

Fairbanks Road

Monument Way

Child PlaySpace Strategy

April 2023

Adams & Sutherland

architecture landscape urban design

Fairbanks Road Playspaces Strategy

Introduction

This report sets out the playspace strategy for three play areas included in the public realm proposal for the development at Fairbanks Road. The strategy has been developed in accordance with the recommendations of the London Plan (2016) and the Shaping Neighbourhoods: Play and Informal Recreation SPG.

The original planning application, including the DAS, was submitted in April 2017. However a Reserved Matters Application was submitted on 18th December 2017. The DAS was not updated.

As regards play, the rear gardens were rationalised and any shared playspace directly to the rear of the new blocks omitted.

This report demonstrates the provision of two no. door step play areas outside the original planning red line boundary but in accordance with the principle of the Reserved Matters Application. An additional playspace for older children is also indicated.

The report shows developed designs for these play spaces, well in excess of that which is required. Although trees are rearranged this does not result in a change to the tree numbers proposed and agreed at planning stage.



Extract from Reserved Matters Application 18th December 2017

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Area Calculation

The numbers of children expected to be living in the Fairbanks Road development are determined using the GLA Population Yield Calculator. The Play and Informal Recreation SPG sets a benchmark of a minimum play area of 10 m² per child. This results in a total play area requirement for the development of 639 m². Of this area, 266 m² should be provided on site within 100m of all homes with children. 16 homes have private rear gardens which leads to a reduction in this figure of 160m² resluting in a requirment of 106m²

The doorstep play offer for 0-5 year olds is provided within Playspaces 1 and 3, which incorporate natural play logs and boulders, a hill with an embankment slide, and provides an area of 880 m². This exceeds the minimum requirement set out in the Play and Informal Recreation SPG.

Playspace 2 offers a climbing frame for more challenging physical play, with an area of 340 m²

In all three playspaces, key design principles identified for their natural play value are as follows:

- Varied and interesting terrain
- Well chosen planting with different smells and textures, increases play value and sensory experience.
- A variety of play opportunities and equipment.
- Seating in proximity to playspaces facilitates good adult supervision

The play strategy has been carefully considered to create a safe, engaging and stimulating environment for children to play. An assessment will be carried out to ensure ROSPA compliance.

Play Space Requirement

Ages	Requirement	Area required	Area provided on-site
0 - 5	From calculation	266 m2	480 m2
	10m2 discounted per private garden	-160 m2	
	Doorstep play <100m	106 m2	
5 - 12	Within 400 m	211 m2	340 m2
12 - 18	Within 800 m	162 m2	400 m2
	Downs Lane Park is within 400 m of the development.		
	Total:	479 m2	1220 m2

GLA Population Yield Calculation

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	0	0	0	0
Social Units	12	24	18	0

Total Units	54
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Geographic Aggregation	London
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PTAL	PTAL 5-6
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Notes
Sample size of 27 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	0.0	26.6	26.6
Ages 5, 6, 7, 8, 9, 10 & 11	0.0	21.1	21.1
Ages 12, 13, 14 & 15	0.0	10.6	10.6
Ages 16 & 17	0.0	5.6	5.6
18-64	0.0	87.8	87.8
65+	0.0	2.0	2.0
Total Yield	0.0	153.7	153.7

Play Space Calculator

Total Children	63.9
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	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	639.0

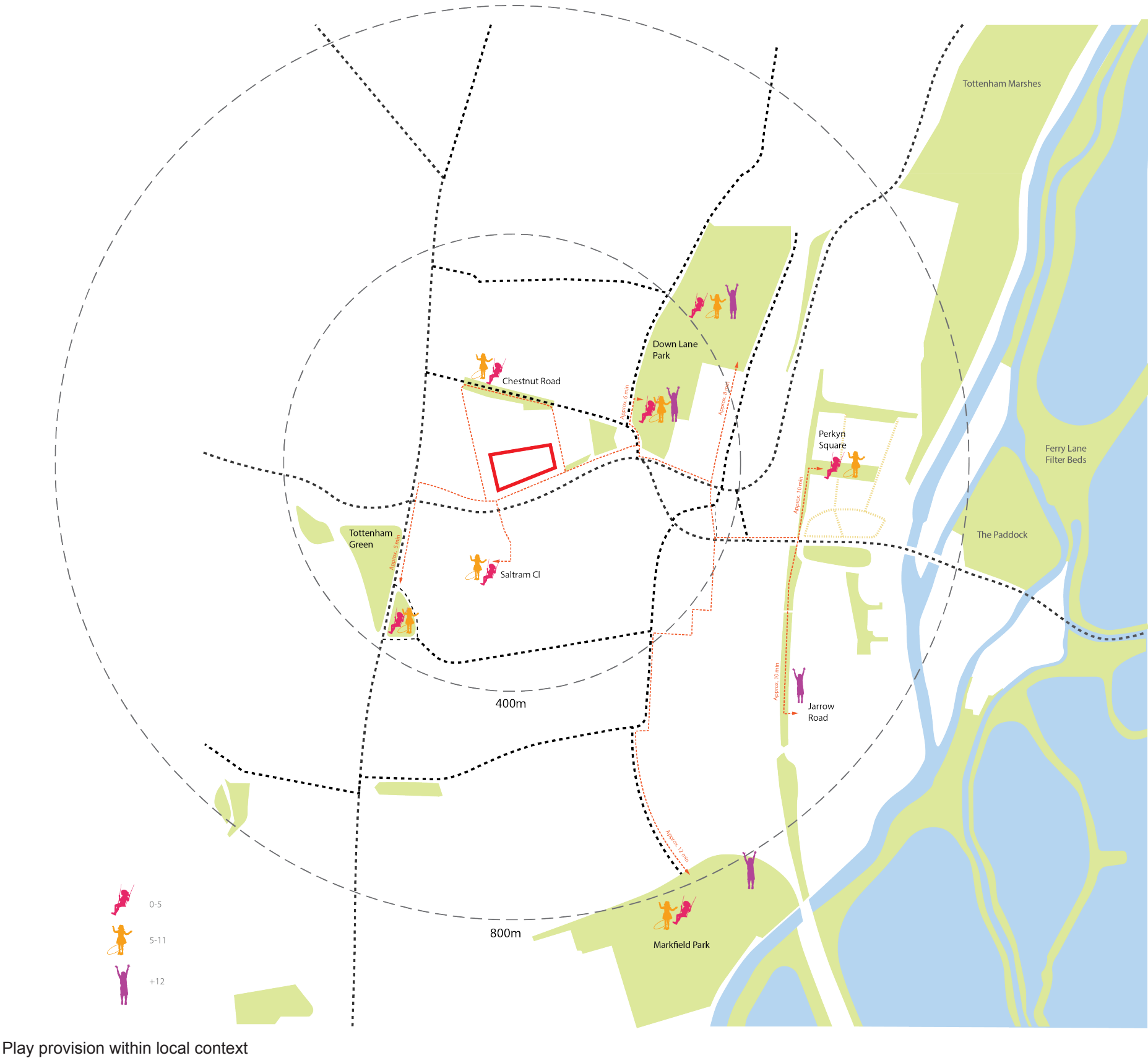
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Existing local playspace provision

The proposed development is well served with accessible play areas within the required safe walking distance for Local and Neighbourhood play. Down Lane Park provides the majority of this provision.

Chestnut Road, the Down Lane Park playground and Tottenham Green are all within the 400m recommended travel distance for 5-11 year old play.

Marksfield Park, Jarrow Road and Perklyn Square, as well as the whole of Down Lane Park, are within the 800m recommended travel distance for 12+ year old play.



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Site plan showing proposed playspaces

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Site plan showing requirement for doorstep play

Playspace 1

Playspace 1 offers 480 m² of doorstep play, providing a range of low bespoke play structures set within a grove of planting beds and trees. Although the play structures are conceived for children under the age of 5, the proposal creates a space that is accessible and invites children of all ages to play together.

A range of attractive native planting, natural play structures and the varied terrain creates an exciting play landscape that encourages imaginative play.

Free standing benches and a picnic table provide opportunities for adult supervision, relaxing and socialising.



View of Playspace 1 from south

Playspace 1

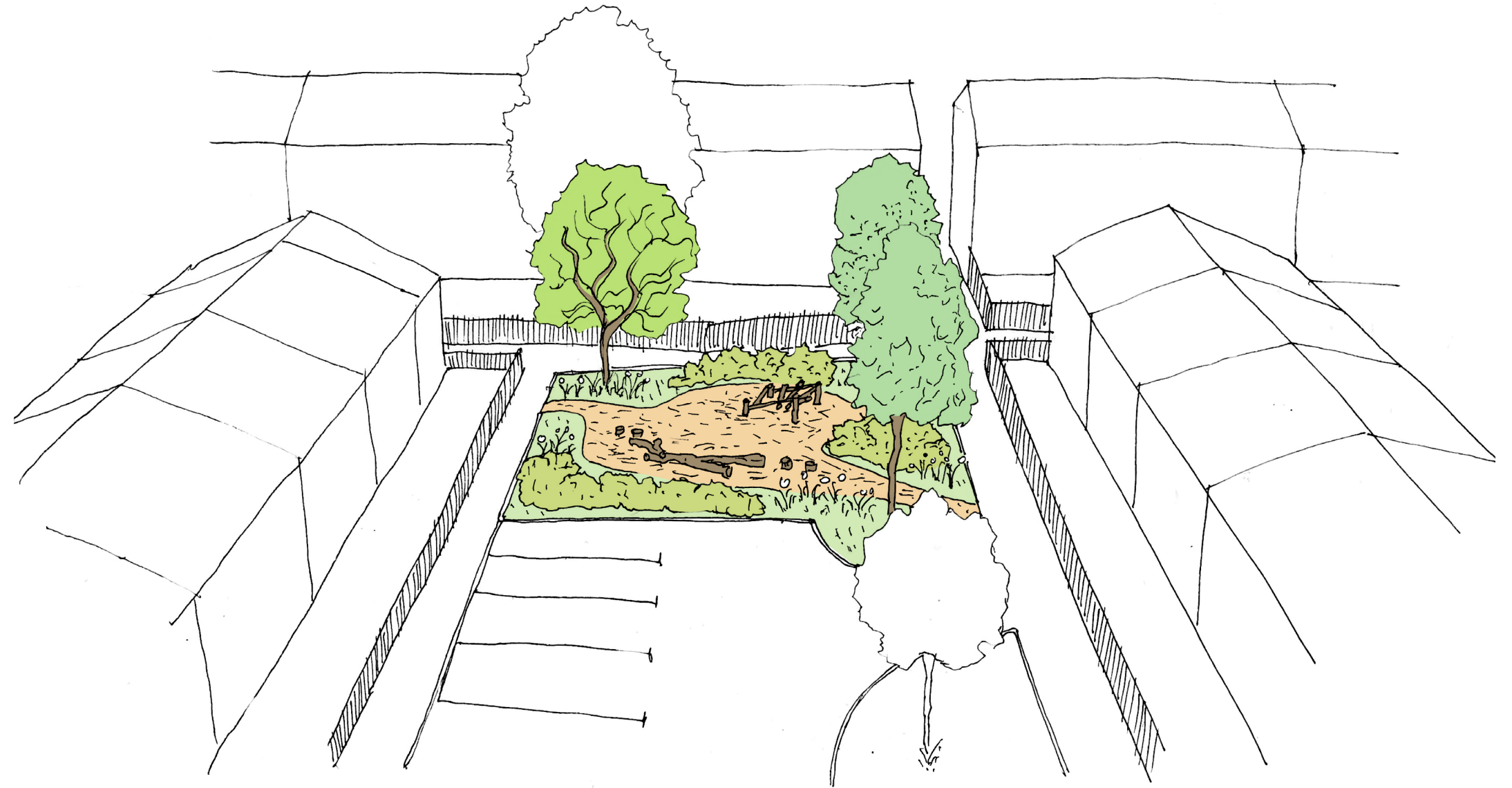


Playspace 2

Playspace 2 provides 340 m² of play space, aimed at encouraging older children to develop balance and strength through physical play.

A natural timber climbing frame and play logs provide appropriate physical challenges.

As with all the proposed playspaces, good accessibility to the heart of the play spaces is achieved through the provision of bonded rubber mulch surface paths.



View of Playspace 2 from south

Playspace 2



Playspace 3

Playspace 3 provides a 400 m² doorstep play integrating the same variety of planting and surface treatment as in Playspace 1.

Increasingly independent play is encouraged through a play route formed of timber steps and stainless steel slide creates an exciting trail over and around a prominent grass hill, enhanced through additional natural play logs and boulders.



View of Playspace 3 from south

Playspace 3

