

5.1 PLAY STRATEGY

Whilst providing a fun, exciting and safe area for children to play within the gardens, we have taken a 'naturalistic' approach to the design and selection of play equipment.

Rather than having a dedicated play area, we propose to site play facilities throughout the various communal gardens with access open for children to explore and meet their friends. Every garden will have an element of informal play activity. Interactive pieces of play equipment, that are both fun and educational, have been designed into the garden.

The play area within the landscaped gardens alone consist of 2150m², including areas of incidental play and lawns in socialisation spaces.

Activities within the space:

Activities within the play spaces will be informal play for toddlers and 5-11 year olds, under the supervision of adults. Toddlers dorstep play is located within the courtyards. Such play provision will range from exploring naturalistic elements and team games. For 0-5 year olds we would provide small climbable objects including subtle changes of level and seating for parents and guardians around them. For 5-11 year olds equipment that allows children to swing, slide and climb is located within communal orchards. And for 12+ years old we have catered for casual play/ hang out opportunities throughout the spaces.

We are providing wide variety of play opportunitise within the development, which is not required, but we believe is essential to be well used and active. The central space will have exciting level changes, tunnels and balancing beams. The Eastern site perimeter will be punctuated with naturalistic play elements and provide opportunities for incidental play.

The experience of the space:

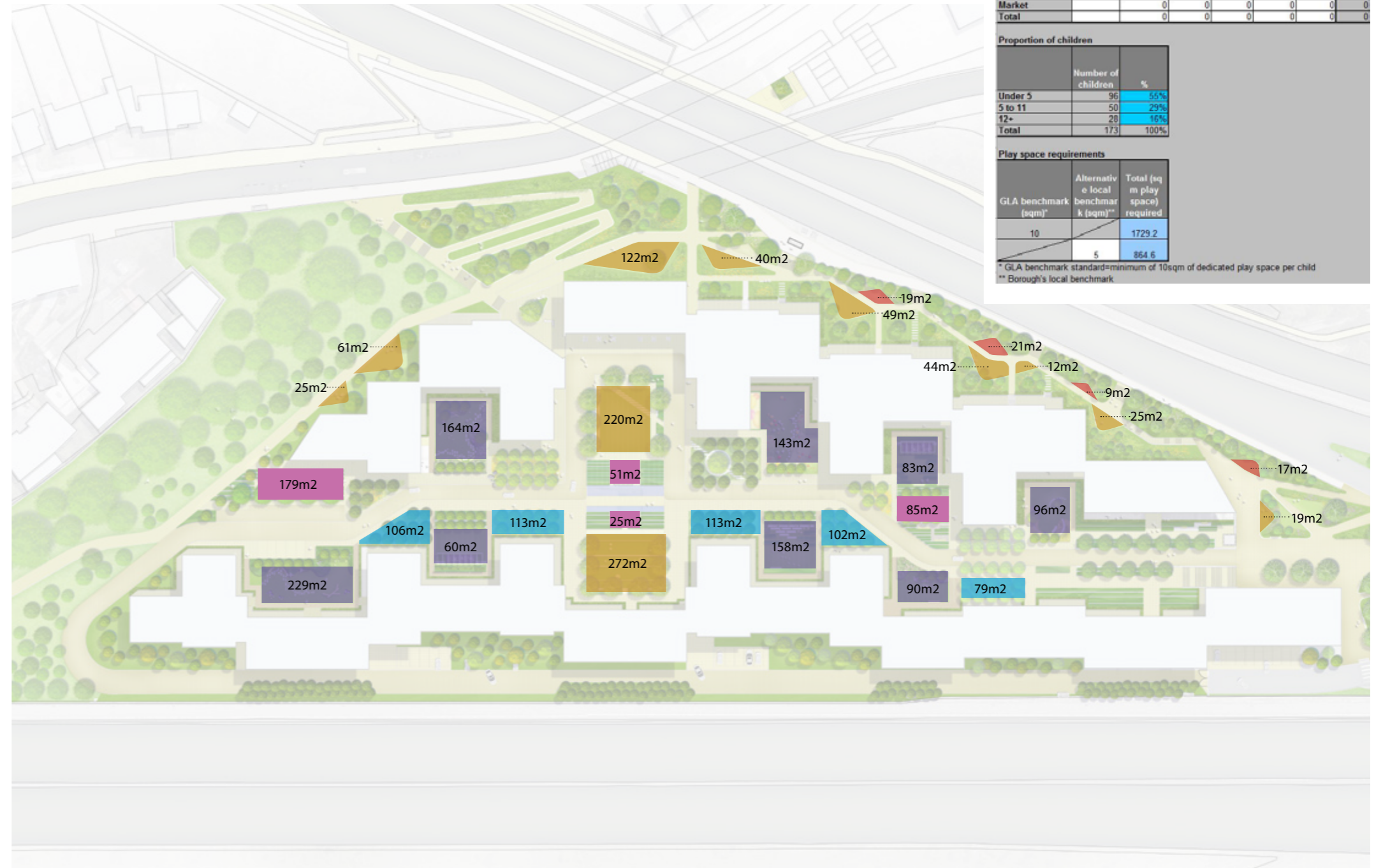
Children can play throughout the day within the play spaces under the supervision of adults. They can explore the landscape, have fun by using the naturalistic play features and create team games with their friends. Children are not confined to only these spaces; they also have freedom to use the whole garden and we encourage them to do so through use of sensory planting. We also envisage children using paths to ride their tricycle/bicycles and create their circuits.

Appearance of the gardens:

In the creation of the play spaces, we have followed playground design guidance, established by Play England. This includes the use of natural elements such as timber and boulders.

AGE GROUP	Required	Provided
0-5 yrs	960m ²	1023m ²
5-11 yrs	500m ²	513m ²
12+ yrs	280m ²	340m ²

AGE GROUP	Required	Provided
Play for all ages	0m ²	889m ²
Outdoor gym for all	0m ²	68m ²



Playspace policy requirement:

Assessing child occupancy and play space requirements

Size of your development:

Number of FLATS

	Studio	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Social rented/affordabl	0	21	53	20	0	0	94
Intermediate	0	93	132	26	0	0	251
Market	4	167	251	77	0	0	499
Total	4	281	436	103	0	0	824

Number of HOUSES

	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Social rented/affordabl	0	0	0	0	0	0
Intermediate	0	0	0	0	0	0
Market	0	0	0	0	0	0
Total	0	0	0	0	0	0

Proportion of children

	Number of children	%
Under 5	96	55%
5 to 11	50	29%
12+	28	16%
Total	173	100%

Play space requirements

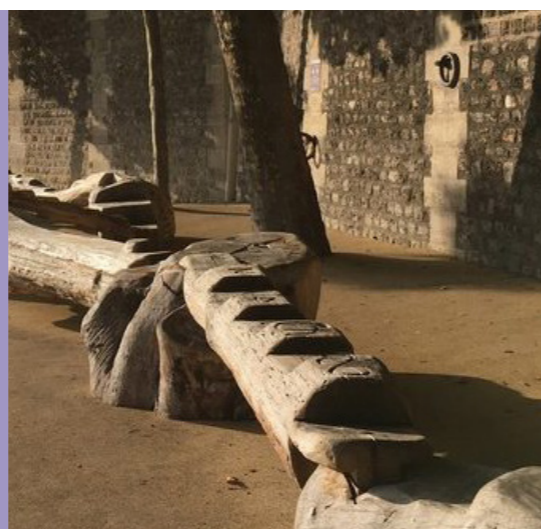
GLA benchmark (sqm)*	Alternative local benchmark (sqm)**	Total (sqm play space) required
10		1729.2
	5	864.6

* GLA benchmark standard=minimum of 10sqm of dedicated play space per child
 ** Borough's local benchmark

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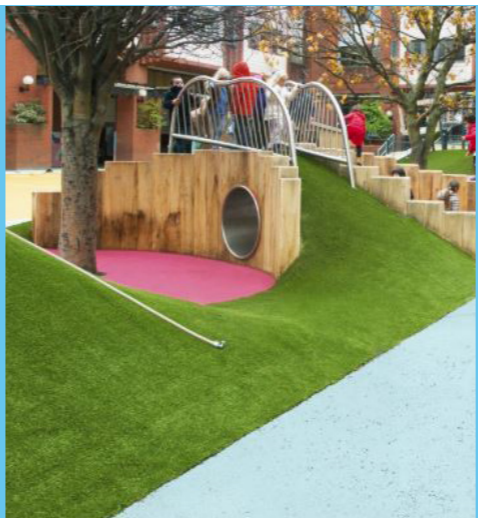
PLAY ON THE WAY
(TODDLERS)



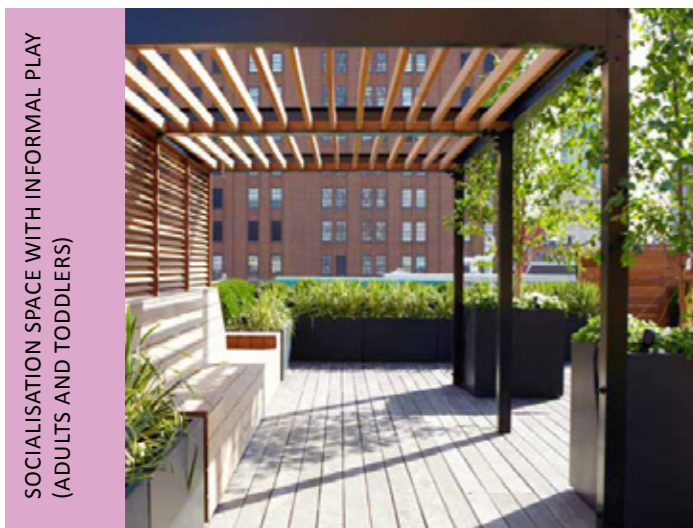
VILLAGE GREEN
(INFORMAL GAMES FOR ALL AGE GROUPS)



RESIDENTIAL COMMUNAL GARDENS
(TODDLERS AND 5-11 YEAR OLDS)



More challenging pieces of play equipment will be placed in the orchards



SOCIALISATION SPACE WITH INFORMAL PLAY
(ADULTS AND TODDLERS)



LINEAR PARK EXERCISE HUBS
(ALL AGE GROUPS INCLUDING SENIORS)

