

ROTHWELLS FARM - ENHANCING PLAY TO ACHIEVE PLANNING APPROVAL



ROTHWELLS FARM PLAY AREA

- Client:** Taylor Wimpey - Manchester
- Address:** Lowton Road, Golborne, WA3 3TY
- Budget:** £40,000
- Age Range:** Toddlers, Juniors
- Ranges:** Kanopé
- Surfacing:** Grassmat, Wetpour



We're proud to have been approached by Taylor Wimpey through previous proven results and reputation within this sector. Proludic delivered a well-designed, inclusive play area that meets planning needs, supports community wellbeing, and enhances the overall appeal of the Rothwells Farm development.



Tanya Wilsher
Proludic Area Manager

Project Story: As Taylor Wimpey approached the final phase of their **Rothwells Farm** development in Golborne, Greater Manchester, their Land and Planning team turned to **Proludic** for support. The site faced a planning challenge due to a shortfall in open space provision compared to what had been agreed earlier in the process. With strong relationships with local authorities and a proven track record in delivering tailored play solutions, Proludic was appointed to help resolve the issue by working within a fixed budget and brief to enhance the existing **LEAP (Local Equipped Area for Play)**.

Proludic engaged directly with **Wigan District Council** to understand the local context and identify specific shortfalls in play provision. Research showed that while the development had some play elements, it lacked inclusive features and did not adequately serve older children. Additionally, the site posed design constraints, including a 20-metre buffer zone from nearby properties, which limited the available space for new equipment. Proludic broadened the age appeal and inclusivity of the space.



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In response, Proludic designed a targeted upgrade to the play area, selecting versatile equipment that could deliver maximum play value within a compact footprint. The scheme introduced the **J2400A Speed Gyro** for dynamic spinning and balance play, the **J839A Falling Star** 4 seater springer rocker for imaginative and social engagement, the **J439A Swing Unit** with both inclusive bucket and flat seats for toddlers and older users, and the **J11A Balance Tube** to encourage motor skill development. A standout **Kanopé multiplay structure** was also included, offering a range of climbing, sliding, and imaginative play options suitable for juniors and teens, broadening the age appeal and inclusivity of the space.



The result is a revitalised play area that meets planning requirements, delivers lasting value to the community, and reflects Taylor Wimpey's commitment to high-quality, sustainable neighbourhood design. The upgraded LEAP not only secured planning discharge but also provided a thoughtfully designed space that will benefit local families for years to come.



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