



Winstanley & York Road Estate Regeneration

York Gardens Park
Open Space Information Sheet

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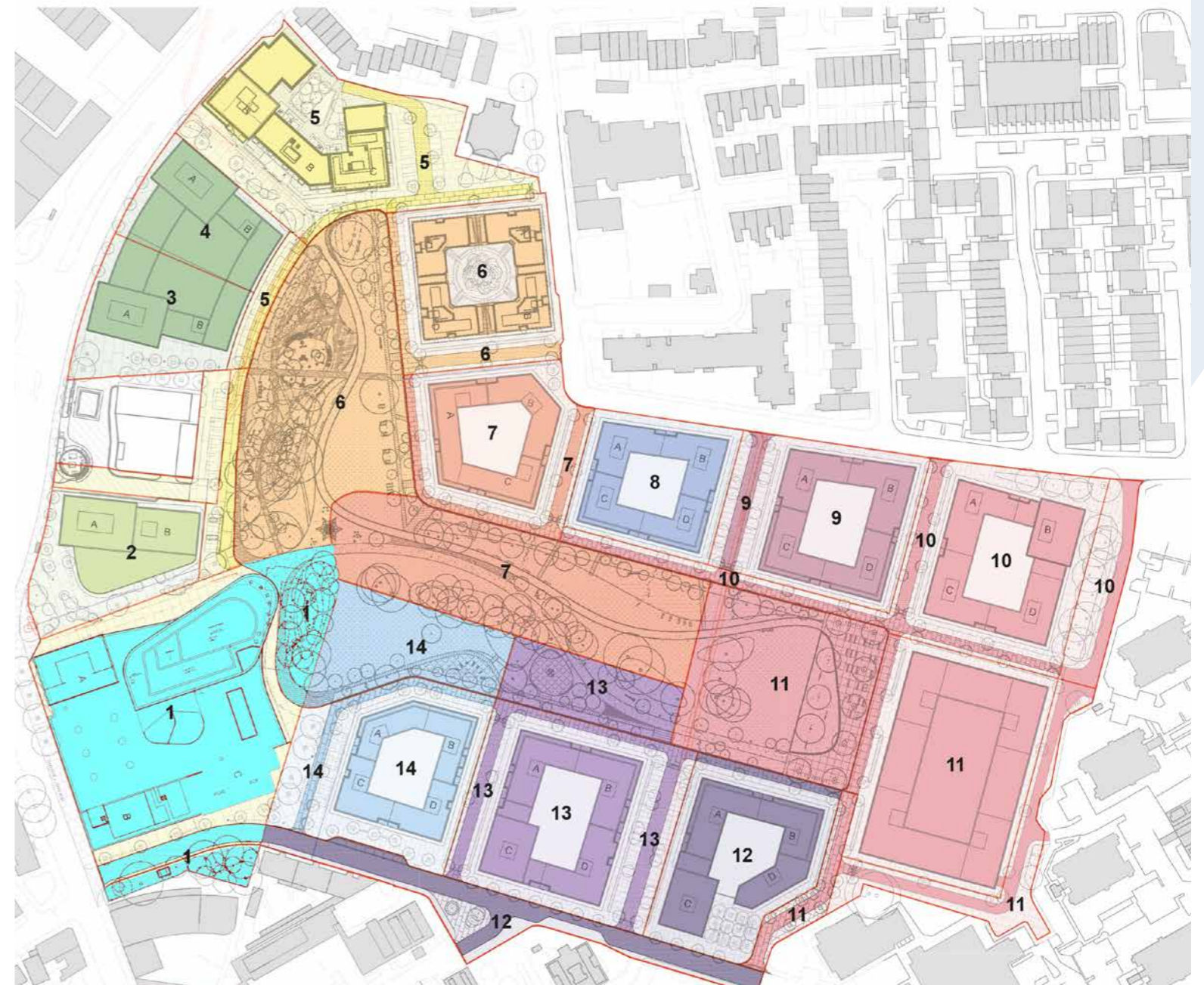
Introduction

York Gardens Park currently lays against the busy York Road, and is split by the access route to the pumping station. It is considered an underused, poor quality piece of open space. There is a clear lack of wayfinding throughout the site with unclear, unlit routes, making it both hard to orientate oneself and unsafe during darker hours. In relation to the wider context, access to the River Thames from Clapham Junction is hard to navigate.

The objectives of the team from the onset were to bring York Gardens Park into the centre of the site and extend it out into the streets so it draws people in from the edges of the estate, to retain as many of the existing trees as possible, to improve connectivity and way-finding and to create large urban 'green park', as well as a more direct and legible routes through the Estate with a piece of high-quality pedestrian priority public realm that connected Clapham Junction to the River Thames.

The consultation process has informed the programme of activities offered within York Gardens Park and the planting strategy, which has evolved from discussions with LB parks and biodiversity team and the aspiration to promote a healthy, more sustainable landscape.

The bulk of the park is to be delivered in two phases early in the programme, with an additional temporary landscape being implemented at the onset.



Existing Open Space Wandsworth's Green Open Spaces

The site sits between York Road and Clapham Junction Station. It represents an important link from Wandsworth Common, through Clapham Junction and out to the Thames Path beyond.

Having seen many changes throughout the years, the Winstanley and York Road area lacks a clear way-finding and spatial hierarchy. The various redevelopments of the site in the 20th century resulted in a series of fragmented green spaces with no apparent function.

A clear aspiration from the outset is to improve way-finding and create a route through from Wandsworth Common to the Thames Path and reconnect the site both locally and on a regional scale, improving the wider green infrastructure while creating purposeful amenity green spaces.

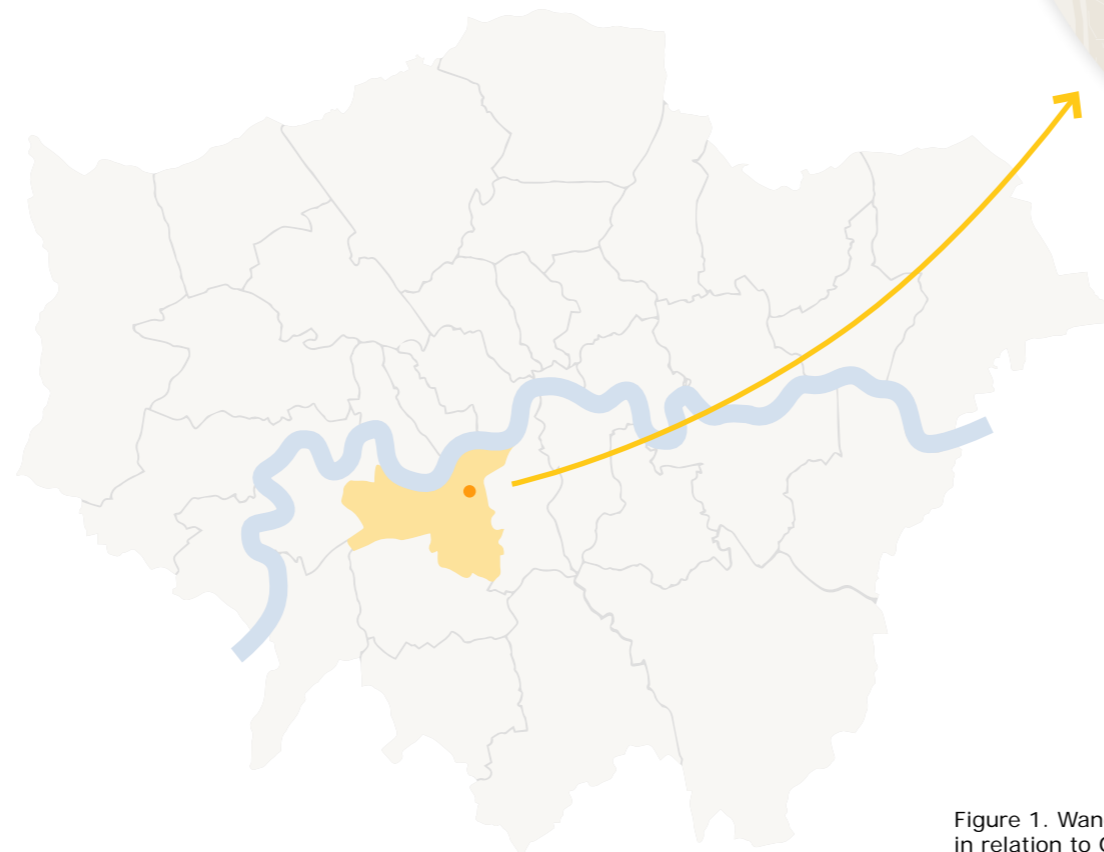


Figure 1. Wandsworth Borough Council location in relation to Greater London Boroughs

Figure 2. Location map showing the site as part of a larger network of green spaces.



Existing Open Space York Gardens Park Landscape Character

A scattered Green Space

The Council's 'first new park for fifty years', York Gardens Park, was formally opened in 1972, to provide open space for the new housing nearby. Today it is an enclosed area of amenity grass (mown), with scattered trees and a small amount of ornamental planting (predominately rose beds), and a dense planted buffer adjacent to York Road.

Set in the middle of the park is York Gardens library & community hall, a children's centre and the Thames Water Falconbrook pumping station to which the access road effectively divides the gardens in two. The access road is "used for unauthorized parking by visitors to the York Gardens library and community hall resulting in most visitors avoiding this central section as it is unwelcoming and potentially hazardous."¹

Once a year there is the 'Get Active Battersea' festival within York Gardens, which is popular with the community, otherwise it is generally used by dog owners (with a large amount of dog fouling reported) and used by the students of Thames Christian College whilst they wait between classes.

The remainder of the green spaces are 'left-over' spaces scattered throughout the site, with little function/ use. There is a clear lack of way-finding throughout the site with unclear, unlit routes, making it both hard to orientate oneself and unsafe during darker hours.

A main benefit of the existing site is the quality and variety of the existing trees, which give it a leafy environment.

The main objectives of the proposals are to:

- Retain the premise of a verdant environment, with tree-lined streets and a central leafy park.
- Provide a clear, coherent structure for open spaces and provide a variety of functions to maximise use, with a limited number of dead zones/ left-over spaces.



¹ York Gardens 'A Project Brief' - Draft September 2014, Park Service LB Wandsworth

Existing Open Space York Gardens Park Landscape Character

Landscape Character Areas



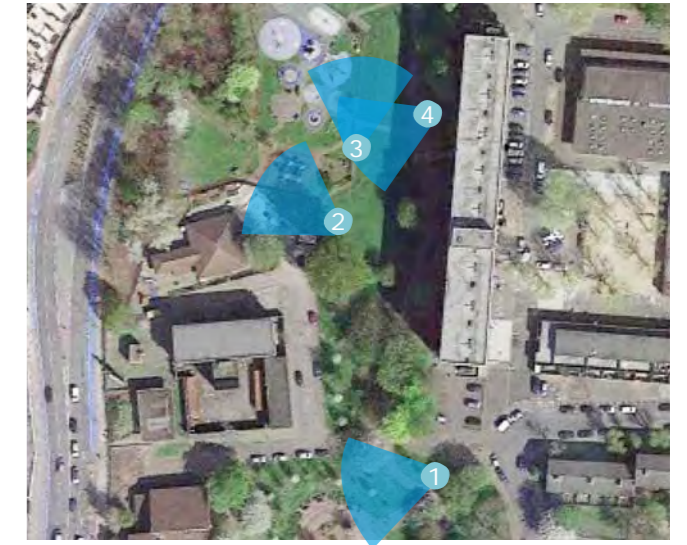
- 1 York Gardens Playground
- 2 York Gardens Park south
- 3 Rose gardens

Illustrative plan of existing green space across the site



Existing Open Space York Gardens Playground

Site Images



Location Plan



- 1 View of rose garden and newly planted trees
- 2 One O'clock Club outdoor play area
- 3 View of York Gardens Playground
- 4 View of mounded area and mature trees

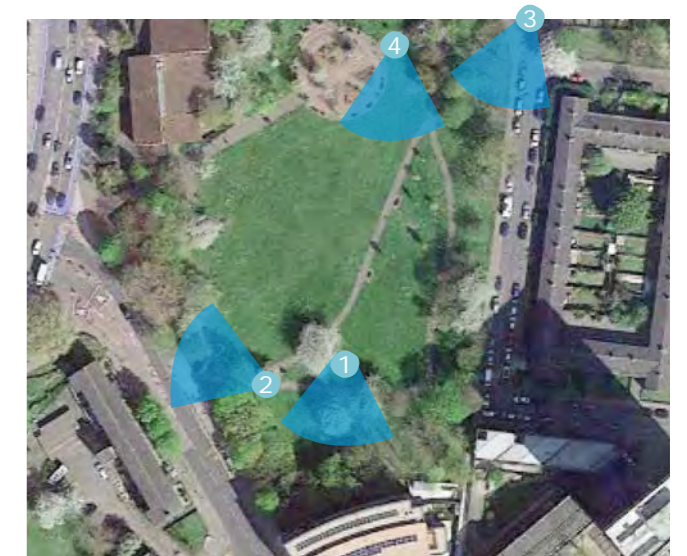
Existing Open Space York Gardens Playground

Site Images



Existing Open Space York Gardens Park South

Site Images



Location Plan



- 1 View of Parkside development
- 2 View towards Plough Road
- 3 Entrance to York Gardens Park
- 4 View of southern York Gardens Park

Existing Open Space York Gardens Park South

Site Images





Winstanley & York Road Estate Regeneration

Proposed York Gardens Park

Proposed York Gardens. Summary.

Instrumental to the regeneration is the delivery of a large public open space central to the development.

A noteworthy aspiration of the proposed scheme is pulling York Gardens Park away from York Road and into the centre of the site with housing and mixed-used facilities set around and activating it.

Key features of the park include swathes of ornamental planting, extensive swales, adventure playground, multi-games area, outdoor gym facilities and an aspiration to retain many of the existing mature trees.

Planning Status.

A hybrid planning application covering the whole site was submitted on January 2019. The proposed open space is part of the detailed application, together with part of the development plots.

The complete application can be viewed in Wandsworth Council Planning Portal (www.wandsworth.gov.uk/planning-and-building-control/search-planning-applications/). The application number is **2019/0024**

The application received planning approval under full committee the XX 2020 securing the delivery of the York Gardens.



Existing site showing planning application boundaries



- Boundary of Outline Application
- Boundary of Detailed Application



Illustrative plan of York Gardens Park showing planning application boundaries

Proposed York Gardens. Location

The site in its existing condition does provide a verdant setting, however, York Gardens Park is split by the access route to the pumping station and is considered an underused, poor quality piece of open space. The remainder of green spaces are 'left-over' spaces scattered throughout the site, with little function/ use. There is a clear lack of way-finding throughout the site with unclear, unlit routes, making it both hard to orientate oneself and unsafe during darker hours. Access to the River Thames from Clapham Junction is hard to navigate.

The objectives of the proposal are to bring York Gardens Park into the centre of the site and extend it out into the streets, to retain as many of the existing trees as possible, to improve connectivity and way-finding, introducing pedestrian priority into the public realm and connecting Clapham Junction to the River Thames.

The objectives of a central park, legible, safe routes, improved connectivity and residents courtyards are upheld in the proposed masterplan. The key changes were the extension of 'green' in place of the urban 'pocket park' and the activities offered within York Gardens Park (which have been informed by consultation with residents i.e. removal of the amphitheatre) and the planting strategy, which has evolved from discussions with LB parks and biodiversity team and the aspiration to promote a healthy, more sustainable landscape.



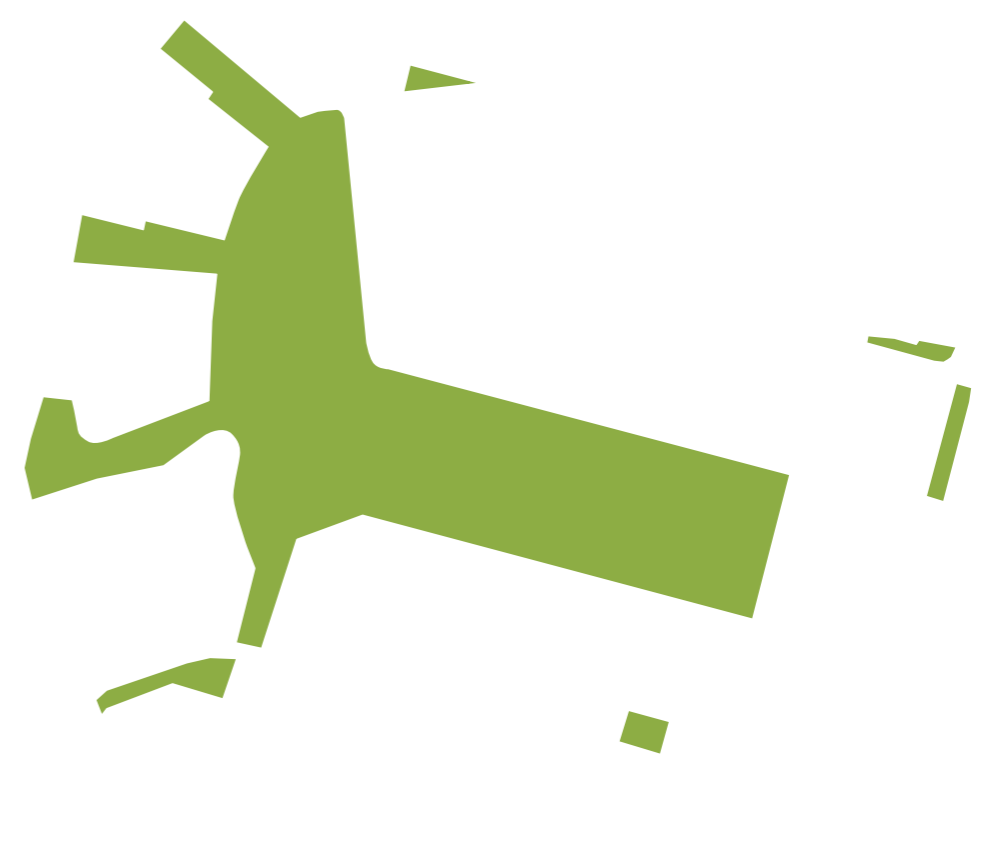
Existing site aerial view



Current masterplan



Existing green space provision diagram



Proposed green space provision diagram

The proposed York Gardens Park sits at the centre of the masterplan. Around its periphery is a pedestrian priority street, 'York Gardens Drive' that is separated from the park by a vegetated swale.

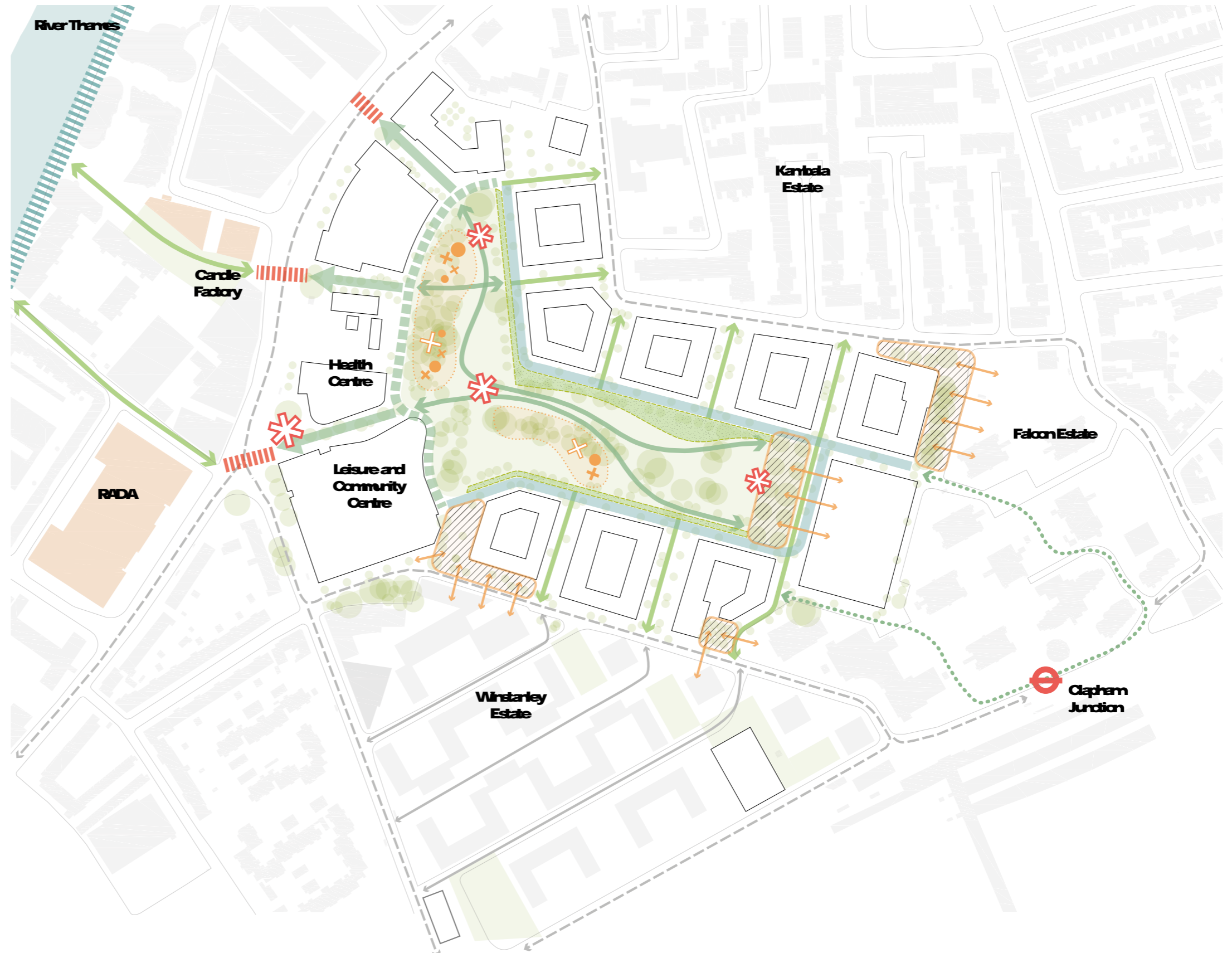
The park extends out towards York Road in wide, planted, 'Park Plazas' and streets are tree lined.

Routes are clear, lit and provide direct ways to key destinations as well as more meandering routes for leisure.

At the key junctions between park and streetscape, urban squares provide the interface between park and street and knit the masterplan with the surrounding area.

An improved link between Clapham Junction and the River Thames is achieved by a straightened Winstanley Road, which also serves as the primary route to the new Leisure and Community Centre and future York Road developments (including RADA and the Candle Factory).

There is also an aspiration to provide pedestrian crossings at several points across York Road.



-  Key future developments
-  Urban squares - Gateway spaces
-  Park's swale
-  Activity areas
-  York Gardens Drive (Shared space/ home-zone)
-  York Gardens Park Promenade
-  York Gardens primary paths
-  Park plazas
-  Green streets
-  Potential future pedestrian routes
-  Potential future pedestrian crossings
-  Key focal points
-  Clapham Junction Station



York Gardens connections and context diagram

Proposed York Gardens. Landscape strategies

Movement and Connectivity

As a result of the implementation of York Gardens centrally to the development, the movement strategy significantly improves connectivity and legibility across the site

Objectives





1. Create strategic links between Clapham Junction, York Road and the river.
2. Respond to key desire lines according to the Winstanley Pedestrian Flow Assessment by Momentum Transport.
3. Clear hierarchy and routes for way-finding and security.
4. Design must consider the future pedestrian connections through the Falcon Estate.

As a result, York Gardens Park has two large paths connecting the east and west side of the site. They both lead visitors coming from Clapham Junction and residents of the surrounding estates towards the proposed leisure and community centre and new developments along York Road.

At the centre of York Gardens Park, the paths meet to create a north-south connection as well, enabling pedestrians to walk from Winstanley Road to Lombard Road.

The refurbishment of the Falconbrook Pumping Station (as part of Thames Tideway works), includes significant public realm improvements. This will create an additional attractive route between York Road and York Gardens Park.



-  Routes across Winstanley Estate
-  Primary pedestrian routes
-  Green streets
-  Potential future pedestrian routes



Proposed York Gardens. Open Space provision

The implementation of the Masterplan does entail a net loss of Public Open Space amounting to 19.7%. This is compensated by providing a more cohesive and usable connected network of spaces, as opposed to isolated pockets of green space. The figures below and subsequent sections of this document demonstrate how the quality of the POS provided offsets the quantitative loss.

The committee report approving the scheme does acknowledge this loss but recognises the increase in quality as sufficient compensation:

“The development proposals would be centred around the re-provided York Gardens, with this new park amounting to 2.49 hectares. Whilst this would constitute a small loss of locally designated open space, the proposed open space would provide an uplift in amenity value owing to the high-quality landscaping works and the inclusion of new recreational facilities and as such this element of the proposals would accord with Policy 7.18 of the London Plan and draft London Plan Policy G4.”

Existing Total Open Space



Existing York Gardens (as per bid calculation) - 2.65ha
Existing York Gardens (as per topographical survey) - 2.61ha

Existing Site - Open Space Calculation

- Accessible/ usable amenity green space - 1.72ha**
Land normally enclosed, designed, constructed, managed and maintained as a public park/ open space. Used for a variety of informal or social activities including recreation, seating, sunbathing, picnics or kickabouts
- Ornamental planting - 0.07ha**
- Dedicated areas of accessible play & fitness spaces - 0.37ha**
- Civic space - 0.23ha**
Predominantly hard landscaping that provide a focus for pedestrian activity and can make connections for people
- Unspecified amenity greenspace - 0.87ha**
Landscaped areas providing visual amenity or separating different buildings or land uses for environmental, visual or safety reasons
- Dense trees/ hedgerow (generally as a boundary) - 0.92ha**
Limited access - visual amenity/screening only
- Public footpaths/ pedestrian circulation - 1.73ha**
Publicly accessible footpaths, pavements and unspecified areas of hard-standing. Does not include access paths to building entrances

Areas not included within the POS calculations









- Private Amenity Space - 1.08ha**
Includes hard and soft landscape
- Roads - 1.21 ha**
- Dedicated parking areas - 0.63ha**

Existing Total Open Spaces




TOTAL OPEN SPACE= 8.83ha

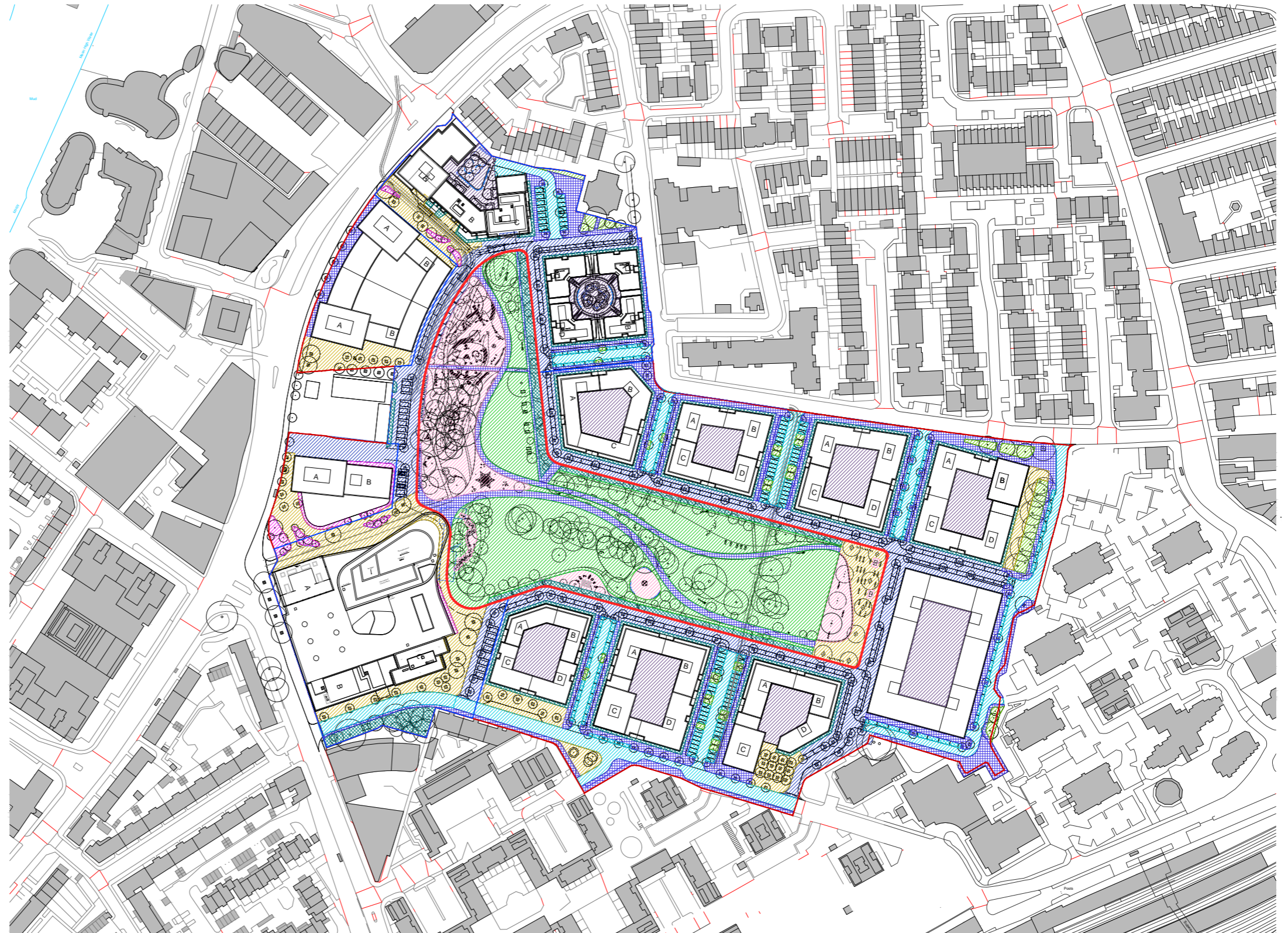
Proposed Total Open Space

Rev 12 Masterplan - Open Space Calculation

-  **Pedestrian priority shared surfaces - 1.17ha**
-  **Accessible/ usable amenity green space - 1.36ha**
Land normally enclosed, designed, constructed, managed and maintained as a public park/ open space. Used for a variety of informal or social activities including recreation, seating, sunbathing, picnics or kickabouts
-  **Ornamental planting - 0.06ha**
-  **Publicly accessible areas dedicated to play & fitness - 0.54ha**
-  **Civic space - 0.81ha**
Predominantly hard landscaping that provide a focus for pedestrian activity and can make connections for people
-  **Unspecified amenity greenspace - 0.12ha**
Landscaped areas providing visual amenity or separating different buildings or land uses for environmental, visual or safety reasons
-  **Dense trees/ hedgerow (generally as a boundary) - 0.50ha**
Inaccessible - visual amenity /screening only
-  **Public footpaths/ pedestrian circulation - 0.97ha**
Publicly accessible footpaths, pavements and unspecified areas of hard-standing. Does not include access paths to building entrances

Areas not included within the POS calculations

-  **Private Amenity Space - 0.80ha**
-  **Roads - 0.54ha**
-  **Dedicated parking areas - 0.22ha**



Proposed Total Open Space Strategy











TOTAL OPEN SPACE= 7.09ha

Proposed York Gardens. Landscape Strategies

Tree and Planting Strategy

The planting strategy seeks to promote biodiversity, provide beauty and seasonal interest throughout the year and to respond to LB Wandsworth Parks Team's request of a low maintenance scheme. Planting is therefore intentionally more naturalistic and wilder in appearance with ornamental/ herbaceous planting kept to a minimum and a 'hands off' approach to management encouraged.

Within the park itself, a number of the existing trees have been retained. These include a mixture of London Planes, Ash, Horse Chestnut and Sycamores. There is a considerable number of new trees being planted (at semi-mature sizes), in the park, streets and courtyards. The approach is 'right plant for right place' and the proposals have been worked through and reviewed with the LB Tree Officer and Park's team.

-  Existing trees to be removed
-  Existing trees to be retained
-  **T6** Trees in SUDS - no. 35
-  **T5** Street trees - no. 186
-  **T4** Courtyard trees - no. 86*
*Including courtyards within outline app.
-  **T3** Feature trees - no. 27
-  **T2** Seasonal trees - no. 83
-  **T1** Multi-stem trees - no. 33



Illustrative Masterplan: Trees






Proposed York Gardens. Landscape Strategies

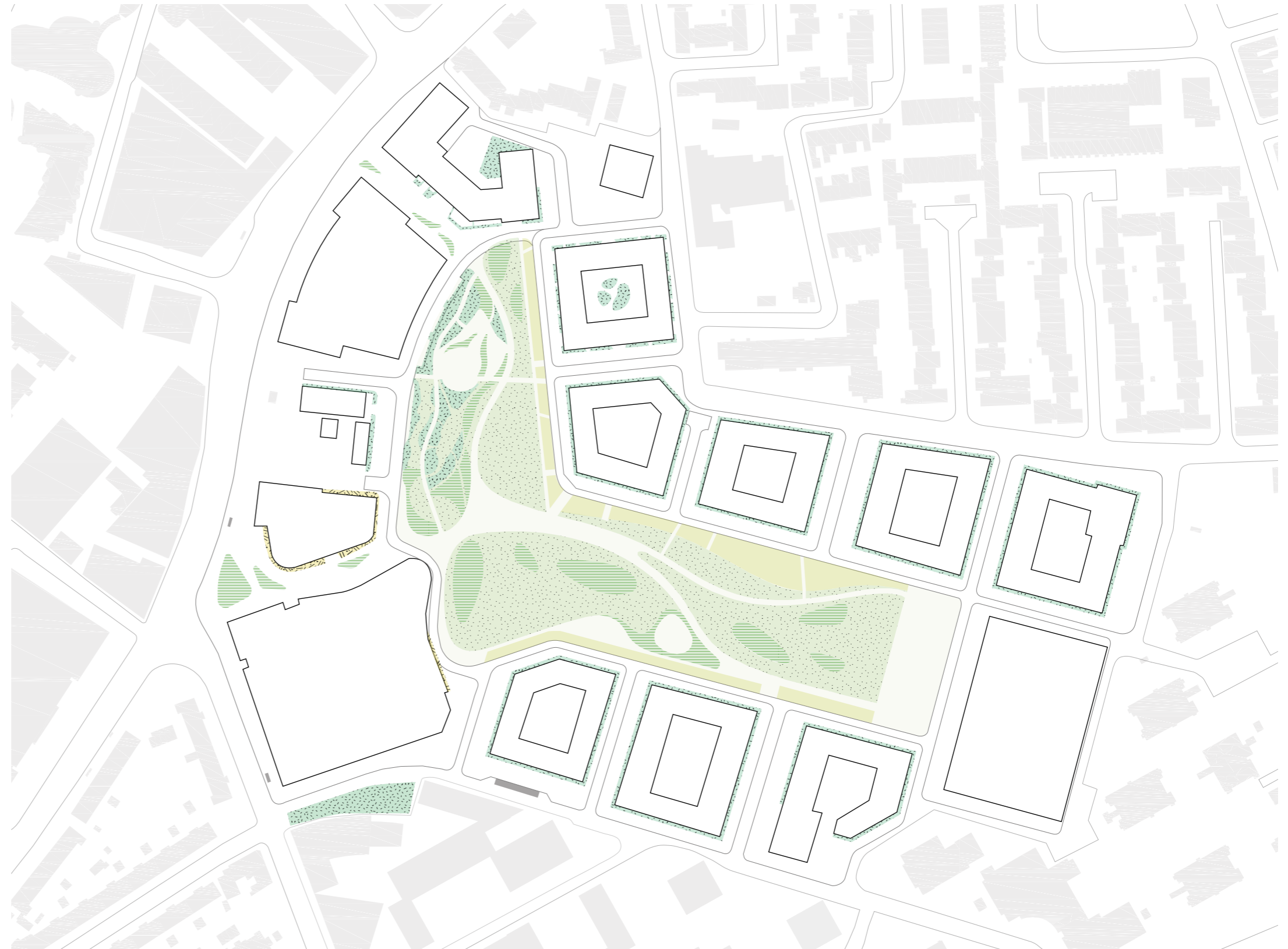
Tree and Planting Strategy

With the retained existing mature trees providing the 'backbone', the proposals introduce a mixture of trees and varying species of meadow (to suit ground conditions) – and a proposed new regime of mowing.

Bulbs are interplanted within the one of the meadow mixes to give early season interest requiring regular maintenance be kept to a minimum.

The park 'is drawn out' between the buildings and out into the streets, so some of the tree species are carried on from park to street and meadow swathes continue through the park plazas between the towers.

-  **EL1** – Flowering lawn mixture
-  Shrub mix (height and species vary)
-  **EM8** – Meadow mixture for wetlands
-  Ornamental grasses
-  **EH1** – Hedgerow (shade tolerant) meadow mixture with seasonal bulbs



Illustrative Masterplan: Planting

Proposed York Gardens. Details of the new provision.

The following section describes the proposed park in more detail to illustrate what is proposed and to substantiate the claim that the raised quality of the park and open space justifies the net loss in area.

Promoting Healthy Living

The masterplan promotes health by creating a greener, ecologically mindful environment and opportunities for improving physical and mental health. York Gardens Park is integral to this vision, providing a diverse range of play, exercise opportunities and quality open space. The park is open 24 hours a day and has no fence - welcoming people to exercise, play, contemplate and to simply enjoy. It is a robust, simple, flexible and timeless piece of design for all.

York Gardens Park offers a diversity of opportunities, activities and character throughout the year.

The activities have intentionally been spread across the park to maximise full use of the open space and to encourage people to travel through the park and explore activities they may have otherwise overseen. No activity/ group is secluded or placed 'in a corner', therefore offering maximum opportunities for interaction and integration.

A generous area of open lawn offers flexibility to kick a ball or hold the 'Get Active Battersea' annual festival. Running / walking loops around the park link into fitness stations for those who want to do a full work out. The surfaces of the paths / tracks intentionally vary to offer interest.

A Self-Sustaining Park: Materials, Planting and a sense of Community Ownership

A practical materials palette will ensure long term robustness, without compromising upon the quality of public space. A revised path layout minimises hard surfacing whilst delivering the desired lines and access required.

We have retained as many of the existing trees as

possible and planted new trees to permeate plazas and squares with the same verdant character as York Gardens Park.

New water management and SUDS systems have been introduced through the use of swales. These have added texture and softness to the simple palette of trees and grass, added seasonal interest and enhanced the ecology of the park.

An innovative approach to planting and maintenance has been developed with L.B. Wandsworth Parks Service, in order to facilitate a self-sustaining environment, able to evolve alongside the needs of its users. A naturalistic planting scheme will be established that encourages biodiversity. This informal and flexible planting is attractive, sustainable and ecologically sensitive.

York Gardens Park exemplifies an innovative engagement process that establishes a community heart and, therefore, a place of character and distinction. The community's pride in and sense of ownership in the scheme, as well as its practical materiality and planting, will create a truly sustainable neighbourhood.

Masterplan - Site Map

- Future RADA location 1
- York Gardens Park 2
- Adventure playground 3
- Park Plaza 4
- Rooftop play space 5
- Falconbrook pumping station open space 6
- Block 3 plaza - towards the Candle Factory 7
- Block 5 entrance plaza 8
- Block 5 courtyard 9
- Block 6 courtyard 10
- York Place 11
- Multi-games area 12
- Dog exercise area 13
- Landmark/ climb structure 14
- Landmark (part of arts and cultural strategy) 15
- Gym/ sports station 16
- Winstanley Square 17
- Newcomen Square 18
- Ingrave Square 19
- Land North of Grant Road 20



Illustrative landscape and block plan

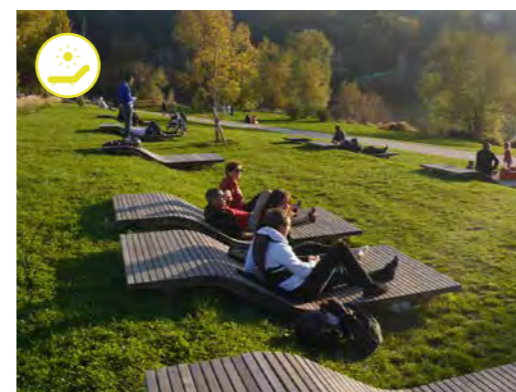
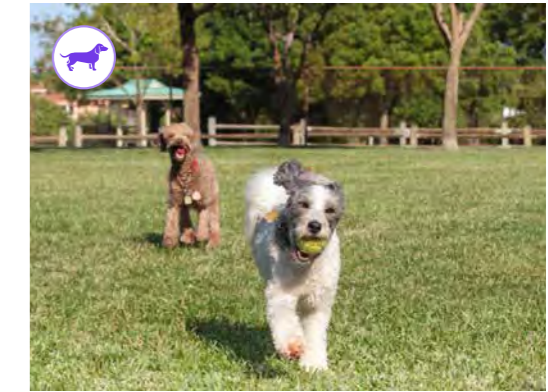
Proposed York Gardens. Activities

An Active Park

With health at the heart of landscape concept, there is a range and diversity of activities for all and the proposed activities have been driven from the feedback at consultation with residents.

Activities include chess tables, basketball hoops, fitness areas, an adventure playground, skateable elements, a designated dog area as well as walking/ running loops and places to sit, swing or just 'be'.

The park is inclusive and accessible to all with activities available throughout the year.



Proposed York Gardens. Activities

-  **Snakes**
-  **Gymstations**
-  **Swings**
-  **Dogs**
-  **Play areas**
-  **Kick-about area**
-  **Potential festival location**
-  **Coach drop-off/Busstop**
-  **Tennistables**
-  **Chess tables**
-  **Informal basket area**
-  **Spill out cafe zone**
-  **Seating area**
-  **Informal wheel area**
-  **Lounge area**
-  **Wayfinding**
-  **Santander cycle parking**
-  **Running/cycle loop**
-  **800m running loop**
-  **600m running loop**
-  **350m running loop**



Location of activities across the development (Illustrative Masterplan)

Proposed York Gardens. Cultural & Wayfinding Strategy

Cultural & Wayfinding Strategy

Clear way-finding is important in navigating and orientating people to and through the site.

A strong cultural strategy engages the community and embeds the new development into its context.

At key points across the masterplan, focal points of sculpture, play, seating and signage help 'flag' the park and act as destination and meeting points.

Sculptural lighting guides people through the park plazas and across the park and gives playful, colourful points to the naturalistic scheme.

All of these elements and community involvement, reinforce the York Road & Winstanley Estate's unique identity.



Cultural & way-finding strategy (Illustrative Masterplan)

Proposed York Gardens. Cultural & Wayfinding Strategy

Opportunities



1
Signage/ sculpture



2
Climbing structure



3
Tree house



4
Swings for all



5
Feature lighting



6
Multi-game graphics



7
Surface treatments



8
Custom prints

Proposed York Gardens. Landscape Character

York Gardens Park

Furniture Strategy

The park offers a range of seating and playable opportunities. These have been located across the park so there are frequent places to stop, rest and relax.

In line with the utilitarian approach to material selection, they will either be concrete or timber and they will be robust.



Furniture location plan (Illustrative Masterplan)

Proposed York Gardens. Landscape Character

York Gardens Park

Furniture Palette



Backless concrete bench
Simple, robust and flexible, these benches can be sat on from a number of directions.



Curved modular seating
A linear curved concrete bench provides both seating and play.



Picnic tables
A large picnic table, with integrated chess boards, encourages a wider range of social activities.



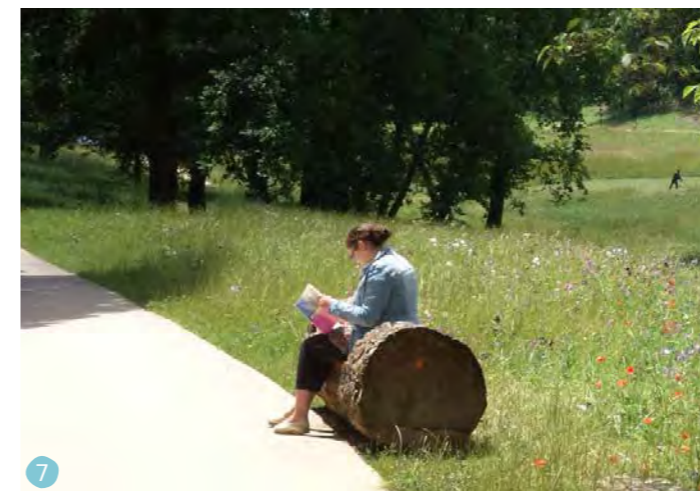
Skateable elements
Bespoke skateable elements.



Timber bench with backrests
These provide opportunities for more leisurely sitting.



Lounge chair
These are located in the sunniest parts of the site for people to relax.



Reused tree trunks
By recycling some of the removed trees, attractive seating and play opportunities are created.



Stepping logs
Naturalistic, playable elements.

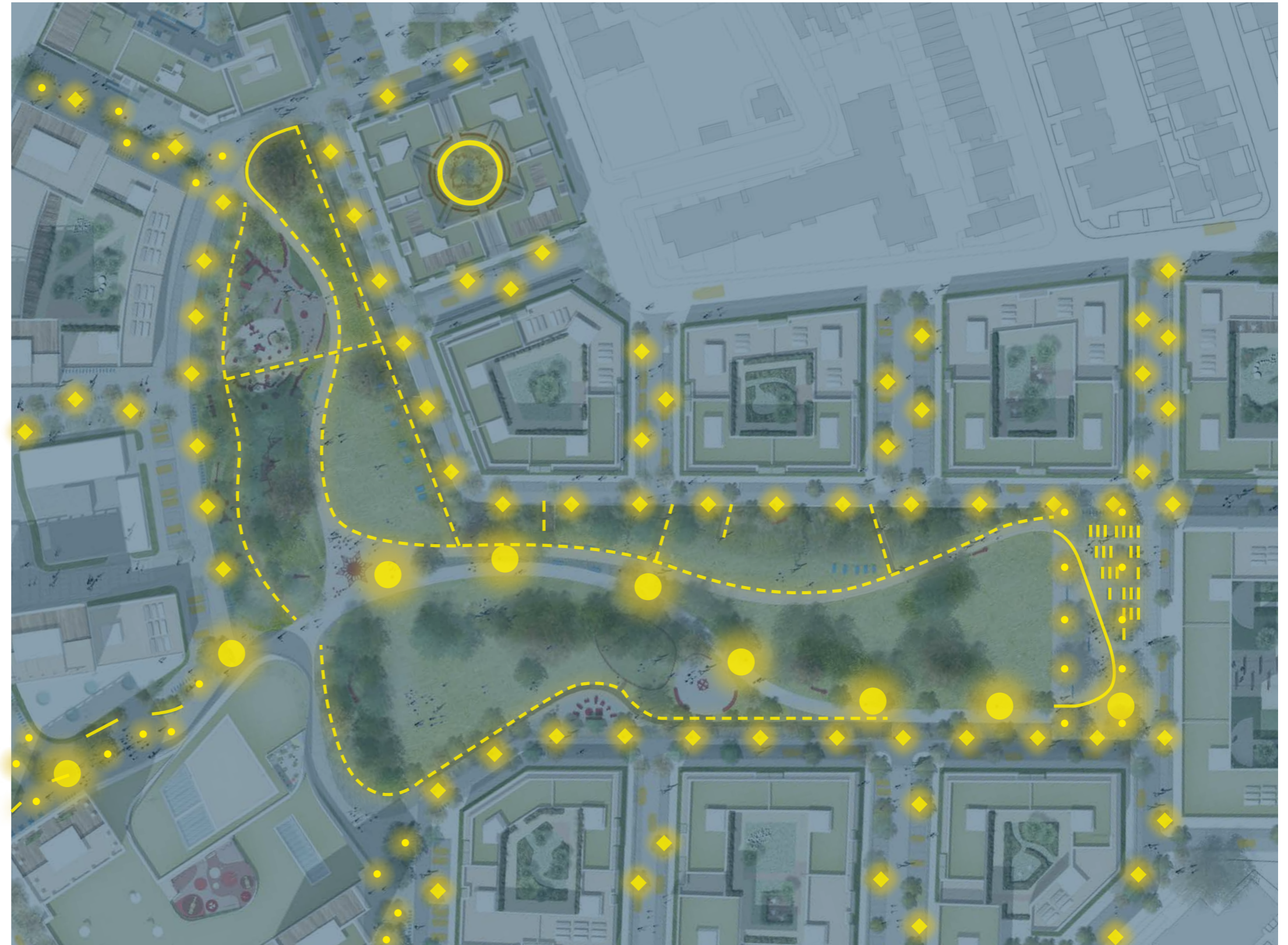
Proposed York Gardens. Landscape Character

York Gardens Park

Lighting Strategy

Well lit streets will promote safety at night, contribute to easy wayfinding and enhance the character of various spaces throughout the park.

- Feature lighting along the main promenade path acts to guide people through the centre of the park - to and from the leisure and community facility.
- Shared surfaces and residential streets are well lit from above with street light columns to ensure good visibility for drivers, cyclists and pedestrians.
- Further lighting aims to enhance the character of different spaces and routes through the park. There will be uplighting in trees and integrated lighting in benches and bollards.



Indicative lighting layout (Illustrative Masterplan)

Proposed York Gardens. Landscape Character

York Gardens Park

Lighting Strategy



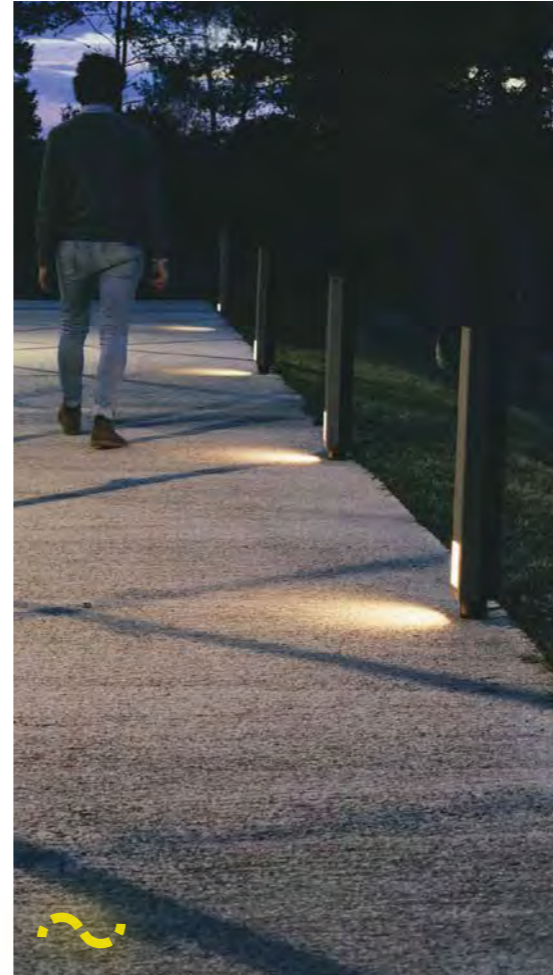
Feature lighting

Distinctive lighting marks a clear route through the park.



Street lighting

Street lighting columns ensure good visibility for drivers, cyclists and pedestrians.



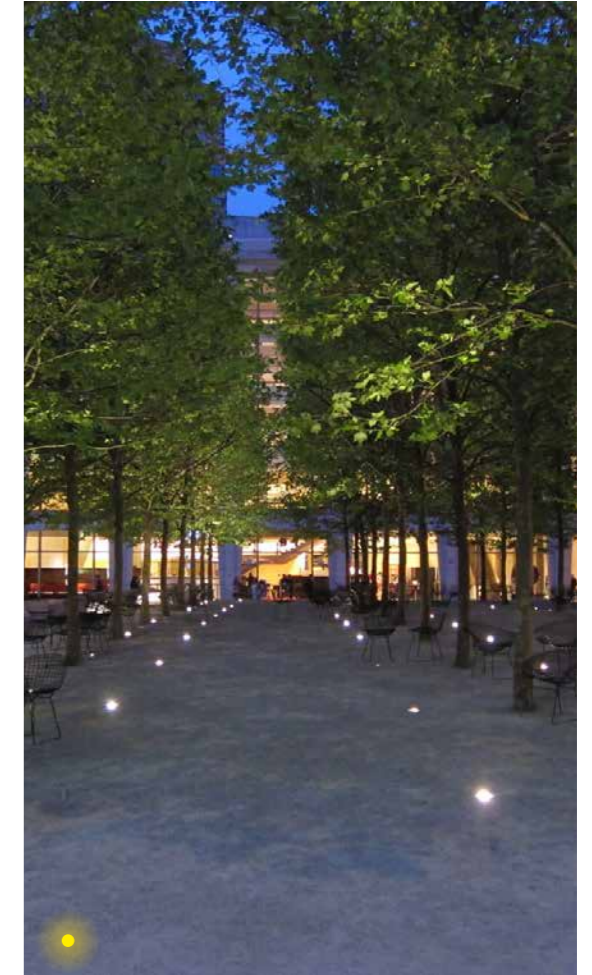
Lighting bollards

These enhance atmosphere and emboss the texture of surrounding materials.



Integrated lighting

Lighting integrated with furniture amplifies its character and clarifies walking routes in low light.



Uplighters

These capitalise upon tree canopies, bringing a new dimension to the verdant landscape at night.

Proposed York Gardens. Landscape Strategies Play Strategy

Existing Play in the Area

There is currently a variety of different play spaces scattered across the existing York Road and Winstanley estates:

- Provision for different age ranges.
- Some provision for 12+ age group within 100m of estate - MUGA (soon to be replaced with new MUGA in Land North of Grant Road).
- Kick about amenity grassland - users put off by dog mess.
- Existing York Gardens Playground - selection of play equipment.

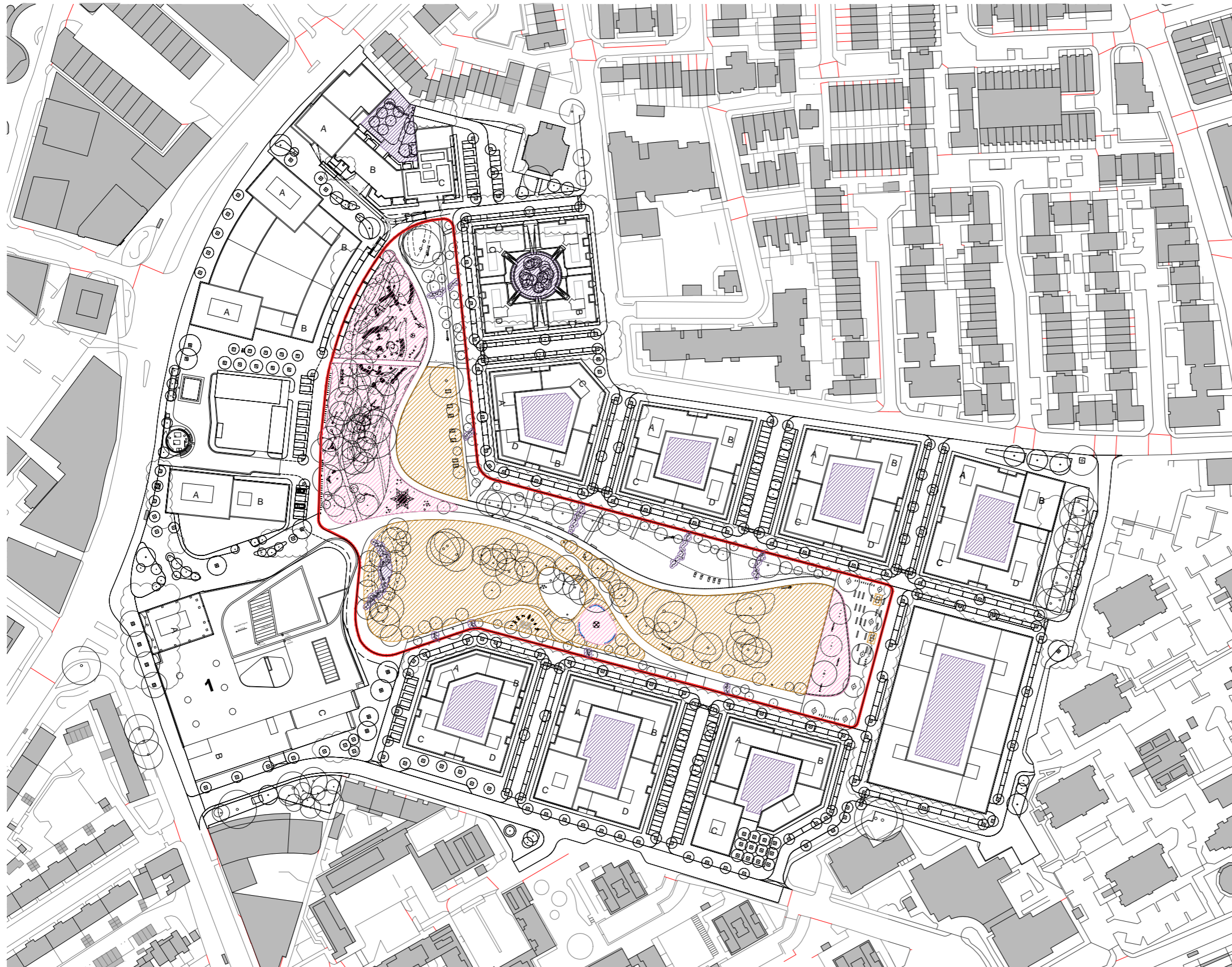



- 1 York Gardens Playground (2607 sqm)
- 2 Ganley Court Playground (547 sqm)
- 3 Meyrick Road Playground (594 sqm)
- 4 Livingstone Walk Playground
- 5 Existing MUGA - 'The Blue Pitch'



Proposed York Gardens. Landscape Strategies

Play Strategy



 Extent of proposed York Gardens - 2.49ha

Rev 12 Masterplan - Play Space Calculation

-  Under 5 yr olds required - 3551.3 sqm
Proposed doorstep play within courtyards - 5,544 sqm*
*Assuming play opportunities covers approximately 60% of courtyards
-  5 to 11 yr olds required - 2525.4 sqm
Proposed dedicated areas of accessible play - 4,997 sqm
-  12+ yr olds required - 1736.2 sqm
Proposed kickabout and fitness areas - 9,619 sqm

Total play area required by SPG* - 7891.8 sqm
TOTAL ESTIMATED PLAY AREA - 20,160 sqm
TOTAL ESTIMATED DEDICATED PLAY AREA - 10,843 sqm**
 * The "Supplementary Planning Guidance Providing for Children and Young People's Play and Informal Recreation" (March 2012)
 **Dedicated play calculation excludes kickabout areas (9,317 sqm)

Illustrative Masterplan: Play Spaces



Proposed York Gardens. Landscape Strategies Play Strategy

Proposed Play Areas

- Different play opportunities scattered throughout the park.
- Purposefully dispersed throughout the space to encourage users to explore and move across the park.
- A variety of play opportunities for different age groups - young and old.
- Adventure playground set amongst mounds and within trees. Appropriate levels of challenge and risk provided in three different zones.
- Non-directive informal play such as stepping stones and fallen logs invite use by all ages. Swings and seating beneath a grove of trees encourage playful social interactions.
- Exercise is encouraged through a playful sports loop with exercise stations positioned along it.
- Doorstep play (0-5 yrs) within courtyards for residents in blocks. Safe and accessible.

-  Adventure playground
-  Kick-about areas
-  Informal play
-  Sports areas
-  Doorstep play



Illustrative Masterplan: Play types location plan

Proposed York Gardens. Landscape Strategies Play Strategy



The Two Towers



1 Climbing towers



4 Basket swing



7 Water pump and channel



10 Sand snake



2 Slide



5 Climbing rope



8 Willow tunnel



11 Small boulders in planting



3 Fallen tree trunks



6 See-saw



9 Sound cushions



12 Sound tubes

Proposed York Gardens. Landscape Strategies Play Strategy

Wobbly Forest



13 Climbing beams



16 Stepping stilts



14 Balance beams



17 Balance belt



15 Rope course



18 Wobble dishes

Spiral Top Mountain



19 Climbing spiral tower



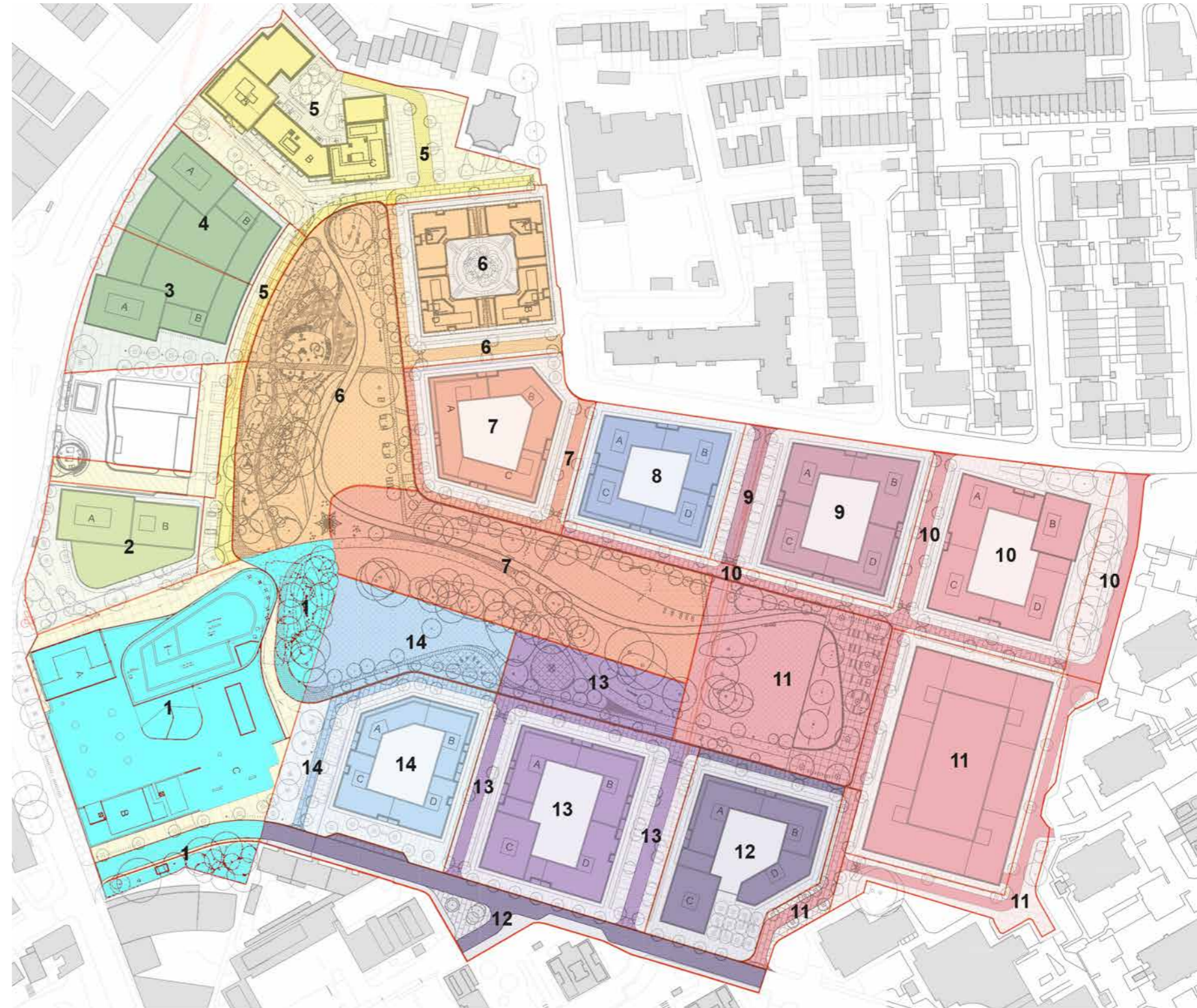
20 Cube seats

Proposed York Gardens. The Landscape Masterplan. Phased delivery.

There is a phased delivery strategy in place to realise the complete Masterplan and a decant strategy to manage accommodation through a lengthy construction process.

With regards to the park, the intention is to deliver as much as possible, as early as possible so there is always an element of public open space in place for residents to enjoy.

The bulk of the park is to be delivered in two phases early in the programme, with a additional temporary landscape being implemented at the onset.



Masterplan - Site Map

- Future RADA location ①
- York Gardens Park ②
- Adventure playground ③
- Park Plaza ④
- Rooftop play space ⑤
- Falconbrook pumping station open space ⑥
- Block 3 plaza - towards the Candle Factory ⑦
- Block 5 entrance plaza ⑧
- Block 5 courtyard ⑨
- Block 6 courtyard ⑩
- York Place ⑪
- Multi-games area ⑫
- Dog exercise area ⑬
- Landmark/ climb structure ⑭
- Landmark (part of arts and cultural strategy) ⑮
- Gym/ sports station ⑯
- Winstanley Square ⑰
- Newcomen Square ⑱
- Ingrave Square ⑲
- Land North of Grant Road ⑳



Illustrative landscape and block plan