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Discover what's beneath.

# Parks & Leisure

Part of The CDS Group



# Introduction

## Pioneering technical capability underpinned with exceptional customer service



For over 20 years, CDS have pioneered the development of cemeteries and crematoria throughout the UK and overseas. Known for many years as Cemetery Development Services and having obtained a strong reputation in the market for the quality of work, The CDS Group has returned to its roots and expanded the services offered to our clients to include parks, sports grounds and public open spaces.

We have an unswerving commitment to customer service and an innovative approach to both problem solving and design which, combined with our experience and technical expertise, can transform tired areas of land into new vibrant open spaces and leisure facilities that can be enjoyed by local communities, sports clubs and wildlife.



## About us

# Specialists in parks, leisure and sports facility design and development

CDS are a team of highly qualified and dedicated specialists – field surveyors, engineers and designers – with an outstanding network of partners which includes architects and construction consultants, enabling us to offer an unrivalled service in the design and development of parks, leisure and sports facilities.

Justin Smith, chairman of CDS, has significant experience working in the sports and leisure industry, founding two previous companies working in the horse racing industry and the football and cricket world. The following large projects, which involved soil assessments, design of drainage systems and sports pitches, were undertaken under Justin's leadership:

- Wembley football pitch
- Yeovil Football Club football pitch
- Trafford Cricket Ground
- Ayr Racecourse
- Staines and Thames Rugby Club

We are committed to creating environments that provide thoughtfully constructed buildings and beautifully landscaped functional spaces that also offers excellent commercial value and facilities that can be managed and operated on a day-to-day basis at minimal cost.

CDS brings together talented professionals that combine inspirational creativity, exceptional engineering capability and sound technical advice.

## Our Green Agenda

CDS are totally committed to making future developments carbon neutral. We help clients achieve this through our Green Agenda programme designed to maximise sustainability and, wherever possible, actually achieve a net gain in biodiversity. We do this through a comprehensive range of measures, materials and technologies, such as plastic roads and pavements, recycled plastic drainage solutions and cemfree cement with 80% lower embodied CO<sub>2</sub> emissions which all help to provide a more sustainable development.

In addition, CDS strive to ensure that our developments are future proof and ready to help tackle the climate emergency by ensuring modern green initiatives are included in all of our designs where possible which can include:

- Electric vehicle charging points
- Renewable energy resources
- Sustainable urban drainage
- Use of recycled materials
- Energy efficient building designs



# Concept design works

## A methodology based on best practice

### Buildings

CDS partner with several architectural consultancies who each have considerable experience in designing commercially viable parks and open space developments that are imaginative, functional and in keeping with the local landscape.

We work closely with our clients at every stage, using our experience to help shape and create the initial design brief before undertaking the conceptual design works. We are often approached to deliver a scheme that already has planning approval. In such situations we

endeavour to add value in ways that are sensitive to the existing scheme, within the agreed budget and in keeping with the local landscape.

CDS continue to push the boundaries of design. We are committed to making future developments carbon neutral and, in line with new government guidance, aim to achieve a biodiversity net gain. We help clients achieve this by introducing new eco-friendly products which reduce embodied carbon emissions associated with some construction materials and we strive to increase the proportion of material from renewable sources.

### Landscaping

Whilst the design of the buildings associated with parks and sports hubs play a huge role in the look and feel of a new development, it is the forming, shaping and planting of the surrounding landscape that ensures the building has empathy with the environment.

CDS work closely with their teams of architects and designers to ensure that the landform around the new development creates distinctive spaces. The planting integrates the development into the wider landscape and transforms existing spaces into peaceful parkland or vibrant high energy leisure facilities.

The CDS in-house team of designers and chartered landscape architects have specialist skills in designing parks and open spaces associated with rivers and waterways. We can help to combine our skills and knowledge in design and planning to aid clients with urban regeneration and strategic master planning.

Landscaping brings together contemporary design and traditional style to create functional yet beautiful spaces.

Our extensive experience enables us to prepare high quality illustrative, qualitative and quantitative material and contract documentation that complies with and fulfils construction design management regulations, planning and environmental legislation.



# Our service



## Stage 1. Client Brief

The initial stage of any design is to understand the client's brief, budgetary constraints and the requirements of the local community. Once this has been established our team provide a bespoke design to maximise the public experience of the development.

## Stage 2. Design

With the data collected from the brief we can get started on the design phase. CDS ensure that, the development is constructed with minimal environmental impact and most importantly that it enhances the environment in terms of biodiversity and pollution reduction.

## Stage 3. Project Management

CDS ensure that, once a contractor has been appointed, and the site works have commenced that all aspects of the design are constructed as per the detailed specification; finished on time and on budget. CDS ensure this by providing an ongoing client relationship package. Our engineers will ensure that the contractors are fully informed and briefed on the work in hand and will monitor the projects progress from start to completion.

# Environmental assessments

Contaminated land from historical land uses, fly tipping and industrial/commercial activities can be found all over the UK. Such parcels of land are usually found in built up areas, where land values are high and there is significant demand for new developments such as schools, housing and open spaces.

CDS specialist environmental teams can establish historical and current land uses of parcels of land and the cost implications of the potential contamination which may be encountered. Following the initial assessment CDS can carry out a detailed Phase I Desk Study Assessment, followed by a targeted site investigation to assess the nature of the ground conditions and levels of both soil and groundwater contamination (asbestos, heavy metals, hydrocarbons) as well as the risks posed from land gas contamination. On completion of the investigation works, CDS can then advise on the best course of action concerning the development of the site and the remedial measures which may be required to ensure that the environment, groundworkers and future end users of the site are not at risk from contamination.

Site Investigations are usually carried out in a phased approach, providing a bespoke solution for each site.



### Phase 1 – Desk Study Assessment and Walkover Survey.

The aim of phase 1 is to identify the potential geotechnical and contaminative risks which may impact the site based on the nature of the development. The assessment enables a specific plan of action to be designed for the for the next stage of works.

### Phase 2 – Site Investigation Work.

A targeted intrusive investigation is carried out using the information provided from Phase 1, enabling a cost efficient investigation to be undertaken ensuring that potential risks are highlighted and addressed.

### Phase 3 – Production of remediation strategy.

If the Phase 2 works identify a significant risk of contamination on site, CDS will design a site specific remedial strategy to deal with the identified contamination in the most cost and time efficient way.

### Phase 4 – Remedial Works and Validation.

Following the remediation strategy being agreed with the Local Authority, CDS can oversee and document remedial action and provide the validation report required by the planning department, ensuring works are carried out as agreed to remove the risk to the environment and the end users of the site.

# Drainage assessment and design

Drainage issues associated with sports pitches and parks/open spaces can be difficult to solve due to physical, environmental and practical constraints. These may hinder the drainage of water and impact on the use of the sports facility or parkland. CDS are specialists in the design of site-specific solutions to poor drainage and due to flooding associated with either surface water inundation or groundwater problems.

Our specialist technical services include management of the following areas:

- Dewatering and lowering of groundwater levels through deep drainage techniques.
- Surface water and catch-all drainage systems.
- Spring line diversion and cut off.



CDS undertake a three staged approach to identify the problem, define a solution and implement the drainage strategy:

## Stage 1. Identifying the problem

Before any assumptions are made on the causes of the drainage problem, our soil engineers and drainage specialists will carry out a detailed site survey that comprises:

- Topographic and hydro-topographic survey
- Hydro-geological investigation
- Deep core sampling
- Profile pit analysis
- Soil analysis
- Outfall design options
- Utility mapping

From the results of the desktop survey and intrusive site investigation, our engineering team will determine:

- The water table levels both current and temporal
- The presence, and causes, of any impermeable layers in the soil profile
- The drainage and surface water management options

A detailed written report with outline management options is then prepared highlighting the nature of the drainage problem with a summary of costed design options.

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## Stage 2. Define a solution

Once the budgets and type of drainage scheme have been agreed, CDS will progress with Stage 2 design work, which would include:

- Production of detail drainage design drawings
- Production of detailed specification documents
- Production of Tender Documents including bill of quantities
- Tender contract management

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## Stage 3. Implement the drainage strategy

CDS ensure that once a contractor has been appointed and the site works have started, all aspects of the drainage design are installed in line with the agreed detailed specification and completed on time and to budget.

We do this through our comprehensive client relationship package, which ensures contractors are fully briefed on the work in hand and meticulously monitored from start to finish.



## Planning

CDS are a team of highly qualified specialists with many years' experience in the design and development of parks and leisure spaces.

A key element of any project is the planning application process and in this respect, CDS offers support throughout the process. CDS start with a pre-application meeting or report from the planners and from this CDS can put together a detailed and costed framework for the required studies. This approach ensures the proposed development can be managed in the most time and cost effective way, ensure the planning application is as required from the start.

Listed to the right is a summary of studies, reports and assessments that are typically required for a new development. You can rest assured that CDS meticulously manage every stage of the planning process.

## Planning package

### Environmental Reports

- Contamination Risk Assessment
- Phase I Desk Study Report
- Flood Risk Assessment
- SUDs Policy
- Tree Surveys
- Preliminary Ecological Appraisal

### Design

- Landscape Visual Impact Assessment (LVIA)
- General Layout Plan
- Soft and hard landscape design
- Building designs
- Detailed drainage plan
- Site topographical survey

### Policy Documents

- Archaeology Heritage Statement
- Geophysical surveys
- Highways Consultation
- Transport Assessment
- Traffic Surveys
- Planning Policy Statement
- Sustainability Statement
- Design and Access Statement
- Public Rights of Access Statement
- Public Consultation

## Project management and construction tender

Following a successful planning application, CDS works closely with its partnered cost management team, providing the commercial experience and acumen required for large scale construction projects.

This enables us to provide clients with detailed Construction Tendered documents, cost proposals, cost management, project services and building consultancy for the design and development of parks and open spaces. Whatever the size of your project, you can rest assured that CDS is totally committed to delivering your project on time, on budget that not only meet, but exceed your expectations.



# Testimonials

"We commissioned CDS to carry out groundwater risk assessments at our three large cemeteries and in addition to undertake a feasibility study of an area we wish to convert to burial land. We were grateful for their prompt visit to the sites to provide a quotation, their staff are very knowledgeable and helpful. The works were carried out professionally and in good time and the reports are very useful in the day to day running of the service."

KELVIN TAYLOR  
*Bereavement Services Manager, Enable LC*

"We have been very impressed by the level of customer service provided, the consistent high quality and timelines of service provided in respect of technical and non-technical issues.

Furthermore, in my experience, they have always 'gone the extra mile' and offered a value added professional approach on every project they have been instructed on. I would not hesitate in recommending the professional services provided by CDS Ltd to other local authorities. The service provided is excellent."

K MARTYN FENWICK BSC MRICS EHDC

"Entering into a project to develop a new cemetery is rather complicated and a very daunting process. CDS have made the journey to date so easy and taken the pressure off the Town Council by undertaking the technical work that the

Council will be presenting to the EA. CDS's initial assessment has set us off with confidence and we look forward to working with them throughout the project. Knowing that the company will support us until the Cemetery is completed is very comforting."

STEVEN TRICE  
*Town Clerk, Haywards Heath Town Council*

"CDS developed a discreet, cost effective solution to our ground water difficulties and stopped a significant problem becoming a major issue. The solution has coped faultlessly since installed even throughout the recent periods of excessive rainfall."

KEVIN PILKINGTON  
*Head of Bereavement Services, Croydon*

"I have and will continue to work with CDS with great pleasure. CDS have a great understanding of what is required in any given task and have transferred basic thoughts and ideas into reality. The team are professional, constructive, clear and above all very nice to work with... I would be happy to recommend CDS for any aspect of work they feel suited to take on."

S HOLLOWAY  
*Islington & Camden Cemetery Services*

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# Our clients







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& Leisure

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