



PROGRESS PLANNING

Kingston Bridge House, Church Grove, Hampton Wick, KT1 4AG

Open Space Assessment

Prepared by Progress Planning on behalf of:

Westcombe Group

March 2022

Introduction

Westcombe Group has instructed Progress Planning to carry out an Open Space Assessment for the proposed scheme at Kingston Bridge House, Church Grove, KT1 4AJ. This statement sets out whether there is a need for open space on the site.

The proposed development comprises of façade and elevational improvements, infill extension at ground floor level, and change of use of the building to provide 70 new homes with associated landscaping, access, parking/refuse provision, and external alterations.

Relevant Policies

The development will be subject to consideration against the following policies/guidance:

Policy S4 Play and informal recreation of the London Plan which states:

B Development proposals for schemes that are likely to be used by children and young people should:

- 1) Increase opportunities for play and informal recreation and enable children and young people to be independently mobile.
- 2) For residential developments, incorporate good-quality, accessible play provision for all ages. At least 10 square metres of playspace should be provided per child that:
 - a) Provides a stimulating environment
 - b) Can be assessed safely from the street by children and young people independently
 - c) Forms an integral part of the surrounding neighbourhoods
 - d) Incorporates trees and/or other forms of greenery
 - e) Is overlooked to enable passive surveillance
 - f) Is not segregated by tenure
- 3) Incorporate accessible routes for children and young people to existing play provision, schools and youth centres, within the local area, that enable them to play and move around their local neighbourhood safely and independently
- 4) For large-scale public realm developments, incorporate incidental play space to make the space more playable
- 5) Not result in the net loss of play provision, unless it can be demonstrated that there is no ongoing or future demand. Where published, a borough's play and informal recreation strategy should be used to identify ongoing or future demand for play provision

Policy G4 Open Space of the London Plan which states:

A Development Plans should:

- 1) Undertake a needs assessment of all open space to inform policy. Assessment should identify areas of public open space deficiency, using the categorisation set out in Table 8.1 as a benchmark for the different types required. Assessments should take into account the quality, quantity and accessibility of open space
- 2) Include appropriate designations and policies for the protection of open space to meet needs and address deficiencies
- 3) Promote the creation of new areas of publicly-accessible open space particularly green space, ensuring that future open space needs are planned for, especially in areas with the potential for substantial change
- 4) Ensure that open space, particularly green space, included as part of development remains publicly accessible.

B Development proposals should:

- 1) Not result in the loss of protected open space
- 2) Where possible create areas of publicly accessible open space, particularly in areas of deficiency

London Borough of Richmond upon Thames' Open Space Assessment Report

Shaping neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance

Open Space Assessment

The proposal seeks to provide a total of 70 residential units, comprising 6 x studios, 43 x 1 bedroom units, 14 x 2 bedroom units; and 7 x 3 bedroom units.

The proposed development would not result in the loss of protected open space, in accordance with Paragraph B1) of policy G4 of the London Plan.

As the development relates to an existing building which is being converted, there is limited available space around the site. It is not possible to create areas of publicly accessible open space at this location, however, Studio Loci (a Landscape Architectural Practice) has created an innovative landscape scheme and strategy that has multi uses and recreational interest, albeit not necessarily public. Given the limitations of the site, its proximity to existing public open space and as the design approach for the external areas are of high quality, the proposal is considered to meet the aspirations of Paragraph B2) of policy G4 of the London Plan for a scheme of this type and scale.