

Landscape Design Statement

Prepared for
Kitewood Estates Ltd

Author: JD Checked: SJ

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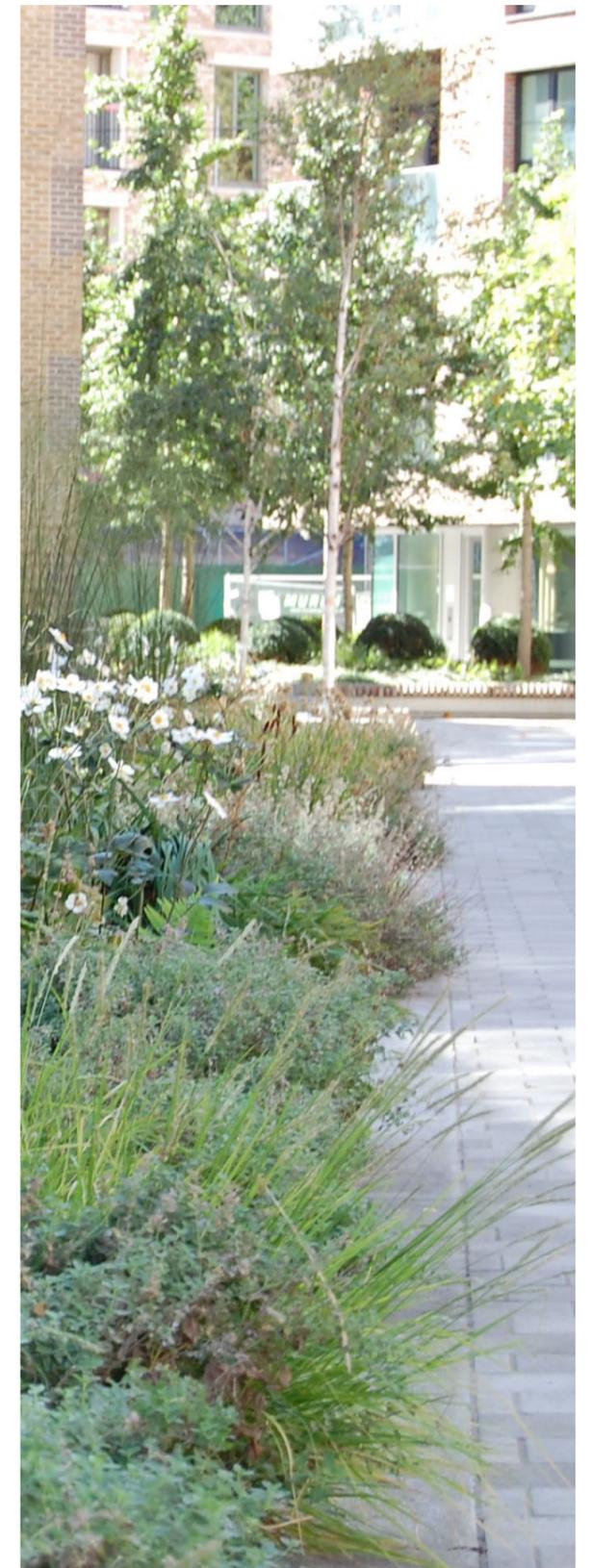
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1.0 Introduction

This statement has been prepared for Kitewood and is to support a detailed planning submission for the development of a site located at 21-57 Willow Way (Site A), Lewisham.

It has been prepared to explain the proposed landscape design associated with this development. This document includes ground and level 4 terrace landscape proposals. They identify proposed materials, boundary treatment details and planting palette.

This report should be read in conjunction with DC Architecture + Design's Design & Access Statement.

2.0 Existing Conditions

The plot area is approximately 2,200msq in size and located mid way along Willow Way on its east side. This development plot is located within an existing run down commercial area.

Sydenham train station is a short walk from this site and is approximately 900m walk south east of this development plot, along Kirkdale. Well served bus stops are located a short walk away (200m) on Kirkdale.



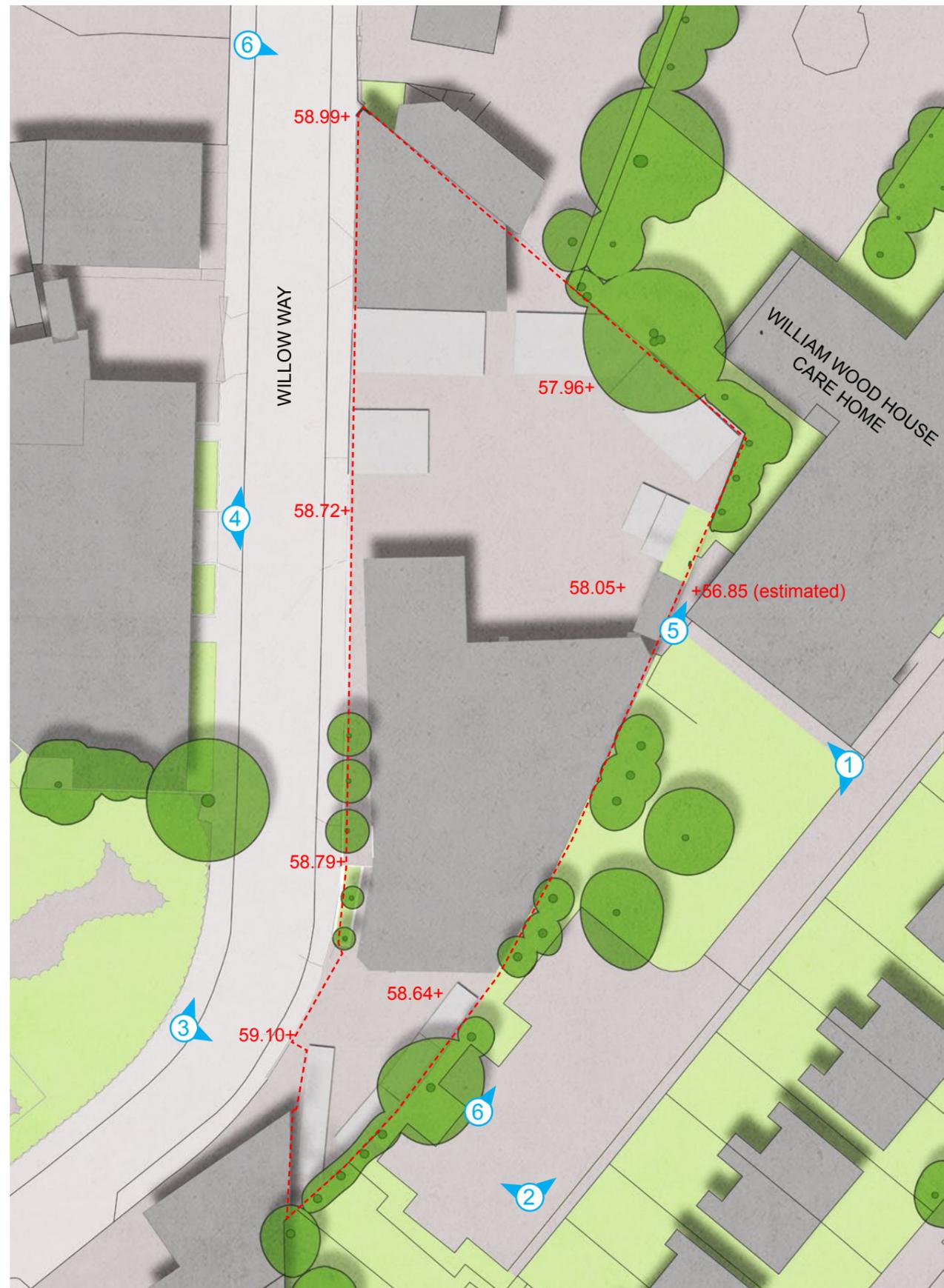
KEY

----- Site boundary



2.0 Existing Conditions

2.1 Site Area



KEY

- - - Site boundary
- 6 Image View (refer to page 5)
- +0.00 Existing Levels
- Existing Building
- Existing Temporary Structure
- Existing Paved Surface
- Existing Public Highway/ Footway
- Existing Trees
- Existing Vegetation & Grass

The existing site comprises three businesses currently operating, including a vehicle repair / garage, storage / warehouse catering business and a drinks machine repair / servicing business. The sites contain a mix of single storey and double storey buildings with areas of hardstanding, parking, yard areas and shipping containers interspersed between the buildings.

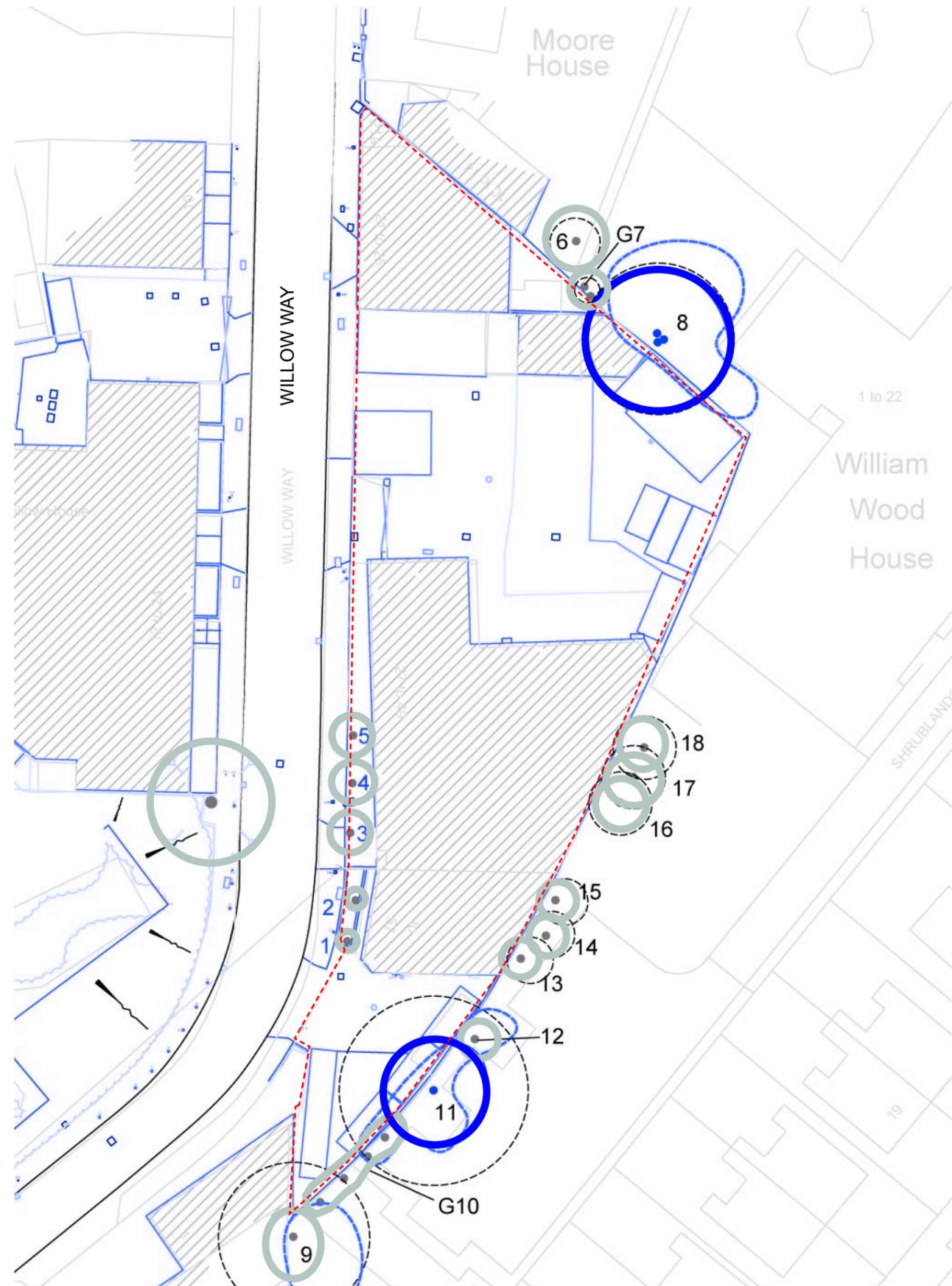
The plot is bound by the public footpath to Willow Way to its west edge, William Wood House care home and its associated car parking to its east and part of the north east boundaries and the rear of a narrow residential building to its north.

At the time of visiting the site the only identifiable planting on the plot were four small trees located at the south of the plot, adjacent to the Willow Way public footpath.

This development plot is approximately flat and is approximately level with willow way public footpath. The ground level adjacent to William Wood House care home, at its closest point to the boundary wall is approximately 1.2m lower than that of the development plot.

Please see page 4 for image locations





KEY

- - - Site boundary
- Existing Category B Trees
- Existing Category C Trees

2.0 Existing Conditions

2.3 Tree Survey

A tree survey of the site area and its surrounds has been carried out by Southern Beeches Ltd. in November 2022.

As can be seen from the diagram opposite (extracted from their drawing), the majority of the trees surveyed are located outside of the plot boundary, along its east and north east edges. There is one tree on the other side of Willow Way that will be unaffected by this development. Finally there are four small tree, just within the plot boundary along its west edge.

The majority of the trees surveyed are considered to be Category C, with no Category A or Category U trees. There are two Category B tree just outside of the plot boundary. These are located to its north east edge and toward the south end of this development plot.

To enable this development to take place it is necessary to remove the five small Category C trees within the plot boundary along willow Way. The proposed building footprint associated with this application is generally located outside of the root protection areas of trees being retained.

Please see Southern Beeches Ltd Tree Protection Plan for further details, Ref: TPPP1_WW.



KEY	
-----	Site boundary
+0.00	Existing Levels
+45.15	Proposed levels
①	Main residential entrances
②	Access to rear parking with vehicular & pedestrian gates
③	Rear disabled parking and secure cycle spaces
④	Rear visual amenity space providing wildlife opportunities
⑤	1.2m high boundary treatment with climbers.
⑥	Gravel maintenance access strip
⑦	Visitor cycle stand
⑧	Commercial ground floor units

3.0 Landscape Proposals

3.1 General Arrangement Plan

3.1.1 Ground Level

The ground floor to this building consists of three commercial units. Between these units two communal entrances providing access to the residential units above are located, one toward the north and one towards the south of the Willow Way elevation.

A gated vehicular and pedestrian access is provided to the rear space to this building. Within this rear space two disabled parking bays and six secure cycle spaces are provided. These are set within an attractive landscape setting designed to be visually pleasing and to provide wild life opportunities.

The proposed boundary to this rear space is to be the existing boundary wall reduced in height to 100mm above the proposed site level, topped with a 1200mm high mesh fence. Wildlife friendly climbers will be planted against this boundary, using the new fence as a support.

The intention for this courtyard space is to provide a wildlife friendly habitat that is visually pleasing for both the new occupants of this building and the existing residents of the care home.

Gravel for maintenance access is located at the north and south ends of the proposed building.

At the north point of this proposed building two cycle hoops are proposed, providing parking for four visitors. Towards the south end of the Willow Way elevation of the proposed building another two cycle hoops are proposed, providing cycle parking for another four visitors.



KEY

- Site boundary
- ① Pedestrian entrances to terrace spaces
- ② Terrace spaces enclosed by wild life friendly planting and balustrade. Spaces to contain integral seating and elements of age appropriate play equipment.

PRECEDENTS



3.0 Landscape Proposals

3.1 General Arrangement Plan

3.1.2 Level 4

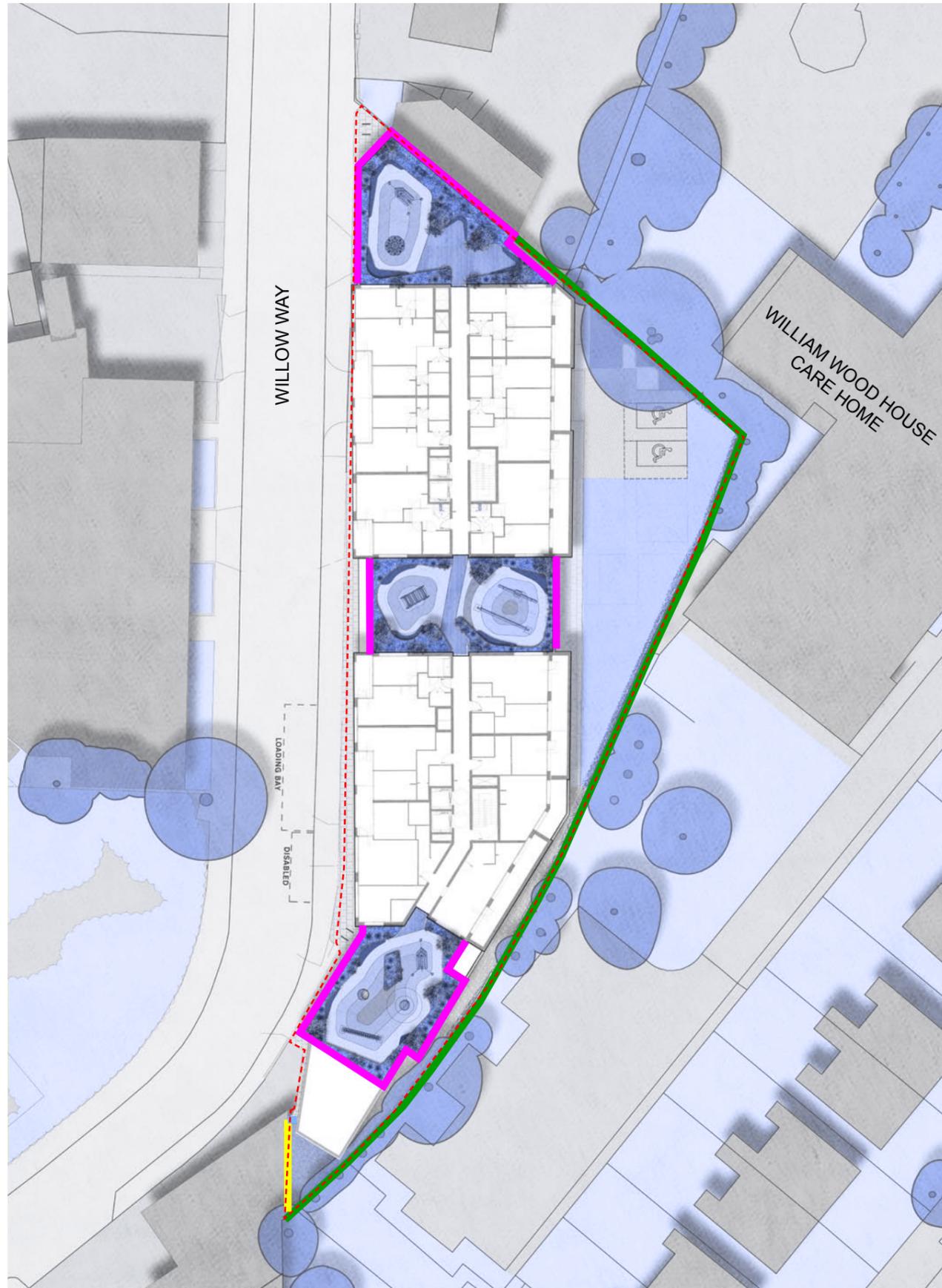
The design intention for this roof terrace space is to provide a visually pleasing space that incorporates elements of play whilst providing an attractive space in which all members of this new development can sit and relax.

The roof terrace spaces are enclosed by a raised planters. Within the planter edge integral seating elements are accommodated in various locations.

The planted edge will provide shelter and provide wildlife and ecological benefits. Visually they will provide an element of seasonality and help to provide enclosure to these spaces.

Items of age appropriate play equipment are accommodated within all three spaces. These are located within a rubber crumb bound surface,

A composite decking paved surface is also specified within these three spaces. These provide connection routes and indicate quiet spaces.



KEY

- - - Site boundary
- 1.2m high weld mesh fence with climbers on top of existing (reduced in height) retaining brick wall.
- 1.8m high weld mesh fence with climbers.
- Planted edges to Level 4 with parapet and barrier to be 1100mm high above soil level.
- Rear of existing buildings boundary condition made good if necessary

3.0 Landscape Proposals

3.2 Boundaries

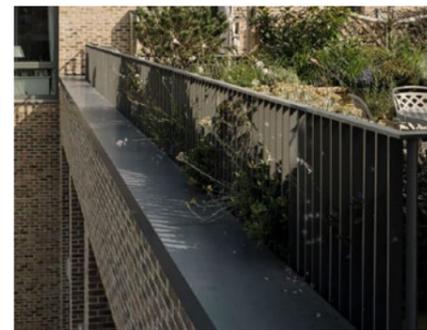
At ground level, to the rear of the site, the existing wall will be reduced in height and topped with a 1200mm high weld mesh fence with climbers. It is intended this new boundary condition will improve views and light conditions on both sides.

The perimeter to the three roof terraces will be treated similarly. This detail will be made up of the parapet wall to the building edge with low railings located on top of the inside edge of this wall. The total combined height of the parapet wall and the railing, above the proposed planter, is to be 1100mm minimum.

PRECEDENTS



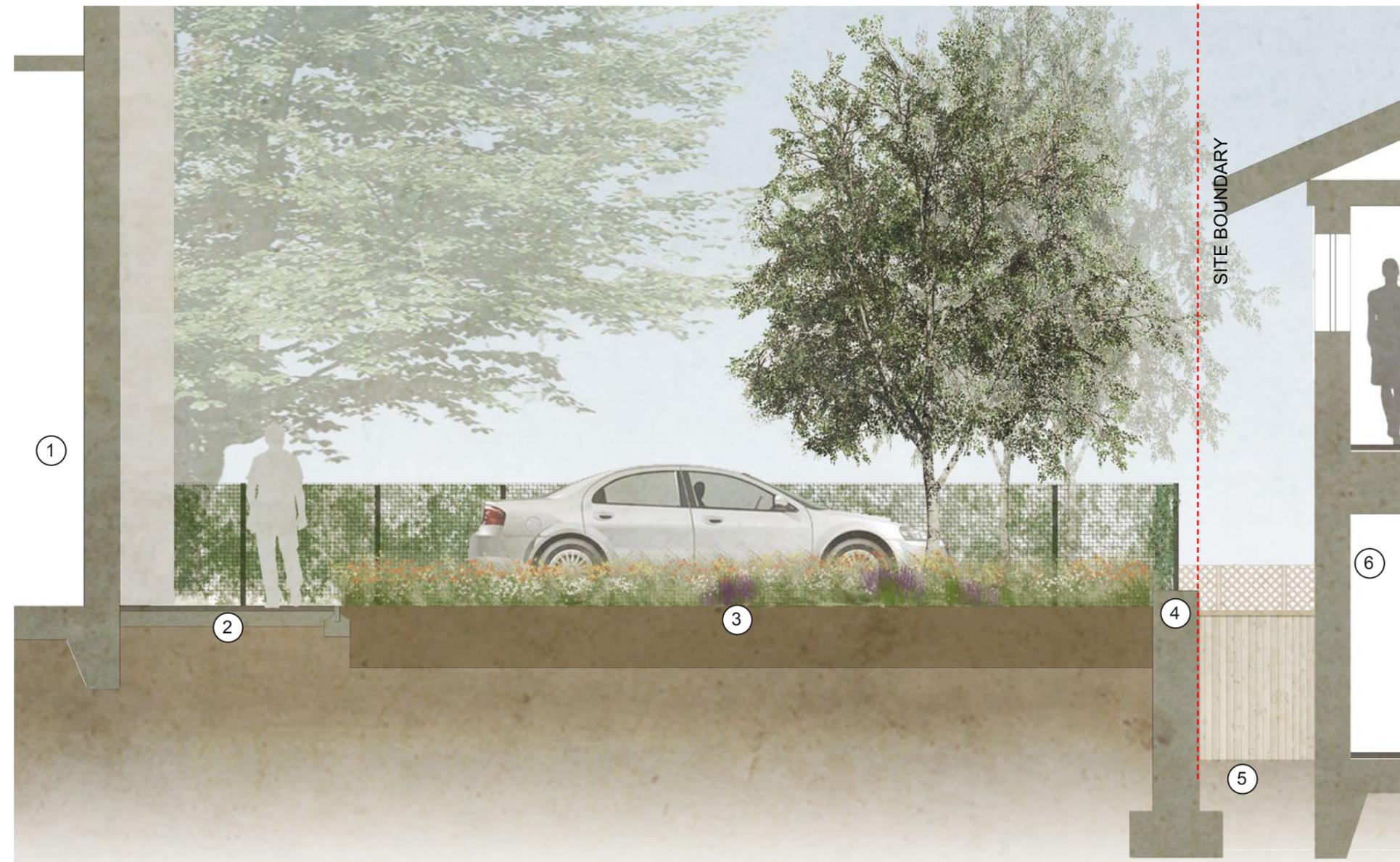
Weld mesh fence with climbers



Parapet edge with barrier

Section AA

Scale 1:50@A3



3.0 Landscape Proposals

3.3 Sections

3.3.1 Section AA

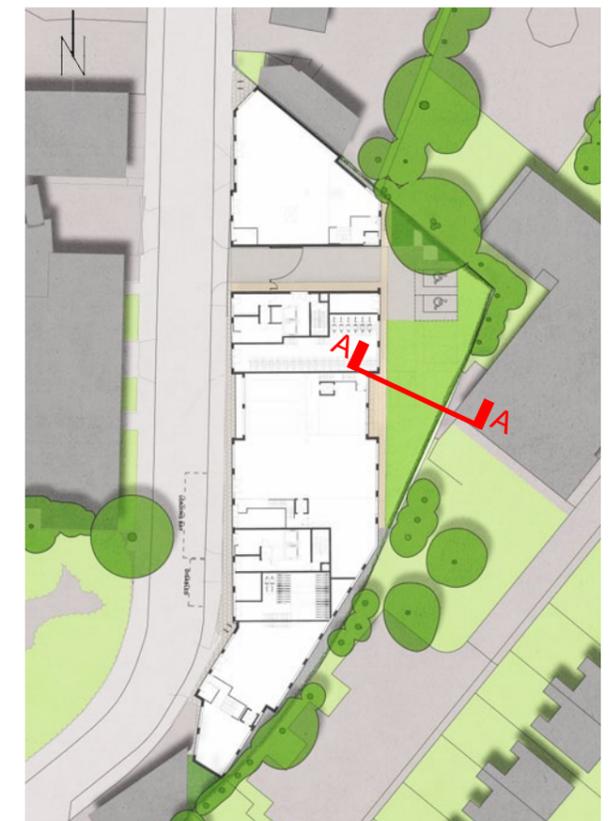
Section AA describes the relationship between the proposed courtyard space, the proposed building and the existing care home beyond the development site's south east boundary.

The design intention for this courtyard space is to provide a visually pleasing functional space that incorporates a wildlife friendly habitat.

Particular attention has been given to the boundary between the site and the existing care home. The existing boundary, consisting of a high brick wall topped with a chain link fence, currently obscures views out of the care home towards the site. These proposals suggest the existing wall should be reduced in height and topped with a 1200mm high weld mesh fence with climbers. This new boundary condition provides clear views out of the care home onto the proposed courtyard space.

Section Location Plan

Scale 1:1000@A3

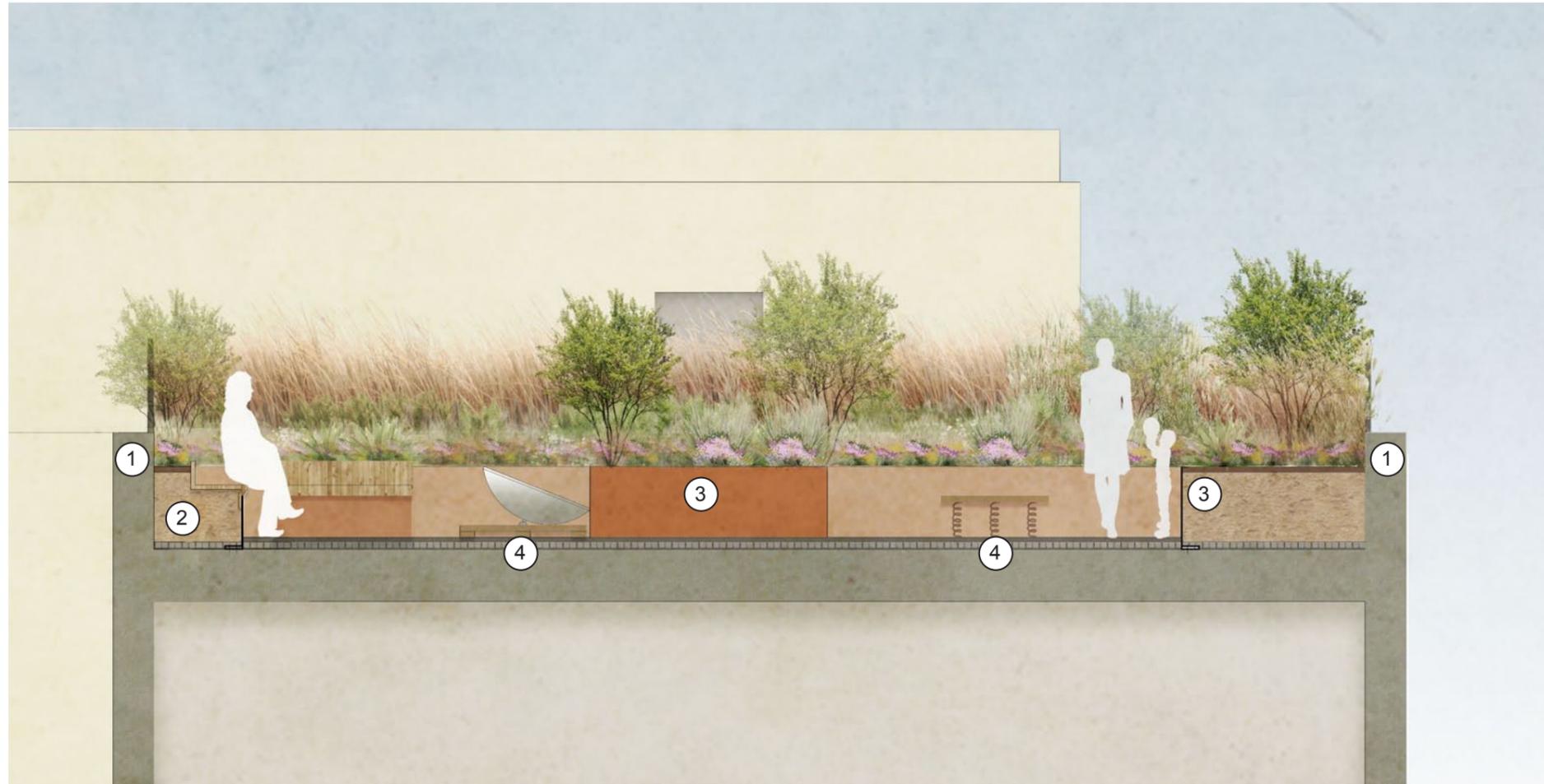


KEY

- | | |
|-----------------------------------|---|
| ① Proposed commercial unit | ④ Existing boundary wall reduced in height and topped with 1200mm high weld mesh fence with climbers. |
| ② Proposed footpath access | ⑤ Existing ground level adjacent to care home. |
| ③ Proposed wild flower with trees | ⑥ William Wood House care home |

Section BB

Scale 1:50@A3



3.0 Landscape Proposals

3.3 Sections

3.3.2 Section BB

Section BB shows a typical section through the south roof terrace shared amenity space.

The design intention for this roof terrace space is to provide a visually pleasing space that incorporates elements of play whilst providing an attractive space in which all members of this new development can sit and relax.

This roof terrace space is enclosed by a raised planter. Within the planter edge integral seating elements are accommodated in a number of locations.

Particular attention has been given to the south east boundary. In this location the depth and height of planting will be sufficient so as to obscure views from this level 4 amenity space towards the private rear gardens of the dwellings along Sydenham Park.

Section Location Plan

Scale 1:1000@A3



KEY

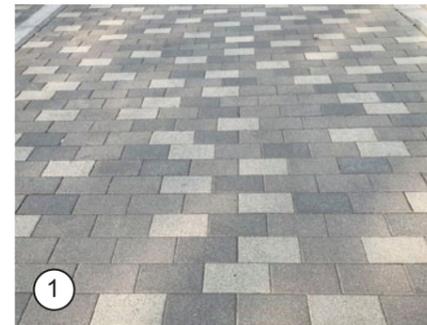
- ① Parapet edge with barrier to be 1100mm high above soil level.
- ② Proposed steel planters with integral seating.
- ③ Proposed steel planters
- ④ Proposed elements of age appropriate play equipment



KEY

--- Site boundary

⑥ Slab paving to match existing footway



① Block paving to vehicular running surface and parking bays. Colour: Grey mix.



② Contrasting block paving to pedestrian route. Colour: Mid grey



③ Slab paving to pedestrian route to rear of building. Colour: Natural

3.0 Landscape Proposals

3.4 Materials

3.4.1 Ground Level

Block pavers are shown to the vehicular and pedestrian access route to the rear courtyard spaces. A grey mix is shown to the carriageway with a single mid grey block is shown to the pedestrian route. The surface between the carriageway and footpath is flush and the footpath allows for vehicular over run.

To the rear of the building natural coloured slab pavers are shown. The provide access to the cycle store, the rear of the commercial unit and for maintenance.

To the maintenance access strip to the north and south of the building gravel is shown.

The paving between the proposed building fronting onto Willow Way and the public footpath is to match that found within the public footpath.

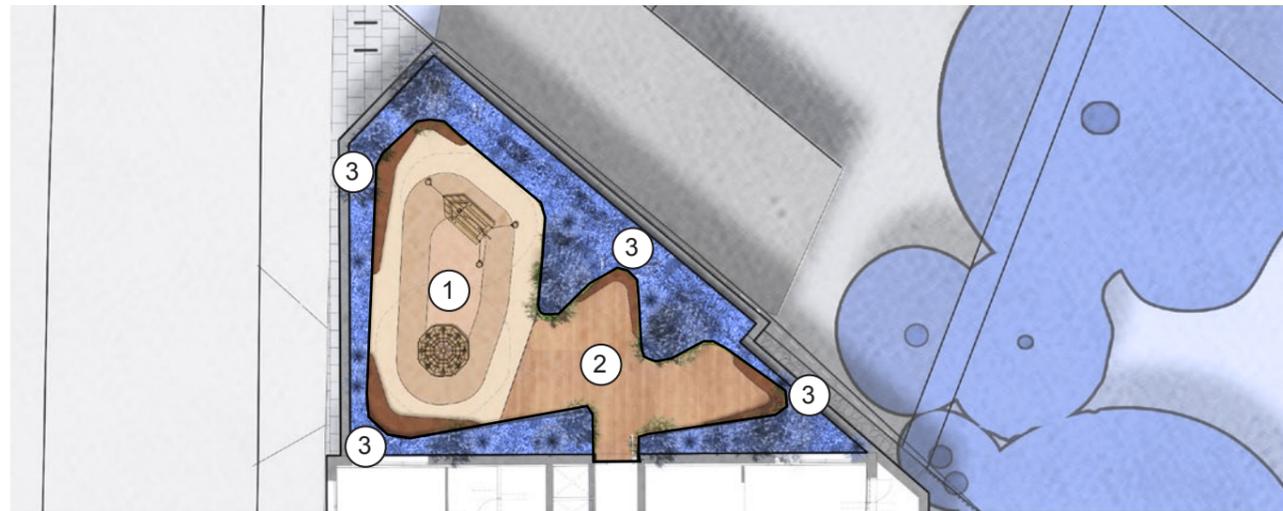
Stainless steel Sheffield cycle stands are shown in two groups, to the north and towards the south of the Willow Way elevation.



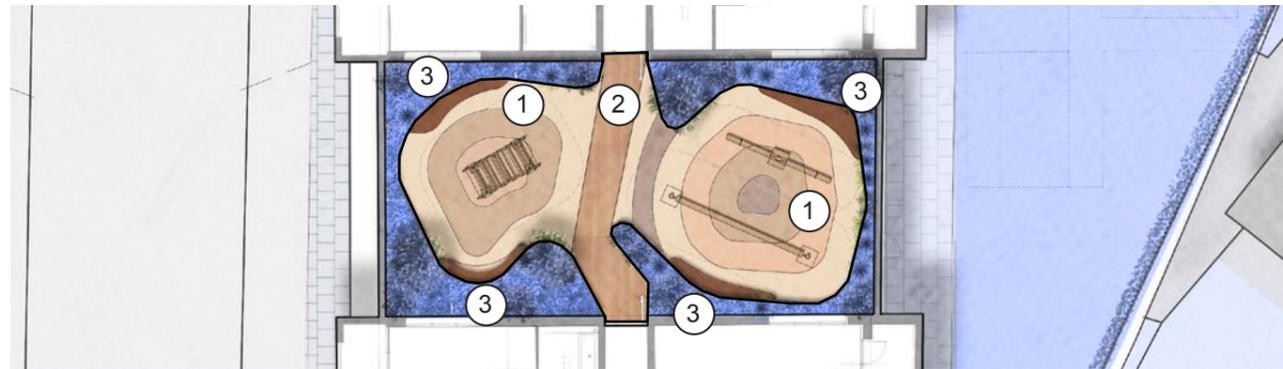
④ Gravel to maintenance access route. Colour: Mid grey



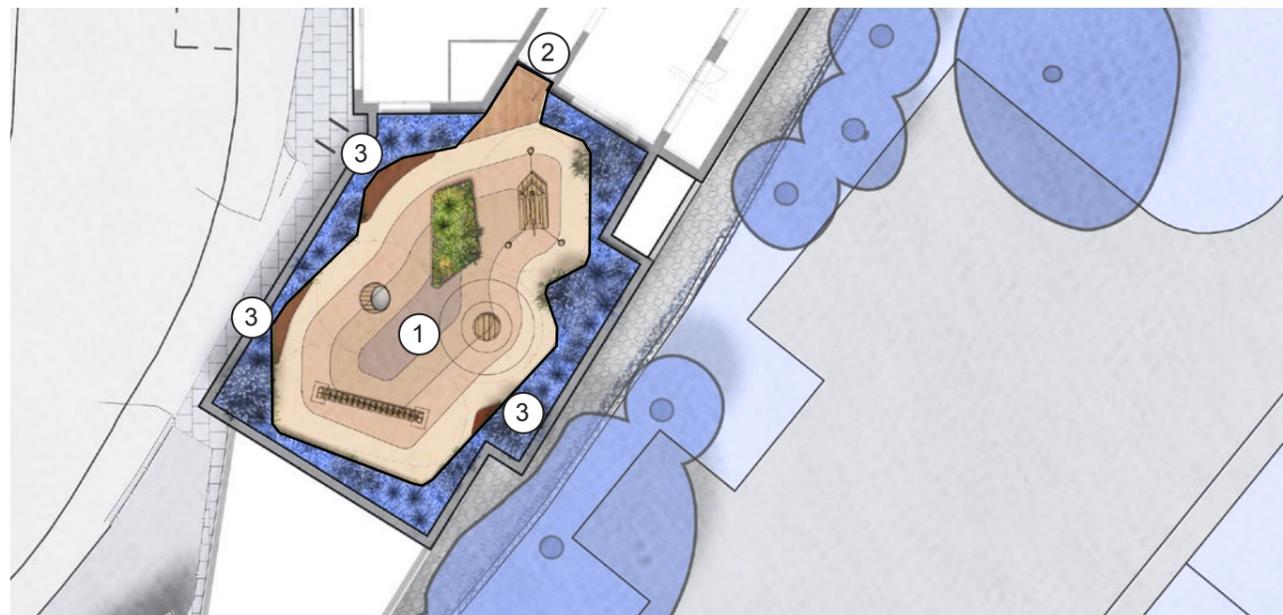
⑤ Sheffield cycle stand, stainless steel.



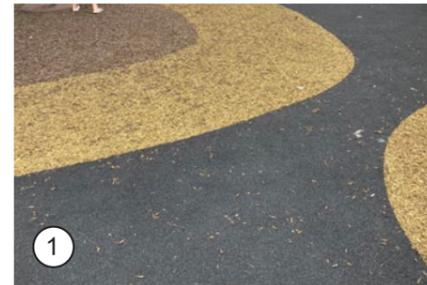
Level 4 - North Terrace



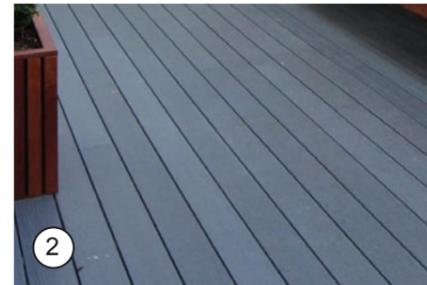
Level 4 - Middle Terrace



Level 4 - South Terrace



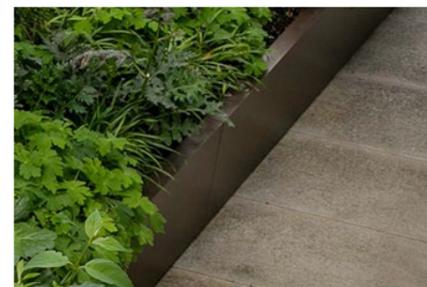
Rubber crumb bound surface.



Composite decking



Integral wooden seating



Powder coated steel planters

3.0 Landscape Proposals

3.4 Materials

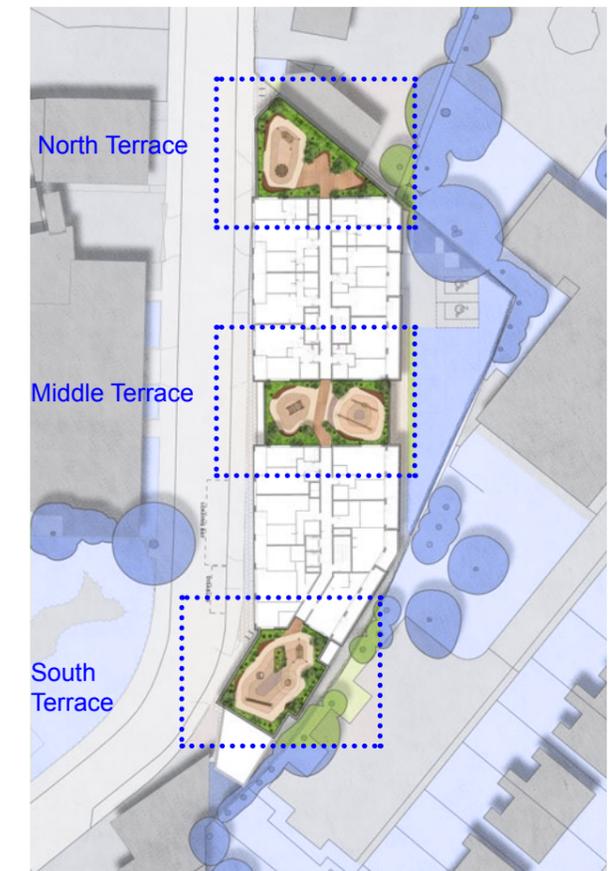
3.4.2 Level 4 Terraces

The three level four roof terrace spaces are to be treated in a similar manner, applying similar surface treatments and planter edge details.

The paved surfaces are to be a combination of composite decking boards and rubber crumb bound surface. The colours selected for both materials are to be muted earth tones.

The spaces are bound by raised planters. These are to be constructed of steel and finished with a earth tone powder coated finish. Within the planter edge integral seating elements are accommodated in a number of locations.

Detail Location Plan - Level 4 Scale 1:1000@A3





Level 4 - North Terrace

0-4 years play

55msq dedicated to north core (private)

Population Yield Calculator Requires - 32msq min.

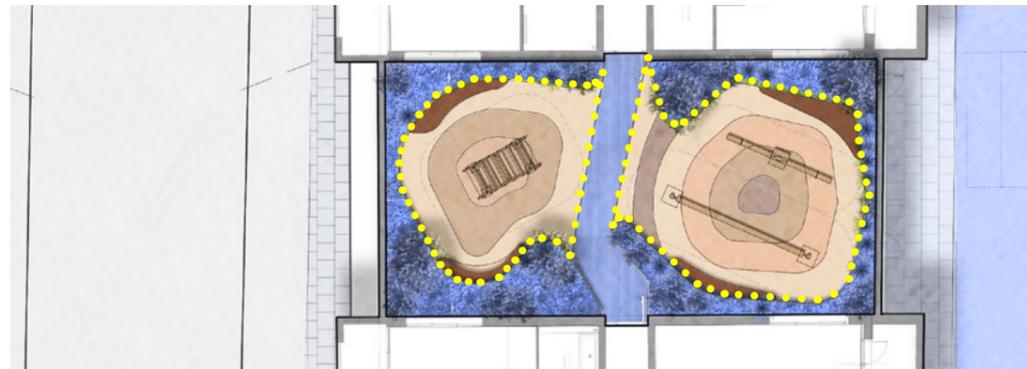


The play strategy for this proposed development accommodates all the required 0 to 4 years and 5 to 11 years play requirement within the Level 4 roof terraces. Due to the lack of suitable space to accommodate 12+ years play it has been assumed this element of play will be accommodated off site.

We have assumed that access to the north terrace will be limited to individuals occupying the dwellings surrounding the north core. This space will provide 0 to 4 years play opportunities.

The central terrace may be accessed by all residents inhabiting this proposed development. This space will provide 5 to 11 years play opportunities.

We have assumed access to the south terrace will be limited to individuals occupying dwellings surrounding the south core. This space will provide 0 to 4 years play opportunities.



Level 4 - Middle Terrace

5-11 years play

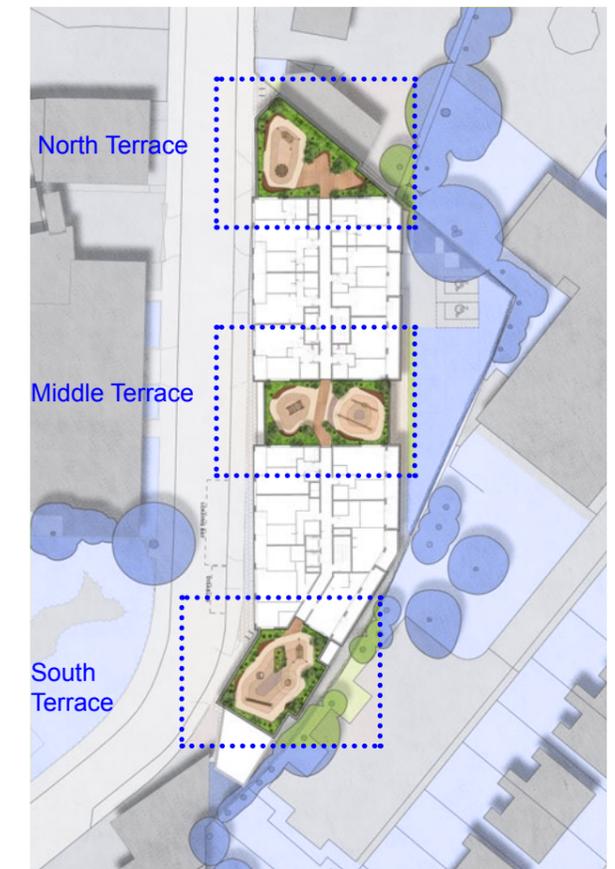
91msq combined for north & south cores

Population Yield Calculator Requires - 89msq min.



Please see Appendix 2 - Population Yield Calculation for the number of children likely to be generated by this development and Appendix 3 - Existing Play Provision Assessment for possible locations for off site 12+ play opportunities.

Detail Location Plan - Level 4 Scale 1:1000@A3



Level 4 - South Terrace

0-4 years play

97msq dedicated to south core (affordable)

Population Yield Calculator Requires - 85msq min.



North Terrace

Middle Terrace

South Terrace



TREES



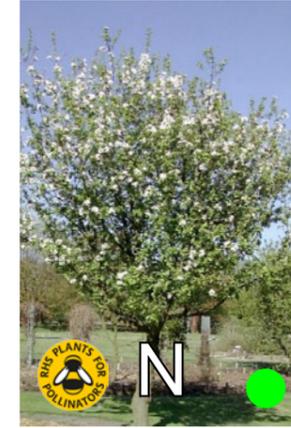
Betula pendula



Malus hupehensis



Sorbus aucuparia
'Sheerwater Seedling'



Malus sylvestris

CLIMBERS



Clematis cirrhosa



Lonicera periclymenum



Hedera colchica

GROUNDCOVER PLANTING



Sarcococca confusa



Geranium macrorrhizum



Euphorbia amygdaloides
robbiae

WILDFLOWER PLANTING



3.0 Landscape Proposals

3.6 Planting

3.6.1 Ground Level

The trees selected intend to provide year round interest in the form of flower, attractive spring and autumn leaf colour and fruit/ berries. The species selected are of an appropriate size for their proposed locations.

All the tree species selected are either native or from the RHS Plants for Pollinators list of plants. All the tree species selected will provide wildlife and ecological benefits.

The climbing plants suggested for the east and north east boundaries all a capable of providing food and habitat for our native fauna. The species selected will provide all year round interest in the form of flowers, fragrance and evergreen foliage.

The groundcover planting selected will provide year round interest in the form of flower, fragrance and evergreen foliage during the winter months. The species selected are robust and will tolerate the dryer, more shady conditions likely to be found in their proposed locations.

The area of flower-rich grassland proposed to the rear of this building is to be maintained to maximise wildlife benefits as well as visually pleasing. This would be one cut a year after the flower-rich grassland has flowered, in late July to August.

KEY

--- Site boundary



This symbol is shown on a plant image when is included with the Royal Horticultural Society's Plants for Pollinators list. These plants will be attractive to pollinating insects.



This symbol is shown on a plant image when it is native to the UK.



Proposed tree



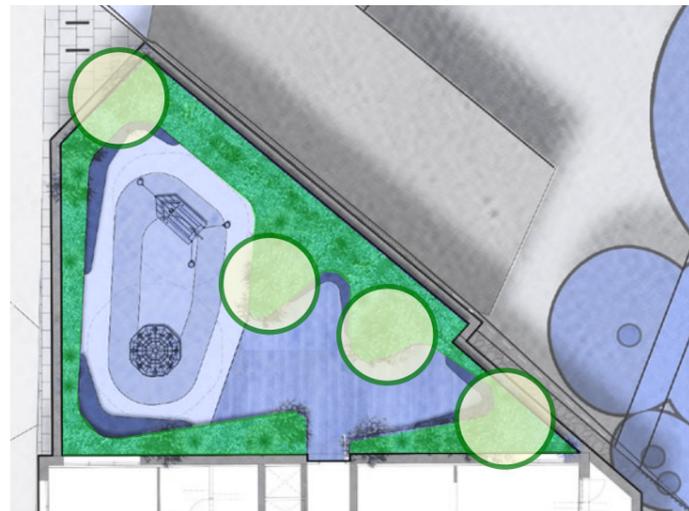
Proposed climbers



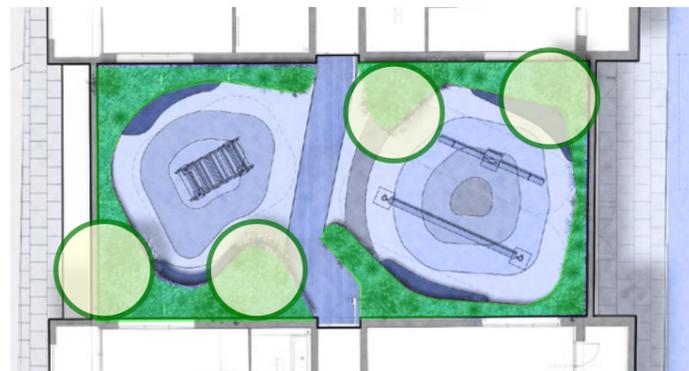
Proposed ground cover



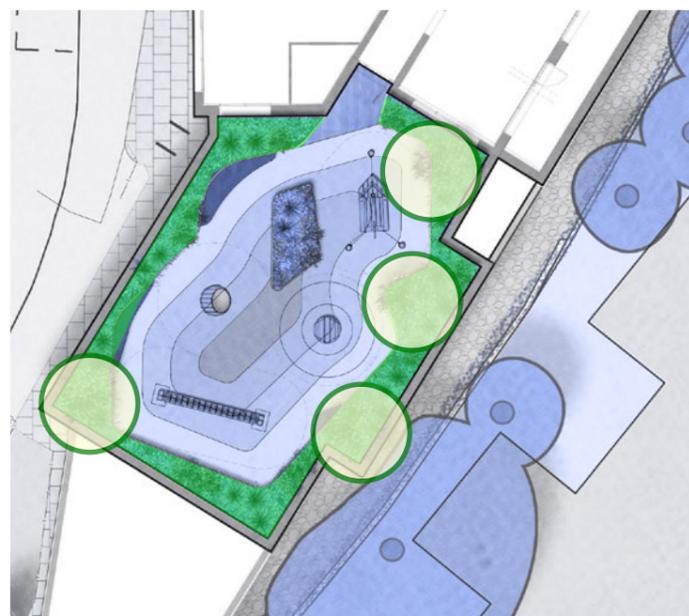
Proposed wildflower



Level 4 - North Terrace



Level 4 - Middle Terrace



Level 4 - South Terrace

GROUND COVER PLANTING



Calamagrostis "Karl Foerster"

Geranium himalayense "Gravetye"



Perovskia atriplicifolia "Blue Spire"

Nepeta x faassenii



Origanum laevigatum "Herrenhausen"

Phlomis russeliana



Rudbeckia 'Goldsturm'

Salvia nemorosa



Sarcococca confusa

Geranium macrorrhizum

MULTI STEM TREES



Amelanchier lamarkii

3.0 Landscape Proposals

3.6 Planting

3.6.2 Level 4

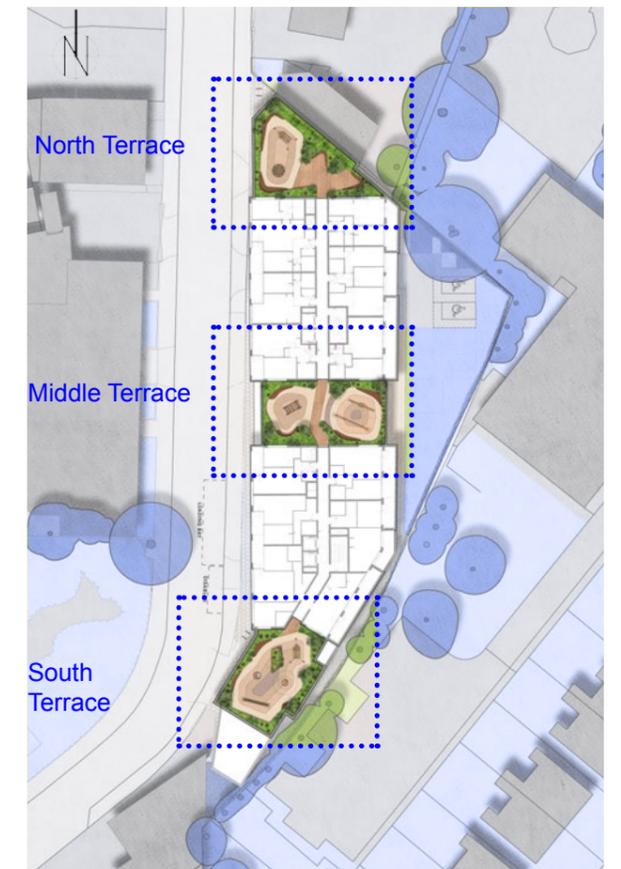
The plants selected for the Level 4 roof garden planters will provide visual interest throughout the year. Flowering species provide colour and wildlife benefits, while dried seed heads, grasses and species with evergreen foliage provide interest during the winter months.

The species selected will tolerate the exposed conditions likely to be found in this roof top location. All species have been selected for their robustness.

The multi stem trees species selected, *Amelanchier lamarkii*, has been chosen for its small size and its tolerance of exposed conditions. These trees will provide attractive white flowers in spring and its leaves change from bronze to green to orange/ purple throughout its growing season.

A significant number of the plant species selected have been included to provide wildlife benefits. These plant species have been select from the RHS Perfect for Pollinators list of plants.

Detail Location Plan - Level 4 Scale 1:1000@A3



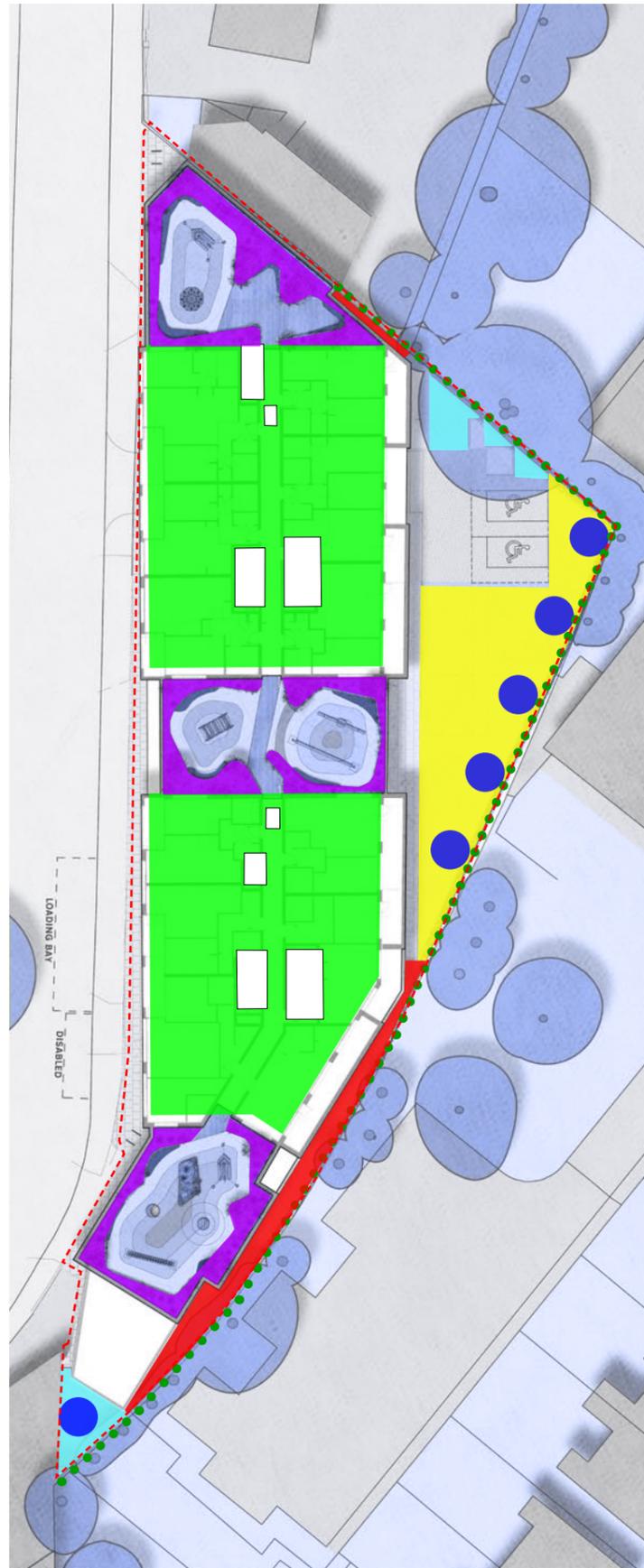
KEY

-  This symbol is shown on a plant image when is included with the Royal Horticultural Society's Plants for Pollinators list. These plants will be attractive to pollinating insects.
-  Proposed multi stem trees
-  Proposed ground cover

General Landscape Maintenance Schedule - 5 Year

Operation	Timing	Frequency
Water all areas of newly planted grass, herbaceous & shrub planting to field capacity during the growing season for the first year	April - September (during first year)	1 x per month (6 x per year)
Water all areas of newly planted trees & specimen shrubs to field capacity during the growing season for the first three years	March - October (during first 3 years)	2 x per month (16 x per year)
All dead/ dying root balled and bare root trees and hedging to be replaced during the dormant season.	December - February	As necessary
Replace dead/ dying container-grown plants at any time of year. Adequate water must be provided.	All year round	As necessary
Spread a general controlled release fertiliser for shrubs (NPK 11+22+9) to all shrub beds at a rate of 100g/ m2.	March - April	1 x per year
Removal of autumn leaf fall from all landscape areas.	October - December	2 occasions per year
Remove by hand or spot treat weeds with suitable approved herbicide to any vegetation emerging in hard surfaced areas & along kerb lines	April - May	1 x per year
Remove by hand or spot treat weeds with suitable approved herbicide from all planting bed	April & October	2 x per year
Remove any windblown bark mulch from hard landscape areas. Return to planting beds unless contaminated with litter or other material.	All year round	1 x per month
Top up bark mulch to all planting beds. Depth of mulch to be in accordance with project specification.	March - April	1 x per year
Check and replace damaged/ broken/ uneven areas of paving/ hard surfacing. Paving/ surfacing colour to match existing.	All year round	1 x per year
Check play equipment to ensure in safe working order, in accordance with BS EN 1176. Repair or replace play equipment as necessary	All year round	1 x per month
Physical barriers, gates, access ladders, grating landings & fall arrest systems - Check and repair/ replace any damaged elements	March & October	2 x per year

Full landscape maintenance details to be secured by s.106 or planning condition



8.5.6 The Urban Greening Factor for a proposed development is calculated in the following way:

(Factor A x Area) + (Factor B x Area) + (Factor C x Area) etc. divided by Total Site Area.

So, for example, an office development with a 600 sq.m. footprint on a site of 1,000 sq.m. including a green roof, 250 sq.m. car parking, 100 sq.m. open water and 50 sq.m. of amenity grassland would score the following;

$$(0.7 \times 600) + (0.0 \times 250) + (1 \times 100) + (0.4 \times 50) / 1000 = 0.54$$

New London Plan, Policy G5, Clause 8.5.6 - Urban Greening Factor calculation methodology (Greater London Authority, 2021)

Policy G5 of the Greater London Authority's *New London Plan* sets out requirements for development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design. An increase in green cover can be achieved by incorporating measures such as street trees, high-quality landscaping and green roofs.

The Urban Greening Factor (UGF) for a development is calculated based on the types of surface cover included within the proposed layout, each of which has a factor associated with it as set out in Table 1.

The calculations for this proposed development have been based on the methodology set out under Clause 8.5.6 of the GLA guidance (left).

As shown within Table 1, these proposals exceed GLA's proposed target score of 0.4 for developments that are predominately residential.

Total site Area (m2) 2238
 Urban Greening Factor **0.520**

Surface Cover Type	Area (m2)	Factor	Area X	Notes
Semi-natural vegetation (e.g. woodland, flower-rich grassland) created on site.	240.00	1.00	240.00	Wild flower
Wetland or open water (semi-natural; not chlorinated) created on site.	0.00	1.00	0.00	
Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm – see livingroofs.org for descriptionsA.	157.00	0.80	125.60	
Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree – see Trees in Hard Landscapes for overviewB.	133.80	0.80	107.04	Plan area of all individual trees 22.3msq
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014C.	821.00	0.70	574.70	
Flower-rich perennial planting – see Centre for Designed Ecology for case-studies D.	23.00	0.70	16.10	50% of area indicated, remainder ground cover
Rain gardens and other vegetated sustainable drainage elements – See CIRIA for case-studiesE.	0.00	0.70	0.00	
Hedges (line of mature shrubs one or two shrubs wide) – see RHS for guidanceF.	0.00	0.60	0.00	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.00	0.60	0.00	
Green wall –modular system or climbers rooted in soil – see NBS Guide to Façade Greening for overviewG.	136.80	0.60	82.08	1.2m high support structure.
Groundcover planting – see RHS Groundcover Plants for overviewH.	23.00	0.50	11.50	50% of area indicated, remainder flower rich.
Amenity grassland (species-poor, regularly mown lawn).	0.00	0.40	0.00	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014I.	0.00	0.30	0.00	
Water features (chlorinated) or unplanted detention basins.	0.00	0.20	0.00	
Permeable paving - see CIRIA for overviewJ.	63.00	0.10	6.30	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	911.00	0.00	0.00	

Table 1 - Willow Way UGF calculation based on New London Plan, Policy G5, Table 8.2 (Greater London Authority, 2021)

Appendix 2 Population Yield Calculation

Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	3.2	0.0	3.2
Ages 5, 6, 7, 8, 9, 10 & 11	2.1	0.0	2.1
Ages 12, 13, 14 & 15	0.5	0.0	0.5
Ages 16 & 17	0.3	0.0	0.3
18-64	50.4	0.0	50.4
65+	1.2	0.0	1.2
Total Yield	57.7	0.0	57.7

Play Space Calculator

Total Children	6.1
----------------	-----

	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	61.4

Table 2 - Willow Way - Population Yield Calculator - Dwellings Surrounding North Core

Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	1.1	7.4	8.5
Ages 5, 6, 7, 8, 9, 10 & 11	0.8	5.8	6.6
Ages 12, 13, 14 & 15	0.3	2.8	3.1
Ages 16 & 17	0.2	1.5	1.6
18-64	15.5	32.5	48.0
65+	0.4	0.8	1.1
Total Yield	18.1	50.8	69.0

Play Space Calculator

Total Children	19.8
----------------	------

	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	197.8

Table 3 - Willow Way - Population Yield Calculator - Dwellings Surrounding South Core

The 2019 GLA *Population Yield Calculator (v3.2)* has been used to generate the population yield for this development.

Level 4 has three accessible amenity spaces. The north space is accessible only by the residents of the dwelling accessed by the north core. The central space may be accessed by all residents. The south space is accessible only by the residents of the dwelling accessed by the south core.

In order to develop a coherent play strategy it has therefore been necessary to calculate the play requirements generated by the dwellings surrounding each of the cores individually.

Table 2 and Table 3 opposite identifies the likely population yield generated by the dwellings surrounding each of the cores individually.

L0892R01

Rev: A

Willow Way, Lewisham

Existing Play Provision Assessment

Prepared for
Kitewood

Author: JD

Checked: JD

November 2022



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3.3.3 Gym Equipment

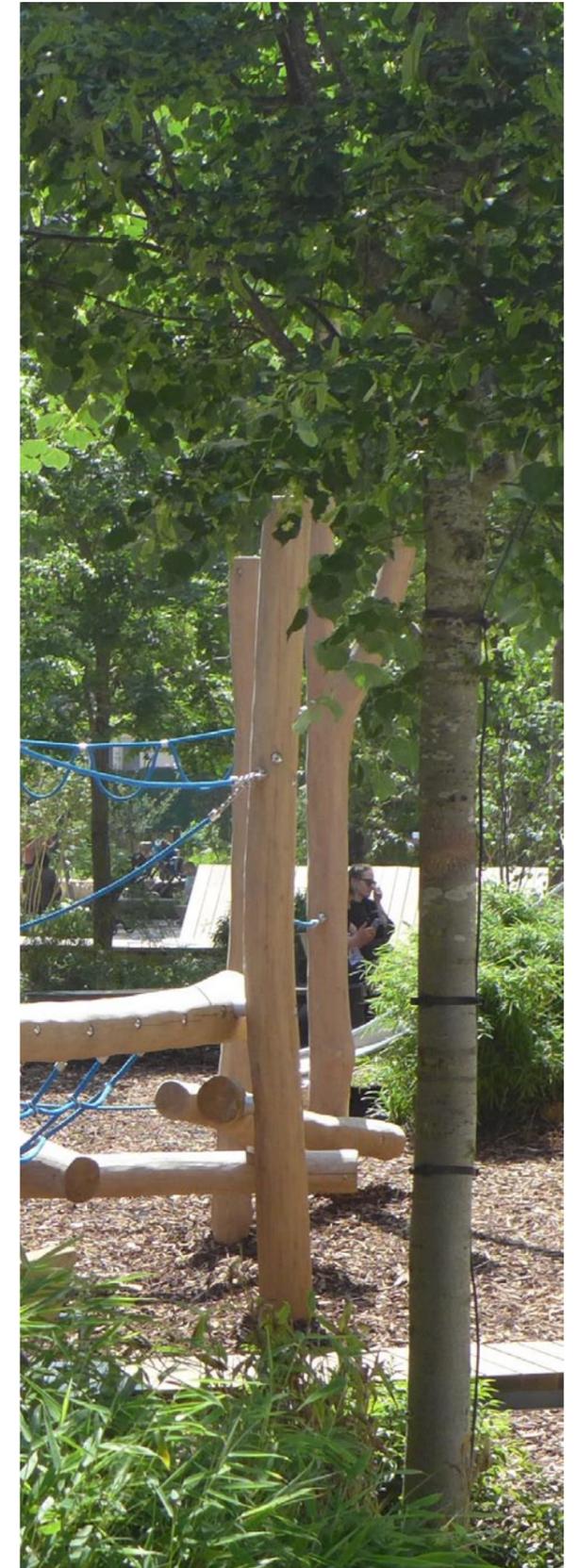
3.3.4 Ball Court

3.3.5 Tennis Courts

4.0 Conclusion

Appendix 1 - Open Space Assessment - London Borough of Lewisham - January 2020

Appendix 2 - Child Yield Generated by Development



1.0 Introduction

We have been appointed by Kitewood to review and assess the existing play provision within the vicinity of a site situated off Willow Way, Lewisham.

Our assessment has been based on the guidelines as set out in the *Supplementary Planning Guidance - Shaping Neighbourhoods: Play And Informal Recreation (2012)*, particularly Point 4.14 which relates to "What is the quality of the existing play provision?".

This document will be assessing the provision of existing play for the under 5s age range (100m walking distance), 5 to 11 age range (400m walking distance) and 12+ age range (800m walking distance).

2.0 Walking Distance Assessment

The diagram opposite shows the site marked in red and the three publicly accessible green spaces within 800m walking distance from the site.

The actual pedestrian walking distance from the site to the publicly accessible green spaces were measured, considering road crossing points. The walking distances to the entrances of the parks in which the play areas are located were as follows:

- **Albion Millennium Green** 515m
- **Baxter Field** 545m & 610m
- **Sydenham Well Park** 740m & 770m

There are no publicly accessible play areas within 400m or 100m walking distance from the site. We have therefore assessed the play value of Albion Millennium Green, Baxter Field and Sydenham Wells Park, paying particular attention the over 12 years play value.



Parks & Green Spaces Surrounding Willow Way (not to scale)



3.0 Existing Play Provision

3.1 Albion Millennium Green

The site was visited on Friday 09th November 2022 at 11:30. The weather was a cloudy with sunny intervals and the temperature was about 13°C. The duration of the visit to the park was approximately 20 minutes. There were three adults present for the duration of the visit.

This park measures approximately 0.73ha in area. This park is classified as “Fair” according to LB Lewisham - Open space Assessment (Appendix A). The walking distance from the Willow Way site to Albion Millennium Green entrance is 515m.

The walking route from the site to this park necessitates crossing four uncontrolled crossings. The footpath rises slightly along the last a section of Dartmouth Road and fall for a short section of Sydenham Park Road, to the entrance to Albion Villas Road.

This park consists mostly of self generated vegetation; including trees and scrubby vegetation. It has a small area of mown grass at its centre. The site is mostly flat with a number of self binding footpaths winding through this vegetation. Occasional benches (approximately 20) are location along the routes of the paths and in clearings.

Access to this park is not controlled with a single access point at the end of Albion Villas Road.

There is no formal enclosed playground area within this park. There is a self binding gravel spiral feature; a wildlife pond; and many opportunities for access to nature. This park provide good opportunities for unstructured play activities such as hide and seek and socialising.

This park provides incidental play opportunities for children of all ages.

Summary

- Distance from site: 515m
- Age appropriate walking distance: 12+ years
- Potential to accommodate additional play within above mentioned range?: Yes



KEY

- Extent of public open space
- Entrance to public open space
- Wildlife pond
- Spiral play feature
- Image location

Albion Millennium Green Plan (not to scale)



3.0 Existing Play Provision

3.2 Baxter Field

The site was visited on Friday 09th November 2022 at 12:00. The weather was a cloudy with sunny intervals and the temperature was about 13°C. The duration of the visit to the park was approximately 20 minutes. One child and one supervising adult were present for the duration of the visit.

This park measures approximately 0.99ha in area. This park is classified as “Fair” according to LB Lewisham - Open space Assessment (Appendix A). It has two pedestrian entrances, one off Charlecote Grove and one off Radlet Avenue. The walking distance from the Willow Way site to the Charlecote Grove entrance is 545m (610m to the playground) and 610m (645m to the playground) to the Radlet Avenue entrance.

The closet walking route, via Charlecote Grove, necessitates crossing the busy Dartmouth Road close to the roundabout junction with Kirkdale. There are a total of 4 uncontrolled crossings points from the site to the park. The footpath rises gently from the roundabout junction to Charlecote Grove.

The main body of the park is mown grass and is on an incline, with the low point at the southern corner. It is bound by the rear garden fences and railing on three sides and the Sydenham School boundary on the fourth. The perimeter of the park contains ornamental vegetation and trees. There are various footpaths, one of which bisects the park, connecting Charlecote Grove and Radlet Avenue. There are a number of benches located along the routes of the footpaths. Access to this park appears not to be controlled with the two access points off Charlecote Grove and Radlet Avenue. The grassed areas of this park provide good opportunities for unstructured play activities such as ball games and socialising.

Located at the centre of the park is a play area which is enclosed by 1.5m high bow top railings. The enclosed area measures approximately 760msq. This boundary has been planted with a variety of native vegetation. There are two trees within this play area. The surfaces to this play space are grass, bound rubber crumb and asphalt. The play ground appears to be well maintained and the equipment provided caters for children of all ages (0 to 17 years).

There appears to be no additional capacity for additional items of play within the area bound by the railings.

Summary

- Distance from site: 545m to park
- Distance from site: 610m to playground
- Age appropriate walking distance: 12+ years
- Potential to accommodate additional play equipment within above mentioned range?: Yes, outside of enclosed play area.



Baxter Field Plan (not to scale)



KEY

- Extent of public open space
- Entrances to public open space
- Entrances to equipped play space
- Walking distance from park entrance
- Areas of equipped play space
- Image location



Items of play suitable for 0 - 11 years



Items of play suitable for 5 - 17 years



Items of play suitable for 0 - 11 years



3.0 Existing Play Provision

3.3 Sydenham Wells Park

The site was visited on Friday 09th November 2022 at 12:30. The weather was a cloudy with sunny intervals and the temperature was about 13°C. The duration of the visit to the park was approximately 60 minutes.

This park measures just over 8.0ha in area. This entire park is classified as “Good” according to LB Lewisham - Open space Assessment (Appendix A).

Sydenham Wells Park has seven pedestrian entrances, two off Wells Park Road, two off Taylor’s Lane and three off Longton Avenue.

The walking route from the site to this park necessitates crossing the busy Kirkdale road via a pelican crossing. There are six uncontrolled crossings on route to the park, along Wells Park Road and fall for the short section Taylor’s Lane to the park entrance.

The closest entrance to the park when arriving on foot from the site is via north Taylor’s Lane entrance. Access to the park necessitates crossing Taylor’s Lane via an uncontrolled crossing point with no drop kerb on the pavement side and from between parked cars.

The second closest entrance to the park when arriving on foot from the site is via the Wells Park Road Entrance. This route necessitates crossing the Taylor’s Lane junction via an uncontrolled crossing.

The park accommodates a variety of spaces, including open mown grassland, scattered trees, dense wooded areas and ponds. The park is on a incline, with the low point mid way along the east edge. The park is bound by bow top railings and vegetation to its perimeter. There is a well established footpath network though out the park. There are benches located along the routes of the footpaths throughout this park.

Access to this park is controlled, with the park being locked in accordance with daylight hours. Public toilets are located centrally within this park, with their opening hours currently being advertised as Friday, Saturday & Monday, 11am to 4pm.

Summary

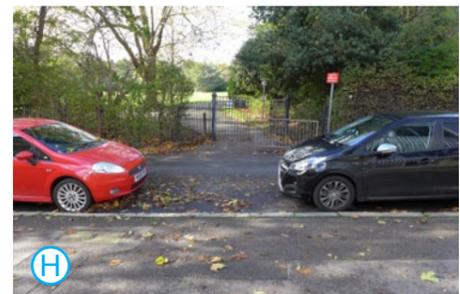
- Distance from site: 740m
- Age appropriate walking distance:: 12+ years
- Potential to accommodate additional play equipment within above mentioned range?: Yes, within 60m of park entrance.



Sydenham Well Park Plan (not to scale)

KEY

- Extent of public open space
- Entrances to public open space
- Entrances to equipped play space
- Walking distance from park entrance
- Areas of equipped play space
- ① 0 to 5 years play space
- ② 0 to 11 years play space
- ③ Gym equipment (12 years +)
- ④ Ball court (5 - 12 years +)
- ⑤ Tennis court (5 - 12 years +)
- t Toilets
- G Image location



3.0 Existing Play Provision

3.3 Sydenham Wells Park

3.3.1 0 to 5 Play Space

The site was visited on Friday 09th November 2022 at 13:20. The weather was a cloudy with sunny intervals and the temperature was about 13°C. The duration of the visit to the park was approximately 10 minutes. One child and one supervising adult were present for the duration of the visit.

The total distance of the walking route from the site to this play space via the Wells park Road entrance is 880m.

This play area has two entrances, one to the north of the space and one to the south. It is enclosed by 1.5m high bow top railings. The enclosed area measures approximately 500msq and the area is approximately flat.

The boundary has dense ornamental vegetation along its west edge. There is no planting along its south east edge, this provides an open view across the park. The surfaces to this play space are grass, bound rubber crumb and asphalt.

The play ground appears to be reasonably well maintained. There are a number of places where the rubber crumb surface is failing and pulling away from the paved edge. In a couple of locations the vegetation is a little overgrown.

The equipment provided caters for children from 0 to 5 years of age. The equipment is a little dated, but still in reasonable condition.

There may be additional capacity to accommodate one item of play equipment within this space. Alternatively, some of the equipment could be renewed.

Summary

- Distance from site: 880m
- Age appropriate walking distance: None
- Potential to accommodate additional play equipment within above mentioned range?: N/A, beyond suitable walking distance.



KEY

-  Extent of equipped play area
-  Entrances to equipped play space
-  Image location



Bound rubber crumb surface failing



Bound rubber crumb surface failing



Vegetation overgrown



3.0 Existing Play Provision

3.3 Sydenham Wells Park

3.3.2 0 to 11 Play Space

The site was visited on Friday 09th November 2022 at 12:30. The weather was a cloudy with sunny intervals and the temperature was about 13°C. The duration of the visit to the park was approximately 20 minutes. One child and one supervising adult were present for the duration of the visit.

The total distance of the walking route from the site to this play space via the north Taylor's Lane entrance is 845m.

This play area has two entrances, one to the east of the space and one to the south west corner. It is enclosed by 1.5m high bow top railings. The perimeter of this space is open with scattered trees beyond its east and south edges. The enclosed area measures approximately 2400msq and the area is on an incline with the low point being along the east edge. This area contains three picnic tables and one litter bin. The surfaces to this play space are grass, bound rubber crumb, asphalt and bark mulch.

The day to day maintenance of the playground is reasonable. There a significant number of places where the rubber crumb surface is failing, edgings are damaged and items of play equipment are in need of replacing. The central area surfaced with bark mulch (this appears to be a former paddling pool) was flooding on the day of our visit. There were a number of fall from height hazards identified.

The equipment provided caters for children from 0 to 11 years of age. Some of the equipment is a little dated and we would suggest some of it needs replacing.

There may be additional capacity to accommodate a number of items of play equipment within this space.

We would suggest some of the equipment should be replaced, surfaces and edgings repaired and the ponding to the central bark mulched area be alleviated.

Summary

- Distance from site: 845m
- Age appropriate walking distance: None
- Potential to accommodate additional play equipment within above mentioned range?: N/A, beyond suitable walking distance.



KEY

- Extent of equipped play area
- Entrances to equipped play space
- Image location



Ponding within the area of bark mulch



Example of fall from height hazard



Play equipment needs replacing



3.0 Existing Play Provision

3.3 Sydenham Wells Park

3.3.3 Gym Equipment

The site was visited on Friday 09th November 2022 at 12:55. The weather was a cloudy with sunny intervals and the temperature was about 13°C. The duration of the visit to the park was approximately 5 minutes. There were no users present for the duration of the visit.

The total distance of the walking route from the site to this play space via the north Taylor's Lane entrance is 990m.

This gym area is not enclosed. The perimeter of this space is open with one tree to its north. The plan area dedicated to these items of gym equipment measures approximately 25msq and it is approximately flat. There is a bench to its north and a litter bin to its south. The surface to this gym space is grass, with rubber grass reinforcing to the bases of the items of equipment.

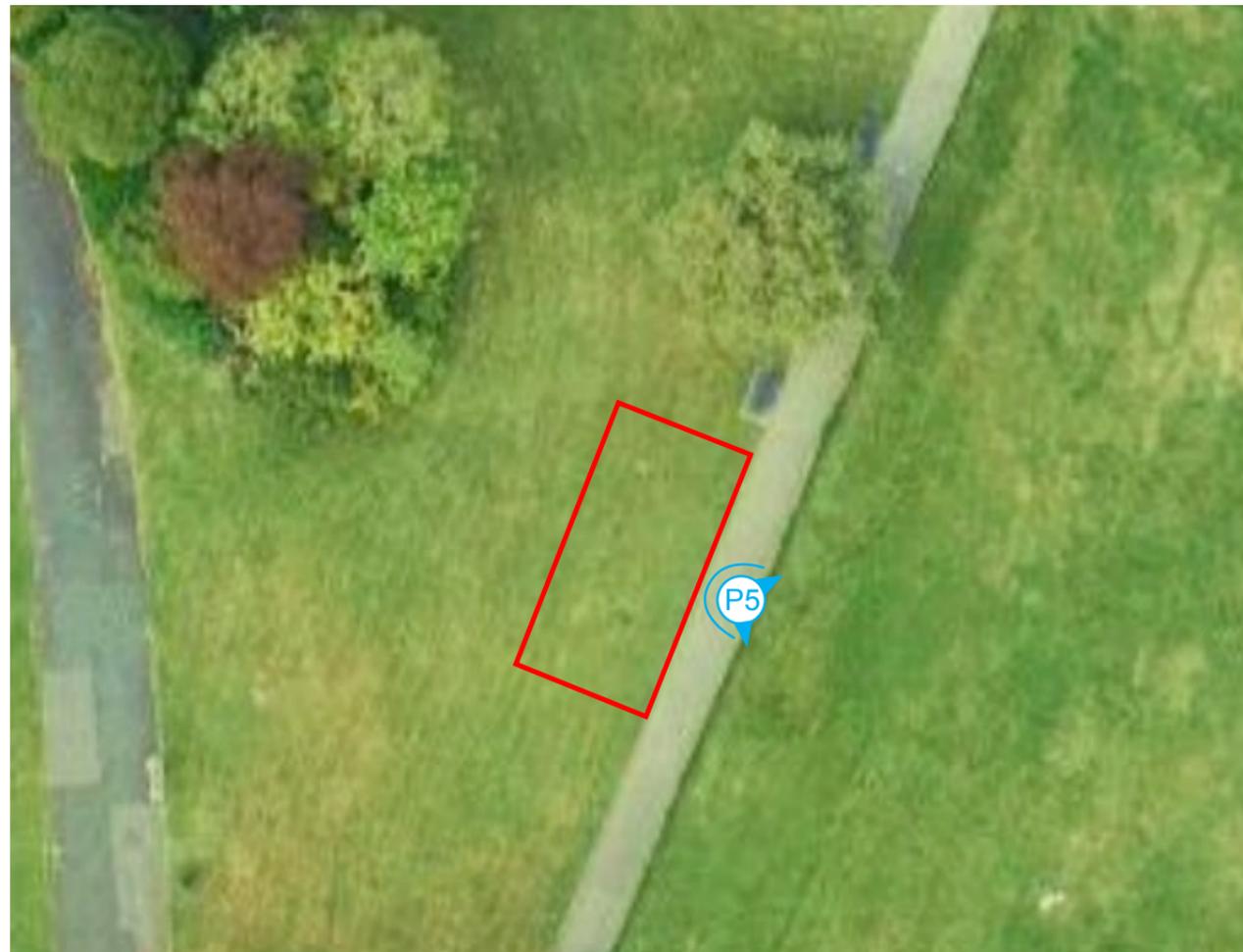
The maintenance of the of the gym area and the items of equipment is good.

The equipment provided caters for children aged over 12 years of age and adults.

Additional items of equipment could be added to complement the existing items.

Summary

- Distance from site: 990m
- Age appropriate walking distance: None
- Potential to accommodate additional play equipment within above mentioned range?: N/A, beyond suitable walking distance.



KEY

-  Extent of equipped play area
-  Entrances to equipped play space
-  Image location



3.0 Existing Play Provision

3.3 Sydenham Wells Park

3.3.4 Ball Court

The site was visited on Friday 09th November 2022 at 13:05. The weather was a cloudy with sunny intervals and the temperature was about 13°C. The duration of the visit to the park was approximately 10 minutes. There were no users present for the duration of the visit.

The total distance of the walking route from the site to this play space via the north Taylor's Lane entrance is 910m.

This ball court has two entrances, one to the north east corner and one to the south west corner. It is enclosed by 2.5m high chain link fence. The perimeter of this space is a mixture of open with a group of trees to its north west edge and a dense group of trees beyond its south edge. The enclosed area measures approximately 630msq and the area is approximately flat. The surfaces to this ball court is asphalt. There are some sports markings to the asphalt surface and a goal mouth/ ball hoop at the north and south ends of this space.

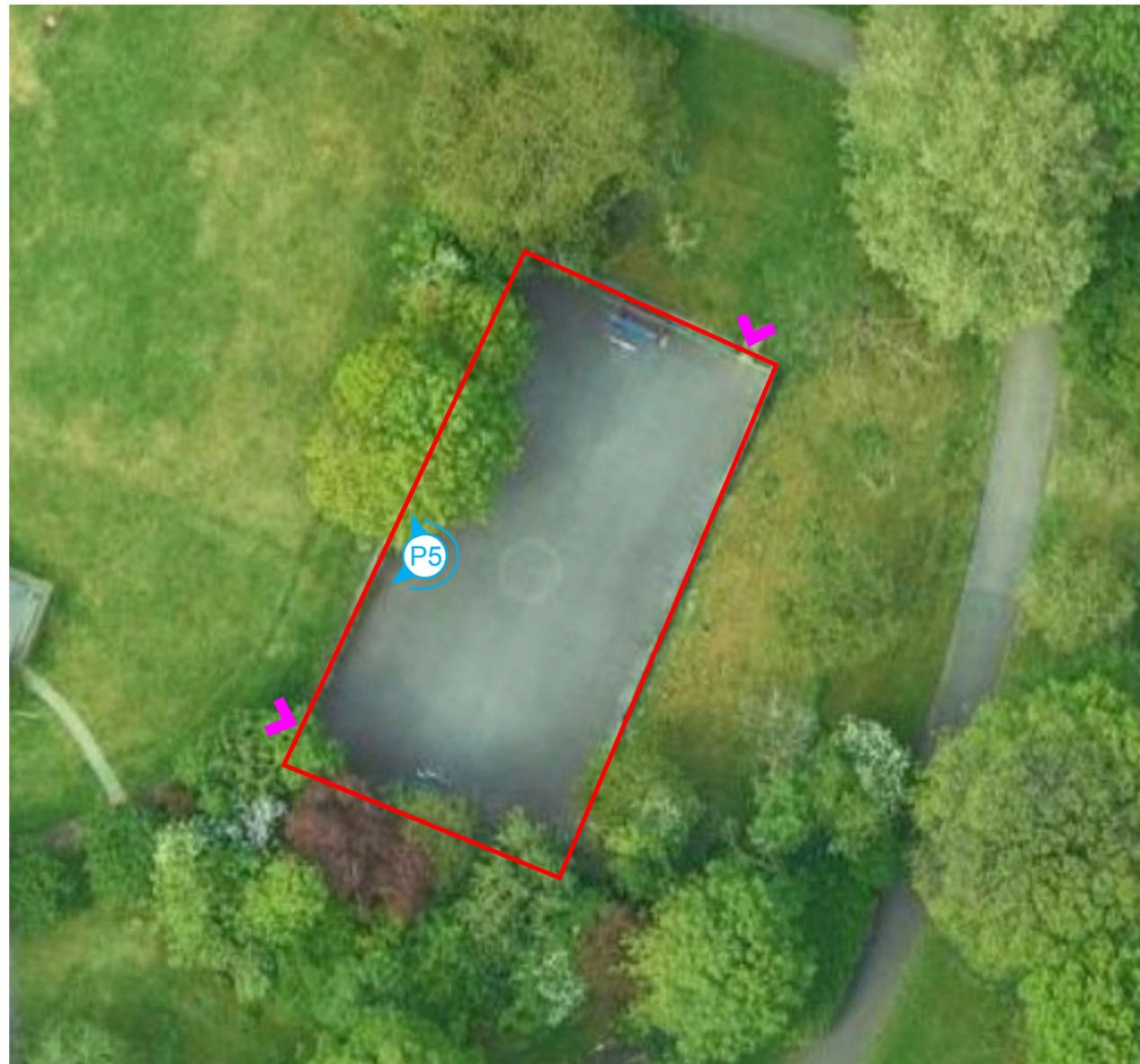
The general maintenance of this ball court appears to be reasonable. The asphalt appears to be in good condition, although there is an area of ponding at its north west corner. The access route to the north east entrance is via a sloped grassed surface and could be difficult to navigate/ messy when wet. The access route to the south west entrance is via a steeply sloping and mossy asphalt footpath. This route is potentially hazardous.

The ball court caters for children from 5 to 12+ years of age and adults. The goal mouth/ ball hoop is in need of a little repair/ maintenance.

We would suggest both accesses to this facility should be improved, that area of ponding to the asphalt be alleviated and the goal mouths/ ball hoops be repaired/ maintenance.

Summary

- Distance from site: 910m
- Age appropriate walking distance: None
- Potential to accommodate additional play equipment within above mentioned range?: N/A, beyond suitable walking distance.



KEY

- Extent of equipped play area
- Entrances to equipped play space
- Image location



Steep and mossy access



No footpath, access via grass



Ponding on the ball court



3.0 Existing Play Provision

3.3 Sydenham Wells Park

3.3.5 Tennis Courts

The site was visited on Friday 09th November 2022 at 13:35. The weather was a cloudy with sunny intervals and the temperature was about 13°C. The duration of the visit to the park was approximately 5 minutes. There were two adults present for the duration of the visit.

The total distance of the walking route from the site to this play space via the north Taylor's Lane entrance is 1030m.

The two tennis courts are access via a single controlled entrance to their west. They are enclosed by 2.5m high chain link fences. The perimeter of these spaces are mostly enclosed with dense vegetation. The enclosed area measures approximately 1260msq and the area is approximately flat. The surfaces to this ball courts are assumed to be green asphalt. The tennis courts are have the appropriate markings and nets.

The general maintenance of these courts appears to be good. The asphalt boundaries and nets appears to be in good condition

The tennis courts could caters for children from 5 to 12+ years of age and adults. The obstacle to their use is that these re paid facilities.

Summary

- Distance from site: 1030m
- Age appropriate walking distance: None
- Potential to accommodate additional play equipment within above mentioned range?: N/A, beyond suitable walking distance.



KEY

-  Extent of equipped play area
-  Entrances to equipped play space
-  Image location



Tennis courts a paid facility

4.0 Conclusion

There are no suitable green spaces that could provide play opportunities for 0 to 4 years within 100m of the site area.

There are no suitable green spaces that could provide play opportunities for 5 to 11 years within 400m of the site area.

It is therefore suggested that play for the 0 to 11 years age range should be provided on site. According to the calculator (see Appendix B) this development should provide 207msq of play suitable for children aged 0 to 11 years.

Due to the lack of suitable space within this proposed development we are suggesting the 12+ years play provision should be accommodated off site. According to the calculator (see Appendix B) this development should provide 60msq of play suitable for children aged 12+ years.

There are three suitable green spaces that could provide play opportunities for 12+ years within 800m of the site area.

The Sydenham Wells Park, at 740m from the site, would need to provide the 12+ years play provision within 60m of the entrance north Taylor's Lane entrance to the park. It is worth noting that a safe pedestrian crossing to this park entrance would be a worthwhile intervention.

The grassed areas to Baxter Field currently provide good opportunities for unstructured play activities such as ball games and socialising, both suitable for 12+ years. The enclosed play area to Baxter Field currently provides play opportunities for 12+ years. However, this space is unable to accommodate any additional items of play equipment. If additional items of 12+ years play equipment were to be accommodated within this green space it would need to be located outside of the existing play enclosure or the enclosure would need to be extended.

Albion Millennium Green does not currently have an enclosed play area. This park provide good opportunities for unstructured play activities such as socialising, suitable for 12+ years. We would suggest this space would be well suited to accommodate 12+ trim trail type equipment.



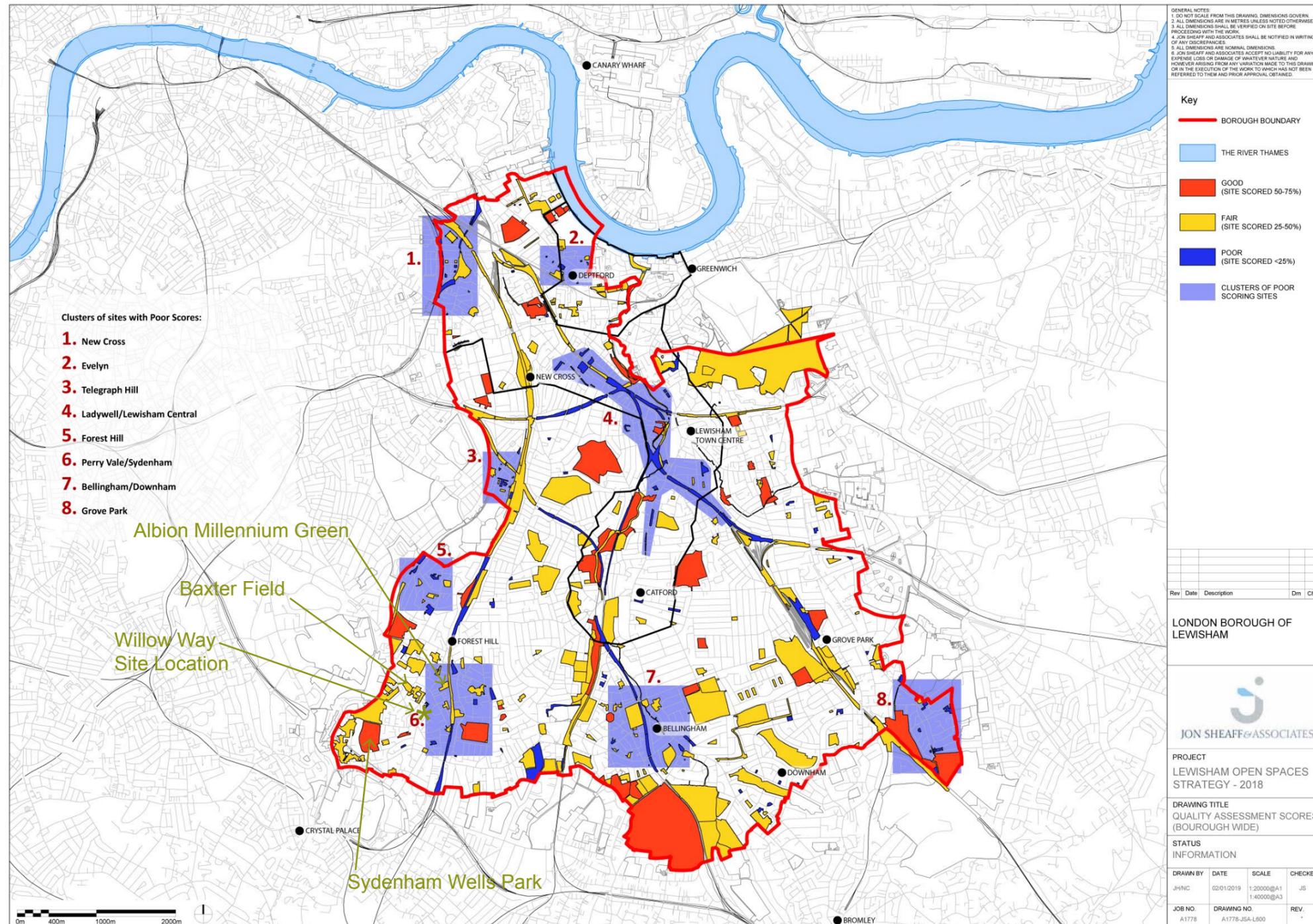
Parks & Green Spaces Surrounding Willow Way (not to scale)



Appendix A Open Space Assessment - London Borough of Lewisham - January 2020

The diagram opposite is an extract of the Open Space Assessment, produced by the London Borough of Lewisham in January 2020.

The Willow Way site location, Albion Millennium Green, Baxter Field and Sydenham Wells Park have been marked on the plan for locational purposes.



The 2019 GLA *Population Yield Calculator* (v3.2) has been used to generate the population yield for this development. The table opposite identifies the likely population yield for this development.

**Yield from Development
(persons)**

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	4.2	7.6	11.8
Ages 5, 6, 7, 8, 9, 10 & 11	2.8	6.1	8.9
Ages 12, 13, 14 & 15	0.7	3.2	3.9
Ages 16 & 17	0.4	1.7	2.1
18-64	65.5	32.9	98.5
65+	1.6	0.8	2.3
Total Yield	75.2	52.3	127.5

Play Space Calculator

Total Children	26.7
----------------	-------------

	Benchmark (m²)	Total play space (m²)
Play space requirement	10	266.6