

2.4 Site Wide Strategy / Play Strategy

2.35 Proposed Play Areas

Community Open Space (Phase 2) play = 4990m²

Space to provide opportunities for flexible play for different age groups

- Avoid use of formal large play equipment
- Play to form part of the landscape
- Sculptural elements/exercise areas
- Active/sensory play
- Provision of seating elements and bold planting
- Sensory/scented planting



Courtyard play (Phase 3) = 437m²

- Spaces to provide play opportunities for children up to 12 years
- Use of small toddler play equipment
- Natural play elements: boulders, water pump
- Avoid disturbance to adjacent dwellings
- Provision of seating elements for parents supervision and sensory colourful planting



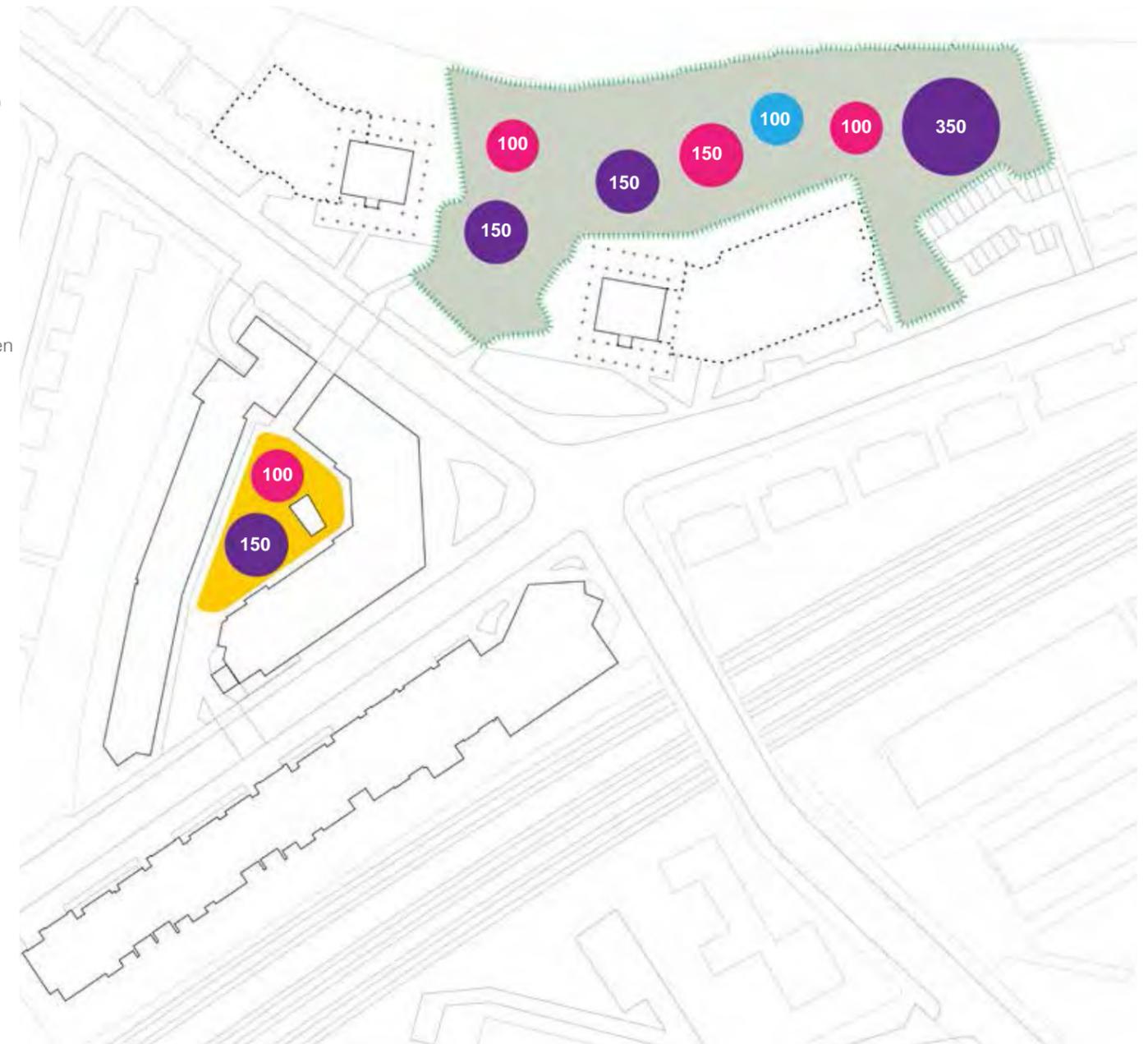
Incidental play - to be located throughout the site

- Incidental play provides a series of play opportunities along one or multiple routes and spaces
- Introduction of playful stepping stones / sculptural elements in different locations



Play Areas

- Community Open Space
- Courtyard Play
- Doorstop play (0-5 year old)
Min: 500m²
- Local play space (5-11 year old)
Min: 250m²
- Youth Space (12+)
Min: 100m²
- Total area of proposed green open space = **4990m²**



2.35 Proposed Play Areas

Play provision to be provided as outlined in Planning Conditions 14 & 38

	Phase 3	Phase 2
Doorstop play:	<i>Courtyard Phase 3</i>	<i>Community Open Space</i>
Size:	150m2	350m2
Play to include:	Playable landscape, climbable objects & equipment, seating, sand & water	
Local play space		
Size:	100m2	150m2
Play to include:	Playable landscape, climbable objects & equipment, seating, other appropriate features	
Youth Space		
Size:		100m2
Play to include:	Climbable objects, active play elements, shelter, other appropriate features	



Sensory



Construction



Challenge



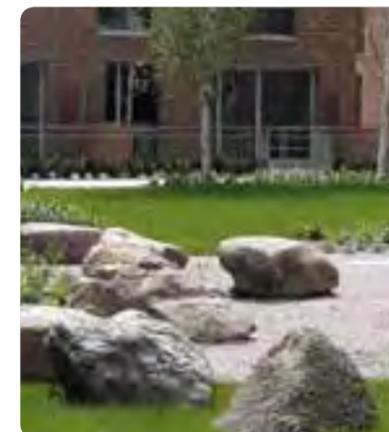
Fantasy



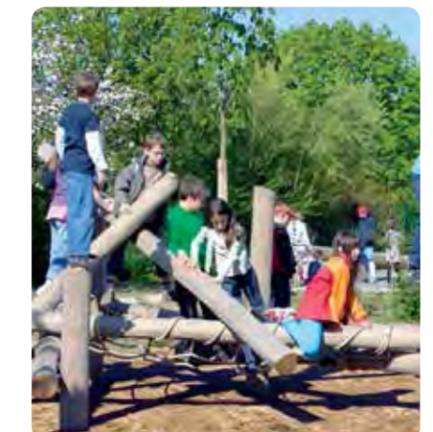
Topology



Sculptural



Incidental



Fixed Equipment

Play provision to be provided for account for existing children in Phase 2

	Phase 2
Doorstop play:	<i>Community Open Space</i>
Size:	150m2
Play to include:	Playable landscape, climbable objects & equipment, seating, sand & water
Local play space	
Size:	100m2
Play to include:	Playable landscape, climbable objects & equipment, seating, appropriate features



Planting



Seating



Sports



Water

3.1 Phase 3 / Introduction

3.11 Concept Summary

The aspiration for the courtyard is to create a playful, green courtyard with amenities for children as well as adults of all ages. To be able to accommodate a lot of uses and users, a concept was developed based on a series of spaces/shapes that will each have a dedicated use.

The inspiration was taken from dried soil with planting growing in the cracks. This was developed into a concept with a series of planes of different levels, with tree planting growing in the hard landscape in between.

The concept creates an interesting green landscape which can be viewed from surrounding flats. The trees will also add to this verdant outlook.

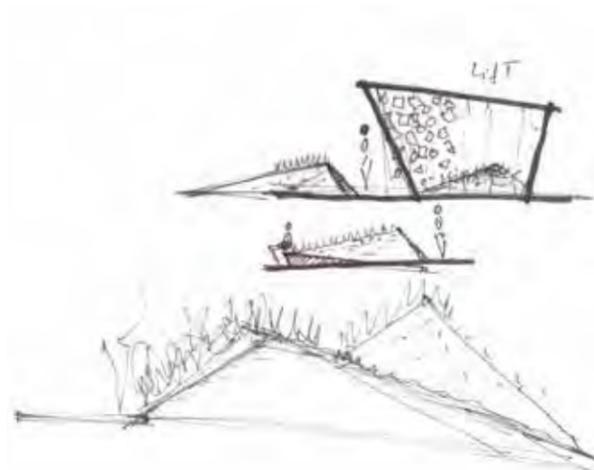
As well as providing opportunities for play, seating will allow for the local community to socialise as well as providing opportunities for quiet relaxation.

The courtyard is over-looked from the surrounding flats and will provide a green, playful landscape for children and adults of all ages to enjoy.

Concept Image & Sketch



Dried soil with planting growing in the cracks



Concept sections of planters and pop up lift

Concept Sketch



3.1 Phase 3 / Introduction

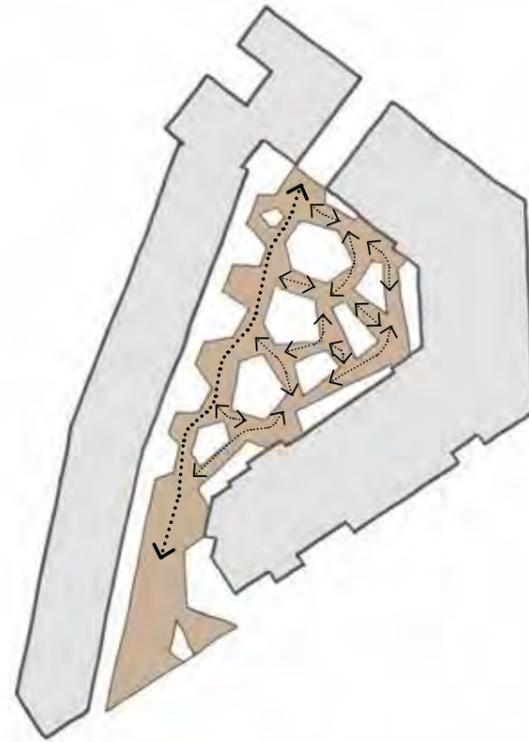
3.11 Concept Diagrams

Breaking up the courtyard



- Introducing a more intimate landscape in the courtyard with pedestrian scale spaces and paths breaking up the landscape

Creating playful routes and paths



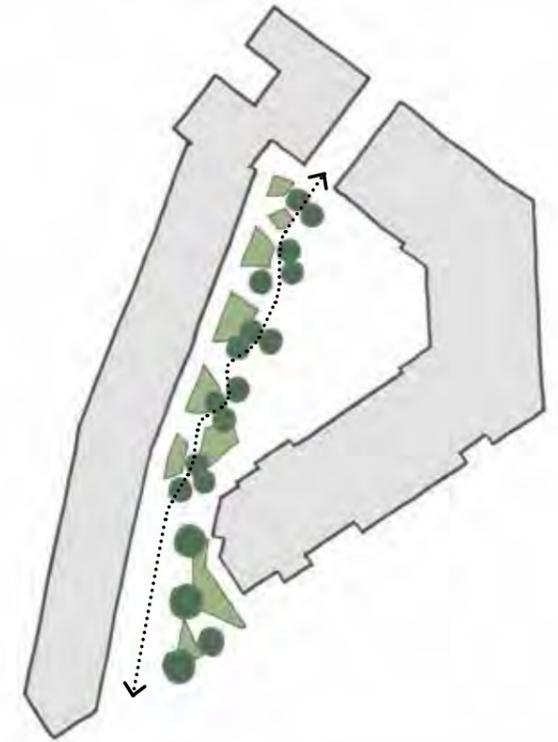
- The paths are creating interesting, playful routes through the landscape

A 'pop-lift' as part of the landscape



- A sculptural 'pop up lift' as part of the landscape

Creating a green north-south link



- Opportunity to create a playful, green north-south link
- Buffer zones in front of the buildings break up the landscape and change the direction of the paths

A landscape on different levels



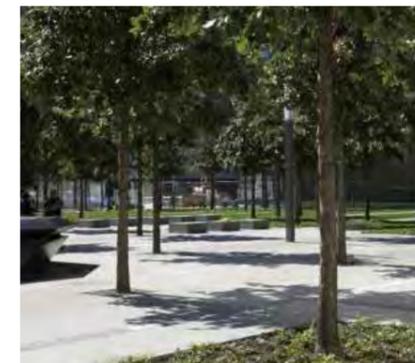
Biodiversity & planting



Seating integrated in the landscape



Groves of trees



Play terraces



3.12 Illustrative Masterplan

Key summary

- A playful, green landscape has been created
- The landscape is broken up in a series of shapes
- This helps to organise and ensure that all the different uses of the courtyard are incorporated and catered for
- The different shapes will all have a dedicated use - play, planting, and informal lawn areas for relaxation
- Playful paths connects the residents to the entrances and create further opportunities for informal play

Key

1. Refuse, fire & emergency access
2. Crossing point between Phases 2 and 3
3. Pedestrian access
4. Soft play terraces
5. Sand and water play
6. Pop up lift and stairs with access to basement car park
7. Natural play and planting
8. Buffer planting to buildings
9. Crossing point between Phase 2 and 3



3.2 Phase 3 / Detailed Proposals

3.21 Hard Landscape Strategy

The main surface material is proposed to be a resin bound surface. This will clearly distinguish the courtyard from the streetscape.

A palette of warm tones is proposed to complement the building façades.

A large sand play area will sit in a timber deck plane with plenty of opportunities for informal seating. Further seating will be placed throughout the space. The seating is proposed to form part of the planters with timber slats providing comfortable seating opportunities.

Highlight paving or colour will be used to keep the patterned concept to the courtyard and at the same time allowing refuse, fire and emergency access to this area as required. A row of retractable bollards will protect the courtyard from any other vehicular access.

The pop up lift will provide a sculptural interest point, which is designed to complement the landscape. Please refer to architects urban design report and drawings for further information.



Resin bound surface



FSC timber slatted benches with metal supports/legs



Sand play area



Pre cast textured concrete pavers with a top layer of natural stone aggregate



Resin bound steps with metal edge to match planters

- Main surface:**
Resin bound surface
- Tree pits:**
Permeable resin bound surface
- North-south link highlight paving areas:**
Resin bound surface
- Timber decking:**
to sand play
- Sand play area**
- Seating:**
Metal benches with FSC timber slats
- Private front garden:**
Pre cast textured concrete pavers with a top layer of natural stone aggregate
- Private back gardens:**
FSC timber decking to back gardens
- Pop up lift**
- Retractable bollards:**
to allow refuse, fire and emergency access
- ST** **Steps:**
Resin bound steps with metal edge to match planters
- CS** **Cycle stands:**
Visitor cycle stands - provision for 10 cycles

Hard Landscape Strategy Plan



3.22 Soft Landscape Strategy

The strategy is to introduce a series of planters and planes at different heights and angles. The different areas will have different purposes and planting.

Two areas of soft grass terraces are proposed. There is an opportunity to incorporate play equipment in these areas as well as more informal play.

Discovery 'Play Planting' is proposed in two areas. These will have playful paths and areas for discovery. The planting will be chosen to attract and promote wildlife and biodiversity.

Buffer planting will be introduced along the buildings to soften the elevations and maximise greenness. The planting here will be a mix of evergreen and deciduous grasses and shrubs to provide seasonal interest and highlights.

Trees will be placed in groups in the gaps in the hard landscape. Larger specimen trees will be placed at the south entrance to the courtyard. In the private back gardens fruit trees will be introduced to increase biodiversity and to ensure a green boundary to Priory Terrace.

Please refer to the full planting schedule in appendix 6.20.



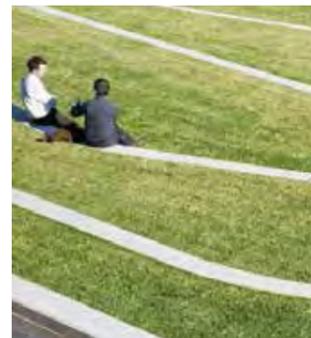
Buffer planting to buildings



Planting to north-south link



Play planting



Grass terraces

-  Buffer planting to buildings
-  Planting to north-south link
-  Biodiverse woodland play planting
-  Grass terraces
-  Private gardens
-  Hedge to provide privacy to front gardens and windows
-  Proposed courtyard trees
-  Proposed specimen trees
-  Proposed fruit trees to back gardens

Soft Landscape Strategy Plan



3.2 Phase 3 / Detailed Proposals

3.23 Access & Movement

The courtyard is designed to provide playful paths and routes through the space. The courtyard is designed for pedestrians only. The north-south route is aligned and interrupted at points by trees and planters forcing a slight change in direction. If cyclists use this path they will be forced to slow down, ensuring that this route is safe for pedestrians to use.

The circulation routes in the courtyard are all at as a low gradient/slopes at possible. No slopes are steeper than 1:21. There are large level differences between north and south, but also between the east and the west of the courtyard. Steps are required at a few points and these will be incorporated and sit within the planters and become a part of the landscape.

All main entrance and refuse stores are accessible by DDA compliant routes.

Refuse, fire and emergency access will be allowed to the south part of the north-south route. This will be controlled by bollards and by the location of the proposed trees.

Access & Movement Plan

-  Entrances to Mews Houses
-  Entrances to flats
-  Entrances to refuse stores
-  Entrance to Substation
-  Circulation
-  Steps



3.2 Phase 3 / Detailed Proposals

3.24 Public & Private Boundaries

The courtyard is an open and green space. The space will not be fenced off at either exit. The north / south link is proposed to activate the space and to provide an alternative connection from Belsize Road in the south to Abbey Road in the north.

Raised planting beds with buffer planting provide privacy for ground floor flats and houses.

The main users of this space will be the residents of Phase 3.

-  Private
-  Community amenity space
-  Buffer planting to private ground floor flats and houses

Public / Private Boundaries



3.2 Phase 3 / Detailed Proposals

3.25 Illustrative Sectional Elevations

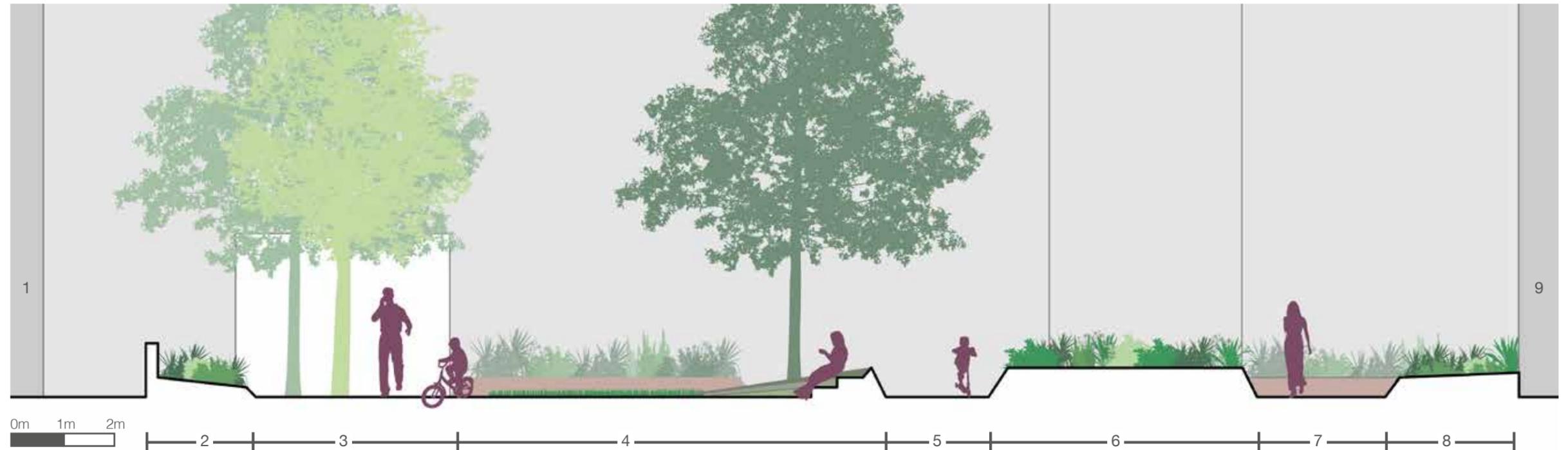
Section 1

1. Mews houses with private front gardens
2. Buffer planting to Mews houses
3. North-south green route
4. Soft play terraces with climbing structures in elevation
5. Sand pit with timber decking edge
6. Connective play paths
7. Woodland play with slide
8. Pop up lift
9. Entrance path to flats
10. Buffer planting to retail units and flats
11. Private flats and retail units



Section 2

1. Mews houses with private front gardens
2. Buffer planting to Mews houses
3. North-south green route
4. Soft play terraces with climbing structures
5. Connective play paths
6. Play planting and natural play
7. Connective play path
8. Buffer planting to retail units and flats
9. Private flats and retail units



View 1 - Facing North



View 1 - Facing South-East



3.3 Phase 3 / Play Strategy

3.31 Play Summary

The proposed courtyard has been designed to be a playable landscape. The importance of play and providing as much soft landscape as possible is at the heart of the proposals. The landscape approach is to create an open, boundary free and green space offering opportunities for play and socialising.

As outlined in planning condition 38 the courtyard will provide play opportunities for children 0-5 years old and up to 11 years old. This will include doorstep play and local play space provision.

Importance will be placed on providing natural and sensory play together with some formal equipment for play. Sand and water will also play an essential part of the proposals.

Incidental play is encouraged through the landscape of the courtyard with playable edges, seating, planting and changes in levels. The lawn areas with seating create a social and meeting place for the community.

Play provision to be provided as outlined in planning condition 38

Phase 3	
Doorstop play:	
Size:	150m2
Ages	0-5 years old
Play to include:	Playable landscape, climbable objects & equipment, seating, sand & water
Local play space	
Size:	100m2
Ages:	5-11 years old
Play to include:	Playable landscape, climbable objects & equipment, seating, other appropriate features

