



Play Strategy

Ferry Island, Tottenham Hale
TH-IS-00-001-L-3248-90-900

December 2025



REV	DATE	REASON	ISSUED BY
R00	28.11.2025	FOR REVIEW	GS
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Play Strategy

Introduction

The purpose of this document is to satisfy The London Plan (2021) Policy S4 Play and Informal Recreation and The Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance (2012) in relation to Plot B and Plot F of Tottenham Hale Centre development, also known as Ferry Island.

The London Plan Policy S4 states that:

“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

5) not result in the net loss of play provision, unless it can be demonstrated that there is no ongoing or future demand. Where published, a borough’s play and informal recreation strategy should be used to identify ongoing or future demand for play provision.”

The Shaping Neighbourhoods SPG states that:

“The proposed benchmark standard of a minimum of 10 sq.m. per child regardless of age is recommended as a basis for assessing future requirements arising from an increase in the child population of the area.”

Existing play provision within the local area is demonstrated in approved Design and Access Statement, shown in Figure 1.



Figure 1. Existing Play Spaces Diagram (extracted from approved Design and Access Statement)

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Population Yield and Play Space Calculations

The approved Design and Access Statement shows three locations for potential play space within the application site (Plot B and Plot F), including total area as shown in Figure 2. Within the directly adjacent table, the play space requirements only relate to Building 1 and Building 2 (highlighted in red box). The approved Design and Access Statement also states that the site will only provide 0-11 play space due to Down Lane Park provides the rest of provision. This play strategy was approved by Haringey Council.

This document demonstrates the compliance to the approved play space requirements.

Age Profile/Playspace Typology	Island Sites		
	Building 1	Building 2	Building 3
Under 5 Years - Doorstep Playspace	140	50	60
5-11 Years - Local Playspace	60	20	20
12-18 Years - Neighbourhood Playspace	40	10	10
Total	250	80	90

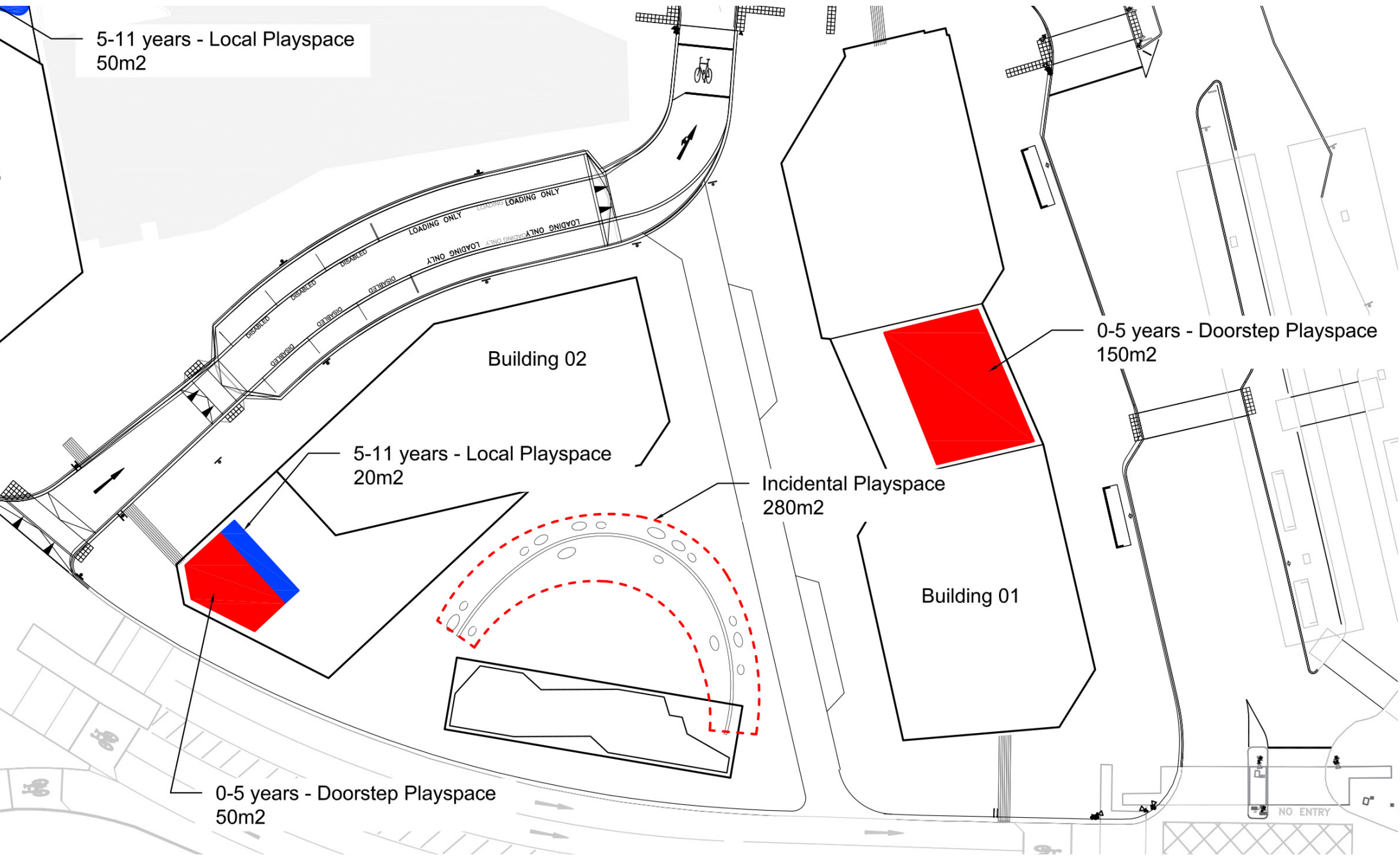


Figure 2. Proposed Play Spaces Diagram (extracted from approved Design and Access Statement)

Play Strategy

Play Space Provision - Ground Floor

Figure 3 shows the location of incidental play area within the Ground Floor public realm. As per agreed play strategy within the Design and Access Statement, this achieves 280m2 of play space suitable for 0-11 years.

The proposed incidental play space is set within the centre of the public realm of the site, providing play space that is well located, accessible to all users, and allows children of all ages and abilities to play together.



Precedent Image: Proposed Playful Pebbles

Legend

-  0-11 years public play (280m2)

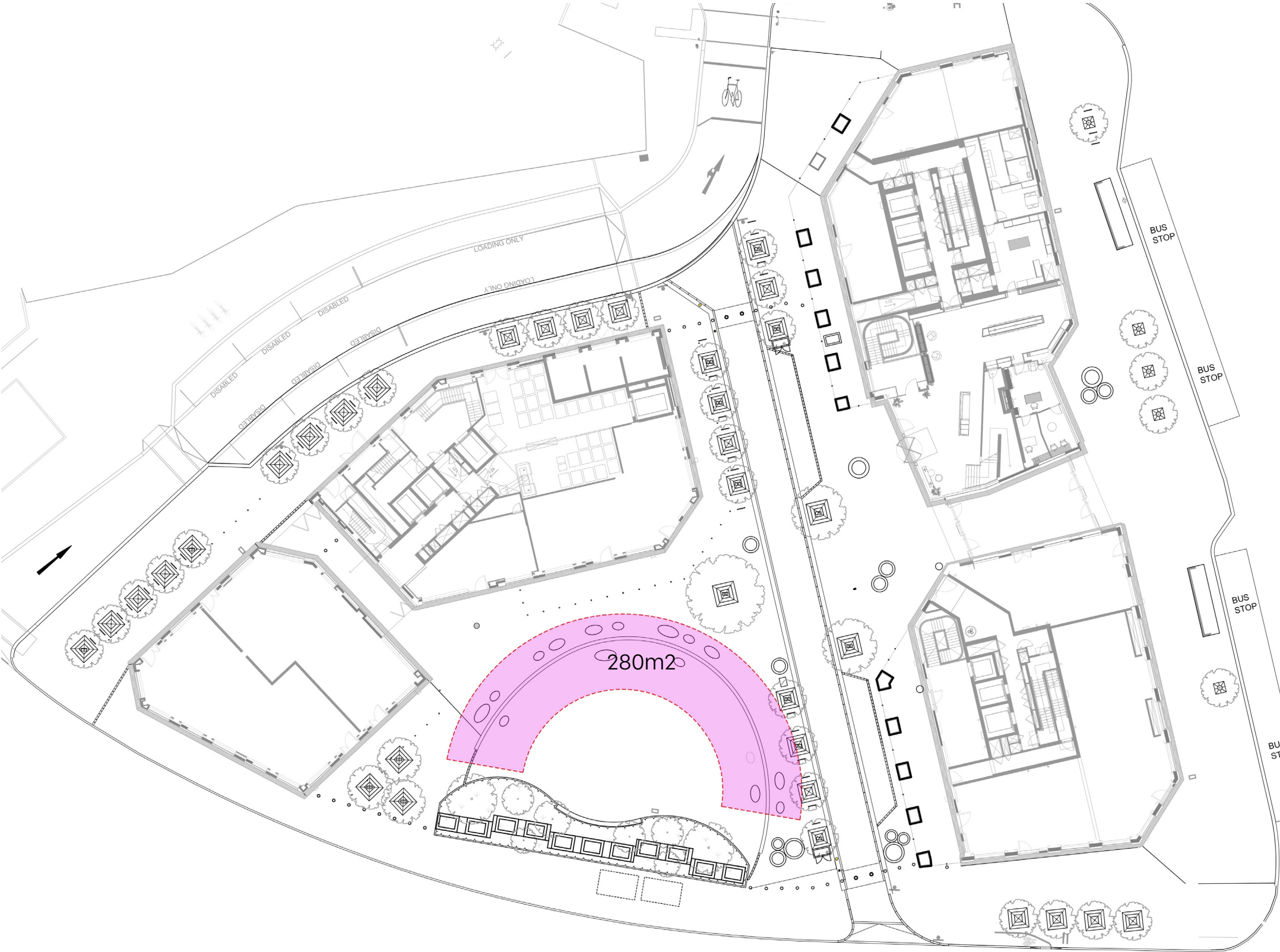


Figure 3. Ground Floor Play Provision, NTS

Play Strategy

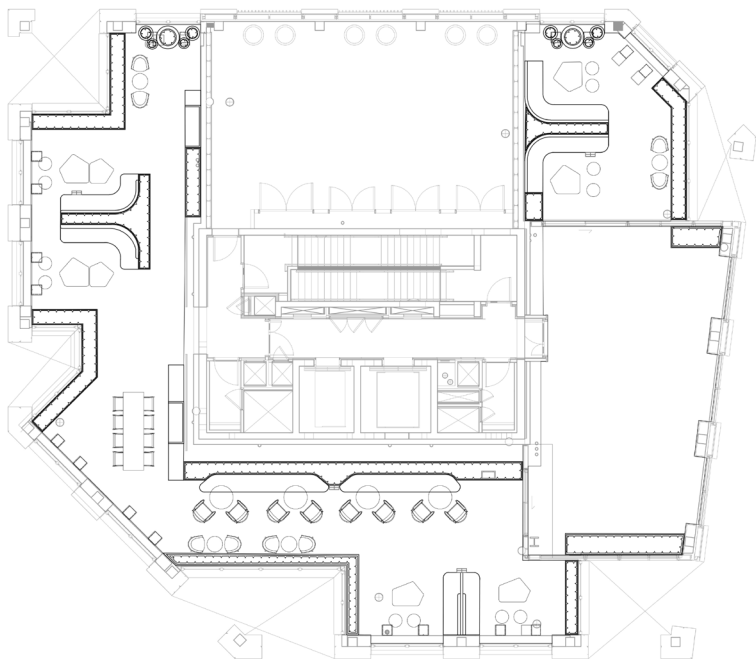
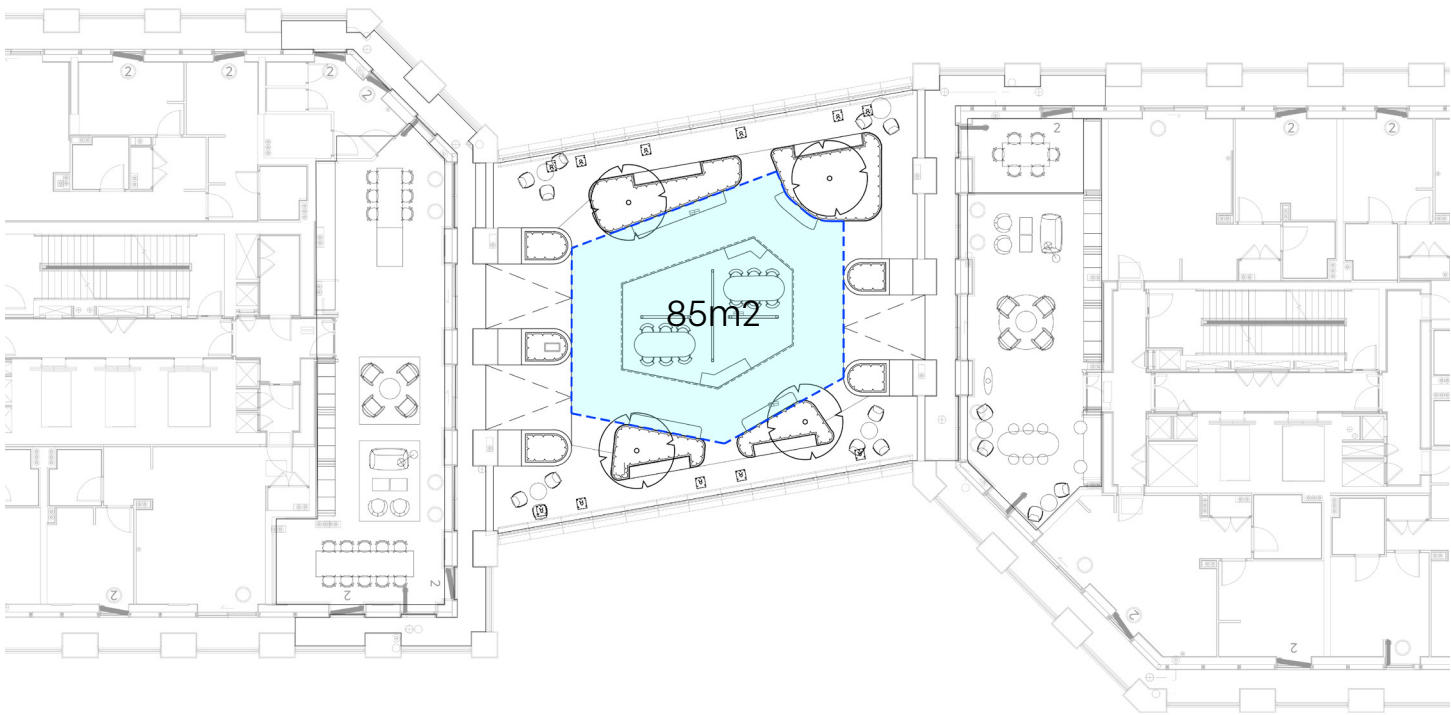
Play Space Provision - Building 1

The private terraces on Building 1 provide external amenity space for social use, meeting neighbours, and outdoor working and studying.

The central space at Level 7 features a covered seating area with a bespoke metal pergola to create play space for 5-11 years in the form of group study areas.

This area achieves 85m2 of 5-11 years play.

This deviates from the approved play strategy at planning, which suggested 0-4 years play in this location. 0-4 years play is provided within the Ground Floor public realm instead, in order to achieve adequate quantum of 0-4 years play space.



Legend

 5-11 years private play (85m2)

Figure 4. Building 1 Podiums on Level 7 (top) and Level 19 (bottom), NTS

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Play Space Provision - Building 2

The adjacent plan shows the location of incidental play area on Building 2 Level 7. This play space will provide 86m2, which is beyond the approved play strategy.

This level 7 podium is accessible to all residents of this building, providing a play area for children of all ages and abilities to play together. The majority of play space is surfaced with artificial turf, which is surrounded by raised planters and terraced seating.



Precedent Image: Proposed Playful Pebbles



Precedent Image: Proposed Terraced Seating and Artificial Lawn

Legend

 0-11 years private play (86m2)

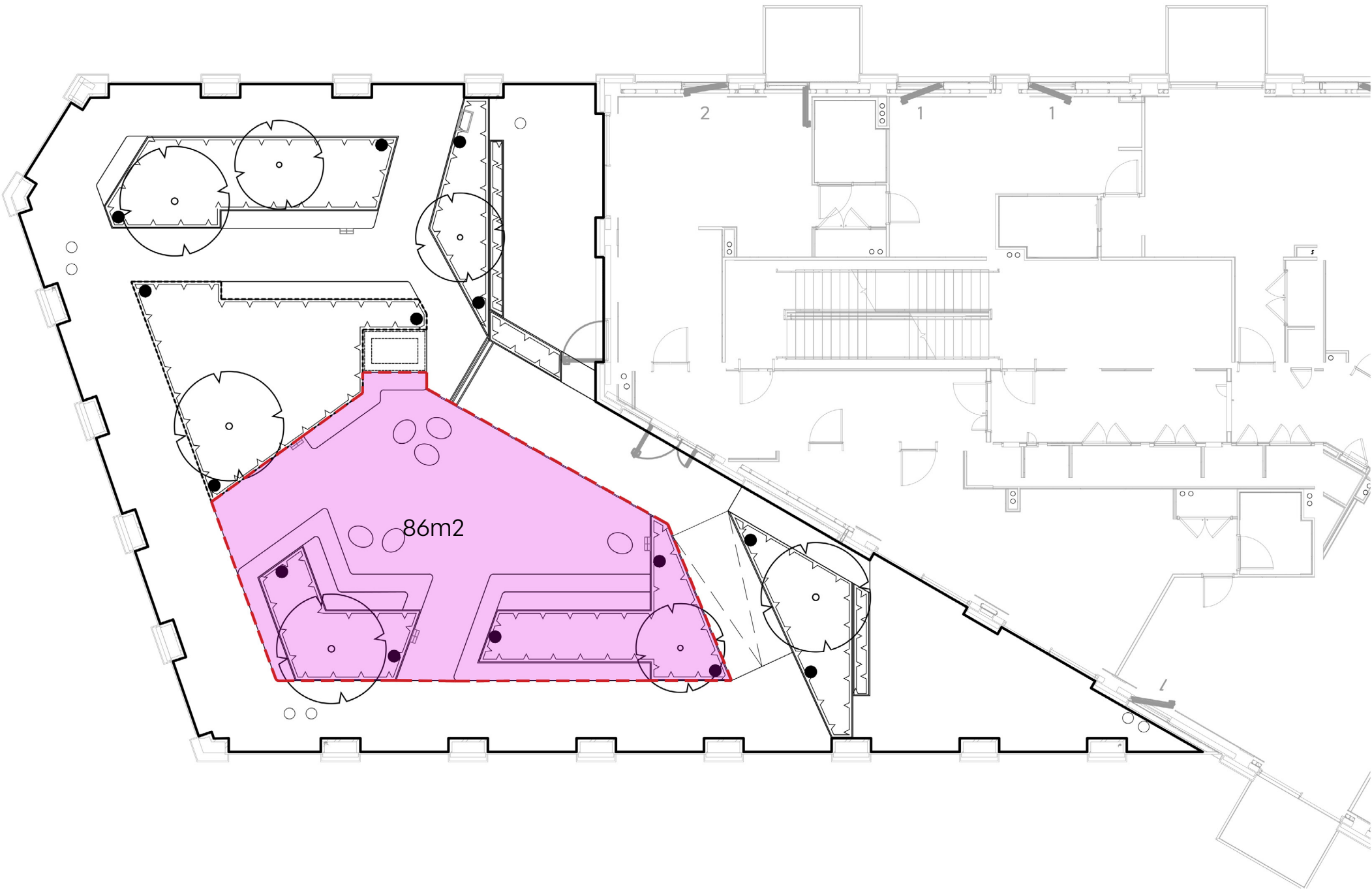


Figure 5. Building 2 Level 7 Podium Play Provision, NTS

Play Strategy

Summary

The application site provides adequate play space for 0-11 years in line with the required play strategy at the time of planning, as illustrated in Figure 6.

Required 0-11 years play space as per approved planning: 270m2

Proposed 0-11 play space:
451m2 (181m2 surplus)



Legend

- 0-11 years play (366m2 total)
- 5-11 years play (85m2)

Figure 6. Site-wide Play Provision, NTS



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