

Play provision and playable spaces - age groups and landscape character

Play is organised across three complementary layers, moving from more structured provision in form of LAPs for younger children, through flexible and shared play for a wider age range, to informal and incidental play embedded within the landscape.

This gradient allows play to respond to different abilities and preferences while remaining integrated with the wider open space, supporting everyday use and intergenerational activity.

LAPS (0-6 YEARS)



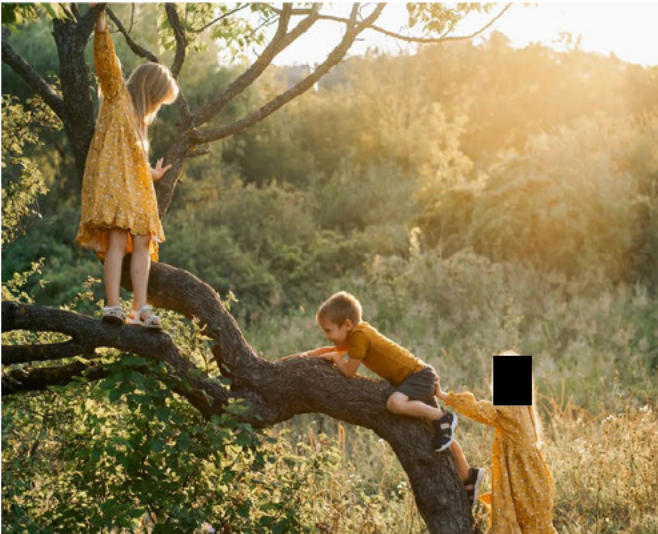
Play equipment catering to 0-6year olds integrated into the mounds

PLAY FOR 4-11 YEARS AND INTERGENERATIONAL PLAY



Multifunctional elements attractive to all ages

INCIDENTAL PLAY



Climbable trees



Elements for imaginative play



Play elements allowing safe physical and social risk taking for older children



Playable furniture / artwork



Balancing elements



Age inclusive play elements



Landforms / slopes

Play provision and playable spaces - play in response to landscape arrangement

The play elements are predominantly integrated into the attenuation structures and mounding with substantial planting.

To support this approach, the play features are raised off the ground, allowing lawn or other planting beneath to remain largely unaffected.

In areas where increased impact is expected, the surface will be a bonded rubber finish in a natural colour.

PLAY ELEMENTS IN BASINS



Raised, water resistant elements

PLAY IN DENSE PLANTING ON MOUNDS



Raised elements that can be integrated into planting

GROUND-BASED PLAY



Multifunctional elements attractive to all ages



Elements spanning over attenuation structures



Play elements interacting with the mounding



Multifunctional elements inviting to dwell



Balancing elements



Age inclusive play elements



Intergenerational play

Outdoor Amenity

Balance of private communal and publicly accessible open spaces

Private amenity space requirement:

Per Hertsmere Planning and Design Guide 20sqm per first bedroom and 10sqm for every additional in total: **8280m²**

...of which proposed private external amenity below 55dB provide: **814m²**

Total
PRIVATE OPEN SPACE AMENITY REQUIREMENT:
10,410 m² - 1,181 m² = **7466m²**

Breakdown by Block

Block A
56 1B = 1120m²
56 2B = 1680m²
14 3B = 560m²
Total: 3360m² - private external amenity (below 55dB) 127m²
= **3,233m²**

Block B
19 1B = 380m²
52 2B = 1560m²
8 3B = 320m²
Total: 2260m² - private external amenity (below 55dB) 189m²
= **2,071m²**

Block D
8 1B = 160m²
12 2B = 360m²
16 3B = 640m²
Total: 1160m² - private external amenity (below 55dB) 132m²
= **1028m²**

Block E
14 1B = 280m²
30 2B = 900m²
8 3B = 320m²
Total: 1500m² - private external amenity (below 55dB) 365m²
= **1,135m²**

Area within red line boundary: **16114m²**



TOTAL PRIVATE OPEN SPACE AMENITY REQUIRED: 7466m²

OPEN SPACES:

- A. Area within red line boundary without buildings: 10039m²
- B. Private communal external amenity space: 2685m²
- C. Combined street frontage: 1014m²
- D. Surface parking: 190m²
- E. Cycle storage (distributed throughout the site): 112m²
- F. Private terraces/gardens: 280m²
- G. Shared surface with lay-bys (north south connection): 1534m²
- H. Shared surface (service access): 461m²
- I. Publicly accessible communal amenity space (not counting shared surface (service access) and shared surface (main north south connection)): 4043m²

PRIVATE OUTDOOR AMENITY SPACE

840m² Balconies (noise exposure of <55dB)
+ 280m² Private terraces/gardens
+ 2685m² Private communal resident courtyard gardens
= 3805m²

PUBLICLY ACCESSIBLE CAR-FREE AMENITY SPACE

= 4043m²

Planting factors and constraints

KEY CONSIDERATIONS

PLANTING RESPONSE



RESIDENTIAL AND PUBLIC USE

- Ease of maintenance
- Can withstand intense public use
- Planting in combination with play

- Planting create distinction between public and private
- Planting to support passive surveillance and sightlines
- Seasonal interest to support year-round use
- Robust edge definition to withstand desire lines
- Tolerance to compaction in high footfall zones
- Non-toxic species
- Planting to establish quickly and suppress weeds
- Species selection aligned with realistic maintenance regimes



CLIMATE AND ASPECT

- Deeply shaded areas
- Surface water attenuation structures
- Mounding

- Drought tolerant planting in exposed areas
- Shade tolerant species (particularly in the southern courtyard)
- Integration with SuDS performance (filtration and interception)
- Tolerance to periodic inundation in basin areas



ECOLOGICAL CONNECTIVITY AND HABITAT CREATION

- Existing hedgerow as habitat and corridor
- Mounds as potential to diversify habitat aspects
- Basins and raingardens

- Existing hedgerow to be retained and extended
- Elevated hedgerow planting along Block A and E facing the hedgerow
- Native and near-native species selection where appropriate
- Pollinator-friendly planting strategy
- Structural diversity (groundcover, shrub, tree layers)
- Year-round habitat value (berries, shelter, nesting)
- Continuity of habitat across the site (not fragmented pockets)
- Non-invasive species
- Integration of SuDS features as ecological habitat

Retained car park enhancement



West frontage:

Climbers planted in the ground and trained up a trellis suited to the species cover the whole western frontage.

East frontage:

Climbers grow out of planters (approx. w 1000 x h 1000 mm x length as shown in the plan) and would not run along the full frontage but would sit beneath the lightweight structure on top of the car park, allowing the climbers to reach up and provide coverage there.



The structure on the upper deck:

Intended to stay fairly open so as not to create too much additional wind load, while still providing some visual coverage. The posts are aligned with the car park's structural columns and the horizontal beams are connected with wires that guides the planting between them.

Planting and tree strategy

