

London Borough of Hammersmith and Fulham  
Draft Local Plan

**Background paper: Open Spaces and Outdoor Recreation  
Facilities in Hammersmith and Fulham - Addendum Note**  
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## **1. Introduction**

1.1 The supply of open space along with playspace and outdoor sports facilities was subject to a comprehensive boroughwide study in 2004/05 and the findings were included in the 2006 Open Space audit report. This report was refreshed in 2008. In addition, a Parks and Open Spaces survey was undertaken in 2008 and published in 2010 to support the Core Strategy.

1.2 The 2006 study is considered to still provide a generally robust picture of the supply of open space in the borough. However, there have been changes in quantity as well as in quality of existing parks since the study, and further changes have been approved or are proposed within the council's development plan.

1.3 In summary, the borough has lost little open space since 2006 and instead has seen the provision of additional open space and play areas and improvements to individual parks. This has mainly been a result of the approval and subsequent construction of new developments which have included open spaces; the implementation of the council's parks management plans; and the work of park friends' groups. In addition, there are a number of outstanding planning permissions where further open space will be provided as part of the developments and strategic sites identified in the borough's Core Strategy (and draft Local Plan) regeneration areas where additional open space will be provided as part of mixed use schemes in the next 20 years.

## **2. Areas of open space proposed, approved or constructed**

### **Proposed**

2.1 Policies for the five designated regeneration areas that will be developed within the life of the Local Plan include proposals for open space provision as set out below:

- a network of public open spaces within the Old Oak Regeneration Area, in particular in the Old Oak North strategic site connecting the Grand Union Canal to Willesden Junction station;
- a network of green corridors and public open space within the White City Regeneration Area, including a centrally located local park of approximately 2ha;
- new open space within the Hammersmith Regeneration Area and improvements to St Paul's Green and Furnivall Gardens;
- a network of green corridors and public open spaces and a centrally located park of at least 2ha in the Fulham Regeneration Area; and

- new open spaces and extension of the Thames Path in the South Fulham Riverside Regeneration Area, including an area of public open space of at least 1ha on the Imperial Gasworks National Grid site.

2.2 Additional information on these proposals is included in the Local Plan (and in some cases in adopted regeneration area supplementary planning documents). Further detail on the future open spaces will be worked up as and when individual schemes come forward within the regeneration areas (see also below). In addition to public open spaces, there will also be provision of play spaces and residential amenity space required as part of the infrastructure to support housing development as well as general greening and landscaping improvements.

### **Approved or under consideration**

2.3 Planning permissions for developments that include open space provision that will supplement existing supply, sometimes subject to completion of legal agreements, include the schemes below. It should be noted that all of these schemes are on “brownfield sites” within the borough’s regeneration areas, and that as a consequence all the open space will be new and will enhance existing provision within the borough. Not only will it benefit the associated development schemes and future residents, but in many cases it will also benefit existing residents who will have access to these areas.

- **Chelsea Harbour (Chelsea Waterfront).** The revised application granted in March 2012 will provide as part of a mixed use scheme a children playspace of 400 sq.m, a new public park area of 680 sq.m and a new Creekside promenade including a new 150 sq. m park adjoining Chelsea Harbour Drive and linking up with the Thames Path.
- The outline permission for **Earls Court** proposes a minimum of 152,520 sq. m of open space as part of this major regeneration project which also includes land in the Royal Borough of Kensington and Chelsea..
- Various areas of open space within the **Seagrave Road Car Park** scheme granted permission in 2012, including public open space, communal gardens and play areas.
- The **1-9 Lillie Road** application approved in March 2014 includes two courtyards providing through access from Lillie Bridge to the Seagrave Road car park development and the formation of the “Lost River Park” along the strip of land between the eastern boundary of the Seagrave Road Site and the railway.
- A planning application submitted for mixed use, including an area of open space of 1.6ha, on the **Marks and Spencer site** at Wood Lane. The open space will provide for a number of activities, including informal play and link up with the Imperial College London site to the north.

- The **former Dairy Crest Site** application was approved in November 2014. Public realm and amenity space make up 50% of the application site (total site area: 4.95ha) and includes an urban square, a garden square and a play garden located in the north eastern part of the site.
- The land **north of Westfield**: there will be more than 40,000 sqm of open space in this retail and residential led mixed use scheme. This will include hard landscaped public space (Relay Square, Ariel Walk and Silver Street), a park alongside the Hammersmith and City Line viaduct, a new square (Ariel Square) by the crossing to Kensington and Chelsea, private courtyards for use by the residents, and play space for children and young people.
- An application for the redevelopment of **Shepherd's Bush Market**, was approved in March 2012. A total of 220 sq m of child play space is also proposed as part of the application.
- The **Tent** site near Chelsea Harbour approved in July 2013 proposes a public plaza at the rear of the building, including public seating, formal and informal play space.
- A planning application submitted for the **BBC TV Centre** includes new communal open space and other amenity areas as part of mixed use development. There will be over 4,000 sq m of open space within the proposed development within which play space will be integrated into the landscape.
- A number of additional schemes are under consideration, including a planning application for mixed use on the **Albert Wharf, Swedish Wharf and Comley's Wharf** which includes improvements to the Thames Path and open space. A planning application has also been received for the mixed use redevelopment of the **Hurlingham Retail Park** in Carnwath Road – it includes an upgraded Thames Path, new public realm and open space.

## Under construction

2.4 Development schemes under construction that contain open space include:

- The **Kings Mall Car Park and W45**. This mixed use development includes community open space within the site as well as new landscaping and trees along the site edge.
- **Fulham Wharf (and Sainsbury's) (51 Townmead Road)**. Mixed use development granted permission in March 2012 includes the construction of a new pedestrian street (Central Avenue) connecting Townmead Road with a new public square proposed at the riverside (1085 sqm). Phase 2

of the development will include the development of communal gardens and public open space and a second pedestrian route through the site will connect William Morris Way to the riverside.

- At **Hammersmith Embankment** (Fulham Reach), granted permission in 2011, there will be public open space, communal areas, play areas as well as improvements to Frank Banfield Park and provision of the Thames Path. The approximate areas include 4,813sqm communal amenity areas for occupiers, 4,014sqm publicly accessible soft landscaping and 7,651sqm publicly accessible hard landscaping.
- **Chelsea Creek:** The development will provide a variety of private and communal amenity space including public open space hard (11,155 sqm), public open space soft (3,487 sqm), public open space water (5,934 sqm), and a play/amenity space of 425 sq.m.
- **26 Sullivan Road** and **92-116 Carnwath Road** approved in March 2012, The development will introduce a pedestrian route open to the public from Sullivan Road to Carnwath Road via a landscaped central courtyard. A child play space is also proposed as part of the application.

## **Completed**

2.5 Completed schemes and other initiatives since 2006 include:

- Janet Adegoke Leisure Centre, completed in 2010 and providing an area of open space which is linked to Phoenix School.
- Refurbishment of the Shepherd's Bush Common, involving new areas of landscaping and improved facilities.
- A residential development at Kelvin House, Glenthorne Road which included 245 sqm of child playspace.
- At Imperial Wharf, amenity space associated with the St George development including a riverside park as well as additional amenity space.
- Bishops Park, restored in 2011/12 with substantial improvements to enhance the quality of the open space.
- Brook Green, provision of a new adventure playground opened in 2012.
- Normand Park in Fulham reopened in July 2008 following major improvement.
- William Parnell Park, revamped with new facilities in 2011.
- Thirteen of the borough's parks and open spaces have green flag status. To win these Green Flag Awards, the council has had to develop management plans to demonstrate that each park is welcoming, healthy, safe, clean and well-maintained. In addition, the council has had to prove that management of each site is carried out in an environmentally sound manner, with conservation of natural features, wildlife and historic buildings.

- Park friends groups have been established in a number of parks and open spaces with objectives including the preservation, protection and improvement of parks as open spaces and places of historic and ecological interest and beauty; the conservation of the natural plant, animal and bird life; encouragement of appropriate leisure and recreational pursuits; and to educate the public in the history, natural history and other aspects of parks.

### **3. Areas of open space lost**

3.1 Loss of open space has primarily involved small parcels of land, often linked to educational developments. The council's Annual Monitoring Reports provide information about loss of open space. Examples are provided below:

- Small section of Ravenscourt Park (37 sq m) lost at the Ladybird Nursery and Montessori School, 277 Goldhawk Road..
- School play areas and other land. A number of school developments resulted in a loss of open space of 659sqm in 2008/9. This was approved on the basis that there was a marginal loss of open spaces at each of the schools and there was to be a qualitative gain for the community as a result of the developments. There was a further small loss of open space within schools in 2009/10, justified on the basis that the buildings would be incidental to the open space and for improving school facilities. In subsequent years there have been further proposals of this sort. Burlington Danes Academy is proposing a small loss of open space in order to assist expansion of the school. The planning application was approved in 2014.
- In 2009/10 there was a minimal loss of open space as part of the redevelopment proposals at the Hurlingham Club and Bishops Park Bowls Clubs. Both involved extensions to existing buildings where the footprint of the buildings marginally encroached into the open space, however this was justified as the buildings were ancillary to the open space.
- There was re-provision and new design of open space at Wormholt Park as part of the neighbouring Janet Adegoke health care centre application. This involved a small loss of open space, although the benefits to the quality of the space provided was considered to outweigh this loss.
- White City Community Garden has been reduced in size to accommodate an area housing office.
- An area of private open space was lost at the Parson's Green Sports and Social Club as a result of development for housing and major improvements to the sports club facilities anticipated to complete in 2016.