

Design and Access

ZSL - Project Blossom

February 2019



This Design & Access Statement is submitted in support of a full planning application made on behalf of ZSL London

Date: February 2019

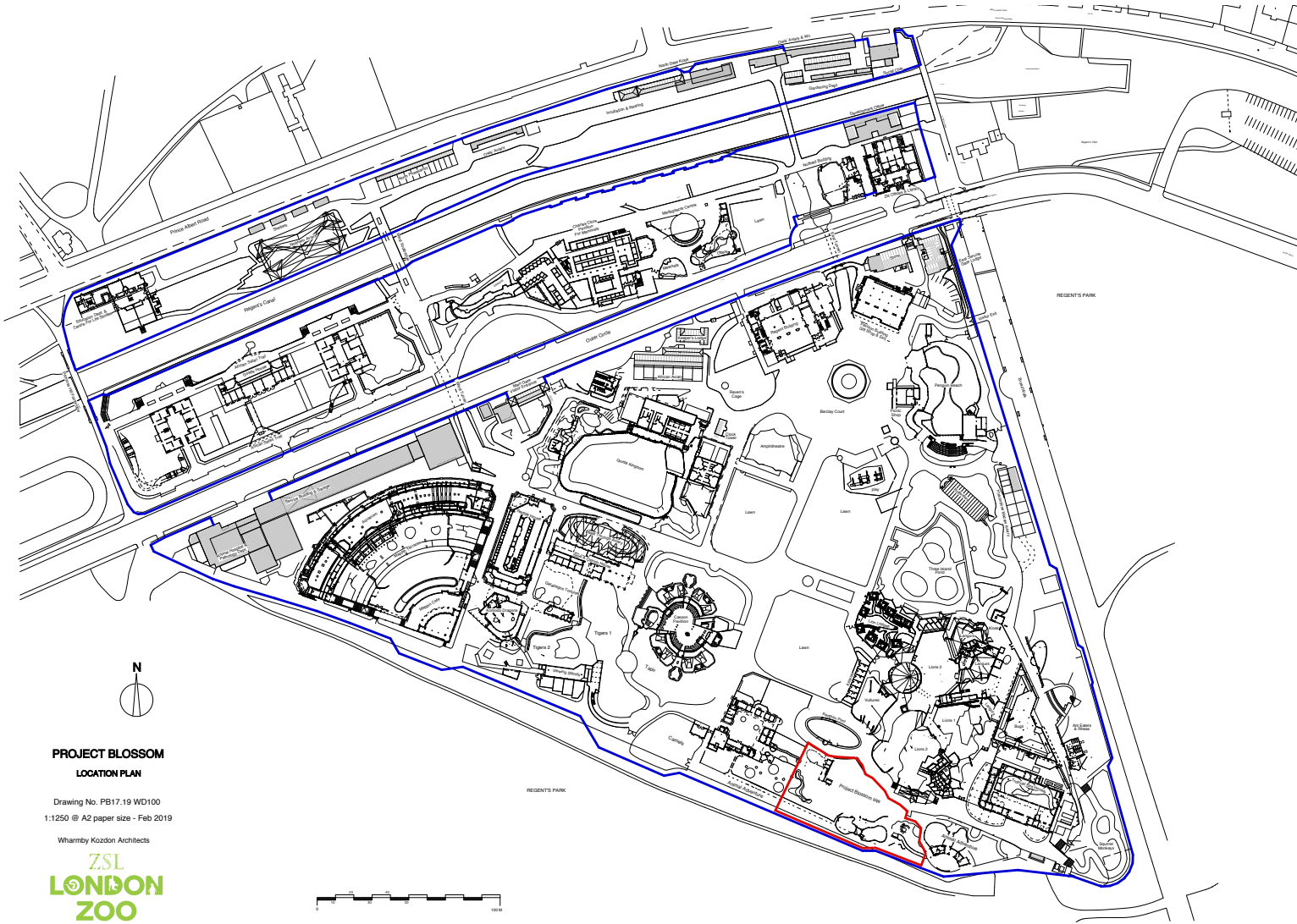
Prepared by: Wharmby Kozdon Architects

This document's purpose is to support the application by explaining the proposed design and the provisions for access, and is to be read with all the other drawings and reports comprising the application.

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aerial photograph



PROJECT BLOSSOM
LOCATION PLAN

Drawing No. PB17.19 WD100
 1:1250 @ A2 paper size - Feb 2019

Wharmby Kozdon Architects



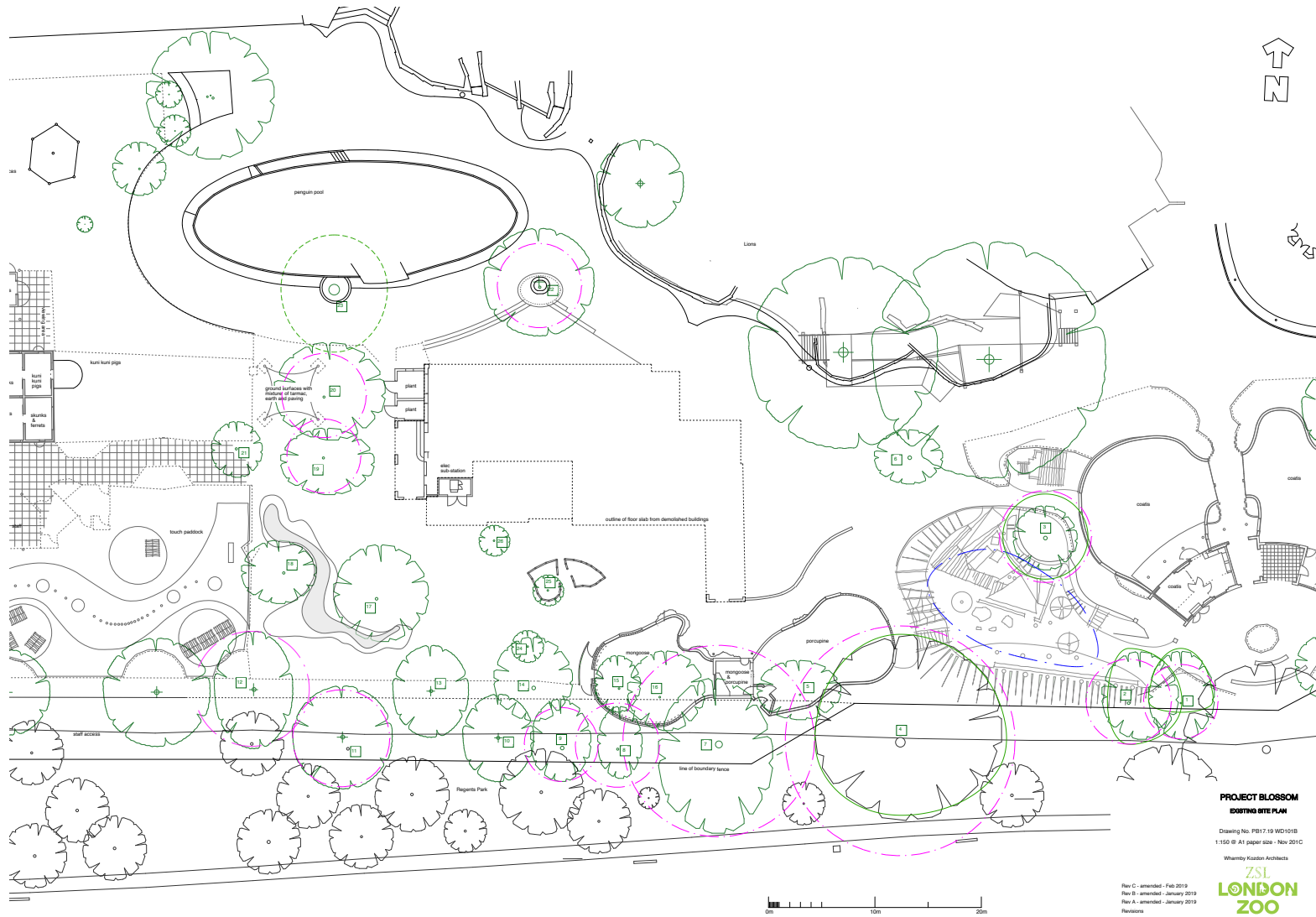
location plan

The Animal Adventure site has seen many changes over the last 25 years. In 1993 all of the Childrens Zoo was rebuilt except for the buildings that occupied the Project Blossom area. The main objective at that time was to allow children to experience and understand domesticated animals from around the world. At the same time the reconstruction was one of the first building projects that focused on sustainability. Every material used had a message about how construction could be used sustainably and involved organisations such as Friends of the Earth and WWF.

In a further extensive refurbishment project the Childrens Zoo became Animal Adventure and the aim was to help Children to experience how animals live and behave in their natural environment. The idea of parallel play was also introduced as part of the children's experience.

The fire in December 2017 destroyed most of the central part of the Animal Adventure area and, as a consequence, has sadly had to be closed off from the rest of the zoo. Project Blossom will bring this area back to life and will expand on the parallel play experience, particularly for younger children. Also the lost and much needed toilet facilities and café will also be rebuilt. The animal area that was not affected by the fire will be refurbished to allow it to be brought back into use and will form an important part of the children's experience while visiting Animal Adventure.

In anticipation of the zoo's new masterplan, the extent and investment in this area needs to be relatively modest to avoid the risk of creating a conflict with the zoo's longer term future objectives for this site.



existing site plan



existing site photos

Project Blossom is a planned redevelopment of Animal Adventure (AA) for Summer 2019 that will create a wonderful shared space aimed primarily at families and young children. Located in the heart of the zoo the project will:

- Refurbish the existing animal exhibits, adding in several new demonstration and encounter spaces where the Animal Activities team can hold informal talks and 'meet and greets' with our ambassador animals.
- Deliver a brand-new play area aimed at families with children 1 – 7 years old.
- Redevelop the central area with new catering and retail offers, toilets and Changing Places facility.

A large part of AA was damaged by a fire on 23rd December 2017 and the remaining elements, after being open for almost ten years, are suffering from significant wear and tear. In addition to redeveloping the area destroyed by the fire an essential refurbishment programme will be undertaken to address the existing maintenance issues and allow all animal exhibits and surrounding areas to reopen to the public.

Owing to the timing of the fire, we have had to address the AA redevelopment before the new masterplan has been completed. This proposal is intended to be for a 5 – 10-year longevity visitor experience, with a view to eventually redeveloping the area in line with a new zoo masterplan. In the meantime, being mindful of the need to keep the capital costs at a realistic level, we will be incorporating some of the initial thoughts arising from the strategy and the newly launched Zoo Proposition into this development. Themes from the proposition such as shared spaces, fun and behind-the-scenes experiences have provided inspiration for the proposal to give young visitors back a key area of the zoo for them to enjoy.

The area will be designed specifically to assist interaction and engagement with visitors through play and encounters, which will support our wildlife and people aims of our new strategy thus indirectly supporting conservation. The new AA will engage with families and young visitors through play experiences. The interpretation team are planning on improving and updating the theme, interactives and signage throughout the exhibit - visitors are an explorer, travelling around the world and learning about animals in the best way possible, by playing like they do!

The provision of a new café adjacent to the play area will allow parents to get some much-needed downtime during their visit. The redevelopment will be beneficial to ZSL by ensuring our Key Performance Indicators (KPIs) remain stable in overall visitor enjoyment, increased dwell time and likelihood to recommend. We see Animal Adventure as an attractive proposition for our ZSL London Zoo membership base due to the improved play experience and lovely hub area aimed at families.

The shared space will improve the zoo visit for families and their children

Parents are increasingly expecting attractions to make their visits as relaxed and easy as possible – rather than them leaving exhausted and run-ragged. The new play area will provide a zone which will allow parents to get some much-needed downtime during their visit. We strongly believe that the improved visitor experience will help maintain Key Performance Indicators (KPIs) such as increased dwell time, likelihood to recommend and enjoyment of visit.

The business of play

The playground will be aimed at families with children 1-7 years old – which is a key audience for paying visitors, but also aligns with our target audience for growing the ZSL London Zoo membership base. Children of all ages will be welcome to use the playground, but equipment aimed at older children tends to be higher and more challenging, and we need to be realistic that we have limited space and budget. Many visitor attractions such as ZSL Whipsnade Zoo and Kew Gardens have invested in their play offerings and seen an increase in family visitors and members. There will also be allowance for kids with all disabilities including sensory to create a greater visitor experience.

Membership

AA is a hub for families and we hope members would visit the area frequently due to the improved play experiences. We hope the relaunch will strengthen our membership position.

Ideally located within children's zoo area of ZSL London Zoo

The children's zoo is the ideal place to locate amazing play experiences for families. The play area will hopefully increase dwell time in this area for families, which will in turn help alleviate pressures on other locations around the site i.e. Terrace Restaurant and the main lawns.

Existing playground on main lawn has exceeded life span

The existing playground on the main lawn is over 15 years old and will need replacing very soon (likely 2019).

Reputational (internal and external)

There is a concern that the redevelopment of AA is likely to come under more scrutiny due to the fire. We feel that the creation of a play area and restoration of the affected areas is a fitting response and will bring the fun back to AA in an appropriate way.

Engagement

Play is a great way to engage children and their families, and we will blend interpretation and simple education messages throughout the play experience.



**PROJECT BLOSSOM
PROPOSED SITE PLAN**

Drawing No. PB17.19 WD102D
1:150 @ A2 paper size - Nov 2018

Wharmby Kozdon Architects



Rev D - amended - January 2019
Rev C - amended - January 2019
Rev B - amended - January 2019
Rev A - amended - November 2018
Revisions

As explained in the introduction this project is intended to bring the Project Blossom area back into use for a limited period of approximately 5 to 10 years in anticipation of the zoo's much needed masterplan that is looking at the whole of the London Zoo in the long term. It is very likely that, as part of the implementation of the masterplan, the Animal Adventure site will be one of the areas that is likely to need to change. Redeveloping the site with permanent buildings and infrastructure would be unsustainable and wasteful.

At same time we have to be conscious of the visual impact of any structures on this site in relation to the grade 1 listed Lubetkin Penguin Pool and Regents Park. Project Blossom has three main components – the interactive children's play, the café and toilets, and the animal area.

The interactive children's play, as described in the zoo's description of Project Blossom, will incorporate safe and small scale purpose built play equipment suited mostly to a younger age group. The new layout and circulation focuses on making this a safe area to allow children to play in a safe and more controlled environment. The new play area will form a link between the existing 'Tree Top' play area on one side and the existing wet play area on the other side. The original wet play area will be brought back into use and part of the original service building will provide changing facilities which were not previously available. The play equipment will be set into safe surfaces that will bring colour into the central focus of Project Blossom. Examples of some of some of the type of play equipment that will be incorporated in the play area can be seen below.

The café and toilets have been relocated so as to be able to make these much needed facilities available to the other parts of the zoo adjacent to Animal Adventure. For the first time the zoo will be able to offer a fully equipped Changing Places facility and this further supports the choice of location of the new toilets. As has been explained why the intention is not to build permanent structures, café and toilets. For that reason the proposal is to use prefabricated structures that require no foundations or permanent service connections. In order to make these structures less conspicuous in the context of a children's zoo and adjacent to the iconic Penguin Pool they will be built with timber cladding. In many parts of the zoo vertical green oak random batten and board cladding is used extensively. This also applied to some of the more recently built structures that were destroyed in the fire. It is appropriate therefore that this material and aesthetic is used on the small section of low structures that have been integrated with the remaining white rendered service buildings. The oak will weather to a neutral grey colour that will site well with the white render of the Penguin Pool.

The two animal enclosures and small red brick den that were not affected by the fire will be brought back into use and will house meerkats, mongoose and porcupines who occupied this part of the zoo for over 10 years. A small extension is proposed to the side of the existing den to provide additional shelter space. The extension will be timber framed and will also be clad with vertical oak random batten and board.

The existing 'tree top' play area will remain largely unchanged and will only require some refurbishment, 10 years after it was built.



photographs showing example of proposed play equipment

Objectives by audience

All children will:

- be able to engage with the play equipment
- have a multi-sensory experience
- enjoy playing in the space

Children 3-4 will:

- Will know how people travel around the world to see animals

Children 5-8+ will:

- be able to state at least one habitat related adaptation of an animal featured in the exhibit
- be aware of at least one way mentioned in the exhibit that they can help wildlife around the world
- know that ZSL works in lots of countries around the world protecting animals

Adults:

- Are able to engage with the play equipment with their children
- will have an enjoyable experience too
- will feel comfortable that children can play in a safe space
- will understand that ZSL works in many countries around the world protecting animals
- will use photo-opportunities and understand they have the opportunity to share their photos on social media



Story idea:

Wildlife Explorers

You're an explorer, travelling the world and learning about animals in the best way possible... by playing like them!

- Each play element is accompanied by an extremely simple message about amazing animal adaptations, behaviour or about travelling in wild places. One customised installation provides an amazing wildlife-focused centrepiece. Tunnel, swing, jump and climb like different animals.
- Play equipment inspired by transport, animals, and off-the-shelf installations that can be given a wildlife related story through small customisations and graphics.
- Varied types of play to cater for whole 0-8 age range and all accessibility needs
- Animal exhibits are accompanied by simple ideas for imitating animals and parallel play - pose like a meerkat, climb into the treehouse like a coati. All animal exhibits also have simple messaging about ZSL's work protecting animals in the countries/ continents they are from.
- Live talks and impromptu animal encounters interrupt play in the best possible way
- Existing exhibit trails become new places to explore and quiet spaces away from the main hubbub
- New catering and toilet amenities to fit this theme



Animal
Adventure

OBJECTIVES

STORY

NEXT STEPS

TIMELINE

WORK PROPOSED

Work proposed comprises the installation of pre-fabricated toilet blocks, conversion of a small retained building, and landscaping work to include the creation of new enclosures

This drawing must be viewed in colour

NOTE:

For details of trees shown on this plan refer to the Children's Zoo Tree Survey Report dated 11th May 2018

SUMMARY OF TREE WORK PROPOSED

- Tree 12. Aspen. Reduce height and crown spread to the north by 3-4 metres
- Tree 13. Horse chestnut. Remove
- Tree 14. Horse chestnut. Remove
- Tree 18. Horse chestnut. Crown lift branch tips to 3m above ground level
- Tree 19. pedunculate oak. Crown lift to 5m above ground level
- Tree 20. Pedunculate oak. Crown lift to 5m above ground level
- G2. Mixed species hedge. Remove

ARBORICULTURAL IMPACT PLAN

PROJECT
Project Blossom, ZSL London Zoo

CLIENT
ZSL

JOB REF
DS01051801

DRAWING NO
DS01051801.05

DATE
04/02/2019

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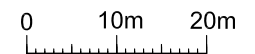
KEY

- Tree / tree group for retention
- Tree / tree group for removal
- Root Protection Area (RPA) for retained tree / tree group

BS 5837 category key

- Category U tree
- Category A tree
- Category B tree
- Category C tree

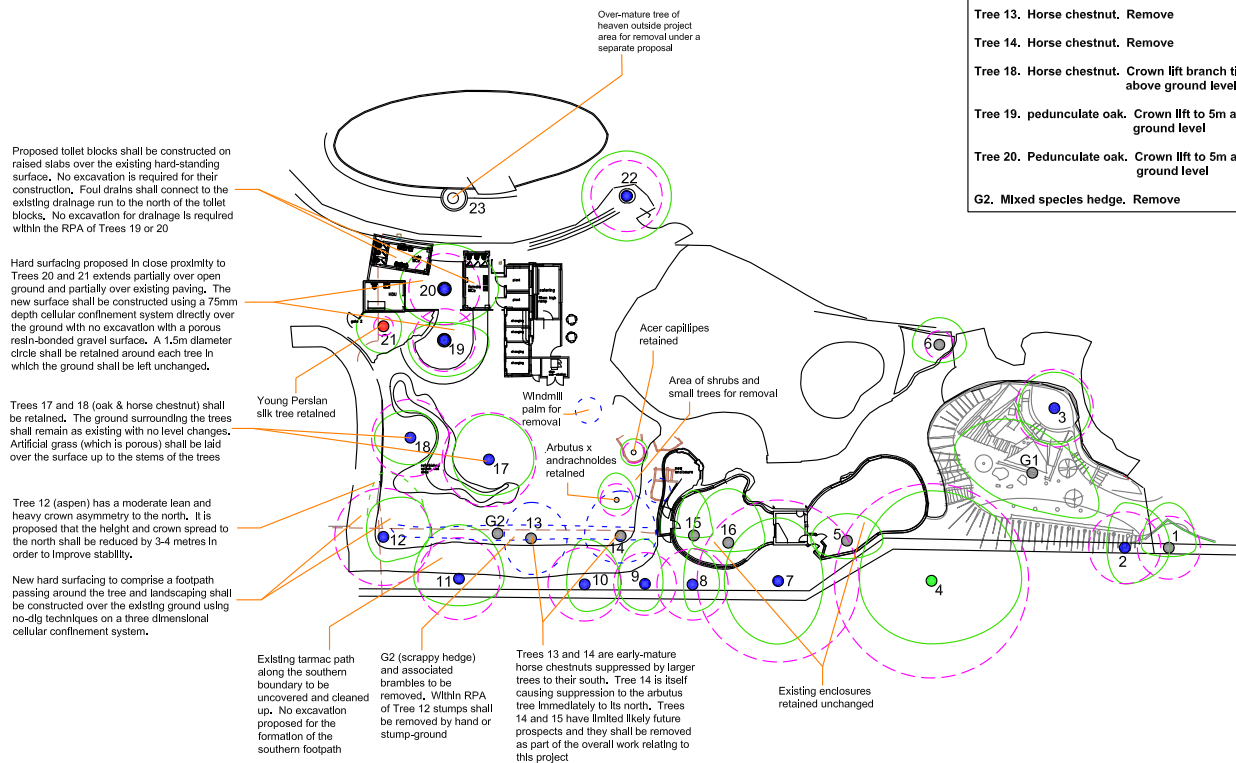
SCALE
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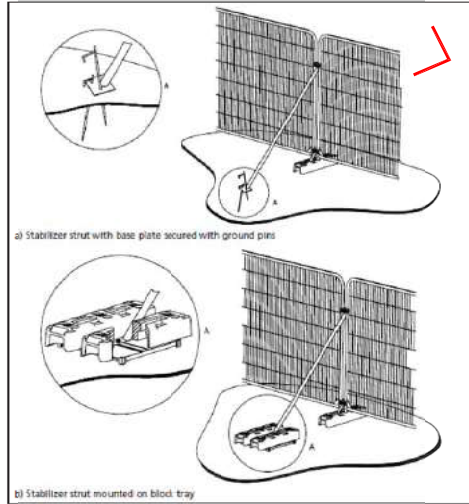
NOTE:

Stem diameters are not drawn to scale. See schedule for dimensions.

This drawing is based on the plan supplied to us by the project architect. The following trees were excluded from the survey and their locations shown are indicative only: 6, 10, 11, 21, G1, G2



TREE PROTECTION FENCING DETAIL (per BS5837:2012 Figure 3)



ARBORICULTURAL METHOD STATEMENT (AMS)

1. An appointed project arboriculturist shall hold a pre-commencement site meeting with the contractors in order to explain what is required for tree protection, as set out on this drawing. During this meeting the positions for the tree protection fencing (TPF) and ground protection shall be set out.
2. Install TPF in the positions shown on this plan by the solid red lines (see also notes). Given that TPF will be required as necessary on a very temporary basis only it can reasonably be to the reduced specification per BS5837:2012 Figure 3 (see insert box). TPF shall comprise panels clamped together with couplers, stabilizer struts as back bracing at each panel join and the bracing fixed to the ground with either pins or block trays. The TPF shall be retained until landscaping work is required to be undertaken within the area protected.
3. In the locations shown on this plan by blue hatching the new hard surfacing shall be constructed using a three-dimensional cellular confinement system over the existing ground surface. In these locations there shall strictly be no access over soft ground prior to the cellular confinement installation.
4. The TPF shall remain in place either until the completion of work, or until access is required to undertake landscaping work.
5. Within the RPA of retained trees the following activities are strictly prohibited:

- Excavation
- Vehicular access unless protected by existing tarmac / ground protection
- Storage of materials unless protected by existing tarmac / ground protection
- Changes in levels unless previously specified
- The routing of underground services and drainage

Care should be taken when planning site operations to ensure that wide or tall loads, or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Such contact can result in serious damage to them and might make their safe retention impossible. Consequently, any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from trees is maintained at all times

ARBORICULTURAL SUPERVISION

A project arboriculturist shall be appointed to oversee the installation of tree protection measures.

Key times for site visits are:

- Pre-commencement site meeting with contractors following installation of TPF and ground protection
- Immediately prior to the start of hard surface construction using the cellular confinement

The project arboriculturist shall advise on tree protection matters as required during the project.

Following each site visit a report shall be prepared documenting what was seen and discussed.

NO-DIG HARD SURFACING REQUIREMENTS



Where hard surfacing is proposed over the RPA of retained trees it shall be constructed above ground level using a no-dig three-dimensional cellular confinement system. The locations of where this is required are shown on this plan by blue hatching. Construction shall comprise:

- A geotextile membrane (eg Terram) laid on the ground
- 3 dimensional cellular confinement such as Geosynthetics cellweb filled with clean, angular 20-40mm stone containing no fines
- Edge constraints above ground to comprise, for example timber edging
- Resin-bonded gravel surface

There shall be no access permitted whatsoever over existing open ground within the RPA of Trees 12, 19 & 20. If necessary temporary ground protection shall be used to comprise ply boarding (or similar)

No-dig means that there shall be no digging during its construction

This drawing must be viewed in colour

NOTE:

For details of trees shown on this plan refer to the Children's Zoo Tree Survey Report dated 11th May 2018

NOTE:

No work shall commence on site until an arboricultural pre-commencement meeting has taken place

TREE PROTECTION PLAN

PROJECT
Project Blossom, ZSL London Zoo

CLIENT
ZSL

JOB REF
DS01051801

DRAWING NO
DS01051801.06

DATE
04/02/2019

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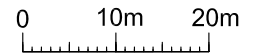
KEY

- Tree / tree group for retention
- Root Protection Area (RPA) for retained tree / tree group
- Position of Tree Protection Fencing (TPF) (refer also to notes on plan)
- Area for no-dig surfacing using three-dimensional cellular confinement

BS 5837 category key

- Category U tree
- Category A tree
- Category B tree
- Category C tree

SCALE
1:500 @ A3



NOTE:

Stem diameters are not drawn to scale. See schedule for dimensions.

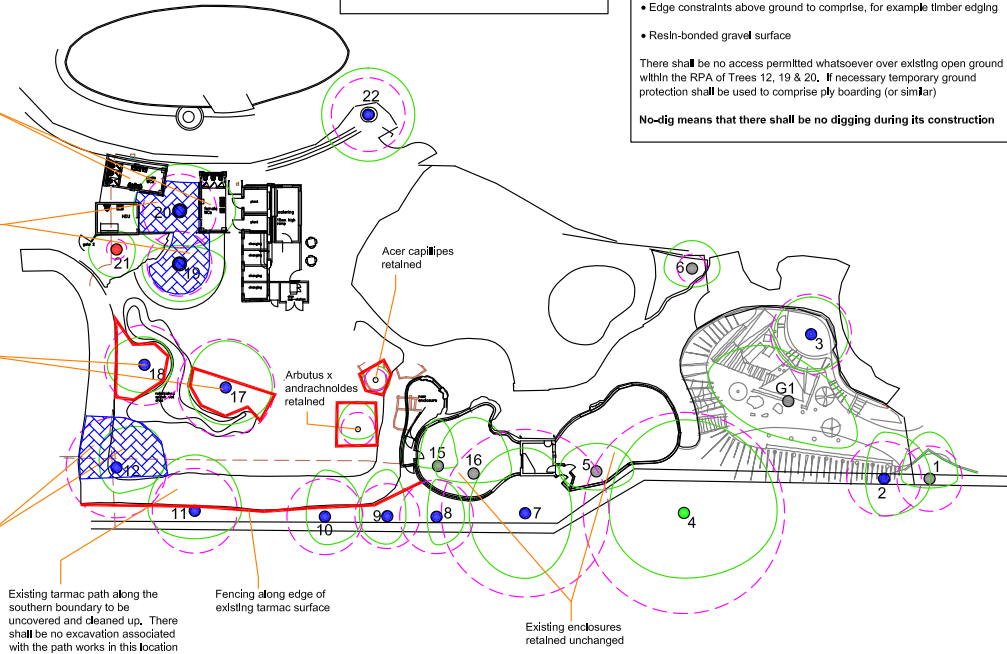
This drawing is based on the plan supplied to us by the project architect. The following trees were excluded from the survey and their locations shown are indicative only: 6, 10, 11, 21, G1, G2

Proposed toilet blocks shall be constructed on raised slabs over the existing hard-standing surface. There shall be no excavation during their installation. Foul drains shall connect to the existing drainage run to the north of the toilet blocks. There shall be no excavation or drainage within the RPA of Trees 19 or 20

Hard surfacing proposed in close proximity to Trees 20 and 21 extends partially over open ground and partially over existing paving. The new surface shall be constructed using a 75mm depth cellular confinement system directly over the ground with no excavation with a porous resin-bonded gravel surface. A 1.5m diameter circle shall be retained around each tree in which the ground shall be left unchanged. THERE SHALL BE NO ACCESS WHATSOEVER OVER UNPROTECTED GROUND

Trees 17 and 18 (oak & horse chestnut) shall be retained. The ground surrounding the trees shall remain as existing with no level changes. Artificial grass (which is porous) shall be laid over the surface up to the stems of the trees. Prior to work commencing around the base of the trees the existing soft ground within their RPAs shall be protected by fencing to exclude access

New hard surfacing to comprise a footpath passing around the tree and landscaping shall be constructed over the existing ground using no-dig techniques on a three dimensional cellular confinement system. A 1.5m diameter circle shall be retained around the tree's stem in which the ground shall be left unchanged



Existing tarmac path along the southern boundary to be uncovered and cleaned up. There shall be no excavation associated with the path works in this location

Fencing along edge of existing tarmac surface

Existing enclosures retained unchanged

Situated in the centre of the zoo there will be step-free access to the site that will be fully traversable on a level tarmac pathway suitable for ambulant and non-ambulant visitors. The main seating area will be adjacent to the catering kiosk but there will be further seating located throughout the development, in particular by the main animal demonstration space for those visitors unable to sit comfortably on the ground.

Around one third of the play will be low level items suitable for younger children or those with limited mobility. The remainder will incorporate several inclusive play features such as a group swing, walk-on roundabout and wheelchair access to the lower level of the centrepiece feature, the latter of which will incorporate a number of sensory play elements. Surfacing for the play area will be a combination of artificial grass and wet pour.

The PA system for animal demonstrations spaces will have an induction loop for hearing impaired visitors and the use of sounds, tactile decoration and possibly smells will make these encounters a multi-sensory experience.

In addition to new male and female toilets, each equipped with a baby changing unit, we will be providing a fully-equipped Changing Places facility (a new feature for the zoo) which will be accessible to visitors from both inside and outside the development.

A full review of accessibility at London Zoo will be undertaken as part of the masterplan.