

<b>Committee:</b>	<b>Date(s):</b>
Community and Children's Services Committee	08/07/2016
<b>Subject:</b> Golden Lane Playground Refurbishment - Update on perimeter wall	<b>Public</b>
<b>Report of:</b> Director of Community and Children's Services	<b>For Information</b>
<b>Summary</b>	
<p>At the February 2016 Committee meeting, Members approved the Gateway4/5 report enabling the project to proceed. However, Members also raised queries in relation to the visibility of the playground from the podium area of the Golden Lane estate.</p> <p>Members tasked officers with investigating possible alterations to the perimeter wall that could help enhance the visibility of the playground.</p> <p>Officers have consulted City planners, Historic England, structural engineers and an independent safety play adviser to assess whether alterations to the wall would achieve enhanced visibility, and to identify design improvements that would contribute to further reduce opportunities for anti-social behaviour.</p> <p>The City planners' and Historic England's advice is that the perimeter wall makes a significant contribution to the special architectural and historic interest of the Grade II listed estate. The structural constraints and impact of significant alterations to the wall have also been carefully considered. However, some enhanced visibility can be achieved through design adjustments, such as further raising the proposed levels of the new playground and incorporating motion sensor lighting in key locations as a deterrent.</p> <p><b>Recommendation</b></p> <p>Members are asked to:</p> <ul style="list-style-type: none"> <li>• Note the report.</li> </ul>	

## Main Report

### **Background**

1. At the meeting of the Community & Children's Services Committee in February 2016, Members raised queries regarding the visibility of the playground from the podium area of the Golden Lane estate and tasked officers with investigating further possible alterations to the perimeter wall that could help further mitigate opportunities for anti-social behaviour.

2. In fact, it was discovered after the meeting that the artist impression provided to Members did not give a full impression of the height of the wall. A more accurate visual was emailed to Members subsequently on 24<sup>th</sup> February 2016 (appendix 2), showing that the top of the wall was at adult chest height, rather than at child head height. Nevertheless, officers have carried out further investigations and made changes.

### **Investigations into further alterations to the perimeter wall**

#### *3. Historic environment*

Officers have liaised with City Planners and Historic England who advised that the perimeter wall makes a significant contribution to the special architectural and historic interest of the Golden Lane estate (appendix 1 – Historic pictures 1 and 2 of the perimeter wall).

They also advised that the significant alterations to the original wall (2 openings) undertaken in 1979 (appendix 1 – historic picture 3) affected the architectural integrity not only of the playground but also of the wider podium area.

Therefore officers were advised that taking out large sections of the wall or removing it in its entirety would not be acceptable in listed building terms.

#### *4. Structural considerations*

Officers also liaised with structural engineers to assess the option of lowering the height of the wall. Given the known concrete decay in the vicinity of the site and the age of the retaining wall structure, they advised that significant alterations would affect the integrity of the wall and therefore recommended only to widen existing openings, which is already proposed.

5. Officers have, therefore, concluded that it is not possible or desirable to make any further changes to the wall itself.

### **Increased visibility**

6. Instead of lowering the walls, officers have worked with the architect to review the levels of the playground in order to increase visibility where possible. It is now proposed to raise the central area slightly, whilst maintaining the link to the tunnel (which constrains the levels) in order to ensure gentle and accessible gradients.
7. The design has also been amended by raising the outer pathway. This has been done within the limits set by safety guidance on wall height by an independent play safety adviser – i.e. the wall shall not be lower than 0.8m to prevent children from climbing on it and falling on the other side. The revised levels are shown on the drawings, together with new wall heights, in appendix 3.

## **Further mitigation of opportunities for anti-social behaviour through design**

8. From the outset, officers have developed the design to mitigate opportunities for anti-social behaviour, whilst delivering quality play value, improving accessibility and enhancing the historic character of the site. They have also strived to meet the wide ranging requirements of residents and other stakeholders. For example, the design of all features makes them comfortable only for small children, and not conducive to the gathering of older children or adults.
9. Officers have also now liaised with lighting engineers to incorporate PIR lighting (with controllable motion sensors). The lighting engineers advised on locations where they would be most efficient as deterrent. It should also be noted that the specifications of the lighting proposed will enable control over direction and monitoring of times to prevent lighting pollution in residential units around the playground. A project to improve lighting generally on the estate is being planned, and this will be an opportunity to further improve lighting around the playground.
10. The playground will be gated and locked in the evening and signs will be installed to state that it is for Under 5s only and that children should be supervised by adults at all times. Housing management will be increasing security patrols of the playground to make sure the area is not accessed out of hours.
11. The City of London Police planned CCTV project will introduce long range cameras on the estate. The proposed locations of the new cameras will cover the playground. These will act both as a deterrent and also as a means of identifying anyone accessing the playground when locked. A notice will warn people that the playground is covered by CCTV.

## **Conclusion**

12. The design focuses on raising the levels which substantially enhances visibility and thus improves passive surveillance from neighbouring residential units. In addition to the measures outlined above, other schemes aforementioned (e.g. CCTV, estate lighting upgrade and Park Guards) will significantly help reduce further opportunities for anti-social behaviour.
13. The design, supported by the measures outlined above, will reduce opportunities for anti-social behaviour whilst meeting requirements of the Housing Division (client), residents and other project stakeholders.
14. Officers are confident that the appropriate alterations to the perimeter wall and levels have been made within structural constraints and in respect of the historic character of the site to achieve improved visibility as well as accessibility.
15. Once the works are completed in the autumn, Members will be invited to an opening event together with residents involved in its development and the wider Golden Lane estate community to celebrate bringing a much needed asset back into use.

## **Appendices**

- Appendix 1 – Historic pictures of the perimeter wall
- Appendix 2 – Updated artist impression of the new Golden Lane playground design (circulated to Members of the Community and Children’s Services on 24<sup>th</sup> February 2016 by email)
- Appendix 3 – Updated drawings showing amended wall heights and levels

### **Background Papers:**

Golden Lane Playground refurbishment – Gateway 4/5 report (submitted at February 2016 committee meeting)

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## APPENDIX 1 – Historic pictures of the perimeter wall



1/ Golden Lane estate still in construction - circ. late 1950ies



2/ Perimeter wall in 1962



3/ Playground refurbishment undertaken in 1968, incl. significant alterations to the original wall (listed in 1997)

**Appendix 2 – Updated artist impression of the new Golden Lane playground design**







## APPENDIX 3 - Updated drawings showing amended wall heights and levels

### NOTES

All dimensions and levels to be checked on site before commencing work. Any discrepancies shall be immediately notified to the architect in writing. Do not scale from this drawing, use figured dimensions only. If in doubt consult the architect.

- 1 new gate
- 2 bench with arm rest
- 3 children's circular seat
- 4 tunnel
- 5 stage
- 6 slide
- 7 hiding space
- 8 window frame
- 9 edge to buggy park
- 10 coat hanger
- 11 stone pool
- 12 bespoke climbing frame
- 13 new railings to stairwell
- 14 wall mounted litter bin
- 15 PIR lighting locations

-  Gully
-  Play Safety distances

- (X:X) Gradient
- (XX) Inner wall height

### FOR INFORMATION


DRAWING TITLE  
Proposed Levels Plan

DRAWING NUMBER REVISION  
4.15-SK-001 -


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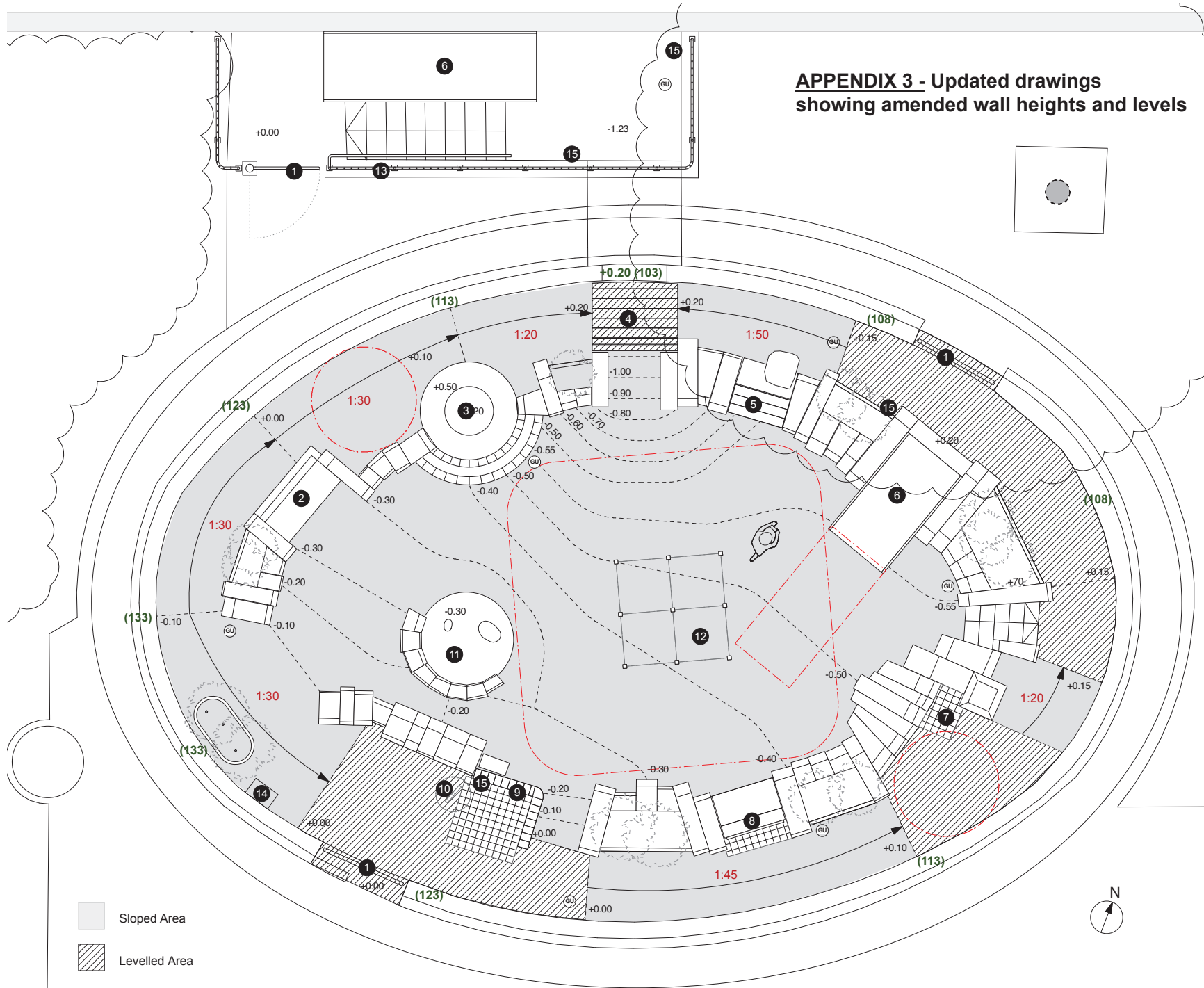
CREATION DATE DRAWN BY CHECKED BY  
27.05.16 AL ML

PROJECT  
4.15 Golden Lane Playground

CLIENT  
 City of London Corporation  
Guildhall, PO Box 270  
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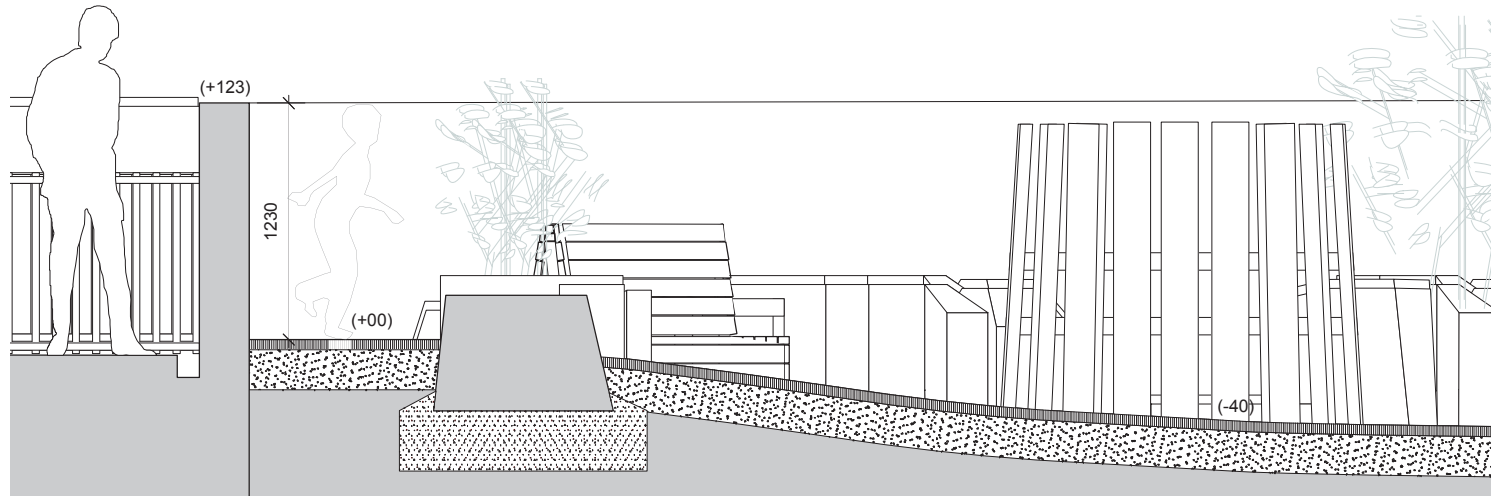
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-  Sloped Area
-  Levelled Area

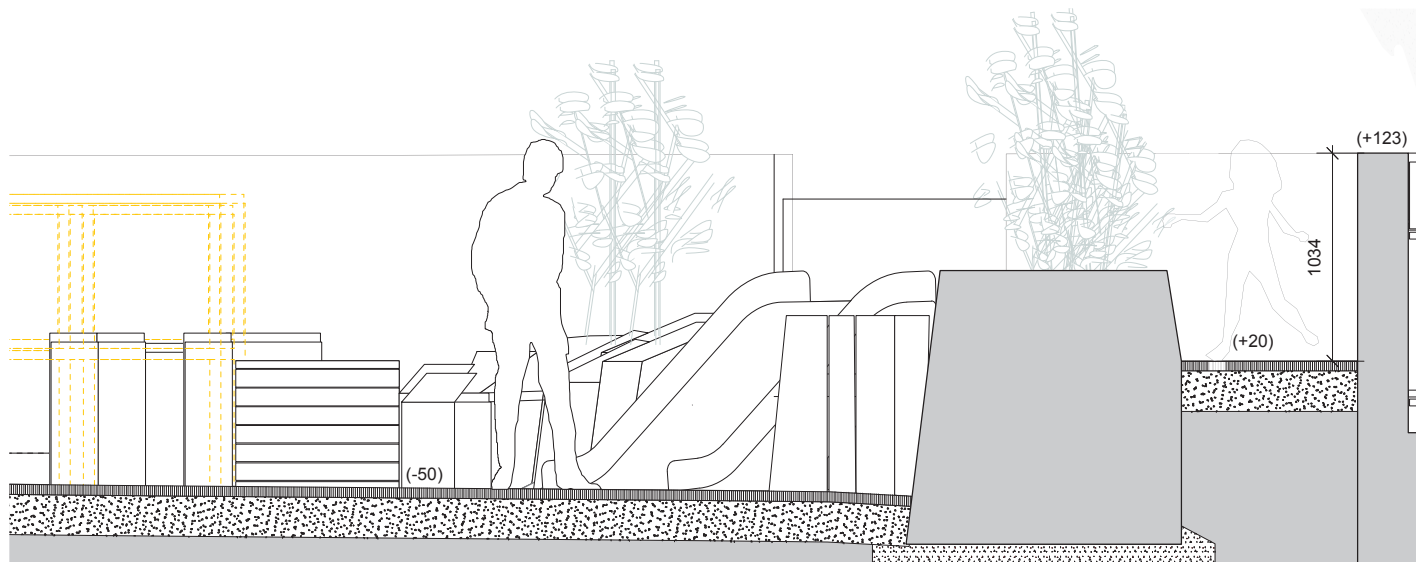
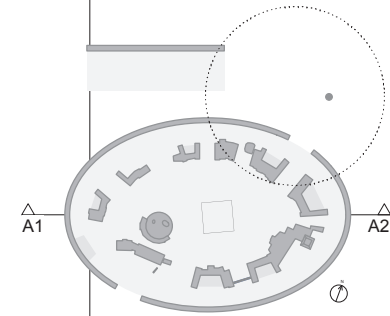


NOTES

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PROPOSED SECTION A1



PROPOSED SECTION A2



FOR INFORMATION

DRAWING TITLE

Proposed Section (levels)

DRAWING NUMBER	REVISION
4.15-SK-004	*

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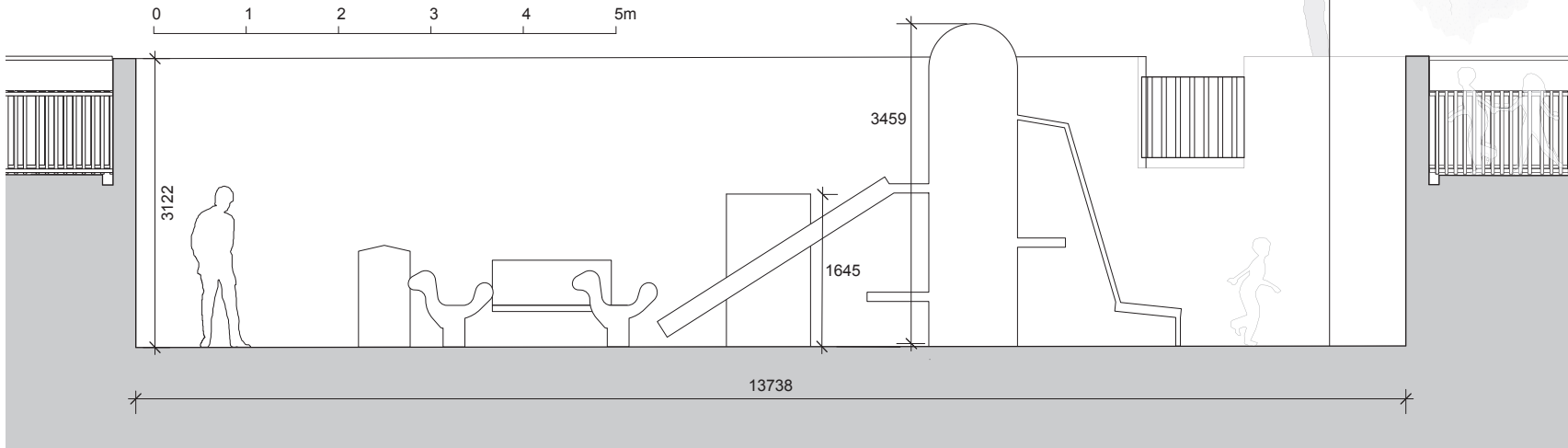
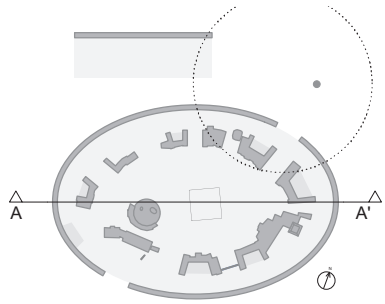
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PROJECT  
4.15 Golden Lane Playground

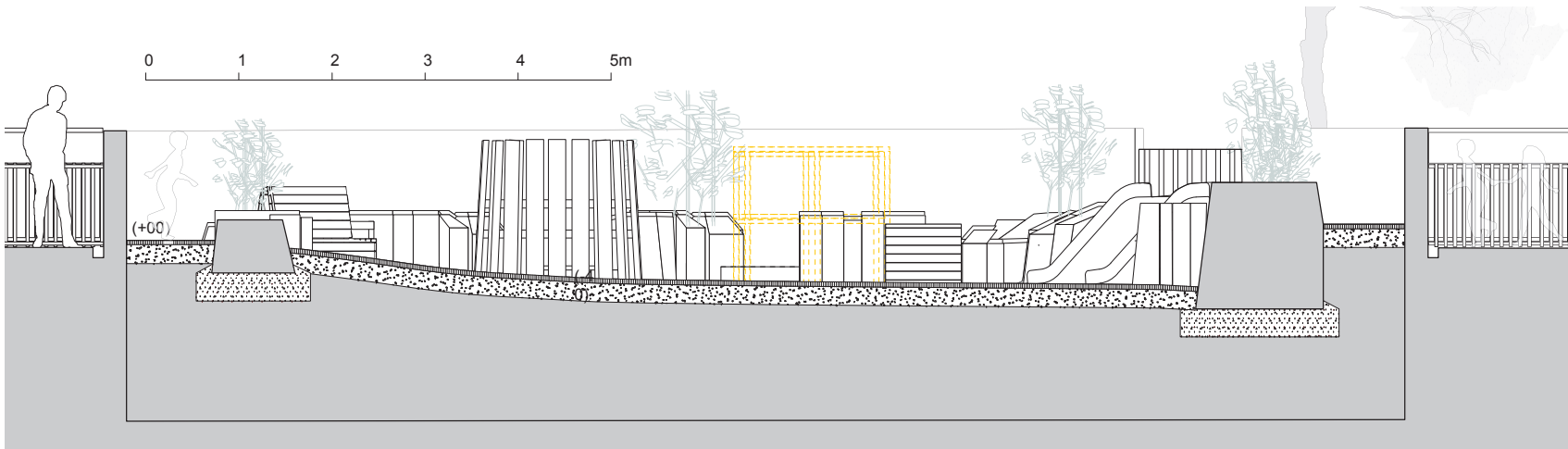
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EXISTING SECTION AA'



PROPOSED SECTION AA'

NOTES

All dimensions and levels to be checked on site before commencing work. Any discrepancies shall be immediately notified to the architect in writing. Do not scale from this drawing, use figured dimensions only. If in doubt consult the architect.

FOR INFORMATION

DRAWING TITLE		
Level change		
DRAWING NUMBER	REVISION	
4.15-SK-005	*	
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CREATION DATE	DRAWN BY	CHECKED BY
27.05.16	AL	ML
PROJECT		
4.15 Golden Lane Playground		

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