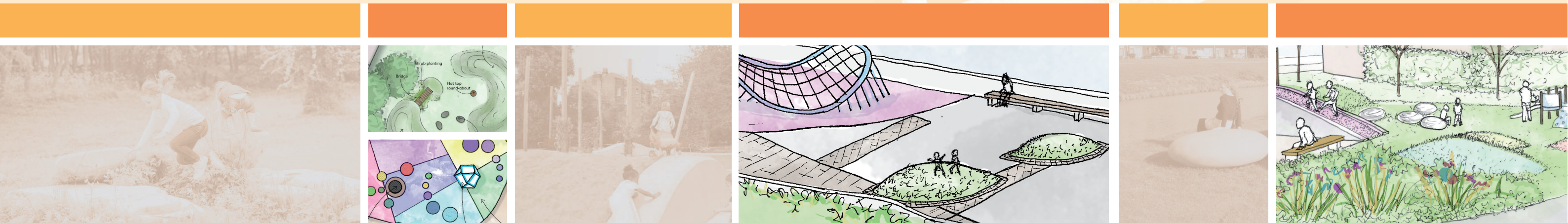


Bermondsey Riverside Community Project: Play Improvements Report

Prepared for: LB Southwark and The BRCP Board

February 2019

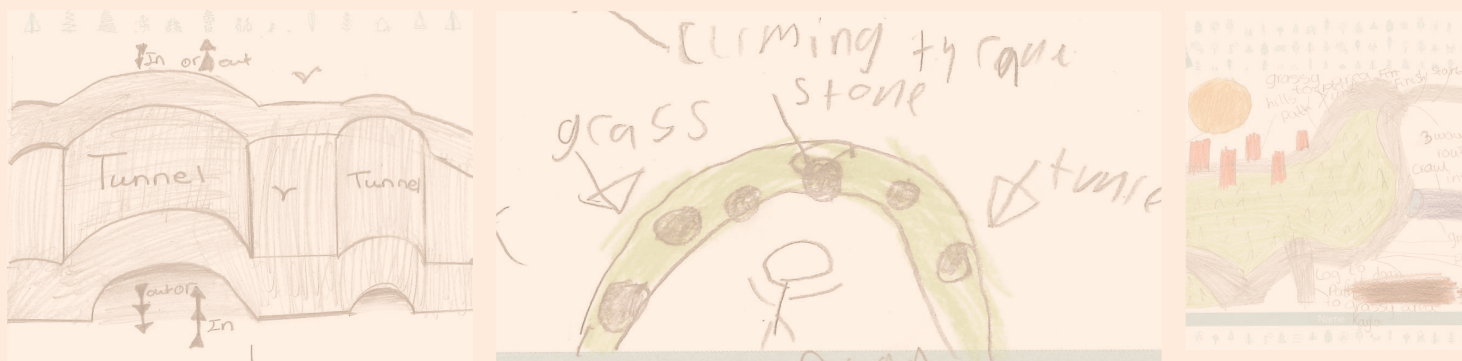
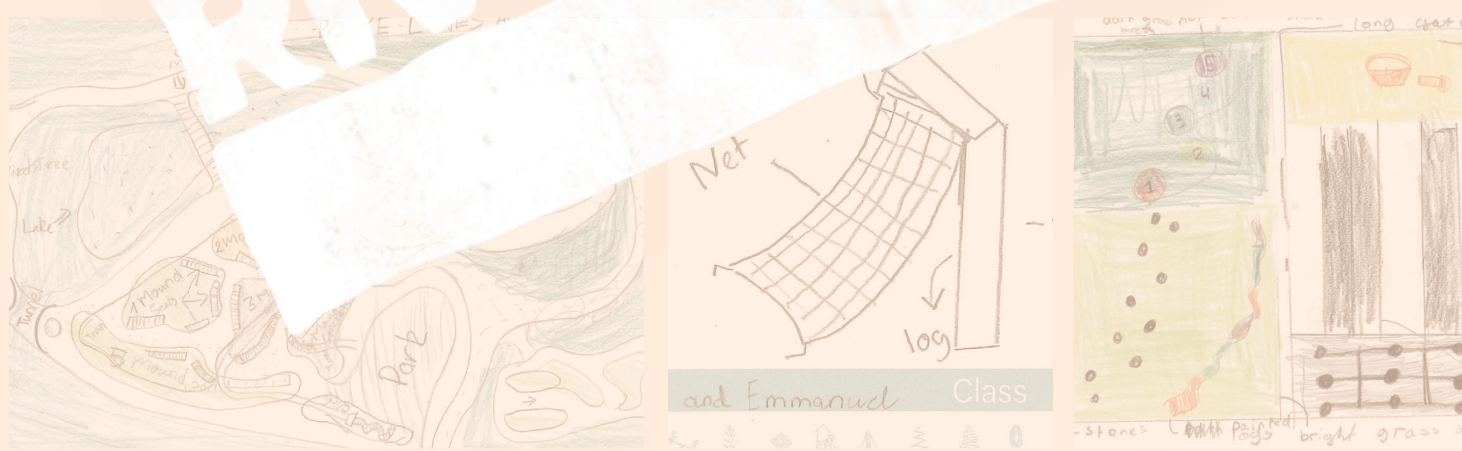
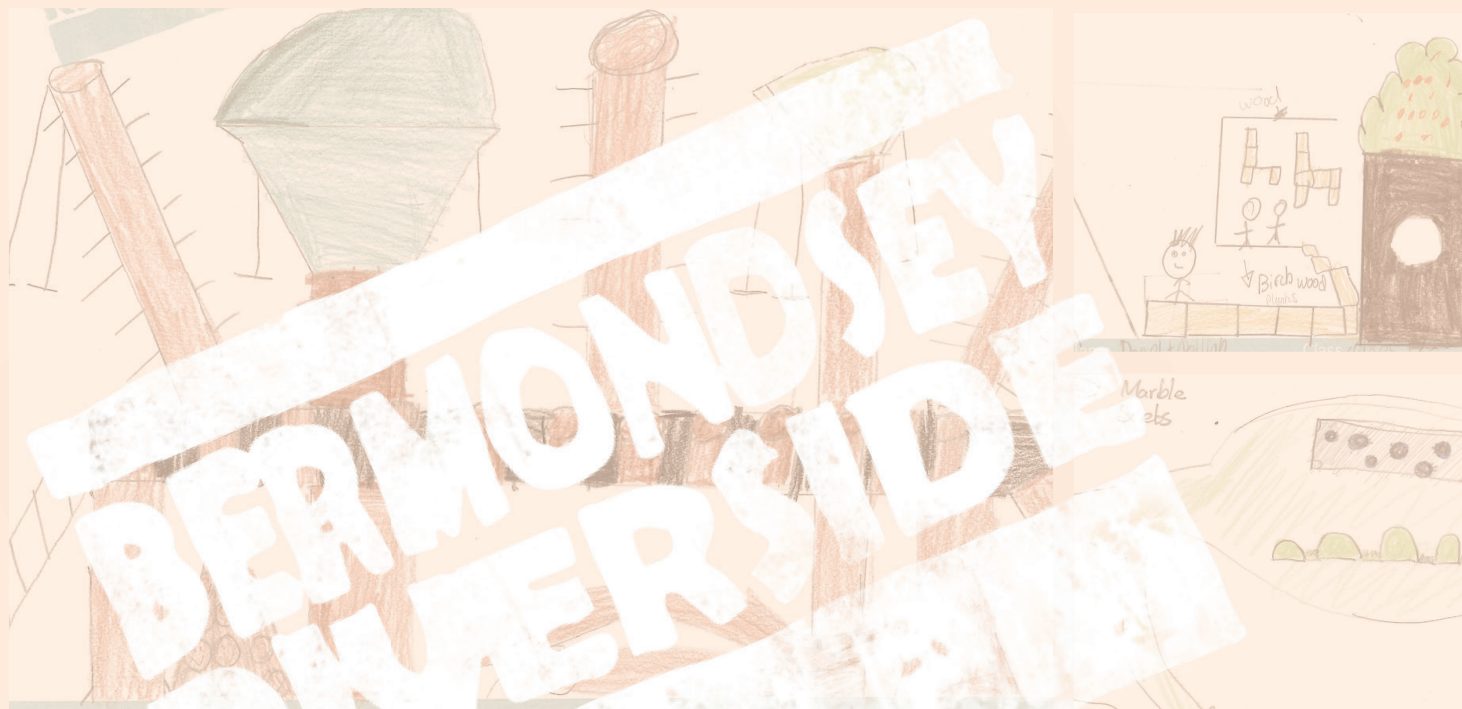


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1. Introduction

1. Introduction

1.1 Background and scope of the project

A Section 106 (S106) planning agreement between Southwark Council and Thames Water to construct a new 25km sewer, the 'Thames Tideway Tunnel', means that funding is available for projects to benefit a large residential community surrounding the construction site at Chambers Wharf, Bermondsey.

Following a successful bid from a local resident, £600k of this funding has been allocated to the council via a Section 106 agreement for play improvements. To facilitate and enable these improvements, Wynne-Williams Associates (WWA) have been commissioned by Southwark Council to provide a plan showing how the funding is best utilised for play throughout the area. The scope of the project work includes:

- a review and appraisal of the current play provision
- a two-phased consultation programme to gather local feedback on existing provision; and on new proposals being developed
- identification how play spaces can be improved
- identification of sites that are currently not used for play with suggestions for the incorporation of new play
- produce a series of costed design proposals to improve and expand the play provision

1.2 Brief and timescales

The project is being guided by a project board comprising local residents and Southwark council officers. The main focus of the Play Improvements project is to bring the area's play provision in line with a 'non-prescriptive' approach, as advocated in recent years by 'Play England'. The aim is for play spaces that are design-led, holistic and imaginative, and which provide attractive areas for the whole community, bringing together all age ranges and fostering cohesion. Whilst play equipment isn't the main driver of such an approach, the Council recognises that the condition of existing equipment will require updating to achieve this approach and this proposal plan will need to strategically balance this need alongside any new bespoke provision and /or soft landscaping that may form part of the proposals.

The project timeline:

Date	Activity
June 2018	WWA appointed
July 2018	Meeting with project board to review brief
July 2018	Meeting with other projects consultants to co-ordinate projects
July 2018	Appraisal of existing provision
September 2018	First phase public consultation
November 2018	Design Proposals
December 2018	Second phase public consultation
January 2018	Final proposals and presentation to project board

1.3 Collaboration with other S106 funded projects

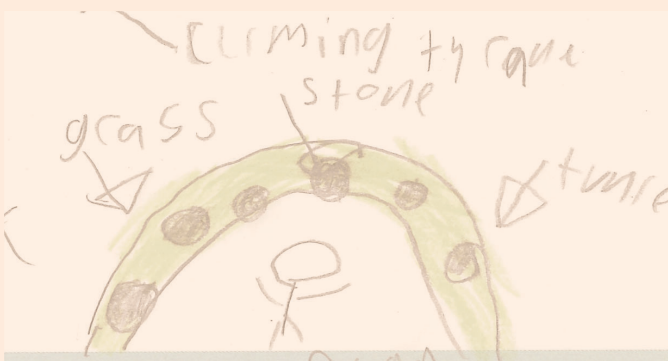
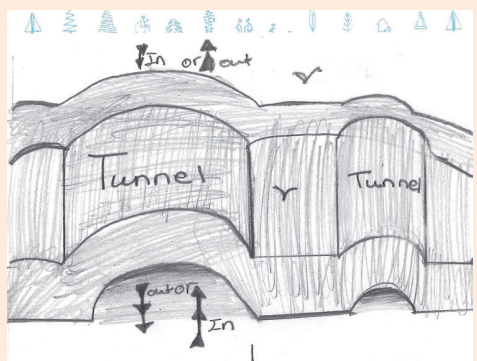
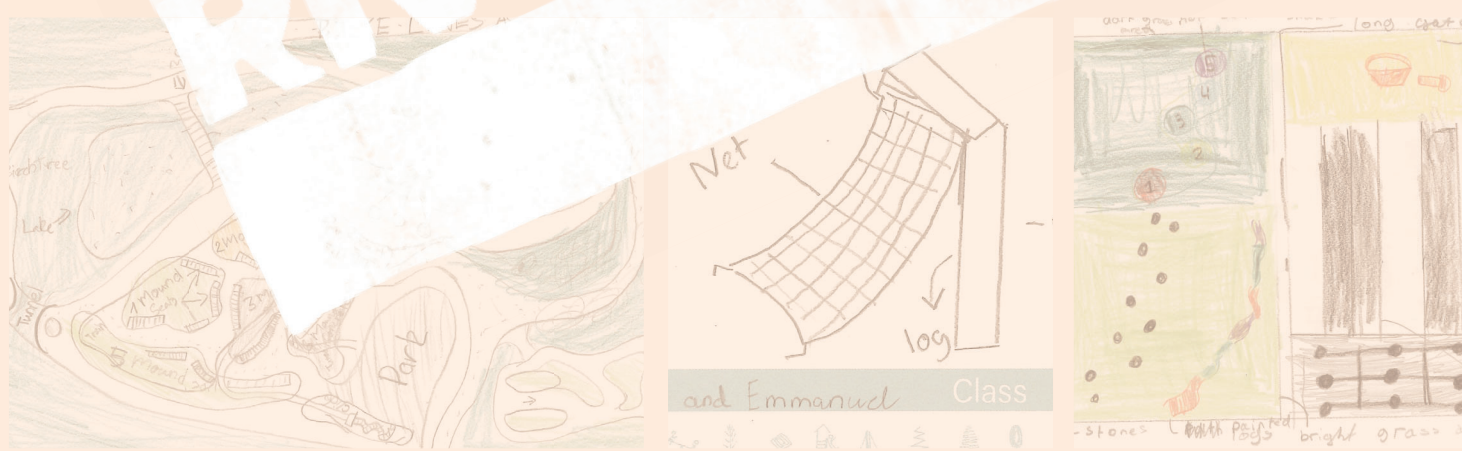
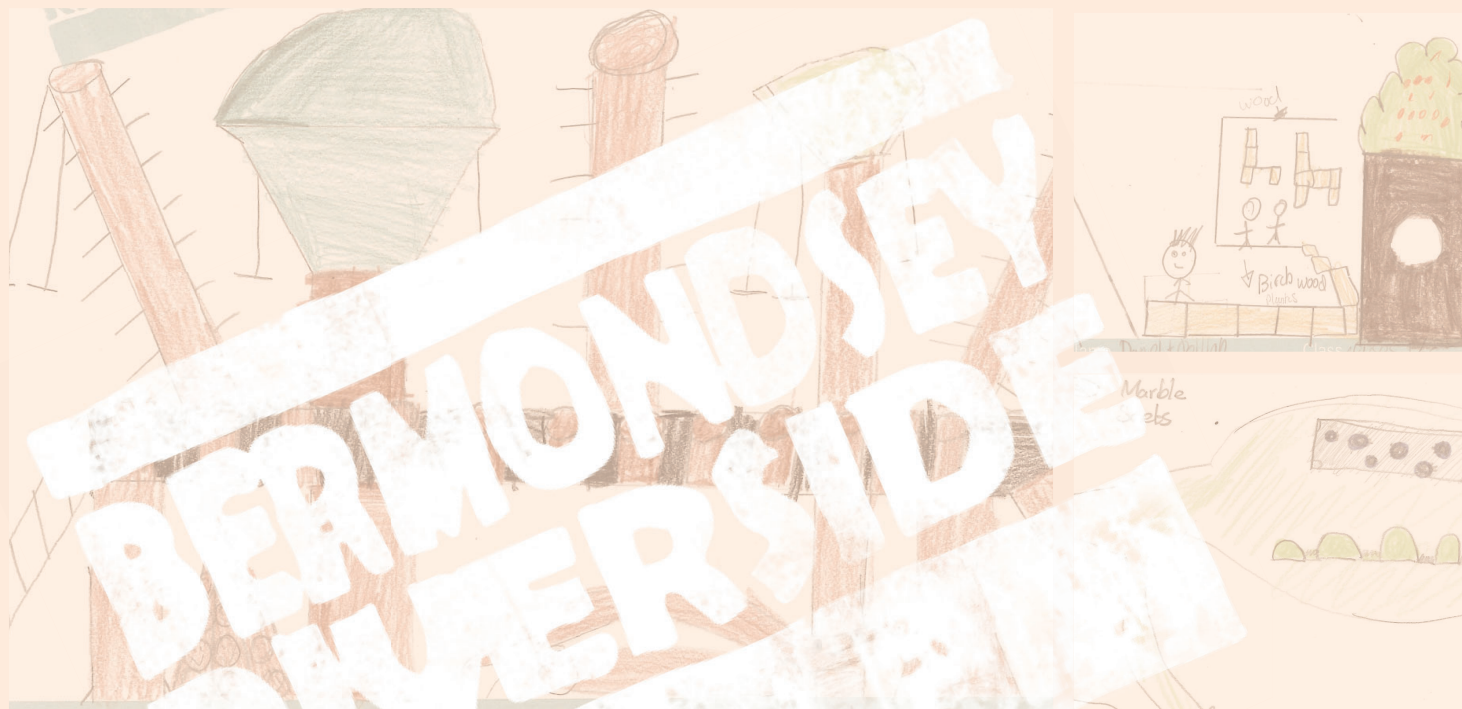
The 'Dickens Estate: Environmental Improvements Strategy' is a closely related (LB Southwark) project running concurrently with the 'Play Improvements' project. It is funded from S106 money set aside for a 'Community Environmental Fund' that is allocated by majority vote from the Tideway Panel and is a separate pot to the funding for the Play Project. The aim of the Environment Improvements project is to review and improve the open spaces and green infrastructure on the Dickens Estate – a significant portion of the Play Improvements project area. Given that several aspects of both projects overlap; the project areas, the timelines, the local stakeholders and community targeted for consultation and the nature of some elements of landscape design including play; it has been productive for the project teams and their respective consultants to closely collaborate on their work.

The consultancy team appointed for the Environmental Improvements project is Farrar Huxley Associates (FHA), who have produced a separate report which this document references.

Bermondsey Riverside Community Project

LB Southwark, WWA, FHA and their project boards agreed early in the appointment to 're-badge' the combined elements of the S106 projects aimed at the public, to avoid potential confusion and to provide a united public facing presence and point of contact. The name 'Bermondsey Riverside Community Project' was agreed, a logo and other branded material was developed to use for public presentations, as well the email contact 'comments.brpc@gmail.com' and Facebook page.





2. Site Analysis

2. Site Analysis

2.1 What makes a good play space?

There are several considerations affecting the quality of a play space, how well it functions and how well used it is likely to be. A summary of key factors relevant to this project and the approach WWA have undertaken follows:

Design

There are many elements to consider in the design of a play space. A well-designed space will seek to address the individual needs and challenges of each site, creating an attractive space for both users and their carers. Design considerations can include; the target audience, the location, seating and amenity items, circulation, play value, the balance of prescriptive and non-prescriptive items, landscaping, materials, maintenance, accessibility and more beyond. Such considerations are expanded upon within the publication 'Design for Play: A guide to creating successful play spaces' (2008, Shackell A, Butler N, Doyle P and Ball: published by Department for Children Schools and Families; Department for Culture, Media and Sport; and Play England) and can be summarised within its '10 Principles for designing successful play spaces:

Successful play spaces:

1. are 'bespoke' – designed to enhance their setting
2. are well located – in the best possible place for children
3. make use of natural elements – close to nature
4. provide a wide range of play experiences – where children can play in different ways
5. are accessible to both disabled and non-disabled children – where they can play together
6. meet community needs and are loved by the community
7. allow children and young people of different ages to play together
8. build in opportunities to experience risk and challenge – where children can stretch and challenge themselves in every way
9. are sustainable and appropriately maintained – maintained for play value and environmental sustainability
10. allow for change and evolution – evolving as the children grow.'

When we talk about 'formal' or 'prescriptive' items of play we are talking about equipment or play that is structured around specific activities, it will be likely to be functional for that activity, for example a traditional style roundabout directs users to sit/stand and spin around. When we talk about 'non-prescriptive' play we are describing play that is led by the child. It can include creative and imaginative ways of playing as well as items that have many different functions or interpretations, often nature-based elements fall into this category but it is not limited to natural elements.

Location

Location is a key factor in how well used and accessible a play area is to children and young people; the younger users are, the more local they like to play where they can be seen and meet others. As children get older, they have more freedom to explore other parts of their neighbourhood however, an important aspect of this is them feeling safe in doing so. Play areas that are located on well used routes to familiar places and that are well overlooked will likely to be more safe.

Play Value

Play value comes in many forms not only from taking risks but also from exploration and experiencing different sensations, as well as the value gained from playing with, and alongside, others including adults and people with disabilities. As such, play value is found via play items and equipment, the setting of the area, natural elements and materials and the people being attracted to the area.

The Play England Quality Assessment tool was used to assess play value across the existing play sites with the project area.

Condition / Care

Play areas that are well managed and maintained not only have better health and safety but also make for a more attractive place to be. With increasing strain on council-funded maintenance budgets it can be a challenge to increase the scope of work for a maintenance team and consideration should also be given to the existing skills and resources of the maintenance support. Supporting advice documents on managing risk and maintaining natural play can be found in the resources section of the Play England website. For this project WWA met with the maintenance team currently looking after play provision in the project area, a summary of the discussion can be found in Appendix C.



Children's craft station at December consultation

Involving children and young people in developing play spaces

The United Nations Convention on the Rights of the Child supports children's right to play (Article 31), their right to have a say in decisions that impact their lives (Article 12) and their right to be free from forms of discrimination (Article 2). In addition, many benefits can be had from engaging children and young people in the design and development of play spaces; better informed design and improvements, increased understanding about how children play, increased likelihood of a sense of ownership and increased tolerance of children playing outside.

WWA have used several methods to target the involvement of young people in the development of the proposals, more can be found in Appendix C, briefly:

- a specific 'play questionnaire' with photographs targeted to younger people
- outreach work with local primary school
- visits with proposals to the local youth club
- involving children in the public consultation events

Much of the documented research and resources available informing Play Area Design can be found in the resources section of the Play England website.

www.playengland.org.uk/resource/

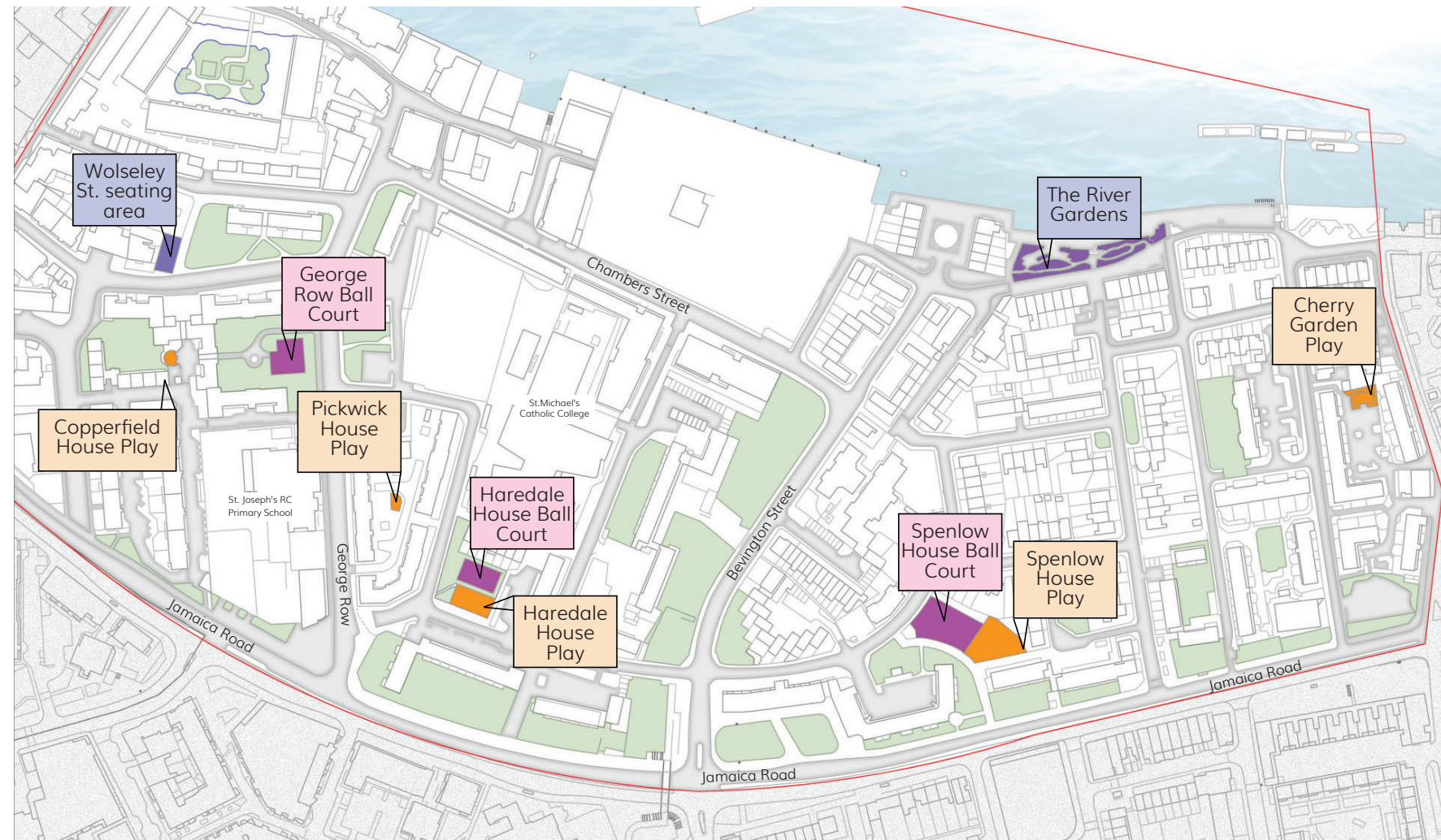


Figure 1: Existing play provision and open spaces within the Section 106 area (within red boundary)

2.2 Existing play provision assessment

One of the starting points to develop an effective play strategy proposal, is an assessment of current play provision; to determine its quality and condition as well as the play value of the existing offer within the project area. The information gathered from site audits can then be reviewed alongside feedback from users and the public, assembled during first phase engagement sessions. It will provide a detailed picture of what needs and issues any future strategy should be aiming to address.

Each space was visited and assessed using two methods which included;

- a condition survey identifying the presence and quality of the tangible features on site such as lighting, entrances, furniture etc; and
- an evaluation of the play provision using a scoring matrix to judge the site's location, play value and maintenance giving it a final score

The condition survey was put together by Wynne-Williams Associates based on their expertise. The play value evaluation is a quality assessment tool produced by Play England (2009). The assessment tables in Appendix A show the results of the play spaces and ball courts audits, which have been summarised in the following paragraphs. The play sites (shown in orange) and ballcourts (shown in pink) have been mapped for reference, Figure 1.

2.2.1 Spenlow House Play and Ball Court

On first impressions the play area feels friendly, it is well overlooked, laid to grass with mature tree planting and is evenly proportioned. It is the only play site in the project area using soft, natural surfacing under equipment and is contained on 3 sides by a brick wall and with open fencing on the fourth side. Areas of well-worn grass mean it is a little tired looking however, these also contribute to a feeling of it being well used, and timber equipment is both welcoming and appropriate in the soft setting. The equipment is mainly aimed towards younger Juniors and so the area lacks dynamic or challenging activities for older children, as well as more seating for parents and guardians. It is understood the area is on a school route and anecdotally, is well used with parents/guardians using the raised hard surface to the front of Wickfield House and opposite the play area as informal seating when children are playing.

The ball court is marked for basketball, 5 aside football, netball and tennis and is surfaced with green coated tarmac which is in acceptable condition although there are some areas of repair required to the fencing. The ball court would benefit from a secondary entrance/exit.

2.2.2 Cherry Garden Play

With no existing play equipment, old safety surfacing and fencing this area feels forgotten. Sturdy, timber seating is built into areas of raised brick planters that correspond with the architecture of the housing development. Mature cherry trees and shrubs provide natural buffers and an attractive sense of containment once inside the area, away from the adjacent parking and balconies of overlooking flats.

Clearly, any improvements here should address the lack of any play provision and consider the close proximity to residential dwellings, which may indicate an area suitable for younger children.

2.2.3 Haredale House Play and Ball Court

The play area feels lively and well used being on a route that connects from the Jamaica Road via a short pedestrian walk way off one corner through to St. Michaels College and Wrayburn House on the opposite corner. It is overlooked on two sides with a popular pedestrian path to the west boundary. The equipment is in good condition providing a good array of play value and activities for early years and juniors, making it a pleasant area overall. Some items of equipment have clearly been removed and not replaced so the

play area is not fulfilling its potential. Encompassed within the wider fenced area, (and immediately outside the play area), there is a fairly large area of grass that has potential for incidental or natural play elements that would provide a softer and less prescribed element to this space.

The ball court is in good condition and is marked out for basketball and 5 aside football with ball-stop fencing on all sides and a mesh protective net to its top. Teenagers using the site told us that the net is too low and this leads to frustration when playing on the ball court. A footpath however, runs diagonally through the courts meaning that play is either interrupted or discouraged by the pedestrian traffic moving through.

2.2.4 George Row Ball Court

The ball court/MUGA feels very enclosed, somewhat imposing and unsafe with only one entrance and tall brick walls built up on 3 sides. The size of the court is small, it lacks a range of markings and is only big enough for one game of any sort on any one time. The area would benefit from an additional entrance and being opened up on at least one side to reduce the sense of enclosure.

2.2.5 Copperfield House Play

This small contained area is well overlooked, in a sheltered and convenient location for the immediate residents however, the play value is extremely limited with just two single user springer items of play and tired surfacing. Apart from one entrance it is fully enclosed by a brick wall arrangement that is outdated in style but does provide seating opportunities around the space. The nearby courtyard garden provides a nice green backdrop to the space but is inaccessible behind railings. The space would benefit from some greenery of its own and more creative use of the space either for play or for social use.

2.2.6 Pickwick House Play

A small early years area in the courtyard of housing which has a calm and pleasant feel to it with large mature trees and overlooked by residential balconies on all sides. The play has just one entrance and is confined by low walls with railings atop on all sides which makes the area feel penned in. Despite being small the area does provide for inclusive play with talktubes and a number of play panels; it also has a small multi-unit and springer.



Spenlow House Play



Cherry Garden Play



Haredale House Play



Copperfield House Play



George Row Ball Court



Pickwick House Play



Figure 2: Existing play provision and open spaces with the potential for new play within the Section 106 area (within red boundary)

2.3 Potential new sites for play

It is important that a new play strategy not only addresses any gaps in current play provision relating to its play value but also with regard to its distribution and location. Furthermore, it is desirable for a new play strategy to actively seek improvement opportunities with the aim of enhancing the playable qualities throughout the project area. There is a large cross-over here with the Environmental Improvements project, and the consultancy teams have closely collaborated to ensure both projects address this last point as effectively as possible.

Several site visits were made on different days and times throughout the project area, and a desktop mapping exercise was carried out to identify a number of potential sites that could accommodate new playful features of differing degrees. The mapping exercise was aided by guidance from Play England (2009) on different types of play provision and their catchment areas, in order to see which parts of the project area were lacking in nearby provision, for reference the map is included in Appendix A. The new sites identified were discussed with the Project Board and were shown to the public during the first phase of consultation to gather local feedback on the viability of any new proposals. The potential new sites are indicated in Figure 2.

2.4 Site analysis general summary

Quality and quantity of provision

There are 3 ball courts 2 of which are of good size and adequate condition. The other ball court at George Row is undersized and of poor and outdated design; with only one entrance and imposing solid brick walls creating an intimidating space. Otherwise, the general quality is adequate but could be easily improved with better surfacing and goal provision.

There are three small play sites that are aimed to younger children and two larger play areas that are cater for Juniors. The latter group is better provided for given that two of the early years areas are largely redundant with either no kit whatsoever or only two working items.

Generally, seating is limited in all spaces, the settings of the play areas and the equipment itself is tired. There is a lack of dynamic equipment and hardly any opportunity for informal / non-prescriptive play, natural or sensory play.

Spatial distribution

The ball courts are fairly well geographically distributed across the project area.

The catchment mapping exercise showed that, as far as play is concerned, the eastern portion of the project area is the least well catered for with much of this part only being served by only one play area (Spenlow House). Provision is mainly distributed towards the central and western parts of the area, which correlates with a denser population. The new housing blocks on Chambers Street however, put pressure on these facilities and would benefit from increased provision. More frequent and small incidences of play throughout the area would encourage movement and stopping, particularly on access routes.

Usage

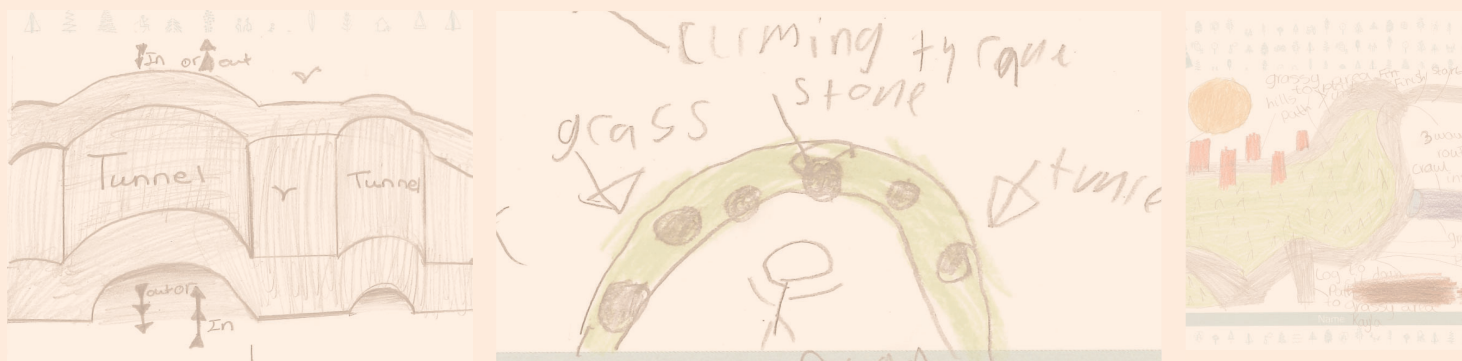
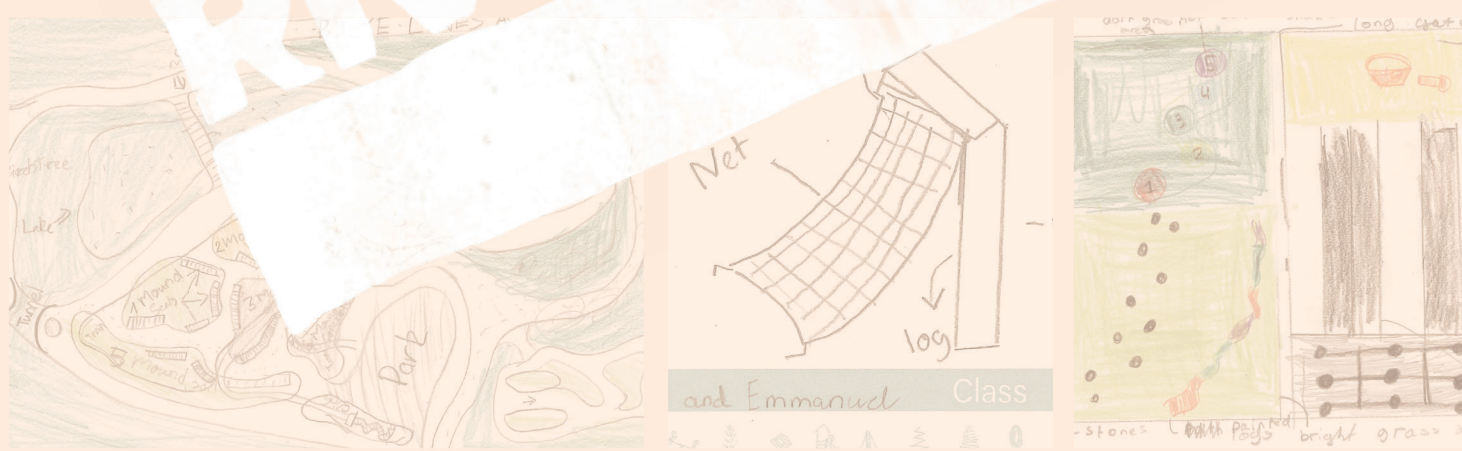
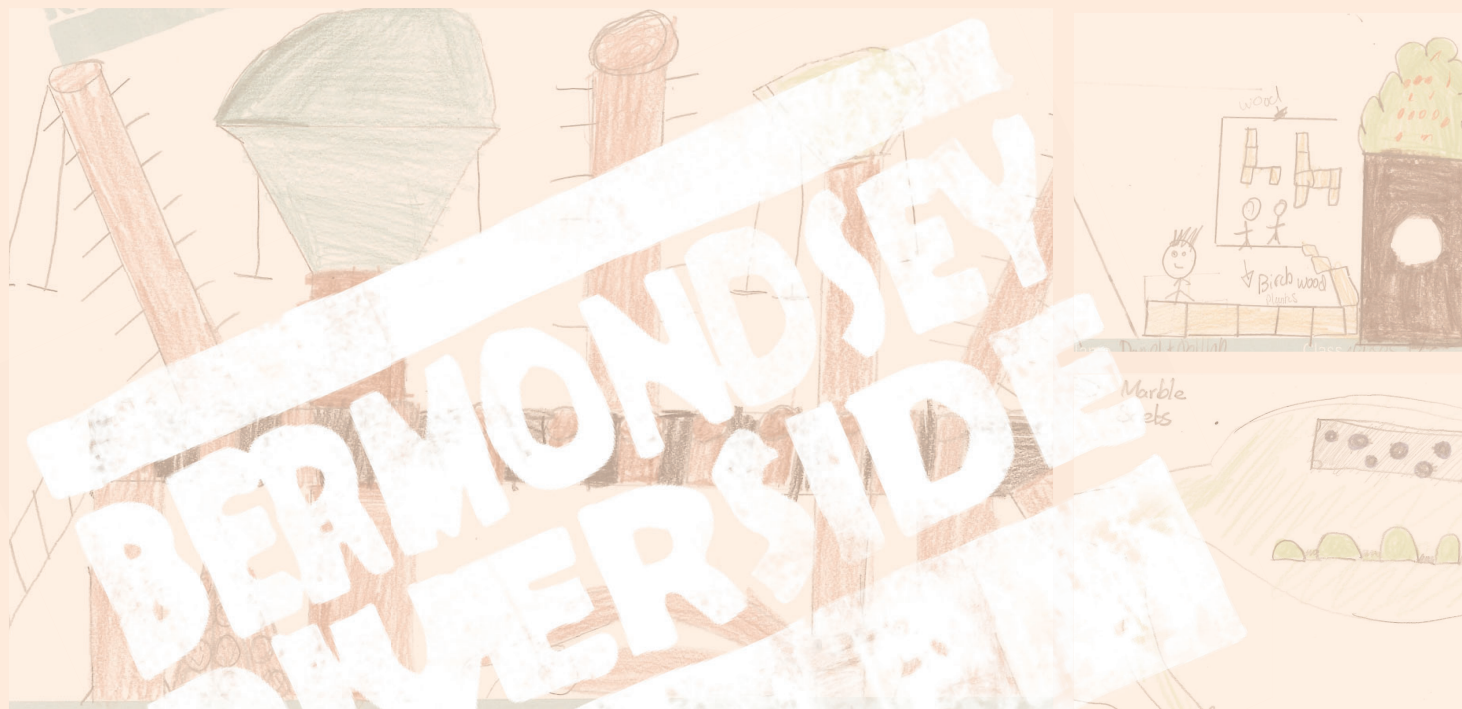
Public consultation helped to provide a clearer picture of usage of the sites across the project area. From site visits both during the weekdays, school holidays and at weekends the sites appeared to be underused. Members of the Project Board have indicated that Spenlow House play area is popular after school and it was observed that Haredale house was getting moderate use, during site visits.



Open space beside Wrayburn House and Bevington Steet, Chambers Street end

Opportunities

The project area has a large amount of open green space with mature trees as well as some open public space along the riverside that provides an attractive setting and has potential for new play opportunities, particularly those with a natural focus. Currently much of the open green space is underused due to perimeter railings discouraging access, either through a lack of entrances or the spaces appearing semi-private. The Riverside Walk area by the Thames is located on the Thames Path and any new proposals should take account of any restrictions or guidance this may present.



3. Consultation

Summary of outputs and outcomes

- Consultation Period open from September until December 2018
- Two Open Public events: one in September and one in December 2018
- Total Phase 1 surveys completed 98 (56 Adult and 48 Children)
- Good geographical spread of survey respondents across the project area
- Variety of media used to communicate about the project: Posters, Facebook, Email, Telephone, Public Open Events, Online Newspapers, Community Magazine, CVS newsletter and Website, School assemblies, and Workshops at Primary school, OAP coffee morning and Youth Club
- Engagement with Councillors, residents (all ages), Primary School, Wrayburn Tennants Management Organisation, Youth Centre, Online Newspaper
- Proposals positively received at Second Public Open event

3.1 The consultation process

In July 2018 the Wynne Williams and Farrar Huxley Design teams agreed a joint approach to the consultation for the two projects which was badged as The Bermondsey Riverside Team.

Working with the community led project team, it was agreed there would be two consultations with the local community and stakeholders. The first on the current provision of play and green open spaces in the project area; their strengths, weaknesses, and desirable potential opportunities. The Second consultation would then be on proposals arising from the feedback received from the first.

Plumb Associate's working for WWA created a data base of contacts who would be invited to be involved in the consultation process. This included: local schools, colleges and nurseries, Residents in the project area, Tenant Management Associations (TMO's), local charitable and voluntary led organisations, local councillors and MP, local doctors surgeries, dentists, local businesses etc.

This database can be seen at Appendix B.

3.2 The local demographic

The local demographic audience was varied:

The Riverside area has some of the most deprived LSOA's (lower layer super output areas) on the IMD (Index of Multiple Deprivation)*.

Alongside local tenant families with longstanding residential ties to the area, there are tenants privately renting or owning properties in the area. As of December 2018 a 1 bed flat I available for rent at £1,300 pcm, a 2 bed at over £2,000 pcm. A 2 bed flat in Scott Lidgett Crescent is for sale at £430k, and a 3 bedroom flat in need of work in Wrayburn House, is for sale at £435k, all are within the project area. See details at Appendix C

As of 2015 The Riverside Ward had a fairly even split between males and females in the population (49.8%/50.2%), and a fairly even split between a white and black, Asian and minority ethnic (BAME) population (52%/48%)*.

As of 2015 the Riverside area had a higher proportion of 20-39 year olds than in Southwark generally at 52%, with 27% in the age range 40 – 64 year olds, the 0-19 population at just 14%, and the over 65's at 7% of the Riverside population.*

The Southwark profile for Riverside Ward 2017 states that 36% of dependent children under the age of 20 in Riverside ward are living in low income households, and that 14% of children measured in Reception Year were classified as having excess weight, this figure rising to 27% of children measured in Year 6.

*Southwark Council Demographic Factsheet 2015

3.3 Reaching the local demographic: Methods of outreach

The approach to reach these stakeholders needed to be multi-layered:

Posters in the local area, on Community Noticeboards in the project area, in residents' communal entrances, contact by email where applicable, using local networks, through community voluntary services (CVS) newsletters and websites, word of mouth, through local news media, through a social media presence and public open events.

Examples of these campaigns can be seen in Appendix C.

SE16.com: circulation figures:

The project was fortunate to have good support from the SE16.com group. Press releases were sent to them and were flagged up on

- Facebook - over 1,500 people like their page
- Twitter 7,163 followers
- their website and in their online newsletter which is sent to approx. 2,100 local people.

3.4 Consultation timescales and brief summary of activity

Due to the project starting at the end of the school summer term it was agreed by the project team to start gathering stakeholder contacts details and begin other forms of awareness raising throughout the summer, and to contact educational establishments upon their return in September 2018.

Date	Activity
July 2018	The Facebook page for the Bermondsey Riverside Community Consultation was created on the 13th July 2018. The page was then advertised on future advertising and written media
August 2018	Separate stakeholder meetings were arranged for the Section 106 panel on August the 14th and August 23rd at Cherry Gardens Hall between 7 and 9pm. These meetings were to enable the Section 106 panel to see boards which would be used at the public event and to gather their feedback early in the consultation process.
September 2018	The first in a series of 50 x A1 sized posters which were delivered/put up by the local community reps the 6/7th of September.
	Emails were also being sent out from early September, and Facebook messages sent to groups with a presence on there, including news media. (see Appendices)
	The Online survey was available from the 14th September on the Facebook page, and hard copies were also completed at the public open event on the 15th September.
	First public event which was held at the Corner of East Lane and Scott Lidgett Crescent on the 15th September, 12-4pm. Children's and Adults questionnaires available.
	Sept 19th – versions of the consultations boards were uploaded to the Facebook page.
	Sept 20th – Another Facebook post reminded people of the online survey in case they missed it before or did not visit the public event. Another paid for advertising campaign, this time for 7 days went out for this survey, aimed at the same target groups as before, reaching 650 people, 344 people engaged with the post.
October 2018	4th October - WWA team met with Riverside Primary School regarding working with pupils on the project. Flyers handed out to parents at home time.
	New poster update sticker was delivered/put up by community reps regarding the consultation survey deadline
	A two x A4 page article was drafted out for the Community Magazine recently launched in the project area. Due to be delivered end October. The magazine overran its deadline and was delivered later than anticipated, so the online/hard copy survey deadline was extended to allow for people to engage with it. See Appendix C.
	October 24th – Press release sent to online media was published by SE16 Magazine/webpage/Facebook page and Twitter (with project area Map). This link was also in the email newsletter sent to all recipients of the SE16 who were signed up to receive it – approx. 2,100 people.
November 2018	1st November - WWA team visit Riverside School and ran a workshop style assembly with Year 5/6 pupils. Appendix C
	W/b 5th Nov – Community magazines delivered to around 4,000 homes in project area.
	The Online survey deadline was extended until Nov 11th (it was left open unofficially until the 18th November)
	Facebook post on 19th November advertises the next Public open event showing proposals based on Feedback from the first phase.
	50 x A1 New posters were put up by community reps regarding the next public open event at Bermondsey Fire Station
	27th November – WWA team attended Wrayburn TMO meeting to discuss proposals being suggested at public consultation.
December 2018	1st of December – Public Open event at Bermondsey Fire Station 12-4pm. See Appendix C.
	5th December – Team visit a coffee morning for Over 55s at the Downside Fisher Centre to discuss proposals
	6th December Team visit a Youth Club at the Downside Fisher Centre to discuss proposals
January 2019	Project Team Meeting to received final report/summary of second consultation.

3. Consultation

1.4 Results of early consultation: Phase 1

Initial stakeholder meetings

The stakeholder meeting arranged for the Section 106 panel on August the 14th at Cherry Gardens Hall was to enable the Section 106 panel to see boards which would be used at the public event and to gather their feedback early in the consultation process. This meeting was not well attended, despite taking place 7-9pm to allow for working members of the panel. This was possibly due to the timing of the summer holidays, although Southwark Council's S106 officer has reported that the panel is currently in a state of some disarray and is not meeting/functioning at present. The consultation meetings were subject to a demonstration by a member of the Section 106 panel and 5 supporters who did not wish to engage in the consultation process, but who did talk to members of the project team outside the venue.

Concerns seemed to be aimed at issues outside the remit of the project being consulted on, these were noted, listened to and feedback was given to the project team via the project board.

Email & Telephone contact

Resulted in contact from

- Local Cllrs x 2 (Cllr Hamish McCallum and Cllr Anood Al-Samerai)
- Wrayburn TMO
- Riverside Primary School
- Southwark CVS
- The Downside Fisher (Youth) Centre
- SE16 News Media
- Bermondsey Dockhead Fire Station
- Southwark Council Community Officer (Bridget Galloway)

Consultation Survey (Adults)

The survey included questions relating to both the landscaping and

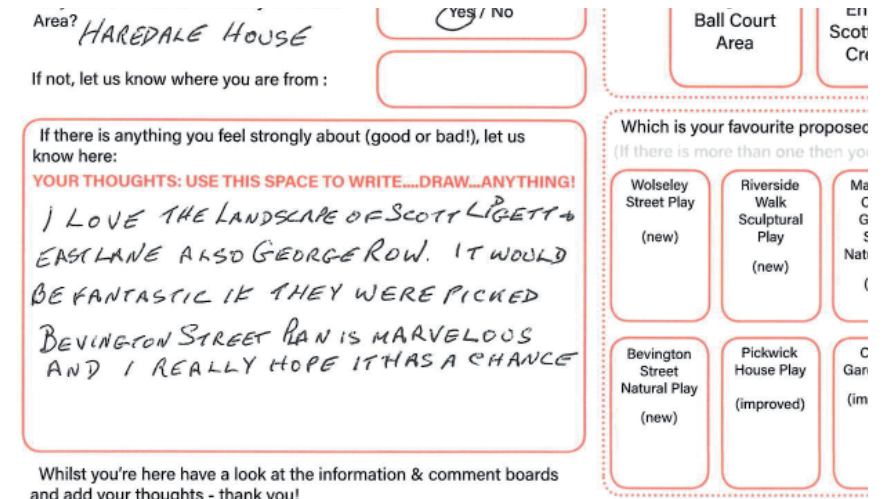
play and green open spaces elements of the combined projects. There were a total of 56 adult questionnaires completed. The survey was available at the Public open event on September 15th where 8 were completed, and was available online where 48 were completed between September 14th – Nov 18th. The detailed content for the Survey is available at Appendix C

Generally the survey found that

- The play and green spaces are well used on a regular basis by local residents, where they know about them – some areas appeared to be hidden and therefore unused.
- More seating and independent play options were also popular.
- Many play features were deemed to be tired looking and in need of updating, including surfaces and paths which were sometimes inaccessible for wheelchairs or buggy's.
- There was a very positive response to the idea of a space that formed a community heart
- And a positive response to having better signposted accessible entrances into play and green spaces from Jamaica Road.

In terms of the demographic reach of those completing the survey, of those that answered each question;

- Respondents ranged from under 18 to all the way through to the over 65 category
- Respondents were a mix of men and women, (20 Men – 47%, 23 women – 53%)
- respondents (5%) described themselves as having disabilities.
- Of those that answered these questions, 28 were white British (65%), but Mixed Multiple Ethnic groups, and Black and other ethnicities made up the remaining 15 respondents (35%).
- Postcodes for the respondents (who chose to share their postcode with us) was plotted to show a wide and fairly even reach of the project area.
- see this map of plotted postcodes in Appendix C



Haredale House resident's feedback from coffee morning



September consultation at Haredale House play area



Community magazine article



Primary school outreach project poster by 'Molly'



Primary school outreach project poster by 'Kayla'



Primary school outreach project poster by 'Toby and Faruk'

Consultation Survey (Children)

The Children's survey was completed by 8 Children at the Public open event, and by 34 children as a result of assemblies and workshops at the Riverside Primary School, giving a total of 42 children's surveys completed.

In the surveys the Children said:

- Just under half of children normally play outside at weekends
- The most well-used local play area is Haredale House, with Spenlow House play the next popular but with two thirds of the vote of Haredale.
- Haredale House is the most popular ball court, they are fairly evenly used
- Favourite things to do outside were being adventurous (climbing, taking risks, hanging, swinging etc) and meeting with friends, followed by making things
- The most popular play activity by far was Climbing with 40 votes (nearly all respondents) followed by swinging with 26 votes and balancing and jumping.
- The most important things in their 'perfect' play space were; equipment, no traffic, being clean and tidy and having places to ride bikes or skate.

with members of the project team about the content of display boards. Manually completed questionnaires were added into the online survey for inclusion in overall statistics.

Further details were taken away by people expecting to complete the survey online, and to share with friends and colleagues. Police Community Support Officers also attended. The project appeared to be positively received by all who attended.

Riverside Primary School

Members of the WWA team went into the Riverside Primary School on 1st of November. They ran an assembly to approximately 90 children to introduce the project, explain the work of a Landscape Architect and play design and inspire the children to come up with ideas of their own for natural play on a poster. 34 children completed the questionnaire during class time. The poster entries would be displayed at the 2nd public open event at the Dockhead Fire Station on the 1st December, and this served as an encouragement for the children and their families to come along to the event to comment on project proposals. There were 28 poster entries by school children.

Public Open Event September 15th

The event had been emailed out to contacts, shared on Facebook and flagged up in the SE16 online newsletter, Facebook page and website. The Southwark CVS website also included it in their events listed, and in e-newsletters. Additional Facebook messages were sent to contacts with a Facebook presence and a paid Facebook campaign which targeted men and women 13-65+, geographically in the project area, with a number of interests including physical fitness, running, dogs, family or physical fitness and behaviours. This campaign reached 2,199 people over 2 days and resulted in 25 post engagements.

On the day we had 8 children's questionnaires completed and a further 8 adult questionnaires completed. There was a steady flow of attendees throughout the event (12-4pm) and good discussion

3. Consultation

1.5 Results of second consultation: Phase 2

Wrayburn TMO

Members of the project team attended a Wrayburn TMO meeting on the 27th of November. Here they showed them early proposal ideas for the forthcoming Public Open Event. Approximately 7 members of the TMO were in attendance a full note of their feedback is included in Appendix C, which included:

- a preference for informal seating such as the large stones and mounds, appropriate to the space
- too much play equipment
- concern arising from previous experience of antisocial behaviour means they would like care to be taken around the entrances and gates locked at night

2nd Public Open Event

The 2nd public open event on December 1st went well, it was steadily busy between 12pm and 4pm and had approximately 30 people attend. Pupils from Riverside Primary School and their families attended and received project badges for their poster entries which were on display.

The proposals were well received with lots of support and positive comments, there were 26 feedback forms completed and a signing in sheet, which the majority of event attendees completed - refer Appendix C. The overall responses from the feedback forms indicated that:

- Wide support for the multi-layered strategy to provide different styles of play throughout the area
- Generally people were enthusiastic and supportive of introducing natural play and non prescriptive items like sculpture
- Strong support for new play to Bevington St open space
- Strong support for the new play area along Wolseley Street
- Additional suggestions included; more lighting, better routes and crossing points and/or pedestrianisation
- More for older people

Feedback form poll:

People chose their favourite proposed play sites

- *Wolseley Street and Bevington Street shared the most votes and were the most popular*
- *Riverside Walk was also popular, with just 2 fewer votes*

Over 50's Coffee Morning

The WWA team attended a coffee morning for approximately 10 retired local residents at Downside Fisher Centre where they showed and discussed proposals from the open event. The proposals were generally well received and supported, a concern was raised about the likelihood of potential vandalism to new improvements. A note of the meeting is included in Appendix C.

Youth Club

Members of the team attended a Youth Club session for young teenagers at the Downside Fisher Centre on the 6th December. Proposals for improvements were shown to approximately 10 young people, a full note of their feedback is included in Appendix C, included:

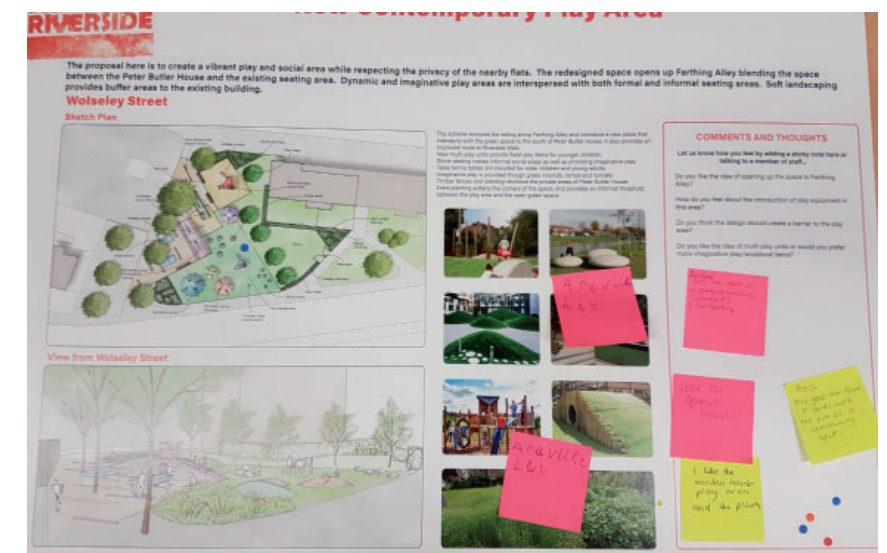
- All of the young people supported the proposals and generally there was a high level of enthusiasm for what is being proposed
- Climbing was their favourite activity and there was strong support for the unusual bespoke net climbing item proposed along the Thames Path
- They were keen that play spaces should accommodate all ages and suggested a separate area for younger users to keep them safe
- They were keen to see more and bigger trampolines in the proposals
- They were also keen on tunnels, stepping stone seats and ping-pong tables



December consultation



December consultation



Public comments from december consultation



4. Proposed Play Strategy

The Improvement strategy aims to:

- Increase the presence of playable spaces
 - Provide a variety of settings for play across the S106 area
 - Increase the amount of natural play experiences
 - Provide areas that are safe, well maintained and accessible
 - Provide areas that are attractive and welcoming across all sectors of the local community
-

4.1 Aims

The aims for the proposed area-wide play strategy have been developed based on a range of gathered information including; quality and condition assessments of all the existing play spaces, and what local young people and adults have told us.

4.2 Proposed strategy overview

The new proposal brings together evenly distributed locations across the Bermondsey Riverside area each with a style of play best suited to its site. The range of sites are informally grouped below into styles each with a slightly different emphasis and approach to the play experience.

Estimated proposals

A specific proposal and estimated costing for each site follows the summary of approaches below. The costings do not include professional fees, surveys or planning costs.

Copperfield House

Following discussion with the Project Board and FHA team, it was decided to incorporate what is currently the Copperfield House small play space into the environmental improvements project. The space is considered in the FHA report as part of the George Row ball court area.

Contemporary Play

Providing a generously sized local play space that draws on recognised principles for well designed play. These play areas include play equipment, bespoke features and soft landscaping, offering the freedom to move between activities. Sites include:

- New site - Wolseley Street
- Haredale House – refer 'West Entrance Scott Lidgett Crescent' proposal in FHA document
- Spenlow House – refer 'East Entrance Scott Lidgett Crescent' proposal in FHA document

Natural and Incidental Play

These areas focus on using soft landscaping and landform to encourage exploration and imagination in a non-prescribed way. Spaces are playful and non-intrusive in the local amenity, providing an area that can be enjoyed across the generations. Sites are:

- Bevington Street
- Marigold Street near Morriss House
- Between Marigold Street & Cherry Garden Street

Sculptural Playscape

Taking inspiration from its riverside location, this playful environment uses textured details, landform and bespoke sculptural items to encourage active exploration from all age groups. Site:

- Riverside Walk

Small scale Imaginative Play

Intimate and contained in nature, these sites offer a vibrant and creative play environment suited to younger users. Low key equipment teamed with lively surfacing provides inspiration for the imagination. Sites are:

- Cherry Garden
- Pickwick House

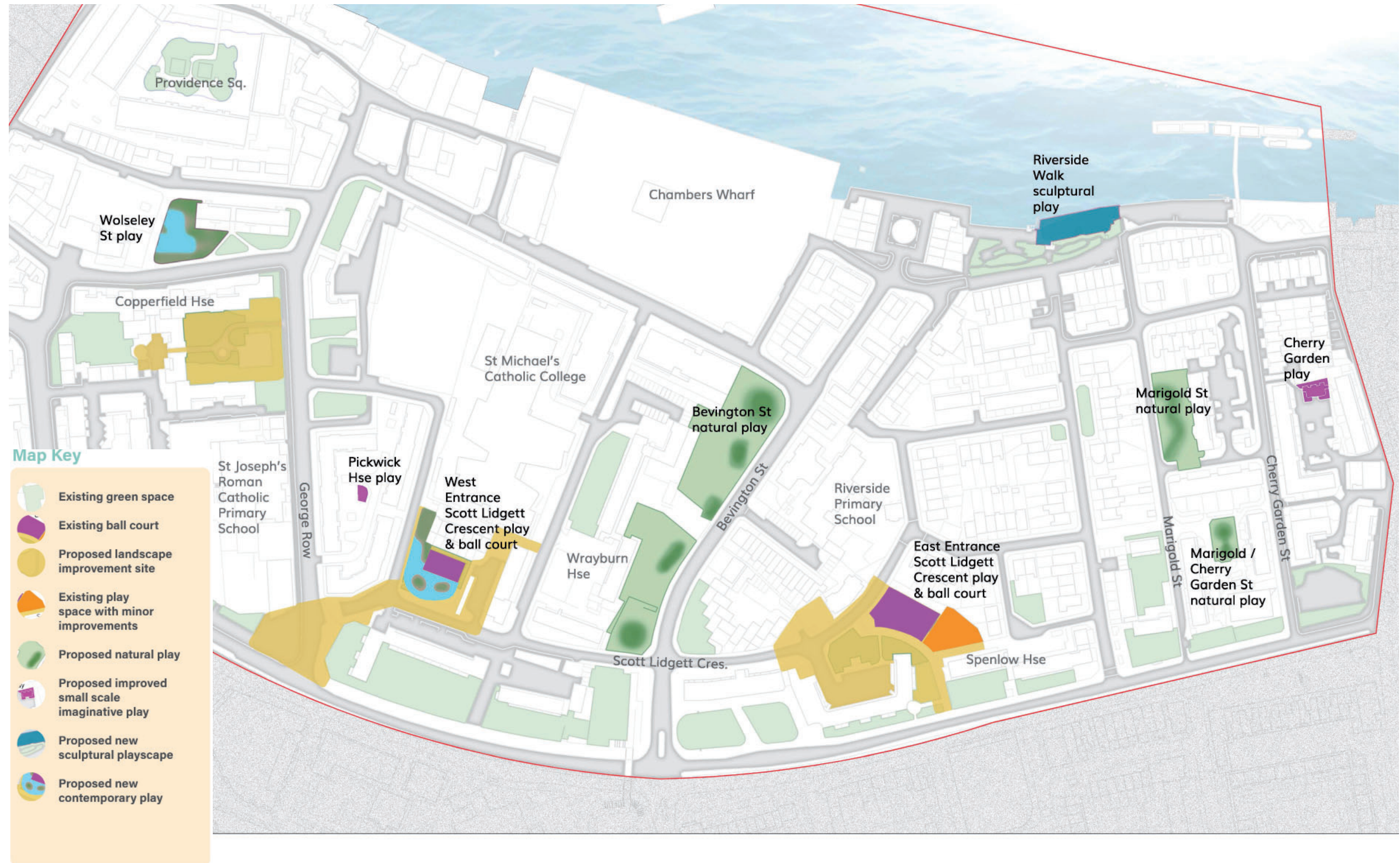


Figure 3: Proposed play strategy play areas

4.3 Site specific proposals: Contemporary play

4.3.1 Wolseley Street

The proposal here is to create a vibrant play and social area while respecting the privacy of the nearby flats. The redesigned space opens up Farthing Alley blending the space between the Peter Butler House and the existing seating area. Dynamic and imaginative play areas are interspersed with both formal and informal seating areas. Soft landscaping provides buffer areas to the existing building.

- The scheme removes the railing along Farthing Alley and introduce a new plaza that intersects with the green space to the south of Peter Butler House. It also provides an improved route to Riverside Walk.
- New multi-play units provide fixed play items for younger children.
- Stone seating makes informal social areas as well as providing imaginative play.
- Table tennis tables are included for older children and young adults.
- Imaginative play is provided through grass mounds, ramps and tunnels.
- Timber fences and planting reinforce the private areas of Peter Butler House.
- Extra planting softens the corners of the space, and provides an informal threshold between the play area and the open green space.

Element	Outline Build Cost
Preliminaries	£18,260
Contingency	£12,174
Clearance & Demolition	£4,500
Site Preparation & Install	£77,122
Hard Landscaping	£17,363
Soft Landscaping	£4,575
Amenity & Furniture	£6,525
Lighting & Making good	£11,000
Post-Installation Inspection	£650
Outline Build Cost Total	£152,169
<i>20% Extra costs i.e. consultancy, planning, management fees, surveys</i>	<i>£30,434</i>
Total Cost	£182,603



Visualisation Wolseley Street



Fig. xx xxxxxx

4.4 Site specific proposals: Natural play

4.4.1 Bevington Street

The green area between Wrayburn House and Bevington Street is the largest expanse of open space in the area and is centrally located, making it a key opportunity to provide new play elements. There are three proposals for this area which are carefully located away from residential balconies to help preserve a sense of privacy.



Bevington Street open space natural play proposals locations



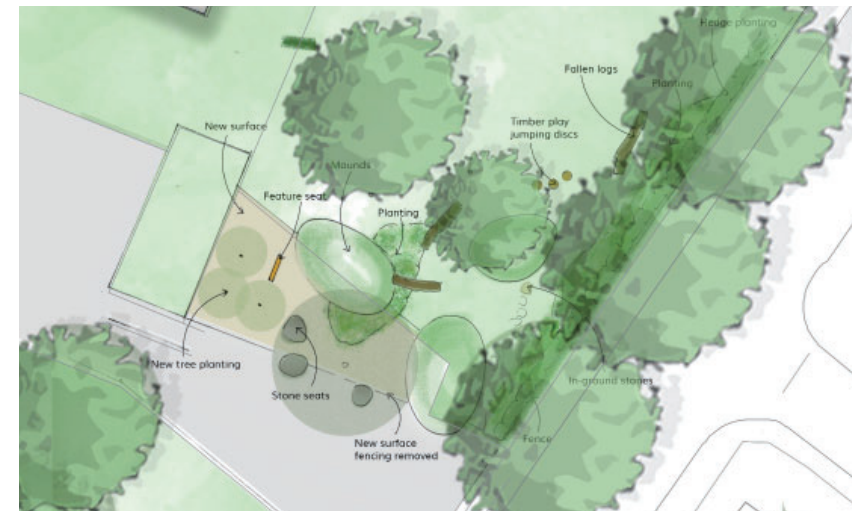
Visualisation Bevington Street / Chambers Street



Bevington Street / Chambers Street

A cluster of new curved mounding creates a playful pocket on this attractive corner of the open space to the side of the recently constructed residential block on Chambers Street. Enhancing the natural undulations of this part of the site the mounds provide a gentle play feature with natural vertical climbing logs blending into the backdrop of mature trees. A small, timber play bridge feature over planting, low key flat-top roundabout and informal seating stones provide play value sensitive to its setting.

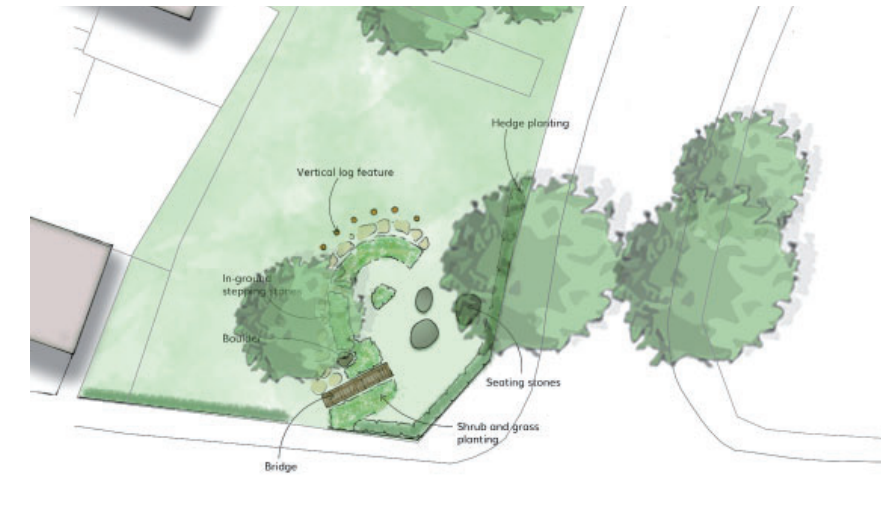
Element	Outline Build Costs
Preliminaries	£4,469
Contingency	£2,979
Clearance & Demolition	-
Site Preparation & Install	£27,335
Hard Landscaping	-
Soft Landscaping	£1,312
Amenity & Furniture	-
Making good	£500
Post-Installation Inspection	£650
Outline Build Cost Total	£37,245
20% Extra costs i.e. consultancy, planning, management fees, surveys	£7,449
Total Cost	£44,694



Entrance to Wrayburn House

Upon walking towards Wrayburn House entrance the area to the right is opened up with the removal of the internal fence line. New paving denotes a civic seating area with informal stone seats and a bespoke carved log feature seat beneath new tree planting. An array of new mounding and planting creates a landscaped buffer to the northern parcel of the green open space, with in-ground stepping stones, fallen logs and low timber jumping discs providing discrete and playful elements under the existing mature trees.

Element	Outline Cost
Preliminaries	£5,123
Contingency	£3,415
Clearance & Demolition	£3,875
Site Preparation & Install	£18,040
Hard Landscaping	£7,840
Soft Landscaping	£3,250
Amenity & Furniture	-
Making good	£500
Post-Installation Inspection	£650
Outline Build Cost Total	£42,693
20% Extra costs i.e. consultancy, planning, management fees, surveys	£8,538
Total Cost	£51,231



Bevington Street / Scott Lidgett Crescent

A crescent shaped planting area forming an attractive place to sit with informal seating stones beneath existing tree planting, made playful by a low timber bridge feature, large stepping stones and vertical timber poles to inspire the imagination.

Element	Outline Cost
Preliminaries	£2,430
Contingency	£1,620
Clearance & Demolition	£75
Site Preparation & Install	£13,300
Hard Landscaping	-
Soft Landscaping	£1,675
Amenity & Furniture	-
Making good	£500
Post-Installation Inspection	£650
Outline Build Cost Total	£20,250
20% Extra costs i.e. consultancy, planning, management fees, surveys	£4,050
Total Cost	£24,300

4.4 Site specific proposals: Natural play

4.4.2 Marigold Street near Morriss House

The proposal sees a section of the low wall adjacent to Marigold Street opened up and the creation of a new path that connects through to the other end of the site, encouraging playful use of this open space. New bulb planting provides seasonal interest and a soft buffer to the building. Playful features include gently sloping mounding, new planting, fallen logs informal stone seats and boulders.

Element	Outline Cost
Preliminaries	£5,606
Contingency	£3,737
Clearance & Demolition	£1,535
Site Preparation & Install	£21,363
Hard Landscaping	£11,100
Soft Landscaping	£2,225
Amenity & Furniture	-
Making good	£500
Post-Installation Inspection	£650
Outline Build Cost Total	£46,716
20% Extra costs i.e. consultancy, planning, management fees, surveys	£9,343
Total Cost	£56,059



Layout plan Marigold Street near Morriss House

4.4 Site specific proposals: Natural play

4.4.3 Between Marigold Street & Cherry Garden Street

A simple design of a rolling soft landscaped mound with patches of longer grass create interest to this residential courtyard's central open area. Boulders nestled into the planting and a low circular spinner encourage playful activity without being intrusive.

Element	Outline Cost
Preliminaries	£3,776
Contingency	£2,518
Clearance & Demolition	-
Site Preparation & Install	£23,845
Hard Landscaping	-
Soft Landscaping	£180
Amenity & Furniture	-
Making good	£500
Post-Installation Inspection	£650
Outline Build Cost Total	£31,469
20% Extra costs i.e. consultancy, planning, management fees, surveys	£6,294
Total Cost	£37,763



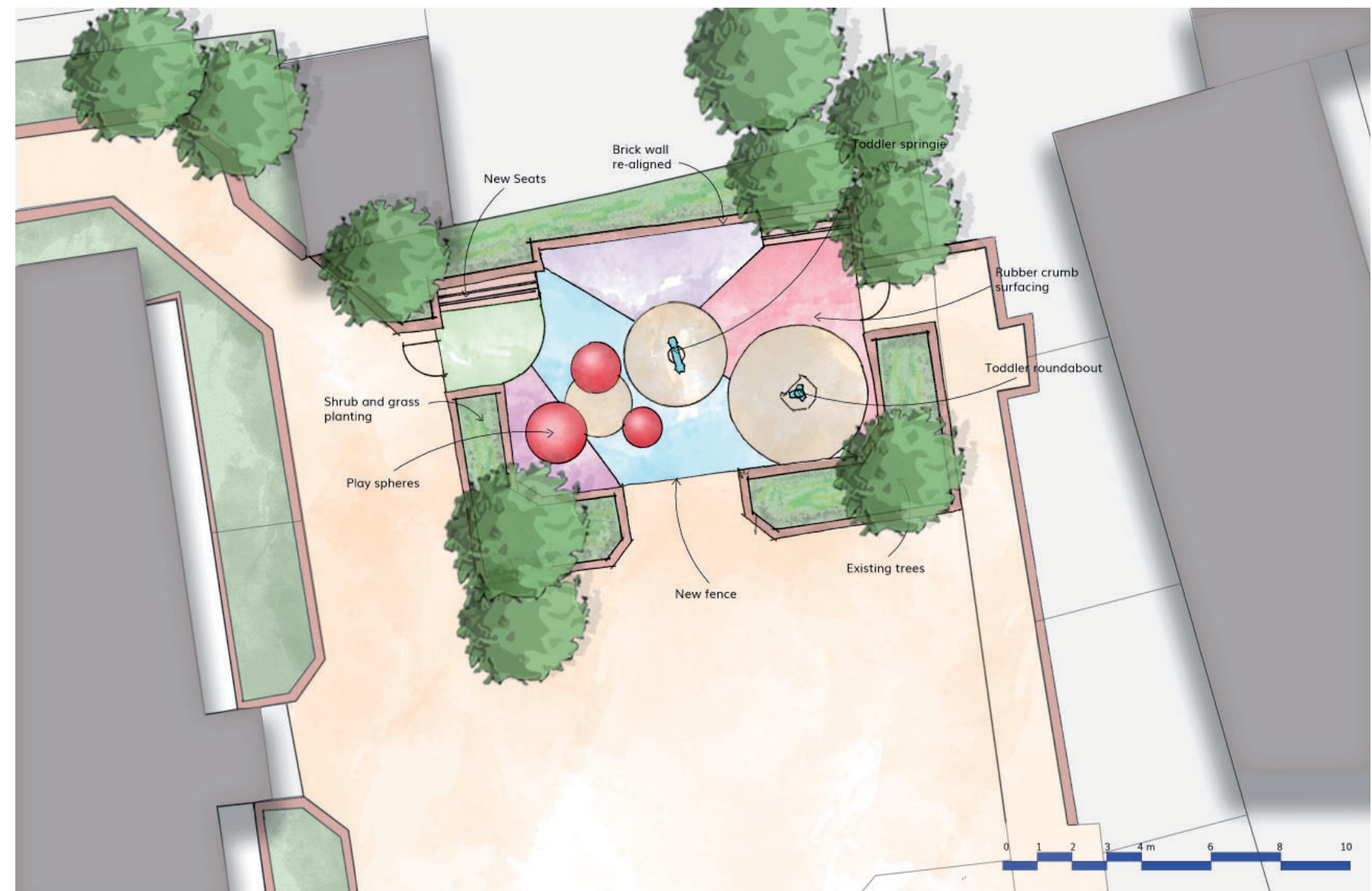
Layout plan between Marigold Street and Cherry Garden Street

4.5 Site specific proposals: Small scale imaginative play

4.5.1 Cherry Garden

The proposal for Cherry Garden is to introduce a more imaginative space through dynamic patterns and play spheres. Additional space is created by realigning part of the wall, with two new seats and space for push chairs and buggies. New play equipment is provided in the form of a springy and small roundabout with new planting providing more colour, movement and scent. The scheme also looks to replace the existing fencing and gates with a more colourful play fence.

Element	Outline Cost
Preliminaries	£2,796
Contingency	£1,864
Clearance & Demolition	£1,817
Site Preparation & Install	£11,105
Hard Landscaping	£500
Soft Landscaping	£250
Amenity & Furniture	£3,820
Making good	£500
Post-Installation Inspection	£650
Outline Build Cost Total	£23,302
<i>20% Extra costs i.e. consultancy, planning, management fees, surveys</i>	<i>£4,660</i>
Total Cost	£27,962



Cherry Garden plan

4.5 Site specific proposals: Small scale imaginative play

4.5.2 Pickwick House

The scheme removes the existing wall, railings and equipment to open up the space. New active play equipment with climbing, jumping and listening activities is proposed. There is a new fence with integrated play panels and sculptural seating is proposed beneath the existing trees.

Element	Outline Cost
Preliminaries	£5,141
Contingency	£3,428
Clearance & Demolition	£3,620
Site Preparation & Install	£25,163
Hard Landscaping	-
Soft Landscaping	-
Amenity & Furniture	£3,840
Making good	£1,000
Post-Installation Inspection	£650
Outline Build Cost Total	£42,842
<i>20% Extra costs i.e. consultancy, planning, management fees, surveys</i>	<i>£8,568</i>
Total Cost	£51,410



Layout plan Pickwick House

4.6 Site specific proposals: Sculptural playscape

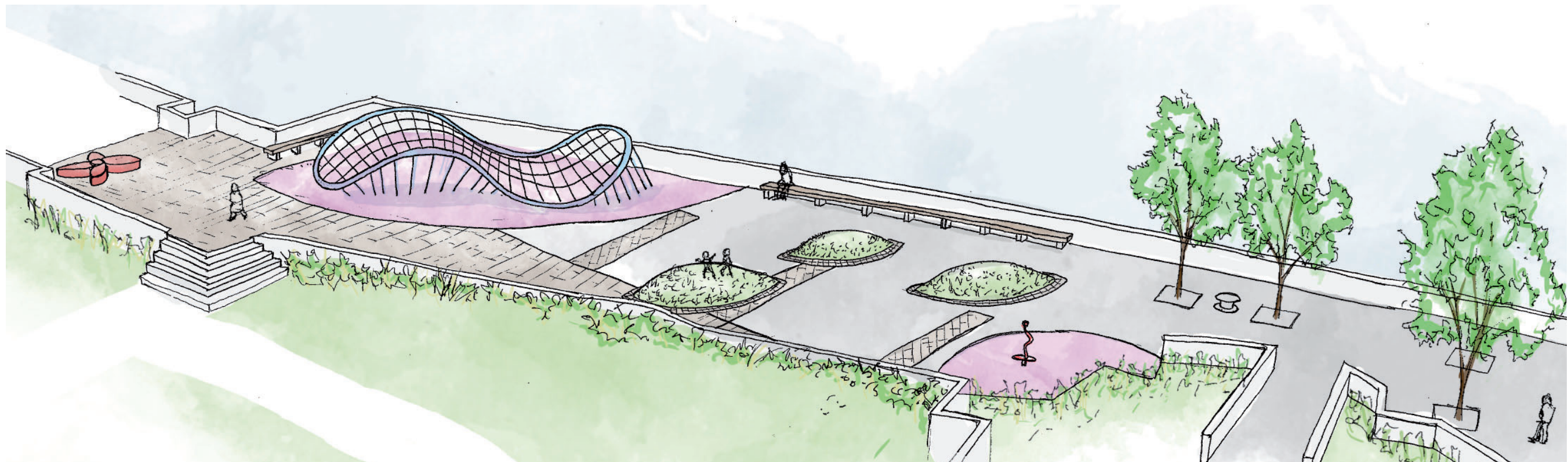
4.6.1 Riverside Walk

The proposal regenerates this stunningly located, yet currently tired and bland area into a playful environment. It takes inspiration from its riverside setting, using textures, landform and bespoke sculptural items to provide a place to wander through, explore and rest in regardless of age.

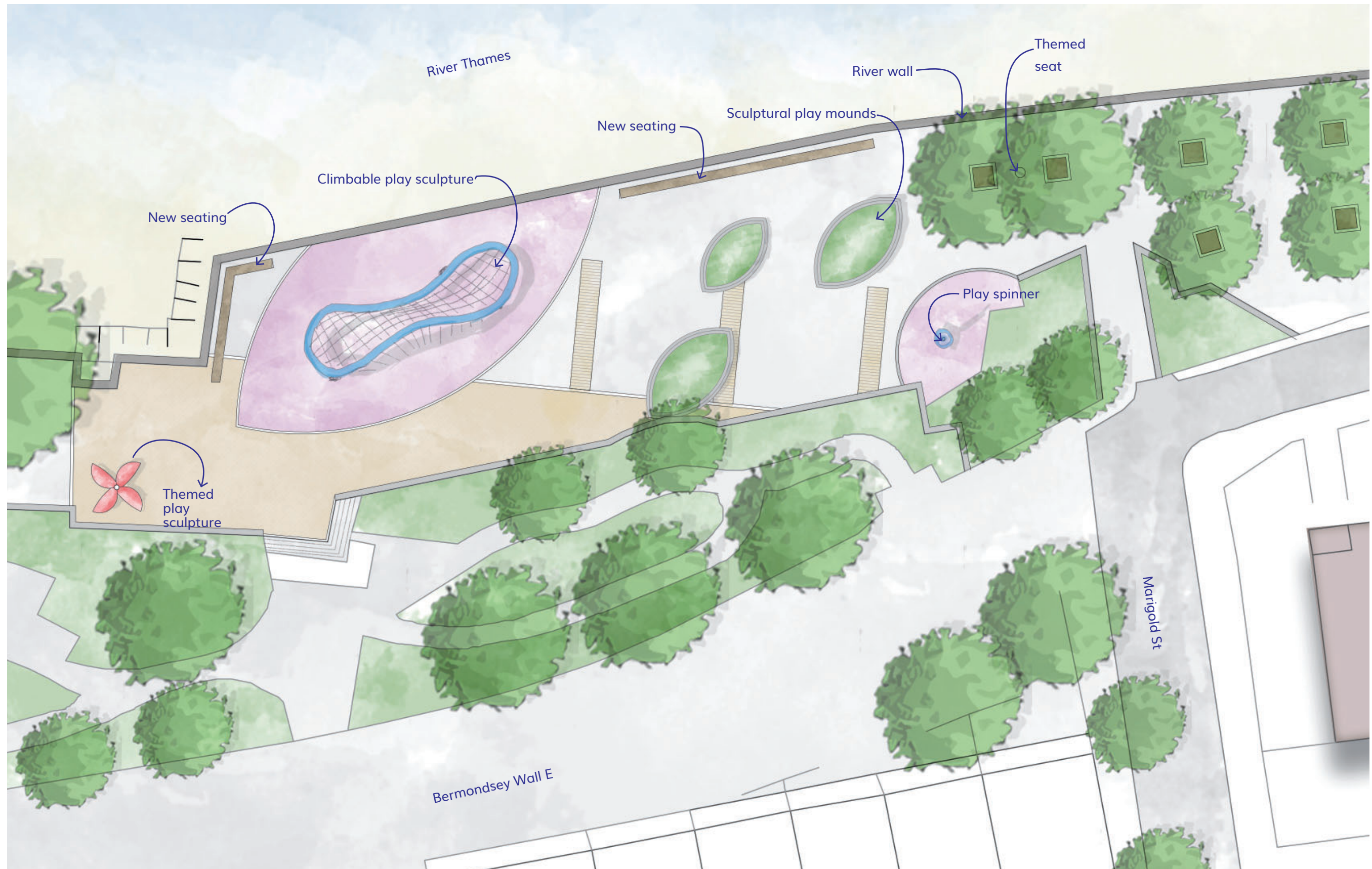
- New paving features loosely drawing on themes of docks, boats and barges
- Sculptural play - bespoke, climbable items with a watery theme
- Sculptural landforms - well-defined forms adding soft, playable features
- Sculptural seating to rest and take in the view
- New formal seating along the river wall

Element	Outline Cost
Preliminaries	£16,068
Contingency	£10,712
Clearance & Demolition	£12,110
Site Preparation & Install	£59,658
Hard Landscaping	£12,700
Soft Landscaping	£10,000
Amenity & Furniture	£9,500
Making good	£2,500
Post-Installation Inspection	£650
Outline Build Cost Total	£133,898
20% Extra costs i.e. consultancy, planning, management fees, surveys	£26,780
Total Cost	£160,678

The outline costing assumes that general landscaping and paving costs would be funded separately.



Visualisation Riverside Walk



Plan Riverside Walk

4.7 Environmental Improvements Project Proposals

Two of the play sites within the BRCP Play Improvements proposed strategy have been amalgamated into proposals for the BRCP Environmental Improvements and are shown in this section. The following proposals were produced by Farrer Huxley Associates (FHA) - refer to FHA's report 'Bermondsey Riverside Community Project: Environmental Improvements Feasibility Study, Final Report, January 2019', which also includes a cost breakdown.

4.7.1 West Entrance Scott Lidgett Crescent

The proposal regenerates this existing amenity space into a vibrant pocket park. Colourful seating and planting creates a welcoming entrance from Jamaica Road and key, colourful crossing points and shared surface zones creates a pedestrian friendly approach to Scott Lidgett Crescent.

The reconfigured space sees a mixture of natural, formal and sculptural play for all ages with seating areas for people to meet, rest and socialise.

1. Updated entrance space off Jamaica Road - sculptural seating and planting
2. Colourful crossing points along main desire lines
3. Shared surface zone to create pedestrian priority area around pocket park
4. Realigned entrance to park with level access
5. Green natural play and seating area - new planting, natural stone boulders, logs and stepping stones
6. Sculptural play - colourful play space with a mixture of fixed and sculptural play elements for a range of ages (typically 5-11 years)
7. Colourful, sculptural seating with new areas of planting to create seating areas and places to rest overlooking play
8. Existing ball court retained providing youth play (13+ years) - upgraded with colourful surfacing and additional height added to the fencing panels
9. Wayfinding and signage totems along key desire line navigating people through the site, to the river and beyond
10. Cycle stands

Funding Crossover Position

The Environmental Improvements Project's proposal for Scott Lidgett West scheme, allocates money from the Play Improvements budget to cover certain play elements (not including the ball court). Were this to proceed the amount allocated from the Play Improvements would be **£142,000 build costs, without fees and surveys costs.**

Play Strategy Fallback Position

If the entirety of the proposal for environmental improvements to West Scott Lidgett Crescent were not undertaken, the Play Strategy proposal would be for the existing play area at Haredale House to be re-designed and improved (not including the ball court) using the design below as inspiration. It is estimated the play elements of such a proposal would cost in the region of **£120,000 build costs, without fees and surveys costs.**



View B: North-east corner of Scott Lidgett Crescent / East Lane



4.7 Environmental Improvements Project Proposals

The following proposals were produced by Farrer Huxley Associates (FHA) for the Environmental Improvements Project and include 3 play sites within the project area., refer to FHA's report 'Bermondsey Riverside Community Project: Environmental Improvements Feasibility Study, Final Report, January 2019'.

4.7.2 East Entrance Scott Lidgett Crescent

The proposal for this space creates a vibrant, welcome entrance from Jamaica Road to Scott Lidgett Crescent, playing on the main desire lines and east-west links through the site.

The ball court and natural play area will be updated to provide an exciting, colourful and sensory play experience for all ages. Soft landscape spaces provide space to relax and socialise. Shared surfaces provide pedestrian friendly spaces and a key link with nearby amenities.

1. Revived entrance space with colourful surfacing to highlight key route and desire line to the east-west link through the site. New planting to garden boundary of Spenlow House
2. Updated natural play space with new equipment and planting catering for ages 0-11 years. The existing wall will be removed to create relationship with the ball court and increase visibility
3. Existing ball court retained providing youth play (13+ years) - upgraded with colourful surfacing and informal, sculptural seating. Main wall upgraded with a colourful, abstract design
4. New seating space with vibrant planting and picnic tables
5. Informal, natural play space creating an attractive approach to Spenlow House, broken walls replaced with colourful elements and mounding
6. Sculptural focal point/play element that ties into overall arts and wayfinding strategy
7. Shared surface zone to create pedestrian priority area around pocket park
8. Key pedestrian priority civic space centred on key routes and proximity to local amenities - colourful surfacing unifies the space with tree planting and sculptural seating along the surrounding streetscape
9. Wayfinding and signage totems along key desire line navigating people through the site, to the river and beyond
10. Cycle stands

Funding Crossover Position

The Environmental Improvements Project's proposal for Scott Lidgett West scheme, allocates money from the Play Improvements budget to cover certain play elements (not including the ball court). Were this to proceed the amount allocated from the Play Improvements would be **£107,500 build costs, without fees and surveys costs.**

Play Strategy Fallback Position

If the entirety of the proposal for environmental improvements to East Scott Lidgett Crescent were not undertaken, the Play Strategy proposal would be for the existing play area at Spenlow House to be improved (not including the ball court) with additional seating and some updated equipment. It is estimated the funding required for this would be in the region of **£20,000 build costs, without fees and surveys costs.**



View C: West along Scott Lidgett Crescent



5. Summary



5.1 Cost Summary

All-out Scenario

The outline summary below brings together costs for all play strategy sites based on implementing the most expensive option where play areas are totally redesigned in the locations in the Environmental Improvements proposals for Scott Lidgett Crescent West and East. The costs include 20% allocation for fees and survey costs.

Site	Cost with fees etc
Wolseley Street	£182,603
Bevington St near Chambers St	£44,694
Bevington St near Wrayburn entrance	£51,231
Bevington St near Scott Lidgett Cres.	£24,300
Marigold St near Morriss House	£56,059
Marigold St / Cherry Garden	£37,763
Cherry Garden	£27,962
Pickwick	£51,410
Riverside*	£160,678
Non-shared Sites Interim Total	£636,500
Scott Lidgett Crescent West **	£170,400 (142,000 + 20%)
Scott Lidgett Crescent East **	£129,000 (107,500 + 20%)
Total Play Spend 'All-out' Scenario	£935,900

* this site has significant potential to draw on other funding

** these sites' costs are based on the proposals from the Environmental Improvements Project bid and form part of wider improvements

Play Improvements Fallback Scenario

The standalone total cost for all play strategy sites in the absence of any Environmental Improvements proposals going ahead would be **£804,500 inclusive of 20% allowance for fees and surveys costs.**

5.2 The Final Project Board Meeting

A of the draft play strategy was discussed with the Bermondsey Riverside Project Board at its final meeting held in mid February 2019. The report and its proposals were well received and all sites were supported. There were just a couple of queries of a detailed nature about specific items of suggested play equipment.

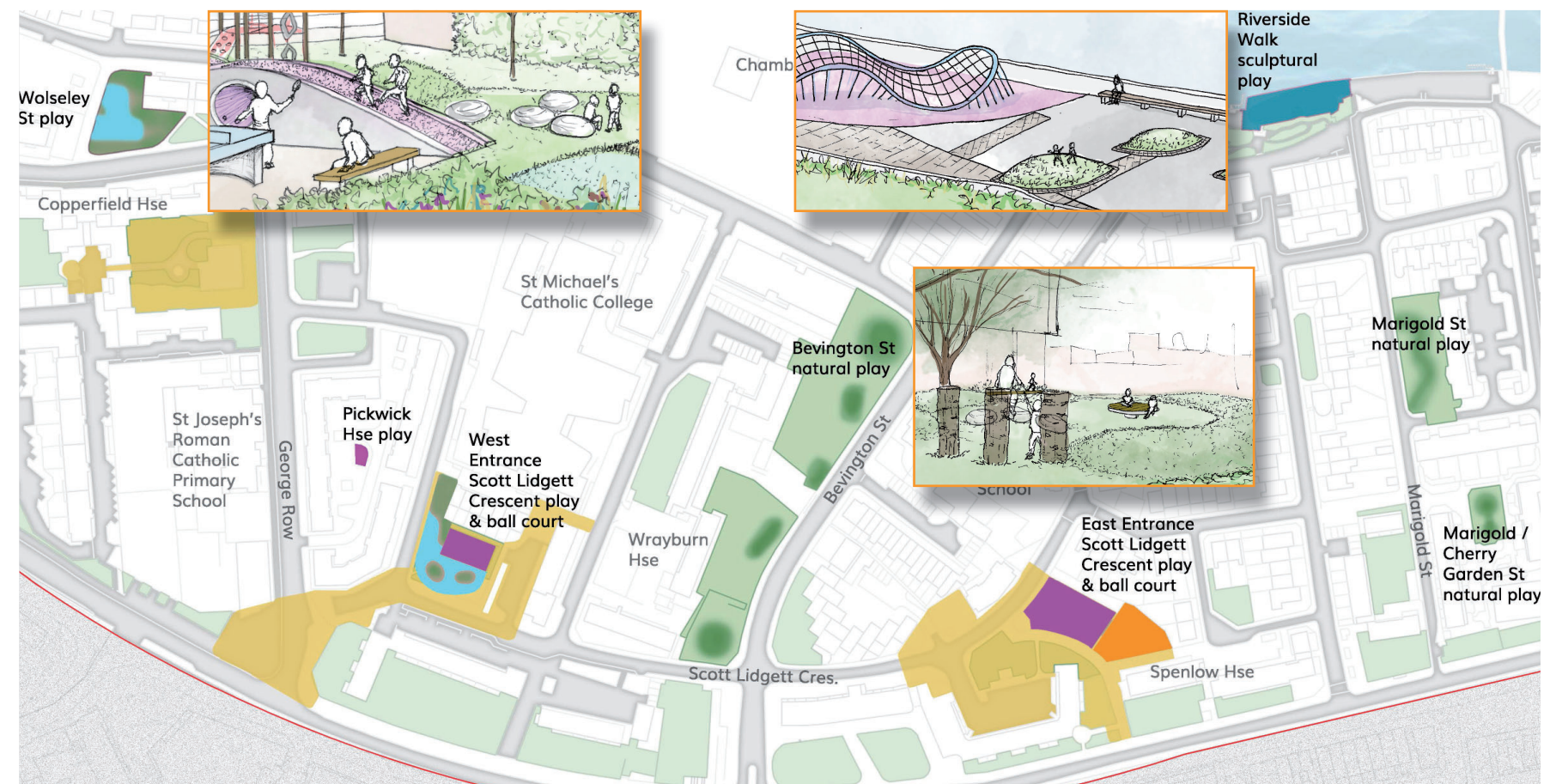
The Consultancy team put forward suggestions for their preferred sites from a play strategy perspective, which are:

- Wolseley House
- Bevington Street sites - to be phased
- Riverside Walk

As well as addressing a lack of provision in the central and western sides of the S106 area, this combination of sites provides a variety of different scales and types of play; including natural, sculptural and contemporary elements; and they are all attractive to users across the generations.

5.3 Next Steps

At the time of writing, an imminent meeting was scheduled for LB Southwark officers to discuss the best way forward . Various factors affecting decision-making span across different departments and involve considerations of management, maintenance and public opinion represented by local councillors. The meeting will begin discussions aiming to agree priorities and a final approach to implementation.



Proposed play strategy map

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landscape architects & arboricultural consultants

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