

Fairbanks Road

Monument Way

Child PlaySpace Strategy

Revision 2
October 2023

Adams & Sutherland

architecture landscape urban design

Fairbanks Road Playspace Strategy

Introduction

This report sets out the playspace strategy for play 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 and in direct consultatio with Haringey Council.

The original planning application, including the DAS, was submitted in April 2017. However a Reserved Matters Application was submitted ion 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 one door step play area outside the original planning red line boundary but in accordance with the principle of the Reserved Matters Application.-

The report shows developed designs for this play spaces, 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

Fairbanks Road Playspace Strategy

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 resulting in a requirement of 106m²

The doorstep play offer for 0-5 year olds is provided within the playspace which incorporates a play structure with interactive play elements, including talking tubes and interactive panels, and a natural play boulder, set within a landscape clearing providing an area of 480m². This exceeds the minimum requirement set out in the Play and Informal Recreation SPG.

The playspace, key design principles identified for their natural play value are as follows:

- Varied and interesting integration of play and landscape
- Well chosen planting with different smells and textures, increasing play value and sensory experience.
- A variety of play opportunities and equipment.

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	
6-12 & 12-18	Downs Lane Park is within 400 m of the development.		
	Total:	106 m2	480 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

Yield from Development (persons)			
	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

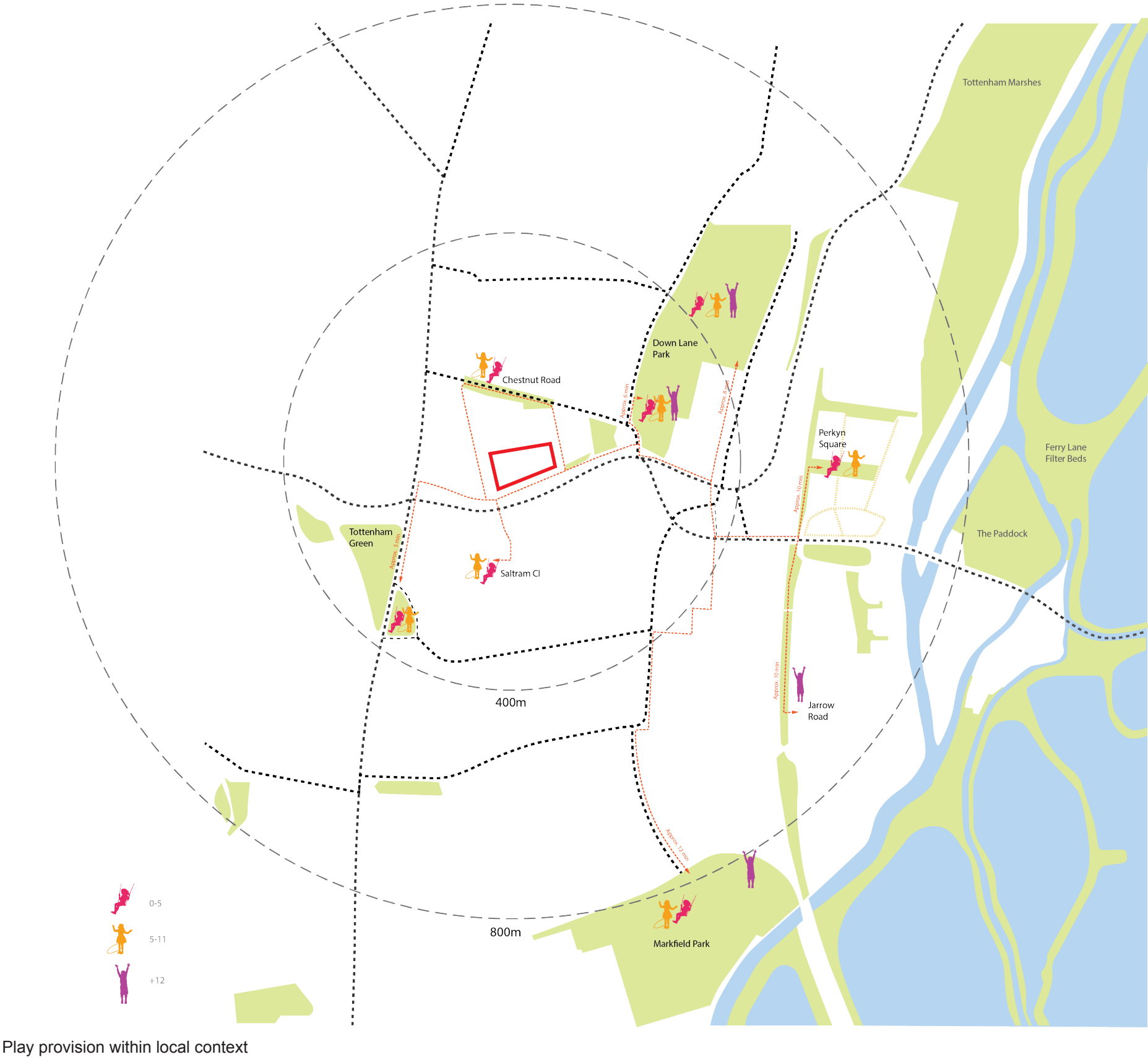
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Existing local playspace provision

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 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.

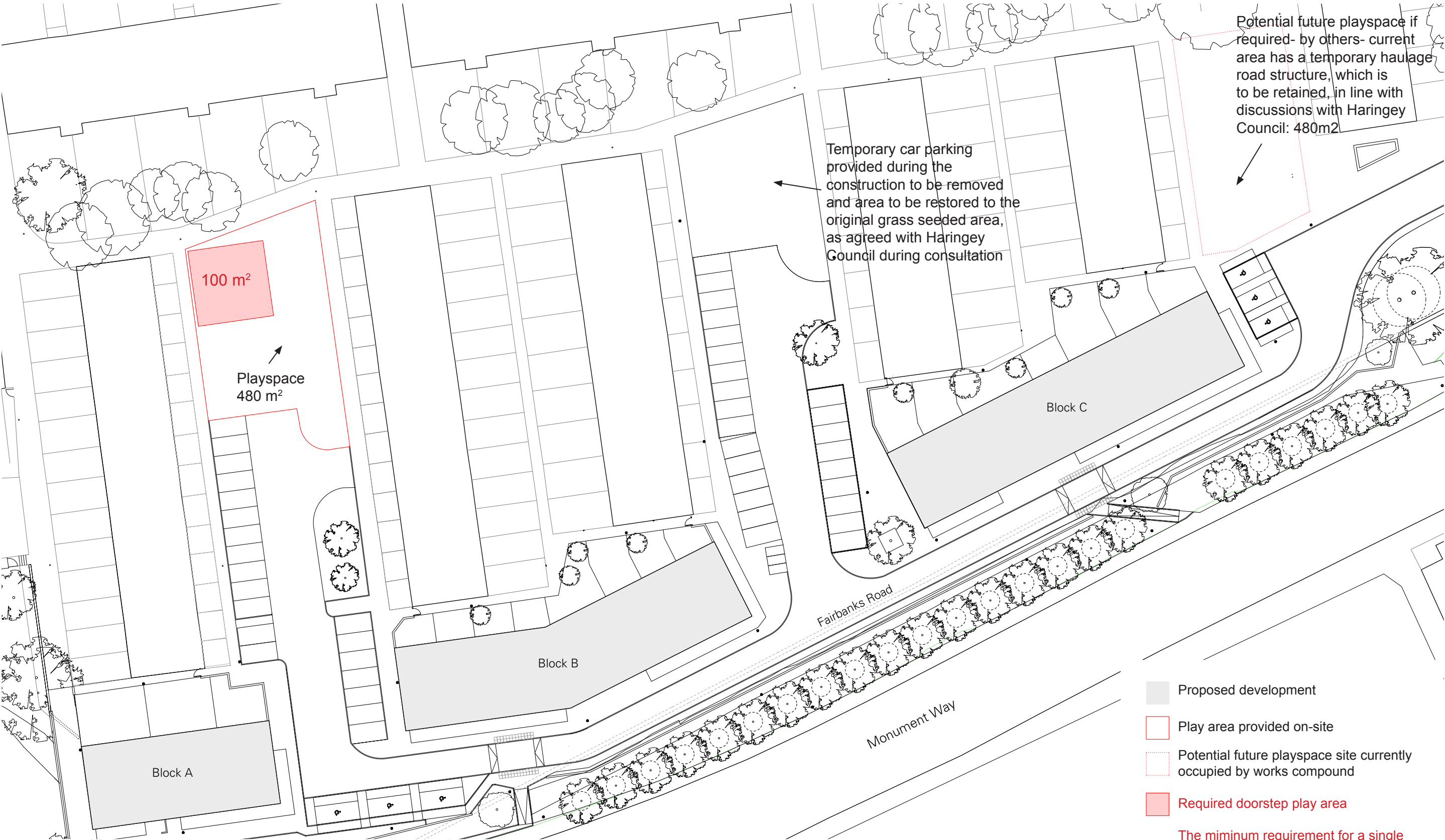


Fairbanks Road Playspaces Strategy



Site plan showing proposed playspace

Fairbanks Road Playspace Strategy



Site plan showing requirement for doorstep play

Fairbanks Road Playspace Strategy

Proposed Playspace



This Playspace offers 480 m² of doorstep play, providing a play structure set within a grove of planting high grasses, planting 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 pattern of sensory play paths within the planting creates an exciting play landscape that encourages imaginative play.

