



East

Finchley Road O2

Open space and landscape
explanatory note

R03 21/09/2022

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The Proposed Development is a landscape led masterplan where play is integrated within the public realm and open space.

This document explains the approach taken to open space provision. It describes the different categories of open space that are proposed across the site and how this relates to the relevant planning policies and standards.



Water play in landscape

London Plan Policy S4 sets out that development proposals for schemes that are likely to be used by children and young people should increase opportunities for play and informal recreation and enable children and young people to be independently mobile.

Additionally, Policy S4 states that for residential developments proposals should incorporate good quality and accessible play provision for all ages.

Part B(2) of the policy sets out that: “at least 10 square metres of playspace should be provided per child that:

- a) Provides a stimulating environment
- b) Can be accessed safely from the street by children and young people independently
- c) Forms an integral part of the surrounding neighbourhood
- d) Incorporates trees and/or other forms of greenery
- e) Is overlooked to enable passive surveillance;
- f) Is not segregated by tenure”.

Policy A2 of Camden’s Local Plan states that in order to secure new and enhanced open space and ensure that development does not put unacceptable pressure on the Borough’s network of open spaces, the Council will “apply a standard of 9 sq. m per occupant for residential schemes and 0.74 sq. m for commercial developments”.

The Open Space CPG mirrors the open space requirements set out in Policy A2 and the London Plan standards on play space (10 sq. m per child). The CPG does, however, make an exception by recognising that the 9 sq. m of open space requirement per resident would, reasonably, already include an allowance for play provision and consequently the Council will seek an additional 6.5 sq. m per child (instead of the Mayor’s 10 sq. m per child).



Landscape-led masterplan

1. Landscape-led Masterplan

A core principle of the Masterplan is to provide over 50% of the site as public realm.
 Parameter plan 19066 x (02) P103 shows the proposed development plots and public realm. This indicates the maximum extent of the development plots and therefore the minimum extent of the public realm.

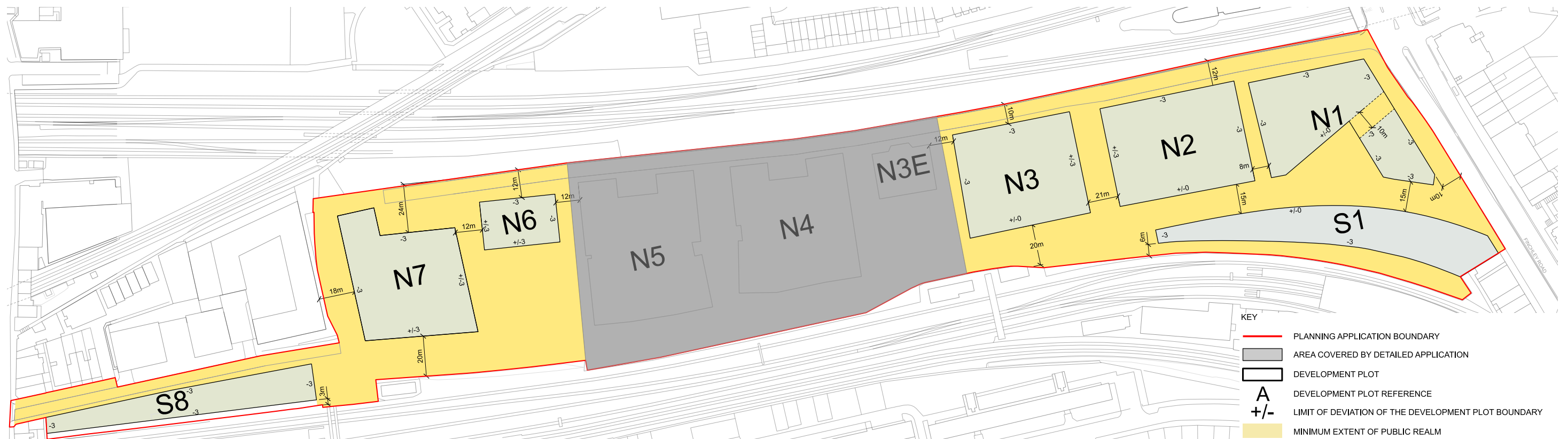
The public realm on the parameter plan extends to **31,813** sq. m equating to **55%** of the total site area.

Application site area (sq.m)	57791	100%
Development plots	25978	45.0%
Public realm	31813	55.0%

The term 'public realm' excludes the podium gardens and roof gardens which are defined as private open space and are located within the development plots.

The public realm is broken down in the different following categories (next page).

Parameter plan 19066 x (02) P103 showing the minimum extent of public realm



2. Public realm



Shared surface square in St Leonard's Street



Healthy streets and planted pavements



Playful landscapes



Green linear routes and pathways

The public realm is broken down in different categories which are defined by different characteristics and uses. The landscape-led masterplan has 4 public realm areas :

- Roads
- Shared surface
- Pavements and paths
- Parks and squares (incl. 4 210 sq. m of play)

Roads	5551	(sq.m)
Shared surface	1706	(sq.m)
Pavements and paths	8034	(sq.m)
Parks and squares (incl. of 4210 sqm. of play)	16522	(sq.m)
Total public realm	31813	(sq.m)

Roads are defined by any hard surface publicly accessible by any vehicle at any time given and for which this vehicle has priority.

Shared surface refers to any predominantly hard surface publicly accessible by any vehicle though for which pedestrians have priority. The shared surfaces proposed in the masterplan are green (incl. rain gardens and planters), offer permeable surfaces (grass cretes) and seating (stone edges to planters and gardens) and the ground treatments are textured and varied.

Pavements and paths are publicly accessible routes where pedestrians have priority and motorised vehicles are forbidden. Throughout the masterplan, the pavements and paths are mostly tree planted, offer areas of soft landscape and seasonal low planting with seating and street furnitures.

Parks and squares are any publicly accessible landscaped areas offering varied and rich greenery as well as a diverse range of uses for the community. There is **4 210** sq. m of play space integrated in to the parks and squares. If this is deducted, the area of the remaining parks and squares totals **12 312** sq. m .



2a. Pavements, paths and shared surfaces



Pavement with breathing space and spill-out sitting areas similar to Finchley square wide access routes

The pavements, paths and shared surfaces in the masterplan have been designed to be green, accessible, inclusive and be multi-use. Some of these spaces have a civic character, consisting of meeting points, seating areas, and public facilities such as cycle parking, benches and public amenity terraces. The design of these spaces is diverse and rich through its palette of colours, textures, materials and variety of planting. They account for a total of **9 740 sq.m.** which is **31%** of the total of public realm.



Artist impression of the entrance mats on Blackburn Road



Example of a planted shared surface with a diversity of uses

2b. The parks and squares



Grasses and pathways for a Community Green



Soft landscape and tree bosque in Town Square

The landscape-led Masterplan offers 5 main spaces that fall under the parks and squares public realm category.

Town Square	3100	(sq.m)
Linear Park	6458	(sq.m)
Linear Park East	5387	
Linear park West	1071	
Central Square	1763	(sq.m)
Community Green	3572	(sq.m)
Billy Fury Yard	1629	(sq.m)
Billy Fury Yard North	1289	
Billy Fury Yard South	340	
Total of parks and squares	16522	(sq.m)

These are the following :

New Town Square : predominantly hard surface and pedestrian only, the new town square offers a variety of shops and amenities to the community along with some outdoor amenities such as raised landscaped platforms, rain gardens, trees bosques and seating areas for meeting, relaxing, having lunch and others.

Linear Park : a tree lined green and naturally landscaped linear route with pockets of greenery for seating and relaxing, some playful equipments amongst denser planting and long vistas.

Central Square : offers a mesh of play and community uses amongst a planted green park with permeable pathways and soft edges to buildings.

Community Green : Predominantly soft landscape with tall native trees and areas of wild and amenity grass with an emphasis around health and sport uses.

Billy Fury Yard : A mixed area between soft and hard landscape, the Yard is an open surface mixing smooth hard pavings with more planted and soft areas with benches and offering some potential for informal play as well.



2c. Play space within the parks and squares



Park activities and play



All ages and genders play and leisure areas

The play space proposed throughout the masterplan is fully integrated to the design of the parks and squares and caters for a wide range of users, ages and genders.

The amount of play space located in the parks and squares is **4 210 sq. m.**

When the play space is deducted, the parks and squares measurement is **12 312 sq. m.**

This approach is fully supported by Policy S4 in the London Plan which states that play space should “form a integral part of the surrounding neighbourhood.”



2d. Play space character

Doorstep Play (0-4 yrs old)



This is a landscaped space that includes engaging play features for children under 5 that are close to their homes, and places for carers to sit and talk. It is located within direct access from dwellings and podiums (to promote a sense of security) and designed as a coherent part of the development with effective overlooking and active and passive surveillance. Features will include grass mounds, raised walls, steps, playable sculpture, stepping stones and edible planting. Sensory play and play for the less able children is to be provided.

Play-on-the-Way and trim trail (all ages)



Areas will create opportunities for incidental play that become an integral part of the landscape along people's daily routes, with or without a carer. The Play-on-the-way will particularly emphasise the presence of the water on site and the playfulness will be integrated to the sustainable drainage features. Areas of trim trail will be found closer to the active edge, along with some train spotting locations.

Equipped Play (5-11 yrs old)



Play area with age appropriate play features including changes in levels, kick about areas, swings, slides and climbable features. These areas will allow children to develop skills of co-operation, balancing and communication. The play equipment can be natural or colorful depending on the themes of the play area.

Teenage friendly (11+ yrs old)



Social space appealing to young people that ensures sociable seating, including opportunities for informal skating and other wheeled facilities. Multiple entrances and a proximity to public toilets will make it a safe, open and welcoming environment and ensure this space can be used by all.

Play provision within the masterplan will be integrated in the public realm via a series of spaces predominantly running along the linear park and the active edge provided by the landscape proposal.

Play-on-the-way will feature at regular intervals along the route as to accentuate the East-West connection and a trim trail oriented space will be provided in the detailed phase.

A non-standard MUGA is proposed on the southern edge of the site to allow for organized games within a purpose built space for older children. The MUGA will be further defined later in this document but it is key to ensure that this element is carefully considered and designed to be an open and inclusive space for all.

Along with the more formal play, the podiums steps leading up to the plot N4 and N5 will provide an ideal meeting place to hang out with friends, play cards or have lunch in the sun surrounded by greenery.

The objectives for the scheme:

- To provide a variety of opportunities for play, embedded throughout the scheme
- To provide, through a playable and naturalistic landscape, an opportunity for children to meet and socialise
- To provide appropriate spaces that meet the needs of a range of ages and abilities

These spaces will include both incidental playable space and dedicated and equipped play spaces. Incidental playable space will be less defined and more naturalistic, bending in the landscape and nature such as the 'Play on the way'; some playable forms and platforms; steps and boulders.

2d. Play space character



Sand surfacing for 'bring-your-own-game' such as Molki, Petanque and other teenagers+ play



Seating areas and smooth surfaces provided for informal play and hang out areas

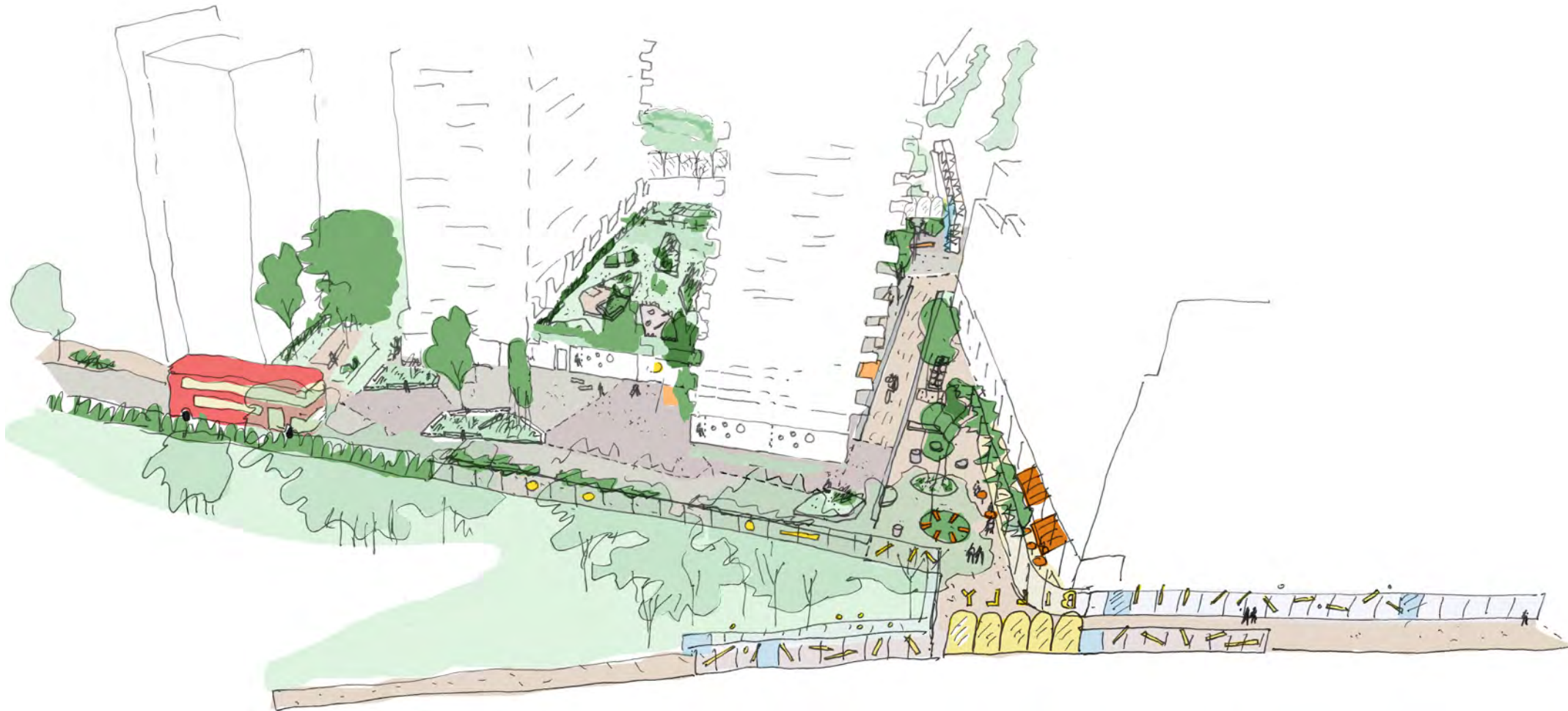


Fixed play furnitures dotted around

Some of the youth play (11+ and 15+) is located by the NIDO on the West end side of the site.

The new space named Billy Fury Yard, is designed to open up the North and South connections and link Billy Fury way and Granny Dripping steps together. The proposal offers long vistas by dint of an unobstructed public space planted with tall mature trees. The new NIDO space will connect the ground floors of the student accommodation and of the new N7 block, offering a new dialogue between both amenity spaces. The areas is well over-looked by both blocks and their uses and will benefit from a thoughtful signage and lighting strategy.

Youth play will be dotted around the space in an informal way, and its detailed design will be informed by the youth engagement workshops we are doing, to make sure that it caters to a wide range of young users.



NIDO's smooth surfaces and opened vistas for youth play and public amenities

3. Private open space



Naturalistic play for young children



Informal and overlooked play on podiums



Roof terraces amenities and planting



Roof terraces allotments and food growing facilities

In addition to the public realm, the masterplan includes a range of private spaces to be used by its residents. These spaces are :

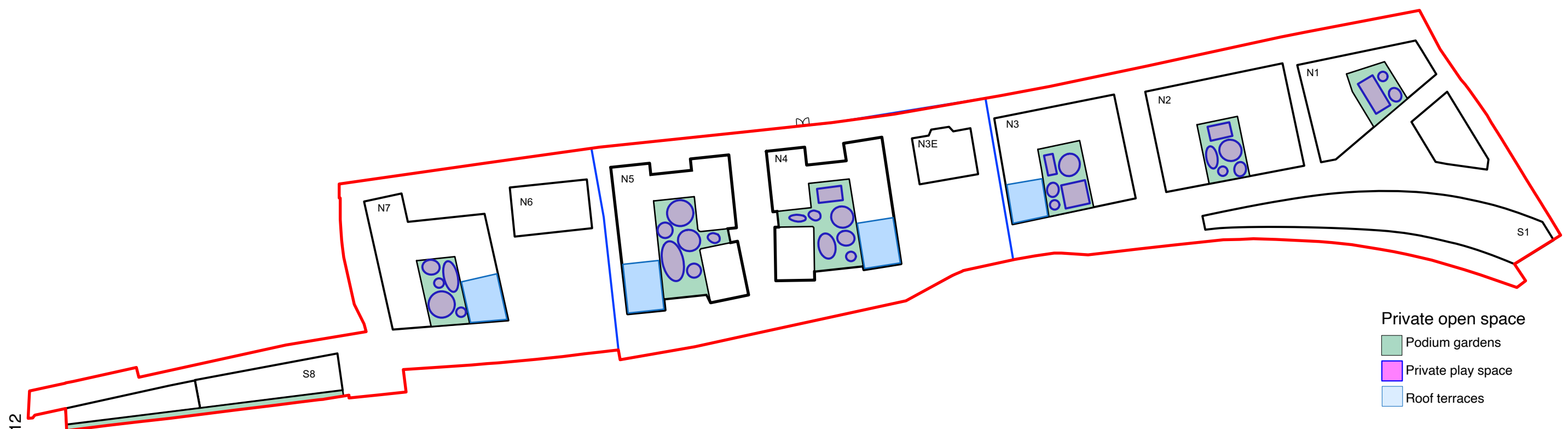
- Podium gardens
- Podium play space
- Roof terraces

In these space we will find areas to sit and relax, landscaped biodiverse areas, doorstep play, food growing allotments and areas to gather.

Podium gardens (incl. of play space)	4930	(sq.m)
Podium gardens (not incl. of play space)	3060	(sq.m)
Podium play space	1870	(sq.m)
Roof terraces	1598	(sq.m)
Detailed plots	802	(sq.m)
Outline plots	796	(sq.m)
Total of private open space	6528	(sq.m)

These private spaces account for **6 528** sq. m of private open space which is available to the residents of each block.

The play space contained in the private open space equates to **1 870** sq. m.



4. Assessment of play space provision

The assessment of play space provision set out below is based upon the detailed planning application scheme and the indicative masterplan scheme for the outline part of the application.

Playspace requirements are calculated on the basis of the child yield and the masterplan provides 10 sq. m of play space per child and is compliant with the London Plan.

The tables below indicate the expected Child Yield in the illustrative masterplan (detailed and outline phases) and the play space provisions per age groups distributed across the masterplan.



SuDs and informal water play



Playful greens in the Central Square and Community Green

Age group	DETAILED PHASE	OUTLINE PHASES	ILLUSTRATIVE MASTERPLAN
0 to 4	92	171	263
5 to 11	71	131	202
11 to 15	33	61	94
16+	17	32	49
TOTAL CHILDREN	213	395	608

Play Space Requirement - Detailed Phases				
All ages (sqm.)	0 to 4 yrs old (sqm.)	5 to 11 yrs old (sqm.)	11 to 15 yrs old (sqm.)	16+ yrs old (sqm.)
2130	920	710	330	170

Play Space Requirement - Outline Phases				
All ages (sqm.)	0 to 4 yrs old (sqm.)	5 to 11 yrs old (sqm.)	11 to 15 yrs old (sqm.)	16+ yrs old (sqm.)
3950	1710	1310	610	320

Play Space Requirement Total	6080	2630	2020	940	490
Play Space Provision	6080	2630	2020	940	490

The overall play provision offered is **6 080** sq. m which is in line with the London Plan requirement of 10 sq. m per expected child.



4. Assessment of play space provision



Equipped Play (5-11 yrs old)



Play-on-the-Way and trim trail (all ages)

Some of the play space is provided in the public realm (4 210 sq. m). The remainder is located in the podium gardens within the development plots as shown on the diagram below. The podium gardens are classified as private open space. The overall play space provided meets the GLA requirements per age groups as shown in this table below :

	All ages (sqm.)	0 to 4 yrs old (sqm.)	5 to 11 yrs old (sqm.)	11 to 15 yrs old (sqm.)	16+ yrs old (sqm.)
Play Space Requirement Total	6080	2630	2020	940	490
Play Space Provision	6080	2630	2020	940	490

As set out above, playspace has been provided in the public realm and in the private realm with the following breakdown :

Parks and squares play space provision	4210	sqm.	69%
Private podium gardens play space provision	1870	sqm.	31%
Total Illustrative Masterplan Play Provision	6080	sqm.	100%



5. Assessment of Open Space provision



Play and seating at the podium steps, overlooking the linear route

The Camden Local Plan requires 9 sqm. of open space per resident and 0.74 sq. m per employee. The Chapter 15 of the Environmental Statement by Plowman Craven shows that the total open space requirement for the masterplan is 33,460 to 33,618 sq. m as shown in the table below :

Open space	Open Space Space Requirement (sqm)		
	Detailed	Outline	Total
Open space demand from residents (9sqm.)	11,232	21,825	33,057
Open space demand from employees (0.74sqm.)	83 to 109	320 to 452	403 to 561
Total in sqm.	11,315 to 11,341	22,145 to 22,277	33,460 to 33,618

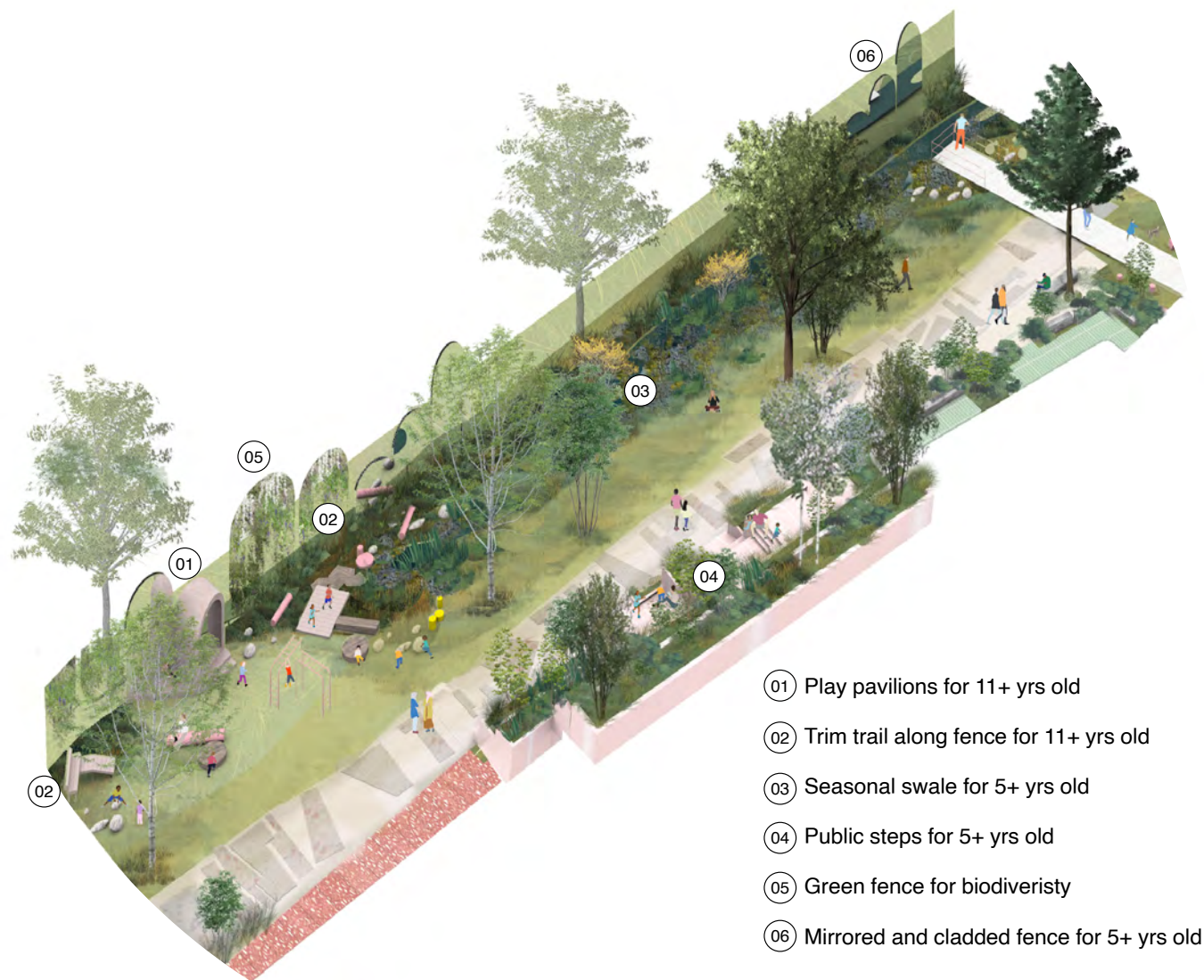
As agreed with Officers the Open Space calculation is based on the Parks and Squares including the play space. This is set out in the table below :

Parks and squares (incl. of 4210 sqm. of play)	16522	(sq.m)
Total open space	16522	(sq.m)

This is less than the Camden Local Plan policy requirement and the applicant is proposing to make a payment under the S.106 agreement to offset this, in accordance with policy A2 of the Local Plan.

With the public play space added in to the open space figure, the adjusted total of **16 522 sq. m** equates to **49%** of the open space policy requirement (33,460 to 33,618 sq. m).





- 01 Play pavilions for 11+ yrs old
- 02 Trim trail along fence for 11+ yrs old
- 03 Seasonal swale for 5+ yrs old
- 04 Public steps for 5+ yrs old
- 05 Green fence for biodiversity
- 06 Mirrored and cladded fence for 5+ yrs old

View of the linear park active edge and landscape

A number of mitigating factors need to be taken into account. These are as follows:

1) Private Open Space and Playspace

- There is a large amount of private open space that is not taken into consideration in the calculations. This provides a significant amount of open space to the residents and takes the pressure off the public open spaces within the masterplan. The private podium gardens equate to **4 930 sq. m** (including play space). There is further private open space at roof level of **1 598 sq. m**.

- The total private open space and play space amounts to **6 528 sq. m**.

2) Additional high-quality public realm throughout the site

- The pavements, paths and shared surfaces in the masterplan have been designed to be green, accessible, inclusive and will be multi-use. Whilst these have not been included in the public open space figure, some of these will have a clear civic character and function, consisting of meeting points, seating areas, and public facilities such as cycle parking, benches, and public amenity terraces;

- The pavements, pathways and shared surfaces amount to **9 740 sqm.**

If the public open space calculation (as set out on page 15 of this document) is added to the pavements, pathways and shared surfaces the total space would be as follows, showing the **26 262 sq. m** which is **79%** of the open space policy requirement :

Shared surface	1706	(sq.m)
Pavements and paths	8034	(sq.m)
Parks and squares (incl. of 4210 sqm. of play)	16522	(sq.m)
Total open space	26262	(sq.m)



The landscape-led masterplan provides **31,813 sq. m** of public realm, equating to **55.1%** of the site area. A significant proportion will be green space. This public realm will deliver a significant benefit to the local environment and community.

Camden's standard for public open space provision for residential development, as set out in Policy A2, is 9 sq. m per resident. The Open Space CPG cross refers to the London Plan play space standard of 10 sq. m per child. However, it notes that "as the 9 sq. m of open space already includes an allowance for any play provision, we will expect an additional 6.5 sq. m of play provision, rather than the 10 sq. m standard" set out in the London Plan. Policy A2 sets out that the Council will give priority to play facilities and the provision of amenity spaces which meet residents' needs where a development creates a need for different types of open space.

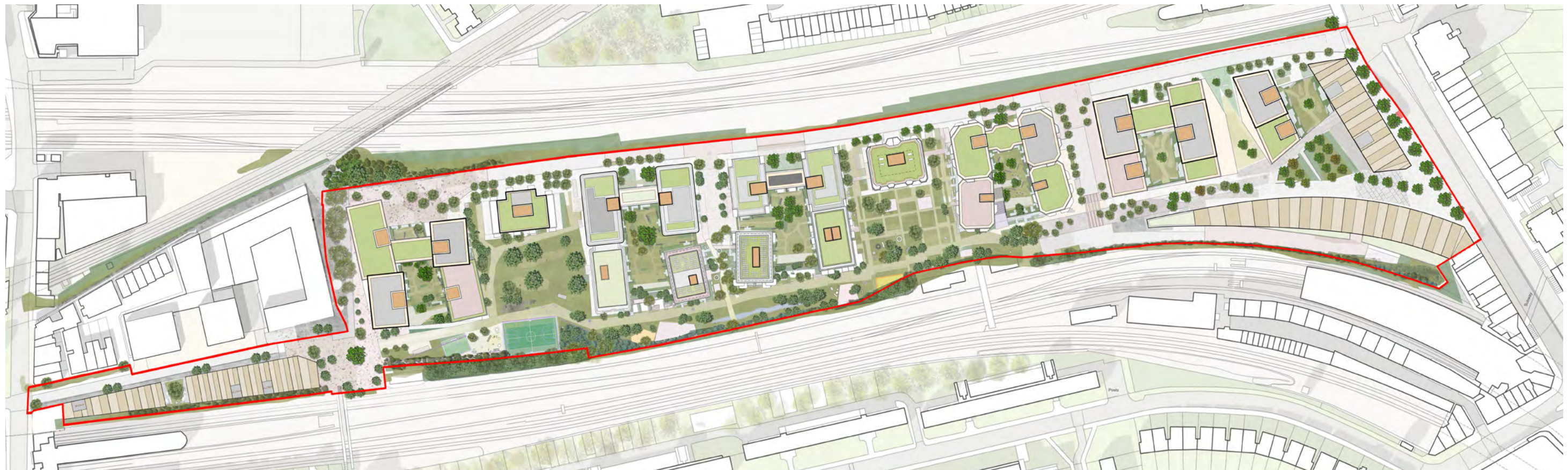
In this case, the masterplan has prioritised the provision of play space, as the aim has been to fully meet the needs of families.

The play space provision has not been adjusted down to the 6.5 sq. m per child standard set out in the CPG.

The amount of public open space including play space (**16,522 sq. m**) is less than the full amount required by Local Plan Policy A2. The masterplan would provide approximately 49% of the total amount of open space required by policy. Therefore, the applicant is proposing to make a payment under the S106 agreement to offset this in accordance with Policy A2.

It is considered that the policy compliant level of play space proposed across the site will help to mitigate the shortfall in public open space, as will the generous amount of private open space provided on site in the podium gardens and roof terraces, as both will take pressure off the public open space.

The paths and pavements have not been included in the **16,522 sq. m** but would provide high quality public spaces that will provide civic value. If these spaces were included in the total open space figure it would result in **26,262 sq. m** which is **79%** of the open space policy requirement.



Landscape-led masterplan

Thank You