

North Island - Tottenham Hale Regeneration

Play Strategy

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1 London Plan Play Strategy

A Boroughs should:

1) prepare Development Plans that are informed by a needs assessment of children and young person’s play and informal recreation facilities. Assessments should include an audit of existing play and informal recreation opportunities and the quantity, quality and accessibility of provision. Boroughs should consider the need for cross-borough collaboration where appropriate

2) produce strategies on play and informal recreation facilities and opportunities, supported by Development Plan policies, to address identified needs.

B Development proposals for schemes that are likely to be used by children and young people should:

1) increase opportunities for play and informal recreation and enable children and young people to be independently mobile

2) for residential developments, incorporate good-quality, accessible play provision for all ages. At least 10 square metres of playspace should be provided per child that:

- a) provides a stimulating environment
- b) can be accessed safely from the street by children and young people independently
- c) forms an integral part of the surrounding neighbourhood
- d) incorporates trees and/or other forms of greenery
- e) is overlooked to enable passive surveillance
- f) is not segregated by tenure

3) incorporate accessible routes for children and young people to existing play provision, schools and youth centres, within the local area, that enable them to play and move around their local neighbourhood safely and independently

4) for large-scale public realm developments, incorporate incidental play space to make the space more playable’

1.2 An Illustrative map of the play provision in the local area is shown and agreed in the Design and Access Statement for the site and the Tottenham Hale regeneration scheme play provision is shown within Table 1.

Table 1



Age Profile/Playspace Typology	Island Sites		
	Building 1	Building 2	Building 3
Under 5 Years - Doorstep Playspace	150	50	60
5-11 Years - Local Playspace	60	20	20
12-18 Years - Neighbourhood Playspace	40	10	10
Total	250	80	90

- 1
- Proposed play provision Strategy
- 1.1
- The purpose of this report is to set out the proposed play strategy for North Island (Building 3) of the Tottenham Hale Centre Development.
- 1.2
- The Shaping Neighbourhoods: Play and Informal Recreation SPG (2012) requires play provision to be at the benchmark standard of minimum of 10m2 of dedicated play space per child. The child yield has been calculated based on the approved dwelling mix for North Island and the GLA Population Yield Calculator. It results in a requirement for approximately 373.5m2 of play space, as set out in Table 2.
- 1.3
- The approved Design and Access Statement showed provision for 0 - 5 year old and 5 - 11 year old play provision within the plot.
- 1.4
- Doorstep play for 0-5 year olds will be provided within the courtyard on the ground floor. The space is accessed via a private lift within the building or if entering from the street through secure access gates to the north of the building. This area will be inaccessible to the general public. The space is afforded good surveillance and access for the residents.
- 1.5
- In addition, playable space for 05 to 11 year olds will also be accommodated on this level. A traverse wall is located on the eastern edge of the courtyard and the play wall structure to centre is suited to imaginative play.
- 1.6
- As set out in the Design and Access Statement report some play space is located within the wider Tottenham Hale Regeneration area or offsite at existing play provision at Down Lane Park.

Table 2

GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	59	77	0	0
Social Units	0	0	0	0

Total Units	136
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Geographic Aggregation	London
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PTAL	PTAL 0-2
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Notes
Sample size of 46 sites
Shaded cells require user input
Select both geography and PTAL
For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	20.8	0.0	20.8
Ages 5, 6, 7, 8, 9 , 10 & 11	13.2	0.0	13.2
Ages 12, 13, 14 & 15	2.2	0.0	2.2
Ages 16 & 17	1.2	0.0	1.2
18-64	218.9	0.0	218.9
65+	5.2	0.0	5.2
Total Yield	261.5	0.0	261.5

Play Space Calculator

Total Children	37.4
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	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	373.5

2 Doorstep Play Provision (0 - 5 year olds)

- 2.1 The communal courtyard provides a total of 198m² of usable area and can accommodate a total playable area for 0 - 5 year-olds (77m²) as well as play space for 5-11 years old (39m²).
- 2.2 The design principles set out in London Play SPG which include the use of bespoke play as well as natural elements, have been applied to create a play space that is well located, accessible to all users and allows children of all ages and abilities to play together.
- 2.3 The play space will be provided in the form of imaginative, non- structured play elements including a bespoke play wall structure that allows for lying na d seating; running and jumping and creates a enclosure within a the courtyard separating the play area from the traverse wall for older play. The soft play surface as well as surrounding hard surfaces will provide a flexible play space for use by all ages.
- 2.4 Although ample seating opportunities are provided for supervision, socialising and relaxation, the seating within the bespoke planter will also be an quiet meeting space for children.

3 Doorstep Play Provision (0 - 5 year olds)

- 3.1 The communal area provides a soft surface area for play on a bespoke inner wall surrounding the specimen tree. The top surface of the wall undulates between 150mm and 500mm in height. The two large openings allow for imaginative play around the structure.
- 3.2 Soft fixed stepping stones 200mm and 400mm height can used for seating, stepping and imaginative play within the central area of the courtyard.
- 3.3 A play wall will accommodate a large bug hotel which will provide biodiversity gain opportunities as well as learning as young children can examine the inhabitants.

4 Play Provision (5 - 11 year olds)

- 4.1 A bespoke traverse wall 7m by 1.7m on the eastern edge of the courtyard will provide play for older children away from the inner courtyard area. The soft play surface is at a depth to accommodate any falls from the wall.

Illustrative Play Elements

