

## Lower Quality/Higher Value (- +)

**5.26** These spaces meet or exceed the proposed standard for value but fall short on the proposed quality standard. These sites will most likely contain the features, facilities and attributes that is expected of the type and size of open space but their condition may be poor and the site may be failing to achieve the expected standards of maintenance and management. Hard landscape features may be tired, broken, or beyond their useful life.

**5.27** These sites provide most opportunity for 'quick wins' of improving open space provision through enhanced management and maintenance and repair of equipment. A lack of good management and maintenance can also impact perceptions of safety, therefore work should also be undertaken to ensure open spaces are welcoming and feel safe for use by the local community.

## Lower Quality/Lower Value (- -)

**5.28** Enhancing both the quality and value of these sites should be considered a priority, particularly in areas which suffer from a deficiency in access to, or quantity of, multifunctional publicly accessible open space.

**5.29** The categorisation of sites is intended for strategic planning and management of open space. The exact nature of any required enhancements will need to be determined on a site-by-site basis. Reference can also be made to individual audit forms to better understand how sites may be underperforming. It is known that some open spaces will be subject to enhancement schemes through the HS2 assurance scheme. The site audits were carried out prior to this work being undertaken; therefore, it should be noted that the overview of quality and value will change over the coming years.

**5.30** Quality and value scores and performance against relevant benchmarks for each site is set out in Table 5.4 to Table 5.9. The quality and value

performance of sites is also considered alongside accessibility in subsequent chapters.

**5.31** The following tables set out the results of the audit. The tables indicate how each site performs against the proposed benchmark quality and value standards (for the relevant typology and level of the hierarchy). This is displayed as follows:

**Table 5.3: Symbols and colour coding used in audit results tables**

Symbol and Colour Coding	Description
++	Higher quality/Higher value
+	Higher quality/Lower value
- +	Lower quality/Higher value
--	Lower quality/Lower value

Table 5.4: Quality and value - Parks

LUC Site ID	Name	Typology and Hierarchy	Proposed Quality Standard	Proposed Value Standard	Quality Score	Value Score	Q/V
1	Regent's Park	Metropolitan Park	110	40	113	43	++
35	Gordon Square Garden	Small Local Park	48	18	70	23	++
18	Cartwright Gardens	Small Local Park	48	18	69	23	++
75	Tavistock Square Gardens	Small Local Park	48	18	65	25	++
25	Cumberland Market	Small Local Park	48	18	55	18	++
3	Amphill Square	Small Local Park	48	18	48	15	+
19	Polygon Road Open Space	Small Local Park	48	18	46	20	- +
56	Purchase Street Open Space	Small Local Park	48	18	43	19	- +
47	Oakley Square Gardens	Small Local Park	48	18	42	20	- +
37	Harrington Square Gardens	Small Local Park	48	18	35	14	--
39	Bramber Green	Pocket Park	39	13	65	22	++
41	Levita House	Pocket Park	39	13	63	18	++
42	Levita House 2	Pocket Park	39	13	63	18	++
78	Tolmers Square	Pocket Park	39	13	57	18	++
32	Gardens of Friends House	Pocket Park	39	13	57	17	++
84	St Pancreas New Church Ground	Pocket Park	39	13	55	17	++
36	Harrington House	Pocket Park	39	13	54	14	++
33	Gloucester Gate	Pocket Park	39	13	48	11	+
38	Hawkshead Estate	Pocket Park	39	13	46	13	++
50	Ossulton Street Pocket Park	Pocket Park	39	13	45	12	+
80	Walker House	Pocket Park	39	13	45	8	+

LUC Site ID	Name	Typology and Hierarchy	Proposed Quality Standard	Proposed Value Standard	Quality Score	Value Score	Q/V
20	Chester Terrace	Pocket Park	39	13	44	12	++
82	Windsor House (PaG)	Pocket Park	39	13	43	9	+
16	Capital City College Group	Pocket Park	39	13	41	13	++
40	Langdale Estate	Pocket Park	39	13	41	11	+
12	Camberley House	Pocket Park	39	13	39	7	+
61	Regent's Park Estate 9 (Part 3)	Pocket Park	39	13	38	11	--
69	Regent's Park Estate 5	Pocket Park	39	13	38	8	--
74	Swinley House	Pocket Park	39	13	35	7	--
46	Munster Square	Pocket Park	39	13	34	12	--
22	Clarence Gardens	Pocket Park	39	13	31	12	--
70	Somers Town Estate	Pocket Park	39	13	31	9	--
68	Regent's Park Estate 5	Pocket Park	39	13	29	13	- +
62	Regent's Park Estate 8	Pocket Park	39	13	26	10	--
28c	Curnock Street Estate Open Space	Pocket Park	39	13	15	9	--
28a	Curnock Street Estate Open Space	Pocket Park	39	13	15	8	--
28b	Curnock Street Estate Open Space	Pocket Park	39	13	15	8	--

**Table 5.5: Quality and value - Natural and semi-natural greenspace**

LUC Site ID	Name	Typology and Hierarchy	Proposed Quality Standard	Proposed Value Standard	Quality Score	Value Score	Q/V
85	ZSL Car Park	Small Local Natural and Semi-Natural Green Space	48	12	42	18	- +

**Table 5.6: Quality and value - Amenity green space**

LUC Site ID	Name	Typology and Hierarchy	Proposed Quality Standard	Proposed Value Standard	Quality Score	Value Score	Q/V
14	Camden High Street Estate	Amenity Green Space	21	10	37	8	+
31	Oakshott Court	Amenity Green Space	21	10	19	8	--
44a	Mayford Space	Amenity Green Space	21	10	19	9	--
66	Regent's Park Estate 2 (Part 1)	Amenity Green Space	21	10	21	6	+
67	Regent's Park Estate 2 (Part 2)	Amenity Green Space	21	10	12	6	--
7	Bagshot House (Part 1)	Amenity Green Space	21	10	42	7	+

**Table 5.7: Quality and value - Civic space**

LUC Site ID	Name	Typology and Hierarchy	Proposed Quality Standard	Proposed Value Standard	Quality Score	Value Score	Q/V
11	British Library Forecourt	Small Civic Space	48	16	69	20	++
29	Fitzroy Square	Pocket Civic Space	37	12	37	14	++
58	Regent's Park Estate 6	Pocket Civic Space	37	12	43	11	+
64	Regent's Palace	Pocket Civic Space	37	12	67	16	++
65	Regent's Place – Regent's Plaza	Pocket Civic Space	37	12	76	19	++
86	Hampstead Road	Pocket Civic Space	37	12	67	16	++

**Table 5.8: Quality and value - Allotment and community garden**

LUC Site ID	Name	Typology and Hierarchy	Proposed Quality Standard	Proposed Value Standard	Quality Score	Value Score	Q/V
4	Augustus and Redhill Allotments	Allotment and Community Garden	36	14	36	14	++
51	Pangbourne Allotments	Allotment and Community Garden	34	12	34	12	++
73	Story Garden	Allotment and Community Garden	70	35	70	35	++

**Table 5.9: Quality and value - Provision for children and teenagers**

LUC Site ID	Unique Play ID	Name	Play Type	Proposed Quality Standard	Proposed Value Standard	Quality Score	Value Score	Q/V
70	70a	Somers Town Estate	0-5	6	12	5	12	- +
69	69a	Regent's Park Estate 5	0-5	6	12	4	9	--
28c	28ca	Curnock Street Estate Open Space	0-5	6	12	4	13	- +
56	56a	Purchase Street Open Space	0-5	6	12	6	17	++
24	24	College Place Estate Play Area	0-5	6	12	4	11	--
77	77b	The Warren	0-5	6	12	7	10	+
5	5	Augustus House Play Area	0-5	6	12	7	8	+
46	46a	Munster Square	5-11	6	19	6	23	++
25	25c	Cumberland Market	5-11	6	19	7	22	++
19	19a	Polygon Road Open Space	5-11	6	19	6	27	++
26	26	Cumberland Market Playground	5-11	6	19	4	20	- +
49	49b	Ossulston Estate Open Space	5-11	6	19	6	19	++
17	17	Cartmel Estate	5-11	6	19	5	18	--

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LUC Site ID	Unique Play ID	Name	Play Type	Proposed Quality Standard	Proposed Value Standard	Quality Score	Value Score	Q/V
28d	28d	Curnock Street Estate Open Space	5-11	6	19	4	18	--
3	3b	Amphill Square	11+	6	19	6	19	++
39	39a	Bramber Green	11+	6	22	5	12	--
1	1b	Regent's Park	11+	6	22	7	34	++
1	1a	Regent's Park	11+	6	22	6	33	++

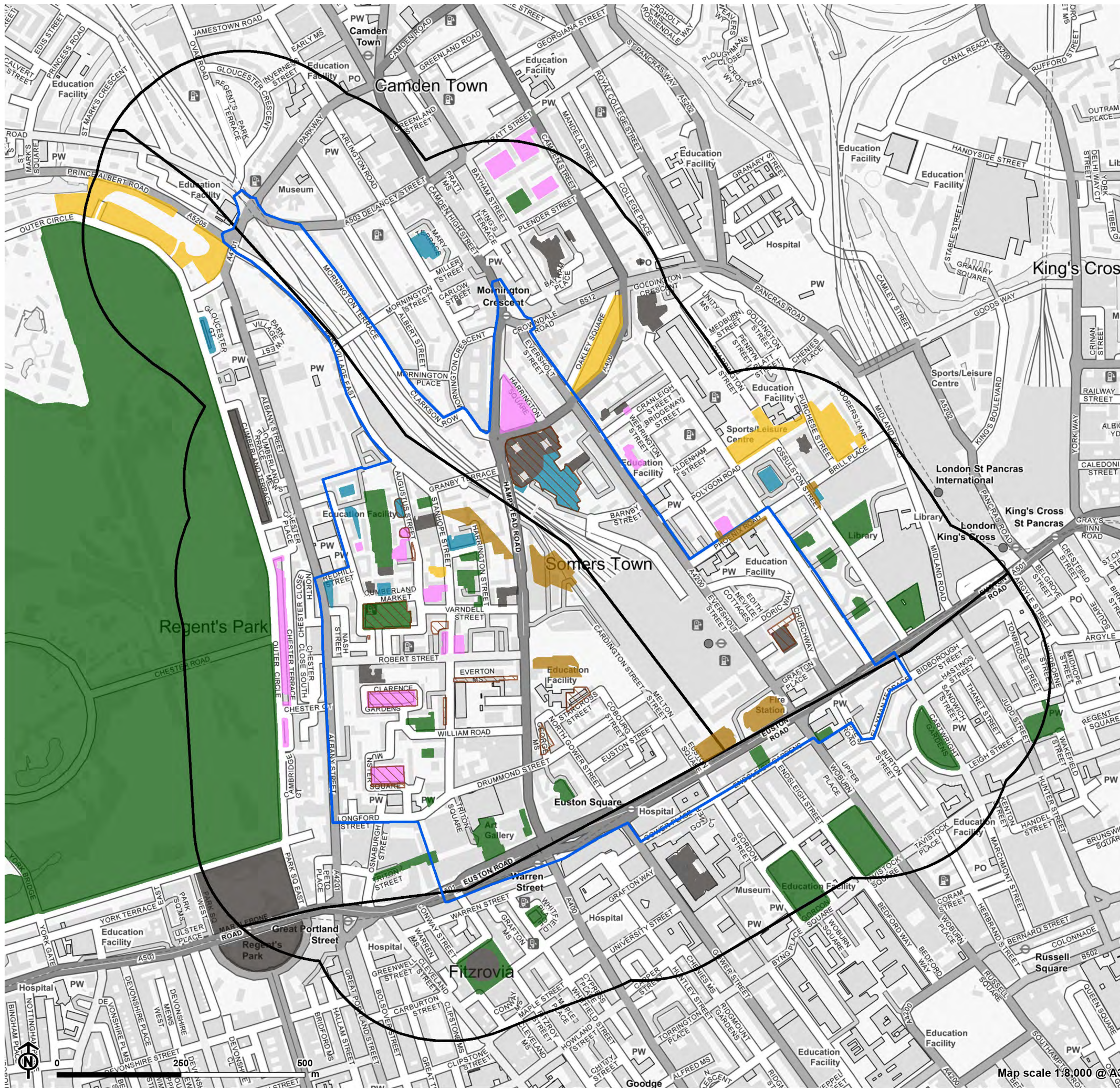
**5.32** Figure 5.1 shows the performance of sites against the proposed benchmarks and illustrates the spatial distribution of open space provision in terms of quality and value. This also shows the location of sites that are due to be enhanced through the HS2 assurance scheme.

**5.33** Figure 5.1 indicates that:

- Future enhancement work through HS2 assurance will mainly be to the west and just north of Euston station. This work will largely be taking place on sites that currently fall below the proposed quality and or value standards.
- Planned new open space that is due to be delivered or re-provided as part HS2 works will be located adjacent to Euston station (south, east and west) which will need to be delivered as high quality and value parks. However, those to the east will be reasonably small.
- Sites that have been audited that are south of Euston Road in the south analysis area are all higher quality and value.
- Most sites to the east of the railway line north of Phoenix Road fall short of the quality or value standard (or both). Notable sites falling below the proposed standards, that have been categorised as fully publicly accessible sites and are not identified for HS2 enhancement works include Harrington Square, Brill Place, Oakley Square and Polygon Road.
- There are a number of smaller sites to the east and west of the railway line that fall below the proposed standards, and these tend to be located within housing estate land.



Figure 5.2: Application of Quality and Value Standards



- Open space analysis area boundary
- Euston study area
- Open space quality and value
  - Higher quality, higher value
  - Higher quality, lower value
  - Lower quality, higher value
  - Lower quality, lower value
  - Not audited
  - Future enhancements through HS2 assurance funding
  - Future planned open space

Map scale 1:8,000 @ A3

## Chapter 6

# Application of Quantity Standards

**6.1** In order to provide a detailed understanding of the current levels of open space provision and to understand the impact of future growth on the provision of open space in the area, an assessment of the quantity of open space (metres squared per resident) has been undertaken. Information from this process can be used to assess to what extent the study area falls above or below Camden's existing quantity standards for open space and to set out likely future open space needs.

**6.2** A baseline population (number of residents) has been estimated for the study area and broken down by analysis area (see Table 6.1). Analysis areas shown in Figure 4.1. The methodology for establishing the population baseline is set out in Appendix F.

**Table 6.1: Estimated current population (2022) by analysis area**

Analysis Area	Estimated Population (2022)
East	15,821
West	12,238
South	13,760

## Approach to Quantity Analysis

### Current Provision (metres squared per resident)

**6.3** The current provision of open space per resident has been calculated as follows:

Metres squared of existing open space within study area boundary  
(including the wider study area buffer extending 280m from the EAP area).

÷

Total existing population within the study area.

**6.4** In addition to categorising open space by typology and hierarchy, open space identified as part of the study within Euston has been grouped by the level of public access.

**6.5** For the purposes of the analysis, sites with 'Restricted Access: Members/Tenants Only' have not be considered as part of 'Public Open Space'.

**6.6** Open spaces categorised as 'Semi-Public Access' are generally integrated within housing land and generally only serve residents living within the estate boundary. Whilst in theory being publicly accessible, their location and characteristics mean they offer limited or no open space offer to the wider community. These sites have also been discounted from the metres squared per resident calculations to provide a more accurate representation of Public Open Space which is accessible to all. Therefore, metres squared per resident analysis only includes sites categorised as:

- Freely accessible to the public (i.e. no access restrictions, locked gates etc.)
- Freely accessible to the public: Opening hours (i.e. locked at night or advertised opening hours)

**6.7** Separate analysis of allotments and community gardens includes all sites within this typology, the majority of which are 'restricted access: members/tenants only'.

## Future Provision

**6.8** Some information is available on the area (metres squared) and typologies of planned open spaces that will be provided in the future that currently do not exist. This comprises some replacement open space that will be 're-provided' in lieu of open spaces that have been lost as part of the development of HS2. New open space is also due to be created along Phoenix Road in Somers Town as a result of a funding assurance secured from LBC from HS2 Ltd. There is therefore an opportunity to estimate the quantity provision of open space (metres squared per resident) once known planned open space has been delivered. The full amount of this open space is estimated to be delivered by 2033. This will be calculated as shown below.

Metres squared of existing and planned open space (HS2 replacement open space) within the study area boundary (including the wider study area buffer extending 280m from the EAP area).

÷

Total existing population within the study area.

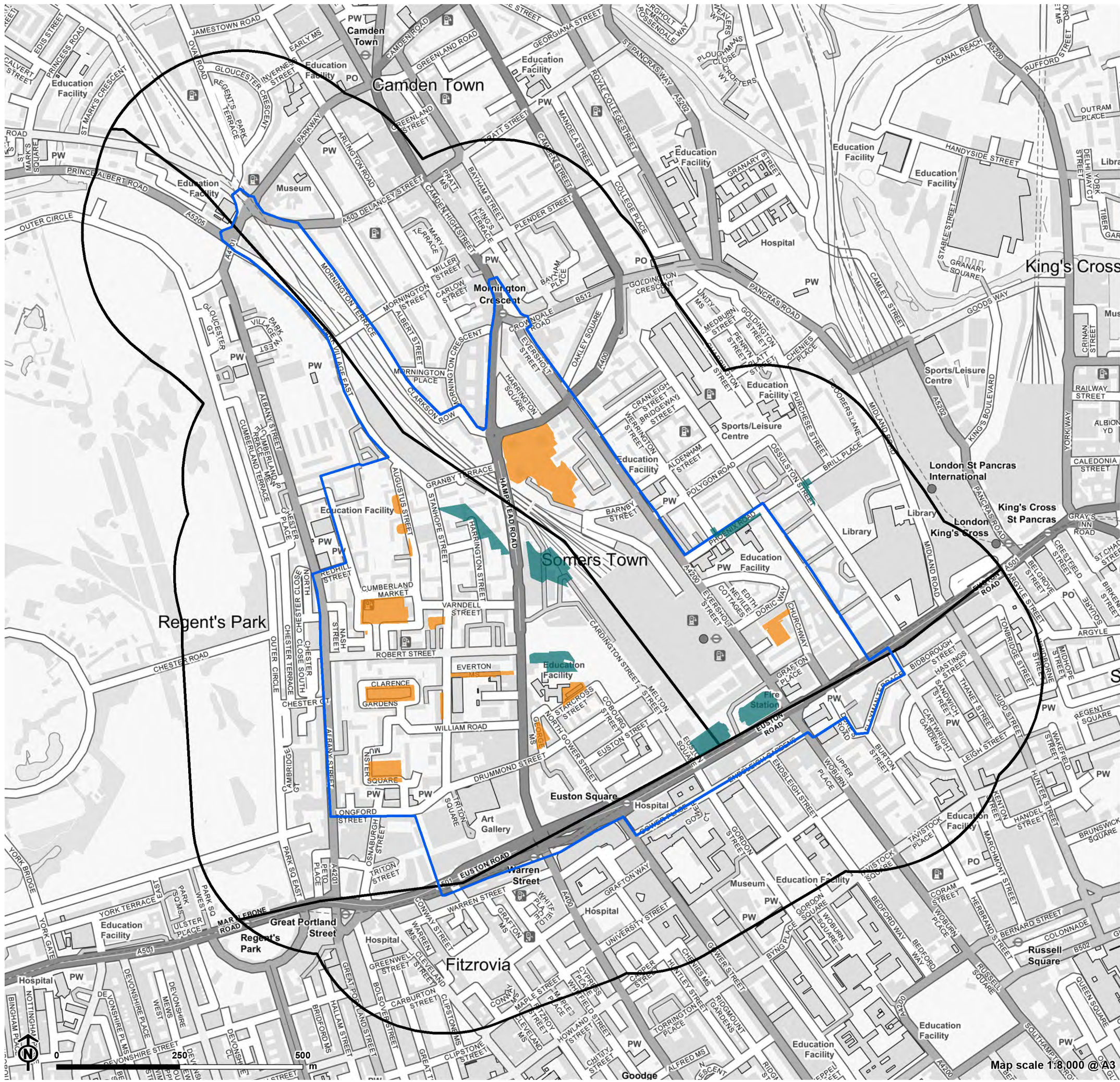
**6.9** It is currently assumed that all planned new open spaces that are due to be delivered will be categorised as parks, as defined by this study. The quantity of planned new open space that is due to be re-provided by HS2 is currently understood to be 1.91ha (including Phoenix Road which isn't being provided by HS2). Of this, it is currently understood that approximately 0.63ha will be located in the east analysis area and 1.27ha located in the west analysis area. None will be located in the south analysis area.

**6.10** Currently proposals include new open space to the west of and north of the station and the re-instatement of Euston Square Gardens following construction work in and around the station.

**6.11** New open space (HS2 replacement open space) that is estimated to be delivered by 2033 is shown in Figure 6.1.

Figure 6.1: Planned New and Re-Provided Open Space Expected To Be Delivered By 2033

- Open space analysis area boundary
- Euston study area
- Future enhancements through HS2 assurance funding
- Future planned open space



Map scale 1:8,000 @ A3

**6.12** Table 6.2 shows current public open space by typology. The open space figures used for the calculations below include the areas identified as secondary typology play (i.e. play spaces that occur within wider sites). Additional analysis, just focusing on play provision is undertaken later in the chapter.

**6.13** The table below indicates that there is currently 7.11m<sup>2</sup> of public open space per resident within the study area. Following the delivery of planned new and re-provided open space, this will rise to approximately 7.57m<sup>2</sup> per resident. The largest proportion of public open space per resident is provided by parks.

**Table 6.2: Metres squared of public open space per resident**

Typology	2022
Parks	6.26
Natural and Semi-Natural Green Space	0.42
Civic Space	0.33
Provision for Children and Teenagers	0.09
Total Existing Public Open Space	7.11
Total Public Open Space (including planned new open space (HS2 replacement open space) that will be delivered by 2033)	7.57

**6.14** Table 6.3 shows public open space provision for each analysis area.

**6.15** The tables below highlight that the quantity of open space per resident varies significantly between the analysis areas. For all analysis areas, parks make the largest proportion of the overall ha of public open space per resident. The east analysis area has the lowest level of current public open space provision (2.18m<sup>2</sup> per resident), followed by the south analysis area (2.81m<sup>2</sup> per resident). Levels of provision are significantly higher in the west analysis area at 18.33m<sup>2</sup> per resident (largely as a result of Regent’s Park), with provision significantly higher than the average of the study area as a whole (7.11m<sup>2</sup> per resident).

**6.16** The change up to 2033 as a result of planned new open space (HS2 replacement open space) (which does not affect the south analysis area) is expected to be an increase of 0.41m<sup>2</sup> per resident for the east analysis area, and 1.04m<sup>2</sup> per resident for the west analysis area. It should be noted that this calculation uses the current (2022) baseline population estimate.

**Table 6.3: Metres squared of public open space per person by analysis area**

Typology	East	West	South
Parks	1.87	16.21	2.47
Natural and Semi-Natural Green Space	N/A	1.44	N/A
Civic Space	0.25	0.49	0.26
Provision for Children and Teenagers	0.05	0.18	0.07
Total Public Open Space	2.18	18.33	2.81
Total Public Open Space (including planned new open space (HS2 replacement open space) that will be delivered by 2033)	2.59	19.37	2.81

## Comparing Open Space Provision with Camden’s Existing Standards

**6.17** The open space evidence base for Camden’s current local plan was published in 2014. Since then, further detail has been provided on policy requirements for open space in Camden’s Planning Guidance (CPG): Public Open Space (2021). This is the most up to date standing guidance for the provision of open space and play space in Camden. To simplify the application of open space standards in Camden during the planning process, the planning guidance expresses the quantity standards as a metres squared per person standard.



**6.18** It is useful to compare current open space provision in Euston with the level open space that would currently be required during the development process.

**6.19** Camden's current guidance sets out the following open space standards:


- Residential (all types) = 9m<sup>2</sup> per occupier.
- Commercial development = 0.74m<sup>2</sup> per worker.
- For student accommodation = 9m<sup>2</sup> per single room and 18m<sup>2</sup> per double room. Multiplied by a factor of 0.75 recognising that use is often not year-round.

**6.20** Table 6.4 shows that the study area as a whole falls short of what would be required as part of new development, approximately 7.11m<sup>2</sup> per person compared to the 9m<sup>2</sup> standard. The estimates below indicate that shortfalls equate to -1.89m<sup>2</sup> per person (current) and -1.43m<sup>2</sup> per person (taking account of planned new open space). Regent's Park contributes most of the per capita provision. It should be noted that accessibility analysis (see Chapter 7) indicates limitations in good local access to Regent's Park in some sections of the study area, due to indirect routes and locations of access points.

**6.21** Open space provision (metres squared per person) in the west analysis area is higher than the current 9m<sup>2</sup> per person open space standard set out in the CPG. Current provision in the west analysis areas equates to approximately 18.33m<sup>2</sup> per person, which would rise to around 19.37m<sup>2</sup> per person once planned new open space (HS2 replacement open space) has been delivered. In contrast, the east and south analysis areas are significantly below the 9m<sup>2</sup> per person standard (currently 2.18m<sup>2</sup> per person and 2.81m<sup>2</sup> per person respectively).

**6.22** Using the current baseline population estimate, an additional 5.98ha of open space would need to be provided if shortfalls were to be addressed, even once new planned open space (HS2 replacement open space) is delivered (1.43 x current population baseline for the study area (41,819 residents)).

**Table 6.4: Analysis area summary: Total public open space and planned open space that is due to be ‘re-provided’**

Analysis Area	Without Re-provided Open Space – 2022 metres squared per person	Without Re-provided Open Space – Change Against Current Residential Quantity Standard	With Re-provided Open Space – 2022 metres squared per person	With Re-provided Open Space – Change Against Current Residential Quantity Standard 
East	2.18	-6.82	2.59	-6.41
West	18.33	+9.33	19.37	+10.37
South	2.81	-6.19	2.81	-6.19
<b>Total</b>	<b>7.11</b>	<b>-1.89</b>	<b>7.57</b> (This calculation includes the 1.9ha of public open space that is expected to be ‘re-provided’ by 2033.)	<b>-1.43</b>

## Provision for Children and Teenagers

**6.23** In order to provide a more detailed understanding of the overall provision of play space within the study area, separate quantity analysis of equipped play spaces has been undertaken. The following analysis includes equipped play spaces categorised as primary or secondary typology play.

**6.24** A high-level estimate of child population of the study area has been calculated by applying the current estimated percentage of the 2022 population under the age of 18 in Camden as whole (approx. 15%) [See reference 21] to the baseline population estimate for the study area. See Table 6.5.

**Table 6.5: Child population estimate for the study area (based on 2022 baseline population estimate)**

Analysis Area	2022 Child Population Estimate
East	2,373
West	1,835
South	2,064
<b>Total</b>	<b>6,272</b>

**6.25** Table 6.6 shows the estimated current provision of equipped play space (Provision for Children and Teenagers) per child. For comparison, a calculation has also been provided which also includes sites which are categorised as ‘semi-public’. The calculation which does not include ‘semi-public’ sites only includes sites within the following access categories:

- Freely accessible to the public (i.e. no access restrictions, locked gates etc.)

- Freely accessible to the public: Opening hours (i.e. locked at night or advertised opening hours)

**6.26** Table 6.6 below shows there is approximately 2.76m<sup>2</sup> Provision for Children and Teenagers per child which increases to around 3.32m<sup>2</sup> per child when semi-public sites are included within the calculation. The calculation indicates that there is around 1.33m<sup>2</sup> of 12+ play space per child overall. No sites of this play type have been categorised as semi-public. In contrast, the total provision of under 5s play increase notably when semi-public sites are included, although under 5s play makes up a small amount of the overall provision when compared to all other play types.

**Table 6.6: Provision for Children and Teenagers per play type per child**

Play Type	2022 Metres Squared per Child (not including play sites categorised as 'semi-public')	2022 Metres Squared per Child (including play sites categorised as 'semi-public')
Under 5 play	0.16	0.41
5-11 play	0.74	0.92
12+ play	1.33	1.33
Other Play and Recreation	0.54	0.66
<b>Total</b>	<b>2.76</b>	<b>3.32</b>

**6.27** Table 6.7 provides a breakdown of Provision for Children and Teenagers per analysis area. Provision in the west analysis area is notably higher than the other analysis areas at around 6.56m<sup>2</sup> per child, this increase to around 7.42m<sup>2</sup> per child when semi-public sites are included. The south analysis area has the least amount of overall play per child when compared to the other analysis areas, with no sites categorised as semi-public.

**Table 6.7: Provision for Children and Teenagers per analysis area**

Analysis Area	2022 Metres Squared per Child (not including play sites categorised as 'semi-public')	2022 Metres Squared per Child (including play sites categorised as 'semi-public')
East	1.54	2.36
West	6.56	7.42
South	0.77	0.77
<b>Total</b>	<b>2.75</b>	<b>3.32</b>

**6.28** Camden guidance states that the council supports the mayor of London guidance for informal recreation and play, which recommends the provision of 10m<sup>2</sup> of play space per child. However, the guidance describes this as including informal play space, which does not necessarily need to be formal, equipped play space. Camden’s current planning guidance states that the open space standard (9m<sup>2</sup> per person) provides an allowance for informal and formal play provision. Therefore, where a development is over 100 dwellings, development will be expected to deliver an additional 6.5m<sup>2</sup> rather than having to meet the 10m<sup>2</sup> London guidance.

**6.29** It should be noted that Table 6.6 and Table 6.7 do not provide a direct comparison with the standards discussed above. The London mayor’s standard is expressed as metres squared per child but is described as including areas of informal play space rather than just focusing on formal, equipped play space. Camden’s guidance does however set out that the council will seek formal, equipped provision as a priority when applying the local standards.

## Allotments and Community Gardens

**6.30** Table 6.8 shows current and future provision of Allotments and Community Gardens. This calculation uses the total quantity of allotment provision, regardless of access category. Camden's current planning guidance states that allotments cannot be counted as contributing towards public open space provision. Whilst a standard is not set out as such, a proposed 'benchmark' of 0.9m<sup>2</sup> per person is provided. The current provision of allotments within the study area equates to 0.26m<sup>2</sup> per person and falls below Camden's proposed benchmark by -0.64m<sup>2</sup> per person. 2.67ha of additional allotment space would need to be provided to meet the current shortfall if the current benchmark standard were to be applied 'pro-rata'.

**6.31** The calculations show current provision to be below Camden's current recommended benchmark for allotments, although it should also be noted that this calculations include The Story Garden, which is a temporary site. Provision of allotments should also be informed by demand within specific localities. Further work will likely need to be undertaken to determine this, which could involve scrutinising allotment waiting lists and current occupancy rates. However, 67% of respondents to the public survey indicated that they think there is not enough space in the Euston area to participate in food growing, with only 8% indicating they think that space available to participate in food growing is 'about right', which suggests that there is a likely demand for more of this type of provision.

**Table 6.8: Allotment and Community Garden: Metres squared per resident**

Typology	2022 Metres Squared per Resident	Change Against Camden’s Current Proposed Benchmark
East Analysis area	0.27	-0.63
West Analysis Area	0.55	-0.35
South Analysis Area	0	-0.9
<b>Total Study Area</b>	<b>0.26</b>	<b>-0.64</b>

## Implications of Growth: Future Open Space Needs

**6.32** GLA population estimates [See reference 22] indicate that the population of Camden as a whole is expected to grow by an average of around 11% between 2022 and 2041 [See reference 23]. A large proportion of population growth within the study area will be as a result of future development within the boundary of the EAP. The percentage increase in population within the EAP boundary is likely to be considerably higher than the borough average. It is currently expected that the EAP will deliver between around 1,500 to 2,700 homes up to 2047.

**6.33** The mix of units and tenure within the EAP is still yet to be confirmed. If an average occupancy rate of 2.33 persons per household is applied [See reference 24], the upper and lower population yield scenarios would be as set out below. As with the play analysis above the child population has been estimated by applying the current estimated percentage of the 2022 population under the age of 18 in Camden as whole (approx. 15%) [See reference 25] to the EAP population yield estimate.

- Lower (1,500 homes): Estimated 3,495 persons (estimated 524 children)

- Upper (2,700 homes): Estimated 6,291 persons (estimated 944 children)

**6.34** In addition, a significant amount of commercial floorspace is expected to be delivered:

- Lower (125,000m<sup>2</sup>): Estimated 7,500 jobs
- Upper (227,000m<sup>2</sup>): Estimated 13,700 jobs

**6.35** Future population growth will place additional pressure on existing open spaces and generate a requirement for additional open space and play space within the study area. The quantity analysis that is set out in this chapter identifies that the study area currently falls short in terms of quantity provision of public open space and play space when compared to adopted standards within Camden Planning Guidance. This is the case even when planned public open space that is due to be 're-provided' is considered as part of the quantity analysis.

**6.36** It should also be noted that the public consultation undertaken as part of this study highlighted that many residents and visitors to Camden may feel as though the current quantity of open space is not sufficient to meet community needs. For example, around 91% of respondents to the online survey indicated that they feel there is not enough open space to 'enjoy peace and quiet', and around 89% feel there is not enough open space to provide sufficient 'access to nature'. Many respondents also indicated that they feel there is not enough open space to 'maintain my mental wellbeing' (78%) and physical health (72%). Responses to the consultation also illustrated that losses of open space (although mitigation and re-provision is expected), have been felt strongly by residents.

**6.37** It will therefore be essential to ensure that opportunities to deliver new open space are maximised. Development proposals should set out how the current standards adopted by Camden will be met, and it is recommended that this is considered a baseline requirement. Where possible existing deficiencies should be addressed to reduce pressure on existing sites as a result of future population growth. This will likely need to include enhancing existing sites to



increase their capacity and functionality as open space or play space. This will need to be considered alongside quality, value and accessibility (which is considered in the following sections).

**6.38** Table 6.9 shows the estimated open space requirement up to 2047 that will likely arise from the EAP. The current adopted standards in CPG have been applied ‘pro-rata’ to the lower and upper estimated EAP population yield. CPG expresses the open space standard for commercial development as metres squared per worker. For the purposes of the calculation below, the number of estimated jobs has been assumed to be number of ‘workers’. The estimated play space requirement up to 2047 that will likely arise from the EAP is also shown below. It should be noted these estimates focus on development that is expected within the EAP boundary and does not account for any other development that may occur within the wider study area covered within this report.

**Table 6.9: Estimated open space and play space requirement arising from current expected EAP housing delivery**

EAP Scenario	Open Space Requirement (Residential) (9m <sup>2</sup> per resident)	Play Space Requirement (6.5m <sup>2</sup> per child)	Open Space Requirement (Commercial) (0.74m <sup>2</sup> per worker)	EAP Total Open Space and Play Space Requirement
Lower	31,455	3,406	5,550	40,411m <sup>2</sup> (4.04ha)
Upper	56,619	6,136	10,138	72,893m <sup>2</sup> (7.28ha)

**6.39** Table 6.10 below shows the allotment requirement up to 2047 that will likely arise from the EAP. The current adopted allotment standards in CPG (benchmark of 0.9m<sup>2</sup> per resident) have been applied ‘pro-rata’ to the lower and upper estimated EAP population yield. Camden Planning Guidance states that provision for allotments will be sought wherever the opportunity arises and this will not count towards public open space provision.

**6.40** The quantity analysis for allotments indicates that the area currently falls short of current Camden guidance and approximately 2.67ha of additional allotment space would need to be provided for Camden’s current benchmark to be met (based on the current population estimate). This corresponds with the results of the consultation as over 60% of respondents indicated they feel there is not enough space to participate in food growing. However, it should be noted that there may be other informal, communal growing areas which have not been identified during this study.

**6.41** Alternative means of delivering growing areas rather than traditional tenanted allotment sites could be considered as part of future development, whilst still using 0.9m<sup>2</sup> per resident as a benchmark. Options for future allotment provision could include a model of shared publicly accessible community growing areas, allotments, and community gardens that are incorporated into wider multifunctional open spaces and areas of public realm. The benefits of management models that have been employed elsewhere (such as The Story Garden) could also be assessed and considered for the future.

**Table 6.10: Estimated allotment requirement arising from current expected EAP housing delivery**

EAP Scenario	Allotment Requirement	EAP Allotment Requirement
Upper	3,145m <sup>2</sup>	0.31ha
Lower	5,661m <sup>2</sup>	0.57ha

## Chapter 7

# Application of Accessibility Standards

**7.1** Network analysis has been used to indicate the accessibility catchments of different types of sites. This analysis uses road network data and entrances points that have been gathered for open spaces to estimate a specific journey distance 'on the ground' (the catchment) to an open space, considering likely available routes. This analysis provides a more accurate overview of accessibility to sites compared to a straight line 'buffer' approach which does not take account of access points to sites or any physical barriers to access (such as railway lines or areas with no access routes). A summary of the approach to network analysis is provided in Appendix G.

**7.2** The London Plan provides guidance on accessibility catchments which should be considered by London boroughs as part of the proposed open space categorisation for London (set out within the London Plan 2021 – Policy G4). The guidance reflects the generally accepted principle that people are generally willing to travel further to reach larger open spaces as they tend to provide a more significant 'draw' and wider 'offer' and range of features and facilities.

**7.3** The proposed accessibility standards set out within the London Plan 2021 that are relevant to the Euston study area are as follows:

- Metropolitan Parks (guideline size: 60-400ha): 3.2km
- Small Local Parks (guideline size: 0.4-2ha): Less than 400m
- Pocket Parks (guideline size: less than 0.4ha): Less than 400m

**7.4** The guidance can usefully be applied to some sites within the site hierarchy that has been established within Euston. Whilst the guidance specifically refers to 'Parks' for the purposes of this study it is deemed appropriate that the guidance can also apply to other typologies such as Natural and Semi-Natural Green Space.

**7.5** The function and use of both Amenity Green Space is 'local' in nature and perform the same function and offer regardless of size. Amenity Green Space within the study area has all been identified as being 'semi-public' (as defined within Chapter 4) and has not been analysed with regard to accessibility.

## The Existing Approach

**7.6** Appendix B of Camden's Planning Guidance: Public Open Space 2021 sets out the current approach to accessibility catchments 'thresholds' that are currently applied across the borough. However, the guidance notes that the Council will apply the thresholds flexibly.

**7.7** The distance thresholds for different types of open space in Camden as defined within the guidance is set out below.

## Maximum Distance from Development to Public Open Space

- Public amenity open space: 280m
- Formal recreation area: 1.2km
- Natural greenspace: 1km walking distance from a publicly accessible Borough or Metropolitan Site of Importance for Nature Conservation (SINC).
- Play space provision:
  - Under 5's: 100m
  - 5-11 year olds: 400m
  - 12 years and above: 800m
- Natural greenspace: 500m
- Allotments and community gardens: Any

**7.8** The guidance also provides a definition for areas that area considered deficient in public open space: ‘Areas more than 280m walking distance away from a public open space with a multifunctional role, that is a space over 0.25ha (2,500m<sup>2</sup>). This is the typical distance threshold to small and local parks and areas of greenspace.’ The 280m threshold set out above is a proxy for a 400m ‘straight line’ standard as a means of accounting for actual access routes ‘on the ground’. It should be noted that several open spaces that have been identified in the Euston area included within the ‘pocket’ level of the open space size hierarchy fall below the 0.25ha size threshold discussed above. For the purposes of an open space study in the Euston area it has been deemed appropriate to include these sites within the analysis. Accessibility catchments have been proposed that reflect the capacity of these smaller sites to perform a range of functions, their likely draw and the ‘doorstep’ nature of this type of provision.

**7.9** The typology categories and size hierarchy in Camden Planning Guidance do not fully align with those used for the current study, but the current approach has been considered in developing proposed accessibility standards for Euston.

**7.10** A range of other policy and guidance has been considered in developing proposed accessibility standards for Euston, this includes:

- London Plan 2021
- Fields in Trust Guidance 2020 (Camden’s existing standards for play space provision broadly align with FIT guidance)
- New Natural England Green Infrastructure Framework (National GI standards not yet released but Framework and mapping proposes access standards for different sized ‘Natural Green Spaces’  
<https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Map.aspx>)

**7.11** The guidance noted above has been published in the period since Camden’s 2014 borough wide study. The recently published Natural England GI Framework introduces a proposed accessibility standard for Doorstep green space, which is of particular relevance due the notable number of small size

sites that have been identified within the study area. The NE guidance defines 'Doorstep' green space as 'a green space of at least 0.5ha' which should be accessible within 200m. It should be noted that the London Plan recognises that small sites (small open space and 'pocket' parks) should be subject to access catchments that 'less than 400m' but does not give any further specific guidance. The London Plan indicates that the guidance may be adapted to reflect local circumstances.

**7.12** The guidance that has been published since the 2014 study provides a strong justification to review the current approach to reflect the number of small sites that are present in the area. The current approach would apply a blanket 400m catchment (280m as a proxy) to all sites above 0.25ha. The characteristics of the study area calls for consideration of a number of small size sites (in some instances below this 0.25ha threshold). A more 'fine grained' approach to assessing accessibility is proposed, that draws upon up to date guidance, and more accurately reflects the recreational offer available at smaller sites.

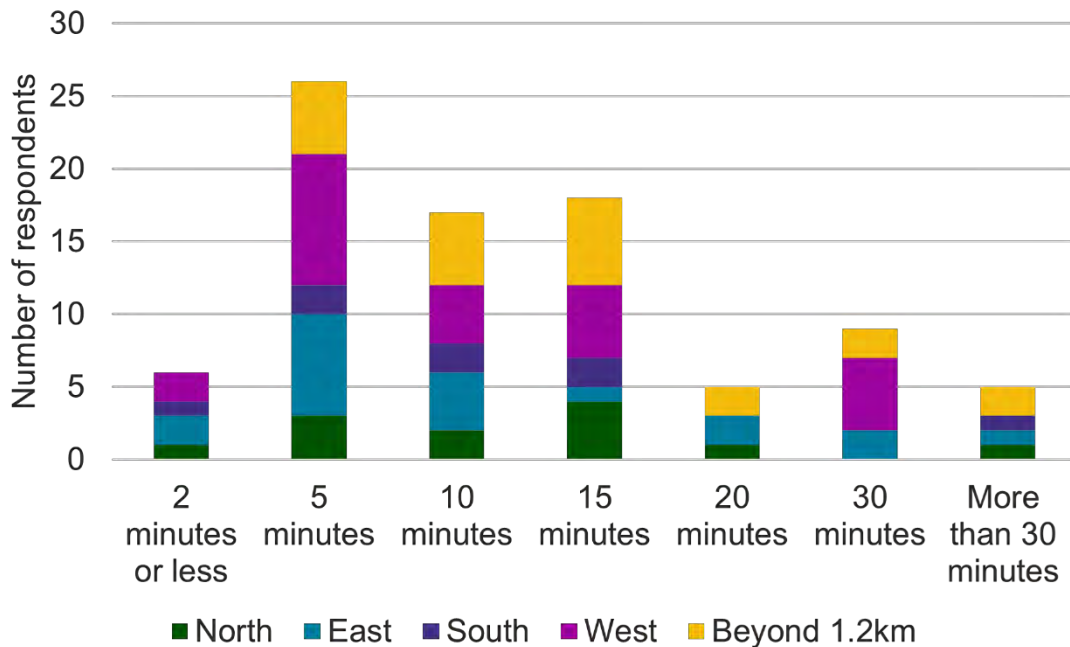
## Consultation Results Related to Accessibility

**7.13** The results of the public consultation can also be drawn upon to support the development of accessibility standards. It should first be noted that it is generally easier to communicate considerations of accessibility to a wider audience in terms of walk/travel time rather than distance. This approach was taken as part of the online public survey.

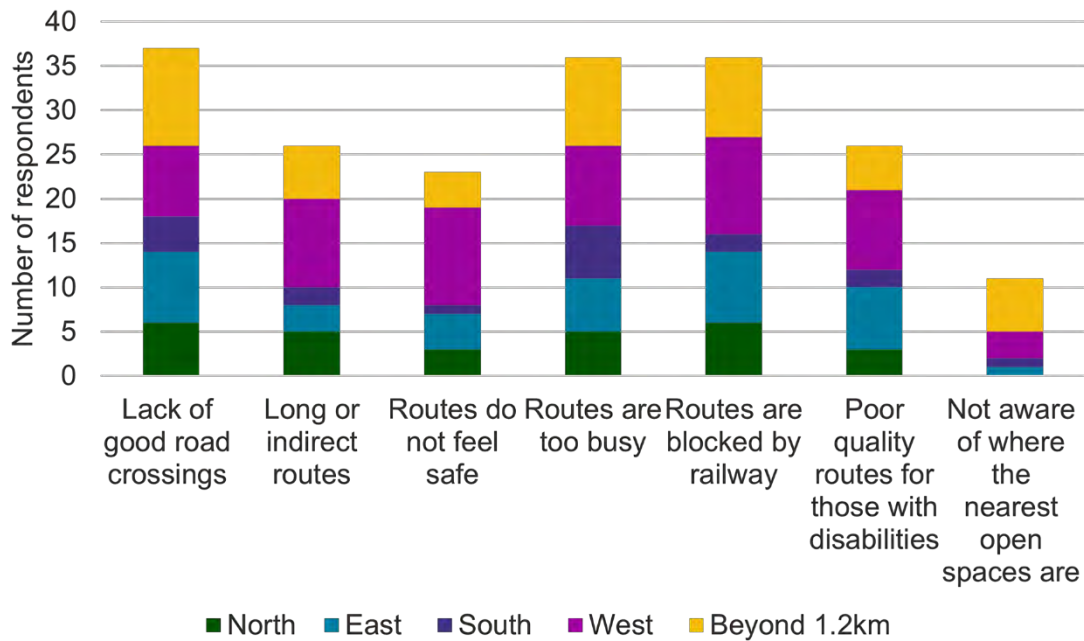
**7.14** Respondents were asked to indicate how far they are willing to travel to open space they regularly visit. Whilst this question does not provide information on specific typologies or sizes of site, the results highlight the importance of having access to public open space and play space within a five-minute walk from home (400m or less), see Figure 7.1.

**7.15** Respondents were also asked to indicate key physical barriers to access that limit their use and access to open space. Key barriers indicated include ‘lack of good road crossings’, ‘routes are too busy’ and ‘routes blocked by the railway’, see Figure 7.2. It is important therefore to recognise that travel time to green space will be extended in some areas to reach safe road crossings, to avoid certain features or busy areas.

**Figure 7.1: Responses to “How far are you generally willing to travel to reach open spaces you regularly visit?”**



**Figure 7.2: Responses to “Do any of the following physical barriers stop you from easily reaching open spaces in the Euston area?”**



## Proposed Accessibility Catchments

**7.16** The sections below show the proposed accessibility catchments for Euston. This currently only shows catchments for the levels of the hierarchy represented by sites identified as part of the study. It should be noted that future new provision, depending on size, may potentially not fall within the size thresholds listed below. The London Plan (2021) sets out that ‘Local Parks’ should have a guideline size of 2ha minimum and proposes an accessibility catchment of 400m.



## Proposed Open Space Accessibility Catchments

### Metropolitan Parks (only applies to Regents Park)

- Site size (hierarchy): 60ha-400ha
- Proposed accessibility catchment: 3.2km
- Source/Rationale: London Plan.

### Small Parks

- Site size (hierarchy): 0.4ha-2ha
- Proposed accessibility catchment: 200m
- Source/Rationale: Natural England GI Framework Reflects 'Doorstep' nature of provision.

### Pocket Parks

- Site size (hierarchy): Less than 0.4ha
- Proposed accessibility catchment: 100m
- Source/Rationale: Informed by existing LBC approach to under 5's play access standard and FIT guidance. Reflects 'Doorstep' nature of provision.

### Small Natural and Semi-Natural Green Space (only applies to ZSL car park site)

- Site size (hierarchy): 0.4ha-2ha
- Proposed accessibility catchment: 200m

- Source/Rationale: Natural England GI Framework. Reflects 'Doorstep' nature of provision.

## **Amenity Green Space**

- Not included as part of accessibility analysis. All sites identified have been categorised as semi-public.

## **Small Civic Space**

- Not included as part of accessibility analysis. Civic spaces in the study area are generally associated with destinations (such as The British Library Forecourt) and it has been deemed appropriate to remove these sites from the overall assessment of Areas of Deficiency (accessibility).

## **Allotment and Community Garden**

- Site size (hierarchy): All sizes
- Proposed accessibility catchment: 800m
- Source/Rationale: Existing LBC catchment.

## **Proposed Play Space Catchments**

### **Under 5's**

- Maximum distance from development to public open space: 100m
- Source/Rationale: Aligns with existing policy and Fields in Trust Guidance.

### **5-11 Year Olds**

- Maximum distance from development to public open space: 400m

- Source/Rationale: Aligns with existing LBC policy and Fields in Trust Guidance.

## **12 Years and Above**

- Maximum distance from development to public open space: 700m
- Source/Rationale: Lower threshold than existing LBC catchment – aligns with Fields in Trust Guidance for other outdoor provision for older children.

## **Other Play and Recreation (i.e. ball courts, MUGAs, outdoor gym)**

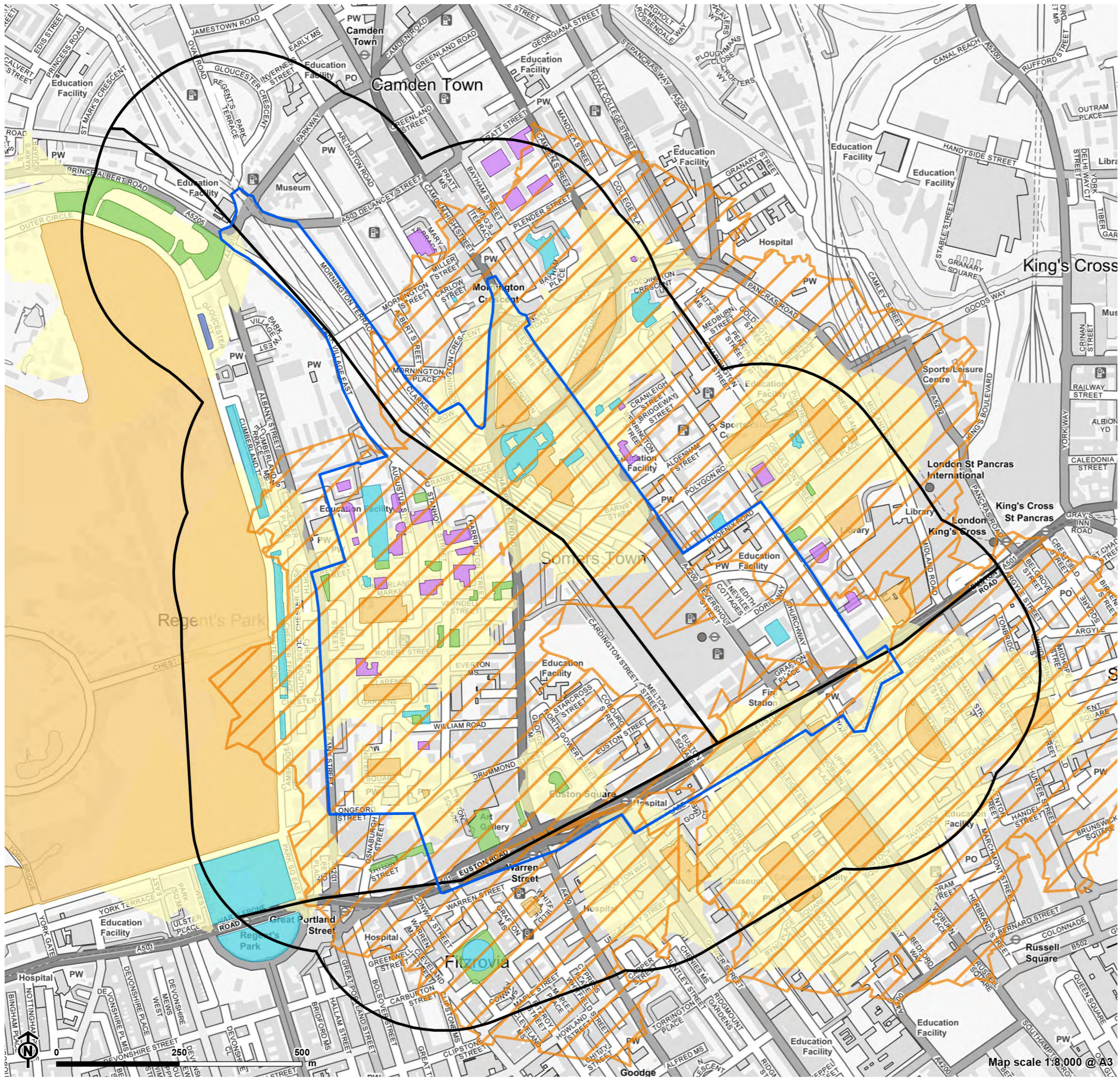
- Maximum distance from development to public open space: 700m
- Source/Rationale: Aligns with Fields in Trust Guidance.

**7.17** Proposed adjustments to the open space accessibility catchments have been tested against the current approach. Figure 7.3 shows proposed adjustments compared to the application of the current approach (Camden Local Plan designated Public Open Space 400m Catchments). Figure 7.3 shows combined access catchments for freely publicly accessible open space including parks (but excluding the metropolitan park catchment), and natural and semi-natural green space. The variation between the proposed approach and Camden’s current approach reflects the smaller access catchments that have been applied to the ‘small’ and ‘pocket’ sites that have been identified. Sites shown on Figure 7.3 that do not contribute to the access catchments include semi-accessible sites, and sites that have restricted access.

**7.18** It should be noted that Figure 7.3, and all other accessibility maps produced as part of this report do not include an assessment of access to sites outside of the wider open space analysis area boundary. Areas of deficiency in access to open space can therefore only be identified within the Euston Area Plan (EAP) study area boundary.

Figure 7.3: Comparison With Camden's Current Approach to Accessibility

- Euston study area
- Open space analysis area boundary
- Freely accessible to public
- Freely accessible to public: opening hours
- Restricted access: other
- Restricted access: members/tenants only
- Semi-accessible to public
- Combined accessibility catchment
- Camden Local Plan - designated open space catchment (400m)



Map scale 1:8,000 @ A3

## Quality, Value and Accessibility

**7.19** The following section shows the application of the proposed accessibility catchments. The 'performance' of open spaces against the proposed quality and value standards is also indicated. It should be noted that smaller accessibility catchments are also applied to sites within higher levels of the open space hierarchy. For example, Regent's Park (a 'metropolitan' park) will also provide 'local' access. Therefore, metropolitan sites have 'small local' and 'pocket' catchments applied, and all 'small local' sites also have 'pocket' catchments applied.

**7.20** As noted above, for comparison, the current borough wide adopted access catchment (400m) has been applied to sites in the study area that are identified as 'Designated Public Open Space' within Camden's Local Plan, see Figure 7.3.

### Parks

**7.21** Regent's Park is the only site that is categorised as a 'metropolitan' site and is partially within the study area. Applying the relevant accessibility standard (3.2km) demonstrates the potential draw to the site from the wider area, and the parks function as a destination site of high quality and value, see Figure 7.4. However, it should be noted that the 'local' and 'doorstep' catchments should be a priority in terms of identifying areas of deficiency in access to open space at a local level. The results of the public consultation indicate that respondents overwhelmingly travel to open spaces on foot. For many residents, routes towards Regent's Park from the east are currently indirect, with a range of barriers which may affect easy access to the site (including the station, railway line, poor legibility and wayfinding). Several roads such as Albany Street that cross key routes are also relatively busy (albeit not necessarily large).

**7.22** Figure 7.5 shows accessibility catchments applied to 'small local' parks. The quality and value of small parks varies. Several sites are above the proposed quality and value benchmarks and these sites are mainly located in the south analysis area. The east analysis area contains the majority of publicly accessible small parks, although sites in the east perform the worst in terms of quality and value. Application of the small local catchment to Regents Park highlights the key access points into the park and the effect this has on small local access (within 200m), which is limited to the west section of the west analysis area. Areas with the best access to small local parks includes just north of Euston station, the centre of the west analysis area, to the north of the British Library and the eastern half of the south analysis area.

**7.23** The largest number of individual park sites fall within the 'pocket' park category (see Figure 7.6). Application of 'pocket' park accessibility catchments to all parks shows that large areas of the study area are not within easy reach of a park site 'on the doorstep'. This includes:

- Areas directly adjacent to the east and west of Euston station, and along sections of Euston Road.
- West of the railway tracks, at the northern sections of Augustus Street and Stanhope Street.
- Along Albany Street.
- Residential areas around Drummond Street and William Road.






**7.24** It should be noted that some sites categorised as Pocket Parks, through necessity and a lack of alternative sites, may at times perform as Small Parks with regards to their draw. This may in some instances be attributed to equipped play facilities and other recreation features (i.e. children's play space at Munster Square), if these features are not available within other publicly accessible sites nearby.

**7.25** Figure 7.6 also highlights that many parks overall fall below the proposed quality and value benchmarks. With the exception of sites in the south analysis area, park sites which are above the quality and value benchmarks are

## **Chapter 7**    Application of Accessibility Standards

generally small in size and have recently been subject to enhancement programmes.

Figure 7.4: Metropolitan Parks - Quality, Value, and Accessibility

-  Open space analysis area boundary
-  Euston study area
-  Residential address
- Open space quality and value**
-  Higher quality, higher value
-  Metropolitan park access buffer (3200m)



Map scale 1:8,000 @ A3



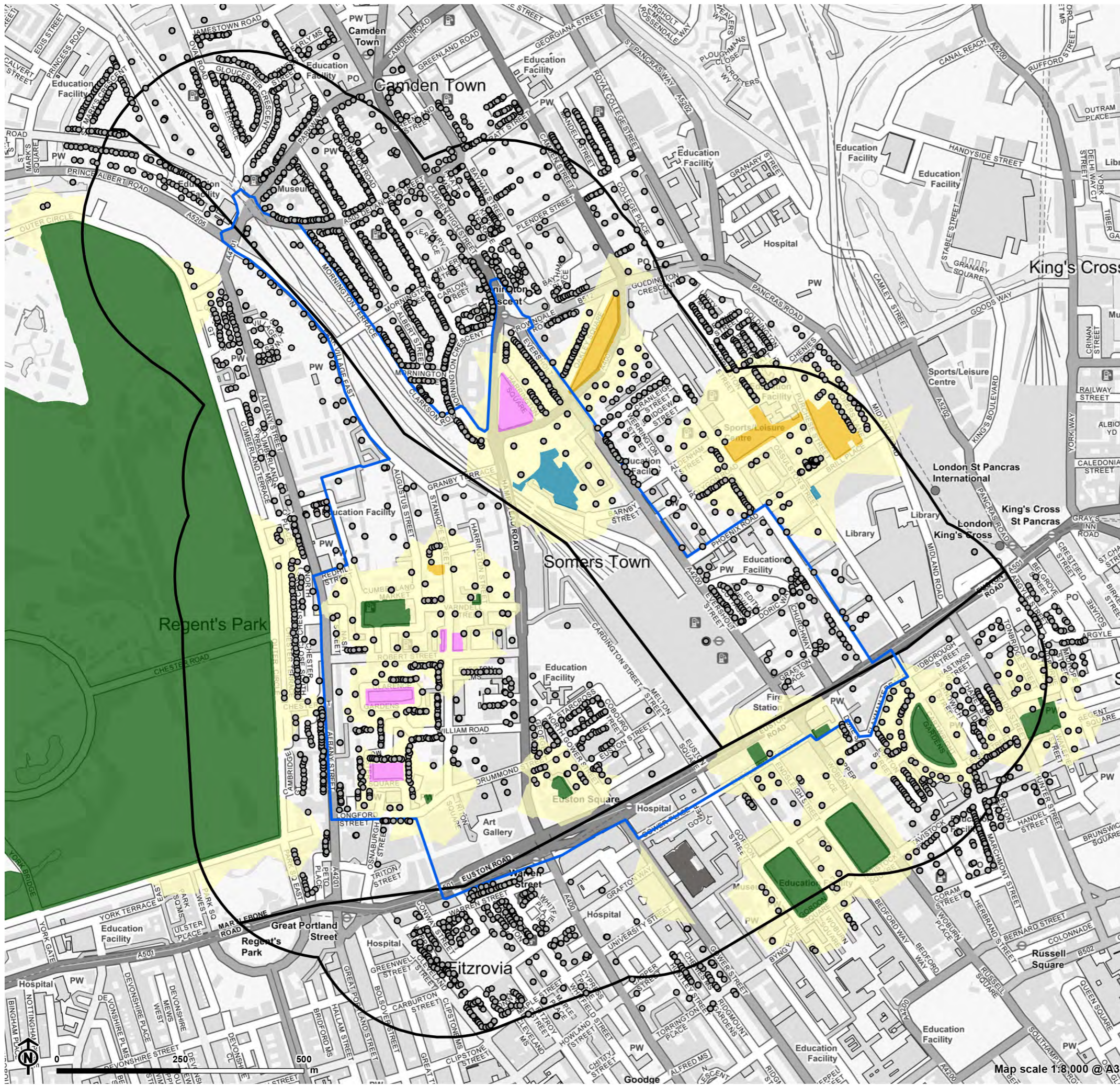
Figure 7.5: Small Parks - Quality, Value, and Accessibility



- Open space analysis area boundary
- Euston study area
- Residential address
- Open space quality and value**
- Higher quality, higher value
- Higher quality, lower value
- Lower quality, higher value
- Lower quality, lower value
- Not audited
- Small park access catchment (200m)

**Notes:**  
Access catchments based on modelling undertaken by GiGL in June 2022. The Polygon Road Park access catchment is based on a straight line buffer due to model errors. Sites with a restricted access category do not have an access catchment shown.

Figure 7.6: Pocket Parks - Quality, Value, and Accessibility



- Euston study area
- Open space analysis area boundary
- Residential address
- Open space quality and value**
- Higher quality, higher value
- Higher quality, lower value
- Lower quality, higher value
- Lower quality, lower value
- Not audited
- Pocket park access catchment (100m)**
- Pocket Park access catchment (100m)

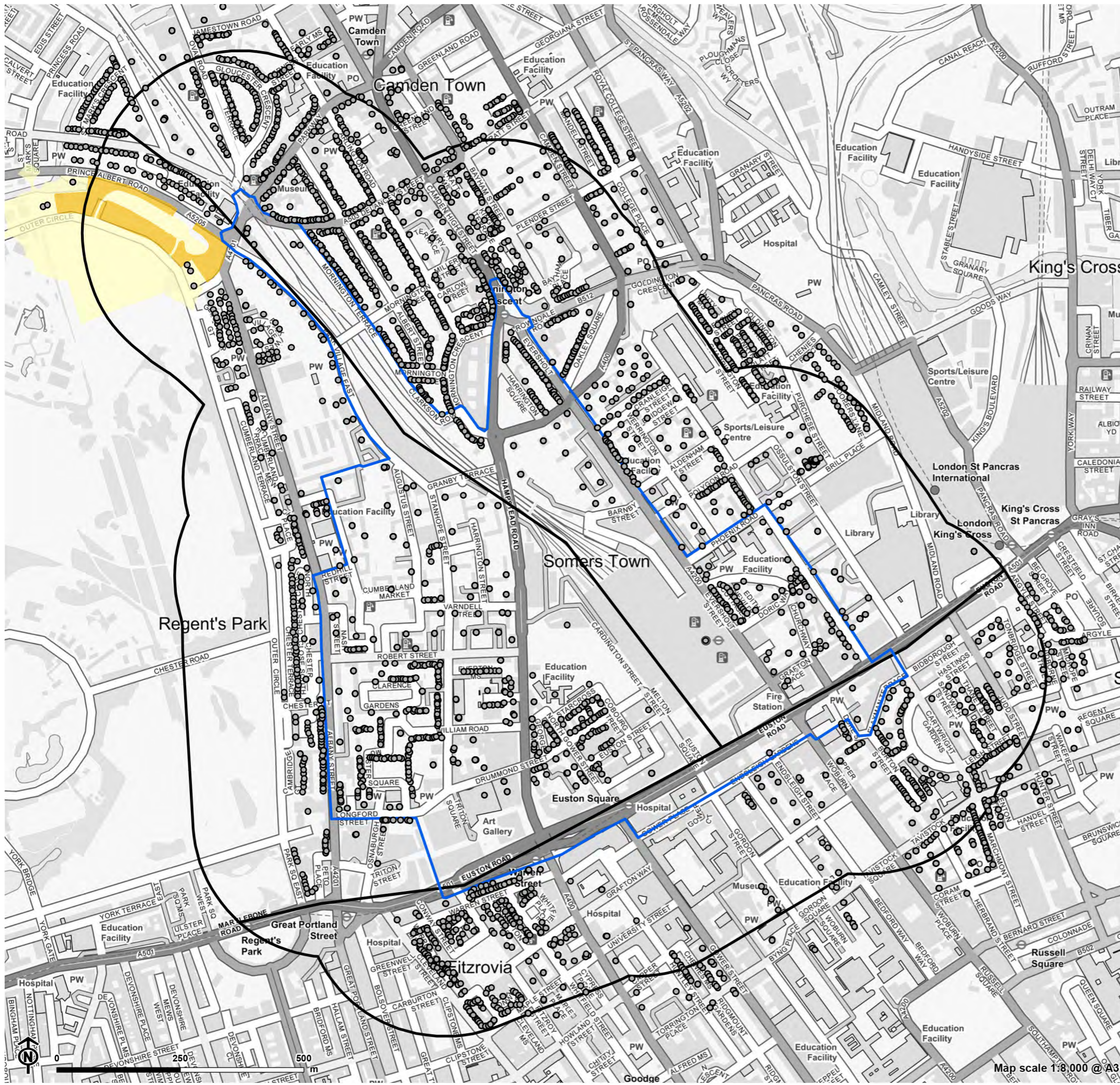
**Notes:**

Access catchments based on modelling undertaken by GiGL in June 2022. The Polygon Road Park access catchment is based on a straight line buffer due to model errors. Sites with a restricted access category do not have an access catchment shown.

## Natural and Semi-Natural Green Space

**7.26** One 'small' natural and semi-natural green space has been identified as part of the study, which is below the proposed quality benchmark and above the value benchmark. Figure 7.7 highlights that only a small proportion of the west analysis area is within easy reach of a natural and semi-natural site. It should be noted that other sites may be able to provide a similar offer and experience that users are likely to seek from natural and semi natural green space. This may include areas within Regent's Park that provide access to nature or areas with more relaxed management regimes. The analysis suggests that increasing the provision of areas that provide access to nature should likely be a future priority.

Figure 7.7: Small Natural and Semi-Natural Green Space - Quality, Value, and Accessibility



- Open space analysis area boundary
- Euston study area
- Residential address
- Open space quality and value**
- Lower quality, higher value
- Small natural and semi natural green space access catchment (200m)

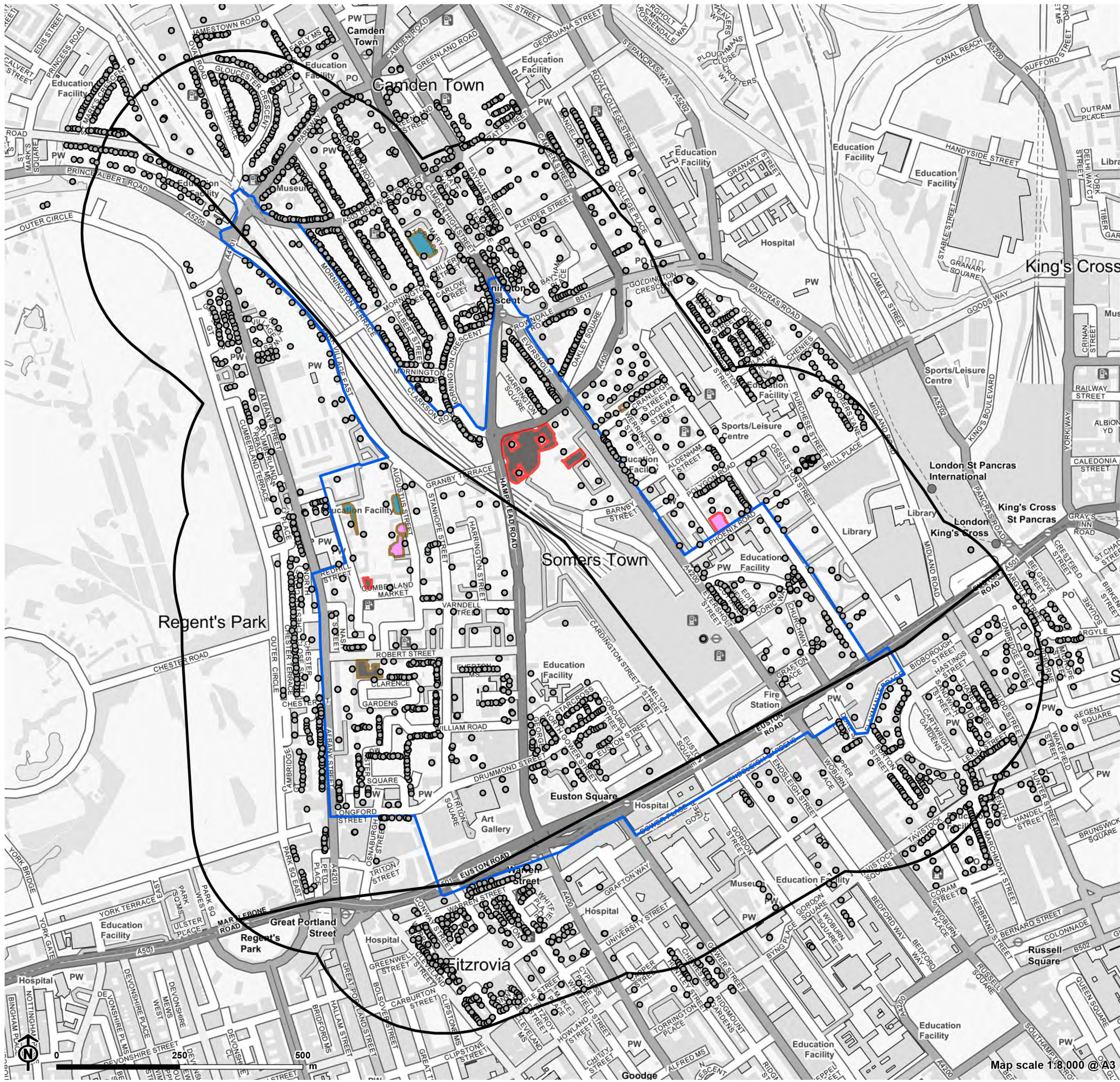
**Notes:**  
Access catchments based on modelling undertaken by GiGL in June 2022. Sites with a restricted access category do not have an access catchment shown.

## Amenity Green Space

**7.27** Amenity green spaces that have been identified as part of the study area are limited to the northern sections of the east and west analysis area (Figure 7.8). All amenity green spaces have been categorised as having semi-public access. Their use is therefore likely limited to a restricted number of residents that live directly adjacent. None of the amenity green spaces that have been subject to site audits are above the proposed quality and/or value benchmarks.

**7.28** Amenity green space sites provide a more informal offer than parks, generally have fewer features and facilities, and have a less diverse recreational 'offer'. Appropriate enhancement of amenity green spaces therefore provides the opportunity to address deficiencies in access to more formal multifunctional park sites.

Figure 7.8: Amenity Green Space - Quality and Value



- Open space analysis area boundary
- Euston study area
- Residential address
- Site access:**
- Semi-accessible to public
- Restricted access: members/tenants only
- Open space quality and value**
- Higher quality, lower value
- Lower quality, lower value
- Not audited

0 250 500 m

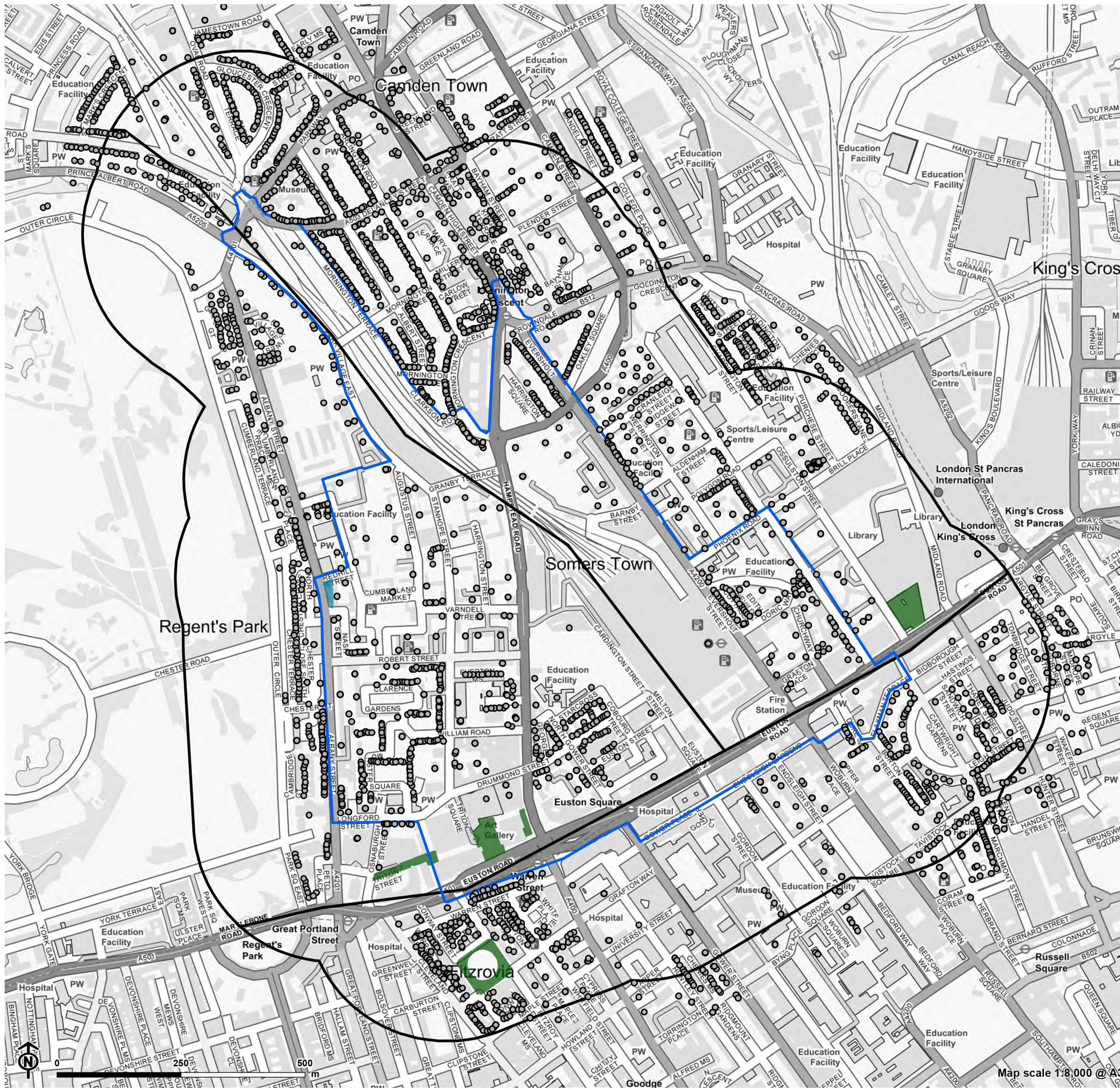
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## Civic Space

**7.29** Access to Civic Space is mainly focussed to the east and west sections of Euston Road, although accessibility catchments have not been proposed and civic spaces have not been used to identify areas of deficiency in the area. All but one of the sites score above the proposed quality and value benchmarks (see Figure 7.9).

**7.30** Civic spaces provide a significantly different 'offer' when compared to other types of open space provision. Whilst they provide some similar opportunities for recreation as parks, including places to meet, sit and relax. There is often limited opportunity for active recreation and play. Due to design and layout, these spaces often have the capacity to accommodate significant numbers of visitors and potentially opportunities for community events. Site audits found that civic spaces in Euston are generally quite busy spaces, are sometimes used as thoroughfares and are associated with other community and visitor facilities. Sites are in quite busy locations/near busy roads and therefore do not necessarily offer opportunities for quiet contemplation and reflection in the same way as some types of open space. It is also notable that, aside from Fitzrovia Square, Civic Spaces included within the study are generally located in areas with a lower density of residential addresses in the immediate vicinity. However, these spaces are likely to play an important role in areas with poor accessibility to other types of sites such as parks. This may include diverting some user pressure (such as workers and visitors to Euston) from other types of sites and therefore should be considered as important part of the mix of open space types that could be delivered when new open space is required.

Figure 7.9: Civic Space - Quality and Value



-  Open space analysis area boundary
-  Euston study area
-  Residential address
- Open space quality and value**
-  Higher quality, higher value
-  Higher quality, lower value

0 250 500 m

Map scale 1:8,000 @ A3

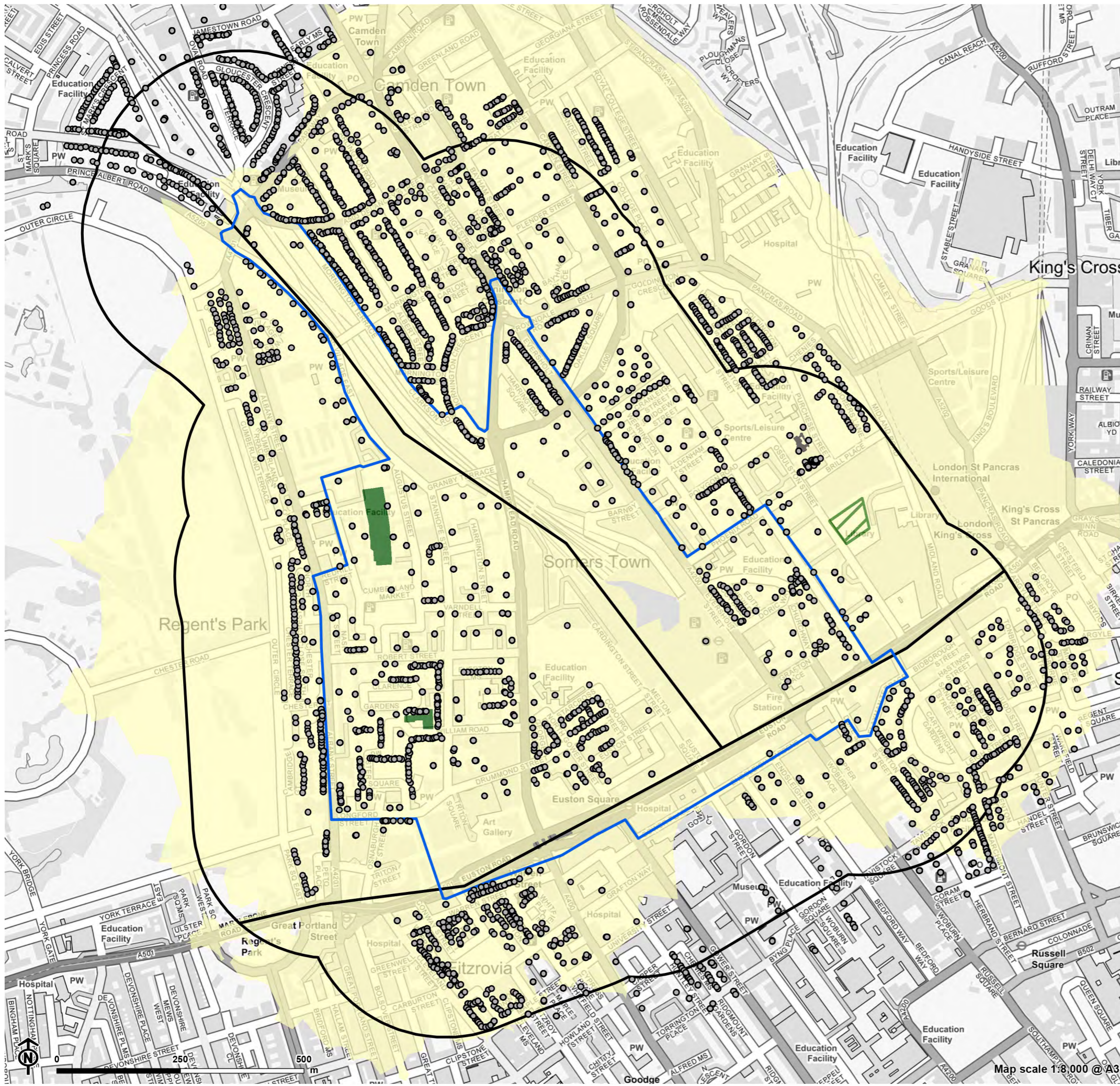


## Allotments and Community Gardens

**7.31** Four allotment and community gardens have been identified in the study area, see Figure 7.10. These are all located centrally, and no sites have been identified in the northern section of the study area, or within the south analysis area. Three sites have restricted access to members and tenants. The Story Garden is freely accessible to the public with opening hours. Whilst this site has been captured as part of the study, it should be noted that it is a temporary use of the site. Allotments that have been subject to audit as part of the study all score above the proposed quality and value standards.

**7.32** Figure 7.10 highlights that majority of the Euston study area has reasonably good access to allotment sites when an 800m accessibility catchment is applied. However, the catchment has been applied to test overall access and provides no information on the existing occupancy rates or demand for allotments within the study area (further discussion within Chapter 6).

Figure 7.10: Allotments and Community Gardens - Quality, Value, and Accessibility



- Open space analysis area boundary
- Euston study area
- Residential address
- Open space quality and value**
- Higher quality, higher value
- Not audited
- Higher quality, higher value (temporary provision)
- Allotments and community garden access catchment (800m)

**Notes:**  
Access catchments based on modelling undertaken by GiGL in June 2022. Sites with a restricted access category do not have an access catchment shown.

## Provision for Children and Teenagers

**7.33** Figure 7.11 shows the proposed accessibility catchments for 12+ play and other play and recreation (which also provide facilities focussed on teenage provision and older). Very few equipped play spaces were identified as part of the study that provide a 12+ play offer (not including MUGAs, which are included under 'other play and recreation'). The central and eastern areas are generally deficient in access to 12+ play spaces.

**7.34** Other play and recreation sites within the study area largely comprise multi use games areas and several outdoor gym stations. Application of the proposed accessibility standards for other play and recreation indicates that a large proportion of the study area has reasonably good access to these sites. Several facilities fall short of the proposed quality benchmark and would benefit from enhancement or refurbishment. Key areas of deficiency in access to other play and recreation include the northernmost section of the study area and a small area in the centre of the south analysis area. Whilst Figure 7.11 shows that the study area has good access to 'other play and recreation', it should be noted that the majority of these sites are MUGAs and may not be meeting the needs of all teenagers. Future design and enhancement of sites should include a review of the type of other play and recreation features that are within the vicinity to identify opportunities to increase the range of teenage facilities. This may need to include targeted consultation within specific localities to try and ensure specific groups are considered as part of the design process (such as young women and girls).

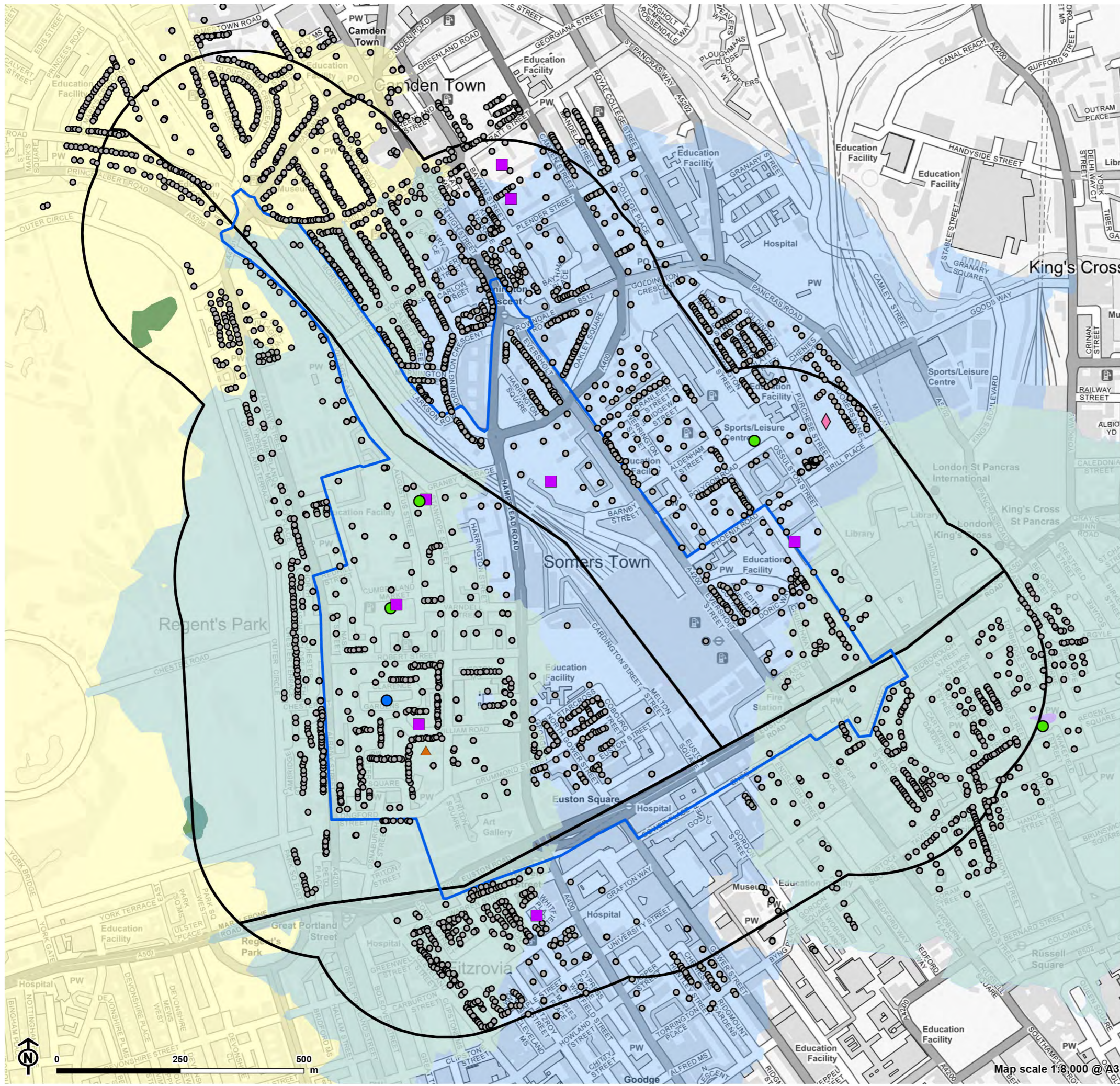
**7.35** Equipped play space that provides a play offer to children between 5 and 11 are distributed relatively well throughout the central section of the study area. Figure 7.12 indicates that there are several areas with deficiencies in access to freely accessible 5-11 play in the southern section of the Euston study area.

**7.36** Application of the accessibility catchments for under 5s play shows that large areas of the study area is deficient in access to this type of play. Few areas within the Euston study area have good access to this type of play, which include areas within Regent's Park Estate, Munster Square and just north of

Euston station to the east of the Railway line. Figure 7.13 shows that many equipped play facilities for children under 5 have been classified as semi-accessible (shown without access catchments) and are unlikely to provide a welcoming play offer to all residents. Camden's current policy position is that private (restricted access) under 5s play can contribute towards provision as part of new development due to the 'doorstep' nature of this play type (also shown on Figure 7.13).

**7.37** The quality and value of equipped play spaces throughout the study area is variable and several sites fall below the proposed benchmarks. There are clusters of sites which fall short on quality, value or both, including several sites to the west of Hampstead Road. None of the sites in the south analysis area are above both quality and value. Play spaces in the north east section of the study area have been identified as semi-accessible and also fall below quality and value benchmarks.

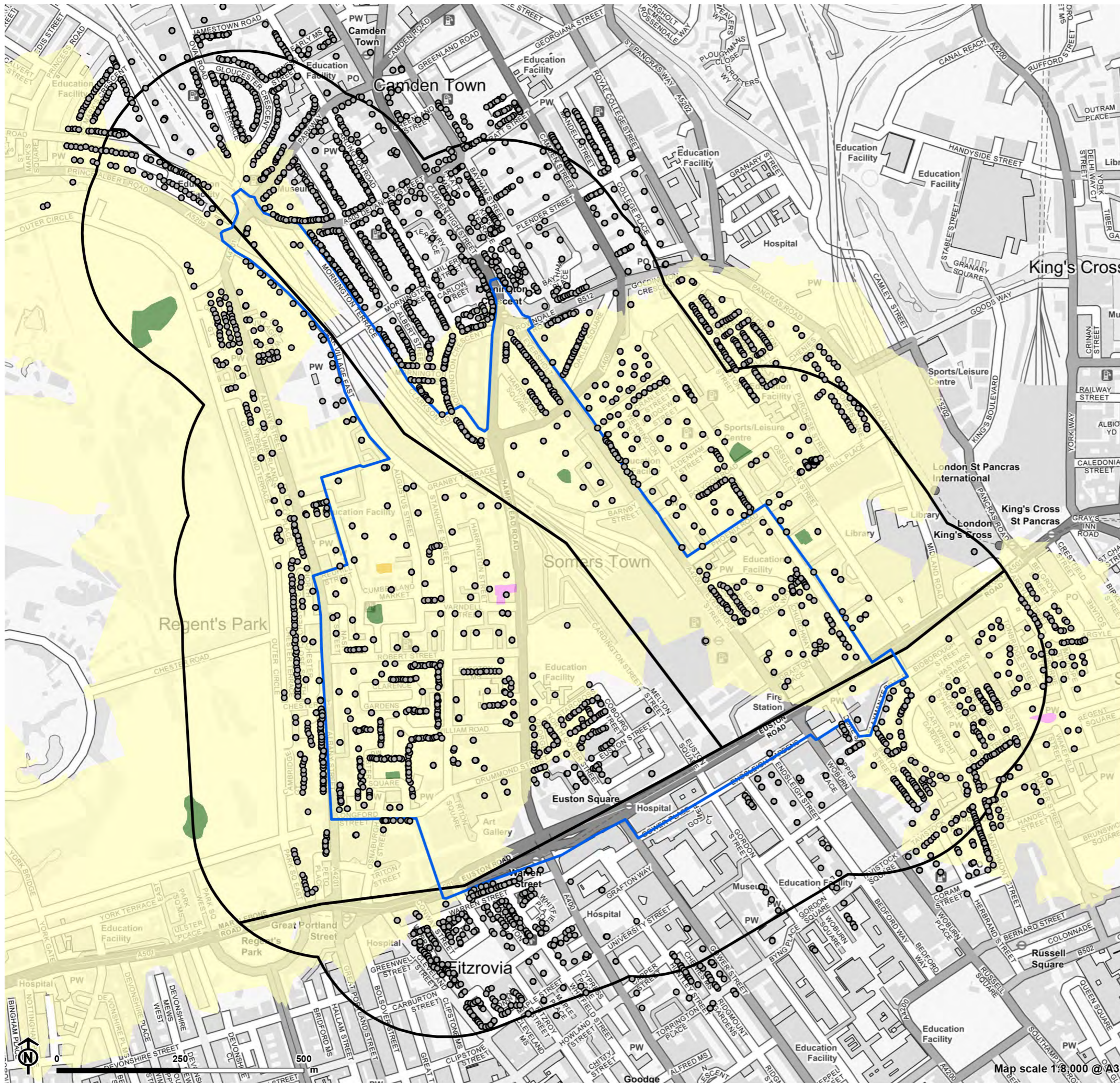
Figure 7.11: 12+ Play and Other Play and Recreation - Quality, Value, and Accessibility



- Open space analysis area boundary
- Euston study area
- Residential address
- 12+ Play - quality and value**
- Higher quality, higher value
- Lower quality, lower value
- 12+ playspace access catchment (700m)
- Other Play and Recreation type**
- Green gym
- MUGA
- Football area artificial surface
- Parkour structure
- Ping pong table
- Other play and recreation access catchment (700m)

**Notes:**  
Access catchments based on modelling undertaken by GiGL in June 2022. Sites with a restricted access category do not have an access catchment shown.

Figure 7.12: 5-11 Play - Quality, Value, and Accessibility



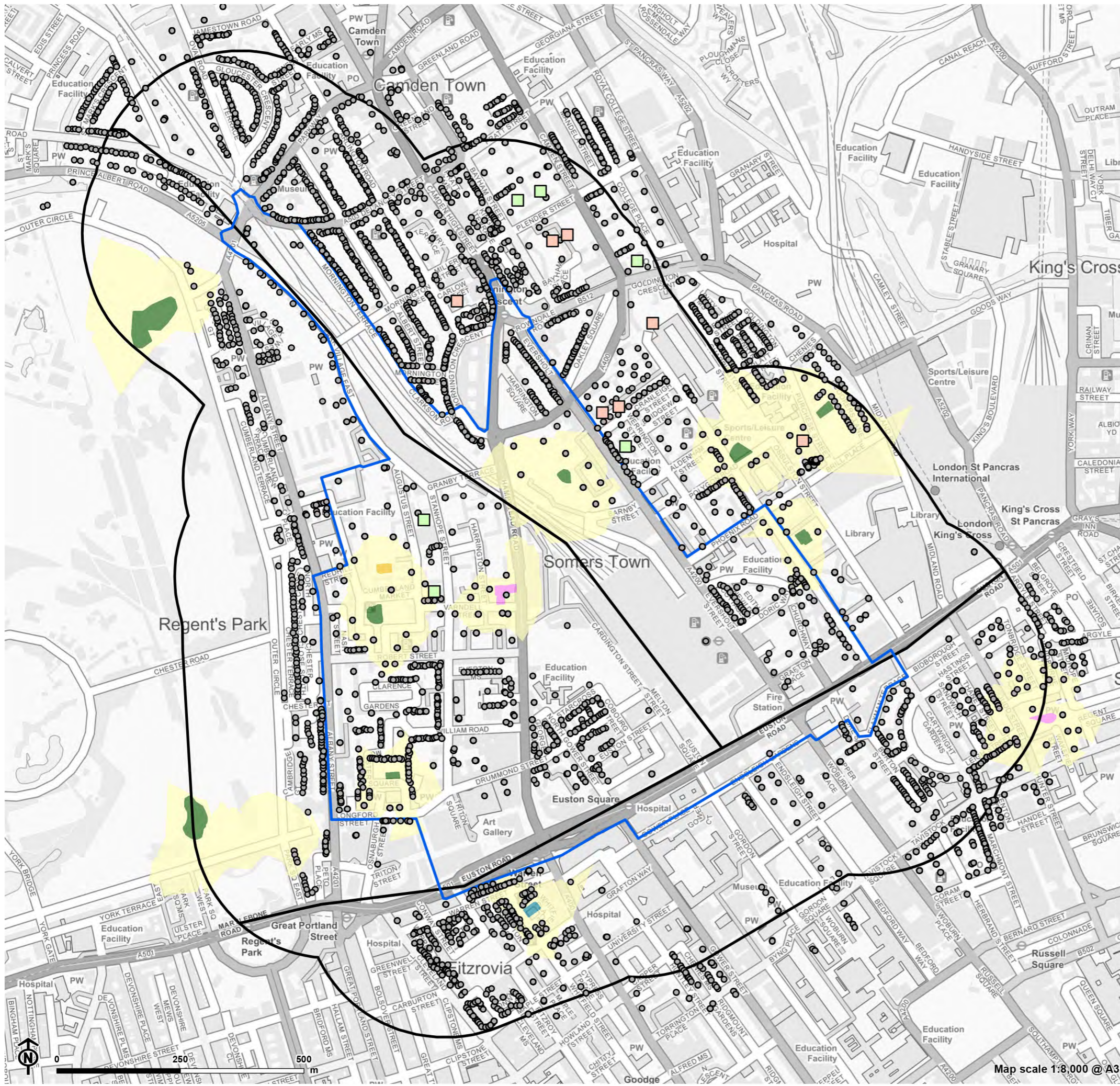
- Open space analysis area boundary
- Euston study area
- Residential address
- Open space quality and value**
  - Higher quality, higher value
  - Lower quality, higher value
  - Lower quality, lower value
  - 5 to 11 year old playspace access catchment (400m)

**Notes:**  
Access catchments based on modelling undertaken by GiGL in June 2022. Sites with a restricted access category do not have an access catchment shown.



Map scale 1:8,000 @ A3

Figure 7.13: Under 5 Play - Quality, Value, and Accessibility



- Open space analysis area boundary
- Euston study area
- Residential address
- Open space quality and value**
  - Higher quality, higher value
  - Higher quality, lower value
  - Lower quality, higher value
  - Lower quality, lower value
  - Under 5 year old playspace access catchment (100m)
- Other Under 5 play spaces**
  - Restricted access: members/tenants only
  - Semi-accessible to public

**Notes:**  
Access catchments based on modelling undertaken by GiGL in June 2022. Sites with a restricted access category do not have an access catchment shown.

# All Current and Planned Public Open Space up to 2033

## Combined Accessibility

**7.38** Areas of deficiency in access to freely accessible public open space have been identified within the Euston study area. These areas have been identified by applying and combining the relevant access catchment to freely accessible open space. Areas outside of these access catchments are identified as deficient in access to open space (areas of deficiency). As noted above this report do not include an assessment of access to sites outside of the wider open space analysis area boundary. Areas of deficiency in access to open space can therefore only be identified within the Euston Area Plan (EAP) study area boundary. Figure 7.14 shows the combined accessibility catchments of freely accessible public open space identified as part of this study, demonstrating the sites that contribute towards identifying overall areas of deficiency. For clarity, sites that contribute towards identifying areas of deficiency include:

- Freely accessible parks
- Freely accessible natural and semi-natural sites

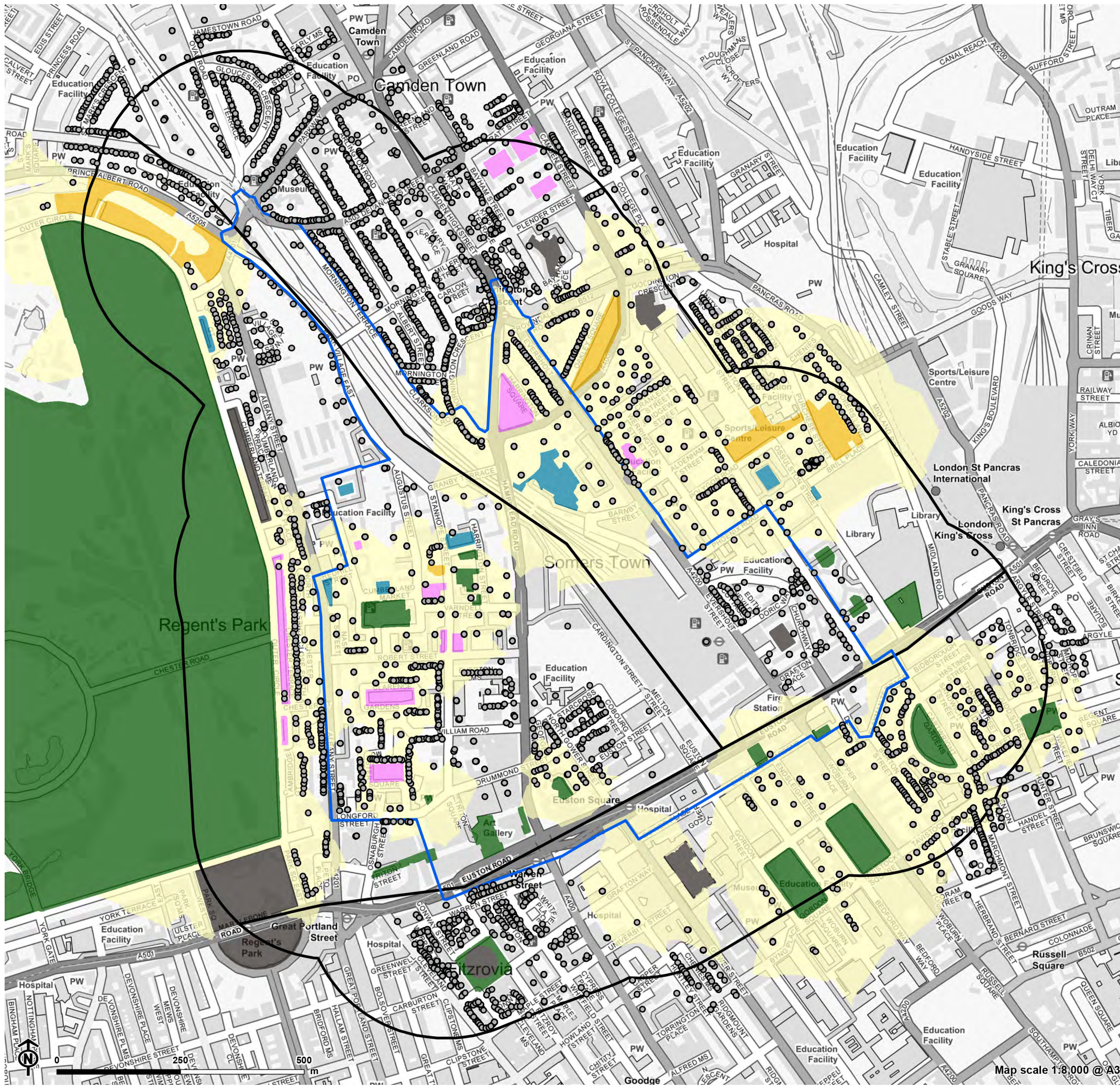
**7.39** Sites that do not contribute to identifying areas of deficiency:

- Semi-public sites (e.g. all amenity green spaces have been identified as semi-public)
- Sites with restricted access (i.e., accessible only to members/tenants)
- Civic spaces
- Allotments and Community Gardens (whether freely accessible or not)
- Provision for Children and Teenagers



**7.40** Provision for Children and Teenagers includes a range of sites that cater for the specific needs of children and are therefore not explicitly intended to provide open space needs for the whole community (i.e. all age groups). Within this typology, individual sites will also focus on catering for discrete age groups. Therefore, it is deemed appropriate to review accessibility to this typology as separate from other type of freely accessible open space, as set out in the previous section.

Figure 7.14: Combined Accessibility



- Open space analysis area boundary
- Euston study area
- Residential address
- Open space quality and value**
- Higher quality, higher value
- Higher quality, lower value
- Lower quality, higher value
- Lower quality, lower value
- Not audited
- Access catchment

The combined accessibility catchment is based on modelling undertaken by GiGL in June 2022 and includes the following publicly accessible open space catchments:

- Small Parks (200m)
- Pocket Parks (100m)
- Small Natural and Semi Natural Greenspace (200m)

The Polygon Road Park access catchment is based on a straight line buffer due to model errors. Sites with a restricted access category do not have an access catchment shown.



Map scale 1:8,000 @ A3

**7.41** Figure 7.15 provides a strategic overview of all public open space identified as part of the study, showing areas that are deficient in access to any freely accessible public open space, excluding 'metropolitan' access (to Regent's Park). Key deficiency areas include:

- Pockets of deficiency in the south analysis area, just south of Euston Road.
- Areas to the east of Euston station between Euston Road and Polygon Road.
- Areas to the west of Euston station (west analysis area). Areas of Regent's Park Estate generally have reasonably good access to open space, with most areas of deficiency seen to the south of Robert Street and east of Hampstead Road. Pockets of deficiency are also seen at the northern sections of Harrington Street, Stanhope Street and Augustus Street.
- Areas to the north of Euston Station, although the majority of this is over the railway line.

### Quality and Value

- Sites that are south of Euston Road and directly on the northern side of Euston Road generally score above both quality and value benchmarks. Regent's Park in the west is also a significant site that performs above the relevant quality and value benchmarks.
- The quality and value of sites north of Euston road is variable, with higher quality, higher value sites scattered throughout the study area.
- Many of the larger sites within the central area do not perform above both the quality and value benchmarks (higher quality, higher value).
- Many residents north of Euston Road do not currently have easy, local access to high quality, high value, freely accessible public open space.

## Planned Future Open Space and Planned Enhancements

**7.42** New open space planned to be provided in the future has been plotted on Figure 7.15. These sites are due to be 're-provided' (estimated 2033) in lieu of sites that have been lost because of HS2 works. Sites where future enhancement programmes are planned are also shown on Figure 7.15. These sites, along with existing identified sites, is considered as the future baseline open space provision.

**7.43** Cross referencing deficiency areas with planned open space indicates that future open space that is due to be delivered will sit within some existing areas of deficiency. Access catchments have been plotted for proposed new open space (HS2 replacement open space) which indicates that planned new open space will help to address areas of deficiency in access to open space around Euston Station and directly west of the railway line. However, it should be noted the access catchments that have been plotted are based on straight line buffers. It would be beneficial to re-run this analysis once the location of entrance points to the new open spaces are known.

**7.44** Remaining areas of deficiency following delivery of the planned new open space includes:

- Eastern end of Drummond Street
- William Road
- Longford Street/Southern end of Albany Street
- Northern end of Augustus Street
- Park Village East/Mornington Crescent
- Pockets between Chalton Street and Eversholt Street

**7.45** There are also pockets of deficiency between Euston Road and Drummond Street which may be partly served by Civic Space at Regent's Place.

**7.46** Future enhancement programmes (through HS2 assurance funding) are largely focussed on existing sites that fall below the quality and value benchmarks to the west and north of Euston station.

## **Other Key Opportunity Sites for Enhancement**

**7.47** Sites that would benefit from enhancement are those that are identified as being lower quality and/or value. Those identified within or adjacent to deficiency areas would ideally be prioritised for enhancement. Other sites outside of deficiency areas and outside of the Euston Study Area (but within the wider buffer) identified as lower quality and/or value should also be included within future enhancement programmes. Key freely publicly accessible sites identified as lower quality and/or value include:

- LUC ID 37 (Harrington Square Gardens)
- LUC ID 47 (Oakley Square)
- LUC ID 19 (Polygon Road Open Space)
- LUC ID 56 (Purchase Street Open Space)
- LUC ID 68 (Regent's Park Estate 5)
- LUC ID 85 (ZSL Car Park)

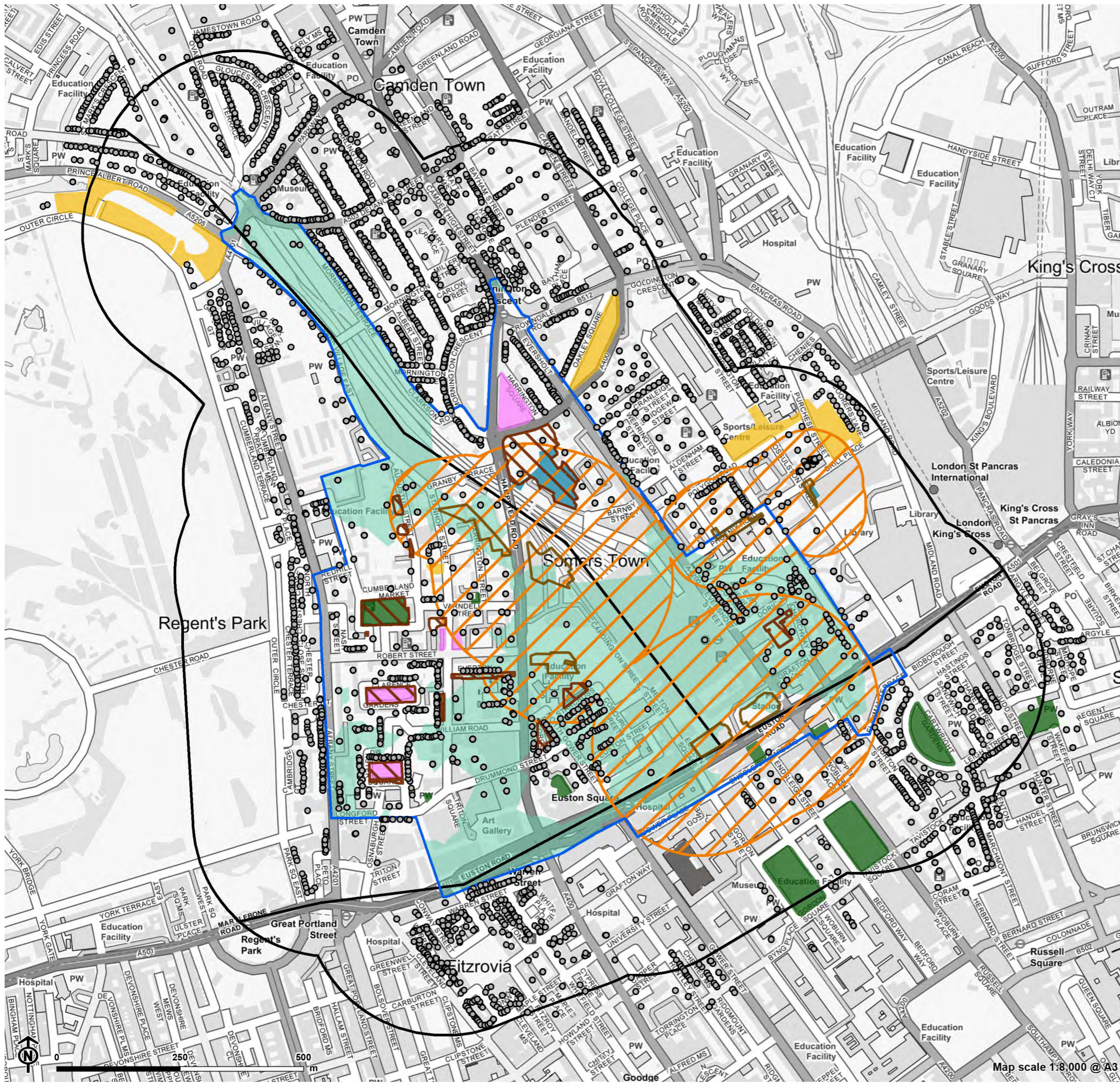
**7.48** Ongoing community engagement would need to form a key aspect of developing and taking forward enhancement plans for any specific sites.

## Semi-public Sites

**7.49** There are potential opportunities to undertake work to improve sites identified as semi-public sites, which could be focussed within or around areas of deficiency. Sites categorised as ‘semi-public’ generally occur within housing sites. Due to the nature of these open spaces and play spaces being integrated within the curtilage of housing estates and housing land, there are instances where access and use is limited to those living directly within the housing sites they are associated with. Whilst no strict criteria have been used to categorise these sites, several characteristics of such sites have been noted as contributing to a site being considered as having ‘semi-public’ access. Such characteristics include close integration within housing land (i.e. surrounded by low or high rise accommodation), no clear entrances/unwelcoming entrances, a lack of clear views into and across the site and a general lack of ‘cues’ to indicate the site is publicly accessible to all (i.e. explicit welcoming signage etc.). In many instances, the site audits have found these sites to be of lower quality and or value. Enhancement work may include addressing some of the issues that contribute to their semi-accessible characteristics, such as providing more explicit, welcoming entrances, additional features and facilities such as seating and planting. However, it should be recognised that in some instances, these sites may only serve those living directly adjacent. Key sites this approach may apply to includes:

- LUC ID 66 (Regent’s Park Estate 2 – part 1)
- LUC ID 67 (Regent’s Park Estate 2 – part 2)
- LUC ID 70 (Somers Town Estate)
- LUC ID 44a (Cranleigh Street)
- LUC ID 80 (Walker House)

Figure 7.15: Current and Proposed Open Spaces - Quality, Value, and Areas of Deficiency



- Open space analysis area boundary
- Euston study area
- Residential address
- Open space quality and value**
  - Higher quality, higher value
  - Higher quality, lower value
  - Lower quality, higher value
  - Lower quality, lower value
  - Not audited
- Future enhancements through HS2 assurance funding\*
- Future planned open space
- Future open space catchment area (100m / 200m)
- Area of deficiency

\*at time of survey.

The area of deficiency is based on modelling undertaken by GiGL in June 2022. Areas of deficiency shown include areas that are outside of the following publicly accessible open space catchments:

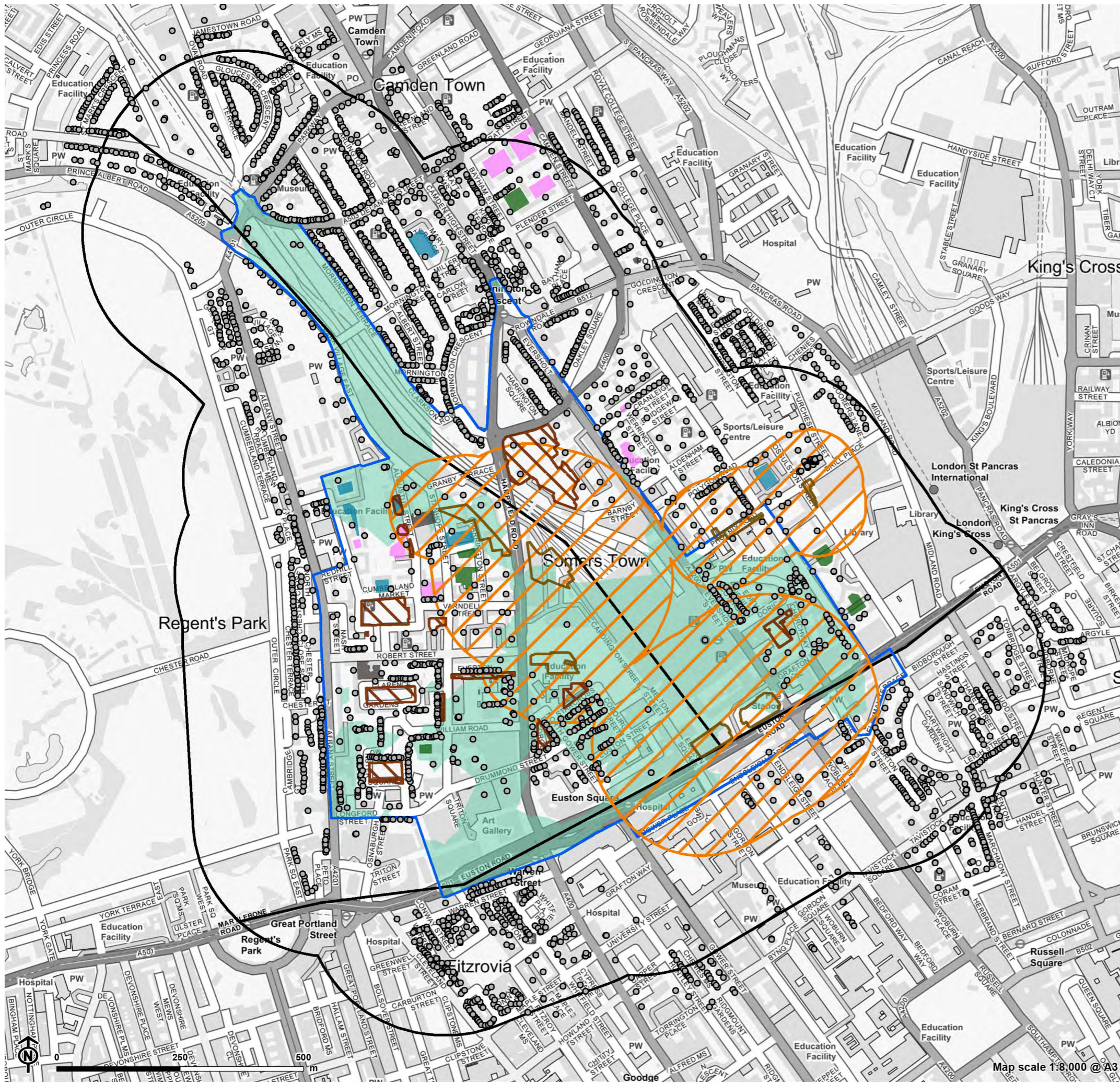
- Small and Pocket Parks
- Small Natural and Semi Natural Greenspace

Areas of deficiency do not take into account restricted access or semi-accessible open space catchments.

It is expected that planned future open space will be categorised as Parks as defined by this study.

The relevant catchment for the size hierarchy of future open space has been applied to sites as a straight line buffer rather than using network analysis. Small Parks (between 0.4ha and 2ha) were buffered by 200m. Pocket Parks (less than 0.4ha) were buffered by 100m.

Figure 7.16: Semi-Public Open Space - Opportunities for Enhancement



- Open space analysis area boundary
- Euston study area
- Residential address
- Semi-public open space: quality and value**
- Higher quality, higher value
- Higher quality, lower value
- Lower quality, lower value
- Not audited
- Area of deficiency
- Future enhancements through HS2 assurance funding\*
- Future planned open space
- Future open space catchment area (100m / 200m)

\*at time of survey.

Areas of deficiency shown include areas that are outside of the following publicly accessible open space catchments:

- Small and Pocket Parks
- Small Natural and Semi Natural Greenspace

Areas of deficiency do not take into account restricted access or semi-accessible open space catchments. Areas of deficiency are only identified within the Euston Area Plan.



## Chapter 8

# Current and Future Open Space Needs: Conclusions and Recommendations

**8.1** The purpose of this study has been to form part of the evidence base for an updated Euston Area Plan and considers open space provision within the study area with regard to quantity, quality, value and accessibility. The previous chapters set out the key areas of need for open space enhancement or delivery of new open space.

**8.2** The Euston area will see considerable growth in the coming decades which will create a need for additional open space. This study has found that in addition to providing additional open space as part of new development, there are existing deficiencies that could be addressed. There are likely priorities for where enhancements to existing provision should be provided (as set out in the previous chapters).

## Quantity

**8.3** Community consultation has highlighted that many residents feel there is not enough open space to currently meet their needs and to undertake various activities. Much of this relates to maintaining physical and mental health through various means and accessing areas for play. There is also appreciation of the environmental benefits of open space and an awareness that more open space or higher quality standards may be needed to achieve these benefits. Surpluses of open space have not been identified when the study area is considered as a whole.

**8.4** The quantity of open space and play space (per resident) is significantly higher in the west analysis area largely as a result of Regent's Park. However, a notable amount of the west analysis area also experiences deficiencies in 'small local' and 'pocket' access to open space. The area as a whole is below the current policy requirements for open space per resident, although quantity shortfalls are all located within the east and south analysis area, with the west analysis being above the current quantity standard.

**8.5** The assessment of the current open space needs with regards to quantity indicates the study area as a whole is below the existing quantity standard (of 9m<sup>2</sup> per person) by 1.89m<sup>2</sup> per person. This equates to an estimated overall shortfall of 5.98ha of open space, even once known planned new open space (HS2 replacement open space) has been delivered (by 2033). It should be noted that this is a comparison against the quantity standard within Camden's open space planning policy for new development and there is no local standard for existing open space. However, the standard for new development is considered the best local benchmark in the absence of any other appropriate guidance or standards and provides a useful comparison.

**8.6** High level estimates of open space requirements (upper and lower estimates) that will likely arise from the delivery of the EAP indicates that a significant amount of open space will need to be delivered to achieve current policy requirements. Estimated future open space needs with regards to quantity, equates to between 4ha (lower estimate) up to 7.3ha (upper estimate). This includes requirement for play space and requirements arising from expected commercial development.

## Locating New Open Space and Enhancements

**8.7** Population density within the area is set to increase and it should be recognised that the ability to deliver large areas of new open space may be challenging. The study has identified areas that are deficient in access to open

## **Chapter 8** Current and Future Open Space Needs: Conclusions and Recommendations

space and play space. Large areas of the EAP show areas of deficiency in access to open space (see Figure 7.15). Deficiencies in accessibility to open space within the EAP area could be partially alleviated through the delivery of the planned additional open space (HS2 replacement open space) provision. However, a comparison against Camden's open space policy (open space quantity) shows that even once the planned new open space (HS2 replacement open space) is delivered, open space quantity provision per person across the study area will still be below Camden's planning policy requirement for new development.

**8.8** The detailed mapping, supporting text and quality and value information within Chapter 7 should be referred to with regards to access to specific types of open space and play space. This information can be used to help locate new open space and enhancements during new development. Options for the incorporation of new green infrastructure features and reclamation of road space and public realm may need to be considered, both to ensure that new open space can be delivered but also to ensure it is well located. This should include ensuring new open space helps to open up east west links to improve access to significant assets such as Regent's Park.

**8.9** This approach is recognised and supported within Camden's 2021 Public Open Space SPG, which states that: 'Financial contributions may (also) be used to fund public realm and green infrastructure projects where this is the most effective way of meeting the needs arising from the proposed scheme'. The SPG also notes the potential need to take a creative approach, including 'greening of the public realm, for example through the provision of pocket parks and reclamation of road space'.

## **Principles for Future Open Space Design (characteristics and types of open space)**

**8.10** Open space in Euston is valued for a range of reasons and the community has many, sometimes competing, needs that may need to be catered for. This enforces the importance of multifunctionality, particularly for recreational use, through good design and management.

**8.11** Many sites within the study area are subject to heavy use. As well as expected increases in the resident population and number of workers, the growth of an already busy transport hub will also see a notable increase in visitor numbers and likely additional visitor pressure and footfall within some open spaces in the area. Without adequate consideration in policy there is a risk that open spaces around the transport hub will be negatively affected as a result of increased numbers of passengers and increased journeys being undertaken to and from the station.

**8.12** Future policy development should therefore ensure that the key characteristics of what constitutes public open space are clear. The public consultation indicated that residents value open space for a variety of reasons but most notably to enhance local character, provide environmental benefits, access to nature and peace and quiet. Areas with high pedestrian flows, as would be expected at key routes to and from a transport hub, are unlikely to provide such characteristics.

**8.13** Proposals should be required to demonstrate how individual spaces throughout a development meet the requirements for providing functional open space. It will be important to define the open space requirement as separate from other areas that can accommodate large pedestrian flows, but not provide many of the other benefits that would be expected from areas of public open space. This should include consideration of expected pedestrian flows, how

## Chapter 8 Current and Future Open Space Needs: Conclusions and Recommendations

open spaces connect to and adjoin key routes, and how this may impact the use and functionality of open space for local residents and visitors.

**8.14** The various strands of the study have helped to identify the character and types of open space that will likely need to be prioritised:

- Sites should be as 'green' as possible, incorporating natural elements and habitats (including within play areas).
- High quality access to, and within, sites will be an increasing priority. This reflects the fact that the local population is ageing and older people will likely have increased reliance on easy access to open space on the doorstep.
- Sites should be resilient to changing environmental conditions and aim to enhance environmental benefits. This should include providing access to shade, water and designed to incorporate sustainable urban drainage features.
- Sites should be resilient to heavy recreational use. That is not to say that open space should be designed to encourage heavy pedestrian use, but that designs should reflect the fact that all sites will likely see increased use due to future growth in the area.
- Designs should aim to buffer areas that provide peace, space for quiet contemplation and access to nature from 'thoroughfares' and more active spaces and busy pedestrian routes.
- The layout and location of open space, and the location and design of entrances, should encourage use by the whole community.
- Sites should be flexible and multifunctional. This could also include providing flexible spaces that could be used for community events.
- Play spaces should be well located, with good natural surveillance and near other community facilities where possible.
- Where appropriate, sites should incorporate opportunities for play, whether informal, equipped, or 'incidental' opportunities for play. A wide range of play experiences should be offered, including natural play and interaction with engaging landscaping. Play opportunities should encourage

intergenerational play and incorporate social spaces that can also be used by older people.

- Individual site design should aim to diversify the range of teenage provision on offer and ensure proposals cater for a wider range of user needs, including young women and girls. Proposals should take account of existing types of teen provision in the surrounding area, with the aim of providing variety and choice across discrete localities.

## Using the Study Findings to Inform Future Planning

**8.15** Paragraph 98 of the National Planning Policy Framework states that up-to-date assessments of open space need should be undertaken to support the development of policies. Information from assessments should determine what open space, sport and recreational provision is required, which plans should then seek to accommodate. The findings of the study and supporting data can be used in several ways during the planning process to meet this requirement. It is recommended that the onus is put on the developer to robustly demonstrate how proposals will meet policy requirements.

Utilise the recommendations above to inform site design and help deliver open space of a suitable type and character.

**8.16** The public consultation indicated that residents value open space for a variety of reasons but most notably to enhance local character, provide environmental benefits, access to nature and peace and quiet. New open space and enhancements should aim to prioritise these characteristics in the first instance and will need to consider the location with regard to pedestrians flows and proximity to the station.

Use the areas of deficiency that have been identified to help prioritise locations for new open space and green infrastructure.

**8.17** Key deficiency areas within the EAP boundary include:

- Eastern end of Drummond Street
- William Road
- Longford Street/Southern end of Albany Street
- Northern end of Augustus Street
- Park Village East/Mornington Crescent
- Pockets between Chalton Street and Eversholt Street
- There are also pockets of deficiency between Euston Road and Drummond Street which may be partly served by Civic Space at Regent's Place.

Use the accessibility mapping for children and teenage provision to identify priority locations for play space.

- The central and eastern areas are generally deficient in access to 12+ play spaces.
- Areas of deficiency in access to 'other play and recreation' include the northernmost section of the study area and a small area in the centre of the south analysis area. It should be noted that the majority of these sites are MUGAs and may not be meeting the needs of all teenagers. It is recommended that work is undertaken to diversify the range of teenage provision within the study area.

- There are several areas with deficiencies in access to freely accessible 5-11 play in the southern section of the Euston study area.
- Few areas within the Euston study area have good access to freely publicly accessible under 5s play, which include areas within Regent's Park Estate, Munster Square and just north of Euston station to the east of the Railway line. Many equipped play facilities for children under 5 have been classified as semi-accessible and are currently unlikely to be provide a welcoming play offer to all residents.

**Identify priority locations for enhancements offsite, if required, focussing on open spaces which have been identified as lower quality and/or lower value.**

**8.18** Sites that have not already been identified for future enhancement works include:

- LUC ID 19 (Polygon Road Open Space)
- LUC ID 37 (Harrington Square Gardens)
- LUC ID 47 (Oakley Square Gardens)
- LUC ID 56 (Purchase Street Open Space)
- LUC ID 61 (Regent's Park Estate 7 – part 3)
- LUC ID 62 (Regent's Park Estate 8)
- LUC ID 85 (ZSL Car Park)

**8.19** LBC officers may need to scrutinise individual audit forms to 'drill down' into specific criteria and identify where sites fall short in terms of quality and value.



## Identify opportunities to enhance semi-accessible sites, focussing on areas with existing deficiencies in access to open space and play space.

**8.20** In many instances, the site audits found that semi-accessible sites are lower quality and/or value. Enhancement work may include addressing some of the issues that contribute to their semi-accessible characteristics, such as providing more explicit, welcoming entrances, additional features and facilities such as seating and planting. However, it should be recognised that in some instances, these sites may only serve those living directly adjacent. Key sites that could be prioritised for future enhancement include:

- LUC ID 14 (Camden High Street Estate)
- LUC ID 44a (Cranleigh Street)
- LUC ID 66 (Regent's Park Estate 2 – part 1)
- LUC ID 67 (Regent's Park Estate 2 – part 2)
- LUC ID 70 (Somers Town Estate)
- LUC ID 80 (Walker House)
- LUC ID 86-88 (Curnock Street Estate Open Space)

# Appendix A

## Open Space Audit Form

# Euston Open Space Study London Borough of Camden

Value scores are  
highlighted in yellow

Quality scores are  
highlighted in green

## Desk based assessment

Site ID: \_\_\_\_\_ Site Name: \_\_\_\_\_  
Grid reference: \_\_\_\_\_  
Ownership (LBC, private, other): \_\_\_\_\_  
Area (ha): \_\_\_\_\_  
Category of open space: \_\_\_\_\_

## Designations

### National:

- Listed building  +3
- Scheduled Monument  +3
- SSSI  +3
- Historic England Register of Historic Parks and Gardens  +3

### Regional:

- Site of Importance for Nature Conservation/Local Wildlife Site  +2
- Regionally Important Geological Site  +2
- Biodiversity Opportunity Areas  +2
- London Squares Act  +2

### Access:

- National/ Regional Trails  +3
- Sustrans Routes  +3

### Local - Statutory:

- Conservation Area  +1
- Local Nature Reserve  +1
- Locally Important Geological Site  +1
- Designated Public Open Space (Local Plan)  +1
- Designated Private Open Space (Local Plan)  +1

### Other:

- Ancient Woodland  +1
- B-Lines  +1

# Site assessment

Site ID:

Site Name:

Category of open space:

Audit date and time:

Time spent surveying:

Name of surveyor:

Survey site access: (e.g. access to whole site/ access to part of site/ no access to site)

Is site still an open space? If not please describe:

Is the site an open space integrated within a housing estate: (yes/no)

## 1. Welcoming place

Site access:

- |                             |                             |
|-----------------------------|-----------------------------|
| <input type="checkbox"/> +5 | <input type="checkbox"/> +3 |
| <input type="checkbox"/> +4 | <input type="checkbox"/> +2 |
| <input type="checkbox"/> +1 | <input type="checkbox"/> -1 |

Are there any areas which are fenced from public access?

Comment (description of area & mark up on map):

To what extent are the entrances well presented?  +1 +2 +3 +4 +5

To what extent are the boundaries well defined and maintained?  +1 +2 +3 +4 +5

What is the overall quality of access and accesses within and through the open space?  +1 +2 +3 +4 +5

What is the overall quality of access and accesses for people travelling to open space?  +1 +2 +3 +4 +5

What is the overall provision of signage?  +1 +2 +3 +4 +5

## 2. Health, safety and security

Play provision:

Are there opportunities for informal /natural play (playful landscaping etc.) Please state:  +1 +2 +3

Is there play equipment on site?

How many separate items of equipment?  +1 per item

Is it for under 5 years?  +1

5-11 years?  +1

Over 11 years?  +1

What play activities are provided for:

- |                             |                             |
|-----------------------------|-----------------------------|
| <input type="checkbox"/> +1 | <input type="checkbox"/> +1 |
| <input type="checkbox"/> +1 | <input type="checkbox"/> +1 |
| <input type="checkbox"/> +1 | <input type="checkbox"/> +1 |
| <input type="checkbox"/> +1 | <input type="checkbox"/> +1 |
| <input type="checkbox"/> +1 | <input type="checkbox"/> +1 |
| <input type="checkbox"/> +1 | <input type="checkbox"/> +1 |

Is there impact absorbing surfacing around the equipment?  +1

Are there an enclosure (fence) around equipment?  +1

Are there benches within enclosure/adjacent to equipment?  +1

Are there litterbins within enclosure/adjacent to equipment?  +1

Is there a play area notice at the entrance stating dog free, children only and emergency contacts?  +1

Overall condition of play equipment?  +1 +2 +3 +4 +5

Is there other provision for play on site? (Please also note condition)

- |                             |   |
|-----------------------------|---|
| <input type="checkbox"/> +1 | <input type="checkbox"/> +1 +2 +3 +4 +5 |
| <input type="checkbox"/> +1 | <input type="checkbox"/> +1 +2 +3 +4 +5 |
| <input type="checkbox"/> +1 | <input type="checkbox"/> +1 +2 +3 +4 +5 |
| <input type="checkbox"/> +1 | <input type="checkbox"/> +1 +2 +3 +4 +5 |
| <input type="checkbox"/> +1 | <input type="checkbox"/> +1 +2 +3 +4 +5 |
| <input type="checkbox"/> +1 | <input type="checkbox"/> +1 +2 +3 +4 +5 |

Active recreation/ sport provision:

- Grass pitches
- Informal kickabout / ball game area
- Artificial pitches (e.g. astro turf)
- Tennis courts
- Promoted walking/jogging routes
- Water activities (other than play areas)
- Bowls
- Other

<input type="checkbox"/>	+1	<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1	<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1	<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1	<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1	<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1	<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1	<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1	<input type="checkbox"/>	+1+2+3+4+5

Is there evidence the green space is being used for informal recreation?

- Walking
- Dog walking / exercise
- Informal children's play (not play equipment)
- Young people hanging out
- Sitting/ relaxing
- Desire lines
- Skateboarding (not formal skate park)
- Cycling (not formal bmx track)
- Food growing
- Other Please state:

<input type="checkbox"/>	+1
<input type="checkbox"/>	+1
<input type="checkbox"/>	+1
<input type="checkbox"/>	+1
<input type="checkbox"/>	+1
<input type="checkbox"/>	+1
<input type="checkbox"/>	+1
<input type="checkbox"/>	+1
<input type="checkbox"/>	+1
<input type="checkbox"/>	+1

Overall provision for informal recreation?

<input type="checkbox"/>	+1+2+3
--------------------------	--------

What is the condition of basic amenities?

- Toilets
- Cafe
- Litter and/ or dog bins
- Seating
- Lifebelts
- Cycle parking
- Other

Please state:

<input type="checkbox"/>	+3	<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+3	<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1	<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1	<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1	<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1	<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1	<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1	<input type="checkbox"/>	+1+2+3+4+5

Community safety/ sense of security:

- Is there natural surveillance into the site from surrounding properties?
- Do the approaches feel safe and secure?
- Does the open space feel safe and secure?
- Is there a flow of people through the green space (to achieve self surveillance)?
- Is lighting provided?
- Is dog fouling evident onsite?
- Is there CCTV

<input type="checkbox"/>	+1
<input type="checkbox"/>	+1
<input type="checkbox"/>	+1
<input type="checkbox"/>	+1
<input type="checkbox"/>	+1
<input type="checkbox"/>	-1
<input type="checkbox"/>	Not scored

### 3. Clean and well maintained

- Is graffiti evident (that negatively impacts on space)?
- Vandalism evident?
- Overall cleanliness?
- Overall condition of planted areas
- Overall condition of grass areas
- Overall condition of footpaths
- Quality of water and associated edge treatment
- Are there any buildings or other built features onsite?
- Please state:
- If so, please note condition

<input type="checkbox"/>	-1
<input type="checkbox"/>	-1
<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	+1+2+3+4+5
<input type="checkbox"/>	Not scored
<input type="checkbox"/>	+1+2+3+4+5

Allotments:

Estimated number of plots in use: 0-25%  +1 26%-50%  +2 51-75%  +3 76-100%  +4

Overall condition of allotment site:  +1+2+3+4+5

## 4. Sustainability

Sustainable management practices:

- Drought tolerant planting  +1
- Water conservation measures  +1
- Recycling of waste and materials  +1
- Sustainable energy (e.g. solar/wind/electric car charging)  +1
- Other sustainable management practices? please state:  +1

Does the site contain SUDS/Swales/rain gardens  +1

Does the site contain green / brown roofs  +1

Does the green space provide a buffer for/ absorb noise or air pollution from:

- Nearby traffic  +1
- Nearby industry  +1
- Other please state:  +1

Can the site provide notable areas of shade?  +1

Is there evidence of appropriate tree / woodland management?  +1

## 5. Conservation and heritage

Is there an indication that natural features are being managed for nature conservation?  +1

Vegetation cover/ type: 1 or 2 types  +1    3 - 5 types  +2    over 5 types  +3

- Fine lawn
- Amenity grassland
- Rough grassland
- Semi-improved grassland
- Wildflower grassland
- Herbs
- Shrub
- Scrub
- Hedge
- Annual bedding
- Ornamental planting
- River, stream or canal
- Pond/ lake
- Marginal vegetation
- Ditch
- Woodland
- Woodland edges/ trees and shrubs forming shelterbelt
- Tree groups/ scattered trees
- Veteran or significant individual trees
- Orchard
- Deadwood
- Derelict wasteland
- Other vegetation type: (please state)
- Invasive species  -1

Does the green space contribute to the setting of the immediate local area?  +1

Is the open space visually attractive?  +1

What threats/ disturbances/ issues are affecting the attractiveness of the site?

- Road noise  -1
- Rail noise  -1
- Air pollution  -1
- Lack of landscape management  -1
- Erosion  -1
- Intrusive buildings  -1
- Motorcycle scrambling  -1
- Fly tipping  -1
- Flooding  -1
- Construction noise  -1
- Other Please state:  -1

## 6. Community involvement

Is there a evidence of an active community group?  +3

Is there a permanent public noticeboard on site?  +1

If so, are up to date notices displayed?  +1

Are there any temporary notices on site informing users about current developments?  +1

Is so, are they up to date?  +1

Does the site offer educational interest (e.g. nature conservation interest or local historic significance)?  +1

Is there a built facility on site which is being used by the local community for education?  +1

Is there evidence that a natural feature on site is being used by the local community for education?  +1

## 7. Marketing and culture

Are any of the following social and cultural facilities located on or adjacent to green space:

- Community centre  +1
- Youth centre  +1
- Arts or cultural venue  +1
- Indoor sport hall/ leisure centre  +1
- Is there a school adjacent to the green space?  +1
- Other social facility/ business facility  +1

- Is there a dedicated outdoor performance area within the green space?  +1
- Does the green space contain public art?  +1
- Does the green space feature any recognisable landmark features of local importance?  +1
- Is there a programme of cultural or other community activities?  +1

## 8. Potential themes for enhancement:

Please indicate which of the following benefits/ services should be prioritised for future management or enhancement (please tick as many boxes as relevant):

- Access
- Informal recreation
- Sports/ other organised activities
- Natural habitats/ biodiversity
- Character setting
- Amenity
- Educational interest
- Productive landscape
- Water attenuation
- Built heritage improvements
- Events space
- Other

Please state:

## 9. Comments:

Please add any further information on open space e.g. details of primary or secondary uses/ purposes or any

## Appendix B

# Site Audit Form Quality Scoring Guidance

## A Welcoming Place

To what extent are the entrances well presented?

- Score 5 – Easy to find, with a welcome/advisory sign, appropriate size, clear, clean, tidy, well maintained and inviting.
- Score 3 – Obvious, open, inviting and clean.
- Score 1 – Apparent as an entrance.

To what extent are the boundaries well defined and maintained?

- Score 5 – All clearly defined and well maintained.
- Score 3 – All clearly defined but maintenance is 'patchy'.
- Score 1 – Definition and/or maintenance needed.



## Overall quality of access and accesses within open space?

- Score 5 – Well defined routes, suitable materials, level for safe use, edges well defined, surfaces clean and debris and weed free and good disabled access throughout.
- Score 3 – Suitable materials, level for safe use and some disabled access.
- Score 1 – Poorly defined routes, in need of obvious repair and disabled access poor and very restricted.

## Overall quality of access and accesses to open space?

- Score 5 – Good public transport links which are suitably located, provision for pedestrians to cross busy trafficked roads, cycle parking within or adjacent to site and disabled parking adjacent to site.
- Score 3 – May have some public transport links but these may not be suitably located, provision for pedestrians to cross busy trafficked roads and may have cycle parking and/or disabled parking within or adjacent to site.
- Score 1 – No public transport links, provision for pedestrians to cross busy trafficked roads and cycle or disabled parking.

## Over quality of signage provision?

- Score 5 – Information available for locals and visitors (could be on boards or leaflet form) in some detail.
- Score 3 – Limited information about the park made available.
- Score 1 – No information about the park made available.

## Healthy, Safe and Secure

### Condition of play equipment?

- Score 5 – High quality play equipment which is fit for purpose with paint work/woodwork in good physical condition, suitable safety surface, good play appeal and attractive to existing and potential users.
- Score 3 – Generally fit for purpose but some evidence of vandalism or signs of rust on paintwork or damage to woodwork, small areas of damage to safety surface and average play appeal which may not be attractive to all potential users.
- Score 1 – Obvious damage to equipment through vandalism or lack of maintenance, surfacing not adequate for safety and/or showing major signs of disrepair and very limited play appeal that is not very attractive to users.

### Condition of other play provision?

- Score 5 – Other facilities are fit for purpose, in good physical condition, good play appeal and attractive to existing and potential users.
- Score 3 – Generally fit for purpose but some evidence of vandalism or deteriorating physical condition and average play appeal which may not be attractive to all potential users.
- Score 1 – Obvious damage to equipment/facilities through vandalism or lack of maintenance, showing major signs of disrepair and very limited play appeal that is not very attractive to users.

### Condition of toilets?

- Score 5 – Provided within or adjacent to the park, easy to access, signed and well maintained.

## Appendix B Site Audit Form Quality Scoring Guidance

- Score 3 – Provided within or adjacent to the park, difficult to find and maintenance/condition is good/average.
- Score 1 – Provided within the park or adjacent to it but in very poor condition and generally avoided by park users. Temporary toilet provision for events only.

### Condition of café?

- Score 5 – Building in good condition, clean, inviting and accessible toilets provided.
- Score 3 – Building in fair condition, clean, inviting and toilets provided.
- Score 1 – Building in poor condition, clean, inviting but no toilets provided.

### Condition of bins?

- Score 5 – Numerous and in good condition.
- Score 3 – Adequate number in good/average condition.
- Score 1 – Insufficient number in poor condition.

### Condition of seats?

- Score 5 – Numerous for the size of the site and in good condition.
- Score 3 – Adequate number in good/average condition.
- Score 1 – Insufficient seats in poor condition.

### Condition of life belts?

- Score 5 – Life belts easily identifiable, located in an appropriate locations, clean and appear to be in good working order with no signs of vandalism.

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- Score 3 – Life belts easily identifiable, located in an appropriate location and appear to be in good working order with no signs of vandalism.
- Score 1 – Life belts not easily identifiable, not located in an appropriate location and do not appear to be in good working order and/or signs of vandalism.

### Condition of cycle parking?

- Score 5 – Located appropriately with good natural surveillance, fit for purpose and in good physical condition.
- Score 3 – Located appropriately but limited surveillance, fit for purpose and in fair physical condition.
- Score 1 – Poorly located with no natural surveillance, not fit for purpose and in poor condition.

### Condition of other basic amenities?

- Score 5 – Other facilities/provision is fit for purpose and in good [physical condition.
- Score 3 – Generally fit for purpose but some evidence of vandalism or deteriorating physical condition.
- Score 1 – Obvious damage to facilities through vandalism or lack of maintenance and showing major signs of disrepair.

### Condition of grass pitches?

- Score 5 – Full grass coverage (over 85%) with appropriate length grass, even and flat surface which is well drained and in excellent condition and any permanent painted markings are clear.

## Appendix B Site Audit Form Quality Scoring Guidance

- Score 3 – Grass cover thin in places (60-84%), some damage to surface, evidence of litter/debris, unofficial use, permanent markings fading and some signs of ponding on the surface due to problems with drainage.
- Score 1 – Grass cover less than 60%, inappropriate length of grass, pitch surface uneven and severely sloping showing major signs of disrepair (e.g. worn areas and potholes) which is a potential health and safety concern, level of litter/debris, dog fouling, unofficial use poses major issue, any permanent markings are very faint and significant puddling or other evidence of poor drainage.

### Condition of artificial pitches (e.g. astro turf)?

- Score 5 – Good surface cover (over 85%) with appropriate length, even and flat surface which is well drained and in excellent condition, permanent painted markings are clear, no sign of moss/lichens and access for disabled players.
- Score 3 – Surface thin in places (60-84%), some damage to surface, evidence of litter/debris, unofficial use, permanent markings fading and some signs of ponding on the surface due to problems with drainage.
- Score 1 – Surface material less than 60% and inappropriate length, pitch surface uneven and severely sloping showing major signs of disrepair (e.g. worn areas and potholes) which is a potential health and safety concern, level of litter/debris, dog fouling, unofficial use poses major issue, permanent markings are very faint, significant puddling or other evidence of poor drainage, signs of moss/lichens and no access for disabled players.

### Condition of tennis courts?

- Score 5 – Even and flat surface which is well drained and in excellent condition, permanent painted markings are clear, nets and surrounding fencing in good condition, no sign of moss/lichens and access for disabled players.

## Appendix B Site Audit Form Quality Scoring Guidance

- Score 3 – Some damage to the surface, evidence of litter/debris, unofficial use, permanent markings fading, some signs of ponding on the surface due to problems with drainage, nets and surrounding fencing in fair condition, possibly signs of some moss/lichens and access for disabled players.
- Score 1 – Court surface is uneven and severely sloping showing major signs of disrepair (e.g. worn areas and potholes) which is a potential health and safety concern, level of litter/debris, dog fouling, unofficial use poses major issues, permanent marking are very faint, net and fencing, if present, are in a poor condition, significant puddling or other evidence of poor drainage, signs of moss/lichens and no access for disabled players.

### Condition of walking/jogging and measured walking routes?

- Score 5 – Path surface for all users, even and flat, adequate maintenance with little or no weed growth or moss and edges well defined.
- Score 3 – Path surface safe and suitable for most users, even and flat, path edges well defined and path surface may need some minor repairs or maintenance.
- Score 1 – Path in poor condition which is limiting access for all, edges poorly defined, surface in need of repair, signs of moss/lichens/weed growth and poor maintenance.

### Condition of other facilities?

- Score 5 – Other facilities/provision is fit for purpose and in good physical condition.
- Score 3 – Generally fit for purpose but some evidence of vandalism or deteriorating physical condition.
- Score 1 – Obvious damage to facilities through vandalism or lack of maintenance and showing major signs of disrepair.

## Provision for informal recreation?

- Score 5 – Open space offers a broad range of opportunities to support informal recreation (e.g. footpaths, seating and areas for quiet contemplation etc.).
- Score 3 – Open space offers some opportunities for informal recreation.
- Score 1 – Open space offers limited opportunities for informal recreation.

## Clean and Well Maintained

### Overall level of cleanliness?

- Score 5 – No evidence of litter, dog fouling, graffiti or vandalism.
- Score 3 – Predominantly free of litter.
- Score 1 – Wide spread distribution of litter.

### Overall condition/quality of planted areas (trees, shrubs, floral areas etc.)?

- Score 5 – Numerous planting with appropriate mix of plants, installed and maintained to a high standard.
- Score 3 – Limited range of plants and maintenance acceptable.
- Score 1 – Limited planting with limited maintenance.

### Overall condition/quality of grass areas?

- Score 5 – Full grass cover throughout, dense sward, good colour and cleanly cut.

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- Score 3 – Full grass cover throughout main area but some ‘thin’ patches evident, some bald areas discreet, grass cut frequently but length excessive between cuts and cut quality good (no tearing).
- Score 1 – General grass cover poor, wear has led to patchy and poor cover with little or no serious attempts to correct the problem, clippings obvious and cut quality poor.

### Overall condition/quality of footpaths?

- Score 5 – Fit for purpose and in good condition with surface clean, intact and no evidence of disrepair.
- Score 3 – Generally fit for purpose and in fair condition with surface clean, largely intact and little evidence of disrepair.
- Score 1 – Obvious damage to surfacing or showing major signs of disrepair.

### Overall quality of water and associated edge treatment?

- Score 5 – Water appears clear, free of any surface weed, algae or leaf litter/debris, effective and visually appropriate edging to water feature and evidence of water aeration/circulation (i.e. presence of pumps) (if still water present on site).
- Score 3 – Water appears slightly murky with some evidence of surface weed growth or algae or silt build up, edging to water features unattractive or showing signs of deterioration and little evidence of water aeration (if still water present on site).
- Score 1 – Water very cloudy with significant encroachment by invasive weed growth or algal bloom or depth of water significantly affected by silt build up and no evidence of aeration or circulation leaving water stagnant.



## Condition of buildings or built structures?

- Score 5 – Fit for purpose and in good condition (brickwork in good condition, roofing in sound condition, gutters clear and intact, painted surfaces clean/intact, windows clean and undamaged and no evidence of vandalism).
- Score 3 – Generally fit for purpose but some evidence of vandalism or deteriorating physical condition (brickwork or roofing showing evidence of damage/deterioration, paintwork/woodwork deteriorating, gutters not operating fully or windows dirty/minor cracks evident).
- Score 1 – Obvious damage to buildings/structure through vandalism or lack of maintenance and showing major signs of disrepair (brickwork or roofing unsound, damaged paintwork, rotting woodwork, gutters blocked or broken glass).

## Overall condition of allotment site?

- Score 5 – Over 75% of plots are operational, allotment site includes facilities for community use including green waste recycling, water points, footpaths and some raised beds and boundaries and entrances in good condition and welcoming.
- Score 3 – Over 50% of plots are operational, allotment site contains some facilities including water points and footpaths and boundaries and entrances in good condition and welcoming.
- Score 1 – Less than 50% of plots are operational, allotment site contains few or no facilities and boundaries and entrances in a poor condition and unwelcoming.