

The adjacent illustrations demonstrate a typical detail from the river's edge to the adjacent dwellings.

Introduction of 5m buffer zone, heavily planted with native and wildlife friendly planting, natural pathway and play elements; a 1.2m wide pathway will consist of self binding gravel (breedon / hogging or similar acceptable materials); and a 1.5m high hedge with a 600mm tall woven trellis to the southern face which will prevent light spill onto the river. The 5m buffer does not include any lighting as recommended by the ecology consultant.

New tree planting are proposed along the river's edge with understory woodland and biodiverse rich planting. Details of which are provided within the softscape section of this chapter.

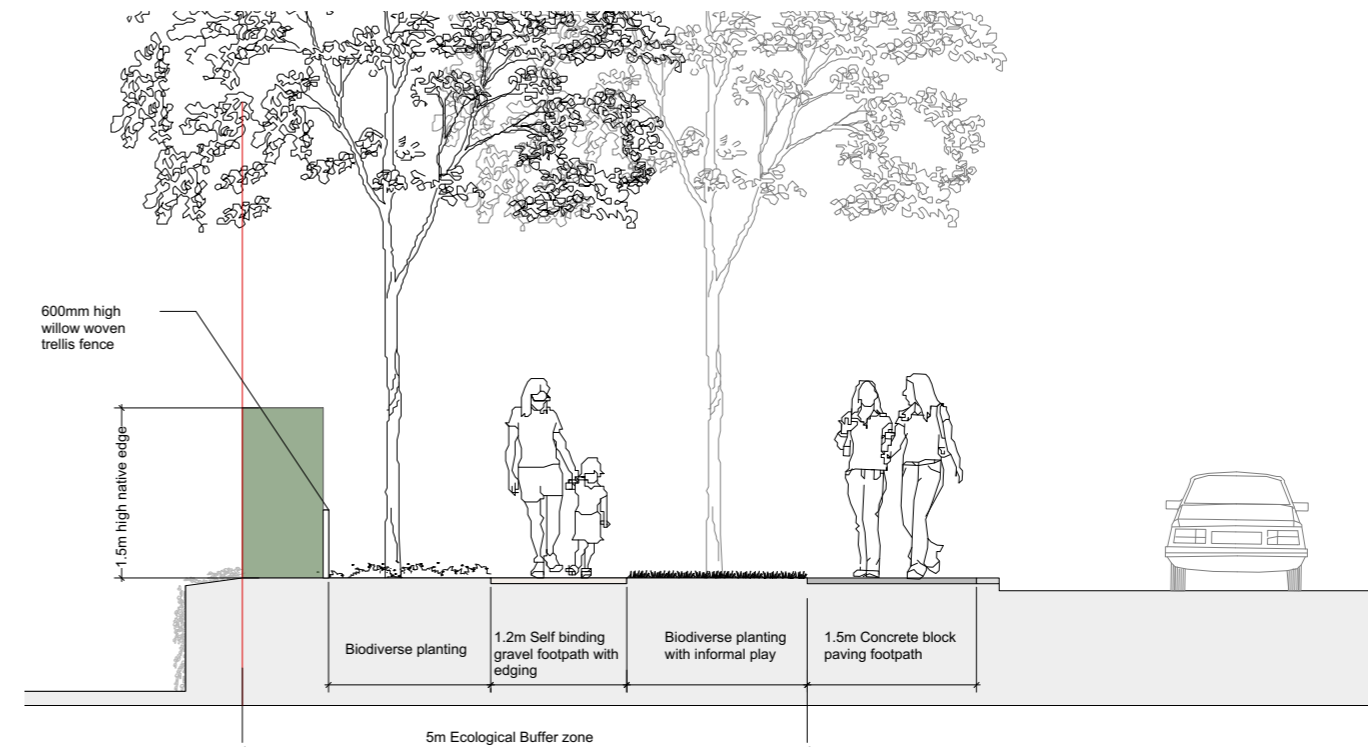
Public amenity spaces consist of benches and a permeable gravel footpath that meanders through the trees.

Away from the 5m buffer zone a pedestrian-first environment is retained through material finishes, and a designated footway is provided adjacent to the carriageway which is delineated by a contrasting kerb. Parking spaces are also differentiated by using different tones and banding.

All vehicular routes, building footprints and hard-landscaping are outside the 5m buffer zone.

**Key materials**

Paving setts with contrasting materials to differentiate key zones, such as parking spaces.



1.5m high native hedge along riverfront



New tree and understory planting



Natural coloured self binding gravel with edging



600mm high woven trellis fence



1m high hedge and railing



Paving setts and different tones / bands to delineate parking bays



Key plan

5.6 Local play

The site benefits from numerous green amenity spaces within a short walking distance. Based on the analysis of the surrounding play areas, it is considered that there is sufficient playspace for 5+ year olds in the surrounding area. It is therefore proposed that playspace for 5 to 12+ year olds will be accommodated within the parks and greens listed below.

The walk times for each open space are listed below. These distances take into account severance from roads, infrastructure and water bodies.

**A – Crane Park (15 minute walk) (2ha)**

The park is designed to encourage wildlife. The banks of the River Crane are home to a thriving colony of marsh frogs and the rare water vole. Crane Park Island is a designated Local Nature Reserve.

**B – Kneller Gardens (10 - 13 Minutes minute walk)**

A pleasant park that is part of the River Crane Walk and connects with Crane Park to the south west and Mereway Nature Park to the east.

Facilities include:

- Café and changing room
- One full-sized football pitch and two mini football pitches
- Four tennis courts / basketball court and table tennis
- Play equipment for under 13s as well as older children
- Outdoor gym equipment

**C – Mereway Nature Park (9 minute walk)**

Neighbouring Kneller Gardens, this conservation site provides varied grasses and bramble for a diverse range of species. Seating is available for those who want to stop and rest.

**D – Craneford Way Recreational Park (10 minute walk)**

A large area of grassland with a popular play area for younger children, Craneford Way forms part of the River Crane Walk.

**E – Twickenham Green (5 minute walk)**

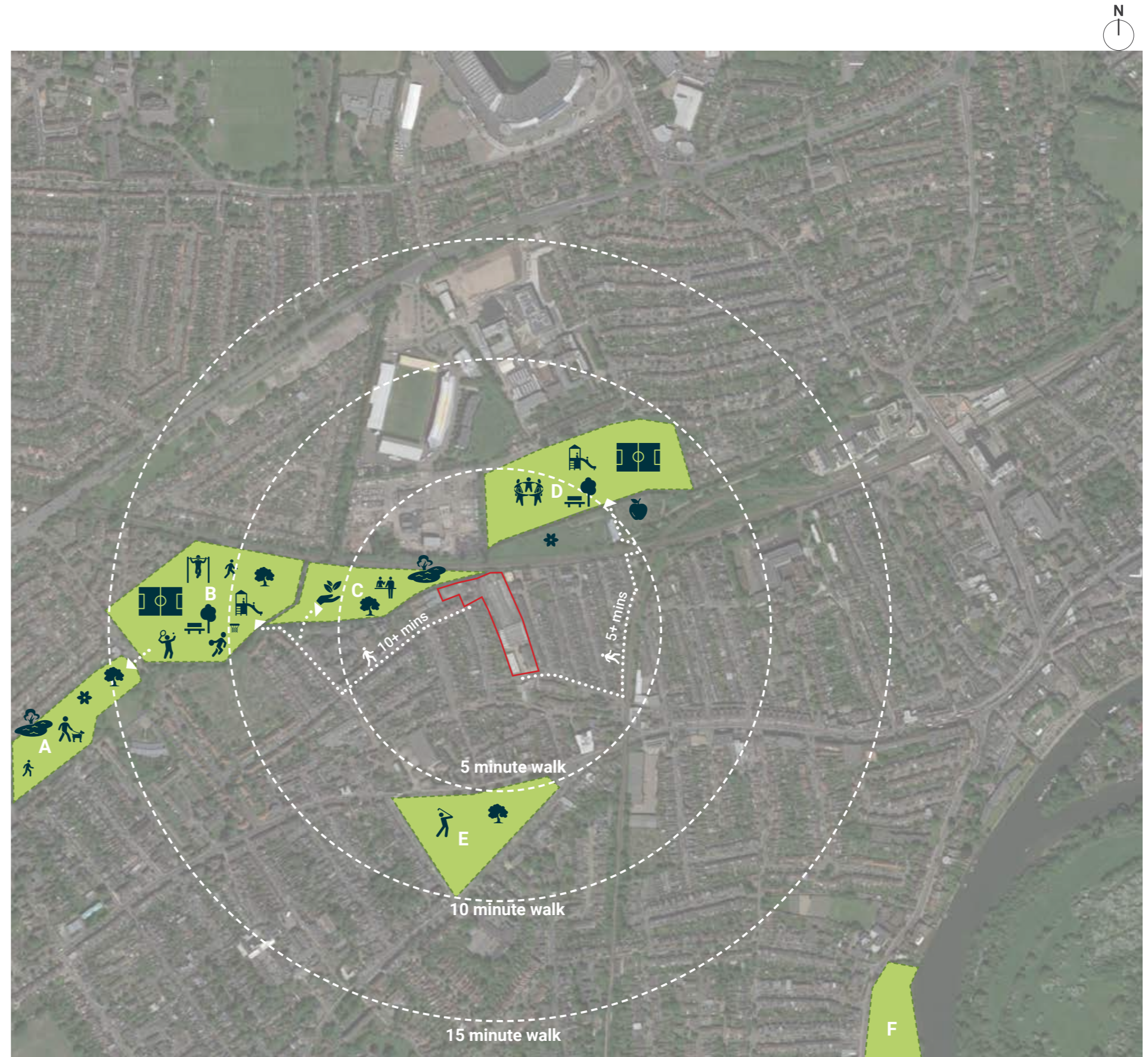
The green is a great place for informal ball games, and with cricket matches often hosted during summer. There are changing facilities available, as well as a café.

**F – Radnor Gardens (14 minute walk)**

Housing several rare and beautiful trees such as the Indian Bean (Catalpa Speciosa), this open space provides a great educational opportunity for children.

Facilities include:

- A café
- Bowls club
- Play area
- Fishing is permitted with the appropriate licence



Map indicating surrounding play areas

	Walking		Basketball		Playground 0 - 13		Outdoor gym		Football pitch		Spaces to stop & rest		Dog walking		Allotment
	Habitat		Tennis		Trees		Park & garden		Conservation site		Community groups		Ponds & rivers		Cricket

### 5.7 Playspace requirements

Where a development estimates child occupancy of ten children or more, the development proposal should make provision for dedicated on-site play space by following the benchmark standard of 10 sqm per child as set out within the Mayor's SPG.

The GLA's population yield calculator generates a total child occupancy of 45 children which generates a total play space requirement of 457 sq m as shown in Table 1 of this page.

However, Section 6 of Richmond's Planning Obligations SPD permits all residential units with private gardens to discount play provision for 0-4 year olds.

*"If a development includes residential units with private outdoor amenity space (i.e. gardens), the requirement for play provision for under fives can be discounted."*

With consideration to Section 6 of the SPG, table 2 generates a child occupancy of 25 children after discounting all town houses with private gardens.

The table also discounts 7 oversized terraces located on the first floor of Block F. Further detail to explain this rationale is provided on the following page.

The total playspace required in table 2 for children aged 0 - 11 is 223 sq m. The GLA population yield calculator breaks play space as follows;

Age	Target (sq m)
0-4	135
5-11	88
12+	28
Total	251

GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	27	28	29	0
Social Units	6	5	2	0

Total Units	97
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Geographic Aggregation	Outer London
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PTAL	PTAL 0-2
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**Notes**  
 Sample size of 24 sites  
 Shaded cells require user input  
 Select both geography and PTAL  
 For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

Yield from Development (persons)			
	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	17.8	4.7	22.4
Ages 5, 6, 7, 8, 9, 10 & 11	12.2	3.4	15.6
Ages 12, 13, 14 & 15	3.7	1.3	5.0
Ages 16 & 17	2.0	0.7	2.7
18-64	148.9	19.2	168.1
65+	3.5	0.5	4.0
<b>Total Yield</b>	<b>188.1</b>	<b>29.7</b>	<b>217.9</b>

Play Space Calculator	
Total Children	45.8

	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	457.6

Table 1: GLA Population Yield calculator - whole site including Townhouses with gardens

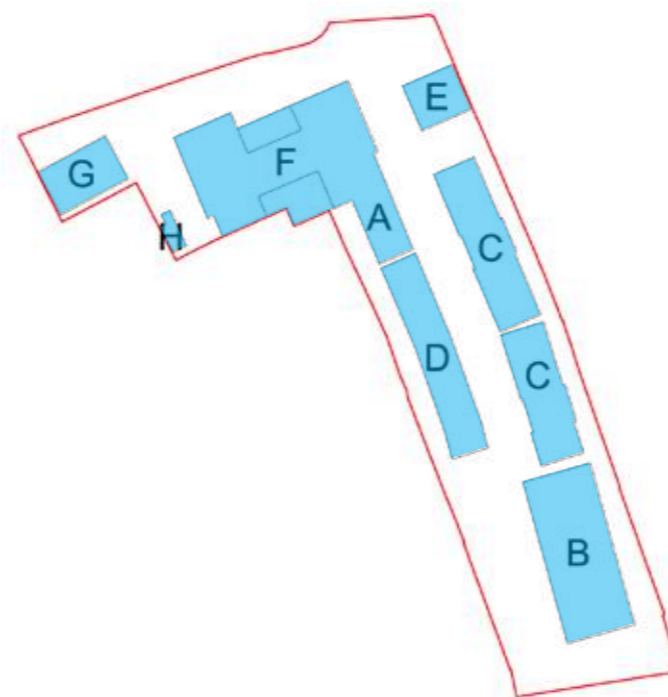


Diagram indicating residential units calculated in Table 1 of the GLA Population Yield calculator

GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	31	24	4	0
Social Units	2	4	0	0

Total Units	65
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Geographic Aggregation	Outer London
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PTAL	PTAL 0-2
------	----------

**Notes**  
 Sample size of 24 sites  
 Shaded cells require user input  
 Select both geography and PTAL  
 For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

Yield from Development (persons)			
	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	10.9	2.6	13.5
Ages 5, 6, 7, 8, 9, 10 & 11	7.0	1.8	8.8
Ages 12, 13, 14 & 15	1.4	0.5	1.8
Ages 16 & 17	0.7	0.3	1.0
18-64	95.8	8.4	104.3
65+	2.3	0.2	2.5
<b>Total Yield</b>	<b>118.1</b>	<b>13.7</b>	<b>131.9</b>

Play Space Calculator	
Total Children	25.1

	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	251.3

Table 2: GLA Population Yield calculator - whole site excluding Townhouses with gardens

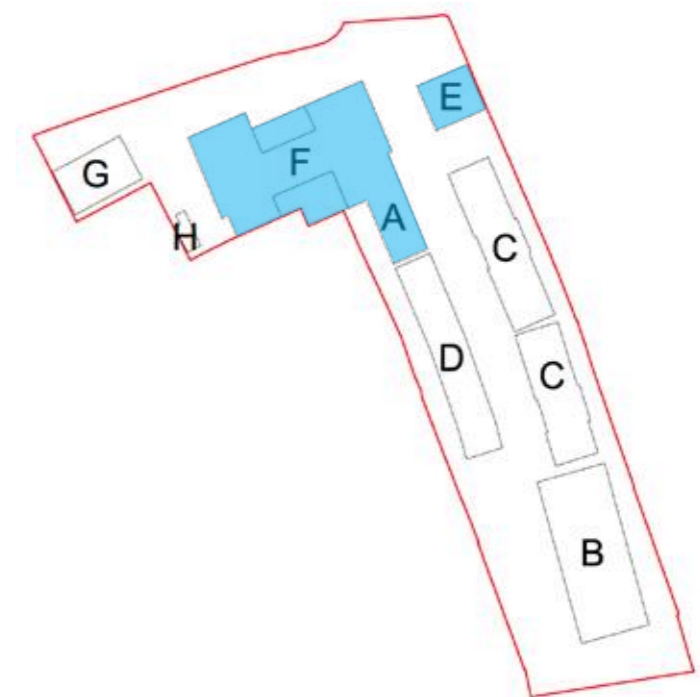
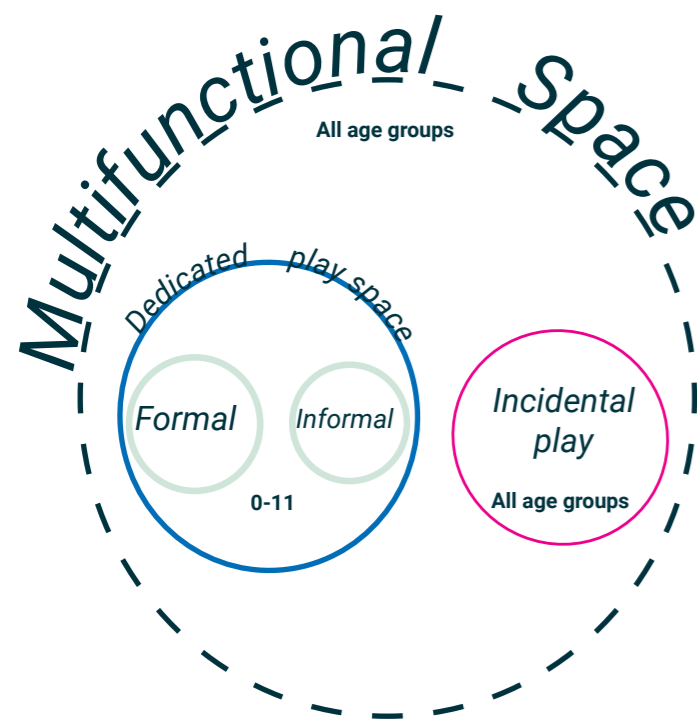


Diagram indicating residential units calculated in Table 2 of the GLA Population Yield calculator



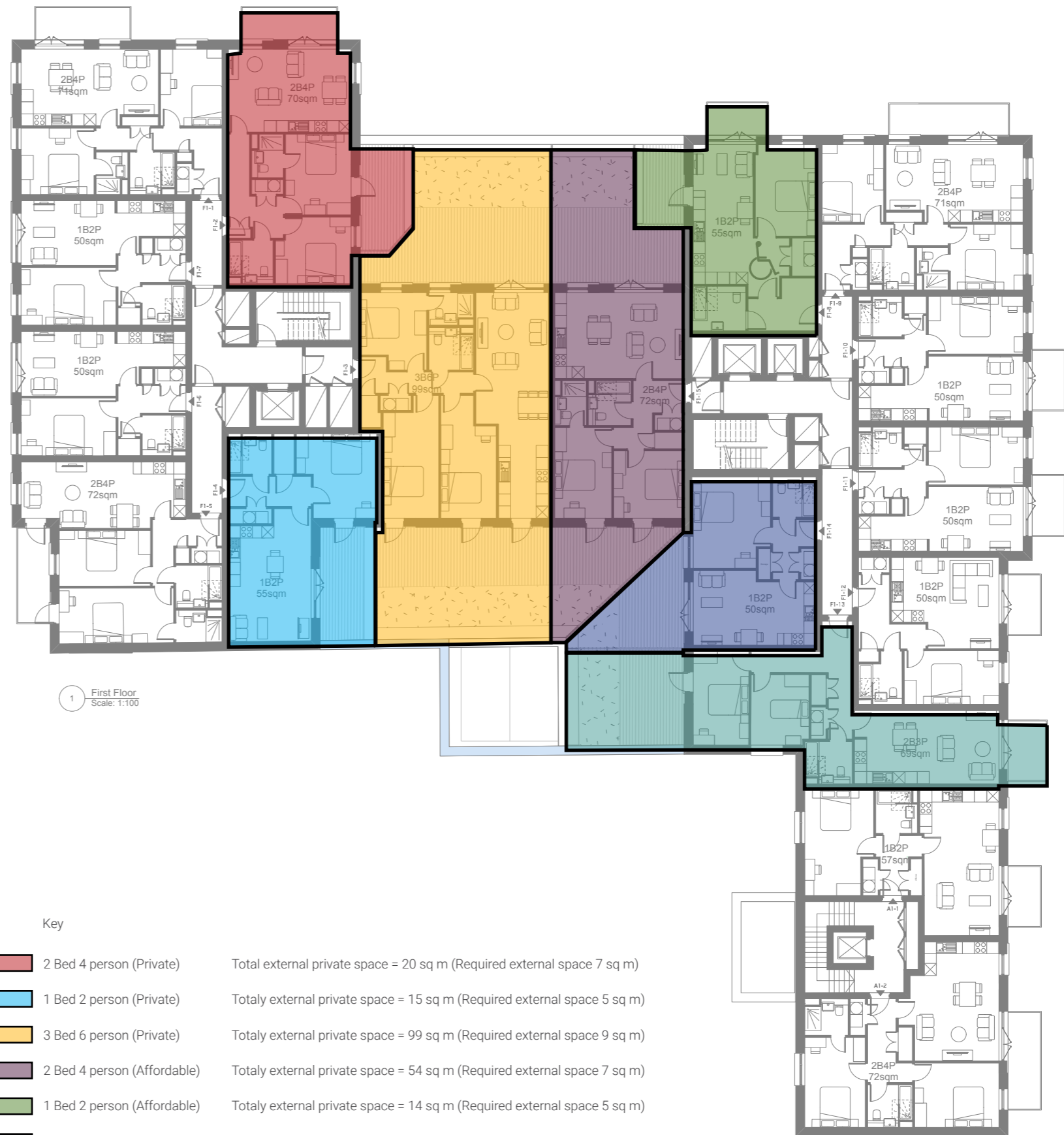
Shaping Neighbourhoods SPG - Components of Playable / multifunction space

5.8 Block F - First floor amenity provision








The adjacent diagram illustrates the first floor layout of Block F.

The coloured apartments indicate the units that were discounted from table 2 of the GLA Population Yield calculator.

These units were discounted because each unit is generously provided with oversized external private space. Details of which are provided in the key below the diagram.



1 First Floor Scale: 1:100

Key	
	2 Bed 4 person (Private) Total external private space = 20 sq m (Required external space 7 sq m)
	1 Bed 2 person (Private) Total external private space = 15 sq m (Required external space 5 sq m)
	3 Bed 6 person (Private) Total external private space = 99 sq m (Required external space 9 sq m)
	2 Bed 4 person (Affordable) Total external private space = 54 sq m (Required external space 7 sq m)
	1 Bed 2 person (Affordable) Total external private space = 14 sq m (Required external space 5 sq m)
	1 Bed 2 person (Affordable) Total external private space = 19 sq m (Required external space 5 sq m)
	2 Bed 3 person (Affordable) Total external private space = 33 sq m (Required external space 6 sq m)

### 5.9 Playspace strategy

Further to comments from the Local Planning Authority during the determination of the planning application the play strategy has been reviewed to provide additional detail and information.

Dedicated play space is provided at both ends of the riverside ecology buffer zone.

These play spaces are designed to compliment the riverside setting with only natural materials being proposed. For example all play equipment will be made of timber, including fencing and benches.

The dedicated play space to the west includes play equipment for young children up to the age of 4 in the form of rocking animals and balancing equipment. The narrative for this space is that equipment will mirror the types of animals found along the river edge i.e. birds / fish / bats and riverside mammals.

The playspace to the east is focussed more on balance and climbing equipment. The space is designed for children up to the age of 12. This provides children with a cross-generational space, where young children have something to aspire to.

A loose gravel footpath connects both play spaces, which meanders through the ecological zone. Intermittently informal play, such as timber stepping logs and balance beams are proposed to provide a nature trail for young children.

Age	Target (sq m)	Proposed (sq m)	Note
0-4	135	150	+10 sq m play space
5-11	88	70	-18 sq m play space
12+	28	n/a	Off site contribution
Multifunctional space	n/a	109	All age groups
			+78 sq m play space
Total	251	329	(Includes multifunctional space on the podium)

Any deficit for older age playspace is part covered by the inclusion of additional multifunctional space on site which can be used for informal recreation and socialising combined with a financial contribution to fund off-site provision'



Key plan

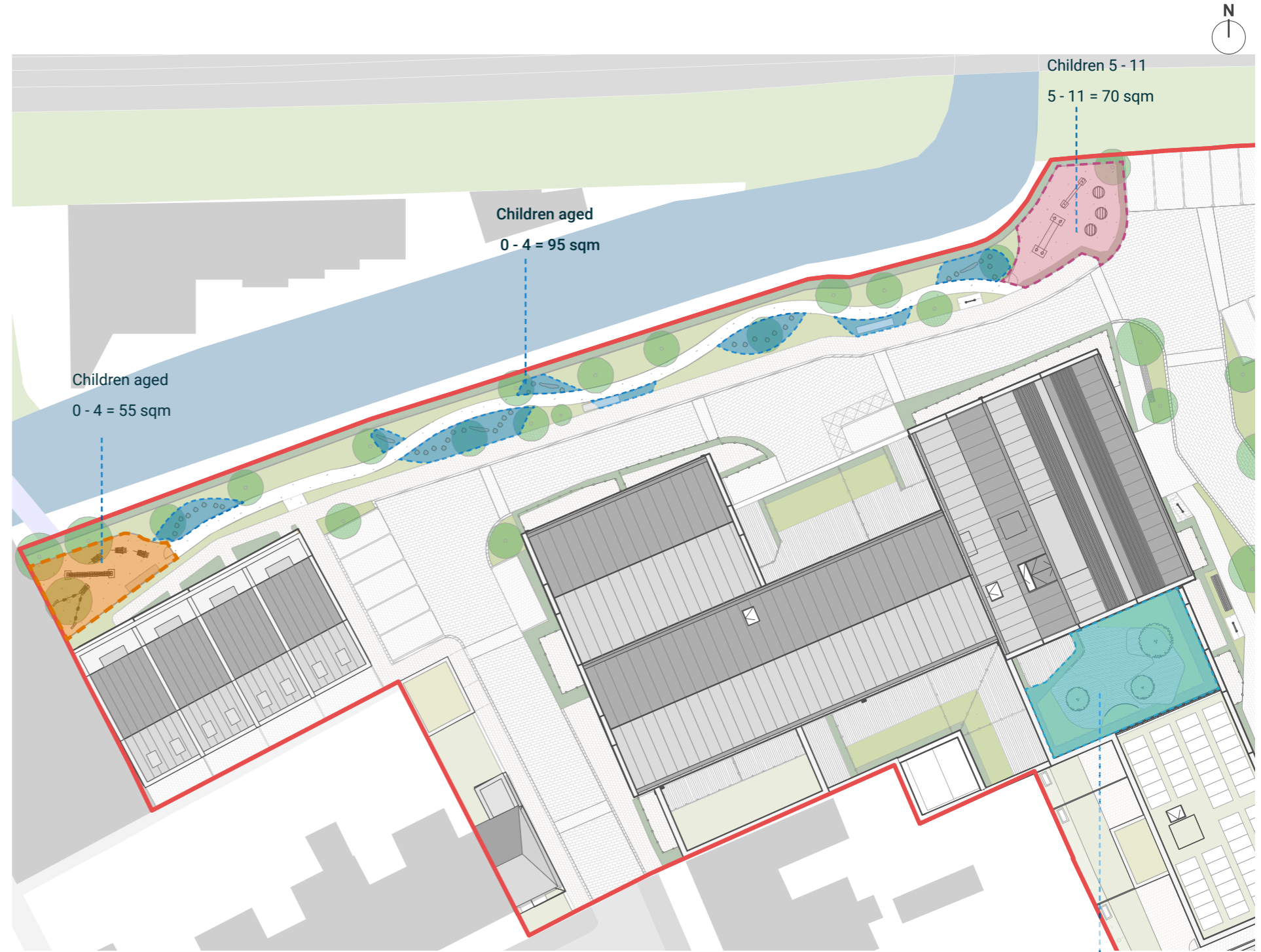






Diagram - Riverside and play space layout

Key		
	Dedicated play space (ages 0 - 4)	55 sq m
	Dedicated play space (ages 5 - 11)	70 sq m
	Incidental play space (ages 0 - 4)	95 sq m
	Multifunctional space (All ages)	109 sq m
		Includes timber stepping logs, balance beams
		Seating space for carers / minders and socialising and passive recreation, flexible space for informal play

## Rocking animals

- Suitable for children 0 - 4
- Animal themes to reflect biodiversity of the river i.e. fish, birds, bats and/or bugs
- Materials - play materials should be natural i.e. timber to compliment the riverside setting



Precedent image - Little fish rocking equipment, Timber play

## Informal / incidental play

- Suitable for children up to the age of 12, but primarily aimed at children aged 0 - 4
- Materials - materials should be natural i.e. timber to compliment the riverside setting



Precedent image - Timber stepping logs & balance beams, Timber play

## Timber fence to enclose dedicated play spaces

- 1.2m high timber picket fence
- Features - single leaf gate, with self closing mechanism



Precedent image - Timber picket fence. Image by Rhino Play

## Balancing equipment

- Suitable for children up to the age of 12-
- Materials - materials should be natural i.e. timber to compliment the riverside setting



Precedent image - Rocking balance beam, Timber play

## Balancing & climbing equipment

- Suitable for children up 3+
- Materials - materials should be natural i.e. timber to compliment the riverside setting



Precedent image - Balance Beam & linear climbing frame, Timber play

## Timber park benches

- Features - with backrest to provide a comfortable respite for all ages
- Suitable for all ages, including adults and minders to supervise children



Precedent image - Timber bench



## 5.10 Planting strategy

The existing site provides very little in the way of green infrastructure, primarily consisting of weeds and some natural vegetation along the waterfront.

There is a great opportunity to enhance and increase green infrastructure across the site. With consideration to aspect, location, and biodiversity, the emerging landscape proposals include a variety of softscape typologies:

- Biodiverse green roofs
- Native hedgerows
- Ornamental and herbaceous flower beds
- Lawns and spring bulbs
- Intensive green roofs with raised beds and small to medium-sized trees
- Riverfront trees
- Street trees

The variety of plant typologies will provide nesting and foraging opportunity for birds, bats and insects.



### Native hedge

- Ligustrum vulgare
- Crataegus monogyna
- Fagus sylvatica
- Ilex aquifolium
- Lonicera periclymenum
- Prunus spinosa
- Coryllus avellana
- Rhamnus frangula
- Hedera helix

### Climbing plants

- Hydrangea petiolaris
- Hedera helix
- Jasminoides trachelospermum
- Pyracantha



### Woodland & herbaceous planting

- Skimmia Japonica
- Lonicera Nitida 'Maigreen'
- Escallonia 'Apple Blossom'
- Hypericum sp
- Lavandula sp
- Narcissus sp
- Galanthus nivalis
- Dryopteris filix mas
- Hedera sp
- Lavandula Augustifolia
- Cestrum aurantiacum

### Native / biodiverse planting

- Cynoglossum officinale
- Silene dioica
- Stachys sylvatica
- Galium verum
- Primula veris
- Prunella vulgaris
- Ranunculus acris
- Rumex acetosa
- Trifolium pratense
- Agrostis capillaris
- Cynosurus cristatus
- Festuca rubra
- Phleum bertolonii



### Amenity Lawn

- Pre grown turf rolls, not seeded



### Roof terrace - Herbaceous

- Allium schoenoprasum
- Anemone x hybrida
- Kniphofia 'Royal Standard'
- Lamprocapnos spectabilis
- Liriope muscari
- Rudbeckia fulgida
- Senecio cineraria
- Verbena bonariensis

### Roof Terrace Hedging

- Ligustrum vulgare
- Pittospermum



Plan indicating planting strategy



### 5.11 Tree strategy - existing

An Arboricultural Impact Assessment (AIA) has been undertaken to confirm the development impacts in response to the proposed development and is summarised below and on the adjacent diagram, further detail can be found within the AIA that accompanies this application.

#### Removal strategy

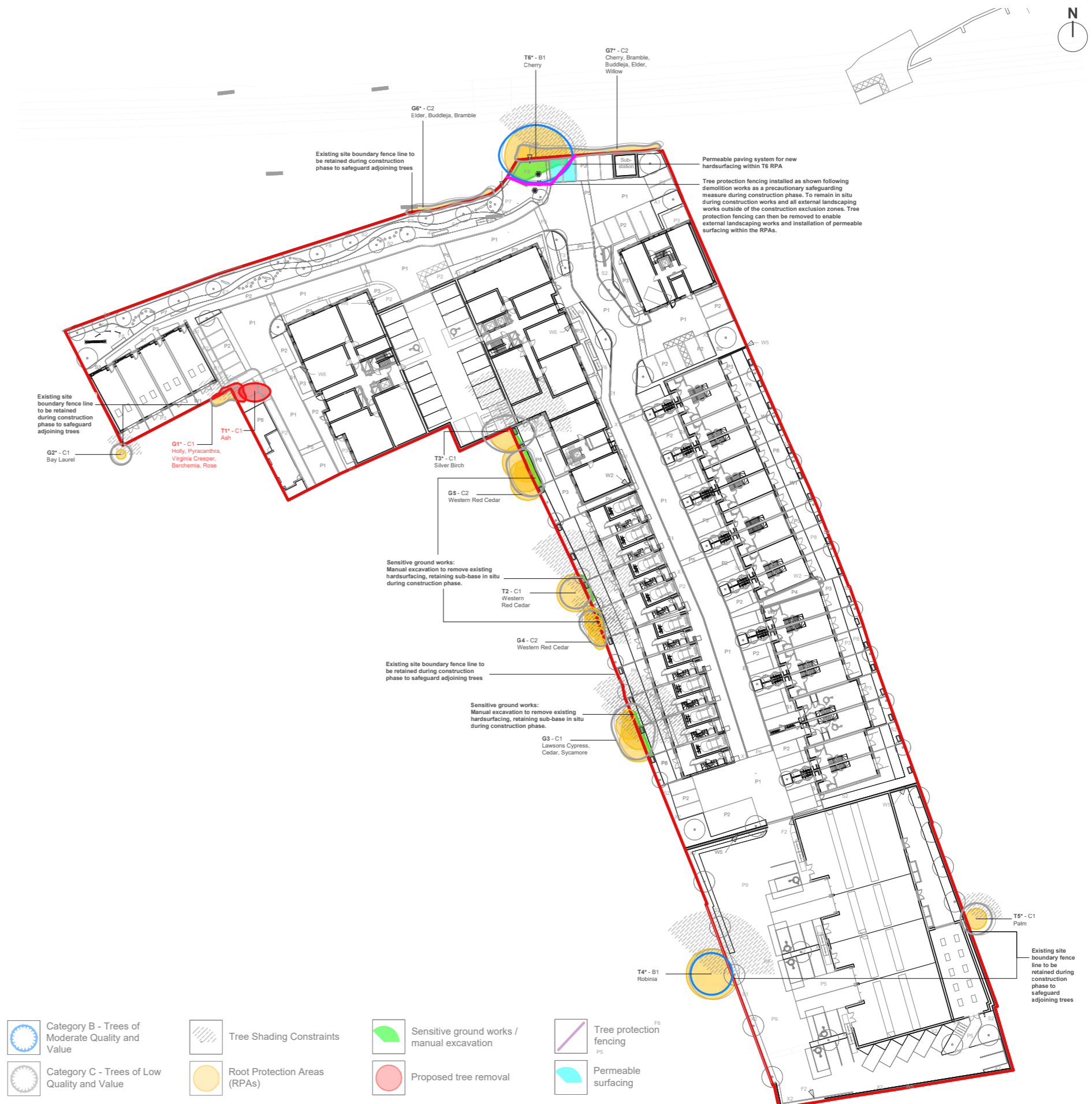
T1 - Removal of low value Ash (T1)

G1 - cutting back to the site boundary of the stand of ornamental / introduced shrubs (G1) on north western boundary owing to conflicts with Block G.

The removal of T1 and cutting back of G1 relates to on-site trees, only requiring the removal of vegetation which is on-site.

Trees will be replaced via establishment of new site-wide replanting strategy which is detailed on the following pages.

All works to existing trees must be in line with the Arboriculture method statement.



Extract from Arboricultural Impact Assessment - Tree retention and removal strategy