



# HARD LANDSCAPE STRATEGY

## PAVING STRATEGY

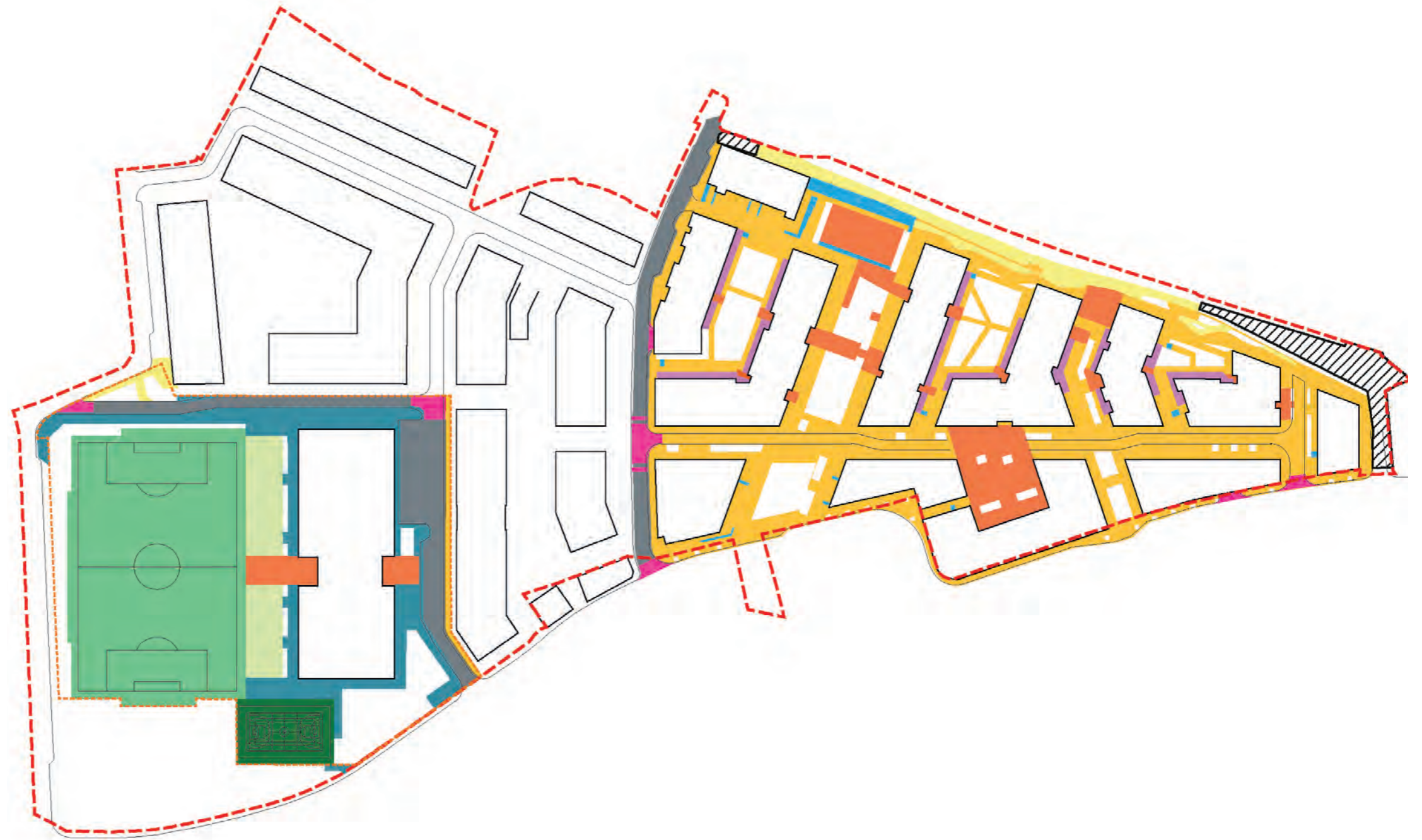
The main aims of the hard landscape strategy are simplicity of design and layout, and overall quality, bearing in mind maintenance considerations, and cost limitations. The best of existing granite sett paving will be retained and reinstated wherever possible, in particular historic cobbles in Bull's Alley and along the Towpath.

Colour, texture and unit size help to define the uses of various spaces, including using paving sizes and patterns in 'streets' to identify pedestrian priority, service vehicle routes and loading bays. The accessibility requirements of vision and mobility impaired users is a factor in the determination of surface and edge types to provide a legible and safe environment in accordance with current requirements.

It is proposed to use paved surfaces of different scale and grain to create a range of distinct characters within a unified warm palette of materials. Natural stone paving is proposed in areas of shared (vehicular and pedestrian) zones, with some integration of bound gravel in several of flexible open spaces created within the masterplan, to provide variety and definition while creating a more permeable surface for stormwater infiltration.

The courtyard areas will be finished with stone pavements and resin bound gravel, with softfall (rubberised) pavements in designated play spaces.

LBRuT Guidance  
Consideration has been given to Public Realm Design Guidelines (2006) published by LBRuT and pavements in the public realm reflect the intent and broad material selections recommended by this guide.



- Asphalt
- Ceramic Tiles (Private terrace)
- Small Block Setts
- Pre-Cast Concrete Steps
- Artificial Stone Flag Paving
- 3G Pitch material
- Porous Macadam Surfacing (Dark green)
- Porous Macadam Surfacing (Light green)
- Resin Bound Aggregate Paving
- Stone Paving
- Feature Stone Paving
- Existing Granite Setts to Retain
- Site Application Boundary
- School Application Boundary



Small block setts



MUGA - Pitch Treatment



3G Pitch Treatment



Resin Bound Aggregate Paving



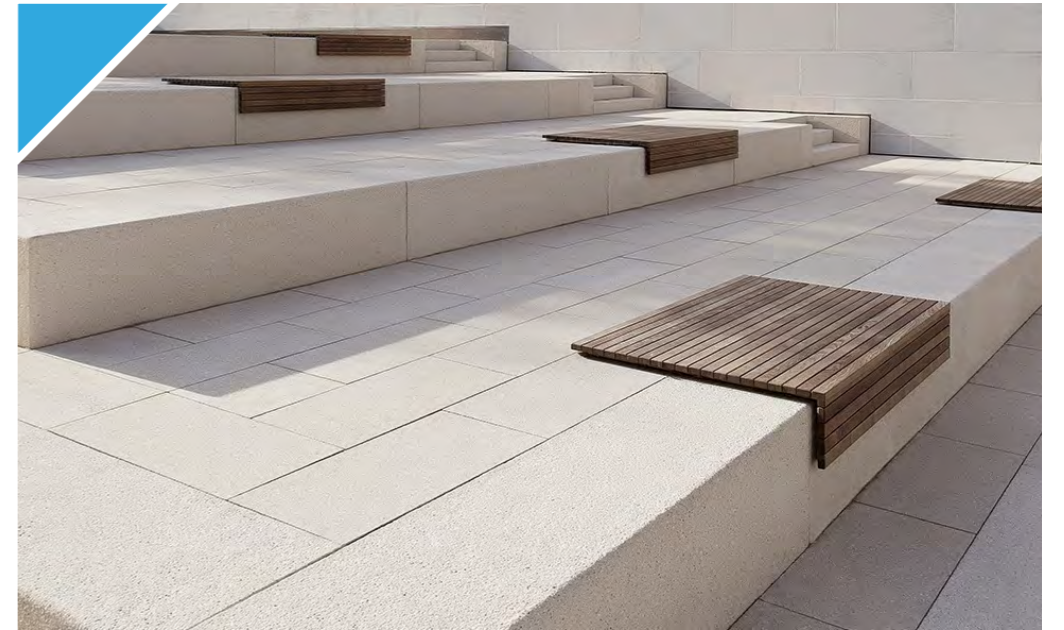
Artificial Stone Flag Paving



Ceramic Tiles



Hot Rolled Asphalt



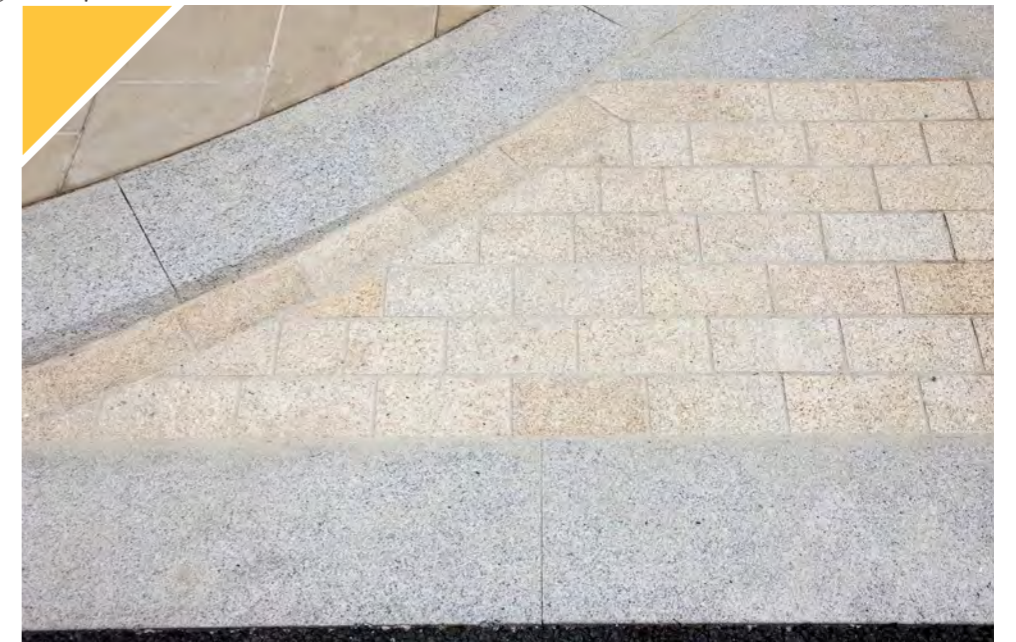
High Quality Pre-Cast Concrete



Feature Mix Stone Paving



High Quality Stone Paving



High Quality Stone Paving

# FURNITURE STRATEGY

## MATERIALS AND SITE FURNITURE

The redevelopment of the site is designed to integrate the site with the wider precinct and the community of Mortlake – improving permeability and access. The selection of materials and finishes reflects this approach and is intended to integrate this site into the broader context of Mortlake.

Subtle changes of materials and patterns will be used to differentiate use areas and functions between public and private, vehicle and pedestrian and to define different character to special areas. Materials are selected for durability and functionality as well as appearance. Where feasible, materials will utilise recycled and recyclable materials and techniques and minimise energy and resource use throughout their lifecycle.

### PRINCIPLE LANDSCAPE MATERIALS

- » Powder coated mild steel
- » Corten steel
- » Stainless steel (matte / brushed finish only)
- » Natural York Stone
- » Natural granite
- » Precast concrete paving slabs and furniture elements
- » Dutch / London brick – wall facings and paving
- » Fair-faced insitu concrete – for low walls and seating elements

### SITE FURNITURE

- » Seating:
  - Low walls (concrete - in situ or pre-cast construction)
  - Pre-cast concrete seats
- » Bins
- » Bollards
- » Cycle Stands
- » Balustrades
- » Glass with anodised aluminium posts and frames
- » Fences – mild steel (powder coat finish)
- » Screen walls – private courts / defensible spaces

### LIGHTING

A Lighting Strategy has been developed and is covered in detail in Michael Grubb's 547-(101)-DC-LS-J Lighting Strategy and 547-(010)-RP-EX-LA-A Sports Pitch Lighting Assessment for the School Application. The overall strategy has been developed in conjunction with the landscape and public realm to allow extended use of amenity spaces and safety and security throughout the site. Feature lighting (uplights, water features and function area lighting) has been provided, with careful management of light spill along the river edge to prevent conflict with ecological requirements (bats) and requirement to limit lighting onto the Towpath and the river.



Furniture Items	No. of items (inc. School)
Benches	25
Tree pits	54
Bins	18
Bollards	21
Cycle Stands	183 (inc. cycle stands in bin and cycle store)
Two-tier cycle rack shelter	7.2 modules

### Legend

- Concrete/timber benches
- Resin bound gravel tree pit
- Bins
- ||||| Bollards
- ||||| Cycle stands
- ||||| Cycle stands in bin & cycle store
- Two-tier cycle rack shelter
- Cycle hire scheme location
- Cycle store
- - - Site Application Boundary
- - - School Application Boundary



Concrete benches



Call our Sales Team: 01625 879442  
 Email: sales@streetfurnituredirect.co.uk  
 Web: www.streetfurnituredirect.co.uk



Bins



Bollards

Manchester Cast Bollard / SFD560

**Product Description**

The Manchester Cast Iron Bollard has a traditional and contemporary design which makes it popular choice with Architects and Councils. The Cast Iron Bollard adds a classic look to any high street, while providing strength.

**Dimensions**

Length 1300mm.  
 Diameter 230mm.  
 Manufactured from Cast Iron, Finished in black gloss.  
 Root Fixed.



Resin bound gravel tree pit



Tree grilles



Cycle stand



Timber benches

# CYCLE PARKING STRATEGY

## CYCLE STRATEGY

Following consultation with the Cycle Access Group and the revision of the residential unit numbers, mixes and distribution an evaluation of the location and number of the cycle parking provision was undertaken. The cycle parking strategy has been adjusted to locate cycle stands and storage in close proximity to the proposed cycle routes and access to the residential cores.

	No. of New Parking (Long Stay)		No. of New Parking (Short Stay)	
	Required	Provided	Required	Provided
Detailed Application	1,181*	N/A	208	224
Outline Application	923*	46	14	46
School	165	160**	13	14
<b>TOTAL</b>	<b>2,269</b>	<b>206**</b>	<b>235</b>	<b>284</b>

\* The majority of long stay parking will be provided at basement level. Refer to architects Design and Access Statement for more information.

\*\* Plus 20 long stay cycle parking spaces in locked bin and cycle store.



NOTE:  
For long term cycle parking space requirements for Development Area 2 please refer to Stantec's calculations.

# BIODIVERSITY STRATEGY

## BIRD AND BAT BOXES

Bat boxes are integrated into the green and brown roofs on various buildings of the development (detailed component) with a total of ten boxes, tubes or bricks provided in association with soft landscape treatment on these roofs. Boxes are to be oriented between south-east and south-west to suit use.

Bird boxes (total 20 No.) are also provided on roofs closer to the River Thames, including five Schwegler Boxes for swifts and fifteen (15) additional boxes for other bird types. These are to be oriented east or west to suit use. Refer to Ecological report and Protected Species Report for more detail on location and types.

Plant species have been selected to suit a variety of habitats and micro-climatic conditions across the site.

These will include a range of plants suitable as food or habitat plants for a wide range of fauna, including bee attracting flowering plants.

For Development Area 2, the biodiversity strategy will utilise the same principles as above and will be provided in detail design stage.



### Legend

- Bird Boxes
- Bat Boxes
- Hibernaculums
- Green Roof Habitat
- Brown Roof Habitat
- Site Application Boundary
- School Application Boundary

# SOFT LANDSCAPE STRATEGY

## PLANTING STRATEGY

The soft landscape strategy of the Stag Brewery development includes several layers of planting typologies including streetscapes, plazas and squares, courtyards, riverside littoral planting and incorporation of existing trees.

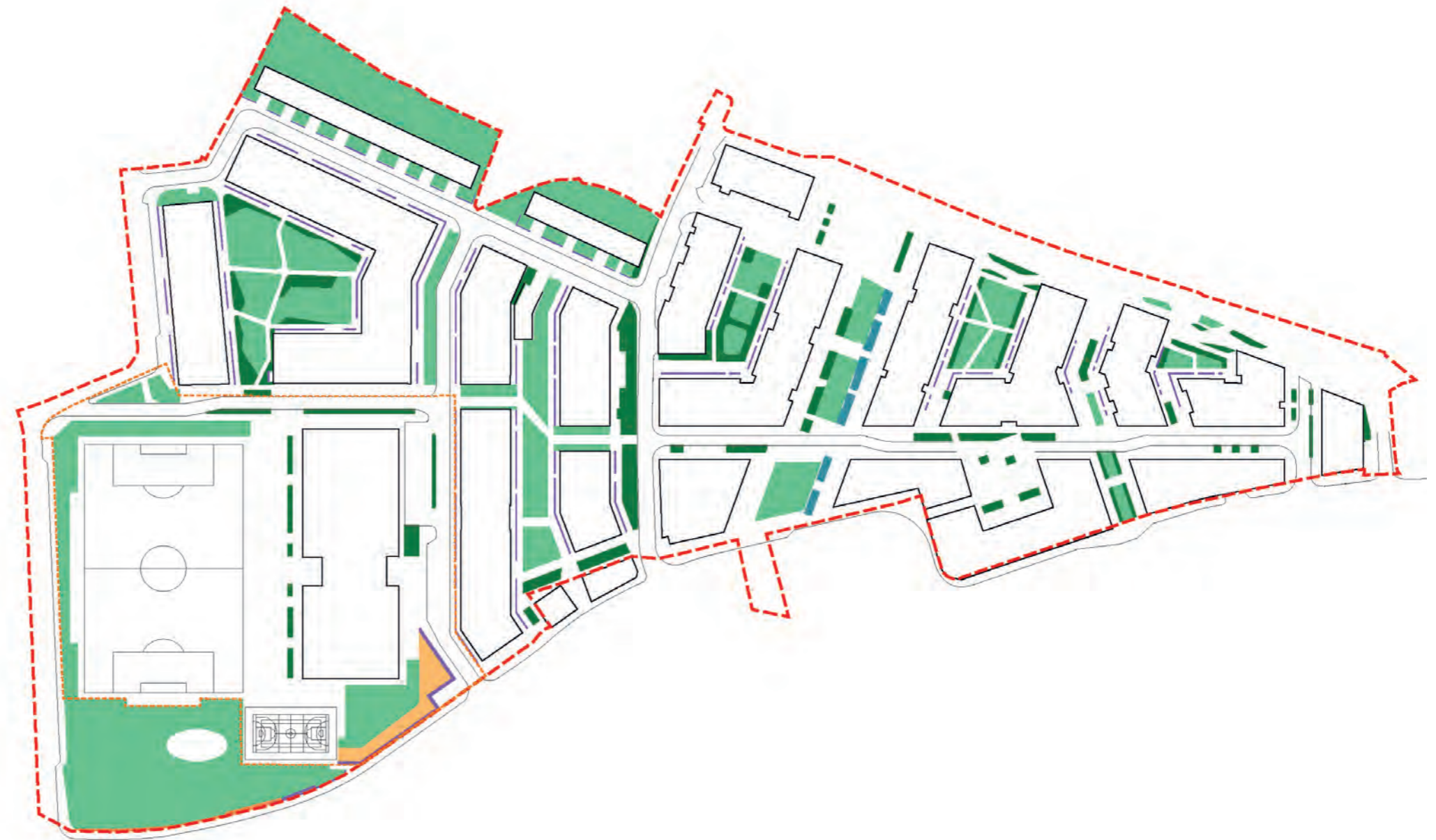
The main structural planting of trees will comprise lines of feature trees defining one or both edges of the main access routes – Ship Lane, Green Link and Thames Street.

Street trees will also be installed along residential streets, as well as augmenting tree planting on Lower Richmond Road and Mortlake High Street. A mix of perennial shrub and groundcover planting will be provided throughout all softscape areas, with mass planting and screen planting to suit use of each area. Planting mature heights will take into account safety and secure by design parameters to ensure general safety and to maintain sightlines and passive surveillance opportunities.

Soft landscape strategy for plazas and squares in the development will provide for a range of functions and activities, as well as providing resting places, shade and seasonal celebration. Residential courtyards will provide green amenity open space for residents and visitors, as well as natural play opportunities for children.

Littoral plant species are used in the areas close to the river edge, responding to existing riverside vegetation. This plant selection emphasises the riverside location and integrates the river edge living environment into the development. A mix of native, locally adapted and exotic plants are proposed to provide increased biodiversity and a sustainable mix of plants with improved drought resistance and longevity.

Good quality existing trees around the site will add valuable character to the site, and together with the soft landscape strategy, will deliver a well-connected green network in and around Stag Brewery development.



### Legend

- Amenity grassland
- Flower rich perennials
- New Hedges
- Existing Hedges
- Meadow
- Rain Gardens

--- Site Application Boundary

--- School Application Boundary





Lawn



Lawn



Hedges



Rain Gardens



Rain Gardens



Mass Planting



Mass Planting

# MASS PLANTING: TYPICAL MIXES

## SHADE PLANTING



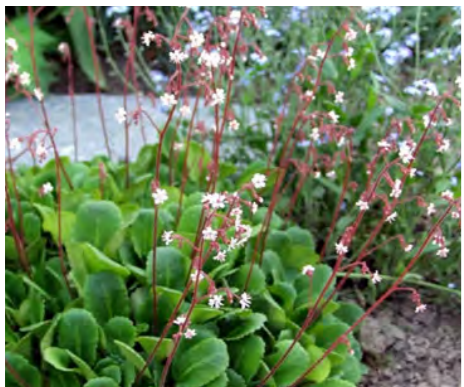
Aconitum spp.



Lunaria



Vinca difformis



Saxifraga umbrosa



Aster divaricatus



Helleborus niger



Tiarella spp.



Persicaria affinis



Digitalis



Blechnum orientale



Polypodium



Polystichum

## SUN PLANTING



Allium



Eremurus



Agastache



Osteospermum



Armeria maritima



Aster



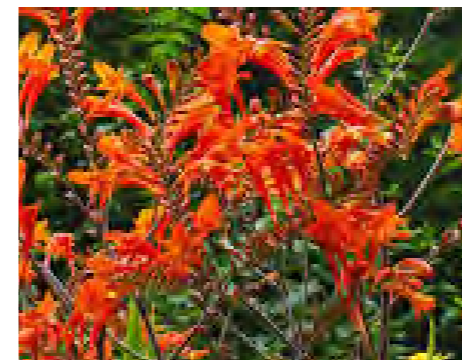
Lupinus



Digitalis purpurea



Perovskia



Crocsmia



Helianthemum



Thymus vulgaris

RAIN GARDEN PLANTING



Myosotis Scorpioides



Iris Pseudacorus



Iris Versicolor



Mentha Aquatica



Angelica Purpurea



Silene flos-cuculi



Phalaris Arundinacea



Juncus Articulatus



Carex Rostrata



Wildflower Borders



Reed Borders



Wildflower Borders

UNDERSTOREY / GROUNDCOVERS



Cyperus Involucratus



Galium Odoratum



Zantedeschia Aethiopica



Francoa Sonchifolia



Dianella Tasmanica



Heuchera Cylindrica



Luzula Nivea



Arum Pictum



Crinum Asiaticum



Asarum Europaeum



Asplenium scolopendrium



Adiantum Aleuticum

# TREE PLANTING

## STRATEGY

The proposed tree strategy can be broken down into the following landscape types and will be defined by the tree species shown in the indicative planting list and the tree strategy plan:

1. Retained trees: on-going husbandry and canopy management of the existing trees, alongside a new augmented tree planting to emphasise and enhance the amenity impact of any blocks of planting.
2. Large feature trees underpin pedestrian avenues and squares, framing the urban sphere by creating a soft backdrop and creating a shaded threshold to any main spaces; Clusters of small feature trees are informally scattered in large green area to provide shade and define more intimate spaces within.
3. The Courtyards: mainly small trees will be chosen for their hardiness in these conditions, light weight and light dappled canopy to ensure their suitability for the conditions encountered.
4. Structural Street Tree Planting: along the streets, tree planting is to be predominantly species with columnar canopies, allowing the trees to be situated in close proximity to the building massing & thereby providing shade and shelter from wind and giving seasonal interest in leaves, bark and form. Interspersed softscape bays and corners are populated with clusters that unify the street scene and define their own character.
5. Augmented tree planting in softscape areas throughout the wider masterplan: these are predominantly of a smaller habit, native species and mixed forms with some multi-stem species that have good seasonal qualities, suited to the spaces and anticipated light levels.
6. Specimen trees: will be interspersed throughout the development in selected parts of pedestrianised areas and in locations which present a good opportunity to host and display trees of particular merit.
7. Native small trees will be located in a grove in the pocket park below the school, providing community access and educational opportunities for students.

The selection will conform to the Borough's Greenscape Guidance - being a varied palette of predominantly native trees, with a sourcing preference for UK stock with adaptability to climate change, and comments received in consultation with LBRuT officers and the arboriculturalists engaged for the submission taken into account. Further information can be found in the Environmental Statement, appendices and addendums.



TREE PLANTING STRATEGY DIAGRAM

# TREE PLANTING - TREE PALETTE



EG: ACER X FREEMANII 'AUTUMN BLAZE'



EG: QUERCUS ROBUR



EG: MALUS SYLVESTRIS



EG: CORNUS SANGUINEA



EG: PRUNUS SERRULA (STANDARD & MULTI-STEM)



EG: BETULA UT LIS V. JACQUIMONTII (STANDARD & MULTI-STEM)



EG: CRATAEGUS MONOGYNA



EG: ROSA CANINA



EG: BETULA PENDULA



EG: VIBURNUM OPULUS

## TREE PLANTING - TREE PALETTE



EG: *TILIA CORDATA*



EG: *ACER PLATANOIDES 'COLUMNARE'*



EG: *BETULA UTLIS V. JACQUIMONTII (MUTI-STEM)*



EG: *CORNUS SANGUINEA*



EG: *CARPINUS BETULUS 'FRANS FONTAINE'*



EG: *ACER CAMPESTRE 'STREETWISE'*



EG: *ACER GRISEUM*



EG: *AMELANCHIER LAMARCKII*

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# PLAY STRATEGY

## REQUIREMENTS AND OBJECTIVES

### Playful Landscapes

Integration of play and playable landscapes is a major element in the development of the landscape and public realm for this site. The site is designed to limit and manage vehicular traffic, with access for service and emergency vehicles only at ground level. All residential, retail and visitor cars are located at basement level, providing a pedestrian dominated environment throughout Development Area 1, a similar approach will be adopted across Development Area 2 to create a pedestrian friendly environment.

Play space for all age groups is proposed across the Stag Brewery site and consideration of existing facilities in the area has influenced the approach to provision of play. The inclusion of a Secondary School within the site is also taken into account, with the intention of the developer to establish a community agreement for shared access to sporting and play facilities for the local community on site.

The calculated child yield (based on unit numbers and mix) has informed the quantum and distribution of space allocated for play and are calculated separately for Development Area 1 and Development Area 2. Residents will have access to play within the private and public amenity space of the masterplan, and in the wider context of the proposed community park, Mortlake Green and surrounding area.

The mix and unit number for Development Area 2 has not yet been fixed, therefore the playspace has been generated on an assumption in order to enable the scheme to be designed with sufficient capacity. It is worth noting that the Affordable mix isn't fixed and the maximum child yield has been assumed to calculate the maximum play space.

The play strategy accords to current best practice guidelines for play, including the London Supplementary Planning Guidance "Providing for Children and Young People's Play", Play England's "Design for Play: A guide to creating successful play spaces" and LBRuT Supplementary Planning Document "Residential Development Standards". London Play (GLA) aims for every child in London to have quality, accessible and inclusive play opportunities.

### Objectives for Play

The landscape masterplan objectives for play provision include:

- The integration of play provision within an overall open space strategy, recognising that play can take place in a variety of settings which may or may not involve equipment;
- The provision of opportunities for accessible play to occur within the whole environment that a child occupies;
- Ensuring a well-defined and overlooked 'playable route' along key pedestrian connections;
- The creation of locally accessible 'greenspace', including playable elements and seating opportunities;
- Exploring opportunities to introduce natural elements of risk and challenge within play provision while considering safety and maintenance;
- The concept of a 'Playable Route' or 'Play on the Way' within the 'homezone' where opportunities for informal play are woven into the proposed public spaces rather than providing stand alone fenced off play areas;
- Improvements to the nearby play areas in the park to accommodate the extra demand.
- Access to river based activities - rowing or canoeing

### Development Area 1

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	116	295	140	7
Social Units	0	0	0	0

Total Units	558
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Geographic Aggregation	London
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PTAL	PTAL 0-2
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### Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	109.0	0.0	109.0
Ages 5, 6, 7, 8, 9, 10 & 11	74.5	0.0	74.5
Ages 12, 13, 14 & 15	21.6	0.0	21.6
Ages 16 & 17	11.4	0.0	11.4
18-64	989.4	0.0	989.4
65+	23.6	0.0	23.6
<b>Total Yield</b>	<b>1229.6</b>	<b>0.0</b>	<b>1229.6</b>

### Play Space Calculator

Total Children	216.6	
	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	2166.0

### Development Area 2

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	202	122	25	13
Social Units	12	63	84	6

Total Units	527
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Geographic Aggregation	London
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PTAL	PTAL 0-2
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### Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	50.6	92.3	142.9
Ages 5, 6, 7, 8, 9, 10 & 11	33.8	76.4	110.2
Ages 12, 13, 14 & 15	8.6	42.7	51.3
Ages 16 & 17	4.6	22.5	27.1
18-64	589.4	300.3	889.6
65+	14.1	6.9	21.0
<b>Total Yield</b>	<b>701.0</b>	<b>541.0</b>	<b>1242.1</b>

### Play Space Calculator

Total Children	331.5	
	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	3314.6



# PLAY STRATEGY

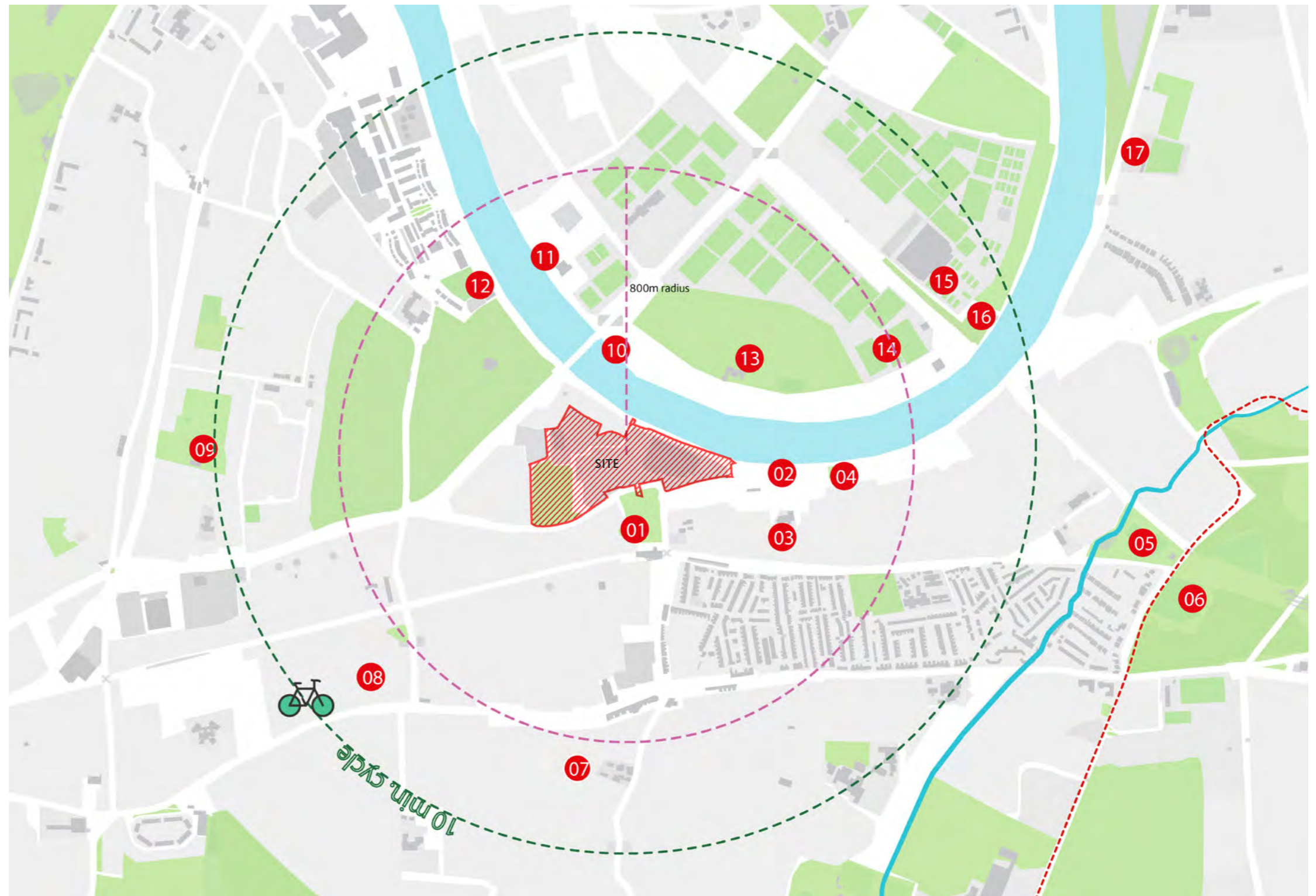
## EXISTING RECREATION FACILITIES

The site benefits from a number of existing surrounding open spaces and recreational facilities as shown. In particular, the long established open space of Mortlake Green provides a significant landscape setting and recreational asset to the site and the design maximises this connection.

Discussions with council indicate the majority of these, including children's playgrounds, are used to capacity. Planning of the development has therefore endeavoured to provide for all stipulated play requirements within the site. Facilities within the Secondary School have been considered, in part, as the Applicant's intention is to establish a Community Agreement for use of the recreational facilities outside school hours, to the benefit of the site population and the wider community.

### Legend

- 01 Mortlake Green
- 02 Tapestry Court
- 03 Mullins Path Open Space
- 04 Riverside Open Space
- 05 Vine Road Recreation Ground
- 06 Barnes Common Local Nature Reserve
- 07 Palewell Common & Field
- 08 Tangier Green
- 09 North Sheen Recreation Ground
- 10 Tideway Sculler School
- 11 Quintin Boat Club
- 12 Putney Town Rowing Club
- 13 Dukes Meadows Golf Club
- 14 Chiswick Rugby Club
- 15 Chiswick Riverside Health & Racquet Club
- 16 Barnes Bridge Ladies Rowing Club
- 17 Barnes Squash Club



EXISTING RECREATION FACILITIES

# PLAY STRATEGY

## PROPOSED PLAY DISTRIBUTION

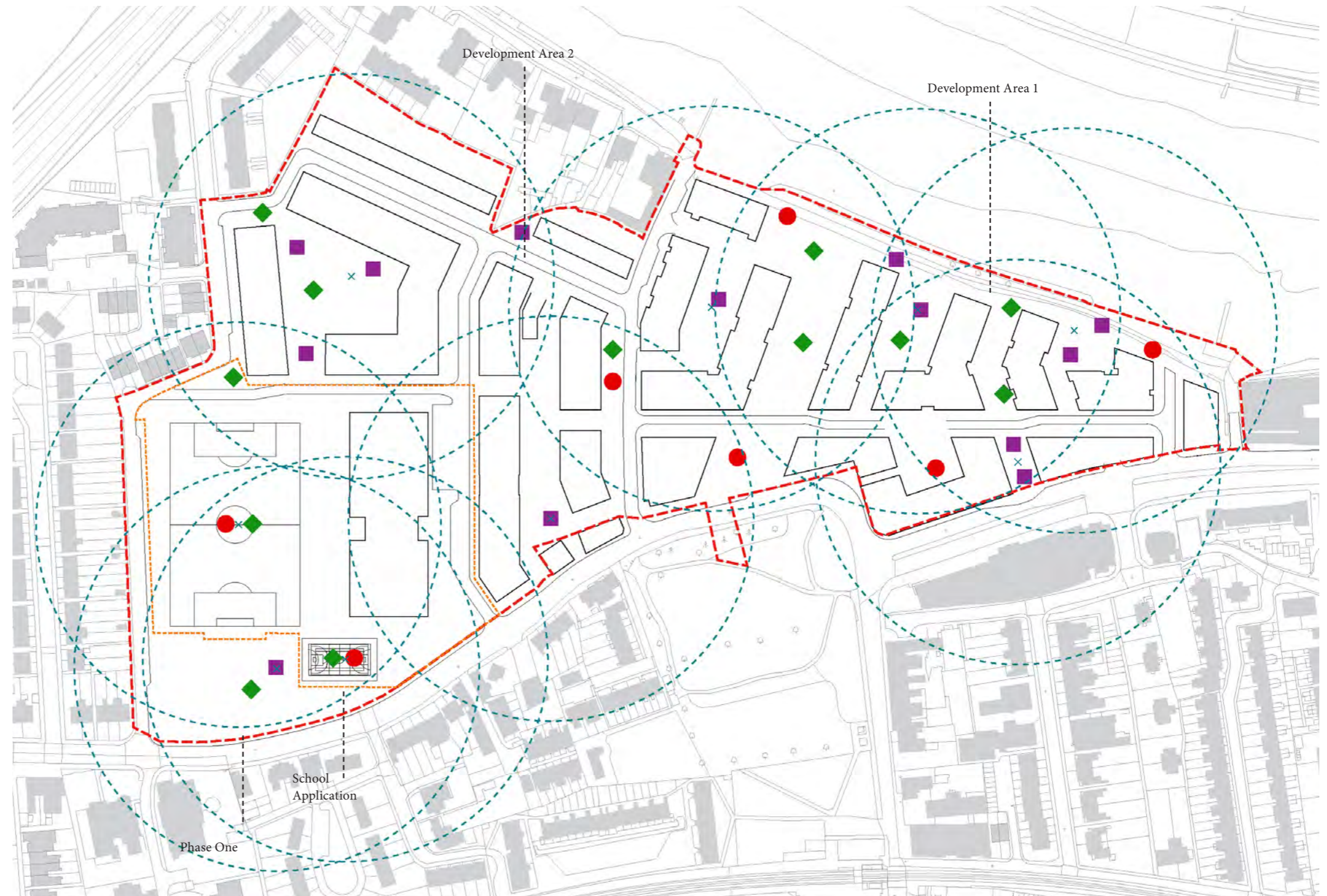
The provision and distribution of play facilities within the site has been developed within the overall Masterplan and aligns with recommendations of GLA (Play and Informal Recreation SPG 2012) and London Borough of Richmond upon Thames (Planning Obligations SPD 2020).

Play facilities for different age groups are positioned within residential courtyards, parks, plazas and open space areas around the site, to achieve the required areas of play and the distribution related to residential apartments, as set out below:

- » Doorstep Play (Under 4) within 100 metres of residential units
- » Local Playspace (5-11yrs) 400 metres
- » Neighbourhood Space (12+yrs) 800 metres.
- » Play on the way (All ages)

This diagram indicates proposed location of play facilities for each age group and 100m walking distances from each location. Play elements and facilities are provided in a range of forms within the public and private realms of the development, including designated and fenced playgrounds, unfenced but contained play spaces with a range of play elements and carer seating, topographic variation and play opportunities in the landscape (within planting areas) and 'play on the way' elements within circulation spaces and public realm areas. Proposed development of a rowing club facility in the base of Block 09 at the eastern end of the site with direct link to the tow path and Bulls Alley slipway will provide additional recreational functions for older children.

Refer to more detailed precedent studies in this report.



PLAY FACILITIES DISTRIBUTION (BY AGE GROUP)

### Legend

- Under 4 Years
- ◆ 5- 11Years
- 12 + Years
- ⋯ 100m radius
- - - Site Application Boundary
- - - School Application Boundary

# PLAY STRATEGY

## PROPOSED PLAY PROVISION

The GLA Population Yield Calculator (2019) requirements stipulate a target of 5,480.7 m<sup>2</sup> of dedicated amenity play space is required within the site as a whole (Development Areas 1 and 2), while LBRuT play standards require a target of 7,542 m<sup>2</sup>. The current masterplan allows to exceed GLA required play space without considering the school facilities for Development Area 1 and when considered holistically the total quantity of play achieved will exceed that required by LBRuT.

The proposed configuration of play space for different age groups has been developed as shown on this diagram.

Tables 1 and 2 illustrate the targets and achieved provision of play space for the different age groups. Table 1 contains the description of play requirements for Development Areas 1 and 2 only while Table 2 includes both of these areas and the School site in its calculations in addition to areas that may be subject to overshadowing.

For calculation of the school facilities (indoor and outdoor) a weighted contribution has been included in achieved play for 4 years and above in line with the intention to arrange a community use agreement with the residential community. We have calculated these facility areas on the basis of intermittent use outside school hours (during week nights and weekends) as 2/7 of the actual space.



INDOOR SCHOOL SPORTS HALL /ACTIVITY STUDIO

SITE WIDE PLAY PROVISION

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

# PLAY STRATEGY - SITE-WIDE APPROACH

## BREAKDOWN OF SPACES

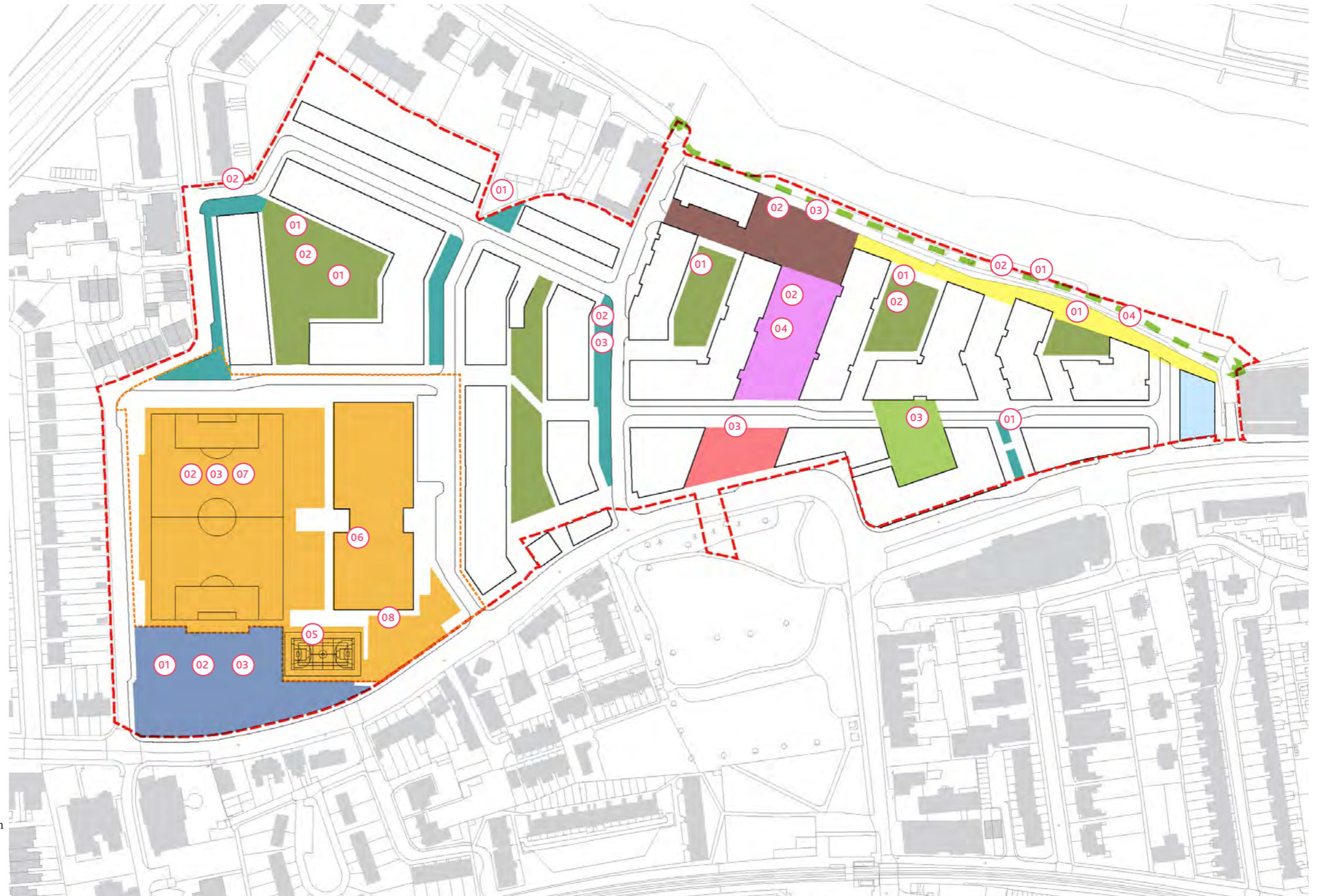
In accordance with best practice and policy including Shaping Neighbourhoods: Play and Recreation (Mayor of London, 2012) and Site Layout Planning for Daylight and Sunlight (BRE Trust, 2nd edition) play spaces and equipment are, wherever possible, located within areas that receives sunlight throughout the year. Further information relating to the sunlight amenity assessment utilised in the allocation of play space was produced by Eb7. Not only does this improve the visual amenity of the play spaces and their setting it increases their usability year round across all age groups and encourages healthy tree and plant development where integral to play. Each courtyard and open space containing play facilities has been indicated, with the age groups referenced.

The facilities within the School development are proposed to be made available to the wider community outside school hours and under the auspices of a Community Agreement.

A Rowing Club is proposed for the block indicated as part of this application, however it is being brought forward under the flexible non-residential uses.

**Legend**

	Residential Courtyards		Door Step Play
	Entry Plaza		Play Facilities (5-11Yrs)
	Green Link		Play Facilities (12+Yrs)
	Maltings Plaza		'Play on the Way'
	Bottleworks Square		MUGA
	Riverside Terrace		Indoor MUGA
	Linear Open Space / Pocket Park		Outdoor multi-use sports pitch
	School Facilities		Habitat Area
	Pocket Park		
	Rowing Club		
	Towpath		
	Site Application Boundary		
	School Application Boundary		



# PLAY STRATEGY

## TYPES OF PLAY ELEMENTS

The design concept for the public realm is to facilitate incidental playable space throughout the scheme with dedicated areas to cater for 0-18yrs through Doorstep and Local Playable Spaces as defined by the SPG.



SENSORY



CONSTRUCTION



CHALLENGE



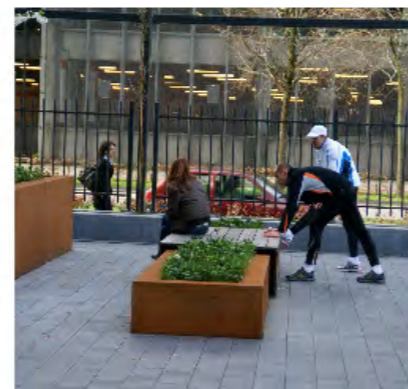
TOPOLOGY



TOPOLOGY



SCULPTURAL



INCIDENTAL / SAFE ROUTES



FIXED PLAY EQUIPMENT



PLANTING



SEATING



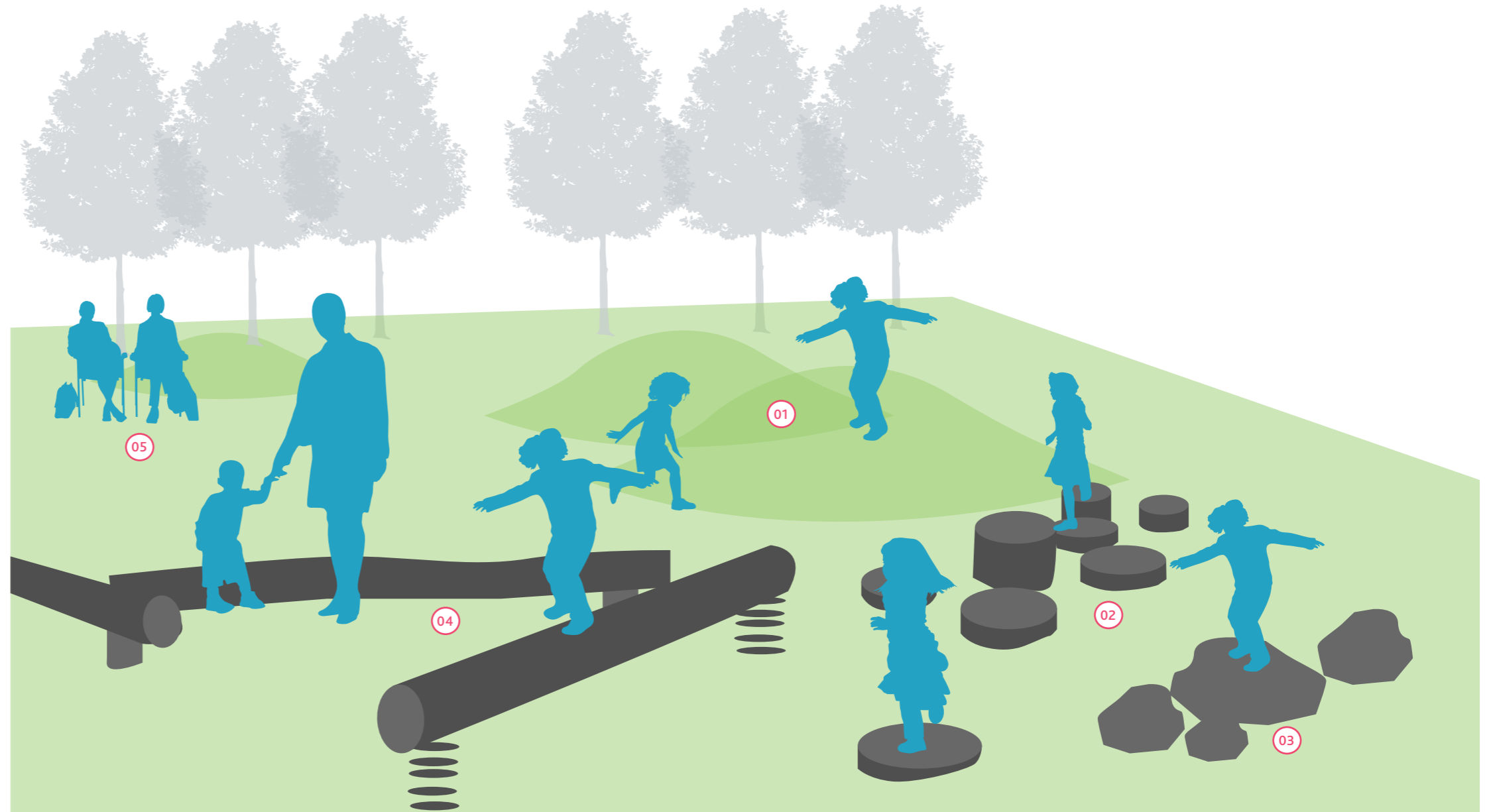
SPORTS EQUIPMENT

# PLAY STRATEGY

## DOORSTEP PLAY (0-4 YEARS)

Opportunities for informal play including lawn, mounds, and natural features. Play elements would include:

- » Within 100m of each residential apartment
- » Land forms including small hillocks and grassed mounds (1)
- » Climbing, stepping and jumping blocks set within grass areas (2)
- » Small scale play equipment with softfall surface material (3)
- » Stepping stones for balance and clambering (4)
- » Sensory play elements (5)
- » Seating in close proximity for parents and carers



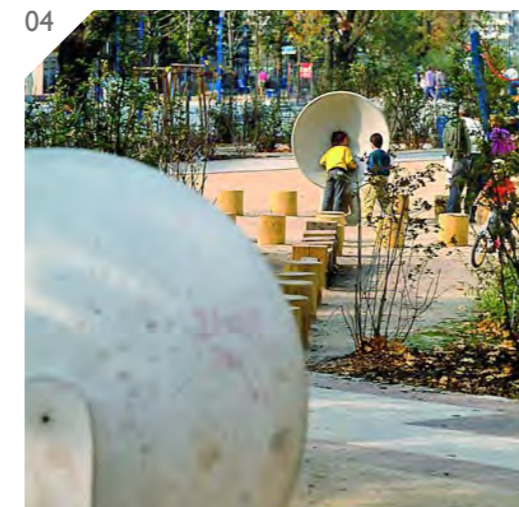
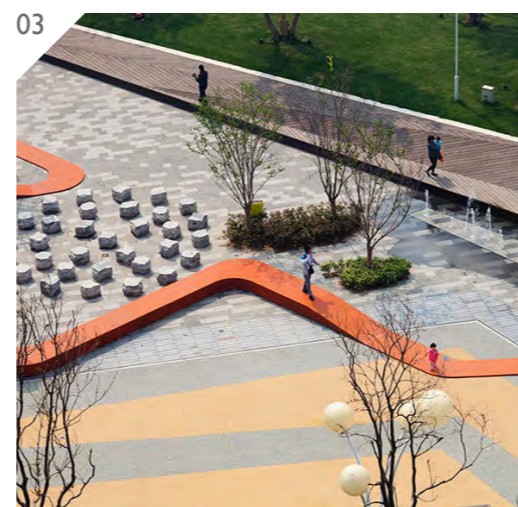
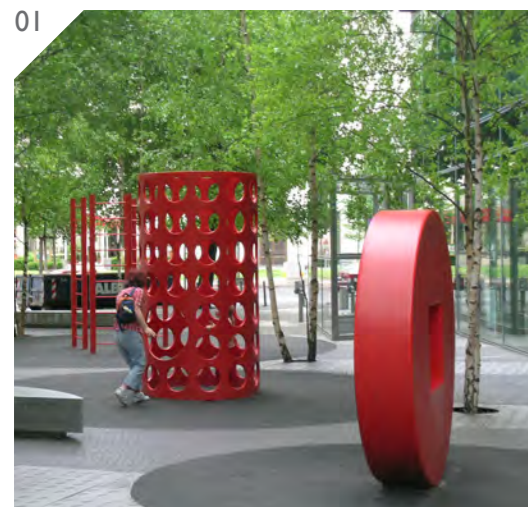
PRECEDENT IMAGES ABOVE SHOWING DESIGN INTENT.

# PLAY STRATEGY

## LOCAL PLAYSPACE (5-11 YEARS)

Opportunities for informal playable landscape features as well as more formal play elements set within area(s) of soft play surface to cater for older children:

- » Within 400m of doorstep
- » Natural play features as for 0-5 years
- » Low walls, seats and stepping stones for balance and clambering (1)
- » Small climbing structures (2)
- » Landscaping to create natural feel, including changes in level (3)
- » Equipment that allow children to swing, slide and climb (4)
- » Sensory play elements (5)
- » Seating areas adjacent to equipment and play space
- » Water play (if possible)



PRECEDENT IMAGES ABOVE SHOWING DESIGN INTENT.

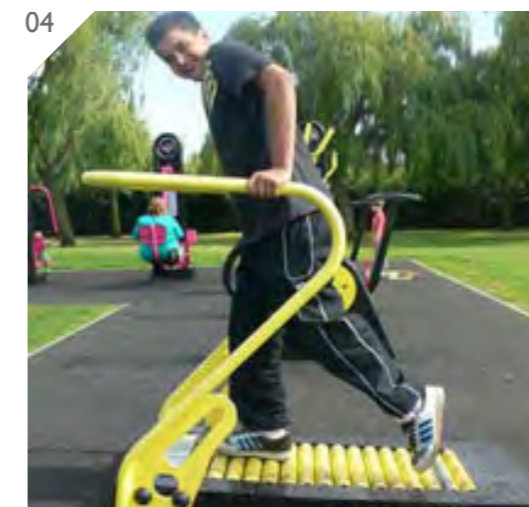
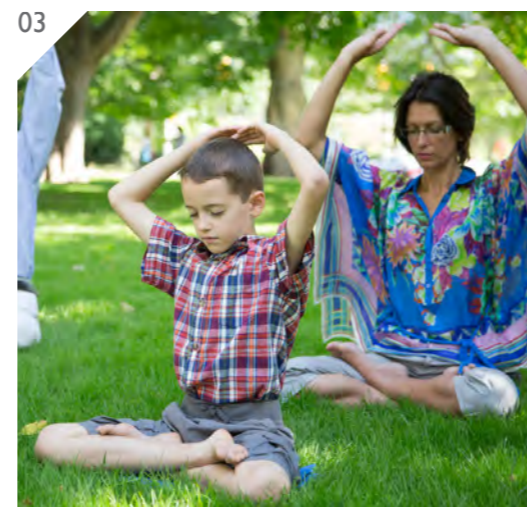
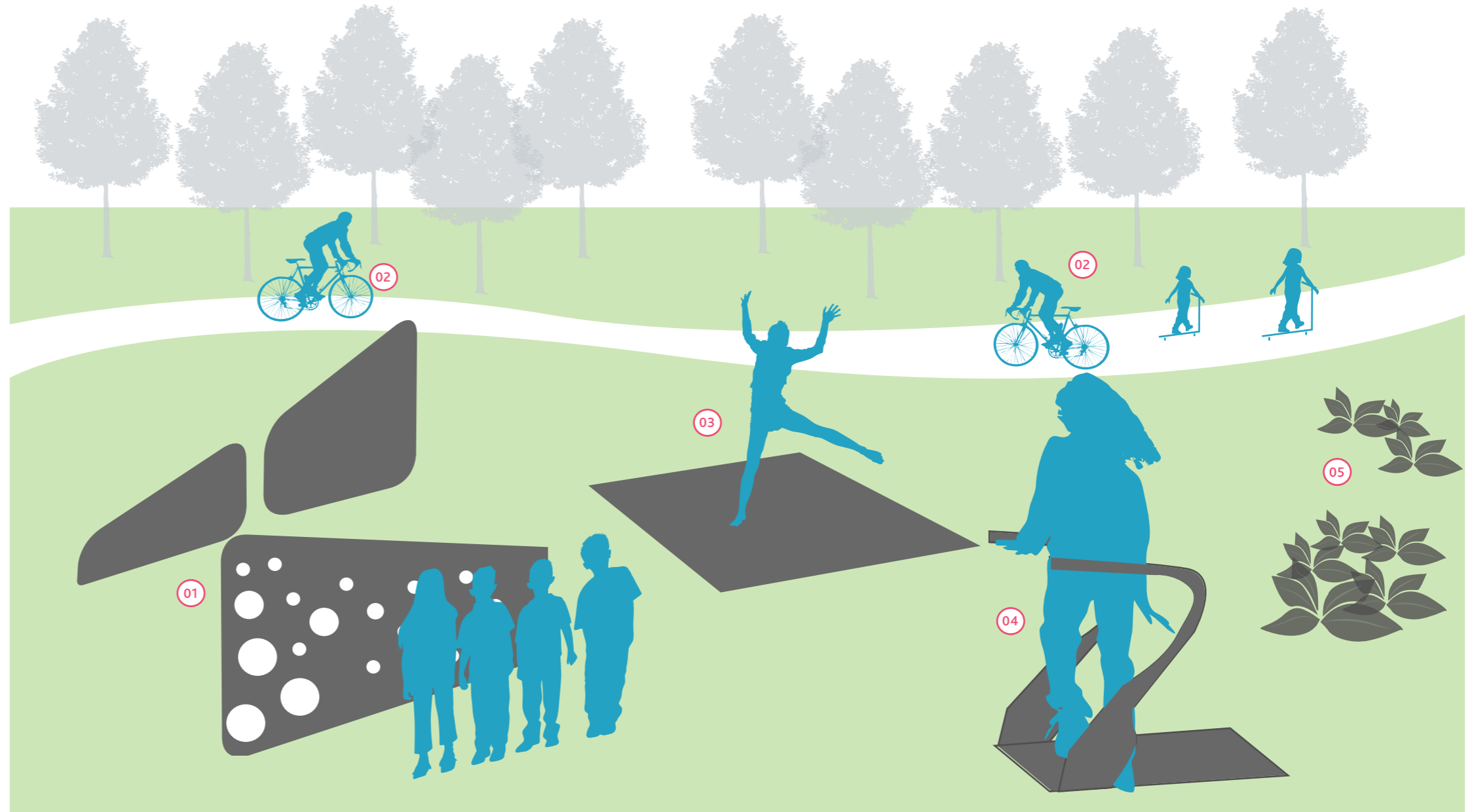
# PLAY STRATEGY

## 12+ YEARS

Opportunities for teenagers to play can be integrated into public realm landscapes of the site such as Malting Plaza, Entrance Plaza and Bottleworks Square.

These facilities can include:

- location preferred within 800m of doorstep
- Table tennis tables (1)
- Outdoor gym facilities / Jogging and cycling trails (2)
- Spaces and facilities for informal sport or recreation activity e.g. climbing walls or boulders, exercise trials, outdoor exercise equipment (3)
- Shared surfaces- suitable for skating, cycling or roller-blading (4)
- Multi-Use Games Area (MUGA) (5)
- Multi-use all weather sports pitch (School)
- Seating areas on the edge of the activity spaces
- Boules, piste and elderly/ family play
- Topographic variation within landscaped areas
- Rowing Club or other organised sporting facilities / groups



PRECEDENT IMAGES ABOVE SHOWING DESIGN INTENT.



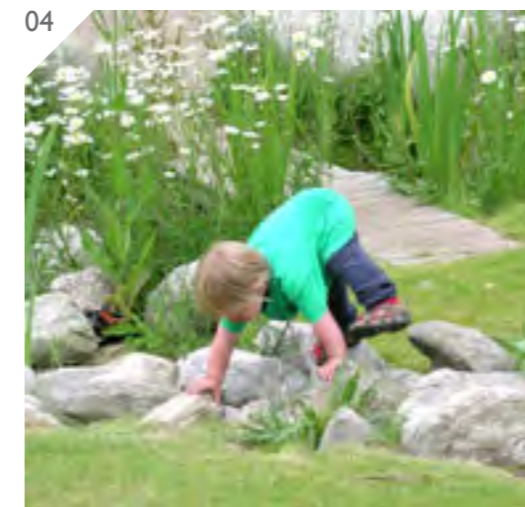
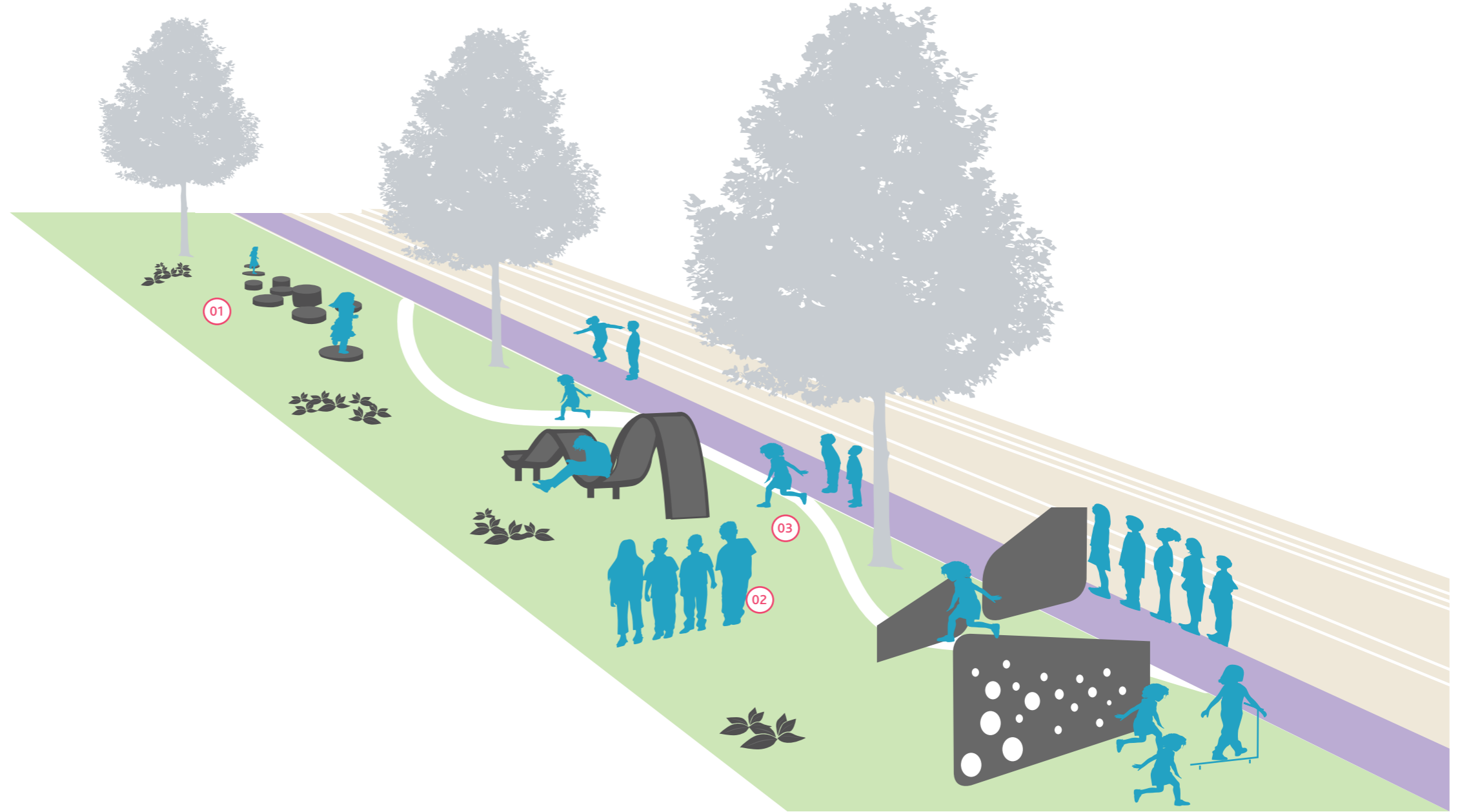
# PLAY STRATEGY

## PLAY ON THE WAY (ALL AGES)

Opportunities for children to play can be integrated into public realm landscapes of the site such as William's Lane and Aynescombe Lane.

These facilities can include:

- Equipment integrated into the landscape that allow children to jump, climb and explore (1)
- Small scale play equipment (2)
- Equipment e.g. climbing walls or boulders, exercise trials (3)
- Sculptural play equipment that provides opportunities for play as well as being aesthetically pleasing (4)



PRECEDENT IMAGES ABOVE SHOWING DESIGN INTENT.

# PLAY STRATEGY

## DOORSTEP PLAY FACILITIES FOR RESIDENTIAL COURTYARDS



PRECEDENT IMAGES BELOW SHOWING DESIGN INTENT:



LOCATION PLAN



# PLAY STRATEGY

## 'PLAY ON THE WAY' ELEMENTS WITHIN GREEN LINK

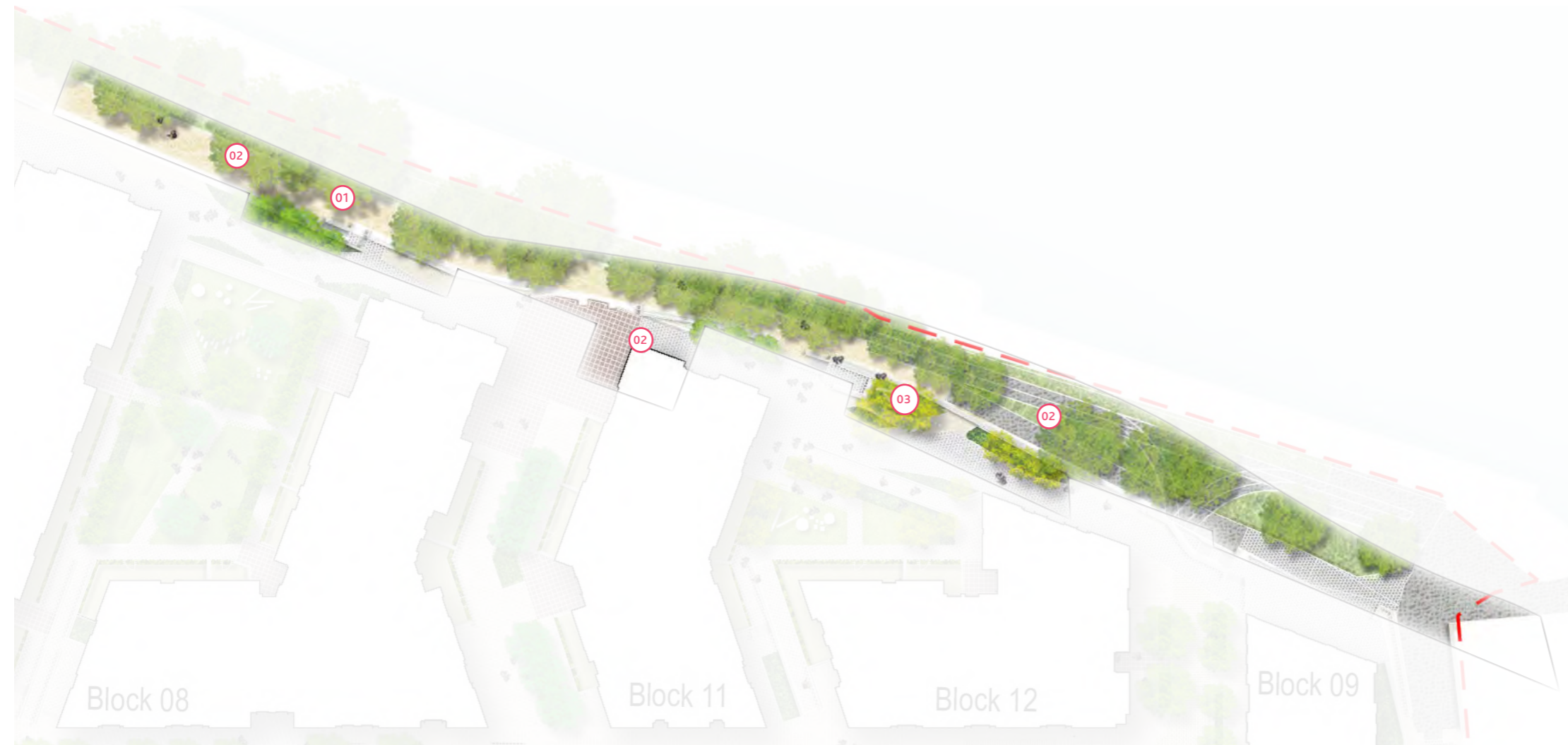


PRECEDENT IMAGES BELOW SHOWING DESIGN INTENT:

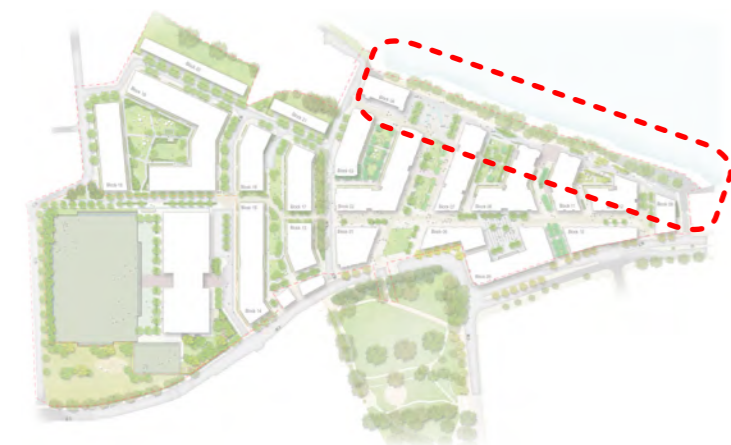


# PLAY STRATEGY

## 'PLAY ON THE WAY' ELEMENTS IN STREETScape/RIVER TERRACE



PRECEDENT IMAGES BELOW SHOWING DESIGN INTENT:



LOCATION PLAN



01



02



03

# PLAY STRATEGY

## WATER PLAY AND WATER JETS AT MALTINGS PLAZA



LOCATION PLAN

PRECEDENT IMAGES BELOW SHOWING DESIGN INTENT:

