

Welbourne Public Realm

Child Play Space Strategy

October 2023

Adams & Sutherland

architecture landscape urban design

Welbourne Playspace Strategy

Introduction

This report sets out the playspace strategy for two play areas included in the public realm proposal for the Welbourne Development. 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 numbers of children expected to be living in the Welbourne 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 812 m². Of this area, 362 m² should be provided on site within 100m of all homes with children.

The doorstep play offer for 0-5 year olds is split over the podium and 4th floor roof terrace. The combined area of these play spaces is 503 m², which exceeds the requirement set out in the Play and Informal Recreation SPG.

Ample local playspace for 5-11 years olds and neighbourhood playspace for 12-18 year olds is provided in Down Lane public park, which is within 400m of the development.

In both the podium and level 4 rooftop playspaces, similar overarching principles have guided their development. Key design principles identified for their 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

Age profile / Playspace typology	Requirement	Playspace requirement
Under 5 years / Doorstep playspace	Must be provided on-site and accessible within 100m of all homes with children in them	362 m²
5-11 years / Local playspace	Very likely to be required on site within 400m of each home	272 m²
12-18 years / Neighbourhood playspace	Aim to provide on-site but could be provided off-site within 800m if necessary	177 m²
	Total:	811 m²

GLA Population Yield Calculation

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	26	53	1	0
Social Units	10	20	21	0

Total Units	131
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Geographic Aggregation	Outer London
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PTAL	PTAL 3-4
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Notes

Sample size of 17 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	12.3	24.0	36.2
Ages 5, 6, 7, 8, 9, 10 & 11	7.8	19.4	27.2
Ages 12, 13, 14 & 15	1.4	10.3	11.6
Ages 16 & 17	0.7	5.4	6.1
18-64	131.4	82.8	214.2
65+	3.1	1.9	5.1
Total Yield	156.6	143.8	300.4

Play Space Calculator

Total Children	81.2
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	Benchmark (m²)	Total play space (m²)
Play space requirement	10	811.7

Podium Level Playspace

This playspace provides a doorstep play area of 313 m² dedicated to 0-5 year old children. The design of the area has been carefully considered to provide a sheltered and enjoyable space with ample possibility for adult supervision.

The play area is well integrated into the life of the development through its position within a courtyard enclosed by residential units, providing a high level of informal community supervision. The play area is defined by concrete planters that help to provide an attractive and varied environment. Seating is provided at the perimeter of the play area.

The playspace has wide level access points on a smooth surface. The resin-bound surface material is broken up into circular patterns and alternated with an artificial turf surface, which helps to create a fun environment. The changes in colour provide a loose definition of the boundaries of the play space without implementing a physical boundary. An adventure trail comprised of a rope bridge and stepping logs in a gently mounded surface creates a stimulating play landscape at the centre of the space.



Colourful and varied surface



Climbing and balancing



Sensory planting



Outdoor seating

- Planting
 - Artificial turf
 - Resin bound surface - light
 - Resin bound surface - dark
 - Playspace area - 313 m²
- For planting information see planting plan



Plan of podium level playspace

For planting information see planting plan

Podium Level Playspace Planting Plan



Level 4 Playspace

The Level 4 rooftop play space provides 190 m² of doorstep play suitable for children aged 0-5 years.

The whole arrangement of the 4th floor roof terrace has been designed to be playable. Multiple play routes and opportunities are incorporated with a string of balance beams and stepping logs linking the various play planters. Other routes circulate around and across the planters in multiple directions.

Large natural timber balance beams are proposed, forming play routes across the roof terrace and linking low level planters and stepping logs.

Low level planters will be accessible for children to move through, the planting will be resilient and provide sensory and educational opportunities for learning and exploration.

The roof top is linear and has a good aspect receiving good levels of sunlight throughout the day. A planter with a structure for climbing plants is proposed along the east side of the terrace which will support a long south facing bench providing a comfortable area for adult supervision.

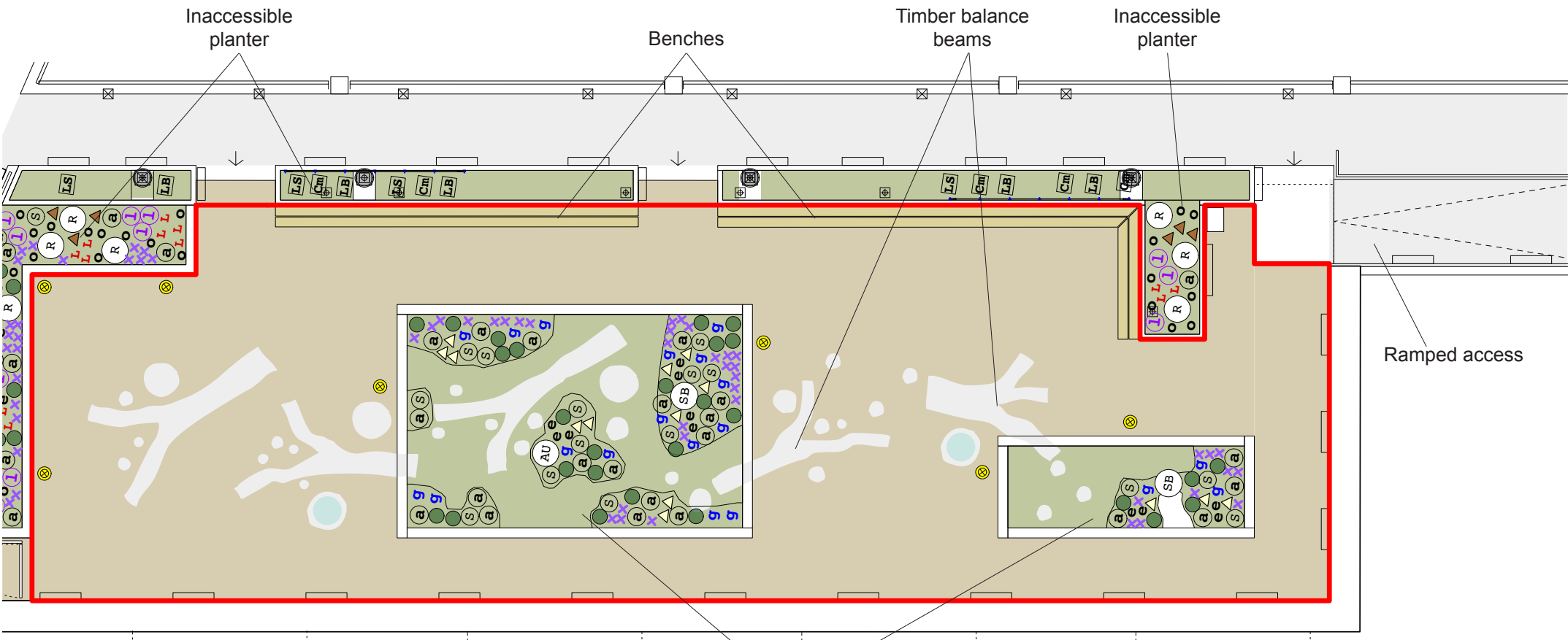
Ramped access provides easy accessibility to the play area.



Example of timber play items fabricated by Chainsaw sculptor, Mick Burns



Bespoke timber play elements



Plan of Level 4 playspace

For planting information see planting plan

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- Planting
- Artificial turf
- Resin bound surface - light
- Resin bound surface - dark
- Playspace area - 190 m²

For planting information see planting plan



Accessible timber planters



Varied terrain

Level 4 Playspace Planting Plan

