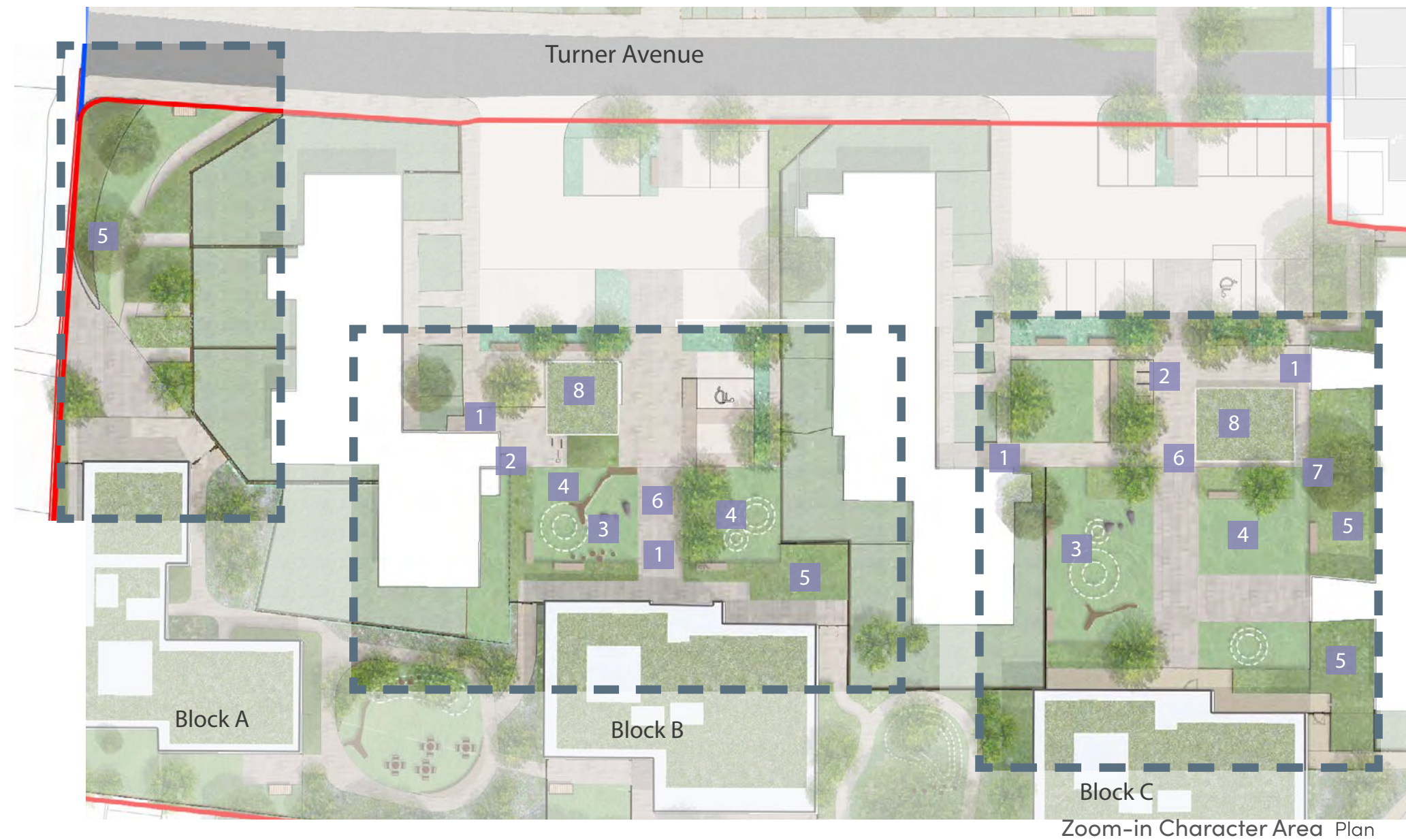


09.3 Character area: Communal amenity space

Shared open spaces with seating areas and play elements for residents. Planting types vary from defensible planting for private gardens to lawn areas for activities.

1. Key pedestrian routes to entrances with clear sight lines
2. Cycle stands
3. Informal play elements
4. Social spaces
5. Buffer planting to give privacy to ground floor units
6. Tree lined routes connecting into green network and framing key walkways
7. Existing trees
8. Communal bin stores for existing buildings and Blocks B and C



Seating integrated with planting



Robust finishes



Safe pedestrian circulation



Defensible spaces

09.4 Character area: Garden spaces

Semi-private spaces with play elements for younger age groups, green buffers adjacent to ground floor homes and meadow planting for biodiversity define these areas.

- 1. Buffer planting to give privacy to ground floor units
- 2. Existing tree
- 3. Proposed tree planting
- 4. Outdoor dining areas
- 5. Informal play elements



Lawn areas



Play elements for all age groups



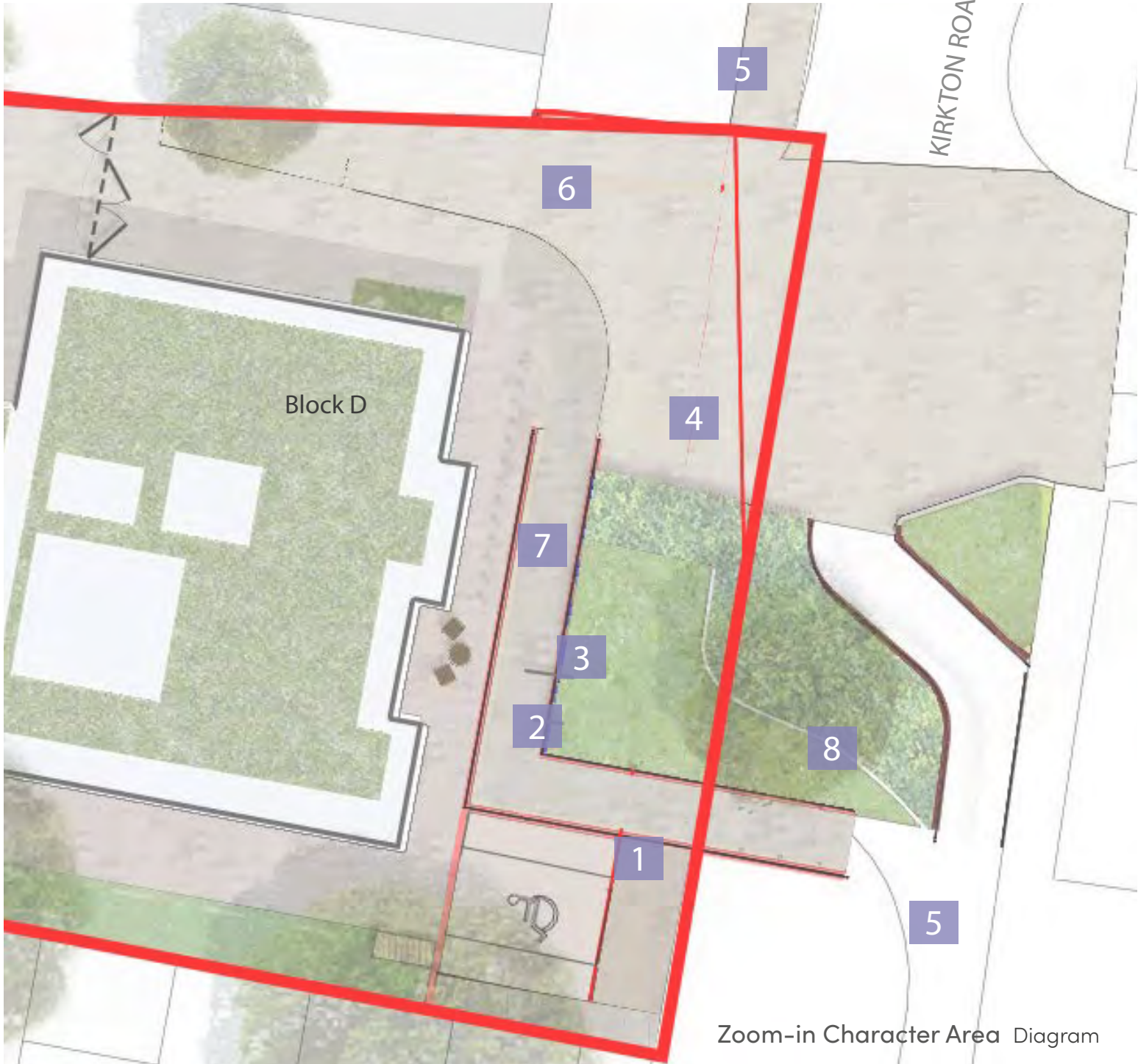
New tree planting

09.5 Character area: Braemar/Kirkton Road Public Realm

This inclusive space includes ramped access to overcome the challenging levels which can be used for both cyclists and pedestrians. The existing green space has been extended to the south creating a green buffer to the ground floor units but allowing for permeability and natural surveillance. The community garden has been enlarged, increasing the amount of green space within the streetscape, emphasising the public benefit the scheme offers.

Transition kerbs have been introduced to easy access for wheelchairs, buggies and pedestrians of all ages. The proposal for this area also includes 1no. accessible parking bay.

- 1. Wheelchair accessible parking bay
- 2. Ramp access shared for cyclists and disabled people with compliant 1:20 gradient
- 3. Green buffer with structural shrub planting
- 4. Cycle stands
- 5. Transition kerb
- 6. Flush kerb
- 7. Reused bespoke railing with handrail
- 8. Existing planter walls to be retained



Zoom-in Character Area Diagram



Brick block kerbs and walls to match existing



Robust planting



Ramp with 1:20 gradient



Accessible parking space

10 Play Principles

Play strategy

The landscape design needs to include play provision within the overall masterplan for children of all ages.

The table 1.1 (on the following page) shows the area of play required for all children in line with the GLA population Yield Calculator and Shaping Neighbourhoods: Play and informal recreation SPG 2012. The site lies in close proximity to a number of open spaces and recreational facilities in the immediate area.

Site Play Provision:

Allocation has been made within each garden/courtyard, including the public amenity spaces, for provision of play facilities and a playable landscape treatment incorporating a range of furniture and play elements for children aged from 0-17yrs. The designated areas have been distributed across the site to suit current unit numbers and mix.

Principles that are used:

- Single physical activities.

Allow for running, climbing, sliding, rolling, jumping and balancing wherever possible.

- Accessibility.

Create level access for all users.

- Planting.

Provide high quality planting that provides a variety of sensory experiences and introduce children to nature by encouraging insects and improving biodiversity.

- Seating.

Provide seating for socialising and to enable adults (and carers) to watch their children, including seating.

Note: Please see location plan on next page for the different age groups play area arrangement



0-4 Year old

- Places to explore
- Sensory experiences to enhance child development
- Age appropriate equipment
- Seating for parents/guardians



5-11 Year old

- Open lawn for sports and games
- Age appropriate equipment allowing children to climb and test their own abilities



12-17 Year old

- Places to hang out and socialise
- Engaging with planting



Note: Please see the play space diagram on next page for the different age groups areas location.

Table 1.1 Play Space Requirements and Child Yields (Play and informal recreation SPG 2012) and GLA Population Yield Calculator for the proposed Brunel Walk buildings

Yield from Development (persons)			
	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	1.6	17.7	19.3
Ages 5, 6, 7, 8, 9, 10 & 11	1.2	14.4	15.6
Ages 12, 13, 14 & 15	0.5	7.6	8.2
Ages 16 & 17	0.3	4.0	4.3
Total Yield	21.6	106.5	47.4

Play Space Calculator		
Total Children	47.4	
	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	473.9

Age-appropriate play features will need to be provided for children aged 0 – 4, 5-11 and 12+ years. This means we need to provide age-appropriate play features for young children with spaces for carers to sit, areas of open lawn and spaces to socialise.

Children over the age of 12 will be able to use Brunswick Road Open Space as they are located within an 800m radius of the site (Shaping Neighbourhoods: Play and informal recreation SPG 2012), however on-site provision has been accounted for at this stage.

Existing play within Turner Avenue estate : 266m²
 Total Play Area requirement: 473.9m2 (10sqm per child)
 Total Play Area Proposed: 551m2



- 0-4 year informal play equipment
Area provided: 138m²
- 12+ year informal play equipment existing
play area to be replaced
Area provided: 315m²
- 5-11 year informal play equipment
Area provided: 98m²