

**London Borough of Hammersmith and Fulham  
Proposed Submission Local Plan**

**Background paper: Open Spaces**

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## **1. Introduction**

- 1.1. The National Planning Policy Framework defines Open Space as “space which is of public value, including not just land, but also areas of water (such as rivers, canals, lakes, and reservoirs) which offer important opportunities for sport and recreation and can act as visual amenity”.
- 1.2. The supply of open space along with playspace and outdoor sports facilities was subject to a comprehensive borough-wide 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.
- 1.3. 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. Where further changes have occurred to the Council’s Open Space stock, these are published in the council’s annual monitoring report which outlines the losses and gains which have occurred within the financial year.
- 1.4. 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 Proposed Submission Local Plan) regeneration areas where additional open space will be provided as part of mixed use schemes in the next 20 years.

## **2. Policy Context**

### **National Planning Policy Framework**

- 2.1. Paragraph 74 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
  1. an assessment has been undertaken which has clearly shown the open space, building or land to be surplus to requirements; or
  2. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, or;

3. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- 2.2. The aim of the paper therefore is to provide baseline context to the Local Plan in relation to the changes and availability of open space within the Borough to which the Local Plan policies will be determined.

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

- 3.1. Policies for the four 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 green corridors and public open space within the White City Regeneration Area, including a centrally located local park;
  - new open spaces and improved physical connections 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 on the Imperial Gasworks National Grid site.
- 3.2. In addition, there will likely be a network of new public open spaces and improvements to Wormwood Scrubs within the area of the borough now covered by the Old Oak and Park Royal Development Corporation. The Old Oak Regeneration Area became part of the OPDC on 1 April 2015.
- 3.3. 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.

### **4. Approved or under consideration**

- 4.1. 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.

4.2. Development schemes approved or under construction that contain open space include:

- **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. This scheme is almost finished.
- 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. The scheme is on hold.
- 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. This is under construction.
- 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. This scheme is under construction.
- 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. This is currently being constructed.
- 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.
- A number of additional schemes have approval or 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. These schemes are not completed.
- **White City One Media Village, Wood Lane** includes the provision of internal courtyards at each floor, ground to sixth.

- **Land North of Westfield Shopping Centre, Ariel Way.** This application includes the provision of both private and public amenity space. This includes green/ brown roofs and a public open space square and Ariel Walk.
- **181-187 King Street** also known as the Hammersmith Town Hall extension site. This application includes the redevelopment involving demolition of existing buildings to provide a civic square.
- **Empress State Building** involves the change of use of office to residential, with large public squares and gardens with public play areas.

## 5. Under construction

5.1. Development schemes over 100 sqm 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.
- 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.
- **Woodlands, 81 Wood Lane,** application involves hard and soft landscaping within new public forecourt and Helios Court Yard.
- **Riverside Studios & Queens Wharf** scheme includes the provision of private amenity space ancillary to the residential development.
- **Riverview House, Brecon Lane** includes 235 sqm courtyard amenity space at basement level, 586 soft landscaping at ground level and 94 sqm roof terrace at 6<sup>th</sup> floor level.

## 6. 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.
- 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. This scheme is complete.
- **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. This is now be completed.
- **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 sqm. This is completed.
- **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. This scheme is now completed.
- Planning permission 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 sqm of open space within the proposed development within which play space will be integrated into the landscape. This scheme is now completed.
- **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. This scheme is now complete.
- **101 Farm Lane** includes the creation of private communal amenity space and associated landscaping.

- **Land bounded by Imperial Road and Fulham Gasworks** includes the provision of both private and public open space.

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

- 7.1. 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 sqm) 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 be completed in 2016.

## 8. Changes of open space designations since the 2011 Core Strategy

- 8.1. The following table shows the detailed open space boundary changes that have taken place since the adoption of the 2011 Core Strategy. Only sites that have the change of a boundary are listed below. Reasons for the changes in the boundaries have also been specified.

Policy References/ Map Ref	Proposed Amendments	Reason for Change	Name of Open Space	Pre-Submission local plan Area (Ha)	Core Strategy Area (Ha)
<b>OS3/ AM21</b>	Amend boundary of Ravenscourt Park [OS3] to remove White Lodge rear garden. Also, as a consequence, amend nature conservation area B11.3. In addition, add tea room and adjoining land including park entrance.	To reflect that garden is not part of the open space. In addition, to acknowledge tea room, etc. is within the park boundary.	Ravenscourt park	13.60	13.35
<b>OS10/ AM19</b>	Realign boundary of Normand Park [OS10] to reflect refurbishment of park. Also, as a consequence, amend nature conservation area L11.	To reflect correct position of boundary.	Normand Park	2.61	2.61
<b>OS6/ AM16</b>	Amend boundary of Hammersmith Park [OS6] to remove part that is within the BBC TV site and not part of the park. Also, as a consequence, amend nature conservation area B11.2.	To reflect correct position of boundary.	Hammersmith Park	3.23	3.30
<b>OS8/ AM25</b>	Amend boundary of Lillie Road recreation ground [OS8] to include neighbouring Purcell Gardens. Site to be renamed Lillie Road recreation ground and Purcell gardens.	To add adjacent open space.		3.60	3.39
<b>OS12/ AM17</b>	Amend boundary of South Park [OS12] to include games courts at south boundary of	To reflect that the games court is part of the open space.	South Park	8.58	8.49



	park.				
<b>OS25/ AM26</b>	Amend Rowberry Mead to reflect situation on ground.	To reflect correct position on ground.	Rowberry Mead	0.48	0.4
<b>OS27/ AM14</b>	Amend boundary of St. Paul's Open Space [OS27] to exclude part of open space now within boundary of hotel at 153 Hammersmith Road and add land at St. Mary's churchyard. Also, as a consequence, amend nature conservation area L8.	To reflect existing position.	St. Paul's Open Space, Hammersmith Road	0.77	0.63
<b>OS30</b>	Amend boundary of White City Community Garden [OS30] to reflect reduced size of garden resulting from building area housing office. Also, as a consequence, amend nature conservation area L1. In addition, add playgrounds to the south of New Zealand Way. Site to be renamed as White City Community Garden and adjoining playgrounds.	To reflect existing position.	White City Community Garden	0.56	0.17
<b>OS32/ A20</b>	Amend boundary to Fulham Cemetery [OS32] to exclude Fulham Lodge and Depot. Also, as a consequence, amend nature conservation area L10.	To reflect disposal of Lodge and depot.	Fulham Cemetery	5.20	5.21
<b>OS37/ AM24</b>	Amend the boundary of Burlington Danes school Playing Fields [OS37] to take into account proposed new school building.	To reflect loss of land to new school development.	Burlington Danes School Playing Fields and Courts	4.20	4.65
<b>OS43/ AM13</b>	Amend boundary of Parsons Green club [OS43] to remove area of land fronting Sullivan road that has been developed to provide 7 new houses.	To reflect loss of open space to new housing development.	Parsons Green Club, Broomhouse Lane	1.16	1.23
<b>Total</b>				<b>43.99</b>	<b>43.43</b>

Source: London Borough of Hammersmith and Fulham Development 2016.