

CORAM'S FIELDS

CAMDEN, LONDON

Status: Completed 2013

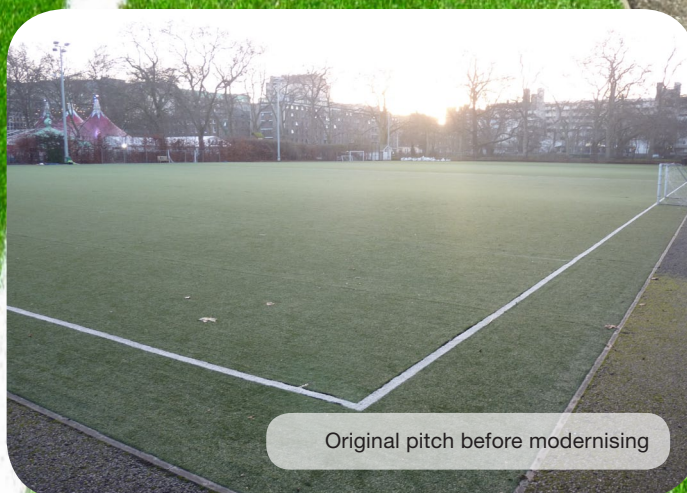
Client: Coram's Fields Trust

Value: £300,000

Coram's Fields is an independent charitable trust. Their unique seven acre playground and park for children and young people living in or visiting London is located between King's Cross and Holborn. Entrance to the park is free and all activities provided by the Youth Centre, Children's Centre and Sports Programme are free of charge.

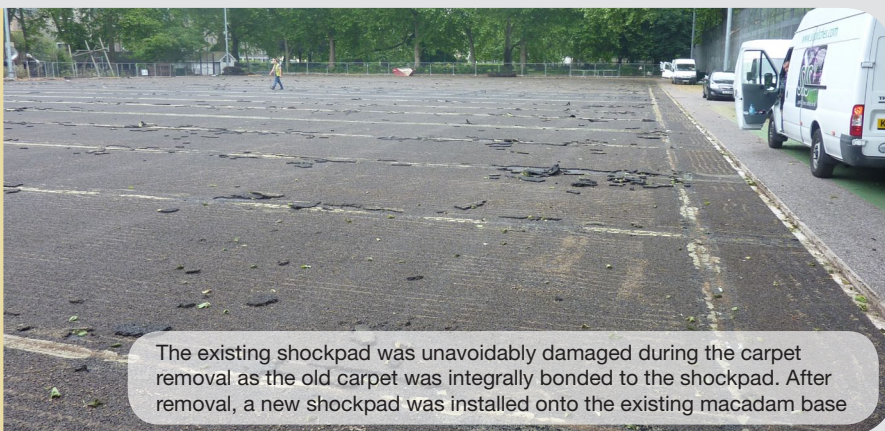
Their football pitch was originally constructed in 1987 and later resurfaced in 2001. In 2013, a programme of modernisation of the pitch was undertaken by a Sport England Framework contractor. Project management and contract administration was provided by a Sport England Framework consultant.

New 3G pitch with replacement fencing and rebound boards to the northern boundary of the facility

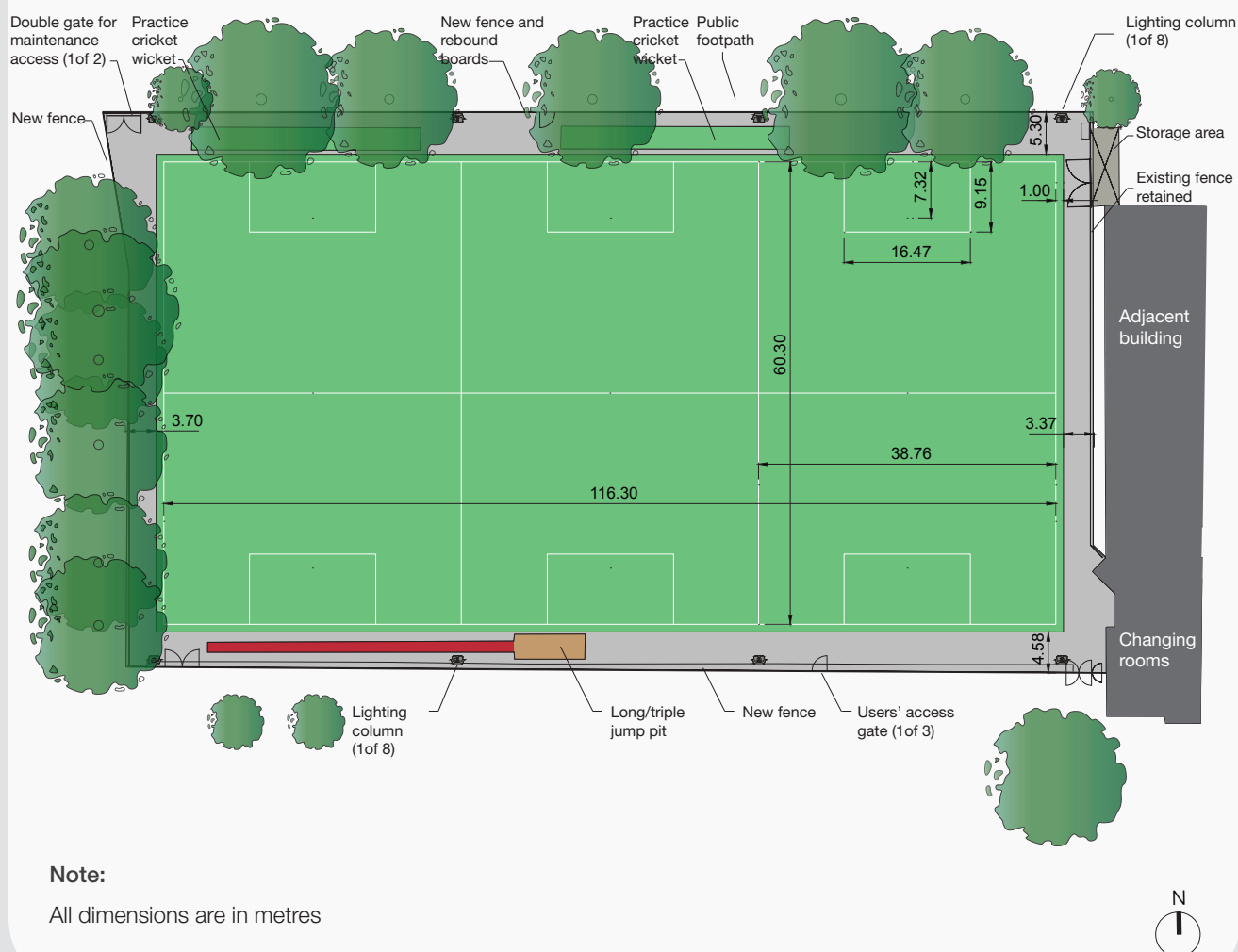


Original pitch before modernising

The project was jointly funded by the Coram's Fields Trust, Sport England, The London Marathon Trust and Camden Council.



As-built layout of the new 3G artificial grass pitch





New mini soccer goal

When the original pitch was built with its unusually long proportions, it was never intended that eleven-a-side football would be played along its full length. The new pitch was therefore marked out once again with three transverse mini-soccer pitches for cross pitch play only.

The applicant specifically requested that the 1 m run-off between football touchlines and the carpet's edge in conjunction with a common touchline between pitches was to be maintained (as the original pitch layout). There is now sufficient space beyond the artificial surfacing to provide a 3m safety run-off for football.

The pitch has a crowned profile with gradients not exceeding 1% in any direction. The new artificial surfacing system has been designed to meet the football specific requirements of *BS EN 15330* which independent testing has confirmed.

Although the existing eight-column lighting system gave an average of 217 lux which was suitable for football, the uniformity was very poor. Cleaning and re-aiming of the lights has been undertaken which has resulted in a dramatic improvement in the quality and uniformity of illumination.

General Description of Works

The scope of work involved the removal of the existing non-filled artificial grass carpet and in-situ formed shockpad, and replacement with a new in-situ formed shockpad and 3G carpet. Whilst every effort was made to re-use the existing shockpad beneath, the old carpet was adhesive bonded to the shockpad and as a result became damaged upon removal. It was considered uneconomical to patch the old shockpad and a new shockpad was installed.

The perimeter of the pitch (inside the kerbs) had to be excavated to enable the new shockpad and carpet to be 'feathered down' to the existing perimeter kerbs.

The pitch was then surfaced with a new 15 mm in-situ formed shockpad overlaid with a 60 mm pile length 3G monofilament artificial grass carpet. The original carpet was carefully rolled up for recycling.

The fence on three sides of the pitch was entirely replaced with a 'twin wire' system with one side having new rebound boards.

Schedule of Areas

Total area of pitch enclosure (125.4 x 72.2 m)	9,054 m ²
Total area of artificial surfacing (118.3 x 62.3 m)	7,370 m ²

General Accommodation

3G pitch	3 no. mini-soccer pitches, each 60.3 x 38.76 m within the overall pitch of 118.3 x 62.3 m
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Inlaid lines on the new 3G pitch

General Description of Key Specifications and Materials

Shockpad	15 mm in-situ formed polyurethane-bound rubber crumb
Carpet	60 mm pile length polyethylene monofilament carpet
Carpet seams	Carpet strips adhered to backing tape to form carpet seams
Goals	Mini and five-a-side soccer goals meeting BS 8462

Summary of Elemental Costs

	Element	Total cost (£)	Cost (£) per m ²
1	Pitch base works consisting of preparatory work	15,000	1.71
2	Artificial surfacing, consisting of shockpad and 3G carpet	175,000	23.65
3	Fencing replacement	60,000	-
4	Equipment (goals)	6,000	-
5	Lighting (cleaning, re-aiming, 3 new bulbs)	5,000	-
6	Drag brush and tractor (applicant to keep) and 1 year's maintenance	4,000	-
7	Landscaping and reinstatement	1,000	-
8	Preliminaries – design work, insurance etc.	13,000	-
9	Professional fees, investigation/survey fees, testing (SE framework consultant)	21,000	-
TOTAL CONTRACT SUM		300,000	-

Notes:

- Costs stated are rounded and based on second quarter 2013
- Costs stated exclude VAT
- Caution should be taken when using any sets of figures, and professional advice should be sought regarding current market rates
- Sport England's *Improvement Fund* provided £200,000, The London Marathon Trust £100,000 and Camden Council £50,000 towards the costs. The charitable trust cannot claim back the VAT so the funding contributed towards VAT costs.

“
...Our fantastic new 3G pitches supported by Sport England, The London Marathon Trust and The London Borough of Camden will make an enormous difference to tens of thousands of children and young people during the next decade. Coram's Fields is very grateful to the generosity of our funders and also to the Sport England framework consultants MSc and contractors SIS for their dedication and professionalism in ensuring a smooth delivery...
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Octavia Holland
Director – Coram's Fields

[Click here for 'User Guide'](#)

[Click here for current 'Design and Cost Guidance'](#)

Environmental Sustainability

The original carpet was carefully rolled up for recycling

Procurement / Programme

Consultant / Designer	Materials Science Consultants (MSc)
Contractor	Support in Sport (SIS)
Tender	All six Sport England framework contractors were invited to tender
Contract	<i>JCT Design and Build 2011</i>
Duration	Construction took six weeks

Specific Items of Interest

Maintenance	The site is surrounded by overhanging deciduous trees so regular maintenance is of paramount importance. As well as a weekly brush by groundstaff, the applicant has taken out a 12 month maintenance contract with the contractor for periodic power brushing and cleaning
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New 60 mm pile length 3G carpet



Old carpet carefully removed for recycling

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