

New Inclusive Playground

for St Mary's Churchyard at Paddington Green

Updated Design and Access Statement

November 2025

City of Westminster

FAIRER WESTMINSTER

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1.0 Introduction

1.1 Executive Summary

Westminster City Council's Place Shaping and Parks teams are seeking faculty approval to deliver a new exciting inclusive playground at St Mary's Churchyard at Paddington Green.

The new playground is to be positioned in the approximate location in which in 2011 the Council was granted faculty approval for a playground. Due to budgetary constraints at that time, only the southern end of it was delivered, as shown in *figure 1*.

This application seeks to deliver a new playground at the site in three separate areas: (1) a new playground expansion at the north end of the existing playground, (2) renovation of the cafe terrace and (3) a new All Ages Corner on the existing playground area.

A concept design for the new playground was submitted for Faculty approval on 20 May 2025. This submission enabled the project team to gather valuable feedback and engage with the PCC, local schools, children, parents, and the Design Out Crime initiative. The updated design presented within this document reflects these collective inputs, aiming to create a playground that is inclusive, welcoming, and responsive to its surroundings. Our goal is to deliver a high-quality space that supports play for all ages and abilities while remaining sensitive to the character and setting of St Mary's Churchyard.



Figure 1: existing playground

1.0 Introduction

1.2 Summary of Statement of Significance, St Mary's Churchyard

To support Faculty application, November 2025

St Mary's Churchyard was active as a burial ground from 1790 – 1857. It was closed by Order-in-Council on 27*th* August 1857 and has since been used as a public open space. Grade II* St Mary's Church sits in its own Church Grounds, separated from the Churchyard by a public footpath. The majority of vertical gravestones were moved from the central part of St Mary's Churchyard when it was closed and re-opened as an open space. Many of these can be seen along the boundary and there remain a number of Grade II listed vaults and monuments in the park. The character of the park is respectful of a closed burial ground.

Historical plans show a service road running along the eastern side of the park, next to the College site, and where the existing playground is located. The service road ran the length of the College site. It is expected that no burials will have taken place on the site of the old service road. However, an architectural watching brief will be in place during construction of the proposed new playground. The playground equipment is also proposed to retain the character of the site using a natural pallet of materials and colours. Carved stone elements are included in the design as playful elements which pick on the site heritage and character.

A full *Statement of Significance* is submitted formally as part of this application.



2.0 BACKGROUND

2.0 Background

2.1 Location and The Existing Site

St Mary's Churchyard is located in Northwest London. It sits north of the Westway (A40), immediately north of the church of St Mary on Paddington Green, which is home to the Parish of Little Venice.

St Mary's Churchyard is an historic burial ground, now established as a public park. It is defined by large lawn areas interspersed with a number of historic gravestone monuments of varying shapes and sizes.

These mark remaining burial plots. The lawn is lush and healthy and is accented with bulb planting in spring. The church of St Mary on Paddington Green sits on the southern boundary providing an historic architectural backdrop that adds to the sense of respect and serenity. The site features a number of important mature landscape trees, which contribute to a unique sense of place.

Within the park the existing play area is small, not inclusive and has limited equipment, minimising the opportunities for children to enjoy the park.

The seven-storey Westminster College building (opened in 2011) sits along the eastern side of the park, results in a large number of college students occupying the park and sitting by the playground. There is currently no provision for this age group.

The church are the freeholders of St Mary's Churchyard. Westminster City Council are the leaseholders, manage and maintain the site.



Wider Paddington Green project

Commission extent: proposed inclusive playground

2.0 Background

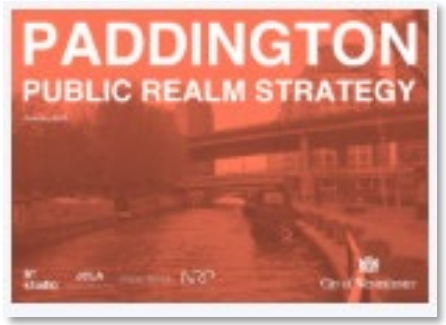
2.2 Wider Paddington Green Project

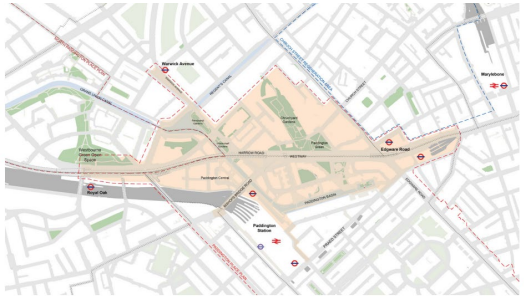
This commission is part of the Council's Place Shaping programme for Paddington.

In 2023 the Council published the Paddington Public Realm Strategy addressing the issues of permeability, legibility and sense of place caused by the east-west infrastructure - the Westway, Harrow Road, canal, rail line and outstanding development sites area between Royal Oak Station and Edgware Road.

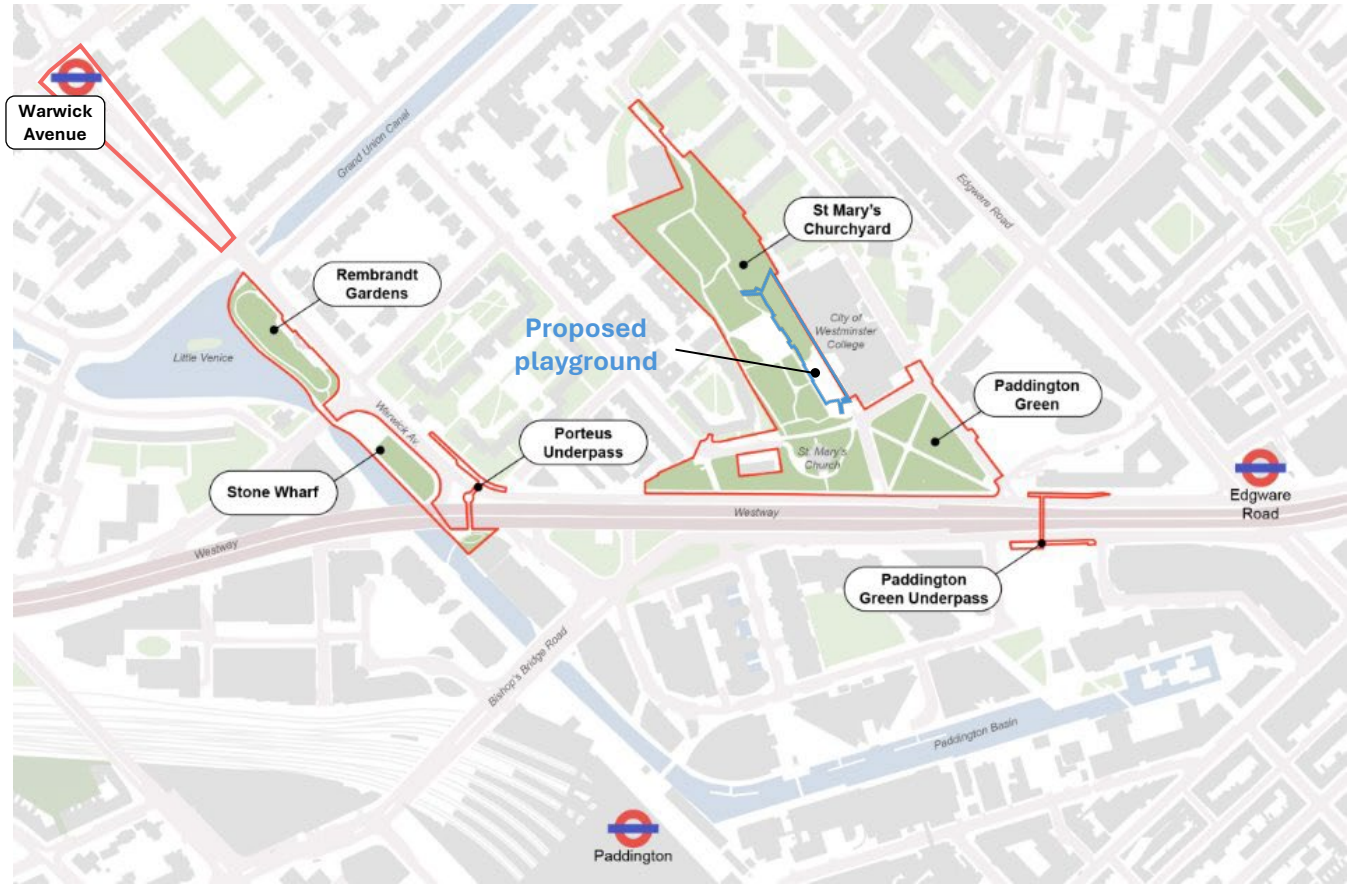
Paddington Green and St Mary's Churchyard public realm improvements is one of the first phase of projects to be taken forward. The project aims to improve Paddington Green spaces and routes to create a more inclusive, safer and welcoming place.

In April-May 2025 the Council ran a public engagement proposing x2 concept design proposals. Following this engagement a preferred option will be identified to take forward.





Paddington Public Realm Strategy



The Paddington Public Realm Strategy Priority Projects

2.0 Background

2.3 Needs case for a new enhanced playground

Local needs and challenges

Crime and anti-social behaviour issues at Paddington Green

The site is positioned at the meeting point between two local gang postcodes and consequently has seen 3 murders in the last few years. The victims have all been teenagers and have occurred during daytime hours. The additional positioning of the college at the site has resulted in the gangs targeting this location for drug dealing.

Deficiency of inclusive play offer in Westminster and playground deficiency in the surrounding area

The 2019 Westminster City Plan identifies the areas surrounding the site as playground deficiency area (see Appendix H). The current playground is small, not inclusive and does not provide facilities for a range of ages, only for nursery age group.

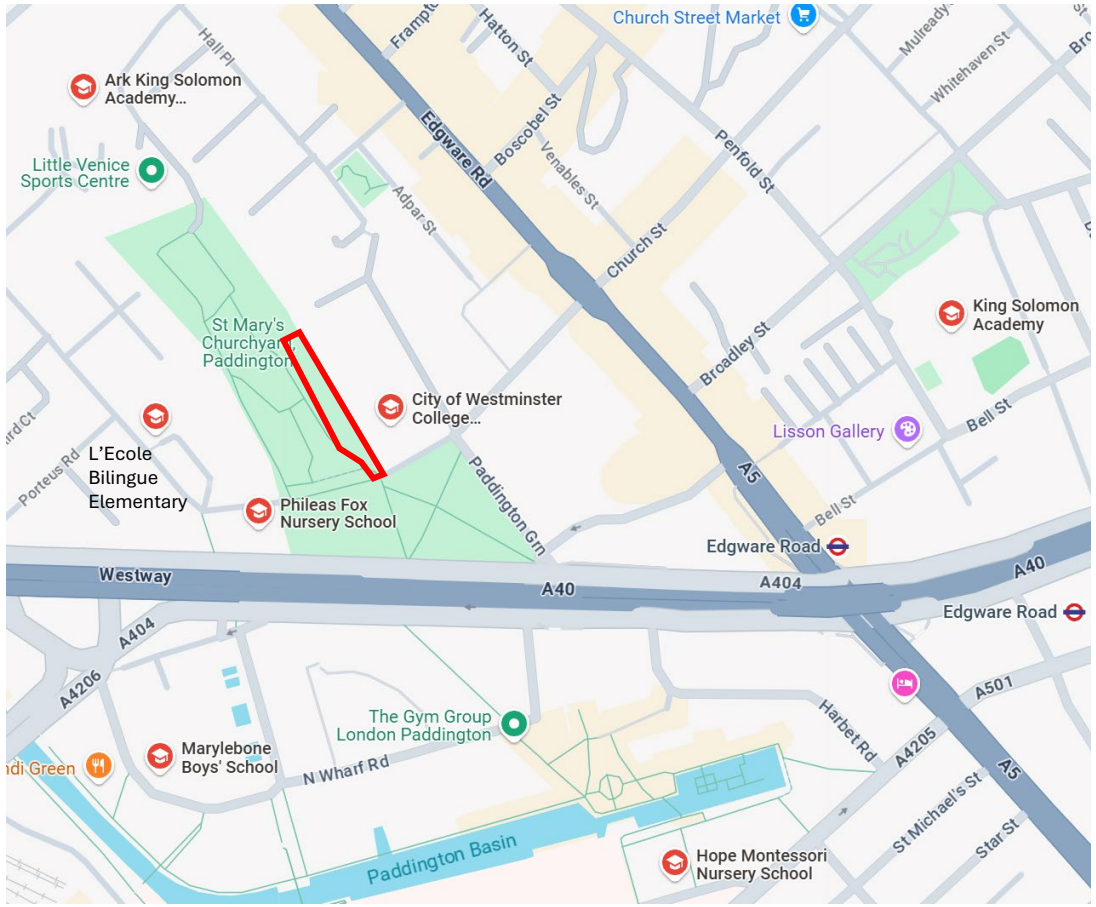
Conflict between children and families using existing playground with college students

Early engagement with local users highlighted a recurring conflict between families using the existing playground and college students congregating nearby. This tension stemmed from the playground's location near the college entrance and the absence of dedicated facilities for older ages.

Opportunities

Significant number of surrounding schools and nurseries

Phileas Fox Nursery, L'Ecole Bilingue Elementary, Ark King Solomon Academy (primary), City of Westminster College are schools directly surrounding the site. Whilst, Abingdon House School is a special education needs school, Marylebone Boys' School (secondary), MBS Sixth Form, Hope Montessori, and King Solomon Academy (secondary) are all within a 15-minute walking distance, in the Church Street Ward. The nearest other playgrounds are Paddington Recreation Ground and Broadly Street Gardens.



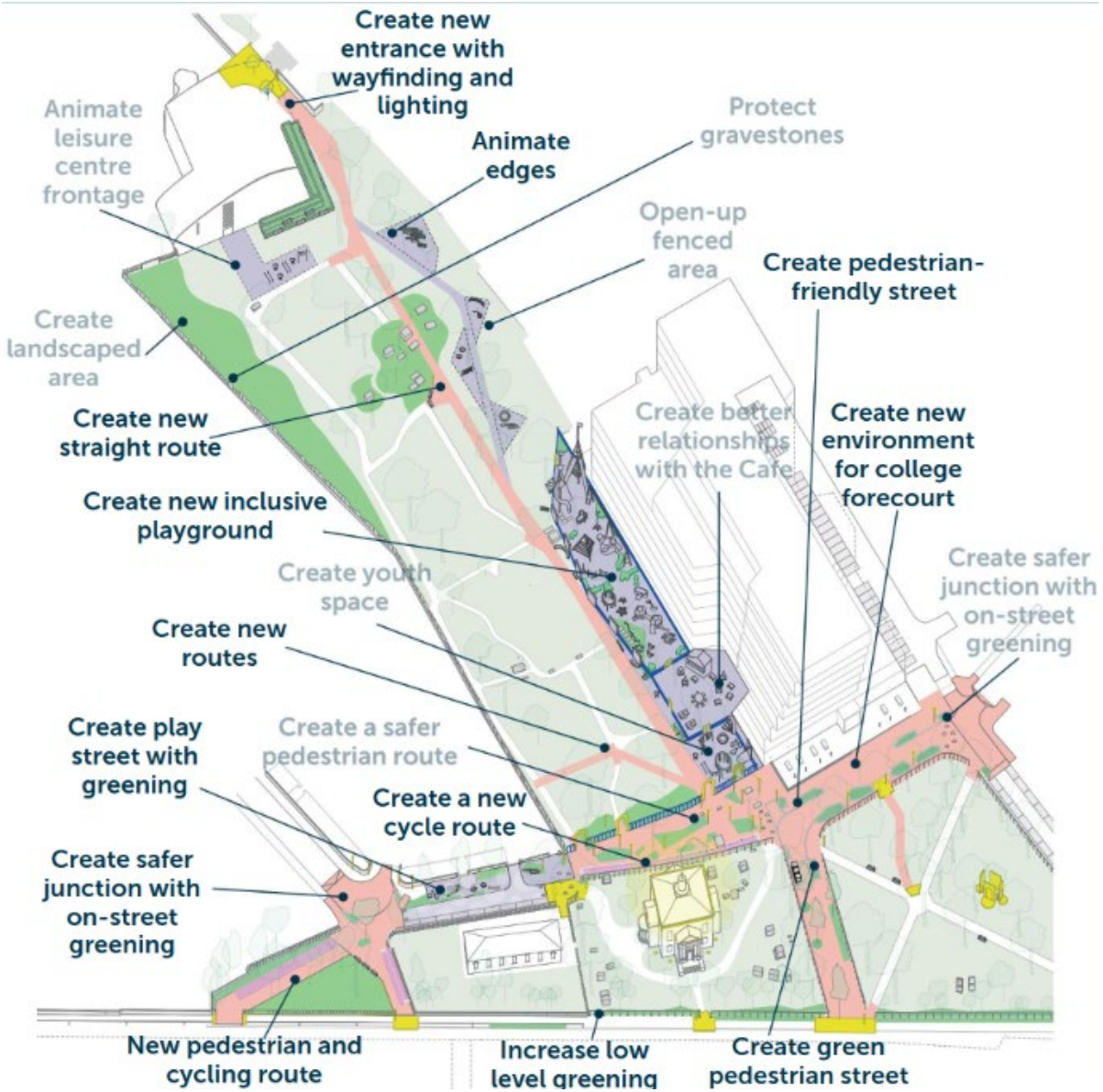


2.0 Background

2.4 Wider Paddington Green & St Mary's Churchyard Design Proposal

This playground commission is the priority phase 1 project within a wider scheme to improve Paddington Green and St Mary's Churchyard.

Further design development on the overall area and additional faculty approval is being considered but will be taken forward separately as require additional governance and sign-off on the proposal and funding agreements.



Key Themes

Boundaries
New boundaries, to increase legibility, accessibility and safety.

Wayfinding and Lighting
More legible routes with improved signage and clearer pathways accompanied with appropriate lighting features.

Biodiversity and Greening
Protecting natural and historic elements, increasing extents of green areas and biodiversity.

Leisure and Activity
More lively with added seating, play areas, and social spaces, transforming empty spaces into community-friendly hubs.

Accessibility and Safety
More continuous routes, smoother surfaces, and improved crossings to benefit everyone, especially those with mobility needs.

2.0 Background

2.4 Wider Paddington Green & St Mary's Churchyard Design Proposal

The wider scheme proposes to make improvements across the churchyard. However, the preferred concept proposal needs to be confirmed and agreed following review of the April – May 2025 public engagement.

Once the wider proposal is confirmed, Westminster City Council's Place Shaping team will seek an additional faculty application to agree wider improvements to St Mary's Churchyard.

Protect and celebrate St Mary's Churchyard greenery and heritage

1. *Opening fence area and restoring low level historic planting with grasses and flower bulbs*
2. *Creating entrance mats*
3. Protecting all existing trees, wild-flower meadows and gravestones
4. *Increasing biodiversity by planting bulbs and low level flower carpets*

Animate the different green spaces to offer a variety of playful activities

5. *Creating new large inclusive playground for 0-12+ years old and adults with disabilities.*
6. *Creating cafe terrace*
7. *Creating a flatten quite exercise area (yoga, outdoor gym equipment, stretching..)*
8. *Creating tiered biodiverse planting* with seating
9. *Creating picnic mowed grass areas*
10. Create inclusive seating
16. Creating bioswale with low level planting
17. Creating youth corner
18. Creating new adventure play area
19. Creating nature-based play pockets
20. Creating play-on-the-way opportunities

Improve accessibility, safety and promote healthy public spaces

11. *Replacing the fences and location*
12. Upgrading the pathway and creating a continuous new straight route through with end to end visibility
13. *Creating wayfinding strategy, with signs in specific places*
14. *Improving lighting*
15. *Creating new entrances with celebratory structures and wayfinding*

St Mary's Churchyard

Design proposal presented in April – May 2025 engagement



2.0 Background

2.5 Previous Successful Faculty Application 2011

In 2011 the faculty approved an application from Westminster City Council to expand the playground site along the eastern side of the churchyard next to the college, as shown on the plan.

The concept was based on the principle of creating an active zone in the park, adjacent to the College site, and near to the entrance from Paddington Green. This both enabled passive surveillance and retention of the quieter churchyard character in the rest of the park. Reference on historic plans to a service road in this location when the site was an active Churchyard also means reduced likelihood of uncovering burials during excavation.

The plans were for an older children playground to the rear and a younger children's playground closer to the entrance, separated by an attendant's hut and access to the College café outdoor seating area (still being constructed at the time).

The plans received approval from the PCC and Faculty approval in 2011.

However, funding shortages resulted in the playground only being implemented at the southern end.

Refer to Appendix B.



Previous 2011 approved proposal



3.0 ENGAGEMENT

3.0 Engagement

3.1 Engagement to date

Engagement has been sought throughout as key to developing the design proposals for the wider area, and specifically in relation to the new inclusive playground being proposed.

In total, the Council reached over 2000 visitors on Commonplace (online engagement platform) and captured the responses of 154 people. In total, there are 212 subscribers to the platform (since its start in July 2024) who follow the regular updates to the projects.

A sequence of engagement activities are described in detail in the next pages:

- Early engagement on challenges and opportunities (3.2)
- Specific engagement with City of Westminster College (3.3)
- Public engagement on design proposals (3.4)
- Site visit with the Diocesan Advisory Committee (3.5)
- Presentation and engagement with the Parochial Church Council (3.5)
- Specific engagement with parents and carers of children and adults with SEND (3.6)
- Creative workshops with over 80 children from 2 local schools (3.7)
- Specific engagement with parents from King Ark Solomon school (3.6)
- Site visit and engagement with Design Out Crime (3.8)

The Commonplace for the project can be found in this link below:

https://paddingtongreencanalside.commonplace.is/





Figure 3: One of the early engagement walks, 2024





Figure 4: Engagement April-May 2025

3.0 Engagement

3.2 Early Engagement

Over September and October 2024, Westminster City Council conducted an early engagement process to gather insights and ensure that the priorities of local people were considered from the outset of the project.

Feedback focused on the existing conditions of Paddington Green, as well as people's views on what should be improved. Through three in person events and an interactive digital platform (Commonplace), the engagement reached 74 contributors with just under 500 comments, most of whom were local residents or local representatives such as Ward Councillors and Business Improvement Districts.



Figure 3: One of the early engagement walks, 2024

<u>Key findings</u>

St Mary's Churchyard is valued for its natural environment and historical character but has been described as not providing much in terms of activities. There were suggestions that the edges of the park and area surrounding the sports centre could be enhanced with better planting, while new uses such as an accessible playground, water features and outdoor gym equipment can maximise its potential.

A full Early Engagement Report can be found on Appendix D.

Engagement

3.3 City of Westminster College workshop

WCC Place shaping team and the project design team held a workshop with college students in November 2024 to explore their perspectives on the issues and opportunities at St Mary's Churchyard.

The images below show the design output of the workshop created by the students. Key findings include:

- Relocate playground so it is not so close to the area where students smoke
- Make existing playground into a space for teenagers - different seating arrangements with some sports facilities
- Create diverse seating arrangements in Paddington Green and St. Mary's Churchyard (more intimate group seating, face to face, circles etc).



Figure 4: November 2024 workshop engagement with City of Westminster College students

Engagement

3.3 City of Westminster College workshop feedback

During the May 2025 public engagement WCC Place Shaping team ran a dedicated drop-in session with the college students to get focused feedback on the proposals.

Students were very supportive of the dedicated All Ages Corner and think a flexible space to kick / bounce a ball, some seating and the creation of a more social space would work well. They are also keen on gym equipment.





Figures 6 & 7: May 2025 engagement with City of Westminster College students

3.0 Engagement

3.4 Public engagement on RIBA 2 proposals

Following the feedback received through earlier engagement stages in 2024, the designers developed a series of design proposals across all sites.

Between 13 April and 18 May 2025 the Council engaged on proposals for improvements on Paddington Green and St. Mary's Churchyard. Both a baseline proposal and an enhanced proposal were presented. Both proposals achieve the same objectives, but with a different level of ambition and investment required.

For St Mary's Churchyard proposals specifically, the Council has received 86 responses to the online questionnaire. Additionally, two in-person events had circa 20 people attending, and workshops with Westminster College was attended by students and staff.

Little Venice Ward Members have also been engaged throughout and are also supportive of the overall project objectives, and more specifically about the inclusive playground proposal.

The engagement boards can be found in Appendix E.
A full RIBA Stage 2 Engagement Report can be found on Appendix F.



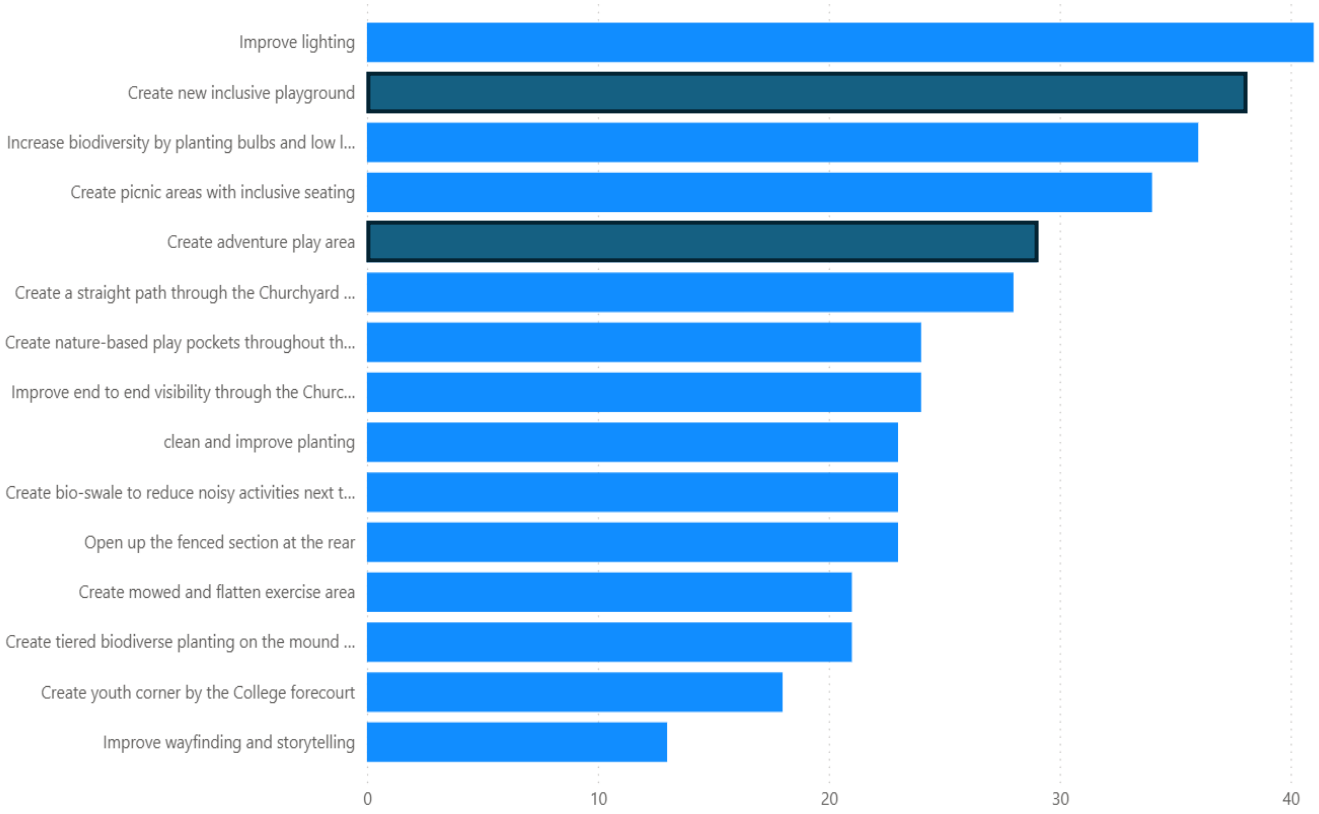
Figure 8: May 2025 engagement with local residents

3.0 Engagement

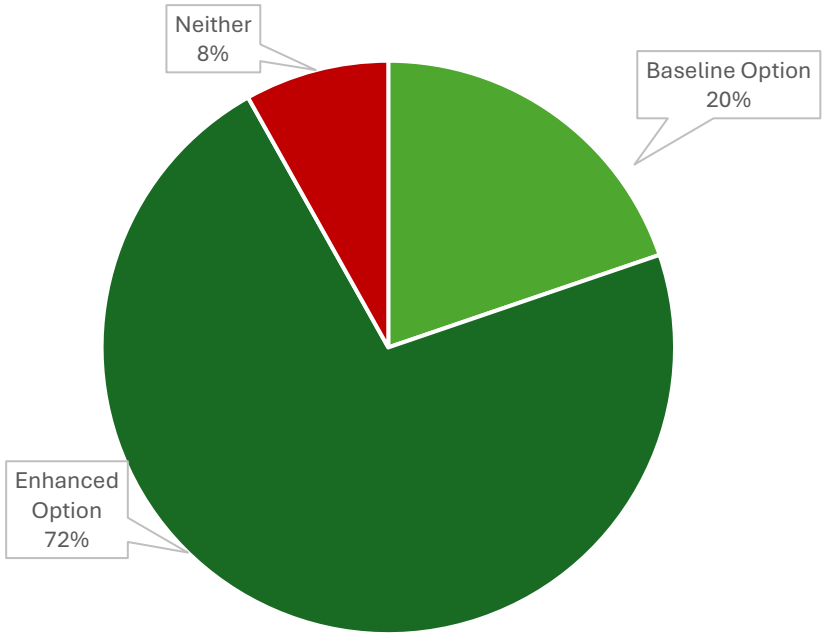
3.4 Summary of RIBA 2 engagement feedback

In summary, between the two proposals, 72% preferred the enhanced options, with only 8% not being supportive of the proposals presented.

Also, feedback received confirm the support for inclusive playground and an adventure play area are on the top 5 most voted improvements being proposed.



Which option do you prefer for St Mary's Churchyard?



Which option do you prefer for St Mary's Churchyard?	
Baseline	17
Enhanced	62
Neither	7
Total	**86**

3.0 Engagement

3.5 Engagement with DAC and PCC

During the meetings with the DAC and PCC attendees were generally supportive of the playground extension but wished to see more design detail, which we are supplementing in this document.

- Access & Safety: Consider the routes to and from the playground, ensuring they are safe and welcoming; introduce clear wayfinding for accessibility.
    - *Response: We have engaged with Design Out Crime to identify the best solution to address this. We have decided not to include any seating along the route, create an organic separation between the all-ages space and the path, as well as move the main access to this space from the side, thus reducing large groups of teenagers from gathering along the route.*
- Layout & Visibility: The layout is sensible but can use passive design (signage, sightlines, cues) to ensure appropriate use of each age-specific area.
    - *Response: Wayfinding and signage across the site will be developed in detail during RIBA 4 (Detailed Design) and will follow feedback received from parents and carers as well as be accessible to people with various disabilities through the use of colour, imagery and braille.*
- Teenage Offer: Consider outdoor gym equipment to promote activity and inclusion across age and social groups. Careful consideration of loud activities.
    - *Response: The outdoor gym equipment (stand-alone) will be provided closer to the Leisure Centre during a future stage of development. The proposed design includes a flexible structure that can be used for exercise and stretching. We have removed ball sport facilities (basketball hoop) to avoid loud activities.*
- Toilets & Changing Facilities: Prioritise an accessible WC within or near the café. Consider a Changing Places facility to support longer visits and inclusive access.
    - *Response: We are exploring the re-use of the park keeper's hut that already has WC facilities, albeit not open to the public. In parallel, we are exploring the use of the College and Leisure Centre toilets.*
- Engagement: Continue inclusive consultation with local residents, schools, and disability groups to shape a welcoming and equitable space.
    - *Response: We have since engaged with the children, parents & carers, schools and Design Out Crime officers.*

3.0 Engagement

3.6 Engagement with parents and carers

Parents and carers were very enthusiastic about the proposals and excited by the focus on inclusion.

- On-site toilets are essential – explore adapting the existing site manager's hut to include a toilet.
- Sensory elements, such as tactile surfaces and a tunnel section to be added
- Add multiple communication boards throughout the playground
- Provide a range of swings for different access needs
- Include a quiet zone for children who need a calm, low-stimulation space.
- Fence height must be sufficient to prevent easy escape and ensure safety.
- Add accessible features to the adventure climbing frame
- Seating needed throughout, including some with high backs and arm
- Food and refreshment kiosk would be a welcome addition for families
- All Ages Corner requires careful design – parents currently feel it is unsafe due to tension with college students.



3.0 Engagement

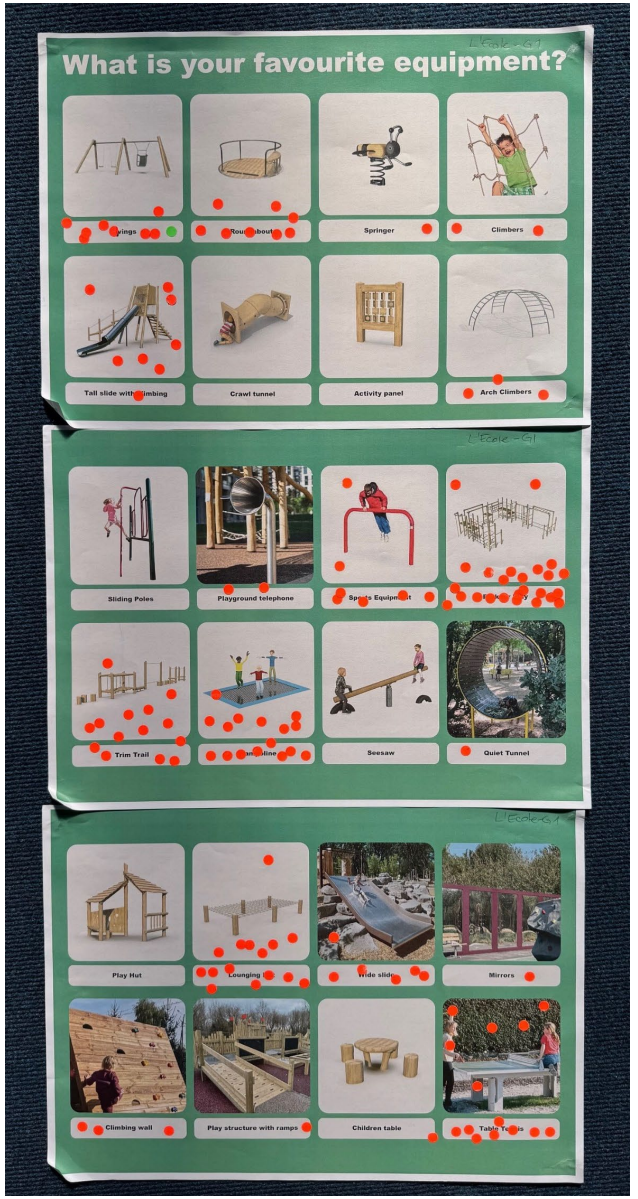
3.7 Engagement with children

Engaged over 80 children from two local schools – L'Ecole Bilingue and Ark King Solomon Academy.

Three fun, creative activities were used to capture ideas and preferences:

- **Sticker Carpet:** Children designed their own fantastical playgrounds using themed stickers.
- **"I Wish" Board:** Shared thoughts on what they would like to improve or add to the current playground.
- **Voting Station:** Selected their favourite play equipment from a range of options. Activities provided valuable insight into what local children find exciting, imaginative, and engaging in play spaces.





3.0 Engagement

3.7 Engagement with Design Out Crime

- Positive about the approach of separating and creating a dedicated All Ages Corner .
- Suggestion that there should be a demarcation between this All Ages Corner and the threshold space (fence or organic with planting/stones etc).
- Suggestion to introduce signage (ie. This is an area for young children and families).
- Raised planters should be carefully designed so they don't invite seating.
- Planting selection should be considered carefully so they don't create spaces where weapons/drugs can be hidden.
- Recommendation to have organic demarcation between age groups, especially for 0-3 year olds
- Generally supportive of introducing a toilet from the perspective of facilities for families; it can be trialled for a 12-month period and together with them we can review if it is kept open or selective access (ie. via disabled toilet key) based on the impact it has on crime.



4.0 **PROPOSAL**

4.0 Proposal

4.1 Inclusive Playground Objectives

Create a vibrant new expanded playground that is inclusive and engaging to:

- Children ages 0 – 12
- Children and adults with special educational needs and disability (SEND) from ages 0-25
- Teenagers 13 - 18

Set the standard for inclusive play in Westminster.

Create a playground that respects the area's character, heritage and history.

Build a playground with sustainable materials, easy to manage and maintain, and sourced responsibly.

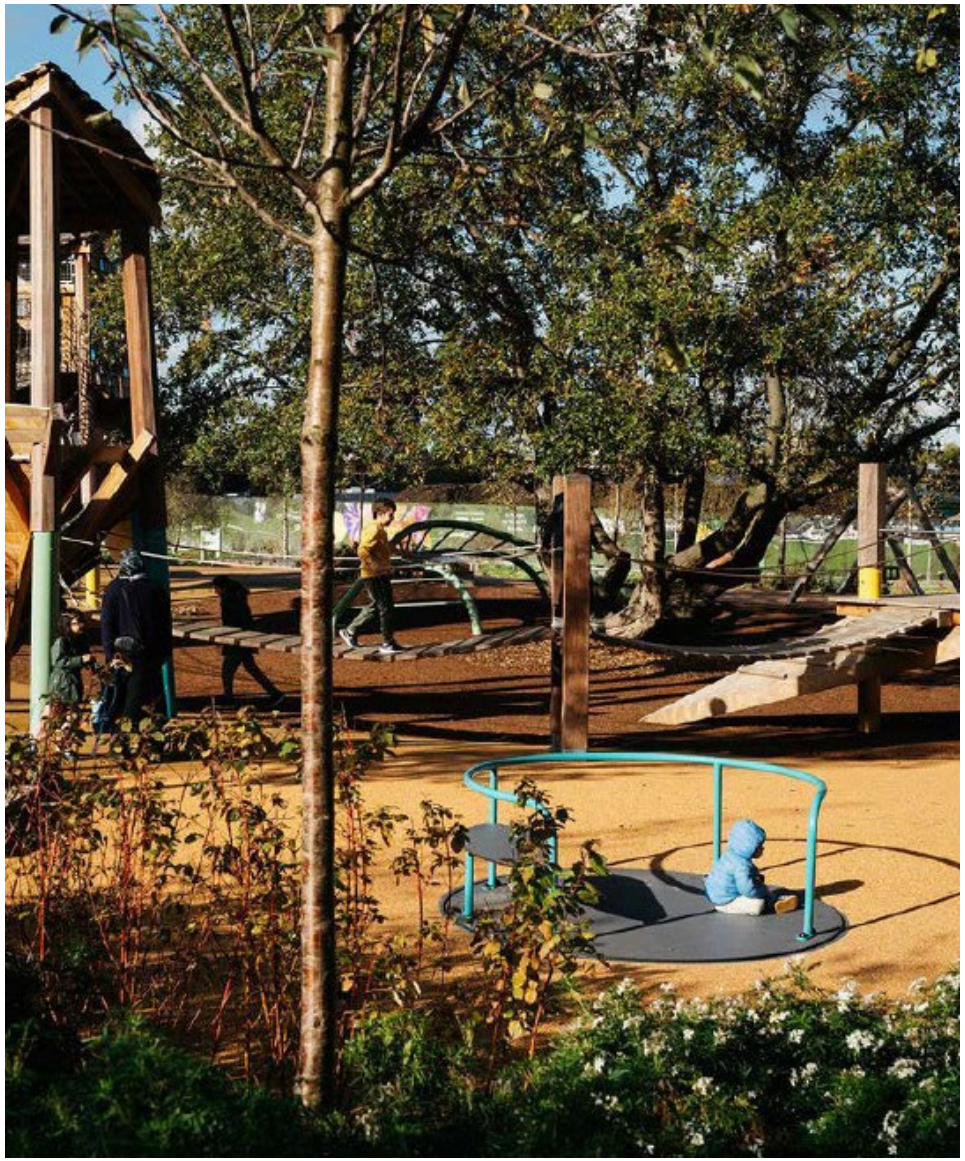


Figure 9: Claremont Park Playground

4.0 Proposal

4.2 Proposed Site Extents

This proposal seeks to expand the playground site along the eastern edge of the churchyard to provide a more enhanced play provision at St Mary's on Paddington Green. The proposal increases the playground provision from 375 sqm to 1460 sqm.

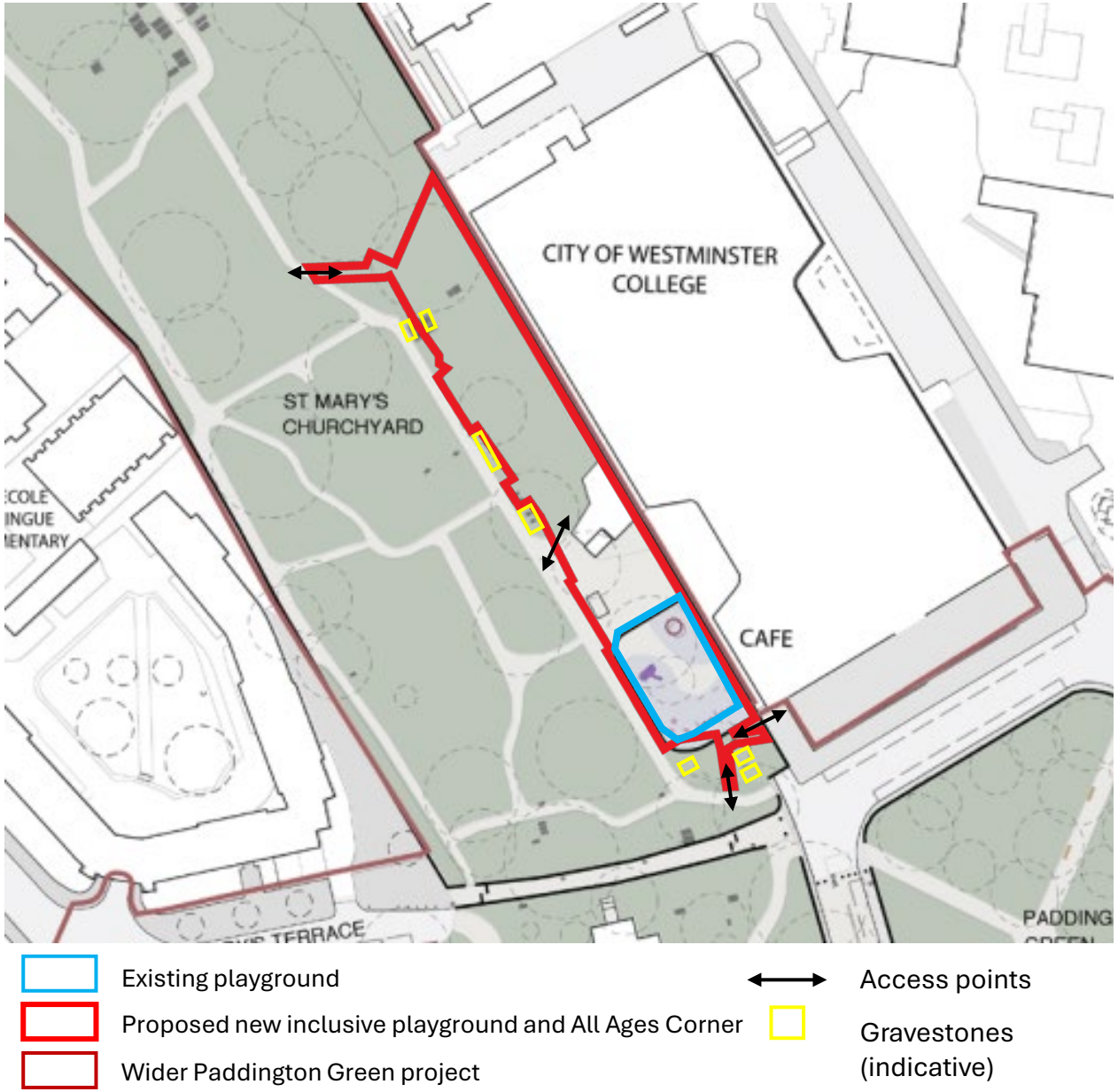
The proposed extension of the playground expands north of the existing site, similar with the previous 2011 approved application.

The boundary of the proposed playground is positioned to avoid the existing gravestones, except for one cluster which will be integrated into a green 'quiet space' within the playground.

The main footpath running north/ south will be retained.



Figure 10: existing view of the northern section of the proposed site which will be positioned to avoid disturbing the gravestones



4.0 Proposal

4.3 Proposed Play Zones

For an enhanced and inclusive offer, the current playground footprint is limiting. As such, we are seeking approval to enlarge the playground creating different zones for different age groups.

0-5 years
This space will provide a range of inclusive and non inclusive equipment relevant for nursery to early primary ages.

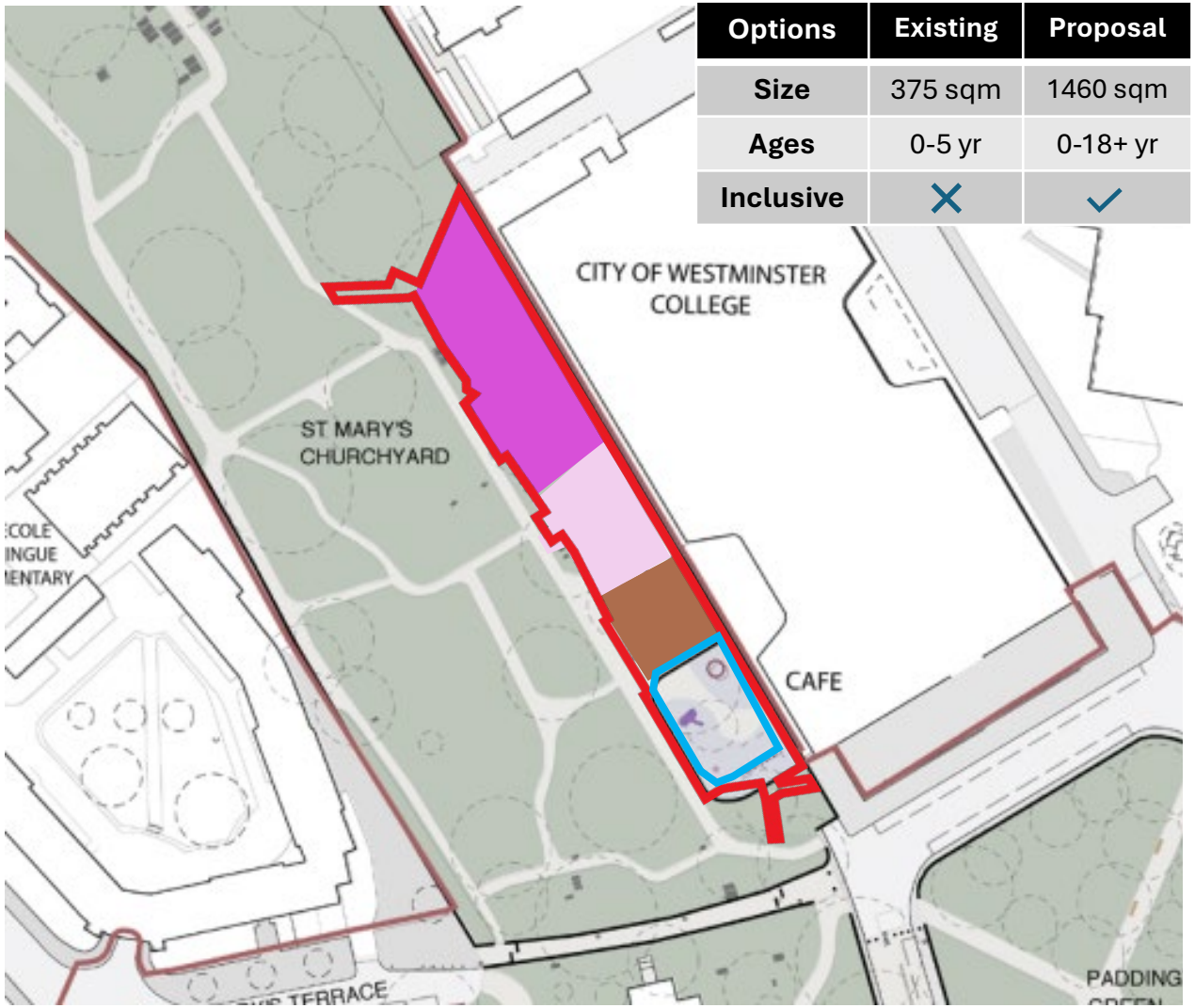
6-12 yrs and adults with disabilities
This space will provide a range of inclusive and non inclusive equipment relevant for primary school age and adults with disabilities.

All-ages corner
This is proposed to be inclusive space providing features for both boys and girls. The space has been shaped by engagement with City of Westminster College, findings of the Women's Safety Audit (Paddington), and recommendations from Make Space for Girls .

The proposed children's play areas will have adequate circulation space to ensure the comfort of disabled park users, and parents with prams and buggies.

The play areas will be fully fenced; entrance gates will have self closing mechanism.

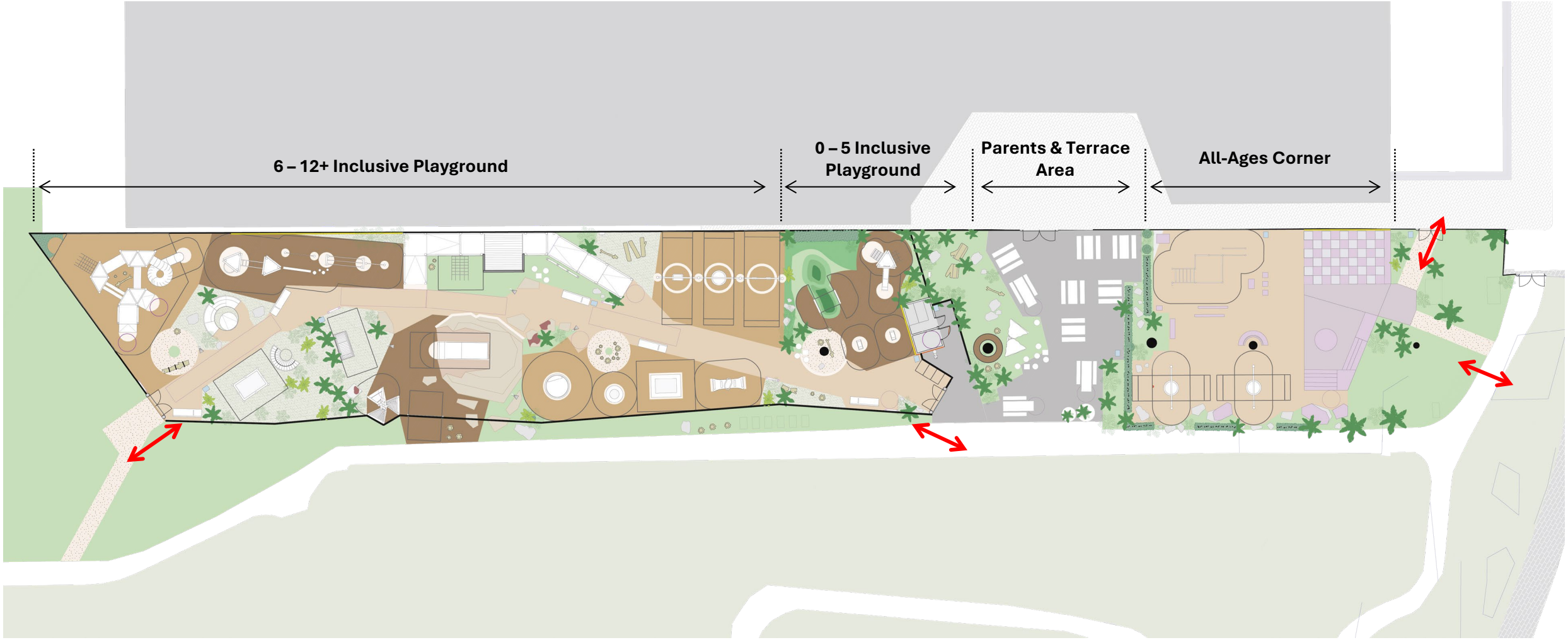
Options	Existing	Proposal
Size	375 sqm	1460 sqm
Ages	0-5 yr	0-18+ yr
Inclusive	✗	✓



proposed 6-12+ inclusive playground
proposed 0-5 inclusive playground
All-ages corner in the existing playground area
Parents & terrace area
Proposed new inclusive playground and All-Ages Corner

4.0 Proposal

4.4 Proposed General Arrangement



See full RIBA 3 (Detailed Design) package in Appendix H.

4.0 Proposal

4.5 Access and Security

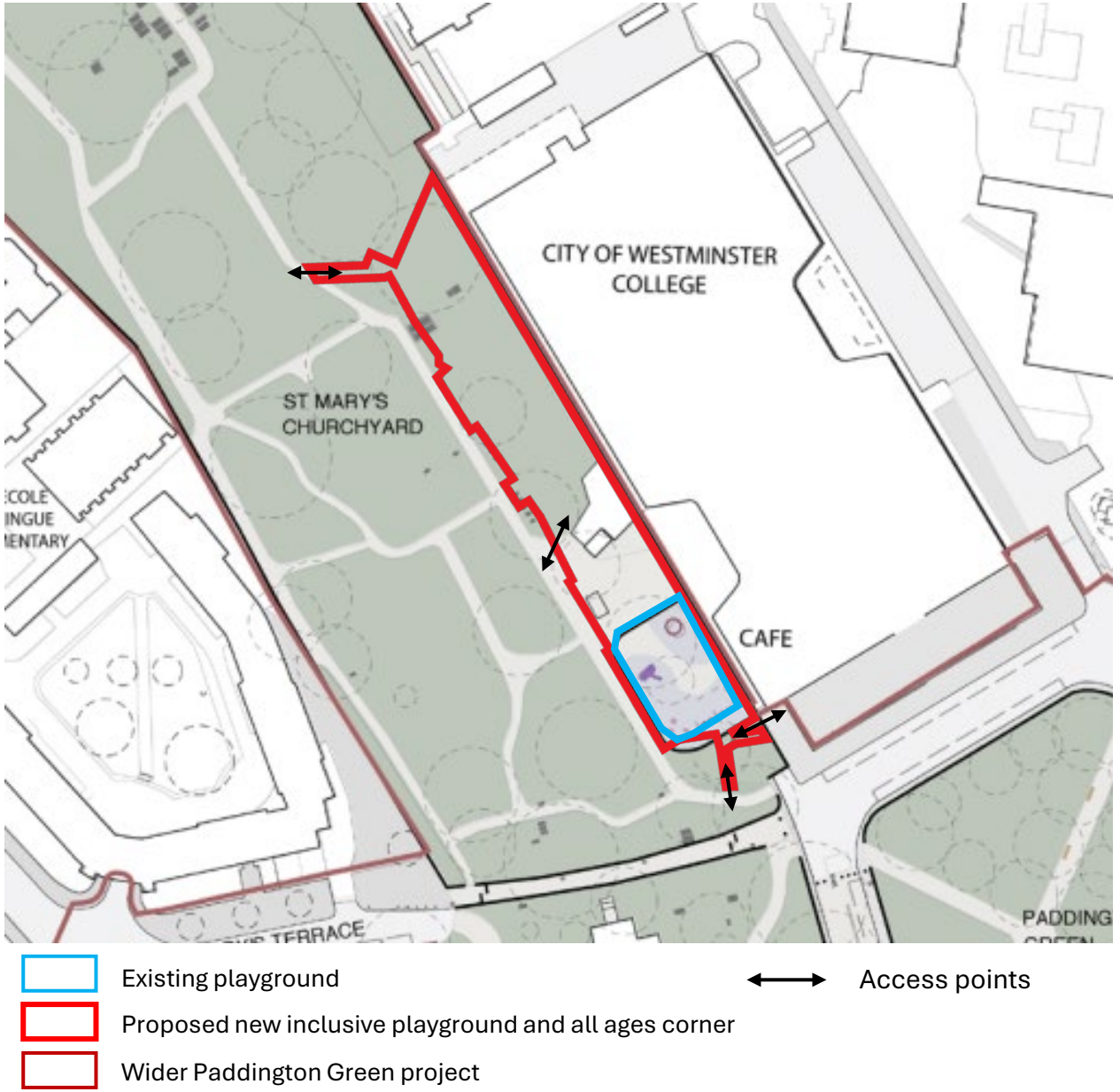
Existing

There are currently three entrances to the park. One is to the north of the site adjacent the Little Venice Sports Centre, leading on to Paddington Green Primary School. The two other entrances are to the south of the site along Churchyard Walk. The primary entrance is on the eastern side and the secondary entrance is to the west. The existing playground has a single access point.

The churchyard and playground are open dusk to dawn.

Proposed

- We propose two entrances at either end of the playground.
- The all-ages corner will have two access points, on from within the Churchyard, the other from the College forecourt.
- The proposed children's play areas have adequate circulation space to ensure the comfort of disabled park users, and parents with prams and buggies.
- The Playground is fully fenced and the entrance gates will have self closing mechanism.
- The All-Ages Corner has a natural boundary with stones and low level planting; this will ensure good visibility in and out of the space
- The proposal intends to keep the churchyard and playground locked after dark.



4.0 Proposal

4.6 Greening and Ecology

Existing Lawn Areas / Proposed Shrub Planting

The proposals for St Marys Churchyard seek to reduce the lawn area as shown in image below to accommodate a new playground space. The proposal aims to increase the parks biodiversity value, where additional planting is introduced around the parameter of the site, using native species where possible to create a planting scheme that will unify the park with a consistent aesthetic, providing year-round visual interest.

Existing/ Proposed Trees

All of the mature trees on the site will be retained as they are in good condition and add to the quality of the existing space. Species include London Plane, Cherry, Horse Chestnut, Ash and Lime tree. We will commission a tree survey to include protection measures under BS8537.

The tree numbered 1 in figure 11 will be retained, but a proposal for its crown to be lifted to accommodate new play equipment.

All root protection areas will be fenced off during construction and it will be a case of hand dig construction only within RPAs (a root retention protection plan will be developed).

The previous 2011 submitted Tree Protection Plan Appendix J, will be followed.



Figure 11: proposed area to expand the playground

4.6 Greening and Ecology

Ecology and Sustainability

The existing trees are an important asset as far as site ecology and sustainability is concerned. The proposed scheme seeks to encourage new habitats for birds and other wildlife as much as possible. Careful selection of new species will increase biodiversity and encourage birdlife.

Contamination

To our knowledge the site has no history of contamination. Due to the remediation of the site, the substrate is mostly of a poor quality, and topsoil will have to be imported across the park to provide a suitable growing medium for grass, tree and planting beds. We are not promoting the use of the site for horticultural purposes.



Figure 12: Existing playground



Figure 13: Existing playground (right) , entrance to St Mary's Churchyard (behind/ in front) and Churchyard Walk (left)

4.7 Archaeology

Existing

The site is within the Tier 2 Paddington Archaeological Priority Area (APA), which covers the historic settlement of Paddington Green, which has medieval origins, and includes St Mary's Church, churchyard and burial ground.

St Mary's Churchyard was expanded six times between 1731-2 and 1824. It was closed to new burials in 1857 and was laid out and opened as a public garden in 1885.

Extensive historical research has been undertaken on the site, and an archaeological survey has been conducted in 2023 (refer to Appendix D).

There are various interesting gravestones and above ground tombs and monuments within the Churchyard. Those that are listed on Historic England's register are:

- Monument to Woodd Family (approx 6m NE of the Church) - Grade II listed
- Monument to Thrupp Family (approx 12m SW of the Church) - Grade II listed
- Monument to Chandless Family (approx 14m SE of Church) - Grade II listed

There is an historic brick boundary wall along the western edge of the Churchyard and gravestones have been laid along the edge, some visible above ground and some below ground, which were placed here when the site was reopened as a public park.

The site has high known potential for post-medieval burials, which are likely to be found directly under the turf and tarmac and to an unknown depth. The site has also moderate potential for remains related to a later medieval chapel and burials, and localised moderate potential for post-medieval remains related to a manor house and a late 19th century church in the northern part of the site.

Historical plans also show a service road running along the eastern side of the park, next to the College site, and where the existing playground is located. The service road ran the length of the College site. It is expected that no burials will have taken place on the site of the old service road.

Proposed methodology for encountering burials

Through construction we do not anticipate encountering any remains of archaeological value as remains were cleared in 1960's. However, trial pits will be undertaken by the appointed contractor prior to commencing the works on site.

An archaeologist will be commissioned on a Watching Brief for the duration of the construction works. Quotes will be sought alongside commissioning a contractor to enable an archaeologist to be on site for excavation works and on call for the remaining duration of the contract. A protocol will be incorporated into the contract to the effect that, if any human remains are encountered, all work will immediately stop and the archaeologist and appropriate authorities consulted. Their advice will be taken as to next steps and work paused if necessary while the necessary authorities are informed and any exhumation undertaken in the appropriate way.

Details for construction works on site will be developed in due time but are anticipated to be predominantly to be undertaken by hand due to the Root Protection areas. Excavation is in principle to be all under 100mm, subject to detailed design yet to be concluded.

4.8 Management and Maintenance

We will develop detailed proposals in discussion with the Westminster Parks Management Team, which will be easily maintained by the contracted supplier.

Materials which may prove unsustainable or difficult to maintain, such as water and sand have been omitted from the design. All materials used are to be robust, high-quality materials with a long life, requiring a maintenance regime consistent with that of Westminster provisions.



Figure 14: Existing St Mary's on Paddington Green Churchyard

4.9 Equipment

The proposed equipment can be found in Appendix I

Westminster's Parks team have established the equipment requirements and specifications, both in terms of maintenance, sustainability and durability, but also in terms of integration to the historical, natural and cultural setting of this playground on consecrated land.

Material

We are looking to source majority Robinia timber equipment that has a natural look and feel and is easy to maintain. A small number of equipment pieces will be steel, as they are less likely to get damaged through use (such as roundabouts)



FOREST CLIMBING FRAME NO.3
CF.FT.03.2



A FRAME SWING NO.2 ACCESSIBLE & FLAT SEATS ROBINIA
SW.AF.02.2.AF2



PLAYGROUND TELEPHONE NO.1
SO.PT.01.3



HEXAGONAL JUMPING DISC
SP.JU.02.1



SEESAW BALANCE BEAM NO.2
SE.BA.02.1



STANDING SEESAW NO.1
SE.ST.01.1



MEMORY GAME NO.1 ROBINIA



ACCESSIBLE SPRINGER NO.1
SP.SE.01.1



TRIM TRAIL COMBO NO.6 ROBINIA
TT.CO.06.2



TRIM TRAIL COMBO NO.7
TT.CO.07.1



MUSICAL CHIMES NO.2
SO.MI.02.1

Examples from Duncan & Grove catalogue are current inspiration

4.0 Proposal

4.10 Surface treatment (Appendix H and Appendix I)

The proposal will follow a similar surface treatment approach to the 2011 faculty application using a combination of safety surface, tiger mulch surface and safety surface mounding and spheres.

Elements of colour will be incorporated where appropriate for a fun and playful feel, whilst being sensitive to the heritage character of the site.

4.11 Boundaries (Appendix H and Appendix I)

Boundaries will include a combination of:

- Metal boundary railings/ fencing around the parameter of the playground to ensure visibility and safety across the site
- Low level shrub planting to encourage wildlife
- Play boulders



Example of safety surface treatment



5.0 DESIGN APPROACH

5.0 Design Approach

5.1 Inclusive Play

Key principles were used in developing the detailed design:

- Invisible inclusion - inclusive equipment integrated across the site, allowing children of all abilities to play alongside one another.
- A minimum of three accessible pieces of equipment for each type of disability:
    - Learning
    - Mobility
    - Visual
    - Hearing
    - Autism & other psychiatric
- Customised communications boards for non – verbal people, people who don't speak the same language or have dementia, placed strategically around the playground at various heights.
- Quiet spots for downtime
- Accessible picnic tables with seating spaces for multiple wheelchairs for family and friends to sit together
- Prioritise natural materials that are suitable for the heritage character of the site.
- Provide spaces for different age groups, including older teenagers



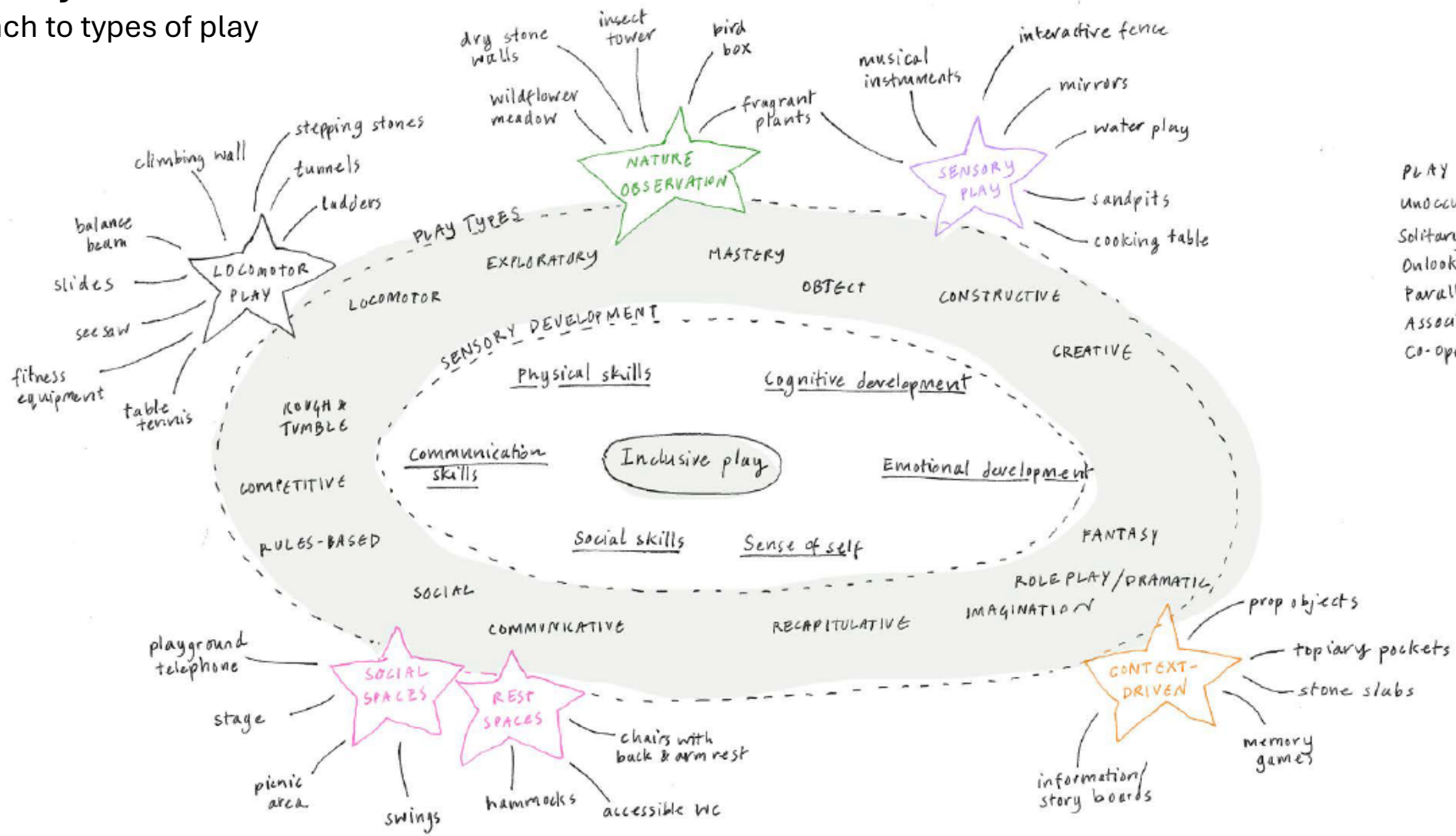
Figure 15: Examples of inclusive playgrounds



5.0 Design Approach

5.1 Inclusive Play

Holistic approach to types of play



5.0 Design Approach

5.1 Inclusive Play

Types of play equipment

LOCOMOTOR PLAY







NATURE OBSERVATION



CONTEXT DRIVEN PLAY



SENSORY PLAY



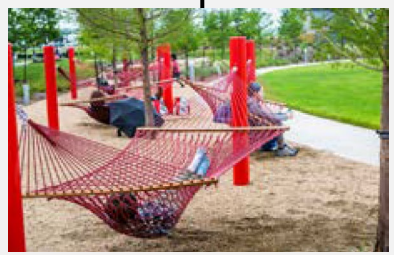




SOCIAL PLAY







5.0 Design Approach

5.1 Inclusive Play

The design proposal considers a balance of equipment for different ages and accessibility needs. Our research show:

6-24 months	2-5 years	5-12 years	12 + years
Climbing equipment < 80 cm	Certain climbers	Arch climbers	Climbing boulders
Ramps	Horizontal ladders < 1.5m	Chain or cable walks	Chain or cable walks
Single file step ladders	**Slides**	Freestanding climbing	**Stage**
Slides of modest height	Spiral slides up to 360°	**Spinners**	Overhead rings
Spring rockers	**Spring riders**	Overhead rings	**Group sitting**
Stairways	Crawl Tunnels	**Merry-go-rounds**	**Intimate sitting**
Swings with full bucket seats	**Activity panels**	**Ramps**	Parkour Play
Low crawl tunnels	Stairways	**Slides**	**Swings**
Activity panels	**Swings**	Stairways	**Sports Equipment**
Pull-Up	**Rotating tire swing**	**Swings**	
		Vertical sliding poles	
		Sports Equipment	

*Standard equipment / **Inclusive equipment***

5.0 Design Approach

5.1 Inclusive Play - Lessons Learnt, from Fair Play Barnet:

Materials

- Wetpour safety surfacing to ensure wheelchair accessibility.
- Textured path for the visually impaired.

Layout & Uses

- Flat landscape to give clear sightlines for carers.
- Single entrance/exit to prevent users leaving without their carer's knowledge.
- Quiet spots for downtime
- Slightly raised heights of equipment for teenagers and adults
- Picnic tables with seating spaces for multiple wheelchairs for family and friends to sit together

Equipment

- Accessible equipment for wheelchair users and people who need support.
- Inclusive equipment allowing children of all abilities to play alongside one another.
- Equipment that enables rocking, swinging, spinning, climbing and sliding.
- Sensory activity panels for touch, movement and sound.
- Customised communications boards for non – verbal people, people who don't speak the same language or have dementia

Other for consideration if possible

- Disabled toilet and toilet facility with changing bed
- Easy access to local transport buses and trains
- Disabled parking
- Proximity to a café



Figure 17: Fair Play Barnet



Figure 18: Local example *Alfred Road Playground, Westminster*

5.0 Design Approach

Inspiring London playground precedents



Figure 19: Claremont Park, Brent Cross



Figure 20: Wood Wharf Marvellous Maze, Canary Wharf



Figure 21: Holland Park, Kensington



Figure 22: Salter's Hill Playground, Norwood Park, West Norwood

5.0 Design Approach

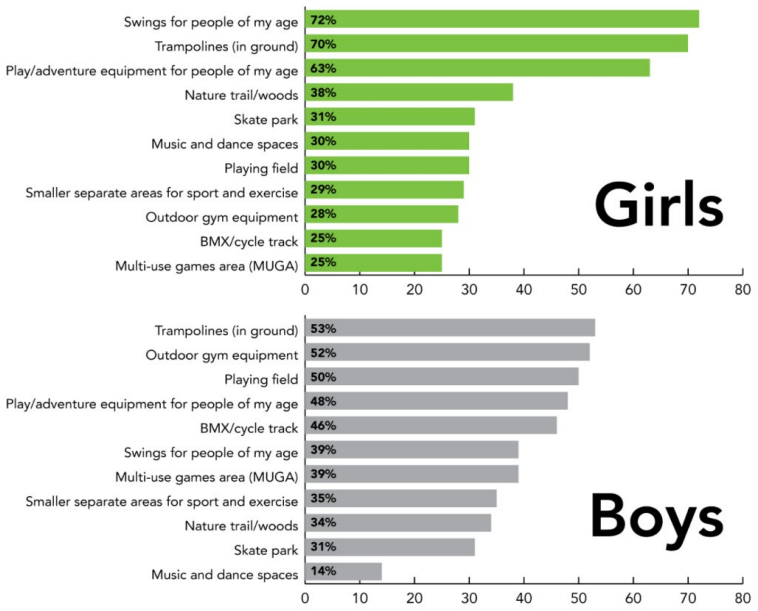
5.2 All-Ages Corner

The detailed design considered the following recommendations from Make Space for Girls research

Make Space for Girls – guidance

What do teenagers say?

- A space that is ours
- To be hidden but seen
- Be kids but without little kids being there
- Many areas instead of one space which can be taken over



Considering inclusivity for sport

Fitness, play

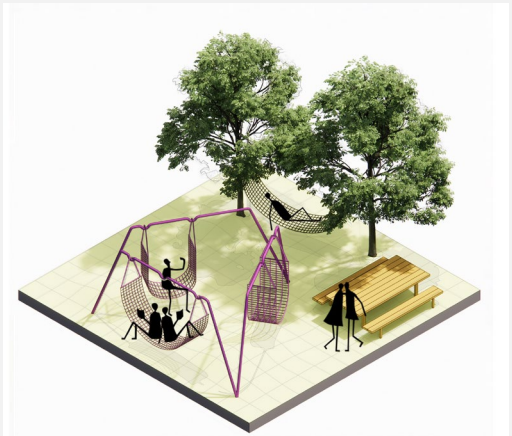




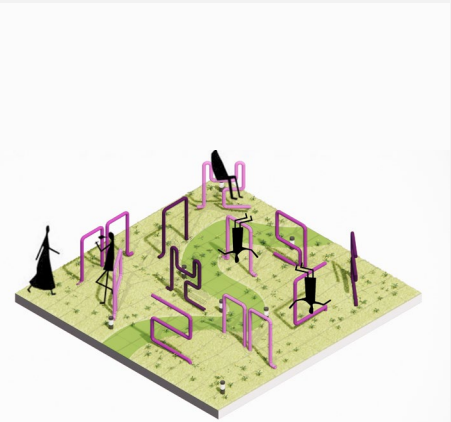


Considering inclusivity for girls

Social spaces, swinging, hanging, climbing high, fitness, play







5.0 Design Approach

All Ages Corner Precedents



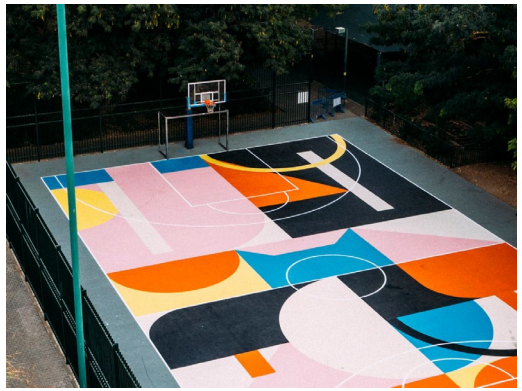
Multi-functional



Adult swings



Fitness



Ball sport and colour



Social seats



Fitness



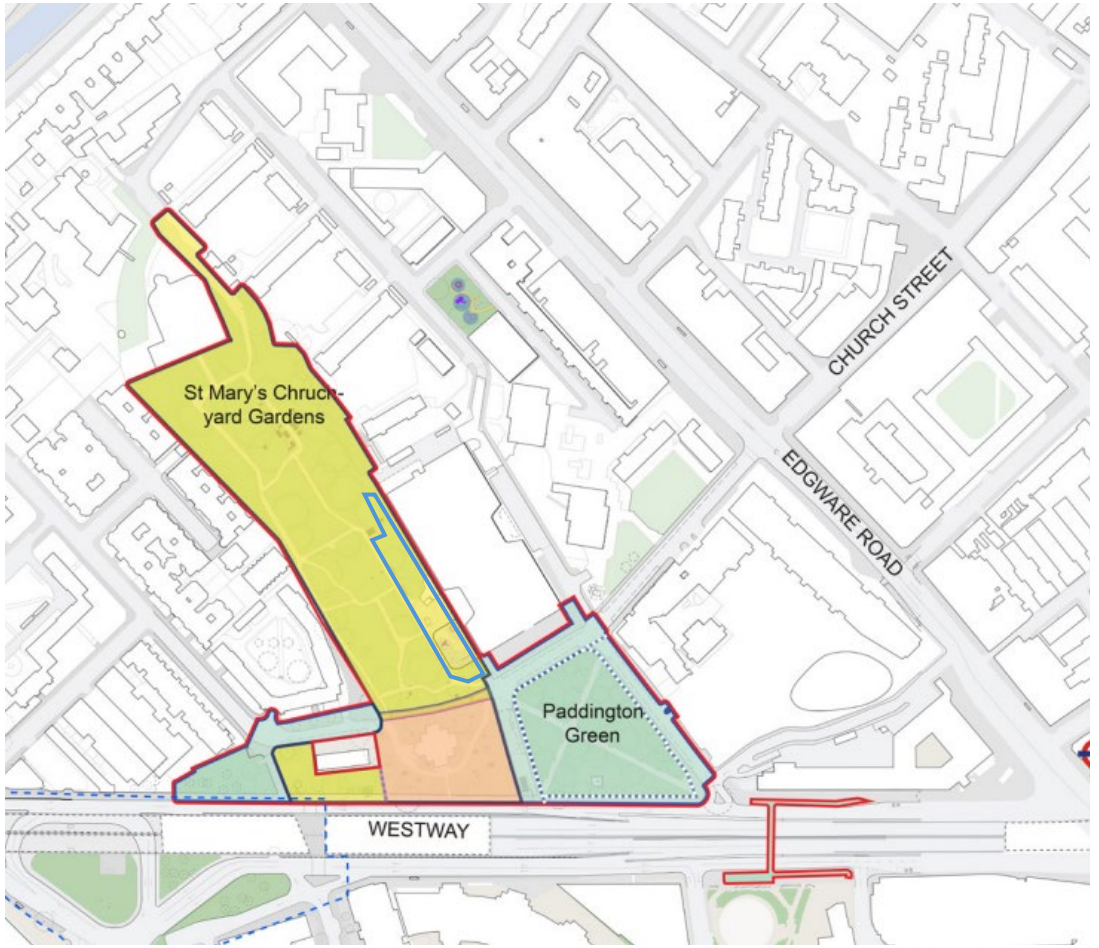
6.0 GOVERNANCE

6.0 Governance

6.1 Ownership and responsibility

The proposed playground sits within the church and Parish of Little Venice freehold with the leasehold held by Westminster City Council (WCC).

Management and maintenance responsibility sits with WCC Parks Team.



Church freehold & managed
Church freehold/ WCC leasehold & managed
WCC freehold & managed
Proposed playground site

6.0 Governance

6.2 Project Team

The diagram sets out the governance matrix for the project, including the ownership, client team, design team and key stakeholders.

WCC CLIENT TEAM

PLACE SHAPING TEAM
Place shaping team be responsible for overall lead and coordination of the project. Place shaping have been leading this project and have been instrumental in setting out the urban design strategy, design approach and design process for the landscape consultant.
The team will be the client and therefore responsible for providing day to day design direction, consolidating feedback from various departments within the Council and providing design guardianship through the project.

PARKS TEAM
WCC Park are a key member of the client team as they will take on the management and maintenance of the space upon completion. We will be working closely with them in the development of this project and they will be acting as design guardians, and providing vital landscaping expertise for the open green spaces.

DESIGN TEAM
This refers to the consultant teams that constitute the project team. It is expected that these teams will be involved in the evolution of the design and review the proposals against the constraints - implementation and costs, set by the wider team. Led by the selected Landscape Architect, satisfaction of this group will be key to ensure that the design progresses to the next stage. Included in the design team is the highways term contract who will provide highways input, including surveys and technical reviews of emerging designs for highways elements.

In addition to the core 'client team', the consultant will be expected to work and engage with a wider group of Council officers, Councillors,and local stakeholders from formalised Neighbourhood Forums to individuals. To manage this varied input we proposed the following Governance structure:

The Church/ Diocese
FREEHOLDER

- The Diocese
- St Mary's Church Parish of Little Venice

↓

Westminster City Council
CLIENT TEAM & LEASEHOLDER

- **Place Shaping - design lead**
- Parks - technical lead, management & maintenance

↓

DESIGN TEAM

- **East Architecture – consultant lead**
- JCLA – landscape architecture
- Studio Dekka - lighting design
- Alan Baxter Associates - Engineering

CONTRACT TEAM

Yet to be procured. It may include:

- **Play contractor – lead**
- Landscape subcontractor
- Archaeology consultant

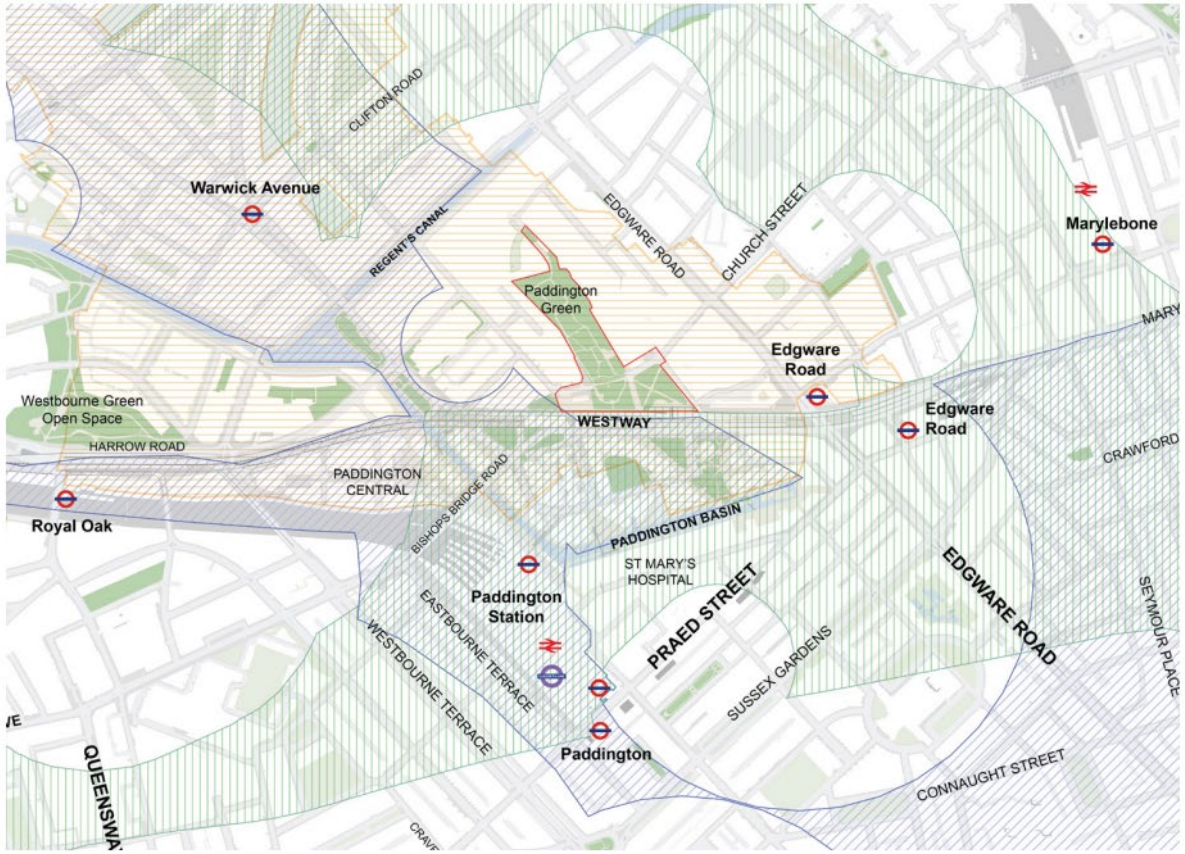
KEY STAKEHOLDERS

Users:
- Philias Fox Nursery
- City of Westminster College
- Local disability groups
- Local families

- Local residents
- Ward Councillors
- St Mary's Church members
- Little Venice Leisure Centre
- Local amenity societies

Appendix K & L

Appendix K



BIODIVERSITY & GREENING

- Wildlife deficiency
- Open space deficiency
- Playground deficiency

Appendix L

