Play space analysis



Site and location plan









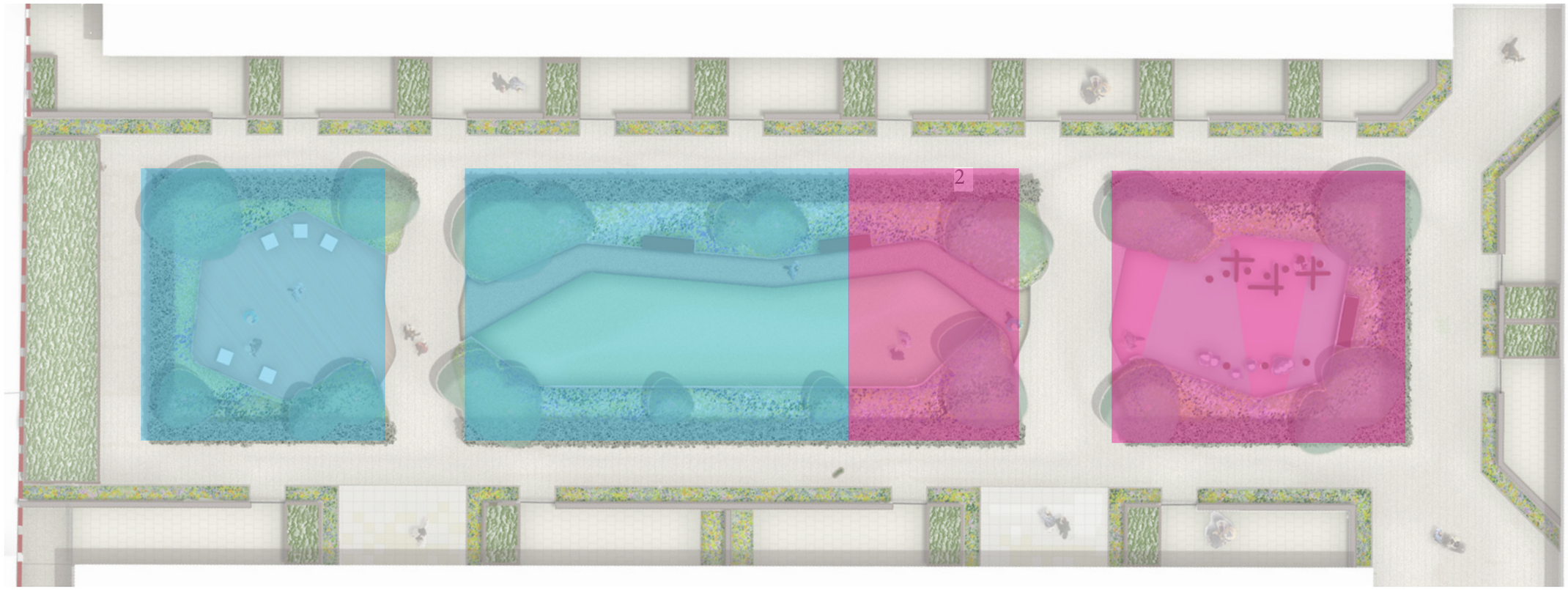
1. Fairland Park has undergone a re-developement which saw the installation of a central area and focus point which includes seating sited around a specially designed, locally made mosaic. Other improvements to the park include new pathways, seating, entrances and resurfacing of the ball courts as well as a new play-area with robust play equipment. In July 2010 the park was awarded a Green Flag for the first time - the national standard of excellent parks.

2. Duckett common has two full-sized quality basketball courts with an additional two hoops. Furthermore there is a five aside football area, which can be used for Netball or Volleyball. There is also a 14 piece outdoor gym offering some 22 work out stations as well as outdoor table tennis. The playground incorporates large wooden play apparatus including towers with bridges to cross, climbing walls, ropes bars and swings which is highly popular with children up to 14yrs old. There is also a multi-play unit, swings, mounds boulders and various play equipment for children from 0-5 and 5-11yrs.

3. Stanley Gardens provides an open lawn for various as well as climbing frames, swings and play equipment suitable for a range of ages.

4. Chesnut Park provides open grassed areas, play space, mature trees and an informal recreation space. An open playing field which covers the majority of the western side of the Park. The café overlooks the new, state of the art playground for various ages, to the south. The eastern half of the park contains newly refurbished tennis courts, basketball area, and a new Multi-Use Games Area (MUGA). The Park Pavilion houses the Chestnuts pre-school playgroup and play centre for recreation and educational facilities.

Play provision



Play for 0-5yrs (older yrs can be provided off site)

Community amenity space 200sqm







Palette of hard landscape materials and furniture

The paved surfaces will be selected for their visual quality and their appropriateness for a prestigious residential development.

Also the specification of materials and furniture takes into account their sustainability credentials both in their source, recycled content, robustness and longevity.

The paving and furniture throughout the development will be consistent and complementary to create a cohesive character. These elements are illustrated opposite and discussed as follows:

1. Concrete flags and paviors: high quality concrete, ranging in sizes according to the location. Larger flags are specified in pedestrian only environments such as the communal garden and private terraces; with paviors and setts in shared streets and spaces such as the Mews Courtyard and the Pocket Space.

2. Asphalt with chippings: a robust but visually appealing surface for the enhancement of Colina Mews.

3. Resin bound gravel: a softer and more domestic surface for the Communal Garden inner space pathways.

4. Composite timber decking: used in the Communal Garden for the residents seating area.

5. Walls and railings to private terraces: combined with hedging to provide high quality defensive thresholds, so important to the overall quality of the development.

6. Pergola feature: a timber slatted folly creating an end focus for the Communal Garden, whilst offering solitude and cover for residents to sit under

7. Seating: high quality and robust timber and steel elements, contemporary in style to lift the overall appearance of the scheme.

8. Toddlers play: a combination of timber and rock boulders to provide limited risk and challenge with a naturalistic theme.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Soft Landscape planting palette

Whilst all the landscape elements including paving materials, furniture and planting are part of the masterplan layout and form, it is really the planting strategy that defines the character of the neighbourhood.

We are proposing to use a simple palette of trees, shrubs and perennials across the entire masterplan but arrange them in a composition according to their category: whether in the informal/naturalistic, semi-formal/sculptural or formal/civic group.

Tree species will be finalised at a later stage following close liaison with the local authority tree officer.

The plants selected will include predominantly indigenous species to both reinforce the local character and identity whilst maximising the ecological and wildlife value of the development for future generations to enjoy. We have given particular attention to species that flower in the spring and have foliage of a spectacular hue in the autumn, together with evergreen hedges and groundcover for winter cover.

Native species by themselves only offer a certain level of colour and interest throughout the year, so our palette is reinforced with non-native exotic species to provide additional flowering, foliage and texture.

This will both enhance the visual amenity and also the ecological value of the landscape with particular support for birds, bats and invertebrates. Indeed we have worked with the Ecologists to identify an amazing range of species to maximise the offer to both the human and wildlife community.









Large Trees

1. Platanus × acerifolia
2. Pyrus calleryana chanticlier
3. Tilia cordata ‘green spire’







Small Trees

1. Amelanchier lamarckii
2. Cornus kousa stellar pink
3. Acer palmatum ‘Orange Dream’
4. Malus sylvestris
5. Corylus avellana ‘Red Majestic’











Buffer planting and Hedging plants

1. Buxus sempervirens
2. Mahonia ssp
3. Berberis thunbergii
4. Osmanthus freagans
5. Carpinus betulus







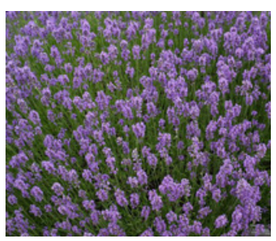




Shrubs

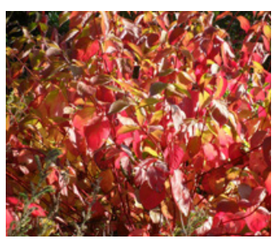
1. Pieris japonica ‘Debutante’
2. Lavandula angustifolia ‘Nana Alba’
3. Phormium cookianum green dwarf
4. Hydraygea ssp
5. Cornus alba siberica











6 Appendices

6.0 Appendices

6.1 Summary

The application is supported by a number of reports which are listed below:
— Noise Report completed by RBA
— Air Quality Report completed by Ramboll
— Arboricultural Report completed by Indigo
— BREEAM report completed by Southfacing Services
— Ecology Report completed by Enims
— Energy Statement and Sustainability report completed by BOCCA
— Flood Risk and Drainage report completed by Walsh
— Landscape reports completed by Outer Space (included in Chapter 5 of the DAS)
— Public Communications and Statement of Community Involvement Completed by the London Communications Agency
— Viability Assessment completed by DS2
— Daylight / Sunlight completed by Point 2
— Transport Statement and Travel Plan completed by Caneparo Associates
— Land contamination report completed by Car Geotechnics Ltd

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