2.22 Landscape Character Areas

One design identity will be used across the whole landscape to create a feeling of one cohesive development. This will help to unify the space and to create links and connections. To complement this, a clear hierarchy of spaces will be introduced. This will be done by changes in materials and levels and will help the user to identify the space that they are in.

The intention is to pull the 'green' of the Community Open Space through the towers up to the streetscape so that the development is embedded within vegetation and the space between the towers and the Community Open Space read as one visually and accessibly continuous landscape.

The existing residents of Snowman and Casterbridge in Phase 2 will see the benefits of landscaping around the base of the towers. These planted spaces will sit higher than the open space between the towers, to clearly introduce a visual boundary between private and community space.

The aim for the streetscape is to create a safe, improved environment with additional room and space around the new junction.

The green buffer to Phase 2 and the existing and proposed planters around the junction will help to create a green streetscape.

The relocated Community and Health Centre will be open to the street and the Community Centre will have a nursery outdoor play space and a community garden to the back.

The courtyard to Phase 3 will include a pedestrian north-south link and the landscape here is aimed at pedestrians and children.

Proposed Landscape Character Area Plan

2.2 Site Wide Strategy / Proposed Landscape

2.23 Hard Materials Strategy

All hard materials for the streetscape are specified to conform to the LBC Streetscape Manual. The material strategy for the Highways Adopted areas has been agreed with Camden Highways team.

Yorkstone paving is used to highlight the junction and the crossings.

Granite setts will be used for the car parking and loading bays that are set into the pavements, to clearly mark out a change in use of these areas.

Stainless studs are proposed to mark out tactile paving areas to the junction to keep this area as clear and united as possible, whilst still clearly marking out the crossings.

The material selections will ensure a high quality, clutter free and safe streetscape.

Please refer to Chapters 3 and 4 for the hard landscape strategy for Phase 2 and 3.

Pavements:
Concrete pavers - specification to LBC Streetscape Design Manual

Car parking and loading bays:
Granite setts - specification to LBC Streetscape Design Manual

Tactile paving to junction:
Red tactile paving to mark out the junction crossings to LBC Streetscape Design Manual

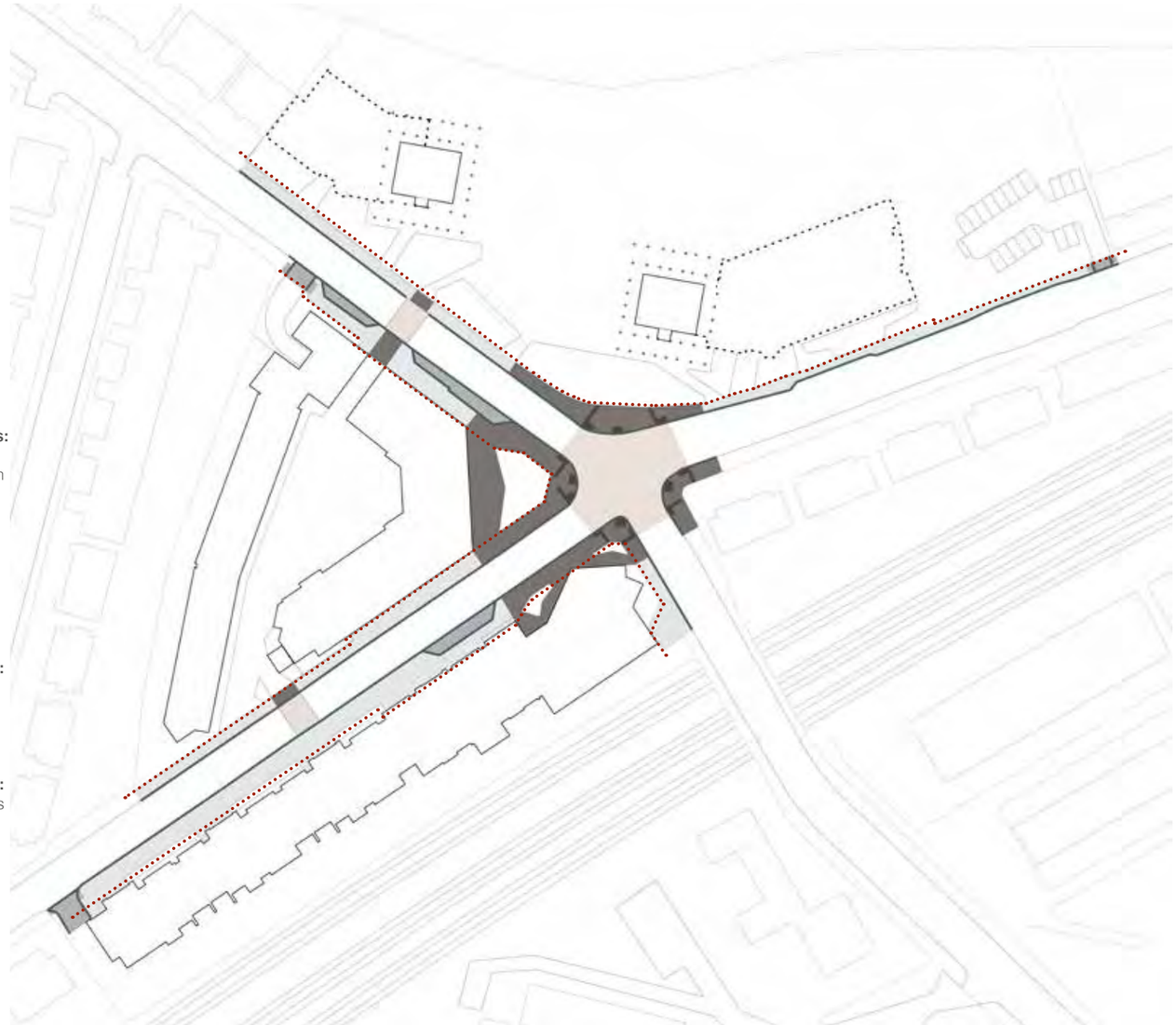
Tactile paving to uncontrolled crossings:
Buff tactile paving to LBC Streetscape Design Manual

Kerbs:
Granite silver grey kerb: 300mm (W) - specification to LBC Streetscape Design Manual

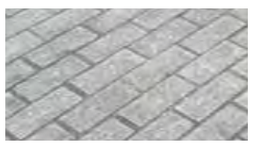
Junctions & crossings:
Yorkstone paving - specification to LBC Streetscape Design Manual

Junctions & crossings:
As to Camden Highways details & specifications

Highways adoption boundary



Concrete pavers - specification to LBC Streetscape Design Manual



Granite setts - specification to LBC Streetscape Design Manual

Red tactile paving to LBC Streetscape Design Manual to mark out the junction crossings

Buff tactile paving to LBC Streetscape Design Manual

Granite silver grey kerb: 300mm (W) - specification to LBC Streetscape Design Manual

Yorkstone paving - specification to LBC Streetscape Design Manual

2.24 Soft Materials Strategy

This area of streetscape currently has a green character with areas of grass and existing trees. None of the grass areas are accessible and most will be lost as part of the development.

It is therefore important to retain and improve the green character of this area.

The strategy is to keep as many of the existing trees as possible to the junction and Phase 2, whilst ensuring their long-term viability.

The existing planters to Phase 2 will be enlarged to provide sufficient space for ongoing root development and growth of the trees. Additional planters will be introduced to provide a continuous green buffer sheltering the residential space from the busy junction.

Proposed planters will be introduced in the public realm in front of the commercial/retail units to Phase 1.

All planters will have shrub planting with highlights of perennial planting to provide seasonal colour and interest.

Buffer planting will provide privacy to the ground floor flats to Phases 1 and 3.

Please refer to Chapters 3 and 4 for the soft landscape strategy for Phases 2 and 3.

Street trees
Acer campestre 'Streetwise'
Alnus incana

Proposed trees to planters
Small specimen trees:
Betula utilis var. Jacquemontii
Acer griseum
Tilia cordata 'Green Spire'

Buffer planting to flats
Semi-deciduous hedge:
Fagus sylvatica
Carpinus betulus

Raised planters to road
Shrub and perennial planting providing seasonal colour and interest

Ground level planting beds to road
Shrub and herbaceous planting providing seasonal colour and interest

Entrance planter to the space between the towers
Shrub and herbaceous planting providing seasonal colour and interest

Existing hedge
The existing hedge will be maintained.

Proposed evergreen hedge
A evergreen hedge between the Phase 2 carpark and the neighbouring property to provide screening

Acer campestre 'Streetwise'

Betula utilis var. Jacquemontii Acer griseum

Fagus sylvatica Carpinus betulus

Raised planters with trees and planting

2.2 Site Wide Strategy / Proposed Landscape

2.25 Street Furniture

The streetscape proposed conforms to the LBC Streetscape Manual and provides a safe and clean environment.

An improved junction will provide timed and safe ways to cross the street. Additional crossings between the Phases have been introduced to create links and improve access to play and open spaces.

Seating and bins are introduced in the public realm outside the Phase 1 and 3 retail/commercial units.

Visitor and employee cycle stands are provided to the front of retail units to Phase 1 and 3. The 5 employee cycle stands (10 spaces) outside the retail/commercial units to Phase 3 will be covered and secure as set out in the London Plan and London Cycling Design Standards.

Visitor cycle parking will be in accordance with the LBC Local Development Framework Core Strategy & Development policies, the London Plan and London Cycling Design Standards (Please refer to Atkins transport strategy for further details)

Phase 2: Community Centre: 5 stands (Total 10 spaces)
Phase 2: Health Centre: 17 stands (Total 34 spaces)
Phase 3: 5 stands (Total 10 spaces)

Existing lamp posts are being retained where suitable. Camden Highways lighting team are responsible for reviewing the locations of the existing columns and making any necessary adjustments around the junction and along Abbey Road.

The strategy is to de clutter as much of the existing electronic boxes and control boxes from the public realm. Where possible these will be set in the ground.

Cycle stands
Camden or Sheffield stands - powder coated black.

Secure canopy over cycle stands:
Secure metal canopy to match planters

Seating
Metal benches with FSC slats to match planters

Lamp posts
Existing lamp posts to be retained. Locations to be confirmed by Camden Highways Lighting team

Rubbish bin
Specification to LBC Streetscape Design Manual

Retractable bollards
Specification to LBC Streetscape Design Manual

Bus shelter

Cycle stands
Camden stands - powder coated black

Seating
Metal benches with FSC slats to match planters

Lamp posts
Existing lamp posts to be retained

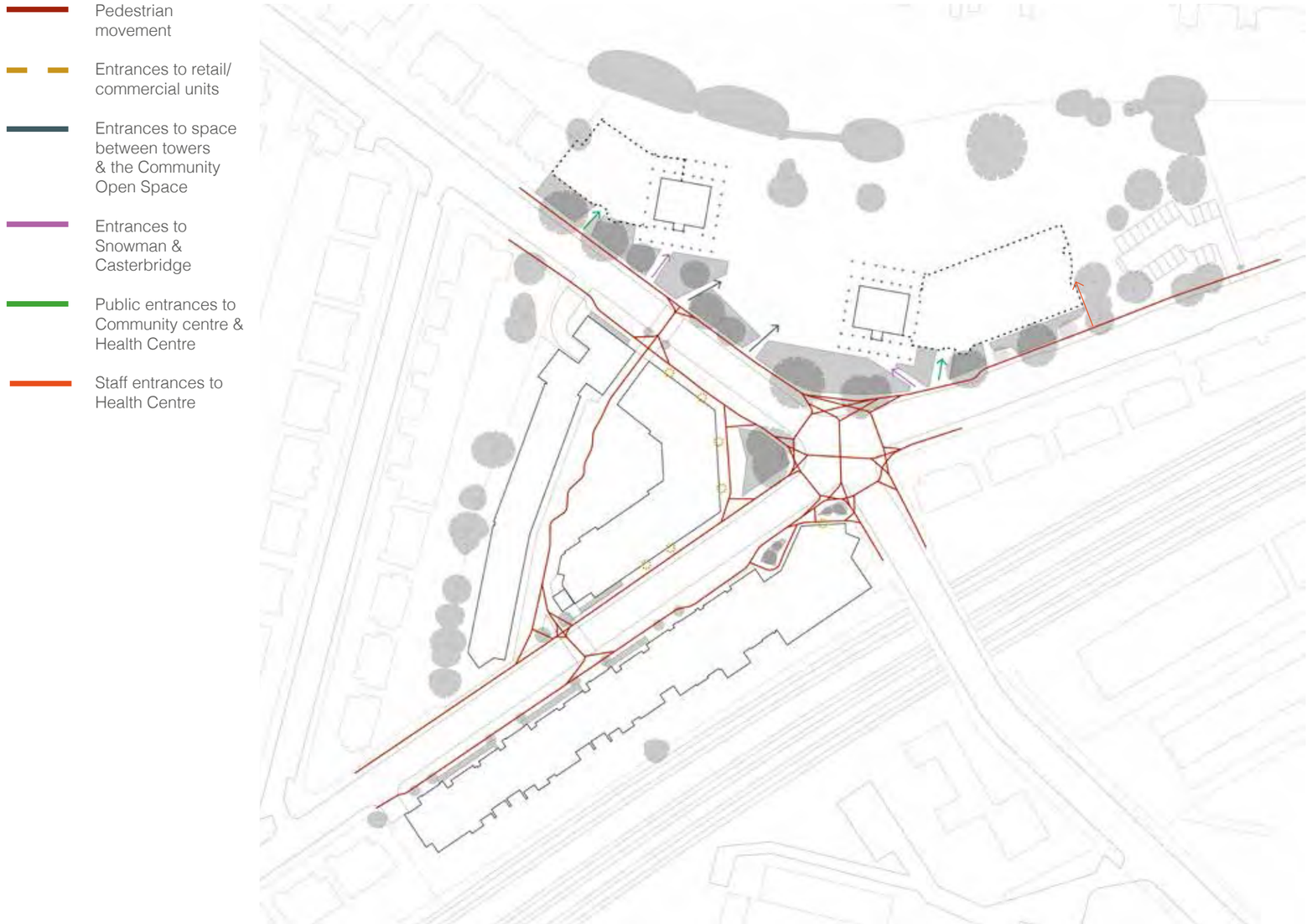
Rubbish bin
Specification to LBC Streetscape Design Manual

2.26 Pedestrian Movement

The pavement and streetscape circulation areas are designed to be as free from clutter as possible. Straight and direct routes along the pavement are achieved in as many places as possible. If a slight change in direction is required, it has been made sure that there is additional space provided to allow for this.

A total of 3 additional crossing points are proposed which will create an overall improvement in the space allowed for pedestrian movement, especially around the junction.

The car parking and loading bays set into the pavement areas will be flush to the pavement, this will allow pedestrians to overspill into these areas when they are not in use.



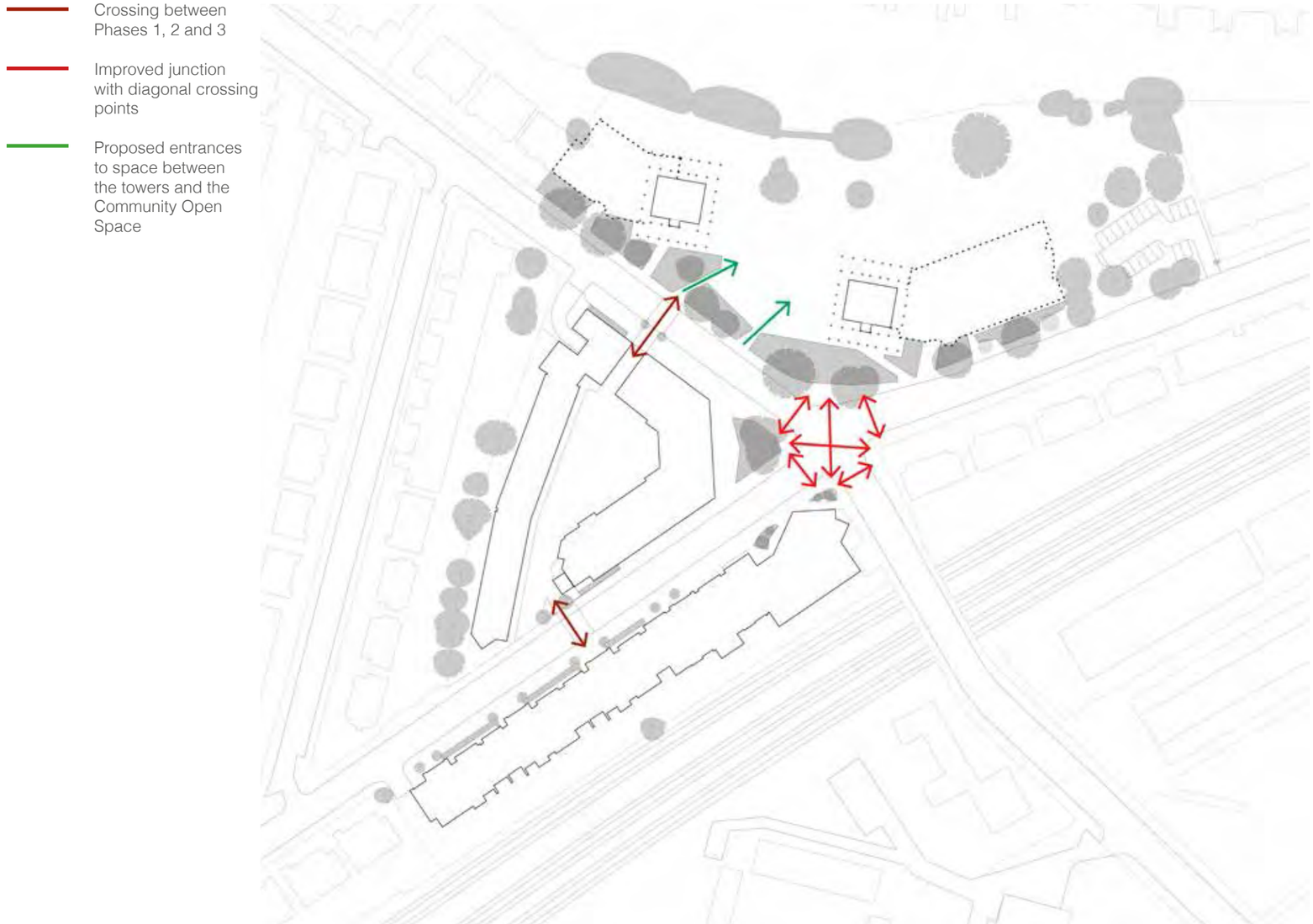
2.2 Site Wide Strategy / Proposed Landscape

2.27 Safer Crossings & junction

Proposed crossing points are introduced between Phases 1 and 3 as well as between Phases 2 and 3. This will allow local residents to safely access play and open spaces across all Phases.

Additional entrances into the central space between the towers of Phase 2 are introduced. The Community Open Space will be extended to the area between the existing residential towers to welcome and invite use of this improved open space.

A new junction with diagonal crossing points and timed traffic lights will provide safe and improved opportunities for local residents to cross. The junction has also been re-designed to allow more space for pedestrians around the junction, especially to the north and east side, where the existing pavement is quite narrow.



2.28 Refuse, Fire & Emergency Access

The refuse, fire and emergency access relates to Phases 2 and 3 only as Phase 1 has already been agreed and approved with relevant parties as part of the Phase 1 planning application (2013/4678/P).

The residential and commercial refuse stores in Phase 3 are all internal. The refuse vehicles will stop in loading bays on the street. The refuse strategy to Phase 3 consists of both on plot refuse and refuse stores in the main buildings.

The refuse vehicle will reverse into the courtyard as shown in the diagram, to access and empty the on-plot bins to the mews houses. There is no further permitted vehicular access beyond this point. For complete layout of all refuse stores please refer to PTE's urban design report for Phase 3.

In Phase 2 new secure bin stores will be provided at the base of the towers to serve residents of Snowman and Casterbridge. These will be serviced from loading bays on Abbey Road and Belsize Road and due to the existing buildings and extent of RPAs, they will be temporarily held in designated areas on collection day as part of a managed collection. The servicing strategy has been developed with Camden Council Environmental Services and PTE. Please refer to the Service & Refuse Access details provided by PTE.

The fire and emergency access has been agreed and confirmed with relevant parties and for further details please refer to PTE's drawings and strategies.

2.2 Site Wide Strategy / Proposed Landscape

2.29 Street Parking

As part of the development, on-street parking on Abbey Road and Belsize Road is being revised. This is in order to accommodate new crossing points between the phases and to make it possible for refuse, fire and emergency access to Phase 2, as well as providing a improved and safe junction.
The on-street parking strategy and relocation of bus stops have all been coordinated with Camden Highways, Camden Parking Services and TFL. Full details are provided by Camden Highways on Public Works drawing TS/DT/S106/AC/001 Rev A (August 2015).
A summary of changes is listed below:

① **Crossing point between Phase 2 and 3**:
Agreed removal of 1 Disabled bay due to low use + relocation of 1 Paid for parking bay (to no 7)

② **1 existing Disabled bay to be maintained + 1 Permit Holder bay to be relocated** (to replace the one removed for the new access to Phase 3 Basement Car Park)

③ **Proposed refuse, fire & emergency access stopping point to Phase 2**:
Replaces existing location of bus shelter so no impact to parking spaces

④ **Crossing point and refuse access to phase 3**:
Agreed removal of 2 Permit Holder bays due to low use + relocation of 1 Permit Holder bay (to no 5)

⑤ **Relocated Permit Holder bay (from no 4)**:
Relocation of 1 Paid for parking bay (to no 7)

⑥ **Relocation of bus stop:**
Relocation of 3 Paid for parking bays (to no 7) Agreed removal of 3 Permit Holder bays (2 are relocated to Priory Terrace and 1 is removed due to low use)

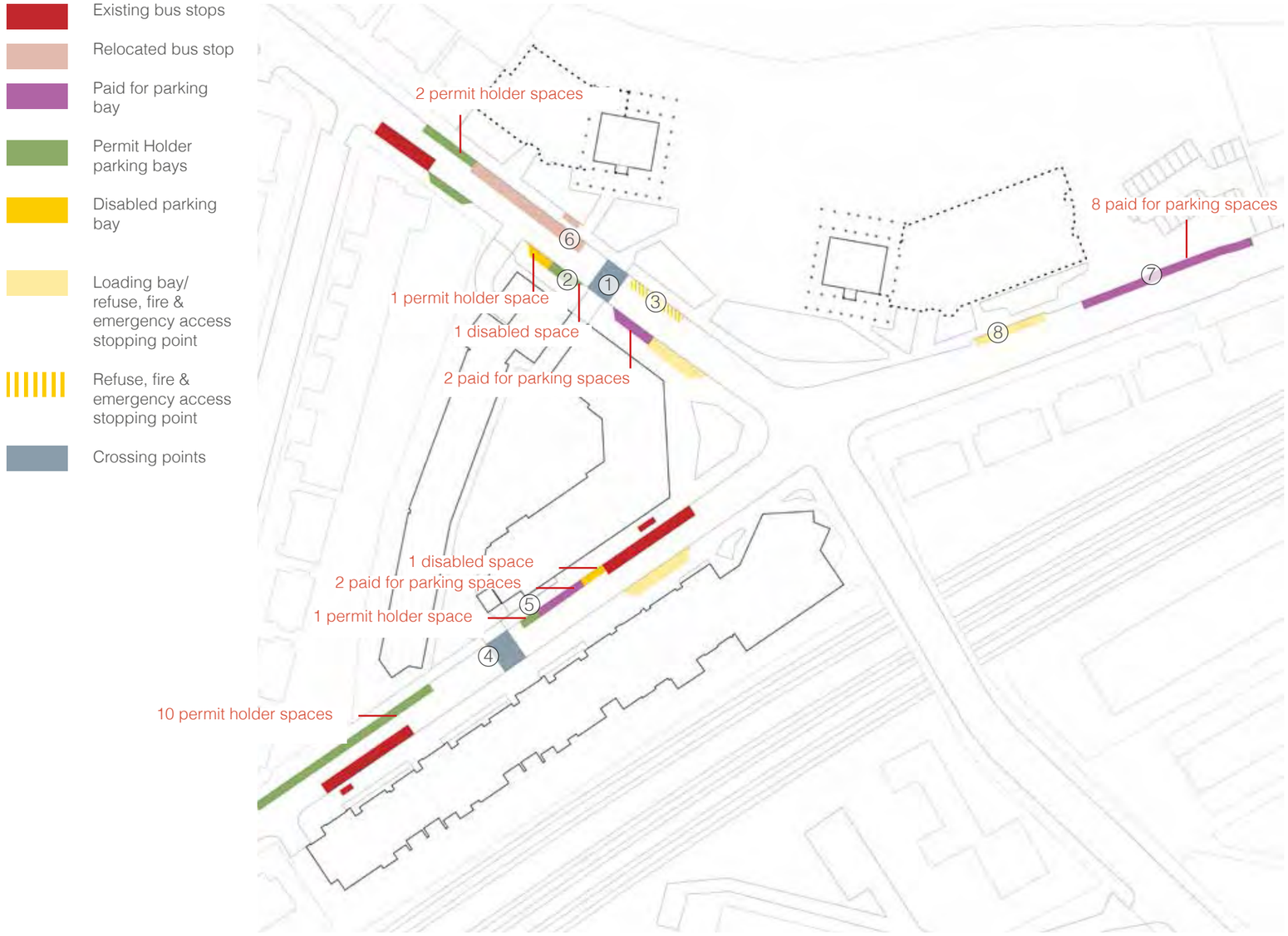
⑦ **Relocated 8 Paid for parking bays (from no 1, 5, 6 and 8)** Agreed removal of 8 Permit Holder bays due to low use

⑧ **Proposed loading bay/ refuse, fire & emergency access stopping point to Phase 2**: Relocation of 3 Paid for parking spaces (to no 7)

Summary of agreed removals of parking spaces due to low use:

- 1 Disabled bay Abbey Road
- 8 Permit Holder bays Belsize Road (Eastern Arm)
- 2 Permit Holder bays Belsize Road (Western Arm)
- 3 Permit Holder bays Abbey Road

Camden Highways have co ordinated these changes with Camden Parking Services and they have no objections to these. The strategy will be subject to public consultation before implementation.



2.3 Site Wide Strategy / Tree & Biodiversity Strategy

2.31 Proposed Tree Removal

Since the previous planning permission the tree strategy has been under consideration and consequently revised. As many of the existing trees as possible will be retained in order to ensure a green buffer to Phase 2 and around the junction.

Retained tree impacts statement
The proposed buildings locations have all been influenced by the importance of retaining trees T23-28, T30 and T32-35. The proposed buildings are set outside of the Root Protection Areas (RPA's) to these trees.

The landscape and public realm have been designed to ensure the long-term viability of the existing retained trees. The raised planters containing existing trees will be enlarged to give the trees more room. The existing ground levels will be maintained, apart from around T8 and T9 where the slope will be removed and levelled out in accordance with guidance in the Arboricultural Development Statement - CBA7595 v1B prepared by CBA Trees

The paths in the open space to the rear of Snowman and Casterbridge have been laid out around the existing trees. Minimal work within the RPA of the existing trees is proposed. Where there are paths are within the RPA, special construction in line with BS5837:2012 for permanent hard surfacing within the RPA.

The development impacts on the existing trees in the vicinity of the Phase 2 car park. Here, careful consideration has been given to the construction method and material selection of this area to minimise compaction and disturbance. Tree protection details and a plan (Tree Protection Plan CBA7595.03_TPP) are provided within the Arboricultural Development Statement - CBA7595 v1B.

Further investigation has been carried out to determine where possible gaps in the existing planters could be created. Please refer to Aboricultural Advice Report (October 2014) , for investigations. The proposed gap in the planter between T29 and T30 is located at the investigated location, where no large tree roots were discovered.

All work to comply to BS5837:2012.

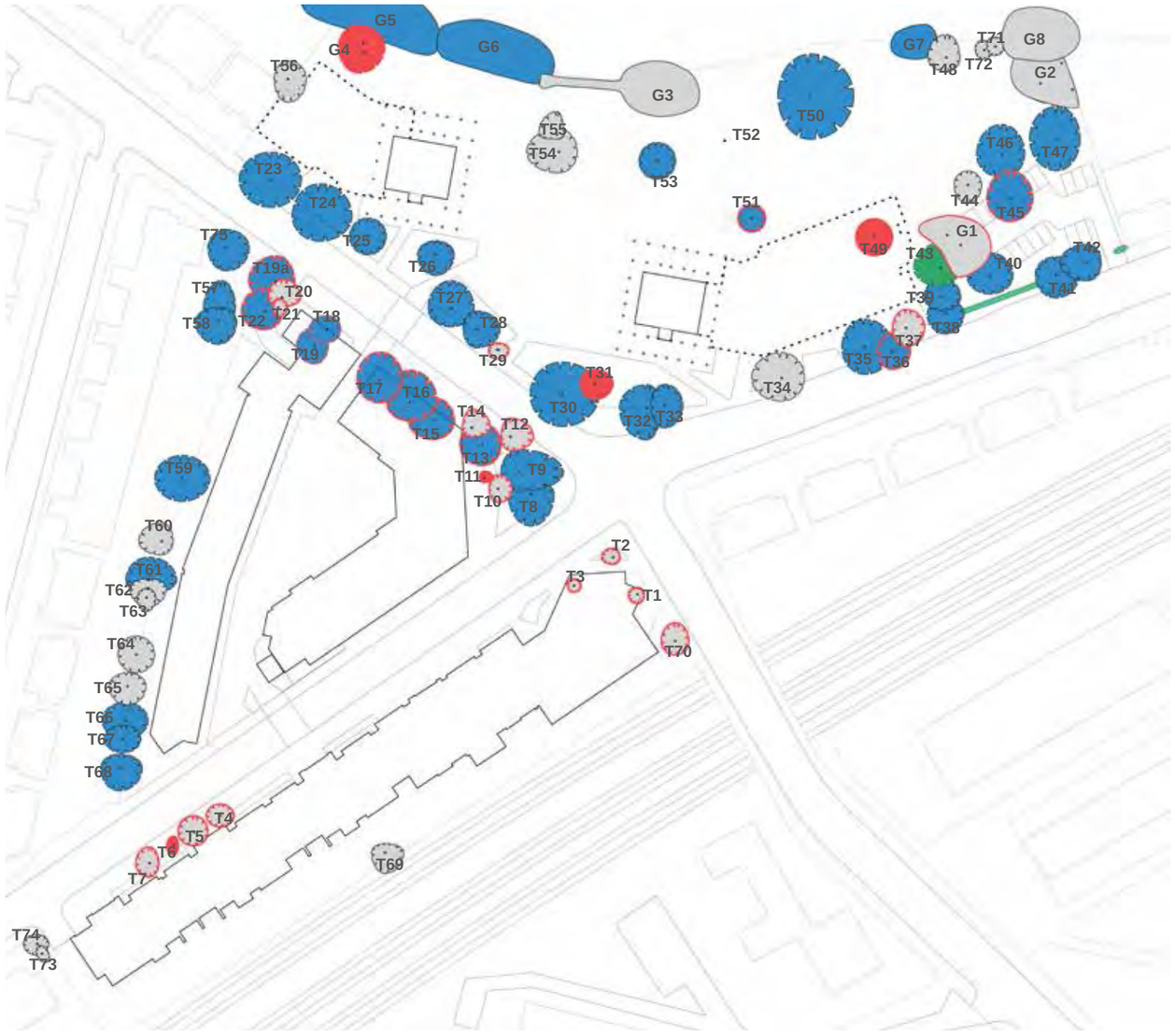
Trees to be retained

- CAT A
- CAT B
- CAT C

Trees to be removed

- CAT B
- CAT C
- CAT U

T42 will be subject to site investigations to determine if possible to retain. The tree has been heavily pollarded and cut, therefore it is believed that the car parking proposals should be able to be constructed whilst retaining this tree. Refer to the Aboricultural Development Statement for further details.



The tree survey identified:		Trees to be removed:	
1	Cat A trees	0	Cat A trees
43	Cat B trees	10	Cat B trees
33	Cat C trees	15	Cat C trees
5	Cat U trees	5	Cat U trees
82	Total trees	30	Total trees to be removed

52 Total existing trees retained

2.3 Site Wide Strategy / Tree & Biodiversity Strategy

2.32 Planning Conditions Relating to Trees

Extract from planning conditions	Response & referral to where further information can be found
Condition 40: Protection of Trees	
Aboricultural Report a. all existing trees (with a stem diameter of 75mm or greater) on site and all existing trees within 10 metres of the perimeter of that part of the Development indicating;	a: Tree Survey Schedule included in the Arboricultural Development Statement - CBA7595 v1B (October 2015)
1. The location, species, stem diameter at 1.5 metres above ground level, height and accurate crown spread;	**1.** Tree Survey Schedule and Tree Survey Plan CBA7595.01C TSP included in the Arboricultural Development Statement - CBA7595 v1B (October 2015)
2. Those to be retained;	**2.** Tree Protection Plan : CBA7595.03_TPP included in the Arboricultural Development Statement - CBA7595 v1B (October 2015) & Tree Retention and Removals Plan: FHA586L402
3. Where nearby excavations are proposed, the level at the base of each tree to be retained; iv. trees to be removed in conjunction with that part of the proposed development and	**3.** Levels Strategy Plan: FHA586L301
4. A plan and method statement conforming to BS5837:2012 for the protection of all trees to be retained,	**4.** Tree Protection Plan : CBA7595.03_TPP and Arboricultural/construction method statement provided in the Arboricultural Development Statement - CBA7595 v1B (October 2015)
b. details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items will affect trees on or adjoining that part of the site and	b: Engineer's details and drawings
c. treatment of trees to be retained and new tree or other planting including indigenous species or those of wildlife, flowering or foliage value; earthworks, ground finishes, top soiling with both conserved and imported top soils, levels, drainage including falls and drain types.	c: Arboricultural Development Statement - CBA7595 v1B (October 2015), Softworks Strategy: in this report (FHA586R01) and drawing FHA586L401, Planting Schedule: FHA586S01, Topsoil Plan: FHA586L403, Levels Strategy Plan: FHA586L301 & Biodiversity Strategy in this report (FHA586R01)
Condition 41: Tree Removal	-
Tree Removal Statement Such statement to set out the justification and mitigation measures for the removal of each of the following trees: - 8 to 19 inclusive, 19a, 20 to 37 inclusive, 49 and Group1as shown on the tree removal plan PL_L02. - Such justification to be supported by;	Arboricultural Development Statement - CBA7595 v1B (October 2015)
1. Aboricultural evidence of existing root protection areas,	**1.** Tree Retention and Removals Plan: FHA586L402 & Tree Survey Plan : CBA7595.01C TSP (September 2014) provided in the Arboricultural Development Statement - CBA7595 v1B (October 2015)
2. plans setting out the existing and proposed site levels for the relevant areas of public realm and	**2.** Levels Strategy Plan: FHA586L301
3. the position of proposed buildings	**3.** All drawings above
and the statement shall identify the impact of the retention of individual trees on:	
a. the layout and footprint of proposed buildings,	Arboricultural Development Statement - CBA7595 v1B (October 2015)
b. the likely pedestrian movements and activities within the public realm and	Arboricultural Development Statement - CBA7595 v1B (October 2015)
c. the design and delivery of the proposed landscaping and public realm.	Arboricultural Development Statement - CBA7595 v1B (October 2015)

2.33 Proposed Tree Strategy

The proposed tree strategy is built around maintaining the existing mature trees to Phase 2 and the junction. Additional trees are to be planted along Belsize Road to ensure there is robustness and succession to the 'green buffer'. Street trees are also proposed along Abbey Road where possible. Careful consideration has been taken in the species selection to ensure they are tolerant of the urban environment and that the size and form of the tree is suitable for the narrow streetscape. The tree species selected and the locations have been agreed with Camden Highways.

Similarly the trees in the Phase 3 courtyard have been selected to suit the enclosed space and to provide variety in species and seasonal interest. The trees will be planted in groups and along the north-south route through the courtyard to create an interesting, playful green link. The trees in the space between the towers (Phase 2) have been selected for their tolerance of windy, dry environments. Their canopies are 'airy' and will maintain light and visual permeability.

All trees planted in the hard landscape will be planted with underground rootcell systems or a permavoid system to avoid compaction and to ensure long-term viability of the trees. Please refer to detail drawing FHA586D401.

The proposed trees to the Community Open Space (Phase 2) are a mix of large and medium size trees chosen to complement the existing mature trees already in this space and provide continuation to the scheme. The trees will be planted towards the periphery to allow for plenty of open space surrounding the trees and have a mix of strong autumn colour, spring blossom, catkins and leaf diversity to provide seasonal interest.

Fruit trees are proposed to private back gardens to Phase 3. These will be planted in the gaps in the existing tree cover in adjacent gardens.

The proposed planters to the streetscape to Phase 1 will have smaller specimen trees, selected to provide seasonal interest and colour.

Total number of proposed trees:

12	Street trees
6	Proposed trees to planters
23	Courtyard trees (Phase 3)
9	Trees to space between towers (Phase 2)
7	Trees to Community Open Space (Phase 2)
57	**TOTAL PROPOSED TREES**

Existing trees to be retained

Street trees:
- *Acer campestre* 'Streetwise'
- *Alnus cordata*

Proposed trees to planters:
- *Betula utilis* var Jacquemontii
- *Acer griseum*
- *Tilia cordata* 'Greenspire'

Courtyard trees:
Groups of trees planted in the hard landscape using a root cell system.
Species to include:
- *Carpinus betulus* 'Frans fontaine'
- *Prunus avium* 'Plena'
- *Tilia cordata* 'Greenspire'
- *Sorbus aucuparia* 'Streetwise'

Trees to the space between the towers:
Groups of wind tolerant, 'light' canopied trees planted in the hard landscape using a root cell system.
Species to include:
- *Populus tremula*

Trees to the Community Open Space:
A mix of medium and large trees to provide seasonal interest.
Species to include:
- *Salix babylonica* 'Pendula'
- *Robinia pseudoacacia*
- *Prunus avium* 'Plena'
- *Betula pendula*
- *Alnus glutinosa*

Fruit trees to private back gardens:
- *Malnus spp.*
- *Prunus spp.*

Acer campestre 'Streetwise'

Carpinus betulus 'Frans fontaine'

Prunus avium 'Plena'

2.3 Site Wide Strategy / Tree & Biodiversity Strategy

2.34 Biodiversity Strategy

Existing Habitat Plan

- Existing trees
- Tree with bat potential
- Hedgerow - species poor
- Amenity grassland
- Introduced shrub planting (exotic & native)
- Growing beds by community centre

Proposed Habitat Plan

- Existing trees
- Existing hedgerow
- Proposed hedges
- Proposed trees
- Amenity grassland
- Woodland edge
- Buffer planting to buildings
- Green buffer to street
- Growing beds
- Areas of tall grassland wtihin amenity grasses area
- Bat boxes
- Invertebrate habitat
- Bird boxes

An updated version of the extended Phase 1 habitat survey was carried out in February 2015. This survey covers Phase 2 and 3. Please refer to Abbey Road Redevelopment Preliminary Ecological Appraisal, AECOM February 2015.

The existing site is considered to be of low ecological value. The main ecological value of the site is within the existing mature trees and the large area of amenity grassland in Belsize open space. The park may support UK Biodiversity Action Plan (BAP) and London BAP species such as stag beetle (in dead wood habitat). There are two trees with potential to support roosting bats and these will be retained as part of the proposals.

The existing buildings, hard standing and the introduced shrub on site are not of any significant ecological value.

One of the trees which has got low potential to support bats, will have to be removed as part of the proposals. This will be mitigated by the proposed native tree planting and by introducing bat boxes in trees and along the boundary brick wall. This is following recommendations from the Ecological Appraisal.

To ensure compliance with the NPPF, general recommendations for ecological enhancement are outlined within Section 6: Enhancements of the Ecological Appraisal (prepared by Aecom, February 2015). Those given are:

- Native species planting
- Wildlife Boxes
- Biodiversity enhancements such as ponds, green roofs, hedgerow planting and natural habitats such as rough grassland and wildflower areas

The proposed scheme addresses these recommendations and proposes native species planting, wildlife boxes, green roofs, hedgerow planting (by both retaining the existing Field Maple hedge and proposing Yew and Beech hedges), rough grassland and wildflower areas, of which the latter will both be maintained by a introduction of a less intensive management strategy, allowing taller grassland/ wildflower areas to develop.

A large woodland edge is proposed in the Community Open Space of Phase 2. Rather than remove the existing ground vegetation, the proposal is to overseed a suitable shade tolerant mix that has been selected for the site and soil conditions. This will include native plants with variety in structure and height. These species will attract insects, small mammals and reptiles, providing shelter and a habitat for wildlife.

2.34 Biodiversity Strategy

Three of the raised planters to the courtyard in Phase 3 will also provide a similar habitat. This adds a valuable biodiversity asset to this part of the site and small trails are proposed to allow children to interact with these areas.

All buildings are edged by generous areas of buffer planting and all planting proposals will include an amount of native planting and planting that is valuable to attract wildlife. The green buffer to Phase 2 will be enhanced and planted with shrub planting, this will include some native species.

The vegetation strategy includes natives within the borders, planters and the Community Open Space, providing a diversity of species in both tree and groundcover planting. The roofs of the proposed buildings and substation within Phase 2 will have extensive roofs with Wildflower blankets formed of native species and invertebrate habitat creation will be incorporated by the provision of dead wood and loggeries to the Community Open Space. Bat and bird boxes will be introduced in the existing trees in accordance with the guidelines set out in the Ecological Report and overall the proposals will introduce a larger diversity of habitats and provide important ecological value in this dense urban environment.

Biodiverse wildflower roof blanket

Variety in sward heights

Catkins and cones of native alder trees

Log piles

Bird boxes

Woodcrete bat boxes

2.35 Lighting Strategy

The lighting strategy for has been developed to comply with Secure by Design standards and to provide a level of lighting suitable to the pedestrian scale of the courtyard spaces. The strategies for both Phases has been reviewed by a lighting manufacturer to ensure it complies to SBD standards.

The proposed lighting is a mix of bollards, wall lights and decorative up lighting to trees. In addition to this, all entrances will have architectural lighting to façades.

Bollards that sit in raised planters will form part of the planting. The planting will be lower than the bollards to ensure that these will provide safe lighting and not be hidden. Within the Community Open Space, bollards will follow the circular path so that the loop is lit and safe to use at all times.

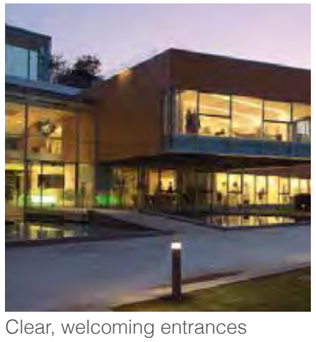
The entrances of the proposed Community and Health Centre will be lit with a combination of bollards and wall lights that will create clear, welcoming and safe facades to the new buildings. In Phase 3, wall lights are proposed to the south part of the north-south link and these will provide a clutter free landscape, where there is a need for vehicular access. The entrances and steps to the space between the towers will be illuminated to ensure they are visible and clearly defined from the street.

In both Phases, decorative up-lighting to the trees will create a soft atmosphere and assist with way-finding.

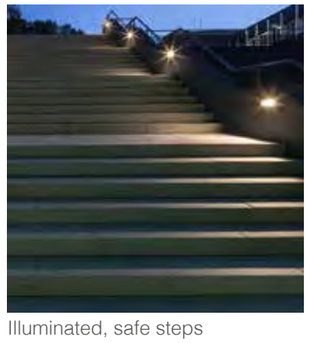
Wall lighting

Bollard lighting within plants

Up lighting to trees



Clear, welcoming entrances



Illuminated, safe steps

2.36 Micro Climate

A full Wind/Microclimate Assessment has been undertaken as part of the design process and the results have been considered when designing the spaces. Please refer to Abbey Road Area Regeneration Wind Microclimate Assessment – Phase 2 & 3 by RWDI

Of the wind effects associated with Phase 3 of the Proposed Development, the only receptor which was found to require mitigation was the terrace (receptor 133), which had standing/entrance conditions during the summer season.

As part of a further series of wind tunnel tests (which also aimed to assess the beneficial effect of proposed landscaping on Phase 2), a 1.2m high solid balustrade was implemented around the terrace represented by receptor 133 and the Assessments concluded that with this localised mitigation measure in place, the wind microclimate at all receptors within or affected by Phase 3 of the Proposed Development would be suitable for or calmer than required for their intended usage.

Once the Phase 2 proposed landscaping was in place, all receptors showed that it would be suitable for or calmer than required for their intended usage.

Model in the wind tunnel

2.4 Site Wide Strategy / Play Strategy

2.31 Existing Play Provision

Analysis

- Play provision within the Abbey Estate is dedicated to that development. Therefore it is not used to meet the development play requirements
- Alexandra Road Park within the Alexandra and Ainsworth Estate has received Heritage Lottery funding for upgrading the park and play provision
- The site is currently under construction, due to be finished in Spring 2015
- The MUGA within the Alexandra and Ainsworth Estate is accessible easily from Abbey Road and the development
- Quex Road Playground is neighbourhood playground for all ages up to 11
- There is no other play provision within the GLA designated walking distances

Conclusion

- Local green space is very important in providing the play provision required for this development, especially for the 0-12 age group
- Youth space is provided for by the MUGA at Alexandra and Ainsworth Estate, but provision of social space for youth should be considered for the proposals

Recommended walking distances for play

0 - 5 year olds:	Below 100m
5-11 year olds:	Up to 400m
12+:	Up to 800m

Site Boundary

Green Community & Public Open Spaces

Existing Youth Space

Existing Children's Play Spaces

Walking Distance Radius

Accessible Routes

Accessible Routes - High Intensity Traffic

1. Kilburn Grange Park (800m from site)

- Play area for ages 4 and below (Photo 1 opposite)
- Play area for ages 5 and above (Photo 1 opposite)
- MUGA & Tennis Courts for ages 12 and above (Photos 2 & 3 opposite)

2. Alexandra Road Park (200-450m from site)

- Play area for ages 4 and below
- Play area for ages 5 and above
- Playground for all ages
- Space for ball games
- MUGA for ages 12 and above (Photo 5 opposite)

Photo 4 opposite shows the existing playground

3. Abbey Estate (200m from site)

- Play area for ages 4 and below (Photos 6 & 7 opposite)
- Play area for ages 5 and above (Photos 6 & 7 opposite)
- MUGA for ages 12 and above (Photo 8 opposite)

4. Quex Road Playground (400m from site)

- Play area for ages 5 and below (Photo 9 opposite)

5. Community Open Space (0m from site)

- See detailed existing plan on page 36

2.31 Existing Play Provision

Please refer to plan on page 34 for locations.

1. Kilburn Grange Park

1. Play for ages 0-11

2. MUGA12+

3. Tennis Courts 12+

2. Alexandra Road Park

4. Existing play for ages 0-11

5. MUGA 12+

3. Abbey Estate

6. Play for ages 0-11

7. Play for ages 0-11

8. MUGA 12+

4. Quex Road Playground

9. Play for ages 5 and below

2.4 Site Wide Strategy / Play Strategy

2.31 Existing Play Provision

Existing Play Provision Phase 2

The current play provision in Phase 2 is poor. The play areas are worn and require updating. The play diversity is also basic, with the best parts being the highlights of informal play in form of logs, mounds and stepping platforms.

The Community Open Space is fenced off and the dedicated play provision areas are all in this space. The existing residents in Snowman and Casterbridge have also communicated that children also play informally in the hard landscape space between the towers.

There are also large areas of lawn available for free play in the Community Open Space. The lawn area to the back of Snowman is fenced and this area is used for residents to walk their dogs and therefore not used for play.

The proposals for the Community Open Space will match the existing provision of play and this will also be increased by the creation of a green playable landscape extending into the space between the towers.

Existing Play Areas Measurements

1.	42m2
2.	102m2
3.	42m2
4.	not measured
Total:	186m2

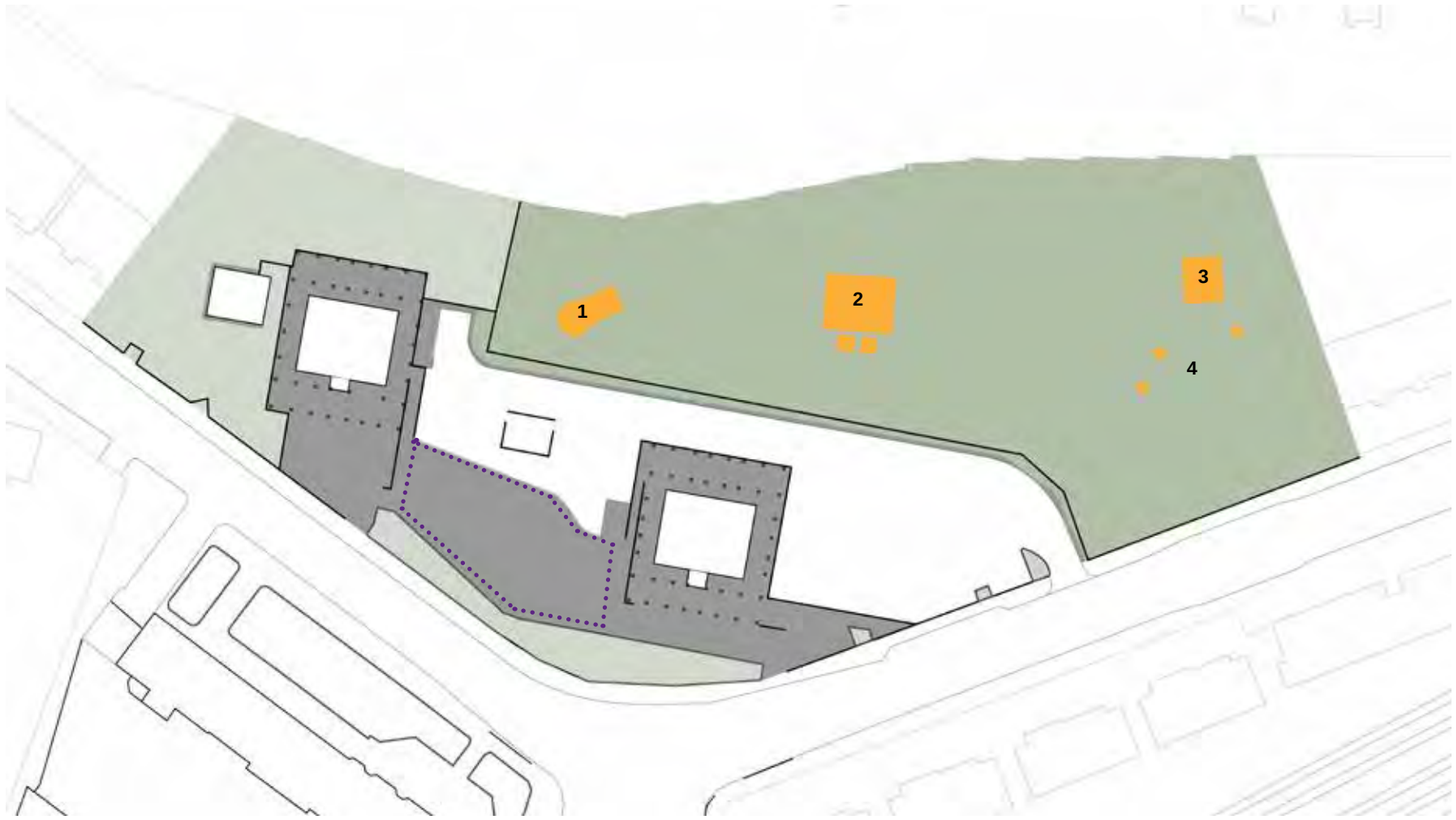
Community Open space

Pedestrian hard landscape

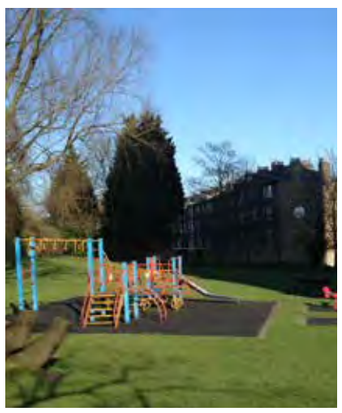
Hard landscape used for informal/ free play

Dedicated play area

Informal play

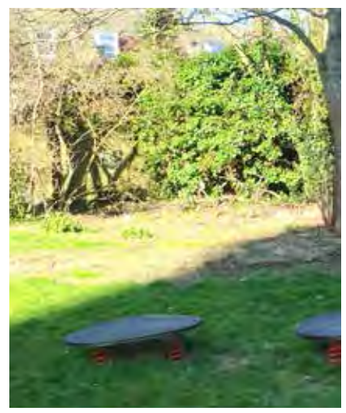


1. Play area for ages 5-11



2. Play area for ages 5 and below

3. Play area for ages 5 and above



4. Informal play for ages 5-11

4. Informal play for all ages

2.4 Site Wide Strategy / Play Strategy

2.32 Proposed Play Strategy

Key Play Principles

- The external spaces within the new development should ensure people can meet, socialise, contemplate, explore, discover and enjoy as individuals and in groups.
- To understand the importance of play for all. The young need safe access to play opportunities to meet their development needs and the elderly for socialising, contemplation and well being.
- Children and young people should play in a variety of public spaces as well as in dedicated provision.
- A fundamental role of the landscape is to activate play for everyone. Play integrated within landscape and planting should be promoted in order to create a sensory experience.
- The protected public and semi public realm spaces away from the main roads represent real opportunities for play and should be designed to meet play needs.
- Children and young people need to encounter and learn to manage an acceptable level of risk in their play. Barrier free play should be promoted where possible.
- Children and young people should have access to the widest possible range of play experiences and environments, both indoors and outdoor.
- The design of the proposed play areas should take into consideration the dense urban character of the context. Imaginative/sculptural play should be promoted particularly in sensitive areas.
- Recognize the health and well-being benefits of play through promotion of exercise areas, sports, active recreation.

2.4 Site Wide Strategy / Play Strategy

2.33 FHA Play Manifesto

BESPOKE

Play spaces should form part of a wider playable landscape and must be designed to fit its surroundings, benefit the local community and enhance the environment. This means that every play space should be unique.

WELL LOCATED

The best play spaces are designed in areas that offer a sense of adventure and remoteness, whilst also being near well-used routes and footpaths. Careful planning of available space and an openness to the wider playability of a site produces exceptional play spaces that invite use without compromising accessibility.

NATURAL ELEMENTS

'Natural play' should form an important part of every child's growth and development. It is the exploration of the urban or rural environment and should fulfill the play needs of every child. In light of this, play spaces should create a strong sense of place and wonder for all who use them.

RANGE OF EXPERIENCES

A play space must address different types of play needs. Children engage in a range of play experiences every day. These include role-play, games, imagination, story-telling, songs, dances, construction. It can also be defined by the balance of child and adult input, which leads to guided or structured play through to individual, free play.

ACCESSIBLE TO ALL

Play spaces must be designed to be inclusive and enjoyable for all. This includes children and adults with profound and multiple learning difficulties (PMLD) and autistic spectrum disorders (ASD). Truly inclusive play spaces acknowledge that children are children first and will play together, regardless of their physical and mental capabilities.

COMMUNITY NEEDS

We use many different methods that enable genuine community involvement that leads to sustainable, relevant and loved play spaces.

CHANGE AND EVOLUTION

Children need to have the choice to alter the play themselves and create new play experiences. Play spaces should be, at least in part, non prescriptive where children can discover and play in a multitude of ways. This puts the decision making power in the hands of the children, empowering them to decide how and what to play.

DIFFERENT AGES

The design of a play space and choice of play equipment will determine how the space is used. Great play spaces provide an environment where children and adults of different age groups can play together. This however, will retain age specific designs for both the very young and older children.

RISK AND CHALLENGE

"Risk taking" is an essential part of play. The Play Safety Forum and more recently Play England support this philosophy and as such, great play spaces include an appropriate balance of risk and challenge.

MAINTENANCE AND SUSTAINABILITY

Long-term maintenance and sustainability are vitally important considerations in the design process. Playscapes undoubtedly lead to increased usage that needs to be considered in relation to future planned maintenance and estate management.

2.34 Proposed Play Strategy

The legislative requirements

The London Plan Policy 3.6 - '*Shaping Neighbourhoods: Children and Young People's Play and informal recreation strategies'* outlines the below:

Strategy
The Mayor and appropriate organisations should ensure that all children and young people have safe access to good quality, well-designed, secure, stimulating play and informal recreation provision, incorporating trees and greenery wherever possible.

The strategy sets out a benchmark of 10 sq. m per child. This should be viewed in the context of the overall open space requirements and where open space provision is genuinely playable, the open space may count towards the play space provision.

Planning decisions
Development proposals that include housing should make provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs. The Mayor's Supplementary Planning Guidance Providing for Children and Young People's Play and Informal Recreation sets out guidance to assist in this process.

The LBC's SPG 6, 11.22 Fig4. states that the required play provision for Camden is 2.5m2 per child.

Existing Children (residents in the towers)
The existing play provision in the Community Open Space will be matched and this is the minimum amount that will be re provided.

Proposed children
The table overleaf calculates the number of the proposed children to both Phase 1 and Phase 3. Phase 1 will have no play provision on site, but doorstep play and local play will be provided as part of the courtyard to Phase 3 and the updated proposals to Phase 2.

Proposed Development

Assessing child occupancy and play space requirements

Size of your development:

Number of FLATS

	Studio	1 bed	2 bed	3 bed	4 bed	5 bed
Social rented		51	18	28	2	0
Intermediate	0	6	3	3	0	0
Market	0	38	72	5	0	0
Total	0	95	93	36	2	0

Number of HOUSES

	Studio	1 bed	2 bed	3 bed	4 bed	5 bed
Social rented	0	0	0	3	0	0
Intermediate	0	0	0	0	0	0
Market	0	0	0	12	0	0
Total	0	0	0	15	0	0

Proportion of children

	Number of children	%
Under 5	53	46%
5 to 11	37	32%
12+	24	21%
Total	114	100%

Play space requirements

GLA benchmark (sqm)*	Alternative local benchmark (sqm)**	Total (sq m play space) required
10		1137.5
	2.5	284.4

* GLA benchmark standard=minimum of 10sqm of dedicated play space per child
** Borough's local benchmark

The SPG 'Children and Young People's Play (CYPP) and Informal Recreation SPG' (2012) provides more detailed advice to assist implementation of this policy.

The 10 sq m per child benchmark should be set in the context of the overall open space requirements, and where open space provision is genuinely playable, the open space may count towards the play space provision. (SPG Page 45).

Child Space Provision Table *

GLA & Camden child playspace SPG requirements

	GLA	Camden
Children to be provided for	114	114
Space required	10m2/child	2.5m2/child
Playspace	1138m2	284m2
Play under 5	535m2	131m2
Play 5-11	364m2	92m2
Play 12+ **	239m2	61m2
TOTAL	1138m2	284m2

*** 12+ play is formally provided by the 2 MUGAs located locally in Abbey Estate and the Alexandra & Ainsworth Estate. We purpose developing informal play for 12+ children within the green open space.*

**Calculation based on the methodology set out on the GLA "Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation - Supplementary Planning Guidance September 2012".*