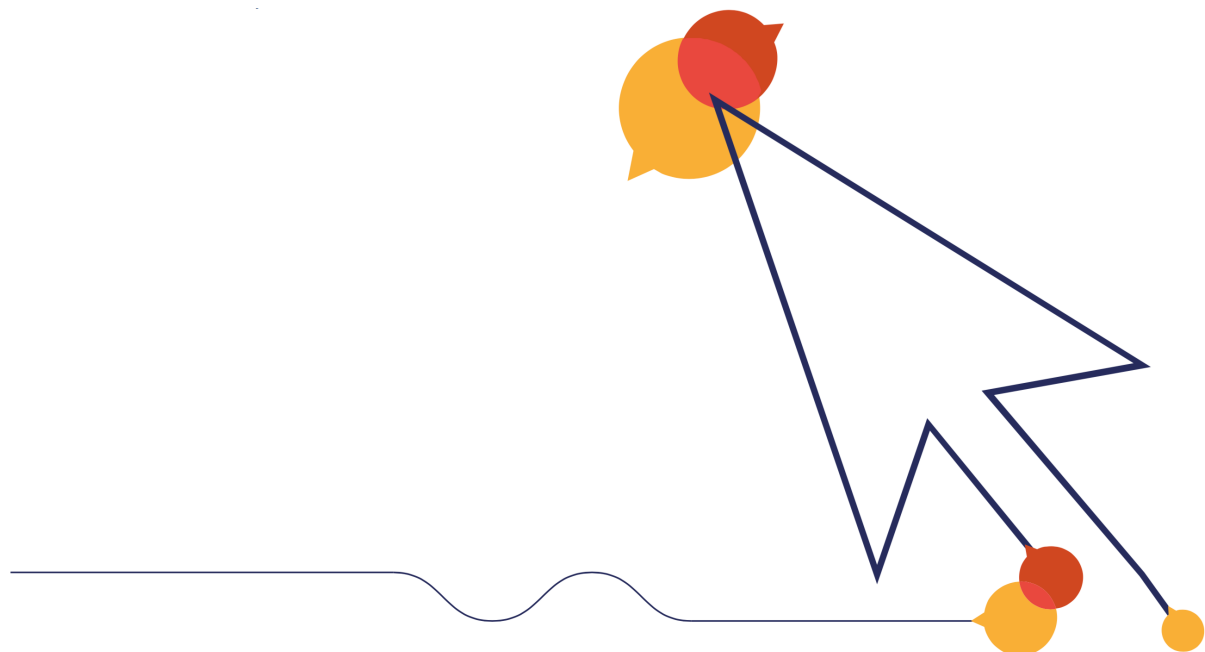


Land Opposite Spring Acre



Playground Plans Review

Date: 28th May 2024





Playground Plans Review

Site Name: Land Opposite Spring Acre
Commissioning Agent: Avant Homes Midlands
Date of Review: 28th May 2024
Reviewer: Chris Yuen

General Comments

The play opportunities shown within the reviewed materials will present tolerably low risks to users.

See the report observation for more details.

Report Introduction and General Recommendations

Report Introduction

The commissioning agent has submitted materials for review to determine the safety of the proposed playground.

Materials submitted:

Avant Homes Site Layout Rev C.pdf
E323-10-01A ENGINEERING LAYOUT-A1.pdf
P24-0282_EN_0001_B_0001 SLP.pdf
P24-0282_EN_0001_B_0002 SLP.pdf
P24-0282_EN_0001_B_0003 SLP.pdf
P24-0282_EN_0001_B_0004 SLP.pdf
P24-0282_EN_0001_B_0005 SLP Composite Plan.pdf
P24-0282_EN_0001_B_0006 Play Space Design.pdf

It is important to note that this report has been prepared by review of the submitted material and, where applicable, searches against manufacturers' specifications. The accuracy of these materials is beyond the responsibility of the report author, and we cannot guarantee its accuracy.

Every reasonable care has been taken in the production of this report, but it must be understood that the material may not be truly representative of the finished installation. The report is not an absolute statement of safety or suitability. It must be used for guidance only.

A post-installation inspection of the finished installation should be conducted, as per the recommendations of British Standard EN 1176-7:2020, clause 5.3. Furthermore, EN 1176-7:2020, clause 6.1 recommends a three-tier inspection system comprising:

- Routine visual inspection
- Operational inspection
- Annual main inspection

It is important that these inspections are undertaken, at a frequency not less than that given by the manufacturer, to ensure equipment and playgrounds are inspected and maintained in accordance with the manufacturers' instructions and remain suitably safe for users.

We shall be happy to undertake these inspections for you or provide training to enable the site operator to you conduct routine and operational inspections.



Report Introduction and General Recommendations

General Recommendations

1. The Equality Act and Disability Discrimination Act apply to play areas. There is a duty to make reasonable provision for disabled persons in connection with the provision of facilities and services.
2. The equipment has been assessed against the appropriate British, European and International Standards, or recognised industry guidance where no standards exist. The standards against which the equipment in the report has been assessed is listed within the Report Findings below.
3. The Management of Health and Safety at Work Regulations 1999 and The Management of Health and Safety at Work Regulations (Northern Ireland) 1999, as appropriate, require employers to undertake a suitable and sufficient risk assessment of the play area. RoSPA can assist with the production of site risk assessments upon inspection. Such assessments must be kept under suitable review.
4. Where trees are within falling distance of a playground, we recommend that they be assessed for safety and suitability by an appropriately qualified expert. We have not undertaken any such assessment as part of this review.
5. Open water within easy walking distance of the play area should be assessed separately for its safety impact upon users. RoSPA are able to undertake such an assessment.
6. Where children are likely to visit the playground by bicycle, we recommend the provision of suitable bike storage racks. They should be installed outside of the playground.
7. Answers to many questions about the design, installation, inspection and management of playgrounds are available on our website at www.rospace.com/playsafety



Report Findings and Observations

The material submitted has been assessed against criteria in Table 1, where applicable and where possible from the material supplied. Where the assessed criteria have been found to be suitably met this will be noted in the suitability column. Observations about the findings are noted in Table 2.

Table 1 – Assessment Criteria

Assessment Criteria	Suitability	Observation Reference
Equipment complies with the requirements of the applicable standard. Standards to which the equipment is assessed: BS EN 1176-1:2017+A1:2023 BS EN 1176-2:2017 BS EN 1176-3:2017	See observation.	1 and 2.
The extent and the impact attenuation of the safer surfacing meets or exceeds the free height of fall of the equipment and complies with the requirements of the applicable standard.	Suitable, but see observation	3.
The surfacing type is suitable, regardless of compliance.	Suitable.	
The equipment is suitable for the intended age range of users.	Suitable.	
The equipment layout is suitable and discourages movement clashes.	Suitable.	
Minimum signage has been planned, in accordance with our recommendations at https://www.rospa.com/play-safety/advice/signs/	Suitable.	
Ancillary items are suitable and are suitably located.	Suitable, but see observation.	4.
The play provision is suitably protected from the public highway through proximity or technical measures.	Suitable.	
Planned planting is suitable (but bear in mind it will change in future).	Suitable.	
Suitable shade has been provided.	See observation.	5.
Slides point in a suitable orientation (not South or near-South).	Suitable.	
The site has at least two pedestrian gates or provides a suitable alternative. They open outwards or are otherwise correctly oriented. They are of a contrasting colour to the fence.	Suitable.	
Gates open outwards or are otherwise correctly oriented.	Suitable.	
The site complies with the positioning and separation recommendations of PD CEN/TR 16879:2016 (Siting of Playground and other recreational facilities – Advice on methods for positioning and separation).	Suitable, but see observation.	6.



Report Findings and Observations

Table 2 - Observations

Observation Reference	Observation
1.	The proposed play equipment and surfacing comply with the requirements of the applicable standards and present a tolerably low risk rating to users. Risk $2 \times 3 = 6$ Low Risk
2.	The swing image do not illustrate the provision of cradle seat. Ensure the cradle seat "C" to be installed in accordance with the layout plan because it shall provide adequate space for pushchairs parking and invite parents/carers to support play.
3.	The maximum fall height of multi-play unit shall be greater than 2.3m. Ensure the critical fall height of proposal rubber mulch surfacing should be equal to or greater than 2.3m. In general, the depth of surfacing around multi-play unit shall be 70mm high.
4.	No indication of light fitting.
5.	No natural or man-made shade for the proposed play equipment and amenity.
6.	The location of playground next to an attenuation basin is acceptable. The combination of fencing and signage is considered a suitable means of separation.



The risk scores are calculated by plotting the likelihood of harm against the severity of the injury sustained. The likelihood is given a score of 1 to 5, and the severity is given a score of 1 to 5. In doing this a matrix is produced which gives a numerical assessment of the risk on a score of 1 to 25, and a judgement is made as to which risks are low, are medium and which are high. Risk scores may be adjusted in the light of experience and therefore may not be exactly as per the table. For example, a score of 7 may be noted.

Risks are calculated in this way:

1. An assessment of the likelihood of harm taking place is made using the numbers 1 to 5, by following these descriptions:
 - a. 1 = Rare. b. 2 = Unlikely. c. 3 = Moderate. d. = 4 Likely. e. 5 = Certain.
2. An assessment of the severity of the injury sustained is made using the numbers 1 to 5, by following these descriptions:
 - a. 1 = Insignificant. b. 2 = Minor. c. = Moderate. d. = Major. e. = Catastrophic.
3. The two numbers are multiplied to give a risk score on a scale of 1 to 25.
4. Scores of 1 to 7 inclusive are considered to be low risk and are considered to be tolerable,
5. Scores of 8 to 14 are considered to be medium risk and some control measures may be identified to reduce the risks to low, tolerable levels,
6. Score of 15 and above are considered to be high risk and urgent action is considered to be necessary to reduce the risks to tolerable levels.

It is important to note that where an outcome is catastrophic, but for which the likelihood is rare this will present a score of $1 \times 5 = 5$ = low risk. Similarly, a certain event for which the consequence is insignificant will present a score of $5 \times 1 = 5$ = low risk. It is important to consider likelihood and consequence, and not just one of the factors in isolation.

The multiplication of the factors into a risk matrix is given here in Table 1, with a judgement made as to risk scoring indicated by colour.

Green = LOW risk, Amber = MEDIUM risk, Red = HIGH risk.

Table 1 – Risk Score Matrix

		Severity				
		1 Insignificant	2 Minor	3 Moderate	4 Major	5 Catastrophic
L i k e l i h o o d	1 = Rare	1 LOW	2 LOW	3 LOW	4 LOW	5 LOW
	2 = Unlikely	2 LOW	4 LOW	6 LOW	8 MEDIUM	10 MEDIUM
	3 = Moderate	3 LOW	6 LOW	9 MEDIUM	12 MEDIUM	15 HIGH
	4 = Likely	4 LOW	8 MEDIUM	12 MEDIUM	16 HIGH	20 HIGH
	5 = Certain	5 LOW	10 MEDIUM	15 HIGH	20 HIGH	25 HIGH

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