

2.0 Amended Landscape Proposals

2.7 PLAYABLE LANDSCAPE

AMENDED SCHEME PLAY PROVISION

The amended tenure mix with 100% social units sees the doorstep play requirement and child yield increase, to a total of 815.9m².

As the doorstep play requirement has also increased, Farrer Huxley have sought to increase the play offer on site, by creating genuinely playable routes alongside areas of prescribed play.

Some play will still require to be offset from the site to the local area, given the spatial constraints of the scheme.

GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	0	0	0	0
Social Units	48	26	24	0

Total Units	98
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Geographic Aggregation	London
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PTAL	PTAL 3-4
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Notes

Sample size of 39 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
0-3	0.0	28.1	28.1
4-10	0.0	29.7	29.7
11-15	0.0	16.7	16.7
16-17	0.0	7.0	7.0
18-64	0.0	151.7	151.7
65+	0.0	3.6	3.6
Total Yield	0.0	236.8	236.8

Play Space Calculator

Total Children	81.5
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	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	815.1

Amended Scheme

Play Yield Total: 815.9 m²

Ages 0-3: 281 m²
 Ages 4-10: 297 m²
 Ages 11-18: 237 m²

Farrer Huxley Scheme Provision: 306m²

306m² of defined play, alongside approx 300m² of playable and natural landscape, with a variation of play typologies to engage children and adults in play together.



Play Provision

- Defined Play
- Playable Landscape

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