

Inspection Report

ART Skateparks Ltd



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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

INDEPENDANT INSPECTIONS ARE ESSENTIAL TO THE SUCCESS AND LONGEVITY OF A SKATE PARK. THIS INSPECTION REPORT AIMS TO HIGHLIGHT WORKS NEEDED TO MAINTAIN A SAFE SKATEPARK AND ACHIEVE:

- a. An increase in the facility's life expectancy;
- b. A decrease in client exposure to risk; and
- c. Maintain significant value to a key asset.

A properly maintained facility assists in maximizing the safety, function and enjoyment of the space by both users and the broader community.

The need for effective maintenance is crucial, no matter the size of the facility and must be planned and budgeted for. Maintenance relates to the current and ongoing physical, safety and functional requirements of the facility. The popularity and outdoor public location of this facility makes it subject to high impact use and weathering.

This manual outlines maintenance requirements for the varying elements contained within the facility.

These include, but are not limited to;

1. Concrete Plywood and timber skate-able surfaces and elements such as blocks, ramps and ledges)
2. Steel (coping, rails)
3. Furniture
4. Pathways

This document has been prepared by ART Skateparks as the maintenance manual for the Soham Skateoark. Maintenance of this facility is the responsibility of Soham Town Council's and those appointed.

1.2 UK STANDARDS AND OTHER GUIDING STANDARDS

ROSPA
PAS 35
PR/EN 14974(European standard)

2.0 FACILITY

2.1 SITE DESCRIPTION

Site Location –

**Fountain Ln,
Soham,
Ely
CB7 5ED**

Modular concrete skatepark previously installed
by Bendcrete LTD

2.0 FACILITY

2.2 SITE PLAN



3.0 INSPECTION REPORT

3.1 Structure

- 3.1.1 Structurally the skatepark is in good condition.
There are no cracks due to movement or sinking of the ramps or base slab.

3.2 Surface

- 3.2.1 The concrete surface of the skatepark ramps and slab is deteriorating with small pitted holes from the aggregate leaving the concrete.

Repair

Needs small repairs to isolated areas using fosroc or equivalent compound see repair table below

Urgency of repair- medium repairs to deeper holes as soon as possible

Risk of injury from this is low in current state. Please refer to inspection guidelines.

- 3.2.2 The gaps and joints in the concrete slab and ramps have deteriorated leaving very rough edges.

Repair

These will need cutting back cleaning and filling with fosroc or equivalent compound see repair table below

Urgency of repair- medium – risk of injury from this is medium in current state.

Please refer to inspection guidelines.

- 3.2.3 The grouting / fill in the pour holes on the ramp decks has come away leaving exposed holes.

Repair

To be repaired / filled with fosroc or equivalent compound see repair table below

Urgency of repair- medium

Risk of injury from this is low in current state. Please refer to inspection guidelines.

- 3.2.4 The edges connecting directly to the metal coping has deteriorated leaving rough edges and exposed loose aggregate.

Repair

These will need cutting back cleaning and filling with fosroc or equivalent compound see repair table below.

Urgency of repair- medium

Risk of injury from this is low in current state. Please refer to inspection guidelines.

- 3.2.5 The Section blend between the two flat banks in the centre of the skatepark has deteriorated badly in one corner.

Repair

This will need cutting breaking out and recasting by a reputable concrete skatepark builder.

Urgency of repair- medium

Risk of injury from this is medium in current state.

3.3 Metal work and coping

3.3.1 Metal work and railings are in good condition no loose railings and all in place. No signs off corrosion.

3.3.2 Coping is generally in good condition. One section is found to have a 5mm gap in the centre of the grinding surface.

Repair - fillet weld to the joint – grind back till flat and smooth

Urgency of repair- medium

Risk of injury from this is low in current state.

| REPAIR TYPE | MANUFACTURER DETAILS | PRODUCT |
|--|----------------------|------------------|
| Primer Concrete and Crack Hole Repairs | Fosroc | Nitrobond AR/HAR |
| Concrete Crack and Hole Repairs >3mm | Fosroc | Renderoc HB40 |
| Concrete Crack and Hole Repairs <3mm | Fosroc | Renderoc FC |
| Concrete Caulking Repairs | Fosroc | Nitroseal MS300 |

4.0 Recommendations

The Skatepark was installed in 2010 the lifespan of a concrete skatepark should be in the region of 25years. This is the standard warranty offered by reputable skatepark companies. The surface of the skatepark should not be pitting and deteriorating to this level in the first 8 years.

Wear and tear would cause some deterioration of the surface but this level of deterioration has been accelerated due to the incorrect mix of concrete and the incorrect production methods leaving the aggregate to close to the surface.

The manufacturer / installer of the skatepark should be contacted to repair the concrete surface ramps and steelwork.

If it is not possible for the manufacturer to complete the works then another reputable skatepark company is to be used to complete the repairs.

For these repairs I would recommend

**Contact – John Flood
Canvas Skateparks
12 Dowry Square
Bristol
BS8 4SH
0117 373 0818**

Art Skateparks would site supervise the repairs to ensure cost effectiveness and completion to a high standard. These costs would be below 10k + VAT

Due to the surface deterioration the skatepark has a limited shelf life. The surface should be monitored closely for excess deterioration and becoming dangerous to its users.

It is our opinion within the next 2 years plans should be made to replace the skatepark with a more modern up to date concrete skatepark.

The estimated cost of this would be in the region of £100,000

Designs should be undertaken with a user group to provide a skatepark that is designed for use rather than an outdated off the shelf skatepark.

Art Skateparks can facilitate this process working with the council and skatepark users to create a skatepark that will attract local and national users increasing tourism within the local area.

With the introduction of Skateboarding and BMX into the Olympics these sport are becoming ever more popular and mainstream. Soham skatepark has the possibility of creating the next Olympic Athlete.



