

# London Borough of Camden Open Space, Sport and Recreation Study Update

## Final Report August 2008

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## 1. POLICY CONTEXT AND GAP ANALYSIS

### INTRODUCTION

- 1.1 This Chapter reviews relevant national, regional and local policy and guidance relating to open space and developing standards that have been published since the completion of the Open Space, Sport and Recreation Study (2004). The review has been carried out in accordance with PPG17, the Companion Guide to PPG17 and relevant regional guidance.

### NATIONAL

#### Sports Provision

- 1.2 There have been several recent changes at national level that impact on the development of local policy directions. Sport England have produced a number of documents in recent years providing guidance on a range of issues including the provision of sporting facilities and the social and health benefits that can be gained by encouraging increased participation in sport.
- 1.3 Planning for Sport & Active Recreation (2005) is based on the document Land Use Policies for Sport (LUPPS, 1999). It sets out the planning objectives for Sport England and the rationale behind them. Key planning policy objectives (PPO) that are most relevant to this Strategy include:
- PPO1: To ensure that a planned approach to the provision of facilities and opportunities for sport and recreation is taken by planning authorities in order to meet the needs of the local community. The level of provision should be determined locally, based on local assessments of need and take account of wider than local requirements for strategic or specialist facilities.
  - PPO5: To promote detailed local assessments of playing field requirements using the methodology as outlined in 'Towards a Level Playing Field'.
  - PPO7: To support the development of new facilities, the enhancement of existing facilities and the provision and/or improvement of access to the natural environment which will secure opportunities to take part in sport and

which can be achieved in a way which meets sustainable development objectives.

1.4 Focusing on sports provision Towards a Level Playing Field (2005) provides a methodological base to help authorities assess their level of playing field provision. This guide replaces guidance published in The Playing Pitch Strategy (1991) produced by the (then) Sports Council, National Playing Fields Association (NPFA) and the central council of Physical Recreation (CCPR). The guide reflects recent changes in legislation and trends in pitch sport demand as well as drawing on good practice developed in playing pitch strategies over the last decade.

1.5 The Guide points out how preparing a playing pitch strategy can have a number of benefits including:

- **Corporate and Strategic**

- Ensuring a strategic approach to playing pitch provision.
- Providing robust evidence for capital funding.
- Helping to deliver government policies.
- Demonstrating the value of leisure services.
- Aiding Best Value process through:

- **Planning**

- Providing a basis for establishing new pitch requirements arising from new housing developments.
- It is one of the best tools for the protection of pitches threatened by development.
- Linking closely with work being undertaken on open spaces to provide a holistic approach to open space improvement and protection

- **Operational**

- More efficient use of resources

- **Sports development**

- Helping identify where community use of school sports pitches most needed.

- Providing better information to residents and other users of sports pitches.
- Promoting sports development and can help unlock latent demand.

### **Biodiversity and Conservation**

1.6 PPS9: Biodiversity and Geological Conservation (2005) sets out a number of key principles to which Regional planning bodies and local planning authorities should adhere to in order to meet the objectives that have been set out for planning. Those that are relevant to this Strategy include:

- Development plans and policies should be based upon up-to-date information about the environmental characteristics of their areas, including relevant biodiversity and geological resources in a given area. Local authorities are asked to assess the potential to sustain and enhance identified resources.
- Plan policies should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. In taking decisions, local planning authorities are asked to ensure appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment.

1.7 PPS 9 makes mention that Local Authorities should take an integrated approach to planning for biodiversity and geo-diversity when preparing LDF documents.

### **REGIONAL**

#### **Open Space Strategies**

1.8 The Mayor's Guide to preparing Open Space Strategies (2004) sets out best practice guidance to accompany the London Plan on the methodology and content of open space strategies in London. It provides advice on assessing the quantity and quality of open spaces and in identifying the needs of local communities and other users of open spaces. The guide indicates that the preparation of a strategy should also meet the requirements for assessments and audits for open spaces contained in PPG 17.

1.9 The guide states open space strategies should have the following principle objectives:



- Protect and improve open space provision in terms of quality/quantity/accessibility/safety;
- Improve linkages within and between the open space network;
- Ensure open spaces meet the needs of all local people and promote greater social inclusion;
- Ensure open spaces enhance the quality of the local environment;
- Provide a clear framework for investment priorities and action.

1.10 The London Plan (2004) also seeks the protection of Green Belt and Metropolitan Open Land, emphasising the contribution London's open spaces make to the quality of the environment and quality of urban life. In particular it:

- Recognises the importance and value of London's open space network in its widest sense and encourages Boroughs to develop functional and physical linkages between open spaces and improve accessibility to open space based on local needs;
- Advises Boroughs to develop local standards as set out in the open space hierarchy, to identify broad areas of open space deficiency and to identify priorities for improvement based upon assessments of local need;
- Re-emphasises the need for Boroughs to resist development of Green Belt and Metropolitan Open Land. Boroughs are also encouraged to protect local open spaces that are of value or have the potential to be of value to local communities; and
- Encourages the production of open space strategies at Borough level to protect, create and enhance open spaces in accordance with the Mayor's Guide to Preparing Open Space Strategies: Best Practice Guidance of the London Plan (2004).

### **The Value of Open Space**

1.11 In realising the value of open space Further Alterations to the London Plan (FALP, 2006) asks DPDs to treat the open space network as an integrated system, providing a 'green network' containing many uses and performing a wide range of functions. In line with this way of thinking all developments are expected to incorporate appropriate elements of open space that make a positive contribution to the wider network. Paragraph 3.246 states "*the value of open spaces will increase along with*

*increasing densities in London and major developments should help to meet the consequential increase in demand, especially for open space and provision for children”.*

### **Children’s Play**

- 1.12 Further Alterations to the London Plan Policy 3D.11i (FALP, 2006) identifies the requirement for the provision of play and informal recreation within London and the need for London Boroughs to prepare play strategies to improve access and opportunity for young people across London. The plan states that play strategies should provide comprehensive guidance on play provision in open space strategies. To assist with such strategies, the Mayor produced a Guide to Preparing Play Strategies (2005).
- 1.13 London Play was commissioned by the Mayor of London to develop a Guide to Preparing Play Strategies (2005), a companion document to the Guide to Preparing Open Space Strategies. The guide sets out the methods for providing accessible children’s spaces with high quality, free and inclusive play opportunities.
- 1.14 In 2008 the SPG: Providing for Children and Young Peoples Play and Informal Recreation was issued. The SPG aims to help those involved in planning local neighbourhoods to engage with young Londoners to deliver real improvements in the quality of play spaces. The SPG relates to the implementation of Policy 3D.11i (FALP 2006) and acts as a companion to the Mayor’s Guide to Preparing Play Strategies. The SPG is tasked with providing more detailed guidance to assist with the implementation of Policy 3D.11i with particular emphasis on benchmarking.
- 1.15 The Guide to Preparing Play Strategies highlights the need to develop standards for play provision locally with an emphasis on quality and accessibility as opposed to overly prescriptive measures of mere quantity. This reflects Government policy guidance on recreation and open space (PPG17) which recognises it is important to modify standards to reflect local need, identifying that consultation on children’s play needs and consideration of the socio-economic context of an area will enable Boroughs such as Camden to adapt measures accordingly. As a result The SPG indicates that the use of benchmark standards is recommended to establish:
- A quantitative requirement for play provision
  - Accessibility to play provision
  - The quality of play provision

- 1.16 The SPG states that the development of benchmark standards for play and recreation will provide additional guidance to London Boroughs in developing play strategies and a focused play policy and assist in securing funding for new and improved provision. *“Standards should link to Play and Open Space Strategies and reflect local circumstances and needs”*.

### **Biodiversity and Conservation**

- 1.17 FALP (2004) outlines DPDs should identify areas deficient in accessible wildlife sites and opportunities for addressing them. FALP goes further to say that biodiversity outside strategic areas also needs protecting *“The Mayor and the London Biodiversity Partnership have identified targets for the re-creation and restoration of priority habitats, as advocated by PPS9. Broad areas have been identified where habitat restoration and re-creation would be appropriate for each of the London priority habitats”*.

### **REVIEW OF EXISTING POLICY APPROACH AND GAP ANALYSIS**

- 1.18 Camden adopted its Replacement Unitary Development Plan (UDP) in June 2006 following a review of the previous UDP. The policies within the UDP will be ‘saved’ for three years after the date of adoption. During this period the Council is in the process of preparing new planning documents as part their Local Development Framework (LDF) to replace the policies in UDP.
- 1.19 There are several open space policies within the UDP that currently provide policy guidance for making decisions about open space provision. The Natural Environment, Community, Leisure and Tourism chapters include various policies that seek to protect open spaces and conserve biodiversity and provision of new open space and sports facilities. It is the policies that seek provision of new open space that are most relevant to this review and update of Camden’s Open Space and Sport and Recreation Study. These include
- Policy N4 – Providing Public Open Space;
  - Policy N6B - Areas deficient in nature conservation sites;
  - Policy C3B – Play facilities; and
  - Policy C4B – Protecting playing fields and outdoor recreational spaces
- 1.20 Policy N4 states that to ensure public open space deficiency is not created or made worse, the Council will only grant planning permission for development that is likely to lead to an increased use of public open space where an appropriate contribution to

the supply of public open space is made. Other developments will be encouraged to contribute to the supply of open space.

- 1.21 The supporting text identifies that 'public open space' is considered to include amenity open space such as green spaces and civic spaces (provide for passive recreation), formal recreation areas (provide for sport and recreation), children's play spaces, community gardens and allotments.
- 1.22 The Policy applies to the types of development that the Council considers are likely to lead to an increased use in public open space as, and therefore would need to contribute to the supply of public open space are:
- Development providing 1000sqm or more of floorspace where the development would increase the resident, worker or visitor population; and
  - Residential schemes of 5 or more houses (including change of use to residential).
- 1.23 The type of contribution sought is based on Camden's Open Spaces, Sport and Recreational Facilities Audit and Needs Assessment, but the policy does not go into further detail.
- 1.24 The policy refers to the Council's work on the Camden Open Space Strategy which will lead to a review of standards. A brief review of The Camden Open Space Strategy is set out below, however for the purposes of applying the policy it should be noted that no new quantity standards are identified in this document, some quality and access standards are provided, although they are not comprehensive in terms of the ranges of provision types covered. For the purpose of applying the policy therefore the standard of 9 sqm per person outlined in this policy is currently the only open space quantity standard.
- 1.25 Para 4.25 sets out how the 9 sqm per person contribution could be achieved through improving access to public open spaces, making existing private open space publicly accessible, improving quality of existing public open space or providing a payment in lieu. Camden Planning Guidance (2006) provides some further guidance on how this may be determined, this Guidance is reviewed in detail below.
- 1.26 Para 4.25 goes on to say that the precise amount and type of open space provision will take account of the contribution of the development to other UDP aims and priorities. This suggests that although the policy includes a standard of open space provision, in applying this standard the Council may be willing to negotiate where the development is meeting the wider aims of the UDP.

- 1.27 The supporting text identifies that the preferred method of contribution relates to whether the site is:
- In area that currently has adequate supply;
  - Is in an area of public open space accessibility deficiency;
  - Is in an area of public open space quantity deficiency; or
  - Is in an area of poor quality open space.
- 1.28 The reader is referred to supplementary planning guidance for further information on these areas and the contribution sought. The reference within the UDP is not clear, so it is assumed that this refers to Camden Planning Guidance 2006. This additional guidance is reviewed below.
- 1.29 The final supporting paragraph to Policy N4 identifies that the council will take account of any contribution made by private amenity space, private open space and other open land, demand for allotments (policy N3C), any deficiency in nature conservation sites (policy N6B) and the need for children's play and playing fields as addressed in policies C3B and C4B. This supporting paragraph suggests that provision of these types of open space could potentially substitute for the provision of public open space. In terms of providing private space over public open space, this seems to be inadequate as the aim of the policy is to ensure additional pressure is not placed on public open space making deficiencies worse, providing private open space will not help with this aim as this type of space has a different role and function to the public open space that the Council is seeking.
- 1.30 In addition to private open space substituting for public open space, there is also the issue of that some of the types of open spaces referred to in para 4.28 (children's play, playing fields and allotments) are considered to represent public open space under policy N4 so its not clear why the policy states that these will be take into account.
- 1.31 There appears to be some overlap of requirements as children's play is considered public open space under policy N4 and therefore forms part of the 9 sqm of public open space that is required, however policy C3B requires the provision of play facilities where developments that are likely to result in increased demand for play facilities. It is not clear whether developments meeting the requirements of C3B and N4 would be expected to provide both 9sqm of public open space and in addition would have to meet the requirements of policy C3B.
- 1.32 Policy C3B requires play facilities in the following developments;

- Residential developments of 10 or more units;
  - Retail schemes of 1000sqm or more;
  - New hospital developments and doctor's surgeries; and
  - Other developments over 1000sqm that will attract a significant number of visits from members of the public.
- 1.33 The policy applies where developments are likely to create a need for play facilities. Where it has been identified that adequate provision exists in the vicinity, contributions will be sought to improve existing facilities so they can deal with the increased use.
- 1.34 Policy C3B does not set any standards for children's play provision, making it difficult to assess when existing provision is 'adequate' in terms of quantity and quality. The Camden Planning Guidance does identify distance thresholds for certain types of play provision and therefore it is assumed that this is deemed to be the accessibility standard, however this is not explicitly confirmed in the guidance or the UDP.
- 1.35 The residential threshold for policy C3B (10 units or more) is higher than the threshold for public open space provision (5 units or more) identified in Policy N4.. It is not clear why there is inconsistency in the thresholds given, this could lead to some confusion in application of the policy.
- 1.36 Policy N6B states that the Council will seek the creation of new nature conservation sites in areas of deficiency. Deficiency Areas are identified in the UDP. The policy does not require developments to provide new areas of nature conservation, however where the nature conservation deficiencies correspond with deficiencies in public open space, it may be possible for the developer to provide a nature conservation site on part or all of the required public open space.

#### **Camden Planning Guidance 2006**

- 1.37 The Camden Planning Guidance 2006 is published alongside the UDP to provide additional advice and information on how the Council will apply the planning policies in UDP.
- 1.38 The section on public open space identifies that an Open Space, Sport and Recreation Study has been prepared, and an Open Space Strategy 2006-11 and that an assessment of need have been produced. The guidance states that this assessment summarises which areas have a shortfall in quantity of various types of open space and includes an assessment of quality and value. The assessment of

need is reviewed in more detail later in this report, however it should be noted that although the assessment does provide some indication of shortfall, this is incomplete as it does not provide information on quantity deficiencies, and does not consider the future population and the effect that this will have on open space needs.

- 1.39 The guidance is lacking in a clear approach on how the information on shortfalls in the Assessment of Need will be applied. For example if a development is in area which has shortfall in several different types of public open space provision, should each type of provision be provided, or can it be any type of provision? Where this is the case if the council simply wants public open space of some sort and is not concerned about the development providing each type open space that is in shortfall, how are the priorities decided? This is not clear.
- 1.40 The guidance provides clear advice on how to calculate the number of people to be expected for developments. This is set out in a table and provides a simple method of calculating the overall amount in square metres that would be required from a development.
- 1.41 The guidance identifies that not all types of development would generate a need for all types of open space, for example
- Office use would not be expected to cater for children’s play;
  - Students accommodation or higher education use would be expected to provide amenity open space and formal recreation but not children’s play facilities;
  - Housing for the elderly not expected to contribute to children’s play; and
  - Non-family housing (housing with less than 3 bed spaces 1 & 2 bedroom housing) is not expected to generate a need for children’s play space.
- 1.42 The guidance states that this will be assessed on a case by case basis. Assessing on a case by case approach seems sensible, however it should be noted that 1 and 2 bed properties do create a need for children’s play facilities. Work carried out by the GLA has indicated that all housing types and sizes generate a child yield of some type and therefore this type of open space provision should be sought for all residential units where the overall development is above the threshold set in the policy.
- 1.43 Distance thresholds to each of the four different types of public open space are identified in Table 2. The guidance states that amenity and children’s play space should be available within easy distance of the development to which they relate. The



guidance also refers to deficiency maps showing those areas of the borough that do not have access to different types of open space within the distance thresholds. Where provision is to be provided off site new provision should be within these distance thresholds.

- 1.44 Guidance about whether the provision should be on or off site is provided. However it doesn't clearly set out the circumstances under which a site would be permitted to provide provision off site, because it states that where a development does not have access to open space in accordance with the distance threshold in Table 2 provision will be expected to be provided on site, however it then says for all other development proposals the provision of new public open space will also be sought on site.
- 1.45 The guidance alludes to the fact that the amount of open space that can be achieved on site will be determined by site size. Despite this, no guidance is provided on the site size threshold that would be required to achieve on site provision for different types of open space.
- 1.46 Provision of a financial contribution in lieu of direct provision may be agreed by the Council, where provision on site is considered to be difficult due to the built up nature of the area. The guidance states that this could provide for the creation of new public open space, improving access to existing open space, opening access to existing public open space or qualitative improvements. The guidance does not identify how it is decided which open spaces should be improved. It is assumed that the aim would be to provide a contribution to quality of any sites that are not meeting quality standards within the threshold from the site, however this is not set out in the guidance and therefore not clear.
- 1.47 A financial contribution of £55/sqm of space is provided, which is reviewed and updated as appropriate. This is an average figure which is provided for ease of calculation, it also only represents 25% of the total cost of new provision. It is clear that by providing an average figure, that calculation of contributions is much easier however the cost of children's play provision is likely to be much higher cost per square metre than provision of parkland and therefore by accepting the average the developer is not providing a contribution that can adequately cover the cost of provision. It may be more appropriate to set a figure for each type of provision.

**Open Space Strategy 2006-2011: Appendix 3, Open Space - An Assessment of Need**

- 1.48 The Open Space Strategy provides a framework for providing and managing open spaces during the period 2006-2011. Open Spaces - An Assessment of Need is provided as an Appendix to the Open Space Strategy. The Assessment of Need



uses data from the Open Space Study 2004 prepared by KKP, and supplements this with significant additional analysis carried out by the Council during 2005 including a deficiency audit and a quality and value assessment.

1.49 The Needs Assessment provides the basis for applying open space policies within the UDP. The following provides a review of the Needs Assessment and identifies gaps in analysis, the gaps identified will form the basis for our updated analysis in subsequent chapters.

1.50 The Needs Assessment assesses the following types of open space:

- Parks & gardens and amenity greenspace
- Natural and semi natural greenspace
- Provision for children & young people
- Allotments
- Cemeteries
- Civic Spaces
- Outdoor sports provision.

1.51 The parks are classified according to the GLA parks hierarchy. Catchment mapping has been carried out for Metropolitan parks, District parks, and Local parks and gardens and amenity greenspace. The catchment analysis uses the GLA guideline catchments. An overall analysis shows all publicly accessible parks and gardens and amenity greenspace with a 400m catchment to identify shortfalls.

1.52 Quantitative analysis is provided for each level of the parks hierarchy, however the assessment simply sets out how much of each type of parkland there is by sub area, it does not provide an analysis of the level of existing provision per 1000 population, and doesn't look at how the future population will affect levels of provision. Therefore it is not clear how existing provision compares to the standard of 9sqm of public open space per person that is set out in the UDP.

1.53 Natural and semi-natural greenspace is defined as wildlife conservation biodiversity and environmental education and awareness. Catchments of 400m from these sites has been provided. It is not clear why the 400m catchment has been chosen, particularly as the Camden Planning Guidance 2006 identifies the distance threshold of nature conservation as 1km. The amount of provision by sub area is set out in the

assessment, however as with parkland the level of existing provision per 1000 population is not provided.

- 1.54 Provision for children and young people is classified as areas designed for play and social interaction involving children and young people such as equipped play areas, ball courts, skateboard areas and teenage shelters. The number of play areas is identified by sub area, as are the number of MUGAs. The assessment identifies shortfalls based on catchment mapping, however although facilities have been mapped no catchments are included, so it's not clear how deficiencies have been defined.
- 1.55 For allotments, cemeteries and civic spaces the total number of sites and the total area in hectares is provided by sub area. Each of these types of open space is mapped with a 400m catchment area. It is not clear why 400m has been chosen as the catchment for mapping deficiencies.
- 1.56 For outdoor sports provision, no detailed mapping or quantity information is provided. A commentary is provided on the difficulties of meeting needs in a dense urban area, and identifies some issues that can be addressed. No assessment of current supply of and demand for outdoor sports pitches has been carried out to date.
- 1.57 The deficiency analysis concludes by mapping all publicly accessible open spaces (of all types) and identifies a 400m buffer around the open spaces.
- 1.58 Quality of open spaces in Council ownership has been assessed by the Council. 12 criteria derived from the Green Flag assessment were used. 69 open spaces were assessed in total.
- 1.59 In addition to the quality assessment of open spaces, a value assessment of each space was carried out, assessing recreational value, structural value, amenity value, historical value, ecological value, educational value, and cultural value. By combining the quality and value assessments each of the spaces was placed in the following four categories
  - High quality/Low Value;
  - High quality/high value;
  - Low quality/low value; and
  - Low quality/high value.

- 1.60 The quality/value assessment will be the driver for future investment priorities.
- 1.61 The needs assessment concludes with some draft standards. Four types of space are identified, parks, garden and amenity space, children's play, playing pitches, natural greenspace. The table in the needs assessment is incomplete, no quantity standards are provided. An accessibility standard for parks is provided (400m from home), no accessibility standard is provided for playing pitches, and both natural greenspace and children's play state that they should be a 'reasonable distance from home'.
- 1.62 Quality standards are set for each type of provision. For parks all appropriate open spaces should score at least 85% against the quality/value assessment, applications for Green Flag award will be made for 10% of all parks, and all appropriate sites will be submitted for Green Pennant Award. For Children's play the guidelines in the NPFA 6 Acre standard is the required standard. For both natural greenspace and playing pitches, the quality standards are simply to provide 'adequate quality'.

### **Conclusion**

- 1.63 The following provides a summary of the key gaps in analysis, that it is considered need addressing in order to provide a robust baseline, to underpin LDF open space and recreation policies and standards and identify the circumstances when additional provision should be made.
- Public Open Space – quantitative analysis of provision against existing and future population in order to assess quantitative deficiencies and to set an appropriate provision standard. Updated accessibility/deficiency mapping to take account of housing estate areas that form part of the public open space provision
  - Children's play – quantitative analysis to measure existing provision per child at present and assess the impact of future projected child population, in order to set an appropriate children's play standard. Assessment of deficiencies in access to children's play based on GLA approach to assess Children's play deficiency.
  - Natural and Semi natural greenspace – quantitative analysis of natural greenspace on the basis of SINC designations, comparing provision against existing population levels and future population, in order to establish an appropriate natural greenspace standard. Update natural greenspace deficiency map to reflect appropriate catchment distances.

- Allotments – Assessment of existing quantity of allotment provision, including an analysis of existing supply and demand for allotment plots, to establish the level of allotment plot need in the borough.
- Outdoor pitch sports – Assessment of existing quantity of outdoor grass and artificial pitch provision and identify an appropriate standard based on current provision.
- Indoor Sports – Quantitative analysis of supply and demand for indoor sports facilities such as swimming pools and indoor sports halls in order to derive an appropriate quantity standard.
- Needs and Opportunities – Assessment of the needs for open space by sub area, and identify potential opportunities to meet open space deficiencies, where possible identifying potential developments that could contribute to open space improvements, and assessing the potential existing open space that have the potential to be improved or opened to public access.

1.64 The above analysis would provide a more complete understanding of the existing open space and indoor sports provision in Camden and would provide an understanding of how projected future demographic changes are likely to impact on the need for open space and sports provision. The additional analysis will enable us to provide recommendations on a new set of standards for Camden, and will enable us to highlight the potential opportunities that are available to improve open space and recreation.

1.65 A revised approach to standards should consider separate components targets for different types of public open space provision such as parks, children's play, natural and semi natural greenspace, allotments and outdoor sports. It is also important to consider the need for indoor sports provision, and there is potential to provide separate standards for swimming pools and indoor sports facilities.

## 2. ASSESSMENT OF EXISTING OPEN SPACE PROVISION

### INTRODUCTION

- 2.1 The assessment of existing provision forms an update of existing work carried out by the Council 2004-2007. It is based on existing council data set out in the Open Space Study (2004), the Assessment of Need (2005) and the supporting PPG17 Audit database. The information provided by the Council has been supplemented by site visits carried out by the Consultants in early 2008. The site visits have not included a new audit of open space, the site visits were targeted to identify the particular open space needs of each sub area and best ways of meeting those needs in future.
- 2.2 The purpose of the analysis in this chapter is not to duplicate existing council analysis in the Assessment of Need (2005), it is focused on supplementing the existing data in order to plug the gaps in existing analysis as identified in Chapter 1. The analysis is focused on providing an assessment of provision that can be used to inform the recommended approach to standards.
- 2.3 Analysis is provided for Camden as a whole and on a sub area basis. The eight sub areas were defined in the Open Space Study (2004) by census output areas rather than ward boundaries. The same sub areas have been used for the analysis within this update.

### PUBLIC OPEN SPACE

#### *Quantity*

- 2.4 An analysis of the Council database has identified that there are 280<sup>1</sup> open spaces, these spaces are all identified within the Council's existing UDP. Of these open spaces 110 of these are publicly accessible which equates to 386 hectares of public open space and 170 are private open spaces equating to 127 hectares of open space.

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<sup>1</sup> Kenwood Estate and the SSSIs included as part of Hampstead Heath, area of open space is not double counted.

- 2.5 The Council identified the typology of open space according to the PPG17 typology, however in some cases the database did not include information on typology. For these spaces an open space typology has been assumed based on the description of the open space provided in the Council database. Table 2.1 summarises the provision of open space by type (Appendix 1 sets out all those spaces that have been included in public open space calculation).
- 2.6 In addition to the 280 open spaces included in the UDP, there are also numerous housing estate areas in the Borough that include areas of amenity greenspace that can play a role in meeting residents needs for publicly accessible open space. The Council's database includes 118 housing estate sites. Having reviewed the GIS boundaries of these 118 sites it was clear that boundary of these sites has been drawn around the whole housing estate rather than the open spaces within, and therefore this information is not sufficient to accurately calculate the level of open space provision in these housing estates.
- 2.7 In order to calculate the amount of housing estate open space within the borough we have used the LBC Grounds Maintenance GIS information to identify the exact areas of open space available in housing estates. Some open spaces were excluded where the open space was considered to be inaccessible to the public or insufficient in scale to be a useable space. In total there is 12.09 hectares of publicly accessible open space within housing areas that could potentially meet the open space needs of the public.

**Table 2.1 – Open Space by Type**

Typology	Publicly Accessible		Private Open Space		Total	
	No	Ha	No	ha	No	Ha
Local Parks and Gardens <sup>1</sup>	45	365.5	27	16.8	72	382.3
Amenity greenspace	26	8.1	54	46.0	70	54.1
Green Corridors	3	7.0	18	9.6	21	16.6
Provision for Children and Young People	13	1.6	13	5.1	26	6.7
Civic and Market Squares and Other Paved Open Space	10	1.3	5	1.1	15	2.4

Natural and Semi Natural Greenspace	8	1.5	31	33.0	39	34.5
Allotments and Community Gardens	5	1.2	6	2.6	11	3.8
Housing Estate Areas <sup>2</sup>	26	12.9	n/a	n/a	26	12.9
Outdoor Sports	0	0	11	8.4	11	8.4
Cemeteries and Churchyards	0	0	5	4.9	5	4.9
<b>Total</b>	<b>110<sup>2</sup></b>	<b>399.2</b>	<b>170</b>	<b>127.4</b>	<b>280</b>	<b>526.6</b>

1 Kenwood Estate and the SSSIs included as part of Hampstead Heath area of open space is not double counted. 2 Housing estate open spaces that have not been identified within other categories.

2.8 Table 2.2 provides an assessment of the existing levels of open space provision for each of the Borough Sub Areas. Highgate and Hampstead Sub Area has the largest amount of publicly accessible open space with 289.7 hectares, this is due to the fact Hampstead Heath is within this sub area. Regents Park (39.2ha) and Belsize/Primrose Hill (27.2ha) also have the large amounts of publicly accessible open space, and this can also be attributed to the presence of single large open spaces Regents Park and Primrose Hill. The Sub Area with the least public open space is Somers Town within only 5.2 hectares of publicly accessible open space.

**Table 2.2 – Public Open Space Provision by Sub Area**

Sub Area	Local Parks and Gardens	Amenity greenspace	Green Corridors	Provision for Children and Young People	Civic and Market Squares and Other Paved Open Space	Natural and Semi Natural Greenspace	Housing estate areas	Total Publicly Accessible Open Space <sup>1</sup>
Central	9.2	0.4	0.0	0.2	0.9	0.0	0.6	11.4
Regents Park	29.3	0.6	6.7	0.6	0.0	0.0	1.9	39.2
Somers Town	2.4	2.0	0.0	0.0	0.0	0.1	0.7	5.2
Kentish Town	3.0	1.2	0.0	0.2	0.1	0.0	2.0	6.5
Gospel oak	4.4	0.6	0.0	0.0	0.0	0.0	4.5	9.5
Belsize Park/Primrose Hill	25.5	0.8	0.0	0.0	0.0	0.0	0.8	27.2

West	5.7	1.3	0.3	0.5	0.0	0.0	2.2	10.0
Hampstead & Highgate	286.0	1.1	0.0	0.1	0.4	1.4	0.2	289.2
<b>Total</b>	<b>365.5</b>	<b>8.1</b>	<b>7.0</b>	<b>1.6</b>	<b>1.3</b>	<b>1.5</b>	12.9	398.0

1. This is the total of all public open space including sites below 0.25 ha. Appendix 1 identifies those sites included.

2.9 In order to establish an appropriate quantity standard it is important to consider the current level of provision against existing population within the Borough. There are different approaches that could be adopted for assessing existing public open space provision. In London the GLA sets out a Public Parks hierarchy (see Table 2.3) which categorises parks based on their size, characteristics, facilities and role. The hierarchy sets out a recommended catchment area for these parks, which can be used for assessing deficiency in parks provision.

**Table 2.3 – GLA Public Park Hierarchy**

<b>Open Space Categorisation</b>	<b>Approx size of Open Space and Distance from Home</b>	<b>Characteristics</b>
Regional Parks and Open Spaces  (Linked Metropolitan Open Land and Green Belt Corridors)	400 hectares	Large areas and corridors of natural heathland, downland, commons, woodland and parkland also including areas not publicly accessible but which contribute to the overall environmental amenity.
Weekend and occasional visits by car or public transport	3.2 - 8km	Primarily providing for informal recreation with some non-intensive active recreation uses. Car parking at key locations.
Metropolitan Parks	60 ha	Either i) natural heathland, downland, commons, woodland etc, or ii) formal parks providing for both active and passive recreation.
Weekend and occasional visits by car and public transport	3.2 km or more where the park is appreciably larger	Many contain playing fields, but at least 40 hectares for other pursuits. Adequate car parking.
District Park	20ha	
Weekend and occasional visits by foot cycle, car and short bus trips	1.2km	Landscape setting with a variety of natural feature providing for a wide range of activities, including outdoor sports facilities and playing fields, children's play for different age groups, and informal recreation pursuits. Should provide some car parking.
Local Parks	2ha	Providing for court games, children's play spaces or other areas of a specialist nature, including nature and conservation areas.
Pedestrian visits	0.4km	



Small Local Parks and Open Spaces	0.4 - 2ha	
Pedestrian visits especially by children, particularly valuable in high density areas	Less than 0.4km	Gardens, sitting out areas, children's play spaces or other areas of a specialist nature, including nature and conservation areas.
Pocket Parks	Under 0.4 ha	Gardens, sitting out areas, children's play spaces or other areas of a specialised nature, including nature and conservation areas.
Pedestrian visits especially by children.	Less than 0.4km	
Linear Open Spaces	Variable	The Thames, canals, other waterways and associated open spaces and towpaths; paths; disused railways; nature conservation areas; and other routes which provide opportunities for informal recreation.  Often characterised by features or attractive areas which are not fully accessible to the public but contribute to the enjoyment of the space.
Pedestrian visits	Where feasible	

- 2.10 Those spaces that fit within the parks hierarchy are classified as parks and would therefore be included within the overall quantity of park provision. However in Camden the existing UDP policy approach is to assess the level of existing public open space which includes amenity greenspace as well as parks. This is recognition of the fact that in the Camden context it may be difficult to provide parks in the traditional sense that fit within the GLA hierarchy.
- 2.11 The 9 sqm standard in the UDP was based on the existing provision of open space, but, did not consider all publicly accessible open space, the Council based the UDP standard on locally accessible amenity space as it was considered that larger parks (such as Hampstead Heath, Kenwood Estate, Primrose Hill and Regents Park) didn't meet most residents and workers needs for locally accessible amenity space. A 50m buffer around the edge of these parks was included as locally accessible open space.
- 2.12 Table 2.4 sets out the level of existing public open space provision per person compared to the level of park provision per person. Unlike the previous study the calculation includes all public open space provision (including the large parks). When compared to the existing UDP standard of 9 sqm of public open space per person Camden overall has more than double the required amount of public open space per person. However there are clear differences between the different sub areas. The West, Central, Somers Town Kentish Town, and Gospel Oak sub areas all have a level of public open space provision per person below that required in the UDP.

Table 2.4 – Public Open Space Provision per 1000 Population

Sub Area	Existing provision (2001)			Future Provision (2026)		
	Population <sup>1</sup>	Public Open SQM per person	Parks SQM per person	Population <sup>2</sup>	Public Open SQM per person	Parks SQM per person
Central	31282	4	3	36700	3	3
Regents Park	14690	27	20	17500	22	17
Somers Town	13155	4	3	27700	2	2
Kentish Town	23251	3	2	32500	2	1
Gospel oak	18126	5	3	22100	4	2
Belsize Park/Primrose Hill	22931	12	12	24600	11	11
West	40585	2	2	45000	2	2
Hampstead & Highgate	34000	85	84	35600	81	81
<b>Total</b>	<b>198020</b>	<b>20</b>	<b>19</b>	<b>241700</b>	<b>17</b>	<b>15</b>

1 Census 2001. 2 GLA 2006 Round-Based Ward Population Projections (RLP High Dw)

2.13 When the level of provision per person only takes into account the parks within the GLA hierarchy<sup>2</sup> the level of provision in Gospel Oak, Somers Town and Kentish Town sub areas reduces significantly when only parks are considered reflecting the fact that the majority of public open space provision in these sub areas is of types of provision other than parks, in each case the biggest proportion of public open space is in housing estate areas.

2.14 Overall Camden currently has 19 sqm of park provision per person, when compared to some other inner London Boroughs Camden fares better than Hackney which has only 15 sqm of park provision per person but has less than Wandsworth which is particularly well served by large public parks and has 24 sqm per person.

2.15 The population of Camden is projected to grow by 19% by 2026 from the 2001 (when ONS 2001 MYE is compared to GLA projection for 2026<sup>3</sup>). This will have an impact on the level of provision per person. Camden as a whole will see levels of public open space provision fall to 17 sqm per person, and level of parks provision fall to 15 sqm per person. If no new open spaces are established.

<sup>2</sup> Those spaces classified as public parks and gardens or green corridors

<sup>3</sup> GLA 2006 Round-Based Ward Population Projections (RLP High Dw)

*Accessibility*

- 2.16 The Council's Needs Assessment 2005 provides pedestrian catchment analysis mapping for both parks and for publicly accessible open space. The catchment analysis includes mapping of Metropolitan Parks and District Parks, showing the recommended GLA catchment of 3.2 km for Metropolitan parks and 1.2 km for District Parks. There is no need to revise these deficiency maps as no new spaces of these types have been established since 2005.
- 2.17 The catchment analysis shows that the whole Borough is within the catchment of Metropolitan Parks whereas there are some deficiencies in accessibility to District Parks in the western flank of West sub area, the eastern flank of Gospel Oak and Somers Town, and significant areas in Central London.
- 2.18 The Needs Assessment also provides catchment analysis for the lower end of the GLA parks hierarchy, but as well as including Local Parks in the catchment analysis, amenity greenspace is also included. A pedestrian catchment of 400m is drawn around these spaces. There are only four Local Parks (parks over 2 hectares) in the Borough, and although there 37 Small Local Parks, on average they are only 0.46 hectares in size meaning that often they have limited capability to perform a multi-functional role. However these are important for their amenity value, and often provide play facilities or small all weather pitches.
- 2.19 As part of this review we have verified the accessibility map to identify any significant open space changes since 2005. Following a review of Camden's AMR, and S106 monitoring information it was clear that no significant new open space or loss of existing open space has occurred since 2005 that would require an amendment to the original open space boundaries.
- 2.20 However, it was considered that housing estate greenspace that have the potential to be adapted for use as public open space should be included in the catchment analysis. The Council's PPG17 audit included housing estate areas, however the GIS boundaries for these housing estates showed the entire housing estate rather than just the greenspace area. In order to provide a more accurate reflection of open space in the housing estates LBC Grounds Maintenance GIS information has been used to identify the exact areas of open space.
- 2.21 Figure 2.1 shows housing estate open spaces along with spaces that have been classified as parks in terms of 'access' in the Council's PPG17 database. Allotments have been excluded from the map. Civic & market squares, provision for children and young people, and amenity greenspace less than 0.25 hectares are shown on the map, but as these spaces are small and often don't have a multi-functional role a

catchment has not been applied to these spaces, as they are unlikely to attract users from a wide area.

- 2.22 The GLA Parks Hierarchy set out that local parks will generally have a pedestrian catchment of 400m. It is generally recognised that in order to take account of severance and barriers such as large roads and railway lines this catchment may be reduced to 280m to provide a more accurate reflection of the patterns of use. As such a pedestrian catchment of 280m has been applied to the spaces in Figure 2.1.
- 2.23 Figure 2.1 shows that there are deficiencies in each of the sub areas. However what Figure 2.1 does show is that when the housing estate areas are included in the catchment analysis, the deficiencies are significantly reduced.

## **CHILDREN'S PLAY PROVISION**

### *Quantity*

- 2.24 The Council PPG17 audit database includes records for dedicated Children's Play provision within the Borough. This included children's play provision within both parks and housing estates. A review of the information available revealed that some spaces are closed, these have been removed from the analysis. Camden currently has 132 children's play areas, 2 of these are located in a housing estate in Barnet just outside the north east boundary of the Borough. In addition to the 132 children's play areas there are 72 multi use games areas (MUGAs), two of which are also located in Barnet (these have been removed from the analysis).
- 2.25 The GLA prepared a draft SPG on Benchmarks for Play and Informal Recreation in October 2006 which identified regional benchmarks for play provision to provide additional guidance for London Boroughs and enable benchmarking of provision. The GLA recommends a benchmark standard of 10sqm per child as the basis for assessing existing provision and assessing future requirements arising from an increase in the child population of the area and through new developments. The GLA benchmark includes both formal and informal children's play space
- 2.26 When comparing the existing formal dedicated children's play provision in Camden against the GLAs proposed 10sqm benchmark for children's play provision, it is clear that Camden is well below this benchmark within only 1.88sqm per child (Table 2.5). However it should be noted that the GLA approach includes both formal dedicated children's play provision as well as public open spaces with the potential to be used for informal play.

**Table 2.5 – Public Open Space Provision per 1000 Population**

Sub Area	No. Play Areas	Total Area (SQM) dedicated play areas	No. MUGA	Total Area (SQM) MUGA	Existing child Population (0-16 year old)	Existing sqm/child	Population 2026	Future Provision sqm/child
Belsize Park/Primrose Hill	20	4873	11	2889	3413	2.27	3579	2.17
Central	22	3738	10	4943	4522	1.92	4745	1.83
Gospel oak Hampstead & Highgate	13	3301	10	4667	4214	1.89	4263	1.87
Kentish Town	3	1260	1	300	5796	0.27	5409	0.29
Regents Park	24	7055	10	3078	4697	2.16	5505	1.84
Somers Town	5	2095	6	2169	2891	1.47	3390	1.26
West	25	6365	15	2546	3291	2.71	5996	1.49
Outside Camden	18	10140	7	6293	6088	2.70	6452	2.55
<b>Total</b>	2	1000	2	4356	n/a	n/a	n/a	n/a
<b>Total</b>	132	38827	72	26885	<b>34912</b>	1.88	<b>39339</b>	1.67

- 2.27 The GLA does not provide any clear guidance on how areas in open spaces that could be used for informal play should be measured. Where audits of open space identify the character of an open space and identify assumptions about the role of the open space it may be possible to make assumptions about the percentage of an open space that could be used for informal play. After a review of the data available in the Council's audit database it is not possible to make assumptions about informal use.
- 2.28 There are currently 70 MUGAs in the Borough. It is clear from Table 2.5 that distribution of MUGAs varies by sub area. Most sub areas have approximately 10 MUGAs each but there are some sub areas below this including Hampstead and Highgate, with only one MUGA, Regents Park with six and West with seven. When compared to the number of children in these sub areas the level of provision means that there are considerably more children per MUGA than those sub areas that are better served by MUGAs such as Somers Town, and Belsize and Primrose Hill.
- 2.29 In the absence of sufficient data, it may be more appropriate to set a standard for the amount of dedicated children's play provision that the Borough should be aiming for. Chapter 5 provides more detail on the recommended approach to standards.

*Accessibility*

2.30 The GLA seeks access to places for play within a reasonable and safe distance from home. The GLA recommends that accessibility standards should be based on different age bands these include:

- Under 5s – 100m maximum walking distance from home;
- 5-11 year olds – 400m maximum walking distance from home; and
- 12+ - 800m maximum walking distance from home.

2.31 The GLA SPG puts forward a typology of playable spaces which includes; doorstep playable space, local playable space, neighbourhood playable space, and youth space. The SPG identifies the minimum size and typical facilities available at these types of play facilities as follows:

- Doorstep Playable Space – minimum area 100sqm – Landscaped space including engaging play features for young children (0-5). Facilities can include landscaping, climbable objects, fixed equipment, seating for carers, sand and water feature;
- Local Playable Space – minimum area 300sqm – Landscaped space with equipment so that children from birth to aged 11 can play and be physically active. Facilities can include landscaping, equipment for swinging, sliding and climbing integrated into landscape, balls walls, kick about areas, basketball area, seating, and sand;
- Neighbourhood Playable Space – minimum area 500sqm –. A varied natural space with secluded and open areas, landscaping and equipment so that children aged from birth to 11 can play and be physically active, may include youth space. Facilities can include landscaping, equipment for swinging, sliding and climbing integrated into landscape, bike, skate and skate board facilities, hard surface area, balls walls, kick about areas, basketball area, seating, and sand, shelter; and
- Youth Space – 200sqm – A social space for young people aged 12 and over to meet and hang out and take part in informal sport or physical recreational activities. Facilities can include space for informal sport, multi ball court, basketball court, climbing wall, MUGA, skatepark, BMX track, seating area, youth shelter, and landscaping.

- 2.32 The information within the council database is insufficient to enable facilities to be placed into one of the types within the GLA typology. It is therefore not possible to provide accessibility mapping on the basis of the GLA typology of Children's Play.
- 2.33 The Council's needs assessment provides an analysis of the distribution of playgrounds and MUGAs. In terms of distribution to play areas it is clear that provision is reasonably good across the Borough, however there are concentrations of provision in those areas with large public housing estates, in some cases these are not accessible to the general public and therefore residents in the wider area are reliant on park based provision which is not always within easy reach of home. In addition those play areas which do exist may not cater for all age groups such as older children.
- 2.34 There are localised access deficiencies in most sub areas. The significance of these access deficiencies varies as in most cases the areas that are deficient also have a low child population density. There are exceptions, and this includes the southern part of West sub area, and the south east of Regents Park sub area, the centre of Kentish Town, the north and east of Somerstown, and the east of Central sub area.
- 2.35 Accessibility to MUGAs is not as good as the access to play areas in Camden. As with play area, there are localised access deficiencies in most sub areas. The significance depends on child population density, and those areas that have access deficiencies and medium or high child population density, include: the north of West sub area, , the centre and south of Kentish Town, the north and east of Somerstown, and the east of Central sub area.

## **NATURAL AND SEMI NATURAL GREENSPACE**

### *Quantity*

- 2.36 For the purposes of analysing the existing provision of natural greenspace within Camden we have taken the approach recommended within the Mayor's Biodiversity Strategy (July 2003). The approach recommended in the strategy considers access to the four different types of ecological designation, this includes Metropolitan Sites of Importance for Nature, Sites of Importance for Nature Conservation Borough Grade I, and Borough Grade II, and Sites of Importance for Nature Conservation of Local Importance.
- 2.37 Sites of Metropolitan Importance are those sites which contain the best examples of London's habitats and sites which contain particularly rare species. They are of the highest priority for protection.

- 2.38 Sites of Borough Importance are important on a Borough perspective in the same way as the Metropolitan Sites are important for the whole of London. Whilst protection of these sites is important, management of these sites should usually allow and encourage their enjoyment by people and their use for education.
- 2.39 Sites of Local Importance are, or may be, of particular value to nearby residents or schools. These sites also deserve protection in planning terms. Local sites are particularly important in areas otherwise deficient in sites of Metropolitan and Borough Importance. Where areas of deficiency are identified, Sites of Local Importance are the best available to alleviate this deficiency (Mayor's Biodiversity Strategy 2003).
- 2.40 Table 2.6 shows the area of GLA designated Sites of Importance for Nature Conservation within Camden, and the amount of SINC per 1,000 population. There is currently a total of 414.33 hectares of SINC within the Borough, equating to 2.09 hectares of provision per 1,000 population. Figure 2.2 illustrates the location of the GLA designations (excluding Regents Canal and Sites of Local Importance).

**Table 2.6 – Ecological Designations Per 1,000 population**

<b>Ecological Designations</b>	<b>Total Area</b>	<b>Hectares per 1,000 population</b>
Site of Metropolitan Importance	324.2	1.64
Site of Borough Importance (Grade I)	39.8	0.20
Site of Borough Importance (Grade II)	31.9	0.16
Site of Local Importance	18.4	0.09
<b>Total SINC</b>	<b>414.33</b>	<b>2.09</b>

Source: GLA Biodiversity Team

- 2.41 Table 2.7 indicates the distribution of the GLA designated Sites of Importance for Nature Conservation (SINCs) by sub area, and a comparison against population. All sub areas within Camden have access to SINCs, however some sub areas, such as Hampstead Heath and Highgate, Regents Park and Belsize Park and Primrose Hill have access to large SINC's whereas other sub areas, for example, Gospel Oak and Kentish Town have limited access to SINCs.



Table 2.7 – Area of SINC per ward

Sub Area	Population*	Total Amount of SINC (Ha)	SINC /1000 population
Belsize Park and Primrose Hill	22931	29.90	1.17
Central	31282	11.33	0.36
Gospel Oak	18126	1.45	0.08
Hampstead Heath and Highgate	34000	310.52	9.13
Kentish Town	23251	2.74	0.12
Regents Park	14690	28.38	2.05
Somers Town	13155	5.99	0.62
West	40585	23.17	0.57
Total	198020	413.47	2.09

\*2001 Census

### Accessibility

- 2.42 The GLA defines an area of ecological access deficiency as an area beyond 1km walking distance to a publicly accessible open space of Metropolitan, Borough Grade I or Borough Grade II Importance (Appendix A – Mayor’s Biodiversity Strategy, 2003). The GLA strategy identifies that few people are prepared to travel more than five or ten minutes to a natural greenspace which translates to a distance of around 500m.
- 2.43 Figure 2.2 illustrates both the 1km catchment area and the refined 500m catchment area, when applied to these designations within Camden. The figure shows most of the Borough is within the 1km catchment area with the exception of an area in the Central sub area, and a small part of Kentish Town sub area. In considering the 500m catchment, considered to be representative of a 5 minute walk, a larger area is considered deficient. This includes significant areas in Central, Gospel Oak, Kentish Town, and West sub areas.

### ALLOTMENTS

- 2.44 Camden currently has 11 open spaces that are used as allotments, community gardens and city farms this equates to 3.8ha of provision. Of the 11 sites classified as allotment community gardens and city farms, five of the sites are community Gardens these include Phoenix Community Garden (Site 82), Adelaide Community Garden (Sites 117), The Peace Garden (Site 81), Fredrick Street Community Garden (Site 41) and the Calthorpe Project (site 19), one is a City Farm (Kentish Town City Farm – Site 214), and Rochester Square (Site 251) is used as a nursery. The remaining four open spaces are allotments, this includes three council managed sites Antrim Road Allotments (Site 120), Branch Hill Site (Site 13), and Fitzroy Park Allotments (Site 160), and a privately managed allotment Augustus and Redhill allotments (Site 122). In addition to the 3 council managed spaces within the borough Camden also manages some allotments at the Westcroft Estate just outside the borough boundary.

- 2.45 There are a total of 194 plots at the four Council managed allotment sites. These sites are fully occupied at present. No information is available for the number of plots and level of occupancy at the private Augustus and Redhill Allotments, and therefore this site has been excluded from the following analysis.

**Table 2.8 – Total Allotment Needs to 2026**

UDP ID	Name	Size (ha)	No. Plots
13	Branch Hill Site 3	0.5	29
120	Antrim Road Allotments	0.2	88
160	Fitzroy Park Allotments	0.5	27
n/a	Westcroft Estate Allotments <sup>1</sup>	0.42	50

<sup>1</sup> Westcroft Estate Allotments are not included in the UDP and therefore no ID is provided, no GIS data is available for the allotment and therefore the figure above is the average size of other allotment in the Borough.

- 2.46 In addition to the manifest demand (i.e. the number of occupied allotments) there are also two forms of latent demand. This includes latent suppressed demand which comprises of individuals who would rent an allotment but are unable to do so and is indicated by existing waiting lists. There is currently a waiting list of some 600 people<sup>4</sup>.
- 2.47 The extent of unfulfilled demand needs to be considered in conjunction with the size and distribution of sites. Table 2.8 shows that the four council sites are all quite small. In terms of distribution the north of the Borough is the most well served with Antrim Road Allotments in Belsize Park / Primrose Hill, Fitzroy Road Allotments and Branch Hill Site are both in Highgate and Hampstead, and Westcroft Estate is located in to the north west of the Borough just across the boundary in Barnet.
- 2.48 Latent potential demand comprises of people who may rent an allotment now or in future. Influences on potential latent demand include demographic characteristics, accessibility and availability of allotments, quality and management of sites.
- 2.49 In order to consider the latent potential demand it is important to assess the accessibility of allotments within the Borough. The GLA does not specifically define a catchment for allotment spaces. In general small spaces will have a likely pedestrian walking catchment of about 400m, however for allotments previous studies carried out by the consultants have shown that allotment holders are generally prepared to travel further to allotments, generally up to 10 minutes from home (the equivalent of 800m).

<sup>4</sup> [www.camden.gov.uk](http://www.camden.gov.uk) Guide to Allotments 26/02/08

- 2.50 Figure 2.3 illustrates the 800m walking catchment from the four council managed allotment sites. It is estimated that approximately 80% of the borough population is beyond the catchment of an existing allotment. Across the Borough it is estimated that 74,544 households that are not well served by the current distribution of existing allotment sites. Based on current rates of participation levels 8.5 plots per 1,000 households (current plot occupancy + those on waiting list), and assuming plot holders are not prepared to travel further than beyond 800m to take up an allotment plot, there could be an estimated latent demand for an additional 636 plots.
- 2.51 The existing population<sup>5</sup> is predicted to increase by 43,716 by 2026. This will add a further 18,820 households. Assuming the current rate of participation remains (8.5 plots per 1000 households) there could be an additional demand for 160 plots as a result of demographic change.
- 2.52 The combined effect of the current suppressed demand, the potential demand from areas currently poorly served by allotment provision and the potential increase in allotment provision as a result of demographic change is an additional need for 1,396 plots by 2026. If the total plot needs are converted to a land area this would equate to a need for a total of 19.33 hectares of allotment provision (see Table 2.9).

**Table 2.9 – Total Allotment Needs to 2026**

	No. Plots	Area (ha) <sup>1</sup>
Suppressed Demand	600	5.22
<i>Under served areas estimate</i>	636	12.72
Demographic Change	160	1.39
<b>Total Need</b> arising from Suppressed Demand, Under served areas, and Demographic Change)	1,396	19.33

<sup>1</sup> the current average plots/ha = 115. It is assumed the new allotment provision will be provided at the same rate

## OUTDOOR SPORTS

- 2.53 Outdoor sports facilities are an important type of open space provision that should be provided within Camden. In particular pitch sports such as football, cricket, rugby and hockey require dedicated pitches to be marked out in order that teams can compete in local sports leagues. Sport England has developed a playing pitch methodology, which is set out in the guidance 'Towards a Level Playing Field'. The playing pitch methodology provides a means of comparing existing levels of pitch provision, with

<sup>5</sup> 198,020 (2001 census)

existing levels of demand and uses the data to assess the future level of pitch provision required to meet the needs of the future population of a Borough. Using the playing pitch methodology enables the results of the study to be compared with national standards and benchmarking provision within other local authorities can take place.

- 2.54 It is not possible to assess the pitch sport provision within Camden using the playing pitch methodology as the Council have not carried a detailed questionnaire of local clubs, which is required in order to establish the number of teams, clubs future plans to expand, and issues regarding quality of provision, and difficulty finding a pitch. In addition it is not considered appropriate to use the playing pitch methodology as Camden has only a very limited number of pitches, and has a limited ability to provide additional pitches. Therefore applying the playing pitch methodology to Camden would show a significant deficiency, which given the built up nature of Camden it's unlikely to be able to address.
- 2.55 Existing pitch provision in the Borough includes, 11 full sized football pitches and one hockey pitch at Parliament Hill (Hampstead Heath), and 6 cricket pitches, 10 full sized football pitches, 10 junior football pitches, and 2 senior rugby pitches in Regents Park<sup>6</sup>. Most of Regents Park is within the City of Westminster, so not all the pitches within Regents Park are actually within Camden. Neither Regents Park nor Hampstead Heath are managed by the London Borough of Camden.

**Table 2.10 - Local Pitch/Per Person for individual Sports**

<b>Sport</b>	<b>Total Pitches</b>	<b>Camden - Pitches/Person*</b>	<b>England - Pitches / Person</b>
Football	21	1:9,430	1:1,840
Cricket	6	1:33,003	1:4,243
Rugby	2	1:99,010	1:8,271

\* Only Includes Full Sized Pitches

- 2.56 Table 2.10 provides a comparator of the number people in Camden per pitch for each pitch sport, against the national average. It is clear that Camden is way below the average level of pitch provision per person for all pitch sports. This highlights the importance of retaining existing provision in Camden, and the need to ensure that the quality of provision is of a high standard, given that the pitches are likely to be heavily used.
- 2.57 There are 22 small synthetic pitches within public open spaces in Camden, which can be used for various sports such as five-a-side football, hockey, and basketball. Information in the Council audit database shows that there are three astro turf pitches, seven hard surface/tarmac pitches, two rubberised pitches and seven

<sup>6</sup> Pitch numbers taken from Sport England Active Places website

pitches where no information on surface is provided. In a borough such as Camden with limited access to grass pitches, these small all weather surfaces are particularly important. It will be important to ensure that the quality of these surfaces is good, and ensure that all parts of the Borough are within a reasonable distance from an all weather pitch. A proportion of the contributions towards public open space could be spent on upgrading the quality of existing pitches or providing new facilities where none exists nearby.

## Tennis

- 2.58 Analysis of Sport England's Active People Survey (undertaken in 2005/2006), which carried out 1000 interviews from every local authority in England, provides a good basis from which to identify participation levels in various outdoor sports.
- 2.59 Table 2.11 illustrates the proportion of the population who participate in tennis by age cohort and location. The table only shows those who participated within the four weeks before responding to the survey.
- 2.60 The table shows that there are differences between the proportion of people who participate tennis by location. This could be a factor of the relatively small participation levels of the sport and the relatively small sample size at the local authority level. It is therefore proposed to use participation data relating to England when assessing latent demand for other tennis, where the sample size is considerably larger than that within Camden.

**Table 2.11 –% of Population who Participate Regularly in Outdoor Sports by Age and Location**

	England			London			Camden		
	16-34	35-54	55+	16-34	35-54	55+	16-34	35-54	55+
Tennis	3.4	2.2	1.0	4.0	3.1	1.2	2.6	0.5	0.3

Source: Active People Survey

- 2.61 In order to assess potential demand for Tennis in Camden based upon these national participation rates adjusted to fit the demographic profile of the Borough. These estimations do not reflect the existing issues relating to the scale or quality of provision within Camden or local influences on demand for these activities.
- 2.62 Table 2.12 indicates the potential demand for outdoor sports within Camden for 2001 and 2026, based on the national participation levels identified in Table 2.11 applied to the demographic profile of the Borough in 2001 and 2026 (estimated using GLA population projections).

**Table 2.12 – Potential Demand for Regular Outdoor Sports Participation in Greenwich**

	2001				2025				% increase
	16-34	13-54	55+	Total	16-34	13-54	55+	Total	
Tennis	2,693	1,165	368	4,226	2,574	1,707	509	4,790	13.3

- 2.63 The table demonstrates that based on population increase, tennis participation is expected to increase by 13.3% over the period 2001 to 2026. The extent of tennis participation in 2026 is expected to be 4,790 regular participants (who participate at least once a month in season).
- 2.64 The estimate of participation as illustrated in Table 2.12 does not reflect existing constraints on demand within Camden namely the restricted access to privately managed courts, lack of floodlighting and changing rooms and issues relating to the inadequacy of hard surface courts for competitive matches. These issues are likely to suppress manifest demand for courts.
- 2.65 At present the maximum estimated capacity of existing courts is estimated to be some 3,388 match slots per month in Camden. This is based upon the following assumptions:
- For each court there is capacity of 4 match slots per weekday evening and 8 slots per weekend day resulting in 36 slots per week and 154 slots per month; and
  - For the purposes of the assessment we have assumed that all courts could potentially be publicly accessible and could support 36 match slots per week
- 2.66 We have estimated that demand for match slots in 2026 is likely to be in the order of 3,413 match slots per month. This is based upon the following assumptions:
- Half of matches will be singles matches and half of matches will be doubles; and
  - 20% of players participate 4 times per month, 30% of players participate twice a month and 50% of players participate once a month.
- 2.67 It should be noted that, in the absence of a recognised methodology for predicting the potential demand for tennis, the above assumptions relating to the frequency of participation are estimates based upon previous studies undertaken by Atkins and the GHS information on frequency of tennis participation for individuals.

- 2.68 At present there are 22 public tennis courts in the Borough (identified in the Council audit database) all of these courts are hard surface courts. The Lawn Tennis Association (LTA) Court Surface Guide refers to artificial turf, clay or grass as the appropriate surface for competitive matches, therefore the courts in Camden are considered inappropriate for competitive matches. Grass, all weather or clay surface are preferred for competitive play, and it would be appropriate to improve the quality of the surfaces at existing courts.
- 2.69 The capacity of all public tennis courts within the Borough, is an estimated 3,388 matches per month based upon an estimated 36 match slots per week per court. At 2026 it is estimated that demand will be in the order of 3,413 matches per month. In order to support these matches just over 22 courts will be required (total of 14,715sqm or the equivalent of 0.06sqm per person) this means that existing rates of provision are sufficient to meet the future needs of the Camden's residents for tennis. In order to meet future needs existing tennis court provision should be retained.
- 2.70 Although current provision is sufficient in terms of the amount of tennis courts provided, the quality of provision needs to be improved in particular there is a need to upgrade court surfaces to enable competitive play on public courts. There is also likely to be a need for ancillary facilities, such as floodlighting and changing facilities.

### **QUALITY OF OPEN SPACE PROVISION**

- 2.71 As part of the Council Needs Assessment work the Council carried out an audit of each major open space in Council ownership. Open spaces were assessed using the Civic Trust Green Flag criteria. The value of Council open spaces was assessed alongside their quality. Value of open space relates to the context within which the open space is set, the level and type of use, and wider benefits of open space. The different elements of value that were assessed include:
- Recreational;
  - Structural;
  - Amenity;
  - Historical;
  - Ecological;
  - Educational; and
  - Cultural.



- 2.72 Assessing the quality and value of open spaces is fundamental to identifying those spaces or facilities which should be given the highest level of protection by the planning system, those which require enhancement and those which may no longer be needed for their present purpose.
- 2.73 The companion Guide to PPG17 recommends using this simple high/low classification to provide a means of determining the most appropriate policy approach to each open space. It also provides a basis for linking planning, design, management and maintenance.

**Figure 2.4 - Quality/Value Matrix**

<p><b>High Quality/Low Value</b></p> <p>Wherever possible, the preferred policy approach to a space or facility in this category should be to enhance its value in terms of its present primary purpose. If this is not possible, the next best policy approach is to consider whether it might be of high value if converted to some other primary purpose. Only if this is also impossible will it be acceptable to consider a change of use.</p>	<p><b>High Quality/High Value</b></p> <p>Ideally all space and facilities should come into this category and the planning system should then seek to protect them</p>
<p><b>Low Quality/Low Value</b></p> <p>Wherever possible, the approach to these spaces or facilities should be to enhance their value. If this is not possible, for whatever reasons, the space or facility may be "surplus to requirements" in terms of its present primary purpose.</p>	<p><b>Low Quality/High Value</b></p> <p>The policy approach to these spaces or facilities should always be to enhance their quality and therefore the planning system should seek to protect them.</p>

- 2.74 The Council audit identified five spaces that are of low quality / high value, 21 spaces of low quality / low value, eleven spaces of high quality / low value, and 32 spaces that are of high quality / high value. It should be noted that since the Council audit was carried out St Martin's has achieved Green Flag status. It is important that the Council follows the appropriate approach for each open space. Where proposed developments are in areas of public open space deficiency where there is no possibility of on site provision, the Council would be justified in using S106 money to improve those open spaces that have a low score for either quality or value. Chapter 6 identifies those open spaces in each sub area that require improvement, and identifies the opportunities that exist for improving the quality or value.
- 2.75 The open space study carried out by KKP in 2004, included a street survey to gauge opinion on open spaces. The survey asked people how they rated the overall quality



of open space. The overall rating varied by different type of open space. For children's play 32% thought they were either very good or good, while 14% thought they were average and 7% thought they were poor or very poor. The ratings are better for large parks and open spaces with 77% rating them as very good or good, 6% though they were average and only 1% thought they were poor. Local Parks still fair reasonably well in terms of rating however they are not rated as highly as large parks, with the number stating they were very good or good at 64%, 15% thought they were average and 6% thought they were poor or very poor. There are some variations by sub area with those in Gospel Oak, Regents Park and Somerstown being less satisfied with Local Parks than in other sub areas.

- 2.76 The residents survey findings make it clear that although on the whole there is a reasonable level of satisfaction with the quality of open space in the Borough, for certain types of open space in particular children's play, however there is a perception by some that quality is poor. Therefore, one of the priorities for open space in the Borough will be to improve quality, in order to meet the needs of the Borough residents.

### 3. INDOOR SPORTS

#### INTRODUCTION

3.1 The 2004 open space assessment did not consider future needs for indoor sports. This chapter uses Sport England's Active Places Power (APP) strategic planning tools in order to identify the need for indoor sports facilities within Camden. The aim of the assessment is to:

- Identify and assess the adequacy of existing provision and the extent to which it meets demand and the needs of individual sports within the Borough both at present and up to 2026;
- Consider issues relating to latent and future demand; and
- Identify deficiencies in existing provision and opportunities to improve the range and accessibility of provision within Camden.

3.2 In order to address the issues identified above we have considered indoor sports in Camden according to the type of facility in order to enable the identification of specific local needs. The technical aspects of the assessment are explained within the commentary relating to particular types of facility/sport. Further details of the assumptions used within the assessment are provided within appendices where appropriate.

#### METHODOLOGY

3.3 We have used Sport England's Active Places Power (APP) strategic planning tools as a starting point to inform our assessment of the relationship between the supply of and demand for indoor sports halls and swimming pools within the Borough.

3.4 The APP website provides a database of all indoor sports halls and swimming pools within England, including all such facilities within Camden. Using information held within this database, it has been possible to assess the total capacity of each type of facility within the Borough. By applying assumptions relating to the frequency of participation to the local population, the APP website also provides an indication of

the total demand for these facilities. It is the analysis of the relationship between the supply of and demand for indoor facilities which forms the basis of this assessment.

- 3.5 The first stage of the needs assessment was to identify and establish the location of all indoor sports facilities within the Borough. This was carried out by identifying facilities from the Sport England APP database.
- 3.6 Table 3.1 identifies the number of facilities identified by type. A typology was developed to classify dry and wet facilities according to the type of provision, size, type of public access available at each site and whether the facility was large enough to meet the criteria of the facilities planning model.
- 3.7 Indoor Sports Hall facilities were only included if they met the Sport England criteria. Sport England defines a large indoor sports hall as being greater than 3 badminton courts (or 440sq.m), or if the hall has clearance for badminton. If a facility does not either have clearance for badminton or is smaller than 440sq.m, the facility is excluded from the analysis. The exception to this is when such a facility is part of a larger group of facilities which does meet the criteria, in which case all facilities are included.
- 3.8 Swimming pools must be larger than 100sq.m in order to meet the Sport England criteria but, again, smaller pools are included if they are part of a larger group of facilities which does meet the criteria.
- 3.9 It is important to note that Sport England recommend that all indoor facilities, including commercially operated facilities and facilities where access is only granted to those that belong to a registered membership club or sports club, are included in the analysis. This also means that all school sports facilities utilised by sports clubs and those with dual-use agreements are included. Only facilities that are listed as 'private use', where the majority of the public are restricted from using a facility (such as a private gym within a residential block) are omitted from the analysis.
- 3.10 The location of all facilities which are included within the assessment are identified within Figure 3.1 (swimming pools) and Figure 3.2 (sports halls).

**Table 3.1 – Indoor Facilities (by type)**

<b>Type of Facility</b>	<b>No.</b>
Swimming Pools	15
Sports Halls	14

## **ASSESSMENT OF CAPACITY**

- 3.11 The next stage is to derive the total capacity of each facility based upon assumptions set out by Sport England. The assessment looks at the total number of visits per week that could be accommodated at each facility within the peak period of usage.
- 3.12 As the two types of facilities are used in very different ways, the assumptions are different for Swimming Pools and Sports Halls.

### **Swimming Pools**

- 3.13 The stages of the capacity assessment for Swimming Pools are as follows (see Appendix A for further details):
- Apply an estimate of the minimum total amount of pool space required per person at any one time
  - Apply an estimate of the total no. hours per week the facility is usually open during peak periods
  - Apply an estimate of the average duration of visit of 64mins for tank pools and 68mins for leisure pools.

### **Sports Halls**

- 3.14 The stages of the capacity assessment for Sports Halls are as follows (see Appendix A for further details):
- Derive the total number of badminton courts accommodated within each sports hall.
  - Apply an estimate of the maximum total number of people per badminton court to give the maximum capacity of the hall at any one time
  - Apply an estimate of the total no. of hours per week the facility is usually open during peak periods.
  - Apply an estimate of the average duration of visit.

## **ASSESSMENT OF DEMAND**

- 3.15 The next stage of the assessment is to derive the total demand, in visits per week, for the Borough for both swimming pools and sports halls. This is achieved by applying

assumptions on participation and frequency of participation, broken down by age cohort and gender, to the existing population in Camden. Appendix A provides a summary of all assumptions used to derive demand.

### RELATIONSHIP BETWEEN SUPPLY AND DEMAND – SWIMMING POOLS

- 3.16 The final stage of the assessment is to look at the relationship between the supply of and demand for swimming pools and sports halls.
- 3.17 Table 3.2 illustrates the total demand for and supply of swimming pool space, in terms of visits per week, within each sub area and within Camden as a whole. Figure 2.1 illustrates the location of each sub area within the Borough.

**Table 3.2 – Relationship between Demand and Supply (in visits per week) for Swimming Pools 2001**

<b>Sub Area</b>	<b>Total Demand</b>	<b>Total Supply</b>	<b>% of Demand Satisfied</b>
Central London	1916	10160	530.2
Regents Park	882	0	0.0
Somers Town	805	0	0.0
Kentish Town	1451	5755	396.6
Gospel Oak	1088	0	0.0
Belsize Park	1370	5458	398.5
West	2515	2798	111.2
Hampstead and Highgate	2005	2153	107.4
<b>Total</b>	<b>12032</b>	<b>26324</b>	<b>218.8</b>

### Demand and Supply within the Borough as a Whole

- 3.18 Table 3.2 demonstrates that, overall within the Borough, the total capacity of 26,300 visits per week is enough to satisfy the total demand of 12,050 visits per week. Visits per week are derived from the resident population and do not include demand from visitors to the Borough. Overall, the existing capacity in the Borough is enough to satisfy 219% of current demand.
- 3.19 It should be noted that the total demand figures shown in Table 3.2 are based upon applying assumptions to the existing population. In this case, the population has been taken from the 2001 Census. The analysis of the relationship between demand and supply illustrated in Table 3.2 therefore only represents a snapshot of demand and supply in 2001. Future demand and supply for swimming pool space is considered in more detail later in this chapter.

### **Demand and Supply by Sub Areas**

- 3.20 Although Table 3.2 illustrates that the overall demand for swimming pool space is satisfied by the existing capacity within the Borough as a whole, it is also necessary to look at the relationship between supply and demand at a more local level in the Borough.
- 3.21 Table 3.2 splits the total demand and supply of pool space into eight sub-areas based upon the Open Space, Sport and Recreation Study produced by the Council in 2004. The table demonstrates that there was sufficient capacity to accommodate the demand projected for pool space in all but three of the sub areas in 2001, with the exception of the Regents Park, Somers Town and Gospel Oak sub areas, where there is no swimming pool provision at all.
- 3.22 It should be noted, however, that in reality the population of the Regents Park, Somers Town and Gospel Oak sub-areas will not be confined to arbitrary sub-area boundaries whereby they only use facilities within the same sub area that they live. Residents of these areas are likely to travel to other areas in order to use swimming pool facilities.
- 3.23 Although the results of the analysis by sub area should be considered with care, they do illustrate that the majority of existing provision is concentrated north of Camden Town and south of the Euston Road.
- 3.24 Table 3.2 demonstrates that there is a large amount of capacity for swimming pool facilities in the Central London sub-area where the total level of supply appears to be much greater than the estimated demand generated by the residential population. This is likely to be because there are a number of commercial facilities, such as the Fitness First at Tottenham Court Road, Cannons Health Club in Bloomsbury and LA Fitness in Holborn which not only cater for the local population but are also utilised by local workers. Data regarding cross-boundary use of facilities (people using facilities in Camden that live outside of the Borough) was not available as part of this study and so an analysis of the total proportion of cross boundary users was not possible. However, it is possible to undertake an analysis of the total amount of supply available by type of access, in order to gain a better understanding of the total proportion of facilities used only by those who are registered members of a gym or sports facility. Although this will not provide any detail on cross-boundary usage, it will help to identify the total proportion of total swimming pool capacity available to local residents where they are not required to sign up and become a member of a club.
- 3.25 Table 3.3 demonstrates the total supply of swimming pool space in the Borough compared to the total supply where access is not restricted to registered members.

**Table 3.3 – Proportion of Supply of Swimming Pool Space Available to Non-Registered Members (2001)**

<b>Sub Area</b>	<b>Total Supply (all)</b>	<b>Total Supply (non registered members)</b>	<b>% non registered members</b>
Central London	10160	1705	16.8
Regents Park	0	0	N/A
Somers Town	0	0	N/A
Kentish Town	5755	4829	83.9
Gospel Oak	0	0	N/A
Belsize Park	5458	4353	79.8
West	2798	295	10.6
Hampstead and Highgate	2153	0	0.0
<b>Total</b>	<b>26324</b>	<b>11182</b>	<b>42.5</b>

- 3.26 The table demonstrates that just 43% of all swimming pool capacity is available to non-registered members, with just 17% in the Central London sub-area, 10% in the West sub-area and none of the available capacity in the Hampstead and Highgate sub-area available to non-registered members.
- 3.27 Table 3.4 illustrates how the balance of supply and demand for swimming pool space would look if facilities available only to registered members were removed and estimated demand remained the same.

**Table 3.4 – Proportion of Supply of Swimming Pool Space Available to Non-Registered Members (2001)**

<b>Sub Area</b>	<b>Total Demand</b>	<b>Total Supply</b>	<b>% of Demand Satisfied</b>
Central London	1916	1705	89.0
Regents Park	882	0	0.0
Somers Town	805	0	0.0
Kentish Town	1451	4829	332.8
Gospel Oak	1088	0	0.0
Belsize Park	1370	4353	317.8
West	2515	295	11.7
Hampstead and Highgate	2005	0	0.0
<b>Total</b>	<b>12032</b>	<b>11182</b>	<b>92.9</b>

- 3.28 The table demonstrates that the total proportion of demand satisfied in the Borough falls from 219% (Table 3.2) to 93% when registered membership facilities are removed. Demand in the Kentish Town, Belsize Park and Central London sub-areas is still largely met due to the provision of open access facilities in these areas

(Kentish Town Sports Centre, Swiss Cottage Sports Centre and Oasis Sports Centre respectively).

- 3.29 The conclusion of this exercise is that much of the current capacity of swimming pool space is only accessible by registered membership use. Whilst Sport England recommends that these facilities should be included in the analysis of demand and supply, a proportion of Camden's population, which experiences multiple deprivation, will be unable to use these facilities due to issues relating to cost. Many of these facilities will also be used by employees that work within or close to the Borough but live outside of Camden. However, even when registered membership facilities are removed from the analysis and compared to the same level of demand, it appears that there are not significant capacity issues at present, with 93% of demand satisfied within the Borough (Table 3.4).

### **Future Demand and Supply**

- 3.30 Although Tables 3.2 - 3.4 consider the estimated demand for swimming pool space based upon the demographic structure of the Borough in 2001, it is also necessary to estimate the scale of future demand in order to plan for sufficient capacity to meet this future demand.
- 3.31 This has been achieved by applying the same participation and frequency assumptions (as outlined in Appendix A) to the estimated population of the Borough in 2026 (using GLA 2006 Round-based Ward Population Projections RLP High Dw).
- 3.32 Table 3.5 demonstrates the relationship between supply and demand for swimming pool space in 2026. It should be noted that new swimming pool provision proposed as part of the Kings Cross development is included within this table. The Kings Cross Development Specification 2005 identifies that there will be one additional main pool of 25m in length and 5 lanes (assumed to be 10m) in width, with a further learner pool of 15m in length (assumed to be 10m in width). It is assumed that this facility will be open for the maximum period of time during the peak period and will be open on a 'pay and play' basis to the public rather than solely for registered members.
- 3.33 Taking these additional facilities into consideration, as well as the estimated growth in demand due to demographic change, the table shows that, overall within the Borough, there would still be sufficient supply, with 29,550 available visits per week, to meet the projected demand of 14,700 visits per week, assuming that the current provision of facilities is retained. This would mean that the available capacity would be able to accommodate 201% of all visits generated in Camden as a whole.
- 3.34 Looking at the relationship between demand and supply on a sub-area basis, the table demonstrates that, as with the 2001 demand illustrated in Table 3.2, demand is



likely to be satisfied in all sub-areas with the exception of, again, Regents Park and Gospel Oak, with no demand satisfied. However, demand within the Somers Town sub-area will now be satisfied as a result of the new facilities at Kings Cross. Again, care should be taken when looking at the demand and supply balance on a sub-areas basis due to the small size of the areas analysed.

**Table 3.5 – Relationship between Demand and Supply for Swimming Pools (in Visits per Week) 2026**

<b>Sub Area</b>	<b>Total Demand</b>	<b>Total Supply</b>	<b>% of Demand Satisfied</b>
Central London	2271	10160	447.4
Regents Park	1057	0	0.0
Somers Town	1814	3250	179.2
Kentish Town	1960	5755	293.6
Gospel Oak	1351	0	0.0
Belsize Park	1459	5458	374.0
West	2722	2798	102.8
Hampstead and Highgate	2082	2153	103.4
<b>Total</b>	<b>14716</b>	<b>29574</b>	<b>201.0</b>

3.35 Table 3.6 illustrates the relationship between demand and supply when only facilities with access to non-members are included. In total, 98% of demand will be satisfied by non-registered member facilities in 2026 within the Borough, which is an increase on the 93% satisfied in 2001 (Table 3.4), as a result of the new facilities proposed at Kings Cross.

**Table 3.6 – Relationship between Demand and Supply for Swimming Pools (in Visits per Week) 2026 – not including Registered Membership Use**

<b>Sub Area</b>	<b>Total Demand</b>	<b>Total Supply</b>	<b>% of Demand Satisfied</b>
Central London	2271	1705	75.1
Regents Park	1057	0	0.0
Somers Town	1814	3250	179.2
Kentish Town	1960	4829	246.3
Gospel Oak	1351	0	0.0
Belsize Park	1459	4353	298.3
West	2722	295	10.9
Hampstead and Highgate	2082	0	0.0
<b>Total</b>	<b>14716</b>	<b>14432</b>	<b>98.1</b>

### Accessibility

- 3.36 Although the above assessment looks at the relationship between demand and supply to give an idea of quantitative capacity within each sub area, the technique does not consider the travel patterns of users. Instead, it is assumed that the population within each sub-area will only use facilities within their sub-area. When considering the relationship between demand and supply at the Borough level, it is assumed that all Camden residents use facilities within Camden and that no other users from other Boroughs utilise facilities within Camden. This is obviously a crude method of analysis as users in one sub area may use facilities in another sub-area, or even another Borough. It is therefore useful to look at the accessibility of swimming pool facilities within the Borough by applying typical catchment areas to each facility.
- 3.37 PPG17 recommends that local authorities establish access standards based upon local needs. Whilst the residents survey for the Camden Open Space and Sport Study (2004), undertaken by the Council, collected a wide range of data on usage patterns, it did not seek to identify typical distances travelled, or time taken to reach a facility, for either swimming pools or sports halls. Based upon other similar studies that the Consultants have undertaken in the London area, we consider that a 15 minute catchment area for swimming pools and sports halls is the most appropriate for Camden. This is also broadly in line with Sport England's National Benchmarking service which analyses the catchment area of indoor facilities using a 15 minute drive-time catchment area.
- 3.38 However, the resident's survey identified that a large proportion of the population do not typically use the car to travel to indoor facilities, but instead use public transport or walk. It is therefore useful to consider the accessibility of indoor facilities by applying the typical distance travelled during a 15 minute journey by car, public transport and by foot. Table 3.7 identifies the typical catchment area for all three modes of transport, based upon average speeds within Inner London. The final catchment area for each mode is also reduced by 70% to allow for the fact that most journeys are not 'as the crow flies' and will typically be obstructed by the urban form.

**Table 3.7 – Typical Catchment Areas for Indoor Facilities by Mode**

<b>Mode</b>	<b>Average Speed (km/h)</b>	<b>Distance Travelled</b>	<b>Reduction to allow for barriers to entry</b>	<b>Typical Catchment</b>
Foot	4.8	1200	70%	840
Public Transport	10	2500	70%	1750
Car	24	6000	70%	4200

3.39 Figure 3.1 illustrates the location of indoor swimming pools within the Borough. The figure also considers facilities outside of the Borough boundary. We have applied catchment areas identified in Table 3.7 to each swimming pool facility, to allow for a catchment analysis by mode (Figures 3.2-3.4). The key findings illustrated on the plans are that:

- Much of the Somers Town, Regents Park sub-areas of the Borough are outside of the pedestrian catchment area of an indoor swimming pool. In addition, large parts of Hampstead Heath, West, and Belsize Park sub-areas are also outside of the pedestrian catchment.
- All of the Borough is within the public transport and car catchment areas

#### RELATIONSHIP BETWEEN SUPPLY AND DEMAND - SPORTS HALLS

3.40 Having drawn upon the Sport England methodology to identify supply and demand for sports hall space (paragraphs 3.3-3.15 of this Chapter), this section presents the findings of the analysis.

3.41 Table 3.8 illustrates the total demand for and supply of sports hall space, in terms of visits per week, within each sub area and within Camden as a whole.

**Table 3.8 – Relationship between Demand and Supply (in visits per week) for Sports Halls 2001**

<b>Sub Area</b>	<b>Total Demand</b>	<b>Total Supply</b>	<b>% of Demand Satisfied</b>
Central London	1682	770	45.8
Regents Park	752	563	74.8
Somers Town	660	1335	202.3
Kentish Town	1214	450	37.1
Gospel Oak	902	1673	185.4
Belsize Park	1176	1000	85.0
West	2169	0	0.0
Hampstead and Highgate	1690	983	58.1
<b>Total</b>	<b>10246</b>	<b>6773</b>	<b>66.1</b>

#### Demand and Supply within the Borough as a Whole

3.42 Table 3.8 demonstrates that, overall within the Borough, the total capacity of approximately 6,750 visits per week is insufficient to satisfy the total demand of 10,250 visits per week. Overall, just 66% of all demand for sports hall facilities is satisfied in the Borough.

### Demand and Supply by Sub Areas

- 3.43 As with the analysis of sports hall provision, it is also necessary to look at the relationship between supply and demand at a more local level in the Borough.
- 3.44 Table 3.8 splits the total demand and supply of sports hall space into eight sub-areas based upon the Open Space, Sport and Recreation Study produced by the Council in 2004. The table demonstrates that there was sufficient capacity to accommodate the demand projected for sports hall provision in Somers Town and Gospel Oak but insufficient provision in the remaining eight sub-areas. The West sub-area has no provision at all.
- 3.45 However, again, it should be noted, however, that in reality the population of the eight sub-areas where capacity appears to be insufficient will not be confined to arbitrary sub-area boundaries whereby they only use facilities within the same sub area that they live. Residents of these areas are likely to travel to other areas in order to use sports hall facilities.
- 3.46 Table 3.9 demonstrates that 72% of sports hall capacity is available to non-registered members. Only the Central London and Hampstead and Highgate sub-areas have sports hall facilities which are only available for use for members.

**Table 3.9 – Proportion of Supply of Sports Hall Space Available to Non-Registered Members (2001)**

<b>Sub Area</b>	<b>Total Supply (all)</b>	<b>Total Supply (non-registered membership)</b>	<b>% non-registered membership</b>
Central London	770	200	26.0
Regents Park	563	0	0
Somers Town	1335	1335	100
Kentish Town	450	450	100
Gospel Oak	1673	1673	100
Belsize Park	1000	1000	100
West	0	0	N/A
Hampstead and Highgate	983	203	20.6
<b>Total</b>	<b>6773</b>	<b>4860</b>	<b>71.8</b>

- 3.47 Table 3.10 illustrates how the balance of supply and demand for sports hall space would look if facilities available only to registered members were removed and estimated demand remained the same.

**Table 3.10 – Proportion of Supply of Sports Hall Space Available to Non-Registered Members (2001)**

<b>Sub Area</b>	<b>Total Demand</b>	<b>Total Supply</b>	<b>% of Demand Satisfied</b>
Central London	1682	200	11.9
Regents Park	752	0	0.0
Somers Town	660	1335	202.3
Kentish Town	1214	450	37.1
Gospel Oak	902	1673	185.4
Belsize Park	1176	1000	85.0
West	2169	0	0.0
Hampstead and Highgate	1690	203	12.0
<b>Total</b>	<b>10246</b>	<b>4860</b>	<b>47.4</b>

- 3.48 The table demonstrates that the total proportion of demand satisfied in the Borough falls to just 48% when registered membership facilities are removed. Demand in the Somers Town, Gospel Oak and Belsize Park sub-areas is still largely met due to the provision of open access facilities in these areas (Somers Town Community Sports Centre, Talacre Sports Centre and Swiss Cottage Leisure Centre respectively).
- 3.49 Again, whilst Sport England recommends that these facilities should be included in the analysis of demand and supply, a proportion of Camden's population, which has significant pockets of deprivation, will be unable to use these facilities due to issues relating to cost. Many of these facilities will also be used by employees that work within or close to the Borough but live outside of Camden. When registered membership facilities are removed from the analysis and compared to the same level of demand, just 47% of demand is satisfied within the Borough (Table 3.10).

### **Future Demand and Supply**

- 3.50 As with the assessment of swimming pool space, it is also necessary to estimate the scale of future demand in order to plan for sufficient capacity to meet this future demand.
- 3.51 This has been achieved by applying the same participation and frequency assumptions (as outlined in Appendix A) to the estimated population of the Borough in 2026<sup>7</sup>.

<sup>7</sup> GLA 2006 Round Based Ward Population Projections (RLP High Dw)

- 3.52 Table 3.11 demonstrates the relationship between supply and demand for sports hall space in 2026. Again, it should be noted that new sports hall provision proposed as part of the Kings Cross development is included within this table. The Kings Cross Development Specification 2005 identifies that there will be one additional four court sports hall as part of the development. It is assumed that this facility will be open for the maximum period of time during the peak period and will be open on a 'pay and play' basis to the public rather than solely for registered members.
- 3.53 Taking these additional facilities into consideration, as well as the estimated growth in demand due to demographic change, the table shows that, overall within the Borough, the insufficient capacity to meet demand identified in 2001 (Table 3.8) would become even greater, with just 63% of all demand met. This is despite the fact that additional provision would be provided at Kings Cross and is a result of the projected increase in population in the Borough.
- 3.54 Looking at the relationship between demand and supply on a sub-area basis, the table demonstrates that only the Gospel Oak and Somers Town sub-areas would be able to satisfy local demand. Again, care should be taken when looking at the demand and supply balance on a sub-areas basis due to the small size of the areas analysed.

**Table 3.11 – Relationship between Demand and Supply for Sports Halls (in Visits per Week) 2026**

<b>Sub Area</b>	<b>Total Demand</b>	<b>Total Supply</b>	<b>% of Demand Satisfied</b>
Central London	1910	770	40.3
Regents Park	853	563	65.9
Somers Town	1478	2145	145.1
Kentish Town	1587	450	28.4
Gospel Oak	1085	1673	154.1
Belsize Park	1192	1000	83.9
West	2227	0	0.0
Hampstead and Highgate	1701	983	57.8
<b>Total</b>	<b>12034</b>	<b>7583</b>	<b>63.0</b>

- 3.55 Table 3.12 illustrates the relationship between demand and supply when only facilities with access to non-members are included. In total, just 47% of demand will be satisfied by non-registered member facilities in 2026.

**Table 3.12 – Relationship between Demand and Supply for Sports Halls (in Visits per Week) 2026 – not including Registered Membership Use**

<b>Sub Area</b>	<b>Total Demand</b>	<b>Total Supply</b>	<b>% of Demand Satisfied</b>
Central London	1910	200	10.5
Regents Park	853	0	0.0
Somers Town	1478	2145	145.1
Kentish Town	1587	450	28.4
Gospel Oak	1085	1673	154.1
Belsize Park	1192	1000	83.9
West	2227	0	0.0
Hampstead and Highgate	1701	203	11.9
<b>Total</b>	<b>12034</b>	<b>5670</b>	<b>47.1</b>

3.56 In order to assess accessibility of indoor sports halls within the Borough, we have applied the catchment areas identified within Table 3.8. Paragraphs 3.36-3.38 set out the justification for the catchment areas used.

3.57 Figure 3.5 illustrates the location of indoor sports halls within the Borough. The figure also considers facilities outside of the Borough boundary. We have applied catchment areas identified in Table 3.7 to each sports hall facility, to allow for a catchment analysis by mode (Figures 3.6-3.8). The key findings illustrated on the plans are that:

- Much of the Borough is within the pedestrian accessibility catchment of a sports hall, with the exception of a large area of the north west of the Borough. In addition, smaller areas of the Central London, Regents Park and Gospel Oak sub-areas are also outside of the pedestrian catchment
- The entire Borough is within the public transport and car catchment areas of a sports hall.

### **SENSITIVITY TESTING**

3.58 The above assessment relies solely on a quantitative analysis of capacity and, as such, the technique has several limitations relating to the assumptions used to model the supply and demand for sports facilities.

3.59 The assessment analyses the relationship between supply and demand by assuming that the local population of Camden will always use facilities within the Borough. There is therefore no consideration of cross boundary usage at this stage.

- 3.60 In addition, there is no consideration of local influences on demand which are not related to demography such as socio-economic conditions, the ethnic profile of the Borough or the quality and attractiveness of facilities within Camden.
- 3.61 In order to put the analysis into context, we have looked at the provision for indoor sports facilities in neighbouring Boroughs. Table 3.13 illustrates the demand and supply for swimming pool facilities within other London Boroughs in 2001.

**Table 3.13 – Comparison of Demand and Supply of Swimming Pool Facilities in Selected London Boroughs 2001**

<b>Borough</b>	<b>Total Demand</b>	<b>Total Supply</b>	<b>% of Demand Met</b>
Camden	12032	26324	218.8
Islington	11072	21243	191.9
Westminster	10983	35235	320.8
Hackney	12919	8192	63.4
Brent	16163	11723	72.5
Barnet	18679	31901	170.8
Haringey	13606	13500	99.2
London	N/A	N/A	156.6
England	N/A	N/A	172.6

Source: Sport England Active Places Power

- 3.62 The table demonstrates that Camden, with 219% of demand met within the Borough, has one of the greatest provisions of swimming pool space of all of those Boroughs subjected to the analysis, with % of demand met greater than London and England as a whole. Only Westminster has a greater proportion of demand met. This is probably due to the central London location of both Boroughs, which have, as discussed earlier in this chapter, a large proportion of registered-members only pool facilities which cater for people that work in central London. Westminster also accommodates a number of hotels with pool facilities. Islington, which also has a large proportion of the Borough in central London, also has a large proportion of satisfied demand. Outer London Boroughs and Boroughs where there is a greater proportion of residents within the lower socio-economic classes tend to less satisfied demand, possibly as a result of a lower number of commercial, registered members-only facilities.
- 3.63 Table 3.14 compares the total demand and supply for sports hall facilities in other London Boroughs.



**Table 3.14 – Comparison of Demand and Supply of Sports Hall Facilities in Selected London Boroughs 2001**

<b>Borough</b>	<b>Total Demand</b>	<b>Total Supply</b>	<b>% of Demand Met</b>
Camden	10246	6773	66.1
Islington	9078	7900	87.0
Westminster	9300	3915	42.1
Hackney	10296	4260	41.4
Brent	13201	11118	84.2
Barnet	14999	8796	58.6
Haringey	11034	12343	111.9
London	N/A	N/A	78.1
England	N/A	N/A	87.0

Source: Sport England Active Places Power

- 3.64 The table demonstrates that Camden, with 66% of demand met within the Borough, has a lower amount of total demand for sports facilities met than London or England as a whole. All of the Boroughs analysed in Table 3.14 are unable to meet the projected demand for sports halls with the exception of Haringey. Camden is therefore in a similar position to other inner London Boroughs in being unable to meet sports hall demand, and is in a slightly worse position than London as a whole.

## CONCLUSIONS OF FINDINGS

### Swimming Pools

- 3.65 Although Camden does have a large role to play in satisfying demand for registered member clubs, especially in central London, the proportion of demand for swimming pool space is sufficient to accommodate the needs of local residents and visitors alike, taking account of the additional facilities to be provided within the Kings Cross development.
- 3.66 However, as identified by Tables 3.3 and 3.4, over half of the total pool space provision in the Borough is provided at registered members-only sites, which may be inaccessible to large sections of the population. Although Sport England recommends that these facilities should be included within the analysis, the Council must ensure that local facilities are able to meet local needs, and so should be mindful of the need to ensure that there are sufficient quality facilities that are accessible and available to use to all sections of the population.
- 3.67 Table 3.6 identified that 76% of the total estimated demand would be able to be met from non-registered facilities in 2026 (assuming the supply remains at current levels). The large proportion of member-only facilities within the Borough would probably be

sufficient to accommodate the remaining requirement for swimming pool space and so we see no further requirement to provide any further swimming pool facilities within the Borough up to 2026.

### **Sports Halls**

- 3.68 Camden has insufficient supply of sports hall facilities to meet current demand, and this problem will be exacerbated by the expected growth in population. Table 3.11 demonstrates that the current level of capacity of 6,750 visits per week (including registered membership facilities) will be unable to sufficiently accommodate expected demand of 12,050 visits per week in 2026.
- 3.69 In order to meet the shortfall, sports hall facilities equivalent in area to 13 badminton courts (or two four court halls and one five court hall) should be provided up to 2026. The Kentish Town, West and Central London sub-areas are expected to have the greatest capacity deficiencies and so the facilities should be provided in these areas. The Central London facility could be provided within the Kings Cross development.
- 3.70 This is broadly in line with the original open space strategy produced by the Council which recommended that an additional 8 court sports hall be provided. It is not clear whether this is to meet the current identified deficiency or whether it also takes into account population growth up to a particular date.
- 3.71 It should be noted that, in order to meet the identified shortfall in sports hall provision, sports hall activity space could be provided in the form of suitable community centre-style space that would be flexible enough to accommodate games of badminton and other types of indoor sports such as martial arts. This is highlighted by the Council's 2005 Open Space, Sport and Recreation Study, which identified that many community centres have reported receiving enquiries from local groups/clubs about sports hall hire, mostly equated with badminton and martial arts use. The Council is more likely to be able to secure a greater range and quantum of indoor sports provision if it adopts a flexible approach to securing new facilities. By allowing development contributions to go towards small community facilities which can accommodate indoor sports provision, in addition to large four court sports within commercial or other public sports facilities, the Council will be able to alleviate the deficiencies in capacity identified in this Chapter.

## 4. ASSESSMENT OF NEEDS

- 4.1 There are a number of objective indicators which reflect the open space needs of different parts of the Borough. These are reviewed together with the key findings of the survey work carried out as part of the KKP Open Space, Sport and Recreation Study (2004), in order to establish levels of need by sub area, and benchmark the Camden findings against other London Boroughs.

### Indicators of need

- 4.2 In order to establish variations in open space need in Camden, different indicators have been assessed including: the child density; the residential density; and multiple deprivation. For each of these indicators information has been collected at Census Lower Super Output Area level.

### Child population density

- 4.3 The proportion of the population that are children (aged 0-15) is an indicator of open space need since children are a key user group of open spaces, whether with other children, in school or community-organised groups, or with family. Areas with higher child densities should have relatively accessible open space provision, and with suitable facilities, for children and families. Children are less likely or able to travel far to use open space and therefore it is crucial that open spaces are provided close to home. Figure 4.1 shows how the child population density varies throughout Camden.
- 4.4 The map clearly shows that a significant area of the borough has child densities higher than the London-wide average. The greatest concentration of high child population density is in the east of the Borough in particular in the Somers Town and Gospel Oak sub areas. The clusters of highest child density tend to correspond with to certain social housing estates. The areas with the lowest child density tend to be concentrated in the North West of the Borough in neighbourhoods such as west Hampstead and South Hampstead, and in Central London (Bloomsbury, St Pancras).

### **Residential dwelling density**

- 4.5 Residential dwelling density provides an indicator of the availability of open space compared with the number of households. Higher average densities tend to be found within areas with poorer access to open space.
- 4.6 Figure 4.2 shows the gross residential dwelling density in each output area, according to whether it is below, above, or significantly above the average densities for new development identified in the London Plan.
- 4.7 Figure 4.2 shows that the majority of the borough is medium density, although there are pockets of high density development. The highest residential densities are found near to public transport corridors and railway stations and towards central London.

### **Indices of Deprivation**

- 4.8 The Index of Multiple Deprivation (2007) is shown as a rank of all the Lower Level Super Output Areas (LSOAs) across England. For the purposes of this analysis the IMD for the LSOAs in Camden has been compared to the IMD of the LSOAs for London as a whole. 35 of Camden's 133 output areas are in the top 20% most deprived in London.
- 4.9 Figure 4.3 shows that the most deprived areas in the borough are located in east and centre of the Borough, in Somers Town and Gospel Oak. There are also concentrations of deprivation in south of the west sub area the south of Kentish Town sub area and in parts of the Central sub area.

### *Composite Assessment of Local Need*

- 4.10 Figure 4.4 provides a composite assessment of need based upon a selection of the indicators considered. Output areas may fulfil none, some, or all of three of the indicators mapped, specifically:
- The 20% most deprived output areas in London (Index of Multiple Deprivation);
  - The child population as a proportion of the total population is above the London average (and hence significantly above the Borough average); and
  - The dwelling density is high (>100 dwellings per hectare).

- 4.11 Figure 4.4 illustrates that only a few output areas showed all 3 needs indicators fulfilled. There are significant concentrations of output areas with at least two indicators in Somers Town and Gospel Oak.



## 5. RECOMMENDED APPROACH TO STANDARDS

### OPEN SPACE STANDARDS

#### Public Open Space

- 5.1 Within London the GLA parks hierarchy has been used to assess public open space provision. Within the Camden context it is clear that adhering strictly to the GLA hierarchy in order to identify existing provision, open space needs and setting a standard is not appropriate as there are few opportunities to increase provision significantly.
- 5.2 Camden performs well when measured against the highest end of the hierarchy, there are two Metropolitan Parks within the Borough, meaning that all residents are within an acceptable distance of this type of park. There is currently only one District Park within the Borough, however the two Metropolitan Parks can also play the role of a District Park, which means most residents of the borough are within 1.2km catchment of a District Park. However there are large areas of deficiency in Central and West sub areas.
- 5.3 Camden doesn't perform as well against the lower end of the hierarchy. The Borough has few Local Parks of a reasonable size, which means residents have limited access to a Local Park performing a multi-functional role. However Camden does have a reasonable number of Small Local Parks, which play a valuable amenity role, as well as providing children's play and small all weather playing pitches. In addition there are a number of amenity green spaces, housing estates open spaces, civic squares and natural green spaces that although small play an important role in meeting people's need for public open space.
- 5.4 Because of the built up nature of the Borough it is unlikely the provision of a new District Park or large Local Park could be achieved in the foreseeable future, to meet the gaps in existing provision, and the fact that at present other types of open space (e.g. housing estate open spaces), play a significant role in meeting the public open space needs of Camden's residents it is not considered appropriate to set a separate parks provision standard.

- 5.5 It is recommended that a public open space standard is adopted. Section 2 identifies that there is currently 20 sqm of public open space provision per person. When the future population of the Borough in 2026 is taken into account the rate of provision will be 17 sqm per person. In order to protect the existing level of provision the public open space standard should be set at 17 sqm per person.
- 5.6 By way of comparison with this proposed standard other inner London Borough's that have standards for public open space include:
- Westminster - 1.6ha/1000 (16sqm);
  - Kensington and Chelsea - 1.6-1.8ha (16-18sqm);
  - Hackney - 2.01ha/1000 including 1.36ha parks and 0.65 playing pitches (20sqm); and
  - Haringey - 2.22ha/1000, including 1.65ha parks and 0.57 playing pitches (22sqm).
- 5.7 When compared to the UDP provision standard of 9sqm per person there is clearly a difference between the existing standard and the 17 sqm recommended. The main reason for the difference is in the interpretation of what type of open space will meet the needs for public open space.
- 5.8 The 9 sqm standard was based on the existing provision of open space, but, rather than considering all publicly accessible open space, the Council based the UDP standard on locally accessible amenity space as it was considered that larger parks (such as Hampstead Heath, Kenwood Estate, Primrose Hill and Regents Park) do not meet most residents and workers needs for locally accessible amenity space. However large open spaces have been included in the final calculation, but it has been assumed that a 50m buffer around the park edge would be used as locally accessible open space for people living and working within 400m of these spaces. When these spaces were included there is 6 sqm of open space per person, by including the 2.9 sqm per person of play space and informal recreation space the total current provision is 9sqm.
- 5.9 The 17 sqm recommended is based on those spaces set out in Appendix 1, this has included the whole area of the large open spaces that were partially excluded from the UDP standard. It is considered that the role of Camden's large open spaces is a unique part of the open space network in the Borough, the limited amount of smaller public open space means that those living or working in Camden are more likely to use a large open spaces on a regular basis than they might in other Borough's. The larger open spaces effectively play the role of local park for many. For this reason it



is considered appropriate to include the whole open space area within the calculation of the open space standard.

- 5.10 The need to maintain current rates of provision and to account for considerable population growth in the Borough (39,200 in the period up to 2001- 2026), means that it is important to set the standard higher than at present to ensure that where possible adequate levels of provision will be provided to meet future needs. In addition to these reasons the impact of future climate change could lead to increased demand for outdoor space and put additional pressure on existing open spaces<sup>8</sup>.
- 5.11 Meeting the standard of provision in new developments will be challenging and in many areas is unlikely to be achievable, particularly as most identified future housing sites are below 1 hectare in size. It is important to provide usable public open space of sufficient size and therefore the priority in most parts of the Borough will be to improve the quality of existing public open space, and improve the accessibility to open space.
- 5.12 The quantity standard provides a useful measure for assessing existing provision in the catchment of development proposals, and provides a mechanism for calculating contributions for improving the quality of existing provision where on site provision is not feasible.
- 5.13 In measuring accessibility, we recommend that the standard of provision for public open space should be that all residents should be within 400m of a public open space from their home.
- 5.14 It is recommended that an open space quality standard is adopted that is based on the Civic Trust Green Flag Award. The range and quality of facilities in some open spaces would need to be increased to meet this standard.
- 5.15 It would be unreasonable to expect a commercial development to provide public open space at the same rate as residential developments, as workers may only use open space for a short period during their lunch break or after work. Most jobs in Camden are located south of Euston Road in the Central sub area, and most new commercial development is likely to be located in this area. The current working population in the central sub area is 153,440<sup>9</sup>, and the existing public open space provision in the sub area is 11.4 ha, the amount of provision per worker therefore equates to 0.74 sqm per worker. When considering new commercial development it

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<sup>8</sup> London's Warming (GLA, 2002)

The Impact of Climate Change on London Adapting to Change: a checklist for development. (SE and London Climate Change Partnership, 2005)

<sup>9</sup> NOMIS ABI 2006

is considered appropriate to retain existing rates of provision, and therefore we recommend a standard of 0.74sqm per worker.

- 5.16 It is recommended that the standard should apply to larger developments. The Council's existing threshold for major developments is 1,000sqm and this would be appropriate as a threshold for applying the standard. Commercial development would include B1 office uses, and retail development as well as mixed use schemes.

### **Children's Play**

- 5.17 It is important to ensure that the different open space needs of Borough are met. In order to achieve this, a proportion of the public open space standard should be for dedicated children's play provision.
- 5.18 The Mayor's SPG identified a 10 sqm per child regional benchmark for assessing existing children's play provision and identifying future needs arising from development. The GLA approach allows for both informal and formal dedicated play provision within 10 sqm per child, it is not clear from the Mayor's SPG how much should be provided as dedicated provision.
- 5.19 Given the densely built up nature of Camden, 10sqm per child may be difficult to achieve, as dedicated formal provision, however the Mayor's approach in fact does not expect 10sqm of dedicated formal children's play provision. The Mayor's SPG recognises that public open space will play a role for informal children's play provision. Therefore to set a 10sqm play space standard in Camden in addition to the proposed public open space standard would be unrealistic to achieve. It is however reasonable to establish a standard for formal dedicated play provision to ensure that there are sufficient dedicated play areas throughout the Borough, the method for calculating this standard is described below.
- 5.20 Existing levels of provision within the Borough are 1.88 sqm of dedicated provision per child. In terms of distribution of play areas it is clear that provision is reasonably good across the Borough, although as set out in chapter 2 there are significant localised deficiencies relating to access and under provision of MUGAs and facilities for older children and young people.
- 5.21 In assessing what an appropriate level of provision should be, it is important to look at how many children can be expected to use a play area. Table 2.4 sets out the number of dedicated play areas by sub area and the child population. In some cases the number of children per play area is over 500 children per play area.

- 5.22 Clearly not every child will choose to use a space at the same time, however it is considered that there should be a reasonable amount of provision to ensure that play areas are not over crowded. Somers Town and Belsize Park/Primrose Hill sub areas have a reasonable level of provision within only 130 and 170 children per play area respectively. It is therefore considered that a target figure of 150 children per play would provide a satisfactory quantity of provision to aspire to in other parts of the Borough.
- 5.23 In setting an appropriate standard it is therefore necessary to establish what the level of provision would be to achieve this target, taking account of future child population forecasts for 2026. By assuming a need for 1 play area for every 150 children, there would be a requirement for 262 play areas, Camden already has existing provision of 132 and therefore there is an additional need for 130 more. This is unlikely to be achievable. The consultants recommend that additional provision is concentrated in areas currently deficient in access. Analysing these areas, there is need for an additional 50 play areas. If we convert this requirement to square metres of space required there is a need for approximately 25,000 sqm of additional space (assuming a play area size of 500 sqm).
- 5.24 By carrying out a similar exercise for MUGAs, where we assume a reasonable level of provision would be 400 children per MUGA. There would be a need for a further 30 MUGAs to meet needs to 2026. If we assume new provision should be concentrated in areas of greatest need it is recommended that 15 additional MUGAs are prioritised. This equates to 6,000 sqm of MUGA space (assuming a 400sqm MUGA).
- 5.25 The standard of provision is therefore derived by adding the existing amount of provision to the future needs (65,712 sqm + 31,000sqm) and dividing by the future child population for the Borough (39,339), which equates to a total of 2.45sqm per child. This should be rounded to 2.5 sqm per child and is recommended as the standard of provision per child.
- 5.26 Children's play areas in Camden are usually provided within an open space setting, this enables children to make use of both dedicated equipment and the informal opportunities that the open space offers. In areas where new open space and new children's play space are required provision could form part of the overall public open space requirement (17sqm per 1,000).
- 5.27 In accessing play facilities it is known that the distance children of different ages are willing and able to travel to play areas varies. As such it is recommended in new developments the Council aim to achieve the GLA access standards as follows:
- Doorstep Playable Space (Under 5s) – 100m maximum walking distance from home;

- Local Playable Space (5-11 year olds) – 400m maximum walking distance from home; and
- Neighbourhood Playable Space (12+) - 800m maximum walking distance from home.

5.28 Although it will be important to aim to meet these standards, it will not be achievable in all areas. Also there is a need to take account of the contribution of informal open space in children's play, and therefore in measuring deficiency in access to children's play the Council should ensure that all residents within the Borough should have access to areas of formal and informal play provision for children and teenagers within 400m from home (reduced to 280m to take account of actual walking distances).

5.29 It is recommended that a quality standard for children's play is adopted. This should be based on the GLA typology of play areas. Play spaces should meet the minimum size criteria include the appropriate facilities that are identified within the GLA typology.

### **Natural Greenspace**

5.30 English Nature (now Natural England) has recommended that local authorities set standards relating to natural greenspace provision known as the Accessible Natural Greenspace Standard (ANGSt). This guidance was formally issued in 1996 within 'A Space for Nature' and recommended the following standards:

- Provision of at least 1ha of Local Nature Reserve per 1,000 population;
- That no person should be located more than 300m from their nearest area of natural greenspace of at least 2ha in size;
- That there should be at least one accessible 100ha site within 5km; and
- That there should be one accessible 500ha site within 10km.

5.31 The ANGSt model was reviewed by English Nature in 2003 (Accessible Natural Greenspace standards in Towns and Cities: A Review and Toolkit). The review did not alter the standards listed above but did identify a number of problems with the model. This included criticism of the definition of a natural greenspace used "Areas naturally colonised by plants and animals" was not clear. The definition also excludes man made types of vegetation which predominate within urban areas and which have high biodiversity value. A complete knowledge of the history of each site would be

required to determine whether a site has been naturally colonised or had resulted from planting and management.

- 5.32 It has not been possible to measure the existing provision of natural greenspace as defined within the ANGSt standards, as the Council's audit information has is insufficient to make a judgement about the landscape and ecological character of the site. It is therefore considered appropriate to assess the amount of natural greenspace in the Borough by using GLA ecological designations.
- 5.33 The GLA approach to natural greenspace is based on the quality of natural greenspace. The GLA has identified four types of Site of Importance for Nature Conservation. In Section 2 a 1km catchment, reduced to 500m to account for actual walking distances has been applied to sites of Metropolitan and Borough in order to define access deficiencies. It is recommended that the 1km catchment is used as an access standard for natural greenspace, however in identifying deficiencies the 500m catchment should be applied to take account of actual walking distances.
- 5.34 The GLA don't set a quantity standard, however the Borough as a whole does provide 2.09 hectares of SINC provision per 1,000 population. This compares favourably with the 1ha of Local Nature Reserve per 1000 population recommended by English Nature. However, the definition of English Nature's Local Nature Reserve is different to the GLA's Sites of Importance for Nature Conservation.
- 5.35 Given the Borough's reasonable level of natural greenspace provision it is recommended that the main priority should be in addressing access deficiencies. It would therefore be important to improve the quality of the biodiversity of SINC's of Local Importance, or to achieve new provision at natural greenspace in public open spaces that do not currently have a natural greenspace provision. In areas where new natural greenspace should be provided natural greenspace provision could form up to half of the overall public open space requirement (17sqm per person).

### **Allotments**

- 5.36 There are no recognised national or regional standards for allotment provision. There is no formal guidance on how allotment needs should be assessed. The analysis provided in Chapter 2 sets out the existing situation in Camden, it has identified the likely level of need for allotments within the Borough.
- 5.37 To derive a standard for allotments the total area of allotment needed to meet unmet demand and future needs (19.33ha) has been added to the existing provision of allotments (1.68ha), the total allotment area required is then divided by the future projected population in 2026 (241,700). In order to meet the needs of the Borough

up to 2026 an allotment standard of 0.09 ha per 1000 population (or 0.9sqm of allotment space per person) is recommended.

**Table 5.1 – Allotment Standard based on Land Need to 2026**

Existing Provision (ha)	Additional Need (ha)	Total Need (ha)	Population	Standard per 1000 population (ha)
1.68	19.33	21.01	241,700	0.09

- 5.38 The proposed allotment standard is set at a higher level than at present, in order to meet the predicted needs that could come forward in the period up to 2026. However it is recognised that in certain parts of the Borough securing traditional allotment gardens may be difficult to achieve. There is a need to be flexible in how the standard is achieved, this could include: community gardens; roof gardens; converting parts of existing open spaces to allotments/community gardens; and urban / derelict sites can be used for growing vegetables in large earth containers. Innovative approaches to achieving the standards should be encouraged.

## INDOOR SPORTS STANDARDS

### Swimming Pools

- 5.39 Although Camden appears to have a greater supply of pool space than demand, over half of all capacity provided in the Borough is only for the use of registered members. Much of this pool space will also serve people who work in central London but do not live in the Borough. It is expected that 76% of all demand in 2026 would be satisfied by non-registered membership provision, which is deemed to be sufficient to meet the needs of the Borough up to this date taking account of the additional facilities to be provided at Kings Cross. As a result, it is recommended that a standard is developed that relates to the demand for pool space up to 2026.
- 5.40 Table 5.2 demonstrates that the recommended standard for swimming pool provision is **17.2sqm of pool space per 1,000 population**. The standard for pool space will be achieved by retaining existing provision up to 2026, and is identified as a means of protecting existing levels of provision.

**Table 5.2 – Recommended Standard for Swimming Pool Space**

Total Poolspace (sq.m)	4,150
Total Population 2026	241,700
<b>Standard (sq.m per 1,000 population)</b>	<b>17.2</b>

## Sports Halls

- 5.41 Camden currently has insufficient capacity of sports hall provision to meet estimated demand and this problem is likely to be exacerbated by the expected increase in population. In order to meet the expected demand for sports hall provision, the Borough would need to provide sports hall space to accommodate the equivalent of 13 badminton courts. We recommend that a standard should therefore be developed to protect the existing courts and provide for the additional courts required to alleviate capacity deficiencies and support the needs of the growing population.
- 5.42 Table 5.3 demonstrates that the recommended standard for sports halls is therefore **0.25 badminton courts per 1,000 population**. This is the equivalent of **27.75sq.m of sports hall space per 1,000 population** (assuming that each badminton court is approx 110sq.m)

**Table 5.3 – Recommended Standard for Sport Hall Space**

Total Existing Courts	48
Additional Courts Required	13
Total Courts Required 2026	61
Population 2026	241,700
<b>Standard - Courts per 1,000 population</b>	<b>0.25</b>

- 5.43 In order to identify an appropriate access standard for indoor facilities likely catchments of these facilities have been considered. A 15 minute catchment for each mode of transport was considered appropriate and this in turn has been converted to a typical distance that would be travelled, based on average speeds. The catchment distances were then reduced to 70% to allow for the fact people do not travel as the crow flies.
- 5.44 Public transport is well developed in the Borough in particular the bus network, generally most people are likely to travel to indoor facilities using the public transport network. Therefore it is considered that the 1,750m catchment for public transport is the most appropriate to use as an accessibility standard for indoor sports facilities.

## REVIEW OF DEVELOPER CONTRIBUTIONS APPROACH

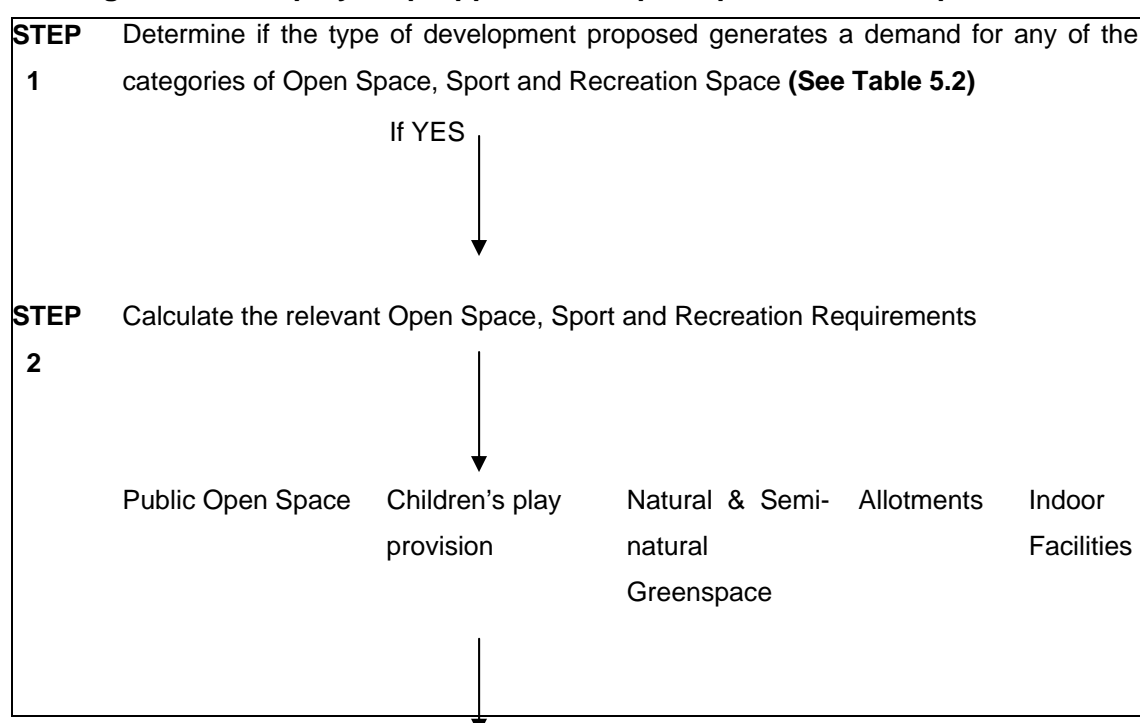
- 5.45 Issues with the existing developer contributions approach were identified in section 1 of this report, and are summarised below:

- Where a development is deficient in more than one type of open space provision it is not clear how the Council prioritise what they require the developer to provide;
- One and two bed housing is currently not expected to generate a need for children’s play;
- It is not clear under what circumstances off site provision would be accepted in place of on site provision;
- Where quality improvements are proposed in lieu of new provision there is no clear mechanism for identifying which sites should be improved;
- Costs are based on an average rather than per type of open space, and only seek 25% of the cost.

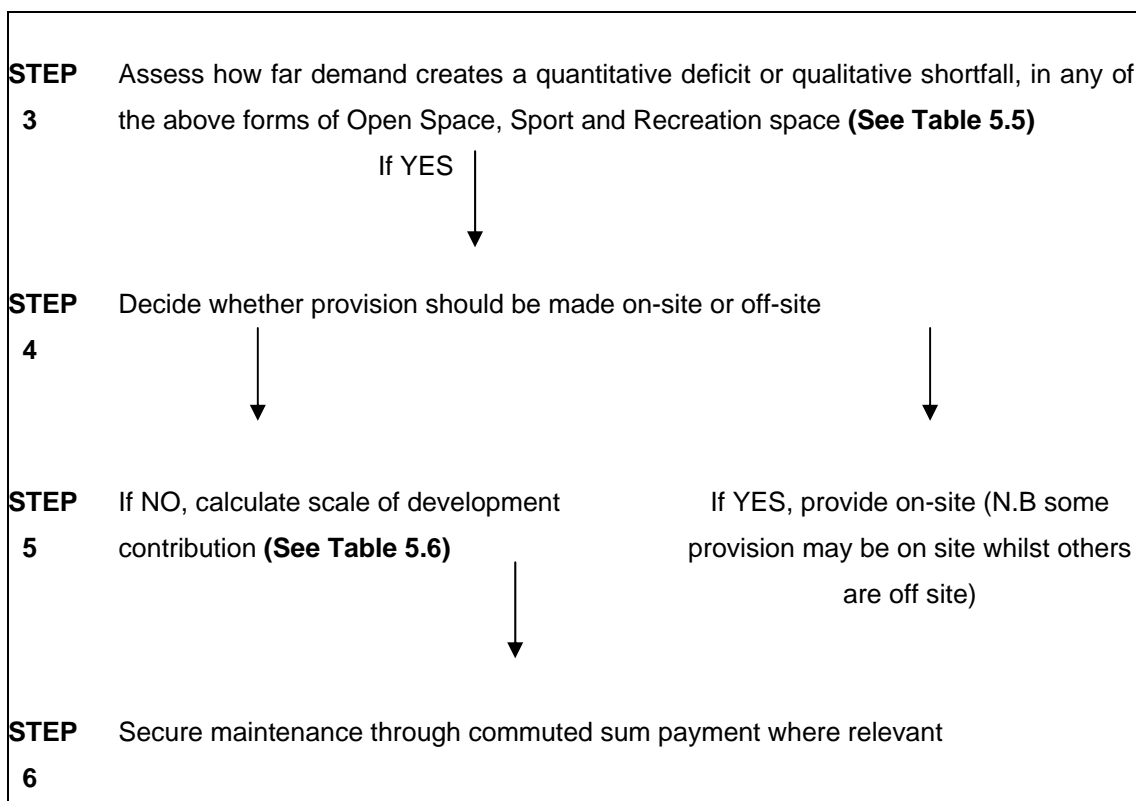
5.46 We have considered each of these points in turn, and have provide a recommended approach to dealing with open space provision in new developments.

5.47 In determining the needs that are generated from a new development it will be important to ask a series of questions. In order to simplify the process it is recommended that the Council adopt a staged approach to defining what open space will be needed in different circumstances this could be similar to the approach recommended below.

**Figure 5.1 – Step by Step Approach to Open Space & indoor sports Provision**







5.48 The Open space, Sport and Recreation needs generated by new development will depend on the type of development being considered. In order to clarify the needs that may be generated by different types of development a simple matrix as set out below would be useful.

**Table 5.2 – Eligible Development**

	Public Open Space	Children’s play provision	Natural & Semi-natural Greenspace	Allotments	Built facilities
Open market housing	✓	✓	✓	✓	✓
Affordable housing	✓	✓	✓	✓	✓
Flats	✓	✓	✓	✓	✓
Student accommodation	✓	✗	✓	✗	✓
Active elderly	✓	✗	✓	✓	✓
Less active elderly	✓	✗	✓	✗	✗
Commercial Development	✓	✗	✓	✗	✓

- 5.49 One of the issues raised with the current approach in the Camden Planning Guidance 2006 is whether one and two bedroom units can create a need for children's play provision. Research by the GLA Data Management and Analysis Group (DMAG) briefing on child yield, indicate that there is likely to be a child yield from one and two bed units. In particular this will be the case for affordable units. The table shows how many children can be expected in each housing unit based on the size and type of unit.

**Table 5.3 – Child Yield by dwelling size**

Dwelling Size	1 bed	2 bed	3 bed	4 bed	4+
Owner Occupied	0.01	0.11	0.42	0.98	0.22
Affordable	0.07	0.40	1.88	1.90	0.81

Source: DMAG Briefing 205/25

- 5.50 For calculating developer contributions it will also be necessary to establish the likely level of occupancy in the proposed number of dwellings. Table 5.4 gives figures for total occupancy levels by size of dwelling. For example, a two bed dwelling is assumed to have occupancy of 1.9 persons. These figures are taken from the London Household Survey 2002 which included interviews of over 8,000 households across the City.

**Table 5.4 - Average Household Occupancy**

Dwelling Size	Ave Household Size (persons)
1 bedroom	1.3
2 bedroom	1.9
3 bedroom	2.8
4 bedroom	3.1
5 bedroom	4.0
6 bedroom	7.0
7 bedroom	7.0

Source: London Household Survey 2002, GLA

- 5.51 In order to calculate the contribution from a non residential development it would be necessary to calculate the number of people arising from the development. This could be calculated by applying an employment density to the proposed gross external employment floor area. Employment Density: a Full Guide, English Partnerships 2001 identifies typical employment densities for different uses including: industry; offices; retail and leisure uses. It is recommended that the employment densities set out in this document are used to calculate potential workforce.

- 5.52 The current approach in the Council's planning guidance is not clear what would be required where a need for more than one type of open space is generated by development. By assessing the development against the criteria in Table 5.5 it is possible to establish what needs the development is generating. The assumptions should be that developments provide for the needs that they generate, however it is recognised that where there are various needs generated the Council may wish to prioritise which needs they meet. Chapter 6 provides more details on how the Council can make this decision.
- 5.53 There should be some flexibility in how the recommended overall public open space standard of 17sqm per person is applied. For example in areas where public open space is required but so is natural greenspace and (or) children's play, provision of these types of open space would go towards meeting the public open space standard. In areas where only children's play are required, just the children's play standard would be applied. Table 5.5 explains the process of assessing how open space requirements of residential developments would be assessed.

**Table 5.5 – Eligibility Criteria – Residential Developments**

Public Open Space Provision	<p>Is the scheme in one of areas identified with a deficiency of public open provision.</p> <p>Or</p> <p>Is existing public open space provision within sub area less than 17 sqm per person.</p> <p>Or</p> <p>Do any of the public open spaces within 400m from the edge of the scheme under perform in terms of their quality</p>	<p>IF YES</p> <p>Contribution to new or upgraded facilities</p> <p>IF YES</p> <p>Contribution to new or upgraded facilities</p> <p>IF YES</p> <p>Contribution to upgraded facilities</p> <p>IF NO</p> <p>No Contribution to public open space provision required</p>
Children's Play Space (N.B in areas where POS and children's play required, children's play would form part of the 17 sqm required)	<p>Is the scheme in one of the areas identified with a deficiency of formal children's play provision.</p> <p>Or</p> <p>Is existing children's play</p>	<p>IF YES</p> <p>Contribution to new or upgraded provision.</p>

	<p>provision within the area less than 2.5sqm/child.</p> <p>Or</p> <p>Is existing play provision nearby failing to meet the recommended quality standard.</p>	<p>IF YES</p> <p>Contribution required to upgrade existing facilities</p> <p>IF NO</p> <p>No contribution required to upgrade existing facilities</p>
Natural or Semi Natural Green Space (N.B in areas where POS and natural greenspace are required, half of POS could be provided as part of the 17 sqm requirement).	<p>Is the scheme in one of the areas identified as deficient in provision of natural or semi natural greenspace.</p>	<p>IF YES</p> <p>Contribution to on or off site facility.</p> <p>IF NO</p> <p>No contribution required to upgrade existing facilities</p>
Allotment Provision	<p>Is the scheme in one of the areas identified as deficient in provision of allotment space shown on Figure 2.3</p> <p>Is existing allotment provision within the sub area less than 0.09ha/1000</p>	<p>IF YES</p> <p>Contribution to on or off site facility.</p> <p>IF YES</p> <p>Make contribution to improve quality of nearby allotment provision.</p> <p>IF NO</p> <p>No contribution required to upgrade existing facilities</p>
Built Facilities	<p>Is the scheme in one of the areas deficient in access to either swimming pools and sports halls as shown on Figure 3.3 or 3.7.</p>	<p>IF YES</p> <p>Contribution normally required for refurbishing or upgrading built facilities (Sports halls &amp; community halls) where the quality of the facilities (as assessed by the Council) shows that facilities need upgrading.</p>

- 5.54 For commercial development a similar process of assessment would be carried out, but only for those open space and sport facilities that commercial development would trigger a need for (i.e. public open space, natural and semi-natural greenspace and built facilities).
- 5.55 The Camden Guidance doesn't clarify when provision should be made on or off site. In Camden many sites are often very small, and on these sites it will be unrealistic and uneconomic to provide and maintain Open Space, Sport and Recreation Space on site. In this situation the Council should require applicants to make provision in an agreed alternative location, or to make a financial contribution for provision. To clarify the situation it would be helpful to include the indicative cut-off points for on site/off site provision.
- 5.56 In order to reflect conditions in Camden, on site provision should normally be required for schemes above the thresholds in Table 5.6. In some cases a mixture of on and off site provision may be required, and on site provision will largely be dependent on the site size.

**Table 5.6 - Thresholds for On-Site Provision**

<b>Facility Type</b>	<b>Threshold</b>
Built Facilities	Off Site provision unless identified in other LDF document
Public Open Space	100 dwellings or 30,000sqm of floorspace.
Children's Play Space	Doorstep Playable Space – 60 dwellings Local Playable Space – 100 dwellings Neighbourhood playable Space – 150 dwellings
Natural and semi-natural greenspace	60 dwellings
Allotments	200 dwellings

- 5.57 Where it is decided that an off site contribution to open space will be paid in lieu of on site provision, the current Camden Guidance sets out that it maybe appropriate for the contributions to go towards quality improvements. It is not clear which open spaces this can go towards. It is not for the Planning Guidance to set out individual open spaces that money should be spent on, as the quality and condition of spaces changes over time. However it is important to clarify the broad location where S106 contributions will be invested. Contributions towards quality improvements should be

provided within a reasonable distance of the proposed development. For the purposes of clarity this should within the defined recommended accessibility standards, however where no open space with quality issues exists within these areas, it would be acceptable to improve quality of open spaces within the sub area that the development is proposed.

- 5.58 The final issue within the Camden Guidance (2006) is the cost provided for calculating developer contributions. We recommend that a cost for each type of open space required is applied (rather than an average which the Council currently use) in order to reflect the differing costs of provision. We also recommend that the full cost of provision is provided. The costs identified in the Camden Guidance are set out in Table 5.7 below.

**Table 5.7 – Current cost of provision in Camden Planning Guidance**

Provision Type*	POS standard (Sq m per person)	Provision cost (£ per Sq m)	Contribution cost (£ per person)
Amenity Open Space	9	55 (£220)	495
Children's Play Space	3	68.75 (£275)	206.25
Formal Recreation Area	9	60 (£240)	540
Allotments	9	32.50 (£130)	292.50

N.B Existing UDP standard has been used for each type of provision except children's play. Cost per sq m is set out in brackets, contribution cost per person has been calculated based on only 25% as this is how Council currently calculates cost.

- 5.59 We have compared these against the costs that we think area appropriate, based on the costs of site preparation, drainage, equipment, special surfaces, landscaping and other identified costs associated with each type of provision (but do not include the cost of buying land). Our estimates are set out in Table 5.8, it is recommended that these are adopted within the Council's Planning Guidance.

**Table 5.8 – Recommended Costs of provision**

Provision Type*	POS standard (Sq m per person)	Provision cost (£ per Sq m)	Contribution cost (£ per person)
Public Open Space Provision	17	46.22	785.74
Children's Play Space – Local Playable Space	2.5	199.48	498.7
Natural and Semi-natural Greenspace	8.5*	16.42	139.57
Allotments	0.9	32.26	29.03
Swimming Pools	0.017	6,580	111.86
Sports Halls	0.028	4,304	120.51
Tennis Courts	0.06	89.82	5.39

\*natural greenspace forms part of public open space standard, it is assumed no more than half of the open space will be provided as natural greenspace. Children's play will also form part of public open space where both types of provision are required.

- 5.60 Assuming the figures in Table 5.8, if a development required off site contributions for all the open space each 2 bed flat, would contribute £902. A detailed worked example is provided below.

**Worked Example: Developers Off site Contribution**

- 5.61 The example below illustrates the example of a 20 dwelling scheme located in central sub area. Comprised of the following mix of properties.

- 6 X 2 bed flats owner occupied
- 4 X 1 bed flats Owner occupied
- 10 X 2 bed flats affordable

**Step 1: determine if the type of development proposed generates a demand for any for any of the categories of open space, Sport and recreation space.**

- 5.62 Yes, as the scheme comprises of dwellings which are eligible for contributions as set out in Table 5.2.

**Step 2: Calculate the relevant Open Space, Sport and Recreation Requirements (calculated from Table 5.4)**

- 2 bed flats = 16 x 1.9 persons per dwelling = 30
- 1 bed flats = 4 x 1.3 persons per dwelling = 5

- 5.63 Total Persons = 35 (round to the nearest whole figure)

**Child Yield (Calculated from Table 5.5)**

- 2 bed flats owner occupied = 16 x 0.01 children = 0.16
- 1 bed flats owner occupied = 4 x 0.07 children = 0.28
- 2 bed flats affordable = 10 x 0.40 children = 4

- 5.64 Total child yield from development = 4 (round to the nearest whole number)

**Step 3: Assess how far demand creates a quantitative deficit or qualitative shortfall, in any of the above forms of Open Space, Sport and Recreation space.**

### Eligibility Criteria

Facility Type	Criteria	Eligibility	Provision Required
Public Open Space Provision	<p>Is the scheme in one of areas identified with a deficiency of public open provision.</p> <p>Or</p> <p>Is existing public open space provision within sub area less than 17 sqm per person.</p> <p>Or</p> <p>Do any of the public open spaces within 400m from the edge of the scheme under perform in terms of their quality</p>	<p>IF YES</p> <p>Contribution to new or upgraded facilities</p> <p>IF YES</p> <p>Contribution to new or upgraded facilities</p> <p>IF YES</p> <p>Contribution to upgraded facilities</p> <p>IF NO</p> <p>No Contribution to public open space provision required</p>	Yes
Children's Play Space (N.B in areas where POS and children's play required, children's play would form part of the 17 sqm required)	<p>Is the scheme in one of the areas identified with a deficiency of formal children's play provision.</p> <p>Or</p> <p>Is existing children's play provision within the area less than 2.5sqm/child.</p> <p>Or</p> <p>Is existing play provision nearby failing to meet the recommended quality standard.</p>	<p>IF YES</p> <p>Contribution to new or upgraded provision.</p> <p>IF YES</p> <p>Contribution required to upgrade existing facilities</p> <p>IF NO</p> <p>No contribution required to upgrade existing facilities</p>	Yes



Natural or Semi Natural Green Space (N.B in areas where POS and natural greenspace are required, half of POS could be provided as part of the 17 sqm requirement).	Is the scheme in one of the areas identified as deficient in provision of natural or semi natural greenspace.	<p>IF YES Contribution to on or off site facility.</p> <p>IF NO No contribution required to upgrade existing facilities</p>	Yes
Allotment Provision	<p>Is the scheme in one of the areas identified as deficient in provision of allotment space shown on Figure 2.3</p> <p>Is existing allotment provision within the sub area less than 0.09ha/1000</p>	<p>IF YES Contribution to on or off site facility.</p> <p>IF YES Make contribution to improve quality of nearby allotment provision.</p> <p>IF NO No contribution required to upgrade existing facilities</p>	Yes
Built Facilities	Is the scheme in one of the areas deficient in access to either swimming pools and sports halls as shown on Figure 3.3 or 3.7.	<p>IF YES Contribution normally required for refurbishing or upgrading built facilities (Sports halls &amp; community halls) where the quality of the facilities (as assessed by the Council) shows that facilities need upgrading.</p>	No

5.65 Contributions are required for the following types of open space:

- Contributions towards public open space provision;
- Contributions towards children's play spaces;
- Contributions towards natural greenspace;
- Contribution towards providing upgraded allotment provision within 800m of the site; and

**Step 4: decide whether provision should be made on or off site.**

5.66 With reference to Table 5.6 the following types of provision are required:

- Contributions towards all of the type of provision outlined above should be provided off site.

**Step 5: Calculate Scale of Contribution**

5.67 With reference to Table 2.9 the level of contributions is derived as follows:

- Public open space =  $35 \times \text{£}277.32^* = \text{£}9,706$

\*as natural greenspace and children's play is required the standard is reduced to 6 sqm (17.5 - 8.5 as natural greenspace and 2.5 as children's play)

- Children's play spaces =  $4 \times \text{£}498.7 = \text{£}1,995$
- Natural Green space  $35 \times \text{£}139.57 = \text{£}4,885$
- Allotments =  $35 \times \text{£}29.03 = \text{£}1,016$

**Total off site open space contributions = £ 17,602**

5.68 For commercial developments the same process would be followed as above, but rather than using tables 5.3 and 5.4 to assess the number of people and child that the development would accommodate, the employment densities outlined in the English Partnerships Report would be used to calculate the number of workers.

5.69 If we assumed an example where a 36,000 sqm (gross external area) office building was being developed in the central sub area, in general the assumption would be that provision should be on site, however if we assume that on site provision is not

possible in this case because of site constraints, a contribution to off site provision would be required.

5.70 The workforce from such a building would be 1,894 (36,000 divided by 19 as there are 1 workspace per 19sqm of gross external floorspace). If we assume in this case that after looking at the Eligibility Criteria (Figure 5.1) only public open space is required the calculation of the contribution would be as follows:

- Public open space standard for workers = 0.74 sqm per worker
- Cost for open space =  $0.74\text{sqm} \times \text{£}46.22 = \text{£}34.2$  per sqm
- 1,894 employees x £34.2 = **£64,775 total contribution**

## **6. MEETING OPEN SPACE NEEDS AND PRIORITIES**

### **INTRODUCTION**

- 6.1 This section identifies the open space deficiencies within each of Camden's eight sub areas. Open Space deficiencies are measured against the standards identified in section 5. The Council assessment of quality/value and the Consultants site visits have been used to identify how open space needs can be met and how improvements can be prioritised.
- 6.2 The S106 priorities identified in this section have been informed by the quality and value assessment carried out by the Council and supplemented by our site visits. The Council Open Space Study provides an indication of some of the issues related to indoor sports provision, however it does not provide information on the quality of each of the indoor facilities, or any indication of the type of improvements that could improve facilities. Therefore it is not possible to prioritise investment for indoor facilities. However we have provided a list of the type of improvements to indoor provision that might be appropriate for S106 improvements.
- 6.3 It should be noted that some of the open spaces identified as of low quality or value in the Council's Assessment of Need have now been improved and therefore are not identified as an issue in this section.
- 6.4 Several of the open spaces that have been identified for potential improvements are within Council housing estate areas. The built up nature of Camden means that establishing new open space is often difficult, in some parts of the Borough. Where open spaces in housing estates are publicly accessible and not restricted to use by residents it is considered justifiable to use S106 contributions to upgrade the quality of these open spaces for wider public benefit.

### **CENTRAL SUB AREA**

- 6.5 Central sub area is a heavily built up area, there are concentrations of high residential density in the east of the sub area. Child density in general is low, except the north east and south east of the sub area. There are small pockets of deprivation in the north east and south east of the sub area, which coincide with public housing estates.

- 6.6 Central is characterised numerous London squares which are very small open spaces. A large number of open spaces are in private ownership and not accessible to the public. Of the open space that is publicly accessible, excluding the two largest spaces (Russell Square and Lincoln's Inn Field) the average size is 0.22 hectares. In general open spaces perform an informal recreational function, mostly for sitting out and relaxing, with some include children's play areas and other are used as community garden spaces. Central lacks a traditional multi-functional local park type open space.
- 6.7 The Central sub area has 14 identified housing sites with a total capacity of approximately 600 dwellings, however nearly all the housing sites are under 0.5 hectares and only one site is over one hectare, meaning that opportunities for new on site provision are limited.

*Open space needs*

- 6.8 The following open space needs have been identified within the Central sub Area
- Below recommended public open space quantity standard;
  - Large area of public open space deficiency in the east, deficiencies in north west and south west of sub area;
  - Currently no allotments within the sub area, however there is access to community gardens;
  - Areas of deficiency in access to nature conservation in the north west and south east corner of the sub area;
  - Deficiency in quantity of play areas, and in access to play areas in the east of the sub area and centre of the sub area;
  - Low Quality & Low Value open spaces include: Regent Square (Site 89), and Wicklow St open Space (site 113);
  - High Quality & Low Value open spaces include: Judd St Open Space (Site 59);

*Priorities for S106 funding*

- 6.9 The priority for investment and improvement in Central sub area will be to achieve quality improvements at those sites that are low quality or value, along with providing new play areas in areas of highest child population density in particular the east of

the sub area, and improving the biodiversity of existing public open spaces in areas of deficiency. The following improvements should be prioritised:

- Judd St Open Space – new improved seating, better signage to the space from the surrounding area, better historical interpretation of the site.
- Wicklow St Open Space – existing children’s play facilities and MUGA need considerable improvement if not replacement, improved maintenance regime.
- Investigate the potential of improving biodiversity of Tavistock square, and Cromer Street Housing estate.

### REGENTS PARK SUB AREA

6.10 Regents Park sub area is on the whole a low density area, although there are concentrations of high dwelling density in the south east of the sub area where there are several large housing estates. These areas of high density are also areas of high child population density and are some of the most deprived parts of the Borough. There are relatively few open spaces in this sub area, however a large part of Regents Park is within this sub area, providing residents of the sub area with easy access to a Metropolitan Park, which provides a range of informal and formal recreational facilities. The other publicly accessible open spaces in the sub area are mostly amenity spaces in housing estates and children’s play provision, all are under 0.5 hectares with the exception of the Regents Canal in the north of the sub area, which provides opportunities for walking and cycling.

6.11 There is only one identified development site in the sub area, a 0.08 hectare site in Hampstead Road with capacity for 13 units.

#### *Open space needs*

6.12 The following open space needs have been identified within the Regents Park sub Area:

- Small area of public open space deficiency in the south of the sub area;
- No public allotment sites in the sub area, although Augustus and Redhill private allotments are within the sub area, this allotment is within walking distance of most of the sub area;
- Deficiencies in the quantity of play provision and accessibility to play provision;

- High Quality and Low Value open space: Hampstead Road Open Space (Site 48);
- Low Quality and Low Value: Munster Square (site 77), Clarence Gardens (Site 27);

*Priorities for S106 funding*

6.13 The priority for investment and improvement in Regents Park sub area will be to achieve quality improvements at those sites that are low quality or value, along with providing new play areas in areas of highest child population density in particular the south of the sub area. The following improvements should be prioritised:

- Munster Square – Repainting railings, removal of graffiti, replanting and landscaping. Potential to improve cultural and social value of the site by creating links with adjacent church and housing areas with a view to hold small scale community events.
- Clarence Gardens – improve landscaping and introduce planting, repair and panting of existing fencing, improvements to existing hard landscaping.
- Hampstead Road open space – Improve quality of open space through replanting/landscaping, improved cleansing, increase the size and range of play equipment in the play area.
- There is potential to improve the amenity value of some of the open space within the Hampstead Road estate, by introducing improved hard and soft landscaping.
- Tolmers Square is situated in an area of public open space deficiency. The site is used informally as a kick about area. This small site could benefit from a redesign that provides dedicated children’s play and better landscaping.
- Albert street estate – improved planting and landscaping, provision of seating and children’s play both informal and formal provision.

**SOMERS TOWN SUB AREA**

6.14 Somers Town sub area is dominated by two of London’s major transport hubs in Kings Cross / St Pancras and Euston, meaning that large parts of the sub area are used as operational railway land. The area is predominantly low to medium

residential density at present however there are concentrations of high residential density north of Euston where some public housing estates are concentrated, and with the redevelopment of Kings Cross area new areas of high density development will be created in the east of the sub area. Deprivation and high child densities are an issue within Somerstown.

- 6.15 Somerstown has the fewest open spaces of any of the sub areas within Camden. Publicly accessible open space is mostly parks that are on the whole London squares, generally these have a limited functions providing areas for sitting out, and in some cases children's play, the amenity value of these spaces is important, providing a break from the built up area.
- 6.16 Somerstown is the sub area within Camden with the most future development opportunity either committed or planned. The Borough's two largest development sites are in this area Kings Cross railway lands, and Euston station which combined account for approximately 70% of the Borough's identified housing capacity. The Kings Cross development when completed will provide 10.5 hectares of public parks, squares and areas of public realm.

*Open space needs*

- 6.17 The following open space needs have been identified within the Somers Town sub Area
- Below recommended public open space quantity standard;
  - Public open space access deficiencies are limited to two small areas on east of sub area which are railway land;
  - Currently no allotments within the sub area and entire sub area beyond the catchment of an allotment;
  - Large area of deficiency in access to nature conservation areas;
  - High Quality and Low value open spaces: Goldington Crescent Gardens (site 42);
  - Low Quality and Low Value open space: Purchase Street Open Space (site 86);



*Priorities for S106 funding*

6.18 The new open space provided as part of the Kings Cross development will go a long way to meeting some of the needs within this sub area. The priority for investment and improvement in Somerstown sub area will be to achieve quality improvements at those sites that are low quality or value, and seek allotments and nature conservation areas. The following improvements should be prioritised:

- Purchase Street – Improve the quality of infrastructure in particular railings pathways, and the play area. Potential exists to provide a nature conservation area, which would help meet some deficiencies.
- Goldington Crescent Gardens – investigate potential to improve accessibility to site to reduce severance by major roads. Infrastructure maintenance in particular bins, seating and signage. Addition of dog waste bins.
- Charlton St open space – enhance existing facilities in particular provision of new seating and improvements to the play area.
- Euston station development provides a good opportunity to develop a new large public open space. The existing open space at the site could be reconfigured, and the potential to deck over part of the railway should be investigated. New open space should include childrens play, court based sports facilities and community gardens.

**KENTISH TOWN SUB AREA**

6.19 Kentish Town sub area is predominantly medium residential density area. There are some concentrations of high child density which correspond with public housing estates in the area. The highest levels of deprivation in the sub area are concentrated in the centre and south of the sub area, however most of the sub area scores highly on the IMD compared to London. Open spaces within the sub area are on average under 0.5 hectares, spaces are mostly small local parks and housing amenity greenspace. The largest publicly accessible space is Canteloves Garden which is a 1 hectare small local park providing a five-a-side pitch a play area and skate park along with some informal recreational grassland. Much of the private open space is green corridors along railway embankments.

6.20 Future development in the sub area is likely to be fairly limited there are currently no identified sites within Council's identified housing capacity.

*Open space needs*

6.21 The following open space needs have been identified within the Kentish Town sub Area:

- Below recommended public open space quantity standard;
- Small public open space deficiency area in north east of the sub area;
- Currently no allotments within the sub area and entire sub area beyond the catchment of an allotment;
- Large areas of deficiency in access to nature conversation in the east and centre of the sub area;
- Deficient in quantity of play provision, and access deficiencies centre, north east and south of the sub area;
- Low Quality and Low Value: Leighton Crescent Playground (site 65); College Gardens (Site 30); St Benets Ground (b) (site 100); Montpelier Gardens (site 75);
- High quality and Low Value: Falkland Place open space (Site 38)

*Priorities for S106 funding*

6.22 The priority for investment and improvement in Kentish Town sub area will be to achieve quality improvements at those sites that are low quality or value, seek allotments/community gardens, new play areas and improve the quality existing SINC of local importance, nature conservation areas. Develop the potential of the green corridors in the sub area to link Kentish Town with the wider greenspace network. The following improvements should be prioritised:

- Leighton Crescent Playground – potential to introduce small play area and need for replanting and landscaping.
- College Gardens – re-turfing and replanting
- Investigate the potential of developing the ‘missing links’ in the green corridors to improve access to the wider green network. In particular at the Kentish Town railway lands. If the area is redeveloped for industrial uses the new publicly accessible green corridors through the area should be provided.

## GOSPEL OAK SUB AREA

- 6.23 Gospel Oak sub area is a medium residential density area, Gospel Oak is characterised by numerous large scale public housing estates. Most of the sub area has high child population density, and most of the sub area scores highly on the IMD, in particular the south and north east of the sub area is deprived. Publicly accessible open space is limited to seven open spaces, although each of the housing estates has significant areas of amenity greenspace. The sub area has three reasonable sized small local parks of 1-1.6 hectares, Hawley Street, Gospel Oak and Talacre all of which include multi-use all weather pitches, children's play and informal recreational grassland.
- 6.24 Future development potential is largely concentrated in the south of the sub area, where there are three identified housing sites. These are all small sites of no more than 0.4 hectares and with total capacity for only 75 residential units.

### *Open space needs*

- 6.25 The following open space needs have been identified within the Gospel Oak sub Area:
- Below recommended public open space quantity standard;
  - Currently no allotments within the sub area and eastern side of the sub area beyond the catchment of an allotment;
  - Below children's play standard;
  - Large area of deficiency in access to nature conservation centre of sub area;
  - Low Quality and Low Value open spaces: Lismore Circus (Site 68)

### *Priorities for S106 funding*

- 6.26 The priority for investment and improvement in Gospel Oak sub area will be to achieve quality improvements at those sites that are low quality or value, seek allotments/community gardens, new play areas and improve the nature conservation value of existing open space. The following improvements should be prioritised:
- Lismore Circus – replace furniture with coordinated style to unify the area and create a new landscaped central seating area, remove and replace dead trees, introduce a play area.

- Investigate the potential of providing allotment/community garden space at Wendling Estate.
- Improve the nature conservation value of Talacre open space by providing a small 'wild area'.

### **BELSIZE PARK AND PRIMROSE HILL SUB AREA**

- 6.27 Belsize Park and Primrose Hill has low residential densities in the south of the sub area in the area surrounding Primrose Hill, the north of the sub is made up of mostly medium density residential areas with a small concentration of high density development in the north east corner. Child density is predominantly low with a small concentration of high child density in the centre of the sub area where the housing estates along Adeliade Road are located. Deprivation is not particularly an issue in this sub area, although the area around Adelaide Road is more deprived in comparison to the rest of the sub area.
- 6.28 Belsize Park and Primrose Hill has relatively few open spaces, with only 8 public open spaces. However the sub area does include Primrose Hill which is the Borough's only District Park. The remaining public open spaces in the sub area are very small, with the except of Swiss Cottage Open space which is just under 1 hectare, this space has been newly refurbished as part of the recent library and leisure centre, and includes five-side pitch, play area and hard and soft landscaped sitting out areas.
- 6.29 Future development potential is concentrated in the south of the sub area, where there are two small identified housing sites. These sites equate to a total of 0.49 hectares and with total capacity for only 26 residential units.

#### *Open space needs*

- 6.30 The following open space needs have been identified within the Belsize Park and Primrose Hill sub Area:
- Below recommended public open space quantity standard;
  - Areas of public open space deficiency in north of sub area and a small section in east
  - Currently below recommended allotments standard of 0.09ha standard most parts of the west and south east of the sub area are beyond the cathment of an allotment;

- Small area of deficiency in access to areas of nature conservation in the north west corner;
- Low Quality & Low Value open spaces: St George's Terrace (site 268);

*Priorities for S106 funding*

6.31 The priority for investment and improvement in Belsize Park and Primrose Hill sub area will be to achieve quality improvements within the housing estate open spaces along Adelaide Road, as well as seeking opportunities to meet deficiencies in access to play grounds and public open space in the north of sub area. The following improvements should be prioritised:

- Constable House Estate – Provision of MUGA or Basketball Court on hard surface area at eastern end of estate;
- Dorney House Estate - Improve the play area, new equipment and safety surfacing. Upgrade hard landscaping.
- Burnham House – Reinstate MUGA/basketball court. Amenity space could be improved by providing seating and improving the landscaping/planting.

**WEST SUB AREA**

6.32 West is a sub area of mixed residential density, with predominantly low or medium density housing areas although South Hampstead is a medium density area with some pockets of high density development. Public housing estates are concentrated in South Hampstead and on the periphery of the sub area. There are concentrations of deprivation within the south east of the sub area towards Kilburn and on the eastern side of the sub area. Child density on the whole is low, although the south of the sub area has areas of high child density.

6.33 West sub area is relatively well served by open space, however 65% of open spaces are private and not publicly accessible. There sub area has some reasonable sized Local parks within the sub area that play a role for children's play and informal sports, and recreation. The largest two are Kilburn Grange Park which is 3 hectares in size and includes tennis courts, five-a-side pitch, children's play areas and informal grassland, and Ainsworth Park which is 1.2 hectares in size and includes a five a-side-pitch, children's play and sitting out areas. The sub area has some large private open spaces including the Hampstead and Cumberland club, and Hampstead Cemetery. Although Hampstead Cemetery is privately owned it is open to the public, and it is used as by residents for walking.

6.34 Future development potential is largely concentrated close to West Hampstead station, where there are five identified housing sites. There are seven identified sites within the sub area, all small sites of which total 2.56 hectares and with total capacity of approximately 200 residential units.

*Open space needs*

6.35 The following open space needs have been identified within the West sub Area:

- Below recommended public open space quantity standard;
- Large areas of public open space deficiency in the south of the sub area and along the eastern boundary, also small areas of deficiency on the north west sub area;
- Currently no allotments within the sub area and most of the sub area is beyond the catchment of an allotment;
- Large area of deficiency in access to nature conservation in south of the sub area;
- High Quality and Low Value open spaces: Quex Road Playground (site 87), Sumatra Road Playground (site 101);
- Low Quality and Low Value open spaces: Hillfield Road Open Space (site 55) Iverson Road Open Space (site 58) Maygrove Open Space (site 70);
- Low Quality and High Value open spaces: Broadhurst Copse (site 15); Maygrove Peace Park (site 71);

*Priorities for S106 funding*

6.36 The priority for investment and improvement in Belsize Park and Primrose Hill sub area will be to achieve quality improvements at those spaces that have been assessed as being of poor quality or value, as well as seeking opportunities to meet deficiencies in access to play grounds and public open space in the south and east of the sub area. The following improvements should be prioritised:

- Quex Road Playground – improve amenity value by planting shrubs around edge of play area.

- Maygrove Peace Park –improved signage, improvements to pathways and hard landscaping, provide new seating and dog bins.
- Maygrove Open Space – improve maintenance of equipment, in particular resurfacing of games court, provision of signage, more seating and bins.
- Mortimer Estate – improve the recreational value of the space by providing more seating areas, a small children’s play area and or MUGA. There is also potential to introduce a small community garden.

### **HAMPSTEAD AND HIGHGATE SUB AREA**

- 6.37 Hampstead and Highgate is an area of predominantly low residential densities. Child densities to the West of Hampstead Heath are low, and are medium in Highgate to the east. The sub area is the least deprived of all the sub areas, with no output areas in the sub area coming in to the top 20% most deprived in London.
- 6.38 The sub area is dominated by Hampstead Heath, which makes up 68% of all Camden’s publicly accessible open space. The Heath is Metropolitan park which includes sports facilities including a Lido, Athletics track and sports pitches, as well as providing large areas of natural woodland and heathland that provide space for informal recreational pursuits. In addition to Hampstead Heath the north east of the sub area is dominated by several large open spaces, however many of these are private open spaces, with the exception of Waterlow Park. Waterlow parkt includes historic Lauderdale House and its formal terraced gardens, tennis courts a small play area and informal recreational grassland. Highgate Cemetery is adjacent to Waterlow park and although privately owned is accessible to the public and provides a natural woodland setting for walking and appreciation of the historic value of the site.
- 6.39 Future development in the sub area is likely to be very limited, there is however one identified housing site in the north of the sub area at Athlone House which is identified as coming forward this year. The site is 4.89 hectare and has capacity for 27 residential units.

#### *Open space needs*

- 6.40 The following open space needs have been identified within the West sub Area
- Public open space deficiency along the western side of the sub area, along with area of deficiency in the south east corner;

- Reasonably well served by allotments although currently below recommended allotments standard of 0.09ha standard, most significant area of access deficiency is in the south east corner of the sub area;
- Small area of deficiency in access to nature conservation in the south west corner of the sub area;
- Lack of children's play areas, significantly in the south east of the sub area where there is an area of high child density.
- Low Quality and Low Value open space: Bell Moor (Site 8); Speedan Close Play Area (Site 262);
- High Quality and Low Value open spaces: Burlington Court Triangle (Site 19);
- Low Quality and High Value open spaces: Hampstead Green (Site 46); Highgate Enclosures (Site 53);

*Priorities for S106 funding*

6.41 The priority for investment and improvement in Hampstead and Highgate area sub area will be to achieve quality improvements at those spaces that have been assessed as being of poor quality or value, as well as seeking opportunities to meet deficiencies in access to play areas in south east of the sub area. The following improvements should be prioritised:

- Hampstead Green – improved lighting, provide additional seating. Improve historical value of the site by introducing historical interpretation boards. Provide more pathways;
- Highgate Enclosures – Provide children's play area, provide additional seating, improve signage, and improve accessibility with the surrounding housing areas.



### **INDOOR SPORTS PROVISION PRIORITIES**

- 6.42 The Council should carry out a detailed assessment of quality of existing facilities in order to inform the priorities for improving quality of indoor sports provision.
- 6.43 There are however several issues that should also be addressed in particular relating to sports halls.

#### *Access*

- 6.44 There is a need to improve access to sports hall provision to residents living further than 15 minutes journey time from existing facilities. In particular areas identified on Figure 3.7. To address deficiencies in access to sports halls the possible options include:
- Assisting potential users in reaching other facilities beyond the 15 minute journey time;
  - Improve access to halls with no public access prioritising those located within deficiency areas;
  - Enhancing the sports function of community centres to enhance their role in catering for sporting needs; and
  - Encourage use of school facilities to which there is limited or restricted public access at present through improving the attractiveness of facilities or the range of facilities provided.