



STAG BREWERY MORTLAKE  
LANDSCAPE DESIGN - PLANNING ADDENDUM - PLAY CALCULATION

REV00 APRIL 2023

# STAG BREWERY PLANNING ADDENDUM - APRIL 2023

## PLAY STRATEGY

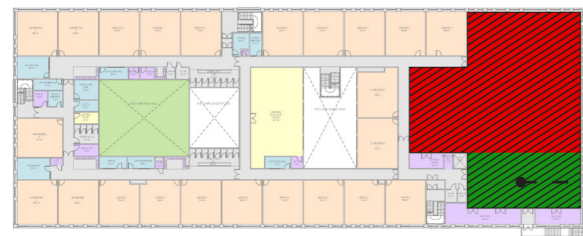
The GLA Child Yield Calculation was updated to reflect changes to the unit mix. The Affordable housing mix now consists of 80% social rent and 20% intermediate, which means that from 65 affordable units, 52 fall under the social rent category and 13 units are under the intermediate category. For the purposes of the GLA CYC intermediate units are counted under the 'Market and Intermediate' category.

The required play area for Development Area 1 remained at 2141.6sqm, and for Development Area 2 it was reduced to 2,430.6 sqm from 3313sqm (Planning Addendum, July 2022).

Although the required play space provision level has reduced on site as a result of the change to the unit mix, the proposed sqm of play are maintained as per the submitted scheme (March 2022). Therefore there is an increased overprovision of playspace across the scheme.

The present document supersedes pages 14 and 16 of the *Landscape Design and Access Statement-Planning Addendum* (issued July 2022) and pages 48 and 52 of the *Landscape Design and Access Statement* (issued March 2022).

The updated GLA child yield calculations for the entire site, Development area 1 and Development area 2 have been appended to this document.



INDOOR SCHOOL SPORTS HALL /ACTIVITY STUDIO



SITE WIDE PLAY PROVISION

Table 1: Playspace required and achieved - for Development Areas 1 and 2

AGE	Play Space required GLA (Sqm) Development Area 1	Actual playspace achieved (Excluding school)	Play Space required GLA (Sqm) Development Area 2	Actual playspace achieved (Excluding school)
0 - 4	1,077	1,306	1,080	1,850
5 - 11	736	1,996	813	1,445
12 - 17	329	680	538	193
TOTAL	2,142	3,982	2,431	3,488

Table 2: Total playspace required and achieved - site wide including Detailed, Outline areas and School

Age	No. of children	Play Space required GLA (Sqm)	Actual playspace achieved (Excluding school) of which in sunlit/shaded* area			School Playspace contribution (as 2/7 of the actual space)	Actual playspace achieved (Including school)
			Total	Sunlit	Shaded		
0 - 4	216	2,160	3,156	2,115	1,041	0	3,156
5 - 11	155	1,550	3,441	1,986	1,455	898 + 55.4**	4,395
12 - 17	87	870	873*	859	14	1,765 + 185**	2,823
TOTAL	458	4,572.3	7,470			2,903	10,374

\* Neighbourhood requirements provided off-site including Schools play spaces  
 \* Derived from eb7 document 2201\_R16\_SA01  
 \*\* Indoor sports hall and activity studio contribution

Amended calculation

# GLA Population Yield Calculator

Hybrid Scheme\_80-20 split

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	316	465	211	24
Social Units	0	3	44	5

<b>Total Units</b>	<b>1068</b>
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Geographic Aggregation	London
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PTAL	PTAL 0-2
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## Notes

Sample size of 46 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	182.8	32.8	215.7
Ages 5, 6, 7, 8, 9, 10 & 11	125.0	30.0	155.0
Ages 12, 13, 14 & 15	36.3	20.3	56.7
Ages 16 & 17	19.2	10.7	29.9
18-64	1765.1	108.8	1873.9
65+	42.0	2.5	44.5
<b>Total Yield</b>	<b>2170.4</b>	<b>205.2</b>	<b>2375.6</b>

## Play Space Calculator

Total Children	457.2
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	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	4572.3

# GLA Population Yield Calculator

Hybrid Scheme\_80-20 split - DA1

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	112	290	140	7
Social Units	0	0	0	0

<b>Total Units</b>	<b>549</b>
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Geographic Aggregation	London
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PTAL	PTAL 0-2
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## Notes

Sample size of 46 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	107.7	0.0	107.7
Ages 5, 6, 7, 8, 9, 10 & 11	73.6	0.0	73.6
Ages 12, 13, 14 & 15	21.5	0.0	21.5
Ages 16 & 17	11.4	0.0	11.4
18-64	974.9	0.0	974.9
65+	23.2	0.0	23.2
<b>Total Yield</b>	<b>1212.3</b>	<b>0.0</b>	<b>1212.3</b>

## Play Space Calculator

Total Children	214.2
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	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	2141.6

# GLA Population Yield Calculator

Hybrid Scheme\_80-20 split - DA2

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	204	175	71	17
Social Units		3	44	5

<b>Total Units</b>	<b>519</b>
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Geographic Aggregation	London
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PTAL	PTAL 0-2
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## Notes

Sample size of 46 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	75.1	32.8	108.0
Ages 5, 6, 7, 8, 9, 10 & 11	51.3	30.0	81.3
Ages 12, 13, 14 & 15	14.8	20.3	35.2
Ages 16 & 17	7.8	10.7	18.6
18-64	790.1	108.8	898.9
65+	18.8	2.5	21.3
<b>Total Yield</b>	<b>958.1</b>	<b>205.2</b>	<b>1163.3</b>

## Play Space Calculator

Total Children	243.1
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	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	2430.6

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1st Floor, 16 Laystall St  
London  
EC1R 4PF

t: +44 (0)20 7253 2929  
e: [design.london@gillespies.co.uk](mailto:design.london@gillespies.co.uk)  
w: [www.gillespies.co.uk](http://www.gillespies.co.uk)

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