



6

Open space and play



# 6.1. Local parks

The parks in the masterplan are based on London Squares such as Hanover Square (right) and Berkeley Square (bottom). The plan of the West End below shows these squares at the same scale as the former Southall Gas Works



The streets of the scheme form a vital part of the public realm of the development and will be designed so they can add to the enjoyment of residents and visitors. In addition to this the masterplan includes a network of open spaces to meet the needs of residents and to create an attractive environment. These areas are described in more detail in the Landscape Strategy by Lovejoys. In this section we describe the way in which the open space has been conceived as part of the masterplan. Together with the street network, this public realm covers just over half of the site area. The open space has been planned on the basis of the following hierarchy:

**District Park:** The UDP states that all development within the borough should be within 1.2km of a district park. As described in Section 3.6, the main local parks include Southall Park to the east of South Road and the Minet Country Park (even though it is in Hillingdon). In actual fact much of the Southall site is within 1.2km of Southall Park. However by providing access to the Minet Country Park, the scheme more than meets the requirement. There will be three links from the site to the Minet Country Park – A new footbridge from Etoile to land north of the Yeading Brook which

gives access to the heart of the park. It is also proposed that the Pump Lane Link Road and Springfield Road accesses will have cycle and pedestrian routes alongside the carriageway. The Pump Lane Link Road in particular will meet the UDP requirement that there be a link from the residential area south of the railway to Minet Country Park. This will be achieved via the Brent Road access.

**Local Parks:** The UDP requires that all new housing should be within 400m of a local park. Because of the scale of the site, two local parks are proposed as indicated on the plan. Both of these parks have been conceived as London Squares and the plan of the West End shows them at the same scale as squares such as Soho Square, Cavendish Square, and Berkley Square. Like these squares, the principle is that the two parks on the former Southall Gas Works will be bounded by streets and home zones with railings dividing these streets from the park. Frontage development on the surrounding roads will provide surveillance for the parks while the streets will provide a buffer between the housing and the activities in the park.





An illustrative plan by  
Lovejoys of the Northern  
Park.



**Northern park:** This covers 1.1ha and is in the heart of the northern residential area. This occupies a full urban block and is surrounded by traffic calmed streets. To the north east the school fronts onto the park providing activity and surveillance. It is also proposed that the school should have dual use of the games area in the park.

Extensions to the park link southwards to the Boulevard and northwards to the boundary of the site. This is designed to provide views into the park from the boulevard. Proximity to the northern boundary is also designed to encourage the use of the park by people in the surrounding area. It will include the main play area (NEAP) for the neighbourhood as well as a multi-use games area (MUGA) shared with the school.

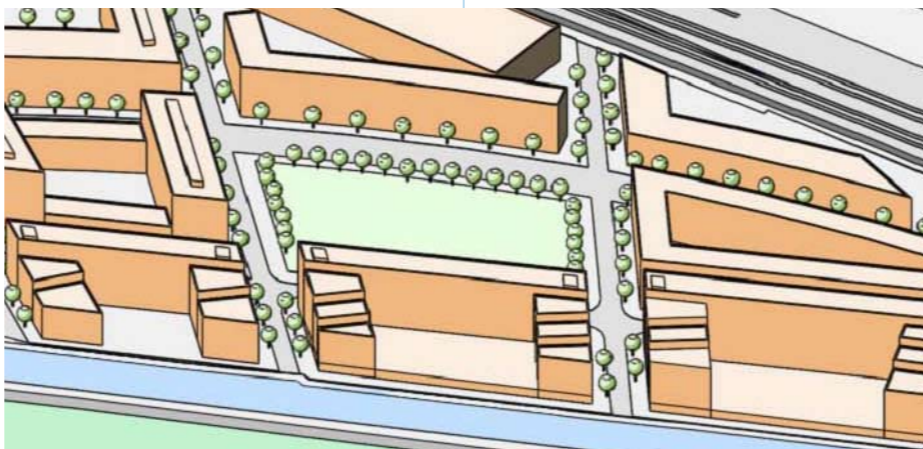
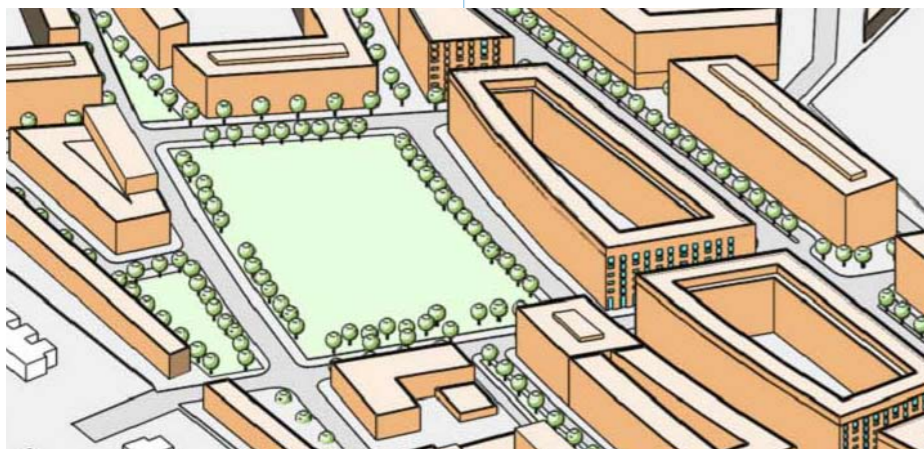
**Southern park:** The second park is slightly smaller at 0.5ha at the heart of the Waterside character area. The park is bounded by the southern boulevard to its east and will be shielded from this by tree planting. It has also been designed to create physical and visual links through Block 8 to the canal. This is designed as an urban park bounded by substantial buildings. It will include a smaller play area (LEAP) but will be mostly designed for passive recreation. The buildings to the south are lower to increase sunlight penetration. It will also be bounded by roads and home zones with railings around the park.

The table to the right shows that the total area of the two parks is around 1.5 hectares. In addition to this further recreational spaces are described in the following sections bringing the total

amount of recreational space to 2.7ha. This is spread throughout the site so that all residents are within easy reach of an open space resource. It will also be designed to be used intensively for passive and active recreation as well as for play.



Main Areas of Open Space	AREA sqm
Northern Park	10,969
Green finger	2,737
Southern Park	5,041
Straight pitches	8,190
Total	26,937





# 6.2. Wider open space framework

The parks are the central part of a wider open space strategy that permeates the masterplan. This has been designed to create a green network across the site so that local people and wildlife can move around within a green environment as shown on the plan in section 6.1. These spaces are in turn part of a wider landscaping strategy that includes street trees, planting in home zones, internal courtyards, urban spaces and roofgardens and greenery on buildings. The main elements of this open space framework are:

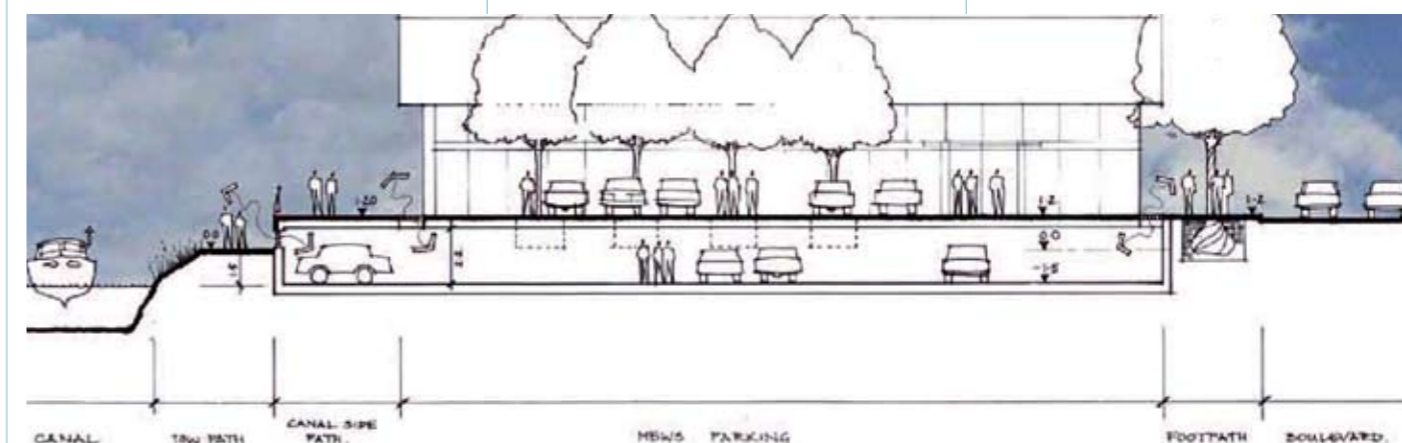
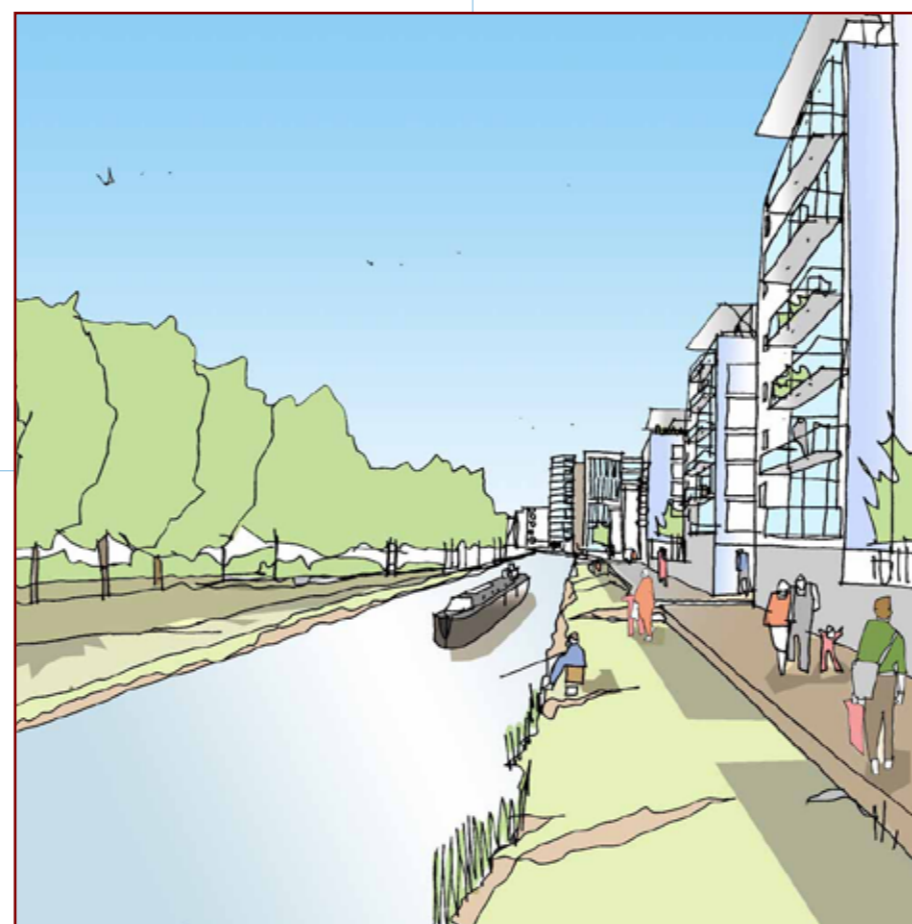
▣ **The canal frontage:** The canal frontage will provide a continuous green link along the canal and a fringe to the country park. The canalside areas have been designed to make the transition between the raised areas between the blocks above the semi-basement parking and the towpath level. This is shown in the section and described in more detail in the Landscape Strategy.

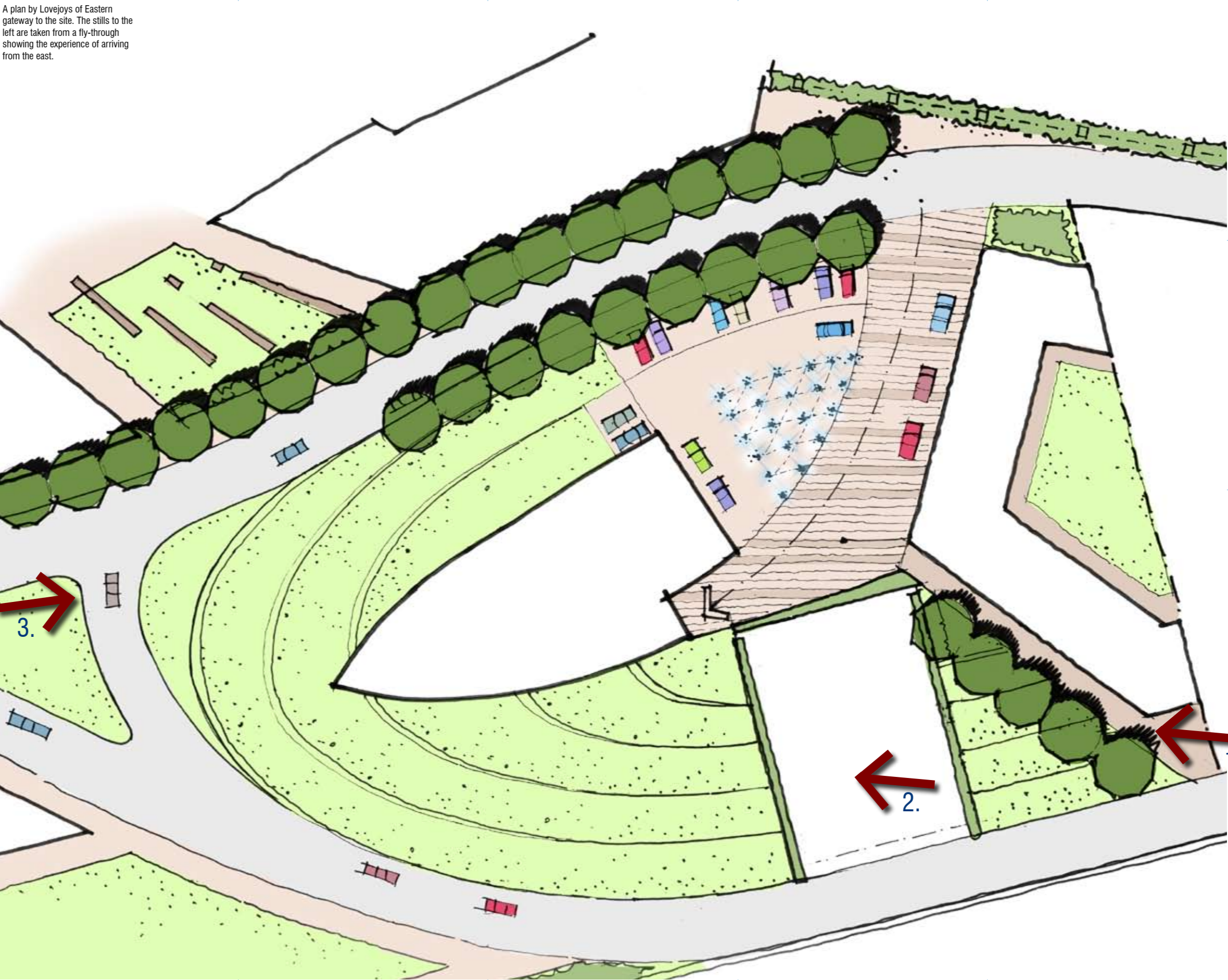
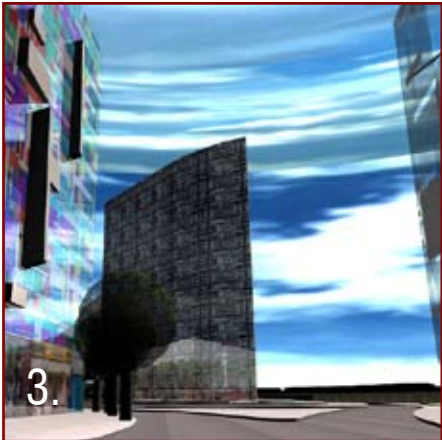
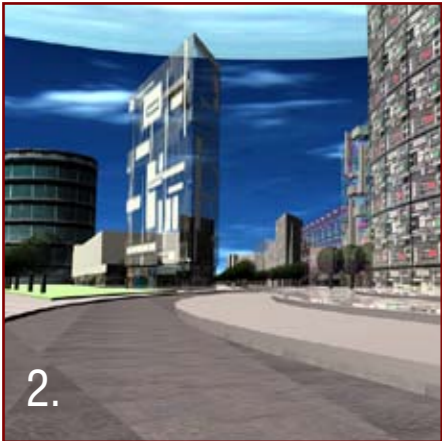
▣ **The green spine:** A spine of green space runs through the northern part of the site. This creates a green link from the canal to the Northern Park and onwards to the Eastern Gateway to the site. This is a tapering space bounded by home zone

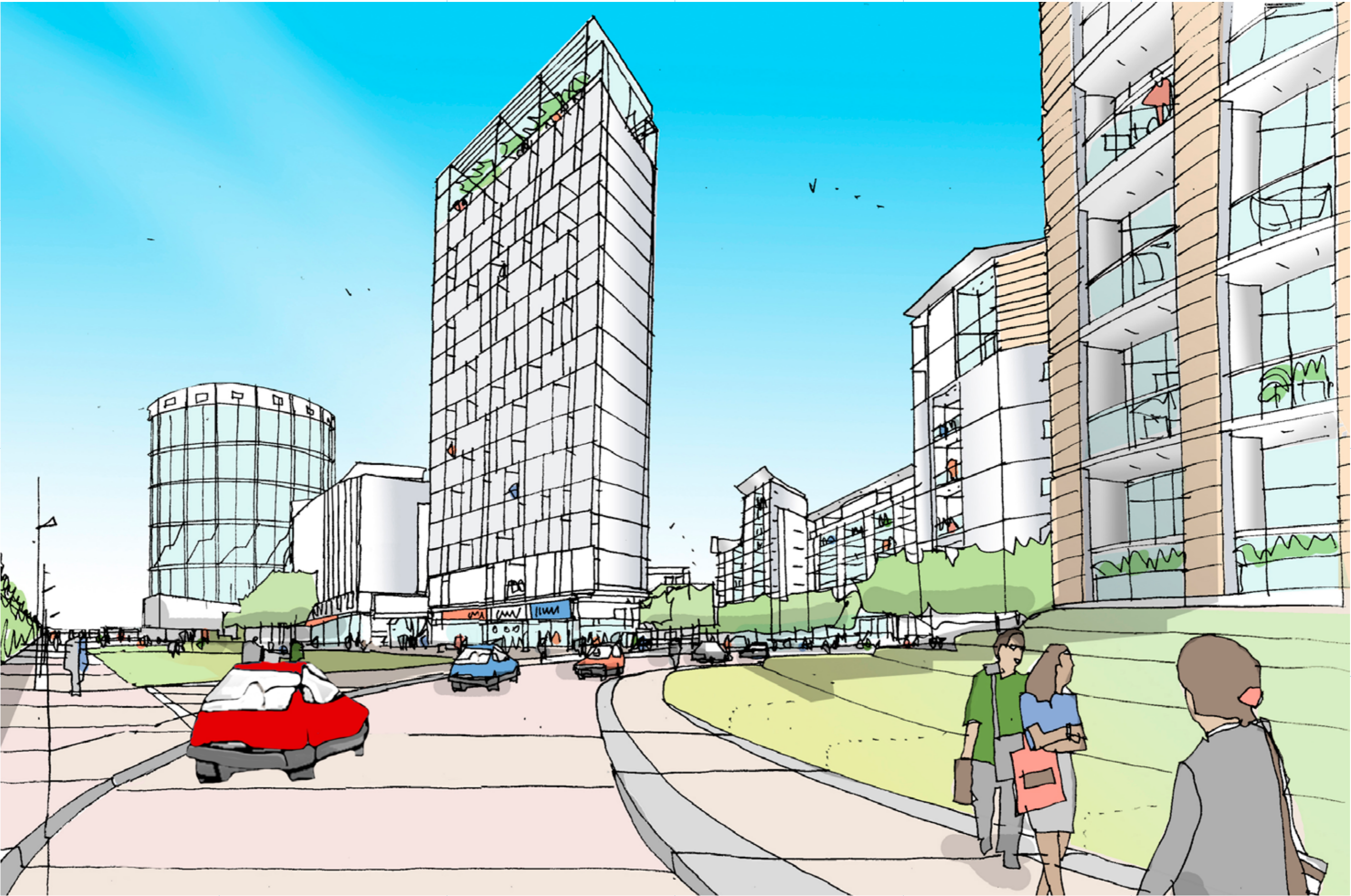
streets and overlooked by frontage development. At its western end the space widens to accommodate a local area of play.

▣ **The Eastern gateway:** The eastern gateway to the site is marked by a space to create a green gateway to the area bounded by entrance towers. The tower in the centre of the space terminates the vista eastwards along the boulevard. This space will be a landscape backdrop to the arrival to the site funneling movement into the boulevard

▣ **Landscape fringes:** Landscape fringes are proposed along the railway in the south-western part of the site as well as between the southern boulevards and the gas holders. These will be planted as wildlife refuges and green corridors.







# 6.3.

## Play and recreation

The open space framework is designed to meet the recreation and play needs of the local community.

### Active sport:

Active sport is catered for in the northern park and in the Straight sports area. The park includes a multi-use games area that would be used by the school during the day with space to accommodate a series of sports pitches linked to a community centre. These cover 0.82ha and include a five-a-side pitch, and three basketball/tennis size pitches. The Straight will be maintained as a public route to the south of this for pedestrians and cyclists but to the north this area will be bounded by the multi-storey car park.

### Play areas:

The scheme includes three play areas plus a series of local areas of play.

- **NEAP:** The main play area – the Neighbourhood Equipped Area of Play or NEAP will be in the northern park. This will include an equipped play space together with a multi-use games area. Virtually all of the site

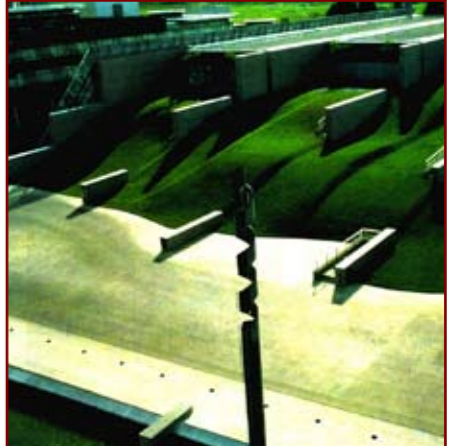
will be within 800m of this play area.

- **LEAPs:** There will be two smaller Local Equipped Areas of Play (LEAPs). These will be located in the southern park and at the western end of the green spine. These will include equipped play areas but without games areas. The location of these play areas means that all of the site will be within 400m of an equipped play area.
- **LAPs:** There will be a number of smaller Local Areas of Play (LAPs) throughout the scheme. These will include some equipment but will be small and aimed at younger children. There is the potential to locate these in some of the wider home zones as well as in the communal courtyards of the larger blocks.

Below and right: A scheme by Lovejoys for the sports pitches along The Straight making use of the space over the gas easements. A new community facility is suggested next to the gas holders that would include youth facilities.



Plan of the Straight sports area

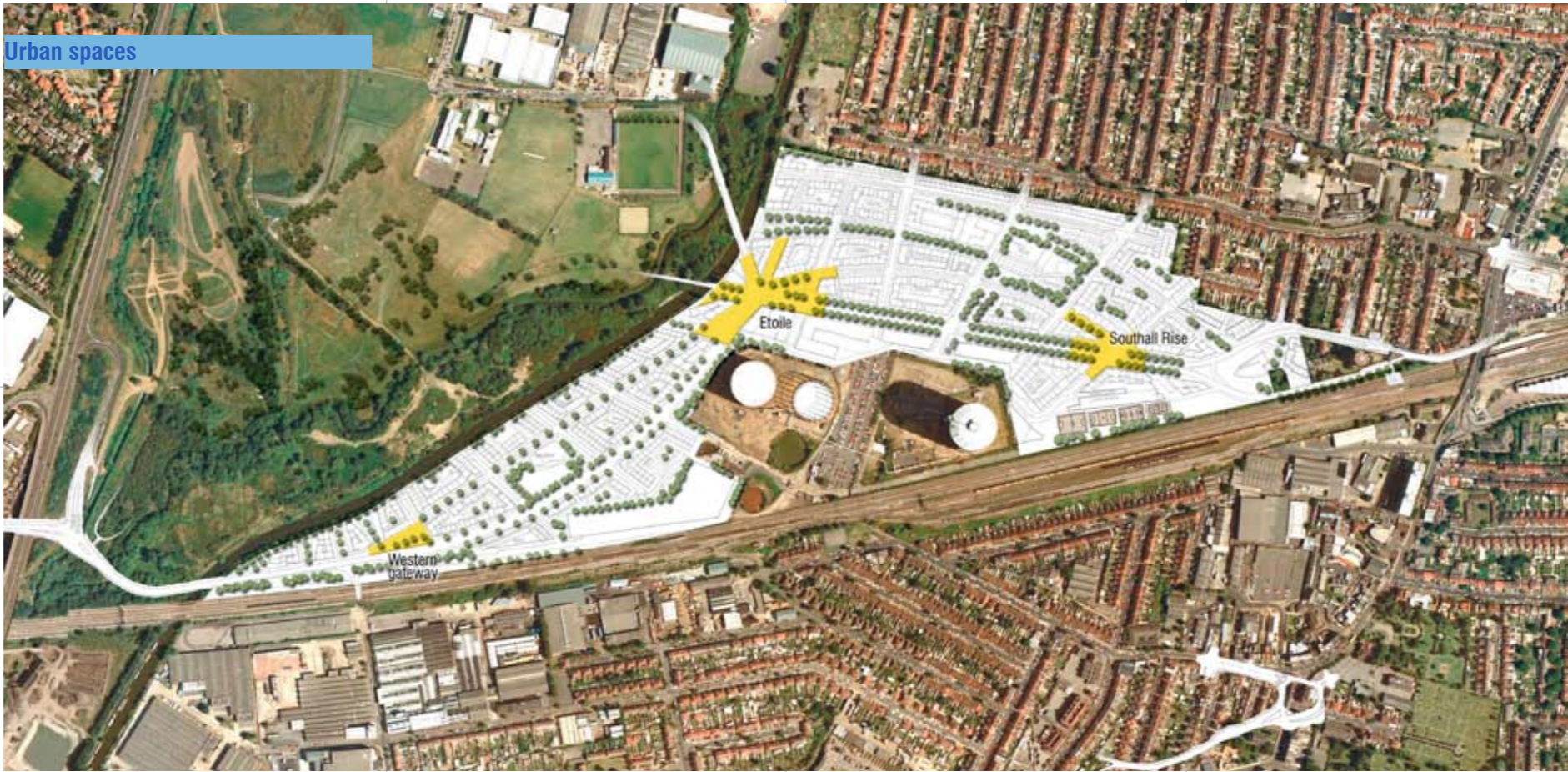


# 6:4. Urban spaces



The final part of the public realm that links the open space framework and the street hierarchy are the urban spaces. These will be the heart of the public life of the neighbourhoods - places to meet, shop and socialise, that are enlivened by ground floor public uses. There are two urban spaces; the Etoile and Southall Rise with a further space at the western gateway which, while urban, will be quieter.

These are at either end of the northern boulevard. These spaces are not envisaged as public squares. They are rather resting points on the through route of the boulevard created by streets meeting the boulevard at an angle. In both cases a small space is created at the junction and the space is given added emphasis by the taller buildings around the space. These two spaces and the slightly different character of the western gateway are described on the following pages.



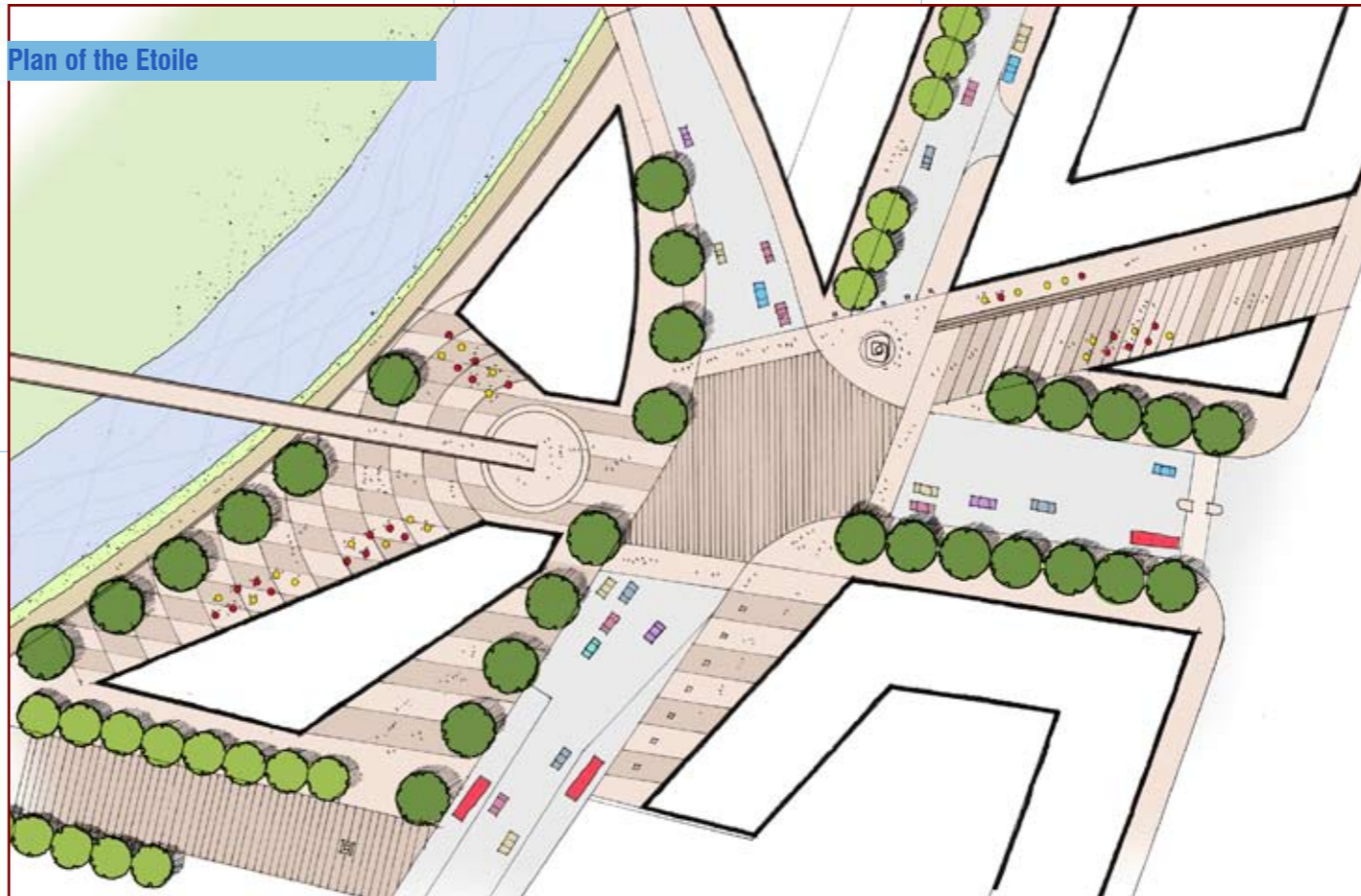
# 6.5. Etoile



This is envisaged as the leisure heart of the scheme at the hinge between the northern and southern boulevards. It is a three-way traffic junction that will be controlled by traffic lights. An etoile is a star-shaped space at the intersection of a number of streets, the most famous being the Arch de Triomphe in Paris. As we described in Section 4.4 the Etoile is one pole of a magnet of

attractions along the main boulevard. The street form has therefore been pulled in to focus attention on this area and Southall Rise (as described below). The Etoile will be a dramatic urban space bounded by the points of a series of towers. The buildings to the north of the space (which are south facing) will be animated with cafes, bars and restaurants and the illustrative

plan shows the possibility of a bar within the space. These premises will spill out onto wide pavements providing opportunities for outdoor seating. The space also links through to the canal over a new footbridge.



# 6:6. Southall Rise

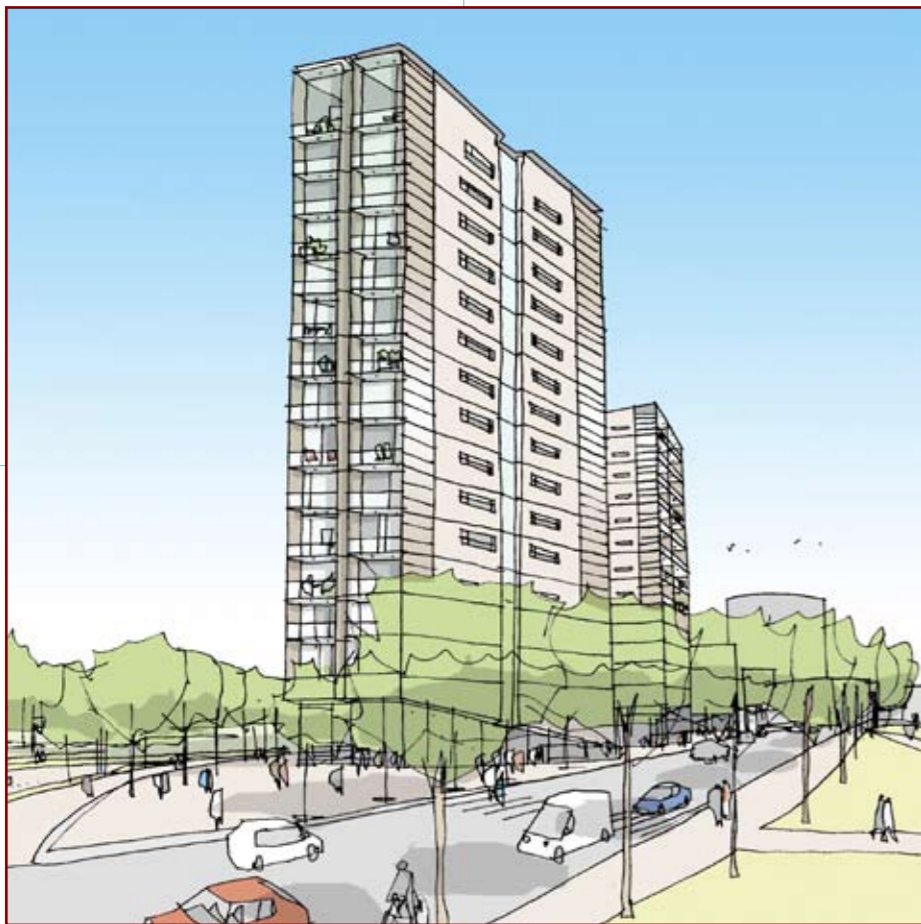


At the eastern end of the boulevard is a smaller space that is proposed as the heart of the retail area. This has been modelled on the junction of Oxford Street and South Molton Street in Central London (pictures below). In this instance a street joining Oxford Street at an angle creates a small space that becomes a node of activity. The public space will be confined to a widening of the pavement where the pedestrianised

route from the park joins the boulevard. This could be further emphasised by a 'flat-iron' tower on the block immediately to the west of the space. The ground floor of the buildings around this space is proposed retail development with the potential for some café uses.



# 6:7. Western Gateway

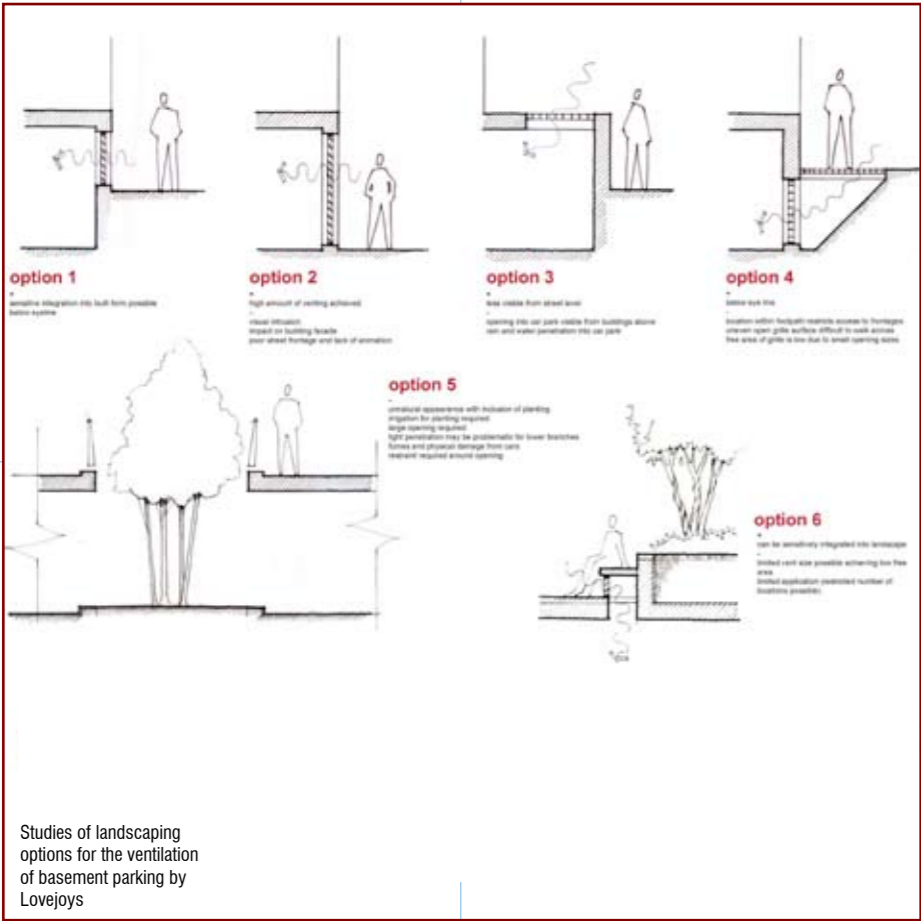
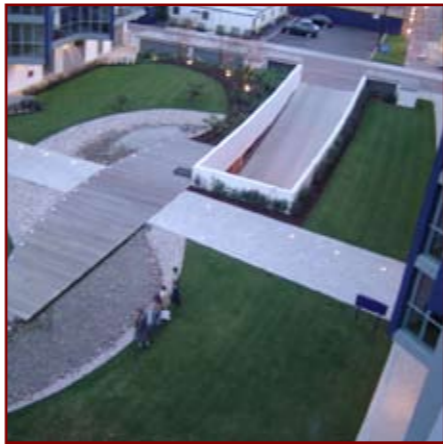


As described elsewhere, the western gateway to the site involves a dramatic entrance as the road across the Yeading Brook Corridor from Pump Lane sweeps around behind a series of towers. This route arrives at a small urban space - the western gateway. This is envisaged as a hard paved space with seating, trees and public art. It stands at the point where the routes into the scheme split - the boulevard sweeping in a curve towards the Etoile and a more direct 'home zone' route running parallel to the waterfront.

The space is near to the hotel proposed for the western part of the site.



# 6:8. Communal realm



Studies of landscaping options for the ventilation of basement parking by Lovejoys

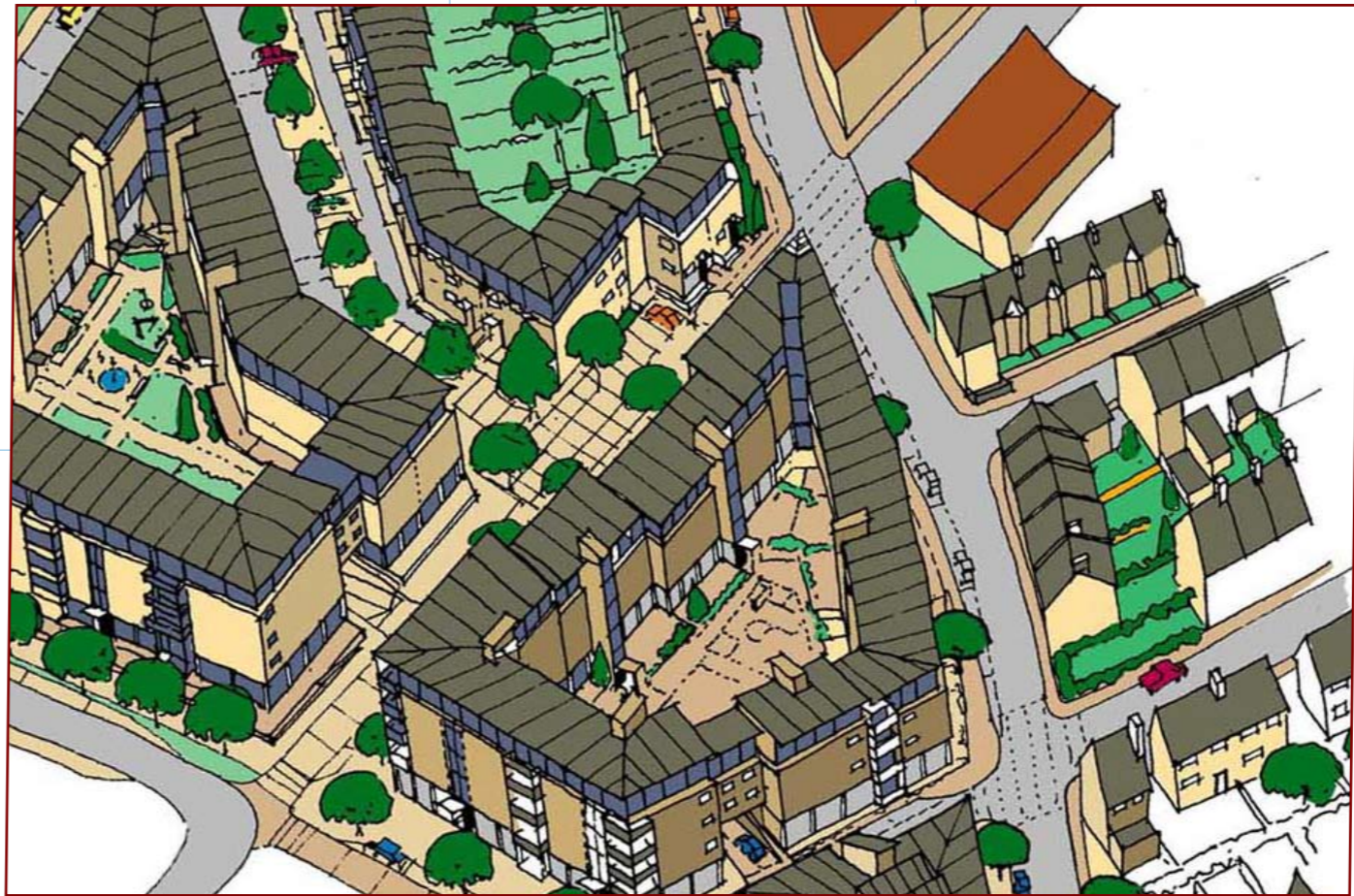


In addition to the public realm there will be a range of private and communal spaces developed as part of the scheme. The built form is based on perimeter blocks built around courtyard spaces.

Throughout most of the scheme these courtyards are proposed at a minimum of 20m wide allowing both privacy between apartments facing onto the courtyard and allowing a

good level of light penetration into the courtyard. This will allow the courtyards to be landscaped as amenity space for local residents.

In the larger courtyards there will be some parking spaces particularly for disabled parking. However in most cases parking will be at semi basement level and Lovejoys have explored options for the creation of landscape over this parking.



The blocks on the northern side of the boulevard are more complicated because the courtyards are narrower and there are retail units on the ground floor. In these cases landscape is proposed over the retailing so that the courtyard operates on a number of levels. The tightest blocks have very narrow courtyards and are envisaged as atrium blocks with a glass roof.

There are a variety of options for access to the blocks. However in order to animate the courtyards the core to the upper floor apartments should open both onto the street and the internal courtyard. There is the potential to widen walkways on the upper levels together with balconies and roof gardens to create a vertical dimension to the courtyards.

