



Planning Condition 29
Play Space

Mount Pleasant Place, Phase 2

Ryder Architecture Limited

33 Gresse Street
London
W1T 1QU
United Kingdom

T: +44 20 7299 0550

info@ryderarchitecture.com
www.ryderarchitecture.com

Newcastle
London
Glasgow
Liverpool
Hong Kong
Vancouver
Amsterdam

Ryder Alliance

Melbourne
Sydney
Perth
Brisbane
Barcelona
Durban
Johannesburg
Cape Town
Bangkok
Shanghai
Seoul
Tokyo

www.ryderalliance.com

Introduction

This document has been prepared by Ryder Architecture on behalf of Taylor Wimpey Central London & McAleer and Rush to illustrate details of all play spaces to be incorporated into Phase 2 of the development.

The attached drawings highlights the location of the play spaces and details of the play equipment.

1.0

Phase 2 Play Space

Introduction

This report and attached drawings illustrate the play equipment which is to be installed on the first floor podium garden between Blocks B, C and D as part of the Phase 2 works.

Planning Condition 29 - Play Space

Details of all play spaces including drawings and specification of the proposed play equipment shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

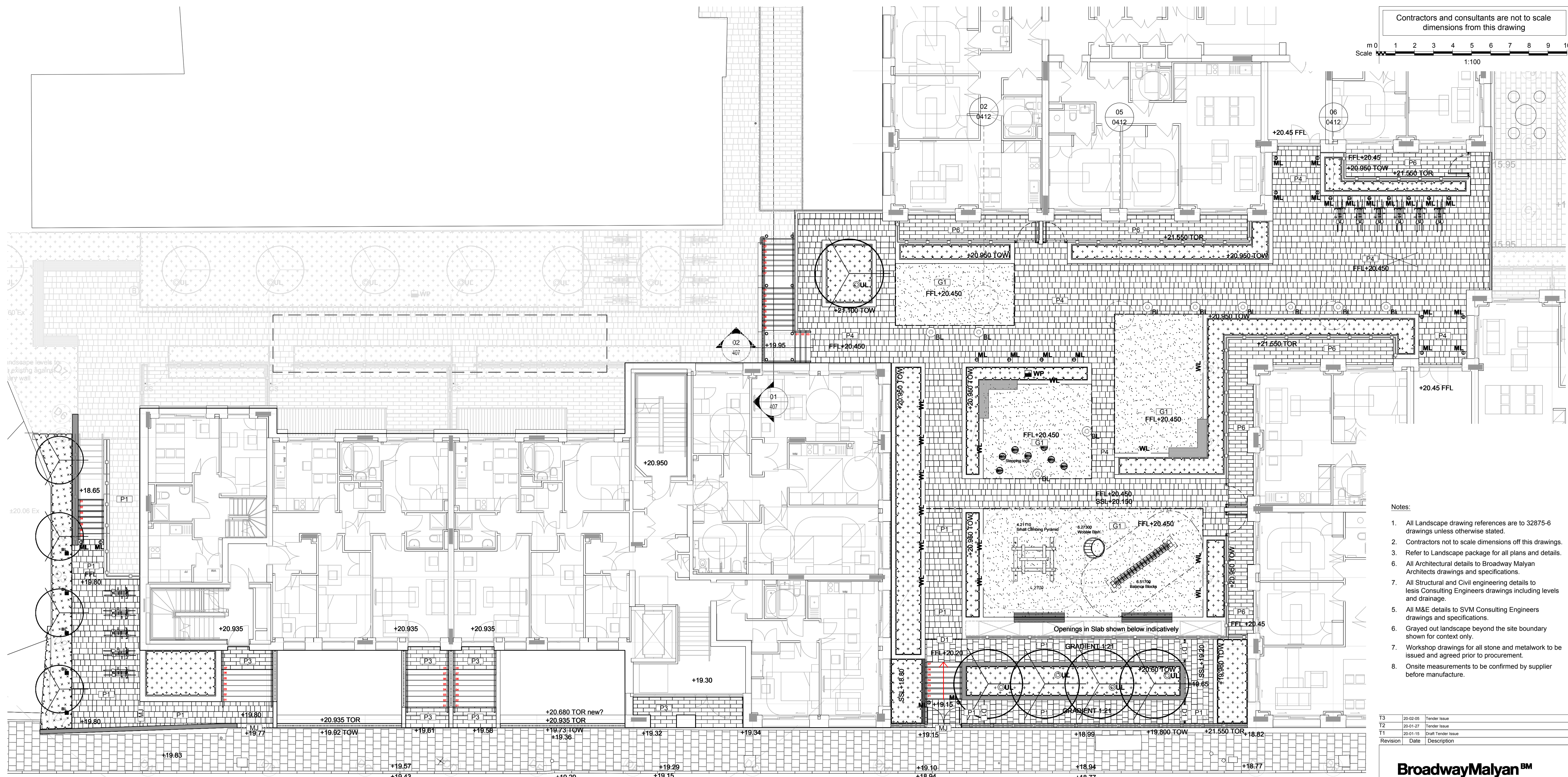
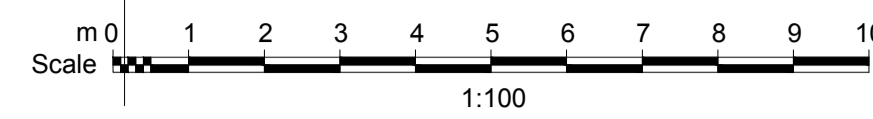
The development shall be carried out strictly in accordance with the details so approved prior to the first occupation of the relevant section, and shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

The condition can be discharged on a Section by Section basis.

Phase 2 Play Space and Equipment

The following drawings present the proposed play space and equipment to be installed in Phase 2 on the first floor podium between Blocks B, C and D.

Contractors and consultants are not to scale dimensions from this drawing



- Notes:
- All Landscape drawing references are to 32875-6 drawings unless otherwise stated.
 - Contractors not to scale dimensions off this drawings.
 - Refer to Landscape package for all plans and details.
 - All Architectural details to Broadway Malyan Architects drawings and specifications.
 - All Structural and Civil engineering details to lexis Consulting Engineers drawings including levels and drainage.
 - All M&E details to SVM Consulting Engineers drawings and specifications.
 - Grayed out landscape beyond the site boundary shown for context only.
 - Workshop drawings for all stone and metalwork to be issued and agreed prior to procurement.
 - Onsite measurements to be confirmed by supplier before manufacture.

Revision	Date	Description
T3	20-02-05	Tender Issue
T2	20-01-27	Tender Issue
T1	20-01-15	Draft Tender Issue

BroadwayMalyan^{BM}

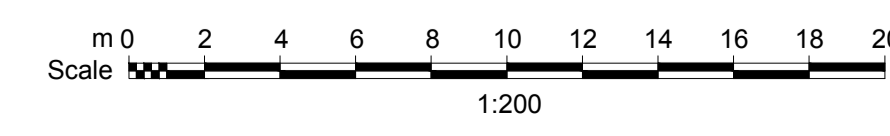
Holmes House
4 Pear Place
London
SE1 8BT
T: +44 (0)20 7261 4200
F: +44 (0)20 7261 4300
E: Lon@BroadwayMalyan.com
www.BroadwayMalyan.com

Client
Taylor Wimpey Central London
Project
**Phoenix Place
Phase 2**
Description
**General Arrangement Plan
Level 01 Podium
Sheet 1**

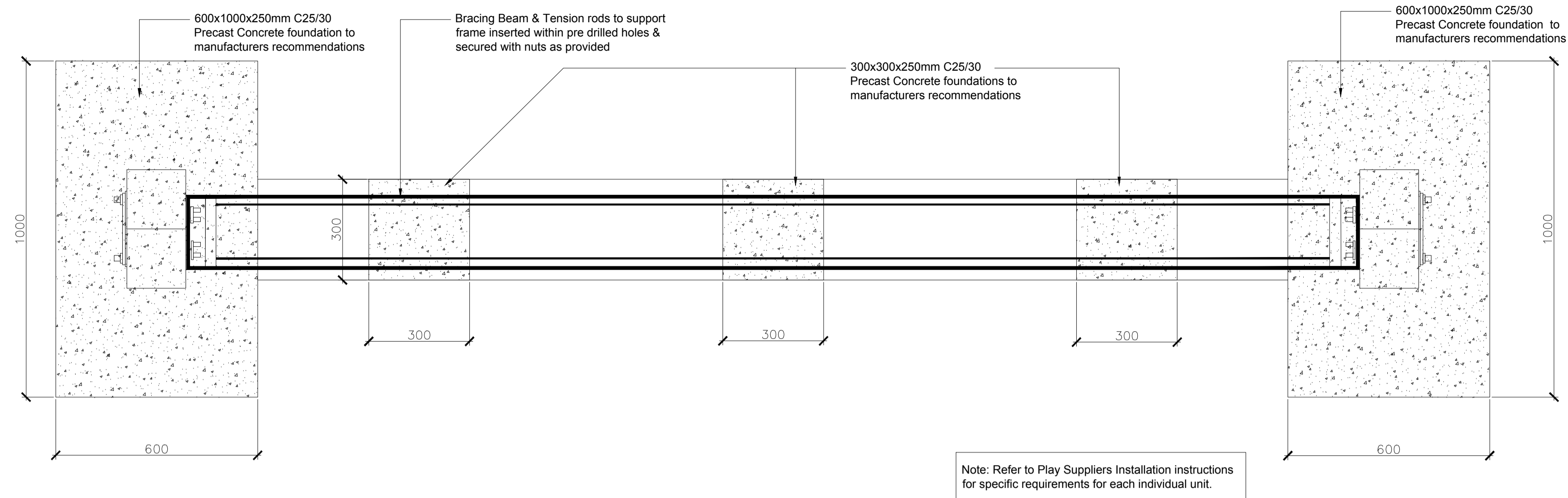
Status
STAGE 4
Scale 1:100@A1
Job Number 32875-6
Drawing Number ZZ-01-DR-L-91-0110 T3
Date DEC 19
Revision
Original size 100mm @ A1 Copyright Broadway Malyan Limited

LEGEND

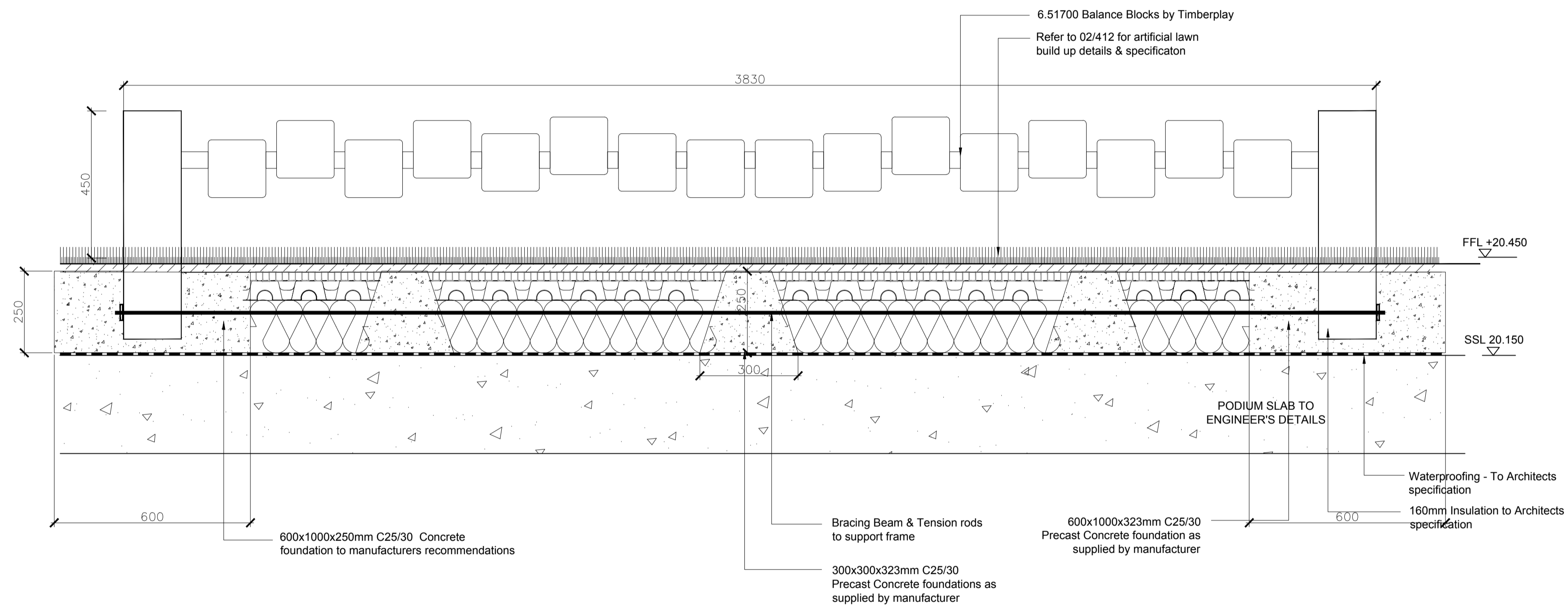
- | | | |
|---|--|--|
| Paving Type 1 - Granite Paving; Sizes: 900/600/300 x 300mm, Colour & Finish: TBC. Solid Build-up | Retaining Brick wall to match architectural brick work. Height varies, refer detail. | Marker Light. Marine grade 316 Stainless Steel in-ground fixture. ORLLM88-1 or similar approved. |
| Paving Type 3 - Granite Paving; Sizes: 600 x 200mm, Laying Pattern: Stretcher Bond, Colour & Finish: TBC | Vent Wall. Refer detail sheet. | Bega Pathway luminaire - 77 247 K3 Aluminium, Stainless Steel & Safety Glass, LED 3000K |
| Paving Type 4 - Granite paving, 600mm length 300mm width x 50mm depth, on adjustable pedestals. Colour: TBC, Finish: TBC | Vertical bar railing over low wall to 1.1m height, to match architectural railing. | Sheffield Cycle Stand by Marshalls, Brushed Stainless Steel. |
| Paving Type 6 - Granite Paving; Sizes: 600 x 200mm, Laying Pattern: Stretcher Bond, laid on adjustable pedestals Colour & Finish: TBC | Granite step tread & riser unit with standard visibility strip, Handrail to match Architects details. | Wobble Dish (6.27300) by Timberplay |
| Synthetic Grass Surfacing; Easi-Mayfair by Easigrass or equal approved | Streetlife Cliffhanger Park Bench. Size: 470(W), Length: Varies, Hardwood Timber seat and Mild Steel Frame, | Stepping Logs by Timberplay Refer to manufacturer's detail |
| Granite Kerb, Colour: Silver Grey, Size: 150x255x915mm, Up-stand height: 150mm. | Proposed Trees | Balance Blocks (6.51700) by Timberplay |
| Aluminium edge, AluExcel 100 Rigid by Kinley Systems or equal and approved. | Ornamental Shrub and Herbaceous Planting. | Small Climbing Pyramid (4.21110) by Timberplay |
| ACO Threshold Drain Details and specification to Engineers | 1700mm Wide Double Swing Gate to match railing. | Watering Point connections, spacing based on 50m hose length, refer to M&E Engineer details and specification. |
| Movement Joints to Engineers Details and specification. | WL Wall Light, ORLLUNGO-600 by Orlight or equal and approved | Pave-over service covers to line through with paving. Refer to Engineers for details and specification. |
| 500mm High brick wall, Product: Kingston Weathered Gault. Bond: Stretcher to match architectural brickwork | Tree Uplights, Marine grade LED spike fixture, concrete haunched in, ORLLM66 by Orlight or equal and approved. | Proposed levels |



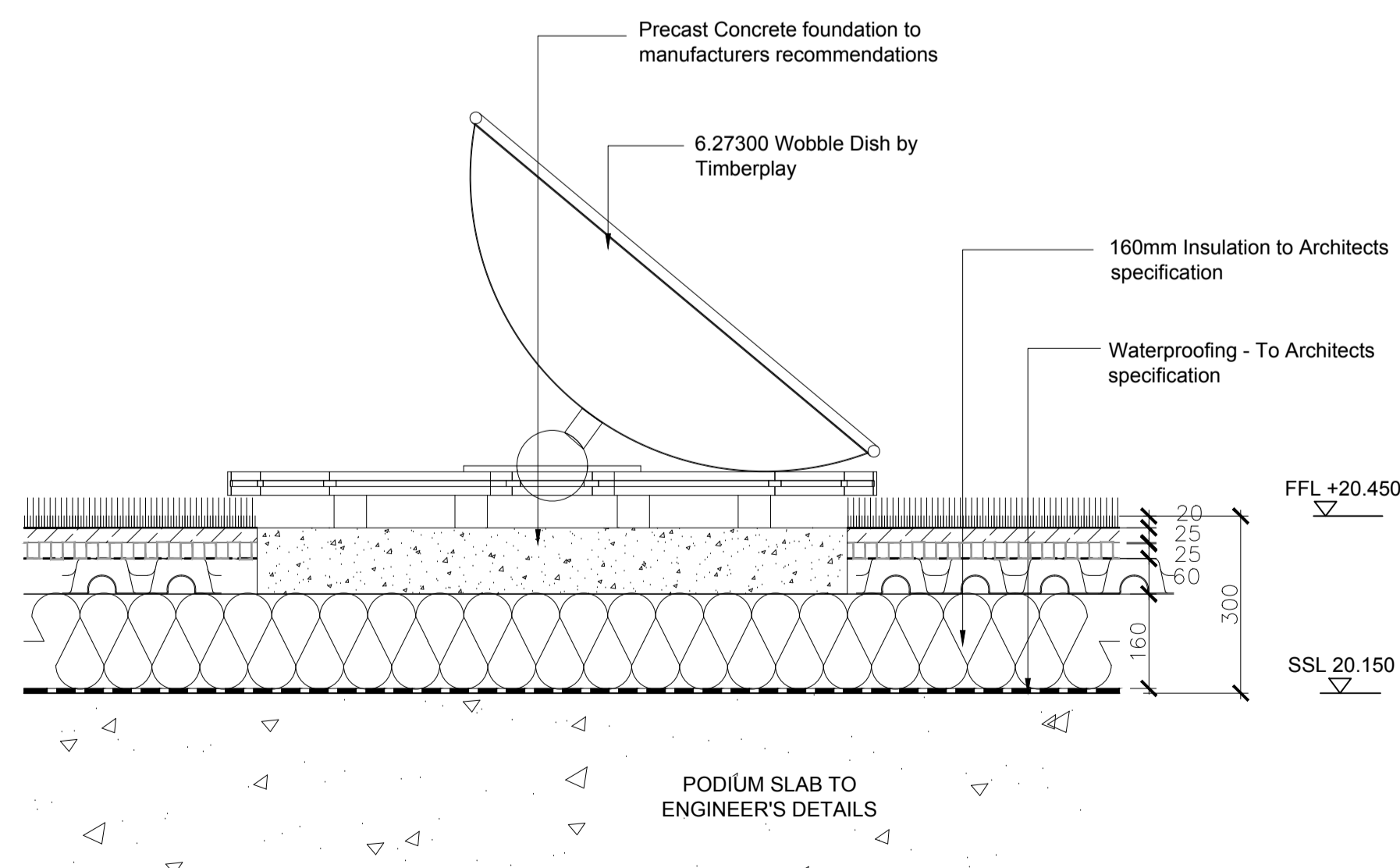
Contractors and consultants are not to scale dimensions from this drawing



01 Typical Play equipment Balance Blocks - Plan
Scale 1:10



02 Typical Play equipment Balance Blocks - Elevation
Scale 1:10



03 Wobble Dish - Section
Scale 1:10

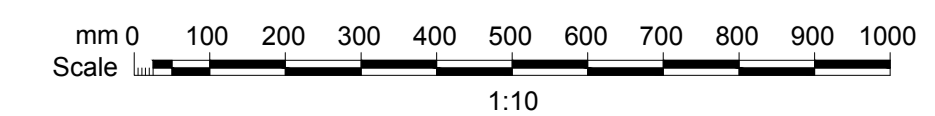
Revision	Date	Description
T1	20-02-05	Tender Issue

BroadwayMalyan^{BM}

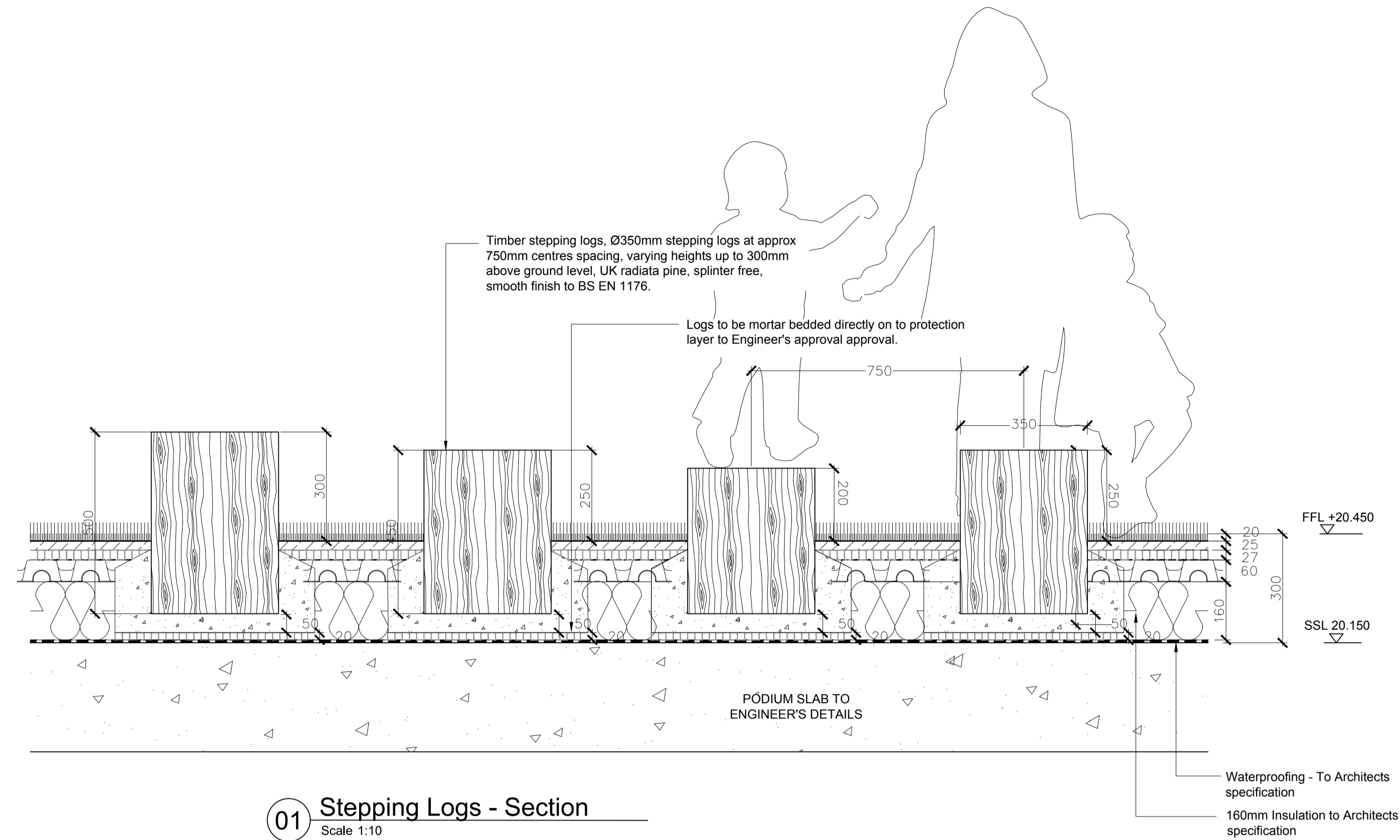
Holmes House
4 Pear Place
London
SE1 8BT
T: +44 (0)20 7261 4200
F: +44 (0)20 7261 4300
E: Lon@BroadwayMalyan.com
www.BroadwayMalyan.com

Client
Taylor Wimpey Central London
Project
**Phoenix Place
Phase 2**
Description
**Podium Level 1
Typical Play Details
Sheet 1**

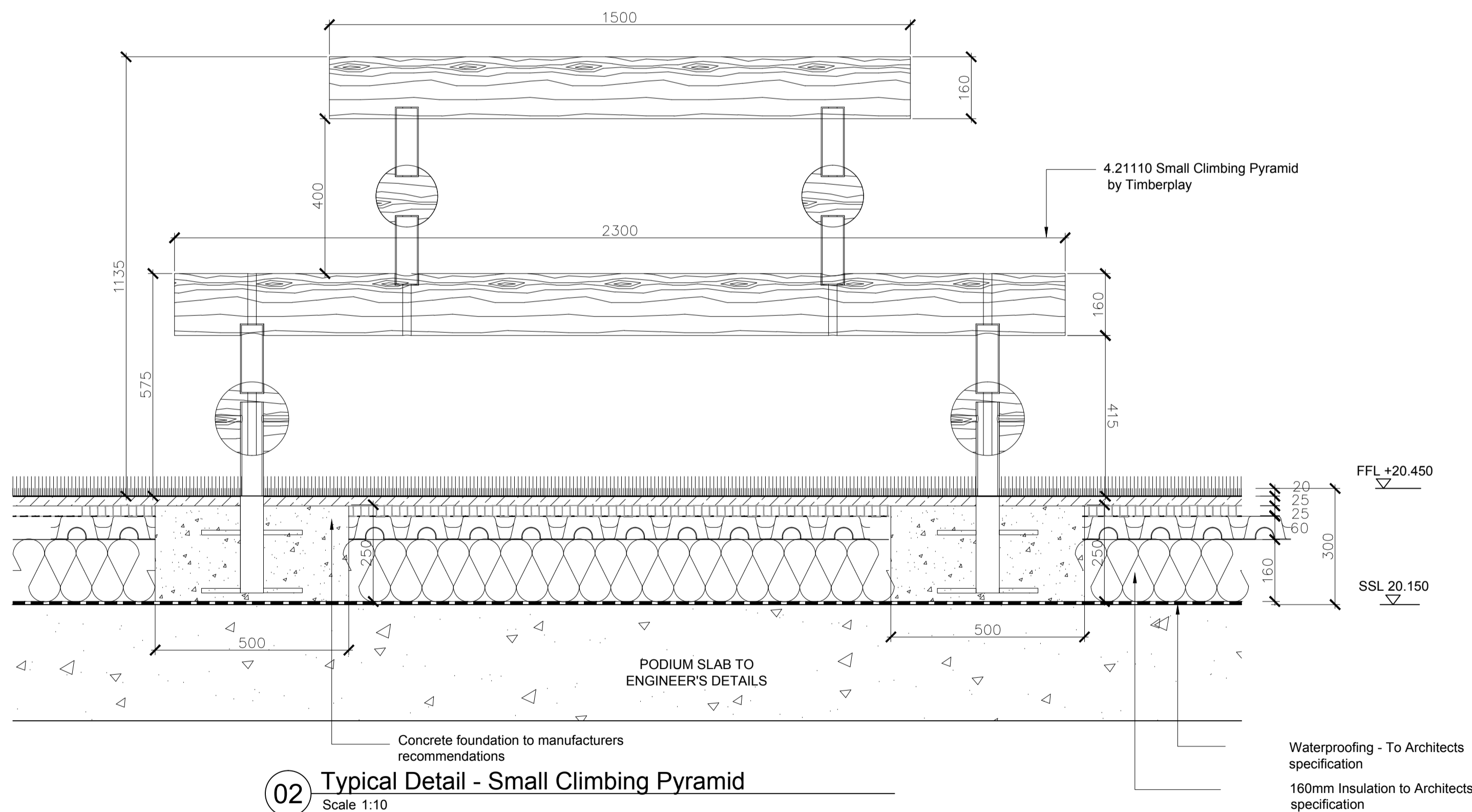
Status		
STAGE 4		
Scale	Drawn By	Date
1:10@A1	HvK	FEB 20
Job Number	Drawing Number	Revision
32875-6	ZZ-01-DR-L-91-0417	T1



Original size 100mm @ A1 Copyright Broadway Malyan Limited



01 Stepping Logs - Section
Scale 1:10



02 Typical Detail - Small Climbing Pyramid
Scale 1:10

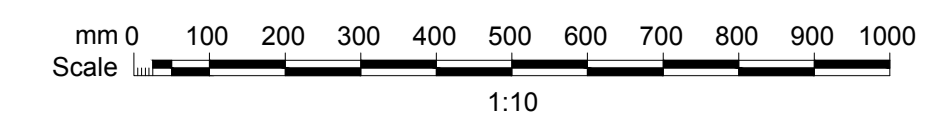
Revision	Date	Description
T1	20-02-05	Tender Issue

BroadwayMalyan^{BM}

Holmes House
4 Pear Place
London
SE1 8BT
T: +44 (0)20 7261 4200
F: +44 (0)20 7261 4300
E: Lon@BroadwayMalyan.com
www.BroadwayMalyan.com

Client
Taylor Wimpey Central London
Project
**Phoenix Place
Phase 2**
Description
**Podium Level 1
Typical Play Details
Sheet 2**

Status		
STAGE 4		
Scale	Drawn By	Date
1:10@A1	HvK	FEB 20
Job Number	Drawing Number	Revision
32875-6	ZZ-01-DR-L-91-0418	T1



2.0 Approved Phase 1 Play Space

Phase 1 Play Space and Equipment

The following pages present the approved play space and equipment discharged by planning condition (reference 2020/3024/P) for Phase 1. These have been included for reference only.



Summary

Within this section we demonstrate the information and details required by Condition 29 for Phase 1 and Square P external Playspace.

DAS Adopted Play Strategy

Below is a summary for the vision and objectives for play as outlined throughout the DAS for the Block A, Phase 1 Courtyard and Square P developments;

- High quality playable landscape suited to all ages
- Create new public open spaces for local people and families.
- Block A Courtyard: Family friendly resident garden courtyard with emphasis on playable space and greenery.
- Landscaping and play features to be coherent and thematic through a design-led approach to play.
- Inter generational play amenities such as table tennis, art features and gardens are set into multifunctional playable spaces for all ages.

Key

- 1** Large sand pit with stone sitting edge and stepping stones to provide a variety of play and seating options.
- 2** Water pump play feature. Controls to reduce water use.
- 3** Large seats to create social environment in centre of courtyard.
- 4** Main planted terrace with multi stemmed birch grove and shade tolerant wild flower meadow under planted.

- Traditional play equipment would be provided, the spaces themselves would be inspiring interesting and safe for children to play around.
- Play and adult supervision are linked.

Design Review

A review of the consented landscape scheme was undertaken and the following observations made;

- Large quantum of hard standing areas - optimisation of soft areas possible to increase play / recreation opportunities for all age groups.
- Play provision such as boulders, sand pit, and raised lawn terraces provided but lacks integration with landscape creating a play only environment with little desirability for other user groups to interact within the space.
- Large quantity of boulders on a podium structure poses loading issue.
- Material choices and levels raise health and safety concerns. e.g. no provision for safety surfacing and falls from height.
- Water pump has little to no value as a play feature with no consideration for appropriate slip resistant paving.
- Opportunity to create further interest with levels.
- Good surveillance through the courtyard. should be retained and improved where possible.

Approved Phase 1 Play Space



The Design and Access Statement includes a proposed play strategy across the Mount Pleasant development as detailed in appendix G.

The proposal includes the quantum of play space for specific age groups .

Block A Courtyard requires a total of 450m² for ages 0 - 11 and a further 370m² for all ages in Square P.

By integrating play amenities the proposed layout creates 1050m² of playable and recreational space across the phase 1 development (including Square P); thus exceeding the 820m² provision required in the Design and Access Statement by 230m².

Play typologies are referenced to align with the descriptions provided in the Shaping Neighbourhoods: Play and Informal Recreation 2012 SPG.

Zone A
Playable Space: 562m²
All Ages
 Features Include:

- Climbing equipment integrated into the landscaping.
- Landscaping to create natural feel and change of levels.
- Ping pong tables.
- Seating area away from equipment.
- Seating for all ages.
- Fully accessible.
- Good natural surveillance.

Zone B
Playable Space: 351m²
0 - 5 years old
 Features Include:

- Landscaping to create natural feel, including changes of level.
- Play logs & balance beam with associated rubber mulch safety surface.
- Turf mounding, slopes and seating cubes to create incidental play and allow children to climb and explore.
- Birch grove to allow children to explore with nature in a safe environment.
- Open space areas for recreation such as frisbee and other informal activity.
- Fully accessible.
- Good natural surveillance.
- Flexible use which also allows social interaction and passive recreation for all age groups.

Zone C
Playable Space: 137m²
All Ages
 Features Include:

- Space for informal recreation activity such as yoga and outdoor exercise.
- Seating areas with tables for passive recreation such as eating, drinking, reading, working.

Approved Phase 1 Play Space



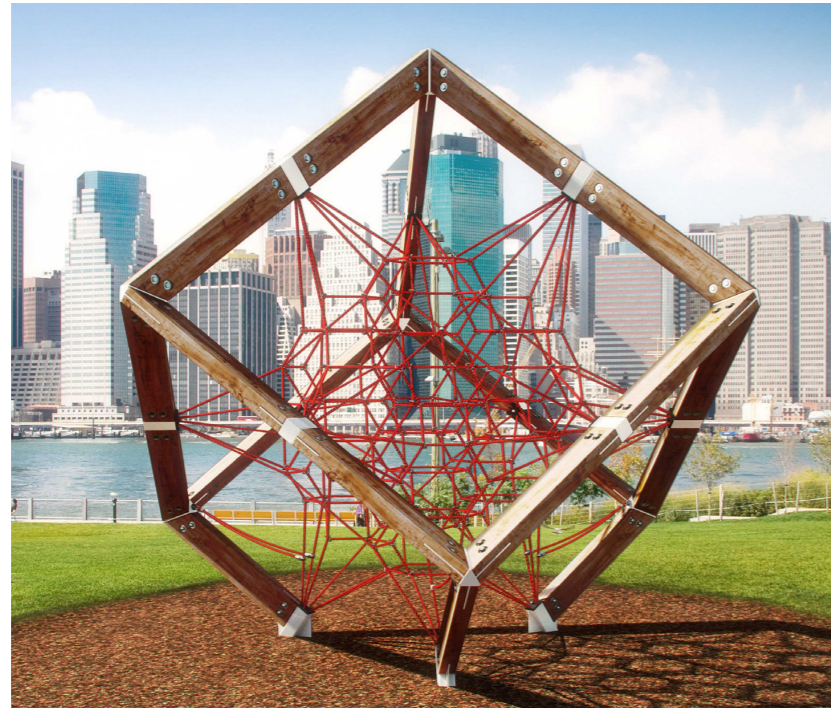
Courtyard

- 1** Lawn spaces to relax and reflect and create opportunity for recreation such as yoga, frisbee etc.
- 2** Formal seating areas for residents, visitors and carers with table and bench for picnics featured below a pergola structure.
- 3** Steps to create level change and provide informal opportunity for recreation.
- 4** 1:3 Landscaped turf bank to create natural feel, including changes of level for incidental play.
- 5** Mounds located beneath a birch grove with scattered seating cubes to climb.
- 6** Play area with timber stepping logs and balance beam for ages 0 - 5.
- 7** Level access to provide a fully inclusive play space.

Square P

- 8** Play Equipment: Climbing structure.
- 9** Play Equipment: Ping Pong table.
- 10** Seating integrated with raised planters.
- 11** Cycle shelter and parking.
- 12** Level access to Square P

Approved Phase 1 Play Space



Play Equipment Type 1 - Climbing Structure

- 'Cube L' climbing structure | Age 5+
- Larger version of 'Cube M' (located in courtyard) to reinforce a common design language.

Location

- Square P.

Technical:

- Rope colours Beige rope with pine green poles.



Play Equipment Type 2: 'Ephemeralist' Ping Pong Table

- Minimalist ping pong table, suitable for outdoor and public realm environments.
- Suitable for all ages.

Location

- Square P.

Technical:

- Dimensions: 2740x1525x760mm
- Colour: Misltoe table top, white net and frame. *(Imageis for product reference only and the aforementioned colours are to be used).*



Feature: Level Change & Mounding

- Turf mounds x3.

Location

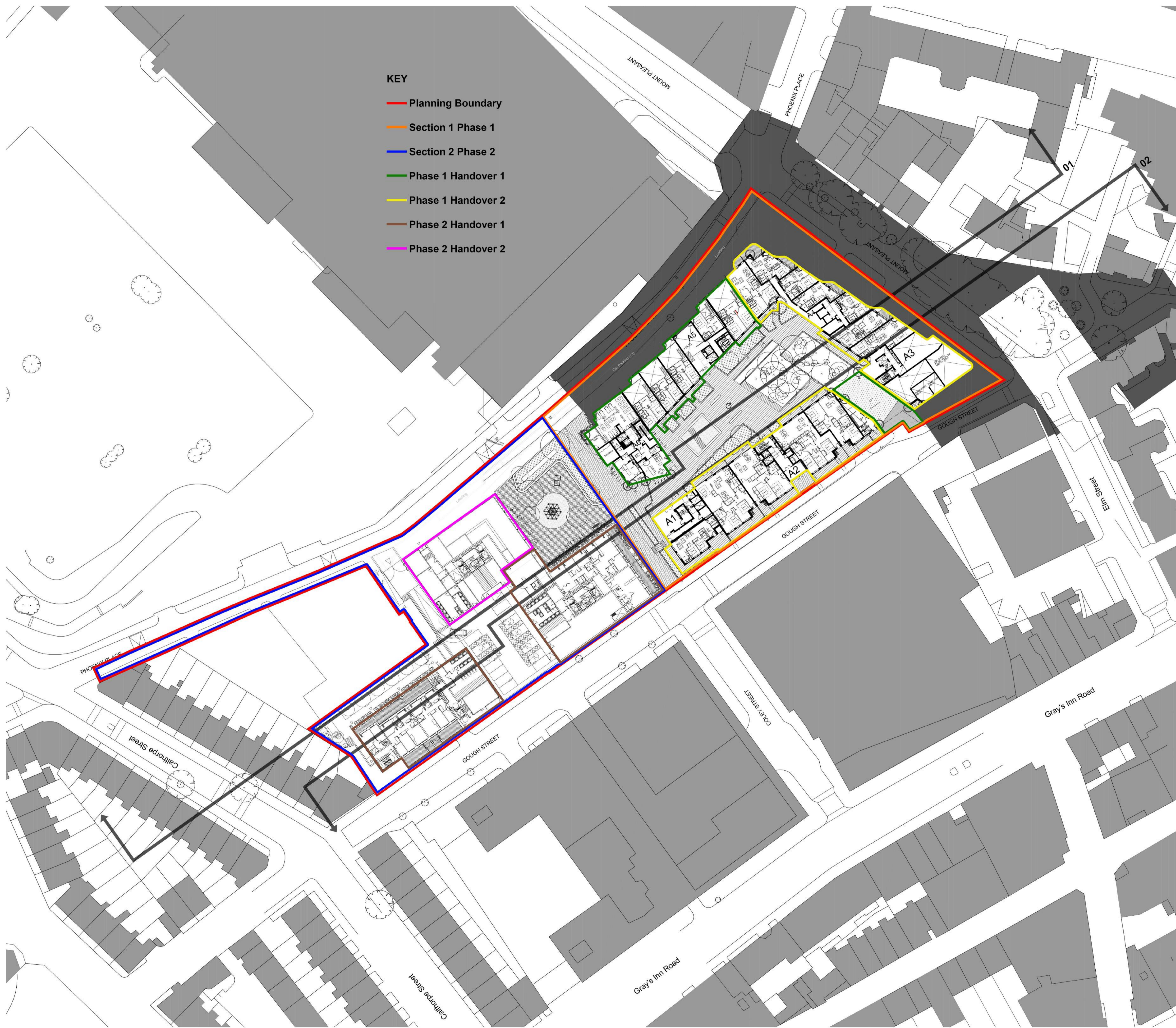
- Upper turf terraces in Courtyard.

Technical:

- Mounds not to exceed 1:3, and no less than 1:6.
- Max height 590mm.

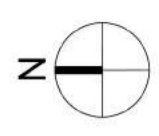
3.0

Phasing/ Sectional Completion



- KEY**
- Planning Boundary
 - Section 1 Phase 1
 - Section 2 Phase 2
 - Phase 1 Handover 1
 - Phase 1 Handover 2
 - Phase 2 Handover 1
 - Phase 2 Handover 2

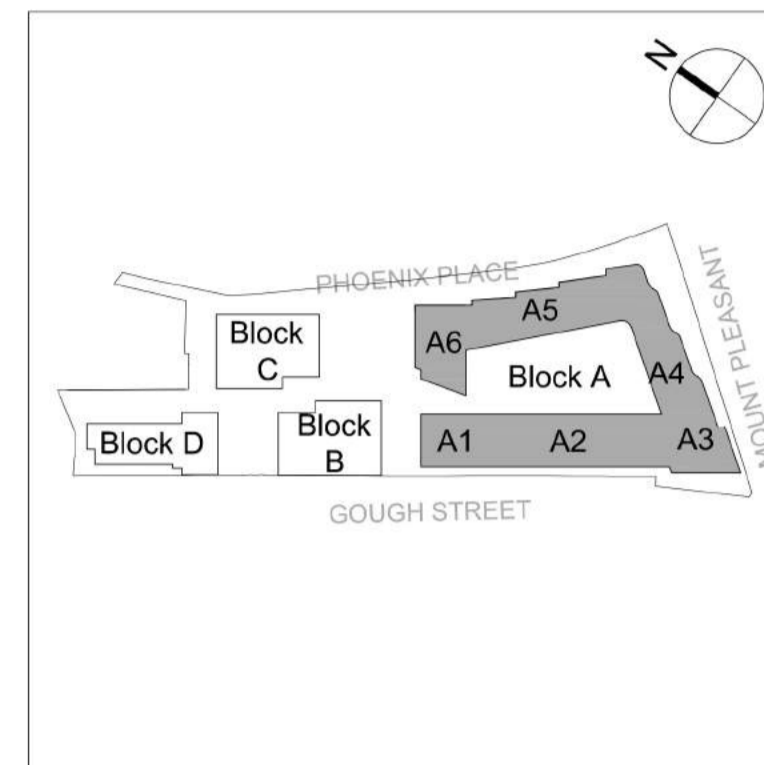
Contractors and consultants are not to scale dimensions from this drawing



Reproduced by permission of Ordnance Survey on behalf of HMSO
 © CROWN COPYRIGHT and database right 2008 All rights reserved
 Ordnance Survey Licence number AL 1000 22432 Broadway Malyan Limited

The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malyan Limited accept no responsibility for the accuracy or completeness of the survey.

Please note: Drawings to read in conjunction with the associated Design & Access Statement, associated documents and landscape information.



Revision	Date	Description
P01	18-02-09	Non-Material Amendments
P02	18-04-10	Phasing line colours revised

BroadwayMalyan^{BM}

Eastgate, 2 Castle Street
 Castlefield, Manchester
 M3 4LZ

T: +44 (0)161 819 2277
 F: +44 (0)161 819 2332
 E: Man@BroadwayMalyan.com

www.BroadwayMalyan.com

Client
Taylor Wimpey Central London

Project
**RMG Mount Pleasant
 Phoenix Place Plot 1**

Description
**Site Wide Proposed Plan
 Block A Upper Ground Plan
 Level G01**

Status
NON-MATERIAL AMENDMENTS

Scale	Drawn By	Date
1:500@A1	LW	FEB 18
Job Number	Drawing Number	Revision
32875	P-01-G01	P02