

1.61 Landscape Strategies

1.60.2 Play Provision Ages

Play and playability is a fundamental part of successful placemaking and community shaping. The landscape strategy provides a generous and diverse combination of public and private playable space throughout the proposed development. Our principles for play across the masterplan are:

- Developing an environment which encourages outdoor play and social interaction.
- Exploring opportunities to introduce natural elements and elements of risk and challenge within play provision while balancing safety and maintenance needs.
- Integration of playability within public realm strategy, recognising that play can take place in a variety of settings and may or may not involve equipment.
- Consider how adults are involved with supervised and non-supervised play providing seating where parents and carers can sit and observe their children playing.
- The strategy for inclusive play is to offer a range of experiences for children of all abilities.

Play areas have been calculated based on the GLA calculator for child and population yield. Based on the Mayor for London’s SPG, the target provision for the masterplan allows 10 sqm of playable space for every child within a reasonable walking distance of home.

Based on the tenure and size of units in the accommodation schedule, a total of 2638 sqm of play is required for this development which is broken down into age groups in the table below. 1,303 sqm doorstep play (0-4 years) and 904 sqm of Local play (5-11 Years) will be provided on-site, exceeding the targets for these age groups. Doorstep and local play for Blocks G, K, L,M, N, P, Q provided on their respective podiums and that for the remaining blocks provided on the ground floor public realm.

Given the on-site space constraints, and as agreed with Planning Officers during pre-application discussions some of the required neighbourhood play for 12+ will be accommodated on site, however, the majority of Youth play (11+ years), will be accommodated off-site via a financial contribution to the improvement of surrounding park play spaces which fall within 800m walking distance namely: Bells Gardens, Warwick Gardens or Cossail Park. Consideration is still given to 11+ on site with places designed for informal meeting and exercise for youths and adults.

The play space provisions show above are in addition to the public realm and open space provided on site.

Note: figures in table above are rounded to nearest whole number.

Breakdown of Play Provision Per Block

Block	Location	0-4 Requirement	0-4 Provision	5-11 Requirement	5-11 Provision	12+ Requirement	12+ Provision	Total Requirement	Total Play Provision
A, B, C, E, F	Aylesham Gardens	111 m2	292 m2	75 m2	125 m2	31 m2	77 m2		
G, K	G & K Podium	107 m2	146 m2	75 m2	98 m2	38 m2	46 m2		
H, J	Woodland Walk	139 m2	183 m2	93 m2	123 m2	47 m2	47 m2		
L, M, N, P, Q	L, M, N, P, Q Podium	585 m2	682 m2	498 m2	558 m2	442 m2	40 m2		
		942 m2	1303 m2	741 m2	904 m2	558 m2 (majority to be provided off-site)	210 m2	2241 m2	2417 m2

