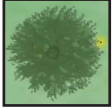
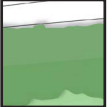

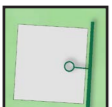



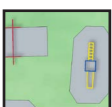
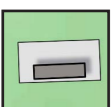
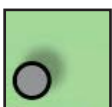
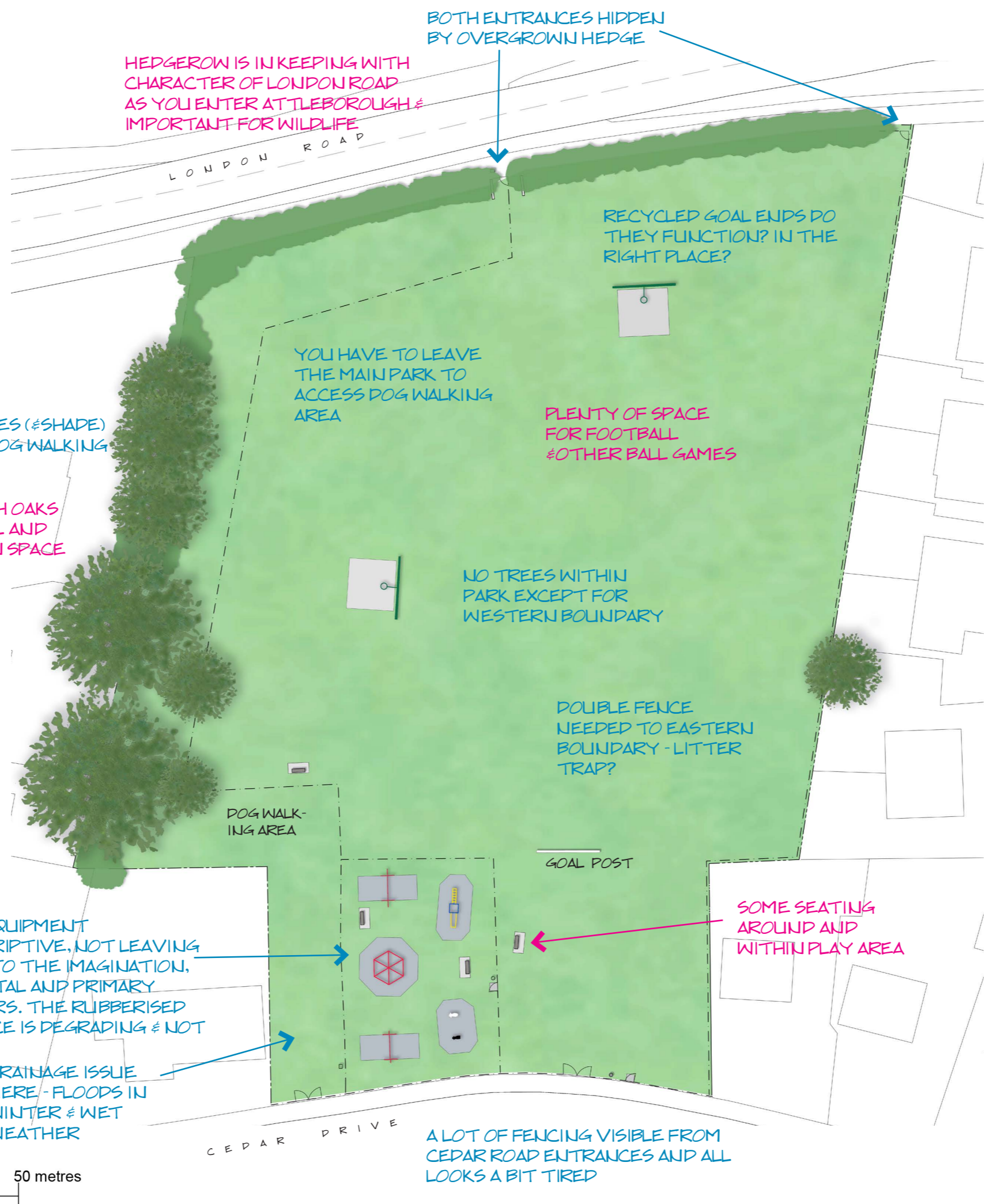


# London Road Play Area Masterplan

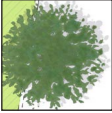
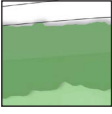

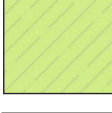
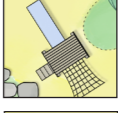
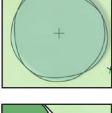
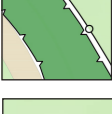


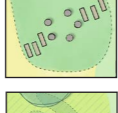



September 2018

**KEY**

-  Existing tree
-  Hedge / hedgerow
-  Close mown grass
-  Goal ends
-  Goal posts
-  Fence
-  Gates
-  Play equipment
-  Seat
-  Bin



**KEY**

	Existing tree		Picnic table
	Existing boundary hedge		Sand for play and impact absorbing surface
	Close mown grass		Basket swing
	Meadow grass		1 metre wide slide and timber platform with various access points
	Proposed new tree		Spinning disk
	Proposed shrub, ornamental grass and herbaceous planting		Fallen tree with nets for climbing
	Proposed ornamental flower planting - bulbs, annual display to entrance		Grassed mounds
	New path of self binding gravel		Low mounds and ditches with log bridges and stepping logs
	Seat or bench		Ball court with existing or new goal ends
	Timber post and rail fence with mesh		Steel vertical bar or weldmesh fence to Cedar Road entrance





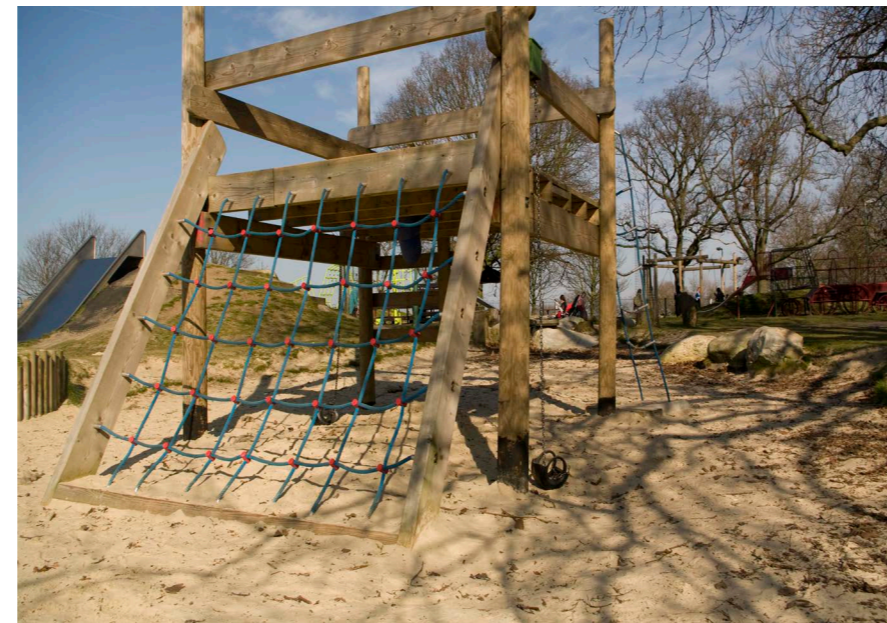
Basket swing



**SHAREABLE EQUIPMENT**

Equipment such as basket swings, wide slides and large spinning disks can be used for just sitting and calmer play as well as being exciting and challenging. They can be shared by all ages and children with a wide range of abilities

Shared sociable play



Platform for slide with different challenges



Wide slide for sliding together



Spinning disk for sharing the fun



## Low key, natural & playful landscape

The most low key, inexpensive interventions can often be the most playful. A playful landscape can be introduced throughout the whole space such as low mounds and shallow ditches (especially if there is occasional water e.g. in the winter), logs for balancing, fallen tree for climbing, boulders for climbing and balancing. These elements can also make sociable gathering spaces for everyone



# Shared space

Lots of seating is key to making a space more sociable, shareable and accessible. There should be plenty of seats with backs and armrests. Seats can also be informal and playable.

Having open sides to the ball court means spectators can watch more easily and that the court can be used by anyone.

Children with different abilities and of different ages should be able to play together and not segregated.

A good path network makes an open space more accessible to different abilities and ramped access to e.g. sand areas can be designed in.



**Ball Court with open sides and seating so everyone can use the space**



## Paths

A well designed path network for direct routes through the space helps everyone access it. Surfacing can be light coloured, naturalistic and low key, such as self binding gravel. It should be accessible for wheeled vehicles and wide enough for multiple use



**Include seats with backs and armrests**



**Picnic tables**



## Thresholds

New hard surfacing at entrances should complement new path surfacing and provide a 'threshold' on entering the park. Small element paving such as granite setts are on a human scale



# Boundaries



Timber post and rail fence with steel mesh provides an attractive alternative for the dog walking area. Curves are more appealing and create better spaces



A stile would give access to the dog walking area - for retrieving balls?



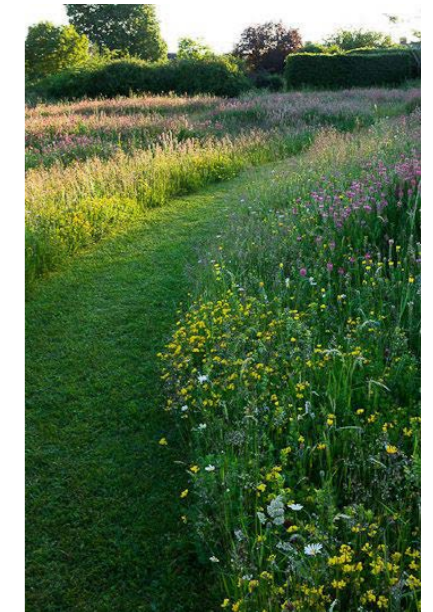
The hedge along the London Road boundary is an asset providing a green screen from the road but needs management. There's an opportunity to employ local skills for traditional hedge laying which would improve the density and life of the hedge



Alternatives for anew steel fence for smartening up the Cedar Drive boundary

# Planting

Wildflower meadows provide more interest and important contact with nature as well as being good for wildlife



Shrubs such as Dogwoods, Willows and Hazel can be robust and playable with all year round interest. Ornamental grasses are tough as well as providing a valuable sensory experience.



New tree planting of native trees to keep a continuity of trees in the space and provide shade and shelter in the more open areas



Low key annuals such as Pictorial Meadows at entrances for a cheerful welcome



## Cost Estimate

<b>Phase 1</b>		
1	Preliminaries - site safety, client requirements, protection etc.	£5,000
2	Double gate in oak or timber with self closing single leaf	£750
3	Play tower with slide 1.5 metre height, 1 metre wide slide with steps and various ways to access / get down - firemans pole, nets etc.	£10,000
4	Timber frame basket swing	£6,000
5	Spinning disk	£8,500
6	Sand areas including excavation and drainage	£10,000
7	Natural glacial boulders	£2,000
8	Low mounding around sand area	£4,000
9	Ball court with tarmac surface re-using existing goal ends	£9,000
10	New trees	£3,750
11	New shrub and herbaceous planting	£1,925
12	New turf to make good areas	£3,000
	<b>Sub total Phase 1</b>	<b>£63,925</b>
	<b>Contingency @ 15%</b>	<b>£9,589</b>
	<b>Total Phase 1</b>	<b>£73,514</b>

<b>Phase 2</b>		
13	Preliminaries - site safety, client requirements, protection etc.	£5,000
14	Main through path from London Road to Cedar Drive - self binding gravel with timber edge, 1.2 metres wide	£600
15	Path to dog walking area	£10,000
16	Timber post & wire fence to dog walking area	£7,150
17	Stile over post and rail fence	£400
18	New railings to boundary with Cedar Drive	£8,500
19	New goal ends to ball court	£22,000
20	Fallen tree with net	£5,000
21	Low mound and ditches around fallen tree area	£3,000
22	Glacial boulders	£3,000
23	Natural logs and trunks	£2,500
24	Picnic tables	£1,000
25	Seats and benches	£4,000
26	Bins	£2,500
27	Bulb planting	£1,000
28	Meadow sowing and instant wildflower meadow turf	£3,000
29	Turf to make good mown grass areas	£1,000
	<b>Sub total Phase 2</b>	<b>£74,650</b>
	<b>Contingency @ 15%</b>	<b>£11,197</b>
	<b>Total Phase 2</b>	<b>£85,848</b>

### NOTES

- Cost estimates exclusive of VAT
- Works phased to fit secured or available budgets