

# Kensington and Chelsea 2004 Open Space Audit



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## **Open Space Audit 2004**

### **1.0 Introduction**

- 1.1 This report outlines the findings of an audit and assessment of the accessibility and quantity of open spaces in the borough. It also discusses the reasons for, and background to, undertaking the audit. A review of existing open space has been prompted by a number of factors. The last Open Space Survey was published in 1992 using data which had originally been collected in 1986 and therefore there is a need for it to be updated. In addition, new government guidance has been issued, both at national and regional level and there have been changes to the borough boundary<sup>1</sup> which can potentially affect the accessibility to open space by the borough's residents.
- 1.2 The results of the audit will be used to inform the formulation of policy for open space as part of the Local Development Framework process. The audit of existing outdoor sports and leisure facilities can assist in ensuring that existing open space is utilised to its maximum potential and that open spaces within the borough are meeting the needs of all local people. On this basis the audit can assist in promoting greater social inclusion and meeting the aims of the Council's Community Strategy.

### **Context**

- 1.3 The Royal Borough is one of the smallest London boroughs in terms of area and population, covering an area of approximately five square miles and housing a population of 159,000. It extends from Chelsea Embankment in the south, through Kensington, Notting Hill and Ladbroke Grove up to Kensal Green in the north and is bounded to the east by Kensington Gardens and to the west by the West London Railway line.
- 1.4 The borough is primarily residential, although the borough also possesses a significant retail sector, containing the internationally recognised Knightsbridge Shopping Centre. A large part of the borough derives its character and townscape from its rich heritage of eighteenth, nineteenth and twentieth century buildings many of which were built to high densities with little amenity space. The amenity space that exists is often in the form of communal gardens or garden squares provided for the enjoyment of the surrounding residents. These private open spaces are part of the borough's

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<sup>1</sup> Changes to the Borough boundary were recommended by the Boundary Commission. Changes in 1994 and 1996.

special and unique character and are the principal source of private open space in the borough; however, most garden squares are accessible to a restricted number of residents and therefore access to public open space can assume great importance in some areas of the borough.

- 1.5 In terms of intensity of land use, the Royal Borough has the highest number of residents per hectare of any borough in London at 128.4 people/hectare where the average for the whole of London is 45 people/hectare. In relation to the number of residents per hectare of domestic gardens and buildings, the Royal Borough is ranked as fourth in London in terms of the garden space ratio (357.5 people/hectare) with only Tower Hamlets, the City of Westminster and the City of London having less space compared to a London average of 138.2. In terms of the provision of "greenspace", there are 849.2 residents per hectare of greenspace with only the London borough of Islington having more people per hectare. This compares with a London average of 116.9 people per hectare. There are also a high number of households per domestic building at 2.6 per building, which is the third highest in London after the City of London and the City of Westminster; the London average being 1.1 households<sup>2</sup>. These statistics illustrate open space in the borough is at a premium and that its protection and improvement are important to the amenity of its residents.
- 1.6 With the increasing popularity in city centre living, development pressures in the borough have been significantly increasing over the past twenty to thirty years. The rise in land prices has led to increasing densities in the borough. Development pressures have particularly impinged on the borough's green spaces. Extensions to existing buildings have impacted upon private gardens and new developments have impacted upon both public and private squares and parks.
- 1.7 The previous "Open Space Survey" which was compiled in 1992<sup>3</sup> and the Llewelyn Davies Planning and Environment Trust Association Ltd report (1992)<sup>4</sup> highlighted the open space deficiencies in the borough. Whilst direct comparisons with other London boroughs must be treated with caution in view of the different populations and areas involved, the Llewelyn Davies report compared both the total amount of open space in each borough to the total land area and the resident population per hectare of public open space. With the exception of the City of

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<sup>2</sup> Density Statistics: London Boroughs. Generalised Land Use Classification. ODPM. March 2004

<sup>3</sup> Unitary Development Plan Open Space Survey. RBKC. October 1992

<sup>4</sup> Open Space Planning in London. Llewelyn Davies Planning for former London Planning Advisory Committee (LPAC). Romford. 1992

London (2.1%), Kensington and Chelsea was shown to have the least open space as a proportion of land area in 1991 (2.8%). The overall London average is 11.1%. The ratio of open space to the population in Kensington and Chelsea was also by far the lowest in London (one hectare serving 3,867 population) followed by the London borough of Islington (one hectare serving 1,990 population).

- 1.8 In view of the densely built up nature of the borough it is unlikely that further large areas of open space can be provided. Further pressure on existing open space is only likely to increase with the steady rise in the borough's population and the Mayor's requirement to raise residential densities.

## **2.0 Identifying Local Needs**

### **The National context**

- 2.1 The management and use of open space in cities has been widely reported upon by various literature and policy documents in recent years. For the purposes of this audit, five documents are relevant with regard to setting the national and regional context. These are:

- The report of the Urban Green Spaces Task Force (2002)
- Planning Policy Guidance Note 17 on Open Space, Sport and Recreation (2002)
- The Companion guide to PPG17; "Assessing Needs and Opportunities" (September 2002)
- The London Plan (February 2004)
- The Greater London Authority Guide to Preparing Open Space Strategies – Best Practise Guide (March 2004)

### The Urban Green Spaces Taskforce

- 2.2 As part of a new national strategy for urban parks and green spaces an Urban Green Spaces Taskforce was set up to undertake research on how to improve urban parks, play areas and green spaces. It reported in 2002 and set out 49 recommendations to Government. The report, which was entitled, "Green Spaces, Better Places"<sup>5</sup> emphasised the diverse value of open spaces and the fact that they can make a major contribution to urban regeneration by enhancing the environment, facilitating social inclusion, contributing to healthy living and providing educational opportunities. The government has also demonstrated its support for public space by recognising it as a component of sustainable communities. The

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<sup>5</sup> "Green Spaces, Better Places" Final report of the Urban Green Spaces Taskforce. Dept of Transport, Local Govt and the Regions. 2002

Sustainable Communities Plan (February 2003) underlines a commitment to the “liveability” agenda that includes open spaces and the public realm.<sup>6</sup>

### CABE Space

- 2.3 CABE Space was established in 2003 as part of the Commission for Architecture and the Built Environment (CABE), which champions the quality of buildings and spaces. It was set up by CABE at the request of the Government following the recommendations of the Urban Green Spaces taskforce. It aims to bring excellence to the design and management of parks and public spaces in towns and cities. The aims of CABE Space are set out in detail in the Government’s report “Living Places: Cleaner, safer greener.”<sup>7</sup>
- 2.4 CABE space published “Green Space Strategies: a good practice guide” in June 2004.<sup>8</sup> This gives advice to local authorities about how to produce a green space strategy which sets out an authority’s vision for using its green space and the goals it wants to achieve; plus the resources, methods and time needed to achieve these goals. A green space strategy differs from an open space strategy in so far as it focuses on core elements of green space which does include civic or hard spaces. The open space audit that has been undertaken has included a survey of civic/hard spaces and on this basis the good practice guide does not form a core document for the purposes of the survey.

### Planning for Open Space, Sport and Recreation (PPG 17)

- 2.5 In July 2002 the Office of the Deputy Prime Minister (ODPM) published a revised Planning Policy Guidance Note (PPG 17) on Planning for Open Space, Sport and Recreation.<sup>9</sup> It emphasises that open spaces can (amongst other criteria) support an urban renaissance, promote social inclusion/community cohesion, health and well being and sustainable development.
- 2.6 The Guidance Note states that local authorities should undertake robust assessments of the existing and future needs of their communities for open space, sports and recreational facilities. It recommends that such assessments should incorporate the number, quality and use of existing spaces.

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<sup>6</sup> “Sustainable Communities: Building for the Future” Office of the Deputy Prime Minister (ODPM) Feb.2003

<sup>7</sup> “Living Places: cleaner, safer, greener” ODPM October 2002

<sup>8</sup> “Green Space Strategies: a good practice guide” Commission for Architecture and the Built Environment (CABE) May 2004

<sup>9</sup> Planning Policy Guidance (PPG)17: Planning for Open Space, Sport and Recreation. ODPM July 2002

- 2.7 The Note also states that the Government believes that open space standards are best set locally. National standards cannot cater for local circumstances, such as differing demographic profiles and the extent of existing built development in an area. The standards should include quantitative elements, a qualitative component and accessibility criteria.

The Companion Guide to PPG 17: Assessing Needs and Opportunities<sup>10</sup>

- 2.8 The guide provides examples of good planning practice taking into account the recommendations of the Government's Green Spaces Taskforce and sets out how local authorities can use the planning system to help deliver accessible high quality and sustainable open spaces and sports and recreational facilities.

**London context**

The London Plan (2004)<sup>11</sup>

- 2.9 The Mayor's London Plan became part of the Development Plan for the borough in October 2004. It emphasises the importance of open space to the character and enjoyment of London and outlines the importance of the strategic network of open spaces which are protected in the form of Green Belt, Metropolitan Open Land and Green Corridors/Chains.
- 2.10 Policy 3D.11 (page 147) states that London boroughs should prepare Open Space Strategies to help understand the supply and demand of open spaces and identify ways of protecting, creating and enhancing them and improving the quality through better management. The purpose of this work is not to develop a Strategy but undertake the audit part of the process which involves consideration of how much open space exists and the provision of sports and recreational facilities. In doing so, regard is made to the cross-borough nature and use of open space within the borough.
- 2.11 The London Plan also states that opportunities for creating new public open space should be promoted where possible, targeting areas of deficiency. Where appropriate, this should include opening up public access to privately owned open spaces such as sports pitches and utilities land, including sites that are no longer required for their original purpose. Other innovative measures such as the better use of amenity space around housing estates should be encouraged.

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<sup>10</sup> "Assessing Needs and Opportunities: A Companion Guide to PPG17" ODPM September 2002

<sup>11</sup> The London Plan. Spatial Development Strategy for Greater London. Mayor of London. February 2004

- 2.12 The Plan also sets out an Open Space hierarchy which has been developed for London, which classifies open space according to size and sets standards against which accessibility to such spaces may be assessed. It suggests that every resident should have a publicly accessible open space within 400 metres of their home and a District Park within 1.2 km. These standards have been used to assess the adequacy of open space provision within the Royal Borough by the production of an open space deficiency map

The Mayor of London's Guide to preparing Open Space strategies. Best practice guidance of the London Plan. (March 2004)<sup>12</sup>

- 2.13 This document presents detailed guidance for the London Plan and provides the methodology and content of an Open Space Strategy within London. It also provides advice on assessing the quantity and quality of open space and offers advice of what should be included, good practise examples and different approaches.
- 2.14 Annex I provides advice on typology for public open space to aid the production of open space deficiency maps. Local parks should provide games courts, children's play, sitting-out areas and nature conservation areas.

### **Local context to the open space audit**

- 2.15 The Council's Unitary Development Plan (UDP) adopted in May 2002 with the London Plan (February 2004) form the development plan for the borough. The borough's open space policies are included in the Conservation and Development chapter and principally in the Leisure and Recreation chapter of the UDP.<sup>13</sup>
- 2.16 The policy for open space in the Conservation and Development chapter (CD23) ensures that both public and private open space that is capable of making a contribution to an area's character or appearance is protected and enhanced and proposals which would adversely affect its setting are resisted.
- 2.17 Reasoned justification paragraph 4.2.26 (page 61) acknowledges that parks and gardens under the control of the Council and the Royal Parks Agency provide a valuable amenity, wildlife and recreational resource and it is important that all public open space is protected.

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<sup>12</sup> "Guide to preparing Open Space Strategies. Best practice guidance of the London Plan. Mayor of London. March 2004

<sup>13</sup> Unitary Development Plan. (UDP). The Royal Borough of Kensington and Chelsea. May 2002



- 2.18 With regard to private open space it is acknowledged in reasoned justification paragraph 4.2.27 that it contributes significantly to the quality of the urban environment. It is valuable not only because some public access can be afforded, but also because of its history, wildlife value and visual amenity. Specific spaces that are mentioned in this respect are the Royal Hospital grounds, Burton's Court, the Chelsea Physic Garden, Chelsea Rectory Garden, the Moravian Burial Ground, Kelfield Gardens, the grounds of the Duke of York's Headquarters and the grounds of the College of St. Mark and St. John, Chelsea.
- 2.19 The role of small areas of private open space and gardens are also acknowledged in so far as in this intensively developed part of London they have an amenity value for residents, which far outweighs their size. Private residential gardens do not fall within the remit of the audit as explained later, but other areas of private open space have been included.
- 2.20 Garden squares have been included in the audit as they represent shared amenity space which is protected by statute. They play a valuable role in compensating for the public open space deficiency in some wards. There are over 100 garden squares in the borough and the Council considers the protection of their special character of great importance.
- 2.21 Protection is also afforded to open space in the borough which is included in the Register of Parks and Gardens of Special Historic Interest in England compiled by English Heritage. This includes open spaces such as The Boltons, Chelsea Physic Garden and Edwardes Square.

### **Community Strategy (2005)**<sup>14</sup>

- 2.22 The Community Strategy identifies the agreed long term goals of the Council and the specific aims and objectives that will help organisations and individuals work towards these goals. It is noted in the Strategy that a shortage of outdoor sports provision across the borough means that the Council relies heavily on neighbouring authorities. The priority is therefore to make the best possible use of the existing space, and to prevent its loss to other uses.
- 2.23 Public parks clearly play a significant role in the life of the borough. When residents were asked what they thought was the best thing about living in the Royal Borough they mentioned local parks more than any other aspect of life in the borough; however, it is known

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<sup>14</sup> The Future of Our Community 2005-2015. The Second Community Strategy for The Royal Borough of Kensington and Chelsea. Consultation Draft. July 2005

that investment is needed to sustain and improve the quality of the borough's parks and the Council is starting to address these issues through the development of a Local Parks Strategy.<sup>15</sup>

2.24 There are a number of aims to improve the quality and accessibility for all of the public open space in the borough. These include:

- Providing high quality parks and open spaces
- Promoting the use of parks and open spaces by local communities
- Providing places for relaxation, recreation and exercise
- Making better use of green spaces within the borough which are managed by other organisations.

### **3.0 The scope of the study**

3.1 The overall aim of the study has been to undertake an audit and assessment of open space within the borough derived from guidance within PPG 17, "Planning for Open Space, Sport and Recreation" (July 2002), its companion guide, "Assessing Needs and Opportunities" (September 2002) and The Mayor of London's "Guide to preparing Open Space Strategies (March 2004). The study has not been extended to assessing the quality of the borough's open spaces or examining the needs of local people and other users. Assessing the quality of the parks within the borough and the needs of park users has been undertaken by the Leisure Services Department as part of the Parks Strategy which informs an investment programme in the borough's parks covering the period 2006-2015 and establishing priorities for investment. As part of the Park's Strategy, an audit has been undertaken which has included listing the facilities and the condition of each facility, recent capital investment, annual maintenance expenditure, the number of visitors and the purpose of their visits. The Parks Strategy has enabled:

- a) the benefits and value of the parks to be comprehensively assessed
- b) the opportunity for a range of different types of open space and facilities to be provided
- c) the integration of decision making priorities for park improvements

3.2 The Parks Strategy is the subject of a separate report but the audit of open space has assisted in providing information on the deficiency of open space and the number and distribution of

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<sup>15</sup> Parks Strategy. RBKC. Directorate of Waste Management and Leisure. September 2005.

outdoor leisure facilities in the borough. This information has been used to inform investment priorities for the borough's parks.

- 3.3 The audit has not included a biodiversity assessment of the open space. This is because a Habitat survey for all open spaces within the borough of 0.25 hectares or more was undertaken in 2002 by the Ecology unit of the Greater London Authority.

#### **4.0 The definition of open space in the borough**

- 4.1 PPG17 (July 2002) states that open space should mean all spaces that are of public value. A typology is provided in Annex I which seeks to classify the broad range of open spaces that are available and a description of their characteristics. This typology has been used to classify the different types of open space in the borough. "Accessible countryside in urban fringe areas" is clearly not applicable to the Royal Borough and therefore this classification has been omitted. "Garden Squares" have been included as another category as they are a particular characteristic of the borough.
- 4.2 The Mayor of London's Guide to preparing Open Space Strategies recommends the typology of open space contained in PPG17 because it "promotes data compatibility, supports cross boundary working and strategic thinking." The typology includes a broad range of open space types, both green spaces and hard surfaced areas which can be redefined to suit local circumstances. Whilst the typology indicates the primary purpose of open space, it is acknowledged that most areas are multifunctional in practice.
- 4.3 The London Plan (February 2004) contains its own definition of open space which is:
- "All land use in London that is predominantly undeveloped other than by buildings or structures that are ancillary to the open space use. The definition covers the broad range of open space types within London, whether in public or private ownership and whether public access is unrestricted, limited or restricted."
- 4.4 A footnote to the definition states that for the purposes of producing a Strategy the definition does not include private residential gardens or incidental areas, such as road verges, or streets (unless these form part of a link in the open space network).
- 4.5 Private residential gardens are not included in the borough audit; however, amenity space around housing and commercial developments has been included, but only where a clear boundary

is not delineated so that that the space in question cannot be interpreted as fulfilling the function of a private individual garden space or road verge. Garden squares are included because they form an important component of private communal open space in the borough and are protected by statute.

- 4.6 Two useful definitions of public and private open space within the Best Practice Guidance of the London Plan have been used as the guideline for what space should be included in the audit. Within the guidance Public Open Space is defined as “public parks, commons, heaths and woodlands and other open spaces with unrestricted and public access and capable of being classified according to the open space hierarchy which meets recreational and non-recreational needs.” Private Open Space is defined as “space to which public access is restricted or not formally established but which contributes to local amenity or wildlife habitat or meets the needs or is capable of meeting recreational or non-recreational needs, including school and private playing fields”.

#### Access classification

- 4.7 Whilst the above definitions of public and private open space has been useful in assessing what open space should be included as part of the audit, three terms have been employed to describe the varying levels of public access to open space. These are public, private and limited. They only refer to accessibility and should not be confused with ownership. The following definitions apply to them:

- Public: This refers to land where members of the public can normally gain unlimited entry.
- Private: land which cannot normally be accessed by members of the public.
- Limited: land which is in dual public/private use such as a school playing field or where the public can gain access but a fee must be paid, for example the open air facilities under the Westway. Cemeteries are included as providing limited public access because of their limited passive recreational potential.

- 4.8 The majority of open spaces in the borough fall comfortably into public or private land; however, there are a minority which are difficult to classify because the land has limited access. In the context of this study no physical barriers such as busy roads or railways were considered so robust as to merit access to the open space in question being allocated a different access definition; however, the use of land can also be time restricted or limited to a particular group or organisation. For example, an area of land that

is open to the public for four weeks a year would clearly be private, but an area of land that may be open for the summer months only could be classified as having a limited access. By contrast a park such as Holland Park that was open every day until dusk would be classified as public. Using the above system the accessibility to each open space was examined on its own individual circumstances and on a fact and degree basis.

### Ownership

- 4.9 In terms of ownership this has been classified according to whether it is in private ownership, public ownership (i.e. the Council), Crown land, land owned by a housing association or is owned by an institution. This information can be useful in so far as it can give an indication of whether there is the potential to improve the quality of the open space in a particular ward. Clearly if the land in question is owned by the Council then there will be a greater opportunity for its improvement whereas if it is privately owned there is less possibility of this occurring unless as part of a planning obligation.
- 4.10 In terms of the Institution classification; church owned schools, London Transport Executive land and the Lyceé Francais have been included in this classification.
- 4.11 The borough's garden squares are protected by statute and the applicable legislation has also been included as part of the survey information.

### Other Open space classifications

- 4.12 In addition to the open space classifications of PPG17, the London Plan Open Space Hierarchy referred to later has been used to classify open space in terms of its size. Any relevant Unitary Development Plan designation has also been included, in addition to information on general facilities, sports facilities and play facilities. These are useful in assessing the value of the open space and its contribution to an area.
- 4.13 The open space has been classified according to its primary purpose. It is acknowledged that many open spaces fulfil several functions such as providing passive recreation, a visual amenity benefit or an area of biodiversity and there may be facilities associated with these functions. By providing further information in the audit on the facilities provided on an open space a more complete picture of its benefits can be assembled.

## 5.0 Setting a quantity standard

- 5.1 The standard that has been selected assesses open space deficiency within the borough. The London Plan standards are particularly relevant as they have been developed specifically for London and are more finely tuned to the characteristics of the borough. They have also been applied consistently for many years and therefore provide a useful benchmark to assess any changes since the previous survey and for comparison with other London boroughs.
- 5.2 The London Planning Advisory Committee (LPAC) devised a hierarchy of open space which provided a method of assessing open space provision in boroughs taking into account catchment areas as well as the size of open spaces. This system was originally devised in the 1970s in the Greater London Development Plan, but it was improved in the 1980s by LPAC to improve the relevance of the hierarchy. It has since been adopted as the London Plan Open Space Hierarchy (February 2004). The advantage of the standard is that it allows for a consistency of approach across London in identifying broad areas of deficiency of provision. Six classes of park/open space with their approximate sizes and catchment area distances (ie the maximum reasonable distance people are expected to travel) were suggested in the 1992 study which were based on the hierarchy and these have been carried forward to the current audit. In order to reflect local variations and the large number of small spaces, an additional category has been included which are pocket parks. The hierarchy is shown in table I below.

**Table I: London Plan Open Space Hierarchy**

<b>Description of open space</b>	<b>Area (hectares)</b>	<b>Catchment area (km)</b>
Regional Park	Over 400ha	8km
Metropolitan Park	Over 60 ha to 400 ha	3.2km
District Park	Over 20ha to 60 ha	1.2km
Local Park	Over 2ha to 20ha	0.4km
Small Local Parks and open spaces	0.4ha to 2ha	0.4km
Pocket Parks	Less than 0.4ha	0.4km
Linear open spaces	Variable, wherever feasible	

- 5.3 In view of the fact that the Royal Borough has no possibility of the creation of new district, metropolitan or regional parks and no spaces of this size exist within the borough, the supply at local level

has been concentrated on. This includes the provision of small local parks and open spaces, pocket parks and linear spaces.

- 5.4 Consideration was given to other quantitative standards such as the National Playing Fields Association (NPFA) standard for playing fields which requires 2.43 ha per 1000 population. However, in view of the character of the borough and the fact that this standard is not close to being achievable it was considered that it would be inappropriate for it to be applied.

## **6.0 The open space audit**

- 6.1 The starting point for the open space audit has been the identification of existing open space by a desktop study and the use of data from previous surveys.
- 6.2 The desktop study was undertaken using open space maps from previous surveys, aerial photographs and Ordnance Survey Landline data. The data was used to provide baseline data for the identification of possible sites that needed surveying and calculating the size of the spaces. The system of open space classification was reviewed to ensure that all types of open space were covered. With regard to the existing data, open space in the borough has been protected by planning policies for many years. Whilst the categorisation was reviewed it was not envisaged that there would be a large amount of open space that was missing from previous surveys.
- 6.3 With regard to the categorisation of the open space, the borough has no open spaces of regional, metropolitan or district level in the hierarchy. On this basis the larger radius of a walking distance of 1.2 km is not applicable and for the purposes of the audit the hierarchy begins at Local Park level which is an open space of up to 20 hectares, where a 400 metre fixed radius catchment area is identified from the point of access. The 400m fixed radius is also applicable to the smaller open spaces at Small Local Park and Pocket Park level. It should be noted that whilst Small Local Parks and Pocket Parks do not provide the full range of facilities compared to Local Parks, they serve an important role in Kensington and Chelsea.
- 6.4 As part of the audit, an assessment was undertaken to identify if there were any local circumstances such as street patterns, the severance of railway lines or heavy traffic flows which could reduce the accessibility of open spaces so that the 400m radius was not appropriate. In these circumstances it is recommended in the Best Practice guidance of the London Plan to reduce the catchment area

at Local Park level and below to 280 metres. However, it was concluded that there were no open spaces in the borough which warranted this approach so the 400m radius was retained.

## **7.0 The audit methodology**

- 7.1 A comprehensive open space survey was undertaken in 2003/2004 using the typology of open spaces of public value listed in PPG17. Prior to the formation of the Greater London Authority (GLA) the London Planning Advisory Committee (LPAC) also produced their own table which listed functions for each category of open space. The table identifies the main uses of different size spaces. It defines local parks to contain games courts, childrens play, sitting out areas and nature conservation areas.
- 7.2 The process of auditing all the open spaces involved each site being visited which also enabled any outdoor sports or leisure facilities to be recorded. The results were then recorded on a standard survey form which noted the location, type of use and character of each open area. The typology included different types of open space being classified into their principal use such as green corridors, parks and gardens and outdoor sports facilities. Garden squares, which are a particular characteristic of this borough, were also given their own category. Open space was also classified according to what function it performed from the regional to the local level, although it is recognised that most areas of open space can perform multiple functions. The survey also recorded whether any facilities had been provided such as sports or play facilities and the provision of floodlighting. The Unitary Development Plan designation was also included together with details of ownership and access.
- 7.3 To identify the open spaces use was made of the Council's land use survey which has a record of the borough's open spaces previously identified in 1992 from an original survey undertaken in 1986. Each entry in the database had a description of land uses, the location and the site area of open space. All the entries in the land use survey were examined to identify the open space and then these were checked using 1999 aerial photographs and the latest Ordnance Survey sheets. This information was then used as background information for a site visit to the area where any open spaces missed off the previous survey were noted. On this basis previous records of open space were reviewed and updated.
- 7.4 Since the 1992 survey was undertaken, there have been minor boundary changes with the City of Westminster in April 1994 and Hammersmith and Fulham in April 1996 and as a result some open



space has been lost whilst there has been a gain in other areas. No large areas of space have been involved; however, areas of open space which are within 400m walking distance of the borough boundary have previously been taken into account and as the boundary changes have been of a modest nature they have made little difference to the accessibility to public open space at Local Park level.

7.5 With regard to the survey, a record was made of each site which included the following information:

- A reference number.
- An address or description of the location.
- The area in square metres.
- The location by ward.
- A description of the use including classification, type of open space and the extent of any facilities in the form of general facilities, sports facilities or play facilities.
- Whether an open space fell within the jurisdiction of the Kensington Improvement Act of 1851 or the Garden Square Act of 1931.
- The extent of public access.
- Whether it had a Unitary Development Plan designation, for example as a Site of Nature Conservation interest.

7.6 The sites were plotted on 1:1250 scale maps to show the spatial distribution of the various categories of open space so that they can be readily identified. A printed list of all open spaces surveyed is provided in annex II.

## **8.0 Assessing open space beyond the borough boundary**

8.1 The Best Practice guidance for the London Plan advises that the assessment of existing public open space should be extended beyond the borough boundary. In terms of the provision of publicly accessible open space at local park level, the survey has examined any publicly accessible open space within 400m of the nearest residential properties in the borough and the public open space deficiency map has been compiled on this basis. In terms of public open space deficiency at District and Metropolitan level the survey has been extended 1.2km from the borough boundary to identify any publicly accessible open space at District Park level (20-60ha) and 3.2 km to identify any publicly accessible open space at Metropolitan Park level (60-400ha). There are no District sized parks within 1.2km, but there are three Metropolitan size parks which have a catchment area of 3.2km outside the borough boundary. Their position and catchment areas mean that all the borough's

residents are effectively served by public open space at this level in the hierarchy.

- 8.2 The three parks of metropolitan size which need to be taken into account are Battersea Park (approx 81ha) in the London Borough of Wandsworth which is beyond the southern boundary of the borough, Kensington Gardens/Hyde Park (approx 249ha), partly within the City of Westminster, which falls to the east of the borough boundary and Wormwood Scrubs (65.5ha) in the London borough of Hammersmith and Fulham, which falls to the northwest of the borough boundary. The facilities provided in these parks can assist in compensating for local open space deficiencies but they cannot replace the value of more local open space that is within normal walking distance.

With regard to public open space provision outside the borough boundary at Local Park level, Little Wormwood Scrubs (approx 8.6ha) and Shepherd's Bush Green both in the London Borough of Hammersmith and Fulham have been taken into account in the compilation of the public open space deficiency map.

## **9.0 Setting local standards**

- 9.1 The Best Practice guidance for the London Plan recommends that at the minimum all open spaces over 0.4 ha should be included in the audit and sites of less than 0.4ha should be included at the discretion of the borough. The previous open space survey in 1992 adopted a lower threshold than that included in the Open Space Hierarchy at that time because of the densely built up nature of the borough and the value placed on very small spaces. In the 1992 study, the threshold size of open space that was surveyed started at 0.1ha (1000m<sup>2</sup>). If a minimum size of 2ha had been used then only 5 parks would have qualified for inclusion and most of the borough's land area would be defined as deficient. This clearly would not have been useful in identifying open space deficiency.
- 9.2 The Open Space hierarchy has been amended by the London Plan to include an additional tier in the form of pocket parks which are spaces of less than 0.4 ha. This tier has been included as part of the open space audit and all open spaces, whatever their size, have been surveyed; however, only those which are larger in area than 0.1ha have been included to assess publicly accessible open space deficiency. All the publicly accessible open spaces larger than 0.1ha have been mapped on a 1:5000 scale map for the purposes of delineating 400m catchment areas.

9.3 Small public open spaces of less than 0.1ha as well as those with private or limited public access have been included in the study despite being unable to command a realistic catchment area. They have also been included in the totals for private open space, publicly accessible open space and that with limited accessibility. Whilst they are very small they can play a role which outweighs their size and on this basis have been included in the audit.

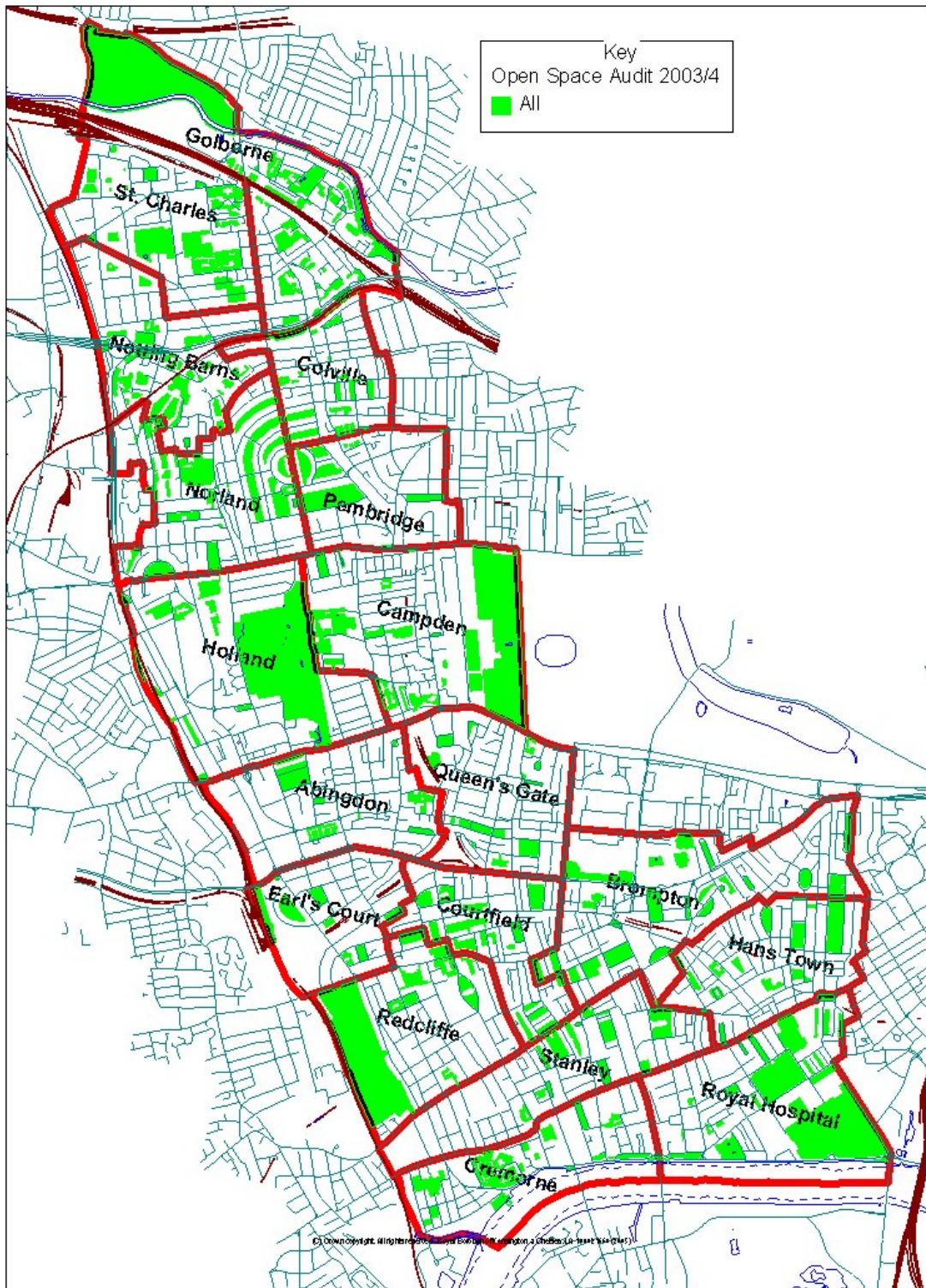
## **10.0 Results**

10.1 Analysis of the results has been undertaken on either a boroughwide basis or ward by ward, except with regard to the open space deficiency map.

## **11.0 All Open Space**

11.1 Map I shows all open spaces that were covered by the audit. In total 339 spaces were surveyed as part of the audit, ranging in size from 22.6 hectares to 50 square metres. The five largest open spaces visible on the map are Kensal Cemetery in Golborne Ward, Holland Park in Holland Ward, Kensington Gardens in Campden Ward, Brompton Cemetery in Redcliffe Ward and the Royal Hospital Grounds in the Royal Hospital Ward.

# Map I: All public and private open spaces in Kensington and Chelsea



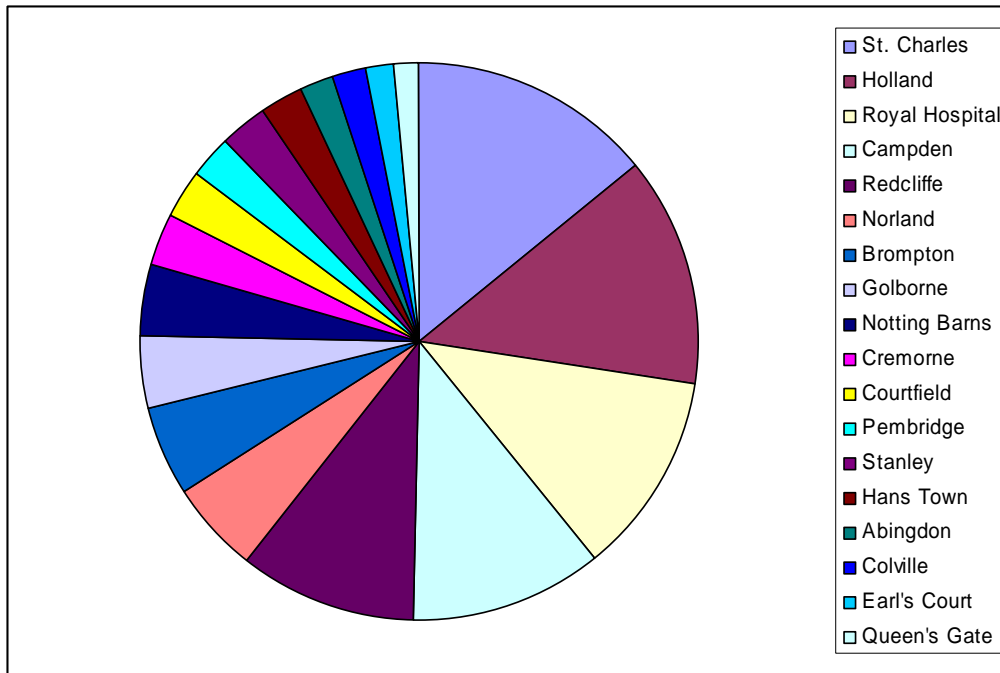
Map produced by the Royal Borough of Kensington and Chelsea  
 Planning Services Department using GGP 07/03/2007: Scale 1:25000

## Open Space All with Wards



11.2 When all open space is taken into account, the distribution across the borough is relatively evenly spread. Table II below shows the distribution of all open spaces by ward.

**Table II – Distribution of all open spaces by Ward in Kensington and Chelsea (square metres)**



11.3 Table III below shows total amounts of open space by Ward. Over half of the borough's open space is located in just four wards; St. Charles, Holland, Royal Hospital and Campden. Queen's Gate ward contains the smallest amount of open space, with just 29,785 square metres of open space. In total, there are 197 hectares of public and private open space in the borough.

**Table III: Open Space by Ward in Kensington and Chelsea**

Ward Name	Open Space (square metres)
Abingdon	40,578
Brompton	99,026
Campden	222,779
Colville	34,165
Courtfield	56,940
Cremorne	58,740
Earl's Court	32,514
Golborne	85,270
Hans Town	50,145
Holland	263,158
Norland	108,530
Notting Barns	80,236
Pembridge	51,688
Queen's Gate	29,785

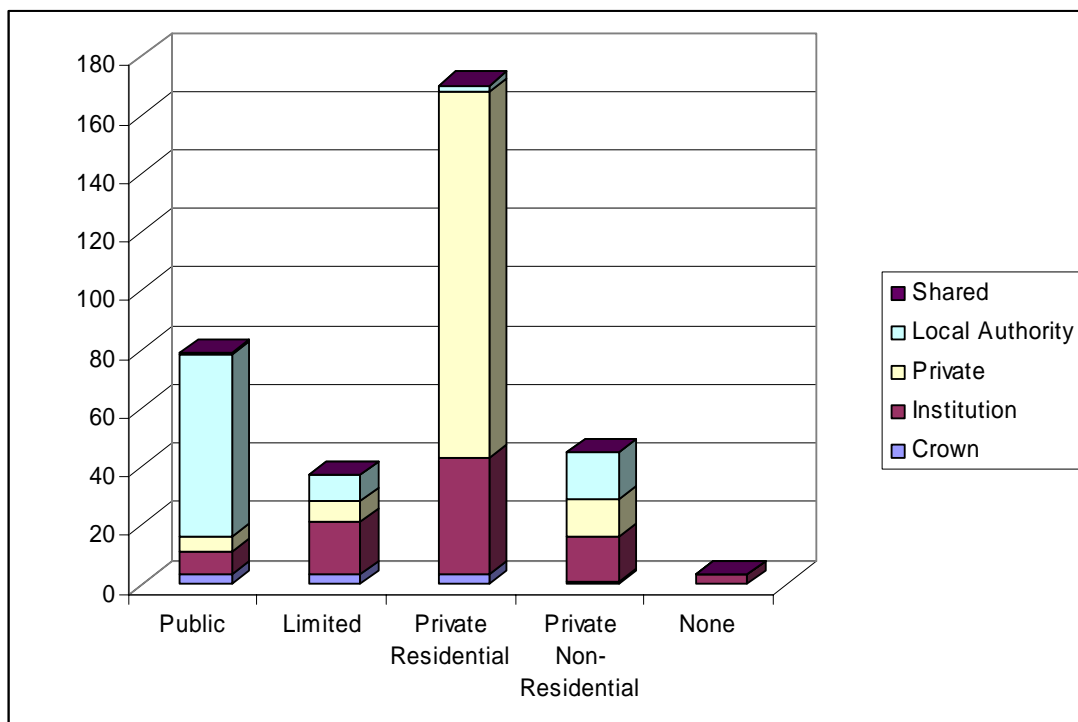
Redcliffe	198,573
Royal Hospital	227,892
St. Charles	278,210
Stanley	51,023
<b>Total</b>	<b>1,969,252</b>

- 11.4 Ten of the borough's open spaces are classed as local spaces, 79 are classed as small local spaces and 238 of the borough's spaces are classed as pocket spaces. 183 of the borough's open spaces are classed as parks or gardens, eight are classed as green corridors, three are classed as allotments, twelve are classed as cemeteries, 100 are classed as civic or hard surfaced areas and 109 are classed as garden squares.
- 11.5 Eight of the borough's open spaces contain playing pitches. Three of these spaces are accessible to the general public (St. Luke's Church, the Royal Hospital Grounds and Holland Park), three of the spaces have been classed as having limited public access (Golborne Gardens, Westway outdoor sports pitch and Westway Sports Centre) and two spaces have been classed as having private access (Kensington Palace Gardens and Burton's Court). 48 of the borough's open spaces provide all weather courts. Eight of these spaces have general public access, thirteen have limited public access, twelve of the weather courts are in private non-residential space and fifteen are in private residential spaces. Nine of the borough's open spaces provide sports equipment; two are classed as having general public access, six are classed as having limited public access and the other is classed as being private non-residential. Eight of the borough's open spaces have floodlighting. Three of these have general public access and five have limited public access.
- 11.6 Six of the borough's open spaces contain performance areas. Three of these spaces have general public access (Holland Park, Athlone Gardens and Elmsley Horniman Pleasance), two spaces have limited public access (Westway skating park and Westway Sports Centre) and one space has private access (Bousfield Primary School). Thirteen of the borough's open spaces contain public art. Eight of these open spaces are classed as having general public access, four open spaces have limited public access and one has private residential access. Ten of the borough's open spaces contain water features. Five of these spaces are classed as having general public access, three open spaces have limited public access, one open space has private residential access and one open space has private non-residential access.

Only one open space in the borough contains a cycle path; Holland Park in Holland Ward. Two open spaces contain public swimming pools; Kensington Memorial Park and Cremorne Park.

11.7 In terms of ownership, ten of the borough's open spaces are owned by the Crown. Three of these spaces have general public access, three have limited public access, three have private residential access and one has private non-residential access. 85 of the borough's open spaces are owned by an Institution. Eight of these spaces have general public access, 18 of these spaces have limited public access, three spaces have no access as they are railway embankments, fifteen have private non-residential access and 40 have private residential access. 89 of the borough's open spaces are owned by the Local Authority. 62 of these spaces have general public access, nine have limited public access, sixteen have private non-residential access and two have private residential access. 151 of the borough's open spaces are privately owned. Five of these spaces have general public access, seven have limited public access, thirteen have private non-residential access, 125 have private residential access and one has no access. One of the borough's open spaces has shared ownership; Blantyre Street playing court. Table IV below shows the relationship between ownership and accessibility.

**Table IV: Ownership in relation to accessibility of open spaces in Kensington and Chelsea**



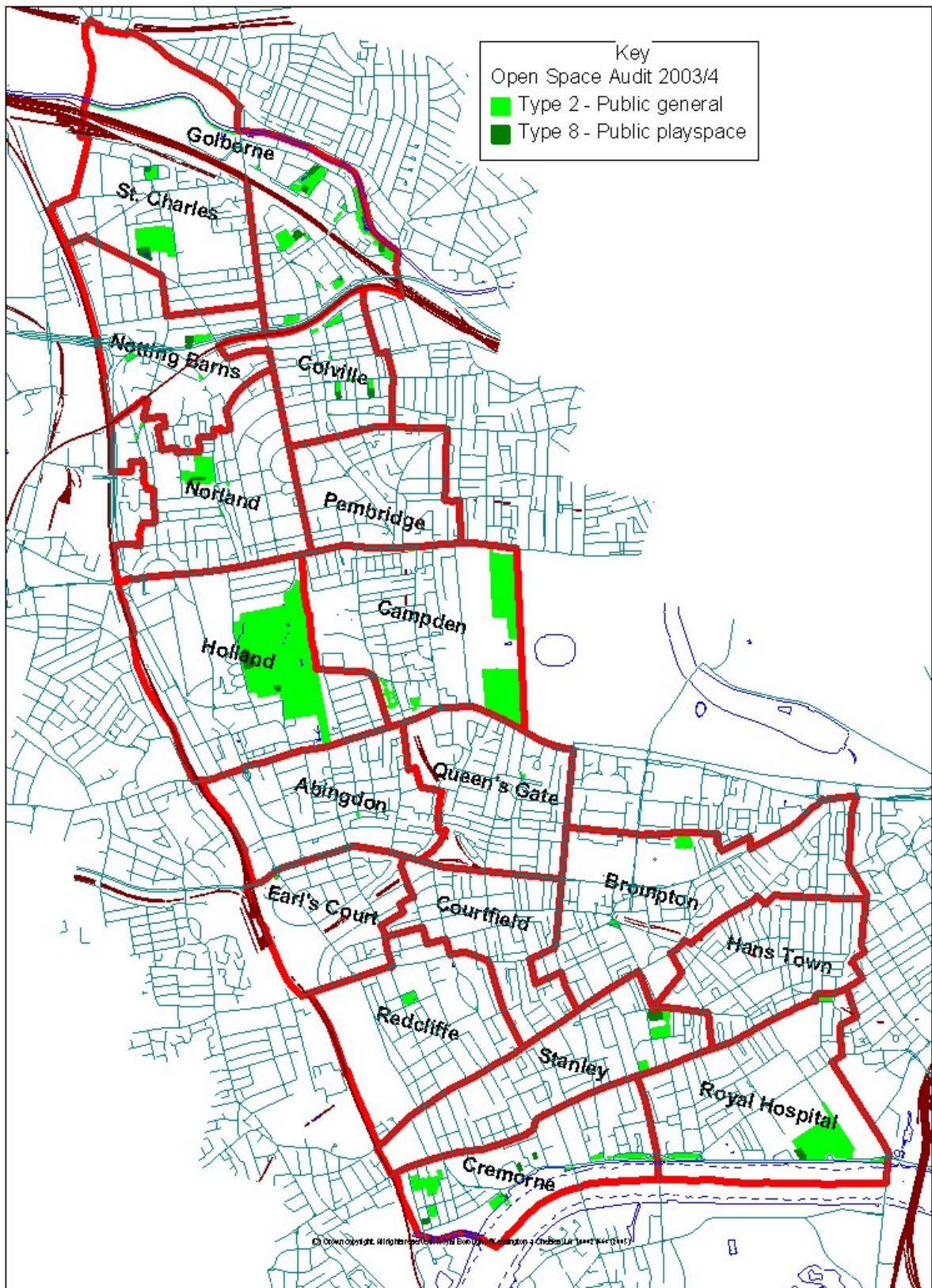
- 11.8 In total, 127 of the borough's 339 open spaces have play provision for children and youths. Of these, 20 are classed as having general public access, 22 are classed as having limited public access, 37 are classed as being private non-residential and 48 are classed as being private residential.
- 11.9 Twenty one of the borough's open spaces provide toilet facilities. Nine of these toilet facilities are located in open spaces with general public access. Likewise, nine of the spaces with toilet facilities are classed as having limited public access. Two of the toilet facilities are located on private non-residential space and one of the facilities is located on private residential land (Cadogan Place South). Four open spaces provide accessible toilets for the disabled. Two of these are general public access (Holland Park and Kensington Memorial Park) whilst two are limited public access (Westway Tennis Courts and Westway Pavilion).
- 11.10 186 of the borough's open spaces fall within Conservation Areas, which cover 73% of the borough. 152 of the borough's open spaces lie outside of Conservation Areas, almost 45%. Nine of the borough's open spaces lie within areas of Metropolitan Open Land: Kensal Cemetery, Brompton Cemetery, Holland Park and Kensington Gardens/Palace Gardens which total five separate spaces in the audit. Five of the borough's open spaces are within areas designated as Sites of Metropolitan Importance: Kensal Green Cemetery, Grand Union Canal land, Holland Park, Kensington Gardens and Chelsea Bridge Gardens. Five open spaces are within Sites of Borough Importance Grade 1: Western Rail corridor woodland, Olympia Railway, Brompton Cemetery, Olympia Railway west of Brompton Cemetery and Chelsea Physic Garden. Twenty of the borough's open spaces are within Sites of Borough Importance Grade II, six sites are within Sites of Local Importance and eleven sites are within Green Corridors. Eleven of the borough's open spaces fall within Green Corridors. Four of these spaces have no access, five have general public access, one has limited public access and one has private non-residential access. Sixteen of the borough's open spaces fall within the Thames Policy Area.

## **12.0 Public Open Space**

- 12.1 Map II shows all public open space in the borough and Table V shows the distribution of public open space in the borough by ward. In total there are 60.9 hectares of public open space. The majority of the borough's open spaces are concentrated in three wards; Holland, Campden and Royal Hospital. This is largely a result of



## Map II – Public open space in Kensington and Chelsea

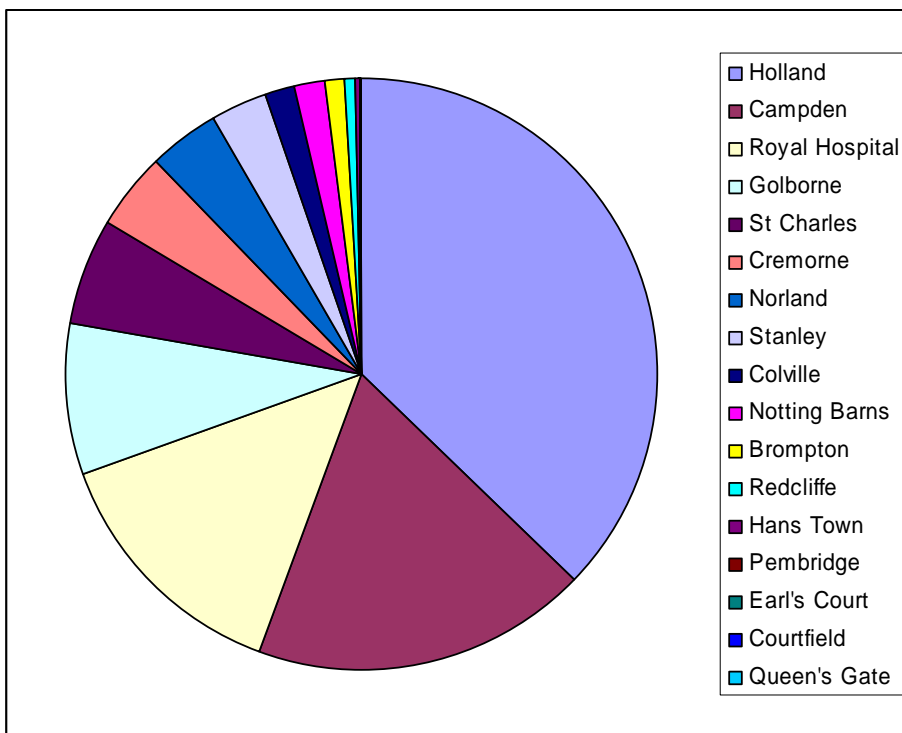


Map produced by the Royal Borough of Kensington and Chelsea  
 Planning Services Department using GGP 13/03/2007. Scale 1:25000

**Open Space - Public**

the three sizable public open spaces located within these wards; Holland Park in Holland Ward, Kensington Gardens in Campden Ward and the Royal Hospital grounds in Royal Hospital Ward. Abingdon Ward has no public open space. Courtfield, Earl's Court and Queen's Gate each only have one public open space providing less than 200 square metres. Golborne has the most open spaces (14) although the majority of these are of a relatively small size.

**Table V: Public open space by Ward in Kensington and Chelsea (square metres)**



12.2 In total there are 80 public open spaces in Kensington and Chelsea providing 609,368 square metres of public open space in the borough. Table VI shows the distribution of open space by ward and the number of public open spaces

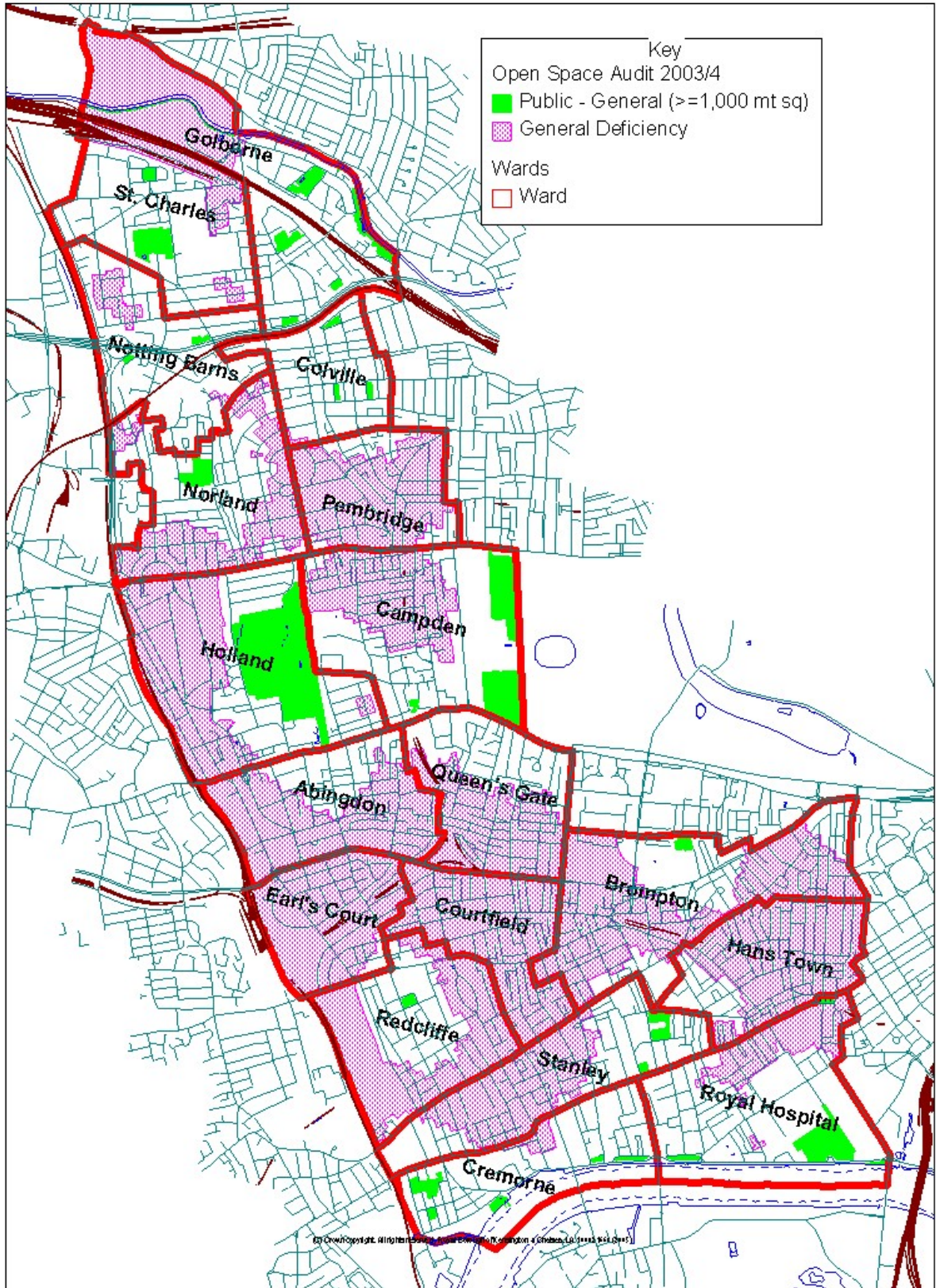
**Table VI: Number and size of public spaces in Kensington and Chelsea by Ward**

Ward Name	Open Space (square metres)	Number of public open spaces
Abingdon	0	0
Brompton	6,737	3
Campden	111,737	5
Colville	10,360	8
Courtfield	120	1
Cremorne	25,327	10
Earl's Court	190	1

Golborne	50,974	14
Hans Town	460	2
Holland	227,100	2
Norland	23,463	9
Notting Barns	10,109	5
Pembridge	300	2
Queen's Gate	120	1
Redcliffe	3,361	2
Royal Hospital	84,459	9
St. Charles	34,836	2
Stanley	19,715	4
<b>Total</b>	<b>609,368</b>	<b>80</b>

- 12.3 Three of the public spaces are classed as local spaces, sixteen are class as small local, 59 are classed as pocket and two are classed as green chains/corridors. 35 of the borough's public open spaces are classed as parks or gardens, three are classed as being natural or semi-natural (Meanwhile Gardens, Meanwhile Wildlife Gardens and Holland Park), five of the public open spaces are classed as green corridors (Grand Union Canal land, Cheyne Walk space, Albert Bridge space west side, Albert Bridge space east side and Chelsea Bridge Gardens), two of the public open spaces are classed as allotments, four are classed as cemeteries, 40 are classed as civic and hard surfaced areas and six are classed as garden squares.
- 12.4 20 of the borough's public open spaces provide play facilities shown on Map II and Map IV. The majority of these play facilities are located in the north of the borough principally in Golborne Ward.
- 12.5 Not all public open spaces can perform a role as both a source for leisure and recreation to suit the needs of the borough's residents. Map III shows the borough's public open space deficiency. Areas under 0.1 hectares as well as open spaces that do not provide areas of amenity, nature conservation and playspaces have not been included in the deficiency map as they are not seen to meet the recreational needs of residents. Areas not within 400 metres of an entrance to an area of public open space that provides amenity space, nature conservation and playspace are deemed to have a deficiency of public open space. In total, 29 open spaces perform a role as a public open space that can satisfy leisure and recreational needs for all the borough's residents. Map IV shows areas of the borough with public playspace deficiency.
- 12.6 Pembridge, Abingdon, Queen's Gate, Earl's Court, Courtfield and Hans Town Wards all have sizeable areas deficient in open space. All wards contain some areas deficient in open space although Colville, St. Charles, Notting Barns and Cremorne generally have good public open space accessibility.

# Map III – Public open space deficiency in Kensington and Chelsea

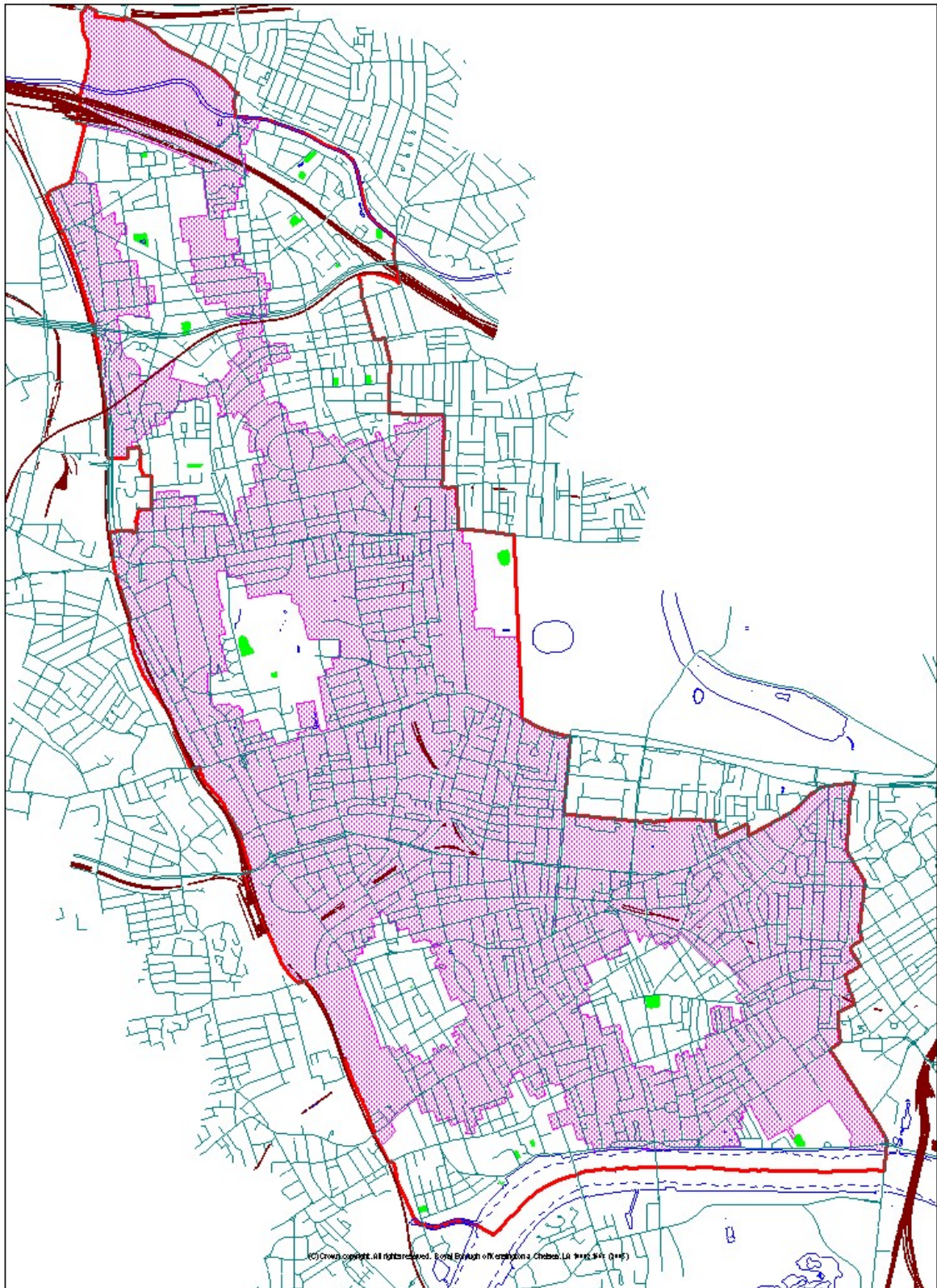


Map produced by the Royal Borough of Kensington and Chelsea Planning Services Department using GGP 14/03/2007. Scale 1:25000

**Open Space - General Deficiency**



## Map IV: Public playspace deficiency in Kensington and Chelsea



Map produced by the Royal Borough of Kensington and Chelsea  
Planning Services Department using GGP 03/04/2007: Scale 1:25000

**Open Space - Playspace  
Deficiency**

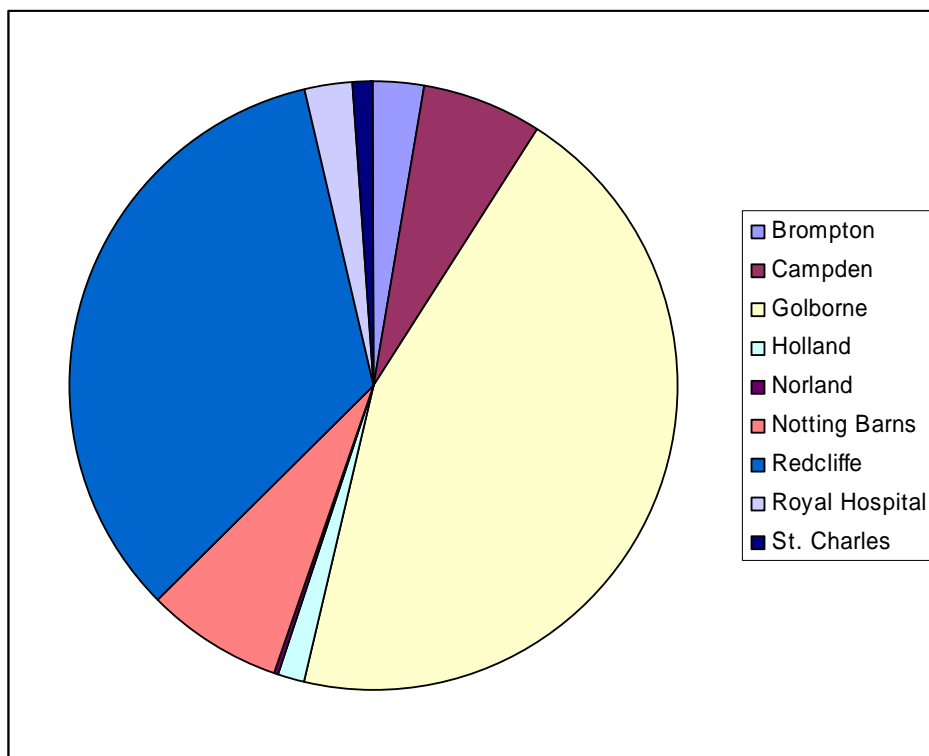


### 13.0 Limited Access Open Space

13.1 Map V shows all areas of limited access open space in the borough. These are areas of open space where access is often limited to certain times of the year or in which activities are controlled.

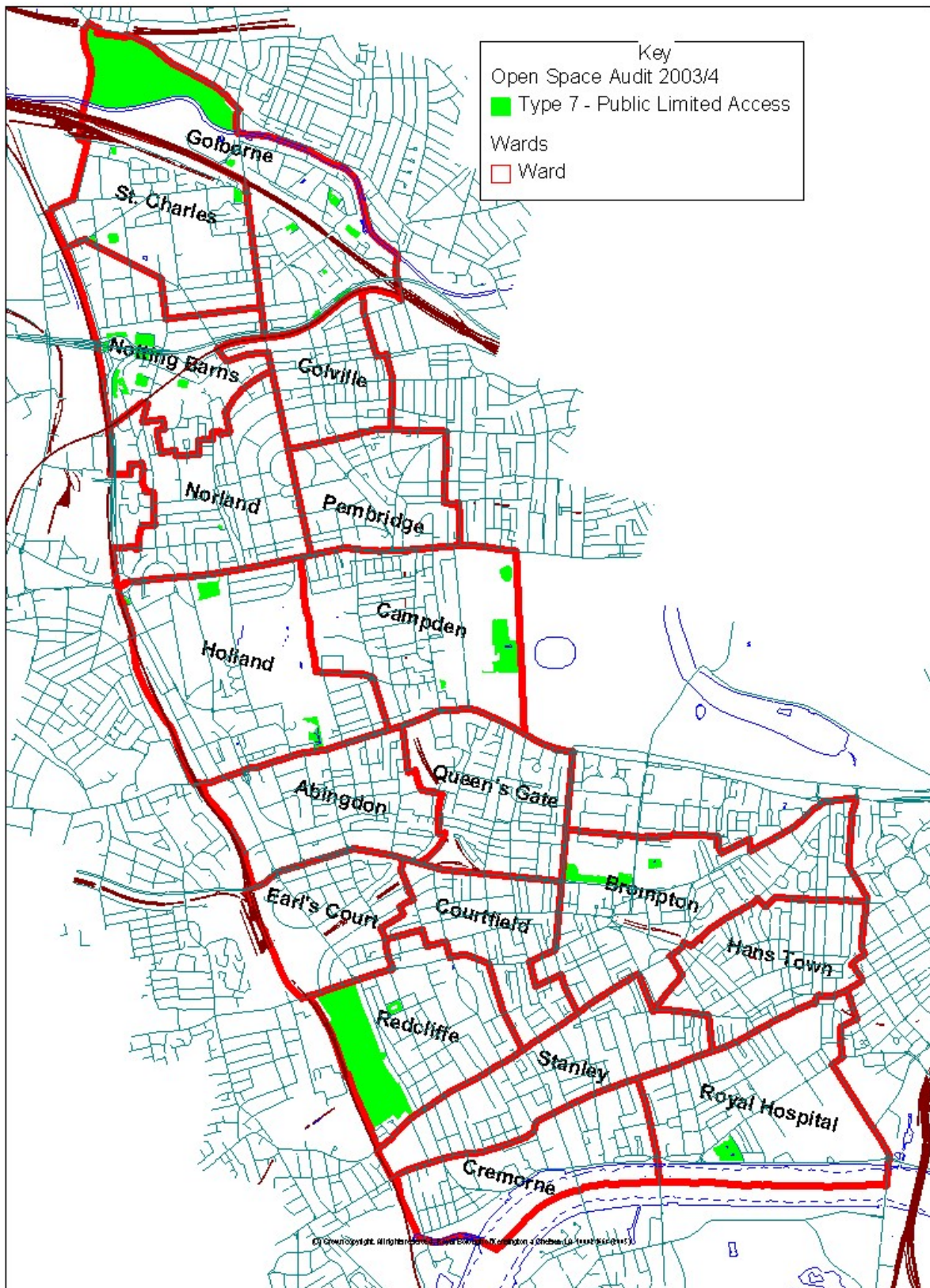
13.2 In total there are 37 limited access open spaces totalling 457,129 square metres spread across nine wards in the borough. The two most significant limited access open spaces are Kensal Cemetery in Golborne Ward and Brompton Cemetery in Redcliffe Ward. Table VII shows the amount of limited public access open space by ward.

**Table VII: Limited access open space by ward**



Six limited access open spaces are classed as parks/gardens, one is classed as natural land (Notting Barns wildlife gardens), three are classed as cemeteries (Brompton Cemetery, Kensal Cemetery and St. Luke’s Church Grounds), sixteen of the spaces are classed as civic or hard surfaced and one is classed as a garden square (St. Quintin’s Avenue).

## Map V: Limited access open space in Kensington and Chelsea



Map produced by the Royal Borough of Kensington and Chelsea  
 Planning Services Department using GGP 14/03/2007. Scale 1:25000

**Open Space - Public - Limited  
 Access**



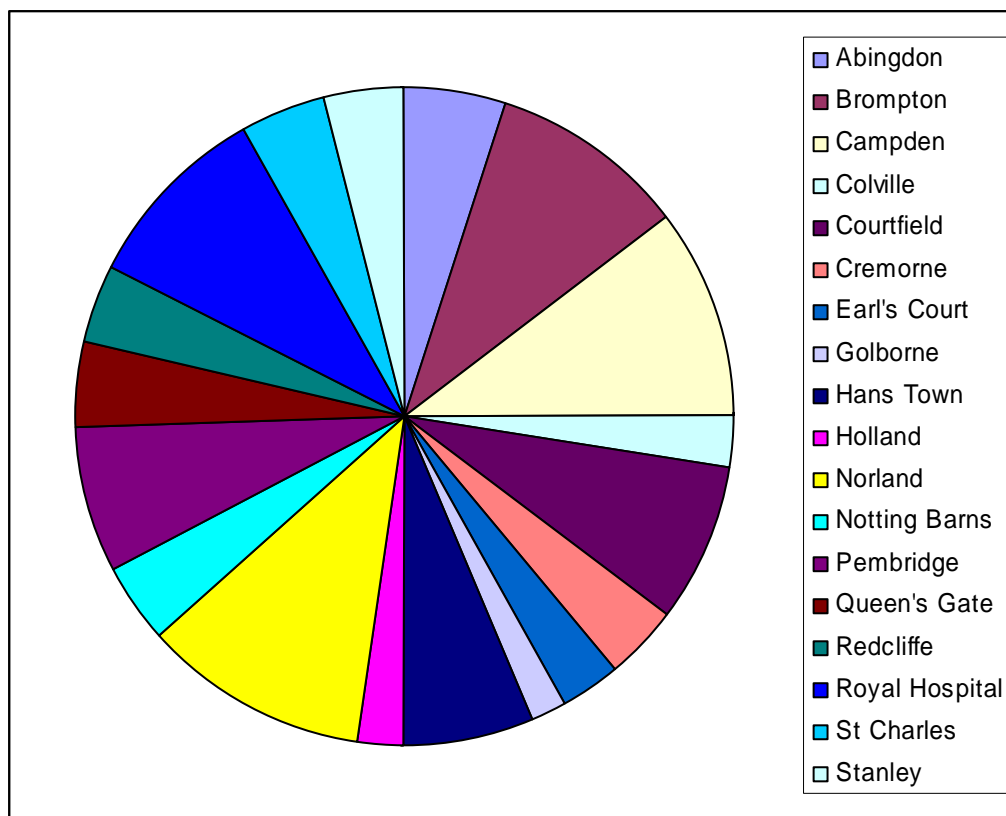
## 14.0 Private Open Space

14.1 Map VI shows the borough's private open space. In total, 235 of the borough's open spaces are privately owned covering an area of 88 hectares. 45 of the borough's private open spaces are associated with non-residential land and 170 of the borough's private spaces are associated with residential land.

## 15.0 Private Residential Open Space

15.1 In total there are 70.6 hectares of private residential open space in the borough. Table VIII below shows the distribution of private residential open spaces by ward. In general, private residential open space is distributed relatively evenly across the borough.

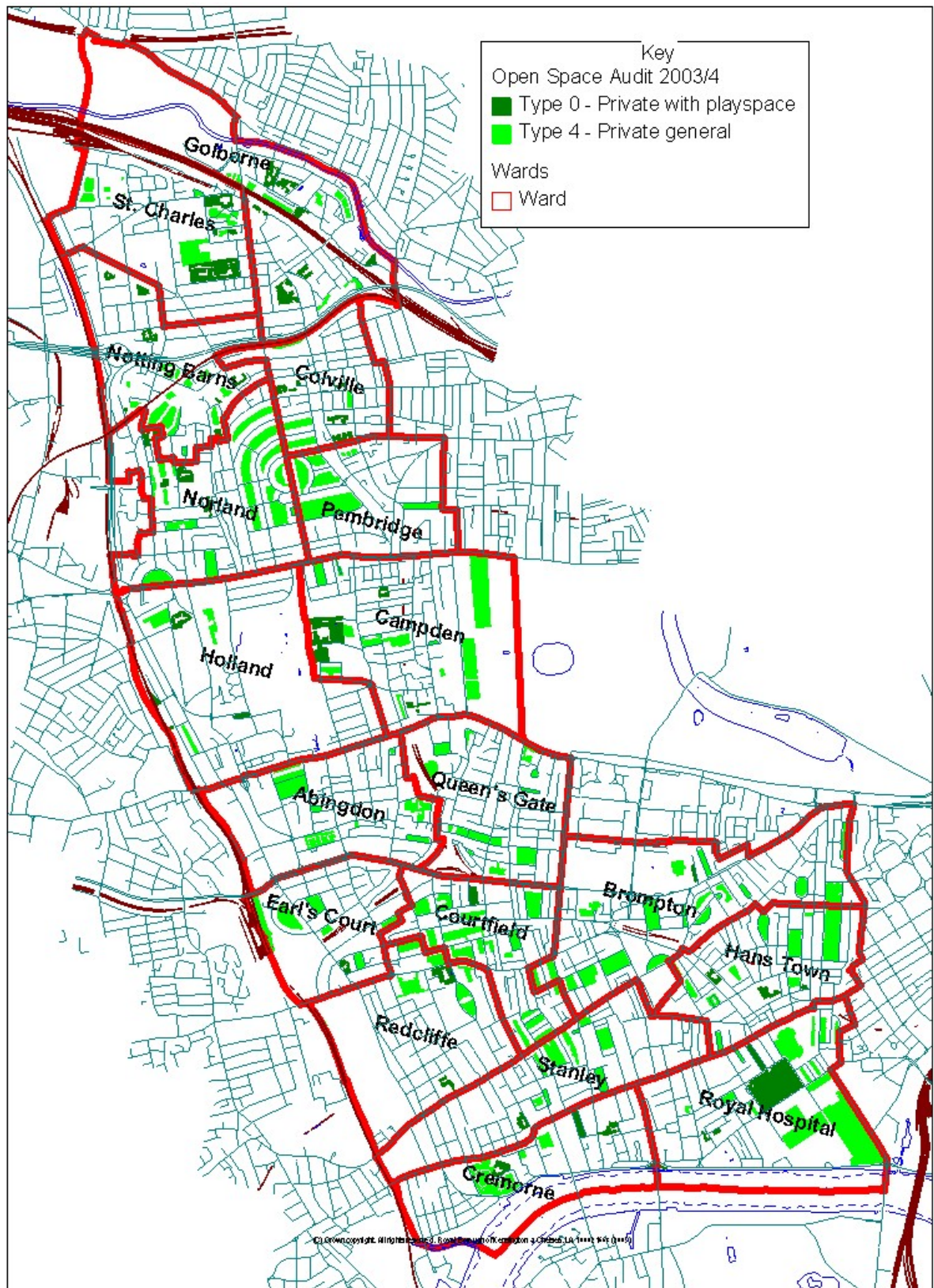
**Table VIII: Private residential open space by ward in Kensington and Chelsea.**



15.2 Norland contains the largest amounts of private residential open space, largely thanks to the private gardens around Notting Hill. There are also large concentrations in Campden and Brompton, as well as Royal Hospital. Golborne has the lowest amounts of private residential open space, closely followed by Stanley and Holland.



# Map VI: Private open space in Kensington and Chelsea



Map produced by the Royal Borough of Kensington and Chelsea  
 Planning Services Department using G.P. 15/03/2007. Scale 1:25000

**Open Space - Private**

- 15.3 Private residential open spaces are generally located in those parts of the borough built in the mid 19<sup>th</sup> century. In this early Victorian period, a garden square with surrounding housing was a popular method of urban design in London. Those parts of the borough developed later (the north and south west of the borough) tend to have fewer garden squares and as a consequence a smaller amount of private residential open space.
- 15.4 Table IX below shows total private residential open space by ward, the amount of which is private garden squares and their percentage of the total private open space.

**Table IX: Private Open space and garden squares by ward in Kensington and Chelsea**

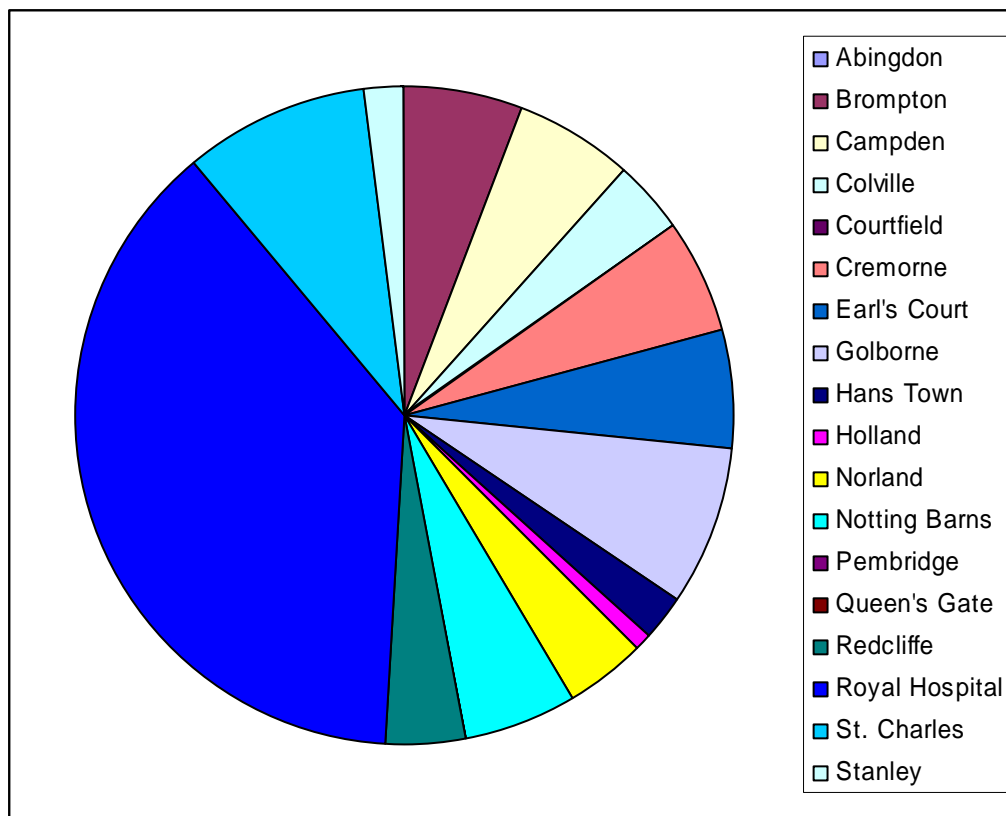
<b>Ward</b>	<b>Private open space (sqm)</b>	<b>Private garden squares (sqm)</b>	<b>Percentage of total private space: garden squares</b>
Abingdon	34778	22946	66.0%
Brompton	69259	69259	100.0%
Campden	71571	11750	16.4%
Colville	17505	11631	66.4%
Courtfield	56820	56820	100.0%
Cremorne	23963	3560	14.9%
Earl's Court	21774	21774	100.0%
Golborne	11970	0	0.0%
Hans Town	45555	37998	83.4%
Holland	15862	10623	67.0%
Norland	78497	69877	89.0%
Notting Barns	26896	877	3.3%
Pembroke	51388	50251	97.8%
Queen's Gate	29665	20465	69.0%
Redcliffe	27302	27302	100.0%
Royal Hospital	65896	6802	10.3%
St Charles	28973	718	2.5%
Stanley	28118	25689	91.4%

15.5 None of the borough's private residential open spaces are classed as being natural or semi natural areas of space. The space at Bramham Gardens in Redcliffe Ward is classed as an allotment. The space as St. James' Gardens is classed as a cemetery. Fourteen of the borough's private residential spaces are classed as civic and/or hard surfaced and 102 of the private open spaces are classed as garden squares.

### 16.0 Private Non-Residential Open Space

16.1 In total there are 17.4 hectares of private non-residential open space in the borough. Table X below shows the distribution of private non-residential open spaces by ward.

**Table X: Private residential open space by ward in Kensington and Chelsea.**



16.2 The majority of private non-residential open space is located within Royal hospital ward, largely thanks to the land at Burton's Court (41,750 square metres) and the running track space at the Duke of York's Headquarters (16,100 square metres). Golborne and St. Charles to the north of the borough also have large amounts of private non-residential space. Abingdon, Courtfield, Queen's Gate and Pembridge wards contains no private residential open space.

Hans Town, Holland and Stanley wards also contain relatively small amounts of private non-residential open space.

## **Annex I: Open Space Typology (PPG17)**

The following typology illustrates the broad range of open spaces that may be of public value:

- i. parks and gardens - including urban parks, country parks and formal gardens;
- ii. natural and semi-natural urban greenspaces - including woodlands, urban forestry, scrub, grasslands (eg downlands, commons and meadows) wetlands, open and running water, wastelands and derelict open land and rock areas (eg cliffs, quarries and pits);
- iii. green corridors - including river and canal banks, cycleways, and rights of way;
- iv. outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) - including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas;
- v. amenity greenspace (most commonly, but not exclusively in housing areas) - including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens;
- vi. provision for children and teenagers - including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas (eg 'hanging out' areas, teenage shelters);
- vii. allotments, community gardens, and city (urban) farms;
- viii. cemeteries and churchyards;
- ix. accessible countryside in urban fringe areas; and
- x. civic spaces, including civic and market squares, and other hard surfaced areas designed for pedestrians;

This typology, or variations of it, should be used by local authorities when preparing assessments of need and audits of existing open space and recreational facilities.

## Annex II: All Open spaces surveyed in Open Space Audit

Ward	Name	Size (sqm)	Access
Abingdon	Eastern Railway Verge	5800	None
Abingdon	Earl's Terrace (North)	2237	Private - Residential
Abingdon	Earl's Terrace (South)	4434	Private - Residential
Abingdon	Edwardes Square	12579	Private - Residential
Abingdon	Pembroke Square	1158	Private - Residential
Abingdon	Marlborough Court and Chatsworth Court spaces	5347	Private - Residential
Abingdon	Iverna Court	275	Private - Residential
Abingdon	St Mary's Gate gardens	6485	Private - Residential
Abingdon	Lexham Gardens	2263	Private - Residential
Abingdon	Sunningdale Gardens	370	Private - Residential
Brompton	Lowndes Square	4185	Private - Residential
Brompton	Cranley Gardens	3610	Private - Residential
Brompton	Onslow Gardens (North)	3587	Private - Residential
Brompton	Onslow Gardens (Central)	2735	Private - Residential
Brompton	Onslow Square (West)	6747	Private - Residential
Brompton	Natural History Museum grounds	10150	Limited Public Access
Brompton	Lycee Francais	6100	Private - Non-residential
Brompton	Old Brompton Road island space	260	General Public Access
Brompton	Onslow Square (East)	10232	Private - Residential
Brompton	Oratory RC Primary School Grounds	80	Limited Public Access
Brompton	Pelham Crescent	4320	Private - Residential
Brompton	Thurloe Square	8579	Private - Residential
Brompton	Cromwell Gardens Triangle	450	General Public Access
Brompton	Victoria & Albert Museum Courtyard	2800	Limited Public Access
Brompton	Alexander Square gardens	1279	Private - Residential
Brompton	Egerton Crescent	2780	Private - Residential
Brompton	Egerton Gardens	2095	Private - Residential
Brompton	Brompton Oratory grounds	3900	Private - Non-residential
Brompton	Holy Trinity Church grounds	6027	General Public Access
Brompton	Brompton Square	2997	Private - Residential
Brompton	Egerton Place (front enclosure)	2330	Private - Residential
Brompton	Ovington Square	1337	Private - Residential
Brompton	Hans Place	4445	Private - Residential
Brompton	Cadogan Place (North)	8001	Private - Residential
Campden	Holland Park Tennis Club	9070	Limited Public Access
Campden	Campden Hill Square	4679	Private - Residential
Campden	Campden Hill Place gardens	126	Private - Residential
Campden	Kensington Church Street/Notting Hill Gate Space	150	General Public Access
Campden	Holland Park School and West London College of Commerce	7550	Private - Non-residential
Campden	Airlie gardens	2892	Private - Residential
Campden	RBKC Fox Primary School	1410	Private - Non-residential
Campden	Tor Gardens	2893	Private - Residential
Campden	Campden House Court	5382	Private - Residential
Campden	Inverness Gardens	358	Private - Residential
Campden	Kensington Gardens	107693	General Public Access

Campden	Kensington Palace Gardens, north	27260	Private - Residential
Campden	Kensington Palace Gardens, east	7650	Limited Public Access
Campden	Kensington Palace Grounds, east	8150	Limited Public Access
Campden	Campden Hill Gate gardens	3006	Private - Residential
Campden	Kensington Town Hall grounds	1300	General Public Access
Campden	Hornton Street/Holland Street	1205	Private - Residential
Campden	Kensington Church Walk gardens	1974	General Public Access
Campden	St Mary Abbots CofE Primary School Grounds	1400	Private - Non-residential
Campden	St Mary Abbots Church	620	General Public Access
Campden	Lancer Square	505	Limited Public Access
Campden	York House Tennis Court	720	Private - Residential
Campden	Kensington Palace Gardens, west	23050	Private - Residential
Campden	Princess of Wales Memorial Playground	3736	Limited Public Access
Colville	Tavistock Crescent gardens	1200	Private - Residential
Colville	Tavistock Road Park	2749	General Public Access
Colville	Rail embankment	4450	Private - Non-residential
Colville	Tavistock/Portobello Road space	510	General Public Access
Colville	Clare and Convent Gardens estate spaces	1150	Private - Residential
Colville	Westbourne Park Road play space	105	General Public Access
Colville	Clydesdale Road play space	180	Private - Residential
Colville	Talbot Road amenity space	650	General Public Access
Colville	Colville Square	2565	General Public Access
Colville	Colville Gardens	1624	Private - Residential
Colville	Powis Square	3221	General Public Access
Colville	Colville Primary School grounds	1850	Private - Non-residential
Colville	Arundel Gardens, Elgin Crescent	5114	Private - Residential
Colville	Arundel Gardens/Ladbroke Gardens	4893	Private - Residential
Colville	Portobello Court Estate	3344	Private - Residential
Colville	Lonsdale Road space	150	General Public Access
Colville	Westbourne Grove island space	410	General Public Access
Courtfield	Courtfield Gardens (West)	4941	Private - Residential
Courtfield	Courtfield Gardens (East)	3877	Private - Residential
Courtfield	Gloucester Road Station space	120	General Public Access
Courtfield	Stanhope Gardens	8553	Private - Residential
Courtfield	Collingham Gardens	3576	Private - Residential
Courtfield	Wetherby Gardens	7702	Private - Residential
Courtfield	Harrington Gardens	3397	Private - Residential
Courtfield	Bina Gardens (West)	1673	Private - Residential
Courtfield	Rosary Gardens	741	Private - Residential
Courtfield	Hereford Square	3639	Private - Residential
Courtfield	Glenhow Gardens	4730	Private - Residential
Courtfield	Cranley Mews gardens	1547	Private - Residential
Courtfield	Thistle Grove gardens	3200	Private - Residential
Courtfield	Evelyn Gardens (North)	3059	Private - Residential
Courtfield	Evelyn Gardens (South)	3264	Private - Residential
Courtfield	Onslow Gardens (South)	1711	Private - Residential
Courtfield	Bina Gardens (East)	1210	Private - Residential
Cremorne	Westfield Park	11145	General Public Access
Cremorne	Ashburnham Community Centre	2050	General Public Access



Cremorne	Ashburnham Community Centre playspace	959	General Public Access
Cremorne	Worlds End Estate grounds	18703	Private - Residential
Cremorne	Cremorne Gardens/Park	4980	General Public Access
Cremorne	Ashburnham Primary School	2950	Private - Non-residential
Cremorne	Blantyre Street playing court	700	General Public Access
Cremorne	Riley Street Estate spaces	1140	Private - Residential
Cremorne	Purcell House play space	560	Private - Residential
Cremorne	Moravian Close cemetery	4100	Private - Non-residential
Cremorne	Battersea Bridge, Cheyne Walk space	660	General Public Access
Cremorne	Paulton's Square	3560	Private - Residential
Cremorne	Jamahirya School site	2400	Private - Non-residential
Cremorne	Roper's Gardens	1287	General Public Access
Cremorne	Chelsea Old Church (All Saints) Embankment space	250	General Public Access
Cremorne	Chelsea Embankment Gardens	2796	General Public Access
Cremorne	Albert Bridge space, west side	500	General Public Access
Earl's Court	Olympia Railway	8800	Private - Non-residential
Earl's Court	Cluny Mews space	190	General Public Access
Earl's Court	Philbeach Gardens	9610	Private - Residential
Earl's Court	Nevern Square	4569	Private - Residential
Earl's Court	Barkston Gardens	3331	Private - Residential
Earl's Court	Kensington Mansion's gardens	1608	Private - Residential
Earl's Court	St Cuthbert with St Mathias CofE Primary School	1750	Private - Non-residential
Earl's Court	Earl's Court Square	2656	Private - Residential
Golborne	Grand Union Canal Land	5000	General Public Access
Golborne	Ladbroke Grove Rail Memorial	499	General Public Access
Golborne	Day Nursery site	762	Limited Public Access
Golborne	Kensal House	1170	Private - Residential
Golborne	Amenity area	200	General Public Access
Golborne	Octavia House courtyard	344	Private - Residential
Golborne	Middle Row School	2150	Private - Non-residential
Golborne	St Mary's Infant and Junior Catholic Schools	1750	Private - Non-residential
Golborne	Gardens at rear of Manchester Drive	3075	Private - Residential
Golborne	Elmsley Horniman Pleasance	14150	General Public Access
Golborne	St Thomas' CofE Primary School	1450	Private - Non-residential
Golborne	Golborne Gardens/Bosworth House	1533	Private - Residential
Golborne	Golborne Gardens	870	Limited Public Access
Golborne	Holmfield House	3058	Private - Residential
Golborne	Amenity space	880	General Public Access
Golborne	Meanwhile Wildlife Garden	2700	General Public Access
Golborne	Meanwhile Gardens	12485	General Public Access
Golborne	Nursery school	860	Private - Non-residential
Golborne	Trellick Tower playground	2310	Limited Public Access
Golborne	Hardsurface area	600	General Public Access
Golborne	Rendle House amenity space	760	Private - Residential
Golborne	Wells House amenity space	530	Private - Residential
Golborne	East Telford Road skating space	745	General Public Access
Golborne	Nursery playground	1380	Limited Public Access
Golborne	Athlone Gardens	8670	General Public Access

Golborne	All-weather court	435	General Public Access
Golborne	Bevington Primary School	1300	Private - Non-residential
Golborne	Orchard Close playground	354	Limited Public Access
Golborne	Spanish School	4600	Private - Non-residential
Golborne	Amenity space	199	General Public Access
Golborne	Bevington Road south, amenity spaces	1040	Private - Residential
Golborne	Malvern Close garden	2029	General Public Access
Golborne	Amenity space	320	Private - Residential
Golborne	Amenity space	140	Private - Residential
Golborne	Vacant site (former play space)	1110	Private - Non-residential
Golborne	Westway skating centre	2650	Limited Public Access
Golborne	Acklam Road playspace	780	Limited Public Access
Golborne	Cambridge Gardens	2382	General Public Access
Hans Town	Chelsea Common	150	General Public Access
Hans Town	Markham Square	1823	Private - Residential
Hans Town	Crown Lodge grounds	2438	Private - Residential
Hans Town	Curran House	1009	Private - Residential
Hans Town	Cranmer Court	2092	Private - Residential
Hans Town	Marlborough Primary School	1550	Private - Non-residential
Hans Town	Wiltshire Close	2018	Private - Residential
Hans Town	Sts Joseph's RC Primary School and St Thomas More School	2200	Private - Non-residential
Hans Town	Cadogan Gardens	2420	Private - Residential
Hans Town	Holy Trinity CofE Primary School	380	Private - Non-residential
Hans Town	Cadogan Square	7836	Private - Residential
Hans Town	Lennox Gardens	4456	Private - Residential
Hans Town	Pont Street Island	310	General Public Access
Hans Town	Pavillion Road garden	713	Private - Residential
Hans Town	Cadogan Place (South)	20750	Private - Residential
Holland	Holland Road roundabout space	1210	Limited Public Access
Holland	Addison Gardens	6725	Private - Residential
Holland	Cardinal Vaughan Memorial School	1650	Private - Non-residential
Holland	Woodford Square gardens	4339	Private - Residential
Holland	Western Rail corridor woodland	2266	None
Holland	Russell Gardens play space	510	Private - Residential
Holland	Russell Road space	390	Private - Residential
Holland	Holland Road/Russell Road	2663	Private - Residential
Holland	Russell Road/Kensington High Street park	1100	General Public Access
Holland	Holland Park	226000	General Public Access
Holland	Oakwood Court	1235	Private - Residential
Holland	Commonwealth Institute	6000	Limited Public Access
Norland	Evesham Street amenity space	145	General Public Access
Norland	Bramley Road amenity space	130	General Public Access
Norland	St Francis RC Primary School and Nursery	2500	Private - Non-residential
Norland	Florence House, Dora House and Estella House spaces	4650	Private - Residential
Norland	Henry Dickens Court	1229	Private - Residential
Norland	St Ann's Gardens amenity spaces	1579	Private - Residential
Norland	Avondale Park Primary School	2050	Private - Non-residential
Norland	Avondale Park	19303	General Public Access

Norland	Pottery Lane amenity space	105	General Public Access
Norland	Clarendon Cross amenity space	110	General Public Access
Norland	Dombey House and Pickwick House space	1162	Private - Residential
Norland	St Clements and St James' CofE School and Nursery	1820	Private - Non-residential
Norland	Blenheim Crescent/Elgin Crescent Gardens	8294	Private - Residential
Norland	Lansdowne Road/Elgin Crescent	7563	Private - Residential
Norland	Lansdowne Rise Gardens (Formerly Montpelier Gardens)	6753	Private - Residential
Norland	Lansdowne Road/Crescent Gardens	4760	Private - Residential
Norland	Clarendon Road/Lansdowne Road Gardens (Lansdowne Rise)	4239	Private - Residential
Norland	Lansdowne Crescent Gardens	3249	Private - Residential
Norland	Notting Hill Gardens	2221	Private - Residential
Norland	Lansdown Walk/Lansdowne Road/St John's Gardens	8126	Private - Residential
Norland	St John's Church	1550	General Public Access
Norland	Clarendon Road/Lansdowne Road Gardens	4251	Private - Residential
Norland	Ladbroke Grove Garden	941	Private - Residential
Norland	St James' Gardens (Excluding Church)	4755	Private - Residential
Norland	Princedale Road amenity space	150	General Public Access
Norland	Princes Place play space	200	Limited Public Access
Norland	Rifle Place amenity space	370	General Public Access
Norland	Norland Road civic space	1600	General Public Access
Norland	Royal Crescent	7972	Private - Residential
Norland	Norland Square	6753	Private - Residential
Notting Barns	RBKC St Quintin Family Centre/Nursery	1050	Private - Non-residential
Notting Barns	Church Nursery School	1960	Private - Non-residential
Notting Barns	Horse ridding arena	1000	Limited Public Access
Notting Barns	Wildlife Garden	1840	Limited Public Access
Notting Barns	Westway Sports Centre - Tennis	7050	Limited Public Access
Notting Barns	Outdoor tennis/playing courts	3500	Limited Public Access
Notting Barns	Darfield Way amenity space	1166	General Public Access
Notting Barns	Westway outdoor courts	6450	Limited Public Access
Notting Barns	Westway Sports Centre - Pavillion/Pitch	6500	Limited Public Access
Notting Barns	Oxford Gardens Primary School	760	Private - Non-residential
Notting Barns	Waynflete Square	2961	Limited Public Access
Notting Barns	Markland House playspace	380	Private - Residential
Notting Barns	Markland House amenity space	1790	General Public Access
Notting Barns	Latimer Education Centre/St Annes Nursery School	1200	Limited Public Access
Notting Barns	Sport England Harrow Club [Indoor]	830	Limited Public Access
Notting Barns	Latimer Day Nursery playspace	270	Private - Non-residential
Notting Barns	Shalfleet Drive Estate gardens	1043	Private - Residential
Notting Barns	Whitstable and Kingsnorth House amenity	2665	Private - Residential
Notting Barns	RBKC Maxilla Nursery	2950	Private - Non-residential
Notting Barns	Maxilla Walk Park	2603	General Public Access

Notting Barns	Whitchurch House amenity space	1032	Private - Residential
Notting Barns	Grenfell Tower amenity space	4350	General Public Access
Notting Barns	Grenfell Tower play space	1078	Private - Residential
Notting Barns	Silchester Road playing courts	2100	Limited Public Access
Notting Barns	Wesley Square	1353	Private - Residential
Notting Barns	Upper Talbolt Walk and Upper Clarendon Walk spaces	1449	Private - Residential
Notting Barns	Kingsdown Close amenity space	200	General Public Access
Notting Barns	Clarendon Walk Nursery	310	Private - Non-residential
Notting Barns	Thomas Jones Primary School	2500	Private - Non-residential
Notting Barns	Allom House and Barlow House spaces	2259	Private - Residential
Notting Barns	Nottingwood House playspace	510	Private - Residential
Notting Barns	Testerton Road Estate spaces	14250	Private - Residential
Notting Barns	Avondale Park Gardens	877	Private - Residential
Pembridge	Stanley Crescent	6975	Private - Residential
Pembridge	Stanley Gardens (North)	3488	Private - Residential
Pembridge	Stanley Gardens (South)	6507	Private - Residential
Pembridge	Longlands Court spaces	1137	Private - Residential
Pembridge	Ladbroke Square Gardens	27981	Private - Residential
Pembridge	Pembridge Villas amenity space	50	General Public Access
Pembridge	Pembridge Square	5300	Private - Residential
Pembridge	Notting Hill Gate incidental space	250	General Public Access
Queen's Gate	Kensington Square	3722	Private - Residential
Queen's Gate	Maria Assumpta Centre grounds	4073	Private - Residential
Queen's Gate	Kensington Court Mansions	953	Private - Residential
Queen's Gate	Thorney Court gardens	1965	Private - Residential
Queen's Gate	Hyde Park Gate (Circus)	902	Private - Residential
Queen's Gate	Palace Gate space	120	General Public Access
Queen's Gate	Kensington Gate	782	Private - Residential
Queen's Gate	Cornwall Gardens	7238	Private - Residential
Queen's Gate	Queen's Gate Gardens	7608	Private - Residential
Queen's Gate	Emperor's Gate	213	Private - Residential
Queen's Gate	St Stephen's Walk gardens	2209	Private - Residential
Redcliffe	Olympia Railway, Old Brompton Road west of Brompton Cemetery	320	None
Redcliffe	Brompton Cemetery	152885	Limited Public Access
Redcliffe	Olympia Railway, west of Brompton Cemetery	5040	None
Redcliffe	Ifield Road Youth Club	760	Limited Public Access
Redcliffe	St Luke's Church Grounds	2005	Limited Public Access
Redcliffe	Redcliffe Square	3301	General Public Access
Redcliffe	Colherne Court gardens	7587	Private - Residential
Redcliffe	Bramham Gardens	6185	Private - Residential
Redcliffe	Bolton Gardens	4598	Private - Residential
Redcliffe	RBKC Bousfield Primary School	4700	Private - Non-residential
Redcliffe	Moreton and Cresswell Gardens	2021	Private - Residential
Redcliffe	The Boltons	6911	Private - Residential
Redcliffe	The Boltons island space	60	General Public Access
Redcliffe	Servite RC Primary School	2200	Private - Non-residential
Royal Hospital	Albert Bridge space, east side	430	General Public Access
Royal Hospital	Sloane Square	1330	General Public Access
Royal Hospital	Duke of York's space, Kings Rd	2700	General Public Access

Royal Hospital	Duke of York's (Headquarters) space, south	16100	Private - Non-residential
Royal Hospital	Lower Sloane Street Gardens	1551	Private - Residential
Royal Hospital	Sloane Gardens	2801	Private - Residential
Royal Hospital	Holbein Place gardens	1527	Private - Residential
Royal Hospital	Tedworth Square	2002	Private - Residential
Royal Hospital	Ormonde Gate gardens	1167	Private - Residential
Royal Hospital	Royal Avenue	472	Private - Residential
Royal Hospital	Royal Avenue spaces	3500	General Public Access
Royal Hospital	Burton's Court	41750	Private - Non-residential
Royal Hospital	Cheyne Walk Gardens	3036	General Public Access
Royal Hospital	Cheyne Gardens space	260	General Public Access
Royal Hospital	Alpha Place	310	Private - Non-residential
Royal Hospital	Chelsea Physic Garden	11090	Limited Public Access
Royal Hospital	Christ Church Primary School spaces	1270	Private - Non-residential
Royal Hospital	Sloane Court West [30-40] gardens	1259	Private - Residential
Royal Hospital	Nos 2 - 28 Sloane Court East and Nos 7 - 31 Sloane Court West	1255	Private - Residential
Royal Hospital	Royal Hospital Cemetery	4510	Private - Non-residential
Royal Hospital	Royal Hospital grounds, south	46063	General Public Access
Royal Hospital	Embankment Gardens play space	2507	Private - Non-residential
Royal Hospital	Ranelagh Gardens	53862	Private - Residential
Royal Hospital	Chelsea Bridge gardens	1476	General Public Access
Royal Hospital	Royal hospital north	25664	General Public Access
St Charles	Kensal Green Cemetery	193431	Limited Public Access
St Charles	North Kensington Community Centre playing court	820	Limited Public Access
St Charles	Peabody Estate play space (1)	140	Private - Residential
St Charles	Peabody Estate play space (2)	150	Private - Residential
St Charles	Peabody Estate play space (3)	110	Private - Residential
St Charles	Peabody Estate playing court	590	Private - Residential
St Charles	Sutton Estate amenity spaces	5458	Private - Residential
St Charles	Sunbeam Gardens	3503	General Public Access
St Charles	Barlby Gardens	718	Private - Residential
St Charles	Barlby Primary School	4200	Private - Non-residential
St Charles	Treverton Street Estate amenity spaces	4704	Private - Residential
St Charles	Barlby School, Nursery playground	1280	Limited Public Access
St Charles	St Quintin's Avenue	880	Limited Public Access
St Charles	Bowling club	1890	Limited Public Access
St Charles	Kensington Memorial Park	31333	General Public Access
St Charles	Carmelite Monastery grounds	15460	Private - Residential
St Charles	Sion Manning and St Charles RC Schools	11900	Private - Non-residential
St Charles	Balfour House playspace	330	Private - Residential
St Charles	Bruce and Burleigh House amenity space	873	Private - Residential
St Charles	Burleigh House playspace	440	Private - Residential
Stanley	Elm Park Gardens, west	1855	Private - Residential
Stanley	Elm Park Gardens	8819	Private - Residential
Stanley	Elm Park Gardens, east	3896	Private - Residential
Stanley	Queen's Elm Square	329	Private - Residential
Stanley	Jewish Cemetery	1980	Private - Non-residential

Stanley	South Parade gardens	780	General Public Access
Stanley	Chelsea Square (Formerly Trafalgar Square)	6419	Private - Residential
Stanley	Carlyle Square	4371	Private - Residential
Stanley	St Luke's Church, north	10501	General Public Access
Stanley	St Luke's Church, south	5507	General Public Access
Stanley	Dovehouse Green	2927	General Public Access
Stanley	Park Walk Primary School	1210	Private - Non-residential
Stanley	Chelsea Park Gardens	1519	Private - Residential
Stanley	Chelsea Park Gardens, east	910	Private - Residential