

3.9 Play Strategy

Whilst providing a fun, exciting and safe area for children to play within the podium gardens, we have taken a ‘naturalistic’ approach to the design and selection of play equipment.

The fifth floor terrace will be a dedicated play area, we propose the garden is used for informal play activities. Interactive pieces of play equipment, that are both fun and educational, have been designed into the garden. They allow children to explore creative playing and team games.

It is our intention that the communal gardens will be ‘self policed’ through the natural surveillance provided by the surrounding residential overlooking the spaces.

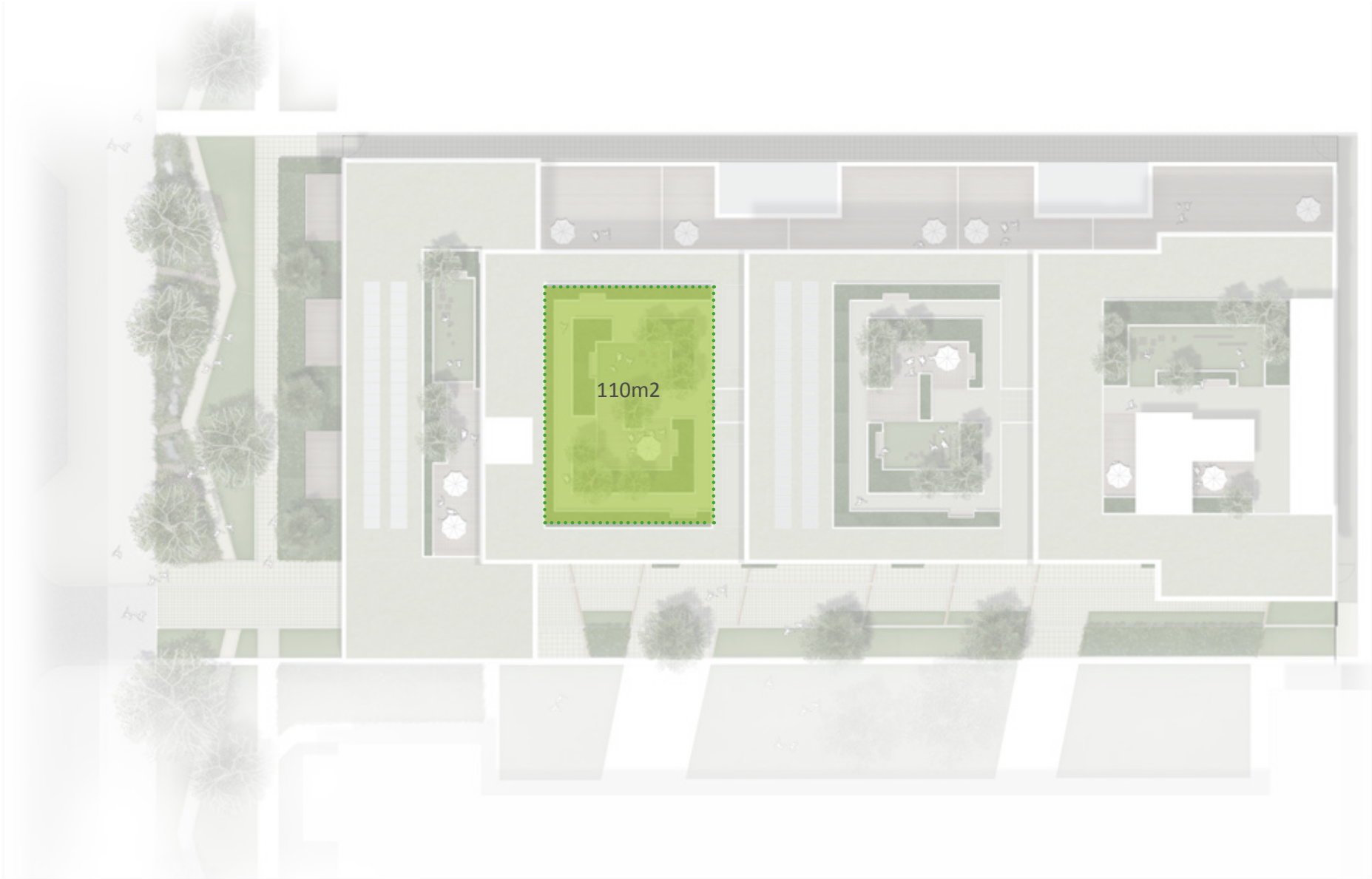
Activities within the space:

Activities within the play space will be informal play for toddlers and young children, under the supervision of adults. Informal play will range from exploring naturalistic elements, team games to using the play equipment provided.

Appearance of the gardens:

In the creation of the play spaces, we have followed the playground design guidance, established by Play England. This includes the use of natural elements such as timber and boulders.

Proposed development is located withing 10 minutes walking distance from Minet Country Park and Lake Farm Country Park. Both parks have large variety of play for children over 12 years of age.



Play provision Required:	Play provided on site:
Under 5's- 4 (40m2)	110m2
5-11- 2 (20m2)	
12+- 1 (10m2)	



Sculptural elements

Undulated artificial lawn

High quality equipment

Small timber elements

Playful colours



4.0 LANDSCAPE MANAGEMENT

4.1 Maintenance

Hard landscape materials, sizes and laying patterns have been carefully considered in order to maximise longevity and integrity of the wearing course. This is essential for buildings that expect relatively high footfall due to the nature of the development . The materials have been chosen for their robust nature, while not compromising their visual quality. By exploring the wider landscape, opportunities have arisen for promoting a consistent landscape palette of materials across neighbouring developments.

The landscape contractor will be provided with multiple water supply points. If required, watering of the generous soft landscape will be supplemented by an intelligent automated irrigation system. As with any investment in landscape comes the adage that, ‘it is not what it is today, but what it becomes tomorrow’. A maintenance specification will be produced and incorporated into the planting specification.

A maintenance specification will address issues such as tree crown development and irrigation requirements to ensure the trees in particular are properly established and shaped in accordance with the design aims.



Clipping hedges to maintain a formal shape/appearance



Routine soft landscape maintenance



Litter picking on a regular basis



Watering during establishment

4.2 Ecology and Sustainability

Bats
Bats boxes (e.g. Schwegler woodcrete 2FS, 2F, 2FF, FN 1FW bat boxes) can be installed on new buildings and over time on trees (if required). Ideally artificial roosts should be located on or close to existing bat flight-lines, in order to maximise the chances of bats finding and using them. This will be monitored over time.

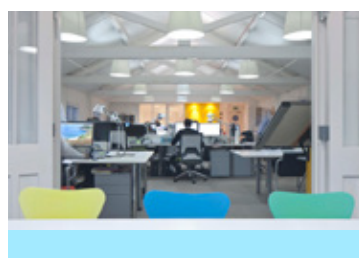
Birds and Bugs
Bird and bug boxes/units will be located throughout the neighbourhood, on posts, buildings or set within the planting. These will be in accordance with RSPB standards.

Green roofs
We will implement green/brown roofs to the upper exposed levels of the building. For more information, please refer to the architects specification.

Sustainability
Wherever possible materials used on site will have a recycled content. The majority of the block paving specified will have a recycled content of at least 50%.

Not only do the materials specified add to sustainability, but by creating spaces and new residents to be involved with the up-keep of the landscape, we create a sustainable community.





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