



**Greggs Bakery / Twickenham**  
Design Statement – Play Addendum

## 1.1 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



## 1.2 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 72 children which generates a total play space requirement of 720 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."*

Table 1 therefore provides the total area required for children aged 5 - 12, and Table provides the required provision for children aged 0 - 4.

Table 2 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.

Age	Target (sq m)	Table reference
0-4	192	Table 2
5-11	242	Table 1
12+	146	Table 1
Total	580	

GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	10	16	39	4
Social Units	23	17	7	0

Total Units	116
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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	16.9	16.2	33.1
Ages 5, 6, 7, 8, 9, 10 & 11	12.4	11.8	24.2
Ages 12, 13, 14 & 15	5.0	4.6	9.6
Ages 16 & 17	2.6	2.4	5.0
18-64	133.7	68.8	202.5
65+	3.2	1.6	4.8
<b>Total Yield</b>	<b>173.7</b>	<b>105.6</b>	<b>279.2</b>

Play Space Calculator	
Total Children	71.9
Benchmark (m <sup>2</sup> )	10
Play space requirement	719.4

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

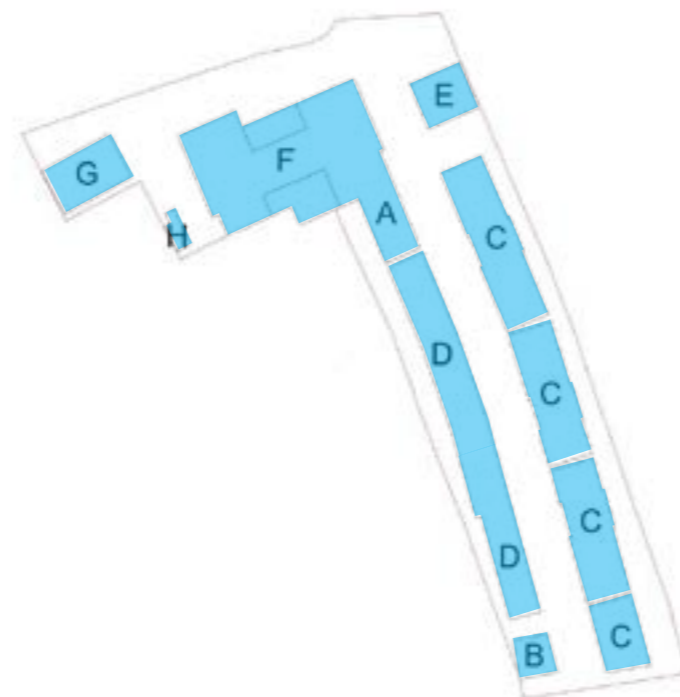


Diagram indicating residential units calculated in Table 1 of the GLA Population Yield calculator

GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	9	11	1	0
Social Units	21	15	7	0

Total Units	64
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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	4.4	14.8	19.2
Ages 5, 6, 7, 8, 9, 10 & 11	2.8	10.9	13.7
Ages 12, 13, 14 & 15	0.5	4.3	4.8
Ages 16 & 17	0.3	2.3	2.6
18-64	34.5	63.4	97.9
65+	0.8	1.5	2.3
<b>Total Yield</b>	<b>43.3</b>	<b>97.2</b>	<b>140.5</b>

Play Space Calculator	
Total Children	40.3
Benchmark (m <sup>2</sup> )	10
Play space requirement	402.7

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

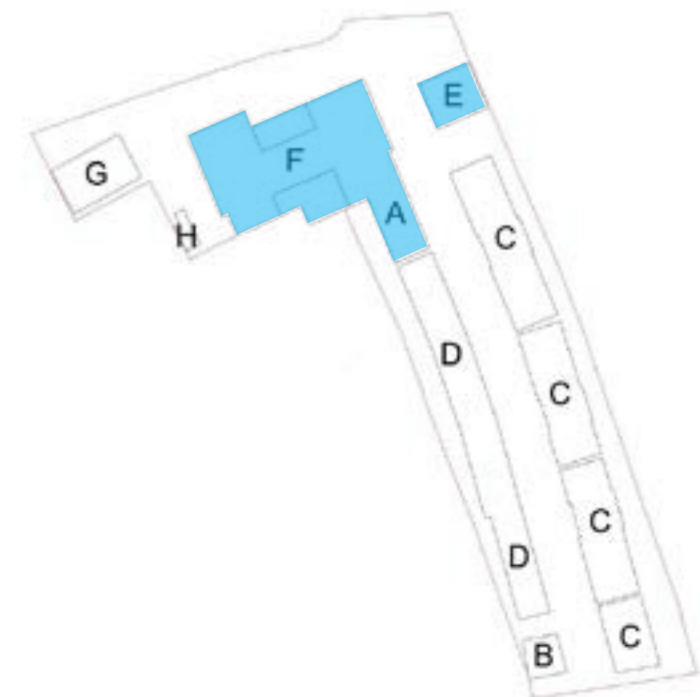
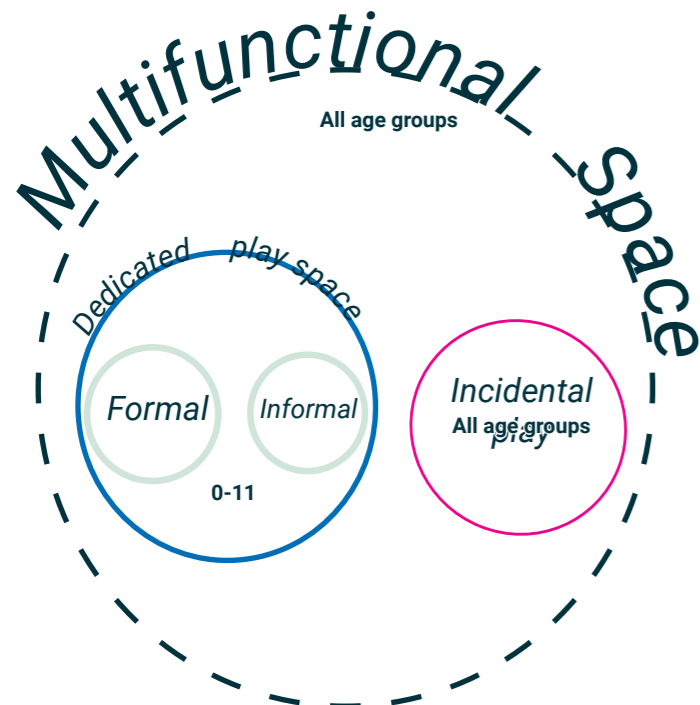


Diagram indicating residential units calculated in Table 2 of the GLA Population Yield calculator



Shaping Neighbourhoods SPG - Components of Playable / multifunction space

### 1.3 Block F - First floor amenity provision

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

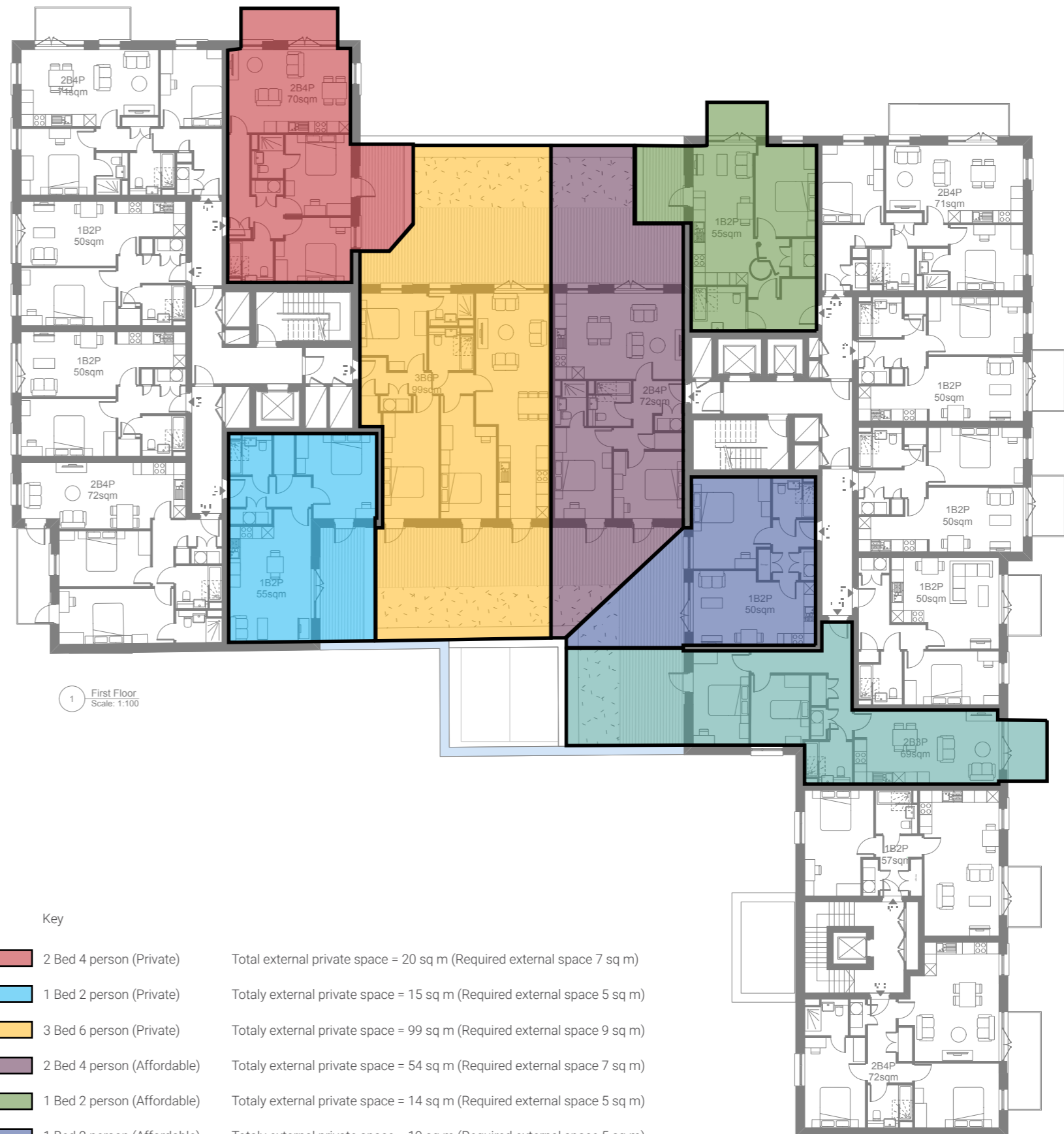
The coloured apartments indicate the units that were discounted from table 2 of the GLA Population Yield calculator.

These units were discounted because each unit is generously provided with oversized external private space, these large terraces provide ample private outdoor space for young children to play and some of the terraces are larger than the ground floor private gardens.

These terraces are decked with an area of amenity turf on the largest of terraces, thus providing a suitable space for children to play within a safe and secure environment.

Details of which are provided in the key below the diagram.

The Planning Obligations SPD allows residential units with private outdoor amenity space to discount play provision for under fives and, and the terrace gardens can provide the same offer as a ground floor garden.



Precedent images illustrating how the oversized terraces could be used for play

Key	
<span style="color: red;">■</span> 2 Bed 4 person (Private)	Total external private space = 20 sq m (Required external space 7 sq m)
<span style="color: blue;">■</span> 1 Bed 2 person (Private)	Totally external private space = 15 sq m (Required external space 5 sq m)
<span style="color: yellow;">■</span> 3 Bed 6 person (Private)	Totally external private space = 99 sq m (Required external space 9 sq m)
<span style="color: purple;">■</span> 2 Bed 4 person (Affordable)	Totally external private space = 54 sq m (Required external space 7 sq m)
<span style="color: green;">■</span> 1 Bed 2 person (Affordable)	Totally external private space = 14 sq m (Required external space 5 sq m)
<span style="color: darkblue;">■</span> 1 Bed 2 person (Affordable)	Totally external private space = 19 sq m (Required external space 5 sq m)
<span style="color: teal;">■</span> 2 Bed 3 person (Affordable)	Totally external private space = 33 sq m (Required external space 6 sq m)

## 1.4 Playspace strategy

Further to comments from the Local Planning Authority 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 crossgenerational 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 up to the age of 12.

Age	Target (sq m)	Proposed (sq m)	Note
0-4	192	218	+26 sq m
5-11	242	150	-92 sq m
12+	146	0	Off site contribution
Total	580	368	-212 sq m



Digram - Riverside and play space layout

- Key
- Dedicated play space (ages 0 - 4)
  - Dedicated play space (ages 5 - 11)



Key plan

## 1.5 Block F - First floor amenity provision

Accessible to the residents of Block F the amenity terrace provides play space for children up to the age of 4.

A sand pit with stepping logs is proposed as formal play features, located next to a decked area and raised seating / stage area to allow people of all ages to socialise, relax and watch over their children.

The softscape strategy on the terrace will be playful and sensory to add an additional playful layer.



- ① Sand pit
- ② Stepping logs and balance beam
- ③ Decking
- ④ Feature seating / stage
- ⑤ Sensory planting
- ⑥ Hedge and railing
- ⑦ Small / medium sized trees



### 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 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 to 5+
- 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

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R1	Play updates and addendum created	21/08/2023	GR	