

# RAVENSCOURT PARK

## LONDON

**Status:** Completed 2012

**Client:** London Borough of Hammersmith and Fulham

**Value:** £184,000



Ravenscourt Park is one of the Borough's flagship parks. The 13 hectare open space is well used and loved by local residents and visitors.

This project involved construction of basketball and netball facilities around a mature tree together with seating for spectators and participants.

The facility was constructed by Blakedown, a Sport England framework contractor. Prior to the framework contractor coming on board, the detailed design was carried out by a landscape architect and the framework contractor was tasked to quantify the design and cost. Once costed, the works were over budget but the framework contractor 'value engineered' the works to bring within budget.

The design was also given approval by the 'friends of the park' following pre-contract consultations.

New basketball court



New netball court



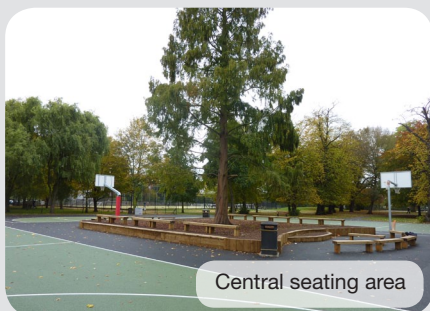
***The project was jointly funded by The London Borough of Hammersmith and Fulham, England Basketball and Sport England.***



#### As-built layout







Central seating area

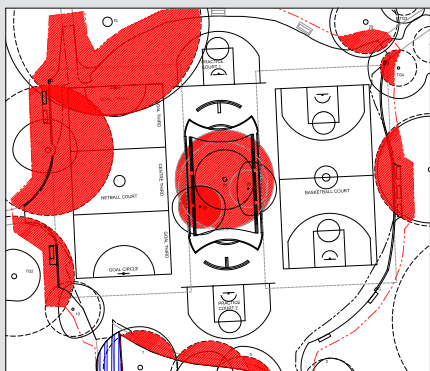


Netball court showing padded goals and reversible netball/basketball goal in the background

There are over 200 specialist user groups in the park for basketball and the client is receiving calls from basketball groups all over the country with requests to visit the site.

One interesting feature is a reversible basketball and netball goal which is installed on the side of the netball court. It can be unlocked at its base and swivelled to provide either a basketball or a netball practice goal. A netball shooting circle and a basketball key have been marked in front of it.

A tree root protection system was installed where required beneath the new courts (see diagram below) and filled with stone to reduce pressure on the roots. Vertical root barriers were not required as there was no obvious cracking on the original macadam area prior to re-construction.



## General Description of Works

Breaking up and re-grading of an existing macadam area and installation of drainage and installation of two layer porous macadam. Edgings are of pressure-treated timber.

The completed facility comprises a full-sized netball court, a full-sized basketball court and two '3 versus 3' basketball areas.

Raised wooden seats with resin-bound rubber mulch infills have been installed around the central tree.

## Schedule of Areas

Total area of site	13 hectares
Area of new courts	2,660 m <sup>2</sup>

## General Accommodation

Netball	1 no. full-size court
Basketball	1 no. full-size court
'3 versus 3' basketball	2 no. practice areas



Reversible netball/basketball post

## General Description of Key Specifications and Materials

Drainage	A new perforated perimeter drainage system was installed around the basketball area within foundations connected to existing outfall
Base	Existing macadam surface was broken up and re-graded
Tree root protection	Geo-synthetic proprietary system placed over tree roots (where required under new court areas only) at a minimum of 100 mm below the finished surface, with stones over to reduce pressure on the tree roots
Macadam	65 mm total thickness comprising a 40 mm-thick base course of 14 mm nominal aggregated sized porous macadam and a 25 mm-thick wearing course of 6 mm nominal aggregate size porous macadam. Macadam laid to 1:100 falls to outer edges of area
Edgings	Swing-out goals meeting BS 748
Colour coating	Two-coat water-based acrylic colour coating applied to the macadam with white line markings for basketball and netball
Equipment	Four socketed and padded basketball goals and two socketed and padded netball goals. One reversible netball and basketball goal
Seating	Treated softwood seating and 40 mm thick rubber mulch in-fills above 150 mm depth of MOT Type-1 stone, with a root protection system beneath seating

## Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m <sup>2</sup>
1	Construction works consisting of preparatory work / excavations, stone, macadam, kerbs and colour coating of macadam	99,850	37.54
2	New seating area around central tree and two new benches	41,481	15.59
3	Equipment (basketball and netball goals)	7,821	2.94
4	Landscaping and reinstatement	7,485	2.81
5	Preliminaries - design work, insurance etc	9,098	3.42
6	Professional fees	18,000	6.77
	<b>TOTAL CONTRACT SUM</b>	<b>183,735</b>	<b>69.07</b>

### Notes:

- Costs stated are rounded and based on second quarter 2012
- Costs stated exclude VAT
- At the start of the project a reserve of £20,000 (not included in above figures) was set aside for contingencies but was not spent
- Caution should be taken when using any sets of figures, and professional advice should be sought regarding current market rates
- The client provided £50,000 towards the cost of the project, England Basketball £75,000 and Sport England contributed £72,500

“*...We are delighted with the new facility which is benefiting local clubs and the community and has created a lot of interest from basketball groups across the country...*”

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

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

## Procurement / Programme

Tender	Framework contractor (Blakedown) allocated by Sport England under 'Inspired' funding
Contract	JCT Minor Works Building Contract 2005 'with contractors design'
Duration	Construction took 8 weeks

## Specific Items of Interest

User groups	There are over 200 specialist user groups in the park for basketball
Specialist equipment	A reversible basketball and netball goal is installed on the side of the netball court. It can be unlocked at its base and swivelled to provide a basketball or a netball practice goal. A netball shooting circle and a basketball key have been marked in front of it
Tree root protection	Consultation with the borough tree officer following a survey by a specialist arboriculture consultant and subsequent establishment of a tree protection plan



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