

Altman, Rebecca

From: Griffin, Tim (Contractor)
Sent: 02 July 2026 11:22
To: Altman, Rebecca
Cc: Chapman, Gregg (Contractor); Oliveira, Marta (Contractor); Dyer, Tim; Ellison, Mark
Subject: Re: DC/26/100786 play area design - landscape comments

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Categories: Conditions, Consultation responses

Hi Rebecca,

I have now reviewed the submitted play area plan prepared by Deacon Design DD525L34.

This plan has been developed since Tim D. and myself commented on landscape sketches of this area in March 2026.

It seems a reasonable range of equipment has been provided, and the layout of the play equipment is now more coherent.

Please arrange for images of the play equipment to be submitted so that we can be sure these lean towards items that are sympathetic to a natural play approach.

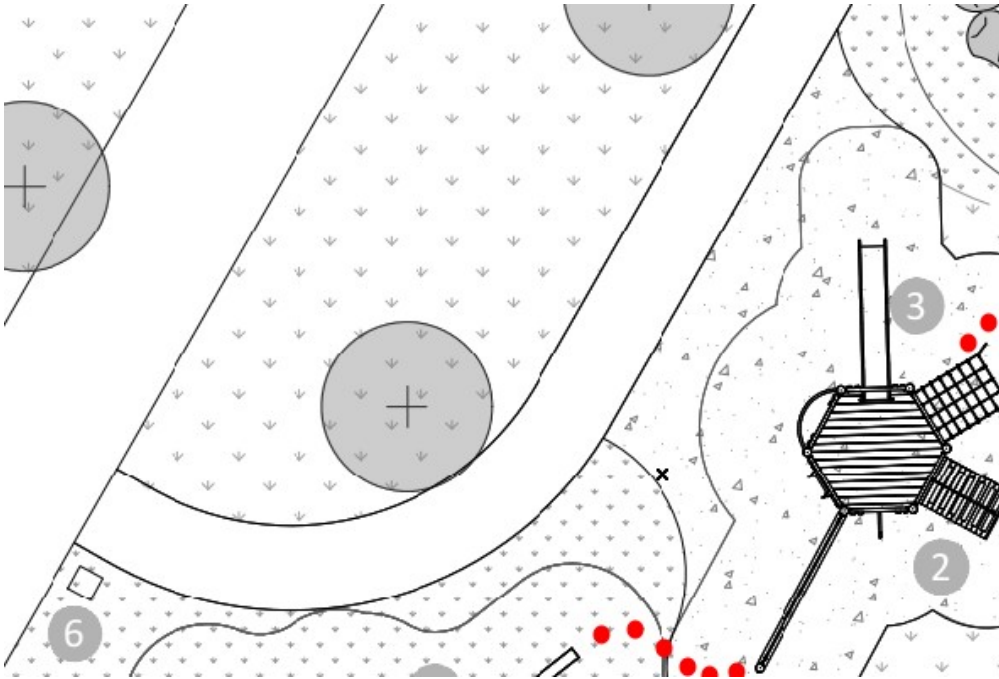
My landscape comments follow below:

a/ The surfacing indicated for play items 1-4 is not included on the key and should be added.

b/ The den building area item 8 - I am not clear how this area will work in reality. Please provide further details. Where will the den building materials come from? My concern is that this becomes an under-used space and could perhaps be replaced with a more user-friendly play item.

This area is noted as closely mown lawn. Will this area become a muddy and the surface deteriorate during wet winters/springs (same applies to area around item 5)? Alternative all-weather surfaces should be considered, such as reinforced grass.

c/ It would add play value if we could 'link' some of the play items with vertically placed logs to create a 'stepping stone' type balancing challenge as per my markup below:



The logs can be various diameters/heights. Stepping stones would be an alternative.

d/ The arrangement of glacial boulders requires further thought. Generally, groups of 3 or 5 boulders will be more effective, and they should have varied size and form to mimic a more natural effect. Locating some of these on the edge of planting would work well and help the effect be more naturalistic.

e/ Please provide images of the benches indicated. They should be sympathetic to the character of the play area. Once we have seen images of the play items the appropriateness of the Derby bins can also be considered.

I propose the locations of benches are re-jigged as below:



The bench adjacent the planting will need to have an area of hard standing below. This location will be adjacent a specimen tree (I am providing separate comments on the tree planting and suggest this tree is a Sweet Gum).

f/ The species rich grassland will presumably be infrequently mown. For neat effect, a mown grass margin should be introduced along the sides of paths and around seats and bins.

g/ The plant species mix is limited and needs to be improved. Emphasis should be placed on robust species with the introduction of taller grass species, some evergreen ornamentals interplanted with perennial species.

One final point. I downloaded a plan titled 'informal open space plan' produced by Jupiter Play. This is a very strange drawing as all the work noted on the key is indicated as, 'work by others'. What is the status of this plan since the arrangement of the items indicated is not acceptable.

I will cc Tim D. in on my email in case he should have further comments since he also reviewed early iterations of this play area design.

Do get in touch if you have any queries.

KR Tim

Tim Griffin

Landscape Consultant

Working on behalf of Eastleigh Borough Council

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