Risk, SUDS to ensure that the site is suitable for the planned design and build.

The Skatepark will roughly follow the footprint of the ramp and adjoining tarmacked area to the West meaning it will be primarily set below the sightline from Mumbles Road.

The actual build site required is 748 sq. m being 63.7m by 36.5m at its widest point.



The site will be landscaped with grass and wildflowers and will be protected from the road by a **hawthorn hedge fronting a 1.2m fence extending the full length of the site.**

The skatepark itself will be constructed from free form spray concrete with - in certain areas - narrow (25mm box section) galvanised steel edging to prevent chipping and it will be finished in a neutral and light grey colour but with flashes of colour for aesthetic purposes.

The site will be enhanced by a drinking fountain, picnic table seating, and footpaths with wheelchair accessible chicane entrances on the promenade entrances.

(see Annexe 2: **Mumbles Design Access Statement** for full details)

## Realisation

Prior to any building works the contractor will create a secure site compound with herras fencing and temporary trackways for site access. Full details of the gradient and minimizing sideways slope are included in Annexe 3: **Pre Construction Phase Health and Safety.**



All traffic movements for the site and building works will comply with the Traffic Management Plan as approved by Swansea Council Highways Department. This sets out restrictions on delivery timings to avoid busy times such as school runs and rush hours.

All required safety signage will be put up on the approaches to the site on Mumbles Road and on site and all required contractor parking will be on site and will have no impact on nearby streets. All traffic movements will be controlled by Maverick's own certified banksmen.

A warning sign for pedestrians will be placed at the entrance of both our site and the access road. Additional warning signs will be placed on the perimeter fence. Site crew will informally direct the public away from site if appropriate. CCTV cameras will monitor the site overnight and intruders will hear an oral warning. One of Maverick's Directors will also be alerted by the system.

For full details of the Health and Safety Plan to be implemented see Annexe 3.

The main elements of the build will be:

- site preparation which includes, creating an overall site compound with herras fencing and the laying of a temporary trackway system
- • Decommissioning the old redundant skate ramp
- • Excavating some soil in the bank and building up with compacted stone in other areas, forming the shapes needed to create the design
- • Forming a steel grid system over the shapes to comply with quality standards

- Applying a 150mm deep layer of concrete in manageably small bays over the entire structure.
- Formation of concrete pathways and installation of fencing, ancillary items & planting as indicated in the supplied drawings

In order to ensure that construction complies with all necessary European and National Standards as well as Building Regulations, a detailed and Comprehensive Concrete Construction Phase Plan has been produced (see Annexe 4: **Concrete Construction Statement**). This Statement covers all aspects of construction using concrete including; materials specifications, environmental health and safety and personnel health and safety with particular focus on minimizing and protecting from dust. Mumbles Community Council will oblige Maverick to comply with all recommendations contained within this statement at all times.

### Contract Management

Maverick are contracted to provide comprehensive Project Management of all aspects of the design, development and completion of the Skatepark and associated landscaping. Maverick are highly experienced having project managed the design and build of over 100 Skateparks in the UK. MCC will also appoint a Consultant who will assist in the development of a Project Plan for the Skatepark in conjunction with Maverick Industries and will oversee all aspects of the development on behalf on MCC and agree the final sign-off (See Annexe 5: **Management Procedures Statement**)

Maverick have full insurance cover for all aspects of the project including Public Liability Insurance.

### Costings

#### Pre Construction Phase

User Consultation Post Tender to create final design included free of charge	£0.00
Support with documentation required for Planning Application (excludes surveys)	£0.00
JCT Contract Documentation (MW 2016 with Contractor's Design) supplied & completed free of charge	£0.00

#### Detailed Design

Engineers Site Visit, Topo Survey, Set Stations, CAT Scan & Utilities checks (completed)	£1,500.00
Drainage Survey - Trial pits & Percolation Tests (completed)	£2,750.00
H&S and Project Planning	£5,000.00
Detailed Design Engineering - Suite of Drawings for Construction	£30,000.00

#### Construction Phase

##### Preliminaries

Insurances. Heras, signage, welfare & store, plant hire, transport & fuel, skips	£53,200.00
CCTV 24hr security monitoring of site ( 12 weeks)	£6,000.00

##### Groundworks Phase

Temporary trackway	£5,200.00
--------------------	-----------

Remove/recycle miniramp	£750.00
Set out to Engineers Stations	£3,000.00
Installation of drainage as per engineering design	£6,800.00
Remove tarmac where required, foundations, block walls, rebar & concrete infill	£14,100.00
Importation & compaction of stone	£44,300.00
Installation of pool copings	£3,400.00
<b>Steelworks Phase</b>	
Off site steelworks, galvanising, fabrication & rolling	£14,300.00
On site steelworks, installation of copings & framework system	£27,900.00
Shuttering, reinforcing & tying	£13,200.00
<b>Concrete Phase</b>	
Pour/Spray and finish, concrete platforms, transitions & floors incorporating colouring as per visuals	£67,300.00
<b>Perimeter bunding &amp; landscaping</b>	
Creation of bunding using excavated material, topsoil and seed.	£8,200.00
Installation of art deco steps/planter	£7,200.00
Planting of 3 Palm Trees c. 7-8ft	£1,500.00
Planting - 90m of 3ft high Hawthorn - species to be agreed	£2,400.00
<b>Ancillary works</b>	
Supply and installation 2no Wheelchair access Picnic Benches	£1,620.00
Supply and installation 3no Glasdon Chieftain Litter Bins (or similar per Council preference) on concrete plinth	£1,425.00
Supply and install 90 linear metres of green bow top fencing 1.2m high	£8,000.00
Supply and install 2no Galvanised Steel Chicane entrances	£1,500.00
Supply and install 5no Benches	£2,500.00
Supply and install 2no galvanised steel cycle racks	£600.00
<b>Ancillary works</b>	
Supply & install of 1no RoSPA compliant skatepark A1 skatepark safety sign on post	£350.00
Railway sign	£600.00
RoSPA PI Inspection on handover	£395.00
Council launch event (See event package)	£2,000.00
<b>Contingency</b>	
Access/Traffic Management Contingency sum subject to planning authority requirements - PC Sum	£5,000.00
<b>TOTAL: (EXCLUDING VAT)</b>	<b>£334,990.00</b>
Water Fountain supply and installation, including laying water supply	£7,500
Additional Benches and Bins	£2,500

## Funding

### Build

Mumbles Community Council has approved underwriting the full costs of the build. (See Annexe 6: **Council Minutes June 9<sup>th</sup> 2020** and Annexe 6a **Mumbles Skatepark Funding Proposal**). In order to minimise costs and allow for additional projects to be funded, MCC

will apply for grant funding through the National Lottery People and Places Fund. If successful this will reduce the Council’s funding commitment by £232,240.

#### Ongoing maintenance costs

Mumbles Community Council has already committed to funding up to £12,698 per annum (see Annexe 6a) for annual maintenance and the provision of an annual £6,700 sinking fund representing 2% of build costs for major refurbishment/rebuild (expected minimum 25 years life). See below for income generation plan to minimise MCC’s annual commitment. Any shortfall in income to cover the full cost of £13,945.67 (£19,945.67 in Yr1) will be met b from the annual budget of the Community and Social Well-being Committee, or the Council contingency fund.

#### Risks

#### SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Planning permission gained</li> <li>• Uses brownfield site</li> <li>• Proven success of existing site</li> <li>• Strong local support, including from local PCSOs, for new site</li> <li>• Involvement of public through meetings and surveys</li> <li>• Enthusiastic team</li> <li>• Strong youth involvement</li> <li>• Low future overheads</li> <li>• Positive engagement with SCC</li> <li>• Working with experienced project managers</li> <li>• Build cost fund in place</li> <li>• Parking available at Blackpill</li> <li>• Enhances existing activity hub</li> <li>• Encourages active travel with smooth paths and bus routes</li> <li>• Shops and cafes close by in West Cross shopping centre and Blackpill</li> <li>• Public Toilets at Blackpill</li> <li>• Good visibility for safety and security</li> </ul>	<ul style="list-style-type: none"> <li>• Potential parking issues*</li> <li>• First experience of build for MCC</li> <li>• Potential noise increase for nearby residents</li> <li>• Safety barrier (green hedging) may alter current visual aspect</li> <li>•</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>• Positive way to engage local youth</li> <li>• Great national exposure for the area</li> <li>• Facilities for disabled and all ages and abilities</li> <li>• Marketing opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• Small faction of local opposition</li> <li>• Exposed to potential vandalism</li> <li>• Potential target for drug dealers</li> <li>• Covid-19 hampering progress</li> <li>• Possible safety issues with a busy road</li> </ul>

<ul style="list-style-type: none"> <li>• Benefit to the wider Swansea community</li> <li>• Local and National competitions</li> <li>• Potential to cover running costs through sponsors</li> <li>• Communication through social media</li> <li>• Fundraising opportunities</li> <li>• Tourism opportunities</li> <li>• Park and Ride potential from St Helens*</li> </ul>	
---	--

See also Annexe 1

### Risk / Hazard / Action Matrix

<b>RISK</b>	<b>PEOPLE AFFECTED</b>	<b>EXISTING CONTROL MEASURES</b>	<b>FURTHER PREVENTATIVE ACTION REQUIRED</b>
Collision with vehicles not related to construction	All those with vehicles within our sphere of operations	Existing speed limits Warning signs	Issue instructions to all delivery companies and staff that crawling speeds are mandatory with hazard lights turned on. Use of banksmen to guide delivery vehicles
Collision with children or visitors beside the site	Any visitor to the fields beside the trackway and crew operatives driving to site	Relatively few people are likely to be around us when any traffic movements are taking place There is no pavement on the side of the road we enter on so this will minimise the risk of meeting pedestrians walking beside where we would enter	Placement of construction signs warning of works close to the site entrance Approaching the construction site entrance drivers to switch on hazard lights When on the haul road drivers will reduce speed to a crawl and only move with the aid of a banksman
Delivery Vehicles getting stuck on site	All delivery vehicles and site crew vehicles	The approach to the site is mumbles road, immediately this is left, drivers will be on a temporary steel trackway	Use a banksman in and out of site and ensure drivers stay on the haul road Request delivery drivers to turn around when in site and drive back out of the site on the haul road facing forward
Delivery vehicles cannot gain entry due to parked cars	All delivery vehicles and site crews	While there are NO no parking signs beside the site ,or road markings prohibiting parking, cars do NOT park on the road here	No further action required other than placing a sign on the heras fencing at the entrance to the haul road

		because of lack of space to do so.	stating not to park in front of the gates
Delivery vehicles damaging buried services	The owners of the buried services	The site has had services checks carried out and all known services have been identified and the invert levels are known. The site has also been CAT scanned to verify the positioning of services, and they match the records received with no others on site identified that were otherwise unknown	To further protect the services Aluminium track way will be laid over these service runs (only in one position)
Keeping the highway free of site generated mud and debris	All road users	A temporary aluminium trackway will be laid to ensure delivery and egress routes will remain clean	A water bowser and pressure washer will be on site to clean any delivery vehicle wheels if it is needed to be don to protect the highway.
Control of traffic while delivery vehicles are exiting the site	All traffic using Mumbles road at the time of egress from site Of any vehicle	A qualified Banksman wearing PPE will be controlling entry and egress of delivery vehicles Copies of training certificates have been provided to Dean Howard Swansea Council's Street works and Winter Services Manager	Banksmen will utilise chapter 8 STOP GO boards to control motorists on Mumbles road while the vehicles are exiting the site
Contractor vehicle parking and material storage – ensuring there is no disruption to local residents	All members of Maverick and local residents	Crews will share vehicles to get to site Crews are not permitted to park on the road	No further control measures needed. There is adequate carparking within the site for all our crew and for material storage, materials will be unloaded within the site also.
Emergency Contact details	Anybody with the need to make emergency contact with the contractor	Adequate signage giving emergency contact numbers will be displayed in various positions around the site attached to the heras fence line	The design and content of this board will be agreed with the client but an example board has been provided within this document
Adequate insurance for works on site is needed , specifically Liability Insurance for £10million		A copy of this insurance have been provided to Dean Howard- Swansea Council's Street Works and Winter services Manager	
Damage to the highway or kerb stones at entry / exit point	Users of the highway	A photographic condition survey will be taken by maverick prior to the commencement of works of the approach to and the entry point to the site	Damage is not expected to take place however the site crew will be instructed to monitor the condition of the approaches and should damage become evident they call contact the office



			to seek advice on what they should do to remedy it
--	--	--	--

### Build Timeline

The build is expected to take approximately 16 weeks. Exact timescale and build timeline will be completed once the start date is agreed as timings will depend on the time of year when the build is to be completed. Optimum time periods are during Spring or Autumn but work can take place at any time throughout the year.

### Area of Land Needed

The preferred site for the Skatepark is on part of the area of land identified by Swansea Council in the PIN notices as Land around the Skatepark, West Cross. The build will require a total of 748 sq. m. It will run from, and include, the land currently occupied by the Skate ramp and will extend West to include the area that is currently tarmacked. An area of land surrounding the Skatepark will be used for picnic tables and benches, a bike stand, water fountain and litter bins. The whole area will be landscaped using a wildflower grass mix that has been specially mixed to suit the Gower landscape and climate.

MCC has costed in for landscaping and maintenance of the whole PIN area, which is 2.5 acres, as identified on the map below, and will take responsibility for the whole area if that is Swansea Council's preferred choice.



	<p><b>6 - Skate Park - 2.5 Acres</b></p> <p>Page 12</p> <p>Hquantum/estates/Geoff</p>	<p>© Crown Copyright and database right 2018 Ordnance Survey 100023509</p> <p>Scale 1:1250@ A4</p>
--	---	--

What will it look like?

The site will be landscaped with a meadow grass wildflower mix (Gower Mix) and will be protected from the road by a **hawthorn hedge fronting a 1.2m fence extending the full length of the site**. The Skatepark itself will be sympathetically banded allowing grass to grow up to the edge of the platforms and designed to take advantage of the natural topography which will further disguise its existence to other park users and members of the public not interested in skating.

The skatepark itself will be constructed from free form spray concrete with - in certain areas - narrow (25mm box section) galvanised steel edging to prevent chipping and it will be finished in a neutral and light grey colour but with flashes of colour for aesthetic purposes.

The site will be enhanced by a drinking fountain, picnic table seating, and footpaths with wheelchair accessible chicane entrances on the promenade entrances.







**LLWYNDERW SKATEPARK / VIS 3**

- 01 Bowl Deep End 2200mm (R2.1)
- 02 Pool Casing
- 03 Waterfall 600mm with Hip
- 04 Bowled Extension 1500mm high
- 05 Bowl Hip 1200mm high (R2.1)
- 06 Bowl / Mini Ramp 1200mm deep
- 07 Flatbank 1200mm high
- 08 Quarterpipe 1200mm high (R2.1)
- 09 4x 300mm Steps & Planter
- 10 Hipped Flatbank 400mm high
- 11 Pole Jam 700mm long
- 12 Blend Corner 350 - 750mm
- 13 Ledge 450 - 550mm high
- 14 400mm Bank to 150mm Curb
- 15 Euro Cap 300 - 550mm high
- 16 360° Rollover 450mm high
- 17 Manual Pad 400mm high
- 18 600mm Brick Effect Hipped Bank
- 19 Quarterpipe 1800mm (R2.3)
- 20 Hipped Quarterpipe 1200mm
- 21 Quarterpipe 900mm (R1.8)
- 22 Manual Pad / Ledge 300mm high
- 23 Roll-on Round Rail 375mm high
- 24 1500mm Penny Flatbank
- 25 Learner Area with Planters
- 26 Hipped QP 700mm (R1.5)
- 27 Hipped QP 700mm (R1.5)
- 28 5x Benches
- 29 2x Link Paths 1.8m wide
- 30 Hedge & 1.2m Bow Top
- 31 Water Fountain
- 32 Railway Style Sign
- 33 2x Chicane Entrances
- 34 2x Electric Benches
- 35 3x Litter Bins
- 36 Cycle Racks

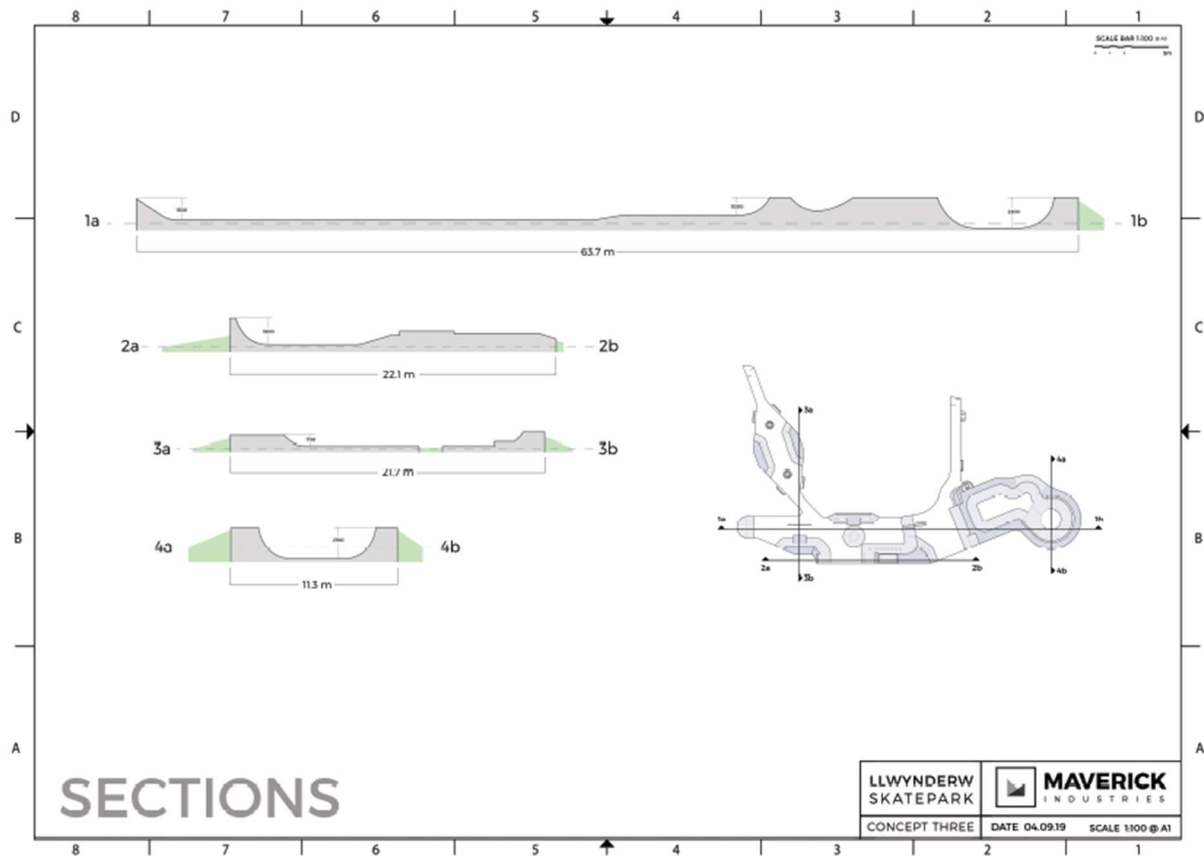
**PARK DIMS**  
63.7M x 36.5M

MUMBLES



**LLWYNDERW SKATEPARK / VIS 3**

MUMBLES



## Design Development

The final design for the Skatepark has been developed over 18 months to ensure that all interested parties - residents, Skateboard groups, all local schools – had an opportunity to input into it through public meetings and consultations and questionnaires and surveys. We also were able to incorporate BMX facilities taking advice from a member of the UK Olympic BMX team and full disability access with advice from the Wheelchair Motocross World Champion. This has inevitably added to the cost but MCC were committed to ensuring that the Skatepark could be used by all ages and abilities as well as providing a world class facility in keeping with the iconic location. The siting has allowed for most of the Skatepark to be set below the site line from Mumbles Road, thus minimizing the impact (see drawings above).

To ensure that users are not tempted to be dropped off outside the site, there will be a low hawthorn hedge running along the road side of the site preventing people accessing it directly from the road.

## Part 2

### Our vision

#### Who is it for?

The primary intended users are residents of the MCC area and ensuring it is accessible from across the area was one of the key requirements of the location. Many people, including children from three of the local primary schools, are within walking distance and its location on the prom will also allow for people to safely reach the site without having to walk or skate along busy roads. There are also bus stops on Mumbles Road and a zebra crossing allowing easy access by public transport from Newton and Mumbles. The Land Train also passes by during the summer months providing access from Mumbles and St Helens prom.

It should be noted that facilities such as these are not solely aimed at older children and young teenage boys. Wheeled sports arenas attract users from every demographic including wheelchair users who can interact on positive and equal terms with non-disabled users. Popularity of scooters remains high enables first time Skatepark users to explore the use before moving onto skateboards, BMX bikes or inline skates. There is also a vibrant scene within the UK for more mature users who have recently rediscovered “skating” with the advent of high quality wheeled sport arena provision and finding people in their forties and fifties riding the park is not unusual.

The accessible location will attract users from further afield and public transport from the City centre and parking at Blackpill will enable Swansea residents and tourists to reach it easily.

#### Social Impact and Safety

Well documented evidence from Police forces around the country attest to the fact that wheeled sports facilities such as the one under consideration are a contributing factor in reducing youth nuisance crime figures and developing social inclusion amongst a group of people who could be otherwise viewed as outsiders. Young people will see it as a meeting place where they can ride the park, chat and generally ‘hang out’ in a place they can call their own.

In addition, the provision of such facilities sits well with the Government’s strategy of getting young people out of an indoor and on-line gaming environment and into real outdoor physical activity. This supports the **Sport Wales Community Sport Strategy 2012 - 2020** as well as **Swansea Public Services Board, Local Well-being Plan** which has as one of its actions to engage the population in healthy outdoor recreational activities by providing them with modern and exciting facilities to use. Wheeled sports arenas are one of the few leisure activities which bring together all the socio-economic groups to play together.

A criticism often unfairly levelled at such facilities is that they will encourage youngsters to drink and take drugs. Anecdotal evidence suggests the opposite of this is true in a modern facility. The local police are fully on board and supportive of this project and will continue to monitor use of the site and deal with any anti-social behaviour should it arise.

The current Skate ramp has been in place for over 20 years and vandalism and anti-social behaviour has been minimal. The new Skatepark has safety built into the design in that there are no 'hidden' areas. It will sit between a busy road and the Promenade where walkers and cyclists pass by frequently. The mix of ages will also contribute towards the Skatepark being in the main self-policing and the newly formed Mumbles Skatepark group is primarily made up of older, experienced skaters who have taken it upon themselves to act as 'Guardians' of the Skatepark and will be regularly in attendance and plan to organise litter-picks, activities with the younger skaters and organise events and competitions.

### **Community and Economic Benefits**

Feedback received by Maverick from other towns where Skateparks have been built indicates that the provision of a skatepark has a wider economic benefit to the area with all businesses near to a wheeled sport arena reporting increased sales. Past experience shows that a new park addition will attract "Skate Tourists" with a user demographic that will often mean they do not drive themselves. It is common for families to arrive in a town having dropped off the skater or skaters and spend the day shopping, sightseeing, eating or drinking and so on before collecting their child and going back home several hours later.

At a presentation of the Well-being Act held in Swansea in 2018, the presenter stated that skateparks were very good for the local economy. Where families have keen skaters they are more likely than not to choose a holiday in a location where there a decent skatepark for their children, while the rest of the family use other local facilities and attractions.

### **Insurance**

Mumbles Community Council will ensure that all the necessary insurances are in place for the Skatepark and the land surrounding it.

### **Maintenance**

Maverick will guarantee the Skatepark for 15 years and the design is covered by a £2m professional indemnity insurance. They will conduct an annual condition survey and will respond quickly to any reports of damage. During the first six months of use and on-going during the summer months, when visitor numbers will be at their highest, Mumbles Community Council will undertake weekly inspections which will be logged. During the winter months these will be monthly. There will also be £6,700 budgeted annually representing 2% of total replacement costs to ensure that any major landscaping and

repair/replacement work required can be fully funded. For full details see Annexe 7:  
**Maintenance and Guarantee Statement.**

### **Costs**

Minor repairs, graffiti removal and annual deep cleaning will be the responsibility of MCC. The only other on-going costs are grass-cutting, landscape maintenance and bin emptying. Swansea Council have quoted £3773 annually for this service, although this provided for 14 cuts per year. Due to the wildflower meadow grass to be used (Gower mix) it will only require cutting a maximum of 6 times per year.

SuD's maintenance is estimated at £1355.97 annually. Exact final annual costs should be available from Mr Dan McCauley, Swansea Council. Replacement costs are costed into the annual sinking fund which will cover all major repairs, replacement or refurbishment works during the lifetime of the project. The Sinking fund is 2% annually of total build costs.

We are confident that all the above costs will be covered by Fundraising (see below) but MCC has already committed to holding a contingency fund of £12,689 annually (adjusted in line with RPI) budgeted for within the annual budget of the council. Any shortfall in income generation to provide the gap funding of £1,256.67 (£7,256.67 in Yr1) will be met from the annual budget of the Community and Social Well-being Committee, or the Council contingency fund.

### **On-going costs per annum**

Grass Cutting (Swansea Council contract 6 per year max)	£563.70
Bin emptying (156 occasions, Swansea Council contract)	£2,402
Annual hedge cutting and tree pruning (Swansea Council Contract)	£150.00
SuD's and Swales maintenance estimate (Swansea Council Contract)	£1,355.97
Annual Inspections (RoSPa Play Safety Ltd)	£400
Cleaning/painting/general maintenance	£2,000
Graffiti removal	£150
Sinking Fund representing 2.5% of build cost (expected minimum 25 year life)	£6,700
Insurance	£224
One off contingency fund to address potential parking issues (Yr 1 only)	£6000

### **Fundraising**

MCC have already been approached by a local business interested in sponsoring the park. No figure has yet been agreed.

Local annual business sponsorship to include advertising opportunities on the park, social media and internet promotions linked to the park and naming rights for some events held at park.



All amounts are estimates at present but we feel confident these amounts can be achieved.

Main sponsor annually 12 x payments of £350  
£4200

Secondary sponsors (smaller one off support from local businesses)  
£1500

Revenue from events (organised by the skaters)

Annual national event for x 100 participants at £5 each £500

3 smaller local events x50 participants at £3 each x 3 events  
£450

Potential revenue total MCC  
£6,650

See Annexe 8: **Mumbles Skatepark Association - Fund raising plans** for additional local fundraising initiatives

Our aim is wherever possible for the skatepark to be `self supporting` for costs and maintenance.

Revenue from Grants will also be explored.