

The Parks

Braithwaite Park

Evaluation of the Existing Condition

Braithwaite Park is a predominantly lawned area of public open space with some substantial planted shrub buffers along the three boundary edges. Most of the existing trees are situated along the boundaries but some are positioned further within the park. Low railings run the perimeter of the park.

Existing timber play elements sit within undulating mounded spaces and a sand pit area, with some larger equipment and swings, although feedback suggests it is not well used. Furthermore safety, cleanliness, inclusivity and maintenance concerns arise with its current condition. There are also soil contamination concerns within this park which need to be addressed should the topography be amended.

The existing planting buffer to the edges should be retained (where in good condition) and diversified with a mixture of planting. Improvements to the parks entrances, range of play equipment, additional seating (including within areas with more shade) and a better organisation of the space could encourage more users to enjoy this park.



Existing map of park



Play elements and open space with undulating mounds



Existing Benledi Road boundary



Existing boundary planting



Existing entrance and railings

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Urban Context and Influence

Braithwaite Park, is a triangular shaped park (approx. 130m x 100m x 90m wide) situated between Abbott Road (north), Blair Street (south) and Benledi Road (east). Abbott Road is the most trafficked and noisy/ polluting road on the parks boundary which the future 'Healthy Street' proposals seek to address. These proposals will incorporate the existing pedestrian crossing highlighted in pink. Benledi Road has a mews street character with existing block paving to suit its quieter residential feel.

Visual Relationships to Park

The existing residential dwellings adjacent to the park present sensitive sight-lines and views as well as safety, activity and noise considerations of the proposals. New residential dwellings within 'Plot I' of this Phase A application will also have an important visual relationship to the park.

Greenspace Connection Routes

A new northern entrance to the park invite users from Abbott Road into the space opening up key greenspace connection routes. The southern entrance to the park, onto Blair Street, forms another new greenspace connection improving the route to both the Phase A Plot I development and the new East India Green along Blairgowrie Court.

- █ Greenspace connection routes
- █ Important visual relationships
- █ Abbott Road
- █ Benledi Road block paving
- █ Pedestrian crossing



Urban Context and Influence diagram

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Proposals for Braithwaite Park

The character and life of Braithwaite Park is as a neighbourhood garden square.

Through consultation and responding to the aspirations of the community, it has been developed to offer a mix of activity: from play (both formal and informal), picnics, walks, relaxation, and socialising. It is a sensory garden environment of flowers and habitat, and a place for everyone to enjoy.

To the south-west corner is a significant children's play area with a range of play equipment for all ages and abilities. The detailed design of this area is subject to further consultation, and will include traditional items like swings and towers as a result of direct feedback from residents.

Further open space is provided for informal play across generous amenity lawn areas. These areas include colourful flowers and improved planting, to feel more garden like, as well as the retention of existing trees and planting of new trees for shelter and shade.

Plenty of seating and resting areas are included for sociability, with provision of arm and back rests to be included. For example traditional benches to the park edges; picnic tables and benches outside the play area for waiting parents and carers; young teens have sun loungers near the older swings to hang out on.

Existing tree planting is enhanced by new tree planting in all three greenspaces, and no trees are proposed to be removed.



- 1 Children's play area (with low railings and swing gates)
- 2 Play equipment (50% accessible play, suitable 0-3 years)
- 3 Play equipment (50% accessible play, suitable 4-7 years)
- 4 Play equipment (50% accessible play, suitable 8-12 years)
- 5 Proposed new planting beds with flowering species
- 6 Picnic area with 3no. tables and 6no. new trees
- 7 Accessible drinking fountain also with dog bowl
- 8 Smooth surface paths (Tarmac Ultracolor)
- 9 Open lawn space
- 10 New boundary planting
- 11 Proposed new trees (all existing trees retained)
- 12 Healthy Street Connections
- 13 Formal crossing point (outside of detailed app.)



Illustrative Plan

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Proposals for Braithwaite Park



3D Visualisation