

# **OPEN SPACE, PUBLIC OPEN SPACE, PLAY SPACE AND PLAYING FIELDS ASSESSMENT**

In respect of

**Hampton Waterworks, Upper Sunbury Road, Hampton, TW12 2DS**

On behalf of Waterfall Planning Ltd

JCG26101  
Hampton Waterworks  
November 2023

**Document status**

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
1.0	Open Space Assessment	Eleanor Leach	Summer Wong	Karen Jones	30.11.2023

**Approval for issue**

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30 November 2023

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# 1 INTRODUCTION

- 1.1 This Open Space, Public Open Space, Play Space and Playing Fields Assessment is submitted on behalf of the applicant, Waterfall Planning Ltd in support of a full planning application for the redevelopment of Hampton Waterworks, Upper Sunbury Road, Hampton, TW12 2DS (“the Site”) to provide 36 residential units and flexible business space.
- 1.2 The application Site is located on the south side of Upper Sunbury Road and west of Lower Sunbury Road, measuring circa. 0.57 ha in area and is within the jurisdiction of London Borough of Richmond upon Thames (LBRT).
- 1.3 This report has been prepared in response to the requirements of LBRT Local Plan (2018) Policies LP 13, LP 14 and LP 31.
- 1.4 The requirement for the following assessments is outlined as part of the planning application validation requirements by LBRT in its ‘Local Validation Checklist for All Applications’ (April 2021):
- a) Open Space Assessment;
  - b) Public Open Space Assessment;
  - c) Play Space Assessment; and
  - d) Playing Fields and Sport Facilities Assessment.
- 1.5 This report provides detailed assessments and justifications of the impacts of the proposed development on the open space, public open space, play space, playing fields and sport facilities.
- 1.6 This Assessment should be read in conjunction with the accompanying planning drawings submitted for the development, together with the Design and Access Statement and supporting technical assessments.
- 1.7 The remainder of this Assessment is structured as follows:
- Section 2 provides a brief overview of the application Site;
  - Section 3 assesses the visual impact of the proposals on the adjacent Green Belt;
  - Section 4 sets out the accessibility of the Site to existing public open space;
  - Section 5 provides an assessment of the child play space requirements of the scheme;
  - Section 6 assesses the impact of the proposals on existing playing fields and sport facilities; and
  - The final section provides the overall conclusions.

## 2 SITE CONTEXT

- 2.1 The 0.57 ha Site is bounded by Upper Sunbury Road and Lower Sunbury Road along the northern and eastern edge. To the west lies existing residential dwelling houses, to the south lies the Thames Water Treatment Works reservoirs and beyond, The Thames River. Hampton Village and Hampton Railway Station is situated to the north of the Site.
- 2.2 The Site was formerly used by Thames Water. The buildings were constructed in the mid-19<sup>th</sup> century to house the treatment works to supply fresh water to London. All of the buildings have been vacant since late 2019 when Thames Water disposed of the Site as it was surplus to operational requirements.
- 2.3 The Site is located within Hampton Village Conservation Area and there are several designated and non-designated heritage assets on site. The Ruston & Ward Building and Karslake Building are Grade II listed; the Storehouse and the two Water Works Cottages are Buildings of Townscape Merit.
- 2.4 Figure 1 below illustrates the planning application site (edged in black and shaded in light red) overlaid on an extract of the adopted LBRT Local Plan Policies Map (July 2015):

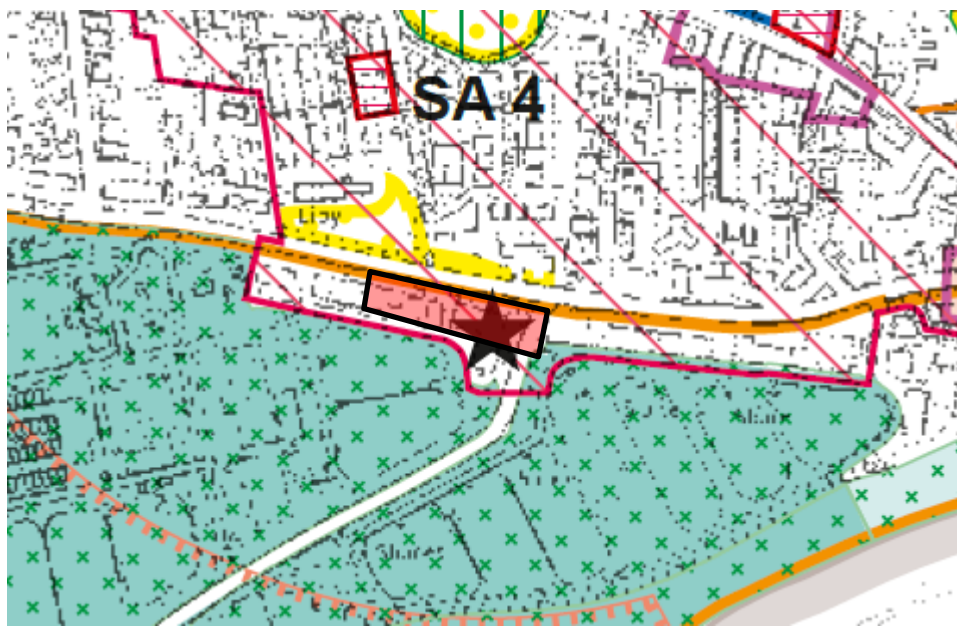


Figure 1: Proposals Map 2020 Extract

### Policy Legend

	Borough boundary		Vista/landmark LP5
	Green Belt LP13 National Policy		Conservation Area (as at February 2019) LP3
	Metropolitan Open Land LP13		Area poorly provided with Public Open Space LP31
	Other Open Land of Townscape Importance LP14		Thames Policy Area LP18
			Site of Special Scientific Interest LP15
			Other Site of Nature Importance LP15

- 2.5 The adopted Policy Map identifies the Site as having the following designations:

- Hampton Village Conservation Area;

- Thames Policy Area; and
- Vista / Landmark.

2.6 The Site adjoins the following designations:

- Green Belt (to the immediate south);
- Other Site of Nature Importance (to the immediate south); and
- Other Open Land of Townscape Importance (to the immediate north).

2.7 The development proposals include the conversion and extension of the Site including Ruston & Ward and Karslake Buildings to provide 36 residential units and flexible commercial floorspace, car parking, access, and landscaping.

2.8 The key elements of the scheme are as follows:

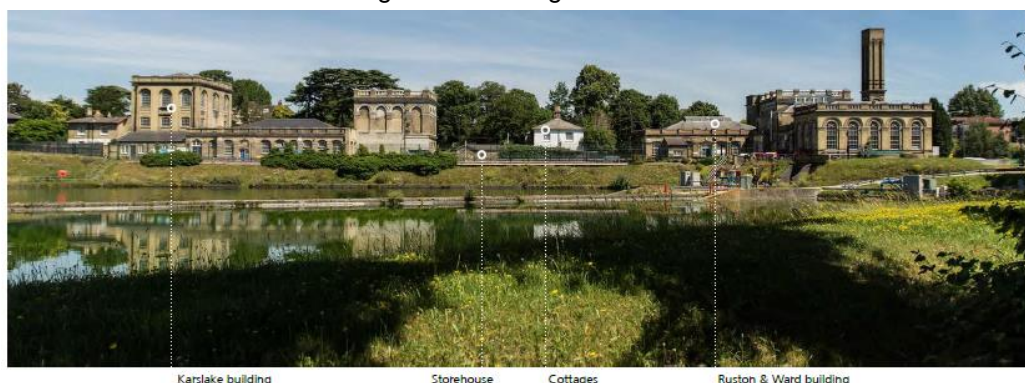
- 16 x one-bedroom units;
- 11 x two-bedroom units;
- 7 x three-bedroom units;
- 2 x four-bedroom units;
- 318.8sqm Class B1 flexible business space; and
- 39 car parking spaces and 85 cycle parking spaces.

2.9 The following sections provide detailed assessments of the scheme's impact on Open Space, Public Open Space, Play Space and Playing Fields against the requirements of LBRT Local Plan (2018) Policies LP 13, LP 14 and LP 31.

### 3 OPEN SPACE ASSESSMENT

- 3.1 Policy LP 13 (Green Belt, Metropolitan Open Land and Local Green Space) of the adopted Local Plan (July 2018) states that when considering developments on sites outside Green Belts or Metropolitan Open Land (MOL), any possible visual impacts on the character and openness of the Green Belts or MOL will be taken into account. The supporting text in Paragraphs 5.2.1 and 5.2.4 to Policy LP 13 state that the essential characteristics of Green Belts are their openness and permanence. The purpose of Policy LP 13 is to safeguard this open land and protect and retain its in predominately open use.
- 3.2 Paragraph 5.2.5 states that where development proposal affects designated Green Belt or MOL, the applicant is required to submit an assessment that compares the footprint and floorspace of existing structures and buildings with the proposed development. This will enable the Council to make an informed judgement in relation to the overall impact on, and potential loss of, designated Green Belt or MOL.
- 3.3 LBRT Local Plan Policy LP 14 (Other Open Land of Townscape Importance) (OOLTI) states that when considering developments on sites outside designated 'Other Open Land of Townscape Importance', any possible visual impacts on the character and openness of the 'designated other open land' will be taken into account. Paragraph 5.3.7 states that protecting and opening up views into and out of designated OOLTI is encouraged because of the contribution they can make to the distinctive character of an area and the benefits to all.
- 3.4 LBRT's Validation Checklist (January 2020) identifies that an Open Space Assessment is required for proposals affecting designated Green Belt, MOL and OOLTI, with an assessment and calculations in order to enable direct comparison of the footprint and floorspace of the existing structures and the proposed development.
- 3.5 The application Site is bounded to the south by Green Belt and 'Other Site of Nature Importance' at the water filter beds and reservoirs. The Site is bounded to the north by OOLTI at the green space of Hampton Rose Hill library and its gatehouse.
- 3.6 The Site currently houses two Grade II listed former waterworks buildings: Ruston & Ward Building is a part one part two storey building, and Karslake Building is a part one part three storey buildings. There is a pair of two storey semi-detached cottages and a single storey gatehouse known as Storehouse. Figure 1 below shows the existing buildings on Site when viewed from the filter beds from the south.

Figure 1: Buildings on Site



3.7 The application proposals involve roof extensions to the single storey boiler house sections of the two listed buildings, a sympathetic two storey rear extension to part of the Karslake Building, and a single storey rear extension to the Storehouse.

3.8 Table 1 below illustrates the footprint and floorspace for the existing and the proposed development:

	Existing Development	Proposed Development
<b>Footprint (GEA)</b>	1,838 sqm	1,952 sqm
<b>Floorspace (GIA)</b>	2,401 sqm	4,338 sqm

Table 1: Building Footprint and Floorspace Comparison Table

3.9 The proposed development will create additional floorspace mainly arising from the insertion of mezzanine floors and the creation of roof extensions. The increase in building footprint is minimal and has resulted from the two-storey rear extension to the Karslake Building and a single storey extension to the Storehouse.

3.10 The proposed extensions to the buildings are modest. The proposed roof extensions to the two listed boiler houses will be set back from the building frontage and maintain a similar height as the existing roofs. The two-storey sympathetic extension to the rear of Karslake Building’s eastern engine house is at the location of its demolished former wing. The proposed development therefore maintains a very similar forms and scale to the existing.

3.11 It is considered that the proposed development has been sensitively designed to respect the character and openness of the adjoining open space, with the roof extensions set back from the existing building lines and modest rear extension blend into the lofty Karslake Building and a single storey rear extension to the Storehouse.

3.12 The proposal would not lead to any unacceptable level of harm to the character and openness of the Green Belt and OOLTI. The proposal is therefore in accordance with Policies LP 13 and LP 14.



## 4 PUBLIC OPEN SPACE ASSESSMENT

- 4.1 Policy LP 31 (Public Open Space, Play Space, Sports and Recreation) of the adopted Local Plan (July 2018) requires all major development proposals in the borough to provide an analysis of existing open space provision in line with the Council's accessibility standards for travel to open spaces. Where there is inadequate existing provision and limited access to such facilities, publicly accessible facilities will be expected on site to mitigate the impacts of the new development on existing provision.
- 4.2 Supporting text of Policy LP 31 at Paragraph 8.4.6 states that there is no formula for calculating the provision of on-site Public Open Space. The aim is to achieve an appropriate balance alongside the provision of private and semi-private spaces.
- 4.3 Supporting text of Policy LP 31 at Paragraph 8.4.8 states that new major proposed developments may lead to increases in usage and may therefore put an additional burden and pressure on the capacity of the existing infrastructure. Paragraph 8.4.9 states that where there is inadequate existing provision, or limited access to such facilities to serve the new development, on site Public Open Space will be expected in order to mitigate the impact of the new development on existing provision. It then outlines the accessibility standards for assessing travel to open space provision from new development sites:
- 15 minutes' walk time (1.2km) – for Parks and Gardens, Natural and Semi-natural Greenspace
  - 5 minutes' walk time (400m) – for Amenity Greenspace, including small local parks and open spaces, and pocket parks
- 4.4 LBRT Validation Checklist (April 2021) states that a Public Open Space Assessment is required for all major developments.
- 4.5 It should be noted that the Site is not within a designated Area of Public Open Space Deficiency and there are a number of Public Open Spaces within walking distance, details of which are set out below.
- 4.6 The proposed development will provide a good level of on-site amenity space, approximately 466.7 sqm of communal gardens and a roof terrace, 85.7 sqm of children play area and private amenity space in the form of private gardens/balconies/roof terraces for the majority of the residential units.
- 4.7 It is considered that the overall quality of the surrounding public open space will not be impacted due to the increase in demand resulting from the proposed development.
- 4.8 Figure 2 and Table 2 below identify the existing public open spaces within walking distance to the Site, in accordance with the accessibility standards set by Policy LP 31. There is a total of eleven identified destinations providing good access to existing public open space from the new development.

## OPEN SPACE, PUBLIC OPEN SPACE, PLAY SPACE, AND PLAYING FIELDS ASSESSMENT

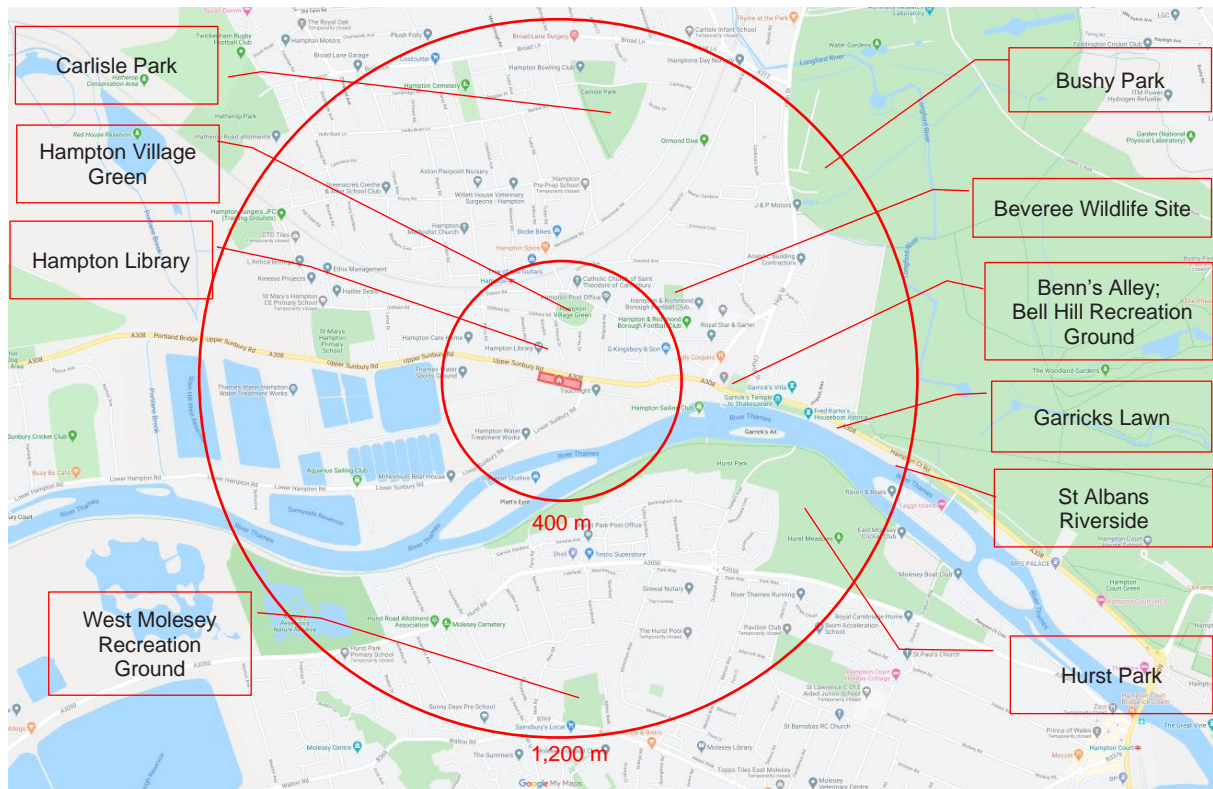


Figure 2: Map of Public Open Space within 1.2km of the Site

Name	Distance and Direction from Site	Type
Hampton Library	N 20m	Amenity Greenspace
Hampton Village Green	N 180m	Amenity Greenspace
Hurst Park	S 380m	Natural and Semi-natural Greenspace
Benn's Alley	E 500m	Amenity Greenspace
Bell Hill Recreation Ground	E 550m	Amenity Greenspace
Beveree Wildlife Site	N 600m	Natural and Semi-natural Greenspace
Carlisle Park	N 730m	Parks and Gardens
Garricks Lawn	E 750m	Amenity Greenspace
St Albans Riverside	E 900m	Amenity Greenspace
Bushy Park	NE 930m	Natural and Semi-natural Greenspace
West Molesey Recreation Ground	S 970m	Parks and Gardens

Table 2: Public Open Space Details

4.9 In addition to the provision of on-site private amenity space, the proposed site is readily accessible to numerous public open spaces and is therefore considered acceptable. As such, the proposal is in accordance with Policy LP 31.

## 5 PLAY SPACE ASSESSMENT

- 5.1 Policy LP 31 (Public Open Space, Play Space, Sports and Recreation) of the adopted Local Plan (July 2018) requires all major development proposals in the borough to provide a play and child occupancy assessment to determine whether the proposal will lead to an estimated child occupancy of ten children or more, by using the Council’s child yield calculator as set out in the Planning Obligations SPD. In addition, an assessment of existing play facilities within the surrounding area will be required.
- 5.2 Where the assessment demonstrates an estimated child occupancy of ten children or more, the development proposal should make appropriate and adequate provision of dedicated on-site play space by following the London Plan benchmark standard of 10 sq. m per child.
- 5.3 The supporting text of Policy LP 31 in Paragraph 8.4.14 states that where the assessment of existing play facilities within the surrounding area demonstrates sufficient and high-quality provision, on-site provision of play facilities may not be necessary, but this will be assessed on a case-by-case basis.
- 5.4 Policy LP 31 indicates that existing provision of play space within the following reasonable walking distances standards should be taken into consideration:
- a) 100 metres for under 5-year olds;
  - b) 400 metres for 5-11 year olds; and
  - c) 800 metres for 12+ age group.
- 5.5 LBRT’s Validation Checklist (April 2021) states that a Play and Child Occupancy Assessment is required for all major developments.

### Child Occupancy Assessment

- 5.6 Based on the GLA Population Yield Calculator, for a site at Outer London with PTAL rating level 2, the estimated child occupancy for the proposed development will generate a total of 16.5 children, with a breakdown by age as follows:

Unit Type	Unit No.	Age	No. of Child	%
1 bed	16	0-4 years	7.9	48%
2 bed	11	5-11 years	5.6	34%
3 bed	7	12-15 years	2.0	12%
4 bed	2	16-17 years	1.0	6%
Total	36	Total	16.5	

- 5.7 The proposed development will be delivering a total of a total of 36 residential units and 85.7 sq. m of doorstep play space for children under 5s.

### Assessment of Existing Play Facilities

- 5.8 Policy LP 31 requires an assessment of existing play facilities within the surrounding area.

5.9 Figure 3 and Table 3 below identify the existing play spaces within the reasonable walking distances from the Site in accordance with the standards set out in Policy LP 31. The Site is served by four existing play space facilities within walking distance.

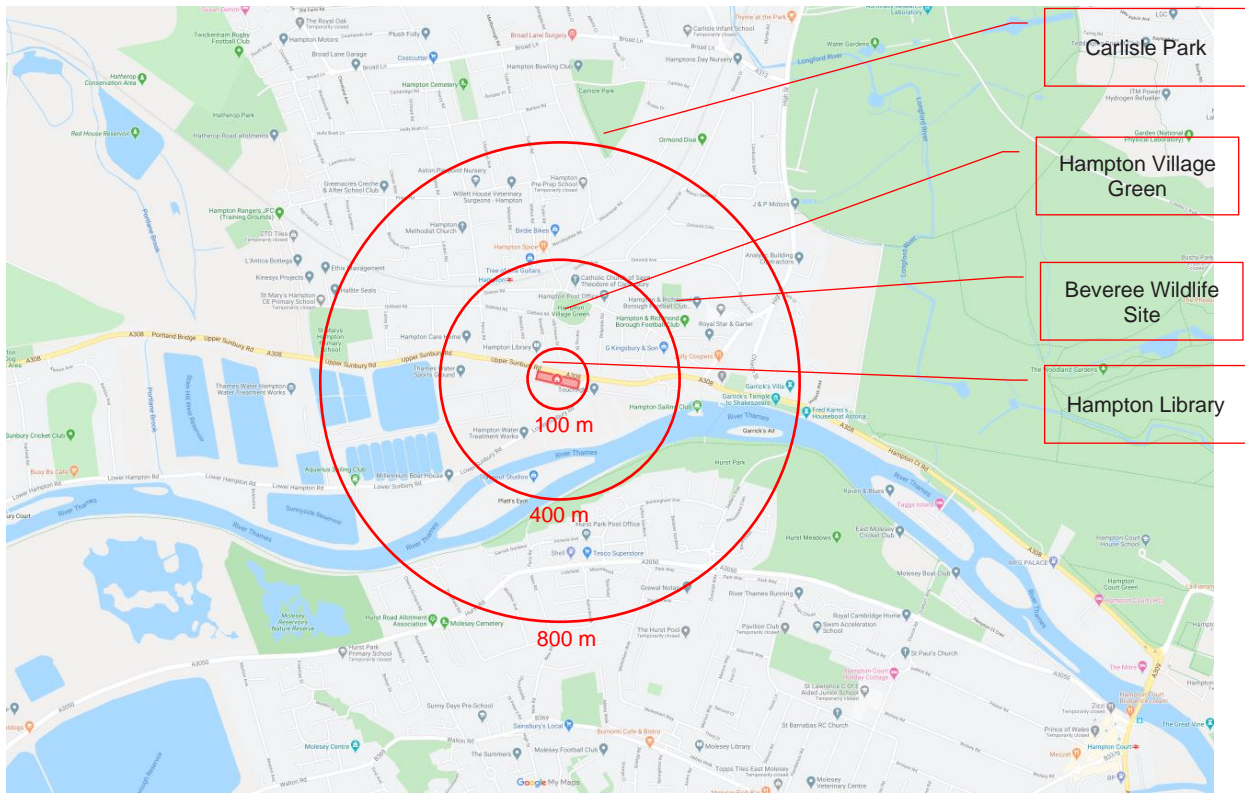


Figure 3: Play Space Contour Map

Name	Distance and Direction from Site	Play Space	Age Suitability
Hampton Library	N 20m	Public open space for informal play	Under 5 5 - 11
Hampton Village Green	N 180m	Public open space for informal play; Kickabout areas	5 - 11 12+
Beveree Wildlife Site	N 600m	Football pitches	12+
Carlisle Park	N 730m	Play area; Cricket pitch; Football pitches; Tennis courts;	12+

Table 3: Play Space Details

**Assessment of Children Play Space Requirement**

5.10 In accordance with GLA Population Yield Calculator formula, the proposed development requires the following amount of play space for the different age groups:

- a) 79 sq. m for under 5 years old within 100 metres;
- b) 56 sq. m for 5-11 years old within 400 metres; and

c) 30 sq. m for 12+ years old within 800 metres.

- 5.11 The proposed development will provide 85.7 sq. m of on-site doorstep play for under 5 years old, in line with the policy requirement.
- 5.12 Notwithstanding the on-site play space provision, Hampton Library which is located immediately to the north of the Site, is set in a large open space suitable for informal play for all age of children.
- 5.13 Whilst the scheme does not provide play space for older kids over 5s, the Site is readily accessible to several existing play spaces for 5-11 and 12+ years old children, i.e., Hampton Village Green, Beveree Wildlife Site and Carlisle Park.
- 5.14 It is considered that the development will provide appropriate doorstep play area for under 5 years old within the scheme, with access to several existing play spaces within a reasonable walking distance for children ages 5-11 and 12+.



## 6 PLAYING FIELDS AND SPORT FACILITIES ASSESSMENT

- 6.1 Policy LP 31 (Public Open Space, Play Space, Sports and Recreation) of the adopted Local Plan (July 2018) requires all major development proposals to identify the need and feasibility for on-site provision of new playing fields and ancillary sport facilities. The policy seeks to protect all public and private sports grounds.
- 6.2 LBRT’s Validation Checklist (April 2021) states that a Playing Fields and Sport Facilities Assessment is required for all major developments.
- 6.3 The Site is not in close proximity to any playing fields and the proposal does not involve development on any existing playing fields. As such, the existing infrastructure will be safeguarded. Therefore, the proposed development will not affect the quality or resulted in the loss of any existing playing fields.
- 6.4 Due to site constraints and the need to protect and conserve the heritage assets on site, the provision of on-site playing fields is not feasible and not appropriate for the proposed development.
- 6.5 The application Site is readily accessible to several existing playing fields and sport facilities as identified in Figure 4 below. For example, within the 1 km contour of the Site, there are Hampton and Richmond Borough Football Club, Beveree Wildlife Site football pitches, Carlisle Park which has a Bowling Green, cricket pitch, football pitches and tennis courts, and the Hampton Pool.

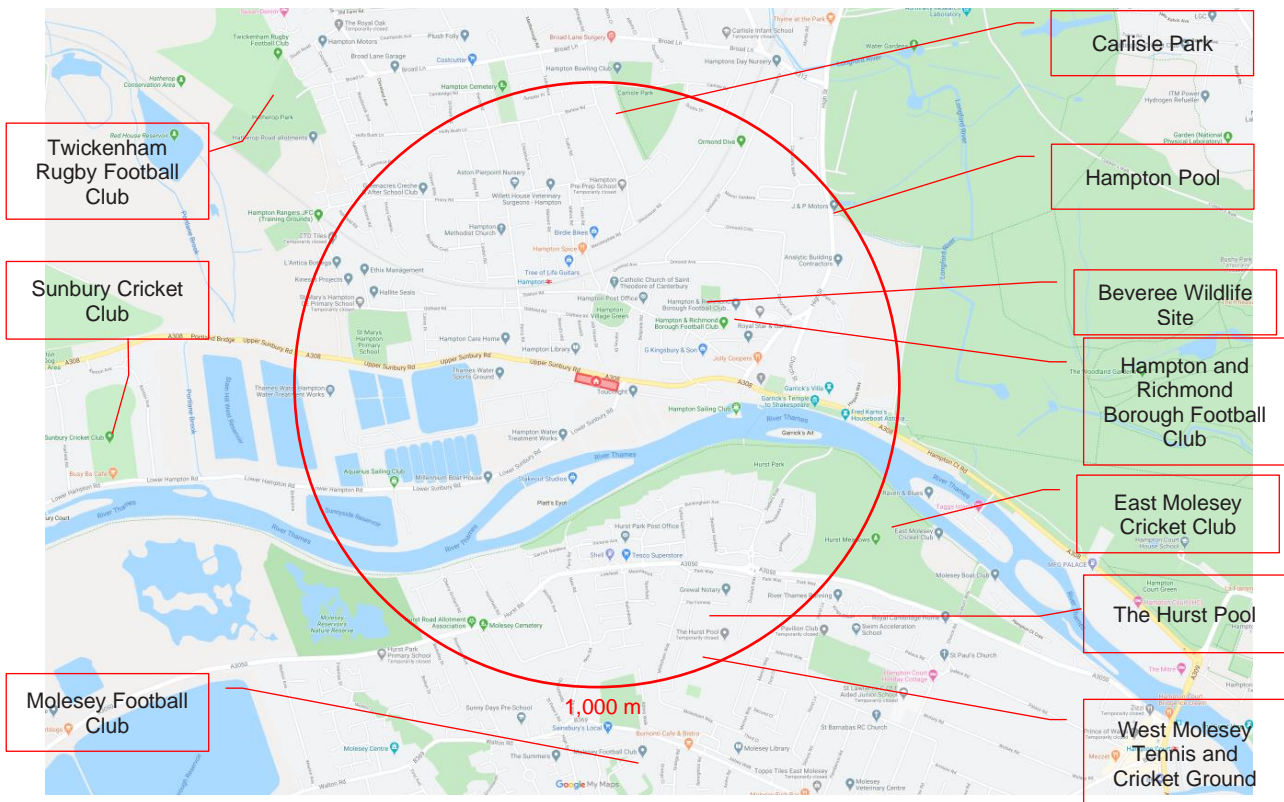


Figure 4: Playing Fields Map

- 6.6 In accordance with the GLA's Population Yield Calculator, it is estimated that a total of 56.5 adults and 16.5 children will occupy the development. The proposed development will only lead to a negligible amount of increase in demand for the existing playing fields and sport facilities.
- 6.7 It is therefore considered that the size and the quality of existing playing fields will be safeguarded, in accordance with Policy LP 31.

## 7 CONCLUSIONS

- 7.1 The proposed development includes the refurbishment and redevelopment of the Hampton Waterworks site to provide 36 no. residential units and flexible business space.
- 7.2 The proposal is for a high-quality, mixed-use development sympathetic to the Site's historic value, providing a mix of new residential units and commercial floorspace. The development will consequently fulfil the site's potential through the delivery of new residential and commercial accommodation, ensuring the re-vitalisation of the Site.
- 7.3 Due to site constraints and the need to protect and conserve heritage assets, the proposed development has been sensitively designed to create roof extensions and rear extensions to the existing listed buildings, for the proposed change of use of the site from a former Thames Water waterworks to a residential and commercial development.
- 7.4 The Open Space Assessment demonstrates that the proposed roof extensions and rear extensions will not lead to unacceptable level of harm to the character and openness of the adjacent Green Belt and Other Open Land of Townscape Importance.
- 7.5 The Site is located in an accessible location within easy walking distance to Hampton Village and Hampton Rail Station. The Site is readily accessible to a range of open spaces, parks, play space and sporting facilities, which the future residents will be able to benefit from.
- 7.6 The proposal will provide appropriate amount of on-site play space of the under 5s children. Residents also benefit from well-designed communal gardens and roof terrace.
- 7.7 The above Public Open Space, Play Space, and Playing Fields Assessments demonstrate that the surrounding recreational facilities can satisfy the needs of, and deliver high-quality amenity spaces for, the future residents.
- 7.8 Overall, the proposed development has been evaluated by the relevant assessments to ensure compliance with the adopted LBRT Local Plan Policies LP 13, LP 14 and LP 31.