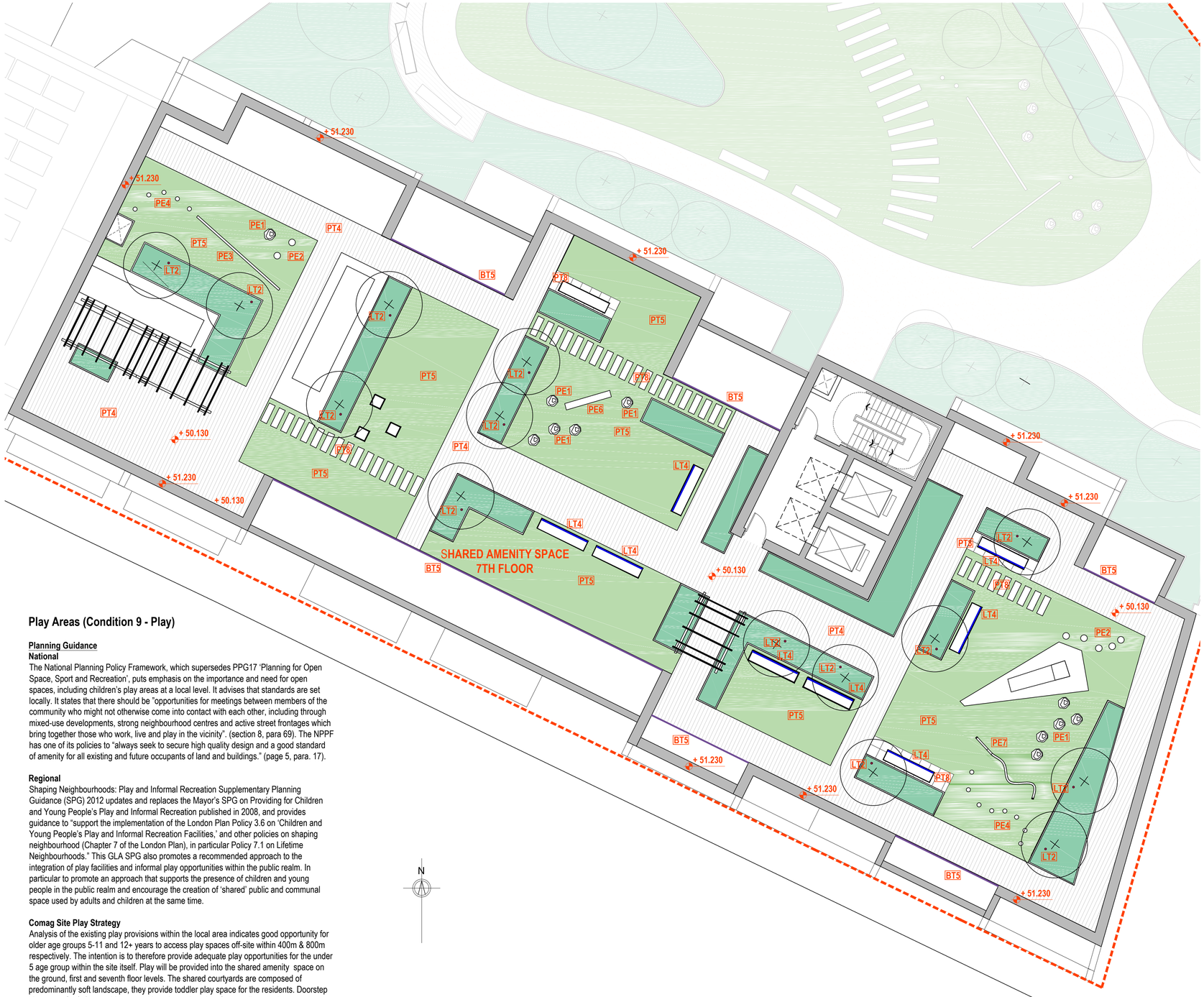
THIS IS A CAD DRAWING - HAND AMENDMENTS SHOULD BE CARRIED OUT IN ACCORDANCE WITH Q.A. PROCEDURES

PLANNING DRAWING



Play Areas (Condition 9 - Play)

Planning Guidance

National

The National Planning Policy Framework, which supersedes PPG17 'Planning for Open Space, Sport and Recreation', puts emphasis on the importance and need for open spaces, including children's play areas at a local level. It advises that standards are set locally. It states that there should be "opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity". (section 8, para 69). The NPPF has one of its policies to "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings." (page 5, para. 17).

Regional

Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance (SPG) 2012 updates and replaces the Mayor's SPG on Providing for Children and Young People's Play and Informal Recreation published in 2008, and provides guidance to "support the implementation of the London Plan Policy 3.6 on 'Children and Young People's Play and Informal Recreation Facilities,' and other policies on shaping neighbourhood (Chapter 7 of the London Plan), in particular Policy 7.1 on Lifetime Neighbourhoods." This GLA SPG also promotes a recommended approach to the integration of play facilities and informal play opportunities within the public realm. In particular to promote an approach that supports the presence of children and young people in the public realm and encourage the creation of 'shared' public and communal space used by adults and children at the same time.

Comag Site Play Strategy

Analysis of the existing play provisions within the local area indicates good opportunity for older age groups 5-11 and 12+ years to access play spaces off-site within 400m & 800m respectively. The intention is to therefore provide adequate play opportunities for the under 5 age group within the site itself. Play will be provided into the shared amenity space on the ground, first and seventh floor levels. The shared courtyards are composed of predominantly soft landscape, they provide toddler play space for the residents. Doorstep play areas for 0-4 year olds are positioned near benches for guardians and parents to oversee the activity.

1. Ground floor play area 62m²
2. First floor podium play area 124m²
3. Seventh floor play area 159m²

Total: 345m²

A1 ORIGINAL PLOT SIZE

SCALE 1:100 (METRES)

0 2 4 6 8 10

SEVENTH FLOOR - HARD LANDSCAPING

HARD LANDSCAPE

PAVING

Site Boundary



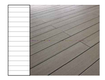
PT1 - Coloured Tarmac
Product: Tarmac Ulticolour
Colour: Buff quartzite
Uses: Parking zone, ground floor.



PT2 - Concrete Block Paving
Product: Marshalls LaLinea
Size: 200x200mm, 200x100mm
Colour: Grey Granite and Mid Grey Granite
Uses: Main access at buildings entrances.



PT3 - Resin Bound Aggregate
Product: Addaset resin bound porous surfacing
Size: 6mm
Colour: Dorset Gold
Uses: Main route at podium gardens



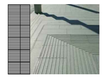
PT4 - Composite Timber decking
Product: Kinley Systems, Terrafina Ultra
Size: 150mm wide, 21mm deep
Colour: Coffee Brown
Uses: Podium, private and 7th floor terraces



PT5 - Artificial Turf
Product: Easigrass, Mayfair
Uses: All lawn areas



PT6 - Steps with part M compliant handrail
Product: : Marshalls La Linia Step Units
Colour: Mid Grey



PT7 - Tactile paving
Product: : Marshall's hazard warning paving
Colour: Mid Grey
Size: 400x400mm



PT8 - Stepping stones
Product: : Marshalls Conservation Textured
Colour: Charcoal
Uses: Podium, 7th floor terrace

BOUNDARIES



BT1 - Vertical bar railing
Size: 2.0m high
Colour: To match with architectural metalwork



BT2 - Vertical bar railing atop wall
Size: 1.1m high. Wall height and type varies depending on location
Colour: To match with architectural metalwork



BT3 - Timber hit and miss screen
Size: 1.8m high
Fixed to galvanized metal posts atop building parapet upstand



BT4 - Vertical bar railing match with building balconies
Size: 1.1m high
Colour: To match with architectural metalwork



BT5 - Glass balustrade on roof top
Size: 1.1m high

EXTERNAL LIGHTING



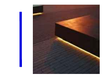
LT1 - Bollard Light
iGuzzini Pencil (Or Similar)
1100mm high bollard light. Single light emission.
Installed at 6m centres



LT2 - Tree Uplighters (Soft Landscape)
Orlight ORLLM104 - Marine Grade Midi Projector (or similar).
Adjustable light, fixed to foundation to uplight tree canopy



LT3 - Tree Uplighters (Hard Landscape)
Orlight ORLLM248 - Marine Grade 24W Large Recessed (or similar).
Flush to ground uplighters to highlight tree canopy, set within paving



LT4 - Bench Lights
Orlight, Lumenflex-top-CRI90 (or similar).
Concealed LED strip fitting included within planter/bench design

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PLAY EQUIPMENT



PE1 - Play large boulders
Product: CED Caledonian boulders
Size: 200kg
Colour: Light to Mid Grey



PE2 - Modern balancing and sculptural posts
Product: Russell Play, Silhouette, Bauble
Size: 300x300x400mm
Material: Stainless Steel



PE3 - Curved balance beam with rubber top surface
Product: Russell Play, Toddler, Balance Beam
Size: 2490 x 75 x 534mm
Materials: EPDM Rubber & Hot Dip Galvanised and Powder Coated Stee



PE4 - Stepping post with wobbling top
Product: Russell Play Wobble Stepping Stone
Size: 205 x 205 x 350mm
Materials: Rubber & Hot Dip Galvanised and Powder Coated Steel



PE5 - Large spinning turntable
Product: Russell Play, Berliner, Picadilly Circle 2.1
Size: 190 x 190 x 130mm
Materials: Powder coated aluminium, stainless steel, & HDPE



PE6 - Two person spring seesaw
Product: Russell Play, Toddler, Seahorse
Size: 2100 x 280 x 810mm
Materials: Polyethylene



PE7 - Curved sculptural balance beam
Product: Russell Play, Silhouette, Snake
Size: 3475 x 790 x 915mm
Material: Stainless Steel

Rev.	Description	

Purpose of issue | Date

PROPERTY PLANNER

TPP LTD

Project

Comag, Tavistock Road
Yiewsley, UB7 7QE

Title

Discharge conditions no 6, 9 and 10

Original Scale	Drawn	Checked
1:100	JSL	JSL
	Date JAN 22	Date

Drawing Number: TPP20201130-09 | Rev