

Strategies Open Space

The plans below show a comparison of the areas of open space* between the existing site and proposed layout and design. A breakdown is shown on the plans and tables below between hard (paved) and soft (planted) surfaces within these open spaces, both above and below the flood line. Boundaries are also shown on the plan for the planning application, the Diamond Jubilee Gardens Trust and the existing Metropolitan Open Space designated area within the site.

*The definition of open space used for these plans is all open space of public value which offer important opportunities for sport and recreation and can act as a visual amenity. This definition does not include areas where vehicles have priority over pedestrians, which is why the vehicle turning areas up to the bollards at the bottom of Water Lane and Wharf Lane have been excluded. This definition has been taken from both the National Planning Policy Framework and the London Plan, and adapted slightly to fit the context of this site.

Existing Open Space



HARD (Total: 3130 sqm)		SOFT (Total: 963 sqm)	
Outside Floodable Area	Within Floodable Area	Outside Floodable Area	Within Floodable Area
2214	916	518	445
Outside Diamond Jubilee Garden 734	Within Diamond Jubilee Garden 2395	Outside Diamond Jubilee Garden 279	Within Diamond Jubilee Garden 684

Total Site Area = 13414 sqm

Total Existing Open Space Area = 4093 sqm

Proposed Open Space



HARD (Total: 5040 sqm)		SOFT (Total: 1520 sqm)	
Outside Floodable Area	Within Floodable Area	Outside Floodable Area	Within Floodable Area
2979	2061	687	833
Outside Diamond Jubilee Garden 2515	Within Diamond Jubilee Garden 2525	Outside Diamond Jubilee Garden 410	Within Diamond Jubilee Garden 1110

Total Site Area = 13414 sqm

Total Proposed Open Space Area = 6560 sqm