



Play Space Improvement in the London Borough of Brent

An Interactive Qualifying Project proposal to be submitted to the faculty of Worcester Polytechnic Institute in partial fulfilment of the requirements for the Degree of Bachelor Science.

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Abstract

The Council of Brent recognizes the importance of outdoor play areas to developing children and is looking to improve the overall supply and quality of their play spaces as well as their policies concerning play. This project reviews current policies, evaluates playgrounds not known or maintained by the Council, determines deficient areas in the Borough, and proposes recommendations for improvements. The information will be used by Brent Council to create new play opportunities in the borough.

Authorship

This report was written with equal support from all members of the Improvement of Brent's Play Spaces IQP Project Group.

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London Borough of Brent

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Executive Summary

Play, especially outdoors activities, is an essential component in the development of young children. As such there is a need for outdoor play spaces within cities and developments where the amount of open space that can be utilized as a play space is limited. The responsibility to ensure that all children have access to these vital areas falls to the governing body in an area. The Brent Council has recognized the need to evaluate the current status of play spaces within the Borough of Brent. This project has taken the steps needed towards ensuring there is adequate play space for all children within the borough, as well as adequate policies concerning play space development. Within the borough there are 41 maintained play spaces which are monitored and repaired biweekly by the borough, and a previously unknown number of independently maintained play spaces. The Council desired to know how many of these independent play spaces existed along with where they were located and what condition they were in. This data, when combined with the information about borough maintained play spaces, can be used to identify deficient areas within the borough. Suggestions regarding the maintenance of current play spaces and development of future play spaces were identified through this information. Recommendations on possible improvements to policies regarding play spaces were formed using these results.

There were four major objectives for this project. The first was to analyze the effectiveness of policy OS18, a planning policy specifying that a certain size development must provide a play space on-site or a contribution towards an already existing play space. This was accomplished by reviewing planning applications from the year 2001 to the present, and determining the applicability of policy OS18 to the development. Research into policy OS18 discovered that the policy was applicable to 122 of the 250 applications reviewed. Through analysis the results show that only 18% of applications followed policy OS18 when applicable.

The creation of a comprehensive list and map of the location of every play space within Brent was the second objective. GIS software was used to combine the forty one borough maintained play spaces with the sixteen estate playgrounds identified through site inspection and the spaces currently being constructed to create a complete play space

Play Spaces in the Borough of Brent

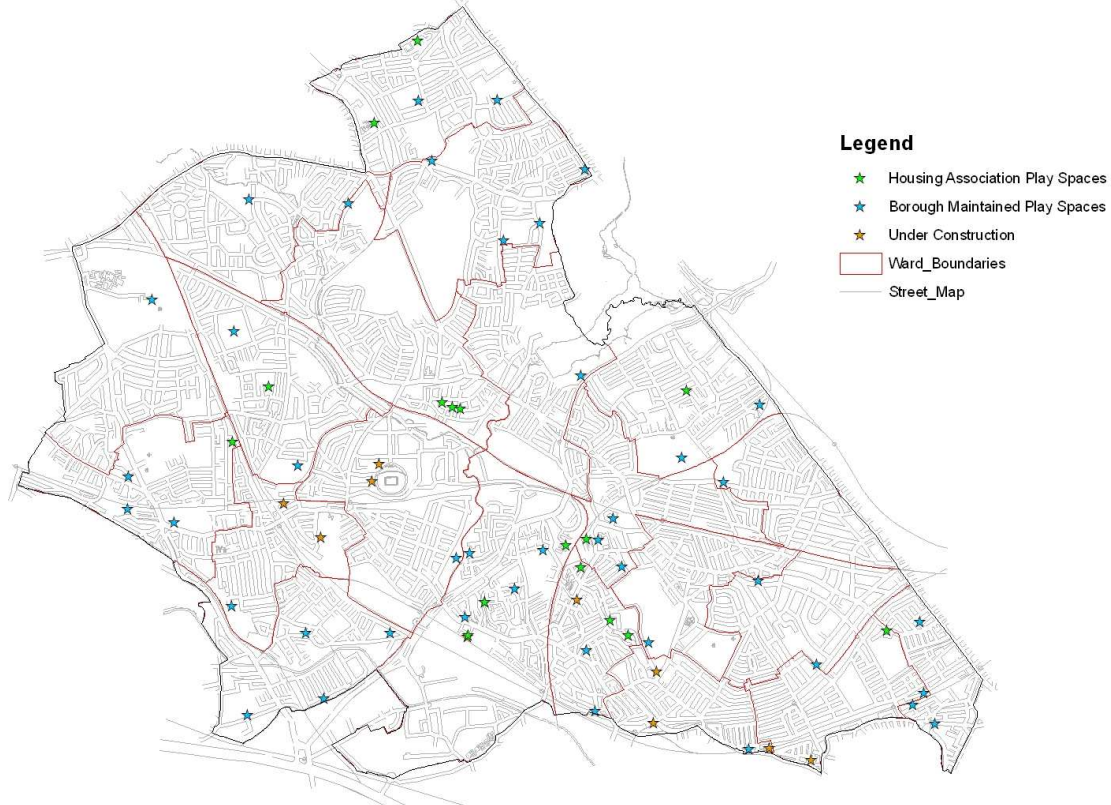


Figure 1: Comprehensive Map of Play Spaces

The third objective was to create a map of deficient areas regarding play spaces. For all 57 play spaces a 400 meter accessibility zone was created using the play space as a centre point. This allowed us to be able to identify what areas of the borough had no play space provision. To create a map showing all deficient areas in the borough of Brent the accessibility map was compared with statistics on population density, age statistics, and major accessibility issues. Compiling these factors produced a final deficiency map (Figure 2).

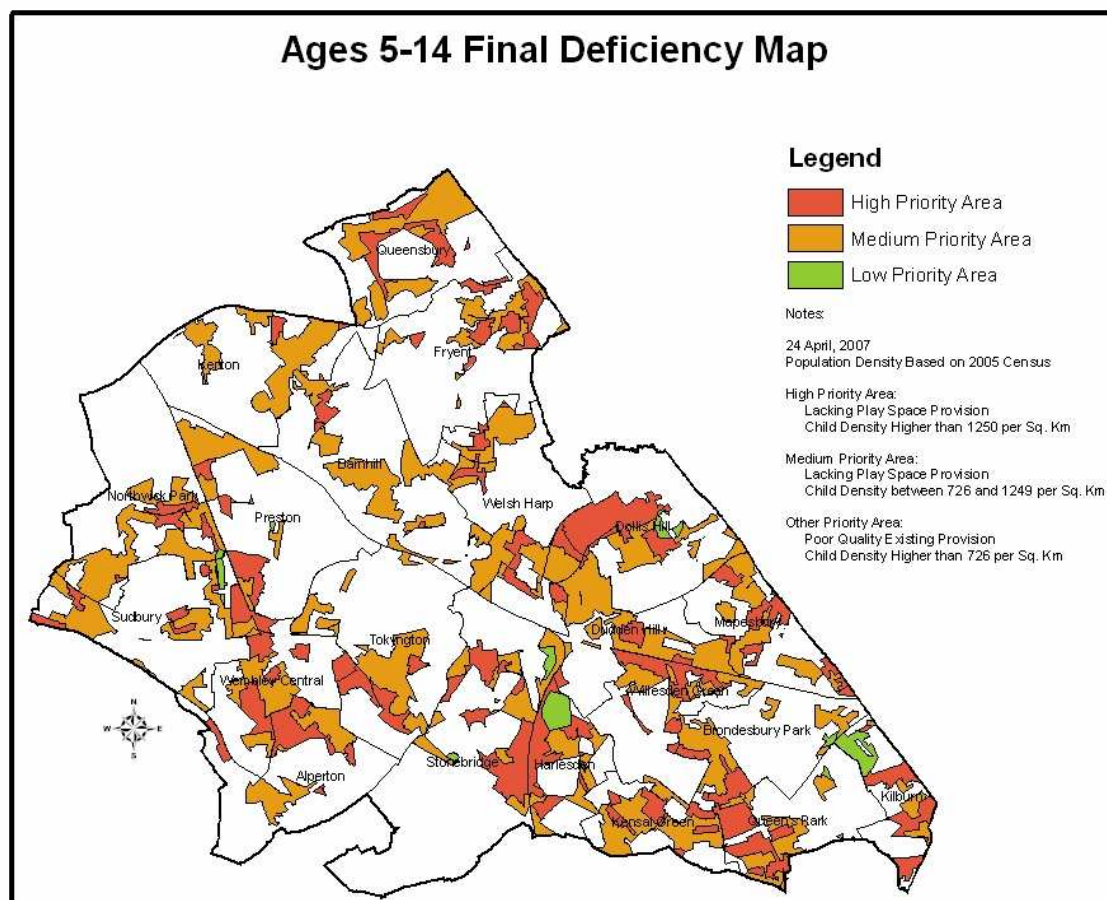


Figure 2: Final Deficiency Map

The final deficiency map shows the high priority areas of the borough. Of significant note are the south and west areas, around Harlesden and Wembley specifically. There was also created a final deficiency map for ages 0-4 which can be viewed in the results section of the report.

The final outcome of the project was to form recommendations for the Borough of Brent on how to improve their policies and how to improve play spaces in general. Recommendations were based on the policies already in existence and information gathered from the first three objectives. Detailed suggestions were provided on how to increase the effectiveness of policy OS18 as well as how Brent could improve their current and future play spaces. Site evaluations and recommendations were all done in compliance to the national and regional guidelines adopted by Brent.

The first policy change recommended for policy OS18 is to educate the

prospected tenants of each development. What this means is to provide them with the knowledge that the development they are moving into is technically supposed to provide them with a play space. Then, hopefully, if the tenants are supplied with this knowledge and a play space is provided they will contact the Brent Council and enforcement will be able to deal with the situation.

The next recommendation is that the Borough should not limit itself to traditional play spaces. Traditional play spaces are not always adequate and can leave out specific ages or the disabled. To remedy this we recommend a variety of different play spaces be developed. The most innovative and current play grounds are ones such as home zones, adventure playgrounds, and all inclusive play spaces. These types of play space require different considerations and these factors will have to be taken into account when deciding whether or not to provide them. Home Zones require complete cooperation from the neighbourhoods that they are built in because they restrict traffic and parking. Adventure playgrounds require staff or volunteers to both manage and maintain, since the aim is to have a non static play space that is always changing and gives children different experiences all the time. All inclusive play spaces require a delicate balance between equipment for the disabled and standard equipment so as to not leave out one group or to separate the two groups with the placement of equipment and thus preventing social interaction.

Lastly, the borough of Brent already has a good amount of high quality play spaces where numerous kids have been seen enjoying themselves. A good option for Brent would be to look into the play spaces already existing that might be too small or not have enough challenging and amusing equipment. Renovations and improvements of current play spaces will tend to be a much cheaper and quicker option than to build new play spaces.

The improvement of Brent's play spaces project group worked to provide the Brent Council and the borough of Brent with a basis upon which to evaluate their current play options. The borough of Brent is one of the youngest boroughs in the city of London and for this reason needs to provide their public with ample play opportunities. Thus they need to know what they have in terms of play space, what condition they are in, and how they can provide more and better play spaces. Whether this is done by building new

places, through policy enforcement, or renovating existing play spaces is to be determined by the Brent Council using the recommendations, information, and suggestions provided in this report.

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1 Introduction

The play facilities within a community speak volumes about the living conditions within that area. Play is an integral part of a child's formative years and also contributes to the growth and well being of the community of which they will soon be active members. Creative play is the breeding ground for skills such as social interaction, dexterity, confidence, and creativity: all of which are essential attributes for success as an adult. Since play is a pivotal component of child development, it is important to provide a place for this dynamic learning to take place. An optimal play space provides varied equipment pertinent to all ages where essential life skills can be developed.

The long-term success of a play facility is primarily the product of its degree of maintenance and upkeep. In order to regulate and monitor the degree of maintenance within a play facility it is necessary to enact a park policy, since most play areas are under the maintenance of the Park Services. Creating a valuable park policy requires the consideration of three key aspects; quality, quantity and accessibility. Each of these aspects contributes to the overall enhancement of the parks system. The quality of a park lies primarily in its cleanliness, safety, amenities, and play equipment provisions. The provisions for play need to be age appropriate, engaging, and safe for the child to explore. Quantity refers to the amount of playgrounds in proportion to the child population density along with the overall population density of a given area. The amount of play spaces should not only be appropriate for the current population needs, but should also have room for development in future years. The accessibility of a play space to local residents bears a twofold meaning. The play space needs to be reasonably accessible by foot as well as car travel and also accessible to all types of visitors with consideration given to the needs of disabled patrons.

In urban areas, the concept of a play space becomes compromised due to obvious space limitations. However, the need for children to play does not become lessened by these space constraints and the necessity for play space policies and future play space recommendations become fundamental to the well-being of the community. In the city of London, the importance of play space is of concern to all that dwell within the area. Ken Livingstone, the Mayor of London, characterizes the importance of play provision in the city. "As Mayor, and as a parent, I want to see a

child-friendly London with inclusive, accessible, and safe play spaces that allow all young Londoners to engage in fun, positive, and healthy play recreation in their own communities and throughout this great city” (Mayor of London, 2006). The future makeup of London relies heavily upon the quality of its play spaces, a consideration which reflects the borough of Brent’s desire to revise and better develop their play space policies.

The borough of Brent is in a position to improve its play space policies due to some circumstances that are unique to the borough. The population of Brent is ever-growing; over the last ten years the population has increased at a rate of 3%. In this time period it has come to light that the population of Brent is also relatively youthful in relation to the rest of the United Kingdom, with an average age of 35 years and about a quarter of the population under the age of 19 years old (Brent Parks Strategy, 2004). With such a young population and a promise of more youths on the way, it is essential to further develop policies to ensure that the health and growth of the play facilities within Brent coincides with the growth of its communities. Therefore, the council of Brent wishes to determine if the play spaces offered are adequate for the diverse and soon to be burgeoning population that resides within its limits.

The residents of Brent are vocal in the issues they feel need to be addressed in order to improve the aspects of their open areas. From a survey provided by the Brent Parks Strategy, the populace seems most concerned with the safety of the parks themselves, the cleanliness of the facilities, infrastructure repair, and the development of specific new playground types (Brent Parks Strategy, 2004). The community’s opinions bear a unique outlook on the planning process of play areas. The local residents that frequent a particular area have an intimate knowledge of the positive and negative characteristics regarding that space and are also in a position to point out problematic aspects that may have been unforeseen to auditors. Also, it is essential to note that these residents will be the final beneficiaries of the improved play areas. Thus, their considerations will provide for a considerable portion of the necessary information incorporated in the final recommendations for play space policies.

In order to provide play space for the present and future children of Brent, the borough has enacted a policy known as policy OS18. This policy requires new developments of over fifteen units or developments that cover more than a half hectare of land to agree upon a provision for children’s play, whether it is through monetary allotment or the building of a play area within the development. Although

the borough has required and agreed upon these provisions with the developers, they have had no formal records monitoring the compliance with these provisions. In order to understand the current state of the play areas within Brent it is essential to assess the effectiveness of policy OS18.

Currently the borough of Brent has policies set that are used in matters concerning play spaces. However, these policies have been somewhat pushed to the background, and now the borough is looking to assess and improve these guidelines by conducting in-depth assessments and research. This project will enable the borough of Brent to create policy procedures particular to their unique playground standards. In order to achieve these goals, there has been extensive research data gathered pertaining to each play space outlined under the OS18 policy, as well as additional information regarding each Brent maintained play space. To accomplish these means; interviews with park wardens and park planning officials were first conducted to provide an outlook defining specific information gathering techniques. On site evaluations were then conducted utilizing photo documentation, layout sketching, and a comprehensive checklist system. The data sets were then entered into the borough of Brent's existing Geographic Information System (GIS). Deficient areas with regards to play space within the borough along with a set of recommendations for future play space improvement and development was then composed using the information gathered as well as information available through the Brent's GIS. It is expected that the gathered data, GIS maps, and future recommendations will be used for improving the planning policies currently being written for the borough of Brent.

2 Background

“Play is not only children’s unique way of learning about their world, but also their way of learning about themselves and how they fit into their world” (Childhood Education, 2002). Creative play is the breeding ground for skills such as social interaction, dexterity, confidence, and creativity: all of which are essential attributes for success as an adult. Since play is a pivotal component of child development, it is important to provide a place for this dynamic learning to take place. This is a concept that the borough of Brent has taken to heart by recognizing the need to refine its play spaces. In order to identify and rectify the current deficiencies that are present in the play spaces within the borough of Brent, it is essential to gain an understanding of the factors that substantiate play space parameters. Therefore, this section outlines key information regarding the aspects of a quality playground, the play space values that London as a city holds, the governing body specific to Brent as well as the cultural and demographical diversities that make the requirements for Brent’s playgrounds unique.

2.1 Importance of Play and Child Development

Play can seem like a trivial aspect of childhood, however, play is a pivotal part of growing up. A position paper of the Association for Childhood Education explains the different levels of play and how the idea of play grows and expands as the children themselves grow. Each level is described below (Childhood Education, 2004).

2.1.1 The Stages of Play

Infants and toddlers prefer to engage in activities that stimulate their senses. They are in a stage where they are not very mobile so when they play they like to explore different objects and shapes as well as actions that allow them to realize their own capabilities. Their play is mainly repetitious and has no thought or goals oriented to it. Their play will also mainly be solo even if surrounded by other children of similar age. Play at this level is mainly about realizing what they can do themselves and how it relates to the world as they know it.

As young preschoolers children are able to interact with each other as well as engage in similar activities and share toys. The games most preferred at this level

consist of building and creating different objects and role-playing with props. This is a time when re-enactments of events or scenarios they have seen are played out while changing small details or actions to coincide with their own desires and wants. There is no desire to create rules in their games or any competitive instinct. Through this play more motor skills are developed and existing ones are refined, the joy of mastering different actions or games is experienced, and basic academic skills such as reading, writing, and counting are developed.

Once primary grade levels are reached informal games such as hopscotch, jump rope or any board, card, and computer games are played. These allow coordination and physical ability to be enhanced and strengthened. Social skills are slowly refined in this level. Also being experienced are ideas like cooperation and competition as individuals start to show off their own special abilities. Secret messages and notes are created as well as abundant number and riddle games that allow them to expand their understanding of words, letter, and number meanings.

In late childhood and early adolescence play is more organized and structured. This comes from the manifestation of orderly thinking. Games with rules and organized sports are craved here because of a growing competitive urge. This is the stage where children start to move their focus from their family to their friends and similar age group. Any team sports or youth groups are beneficial for the child to become a part of, as it allows the child to experience their role in that group and somewhat relay that to where they can fit in on future social, political, and economic systems.

2.2 How the Design of Play Spaces Affects Development

There are many different techniques that can be used in creating a play space. Each one has different qualities that help a child grow while exploring and investigating new occurrences. Having a space with plants, trees, sand pits, and water places keeps degradation of the play space to a minimum while teaching children about nature. The different sensory perceptions of all these features allow the child to explore the space through touch and smell as well as sight. These natural features are easy and amusing for children to play with. They also promote numerous ages to interact with each other while the older children act as leaders and teach the younger ones (Rivken, 2002). Another option to have in a play space are habitats for small animals such as birds and insects to live in. Having these nearby allows the children to

watch how other species interact and live.

The most important thing to remember when designing a play space is to have variety in the opportunities offered. Offering experiences in a play space that stimulate all five senses provide many more opportunities for children to learn and grow. In most play spaces there are opportunities for physical play and development such as a climbing apparatus, swings, or a sandbox. Usually there is nothing offered in a space that enables development through smell, taste, or hearing. A space that allows for all these aspects must have a variety of activities and also be flexible. A play space must be flexible regarding seasons and ages of the children along with other factors in order to achieve its optimum high quality level at all times. A fun way to acquire this flexibility is to create a way in which the children themselves can help to change and renovate the play space.

2.2.1 Types of Equipment and their Pertinent Ages

Certain types of play equipment pertain to certain age groups. A play space should contain basic equipment pertinent to all age groups represented in the surrounding area. Equipment types are based on the characteristics it has that are helpful and educational for the child. The type of equipment doesn't always have to do with its shape, but can also depend on the size and its height from the ground or if it is a themed object that allows for imaginative play. An optimum play space that is attractive to all ages and sizes of children has an array of equipment where certain pieces are attractive to certain ages. This can be easily done and be put together in a way that allows for a creative play space setting.

There are four major sub groups for children: preschoolers and toddlers, primary, middle school, and older children/teenagers. Listed below are the four major categories of children with what types of playground equipment are pertinent to them.

- Preschoolers and Toddlers:
 - Low to the ground climbing apparatus' and slides
 - Sandboxes
 - Themed shapes (eg. Ships, dinosaurs)



Figure 3: Fire Truck Structure

- Primary Level
 - Building Blocks
 - Different shaped objects (eg. Stars, squares, triangles, rectangles, moons)

- Middle School
 - Monkey Bars
 - Fire Poles
 - Big Climbing Apparatus'
 - Tire Swings



Figure 4: Large Scale Climbing Apparatus

- Older Youths/ Teenagers
 - Climbing Domes
 - Climbing Rocks / Walls
 - Contemporary Equipment (eg. Atomic Structures)
 - Zip Line



Figure 5: Climbing Dome

2.3 The Importance of Play Space

It is common for children to not play outside more than once or twice a week. This occurs because of all the distractions offered inside of the house such as TV, computers, and video games. All of these activities offer an excitement this generation prefers over being active outside, but this trend is very alarming because of how important outside activity is.

2.3.1 Human Needs

Children generally like to experience and observe what is going on outside by seeing traffic flowing, construction occurring, water flowing, clouds moving, and animals in their natural environment. It is also fun for children to be able to see new places, meet new people, and experiment with outside activities such as running, shouting, climbing, and jumping, all of which are usually banned from inside places (Rivken, 2002). Being outside with its richness and novelties stimulate brain development and function in children. Cognition is rooted in a child’s perception and the broad range of experiences located outside allow for numerous experiences. Also, studies have shown that many more lasting memories are about outside experiences and travels (Rivken, 2002).

Recreational open spaces allow psychological and physical needs to be positively met in a modern world where they are often overlooked. These needs can be classified into six categories (Wright et al., 1976), as shown in Table 1.

Basic Human Needs	
Human Need	Benefit if Properly Addressed
Choice, Variety, and Diversity	Diversity in recreational space allows people to have beneficial experiences.
Mastery, Self Esteem	Can convert undesired activities such as vandalism into ones that prove to be beneficial
Balance	Allow people to release stored up emotions such as stress and hostility, as well as breaking the monotony of everyday life
Social Contact	Social interaction is a major factor that shapes people’s personality and their view of the world
Self-Actualization	Various levels of human needs have been identified which address basic physical needs: food, comfort, well-being; safety: shelter; sense of place: love and belonging; self-esteem and self-realization.
Contact With Nature	Being in touch with the natural environment connects man to the elements, which creates a reason for existence in the universe

Table 1: Basic Human Needs

2.4 Important Aspects of Play Spaces

With all the factors that need to be considered in a play space identified, determining the sources of deficiencies within a play area is often a complex and far reaching dilemma with no simple solution. Planning policies indicate various parameters used to understand where the needs of the community are not being met, as well as possible sources to expedite improvement. According to the Planning Policy Guidance 17 2002 (PPG 17) the play spaces in a given area can be determined by their compliance in three basic categories: Accessibility, Quality and Quantity. Each category plays a vital role in determining a play space's utilization within the community. In order to fully understand the borough of Brent's play space situation, it is necessary to critically analyze the performance of Brent within these categories.

2.4.1 Quantity

The concept of quantity does not simply refer to the number of parks within an area. In order to assess the quantity of play spaces within the borough of Brent a few factors should be taken into account. Simply counting the number of parks and dividing it by the amount of people in Brent will not suffice. The value of quantity within the realms of our project should focus on four major considerations which can be seen visually in Figure 6.

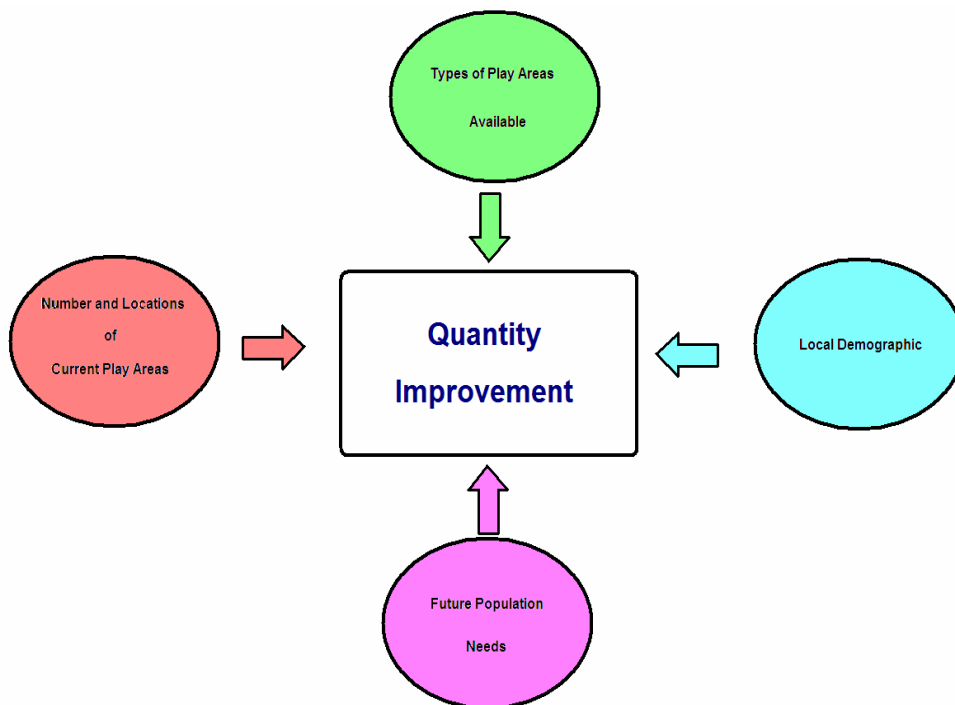


Figure 6: Quantity Considerations

In order to assess the current quantity of playgrounds within the borough it is necessary to first understand the population trends within each ward and determine if the play areas present are sufficient for the density of children. Regional population densities should be apparent through the use of their current Geographic Information System (GIS). The number of play areas in a certain area should be large enough to accommodate the amount of people determined to be living in that area. Oftentimes, the number of play areas is not in need of augmentation, rather the location of the play areas needs to be better planned to follow the needs of the population.

When evaluating each playground on site, it will be necessary to determine whether a multitude of play area options are being offered to each ward. Perhaps the quantity of play spaces geared towards children of ages 2-6 are sufficient in a given region, but the number that offer options for children ages 6-10 are severely lacking. It is possible that in listening to the public's needs, one might hear the common suggestion of adding more play grounds. However this need may be met by improving the existing areas in terms of accessibility or quality. Conceivably the complaint could stem from the lack of a certain type of play area – such as a particular sport field or an age specific play structure. The improvement solution could be as simple as changing a park from a primary purpose park to a multifunctional area, as suggested by the PPG 17 (2002). Each age group provided for should therefore be noted in our site surveys to determine whether the needs of all the population within a region are being met.

Another consideration that needs to be taken into account is the local demographic that the playground is present in. Consideration should be given to the cultural aspect of society: local traditions and types of popular recreation within the region. Brent has a very diverse population and it will be helpful to understand the breakdown of these minorities when using the borough's geographic information system and cater to these needs in future planning policies.

Quantity of play spaces is also influenced by a changing population. It has been projected that the population of Brent will be increasing sharply over the next decade and with forty one recognized parks currently within the borough the council is beginning to anticipate the need for expanded play areas. The geographic information system of Brent will be helpful in this regard as well by identifying the projected areas of population growth. This aspect of population growth was utilized

in the policy recommendations that were provided to the borough.

2.4.2 Quality

One of our main concerns when the team evaluated the play spaces within Brent was their quality. Quality, as it relates to what we were evaluating, can be defined as “character with respect to fineness, or grade of excellence” (Merriam-Webster, 2007). The quality of Brent’s play spaces are an essential part of what attracts or repels play space visitors. If a play space’s equipment is in disrepair or if there is not adequate seating then families won’t be inclined to visit. Assessing the quality of each park within the borough is a task dependant upon a wide variety of criteria. A park system’s quality can be measured with respect to it’s compliance with the public needs. In order to understand these needs, the PPG 17 (2002) suggests that a thorough background of the area is recorded and referred to throughout the planning and improvement process. The concept of quality can have many components and when a park system embraces each facet, its beneficial impact on the community is widespread.

In assessing quality, there are important aspects that should be noted. The types and amounts of equipment provided in the play space are necessary in determining if the needs of all children are being met. Another consideration is the state that the equipment is in. Dirty, rusty or dangerous equipment can provide a hazardous play environment, and will affect the quality of the play space.

The type of ground surfaces available in each play space and the level of maintenance are also very important to a high ranking play space. Different ground surfaces such as grass, gravel, concrete, wood chips, etc will be remarked on. Different surfaces allow for different sensations as a child walks over each one. This is a great way to enhance their learning through touch.

Amenities such as park benches and trash receptacles also are an important aspect of quality. There should be ample amount of sitting space available for patrons. Sitting space is attractive to parents and provides an easy means to observe their children playing. Trash receptacles should be a necessary aspect of a play area as well. Trash bins reduce the amount of litter present in a play space.

2.4.3 Accessibility

There are two aspects to the accessibility of a play space; one definition is in

respect to the actual location of the playground, while the other refers to the allowed ease of use for all visitors. Both are important considerations that need to be taken into account when assessing the accessibility of a play area.

An ideal play space location is a place easily accessed by the surrounding community. This would be a place situated nearby residentially allotted areas within walking distance for most residents. Such a place should be as devoid as possible from the dangers of high traffic roads, railways, and other potentially hazardous barriers. If a highly populated road did exist near the play space in question it was assessed whether the proper safety regulations are in place to allow people to cross that obstacle easily and with no danger. For this reason, we examined not only the play area itself, but also the area surrounding the play space.

It was important to identify the barriers preventing park access when determining the needs of communities. People tend to visit a park that is easiest to travel to from where they work or live. Thus, there is a need to encourage inter-community relations when planning parks of adjoining communities in order to create a network of play spaces instead of many small stand-alone areas.

The other aspect of the accessibility factor is within the park itself. Each park should be equipped to accommodate the needs of every member of the community, and a substantial piece of this consideration should be given to children and adults with special needs. This could be as easy as making sure that the entrance gates are wide enough for wheelchair access or that there are sidewalks provided that allow for easy movement. The layout of the parks should be planned with these needs in mind.

2.5 Profile of Brent

It is important for a person to be knowledgeable about the organization they are going to work for. This allows them to know the background and history of the organization which can prepare them for how processes are run. It is a better jumping off point to know what you are stepping into rather than entering blind.

2.6 Brent Council History

The Brent council is a group of public, private, and voluntary sectors that work together to form a brighter, livelier, and more economically proud borough. Figure 7 shows the structure of the Brent Partnership.

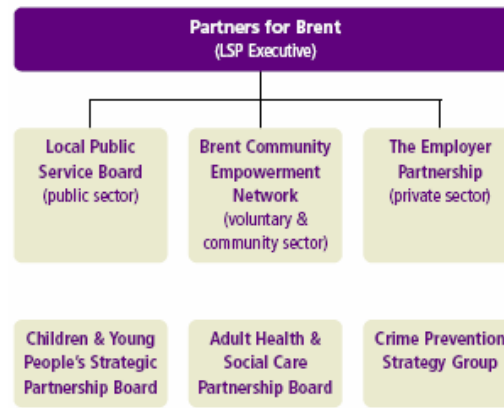


Figure 7: Structure of the Brent Partnership
(Brent's Corporate Strategy, 2006)

Each of these sub-groups coordinates objectives for the borough while ensuring the planning and development of local services is completed. Representatives from a number of organizations and agencies all work in these six sub-groups as well as in. These groups, all listed within Brent's Corporate Strategy, consist of:

- Metropolitan Police Service
- Brent NHS Primary Care Trust
- College of North West London
- Job Centre Plus
- North West London Hospitals Trust
- West London Learning and Skills Council
- The Employers Partnership
- Brent Association for Voluntary Action
- Voluntary and Community Sector Partnership
- Brent Fire Service
- Metropolitan Housing Trust

The Brent Council functions largely within the Brent community as the primary governing body with various outreach and improvement programs. The Council of Brent delivers a mission statement through its Corporate Strategy which states the following: "We will strive to deliver excellence in all of the services we provide to local people with no exceptions. We will regenerate the borough, ensuring that local people are the beneficiaries and we will promote respect between ourselves and residents and within the borough so that the community cohesion we have is maintained and enhanced."

The Brent Parks Service is a particular facet within the council whose aim is to

develop and maintain the park systems within the borough. The specific organization devoted to the parks of Brent is also divided into different teams of management which can be seen in Table 2.

Management Team	Function
Operational Management Team	<i>Implements grounds maintenance plans for each park, as well as schools and housing within the community.</i>
Service Development Team	<i>Interprets and addresses policies of the parks.</i>
Assets Management Team	<i>Handles all of the monetary affairs associated with the parks system, as well as government allotments for space and provision.</i>
Quality Assurance and Training Team	<i>Maintains the environmental and quality assurance systems.</i>
Support Services Team	<i>Handles the employment opportunities within the parks as well as general fee collection.</i>

Table 2: Sponsor Organizational Structure

As a governing body the Council is funded through the income taxes of the residents as well as the federal allotments for the borough of Brent (Brent Corporate Strategy 2006). This is an organization that is very well endowed and as such there will be funds which can be utilized in the improvement of current play areas as well as the development of new areas. The amounts which will be allotted to such a project are a matter to be determined at the discretion of the Brent Parks Service.

2.6.1 Geographical Breakdown

The borough of Brent is spread out over a substantial amount of land located in the northwest section of London. The borough was formed in 1965 by joining the wards of Willesden and Wembley on either side of the river Brent (Willesdon Local History, 2002). The borough of Brent is divided into twenty one wards: Alperton, Barnhill, Brondesbury Park, Dollis Hill, Dudden Hill, Fryent, Harlesden, Kensal Green, Kenton, Kilburn, Mapesbury, Northwick Park, Preston, Queens Park, Queensbury, Stonebridge, Sudbury, Tokyngton, Welsh Harp, Wembley Central,

Willesden Green (Willesdon Local History, 2002). Brent is also divided into three constituencies, Brent North, Brent East, and Brent South (Willesdon Local History, 2002).

2.6.2 Average Age and Population Growth

The Borough of Brent is the seventh largest borough in the city of London, and its average age is 35 years old (Brent's Play Strategy, 2004), which suggests that there are a lot of young people currently residing in the borough. According to Brent's Corporate Strategy, about 19% of Brent's current population is children and teenagers under the age of 19 (Brent's Corporate Strategy, 2006). Brent's population has also increased by a rate of 3% over the last decade (Brent's Play Strategy, 2004). This means that not only are there a large number of youths in Brent, but that number is increasing steadily. These population constraints are a large factor contributing to the necessity of developing future park policies.

2.6.3 Ethnic Diversity

The borough of Brent is unique in that the majority of Brent's population is an ethnic minority. This is an important aspect that needs to be acknowledged in the regeneration of Brent because different ethnicities have different cultures and needs. Brent is also diverse in other considerations; 7-8% of its population is what can be classified as refugees (Brent's Corporate Strategy, 2006). This means that there are a continuous number of people moving in and out of available living space.

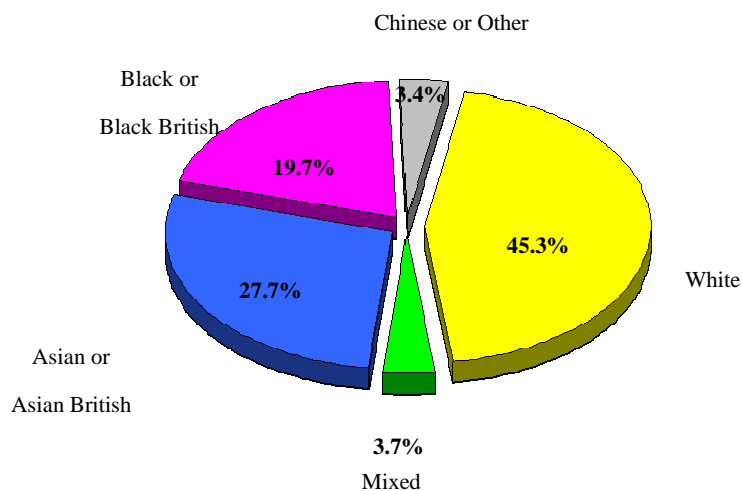


Figure 8: Overview of Brent's Ethnicities

Source: Census 2005

Often the policies and planning methods of open space do not meet the complex requirements of the populace that they are intended to serve. A common assumption is that all demographics have the same needs and preferences for recreational space. This shortcoming can limit the opportunities that are available to certain groups (Wright et al., 1976).

Cultural differences also influence people's desires, needs, and available opportunities. A given lifestyle is greatly affected by ethnic background, as well as other factors, such as age, sex, and education. Social interaction and preference of facilities are dictated in part by these qualities. Therefore the appropriate facilities need to be placed in corresponding areas in order to satisfy the population base that will utilize them (Wright et al., 1976).

2.7 Current state of the play spaces in Brent

There are currently about 80 parks and open spaces in Brent, which can be organized into categories by the council of Brent (Brent Council Website, 2007). According to the Brent Parks website these park categories are slightly unbalanced, a concept that can be visualized using the chart below:

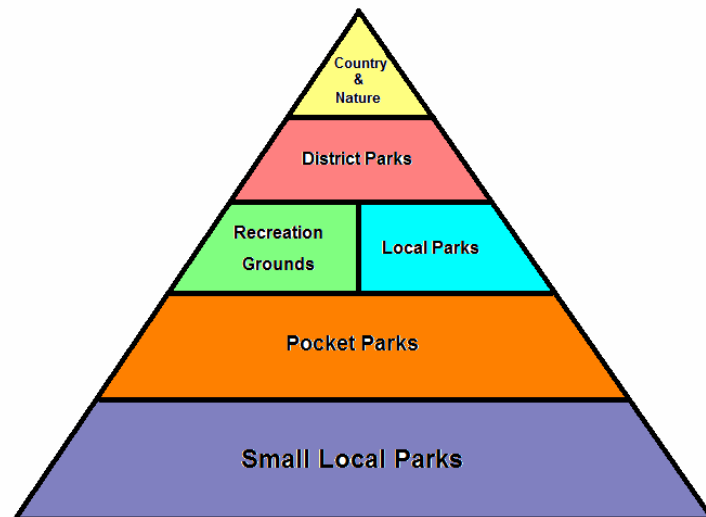


Figure 9: Park Categories

Country and nature reserves represent the smallest portion of the parks within Brent. The Welsh Harp reservoir is one of the natural reserves within Brent's limits and it is designated a site of scientific interest due to its natural habitat site for wildlife

as well as its large open areas for recreational usage. Fryent Country Park is another natural reserve, and is also a site for local recreation used by local conservation groups (Brent Council Website, 2007).

District Parks within Brent are few and far between, with only three within the borough. Characteristics signature of the district parks are large open areas for public use typically enclosed by fencing, eating and rest room facilities on site as well as staffing of facilities, safety wardens in attendance, and maintenance of grounds and horticulture (Brent Council Website, 2007). Roundwood Park is one of Brent's highest ranked parks, as far as community satisfaction. Shown below is a map of the park with its various facilities courtesy of the Brent Parks Website.



Figure 10: Roundwood Park Site Plan

Another park that falls under the heading of a district park is Gladstone Park. Gladstone Park is primarily used for recreation, with sports facilities located to its south. In 2003-2004 the park underwent a refurbishment that resulted in the restoration of the park's facilities. As can be seen from the following aerial photograph, Gladstone Park incorporates a huge amount of open space (Brent Council Website, 2007).



Figure 11: Gladstone Park Aerial Photograph

Barham Park is the third district park located in Brent and is the third most visited park in Brent. As shown from the aerial photograph of this park, it also incorporates a large amount of open space and recreational areas (Brent Council Website, 2007).



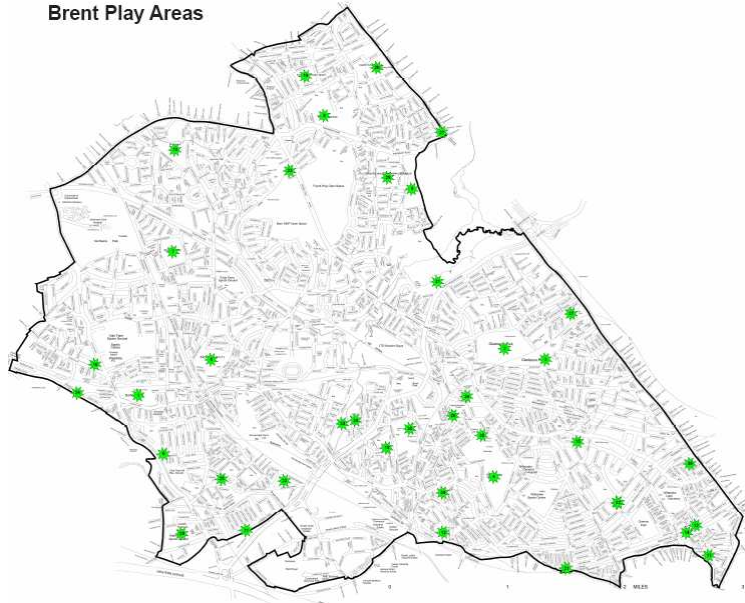
Figure 12: Barham Park Aerial Photograph

Recreation grounds and local parks represent the next tier in the pyramid of parks within Brent. Recreation grounds can be characterized as having large open areas and sport pitches with very few, if any, other types of facilities. These can be of any size and usually have no formal management plan in place, currently there are eleven recognized recreation grounds in Brent. The local parks within Brent are defined as being medium to large sized with a barrier such as a fence defining the area. Depending on the size of the site, management plans may or may not be in place, this is also true for facilities such as eating, restroom and sport facilities. There are currently nine local parks within the borough (Brent Council Website, 2007).

Pocket Parks represent the second largest category of play areas within Brent. Pocket parks can be defined as small areas usually located between houses or buildings, with high usage from the local population. The category that accounts for the greatest amount of parks is the small local parks. These parks usually have some manner of definition, be it a fence or building boundary, and few, if any, facilities provided. There is usually no staff present and low levels of maintenance are common. Although there is usually pedestrian accessibility, there is little to no parking areas or public transit access (Brent Council Website, 2007).

Within the realms of the task at hand we as a project team focused our attention on the sites that featured play areas. Areas such as these will be most likely located within either district, local, pocket or small parks. The following map shows the locations of all the playgrounds in the borough of Brent.

Brent Play Areas



PLAY AREAS	TYPE	WARD
1 Barham Park	District Park	Sudbury
2 Gladstone Pk	District Park	Dollis Hill
3 Gladstone Pk (Anson Rd)	District Park	Mapesbury
4 Roundwood Park	District Park	Willesden Green
5 King Edward V11 Park	Local Park	Preston
6 One Tree Hill	Local Park	Wembley Central
7 Preston Park	Local Park	Preston
8 Roe Green Park	Local Park	Fryent
9 Silver Jubilee Park	Local Park	Fryent
10 Woodcock Park	Local Park	Kenton
11 Abbey Estate	Small Local Park	Alperton
12 Albert Rd Open Space	Small Local Park	Queens Park
13 Bramshill Rd Playground	Small Local Park	Harlesden
14 Brondesbury Villas	Small Local Park	Kensal Green
15 Brondesbury Park Open Space	Small Local Park	Brondesbury Park
16 Butler's Green Open Space	Small Local Park	Sudbury
17 Carlton Vale Open Space	Small Local Park	Kilburn
18 Crouch Rd Open Space	Small Local Park	Stonebridge
19 Eton Grove Open Space	Small Local Park	Queensbury
20 Grove Park	Small Local Park	Queensbury
21 Hazel Rd Play Area	Small Local Park	Kensal Green
22 Heather Park Open Space	Small Local Park	Alperton
23 Lindsay Park Sports Ground	Small Local Park	Fryent
24 Maybank Open Space	Small Local Park	Sudbury
25 Mount Pleasant Open Space	Small Local Park	Alperton
26 Neasden Lane (A.E.I Site)	Small Local Park	Dudden Hill
27 Springfield Playground	Small Local Park	Fryent
28 Alperton Sports Ground	Sports Ground	Alperton
29 Church Lane Recreation Ground	Sports Ground	Fryent
30 Gibbons Recreation Ground	Sports Ground	Stonebridge
31 Neasden Recreation Ground	Sports Ground	Welsh Harp
32 Tiverton Playground	Sports Ground	Brondesbury Park
33 Tokyngton Recreation Ground	Sports Ground	Tokyngton
34 Denzil Rd Open Space	Pocket Park	Dudden Hill
35 Franklyn Rd Playground	Pocket Park	Willesden Green
36 Lilbourne Walk	Pocket Park	Stonebridge
37 Rainbow Park	Pocket Park	Dollis Hill
38 Streatley Rd Playground	Pocket Park	Kilburn
39 St. Mary's Rd Open Space	Pocket Park	Harlesden

Figure 13: Brent Maintained Play Areas

This map presently is severely lacking in the number of play spaces actually offered in the Borough of Brent. Right now the stars are only the 39 spaces of the 41 that Brent Parks Service maintains while there are also a number of others offered through private developments that have not been mapped. Along with that some of the stars are not even situated in the correct spot. Before we were able to form recommendations and identify deficiencies all public play spaces needed to be found

and entered into GIS.

These playgrounds were the focus of our studies while on site in the borough of Brent. When surveying and judging the locations and accessibility of each park individually it was important not to lose sight of the big picture. Before recommendations for future play spaces are made we needed to take into consideration the locations of each park. A ward may be deemed deficient because it has little to no play areas available for its residents. Current wards listed with little or no play space availability are the following: Barnhill and Northwick Park are very deficient; the majority of Kenton, Fryent, Welsh Harp, Tokyngton, Dollis Hill, Mapesbury, Brondesbury Park, Queens Park and Harlesden have little to no play space availability as well as Queensbury, Stonebridge, Kensal Green and Kilburn which need some improvement (Brent Parks Strategy, 2004).

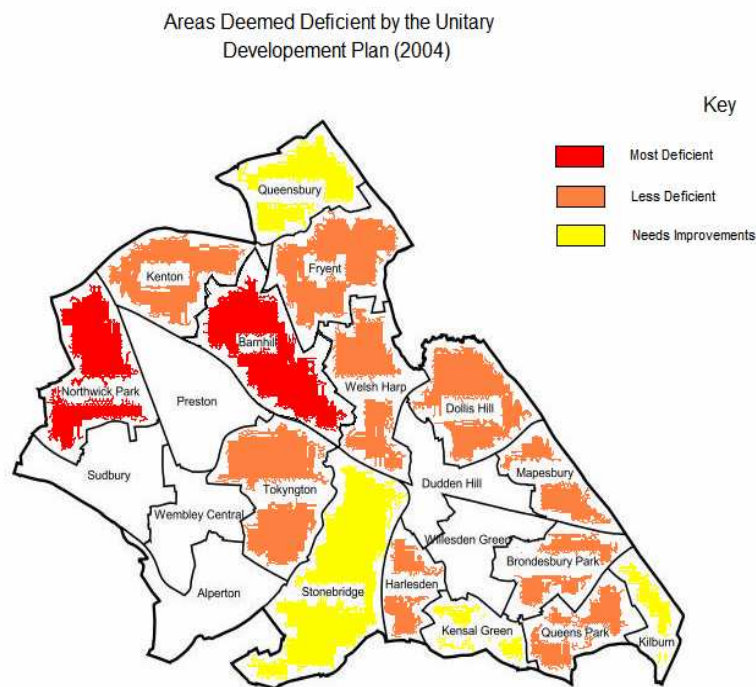


Figure 14: Deficient Wards

These numbers seem slightly alarming by simply looking at Figure 14, but it is important to incorporate inter-ward considerations. People will not simply go to the parks within their ward, but will attend where it is most convenient, where they work, or where their children attend school. To say that a specific ward is deficient in play space is to say that the people within the ward have no outlet for play for their

children. Therefore, it is important for us to map out and address specific population needs within an area. We needed to address the big picture when evaluating parks to prevent the necessity for a specific park for every ward. It was necessary to understand the population densities within each ward to determine if each areas needs are being met.

2.7.1 Park Wardens in Brent

The park wardens of Brent were established for a variety of reasons. These reasons all aim towards a common goal, which is the public's satisfaction with the play spaces of Brent. Their duties include litter picking, patrolling parks, providing information to visitors, and enforcing byelaws. These responsibilities are intended to provide a friendly welcome to the parks, and to provide a person to whom one may address any concerns raised while providing safety for the public using the areas. To accomplish this there are 6 major parks where Park Wardens are stationed along with a mobile park service unit to patrol the other parks and play spaces. The six parks that have permanent stations of wardens are Roundwood Park, Barham Park, Gladstone Park, King Edwards VII Park, Roe Green Park and Preston Park. (Brent Council Website, 2007)

2.7.2 Green Flag Award

The Green Flag Award is a prestigious award given to green spaces of outstanding caliber within England and Wales. The award outlines a set of standards and stipulations that rate open spaces. There is great honour in becoming a Green Flag Award winning park, therefore many communities strive to adhere to and maintain these high standards for open areas and parks.

Green spaces are not judged in competition with other areas, but rather based on their own merits as an open space. There is a judge that visits each green space to determine its satisfaction rating within a set of stipulations. The stipulations to a Green Flag Award winning open space are far reaching. Below is a list of the criteria taken into account when assessing a green area for the Green Flag Award (Green Flag Award Document).

- **A Welcoming Place**

- First impressions are important and a park or green space should look positive and inviting. It should appeal to a wide range of the community.
- Provision should be made for elderly and disabled visitors. Signs both in and

outside the site should be clear and of appropriate design. Safety and equal access are also valuable features.

- **Health, Safe and Secure**

- An applying site must be safe for all age groups and sectors of the community, including staff.

- A Health and Safety Policy should be in practice and hygiene issues such as dog fouling must be adequately addressed.

- **Clean and Well Maintained**

- The appearance and overall upkeep of the green space is a highly influencing factor in selection of an award. For aesthetic, environmental, health and safety reasons litter, graffiti and waste management must be addressed.

- Flower beds, lawns, buildings, equipment, benches and water features should all be well maintained.

- **Sustainability**

- The maintenance of the green space and its facilities should be environmentally sound.

- The application of pesticides should be minimized and the use of horticultural peat should be eliminated.

- Wherever possible, waste vegetation should be recycled.

- The implementation of energy conservation measures and pollution reduction will benefit the application.

- **Conservation and Heritage**

- Every effort should be made to conserve and manage any natural or built heritage. If appropriate, original land features and historical buildings should be restored and maintained.

- Consideration should be given to natural flora and fauna. Habitat creation is also encouraged.

- **Community Involvement**

- Public participation is essential to the success of any green space application. Sites should encourage the involvement of visitors in recreational or conservation activities and actively involve the local community in the management of the site. -

- Where possible 'Friends' groups and other community based strategies should be out into place.

- **Marketing**

- The local community should be aware of the green space and the events that happen there.

- A marketing strategy should be evident with site information publicized through tools such as leaflets, websites or notice boards.

- **Management**

- A plan must be in place which illustrates the daily management and operational schedules of the park or green space.

- The plan should be regularly reviewed and a sound financial strategy demonstrated.

When evaluating a play space it is important to incorporate the standards of the Green Flag. Although somewhat subjective, and certainly not to be used as a singular source of evaluation, it is beneficial to understand how the stipulations of the Green Flag apply to the area of interest. With these overall general goals in mind, an ideal play area begins to take shape.

2.8 Concerns of the Brent Community

A major component in the final assessment and rating of the Brent playgrounds will come from the voices of the residents of the borough themselves. The incorporation of the needs of the people of Brent is crucial to the success of the recommendations afforded to the borough by our project team for various reasons. Documents regarding policies and locations of play areas can only provide a portion of the information needed to evaluate the performance of play areas. Insight also needs to be gained on the satisfaction that the play space contributes to the community – a quantity that can only be gleaned from the assessment of the needs and wants of

the members of that community. Who better to assess the quality of a play space than the children and parents who utilize its services on a daily basis? The Children's Environments Research Groups have utilized the participatory efforts of children of various ages in the planning and design of play areas in Harlem and the Bronx in New York City (Zltus & Hart, 1994). As stated in the study "It is no longer sufficient to observe children in order to understand their needs; one must listen to them" (Zltus & Hart, 1994).

Several surveys have been completed within Brent on the subject of play space satisfaction and improvement. Recently, the Brent Council published an overview of the problems of current play areas within the borough of Brent along with a fairly extensive survey of the people within Brent that utilize those park systems. This document is called the Brent Play Strategy. In 2004 a consultation of Brent's parent's and children was conducted through various methods that gathered and incorporated the ideas and concerns of the borough. The consultation focused primarily on the needs of the children of Brent and the provisions requested by both parents and children.

The results of this survey were very specific in the wants and needs of children and their parents. Children and parents both agreed in their most requested play areas: adventure playgrounds, with the three most preferred play activities being sand, water and animals. It is important to note that the children preferred the aerial runways and the adventurous tunnels and climbing frames. Swings were also very popular with the children; their suggestions mostly regarded the need to have swings of different sizes to incorporate the needs of different ages of children. Children also noted that play areas should be separated into different age specific areas, with younger children having areas of closer proximity to viewing as well as safer less risky equipment while the older children should be allowed to play on more adventurous equipment (Brent Play Strategy, 2004). The preferences of the children's play equipment from the Brent Play Strategy survey results can be viewed in Figure 15.

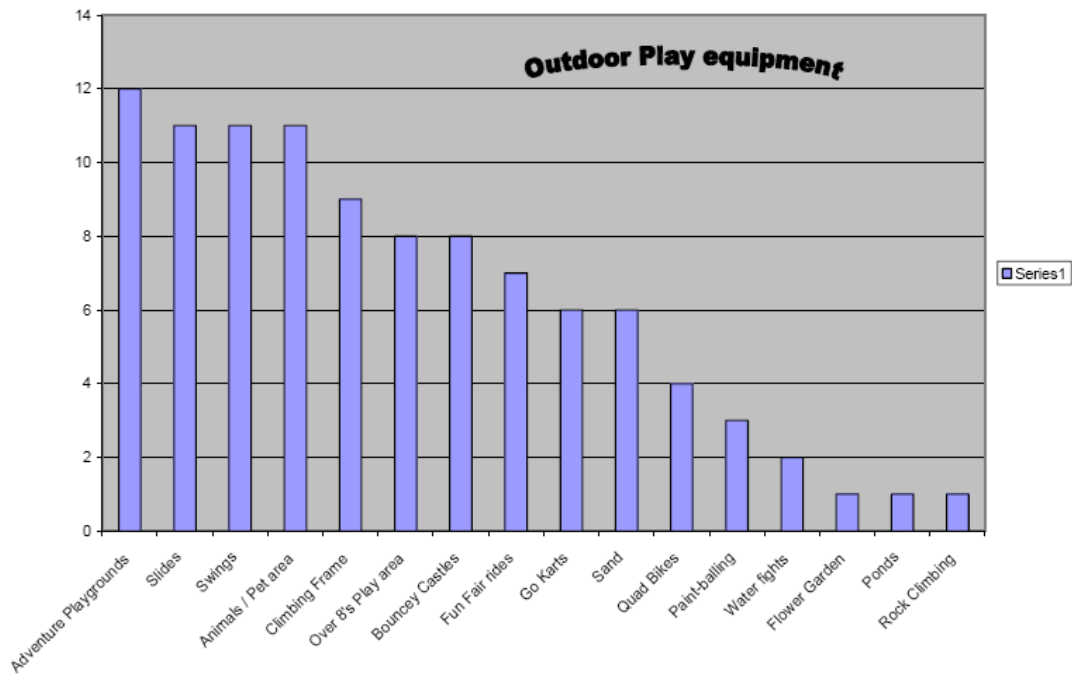


Figure 15: Play Equipment Preferences

Most children defined playing as ‘being able to run around’ and thus requested more open areas to run around in. Parents with special needs children emphasized the importance of sports that incorporated all children, and all children requested more community organized sport events. Another aspect that the survey touched on regarded the necessity to improve the traffic conditions, ‘stranger dangers’, and supervision of the play areas (Brent Play Strategy, 2004). The public’s suggestions within Brent will be a big part in our overall rating and recommendations for the future of the borough’s play areas.

Annual surveys are also conducted by the Brent Council regarding the level of satisfaction of the parks and open areas within the borough. These surveys are conducted through participation from the community through the mail system. In 2006, the survey received a return rate of 15% (Brent Parks Website, 2007). The findings in these surveys reflect the population’s sentiment towards the state of the current park and open space facilities.

The survey listed numerous statistics in the community’s use of their parks. The survey results conclude that the top three reasons residents visit their parks are to relax, let children play, or exercise – this accounts for 85% of the polled public. Most residents (96%) walk to their park, making the need to improve accessibility a very important concern in the future recommendations of Brent. It is also important to

note that Queens Park and Gladstone Park were cited as the most visited parks within Brent (Brent Parks Website, 2007). Although people of many different ages and cultures were found to visit the parks, they all shared common basic requirements for the improvements of these parks:

- **Infrastructure repair – including paths, toilets and pavilions**
- **Control of dogs and freedom of dog fouling**
- **Improved, updated facilities e.g. sports and play**
- **Greater variety of facilities especially for youths**

The survey also went into greatly detailed questioning on the safety of the parks services. 80% of park users have some concern with the public parks offered by the borough of Brent. Fear of crime and poor facilities were cited as the major deterrents to park visitation; mothers with children state that the fear of ‘stranger danger’ prevents them from allowing their children to attend the parks by themselves and most residents were concerned with the number of ‘youths hanging around’ the park areas (Brent Parks Website, 2007).

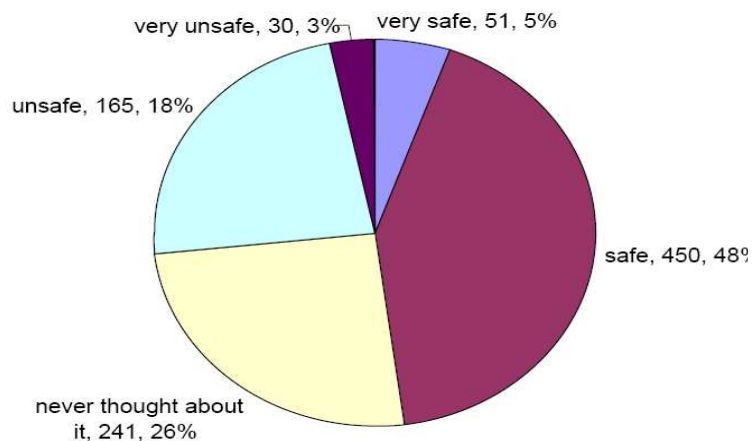


Figure 16: Safety Concerns

These factors have added to the request for an increase in the numbers of park wardens/safety officials within the area (Brent Parks Website, 2007). Table 3 is a chart of the areas deemed needing improvements by the residents of Brent taken from the annual resident’s survey in 2004.

Requested Play Area Improvements	% Response
Supervision/Security	38.93
Access	8.40
Shelter in the play area	27.77
Toilet Provision	42.89
Lighting	22.73

Table 3: Requested Play Area Improvements

The various parks within Brent have been catalogued in the survey of 2004 in the various aspects of satisfaction. It is interesting to note that the parks with the lowest ratings are the small and pocket parks that are in greatest quantity throughout the borough.

Comparison of Satisfaction Ratings by Category-2004 Survey

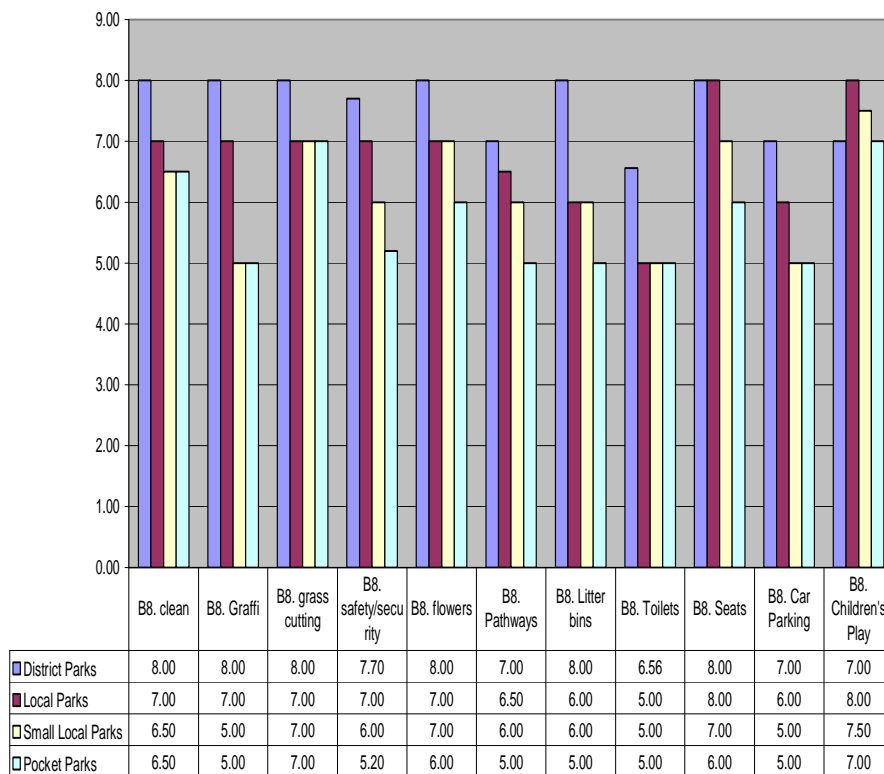


Figure 17: Comparison of Satisfaction Ratings

It was imperative that we as a project team utilized the data taken from survey data in order to provide a set of recommendations that keyed into the suggestions

made by the community. Since this data was readily available and accessible it was a vital aspect in completion of our final product.

Consultation findings from the 2005 Annual Residents Survey show which characteristics of Brent’s population find important in parks and playgrounds. Major concerns of the respondents were regarding the overall park safety, availability of park wardens and poor facilities. Table 4 shows improvements that were suggested by respondents.

More emphasis on safety; staffing, improved visibility across site, etc.
Infrastructure Repair; including paths, toilets and pavilions.
Control of dogs and freedom of dog fouling.
Improved, updated facilities; e.g. sports and play.
Greater variety of facilities, especially for youths.

Table 4: Improvement Suggestions

Common suggestions that arose from the 2006 Annual Parks survey include:

- Improving the quality and quantity of facilities
- Increasing safety measures
- Controlling dogs
- Planting flowers, shrubs, etc.

The same suggestions are also reoccurring in the 2005 Annual Parks Survey.

2.9 Current Policies Regarding Play Spaces in Brent

There are numerous governing bodies all around the world and each one has their own policies and legislations that need to be followed. As expected each governing body will also be following two or three different policies themselves and will have to create their own policies in compliance with these. This issue is compounded when a smaller governing body is creating their own policies and has to ensure that what they create is allowed by everyone they are following. The borough of Brent has two different types of legislation they must follow when creating their own policies.

2.9.1 Framework of Policies

There are three levels of policies that are to be considered while planning a play space. The first level is the national guidelines known as Planning Policy

Guidance 17 (PPG 17) which is specific to open space, sport, and recreation. Next are London's own policies on play spaces. These are usually signed off by the mayor of London and are always a little more specific and stringent. Finally we have Brent's own site specific policies. These are always the most descriptive because they take into account the unique characteristics and needs of Brent. The improvement of specific policies requires in-depth research and assessment to provide a base of where deficiencies are located and recommendations in how to change. The PPG17 is quite broad in its requirements and specifications. It depends on the local policies to really provide the guidelines as to how play spaces should be built, to what standard, and how many there should be. The PPG17 is broken down into six different sections: Planning Objectives, Assessment of Needs and Opportunities, Setting Local Standards, Maintaining an Adequate Supply of Open Space and Sports and Recreational Facilities, Planning for New Open Spaces and Sports and Recreational Facilities, and Planning Obligations.

The Planning Objectives are straightforward and simple, plainly stating why these policies exist and why they are important to follow. The main bullets are shown below

- Supporting an urban renaissance
- Supporting a rural renewal
- Promotion of social inclusion and community cohesion
- Health and well being
- Promoting more sustainable development

The next 4 sections all have specific guidelines for open space which has many definitions, but includes children's play spaces. These guidelines can be viewed in Appendix E: Planning Policy Guidance 17.

The PPG 17 also sets out definitions for three types of play spaces. These are Local Play Areas (LAP), Local Equipped Areas for Play (LEAP), and Neighbourhood Equipped Areas for Play (NEAP). The requirements for LEAP, NEAP, and LAP are shown below, taken from national guidelines Planning Policy Guidance 17:

Definition of Local Play Area (LAP)

Target age group:	4-6 year olds
Location:	1 minutes walk from home
Activity Zone:	100 square metres (Minimum area size)

- Must be fenced in or have a barrier (hedges or planting)
- Must be overlooked by housing, pedestrian walkways, or public facilities
- Not required to have play equipment, but is obviously preferable

Definition of Local Equipped Area for Play (LEAP)

Target age group:	4-8 year olds
Location:	5 minutes walk from home
Content:	Minimum 5 types of play equipment and seating for adults
Activity Zone:	Minimum 400m ²
Buffer Zone:	Minimum 20 metres between edge of play area and boundary of nearest property

Definition of Neighbourhood Equipped Area for Play (NEAP)

Target age group:	8-14 year olds
Location:	15 minutes walk from home
Content:	Minimum 8 types of play equipment. Kick about area and area for wheeled play and seating for adults
Activity Zone:	Minimum 1000m ²
Buffer Zone:	Minimum 30 metres between edge of play area and boundary of nearest property

These three classifications are very stringent in their specifications and many play spaces will not fit into a category. The borough of Brent recognizes that these are guidelines, but that the borough requires a more in depth classification system in order to be able to truly know what their play spaces consist of.

The city objectives are signed off by the Mayor of London and supply

guidelines for play provision concerning the special needs of the city. For example they realize that there is to be a large increase in the number of children located in the city and that the push for more and higher quality play spaces is greatly needed. The first book, Guide to Preparing Play Strategies, explains factors of a play space that would make that certain one is less appreciated and used by children. Following these guidelines and eliminating those factors from already existing play spaces or ones planned to be built in the future will ensure the most usable play space. It outlines the objectives that should be pursued in creating a play space strategy along with the steps needed to achieve a successful play strategy. Along with a map of the steps needed it offers the different options that will needed to be chosen from and describes the considerations that would need to be taken into account for each option. This article offers ways to include local children in the planning and design process of a play space. This in turn will hopefully make that play space much more used and fun than if an adult had designed it.

2.9.2 Planning Policy OS18

A key part of providing adequate play spaces within the borough is the planning policy OS18, located in Chapter 10 of the Unitary Development plan. OS18 states that all residential developments over fifteen units or 0.5 ha or greater of area, and all large mixed developments must provide suitable play areas for pre-school and junior children. If suitable play areas cannot be provided, financial contributions may be substituted in order to create play areas in a more appropriate location or used for improvements and renovations in already existing play spaces. If a contribution is made it goes under a new policy called Section 106. The money is placed into an account and used when the Brent Parks Service deems it useful. If the development who made the contribution wants the money to go towards a specific site that must be clearly stated when the contribution is given.

OS18 CHILDREN'S PLAY AREAS

The provision of suitable play areas for pre-school and junior children to NPFA standards will be sought in residential developments over 15 units (or 0.5 Ha in size) or in large scale mixed developments. Where such provision may not be appropriate, contributions to their provision in a more appropriate location will be acceptable.

Arrangements for the long term maintenance of these play areas will be sought through planning obligations.

Redevelopment of existing play areas will only be considered where they are provided within the development site or at a more appropriate location.

-Unitary Development Plan 2004

This policy was created in the early nineties and revised in 2001 – as a changing document, it was also necessary to identify the previous play policy to ensure complete analysis of the effectiveness of the new policy. The old policy is as follows:

HI3 In new residential development the council will require the provision of amenity space and children's play space commensurate with the needs of prospective occupants, having regard to the character and nature of development proposed and the council's supplementary planning guidance for amenity space and provision for children's play.

- Unitary Development Plan 1996

The older play policy did not provide clear specifications for what size or type of development would be required to provide for a children's play space. In this way there were probably quite a few loopholes in which to go that allowed a developer to not give the correct provision.

2.9.3 Planning an assessment

While planning on assessing an area there are a few considerations that need to be taken into account before commencing the assessment. First and foremost is to familiarize oneself with not only the national and local policies and guidelines regarding play space, but also contact the local officials to receive their opinions on the matter. Some possible sources to consider are other relevant government offices, housing associations, land developers, representatives of local sports organizations, disabled groups, ethnic minority groups, and youth play interests. Next it is advisable to review the local strategies regarding land use in order to understand where play spaces could possibly be developed or expanded. These preliminary steps should be utilized when planning an assessment.

2.9.4 Assessment of Local Areas

When assessing local play spaces there are four “guiding principles” that should be considered. The first is that local needs vary from place to place. The differences can be caused by different socio-demographics, cultural variances, and the frequency and type of visitors coming to the area. Secondly, it is important to keep in mind that the best results are obtained by reaching out and working with people from other groups, councils, and government branches. The third guideline to keep in mind when considering how to improve an area is to utilize ideas that will improve the

entire network of play spaces throughout the Borough. This will benefit the populace in location as well as quality. The final guideline is to take into consideration the value of play spaces based on how well they meet specific local needs and how they benefit people, wildlife, biodiversity, and the wider environment. (Borough of Brent, 2002)

2.9.5 Issues addressed with current audits

When evaluating play spaces there are many things you may choose to assess. They include people's attitudes towards the local play spaces, whether or not the amount of local play space is adequate and identifying local expectations and desires. The people's attitudes can be focused around a few aspects of the parks. Location is a major factor in people's minds. If they are unable to safely or easily reach a park they are unlikely to travel to it. You should try to understand what exactly factors there are that make people not go to the play spaces, if it is distance, barriers like roads or private property, or some other reasons. Another aspect that falls under people's opinions is the level of satisfaction people derive from the play spaces. This is a two fold satisfaction, if the play space meets people's needs for usage, and if the people derive pleasure from using the equipment and space. The amount of play space is not just a factor of size and area in relation to population but also involves locale which ties back in with people's attitudes towards the parks. Another factor is that many people do not identify with the wards that they are traditionally broken down into, which may create differences between where the parks are that they are supposed to be located around, and where they actually want to travel to. To help alleviate this issue it is better to use clearly defined neighbourhoods and boundaries, which among other things is made simpler through the use of GIS. The local expectations and desires are harder to identify, but are also important for determining what you need to do to improve the play spaces. If you improve factors like the cleanliness and appearance, safety, variety, and generally better facilities then there will be more desire to spend time at the play spaces. The Borough of Brent's "Assessing needs and opportunities: A companion guide to PPG17" demonstrates these points with "A clean, safe and well maintained landscaped area, including water, which people of all ages will find attractive and stimulating for informal recreation, strolling and 'watching the world go by', with a mixture of colours, scents and sounds, and containing seats, paths and shelters, complemented by toilets, with some areas

designated for specific activities such as sport or children's play” (2002).

2.9.6 Current Site Evaluation Procedures

The Borough of Brent currently has a system in place that evaluates the play spaces that are monitored and maintained by the Brent Parks Service. These evaluations are conducted by a full time employee and are set to occur biweekly for every play space. This play inspector evaluates each play space and helps to maintain the play spaces as well as make any small repairs. If a problem encountered is too large to be fixed on site, the play inspector will take measures to secure the area and then notify his supervisors. It is of course noted that the biweekly visitations are not always possible due to problems that may be encountered on site. Some problems may prove to be more time consuming. Therefore, play spaces that do receive inspection twice in a given week will be placed on the top of the list for the coming week.

Every Brent sponsored play space is evaluated with an individualized inspection report forms. These forms are made in accordance with The Royal Society for the Prevention of Accidents (ROSPA), an organization that offers guidelines for safe play spaces as well as specifications for a high quality play space. These are not guidelines that Brent is required to adhere to; however, the borough strives to follow these guidelines in order to maintain a high level of safety. Some of the report forms that the borough issues are even more stringent than those stipulated by ROSPA. These inspection report forms take account of the access, gates, pathways, benches and play equipment. If there is a safety or maintenance problem that needs to be fixed, that is recorded along with what action has been undertaken to put it right.

A yearly evaluation is also done by an outside company that evaluates each of the Brent Parks Service maintained play spaces. This allows for the play spaces to be ranked and the evaluations to be considered unbiased and fair. These inspections are important to pass and most usually their requirements are similar to the Green Flag Award requirements concerning play spaces. It is the ultimate goal for the Brent Parks Service for their parks to be awarded the Green Flag Award so if one of their play spaces achieves that high standard they are that much closer for that specific park.

2.10 Geographic Information Systems (GIS)

Geographic Information Systems are an efficient tool to record spatial

information, which is the location, shape of, and relationships among geographic features. Brent's GIS Development website defines GIS systems as "a computer-based tool for analyzing and mapping objects and events." GIS is a commanding method for managing spatial data, which explains its increasingly dominant use in government practices.

Since all information is geographically referenced, it is connected to a specific point on the globe. (U.S. Geological Survey, 2007) If multiple types of information are compared, such as crime statistics in Brent and the location of Police stations in the borough, conclusions or trends can be determined. Brent's GIS department also estimates that Local Authorities also have geographically referenced 85% of all data.

2.11 Disabled Children Accessibility

The disability Discrimination Act 1995 was one of the first legislations that really worked to provide guidelines for the inclusion of disabled people. The Act works to provide equal rights to anyone who may be treated unfairly for a cause that is not of their fault.

One of the most important things to consider while making a play space that is inclusive to all is that a play space made specifically for disabled children is not as beneficial for them as a play space that works to include both disabled and not children through a variety of different play options and the ability to access all options. It is obvious that a child who is required to use a wheelchair all their life will not be able to use monkey bars, but there is no reason that they could not cheer on a friend who can do the monkey bars and then both of them go off together and do something else. The main provision you want to ensure for every inclusive play space is that all children have activities that allow them to socialize and meet other children. Play is a very therapeutic and social environment that everyone should be able to access, but most importantly all sorts of children should be able to access one single play space no matter their abilities. Not only will that offer the opportunity to meet many new people, but subtly teach the children that all people are equal and physicality's don't always make the person.

For an inclusive play space there are a variety of different types of equipment that could be included to allow for disabled children to play along with physically capable children. This equipment is listed below taken from Alison John & Rob Wheway:

- Large Rocking Items: One with a seat that allows for backrest. Also calls for someone to rock them promoting sociality.
- Wide Slides: Allows for someone to hold them while they slide.
- Swings on which you lie down: 2 or 3 children can lie together and swing promoting sociality
- Revolving disk with sticky surface: children won't fall off and they can lie on it and spin and play
- Rigid Harness Swings

3 Methodology

The goal of this project was to assist the Borough of Brent in monitoring the development of play spaces built by estates, and creating a comprehensive list of all play spaces in the borough and all deficiencies concerning current play spaces. From there the team formed recommendations for play space policies unique to Brent, and ways to improve play spaces in the borough. In order to implement this goal the team identified existing development maintained play areas by examining planning applications, conducting on-site inspections, conducting key informant interviews, and referencing Brent's existing GIS data.

We worked with the Brent Council from 12 March 2007 through 27 April 2007 to achieve the following objectives:

- **Assess Policy OS18 to identify unknown play spaces and evaluate its effectiveness.**
- **Create a comprehensive list of all play spaces, borough maintained and estate, in the borough and input into GIS.**
- **Develop a map that shows all deficiencies of play spaces in the borough of Brent through analysis of previously gathered data.**
- **Make recommendations for improving play space policies.**

The flow chart shown in Figure 18 outlines the steps necessary for the attainment of the above objectives.

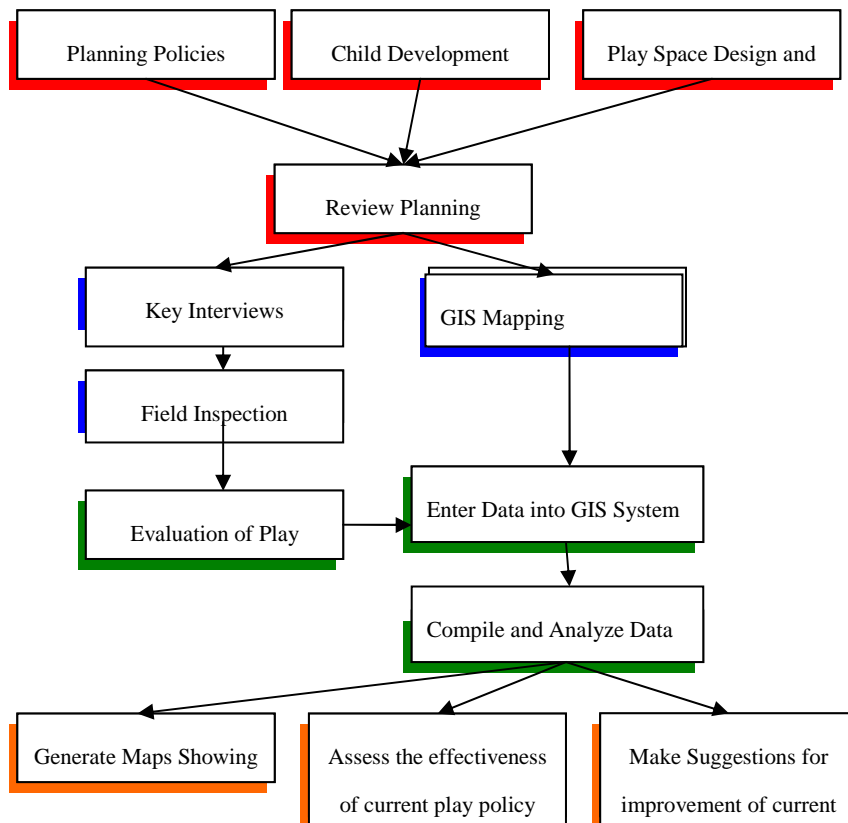


Figure 18: Project Flow Chart

After reviewing documents to gain a sufficient knowledge of the planning policies and play area guidelines, it was crucial to perform site inspections of each of the play spaces found through reviewing planning applications. This data was then organized, classified & entered into the GIS and then analyzed using existing statistical information about population densities, ward demographics, and predicted population needs. We were then able to utilize the data gathered to identify and create informative maps of deficient areas, as well as provide useful and in depth recommendations regarding future play space policies.

It is important to note that completion of the above chart required gathering different sources of data. Table 5 outlines the different sources of data that were gathered and how that information was collected, along with the aspect it pertains to.

Aspect	Primary Source	Secondary Source	Other Primary
Quantity	Reviewing Planning Applications	GIS Park Classifications	
Quality	Field Inspection	Past Surveys by the Borough	Park Warden Interviews Question Playground Users
Accessibility	Field Inspection	GIS Consultations and Surveys Performed by Brent	Park Warden Interviews

Table 5: Data Sources

In Table 5, a primary source was defined as data that was collected by the team during the span of the project. This type of data came from the field inspections and planning applications. Other primary data was obtained through select interviews with park wardens and playground visitors. Secondary information was derived from previously collected data reviewed while in Brent. The information utilized was obtained from Brent’s GIS information system as well as survey and consultation data that had been gathered by the borough.

In order to implement and complete the desired objectives within the allotted time, a timeline was developed for the 7 weeks in London, as shown in Figure 19.

Tasks	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7
Assess & Evaluate OS18							
Key Interviews							
Become Familiar With GIS							
Site Inspections							
Evaluation of Inspections							
Inputting into GIS							
Evaluating Through GIS							
Mapping With GIS							
Forming Recommendations							
Finish Proposal/Final Presentation							

Figure 19: Predicted Timeline

The first week was geared towards familiarizing ourselves with Brent’s current GIS system and conducting key informant interviews in order to solidify the site inspection checklist (Appendix A: Site Inspection Checklist). The interviews also allowed the team to gain extra knowledge about the parks and play spaces that hadn’t been previously known. The team reviewed all appropriate planning applications that the council has on record to identify independently maintained play spaces. The team conducted site inspections for two weeks. We then entered the gathered data into Brent’s geographic information system during weeks three and four. Five and six focused on utilizing the pertinent files available in the geographic information system to identify and map deficient areas. In weeks six and seven the team analyzed the gathered results to formulate a set of recommendations for the Council.

3.1 Monitoring OS18

The effectiveness of policy OS18 was measured by first identifying all of the applicable developments, and then determining whether or not they have provided acceptable play areas. To do this old planning applications were reviewed starting in 2001 through to present. We used the software program Acolaid Live, provided by the Brent Council, which contains a digital record of all planning documents presented to the planning board. Among other data sets, this software contains information regarding the compliance of each developer with policy OS18. Reading through these documents the team was able to see if either a contribution had been made in some form or if an actual play space was provided. After reviewing the 250 developments proposed in the last 6 years we were able to create a list of all the developments that were in compliance with policy OS18. 122 developments were applicable to the policy and the final detailed list of provision can be seen in Appendix D: Master Development List Applicable for Policy OS18, 2001- Present.

The next step in the process was to travel out into the borough of Brent and visit these 16 play spaces. This was an essential aspect of our policy assessment since the Acolaid software only contained records of the developer's plans without any records of what was actually built. The group found it necessary to physically make sure that the developer's had actually 'made good' on their play space plans.

Currently, the borough of Brent has 7 NEAPS, 29 LEAPS, and 2 LAP play space areas. These areas are publicly accessible play areas that are maintained and inspected regularly by the Brent Parks Service. Our job for this part of the project was to see if any of the privately offered play spaces were not up to at least one of these three standards. Our inspection and identification of these private play spaces was entered into Brent's GIS system and then used to identify any deficiencies in the OS18 policy. The Brent council will be able to use this information to more strictly enforce the policy if numerous deficiencies have been found or to provide evidence that their policies are succeeding in what they were created to do.

3.2 Key Informant Interviews

To familiarize ourselves with local area we opted to perform select key informant interviews. These provided us with insight regarding the current play areas and policies that we may have been unaware of despite our previous research. These interviews were conducted as soon as possible once work began with the Brent

Planning Service.

The team thought it would be beneficial to identify regional problems within Brent and use this information to understand the borough as a whole and Brent's park wardens seemed like an excellent start. Since the park wardens are stationed at eight different sites within Brent it was a good way to get a sampling of what the different regions were like. The park wardens interact with the parks and their patrons every day, and are involved with many of the daily routines needed to keep the park maintained. They may also act as a liaison between the parks service and the borough's residents. They are there for any issue that may arise at a park and for that very reason were a very helpful source for our project.

Three warden interviews were conducted and questions were formed that were specific to each park visited. The generic forms that were asked are as follows:

Department Questions

- Could you describe your role in the (planning/parks) department?
- How would you describe the current state of the parks system?
- What is the method for classifying parks?

Deficiency Questions

- Are there any known deficiencies in the current parks system?
- How are deficiencies identified?
- What is the process for correcting deficiencies?

Park Questions

- What factors that dictate the level of use for a play space do you consider important?
- Are there any methods of pre-treating play space equipment before they are put in use?
- What is the maintenance schedule specific to this play space?

Safety Questions

- Are there any types of equipment that can prove to be dangerous?
- As a warden what do you consider the most important safety issues?
- In your opinion, are there any specific safety issues that we should be concerned with?

3.3 Site Inspections

A site inspection was performed on the 16 estate play spaces that were found of the 27 located through reviewing planning applications in the Borough of Brent. The other 11 were located in developments not yet built or when visited were not in existence. During the site inspection the team looked for a number of different qualities and characteristics such as safety considerations, overall cleanliness of the park, facility maintenance, and state of equipment. To do this in an efficient and consistent way a checklist was created that contained each attribute that we were interested in. On this checklist there were sections for the quality and maintenance of certain aspects such as the equipment found as well as local accessibility issues. This checklist went through a series of revisions to ensure that the guidelines given by the Green Flag Award, ROSPA, and the borough maintained play spaces were all being followed. The checklist can be viewed in Appendix A: Site Inspection Checklist.

3.3.1 Aspects of the Site Inspection Checklist

To gather data the team travelled to each play space and examined every consideration of safety, maintenance, equipment, and amenities found there. At the beginning of each site inspection it was first noted which play space we were at, as well as the time, date, number of visitors and the weather. The next step was to gather the qualitative information of the play space.

The first group of information was the equipment offered at the play space. The checklist provided space to list each different type of equipment present and the number of each item. It was noted how well they appeared to have been maintained and any damage they had. We also noted what ages the equipment pertains to. This enabled us to determine if any playgrounds are not meeting the needs of a certain age group.

The next step was further inspection of the amenities offered at the play space.

We looked for water fountains and any available seating. Along with just noting the quantity of these facilities we also checked the level of maintenance. The maintenance issues included the cleanliness and amount of damaged area.

We noted any postings that indicated when either a park warden or safety official would be onsite. If none were seen we then looked for a number that could be called if danger arose or someone wanted to put in a complaint. Then we noted any safety issues inside the play space, such as broken or dangerous equipment, poor visibility of the play space, or a lack of fencing.

The cleanliness of the play space was another very important factor in our analysis. We looked for litter on the ground, the number of litter bins available, and if they were overflowing. This indicated the receptacles were not emptied often enough. We also noted any graffiti around or on the play space. The presence of dog fowl and posting of rules and regulations regarding dogs was to be remarked upon as well.

We recorded data of the types of ground surfaces offered in each play space. Any grassy areas where children can play tag or catch was noted as well as any pitch or sports fields. For these we mentioned if the grass was properly maintained or if there were lots of dirt patches and rocky areas. Additionally it was noted if there were any other ground surfaces such as wood chips, rubber, or gravel.

Fences were the first accessibility issue that we noted at a play space. If there was a fence we marked where the gates were on a drawing of the immediate area. The type of fence and its material were recorded along with if the gates could be locked, and if they were locked at any designated times.

The next step was to see if the play space is accessible for the disabled. We noted if the sidewalks leading to the play space are workable for a wheelchair and if they would be able to enter the play space without problems. Crosswalks, sidewalks, footbridges, and the surrounding traffic levels were recorded along with the surrounding area of the play space. We recorded if it's mainly residential, commercial, urban, or open space. All these factors could have an effect on why a play space may not be used as much as it should and helped in the last step of forming recommendations for the borough of Brent.

Lastly, there was a section of short questions for any patrons found at the park during our inspection. These questions included:

- What is your favourite thing about this play space?
- Are there any aspects of the play space that you don't particularly like or that you feel needs improvement?

Along with patron comments a section was provided for comments noted by the evaluator. This was used to remark about any unusual or unique characteristics that play space may have had. We also recorded any special obstacles or concerns we might have had for that play space.

3.4 School Play Spaces

In order to ensure that all play spaces open to the public were identified by the team a list of all schools in Brent was formed. Each school was called to see if their playground was available to the public after school hours. Unfortunately at the time that the calling was done most of the schools were closed due to vacation and would be closed basically up until the end of the project. The few that did answer their phone were mostly unable to tell us if they were open or were private schools and were not accessible. A complete list of the schools and if they are open to the public can be viewed in Appendix K: List of Schools and their Accessibility.

3.5 Identifying Deficiencies with GIS

Due to the vast amount of information contained in the borough's GIS system we decided to utilize its tools in identifying deficiencies in the play areas. GIS gave us the ability to relate different sets of information and pinpoint areas in need of improvement. Examples of the types of information that we utilized during our project and their intended outcomes are shown in Table 6.

Base Information	Overlaid with:	To Determine:
Park Locations	Roads, Railways, Crossings	Major Accessibility Issues
Park Locations	Street Map/Geometry	Effective Park Radius
Park Locations	Population Density	Correct Park Locations
Park Locations	Age Distribution	Age Appropriate Facilities
Park Locations	Zoning	Necessity for Future Provisions

Table 6: GIS Data Comparison

One issue that needed to be addressed was the barriers to play space accessibility. The GIS allowed us to associate the locations of the play spaces in the borough with major roads and railways. We were also able to determine the safety measures in place at each park, including cross walks, marked crossings, and traffic lights. There is a common standard that states that every child should be in a 400m walking radius from a play space. Now it is very easy to draw a circle with a radius of that size with the centre being the play space, but that doesn't take into account any barriers. What we did was to use the GIS's ability to show those barriers and then created a 400m radius circle that may have had chunks cut out of it because of any major accessibility issues.

The range of each playground was determined by overlaying play space locations with street layouts to determine the actual distance one would have to walk to reach the area. To simply map a radius around each park would not suffice because distance is not measured "as the bird flies", but with regard to the different paths one may take from designated entrances to get to the park. An effective range of each park was created that accurately illustrated the walking distance from each play area and the region it was geographically suited for.

A measure of quantity of the play spaces was attained by assessing the location of playgrounds in relation to population density. Densely populated areas with below standard play areas were deemed deficient since a playground is useless if nobody is there to use it. Play spaces should be prevalent in high density areas to meet the needs of the borough. Our analysis determined primarily where play space provision was deficient in relation to the population.

We also determined which types of play related facilities are needed in an area by comparing age distribution throughout the borough with the existing play areas. Brent's GIS had a very useful breakdown of children of different ages in certain groups, 0-4, 5-7, 8-9, 10-14. Using this we mapped play spaces suitable for 0-4 year olds against the population density of those ages and were able to identify any

deficiencies. By finding the prevalent age group surrounding a play area and comparing it to the existing facilities noted from the site inspections, we were able to determine if there was a necessity to install more age-appropriate facilities.

At the end two final deficiency maps were created, one showing the deficiencies of play spaces concerning children aged 0-5, and the other showing play space deficiencies for children aged 4-14. Both final maps had three types of deficiencies accounted for, quantity, quality, and accessibility. This enabled the team to show exactly where the most prominent deficiencies of the borough lied.

3.6 Analysis of Data

After completing the work stated in the previous sections, we were left with various types of data, as shown in Figure 20.

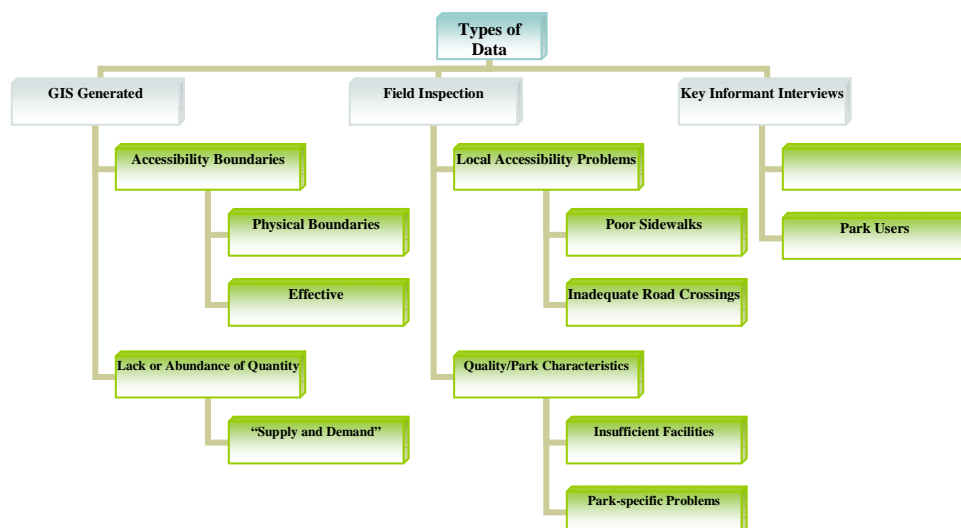


Figure 20: Types of Data

Each type of data represents a different characteristic of the existing play spaces, in terms of quality, quantity and accessibility. Each piece of data needed to be viewed differently to create a comprehensive understanding of the state of the play spaces. For example a neglected sidewalk would not pose as much of a problem with accessibility as a multi-lane right of way. Similarly, a lack of playgrounds in a dense

residential area is more detrimental than a lack of swings. GIS was utilized to compare each type of data, thus thoroughly analyzing our findings.

3.6.1 Field Inspection Data

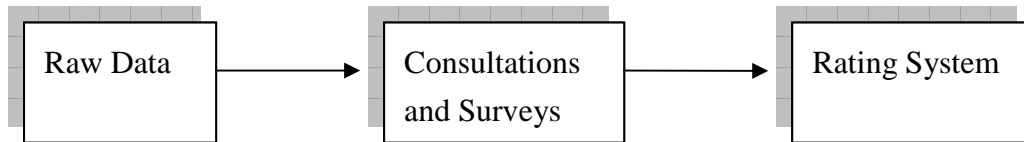


Figure 21: Method for Weighting Results

The evaluation of the data considered a couple different aspects of the borough which when combined allowed us to show Brent how their estate play spaces related to other play spaces located in the borough. First past consultations and surveys were used along with the London plan to create a play space typology. This typology shows all types of play spaces in the borough. Then using the consultations and surveys along with the Green Flag Award guidelines and the borough maintained play space guidelines we created a rubric that categorized the estate play spaces not only in terms of LEAP, NEAP, and LAP, but also in terms of how they compare considering quality.

The evaluation rubric was based on how the borough of Brent scores the borough maintained play spaces. This allowed us to be sure that our ranking of the estate playgrounds was comparable to the borough maintained which therefore allowed the Brent Council to have a comparison. The evaluations of the estate play spaces were all done by one person in an objective non-biased way using the same evaluation rubric. The scores of all the estate playgrounds plus the scores of the borough maintained play spaces can be seen in Appendix G: Play Spaces Ranked as LAP, LEAP, or NEAP & Scored. The estate play spaces have been scored by us this past month while the borough maintained play spaces were scored a couple years back. Our evaluation form can be seen in Appendix H: Estate Play Space Evaluation Rubric.

3.6.2 GIS Data

The ultimate goal of analyzing the GIS data was to create different zones of deficiency. These zones are illustrated in Figure 22.

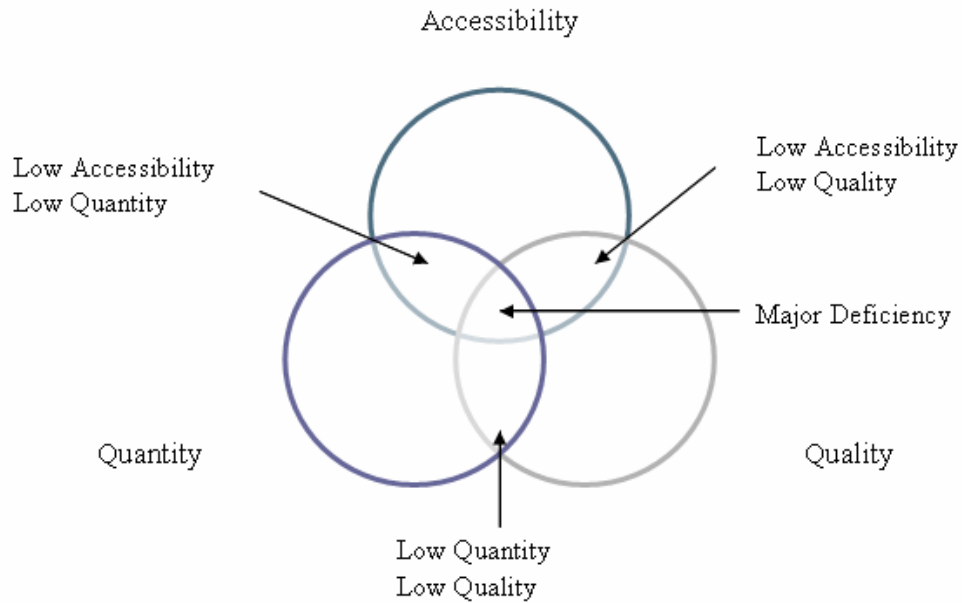


Figure 22: Zones of Deficiency

Each zone has its own distinct disadvantages. If an area falls in the Quality, Quantity or Accessibility zones, it is better off than the other zones. Even if a play ground rates highly in one category, that success can be negated by other deficiencies. A few examples include a high quality playground in an industrial area where there are no children to utilize it. Similarly, if there are sufficient parks in a neighbourhood, but they have been neglected, people may be less inclined to visit them.

The first step in analyzing data was to look at the GIS results. Once the GIS results were compiled we created interactive maps which formed the framework for the analysis. We used a different pattern for each deficiency to easily identify the various deficiencies.

Next, our results from the field inspection were added to the GIS data. We first added the processed scores to create a layer that illustrated the overall quality of an area. We then created an interface that displayed all of the various attributes found when a park is selected on the map. For example, if you were to select Willesden Lane & Kimberely Road, you would see the play spaces footprint, size and shape of it, along with a listing of equipment found there, any safety issues, and seating options. This is shown in Figure 23.

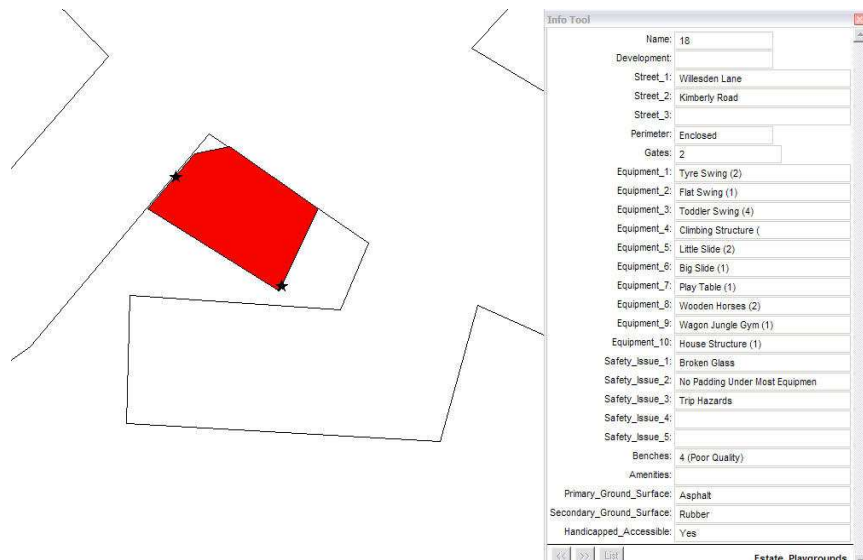


Figure 23: Footprint and Information for Willesden Lane Play Space

3.7 Creating the Final Deficiency Map

After considering all possible ways that a deficiency could be created in the borough of Brent the next step was to combine these deficiencies shown through priority areas by pulling them all together and creating ultimate deficiency areas. This was done by laying all the priority areas out on a map of Brent in the exact spot that they were taken from the first maps and then added together to become one map of deficiencies. If it happened that two priority areas occurred in the same spot than that location became that much more of a higher priority. In this way an overall deficiency map was created for the Borough of Brent concerning play spaces and their locations.

3.8 Creating a Map of All Play Spaces

To create a map that listed all of the possible play spaces in Brent that were currently open to the public the team needed to make sure that a number of aspects had been covered. First the borough maintained play spaces needed to be categorized and their locations checked. It was found that a number of the locations inputted into the GIS of the borough maintained spaces were not at the correct spot. This needed to be fixed by us. Next we needed to identify all privately maintained play spaces, more commonly known as estate owned. This was done by reviewing planning applications and verifying through site inspections. Schools were called and asked if their playgrounds were open to the public after school hours. Unfortunately most of our research for this happened during their vacation and we didn't get many answers.

Lastly a search using the GIS aerial photography was done to ensure that no play spaces were missed by us because they had been built a while ago or were just completely unknown. After all play spaces had been identified they were classified using the previously created play space typology. All this information and data was compiled and put into the GIS system to create a comprehensive map of all the play spaces in Brent.

4 Results and Analysis

In order to create a valid and complete map of the deficiency of play within the borough of Brent, it was first necessary to identify all publicly accessible play areas within the borough. The play spaces inspected and evaluated during this project were identified by the group as privately provided for by large developments since 2001. The information collected about these play spaces was then added to existing records of the borough maintained play spaces to create an up to date record of Brent's publicly accessible play spaces. The following is a detailed analysis of the collected data concerning: the effectiveness of planning policy OS18, accessibility to and from the play spaces, and the quality and quantity of the play spaces.

4.1 Effectiveness of Policy OS18

Policy OS18 stipulates that proposed residential developments must provide a provision of play. Although created in the early 1990's and rewritten in 2001, the Brent planning service does not have records regarding the compliance of developers with such a policy. After careful review of the records contained in the Acolaid software, as well as numerous site visits and evaluations we have acquired the accurate information to update the borough's records as well as analyze the effectiveness of the policy.

4.1.1 Results of Play Policy before 2001

Eight applications were reviewed and determined to be applicable to OS18 before the year 2001. The results of these applications will help to determine the effectiveness of the new play policy (OS18) since it began in 2001 when the new Unitary Development Plan was adopted by the Brent Council.

Contribution Towards Play	Play Space Provided	Questionable Application	Nothing
2	1	1	4

Table 7: Play Policy Provisions Before 2001

The percentages in Table 8 were calculated by taking the number of provisions made and dividing that by the total number of applications reviewed (8).

Contribution	Play Space	Questionable	Nothing
25%	12.5%	12.5%	50%

Table 8: Play Policy Provision Percentages Before 2001

The percentages in Table 9 tell the effectiveness of the old Brent Council’s play policy. The percentages were calculated by taking the total number of provisions made complying with the policy and dividing those by 8. The same was done for the provisions not complying with the play policy.

Play Policy Working	Play Policy Not Working
37.5%	62.5%

Table 9: Play Policy Effectiveness Percentage

The team realized that 8 applications did not provide the best data, but time did not permit any more application reviewing and the analysis will still be what it should.

4.1.2 Results of Policy OS18, 2001-2007

The team began with 250 development applications. This list was cut down to an amount of 122 developments that were applicable for policy OS18. A complete list can be viewed in Appendix C that shows the development’s name, address, policy called for, provision made, and the size of development. This list was then broken down even more into categories as shown in Table 10. The reports of the developments were sometimes not fully completed or didn’t have all details which required the team to have a group that was questionable. Under the questionable label there are a few different types of answers that we got:

- The application was in compliance with Section 106, but it was unable to identify what that money went towards.
- A contribution towards open space of some kind was given, the team does not know what.
- No details about anything in the application.

The team also decided upon having a section labeled nothing where a number of different answers were placed.

- A contribution was made towards car-access improvement
- Amenity space was provided, usually consisted of balcony's or a backyard.
- A contribution was made towards either environmental improvements or education.

Table 10 lists the different provisions that were called for by the 122 developments and how many fell into each category. Table 11 shows the percentage of the 122 developments that called for each specific provision.

Contribution of Money towards Play	Play Space Provided	Question about what was provided	Nothing provided
10	12	34	66

Table 10: Policy OS18 Provisions

The percentages shown in Table 11 were calculated by dividing the total number of that section by the total number of development applications reviewed (122).

Contributions	Play Spaces	Nothing	Questionable
8%	9.5%	53.5%	29%

Table 11: Policy OS18 Provision Percentages

Policy OS18 Working	Policy OS18 Not Working
18%	82%

Table 12: Overall Effectiveness of Policy OS18

Table 12 was calculated by taking the total number of developments that had provided for either a play space or contribution under policy OS18 (25 applications) and divided that by the total number of applications reviewed (122). The applications

that we considered had complied with Policy OS18 are the first two sections starting at the left in Table 10 (Contribution of Money for Play & Play Spaces Provided). The last two sections, Nothing and Questionable, were considered as not complying to Policy OS18 and therefore the policy was not working.

4.1.3 Analysis of Policy OS18

Looking at the results for the policy OS18 Brent has succeeded in enforcing the policy barely even a quarter of the time. The policy did a good job in obtaining actual play spaces more than they obtained a contribution, but considering the fact that they are only enforcing the policy 20.5% of the time those would be the hopes.

Of the estate play spaces that were provided most are currently in good condition. Although many are small they serve the purpose of providing a play space for a development or neighbourhood. Though the results could have been better if larger play spaces had been provided, and every planning application had followed the policy the Brent Council is doing an overall good job ensuring that play spaces are being provided for the children of Brent.

When comparing the two policies the play policy that was in effect before 2001 seems to be the better enforced policy. Unfortunately this comparison is somewhat skewed by the lack of data existing before 2001. The team reports that even though the results of policy OS18 are dim, better enforcement would provide a much better outlook and it is a positive fact that the play spaces provided through that policy are of good quality and condition.

4.2 What is a Play Space

In order to create a valuable and working typology of play that identifies and classifies all types of play within Brent it is necessary to include the stipulations from guidelines that the borough of Brent must adhere to as well as using outside resources to create the most complete definitions. These guidelines include the National Standard, outlined in the Planning Policy Guidance 17, the regional standard, outlined in the London Plan, as well as other resources such as the guide to preparing play spaces from the Mayor of London, the Six Acre Standard, and examples from the City of Westminster Draft Open Space Strategy. The aspects considered from each document and the process we went through to create this typology can be seen in Appendix F: Defining a Play Space Typology Unique to Brent. The typology was

created to ensure that all guidelines that needed to be followed were during the project as well as provide specifics as to what unique play areas the borough of Brent may provide.

The proposed typology for play within Brent is currently a working document. Due to the time constraints it would have been impossible to identify and analyze every aspect of play within the community of Brent; however, it is our goal to provide the borough with a working guideline with which to base future research upon.

The play typology constructed consists of two tiers. The first tier outlines all aspects of play within the borough in a general format. Each area of play is acknowledged and explained briefly. The purpose of the first tier is to provide information about all types of play within Brent. Now it is understood that one space may fit into two or three classifications and this is not a problem. Tier one is only to show all possible play spaces offered in the borough of Brent that could be used by a child for amusement. Once again, due to time constraints this first tier was not assessed in terms of GIS mapping nor will deficient areas be defined. The first tier takes into account every space available to a child in which play can be accomplished. There doesn't have to be equipment present or even organized play opportunities. The second tier provides more specific information pertaining solely to the playground areas defined within the borough of Brent. It provides a classification system determining each type of playground, and the importance and significance of each playground. The typology was important to our team to create because until then the borough of Brent had only been classifying their play spaces as LAP, LEAP, or NEAP or in a general way such as this is a playground. The second tier of the typology allowed us to classify a playground in terms of size, age, and equipment offered. This allowed for an extra dimension of analysis beyond just the LAP, LEAP, and NEAP that had been previously done.

Brent Play Space Typology:
Tier 1 – General Play Provision

- Playground – A well defined, usually fenced in area specifically designed for the enjoyment of children
- Open space (small) – in close proximity to housing and smaller in size than a quarter of an acre
- Open space (larger) – Informal green space, close proximity to housing and larger in size
- Playing field
- Local park – a park within an area of housing, which is essentially for the use of local people
- Destination park – a major town park primarily used as a special visit location
- Ball games area – a flat area, usually surfaced
- Kick about area – any space available to kick a ball around
- Other – not covered by any of the above

Tier 2 – Playground Provision

- Open space – an area available for children to play that has no equipment or specific design for children’s play
- Doorstep – an area designed for younger children that is close to home and may have 1 or 2 pieces of equipment. Can be a LAP.
- Local Small Equipped Play Space – Can contain a few play equipments, usually 3-5, is close to home and used by younger children. Can be a LEAP.
- Local Large Equipped Play Space – generally 4-8 pieces of play equipment, used by children up to age 11. Is located relatively close to housing. Can be a LEAP.
- Neighbourhood Play Space – has a variety of play areas pertaining to all ages, probably a ball game area or skateboard area. Usable by all. Relatively close to housing. Can be a NEAP.

Tier two was created to allow for a more specific classification of all play spaces found in the borough of Brent. In this way we were able to branch away from the normal LAP, LEAP, and NEAP that the borough had been following and offer a more in depth evaluation of their public play spaces. How each play space ranked in terms of PPG 17 can be seen in Appendix G: Play Spaces Ranked as LAP, LEAP, or NEAP & Scored. The scoring of the play spaces does not take into account what type of tier

two play space it is classified as or if it is a LAP, LEAP, or NEAP, but only considers the quality, safety, and cleanliness of the play space.

4.3 What is a Priority Area?

A priority area is defined as an area on a map where a deficiency can be identified. For this project's purpose a priority is any area in our maps where a play deficiency can be seen. For each map created there will be priority areas identified and then added together to create overall priority areas for the borough of Brent. These priority areas will be of varying degree of importance and will be shown through shading. The priority areas the team focused on while analyzing the maps are as follows:

- Areas with no play spaces (Medium)
- Areas of high population density with too few play spaces (High)
- Areas of high population density with poor quality play spaces (Medium)
- Areas of low population density with poor quality play spaces (Low)
- Areas lacking play spaces providing for all ages (Medium)

Once all pertinent priority areas are identified a final map was prepared to present to the borough of Brent. At first the priority areas were given either a high, medium, or other ranking and when being added together the rankings overlapped to achieve ultimate high, medium, and other priority areas. Obviously a highly populated area of children with no play spaces or maybe a one doorstep play space will be one of the highest priorities, but that can also be along the same lines of an area that is highly populated with 10 playgrounds, but they all have scores of 5. Both scenarios would achieve a priority ranking of high.

4.4 Factors Affecting Deficiencies

When determining the deficiencies in the borough of Brent there were three different factors analyzed by the group. The quantity of play spaces offered in the borough must be adequate enough to fully provide enough space and equipment for all the children of Brent. This was evaluated through population density data from the year 2005. The quality of the borough's play spaces needed to be at the higher end to ensure that all children are getting challenging and fun experiences when they visit a play space. Lastly all play spaces provided must be fully accessible, most hopefully

by walking no greater a distance than 400m in any one direction.

4.4.1 Children vs. Available Play Spaces

The first factor investigated using our collected data to identify deficiencies was to map certain age children against play spaces that were provided for those ages. The second tier of our typology specifies what type of play space pertains to which ages and using that we made 3 different maps. The first was children aged 0-4 against doorstep and space play areas as well as any other play spaces that offered toddler swings. This was deemed adequate play equipment for children aged 0-4 and allowed for a more even deficiency analysis. The next was to map all Local (Less, More, Large) and the Neighbourhood play spaces against population density of children aged 5-14. Ages 5-14 maps can be viewed in Appendix M: Ages 5-14 Priority Area Maps. Using the maps the team was able to define priority areas for those groups of children.

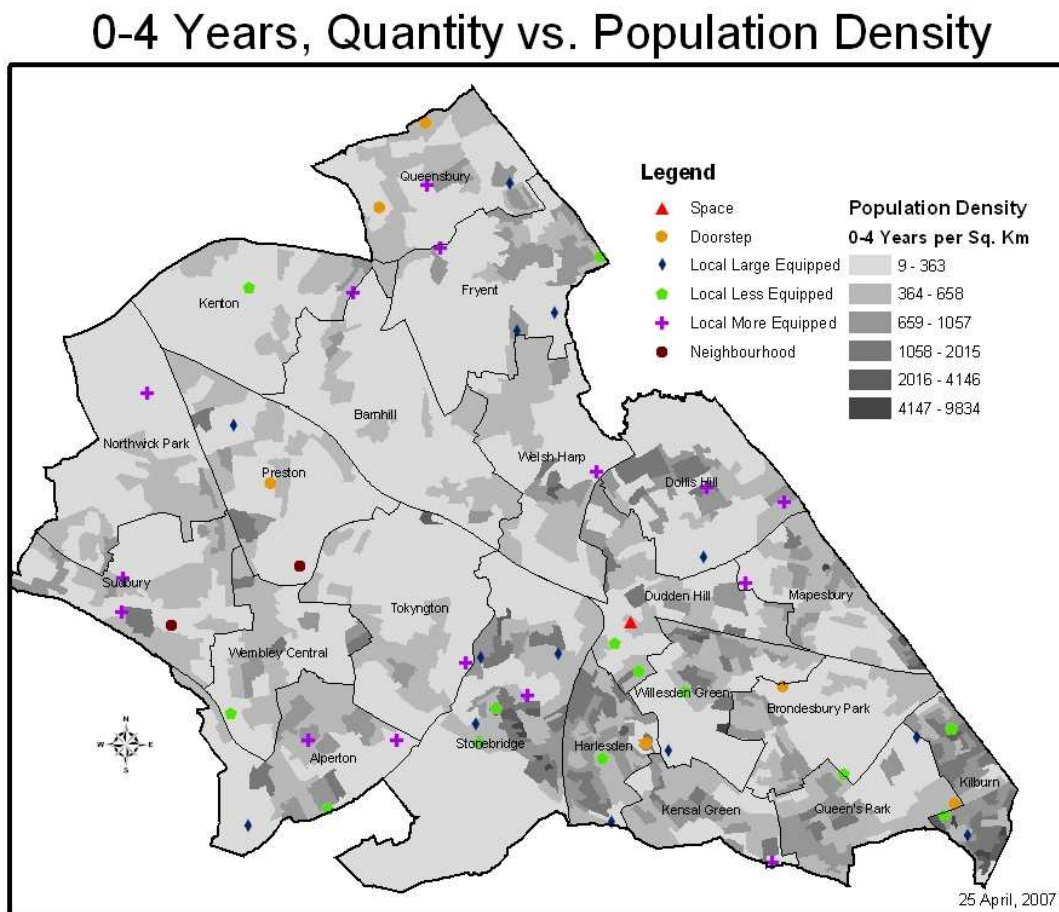


Figure 24: Aged 0-4 years Quantity Map

Priority areas were identified by the group using the guidelines specified above

and ranked high, medium, or other. Figure 25 below highlight some of the higher priority areas within the pink circles.

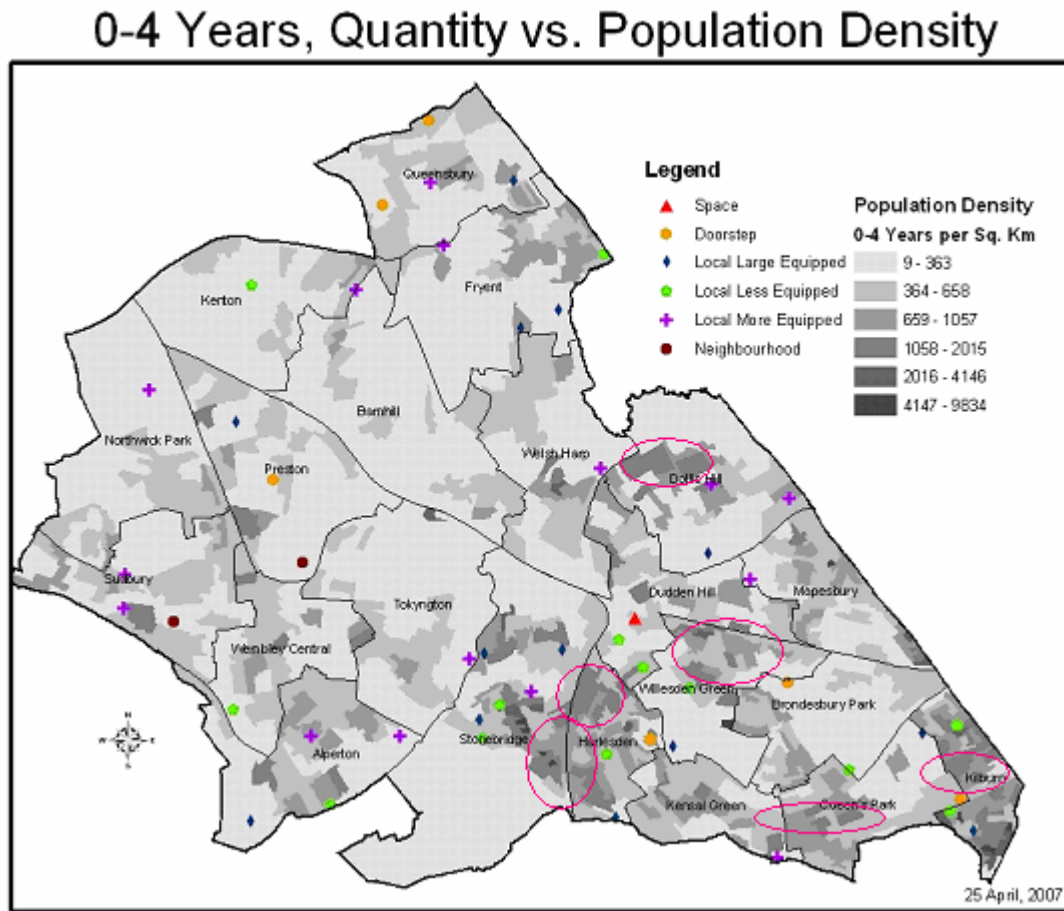


Figure 25: Highlighted Priority Areas

From each of these maps we acquired priority areas for each group of different aged children. We then combined these different priorities to form more specific areas of deficiencies. These were then held until we were ready to combine them with the accessibility and quality priority areas to form our final map of deficiencies.

4.4.2 Quality of Play Spaces Concerning Population Density

Each of the estate play spaces were scored by the team to assess their quality and were added to the already scored borough maintained play spaces to create a complete map of all current play spaces in terms of their quality. This was then mapped against the population density of children aged 0-14 using 2005 population data. The play spaces were scored from 1-10. A breakdown of the scores are as follows:

10 – Best play space in all terms of the evaluation. It is a clean, well provided

for and maintained space that is easily accessible for all, fun for all children, & has clear signage. It is a safe space in terms of safety and security. Would be a Green Flag Winner.

6 – The lowest score a borough maintained play space attained, Roundwood Park. It may not have the best maintenance of equipment and grounds. Might be lacking in the ages of children it provides for or have some safety issues.

4 – Lowest score achieved by all play spaces scored. This play space probably has numerous maintenance and repair issues. Cleanliness is not very good and the equipment is probably old and worn down. Ground surfaces and landscaping along with amenities are probably worn down and graffitied. The safety and security of the space might be questionable.

No Score – There were three borough maintained play spaces that were not scored because they were LAPs and considered not applicable by the borough. There was one estate play space, Stonebridge, that is boarded up and is unusable even though one is able to enter the space.

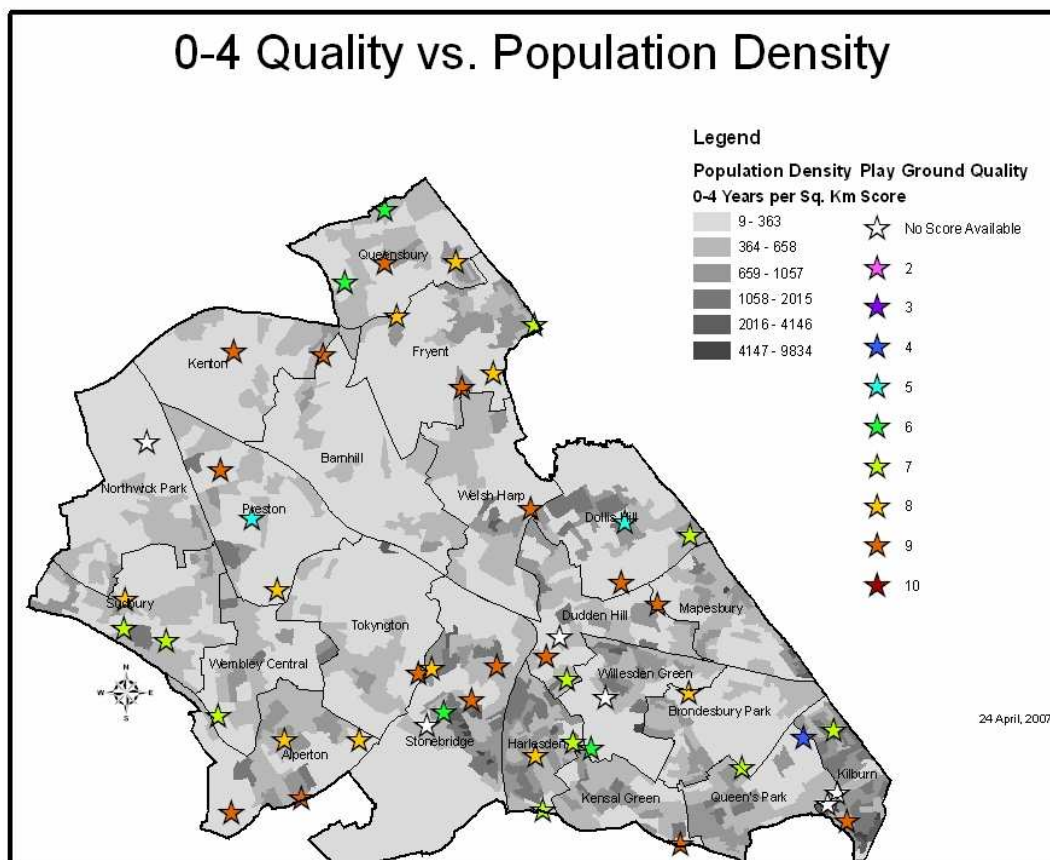


Figure 26: Quality of Play Spaces

Priority areas were identified by seeing where the highest population densities were located and what level of quality the surrounding play spaces had at that spot. If the closest play spaces were of scores 5 or lower they were considered a priority area. Along those lines if a play space with a score of 9 was located in a completely unpopulated region of the borough that would be a cause for concern. The same analysis was done for ages 5-14 population data versus the scored play spaces pertaining to them and can be viewed in Appendix M: Ages 5-14 Priority Area Maps.

4.4.3 Accessibility Issues Concerning Play Spaces

When you are considering how accessible a play space is there is a benchmark standard that a play space can successfully service any child within a 400m radius. Figure 27 shows every play space in the borough with a 400m radius circle drawn around it, the green circles. In previous analyses of Brent's playgrounds they have defined accessibility deficiencies using this map.

Simple Distance From Play Areas

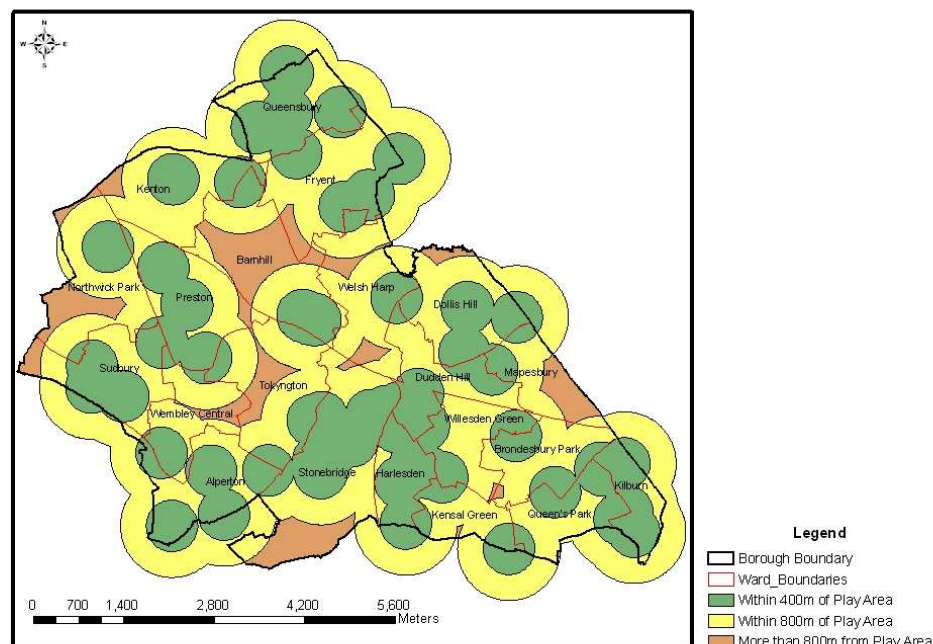


Figure 27: Map of Accessibility with 400m radius

This map shows the most deficient areas of the borough in terms of being able to access the current play spaces. The brown areas are the locations that are no where near a play space, the yellow areas are within 800m and the green areas are within 400m of a play space which is what the whole borough would hopefully be at. If you were to consider this map for priority areas and deficiencies the brown shading would

be the most deficient areas of the borough because a child who lived in those sections would have to walk more than 800m to reach a play space.

Realistically, in this world people have numerous barriers and obstacles in reaching a point of destination. Thus the next step was to calculate any possible walking distances from a play space taking into account what roads would need to be taken, if there were any waterways blocking paths, or any railroads that may be obstructing a route. Figure 28 shows how much the 400m radius circle gets chopped out when you consider all of these barriers.

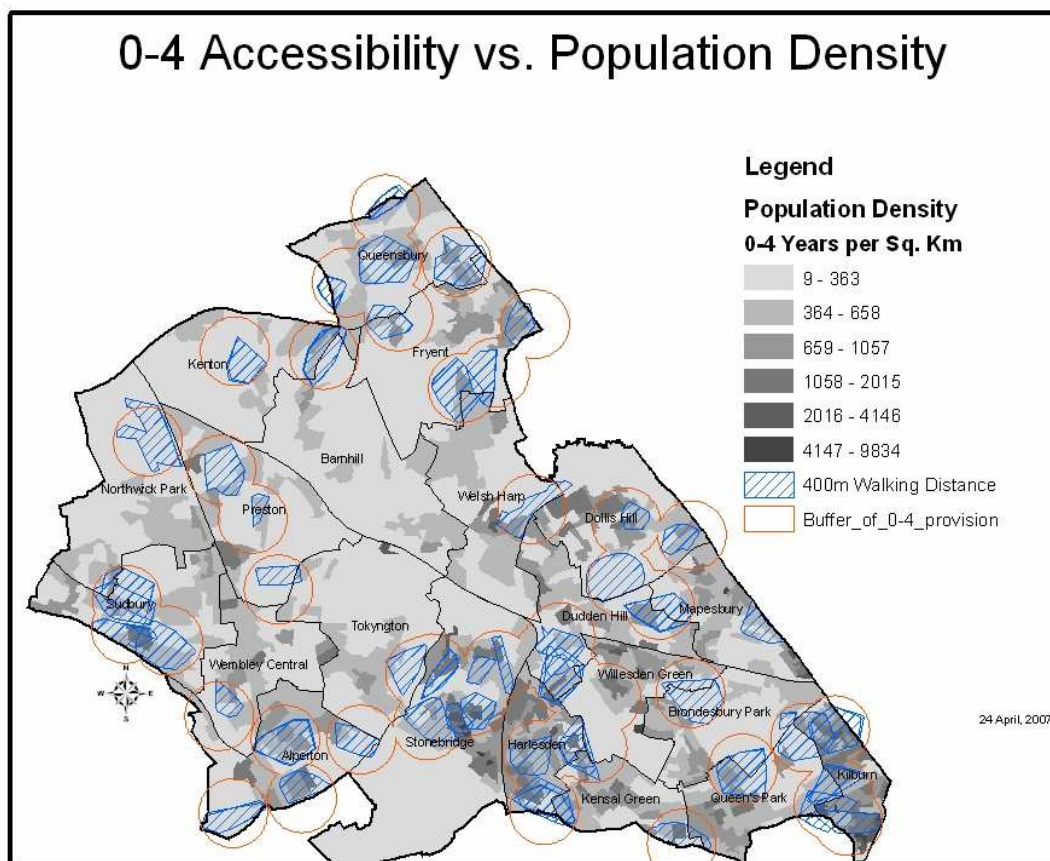


Figure 28: 0-4 Accessibility Walking Areas

This is all the play spaces that provide opportunities for children aged 0-4. This is a map that shows the accessibility deficiencies that the team considered while creating the overall 0-4 year old deficiency map.

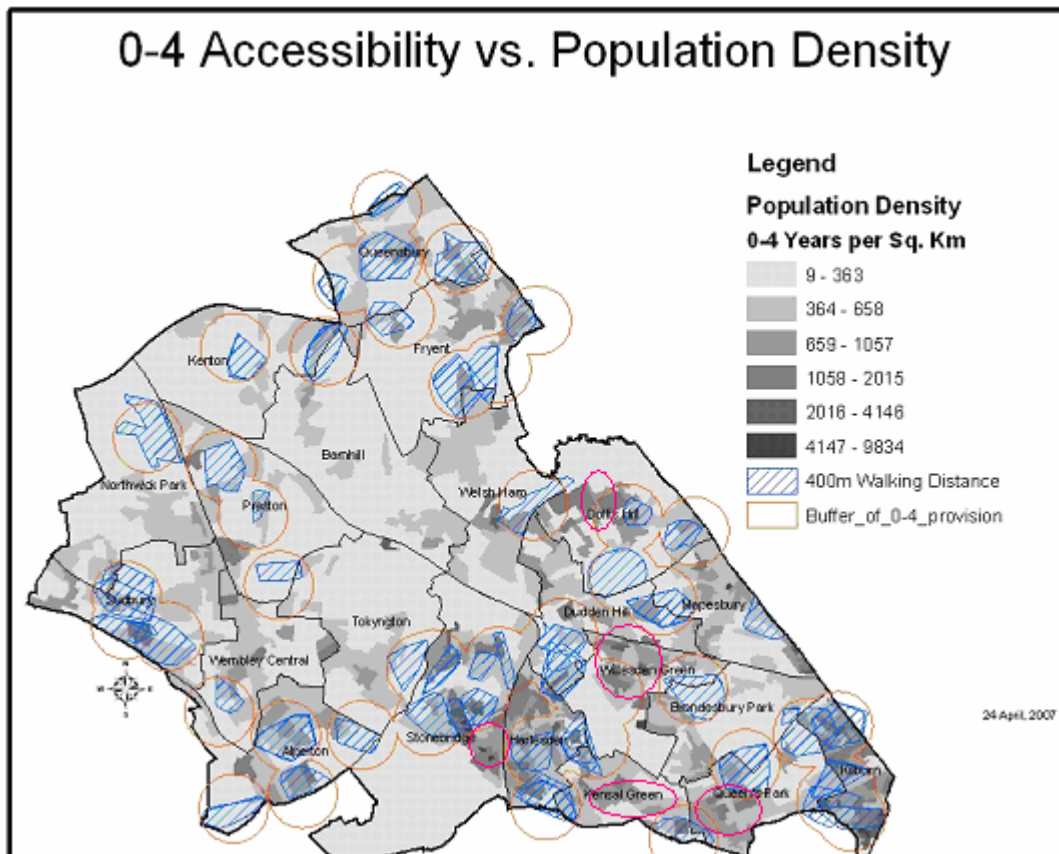


Figure 29: Highlighted Priority Areas, 0-4

Figure 29 shows a few of the priority areas the team had identified from this map. The pink circles are locations of high child population density with no accessibility to a play space that provided for them. This same analysis was also done for ages 5-14 mapped against the play spaces providing to them and can be viewed in Appendix M: Ages 5-14 Priority Area Maps.

4.4.4 Development Play Spaces

For each estate play space we evaluated we calculated the area that was easily used by walking considering the entrances into the play space as well as any barriers that might impede a patron. Following is the Mandela Road play space and its accessibility print. There was only one entrance into this play space and the rest was completely fenced off. All entrances for each of the 16 play spaces visited were noted by the team to allow for these calculations to be possible.

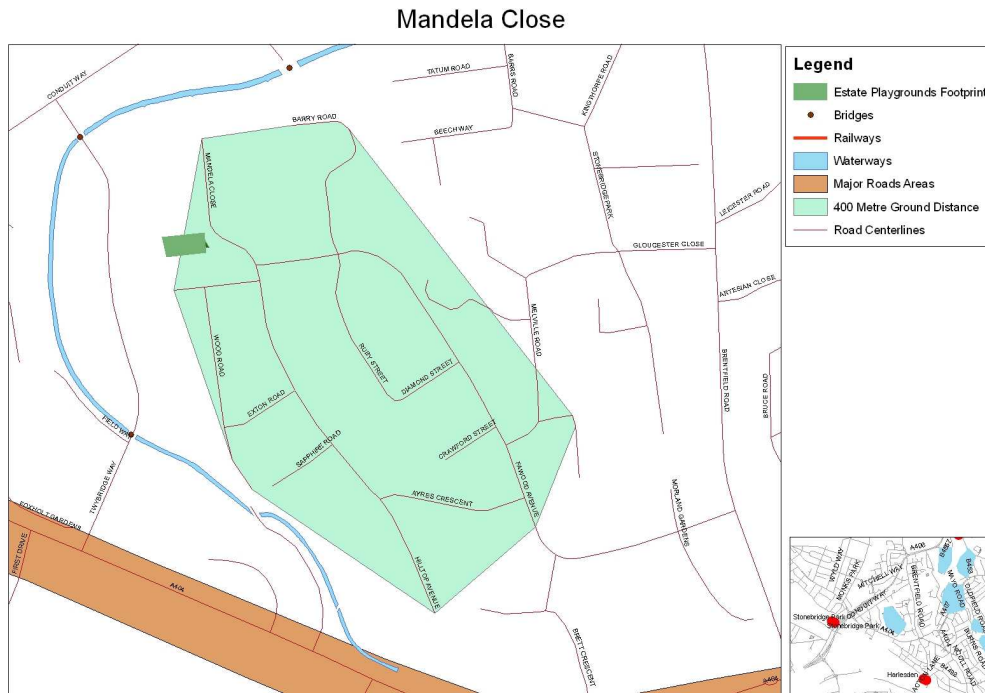


Figure 30: Mandela Close Walking Accessibility

The dark green shape is the actual play space and the light green area is the amount of space that play space is accessible if you were to walk no more than 400m. The light green only expands on one side of the play space because the only entrance is on that side and if you were to walk you would need to follow the roads offered. As you can see the amount of space that this is accessible is not as much as the Council would assume it was when it said the play space should be only 400m away from a child. For other play spaces there were sometimes both a railroad and a major road that became obstacles in reaching those spaces. These barriers both effectively worked to reduce the amount of area and children that play space could provide for. These areas were calculated for each estate play space and added into the complete accessibility map shown previously.

4.4.5 Borough Maintained Play Spaces

For the borough maintained all entrances and gates were identified using Brent's GIS system and aerial photography. Figure 31 below shows the maximum accessibility area of Eton Grove Open Space's play area.

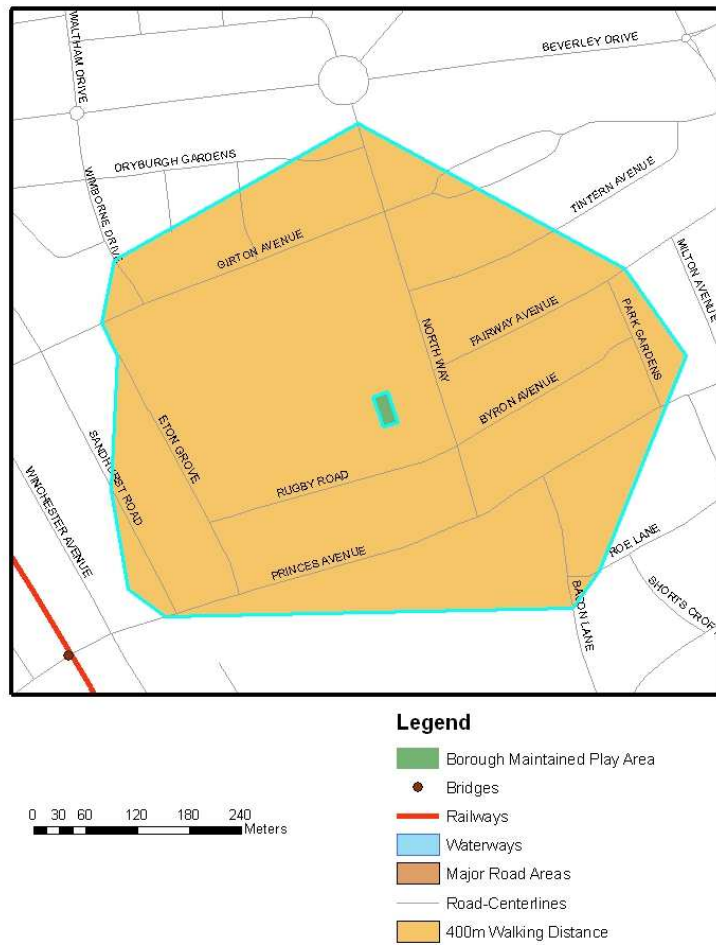


Figure 31: Eton Grove Open Space Accessibility

This borough maintained play space happened to not be fenced in and therefore is very accessible. As previously stated all borough maintained play spaces had their accessibility paths calculated and were added to the estates to form a complete accessibility deficiency map.

4.5 Comprehensive Map of all Play Spaces in Brent

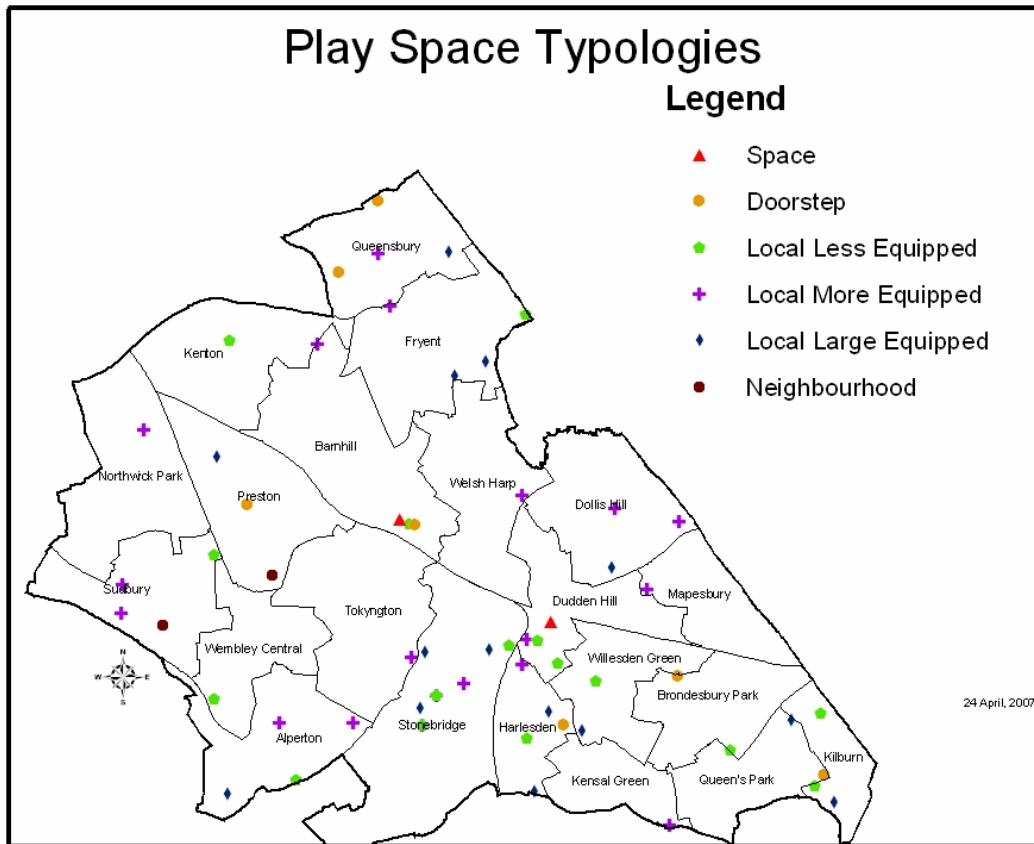


Figure 32: Comprehensive Map of All Play Spaces

This map is a complete list of all play spaces in Brent. They are shown in six classifications. The categories have been created by the team using national and regional guidelines as well as other references. A space is an open space, usually close to home that is most preferable for small children. A doorstep is a slightly bigger open space, close to home, may have one or two pieces of equipment, and is also for smaller children. The Locals are divided into three sub-categories because they all pertain to the same age children, 4-9, but provide a varying number of equipment and play options. A neighbourhood play space is pertinent to all age children, is the biggest play space you will find, and usually has kick about areas and places for families to sit.

4.6 Final Overall Deficiency Maps

4.6.1 0-4 year old Deficiency Map

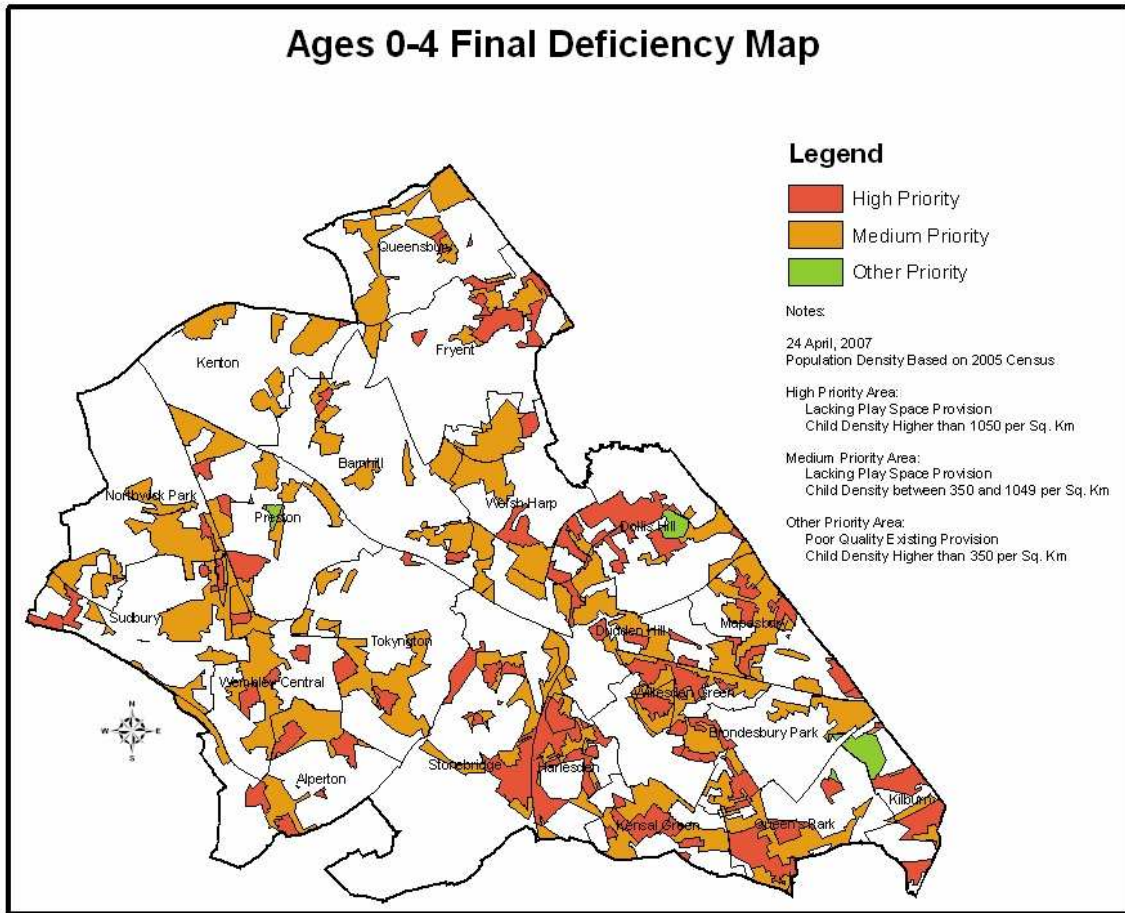


Figure 33: Ages 0-4 Final Deficiency Map

The small type is hard to read so it is translated below:

Notes:

24 April, 2007

Population Density Based on 2005 Census

High Priority Area:

Lacking Play Space Provision

Child Density Higher than 1050 per Sq. Km

Medium Priority Area:

Lacking Play Space Provision

Child Density between 350 and 1049 per Sq. Km

Other Priority Area:

Poor Quality Existing Provision

Child Density Higher than 350 per Sq. Km

4.6.2 5-14 year old Deficiency Map

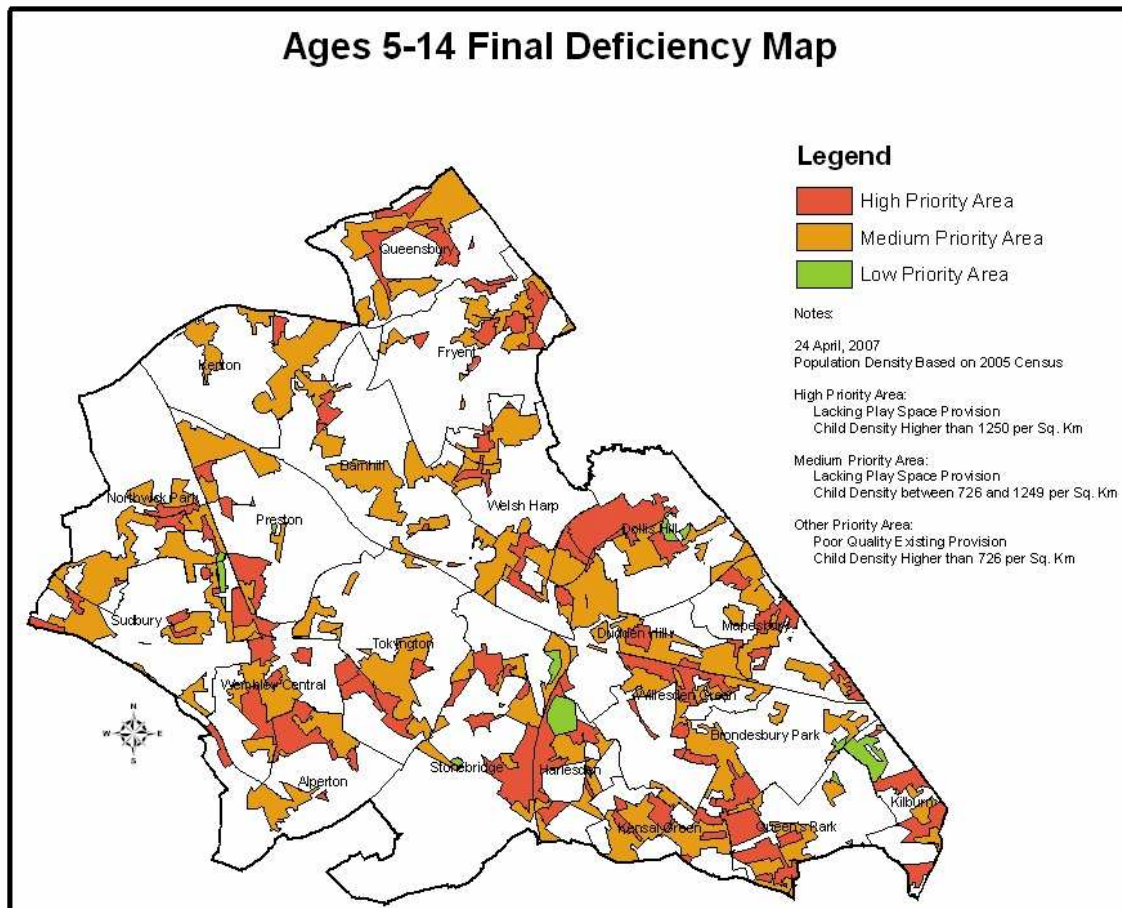


Figure 34: Ages 5-14 Final Deficiency Map

The priority area definitions are too small to read so they are translated below:

Notes:

24 April, 2007

Population Density Based on 2005 Census

High Priority Area:

Lacking Play Space Provision

Child Density Higher than 1250 per Sq. Km

Medium Priority Area:

Lacking Play Space Provision

Child Density between 726 and 1249 per Sq. Km

Other Priority Area:

Poor Quality Existing Provision

Child Density higher than 726 per Sq. Km

4.7 Estate Playground Reference

At the end of our project our group had found and evaluated 16 estate maintained play spaces throughout the borough of Brent. For each of these play spaces, as spoken about earlier, we investigated each one thoroughly using a checklist, created a sketch of the shape and size of the play space, and took extensive photos of all equipment offered and any concerns present. From this information we created a photographic documentation for each specific play space that contained all equipment offered, any postings that were present, any damage or safety issues present, and a full shot view of the space. Along with that is the evaluation form for each play space, how it scored, what type of playground it was ranked, and a GIS output of it's footprint and the 400m radius that surrounds it. This is a printed out booklet made for the use of Brent Council in any way they see fit.

5 Recommendations

Recommendations were formed by the team by taking into account all information gathered in the past 13 weeks and all results we had acquired at the end of 6 weeks. Using this information areas for future play spaces were located, places that would be better just having a play space renovated and improved were specified, and suggestions for how the borough of Brent could work to improve the effectiveness of Policy OS18 were given, therefore ensuring better play facilities for the children of Brent. Our recommendations are broken up into three sections: Policy OS18, Improvements for Existing Play Spaces, and Future Options.

5.1 Policy OS18

In reviewing policy OS18 and assessing the developers' compliance with this policy it has come to the attention of the group that some improvements could be made to help enforce this policy. The policy was found to be 18% successful; this number is very far away from 100%. The data we have received seems to be surprising due to the fact that policy OS18 is not a suggestion that is up to the developer's prerogative of whether or not they choose to follow, it is a borough policy; a code or standard such as any other building code the planning service puts forth. In light of this, some recommendations can be made to enhance the compliance of developers with this policy.

Basically, the planning process works as a give and take relationship between a developer and the planning service. The developer will submit plans for new construction to the planning service. The planning service will then assess the plans and provide a set of stipulations that the developer must follow – these will include any policies that the development falls under. The developer will then take the time to revise his plans as need be and resubmit to the planning service. Ideally, after this the plans will be approved and the developer will proceed to build said development. Surprisingly, this is where the planning service ends its jurisdiction. In theory, the developer is then free to build as he pleases because the planning service currently does not further monitor the buildings after their initial approval.

It seems that a very simple way to solve the dilemma of a developer's compliance with policy OS18 is to have a member of the planning service actually visit the development and assess from there. Although this would be an infallible way

to solve the council's current problem, non-compliance with policies seems to be a problem inherent to *all* policies put forth by the Brent Council. Having someone go and visit each new development is a time consuming task, as we as a group have learned, and to recommend that the Brent Council do this is not financially feasible.

With this in mind, it is important to consider the public for whom these policies are created for. Although it is not feasible to have a member of the planning service visit each site, it might be possible for the public to perform their own assessment. Although the developer's are aware of the policies they should be following, this may not be true for the inhabitants of that residential development. Therefore, one of the recommendations for the borough concerning policy OS18 would be the surveying of the residents of a new development. This could be a mail survey explaining the policy under consideration and asking questions concerning the play space actually provided. Such a survey could also ascertain the type of family that inhabits the residence as well as the age of children to determine whether the play area is correct for the ages of children in the development. It is our belief that if the policy is explained to the residents clearly, they will be more helpful in voicing their opinions. Since it is in their best interest to respond to such a survey the results will be somewhat accurate. Although the survey is a less accurate way to monitor policy OS18, it would be a very cost effective way that could possibly be enacted within the borough.

Another important consideration with Policy OS18 is the maintenance of these play spaces. Although it is hard to monitor the building of these play spaces, it is even harder to enforce any sort of maintenance of these areas. A play area in a development built fifteen years ago might have gone by the wayside as there are no formal audits of these play areas each year. A prime example is the estate playground of Stonebridge. This play area seemed to be a great play area in its day, however years of vandalism and misuses have made it a danger for children to play in. It seems that the only maintenance this play area has received is to be boarded up (poorly). Again, it would be easy to recommend that the borough audit these play areas annually to ensure their upkeep, however, such a recommendation would not be feasible. Instead, we propose a change in the policy to require the postings of a maintenance contact. The policy currently calls for the prolonged maintenance of the play area, but if this is again up to the developer, the results may be poor. Such progress could also be monitored through the use of residential surveys. The borough

has the ability to stipulate the level of care these play areas receive through this policy.

With the extensive research done concerning the publicly accessible play areas in Brent, we believe that the stipulations for policy OS18 could be more stringent based upon the area proposed for development. With the creation of a comprehensive map of deficiency areas (termed priority areas) based on quality, quantity and accessibility of current play areas it would be very easy to pinpoint areas deficient of play provision. When a planning application is received, perhaps a review of its proposed location in regard to the deficiency map could reveal the type of play provision the developer would be required to provide. A planning service representative may not have all the facts when assessing the necessity for a play space or for money. A developer could lay out plans for a development in a highly populated area and if the play deficiencies are unknown to the planner in charge of the application they might decide to designate money towards play provision when an actual play space would be better suited to the children. Therefore, another recommendation that we would provide concerning policy OS18 would be the referencing of the play area deficiency map when determining the play provisions required of the developer.

5.2 Improvement for Current Play Spaces

Overall the borough of Brent has very good play provision throughout the borough. There are however, some locations that are of a low quality or don't seem to be providing for the correct age children. Our first suggestion in improving the current play spaces in Brent would be to renovate and expand upon already existing spaces. There are a few estate owned spaces that have been allowed diminish and are now worn down and not conducive to play. With just a little fixing up those play spaces, such as Willesden Lane and Stonebridge Estate, these spaces would be a great asset to the surrounding community.

Gladstone Park (Anson Road) Recommendations

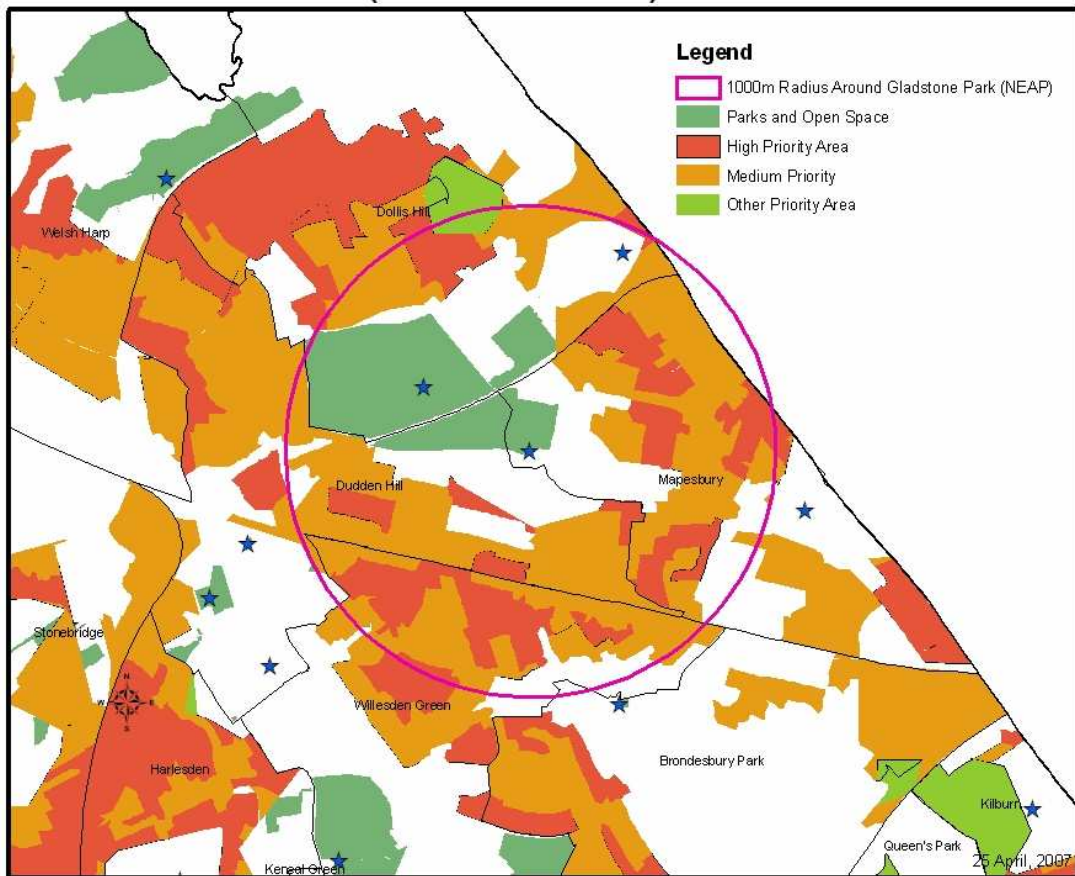


Figure 35: Gladstone Park Recommendation

A suggestion of improvement would be to renovate Gladstone Park (Anson Road), a borough maintained play space into a NEAP classification. This means it would provide to all ages, have a place for families to sit, and a place for older children to play ball or run around. Currently Gladstone Park is a LEAP and scored a 9 in past evaluations. This means that all that would need to be done would be the addition of more equipment and extra open space. The area that Gladstone Park would then provide for would be 100m in radius and would reach numerous high deficiency parts of the borough.

The second recommendation would be to post contact numbers in the estate owned play spaces telling the patrons who they can contact if something is broken or dangerous. This would not have to be a full maintenance plan, but would provide the extra insurance that if broken glass was found one day on the ground there would be someone a parent could call to have that cleaned up. This would give the aura of a

safer play space as well as provide a person someone could talk to if they had opinions or ideas.

5.3 Future Options

The team has researched different types of play spaces as well as fresh ideas of places where children can safely and challengingly play. These suggestions are following.

5.3.1 Disabled Access Options

It is important to consider how accessible a play space is to disabled children, but rather than jumping right in and assuming that all play spaces should be remade so that they work for everyone it is important to realize that one play space cannot 100% successfully provide great options for all children. The decision to remake a play space and make it handicapped accessible needs to be done only after considering the location and credibility of the current play space. If the choice to remodel a play space that was sitting in the middle of a field that had no walkways or paths out to it, you would be throwing money away because a disabled child would not be guaranteed to make it out there.

In designing an inclusive play space talking to the community surrounding and any parents of disabled children to make sure that the play space would be used. From them you can also get feedback and suggestions as to what they would like to see in the play space. For some communities safety might be a much bigger concern rather than the number of equipments offered or they might just want a place to play catch or a sand pit. Talking to the future patrons will ensure that everyone gets what they would want and that the play space will be used. It will also ensure that if there are very specific disabilities that may need to be considered they will be discovered and provided for during the construction or improvement process. Such as an audio piece for any visually impaired children.

5.3.2 Home Zones

The Home Zones for London Team (HZfl) has been working with 5 boroughs, one of them Brent, to develop home zones. A home zone is a street that is open to all ages where people share the road with vehicles in a safe manner. All home zones are clearly marked with numerous signs that show the vehicles where the zone is located

and what their rules are. A home zone is very useful and creative because it can be formed to include anything a community might want and can include everyone from children to families to disabled people to cyclists. Past home zones have included features such as traffic calming, shared surfaces (no kerbs), art works, flowers and landscaping, play space, seating, designated parking, and communal areas.

A home zone does a lot to create a community in a place where people might tend to be more self-absorbed because they don't have the time or place to hang out and meet their fellow neighbours. Not only does a home zone create a place for all to hang out, but it diminishes use of cars and allows for a healthier, safer, and cleaner environment.



Figure 36: Southville Home Zone,
www.elemental-landscape-architects.co.uk/imag

To create a successful home zone the community must be very prevalent in all parts of the process. If the community does not want a street where their kids can hang out or they will not like not being able to park by their front door you will have numerous complaints and accusations and the whole thing will be a bust. Therefore you must always be taking into consideration what the community wants. This can be a very expensive process because of the number of employees needed to ensure that all members of the community are acknowledged and considered. Important considerations needed to be taken into account before deciding to create a home zone are

- There must be a change in the scenery of the street for this to be effective meaning a construction of redesigning
- To create a home zone is usually very expensive.

Second option that's more affordable is a DIY street

- Is traffic calming or barriers to slow down vehicles possible in the location you are looking at?

A home zone can be a very beneficial choice for a community that has no close play spaces offered and no locations that would be able to support a new play space being built. A home zone works for all ages of children and provides a great

area for all sorts of creative play right next to home. In a borough such as Brent where there are lots of developments and affordable housing options there are not a lot of options for a full play space. Luckily a home zone can work around all those obstacles and still become as useful at helping children develop as a traditional playground.

5.3.3 Locations for Future Play Spaces

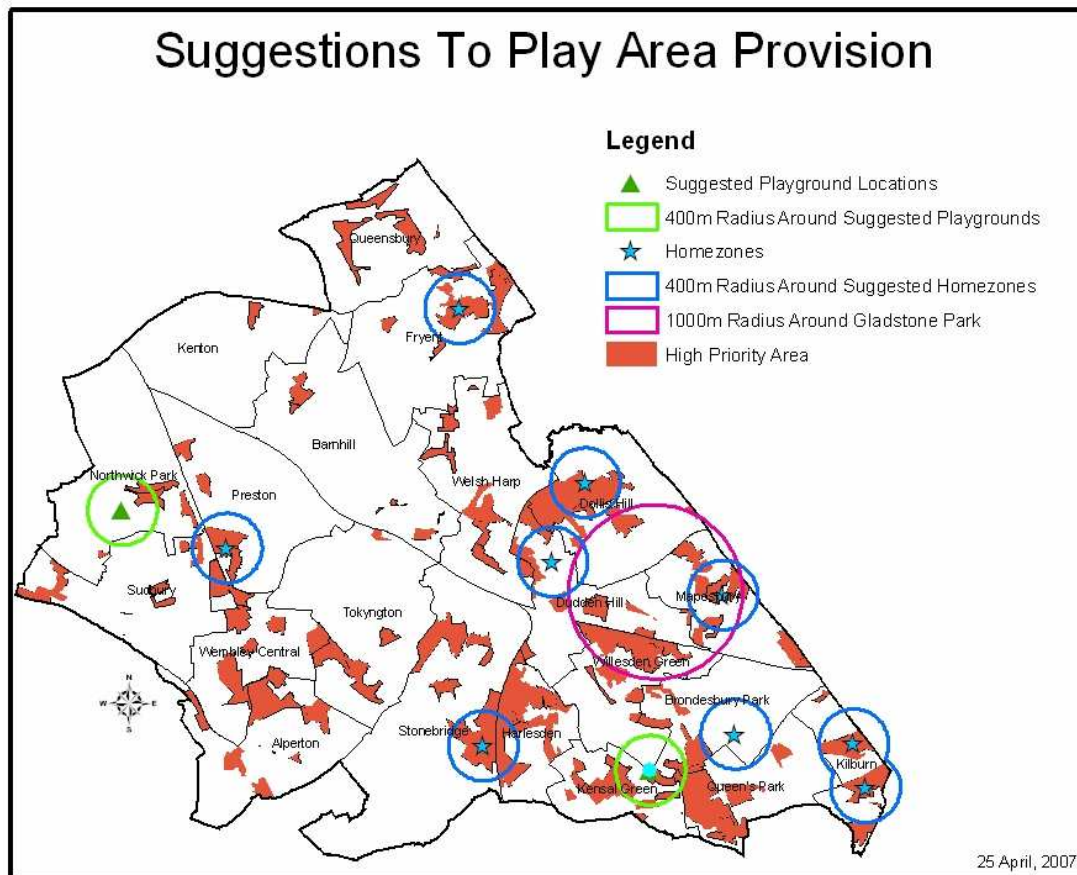


Figure 37: Future Locations of Play Provision

The team recommends a total of 11 new locations for future play spaces. 9 of those recommended are home zones. The group believes that because of the huge increase in population expected as well as an increase in developments and affordable housing that Brent would have an easier time finding a prime location for a home zone rather than a full play space. The location for a play space that is shown by a light blue circle seems to be unused land and it would be beneficial to create a NEAP there. A close up of this location is shown in Figure 38.

Suggested Playground

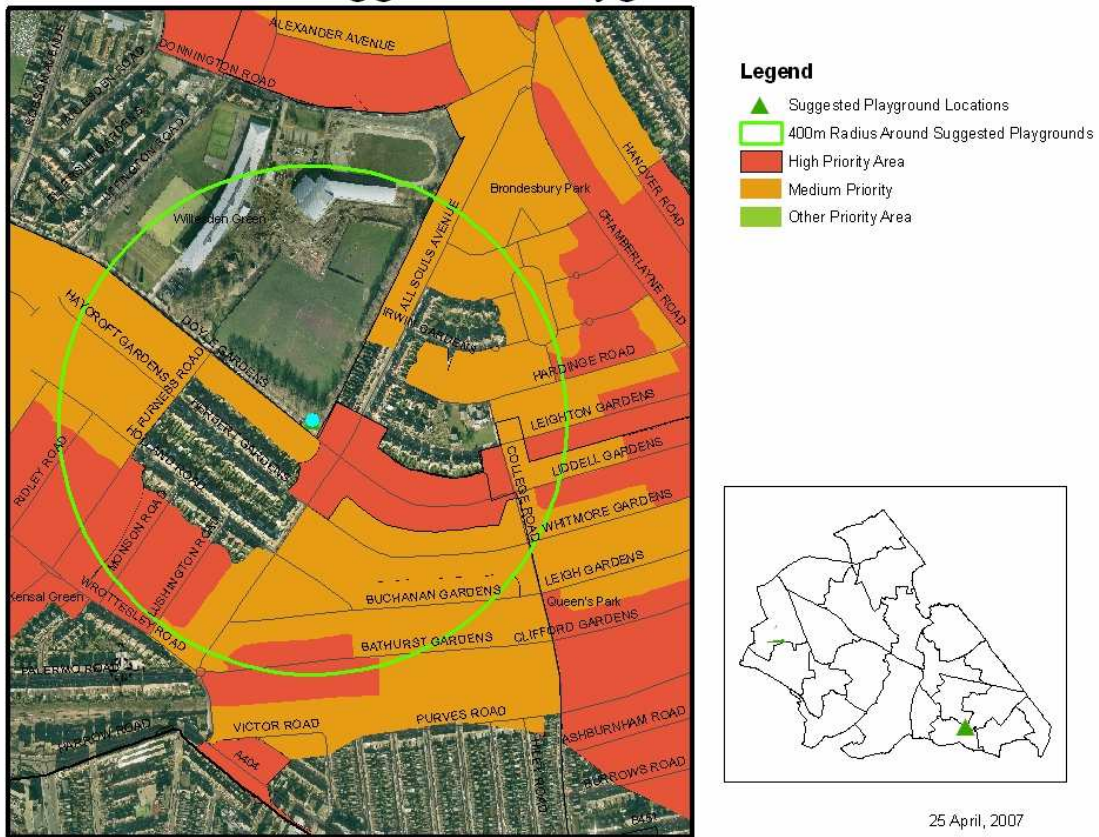


Figure 38: Close up of Future Location

In that way the radius of area provided for would cover a lot of the high deficiency areas in Brent. The location signified by a green triangle would be better off being a LEAP of either Local More or Less Equipped.

Suggested Playground

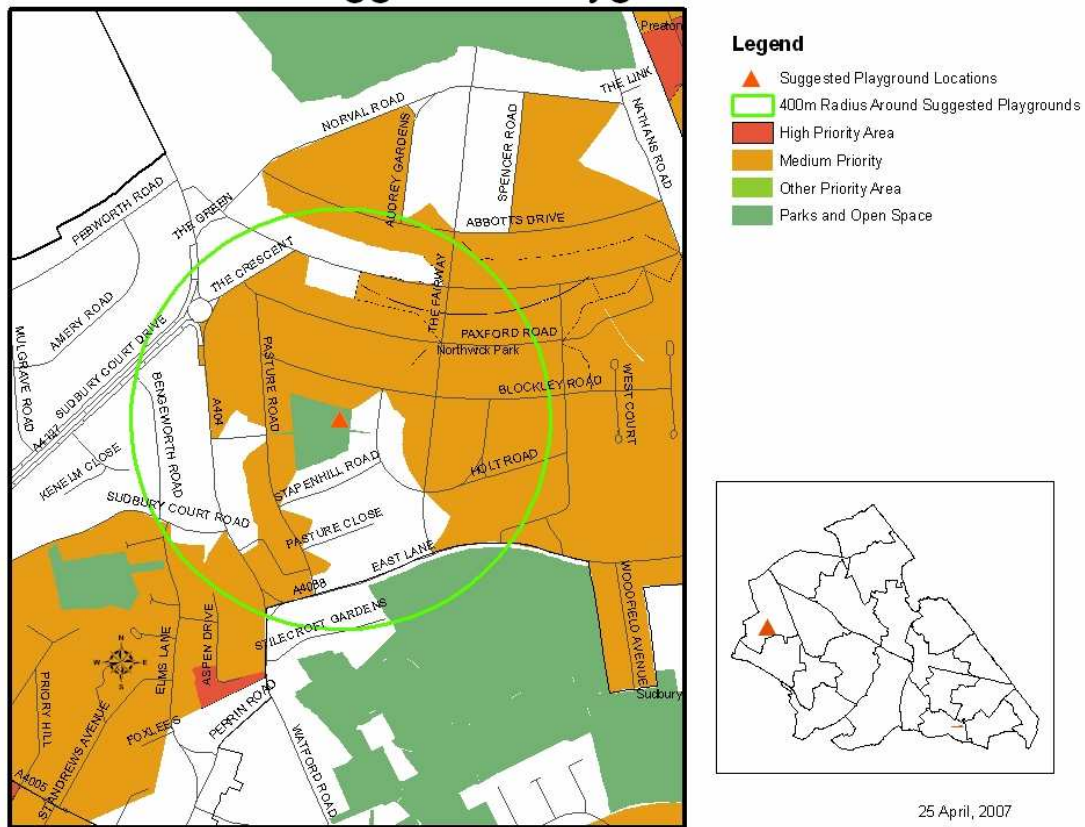


Figure 39: Future Location for a Play Space

This was suggested because it would be located in a park and though there are areas of deficiency close by they are located only to the right of the triangle and a NEAP would be wasted in that location. A close up is shown in Figure 39.

6 Conclusions

Michel de Montaigne, a French essayist once said “Children at play are not playing about. Their games should be seen as their most serious minded activity.” Throughout the course of our project, we have taken this saying to heart. As counterintuitive as it may sound, the concept of play has become a serious matter for consideration. When involved in the planning of a large residential area, it would be very easy to allow considerations such as play space provision fall by the wayside. However, the Brent Council has taken special care to ensure that all its inhabitants are well taken care of. To this means, the research completed within the realms of this project should help to better equip the borough to deal with this task.

Although the IQP report outlines a detailed description of the steps the project team has taken to accomplish the set of objectives presented to us, the final project deliverables that we have prepared for the borough of Brent will have the most impact in the coming years. Our project outcomes included a digitized record of the estate playgrounds outlined through policy OS18. This record helps to define the type of play areas that are being provided in compliance of OS18. The analysis completed on the policy should help to provide insight to the planning department about how the policy might be further revised. Although previous knowledge about the planning process was not known in detail, the set of recommendations regarding this policy that have been formulated based on the results of the analysis should help the borough in understanding ways that they might improve this policy. Since its revision in 2001, Policy OS18 had not previously been assessed to determine its effectiveness. Therefore the records we are providing to the borough will be invaluable in the coming years to further monitor its success.

Utilizing the information gained through the assessment of policy OS18, a map of the public accessible play provision within Brent was then created. A map as specific as this had not previously been available to the borough and through the research gained, the borough now has a better idea of the play provision that is actually in place.

The final outcome of the project that will be of most importance to the planning service and the parks service will be the final deficiency map that had been defined according to the considerations of quality, quantity and accessibility. A map such as this will be invaluable to the borough as they move to create new play areas

and assess current play provision. If broken down into deficiency by ward, it would prove to be a useful tool in appealing for more play provision. Such a map will also be helpful in the further use of policy OS18. Planners will be able to have this map at their disposal when determining the exact provision that a developer must provide. If the developer is planning to build in a high priority area, it will be apparent from the map, and stipulations will be made for a physical play space to be built rather than money being offered.

Analyzing and determining deficiencies within a borough is not an exact science. Throughout the course of this project, it has come to light the difficult job that community providers have on their hands. Although seemingly an objective process, classifying and defining deficiencies involves grey areas. It seems that the best and most efficient way to handle the possible human error and subjectivity of the process is to be constantly revising policies, analyzing, deficiencies and assessing previous work. The research completed over seven weeks has not only helped the borough to determine deficiencies, but perhaps inadvertently provided a unique way to assess policies due to the different background and type of people that have performed said research. It cannot truthfully be said that the borough of Brent has been the only party to benefit due to the work that was achieved over the past seven weeks. Understanding and working through subjectivity and grey areas are not usually qualities that are learned through an education at WPI. Hard facts and numbers are easy to work with – but difficult to procure. The most challenging aspect of this project was to create hard facts and numbers from very subjective data. However, the knowledge gained through the time spent in with the Brent Planning Council will have mutually far-reaching benefits.

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Appendix A: Site Inspection Checklist

Park _____ Address _____ Date _____

Persons Performing Evaluation _____

Equipment	Safety Issues	Cleanliness	<input type="checkbox"/> Trash on ground
_____	_____	_____	<input type="checkbox"/> Trash Bins
_____	_____	_____	<input type="checkbox"/> Graffiti placement
_____	_____	_____	_____
_____	_____	_____	<input type="checkbox"/> Dog Mess
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Score <input type="text"/>	Score <input type="text"/>	Score <input type="text"/>	

Amenities (number)	Max Capacity	Ground Surface(s)	Water
<input type="text"/> Male Restrooms	<input type="text"/>	Grass	Pavement
<input type="text"/> Female Restrooms	<input type="text"/>	Gravel	Wood Chips
<input type="text"/> Benches	<input type="text"/>	_____	Dirt
<input type="text"/> Water Fountains	<input type="text"/>	_____	Rubber
<input type="text"/>	<input type="text"/>	_____	_____
		_____	_____
		Score <input type="text"/>	

Fences	Material _____	Handicap Accessibility	_____
	Safety Concerns _____		_____
	Gates _____	Age Category(s)	
	Gate Locations _____	<input type="checkbox"/> Expected	<input type="checkbox"/> Found
	Perimeter Enclosed _____	<input type="checkbox"/> 4-6 years	<input type="checkbox"/> 4-6 years
		<input type="checkbox"/> 4-8 years	<input type="checkbox"/> 4-8 years
		<input type="checkbox"/> 8-12 years	<input type="checkbox"/> 8-12 years

Drainage	_____	Traffic Around Area	High Medium Low
	_____	Main Road Proximity	Number of Lanes _____
Surrounding Area		Other Roads	Number of Lanes _____
Residential	_____		_____
Commercial	_____	Cross Walks	_____
Industrial	_____		_____

Overall Development Potential

Low	
Medium	
High	

Equipment Development Potential

Low	
Medium	
High	

Safety Development Potential

Low	
Medium	
High	

Cleanliness Development Potential

Low	
Medium	
High	

Ammenity Development Potential

Low	
Medium	
High	

Sidewalks

Distance from Road _____

Uneven _____

Cracked _____

Buffer Area Around Park

Parking

_____ Available Spots

_____ Roadside Parking

Daytime Use M T W Th F Sa Su

Time _____

Weather conditions _____

of People _____

Types of Play Encouraged _____

Wardes/Safety Officials

Present _____

Hours Posted _____

Emergency Phones _____

Comments: _____

Unique Characteristics: _____

Unique Obstacles: _____

Questions for Patron: Brent Local Age Frequency of visits

What is your favorite thing about this playspace? _____

What is your least favorite thing about this playspace? _____

Is there anything different you would like to see at a playspace? _____

Appendix B: Interview Summary, Parks Planning Service

Leslie Williams; Park Planning Service, and Aine Ryan; Service Development Officer

Attendance: Leslie Williams, Aine Ryan, Amy Tyler-Jones, Cory Figliolini, Rick Leverage, Elise McDevitt, Hallie Schiess

Introduction to Brent's Play Areas: Leslie began by providing an overview of the parks within Brent

- Parks constitute 6-8% of the borough, with roughly 20-25% of that figure being estate parks
- Different types of play areas such as Country Parks, District Parks and Pocket Parks, and what constitutes the area's classification
- Locations of parks: a brief breakdown of the southern and northern parts of the borough

Role of the Parks Service: The primary role of the parks service is to monitor and maintain the parks systems

- Wardens have been implemented fairly recently – within the last three years. They are responsible for 8 parks throughout the borough, their main job is to interact with the public.
- Assets Manager: maintains the buildings and play spaces
- Play Inspector: performs biweekly evaluations of the safety and conditions of each play space.

Play Area Funding and Renovation:

- Monies granted to the borough through the Section 106 Policy will go towards improving the open spaces. Unless specifically allocated to a project, the money will be held in an account until needed.
- The borough plans to renovate all playgrounds in accordance with the European Union Society Criteria.
- Play areas are heading towards multi-use areas in order to better utilize space

Future Resources: Aine was very helpful in providing many sources to consider

- Green Flag Award: very prestigious for a park to obtain, the guidelines and standards are very general though.
- RoSPA (Royal Society for the Prevention of Accidents): Provides safety inspections of play areas – either routine or annual. These are not national

guidelines are not necessary to be followed.

- Specific site inspection sheets: the play inspector has a different checklist sheet for each park that he travels to. These sheets are designed to be in compliance with RoSPA, and they have been made available to us.
- LEAP, NEAP, and LAP standards for each play space.
- Census data: The 2002 census data is online however, there is more current data available through Brent's GIS.

Appendix C: Master Development List Applicable for Policy OS18, before 2001

App #	Date	Development	Address	Post Code	Policy Called For	Provision Made	Type of Development	Units
1	980255 12/10/1998	Former North West London	College Site, Carlton Vale		relocation of sports and recreational facilities	£500,000 for relocation of sports facilities to a deficient area	residential	100
2	990803 9/29/1999	Crawford Avenue Health Centre	Crawford Avenue, Wembley	HA0 2HX	amenity and children's play space	play space provided	residential	28
3	990387 10/29/1999	Adaptacom	Dudden Hill Lane,	NW10 1DL	called for nothing	provision of amenity space	residential	17
4	991867 11/10/1999	551 High Road	Wembley	HA0 3DR	called for nothing	amenity space not changed	residential	18
5	991347 12/22/1999	Land R/O Gladstone Park JMI School	Sherrick Green, Willesden	NW10	amenity and children's play space	contribution to the nearby Chapter Road Play Park	residential	32
6	1380 8/23/2000	Stonebridge Park Conservative Club	2 Morland Gardens, Stonebridge	NW10 8 DY	amenity space	amenity space	mixed use	18
7	1242 8/23/2000	WASPS RFC Ground	Repton Avenue, Wembley	HA0 3DW	play space called for	no details given, believe it followed Sec 106	residential	113
8	992562 10/13/2000	31, 331, 333, & Land to r/o High Rd	Willesden	NW10 2 JT	amenity space	provided amenity space	residential	32

Appendix D: Master Development List Applicable for Policy OS18, 2001- Present

App #	Date	Development	Address	Post Code	Policy Called For	Provision Made	Type of Development	Units
2001								
001077	29/03/01	Mitre Public House	152 Watford Road, Wembley	HA0 3HF	provision of play/leisure space	Provision was sought (£50,000) for play area at Vale Farm, but was considered not needed due to residents never using play space	Housing for the elderly	43
002262	30/10/01	ALLOTMENTS N/T 2 BRIDGE ROAD	Gibbons Road,	NW10	sport & recreation	£300,000 for specific improvements to Gibbons	Residential	31
002463	20/02/01	Former Futtlers Yard	Acton Lane, Harlesden, London	NW10		No mention of anything (policy or sec 106)	live/work	23
002729	22/03/01	Stonebridge Estate	Stonebridge, London	NW10		No mention but this dealt with just the parking space	dwellings	18
002737	15/08/01	TOTAL PETROL FILLING STATION	100 Willesden Lane, Kilburn, London	NW6 7TB	amenity space suitable to inhabitants	a roof balcony	flats w/ retail underneath	18
002831	06/09/01	159-169A INC	Malvern Road, Kilburn, London	NW6 7TB	none	small amenity space	housing	27
011078	09/10/01	CENTURY HOTEL	Forty Avenue, Wembley	HA9 8QQ	amenity space suitable to inhabitants	£60,000 towards off-site childrens play space	housing	61

App #	Date	Development	Address	Post Code	Policy Called For	Provision Made	Type of Development	Units
011473	05/12/01	SITE OF HIRST RESEARCH CENTRE	50 East Wembley Lane, Wembley	HA9	provision of play space	£65,000 for play area in or around site and £40,000 for the ongoing maintenance of it	housing/retail	344
16								
991972	15/01/01	Lonsdale House	Empire Way, Wembley	HA9 0XX	amenity space suitable to inhabitants	communal garden	housing	36
17								
*11099	26/10/01	1-6 Grange Court & 1-7 Grove Court	Willesden Lane				residential	28
18								
19	001825	2/26/2001 SOUTH HAMPSTEAD CRICKET CLUB	Sidmouth Road, Willesden	NW2 5JY		a contribution of £45 000 for the improvement of public open space/sports facilities in the area	Two Storey Health Club	
20	001872	7/4/2001 CHESTERFIELD HOUSE	9 Park Lane, Wembley	HA9 7RH		contribute £125,000 towards environmental improvements within the town centre	Part 11-storey and part 17-storey building, comprising retail/restaurant use on ground and first floors fronting the High Road and on the ground floor fronting Park Lane, and remaining accommodation as Class B1 Offices	
21	992397	5/14/2001 Northwick Park Golf Club	280 Watford Road, Harrow	HA	none	play space near? Maybe?	Golf House	

2002													
22	002343	18/02/02	1-25, Buckingham Mews	Harlesden, London	NW10 4RN	amenity space provision	£10,000 provided for local public open space	Residential	16				
23	002814	22/01/02	106 Honeypot Lane, Kingsbury, London			provision of a play space	play area	healthcare and residential	121				
24	002833	25/02/02	POUND LANE HEALTH CLINIC	Pound Lane, Willesden, London	NW10 2HH	provision of amenity space and play area as appropriate	No playspace, amenity space in the back	residential	14				
25	002840	25/02/02	WILLESDEN GENERAL HOSPITAL	Harlesden Road, Willesden, London	NW10 3RY	provision of amenity space	provided £60,000 for equipment and improvement	housing/hospital	82				
26	011049	23/05/02	120-130, The Avenue	Wembley	HA9	provision of amenity space	No playspace, £29,400 for educational facilities	housing	40				
27	011432	29/04/02	NIGHT CLUB & MEETING ROOMS	Walm Lane, Cricklewood, London	NW2	provision of amenity space	No playspace, £50,000 for environmental and open space improvement	housing/retail	54				
28	012289	30/08/02	703 & 703A, Harrow Road	Kensal Green, London		provision of amenity space	play space	housing	46				
29	012997	30/07/02	LAND R/O 9-27 ODD	Westfield Close, Kingsbury, London	NW9	provision of amenity space suitable to inhabitants	No, £50,000 provided for classrooms and associated facilities	housing	16				

30	021819	24/10/02	MORLAND HOUSE	Brondesbury Road, London	NW6				elderly housing	15
31	001693	8/1/2002	MICHAELS VINEYARDS 3-6	Banister Road, North Kensington	W10 4AG		subject to an obligation under Section 106 of the Town and Country Planning Act 1990	In compliance with section 106	4-storey building comprising 34 live/work units & 38 two-bedroom residential units, w/ 43 car-parking spaces	72
32	010633	3/11/2002	HEINZ MAIN FACTORY	Waxlow Road, Harlesden	NW10 7NX			In compliance with section 106	single-storey and three-storey building together with 158 car-parking spaces, lorry parking, loading and unloading facilities and landscaping	35,310m ²
33	010634	3/11/2002	HEINZ MAIN FACTORY	Waxlow Road, Harlesden	NW10 7NX			In compliance with section 106	single-storey and three-storey buildings together with 165 car-parking spaces, loading and unloading facilities and landscaping	5 units w/ floorspace of 36,849 square metres
34	010657	4/29/2002		65-69 Pound Lane, Willesden	NW10			In compliance with section 106	three-storey building w/car-parking in basement, second-floor link extension to 65 Pound Lane, and provision of mixed administrative, educational, assembly and residential uses	

35		STONEBRIDGE ESTATE		Stonebridge Estate, Stonebridge		NW10		Erection of three-storey building with basement accommodation for use as health centre and community building on Site 13, with associated car and cycle parking and access road	
012467	3/27/2002	STONEBRIDGE ESTATE	SCHOOL MAIN BUILDING, WILLESDEN HIGH SCHOOL	Doyle Gardens, Willesden	NW10 3ST			In compliance with section 106	106
012600	5/23/2002							Provision for playing fields	construction of new school with car-parking and playing fields (subject to a Section 106 legal agreement)
012707	10/10/2002	RIVIERA	372 Ealing Road, Wembley		HA0 1HE			In compliance with section 106	erection of a new 4-storey and part 5-storey building with a curved face frontage on Ealing Road providing self-storage warehouse
992400	8/23/2002	Wembley Stadium	Way, Wembley		HA9 0ND		PPG17 (sport and recreation)	pitch field	stadium/retail/90,000 seating
020076	30/04/2002		1 Premier Park Road, Park Royal, London		NW10 7NG		No Report		
020605	23/08/2002	HOOPER & CO COACHBUILDERS	Kimberley Road, Kibum, London		NW6 7SG		non-car access and environmental improvements: amenity space	nothing in accollaites	Change of use Industrial Residential and Commercial with associated parking.
40									29

41	021405	05/11/2002	NUCLEUS	2 Central Way, Park Royal	NW10 7XT	No Report		Industrial Building with Offices and Car Park	
42	021496	19/09/2002	BRIDGE YOUTH CENTRE	Bridge Road, Neasden,	NW10 9BX	None		Child Care and Family Support	
43	022371	06/12/2002	A C A D CENTRE, CENTRAL MIDDLESEX HOSPITAL	2 Central Way, London	NW10 7XN	None		Offices and Clinics	
2003									
44	013068	10/02/03	CENTRAL MIDDLESEX HOSPITAL	Acton Lane, Harlesden, London	NW10 7NS		No	hospital/retail	23,500 m2
45	023347	01/04/03	CRAFTMINSTER AUTOS GARAGE,	42 Station Parade, London		provision for amenity space	No, £15,000 provided for environmental improvements	residential	16
46	030744	12/06/03	DENTAL CLINIC	44 London Road, Wembley	HA9 7EX	provision for amenity space	No, £15,000 provided for environmental improvements within Wembley Town Center	residential/working	20
47	031412	19/08/03	PHILIPS USED CARS	Watford Road, Harrow	HA1 3HA	amenity and children's play space	No, £30,000 provided for improvement of open space	residential	38
48	031780	06/10/03	1-32 INC, WOODLANDS HOUSE	Christchurch Avenue, London	NW6	provision for amenity space	No, £31,500 provided for secondary school places within Council's area	residential	38
49	031879	01/10/03	ALLOTMENTS	Elthorne Way, London	NW9	amenity and children's play space	No, £100,000 towards open space improvements in the Church Lane Recreation Ground	residential	36

50	032371	11/11/03	CAR PARK, PLAZA WALK	Grove Park, London	NW9	provision for amenity space	No. £300,000 towards the improvement of the public open space adjoining the site	residential	151
51	032869	29/12/03	CHURCH END REDEVELOPMENT, CHURCH END AND ROUNDWOOD	and Roundwood Estates, High Road, Wembley	NW10	provision for amenity space	provided open space	residential	442
52	*10741	6/4/2003	Church Hall & Vicarage	High Road, Wembley		Provision of child's play space	?	youth hostel	43
53	*21685	9/1/2003	Guinness Site Phoenix 2	Cumberland Ave		provision of amenity space	roof deck	residential	42
54	000751	2/19/2003	Plots 3A & 3G	McNicol Drive, Park Royal	NW10		£200,000 to compensate for new open space, improvements to existing open space, new sports facilities or improvements to existing sports facilities in the Borough	Construction of 1 light-warehouse unit with associated car-parking and service area	6688sqm
55	012963	2/3/2003	SCHOOL MAIN BUILDING, WEMBLEY HIGH SCHOOL	East Lane, Wembley	HA0 3NT		In compliance with section 106	Erection of a two-storey extension to the south and west elevations, a single-storey extension to the north elevation and construction of a new main entrance on the west elevation and formation of disabled parking space	

56	990618	8/1/2003	Central Middlesex Hospital Site	Acton Lane, Harlesden NW			£60,000 towards environmental improv	mixed-use	9
57	021470	25/07/2003	WEMBLEY RIFLE CLUB N/T TIP	Abbey Road, Harlesden, London	NW10	play space	£40,000 for Pocket Park in vicinity	Industrial	
58	022025	24/09/2003	PATIDAR HOUSE	22 London Road, Wembley	HA9 7EX	non car access	£25,000 towards non car access	Community and Education Building	
59	022824	10/07/2003	REDEVELOPMENT SITE AT PRIESTLEY WAY & JVC	JVC BUSINESS PARK, Priestley Way, London	NW2	Pedestrian and Cycle Improvements, Landscaping improvements	£100,000 for Pedestrian and Cycle, £7,500 for Landscaping	New Warehouse and Office Building, refurbishment of existing Warehouses	
60	022889	14/02/2003	BRENT INDIAN ASSOCIATION	116 Ealing Road, Wembley	HA0 4TH	None		New Community Centre	
61	023326	12/05/2003	OUTREACH LIBRARY SERVICE, ANNEX OF THE WILLESDEN GREEN LIBRARY CENTRE	2-12 Grange Road, London	NW10 2ST	non car based transport, environmental improvements, street tree planting in the vicinity	£12,000 to non-car, £15,000 to environmental improvements, £3,000 to street tree planting	Library, Museum, Flats	
62	030991	04/07/2003		LAND BETWEEN 20 & 22, COLLEGE PARADE, Salusbury Road, London	NW6 6RN	non car access	£10,800 for non car access	Business Center and Offices	
63	031500	31/07/2003	CENTRAL MIDDLESEX HOSPITAL	Acton Lane, London	NW10 7NS	None		New "Facilities" for Hospital Use	

63	031500	31/07/2003	CENTRAL MIDDLESEX HOSPITAL	Acton Lane, London	NW10 7NS	None			New "Facilities" for Hospital Use
64	032746	11/12/2003	BIRO BIC	Whitby Avenue, London	NW10 7SG	non car transportation, street tree planting and environmental/public realm improvements	£30,000 towards non car transportation, £5,000 towards street trees and environmental/public improvements	Commercial use and Offices	
65	032865	14/11/2003	JOHN BILLAM YOUTH SPORTS CENTRE	Woodcock Hill, Harrow	HA3 0PQ	GAA expected to spend £200,000 renovating building and provision of changing rooms for Council use, improved drainage to make fields usable.	125 year lease signed for £500,000 which is to be spent on upgrading sports and play facilities including John Billam Sports Field, Vale Farm, and Northwick Park. Provision for Small Park area (Woodcock Dell) with childrens play equipment.	Internal and External Modifications, Change of use	
66	*33351	1/14/2004	1-10 Inc 10A + 11-13 Turpins Yard	Oaklands Road		provision of amenity space suitable to inhabitants	£40,000 for open space and environmental improvements	residential	120
67	032059	02/02/04	BROWNELL	28A Mordaunt Road, London,	NW10 8NU		£15,000 towards open space and environmental improvements within the vicinity of the site.	Residential	30
68	032449	23/01/04	1-110 INC & ELECTRICITY SUB STATION, DONNINGTON	Donnington Road, London,	NW10		£20,000 towards environmental improvements in the area	Residential	120

69	033367	27/01/04	1-31, JENNER HOUSE	Buddings Circle, Wembley, HA9			Residential	31
70	033680	11/03/04	100 & ALLOTMENTS R/O	96-112, Harrowdene Road, Wembley, HA0		The provision and maintenance of the open space, including the children's play area within the site.	Residential	33
71	040249	24/05/04	B A C S	3 De Havilland Road, Edgware, HA8 5PA		childrens play equipment		177
72	040379	12/11/04	LAND N/T WEMBLEY STADIUM STATION	South Way, Wembley, HA9		childrens play area	Mixed Use	73,382 sqm
73	040401	24/12/04	Guinness Sports & Social Club	Twyford Abbey Road, London, NW10 7ES		new open space	Mixed Use	192
74	041276	27/07/04	75 Kilburn Lane, London, W10 4AW	75 Kilburn Lane, London, W10 4AW			Mixed Use	37
75	041637	23/07/04	R/O 9 NICOLL ROAD, CAR PARK R/O	14, High Street, London, NW10			Residential	18

76	042046	29/09/04	LAND R/O ST ANDREWS CHURCH	High Road, London,	NW10				Mixed Use	12
77	042081	29/09/04	WILLIAM DUNBAR HOUSE GARAGES	Albert Road, London,	NW6		£20,000 towards open space / environmental improvements		Residential	20
78	042744	21/12/04	131-135, Kenton Timber & Builders Merchant	133 Kenton Road, Harrow,	HA3 0AZ		£2,000 towards open space		Residential	17
79	022218	04/03/2004	MICHAELS VINEYARDS	3-6 Banister Road, London	W10 4AG		housing for homeless or purchasing affordable housing		Mixed Use	
80	032305	14/04/2004	Flats 1-4 Vale Farm House & Pavilion Parkside Lawn Tennis Club	1-4 Watford Road, Wembley	HA0		non car transportation		Primary Care Centre	
81	033030	20/02/2004	CAR PARK R/O	155-163, Kilburn High Road, London	NW6		None		teaching and ancillary facilities	
82	033032	26/07/2004	COLLEGE OF NORTH WEST LONDON WILLESDEN	Denzil Road, London	NW10 2XD		traffic calming, pedestrian/cyclist/public transport improvements and direction signing		redevelopment of Buildings and parking lot	
83	033084	19/01/2004	ROBERTS COURT	Stag Lane, London	NW9 9AD		non car transportation		Primary Care Centre and Nursing Home	
84	033110	19/01/2004	WILLESDEN SPORTS CENTRE STADIUM	Donnington Road, London	NW10 3QX		non-car access improvements and the mini-roundabout junction of Chamberlayne Road and Donnington Road		Leisure Centre	

85	033200	29/09/2004	LAND SURROUNDING WEMBLEY STADIUM	Royal Route, Wembley	HA9	play space	Provision of agreed children's play facilities	Mixed Use
86	033280	11/03/2004	CENTRAL RELIEF SERVICE	2 Scrubs Lane, London	NW10 6RB	provision for playspace	Play space provided	Extensions to existing Building
87	033352	24/05/2004	THEME TRADERS, THE STADIUM	Oaklands Road, London	NW2 6DJ	open space, non car modes of access	£25,000 to £41,000 for open space, £25,000 towards the improvement of non car modes of access	Mixed Use
88	033436	23/02/2004	THEOCO RENAULT	5 Burnt Oak Broadway, Edgware	HA8 5LD	environmental improvements and improvement of open space within the vicinity, improvement of non car modes of access	£1,000 per unit towards environmental improvements and improvement of open space within the vicinity	Mixed Use, Car show room with flats above
89	033450	15/03/2004	MONKS PARK CLINIC	Monks Park, Wembley	HA9 6JE	non-car access improvements, landscaping enhancements within the adjacent Tokyngton Recreation Ground	£5,000 towards off-site landscaping enhancements within the adjacent Tokyngton Recreation Ground	Health Care Centre and Kiosk
90	033538	03/09/2004	Former Heinz Factory	Waxlow Road, London	NW10	public transport/non car access	£40,000 towards public transport/non car access	Commercial use and Offices
91	040620	24/06/2004	UNIT 1, FREETRADE HOUSE	Lowther Road, Stanmore	HA7 1EP	non-car access	£10,000 towards the improvement of non car modes of access	construction of 4 story extension
2005		2005						
92	022536	07/03/05	WELLINGTON HOUSE	Wellington Road, London,	NW10 5LJ		£20,000 for provision/improvement of public open space in the locality	Mixed Use

93	022980	26/05/05 99-107 and R/O 99,	Kilburn Lane, London, W10			proposed new open space	Mixed Use	16
	033447	29/03/05 377 & 377A,	Kilburn High Road, London, NW6			£3000 towards environmental improvements in the immediate area to compensate for the loss of trees covered by a TPO	Mixed Use	35
94	033727	26/08/05 LAND ON ELM ROAD,	Elm Road, Wembley, HA9			£15,000 towards the improvement of public open space within the vicinity	Residential	48
95	033765	13/10/05 CENTRAL SQUARE,	Central Square, Wembley, HA9					
96	041945	30/06/05 Samsburys Car Park,	Ealing Road, Wembley, HA0			small childrens play area	Mixed Use	12,821m ²
97	044123	17/03/05 1-30 Inc, Elmwood House,	Harlesden Road, London, NW10			£80,000 towards play spaces and open space	Car Park	
98	050334	03/11/05 School Main Building, College Of Nw London	Priory Park Road, London, NW6 7UJ			Sec. 106 agreement towards open space	Residential	38
99	050968	29/06/05 Chalkhill Health Centre,	Chalkhill Road, Wembley, HA9 9BQ			landscaped play area	Residential	89
100						£75,000 towards open space, environment	Mixed Use	42

101	011714	10/26/2005			Central Square, Wembley	HA9	contribution of not less than £80,000 towards the enhancement of play equipment and public open space within the Wembley area	mixed-use development comprising the demolition of 457 to 491 High Road Wembley and Units 1 to 41 Central Square and the re-development of the square	
102	043941	3/17/2005	JOHN KELLY TECHNOLOGY COLLEGES AND EVANS BUSINESS	Crest Road	NW2		school play area provisions	new school buildings for John Kelly Technology Colleges	20,309sq.ft
103	044027	3/18/2005	Brake Brother Foodservice	Unit B, 14 Waxlow Road	NW10 7NU		£5,000 contribution towards 10,000 trees in Park Royal	ancillary office & storage accommodation, loading & unloading facilities, car and cycle parking, refuse storage, erection of electricity sub station and use of existing access and egress to Waxlow Road	1880m ²
104	050380	5/12/2005	Allied	3 Burnt Oak Broadway, Edgware	HA8 5LD		£75,000 contribution towards environmental and open space improvement	Demolition of existing building and replacement with 73 flats in 2 separate blocks and subject to a Deed of Agree	73 flats in 2 separate blocks

104	050380	5/12/2005	Allied	3 Burnt Oak Broadway, Edgware	HA8 5LD	£75,000 contribution towards environmental and open space improvement	residential	73
105	050802	10/7/2005	McVities United Biscuits Lorry Park & Garage	Waxlow Road	NW10 7NY	ancillary first floor offices, associated loading/unloading facilities, car parking, landscaping and formation of 4 vehicular accesses to Waxlow Road	3 industrial/warehouse buildings on site	
106	052041	12/1/2005	Stonebridge Recreation Ground	Brentfield	NW10	Application for approval of reserved matters pursuant to condition 11 (submission of details of community facilities)	Provision of Sports fields and facilities, no play spaces	
107	052460	10/21/2005	Claremont High School	Claremont Avenue, Harrow	HA3	new sports hall changing rooms and internal street circulation to adjoining existing school buildings	school play areas	

108	052639	12/6/2005	Cricklewood Homeless Concern	60 Ashford Road	NW2 6TU			erection of part two-storey, three-storey and four-storey building, with lower ground and basement levels, for use as day-care centre and primary treatment centre for homeless people	
109	052716	12/15/2005	Roberts Court	Stag Lane	NW9 9AD			day care center play areas	sheltered complex for the elderly
110	052773	12/23/2005	Boyriven Textile	Bridgewater Road, Wembley	HA0 1AJ			No mention of policy OS18	3-storey building
111	052804	12/16/2005	Datapoint House	400 North Circular Road	NW10 0JG			No mention of policy OS18	2 two-storey buildings with associated wind turbines
112	020630	30/06/2005	HALLMARK TRADING CENTRE	29-59, Fourth Way, Wembley	HA9 0HN	non-car access		£10,000 for greening North Circular Corridor	Offices
113	032896	31/03/2005	AVALON OVERSEAS MOVERS	10 DRURY WAY INDUSTRIAL ESTATE, Laxcon Close, London	NW10 0JN	non car access		£12,000 to non-car access	Office Building
								£15,000 towards non car access	

2006	2006								
114	022699	11/04/06	ALL BUILDINGS & PLAYING FIELDS, COPLAND COMMUNITY SCHOOL,	High Road, Wembley, HA9	Provision of two children's playgrounds and future maintenance of the public play area within the southern portion of playing area	Mixed Use	323		
115	041644	10/03/06	NATCO FOODS,	Lancelot Road, Wembley, HA0 2BG	new play area	Residential	107		
116	050647	31/03/06	Whitesands, Dadoos Supermarket,	2 Atlip Road, Wembley, HA0 4LU	children's play equipment	Mixed Use	broadcast studio, 5 studio units, 37 one-bedroom flats, 37 two-		
117	051204	24/02/06	Prince Of Wales Ph,	Kingsbury Road, London, NW9 9HR	£90,000 towards open space	Mixed Use	44		
118	052625	20/03/06	Open Space & Play Area,	Granville Road, London, NW6	£10,000 towards environmental/tree improvement	Residential	130		
119	052949	12/01/06	Land Surrounding Wembley Stadium,	Engineers Way, Wembley, HA9		Mixed Use	286		

120	053227	02/03/06	Church End Redevelopment,	Church End and Roundwood Estates, London, NW10			Residential (Elderly)	30
121	060857	28/06/06	R/O 9 Nicoll Road, Car Park R/O 1	4, High Street, London, NW10		£30,000 towards environment, playspaces	Residential	21
122	060994	03/08/06	391-395, Chapter Road, London,		NW2 5NG	£19,000 towards environment, play spaces	Residential	38
123	053410	28/02/2006		168-172, Honeypot Lane, Stanmore	HA7	£10,000 contribution for off site landscaping and environmental improvements	trade warehouse w/ ancillary facilities, associated vehicle parking and servicing access	
124	061290	27/07/2006	School Main Building, St Mary Magdalen Roman Catholic School	Linacre Road	NW2 5BB	school playgrounds	single-storey and two-storey replacement school building, comprising two-storey main school building fronting Lechmere Road, new sports hall and creation of external play space areas,	
125	61542	10/31/2006	Unimix House	Abbey Road, London,	NW10 7TR	nothing	mixed use	

126	62288	11/28/2006	School Main Building Jm, Wembley Manor School				nothing	nothing
127	62370	10/20/2006	Front Car Park and Unit 1	5-9 Willen Field Road, London N			nothing	
128	62654	12/11/2006	Datapoint House	400 North Circular Road, London	NW10 0		nothing	
129	033536	19/04/2006	ASDA SUPERSTORE	Forty Lane, Wembley	HA9 9EX		non-car access improvements, public Art	Construction of mezzanine level for retail
							£75,000 towards non-car access improvements, £2000 towards public Art	

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Planning Objectives

Open spaces, sport and recreation all underpin people's quality of life. Well designed and implemented planning policies for open space, sport and recreation are therefore fundamental to delivering broader Government objectives. These include:

supporting an urban renaissance - local networks of high quality and well managed and maintained open spaces, sports and recreational facilities help create urban environments that are attractive, clean and safe. Green spaces in urban areas perform vital functions as areas for nature conservation and biodiversity and by acting as 'green lungs' can assist in meeting objectives to improve air quality.

supporting a rural renewal - the countryside can provide opportunities for recreation and visitors can play an important role in the regeneration of the economies of rural areas. Open spaces within rural settlements and accessibility to local sports and recreational facilities contribute to the quality of life and well being of people who live in rural areas.

promotion of social inclusion and community cohesion - well planned and maintained open spaces and good quality sports and recreational facilities can play a major part in improving people's sense of well being in the place they live. As a focal point for community activities, they can bring together members of deprived communities and provide opportunities for people for social interaction.

health and well being - open spaces, sports and recreational facilities have a vital role to play in promoting healthy living and preventing illness, and in the social development of children of all ages through play, sporting activities and interaction with others.

promoting more sustainable development - by ensuring that open space, sports and recreational facilities (particularly in urban areas) are easily accessible by walking and cycling and that more heavily used or intensive sports and recreational facilities are planned for locations well served by public transport.

National Planning Policies

Assessments Of Needs And Opportunities

1. To ensure effective planning for open space, sport and recreation it is essential that the needs of local communities are known. Local authorities should undertake robust assessments of the existing and future needs of their communities for open space, sports and recreational facilities. Assessments will normally be undertaken at district level, although assessments of strategic facilities should be undertaken at regional or sub-regional levels.

2. As a minimum, assessments of need should cover the differing and distinctive needs of the population for open space and built sports and recreational facilities (as outlined in the [annex](#)). The needs of those working in and visiting areas, as well as residents should also be included.

3. Local authorities should also undertake audits of existing open space, sports and

recreational facilities, the use made of existing facilities, access in terms of location and costs (such as charges) and opportunities for new open space and facilities ([see endnote 1](#)). Audits should consider both the quantitative and the qualitative elements of open space, sports and recreational facilities. Audits of quality will be particularly important as they will allow local authorities to identify potential for increased use through better design, management and maintenance.

4. Assessments and audits will allow local authorities to identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in their areas. They form the starting point for establishing an effective strategy for open space, sport and recreation at the local level (tied into the local authority's Community Strategy), and for effective planning through the development of appropriate policies in plans.

5. Good quality assessments and audits, leading to clear strategies supported by effective planning policies, will provide vital tools for resolving the potential conflicts that arise between different uses and users of open space, sports and recreational facilities. The Government expects all local authorities to carry out assessments of needs and audits of open space and sports and recreational facilities in accordance with the paragraphs above. Good practice guidance ([see endnote 2](#)) being published in tandem with this PPG provides more detailed advice on how to undertake these assessments and audits.

Setting Local Standards

6. The Government believes that open space standards are best set locally. National standards cannot cater for local circumstances, such as differing demographic profiles and the extent of existing built development in an area.

7. Local authorities should use the information gained from their assessments of needs and opportunities to set locally derived standards for the provision of open space, sports and recreational facilities in their areas. Local standards should include:

- i. quantitative elements (how much new provision may be needed);
- ii. a qualitative component (against which to measure the need for enhancement of existing facilities); and
- iii. accessibility (including distance thresholds and consideration of the cost of using a facility).

8. Setting robust local standards based on assessments of need and audits of existing facilities will form the basis for redressing quantitative and qualitative deficiencies through the planning process. Standards should be included in development plans.

9. [Assessing needs and opportunities: A companion guide to PPG17](#) provides further guidance on setting local standards for open space, sport and recreation.

Maintaining An Adequate Supply Of Open Space And Sports And Recreational Facilities

10. Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements. For open space, 'surplus to requirements' should include consideration of all the functions that open space can perform. Not all open space, sport and recreational land and buildings are of equal merit and some may be available for alternative uses. In the absence of a robust and up-to-date assessment by a local authority, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to requirements. Developers will need to consult the local community and demonstrate that their proposals are widely supported by them. [Paragraph 15](#) below applies in respect of any planning applications involving playing fields.

11. Open space and sports and recreational facilities that are of high quality, or of particular value to a local community, should be recognised and given protection by local authorities through appropriate policies in plans. Areas of particular quality may include:

- i. small areas of open space in urban areas that provide an important local amenity and offer recreational and play opportunities;
- ii. areas of open space that provide a community resource and can be used for informal or formal events such as religious and cultural festivals, agricultural shows and travelling fairs. Travelling fairs may also require suitable winter quarters ([DoE Circular 22/91](#) refers); and
- iii. areas of open space that particularly benefit wildlife and biodiversity.

12. Development of open space, sports or recreational facilities may provide an opportunity for local authorities to remedy deficiencies in provision. For example, where a local authority has identified a surplus in one type of open space or sports and recreational facility but a deficit in another type, planning conditions or obligations may be used to secure part of the development site for the type of open space or sports and recreational facility that is in deficit.

13. Equally, development may provide the opportunity to exchange the use of one site for another to substitute for any loss of open space, or sports or recreational facility. The new land and facility should be at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality. Wherever possible, the aim should be to achieve qualitative improvements to open spaces, sports and recreational facilities. Local authorities should use planning obligations or conditions to secure the exchange land, ensure any necessary works are undertaken and that the new facilities are capable of being maintained adequately through management and maintenance agreements.

14. Parks, recreation grounds, playing fields and allotments must not be regarded as 'previously-developed land', as defined in annex C of PPG3. Even where land does fall within the definition of 'previously-developed', its existing and potential value for recreation and other

purposes should be properly assessed before development is considered.

Playing Fields

15. In advance of an assessment of need, local authorities should give very careful consideration to any planning applications involving development on playing fields ([see endnote 3](#)). Where a robust assessment of need in accordance with this guidance has not been undertaken, planning permission for such developments should not be allowed unless:

- i. the proposed development is ancillary to the use of the site as a playing field (eg new changing rooms) and does not adversely affect the quantity or quality of pitches and their use;
- ii. the proposed development only affects land which is incapable of forming a playing pitch (or part of one);
- iii. the playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location - [see paragraph 13 above](#); or
- iv. the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field

Developments within Open Spaces

16. The recreational quality of open spaces can be eroded by insensitive development or incremental loss of the site. In considering planning applications - either within or adjoining open space - local authorities should weigh any benefits being offered to the community against the loss of open space that will occur. Planning authorities may wish to allow small-scale structures where these would support the existing recreational uses (for example, interpretation centres, toilets, and refreshment facilities), or would provide facilities for new recreational uses. They should seek to ensure that all proposed development takes account of, and is sensitive to, the local context.

17. Local authorities should:

- i. avoid any erosion of recreational function and maintain or enhance the character of open spaces;
- ii. ensure that open spaces do not suffer from increased overlooking, traffic flows or other encroachment;
- iii. protect and enhance those parts of the rights of way network that might benefit open space; and
- iv. consider the impact of any development on biodiversity and nature conservation.

Enhancing Existing Open Space and Sport and Recreational Facilities

18. Where recreational land and facilities are of poor quality or under-used, this should not be taken as necessarily indicating an absence of need in the area. Local authorities should seek opportunities to improve the value of existing facilities. Usage might be improved by better management or by capital investment to secure improvements. Planning obligations may be used where improvements are required to meet identified needs ([see paragraph 33](#)). In looking to improve existing open space and facilities, local authorities should:

- i. promote the compatibility of the uses made of open spaces and sport and recreational facilities with adjoining land uses;
- ii. encourage better accessibility of existing open spaces and sports and recreational facilities, taking account of the mobility needs in the local population; and
- iii. promote better use of open spaces and sports and recreational facilities, by the use of good design to reduce crime.

19. In considering applications for floodlighting, local authorities should ensure that local amenity is protected. The impact on the openness of the Green Belt, or on the character of the countryside, of floodlight towers or pylons should be a key factor in determining whether planning permission should be granted. Further guidance is contained in the companion document to this PPG.

Planning For New Open Space And Sports And Recreational Facilities

General principles

20. In identifying where to locate new areas of open space, sports and recreational facilities, local authorities should:

- i. promote accessibility by walking, cycling and public transport, and ensure that facilities are accessible for people with disabilities;
- ii. locate more intensive recreational uses in sites where they can contribute to town centre vitality and viability;
- iii. avoid any significant loss of amenity to residents, neighbouring uses or biodiversity;
- iv. improve the quality of the public realm through good design;
- v. look to provide areas of open space in commercial and industrial areas;
- vi. add to and enhance the range and quality of existing facilities;
- vii. carefully consider security and personal safety, especially for children;
- viii. meet the regeneration needs of areas, using brownfield in preference to greenfield sites;

- ix. consider the scope for using any surplus land for open space, sport or recreational use, weighing this against alternative uses;
- x. assess the impact of new facilities on social inclusion; and
- xi. consider the recreational needs of visitors and tourists.

In addition to these general principles, paragraphs 21-32 below apply in respect of specific types of facilities or areas.

Mixed-use Sport, Recreation and Leisure Facilities

21. Many sporting and recreational facilities will be similar in their land use characteristics to some forms of leisure - by making intensive use of land and attracting a large number of visits. Indeed, some will be mixed with significant elements of entertainment, retail or leisure uses and will function for many hours of the day. Planning permission for such developments should only be granted where they are to be located in highly accessible locations in or adjacent to town centres, or in district or neighbourhood centres. Planning permission should not be granted for a location outside such a town centre if the resulting development would undermine the centre. Sites in central locations should be allocated where there is a high level of demand for such mixed use facilities. The guidance in PPG6 explains the principles that should be applied to the location of town centre uses.

Stadia and Major Developments

22. Planning permission for stadia and major sports developments which will accommodate large numbers of spectators, or which will also function as a facility for community based sports and recreation, should only be granted when they are to be located in areas with good access to public transport. Planning permission for additional facilities (such as retail and leisure uses) should not be granted for any out-of-centre developments unless they comply with the policy set out in PPG6.

Local Facilities

23. Local authorities should ensure that provision is made for local sports and recreational facilities (either through an increase in the number of facilities or through improvements to existing facilities) where planning permission is granted for new developments (especially housing). Planning obligations ([see paragraph 33 below](#)) should be used where appropriate to seek increased provision of open spaces and local sports and recreational facilities, and the enhancement of existing facilities. Where local facilities will attract people from a wider catchment, especially in urban areas, planning permission should not be granted unless they are located where they will be well served by public transport.

Open Spaces

24. In planning for new open spaces and in assessing planning applications for development, local authorities should seek opportunities to improve the local open space network, to create

public open space from vacant land, and to incorporate open space within new development on previously-used land. They should also consider whether use can be made of land which is otherwise unsuitable for development, or procure public use of privately owned areas of land or sports facilities.

Urban Fringe Areas

25. The countryside around towns provides a valuable resource for the provision of sport and recreation, particularly in situations where there is an absence of land in urban areas to meet provision. Subject to [paragraphs 27-30 below](#), local authorities should encourage the creation of sports and recreational facilities in such areas and the development of areas of managed countryside, such as country parks, community forests, and agricultural showgrounds. Where planning permission is to be granted for such land uses, local planning authorities should ensure that facilities are accessible by walking, cycling and public transport as alternatives to the use of the car.

Rural Areas

26. In rural areas those sports and recreational facilities which are likely to attract significant numbers of participants or spectators should be located in, or on the edge of, country towns. Smaller scale facilities will be acceptable where they are located in, or adjacent to villages to meet the needs of the local community. Developments will require special justification if they are to be located in open countryside, although proposals for farm diversification involving sports and recreational activities should be given favourable consideration. All development in rural areas should be designed and sited with great care and sensitivity to its rural location.

Sports and Recreation Provision in Designated Areas

27. Designation of areas as National Parks or Areas of Outstanding Natural Beauty does not preclude the use of land for sporting and recreational activities, but noisy or other intrusive activities should be restricted to locations where they will have minimal or no impact on residents or other recreational users. National Park Authorities should work with other local authorities and with sports and recreational bodies with a view to securing new sports and recreational facilities in appropriate locations within National Parks.

28. In Areas of Outstanding Natural Beauty local planning authorities should look to meet the demands for sporting and recreational activities where the proposals are consistent with the primary objective of conservation of the natural beauty of the landscape, and the needs of agriculture, forestry and other uses.

29. Planning permission for development in or near a Site of Special Scientific Interest (SSSI) for temporary or permanent sporting and recreational activities, should be granted only if the permission is subject to conditions that will prevent damaging impacts on the SSSI, or if other material factors are sufficient to override nature conservation considerations.

30. Planning permission should be granted in Green Belts for proposals to establish or to modernise essential facilities for outdoor sport and recreation where the openness of the

Green Belt is maintained. Development should be the minimum necessary and non-essential facilities (eg additional function rooms or indoor leisure) should be treated as inappropriate development. Very special circumstances which outweigh the harm to the Green Belt will need to be demonstrated if such inappropriate development is to be permitted.

Sport and Recreation Requiring Natural Features and Water

31. Some activities (eg climbing, potholing) rely on particular natural features. Where these features exist, local authorities should recognise their actual and potential recreational value, possibly to more than the local population. Planning permission should be granted but only where the impact of sports and recreational activities on natural features can be minimised. Facilities should be planned carefully to ensure that conflicts between sport and recreational activities and other interests do not arise. In considering planning applications for development near water, local authorities should ensure that access for sport and recreation purposes is not restricted and should, where possible, be enhanced. The visual amenity, heritage and nature conservation value of water resources should also be protected.

Recreational Rights of Way

32. Rights of way are an important recreational facility, which local authorities should protect and enhance. Local authorities should seek opportunities to provide better facilities for walkers, cyclists and horse-riders, for example by adding links to existing rights of way networks.

Planning Obligations

33. Planning obligations should be used as a means to remedy local deficiencies in the quantity or quality of open space, sports and recreational provision. Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs. It is essential that local authorities have undertaken detailed assessments of needs and audits of existing facilities, and set appropriate local standards in order to justify planning obligations. Further advice to authorities on seeking planning obligations for open space, sports and recreational facilities is contained in the good practice guide associated with this guidance ([see endnote 4](#)).

Annex : Definitions

Open Space

1. Open space is defined in the Town and Country Planning Act 1990 as land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground. However, in applying the policies in this Guidance, open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity ([see paragraph 3\(vi\)](#) below).

2. The following typology illustrates the broad range of open spaces that may be of public value:

- i. parks and gardens - including urban parks, country parks and formal gardens;
- ii. natural and semi-natural urban greenspaces - including woodlands, urban forestry, scrub, grasslands (eg downlands, commons and meadows) wetlands, open and running water, wastelands and derelict open land and rock areas (eg cliffs, quarries and pits);
- iii. green corridors - including river and canal banks, cycleways, and rights of way;
- iv. outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) - including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas;
- v. amenity greenspace (most commonly, but not exclusively in housing areas) - including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens;
- vi. provision for children and teenagers - including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas (eg 'hanging out' areas, teenage shelters);
- vii. allotments, community gardens, and city (urban) farms;
- viii. cemeteries and churchyards;
- ix. accessible countryside in urban fringe areas; and
- x. civic spaces, including civic and market squares, and other hard surfaced areas designed for pedestrians;

This typology, or variations of it, should be used by local authorities when preparing assessments of need and audits of existing open space and recreational facilities.

3. Local authorities should also recognise that most areas of open space can perform multiple functions. They should take account of the various functions of open space when applying the policies in this document. These include:

- i. strategic functions: defining and separating urban areas; better linking of town and country; and providing for recreational needs over a wide area;
- ii. urban quality: helping to support regeneration and improving quality of life for communities by providing visually attractive green spaces close to where people live;
- iii. promoting health and well-being: providing opportunities to people of all ages for informal recreation, or to walk, cycle or ride within parks and open spaces or along paths, bridleways and canal banks. Allotments may provide physical exercise and other health benefits;

iv. havens and habitats for flora and fauna: sites may also have potential to be corridors or stepping stones from one habitat to another and may contribute towards achieving objectives set out in local biodiversity action plans;

v. as a community resource: as a place for congregating and for holding community events, religious festivals, fêtes and travelling fairs; and,

vi. as a visual amenity: even without public access, people enjoy having open space near to them to provide an outlook, variety in the urban scene, or as a positive element in the landscape.

Sport And Recreation

4. Sport and recreation is not formally defined for the purposes of this PPG. With the exception of limited cases where the policies are specific to sporting activities (eg those for location of stadia), policies are generic and should be applied to all forms of sport and recreational activities.

5. For the purposes of assessments of need and audits of existing built facilities for sport and recreation, local authorities should use a typology which includes swimming pools, indoor sports halls and leisure centres, indoor bowls centres, indoor tennis centres, ice rinks, community centres, and village halls.

Appendix F: Defining a Play Space Typology Unique to Brent

Defining Play Areas within Brent Play Space Typology

The London Plan: “Planners and others have historically relied on a limited number of models for the kinds of space to be provided for them – almost universally seen as a matter of installing fenced off play areas with safety surfacing and fixed play equipment. This leads to artificial, inflexible spaces that make a narrow offer to children and hold little attraction to the wider community.”

Typology: See provided typology suggestions

- public playgrounds
- parks
- streets
- housing areas
- civic squares
- town centres
- playing fields
- woodlands

Notes:

- Take into high regard what children and young people need or value in a play space
- Spaces need to be created for older children in order to alleviate problems with vandalism or misuse of sites not specifically made for them

Rubric Considerations:

- Play space design should be attractive and engaging, standards should take into account site context and topography and should address landscaping, equipment and surfacing together
- A broader, more flexible typology of play spaces than LAPS, LEAPS and NEAPS and guidelines from RoSPA is required to better reflect the types of play spaces that children and young adults enjoy
- Element of managed risk is an important consideration, programs of supervision can help to alleviate risks
- Attractive, welcoming design helps site security
- Fencing – the design of a play area’s fence should take into account the ages of the children it is meant for, older children’s areas should not have fencing where

there is no physical dangers/barriers (bodies of water, major railways)

- Specifics:
 - o Provision of a range of play activities and experiences for different age groups
 - o The number and types of items of equipment
 - o Fitness for use and condition of existing facilities and equipment
 - o Popularity and levels of existing use
 - o Social and physical barriers to access
 - o Equality and inclusiveness

Final Analyses:

- Demographic profiles
 - o Gender considerations (esp. for older children)
 - o Cultural requirements
- Socio-economic indicators
- Characteristics of development
- Accessibility
- Quality and range of functions and potential for multi-functional areas
- Opportunities for enhancement/new provision
- Safety and security
- How much space is required to serve the needs of the existing population (is 10 sq m per child sufficient for Brent?)

Guide to Preparing Play Strategies: “A recent survey of 1,000 parents of disabled children demonstrated how their children were excluded from ordinary leisure opportunities. Parks and playgrounds were the least user-friendly”

“Research has shown that certain minority ethnic groups are disproportionately excluded from play provision”

Typology: Tier 1 – Description of a Location

The spaces where children play:

- Playground
- Open space (small) – in close proximity to housing and smaller in size than a quarter of an acre
- Open space (larger) – Informal green space, close proximity to housing and larger in size
- Playing field
- Local park – a park within an area of housing, which is essentially for the use of

local people

- Destination park – a major town park primarily used as a special visit location
- Ball games area – a flat area, usually surfaced
- Other – not covered by any of the above

Tier 2 – Playground classification

- Space – there is no specific equipment or design for children's play
- Doorstep/toddler – designed for small children and is located close to housing, may have 1 or 2 types of equipment (LAP)
- Small equipped – a few play items (3-5) generally for younger children and located close to housing (LEAP)
- Large equipped – a reasonable variety of play items (4-8) generally for children up to ages 10 or 11 and located close to housing (LEAP)
- Neighbourhood – a good variety of play items for children of all ages (including young teens) probably ball games or skateboard areas. It serves an area of housing (NEAP)
- Attraction – purpose is to serve a family or group as a visit location, above a dozen items = large, between 8 and 12 items = medium, below this = small, children unlikely to attend unaccompanied
- Adventure playground – offers a range of challenging play and co-creative environments, substantial outdoor space for these activities, play workers
- Wheeled sports area – an area for use with skateboards, bikes, etc. It will have mounds or ramps
- Other – not covered by any of the above

Notes:

- Groups of young people hanging out are often characterised as a nuisance or threat, when they might simply not have anywhere else to do so
- Play strategies should address the use of school grounds and attempt to engage the education authority and schools' communities
- Important to have the location of the park within the public view to instil security in visitors

Rubric Considerations:

Create a 2 tier system: The 1st tier to generally define all play types for each age group within Brent and the 2nd tier to specifically define the playgrounds of Brent

Final Analyses:

- Accessibility considerations: roads where speeds are in excess of 20mph, railways, watercourses, isolated or secluded routes, social divisions associated with/by location

- Policy Themes:
 - o Improved access to and linkages between play spaces, other open space, residential streets and other routes used by children
 - o Improving the quality and safety of existing provision and creating new play spaces
 - o Promotion of inclusive provision for disabled children, children from minority ethnic communities, girls and young women and those at risk of social exclusion
 - o Addressing deficiencies
 - o Improved signage, marketing, communications
 - o Use of vacant land as temporary play space

City of Westminster Draft Open Space Strategy:

Notes:

- There is an obvious correlation between a lack of provision for teenagers and 'people loitering' in many open spaces
- Introduction of informal play areas in open spaces where it is not possible to put equipment in, this could be tactile sculptures, seats in timber, play logs
- Provisions for older children, play provision for teenage girls (netball courts)
- Improvement and multiuse of school grounds

Final Analyses:

- Areas of deficiency are defined as where there are no play areas at all within 1km
- Priority areas determined based on deficiencies such as lack of a small local play area within 100m
- Monitor developments being built in priority areas to ensure their compliance with policy OS18
- Meeting the needs of children with disabilities involves adding equipment and improving access to existing facilities

PPG17:**Typology:****Notes:****Rubric Considerations:****Final Analyses:**

- Create catchments areas with GIS to determine deficient areas, don't simply look at deficiencies within wards
- Forecast future population and future population needs, take into account the net inward and outward migration

The Six Acre Standard:**Typology:****Notes:**

Local Area for Play (LAP):

1. Caters to children up to 6 years in age
2. Walking time of 1 minute from home
3. Positioned beside a pedestrian pathway on a route that is well used
4. Reasonably flat site that is well drained with grass or a hard surface
5. Some individual seats are provided for parents or carers
6. 600mm high guard-rail or similar low level fence around the perimeter
7. A barrier to limit the speed at which children enter or exit the facility
8. Signs indicating the adults are not permitted without being accompanied by children and that dogs are not allowed
9. Overlooked by nearby houses
10. Minimum of 100m² in area

Local Equipped Area for Play (LEAP):

1. Caters to children 4-8 years
2. Within a walking time of 5 minutes
3. Positioned beside a pedestrian pathway on a route that is well used
4. Reasonably flat site that is well drained with grass or a hard surface, an appropriate impact absorbing surface beneath and around the play equipment
5. Minimum of 400m² in area
6. Contains at least 5 types of play equipment, of which at least 2 are individual pieces rather than part of a combination
7. There is adequate space around the equipment
8. Fencing of at least 1 metre in height around the perimeter with two pedestrian gates
9. A barrier to limit the speed at which children enter or exit the facility

10. Some individual seats are provided for parents or carers
11. Signs indicating that the play area is solely for the use of children, dogs are not allowed, name and telephone of the operator of the facility, location of the nearest public telephone
12. It has a litter bin

Neighbourhood Equipped Play Area (NEAP):

1. Caters predominantly to older children
2. Within a walking time of 15 minutes from home
3. Positioned beside a pedestrian pathway on a route that is well used
4. Reasonably flat site that is well drained with grass and hard surfaces, an appropriate impact absorbing surface beneath and around the play equipment
5. Minimum of 1000m² in area, divided into two parts – a range of equipment and a hard surface of at least 465m²
6. At least 8 types of play equipment
7. There is adequate space around the equipment
8. Fencing of at least 1 metre in height around the perimeter with two pedestrian gates
9. A barrier to limit the speed at which children enter or exit the facility
10. Seating provided in both areas of the facility
11. A notice to indicate: that the area is solely for the use of children, dogs should be excluded, name and telephone of the operator of the facility, location of the nearest public telephone
12. Litter bins in access of each entrance and in proximity of the seating
13. Convenient and secure parking facilities for bikes

Rubric Considerations:

Children's play areas should be:

- Accessible within the specified walking time (LAP, LEAP, NEAP)
- Accessible without barriers
- Sited in open, welcoming areas – not accessible through narrow alleys
- Separated from areas of major vehicle movements, accessible directly from pedestrian routes
- Sited on land suitable for the types of play opportunity intended
- Overlooked from dwellings or pedestrian routes that are well used
- Accessible by footpaths with a firm surface
- Surfaced in a manner that is able to withstand the intensity of use
- Seating for parents and carers

- Provided with impact absorbing surfacing beneath and around all play equipment
- Designed to exclude dogs

Final Analyses:

- Recommendation of Home Zones

Appendix G: Play Spaces Ranked as LAP, LEAP, or NEAP & Scored

No.	Name	LAP/LEAP/ NEAP	Score
1	Abbey Estate	LEAP	9
2	Alperton Sports Ground	LEAP	9
3	Barham Park	NEAP	7
4	Butler's Green Open Space	LEAP	8
5	Church Lane Recreation Ground	LEAP	9
6	Eton Grove Open Space	LEAP	9
7	Grove Park	LEAP	8
8	Heather Park Open Space	LEAP	8
9	King Edward V11 Park	NEAP	8
10	Lindsay Park Sports Ground	LEAP	9
11	Maybank Open Space	LEAP	7
12	Mount Pleasant Open Space	LEAP	8
13	One Tree Hill	LEAP	7
14	Preston Park	LEAP	9
15	Roe Green Park	LEAP	8
16	Silver Jubilee Park	LEAP	8
17	Springfield Playground	LEAP	7
18	Woodcock Park	LEAP	9
19	Albert Rd Open Space	LEAP	8
20	Bramshill Road Playground	LEAP	7
21	Brondesbury Park Open Space	LEAP	7
22	Brondesbury Villas	LAP	N/A
23	Carlton Vale Open Space	LEAP	9
24	Crouch Road Open Space	LEAP	9
25	Denzil Rd. Open Space	LAP	N/A
26	Franklyn Rd. Playground	LEAP	7
27	Gladstone Park	LEAP	9
28	Gladstone Park (Anson Road)	LEAP	9
29	Gibbons Recreation Ground	LEAP	9
30	Hazel Rd. Play Area	LEAP	9
31	Lilbourn Walk	LEAP	8

32	Neasden Lane (A.E.I. Site)	LEAP	9
33	Neasden Recreation Ground	LEAP	9
34	Rainbow Park	LEAP	7
35	Roundwood Park	LEAP	6
36	St. Mary's Rd. Open Space	LEAP	8
37	Streatley Rd Playground	LEAP	7
38	Tiverton Playground	LEAP	7
		LEAP	6
39	Tokyngton Rec. Ground	LEAP	9
40	Mapesbury Playground	LAP	N/A

Estate Play Spaces

41	96-112 Harrowdene Road, Wembley	LAP	4
	42	3 De Havilland Road, Edgware	LAP
43	Fry Road	LAP	7
44	Fortune Gate Community Housing	LAP	7
	45	Rose Bates	LAP
Church End & Roundwood Estates			
46	Churchend 1	LAP	6
47	Churchend 2	LAP	5
48	Hirst Research Centre	LAP	5
49	Camber Close & Ainsworth Close	LAP	5
50	Willesden Lane & Kimberely Rd	LEAP	4
51	Stonebridge Estate	LEAP	0
52	Metropolitan Trust Development	LAP	5
Rawling's Crescent Play Spaces			
53	Rawling's Crescent #1	LAP	6
54	Rawling's Crescent #2	LAP	7
55	Rawling's Crescent #3	LAP	7
56	Mandela Close	LEAP	6

Not Built Yet

	1-30 Inc. Elmwood House	Under construction
	John Billam Youth Sports Centre	Under construction
	703 & 703A	Under construction
	Land N/T Wembley Stadium	Under construction
	Land on Elm Road	Under construction
	CopLand Community School	Under construction
	Land around Wembley Stadium	Under construction
	Central Relief Services	Under construction
	Willesden General Hospital	Under construction
	NATCO Foods	Under construction

Appendix H: Estate Play Space Evaluation Rubric

Brent's Estate Play Space Evaluation

There are 7 sections that were looked at and evaluated during each site inspection. 5 of the 7 sections gets a score from 1 to 10 (5 criteria, each can get a maximum of 2 points). The health and safety section has a maximum of 5 points allowed. The last section has three criteria and gets a score from 1-9 with an extra point allowed for a fabulous play space. Once all sections are scored, each specific score gets added up and then divided by 7. Thus giving an overall play space score from 1-10 with 1 being the lowest and 10 the best.

1. Design

(0-2) Overall appearance

(0-2) Appropriateness

- For the ages surrounding it and the location

(0-2) Use of materials

- Hard & Soft – Are they used appropriately for where they are needed?

(0-2) Innovation

- Are there a variety of types of equipment or amusing things?

(0-2) General practicality

- Is everything in play space usable and have a point to be there?

Other

Total Score

2. Interpretation, Signage, etc.

(0-2) Currency/Appropriateness

- Do the number of signs consistent and helpful? Do they pertain to the play space?

(0-2) Clarity/simplicity/ Sufficiency/ Welcome sign

- Are the signs wordy? Do they have all information needed?

(0-2) Use of materials

- What is the sign made of? Is it weather resistant and usable for a long period of time

(0-2) Location

(0-2) Condition of the signage

Total Score

3. Maintenance - Hard and Soft landscape

Cleanliness

Trash, Graffiti – 3 occurrences = 1, 4+ occurrences = 0

Evidence of work being carried out at the right time

- Is garbage being emptied? Are there rubbish cans? 1 if no litter bins.

Horticultural expertise shown - e.g. pruning/cutting/edging

Trees

Shrubs

Grass

Other

Evidence of renovation/repair

- Has everything been maintained? Does it look nice or have wear?

Work required

- Any broken play objects or fences? Any trip hazards that need fixing?

Other comments

Total Score

4. Health and Safety

General – Unless it is noticed to be any blatant health concerns or safety issues score is 5

2 points off for broken glass

Score

5. Accessibility

(0-3) 'Disabled' access

- Sidewalks, Ramps, crosswalks

(0-3) Car access

- Parking available

(0-3) Pedestrian access

- Sidewalks, crosswalks

Other information

Total Score

6. Usability

(0-2) Location

Is it far from the development? Right in the middle?

(0-2) Maintenance

- Are play instances offered dangerous to use? Eg. Are splinters possible?

(0-2) Evidence of encouragement to use

- Are their age restrictions on the play space? Do these restrictions pertain to the equipment offered?

(0-2) Number of kids possible on play space considering equipment

- 0-10 kids = 1

- 10+ kids = 2

(0-2) Equipment interference with itself?

- Is there only one piece of equipment that all children would have to use?

Total Score

7. Security

(0-2) Lighting

(0-2) Contact numbers/staffing (if applicable)

(0-2) Overlooking premises

- Are they flats, buildings, retail. Can the play space be viewed by lots of people

(0-2) Fencing/gates etc

- Are the number of gates offered suitable for the size of the play space? (0.5 pts) Do they close and latch? (0.5) Do they work? (0.5) Can they lock? (0.5)

(0-2) General ambience

- What was your feeling when you first walked in? Did you feel comfortable as an adult? Would a kid?

Total Score

8. Untapped potential

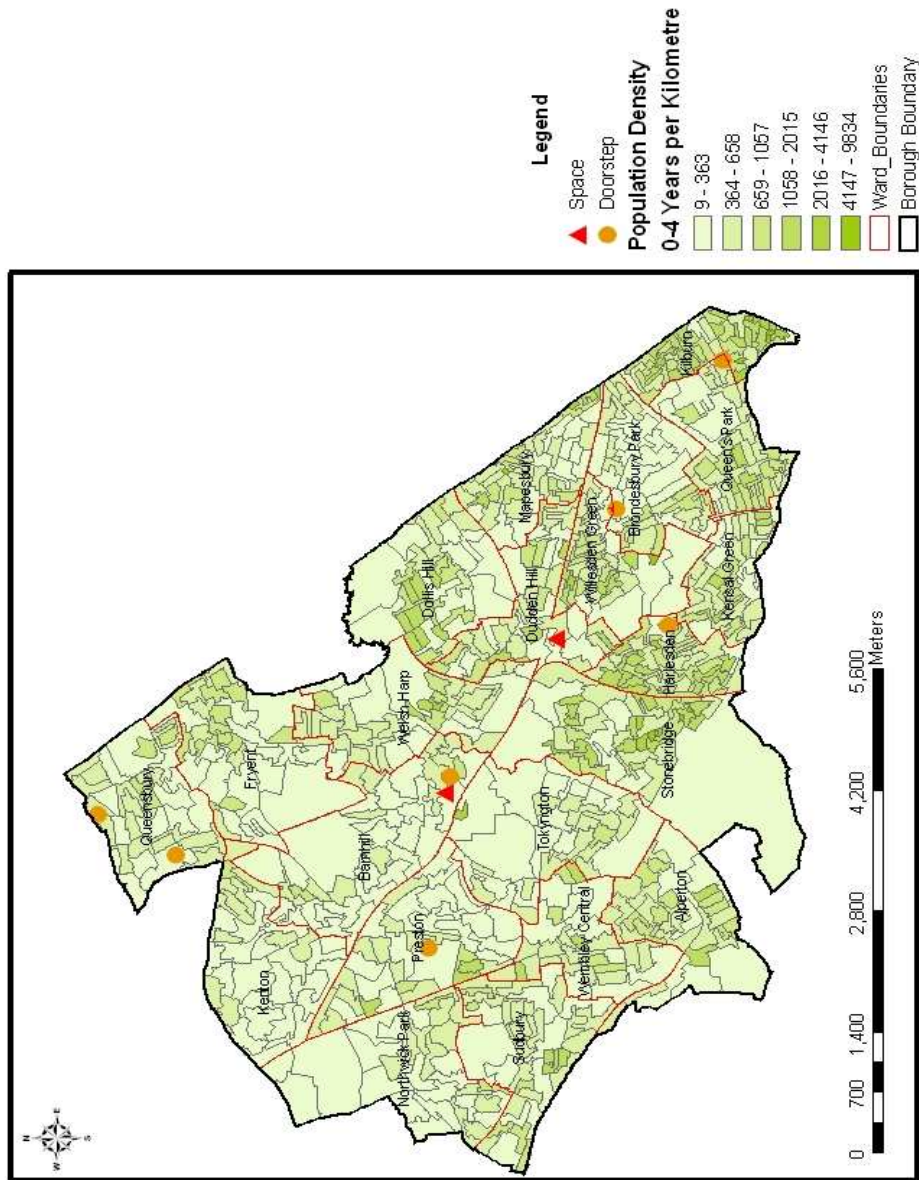
Things not being done which could be:

9. Overall quality

Total Scores Added up and divided by 7

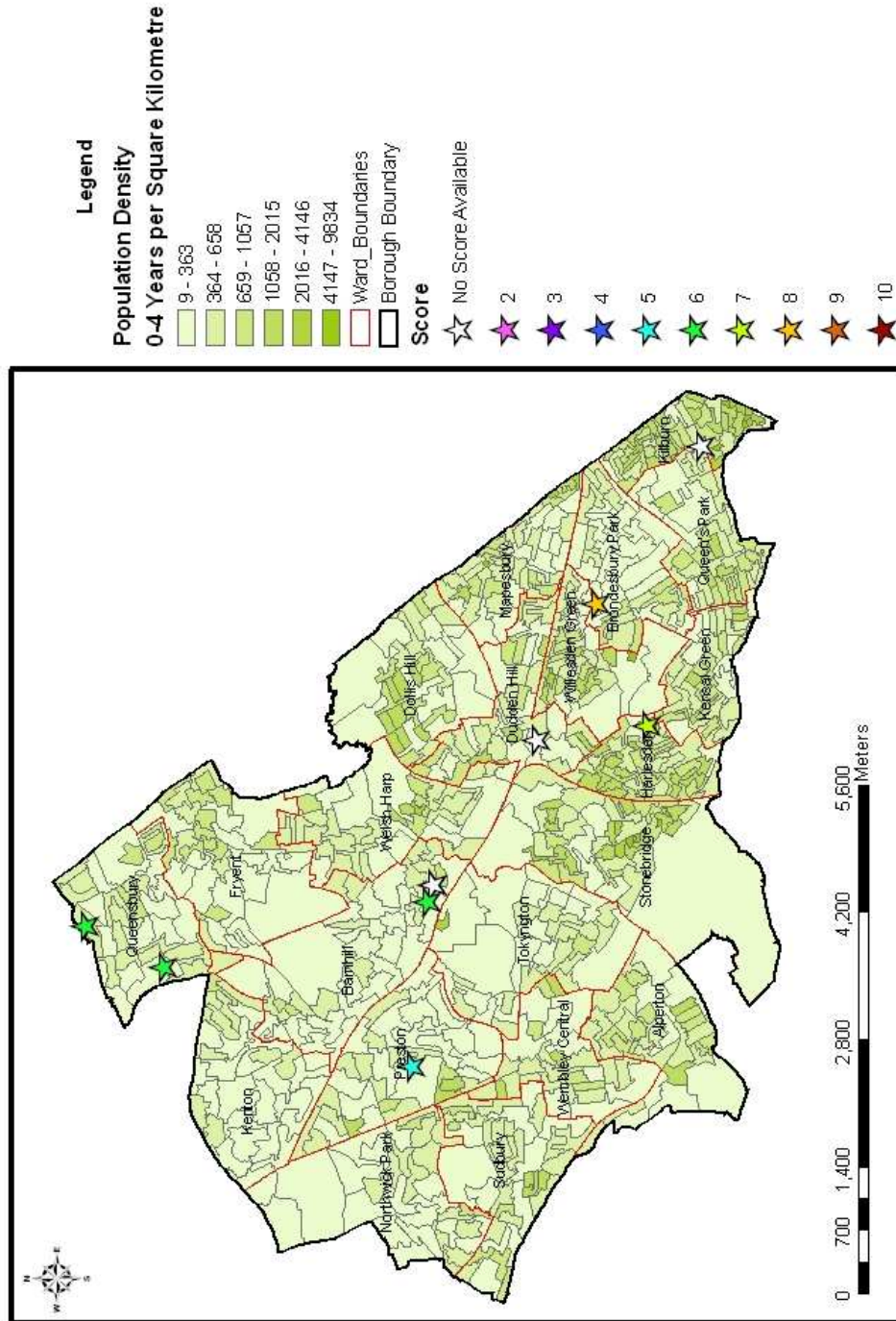
Appendix I: Ages 0-4 with Pertinent Play Space

0-4 Year Old Appropriate Play Areas



Appendix J: Doorstep and Space Scoring

Space and Doorstep Typologies



Appendix K: List of Schools and their Accessibility

Nursery Schools			
School Name	Address	Tel. #	Notes
Carlton Centre Nursery School	Carlton Centre, Granville Road, Kilburn, London NW6 5RA	020 7328 2070	dead phone
College Green Nursery School	161 College Road, London NW10 3PH	020 8969 2179	Play area not accessible to public, pertinent to ages 3- 4yrs
Curzon Crescent Nursery	Curzon Crescent, Harlesden, London NW10 9SD	020 8459 6813	call back tues 9:00AM
Fawood Children's Centre	Fawood Avenue London NW10 8RF	020 8965 9334	Open air nursery: Parent and toddler group 9:30-11:30 Mon, Tues, Fri - toddlers must be accompanied by a parent pertinent ages - 2- 5yrs
Willow Children's Centre	Banhill Road Wembley Middlesex HA9 9YP	020 8385 4480	Play area is not open to the public

Chalkhill Primary School	Barnhill Road, Wembley, Middx HA9 9YP	020 8904 4508	school is closed for two weeks
Christ Church Primary School	Clarence Road, Kilburn, London NW6 7TE	020 7624 4967	Play areas not open to the public: Playground for ages 3- 11yrs 1 enclosed football pitch
Convent of Jesus and Mary Infant School	21 Park Avenue, Willesden, London NW2 5AN	020 8459 5890	closed, will open 16th of april
Donnington Primary School	Uffington Road, London NW10 3TL	020 8451 0761	no answer
Elsley Primary School	Tokyngton Avenue, Wembley, Middx HA9 6HT	020 8902 8003	Play areas not open to the public: Playground for ages 3- 11yrs no sport pitches
Fryent Primary School	Church Lane, Kingsbury, London NW9 8JD	020 8205 4047	Play area not open to the public
Furness Primary School	Furness Road, Harlesden, London NW10 5YT	020 8965 5977	2 play areas with no equipment... Pertinent to ages 3- 11yrs Play area not open to the public
Gladstone Park Primary School	Sherrick Green Road Willesden, London NW10 1LB	020 8452 1350	no answer
Harlesden Primary School	Acton Lane, Harlesden, London NW10 8UT	020 8965 7445	no answer
Islamia Primary School	Salisbury Road, Kilburn, London NW6 6PE	020 7372 2532	Playground pertinent to ages 5-16yrs No public access
John Keble Primary School	Crownhill Road, Harlesden, London NW10 4DR	020 8965 5072	no answer
Kensal Rise Primary School	Harvist Road, Kilburn, London NW6 6HJ	020 8969 3846	play areas not open to the public Holiday Club for the children after hours Playground ages 3- 11yrs

Kilburn Park Junior School	Malvern Road, Kilburn, London NW6 5RG	020 7624 7603		Play area not open to the public Playground ages 7-11yrs
Kingsbury Green Primary School	Old Kenton Lane, Kingsbury, London NW9 9ND	020 8204 6423		no answer
Leopold Primary School	Hawkeshead Road, Harlesden, London NW10 9UR	020 8459 5654		no answer
Lyon Park Infant School	Vincent Road, Wembley, Middx HA0 4HH	020 8902 1479		no answer
Lyon Park Junior School	Vincent Road, Wembley, Middx HA0 4HH	020 8902 1479		no answer
Malorees Infant School	Christchurch Avenue, London NW6 7PB	020 8459 3038		no answer
Malorees Junior School	Christchurch Avenue, London NW6 7PB	020 8459 5452		no answer
Michael Sobell Sinai School	Shakespeare Drive, Kenton, Middx HA3 9UD	020 8204 1550		no answer
Mitchell Brook Primary School	Bridge Road, London NW10 5BX	020 8459 5681		no answer

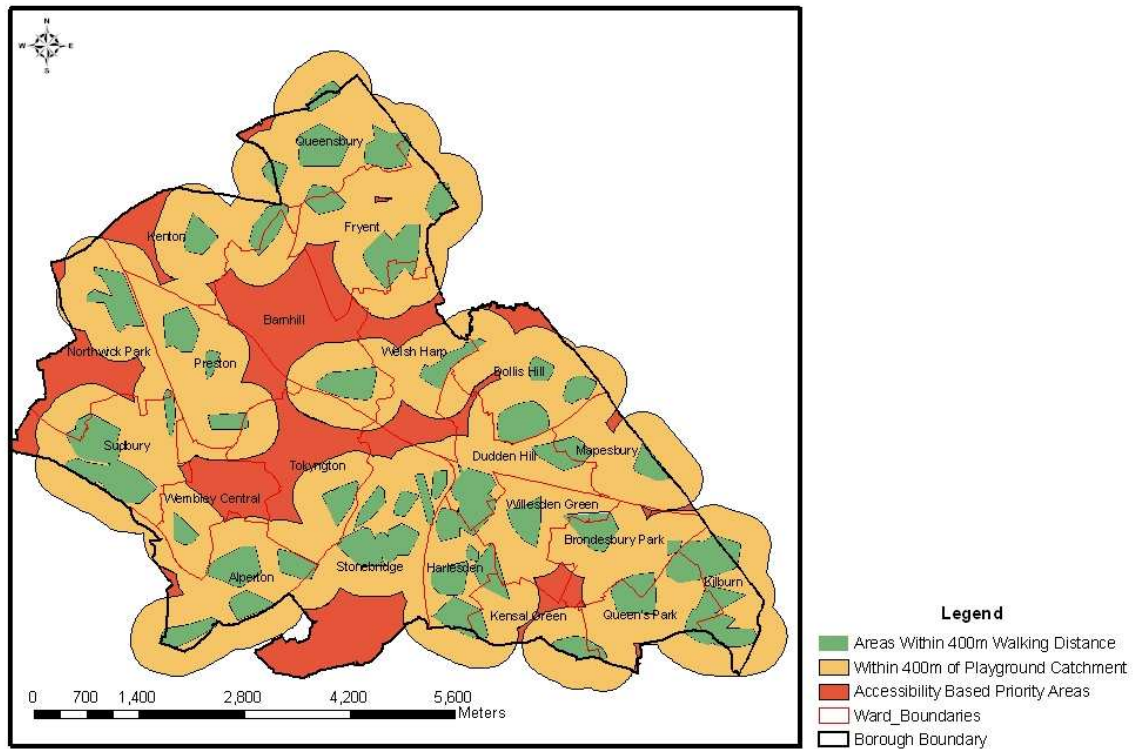
Mora Primary School	Mora Road, Cricklewood, London NW2 6TD	020 8452 2634		closed until the 17th
Mount Stewart Infant School	Carlisle Gardens, Kenton, Middx HA3 0JX	020 8907 5113		no answer
Secondary Schools				
School Name	Address	Tel.		Notes
Alperton Community School	Ealing Road, Wembley, Middx HA0 4PW	020 8902 2293		closed for holiday
Capital City Academy	Doyle Gardens, London NW10 3ST	020 8838 8700		closed for holiday
Cardinal Hinsley High School	Harlesden Road, London NW10 3RN	020 8965 3947 / 8497		closed for holiday
Claremont High School	Claremont Avenue, Kenton, Middx HA3 0UH	020 8204 4442		Playground and sport pitches - not open to the public
Convent of Jesus and Mary Language College	Crownhill Road, London NW10 4EP	020 8965 2986		closed for holiday

Copland	Cecil Avenue, Wembley, Middx HA9 7DU	020 8902 6362		not open to public
Alperton Community Test School	Ealing Road, Wembley, Middx HA0 4PW	020 8902 2293		closed for holiday
JFS	The Mall Kenton HA3 9TE	020 8206 3100		closed for holiday
John Kelly Boys' Technology College	Crest Road, London NW2 7SN	020 8452 8700		Play area for ages 11-18yrs No public access - no caretaker on site
John Kelly Girls' Technology College	Crest Road, London NW2 7SN	020 8452 4842		closed for holiday
Kingsbury High School	Princes Avenue, Kingsbury, London NW9 9JR	020 8204 9814		3 Playgrounds for public use 3 Sport Pitches for public use
Preston Manor High School	Carlton Avenue East Wembley, Middx HA9 8NA	020 8385 4040		closed for holiday
Queens Park Community School	Aylestone Avenue, London NW6 7BQ	020 8438 1700		no answer

St. Gregory's High School	Donnington Road, Kenton, Middx HA3 0NB	020 8907 8828		closed for holiday
Wembley High Technical College	East Lane, North Wembley, Middx HA0 3NT	020 8385 4800		dead phone
Special Schools				
School Name	Address	Tel.		Notes
Grove Park School	Grove Park, Kingsbury, London NW9 0JY	020 8204 3293		dead phone
Hay Lane School	GrovePark, Kingsbury, London NW9 0JY	020 8204 5396		no answer
Manor School	Chamberlayne Road Kensal Rise, London NW10 3NT	020 8968 3160		closed for holiday
Vernon House School	Drury Way, Neasden, London NW10 0NQ	020 8451 6961		no answer
Woodfield School	Glenwood Avenue, Kingsbury, London NW9 7LY	020 8205 1977		closed for holiday

Appendix L: 400m Walking Distance and Ranging Accessibility Deficiencies

Play Space Catchment Areas

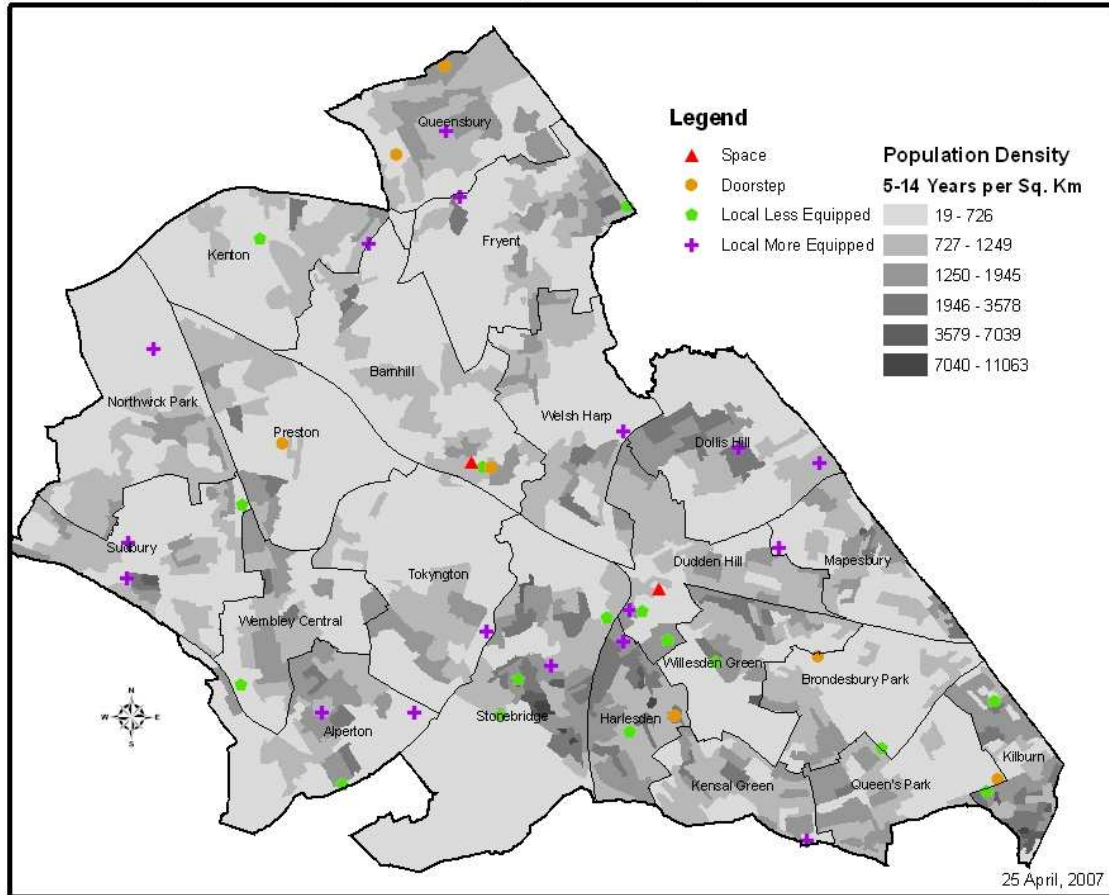


Accessibility paths for all play spaces in the borough of Brent.

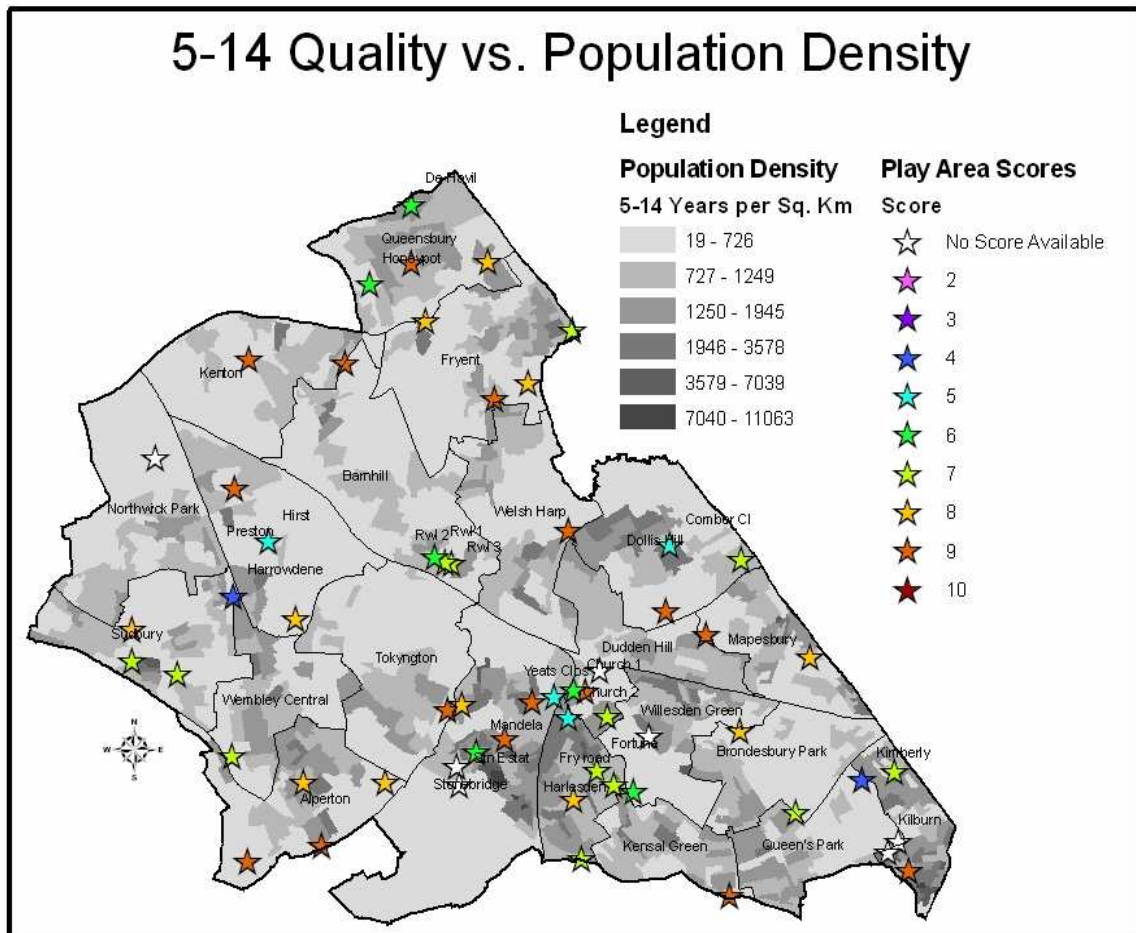
Appendix M: Ages 5-14 Priority Area Maps

Quantity vs. Population Density

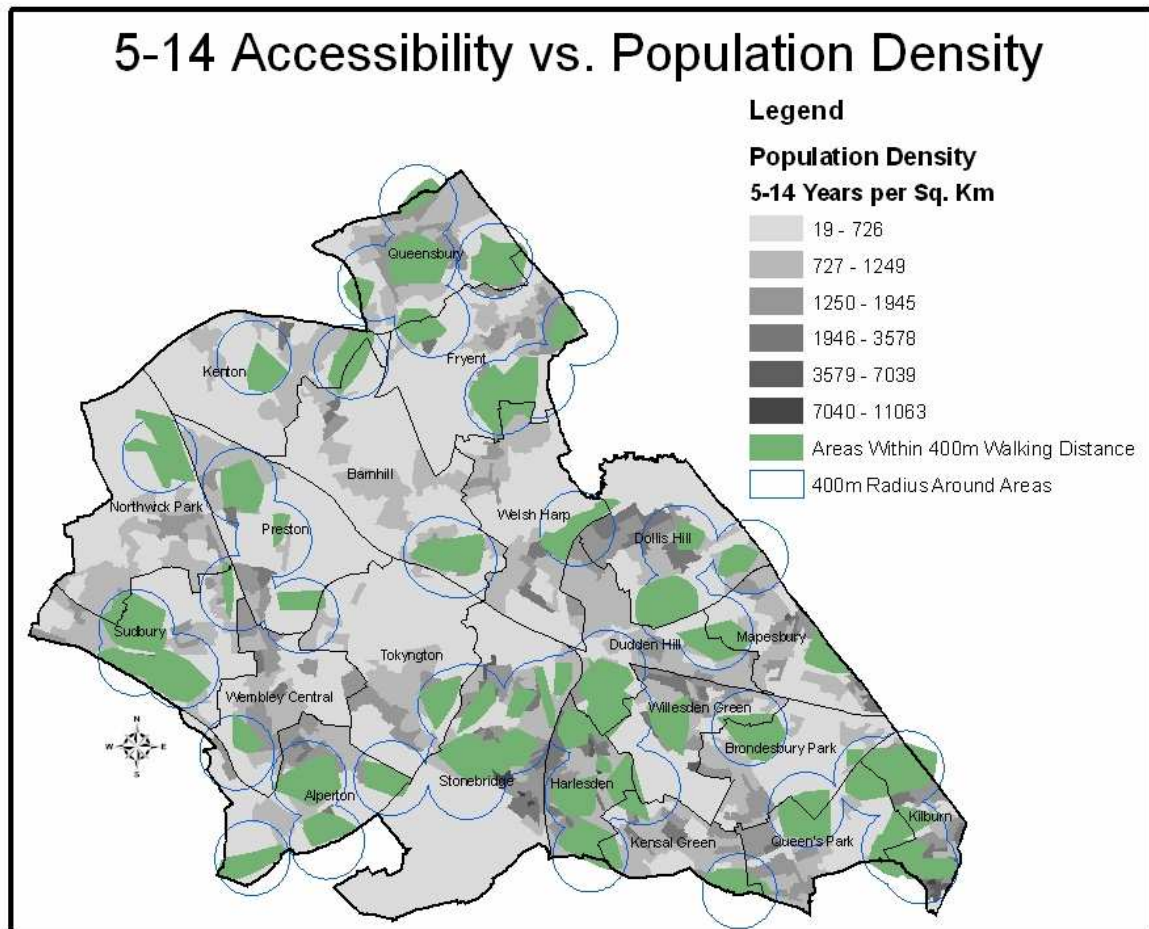
5-14 Years, Quantity vs. Population Density



Quality vs. Population Density



Accessibility



Local More Equipped (LEAP)	Local Large Equipped	Neighbourhood
Meant for children ages 4-8	Meant for children ages 4-11	A good variety of play
5-7 pieces of equipment	5-8 pieces of equipment	items for children of all
Close to housing	Close to housing	ages (including young
		teens) probably ball games
		or skateboard areas. It
		serves an area of housing
Butler's Green	8 Alberton	9 Barham
Eton Grove	9 Church Lane	9 King Edwards VII
Hazel	9 Grove Park	8
Gladstone Park (Anson Road)	9 Silver Jubilee	8
Neasden Recreation Ground	9 Carlton Vale	9
Rainbow	7 Gibbons Recreation Ground	9
Tokington	9 Roundwood Park	6
Heather Park	8 Preston Park	9
Maybank	7 Gladstone Fort	9
Mount Pleasant	8 Sunny Crescent	n/a
Northwick Park	n/a Bramshill Road	7
Crouch	9 North Kilburn, Kimberly Road	
Lindsay Park	9 Fortune Gate Community Housing	
Roe Green	8	
Mandela Close		
Stonebridge Estate		
ChurchEnd & Roundwood Estates 1		
ChurchEnd & Roundwood Estates 2		
Rose Bates		