

HAMPTON POOLS – OPEN SPACE ASSESSMENT

Our considerations and findings from an open space assessment perspective are set out below.

National Planning Policy Framework

In terms of national context, paragraph 97 of the National Planning Policy Framework (NPPF) states

“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirement; or*
- b) 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*
- c) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.”*

None of these exceptions should prevent the proposed development based on the information provided as part of the proposal.

Firstly, the land in question is at present used for storage, access to chemical store, plant room and garage store as well as an emergency exit and entrance. The land is contained by existing walls and therefore not considered to contribute to the openness or amenity of the Hampton Pool site. It is also therefore not accessible or part of the Bushy Park site.



Image of land currently

HAMPTON POOLS – OPEN SPACE ASSESSMENT

LBRuT Open Space Assessment (2015)

Given the land is enclosed on all four sides and forms part of the existing ancillary use/structure of the pool complex, it would not be recognised as open space provision according to the Open Space Assessment for London Borough of Richmond upon Thames (2015).

Table 1.1 of the Open Space Assessment defines parks and gardens provision as ‘*accessible, high quality opportunities for informal recreation and community events*’. On this basis, the land in its current use and state is clearly not a publicly accessible open space.

The land does technically sit within the boundary of Bushy Park. However, the proposal is within the remit of the licence agreement to the use of the land in Bushy Park for the purposes of a swimming bath and car park.

Clause 13 of the agreement states:

Not to use or permit or suffer the said land or any part thereof to be used for any purpose other than as a swimming pool with facilities ancillary thereto and in particular (but without prejudice to the generality of the foregoing):-

- i. the external area of the said land may be used for swimming and other sporting and recreational activities ancillary to swimming including inter alia diving, water play, water polo, aqua-aerobics and for sun bathing and picnics and ancillary car parking in the parking areas*
- ii. the interior of the building forming part of the said land may be used for activities ancillary or incidental to the use of the said land as a swimming pool including inter alia changing rooms, shower rooms, Jacuzzi, sauna, crèche, weight room and café but subject to sub-clause 13(iii) hereof*
- iii. not to use or permit or suffer the said land or any part thereof to be used for leisure activities or sports activities other than ancillary or incidental to swimming*
- iv. not to use or permit or suffer any vending machines, pool-side advertisements, games machines or the like to be located in any external part of the said land nor otherwise than as incidental to the use of the said land for a swimming pool*
- v. not to use or permit or suffer the said land to be used for the playing of musical instruments or the operation of sound amplification equipment including inter alia radios, tape recorders or record players so as to be or grow to be the cause of any annoyance nuisance of disturbance to the owners or occupiers of any adjoining or neighbouring premises or so as to be audible within Bushy Park and to comply in all respects with the requirements of the Grantor or his duly authorised officer with regard to any measures to be taken to prevent the noise of amplified sounds disturbing the tranquillity of Bushy Park*

All the uses being proposed for the land are expansions and/or enhancements of existing uses and facilities. All these *activities being ancillary or incidental to the use of the land as a swimming pool as permitted under the lease.*

HAMPTON POOLS – OPEN SPACE ASSESSMENT

Metropolitan Open Land

It is also worthwhile to recognise the land of Bushy Park is designated as Metropolitan Open Land (MOL).

Policy LP13 of the LBRuT Local Plan states land such as MOL will be protected and retained in predominately open use. Inappropriate development will be refused unless 'very special circumstances' can be demonstrated that clearly outweigh the harm to the MOL.

Appropriate uses within MOL include public and private open spaces and playing fields, open recreation and sport, biodiversity including rivers and bodies of water and open community uses including allotments and cemeteries. Development will be supported if it is appropriate and helps secure the objectives of improving the MOL.

It also recognises there may be exceptional cases where inappropriate development, such as small-scale structures for essential utility infrastructure, may be acceptable.

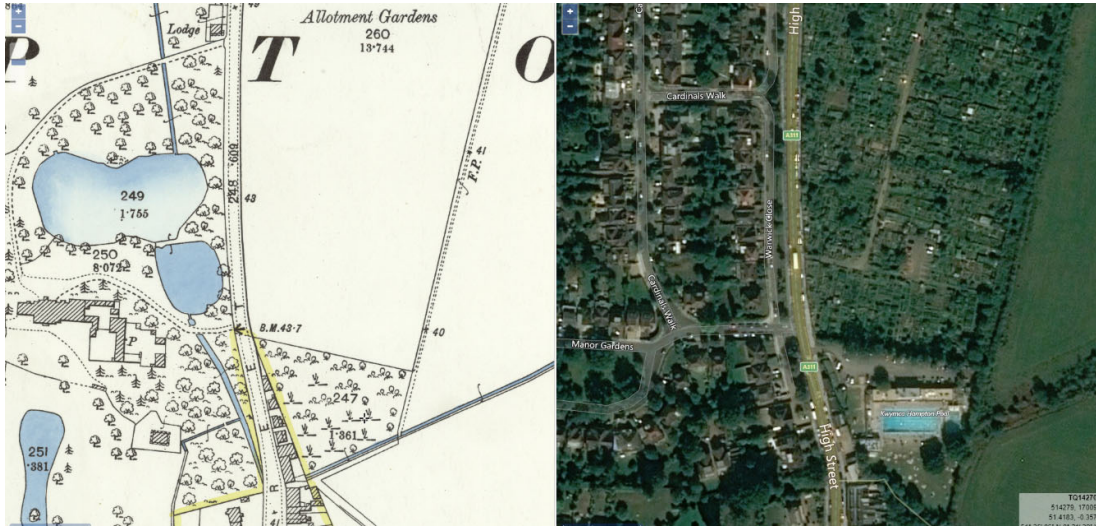
Furthermore, improvement and enhancement of the openness and character of the MOL and measures to reduce visual impacts will be encouraged where appropriate.

As established above, the land in question for the proposal is not considered to be in predominantly open use. It (the land) is currently enclosed on all four sides and forms part of the existing ancillary use/structure of the pool complex. Consequently, the proposal should be deemed appropriate as the land is already functioning in an ancillary role.

HAMPTON POOLS – OPEN SPACE ASSESSMENT

Historical Uses

As shown in the following maps, the Hampton Pools site and adjacent allotment Gardens has been enclosed by a boundary and separated away from the openness of bushy park even prior to 1914 (also highlighted in the Archaeology report). Therefore for over 100 years the Hampton Pools site has not been part of or attributed to the not a publicly accessible open space or the openness of the park.



OS Map 1892-1914 (not to scale)

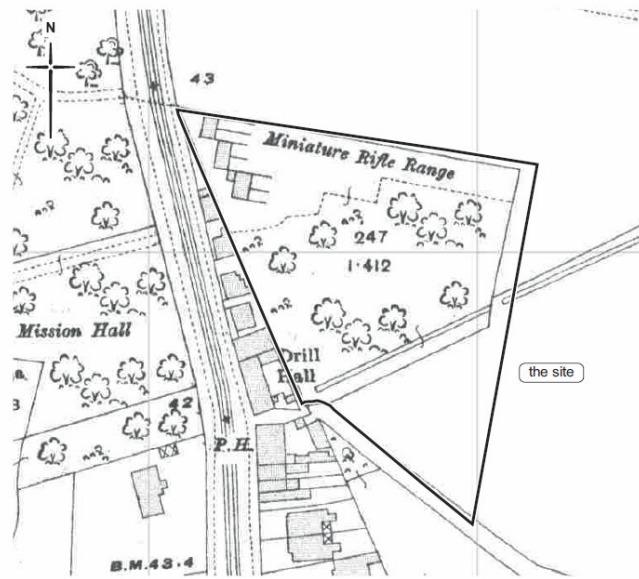


Fig 6 Ordnance Survey 3rd edition 25" : mile map of 1914 (not to scale)

OS Map of 1914 (not to scale)

HAMPTON POOLS – OPEN SPACE ASSESSMENT

In addition, the area of land forming the proposed extension was historically the entrance/exit forecourt to the pool which included a collection of building structures housing the ticket and changing facilities for the pool. The image below shows the west entrance to the pool in 1933. The proposal is therefore a re-establishing of this built structure and appropriate use of brownfield land.



West entrance and buildings (1933)

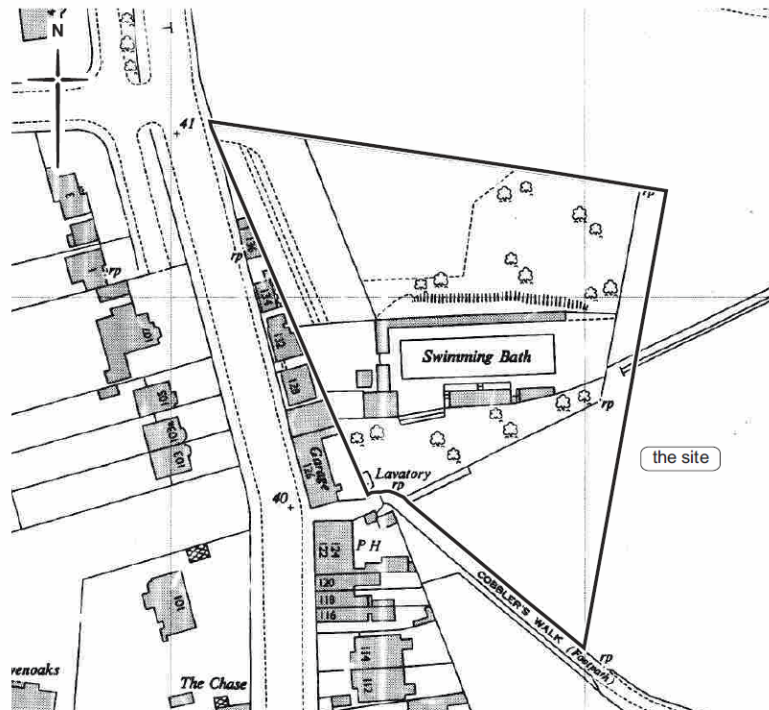


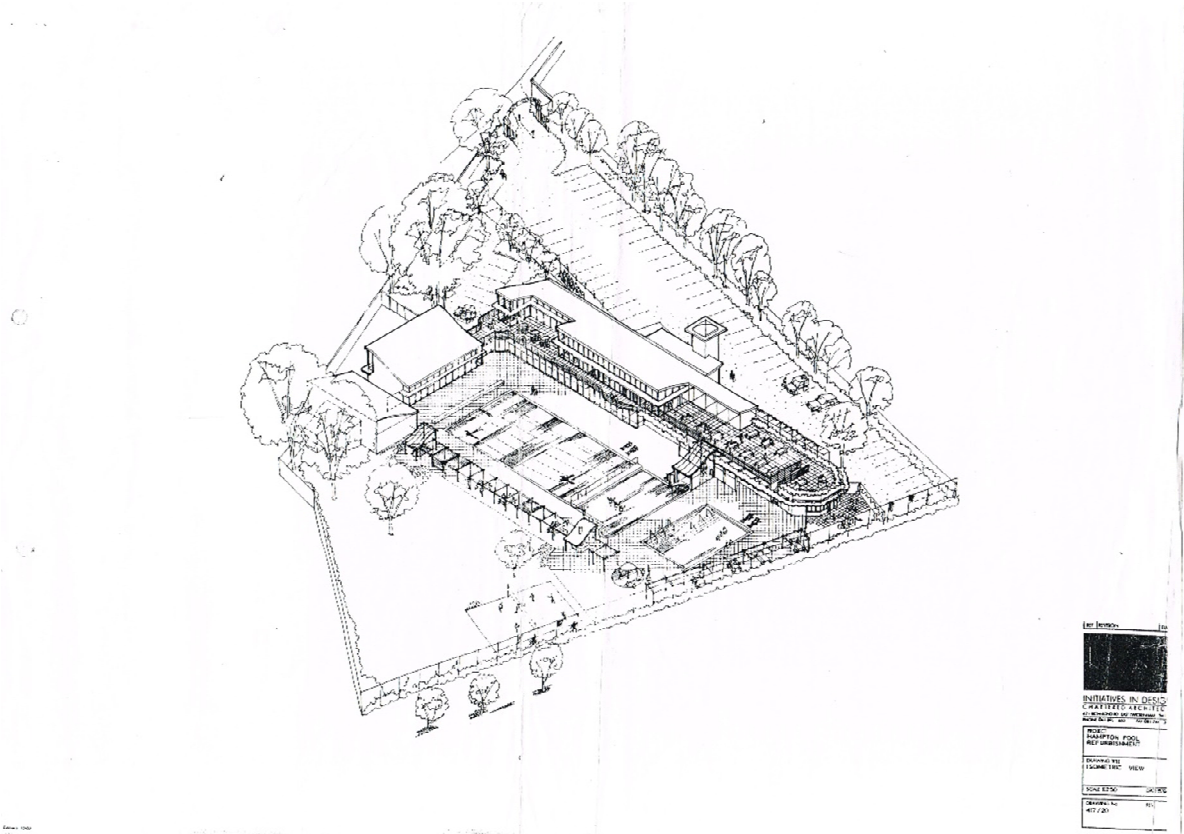
Fig 7 Ordnance Survey 1:1250 scale map of 1956 (not to scale)

OS Map 1956 (not to scale)

HAMPTON POOLS – OPEN SPACE ASSESSMENT

1995 Planning Scheme

It is also worth noting that in 1995 the above Planning application was approved for a very similar sized new build building covering a very similar footprint.



1995 LBRuT Approved Planning Scheme - New Build 2 storey proposal

HAMPTON POOLS – OPEN SPACE ASSESSMENT

Visual impact from Bushy Park

Furthermore, the existing two storey structure is not seen from public views/pathways within Bushy Park (as demonstrated via the photographs and following extract taken from the MOL Viability Statement). The proposed extension is on the western side of the existing building structure furthest away from the park. This will also not be viewable from the rest of Bushy Park. Consequently, the proposed development will not impact on the visuals or openness of the MOL.

With the site sits on the eastern edge of the MOL it is already well segregated and shielded from its surrounding areas by tall, mature native hedgerows with trees and fencing that surround the facility to the north, east and southern boundaries. The existing 2 storey structure is not seen from public views/pathways in Bushy park therefore doesn't affect or form part of the openness of the metropolitan open land.



The pictures from Bushy Park were taken when two large white marquees were erected on the eastern most part of the sundeck nearest the park which clearly shows that the second storey of the building is not visible.

HAMPTON POOLS – OPEN SPACE ASSESSMENT

In summary:

- ◀ The site is not publicly accessible. It is enclosed on all four sides. It would therefore not be considered as publicly accessible in the LBRut Open Space Assessment.
- ◀ It currently forms part of the essential ancillary facilities and function of the pool
- ◀ The proposal is within the remit of the licence agreement to the use of the land in Bushy Park for the purposes of a swimming bath; all the uses being proposed for the proposed land are expansions and/or enhancements of existing uses and facilities.
- ◀ Historically the land has been a built structure (acting as the western entrance to the pool). The proposal is therefore in keeping with a previous use for the land.
- ◀ Combined, these should demonstrate the very special circumstances for the proposal