

3.32 Play Areas

1. Grass terraces:
 Playable landscape with soft grass terraces with climbable equipment, edges as well as informal play.

Opportunities to climb, jump, roll, run around, and relax, as well as more challenging play.



2. Sand & water play:
 Seating and accessible sand play with sand diggers and the potential for water play.

Opportunity for creative, fantasy and sensory play experiences.



3. Discovery woodland play:
 Planted areas with play trails and incidental play equipment.

Opportunity for fantasy, sensory and educational play experiences.



4. Play paths:
 Lots of space to run around, ride bikes and scooters. Incidental play, seating and playable edges will provide further play opportunities.



5. Informal play opportunities
 Pedestrian paths for children to ride bikes and scooters.

Total play space area:
 437m²



4.1 Phase 2 / Introduction

4.11 Concept Summary

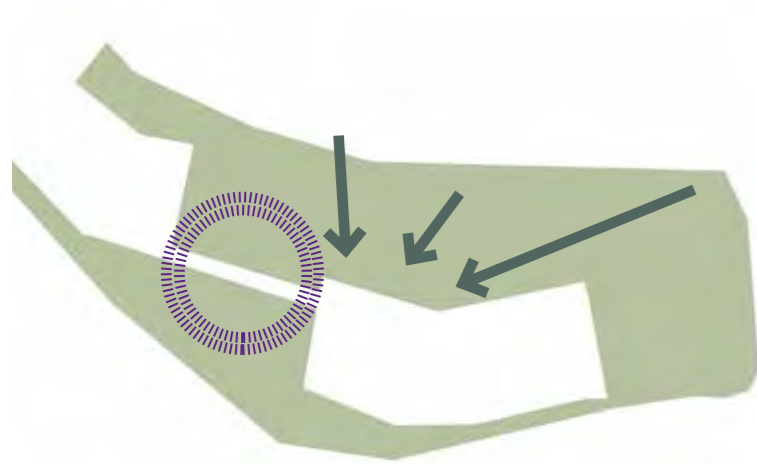
- Maintaining and extending the green buffer zones to the street
- Allowing views into the space between the towers and through the buildings into the green spaces behind
- Creating organic play nodes that will bring some of the architectural language into the landscape (for further details refer to FHA Central Area play concept)
- Clearly defining the residential zones by using more angular shapes to the landscape surrounding the two towers
- Creating an attractive, secure screen of planting around the Health Centre

Concept Diagram



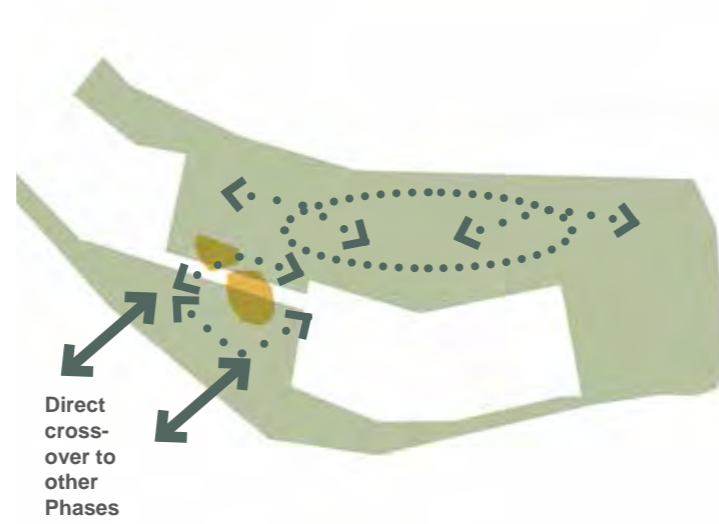
4.11 Concept Diagrams

Private / Public Boundaries



- Creating an intimate, enclosed space for the existing residents in Snowman and Casterbridge
- Extending the Community Open Space into the space between the towers
- Creating an attractive, verdant space between the towers with interesting, soft planting.

Creating new playful routes and paths



- Creating new entrances into the Community Open Space
- Improved links and connections
- Circular routes and less formal, meandering mown paths

Creating a green buffer and landscape



- Maintaining and improving the green buffer to the street
- Greening the landscape between the towers
- Maintaining and increasing the biodiversity and planting in the Community Open Space

Integrating play in the landscape



- Play islands between the towers form part of the landscape
- Natural and free play to the back of Community Open Space



A landscape on different levels



Attractive, soft planting to the towers



Informal and meandering routes



Solid green buffer to street



Circulation through a 'green' space



Solid green buffer to streetscape



Existing trees & green boundary



Natural Play



Biodiversity & planting



Play nodes

4.1 Phase 2 / Introduction

4.11 Illustrative Masterplan

Key summary

- The development is encapsulated by landscape creating a verdant, welcoming environment to the buildings.
- The landscape sweeps up to the streetscape creating a green buffer to the road
- The landscape provides interest for all age groups - with play opportunities, quiet seating, a circular loop, growing areas, a large area of grass and attractive planting that changes throughout the seasons.
- Safe crossing points between the phases and separate entrances to the new Health and Community Centre and the residential buildings clearly define the private and public areas
- Landscaping adjacent to the road and within the space between the towers provides a localised mitigation measure to wind
- The naturalistic, low maintenance approach to the planting within the Community Open Space will be attractive, robust and provide opportunities for wildlife.

Key

1. Crossing point between Phases 2 and 3
2. Entrance to Community Centre
3. Private entrance to Snowman
4. Entrance to Community Open Space
5. Private entrance to Casterbridge
6. Entrance to Health Centre
7. Access to space between the towers for residents of Phase 2
8. Welcome slope
9. Garden terraces providing a green wrap around the towers
10. Play opportunities for younger children 0-5 year olds
11. Play opportunities for older children 0-11 year olds
12. Grass play terraces for children of all ages
13. Nursery/crèche garden
14. Growing space for community centre garden club
15. Growing space for phase 2 residents
16. Central lawn
17. Space for quiet relaxation
18. Natural play space for children of all ages
19. Residential car park with provision for 18 cars and 5 motorcycles
20. Dog rose hedge surrounding Health Centre
21. Woodland edge / tall grassland
22. Detention basin (dry vegetated surface basin for temporary stormwater attenuation)



4.2 Phase 2 / Detailed Proposals

4.21 Hard Landscape Strategy

The entrances and public zones surrounding the new Health and Community centres will have buff coloured pre cast concrete pavers with a textured finish. This will distinguish these areas from the streetscape whilst providing a contrast to the residential entrances and building curtilages of the towers which will have the same style of pavers with a grey coloured finish.

The surface of the space between the towers will have resin bound gravel, which is visually 'soft' and in keeping with the 'leafy' appearance proposed. It will continue into the Community Open Space and growing areas.

The carparking court will be tarmac and the spaces themselves will be grasscrete to visually soften and minimise the area of hardstanding.

The surface of the creche will be wetpour to provide a safe surface for play. The surface for the play areas between the towers will be confirmed following the play consultation.

Hard Landscape Strategy



Resin bound surface



Grey concrete textured pavers



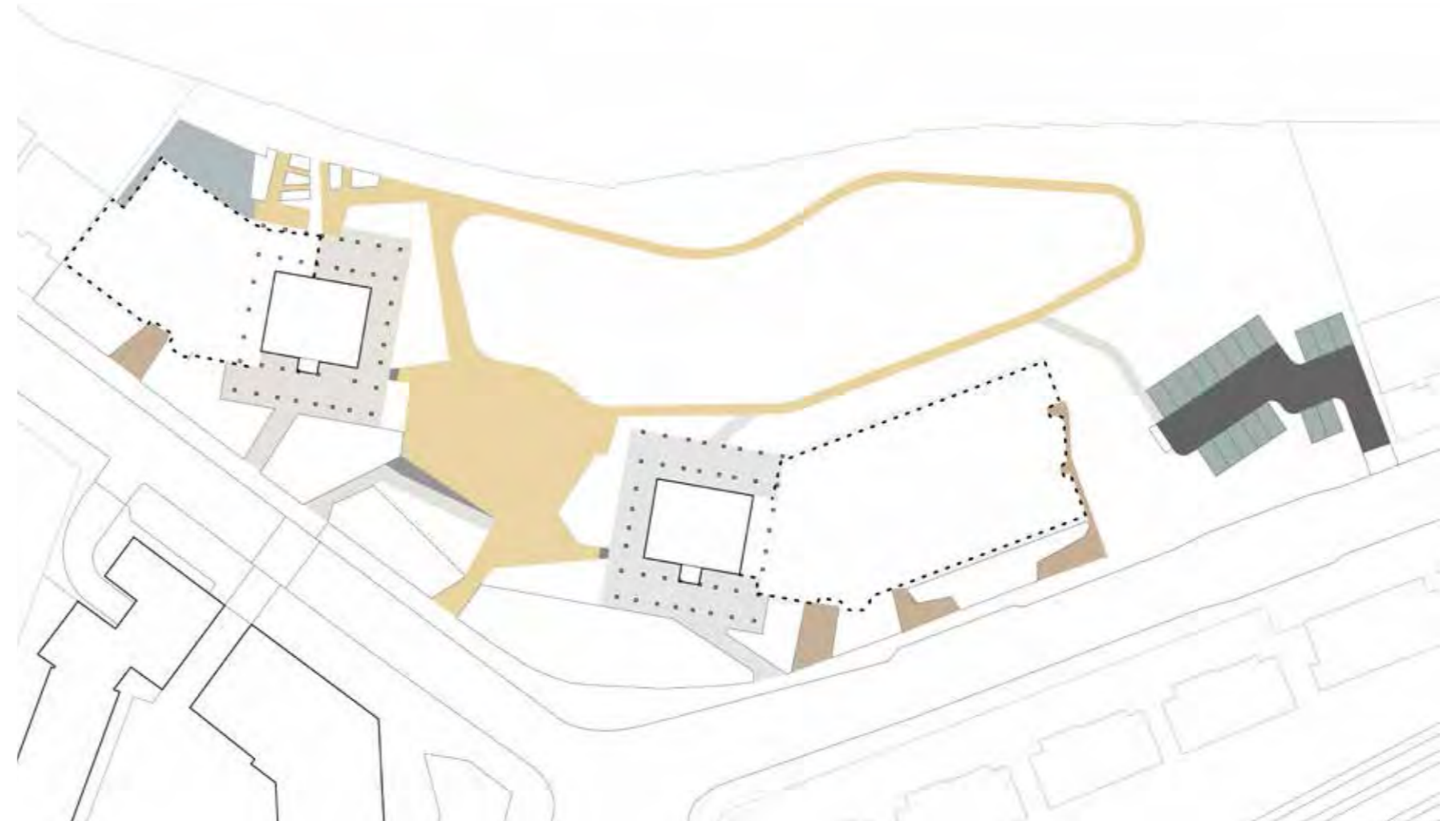
Grasscrete parking area



Resin bound gravel in the growing areas



Wetpour for the play areas



Community Open Space main circulation:
Resin bound surface

Steps to pace between the towers:
Concrete steps

Residential zones:
Pre cast textured concrete pavers with a top layer of natural stone aggregate - Grey colour

Public zones:
Pre cast textured concrete pavers with a top layer of natural stone aggregate - Buff colour

Maintenance/access path to buildings:
Gravel

Car parking court:
Grasscrete to spaces

Car parking court:
Permeable tarmac to road

Nursery garden:
Play Safety Surfacing/ Wetpour

4.22 Soft Landscape Strategy

The landscape proposals seek to retain and strengthen much of the existing landscape and soften the area between the towers so that the residential buildings and proposed Health and Community Centre are set in attractive, leafy environment.

The planters to the trees along Belsize Road will be expanded and planted with a mixture of shrubs, predominantly evergreens, to provide a year round 'green' buffer between the site and streetscape.

The bases of the towers will be surrounded by terraces planters of ornamental grasses and shrubs that will enclose the central space and form a planted margin to the residential buildings.

Both the planting along Belsize Road and in the space between the towers will create a visual and aural buffer to the streetscape and assist in mitigating wind.

The grass within the Community Open Space will be retained, as will the wilder, 'woodland' area to the Eastern side of the site which will be enhanced through overseeding of meadow species. The same will be done in pockets (specifically around trees) within the amenity grass and along the periphery of the site to create a naturalistic edge to the scheme and an important opportunity for wildlife.

The Health Centre will be wrapped in a hedgerow of dog roses that provide security and screening to the building and the planters between the growing area and creche will allow for climbers to be grown on the fencing to soften the boundary between the two areas.

Through an improved management schedule, grass will be allowed to grow so that there is a diversity of sward layers and paths can be mown to create meandering routes and pockets.

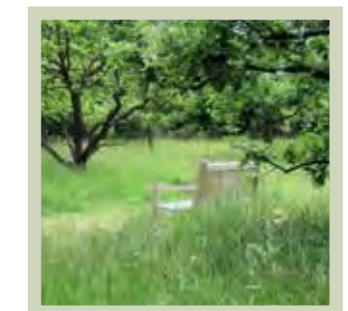
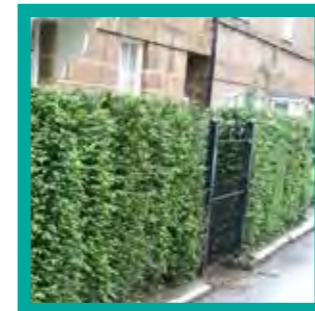
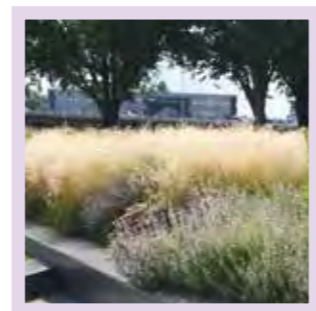
Soft Landscape Strategy



- Buffer planting both public & surrounding the Health & Community Centre
- Buffer planting to the space between the towers
- Garden terraces to Snowman and Casterbridge
- Natural play edge to community centre nursery garden

- Evergreen hedge
- Raised planters for growing
- Lawn
- Woodland edge & tall grassland

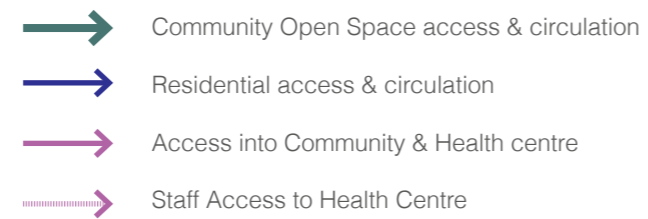
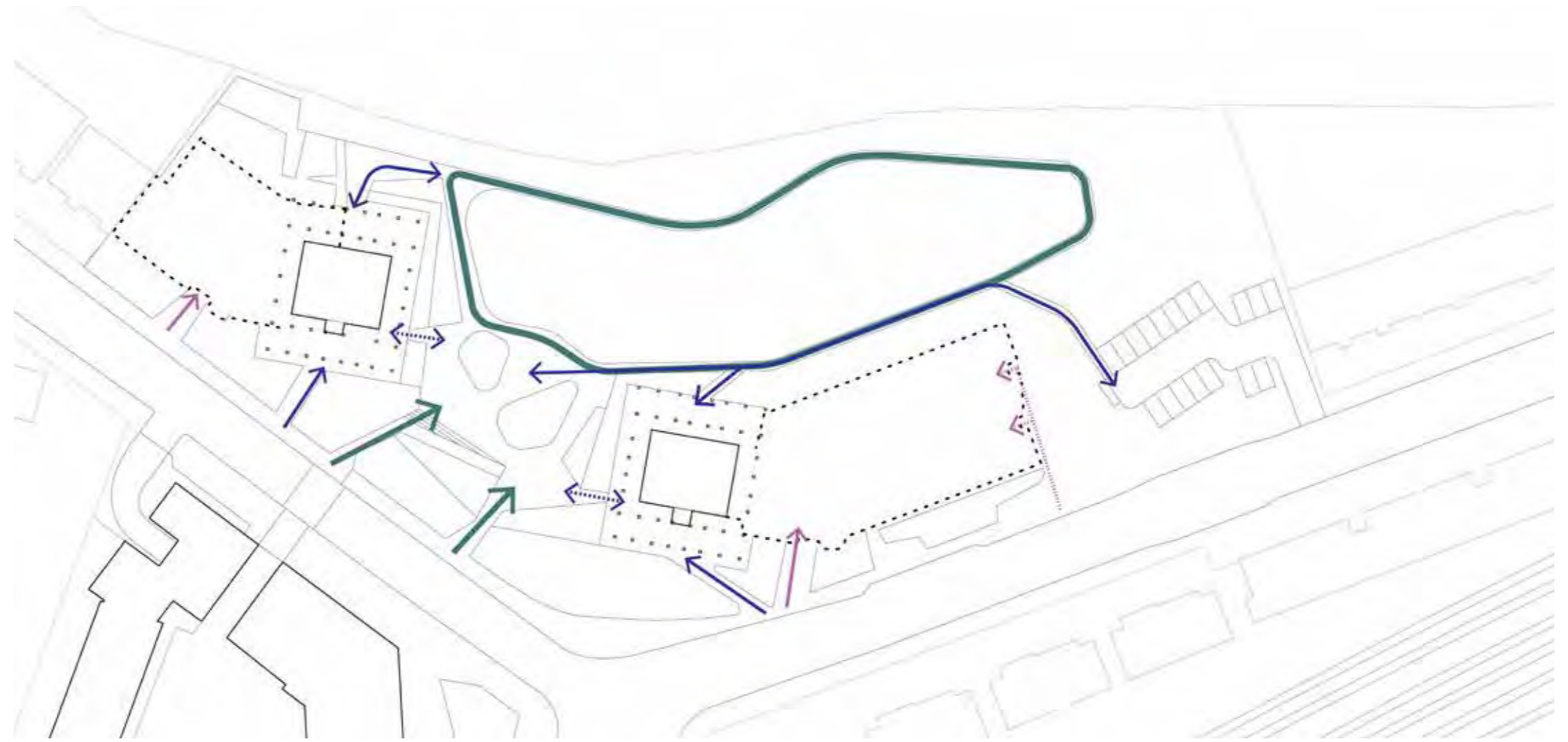
- Groups of trees to central space between the towers
- Groups of trees to park
- Street trees



4.2 Phase 2 / Detailed Proposals

4.23 Access & Circulation

- A new entrance into the space between the towers will allow residents of Phase 1 to access the Community Open Space without using the private entrances to Snowman and Casterbridge
- Creating a circulation path within the Community Open Space will ensure this space can be used all year round
- Residents of Snowman and Casterbridge are given their own private entrances
- Separate staff entrance to the Health Centre



4.2 Phase 2 / Detailed Proposals

4.25 Open Space Provision and Public/Private Boundaries

- A relocation of the open space is proposed to allow for a car parking court to the west of the site
- The proposed open space will continue into the space between the towers
- The overall area for the proposed boundary is matching the existing area



..... Existing open space boundary = 5181m²

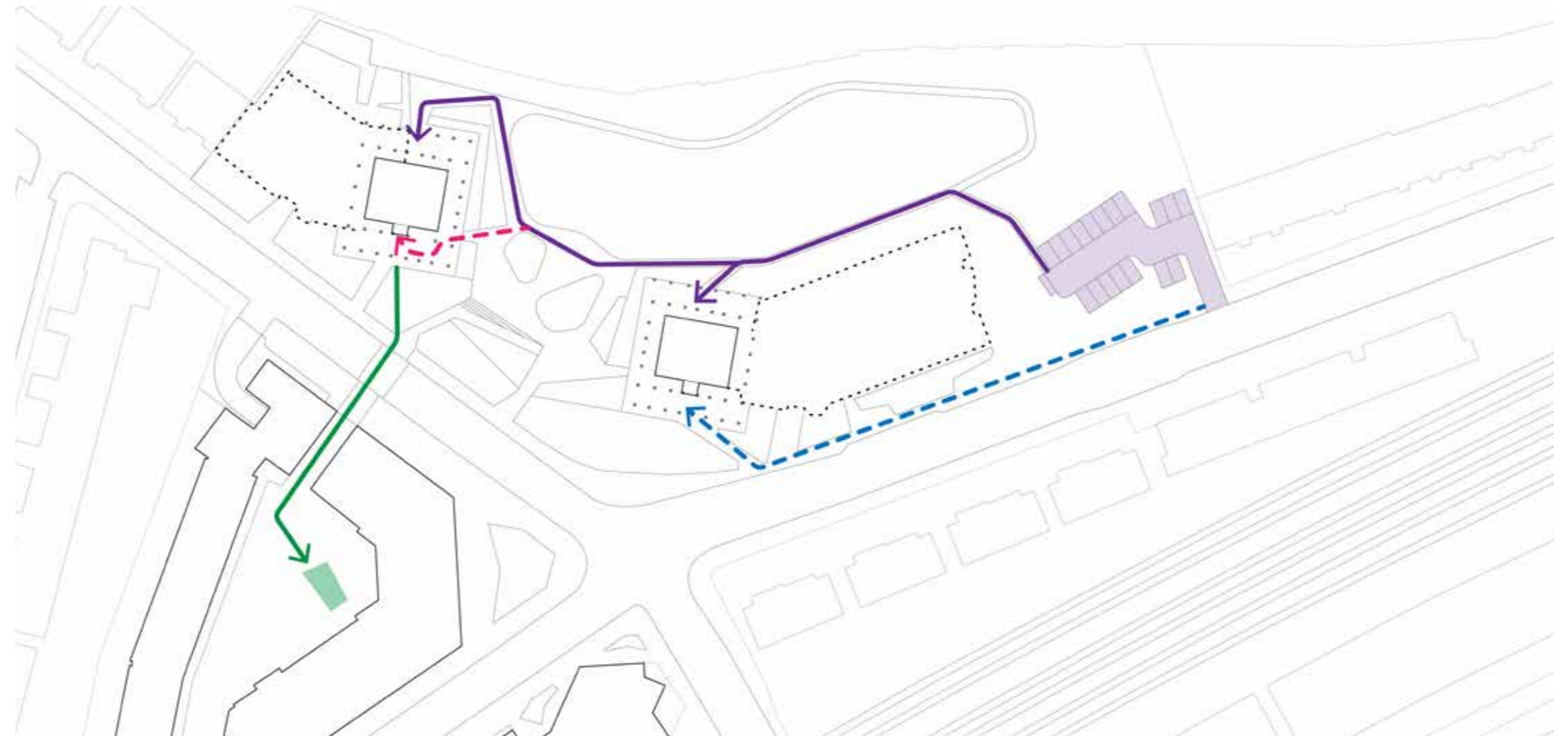
■ Proposed open space boundary = 5425m²

4.2 Phase 2 / Detailed Proposals

4.26 Residential Car Parking

- The existing total of used car parking spaces for Phase 2 is 33:
- 18 of these belong to Snowman residents and 15 belong to Casterbridge residents
- The proposed car parking for residents of Phase 2 will equally provide 33 spaces. There will be:
- 18 car parking spaces in the Phase 2 car parking court (note 5 motorcycle spaces will be provided here also)
- 15 car parking spaces in the basement of Phase 3.

Phase 2 Residential Car Parking Summary:
Existing used car parking spaces : **33**
Proposed car parking spaces: **33**



4.2 Phase 2 / Detailed Proposals

4.27 Illustrative Views: : Snowman and Casterbridge House from Abbey Road



1. The space between the towers is enclosed within planting which buffers views/ noise of the road creating a leafy, attractive and intimate environment.
2. The RPAs of the existing trees are retained within enlarged planters (with levels to match the existing) which allow root development and provide a green buffer alongside the street.
3. Private routes to the towers are maintained for the residents of both Snowman and Casterbridge
4. The new entrances to the space between the towers connects the Phases and the Community Open Space (these will be controlled with pedestrian/ cycle safety barriers - not shown above as subject to consultation)
5. Improved crossings and junctions to ensure a pedestrian friendly and community focused realm

CGI provided by Pollard Thomas Edwards Architects

4.2 Phase 2 / Detailed Proposals

4.28 Illustrative Views: View of health centre from Abbey Road



1. The existing hawthorn hedge is retained and provides a leafy screen between the Community Open Space and Belsize Road.
2. The RPAs of the existing trees are retained within enlarged planters (with levels to match the existing) which allow root development and provide a green margin to the street.
3. The health centre is set within planting of shrubs and dog roses which provide an attractive, robust buffer as well as screening for privacy.
4. The new entrance to the health centre is directly accessible from the streetscape and separate from the private residential entrances. The staff entrance is located to the rear of the building (not shown)
5. New tree planting of adaptable species tolerant of urban pollution and very wind resistant provide a continuity of significant tree planting along the streetscape

Edited CGI (original provided by Pollard Thomas Edwards Architects)