

10.10 Play Strategy

PLAY STRATEGY APPROACH

Play provision for the new development is an important consideration and has been woven into the landscape proposals from the ground floor up to the roof gardens and terraces.

The following pages outline the strategy and thinking behind the play proposals for the scheme, investigations into the relevant policies relating to play and amenity space have been identified, along with a diagram to illustrate the play provision requirements for the scheme, and how it is distributed across the site.

The following section looks specifically at the policies relevant to play provision. These policies have influenced the development of the play strategy in combination with feedback received at Pre-Application meetings and during the public consultation events.

National Policy:

The National Planning Policy Framework, which supersedes PPG17 'Planning for Open Space, Sport and Recreation' places emphasis on the importance and need for open spaces, including children's play areas at a local level. It states there should be 'opportunities for meetings between members of the community who might not otherwise come into contact with each other'. It advises that standards are set locally.

Regional:

The London Plan (2015) Policy 3.6 'Children and Young People's Play and Informal Recreation Facilities' states 'The Major and appropriate organisations should ensure that all children and young people have safe access to good quality, well-designed, secure and stimulating play and informal recreation provision, incorporating trees and greenery wherever possible'.

Policy 3.16 'Protection and Enhancement of Social Infrastructure' mentions 'the integral part and need for provision of play, recreation and sports facilities; which contribute to making an area more than just a place to live'.

Policy 7.1 'Building London's Neighbourhoods and Communities' states 'Development should enable people to live healthy, active lives and contribute to people's sense of place, safety and security. Open spaces should be designed to meet the needs of the community at all stages of people's lives and meet the principles of lifetime neighbourhoods'.

Policy 7.5 'Public Realm' states 'Public spaces should be secure, accessible, inclusive, connected, easy to understand and

maintain, relate to local context and incorporate the highest quality design, landscaping, planting, street furniture and surfaces'.

Furthermore Policy 7.18 'Protecting Local Open Space and Addressing Local Deficiency' refers 'as part of London's multifunctional green infrastructure, local open spaces are key to many issues, such as health and biodiversity; through the provision of allotments, play, trees and playing pitches'.

The Greater London Authority's Supplementary Planning Guidance 'Shaping Neighbourhoods: Play and Informal Recreation (September 2012) provides guidance to all 33 London boroughs and informs their play policies.

Play is 'a process that is freely chosen, personally directed and intrinsically motivated. That is, children and young people determine and control the content and intent of their play, by following their own instincts, ideas and interests, in their own way for their own reasons'.

It describes Playable, Multifunctional, 'Incidental' Playable and Dedicated Play spaces; of which Dedicated play space can fall under the following typologies:

- Doorstep Playable Space (0-5 years) a landscaped space including engaging play features for young children under 5 that are close to their homes, and places for carers to sit and talk.
- Local Playable Space (0-11 years) a landscaped space with landscaping and equipment.
- Neighbourhood Playable Space (0-11 years) a varied natural space with secluded and open areas.
- Youth Space (12+ years) a social space, to congregate together and socialise.

Local

The Royal London Borough of Greenwich's Local Plan: Core Strategy with Detailed Policies sets out the following points relating to Children's Play Space in the Borough:

Policy H(e) Children's play areas

The Royal Borough will safeguard existing children's play areas. In residential developments that include over 50 units of family housing, suitably equipped and well designed children's play areas are required for different age groups.

Policy 4.1.51 Children make up around 20% of the Royal Greenwich's population. All children benefit from having access to safe, communal play space. This provides opportunities for recreation, exercise and social contact and can contribute to the fight against obesity

Policy 4.1.52 In some locations, the Royal Borough may accept the provision of a play area in a nearby area of public open space rather than within the development itself, where more beneficial to the local community. Alternatively, a financial contribution towards enhancing existing, nearby provision may be acceptable.

Policy 4.1.53 Where the children's play area is principally of benefit to the occupiers of the development itself, the Council will seek to make legal agreements with developers in accordance with Policy IM1, to put in place mechanisms and initial funding for future maintenance.

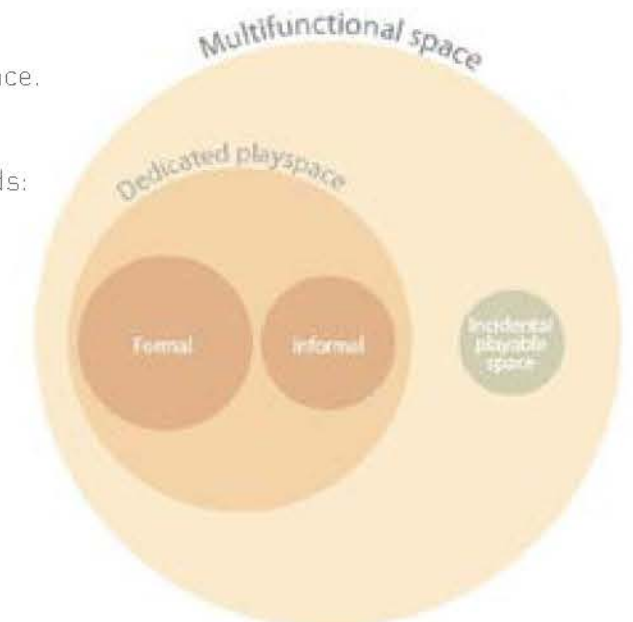
Policy 4.1.54 Additional guidance can be found in the Mayor of London's Supplementary Planning Guidance: Providing for Children and Young People's Play and Informal Recreation.

Policy 4.7.26 Access to parks, play areas, open spaces and leisure facilities all have important implications for health. There are substantial health benefits associated with access to, and use of, parks, play areas, open spaces and leisure facilities, including better physical and mental health and increased social interaction. Poor physical access impacts crucially on older and disabled people and can contribute to social isolation. Parks and open spaces provide a vital free resource in which people of all ages can play, exercise, relax and enjoy the natural world, and are particularly important in promoting activity in young children, when obesity levels increase the most.

Components of multifunctional play space.

Taken from :

Shaping Neighbourhoods: Play And Informal Recreation, SPG 2012.



SITE WIDE CONCEPT STRATEGY:

This diagram sets out the broad locations for the three main play categories across the development. Each play area will need to be designed and developed in greater detail, but each will adopt the scheme core design principles.

The style and types of equipment for each play space will reflect the landscape concept, and include items utilizing rope and the bold forms seen in the landscape and architectural design.



1. Building A1 Nursery includes internal and external space provision for both pavilions.
2. Building A West includes play space on upper roof levels.
3. Building A East South includes play space on upper roof level.
4. Building B includes play space on first floor podium.
5. Building B West includes play space on the upper roof levels.
6. Building B East includes play space on the upper roof levels.
7. Anchor & Hope Path includes select play / amenity equipment.
8. Plot A Central Garden / Park includes multifunctional play space.
9. Plot A Central Garden / Park includes play and recreation equipment.
10. Plot B West includes amenities such as a gym & swimming pool for recreation and play. *

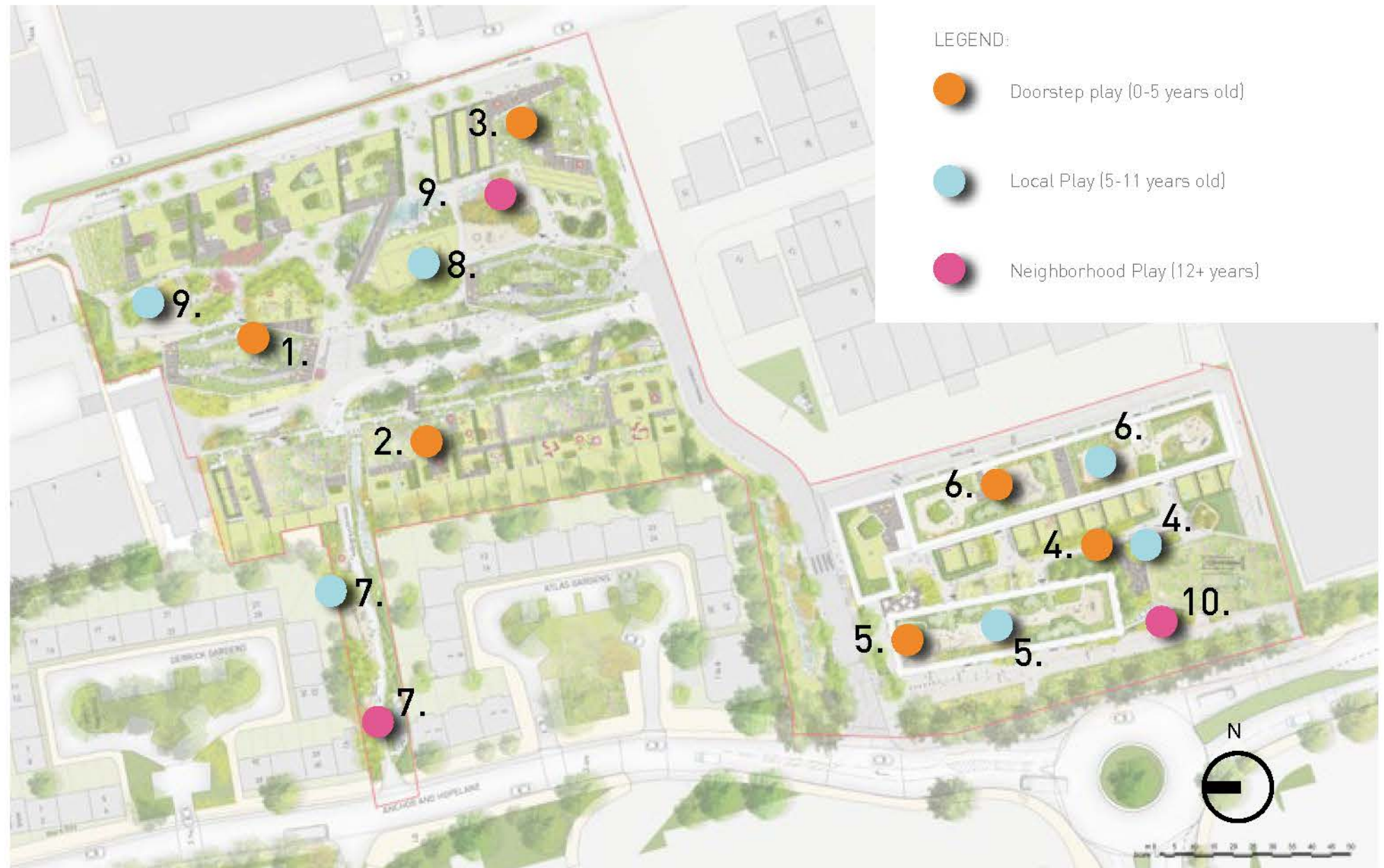
* Subject to final facility selection.

RECOMMENDED DISTANCES TO PLAY AREAS

CHILD AGE	Walking distance (m)
yrs<5	100
5<yrs<12	400
yrs>12	800

The placement of play space across the scheme is in line with the recommendations set out in the 2012 SPG 'Shaping Neighbourhoods: Play And Informal Recreation'.

This table provides guidance on distances play space should be positioned relative to the children it is intended for. The proposals have been developed in accordance with these guidelines.



PLAY PROVISION QUANTUM

Providing quality play space for children of all ages and physical abilities is a key objective of the scheme. The whole development is designed to be attractive and welcoming to families, and needs to include play facilities which are appropriate in size to accommodate the intended influx of families to the area.

To calculate the amount of play space required it has been necessary to establish the projected child occupancy figures based on the developments unit schedule and tenure split.

These numbers have then been applied to the GLA benchmark figure of 10msq of play space per child.

The table below summarises the play space figures calculated for the scheme.

The results have been spilt up into the three main age categories, and includes the split between the Ground Floor (GF) and the Roof Top (RT) & Podium levels.

The Site Wide Requirement has also been stated. These numbers are the minimum area values which need to be provided based on the 10msq benchmark.

PLOT A+B

CHILD AGE	GF	RT/Podium	Total
yrs<5	485	1190	1675
5<yrs<12	907	407	1314
yrs>12	877	0	877

Site Wide Requirement
1530
1280
820

It is clear from these figures that the amount of play space proposed exceeds the minimum Site Wide Requirement. Details of the specific play equipment and provision is included later in this report.

PLAY PROVISION PLANS:

For information relating to the play space locations refer to drawing numbers:

- C0034 L250 Ground Floor Play Space Location Plan
- C0034 L251 Ground Floor Play Space Plan 1 of 2
- C0034 L252 Ground Floor Play Space Plan 2 of 2
- C0034 L255 Podium & Roof top Play Space Location Plan
- C0034 L256 Roof top Play Space Plan. Plot A Roof top Activity Areas
- C0034 L257 Roof top Play Space Plan. Plot B Podium & Roof top Activity Areas

PLAY EQUIPMENT / FACILITIES:

The following list details the current proposals for play equipment and facilities across the scheme. This is a notional list only. The final list to be confirmed post planning following detail design process.

It is advised the final play equipment proposals are submitted to the local planning authority for review prior to ordering.

- | | |
|--|--|
| 1. Kompan FSW20100 - Parallel Bars | 25. Community area: glow in the dark seats, HopOp stools |
| 2. Kompan FSW20200 - Dip Bench | 26. Community area: glow in the dark seats, HopOp stools |
| 3. Kompan FAZ30100 - Step, 20 cm | 27. Community area: glow in the dark seats, HopOp stools, trampoline, Boa functional sculpture |
| 4. Kompan FAZ20100 - Magnetic Bells, Suspension Trainer & Multi Net Link | 28. Community area: HopOp stools, Boa functional sculpture |
| 5. Kompan FSW20400 - Decline Bench | 29. Community area: wooden seats, HopOp stools, glow in the dark seats |
| 6. Kompan FSW20500 - Overhead Ladder | 30. Natural play elements: boulders, beams, climbers |
| 7. Stepping stones | 31. Natural play elements: lounging net, balancing ropes, beams, climbers, net |
| 8. Rocks and balancing beams - rainwater play area | 32. Natural play elements: balancing beams, net, climbers |
| 9. Table tennis | 33. Community area: natural elements, beams, boulders |
| 10. Petanque / boules court | 34. Activity / play area: Kompan GXY8016 - Spica 3 Roundabouts |
| 11. Community area with glow in the dark loop benches and HopOp stools | 35. Kompan COR20500 - Hammock with Rope Area |
| 12. Kompan ELE400024 - Spinner Bowl | |
| 13. Kompan COR20500 - Hammock with Rope Area | |
| 14. Nursery play area | |
| 15. Activity area (eg.: volleyball, badminton, kite-flying) | |
| 16. Rainwater garden play area with natural elements | |
| 17. Activity / play area: Kompan GXY916000 - Supernova Roundabout | |
| 18. Activity / play area: Kompan GXY919 - Flexus | |
| 19. Activity / play area: Kompan GXY8016 - Spica 3 Roundabouts | |
| 20. Hardwood deck with sculptural elements | |
| 21. Community area with boulders, tall grasses, glow in the dark seats | The images on the adjacent page depict some of the equipment listed here, and are intended to convey the look and feel of the various play spaces across the scheme. |
| 22. No longer in scheme. | |
| 23. No longer in scheme. | As mentioned, for location specific information refer to play provision plan drawings. |
| 24. Community area: glow in the dark seats, HopOp stools | |

GENERIC PRECEDENT IMAGES



GROUND FLOOR - FULL AGE RANGE, FROM 0-5, 5-11 AND 12+ AGE GROUPS
PLOT A PODIUM GARDEN



This page highlights the location of the Plot A Central Podium Garden / Park.

The podium sits at the heart of the development and plays a vital role in the development and establishment of a new community. Quality play space is imperative if this significant landscape resource is to succeed in building and uniting a new community.

The idea is this space is multi-functional and cater for a range of user groups.

The play opportunities within the podium garden range from volley ball, badminton and frisbee, to yoga and aerobic exercise. Any equipment needed for these activities can be securely stored in one of the adjacent buildings and be brought to the space as and when required.

GROUND FLOOR - FULL AGE RANGE, FROM 0-5, 5-11 AND 12+ AGE GROUPS
PLOT A PODIUM GARDEN

This page sets out some of the temporary play and recreational activities which could take place within the Plot A Central Podium Garden / Park.

Each activity can be set up and taken down on an ad-hoc basis, with designated storage areas allocated within the adjacent buildings. This flexible approach to the space ensures the activities and play which take place are only those the residents want, at a time which is convenient for them.

When the landscape is not being used for play and recreation the residents benefit from a clear, clean landscape, free of any prescriptive play equipment, and unsightly boundary treatments.

This is a space for all age groups and all physical abilities.



GROUND FLOOR - 5 TO 11 AND 12+ AGE GROUPS
ANCHOR & HOPE PATH



ANCHOR & HOPE PATH:

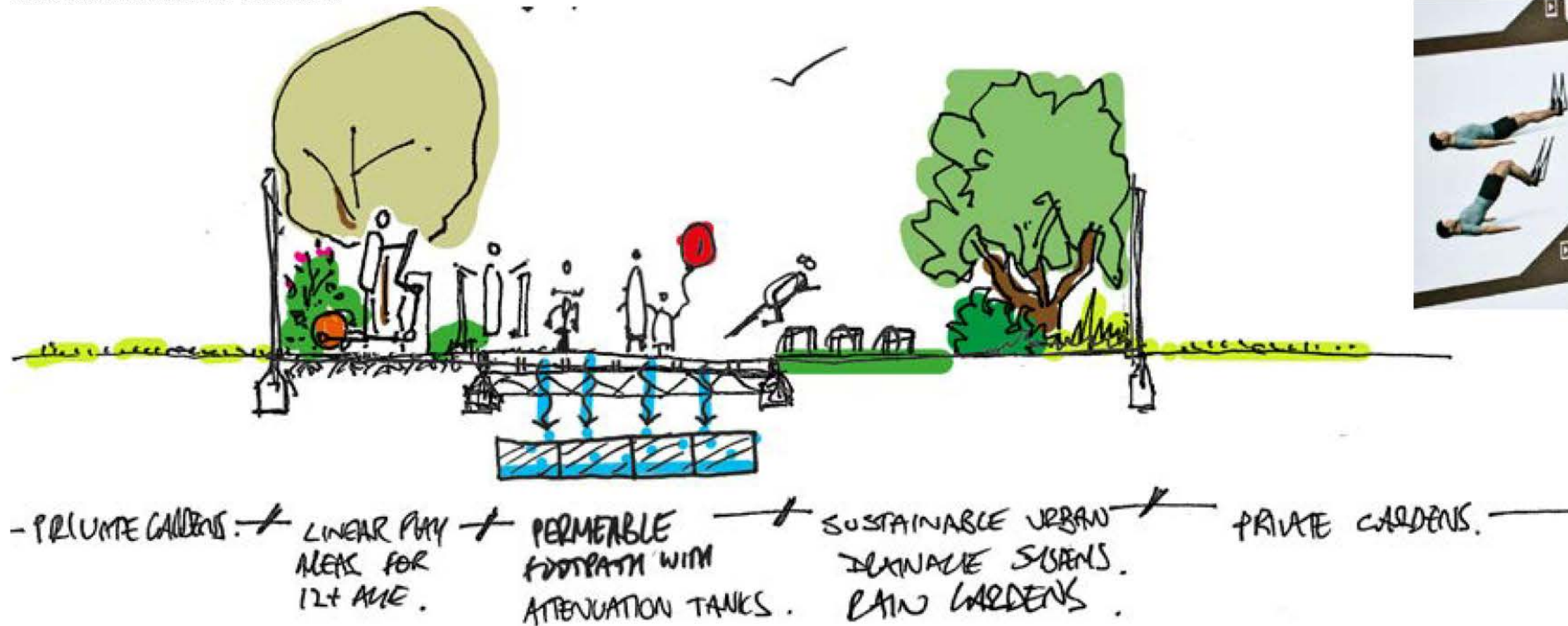
The Anchor & Hope Path is linear in form and ideal for some sort of progressive play or amenity intervention. The idea is to encourage healthy living through exercise and social interaction, whilst discouraging anti-social behavior in this area. Outdoor gym / fitness equipment is an excellent way to achieve these aspirations and goals.

The examples shown here are taken from the Kompan range, and include an interactive element, where users can login into the equipment through a phone app.

This kind of modern, interactive experience would appeal to young adults and older children.

The equipment can be configured in linear or circular formations. A full range of exercise stations could be incorporated into the Anchor & Hope Path, with other fitness measures included within the wider masterplan, such as cycle and running routes.

This type of intervention again reaffirms the healthy, sustainable credentials associated with the scheme.



10.11 Ecological Enhancements

SUMMARY OF ECOLOGICAL ENHANCEMENTS

The scheme presents numerous opportunities to deliver ecological enhancements for the benefit of local people and biodiversity.

Aspect Ecology undertook a comprehensive ecological appraisal of the site, and set out a range of measures to enhance the scheme and boost local biodiversity.

Many of these measures have been mentioned as part of the overall landscape proposals, and include interventions such as:

- Wild flower meadows.
- Bio-diverse roofs.
- Native planting.
- SUD systems and associated wetland planting.

Other enhancements will also be adopted to maximise the opportunities the scheme brings, and to set a high benchmark for other developments within the wider masterplan to follow.

The ultimate goal is to develop the Charlton Riverside Masterplan with ecological principles sitting at the heart of each development site.

The following pages set out some of the other ideas and interventions which will be adopted as part of this scheme. The final specifications and details of these elements will need to be developed with a suitably qualified ecologist to ensure the equipment and habitat creation is correctly installed.



BAT BOXES

The inclusion of bat boxes can help provide roosts for a variety of species such as Pippistrelle, Noctule, Leisler's, Natterer's, Daubentons and Brown Long-eared bats.

These boxes can be fabricated from a range of materials and positioned against building facades, fences and amongst tree planting. The final design and style of the bat boxes is yet to be agreed and will form part of the detail design process.

Coordination with the architects and the ecologist will be required if facade mounted boxes are to be adopted.



INSECT HOTELS

Insect hotels will be positioned in strategic locations across the scheme providing the perfect habitat for invertebrates such as bees and butterflies. The inclusion of these types of habitat will help cross pollination of the planting, help sustain other wildlife and provide an interesting educational tool for children living in the new development.

The design, scale and location to be developed post planning in collaboration with an ecologist to maximise the benefits associated with this habitat type.



BIRD BOXES

Bird boxes provide a low tech and effective way to encourage wildlife into the scheme. Positioned on buildings, within trees and on specially designed poles, these simple habitats provide visual interest and can echo the architectural styles seen throughout the development.

The birds eat a variety of insects some of which are classed as pests and can have a detrimental affect on the landscape planting and experience. The use of birds and other wildlife to manage pests is a more environmentally friendly approach than the use of pesticides.

By encouraging a healthy bird population residents can also benefit from the improved sense of well-being bird song can bring. As with the other ecological enhancements it is hoped the bird population on site can provide an educational resource for residents, and help achieve an appreciation for nature and the environment.

The ultimate number of bird boxes and their positioning will need to be agreed with an ecologist.

The adjacent images demonstrate the range of bird boxes available and how they can be integrated with the style of the development.

