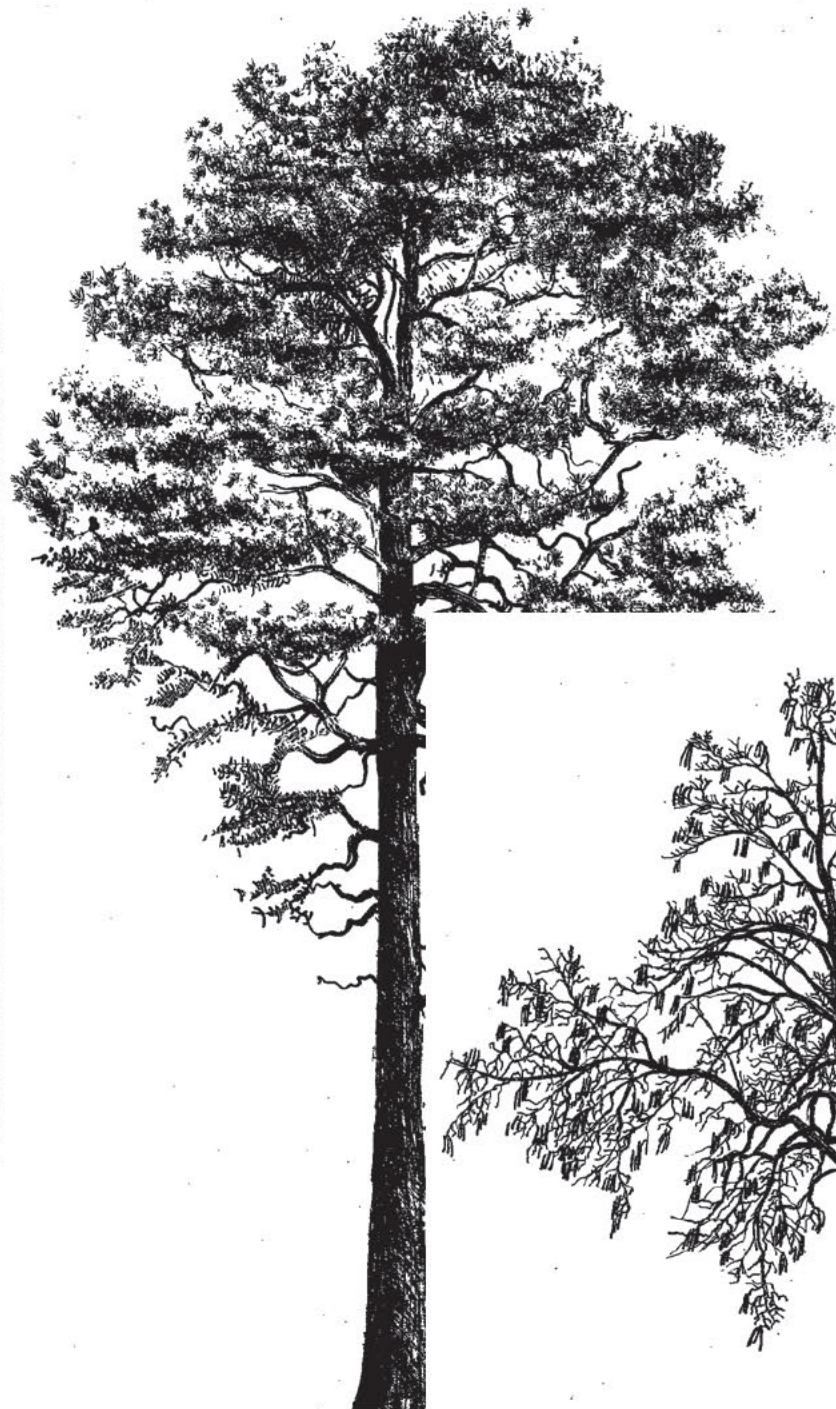
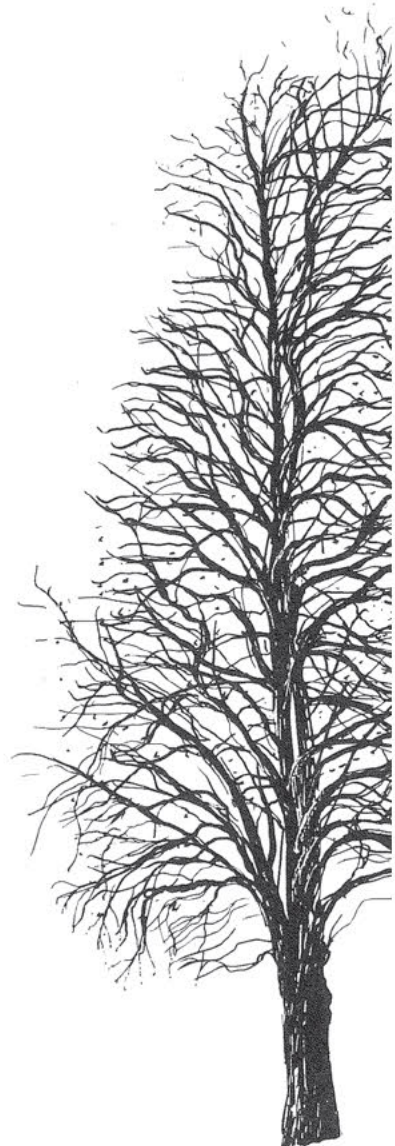




to studio

Landscape Architecture

137 Newbridge Road
Bath BA1 3HG

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Mais House Sydenham

GLA Report

Feb 2019



SHAPING NEIGHBOURHOODS: PLAY AND INFORMAL RECREATION

SUPPLEMENTARY PLANNING GUIDANCE
SEPTEMBER 2012

LONDON PLAN 2011
IMPLEMENTATION FRAMEWORK

MAYOR OF LONDON



Design for Play: A guide to creating successful play spaces

GLA London plan policy and Play England guidelines

Assessing child occupancy and play space requirements

Size of your development:

Number of FLATS

	Studio	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Social rented/affordable	0	26	55	24		0	105
Intermediate	0	0	0	0	0	0	0
Market	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0

Number of HOUSES

		1 bed	2 bed	3 bed	4 bed	5 bed	Total
Social rented/affordable		0	0	2	13		15
Intermediate		0	0	0	0	0	0
Market		0	0	0	0	0	0
Total		0	0	2	13	0	15

Proportion of children

	Number of children	%
Under 5	62	40%
5 to 11	54	35%
12+	39	25%
Total	155	100%

Play space requirements

GLA benchmark (sqm)*	Alternative local benchmark (sqm)**	Total (sq m play space) required
10		1549.7
	5	774.9

* GLA benchmark standard=minimum of 10sqm of dedicated play space per child

** Borough's local benchmark

Child yield

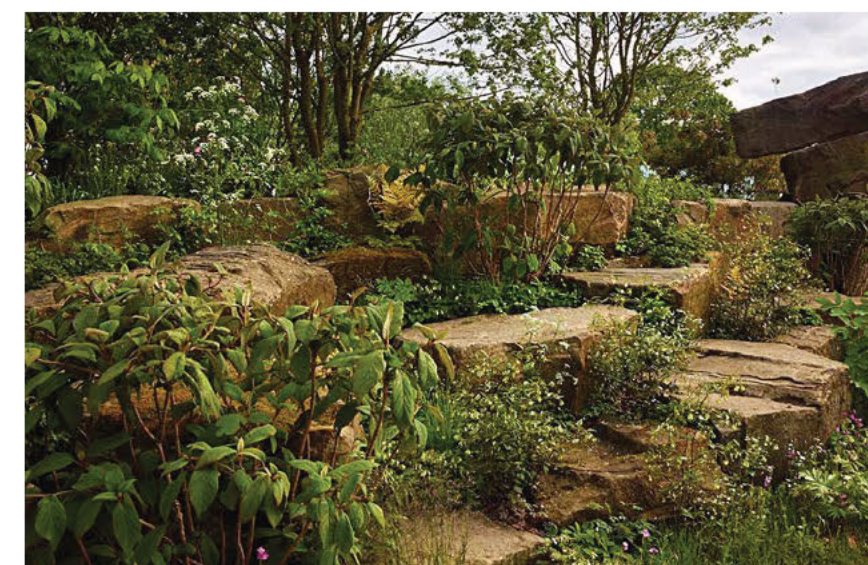


10 principles of playspace design



1. Baxter Field
2. Sydenham Hill Wood [Cox's Walk]
3. Horniman Playpark
4. Streatham & Marlborough Cricket Ground
5. Tarleton Gardens
6. Horniman Gardens and nature walk
7. Sydenham Wells Park
8. Gun site allotments

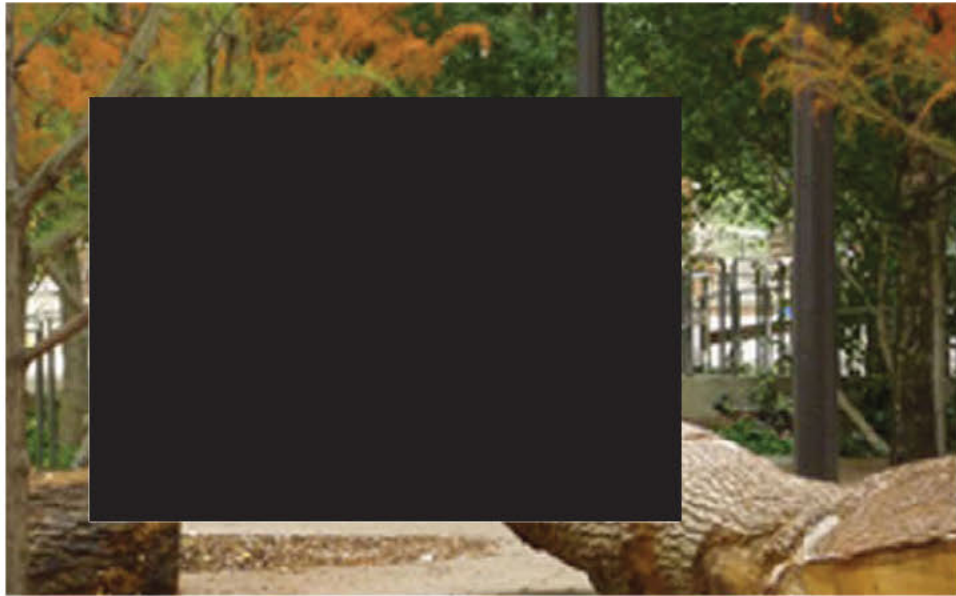
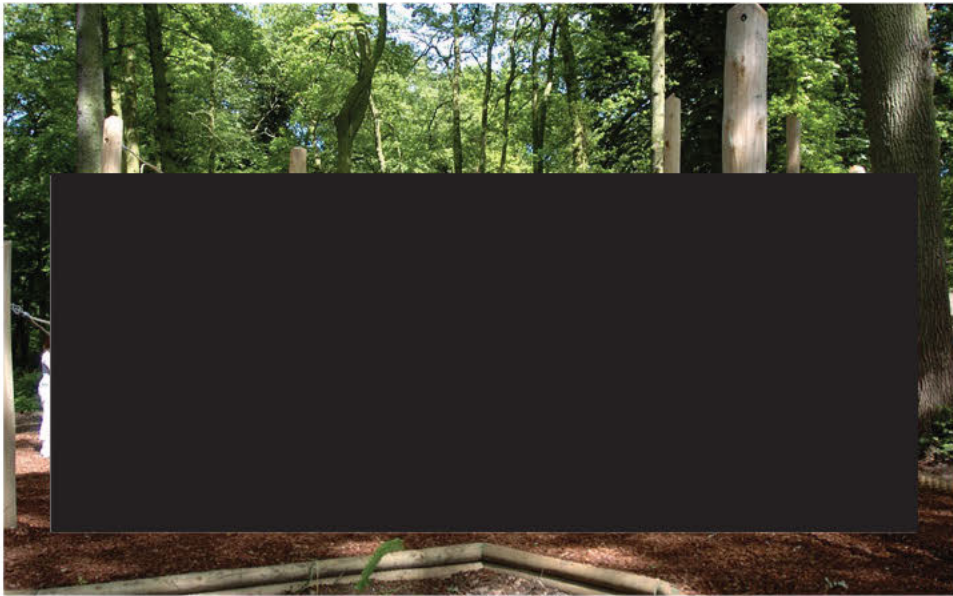
Local play and recreation facilities



Playspace character - the Rockery and woodland



Playspace - Rockery



Playspace - Woodland



As existing



New development



Trees and open space removed



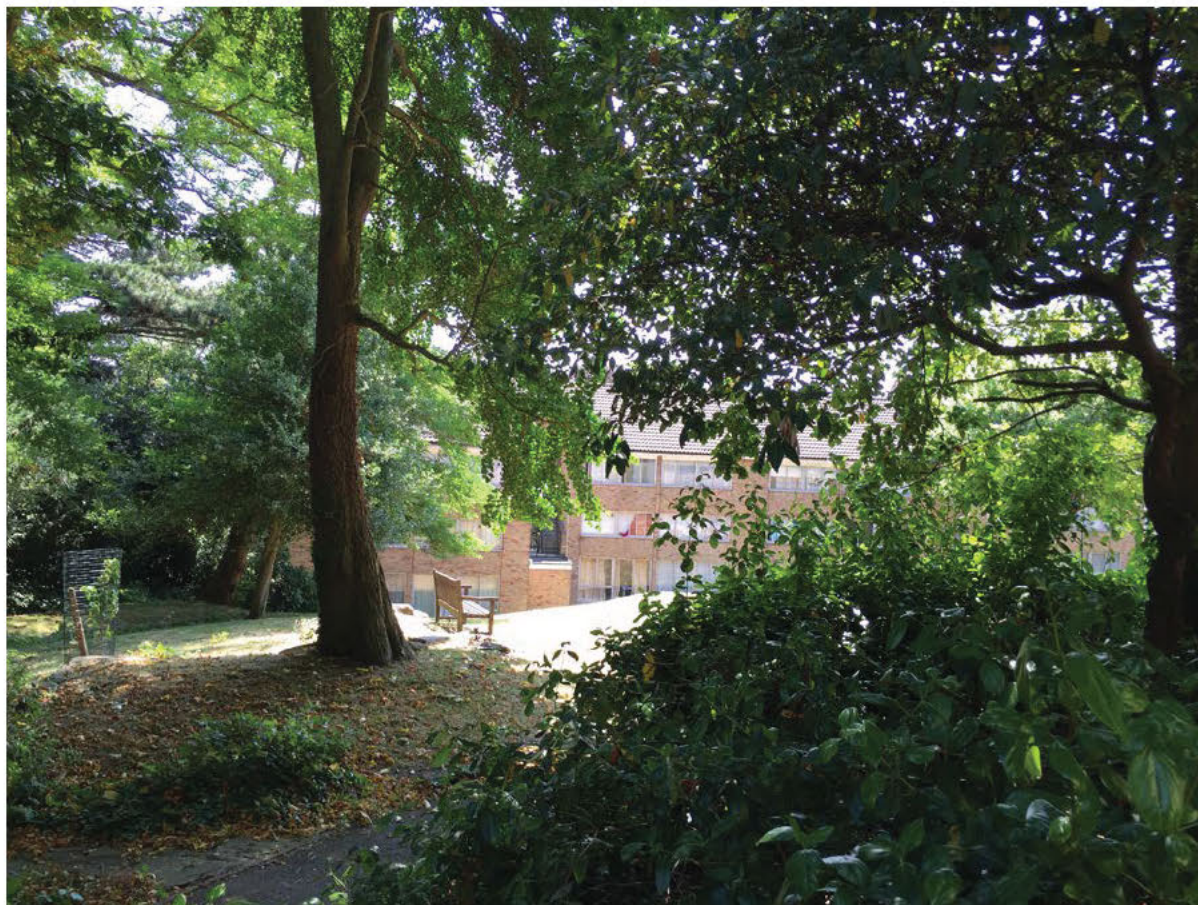
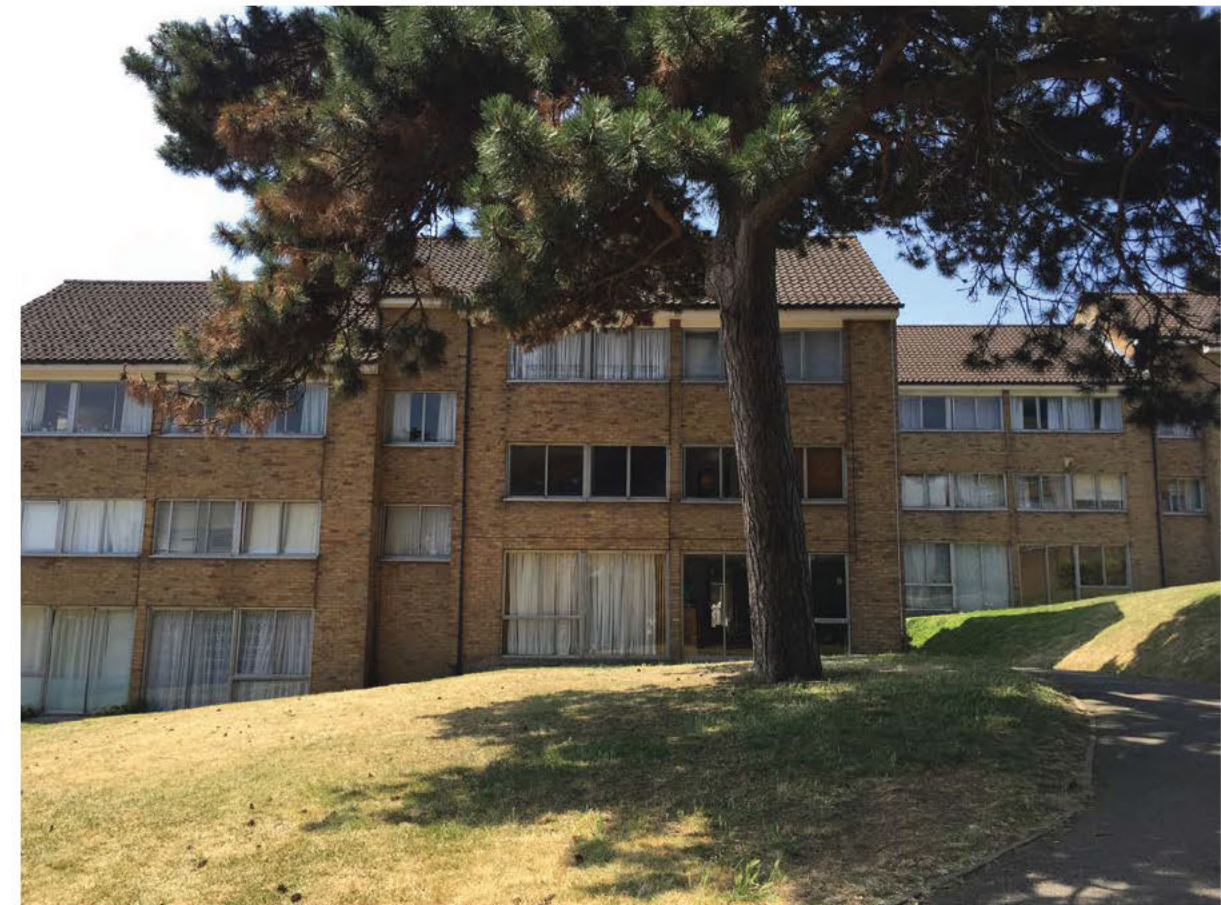
- 1 - Courtyard
- 2 - Shared amenity space
- 3 - Retain open space
- 4 - Retain and enhance wood and



Upper lawn terrace



Middle terrace terrace



Lower lawns



Adjusted masterplan WIP



Public and semi public routes