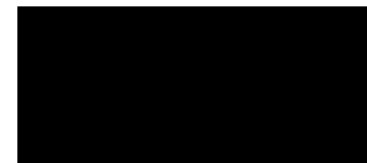


LEEK WOOTTON TEMPORARY CARPARK | OPTION STUDY

June 2024



Introduction

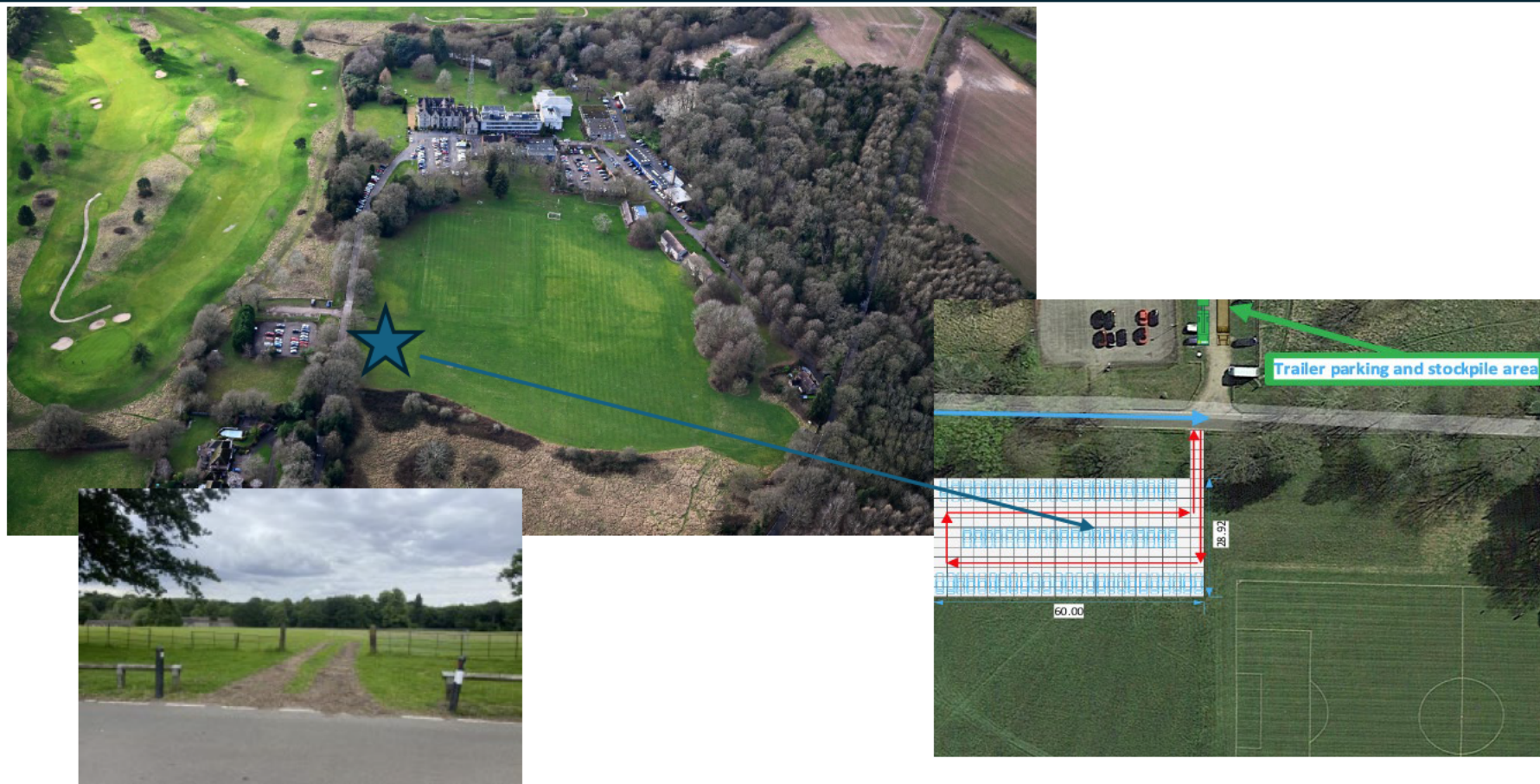
Carparking capacity at the Warwickshire Police Leek Wootton site is a significant challenge. A project is underway to design and construct larger, permanent, parking facilities. The Leek Wootton External Transformation project is targeting the construction of new carparking areas across the site by Autumn 2025, subject to funding and planning approval.

A temporary carparking solution is required in the interim. The need for temporary additional carparking has been exacerbated by the imminent displacement of carparking on the old tennis courts, which have been sold to a housing developer.

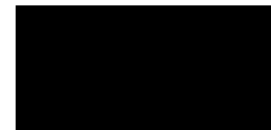
In June 2024, [REDACTED] were asked to support the Warwickshire Police Estates Team with identifying potential locations, and construction solutions, for a temporary carpark at their Leek Wootton headquarters site. The optimal location and potential design solutions are set out in the following slides.

[REDACTED] have been advised that planning permission is not required for the following proposals, however this needs to be verified before works commence.

Temporary Carparking | Optimal Location



The **optimal location** for a temporary carpark is on the main field, opposite the tennis courts on Woodcote Drive.



Temporary Carparking | Location Rationale

The **optimal location** for a temporary carpark is on the main field, opposite the tennis courts on Woodcote Drive. This location has the following advantages:

- The carpark can be accessed directly off the main driveway (there is an existing gateway and access route to use).
- Excess traffic is kept away from the main site.
- The ground is relatively level and easy to construct a temporary surface upon.
- There are no trees or vegetation to disturb.
- A temporary carpark has been built in this location before.
- The location is an area identified for parking in the permanent External Transformation design proposal. The land will therefore need to be disturbed in the future. The location, away from the main site, will also help with the phased delivery/construction of the permanent parking scheme.

Temporary Carparking | Design Option 1

OPTION 1 – Sunbelt Trakway System

Product: Aluminium Panels for carpark, plastic mats for walkway

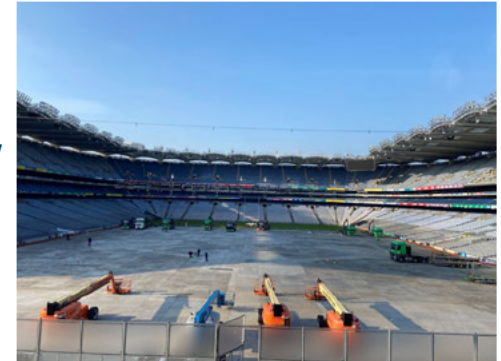
Purchase/Hire: HIRE

Budget Cost: See following slides

Scope of works: To provide, install and remove a temporary Trakway access car parking area capable of holding **67 carparking spaces** consisting of 245 panels installed in a single element configuration over a grass surface suitable for use by cars/vans not exceeding 12tn per axle.

Additional options: Pedestrian walkway from the temporary carpark to the Woodcote House carpark (**circa 240m**). Walkway to be constructed from Euromat panels.

Exclusions: Carparking bays – white lining can be applied to the panels so long as it is a water-based paint. External lighting (to be procured separately). Signage.



Temporary Carparking | Design Option 1 (Continued)

OPTION 1 – Sunbelt **Trakway System**



Aluminium Hybrid Panels to form carpark – white lining to be applied separately



Plastic Euromats to form pedestrian walkway to Woodcote House

Temporary Carparking | Design Option 1 - Costs

OPTION 1 – Sunbelt Trakway System

The following **budget** costs have been provided by Sunbelt. Costs and availability of products can only be confirmed once a commitment is made to lease the units. The hire duration has been based on 52 weeks.

Description	Rate	Total Cost
HD Aluminium Panels (to form carpark):		
Installation and Dismantle Cost	£9,810.00	£9,810.00
Weekly hire cost (52 weeks)	£2,460.00	£125,460.00
Euromats (to form pedestrian walkway):		
Installation and Dismantle Cost	£3,200.00	£3,200.00
Weekly hire cost (52 weeks)	£600.00	£31,200.00
Maintenance Visits (1 per month)	£850.00	£10,200.00
TOTAL BUDGET COST (Exc VAT)		£180,050.00

Exclusions: white lining, carpark and walkway lighting, wayfinding signage

Temporary Carparking | Design Option 2

OPTION 2 – Groundtrax CellPave AP

Product: CellPave AP Reinforced Paving Tile

Purchase/Hire: Purchase

Budget Cost: See following slides



Scope of works: To provide and install a Groundtrax CellPave AP “no-dig” anchored ground reinforcement paving tile to create a carparking area capable of holding **63 carparking spaces**. Carparking spaces to be marked out using CellPave AP Markers.

Additional options: Pedestrian walkway from the temporary carpark to the Woodcote House carpark (**circa 240m**). Walkway to be constructed from Groundtrax CellPave tiles.

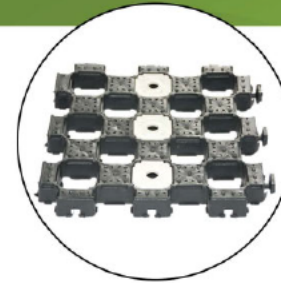
Exclusions: External lighting (to be procured separately as and when required), wayfinding signage

Temporary Carparking | Design Option 2 (Continued)

OPTION 2 - Groundtrax CellPave AP

CellPave AP is a Grass reinforcement system. It can be left in place as a permanent grass reinforced area.

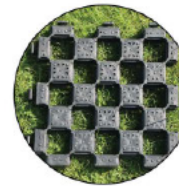
CellPave AP pushes into the existing ground, depending on the ground conditions, using a vibrating roller.



CellPave™ AP with snap-in markers

FEATURES

- Resistant to most aggressive substances
- Grass grows back through the tile, preserving the character of the environment
- Tiles allow water to pass through them
- Natural drainage maintained
- No splintering or risk of injury
- Planning permission not required for most applications
- No special tooling or skills required for installation
- Easy to install yourself in a very short time
- Tiles can usually be rolled into unprepared soft grass surface*
- Can be removed later, if required
- Low cost when compared to alternative options
- Normally requires no excavation, unlike most other grass reinforcement products
- Robust Clip System
- Simple 'snap-in' markers available



APPLICATIONS

- Green parking areas
- Emergency vehicle access
- Temporary and permanent roadways
- Road protection
- Embankments
- Driveways
- Tree beds Golf walkways
- Caravan parking
- Ménages
- Hard standing storage areas



Temporary Carparking | Design Option 2 - Costs

OPTION 2 – Groundtrax CellPave AP System

The following **budget** costs have been provided by Groundtrax and their approved installer. Lead time of product can only be confirmed once a commitment to order is made. As this product would be purchased, ongoing maintenance costs would need to be covered by Warwickshire Police.

Description	Rate	Total Cost
Supply of CellPave AP Panels	£23,130.00	£23,130.00
Supply of AP Markers (20 per carparking bay)	£1,284.00	£1,284.00
Installation of 1494m2 of product to form carpark, including 63 carparking bays. Installation of 250m2 of footpaths.	£15,162.00	£15,162.00
Maintenance Visits – Excluded	Excluded	Excluded
TOTAL BUDGET COST (Exc VAT)		£39,576.00

Exclusions: maintenance, carpark and walkway lighting, wayfinding signage

Temporary Carparking | Design Option 3

OPTION 3 – Groundtrax Supa Trac Panels

Purchase/Hire: Purchase (with optional buy back)

Budget Cost: See following slides

Scope of works: A modular system that could be removed after use and the grass area restored. This product requires a geotextile installing prior to the panels and possibly a shallow sub-base (TBC). Traditional line marking would need applying on this product to mark out the 63 carpark bays.

Additional options: Pedestrian walkway from the temporary carpark to the Woodcote House carpark (**circa 240m**). Walkway to be constructed from Supa Trac Panels. Groundtrax offer a buyback of around 25-30% of the purchase price for all undamaged Supa Trac stock.

Exclusions: White lining, External lighting (to be procured separately as and when required), wayfinding signage

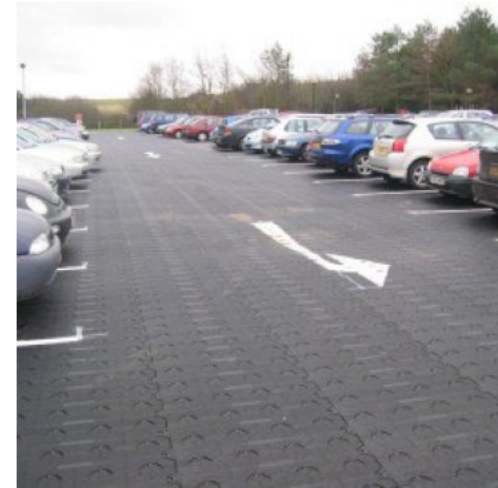


Temporary Carparking | Design Option 3 (Continued)

OPTION 3 - Groundtrax Supa Trac

A modular system that could be removed after use and the grass area restored.

Supa-Trac temporary event surface is suitable for medium or heavy weight use and protects the ground underneath as well as protecting the cars, vehicles or people from the ground. Traditional white lining can be applied to the surface.



Temporary Carparking | Design Option 3 - Costs

OPTION 3 – Groundtrax Supa Trac Panels

The following **budget** costs have been provided by Groundtrax and their approved installer. Lead time of product can only be confirmed once a commitment to order is made. As this product would be purchased, ongoing maintenance costs would need to be covered by Warwickshire Police.

Description	Rate	Total Cost
Supply of Supa Trac Panels for carpark and footpath	£77,520.00	£77,520.00
Supply of Supa Trac ramps (from gate)	TBC	TBC
Installation of product to form carpark and footpath	£15,162.00	£15,162.00
Allowance for white lining – to be procured separately	£1,200.00	£1,200.00
Maintenance Visits – Excluded	Excluded	Excluded
TOTAL BUDGET COST (Exc VAT)		£93,882.00
Saving for potential buy back		(£20,000.00)

Exclusions: maintenance, carpark and walkway lighting, wayfinding signage

Temporary Carparking | Design Option 4

OPTION 4 – Multi Matt Panels (DuraMatt Medium Duty)

Purchase/Hire: Purchase (with optional buy back)

Budget Cost: See following slides

Scope of works: A medium-duty temporary access mat system that could be removed after use and the grass area restored. Traditional line marking would need applying on this product to mark out the 60+ carpark bays.

Additional options: Pedestrian walkway from the temporary carpark to the Woodcote House carpark (**circa 240m**). Walkway to be constructed from DuraMatt Mats. Multimatts offer a buyback of 20% of the purchase price for all undamaged stock.

Exclusions: White lining, External lighting (to be procured separately as and when required) wayfinding signage

Temporary Carparking | Design Option 4 (Continued)

OPTION 4 – MultiMatt Panels (DuraMatt)

A mat system that could be laid over the existing grass, allowing the grass to be restored at a later date.

DuraMatt Medium is designed for short and long-term access over hardstanding areas and soft or sensitive grass. It gives support for light/medium plant and machinery, but also work personnel and the general public.



Temporary Carparking | Design Option 4 - Costs

OPTION 4 – MultiMatt Panels (DuraMatt)

The following **budget** costs have been provided by MultiMatt. Lead time of product can only be confirmed once a commitment to order is made. As this product would be purchased, ongoing maintenance costs would need to be covered by Warwickshire Police.

Description	Rate	Total Cost
Supply of DuraMatt panels for carpark	£35,736.00	£35,735.00
Supply of DuraMatt panels for footpath (allowance TBC)	£10,000.00	£10,000.00
Installation of product to form carpark and footpath	£1,800.00	£1,800.00
Allowance for white lining – to be procured separately	£1,200.00	£1,200.00
Maintenance Visits – Excluded	Excluded	Excluded
TOTAL BUDGET COST (Exc VAT)		£48,735.00
Saving for potential buy back		(£9,000.00)

Exclusions: maintenance, carpark and walkway lighting, wayfinding signage

Temporary Carparking | Option Analysis

OPTION 1 | Sunbelt Trakway (LEASE) Budget Cost: £180,050 + VAT

Pros: Fully leased option, inclusive of install, removal and ongoing maintenance

Cons: The most expensive system, white lining needs to be installed separately

OPTION 2 | Groundtrax Cellpave AP (PURCHASE) Budget Cost: £39,576 + VAT

Pros: Cost effective, creates a permanent reinforced grass area, visually appealing, can be installed with carpark markers to create parking bays

Cons: Ongoing maintenance to keep markers visible (as grass continues to grow), grass penetrates grid.

OPTION 3 | Groundtrax Supa Trac Panels (PURCHASE + BB) Budget Cost: £93,882 + VAT

Pros: Install directly over grass (+membrane) , easy to remove, easy to clean down, buy back available

Cons: Relatively expensive, may require a sub-base, white lining to be installed separately

OPTION 4 | MultiMatt Panels (DuraMatt) (PURCHASE + BB) Budget Cost: £48,735 + VAT

Pros: Cost effective, easy to install and remove, easy to clean down, buy back option available

Cons: Potentially uneven surface as laying over existing grass, white lining to be installed separately, more work may be required to the entrance ramp prior to installation (due to existing dip). MultiMatt have quoted the project without visiting site.

Next Steps

Decisions / Action / Information Required:

1. Location for temporary carpark to be approved.
2. Decision to be made on whether a pedestrian walkway is required.
3. Carpark surface product to be selected, which will also dictate a hire or purchase arrangement.
4. Final survey to be arranged with the successful supplier and installer.
5. Delivery programme to be agreed.
6. Carpark lighting to be considered once the temporary carpark is constructed – in readiness for the winter. Quotes to be sourced, budget of £10,000 to be included in the Decision Notice.
7. Recommendation for discussions and planning of safe traffic management, the introduction of a one-way system, ahead of Cala construction works.

Executive Summary – From Head of Business Operations

- The whole of LWHQ has been surveyed for the feasibility of temporary parking.
- The feasibility has been aligned to the vision for the external transformation of LWHQ.
- The potential location has been highlighted with reasons of health & safety, easy access, ground stability and provides long-term suitability for the wider transformation project.
- Recommended option:
OPTION 2 | Groundtrax Cellpave AP (PURCHASE) Budget Cost: £39,576 + VAT
- Lead time is estimated between 4-6 weeks if decision is made before the end of June2024.
- Recommendation of discussions and planning for safe traffic management to begin.