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number of factors including: incomes, rent levels, house prices, stock condition, and applications on the Council's Common Housing Register (CHR). This analysis produces projections of future housing need based on trends in the rate of new applications on the CHR and projected supply data. At the end of July 1998 there were over 8,000 applicants on the CHR; of these 3,694 households were assessed as being in high housing need. However, lettings in social housing available to the Council are limited to approximately 1,000 homes each year. At current rates of application and assuming letting levels remain the same, the shortfall between high need and supply could reach nearly 7,000 by April 2005.

- 5.10 The development of affordable housing within the Borough is extremely difficult and, therefore, the Council has continued to work with RSLs and other local authorities to develop housing out-of-borough. However, success in out-of-borough development is contingent upon the Council continuing to support affordable housing within its boundaries. Given the current and projected lack of available sites in the Borough, it is reasonable to assume that, based on experience to date, approximately 50% of all future new supply of affordable housing will continue to be developed by RSLs outside the Borough. Accordingly 50% of the 7,000 homes needed to meet high need are expected to be provided outside the Borough. Therefore, it is proposed that the UDP target for affordable housing should be set at 3,500 homes over the ten year life of the Plan. If achieved, this number of homes would meet the higher levels of housing need in the Borough, but would not provide sufficient accommodation for every household in housing need
- 5.10a The Council wishes to ensure that the present proportion of affordable housing in the Borough, about one third, is maintained (a figure of one third corresponds to the proportion of households living in affordable housing or HMOs at the time of the 1991 Population Census). The application of the Council's policies will in practice exclude a large number of small sites and proposals, which do not have sufficient capacity, from the requirement to provide affordable housing. However, if the affordable housing target is to be met, the large sites in the Schedule of Major Development Sites should provide a higher proportion (i.e. more than one third) of affordable housing in order to compensate. In order to assess the success of this policy, the Council will regularly monitor the proportion of new affordable housing provided within the total new housing stock.
- 5.10b It is likely that the use of planning powers will continue to be a key mechanism for providing the majority of all identified affordable housing programmes in Kensington and Chelsea, especially if RSLs, such as housing associations, can no longer compete effectively in the local housing market for sites and properties. The supply of adequate finance is necessary but not sufficient for development to proceed. The main resource issue is an inadequate supply of land for development. Therefore, where a requirement for an element of affordable housing is appropriate, it should be provided on-site as part of the proposed development.
- 5.10c When a residential proposal (which is acceptable in principle) is affected by the Council's affordable housing policy (i.e. the site is considered to have a suitable dwelling capacity) a minimum proportion of one third of the housing should be affordable. There are three ways that this requirement can be fulfilled:

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- (a) provision of affordable housing on site (this is the strongly preferred option); or
- (b) provision of affordable housing on an alternative site supplied by the developer within the Borough; or
- (c) payment to provide affordable housing elsewhere in the Borough.

5.10d Where provision on-site or on an alternative site is proposed, this can be achieved by the developer, RSL or both. The preferred approach is the provision of affordable housing on-site, included within the facilitating private development. Where it can be demonstrated by the developer that this is not possible (for example, because the proposal is a conversion of an existing building and joint management cannot be arranged), an alternative site will be sought for the provision of affordable housing. If the alternative site route is followed, an amount equivalent to 33% of affordable housing on the "donor" site will be sought plus the equivalent amount which would have been provided on the "recipient" site, subject to further detailed assessment and compliance with planning policies. Finally, it is only where this is also considered unachievable that an in-lieu payment to secure affordable housing elsewhere in the Borough will be negotiated. The payment should reflect the high land values in the Borough and the cost of providing a significant amount of affordable housing.

H22 TO NEGOTIATE THE PROVISION AND RETENTION OF A SIGNIFICANT PROPORTION OF AFFORDABLE HOUSING ON SITES SUITABLE FOR RESIDENTIAL USE WITH A CAPACITY OF 15 DWELLINGS OR MORE.

H23 TO NEGOTIATE THE PROVISION AND RETENTION OF A SIGNIFICANT PROPORTION OF AFFORDABLE HOUSING WHERE INDICATED IN THE SCHEDULE OF MAJOR DEVELOPMENT SITES.

5.10e The Council will expect residential development on sites with a capacity of 15 dwellings or more to contribute a significant proportion of dwellings (see Glossary for definition) on the site to the stock of affordable housing. The capacity of a site will be assessed against its size, a dwelling mix which reflects the demographic profile of the Borough and UDP residential density policies. Larger sites which involve phased or piecemeal development will also be expected to contribute to the provision of affordable housing in line with UDP policies. Land available for development in the Borough is very scarce and suitable sites will be subject to the policy to provide affordable housing in line with Government Guidance. Proposals for such suitable sites which do not provide a satisfactory amount of affordable housing will be resisted by the Council.

5.11 The Council will negotiate with developers on individual sites in order to establish the amount of affordable housing to be provided and the mix of dwelling type and unit size as is appropriate for the location. Inevitably, each case will be dealt with on its merits. An integrated and corporate approach to the implementation of policy will be used by the Council which is consistent with PPG3. The Council will require information about the housing need that would be met by the proposal and will have to be satisfied that the proposal would meet a known housing need. Where appropriate, the Council will seek

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- 5.16 The term "residential hostel" is rigidly defined by the Council as accommodation intended primarily for medium to long term permanent residential occupancy catering for a wide range of socio-economic groups, sometimes providing an element of care and should not be confused with a "tourist hostel" which is primarily for visitors (see Glossary). The Council wishes to resist the loss of residential hostels to hotels (see also Hotels Chapter, Policy T1).

H25 TO RESIST THE LOSS OF EXISTING RESIDENTIAL HOSTELS, EXCEPT IN EARLS COURT WARD.

- 5.17 The Earls Court Ward is excepted from the above policy because of the abundance of both residential and tourist hostels in the area.

- 5.18 In those cases where the presence of a hostel has resulted in long-standing harm to the amenity of surrounding residential areas, permission may be granted for a change to residential use.

H26 TO PERMIT PROPOSALS FOR RESIDENTIAL HOSTELS ON BEHALF OF RECOGNISED PROVIDERS OF HOSTEL ACCOMMODATION, WHERE IT CAN BE SHOWN THAT THERE WOULD BE:

- a) **NO LOSS OF PERMANENT RESIDENTIAL ACCOMMODATION, UNLESS THE APPLICANTS CAN DEMONSTRATE A KNOWN AND ESTABLISHED LOCAL NEED FOR THAT TYPE OF HOSTEL ACCOMMODATION IN THAT LOCATION;**
 - b) **NO ADVERSE EFFECT UPON THE AMENITY ENJOYED BY LOCAL RESIDENTS. THE PROPOSALS WILL HAVE TO COMPLY WITH THE POLICIES FOR CONSERVATION AND DEVELOPMENT; AND**
 - c) **NO ADVERSE EFFECTS UPON THE ENVIRONMENT AND SAFETY OF NEIGHBOURING RESIDENTIAL AREAS AND ROADS BY WAY OF TRAFFIC GENERATION.**
- 5.19 A recognised provider includes colleges, housing associations, charities and employers providing staff accommodation and other organisations which provide good quality accommodation for groups of people for whom there is a known and established need for accommodation.

(ii) Sheltered Housing

- 5.20 Many elderly people are living in accommodation that is either unsuitable for their needs or is in poor condition. The provision of sheltered housing allows those who wish to move to specially designed group accommodation to do so. Sheltered accommodation can also provide better facilities for people suffering long-term debilitating illness. The most pressing need in the Borough is currently for 'very' sheltered housing, which provides a higher level

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Schedule of Major [Sites With] Development [Opportunities] Sites

Map Ref. No.	SITE ADDRESS	DEVELOPMENT APPROVED BY PLANNING PERMISSION	Date Permission Granted	ACCEPTABLE LAND USES	UDP Policy
[01]	St. Ervans Road, British Rail Yard (P)	-	-	Business (Offices, Light Industrial, R&D), Open Space and Community Facilities	
[02]	Ladbroke Hall, Barbly Road	Residential, Class B1, Children's Centre, Health Centre	05.05.94	Residential including affordable housing, Business (Offices, Light Industrial, R&D), Open Space and Community Facilities	E3, H15, H23, apply
03	Kensal Green Gasworks	Outline B1/B2 Development subject to S52 (S106) not signed 1990.	-	Business (Offices, Light Industrial R&D), Recreation, Wildlife Reserve [and B2], residential including affordable housing	H23 applies
04	TA Centre, Warwick Road	-	-	Residential including affordable housing, Open Space, Recreation, Social/Community and Business (Offices, Light Industrial, R&D)	E3, H15, H23, apply
[05]	Fenelon Place and BRS Site, Warwick Road (P)	Class B1 and Residential (Ombeter Site) 25,000m ² B1 and B1(c)	24.06.91 (appeal)	Business (Offices, Light Industrial, R&D), Residential including affordable housing, Community Facilities, Coach Park, Open Space, Recreation, Retail, and link road	E3, H15, H23, apply
05 split	Fenelon Place, (Phase I), Warwick Road	Business, leisure use including rifle club, coach/motory park, link road (partial)	3.5.96	Residential including affordable housing, Business (Offices, Light Industrial, R&D), Hotel, Community Facilities, Coach Park, Open Space and link road	E3, H15, H23 apply
05 split	Ombeter Site, Warwick Road	-	-	Residential including affordable housing, Business (Offices, Light Industrial, R&D)	E3, H15, H23, apply
05 split	BRS Site, Warwick Road	272 residential units including 52 affordable	23.12.98	Residential including affordable housing, Business (Offices, Light Industrial, R&D), Open Space, Community, Recreation	E3, H15, H23, apply
06	Iranian Embassy Site, 117A-122 Queens Gate, 34-49 Harrington Road	33 flats and diplomatic/cultural centre	07.05.91	Residential and Cultural Centre	[H15 applies]
07	South Kensington Underground Station Site	Retail, A2, Food and Drink, Business, Residential, new Underground Station	8.1.99	Business (Offices, Light Industrial, R&D), Retail, Hotel, Leisure, Residential including affordable housing with improvements to station	E3, H15, H23, apply
08	49-93 Pelham Street	Retail, A2, Food and Drink, Business, Residential, new Underground Station	8.1.99	Retail, Business (Offices, Light Industrial, R&D), Residential including affordable housing	E3, H15, H23, apply
09	[Block A,] Duke of York H-Q, King's Road (P)	Retail, Offices (Block A)	08.06.90	Retail [and], Business (Offices, Light Industrial, R&D), Residential including affordable housing, Institutional, Education, Health Care, Public Open Space	E3, H15, H23 apply
10	National Heart and Lung Hospital, Sydney Street (P)	-	-	Phase II of new Hospital development, Retail, Medical Day Care Facilities	
[11]	Brompton Hospital: North Block (P)	-	-	Residential including affordable housing and Open Space	H23 applies

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Site	Street (P)				
New Site	Lightfoot Hall, King's Road	-	-	Residential hostel, Residential including affordable housing, Retail along the King's Road frontage, GP Surgery	H15, H23 apply
New Site	King's College, Manresa Road (P)	-	-	Residential including affordable housing, small-scale Business (Offices, Light Industrial, R&D), Artists' Studios, Social and Community, Education	H15, H23 apply
New Site	Kingsgate House, 536 King's Road	-	-	Residential including affordable housing, Business (Offices, Light Industrial, R&D), GP Surgery	H15, H23, E3 apply
New Site	Former London Electricity Depot, 20 Victoria Gardens (P)	-	-	Residential including affordable housing, Public Short-Stay Car Park	H15, H23 apply

Planning Briefs/Guidelines (P)

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APPENDIX 2

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ROYAL BOROUGH OF KENSINGTON AND CHELSEA
PLANNING AND CONSERVATION COMMITTEE - 19th APRIL 1999

UNITARY DEVELOPMENT PLAN
PROPOSED DRAFT ALTERATIONS

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12	Clearings I and II (E)	-	-	Residential including affordable housing, Business (Offices, Light Industrial, R&D), Retail [and], A3, Open Space	E3, H15, H23, apply
13	Kings College 552 King's Road	1) 273 Residential units, Class B1 office, open space 2) Film studio + restaurant	1) 13.01.93 *2) 13.11.92	Residential including affordable housing, Open Space [and], Business (Offices, Light Industrial, R&D), GP Surgery	E3, H15, H23, apply
[14]	350 King's Road	Retail, car parking and B1	27.06.91	Business (Offices, Light Industrial, R&D), Retail and A3	
[15]	Harrods Car Park, Brompton Place, 11 - 13 Brompton Place	2645 sq. m. Office space, 115 parking spaces and residential	31.10.90 (appeal)	Business (Offices, Light Industrial, R&D) and Residential	E3, H15 apply
[16]	Site adjoining Olympia Station, Russell Road	Continued use of vehicle park	26.06.92 (3 years)	Residential including affordable housing along entire Russell Road frontage, Business (Offices, Light Industrial, R&D)	E3, H15, H23, apply
17	Sidings north of Lillie Bridge	-	-	Road to relieve traffic congestion around Earls Court Exhibition Centre	
18	Sidings West of Philbeach Gardens	-	-	Rail-related development.	
19	Brompton Hospital: South Block, Fulham Road (E)	-	-	Social/Community uses, Residential hostel, Residential including affordable housing and retail frontage along Fulham Road	H15, H23 apply
[20]	College House, 29-31 Wrights Lane	15,903 m ² office space	05.04.90	Business (Offices, Light Industrial, R&D), Residential including affordable housing	E3, H15, H23, apply
21	Road Link to Earls Court Exhibition Centre	Link road (partial completion)	3.5.96	Service road to relieve traffic congestion around the Earls Court Exhibition Centre	
[22]	Ladbroke Grove Highway Improvement	-	-	Highway improvement and rebuilding of canal bridge	
23	Thames Path	-	-	Extension to existing Thames Path including a new pedestrian bridge across Chelsea Creek	
New Site	Lots Road Electricity Generating Station, Lots Road (E)	-	-	Residential including affordable housing, Business (Offices, Light Industrial, R&D) along the Lots Road frontage, Retail, Food and Drink, Leisure, Health Care, Public Open Space, Thames Path, Cycle Route	H15, H23, apply
New Site	Atkins Building, King's College, Campden Hill Road (E)	-	-	Residential including affordable housing, Education	H15, H23, apply
New Site	Queen Elizabeth College, King's College, Campden Hill Road (E)	-	-	Residential conversion including affordable housing (listed buildings), Education	H15, H23, apply
New Site	Campden Hill Reservoir, 27 Campden Hill Road	-	-	Residential including affordable housing, Tennis Courts, Open Space	H15, H23, apply
New	Odeon Cinema, 261-265 Kensington High	-	-	Cinema and Residential including affordable housing	H23 applies

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Appendix 24

**LPAC London's Housing Provision 1987-1996
(Extracts)**

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LONDON'S HOUSING PROVISION 1987-1996

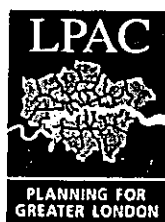
MAY 1998

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Table 3. Net Approvals Compared to 1988 Advice / 1989 Guidance and 1994 Advice / 1996 Guidance Guidelines: 1987 - 1996

	1988 Advice / 1989 Guidance Guideline 1987 - 1991			1994 Advice / 1996 Guidance Guideline 1992 - 1996			1987 - 1996 Difference between Guidelines and Net Approvals	
	Guideline	Net Approvals	Dwellings %	Guideline	Net Approvals	Dwellings %	Dwellings	%
Outer East	Barking	3335	2629	79	2333	2323	-10	100
	Bexley	2500	4157	166	1817	3147	1330	173
	Havering	1750	5258	300	1850	1649	-201	89
	Redbridge	2000	4067	203	3600	2901	-699	81
	W Forest	2000	3946	197	1650	2082	432	126
	Sub total	11585	20057	173	11250	12102	852	108
Outer West	Barnet	2665	7655	287	3600	4729	1129	131
	Bromley	2665	4257	160	2883	3228	345	112
	Croydon	3335	10551	316	3233	4550	1317	141
	Enfield	2335	6677	286	3533	6662	3129	189
	Harrow	1500	2561	171	1058	765	-293	72
	Hillingdn	2665	3325	125	1300	2680	1380	206
	Hounslow	2165	3059	141	2033	3344	1311	164
	Kingston	1250	1495	120	1417	2697	1280	190
	Merton	1835	4627	252	1667	2357	690	141
	Richmond	1335	2805	210	1517	1629	112	107
	Sutton	1585	5677	358	1800	2703	903	150
	Sub total	23335	52689	226	24042	35344	11302	147
Inner East	Greenwich	3665	2878	79	3583	5305	1722	148
	Hackney	2000	4927	246	1950	4567	2617	234
	Haringey	2665	2665	0	2233	2027	-206	91
	Islington	3000	1909	64	1917	4774	2857	249
	Lambeth	3500	3927	112	2567	5692	3125	222
	Lewisham	3335	7941	238	2800	4943	2143	177
	Newham	4665	3104	67	2767	2645	-122	96
	Southwk	2000	8262	413	3433	7799	4366	227
	T Hamlets	3335	3335	0	3558	7085	3527	199
	Sub total	28165	38948	138	24800	44837	20037	181
Inner West	Brent	3000	5087	170	2283	1988	-295	87
	Camden	2665	4181	157	3233	4205	972	130
	City	65	703	1082	40	920	880	2300
	Ealing	3000	3839	128	2700	2862	162	106
	H & F	3165	2047	65	1650	1608	-42	97
	K & C	3850	2683	70	2583	2570	-13	99
	Wands	3415	6695	196	2567	4968	2401	194
	Westm	4415	6655	151	2883	4688	1805	163
	Sub total	23575	31880	135	17940	23809	5869	133
LONDON TOTAL	86660	143574	56914	78032	116092	38050	149	158

N.B. Estimates are italicised and left aligned.

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Table 4. Net Completions Compared to 1988 Advice / 1989 Guidance and 1994 Advice / 1996 Guidance Guidelines: 1987 - 1996

	1988 Advice / 1989 Guidance Guideline 1987 - 1991			1994 Advice / 1996 Guidance Guideline 1992 - 1996			1987 - 1996 Difference between Guidelines and Net Completions Dwellings %		
	Guideline	Net Completions	Difference between Guideline and Net Completions %	Guideline	Net Completions	Difference between Guideline and Net Completions %	Completions	Dwellings	%
Outer East									
Barking	3335	1698	-1637	2333	1344	-989	58	54	-2626
Bexley	2500	3458	958	1817	2211	394	122	131	1352
Havering	1750	1992	242	1850	1808	-42	98	106	200
Redbridge	2000	3550	1550	3600	2928	-672	81	116	878
W Forest	2000	3028	1028	1650	2000	350	121	138	1378
Sub total	11585	13726	2141	11250	10291	-959	91	105	1182
Outer West									
Barnet	2665	6329	3664	3600	6635	3035	184	207	6699
Bromley	2665	5969	3304	2883	2668	-215	93	156	3089
Croydon	3335	5868	2533	3233	3251	18	101	139	2551
Enfield	2335	4961	2626	3533	4421	888	125	160	3514
Harrow	1500	1968	468	1058	1158	100	109	122	568
Hillingdon	2665	4636	1971	1300	2037	737	157	168	2708
Hounslow	2165	2745	580	2033	3594	1561	177	151	2141
Kingston	1250	1624	374	1417	1687	270	119	124	644
Merton	1835	2777	942	1667	1548	-119	93	124	823
Richmond	1335	1637	302	1517	1512	-5	100	110	297
Sutton	1585	3146	1561	1800	2985	1185	166	181	2746
Sub total	23335	41660	18325	24042	31496	7454	131	154	25779
Inner East									
Greenwich	3665	1630	-2035	3583	2030	-1553	57	50	-3588
Hackney	2000	2000	0	1950	1950	0	100	100	0
Haringey	2665	2266	-399	2233	2628	395	118	100	4
Islington	3000	1088	-1912	1917	1961	44	102	62	-1868
Lambeth	3500	4209	709	2567	2565	-2	100	112	707
Lewisham	3335	5086	1751	2800	4173	1373	149	151	3124
Newham	4665	4966	301	2767	3865	1098	140	119	1399
Southwark	2000	2359	359	3433	5205	1772	152	139	2131
T Hamlets	3335	3335	0	3550	3550	0	100	100	0
Sub total	28165	26939	-1226	24800	27927	3127	113	104	1901
Inner West									
Brent	3000	4365	1365	2283	3138	855	137	142	2220
Camden	2665	3765	1100	3233	2307	-926	71	103	174
City	65	47	-18	40	199	159	498	234	141
Ealing	3000	3521	521	2700	1526	-1174	57	89	-653
H & F	3165	2470	-695	1650	1419	-231	86	81	-926
K & C	3850	2015	-1835	2583	1869	-714	72	60	-2549
Wands	3415	2253	-1162	2567	2850	283	111	85	-879
Westm	4415	4197	-218	2883	2408	-475	84	91	-693
Sub total	23575	22633	-942	17940	15716	-2224	88	92	-3166
LONDON TOTAL	86660	104958	18298	78032	85430	7398	109	116	25696

N.B. Estimates are italicized and left aligned

Appendix 25

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RBKC Open Space Survey 1992

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The Royal Borough of Kensington and Chelsea

**UNITARY
DEVELOPMENT
PLAN**

Open Space Survey

October 1992

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OCTOBER 1992

ROYAL BOROUGH KENSINGTON AND CHELSEA

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1.0 INTRODUCTION

1.1 An inventory of open space categorised in various ways was developed in order to try to quantify and assess the distribution of open space in the Borough using three different established standards:

i) The National Playing Field Association NPFA standards for sports/active recreation space and playground space per 1000 population. It can be calculated for the whole Borough and the political wards. In its basic form, it provides a comparative measure of open space provision both between wards and between boroughs. The NPFA standards have been endorsed as good practice in the Government's PPG17. When the 1991 Census figures are available, assessments may be made of how well the open space needs of particular age groups are met by actual provision of particular types of open space.

ii) Green Ratios. These give open space as a ratio of spatial areas and can be applied to the Borough and the wards as a comparative measure of deficiency. The Llwellyn-Davis report on Open Space in London commissioned by LPAC has applied green ratio analyses to some of the case study boroughs using public "hierarchical" open space as the relevant category of open space.

iii) The Open Space Hierarchy. This was developed by research carried out by the GLC in the 1970s and incorporated into the GLDP. It has since been updated by LPAC who have included it in their Strategic Advice for London. Essentially, it involves mapping all the public open spaces which are divided into categories mainly according to size. Each category of open space has a suggested catchment area which can be mapped. Areas of deficiency can then be identified.

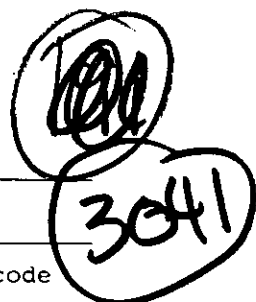
1.2 In addition to the above quantitative uses, the database also has the potential to help assess the quality of open space in the Borough. This, however, would involve considerable survey time out in the field.

2.0 METHOD OF SURVEY AND CATEGORISATION

2.1 Use was made of the Council's mainframe land use survey database which has a record of the Borough's open space surveyed in 1986. The mainframe database listed open spaces in the categories below:

OPEN SPACE

	<u>code</u>
Allotments (excl in pub' open space)	GAG
Crematorium & Cemeteries	GCC & GCV
Farmland & Woodlands (all categories)	GF



PUBLIC AND PRIVATE OPEN SPACES			
Public Sports		Private Sports	code
Bowling Grn	GPB	Bowling Grn	GRB
Golf Course	GPC	Golf Course	GRC
Playing Field	GPH	Playing Field	GRH
Tennis Court	GPT	Tennis Court	GRT
Rifle Range	GPR	Rifle Range	GRR
Schl.pl. Fld Adj	GPD	Schl Pl. Fld adj	GRD
Schl Pl. Fld No Adj	GPF	Schl Pl. Fld Not adj	GRF
		Sports Ground	PSY
Public Amenity Space		Private Amenity Space	
Sq. open to public	GPM	Square (not public)	GRM
Common land	GPR		
Park or Open Space	GPS	Park or Open Space	GRS
Lake/Pond in O.S.	GPL	Lake/Pond in O.S.	GRL
O.S. with other uses	--E	O.S. with oth uses	--E
Allotments public sp.	GPS		
Public Playspace		Private Playspace	
Public playgrnd	GPQ	Private Playground	GRQ
Playground in Housing Estate	RPE		
VACANT LAND			
Vacant Land/ Derelict Land	VLG		

PLACES OF PUBLIC (ACTIVE) ENTERTAINMENT

Squash Court (PSD), Tennis (PSF), Gymnasium or Health Club (PSH), Skating Rink (PSJ), Sports Club (PSM), Badminton Court (PSN), Dancing School (PSP), Riding School or Stable (PSP), Recreation Centre (PSW). All codes except: Pin Table Saloon, Amusement Arcade, Fun Fair

2.2

Each entry in the mainframe database had a description of the land uses, the location and the amounts of floorspace/open space involved. All the entries in the mainframe database were looked at and those which had any elements of doubt were checked using 1991 aerial photographs and on site surveys. In addition, consultation was carried out with staff in the Council's Recreation Department that manage many of the Borough's public open spaces. Data was transferred into a database file on a personal computer. Each record included:

- * a reference number,
- * an address or description of the location,
- * the floorspace or area in square metres

- * the ward of location
- * a two tier description of the use (see below)
- * whether an open space falls within the jurisdiction of the two major garden square Acts of 1851 and 1863.
- * the extent of public access (see below)
- * the potential to list an assessment of the visual appearance (see below)
- * the potential to list the existence of any ecological value (see below)
- * a space for any further comments

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2.3 Most of these attributes are self-explanatory but some of them need further explanation:

2.3.1 Types of Use

Only open spaces and publicly accessible indoor sports facilities were covered by the survey as these are the main land uses which would have a bearing on open space, recreation and playspace provision, needs and deficiency in the Borough. To keep the project manageable, indoor playspace and other indoor recreational uses (eg halls and school buildings) were omitted.

Open space is defined as all open land with the exception of individual private gardens and yards, roads and car-parks and vacant land. The open spaces and indoor sports were classified into uses at a general and at a specific level.

General-uses:

(i) **Amenity Areas** - these cover all types of open space which are not used for sport or playspace. Examples include gardens in parks, garden squares, landscaped areas, piazzas. The specific use classifications include: **allotment**, **cemetery**, **horticultural**, **incidental space** (defined in this context as open land which was not designed or created with any recreational or visual purpose in mind, eg. railway embankments, market trading areas), **garden** (land designed with a passive recreational or visual role, not necessarily planted or grassed. Examples include landscaping, planted traffic islands, sitting out areas), **garden square**, **communal garden** (self explanatory gardens around many of the Victorian Terraces), **park** (gardens and passive recreation areas within established parks.

(ii) **Sports-OD (Outdoor)** - this covers all types of **pitches**, **courts** and **greens** where active recreation takes place. The term **multi-purpose** is also used for spaces where a variety of sporting activities are practised.

(iii) **Sports-ID (Indoor)** - this covers all indoor facilities in which active sport or recreation is the primary use that takes place. Descriptive terms include **swimming**, **gym**, **squash**, **various** (denotes sports centres) and **other** (includes all other sports facilities such as rifle ranges)

(iv) **Playspace-OD (Outdoor)** - this covers all types of playground including in schools, parks, housing estates and ranging in provision from adventure playgrounds to flat areas of grass or tarmac. For the purposes of the NPFA standard, a breakdown of playgrounds which meet the needs of the under and over fives would have been useful, but such a categorisation could not be accurately carried out because of the amount of dual use and non-age-specific playgrounds.

2.3.2 Public Access

Three terms have been employed to describe varying levels of public access to open space, **public**, **private** and **limited**. They refer only to accessibility and should not be confused with ownership.

(i) **Public** - refers to land where general members of the public can gain entry without unreasonable hinderance.

(ii) **Private** - land which cannot normally be accessed by general members of the public.

(iii) **Limited** - land which is in dual public/private use such as a school playing field or where it is too unclear to decide whether a space is public or private.

It was found that the majority of open spaces in the borough fell clearly within the public or private categories. However, there were also many grey areas. The following hindrances to access emerged as things to consider during the process of categorisation. Hindrances can be in various forms: physical (eg. a traffic island without a safe crossing point would be classified "private"), time based (eg. a site only open to the public 2 weeks of each year would be "private"), legal, monetary cost, membership of an organisation etc. Private space may often be exclusive to a particular group (eg. relaxation space for workers in a particular office or a garden square with access limited to surrounding residents) although, sometimes it is unclear whether the open space within or around housing estates is available for public use. Fences provide a good indication but consideration can also be given to how visible and how easy to reach an open space it is from the street.

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2.3.3 Ecological Value and Appearance

The database provides the potential for each of the open spaces to be classified according to its ecological value and quality of appearance. However, at present, no methodology has been developed and no surveys undertaken.

2.3.4 Inventory

A printed list of all the recorded parcels of open space and indoor sports facilities with their attributes (as described in paragraph 2.2 above) is provided at the end of this methodology. This has been sorted into an alphabetical order based on the names of the Borough Wards in which the spaces are located.

2.4 Mapping

All the parcels of open space and public indoor sports facilities have been mapped onto 1:1250 scale maps. This was done so that the locations of the sites listed on the data-base can be readily identified and so that any erroneous omissions may be spotted.

The following colour coding was used:

Amenity Areas (public)



Lime Green
Solid

Amenity Areas (limited)



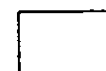
Lime Green
Hatched

Amenity Areas (private)



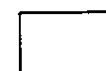
Lime Green
Vertical lines

Sports Outdoor (public)



Turquoise
Solid

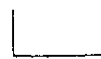
Sports Outdoor (limited)



Turquoise
Hatched



Sports Outdoor (private)



Turquoise
Vertical lines

Playspace (public)



Yellow
Solid

Playspace (limited)



Yellow
Hatched



Playspace (private)



Yellow
Vertical lines

Sports Indoor (public)



Sea Blue

ASSESSMENT OF OPEN SPACE DEFICIENCIES AND PROVISION

3.0 NATIONAL PLAYING FIELDS ASSOCIATION STANDARD

3.1 The National Playing Field Association Standard is laid out in the NPFA publication "Minimum Standards for Outdoor Recreational Playing Space", 1989.

3.2 Summary of Standard

3.2.1 There is a basic target standard of 2.43 ha of outdoor recreational playing space per 1000 population, but this is broken down into standards for:

a) Adult and Youth use @ 1.6 - 1.8 ha per 1000 pop.

b) Children's use @ 0.6 - 0.8 ha per 1000 pop.

i) equipped playgrounds @ 0.2 - 0.3 ha.

ii) casual or informal playspaces in housing areas @ 0.4 - 0.5 ha.

3.2.2 The NPFA suggest that outdoor recreational playing space is a sub-category of open space defined as:

"space which is available for sport, active recreation and/or children's play, which is of suitable size and nature for its intended purpose, and safely accessible and available to the general public"

3.2.3 Examples of adult/youth facilities are given as pitches, greens, courts, miscellaneous items such as athletics tracks, putting greens and training areas. Facilities may be in various types of ownership as long as they are formally available for public use and serve the public's leisure needs.

3.2.4 Examples of children's facilities include equipped playgrounds, special facilities such as adventure playgrounds and casual informal playspace in housing estates.

3.2.5 Facilities specifically excluded include:
* those not available for public use,

- * land specifically for adult use
- * grounds of H.M. services,
- * verges, woodlands, commons, parks, gardens except for defined sports, games, practice and play areas.
- * golf courses,
- * principally water based facilities,
- * indoor sports and leisure centres,
- * theme parks etc,
- * car parks

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NPFA

3.3 Application

3.3.1 From the data-base, it was possible to group different records of open space according to type in order to fit the NPFA definitions and aggregate the ground area totals. The provision for the Borough as a whole and for particular wards was then converted to a proportion of the population and compared with the recommended standards of the NPFA.

3.3.2 A number of differences in the methodology need to be noted. Firstly, it was not thought appropriate, in the Council's survey, to classify the playspaces into the particular categories suggested by the NPFA (i.e. casual or equipped playgrounds). For planning purposes, the space and use is important but the facilities provided may be subject to change without planning control. Also, it has not been established in the survey whether the sports facilities cater for adult use only. This is one of the recommended exclusions of the NPFA and it may be that some of the private sports clubs included, only cater for adult use and should therefore be excluded from the calculation of Borough provision.

3.3.3 It has been questioned whether the NPFA standards (which are intended for use across the nation) are unrealistic in their application to London (see paras 6.4.10 - 6.4.12 LPAC Draft "Open Space Planning in London"). However, the standards do allow the Borough's provision of outdoor sports and playspace facilities to be compared with an objective benchmark which can indicate how low provision in the Borough is compared with national expectations.

4.0 GREEN RATIOS AND OTHER OPEN SPACE COMPARISONS

4.1 To allow comparisons of all types of open space provision between this and other London Boroughs, the threshold size of open spaces to be included would need to be standardised. However, the availability of data about other boroughs is rather limited. LPAC commissioned a Research Project "Open Space Planning in London" carried out by Llewelyn Davies Planning in 1992. This contains comparative tables on the amount of *public* open space of greater than 0.2 ha in area in all the London Boroughs. Colations on the amount of *public and other* (including smaller than 0.2 ha) open space in three case study Boroughs are also provided but further details of the methodology used would need to be known before any comparison with RBK&C could be made.

5.0 GLDP/LPAC OPEN SPACE HIERARCHY

5.1 The hierarchy provides a method of assessing the distribution of open space provision within boroughs because it takes into account the catchment areas as well as the size of open spaces. The GLDP based its classifications and

recommended catchment areas on research carried out in the early 1970s and LPAC convened borough working parties to improve the relevance of the hierarchy during the late 1980's. Six classes of park/open space with their approximate sizes and catchment area distances are suggested:

Regional Parks and Open Space - 400 ha, 3.2 to 8 km.

Metropolitan Parks - 60 ha, 3.2 km or more

District Parks - 20 ha, 1.2 km

Local Parks - 2 ha, 0.4 km

Small Local Parks and Open Spaces - 2 ha, 0.4 km

Linear Open Spaces - variable, wherever feasible.

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1988

5.2 Application to Kensington and Chelsea

5.2.1 Because Kensington and Chelsea has absolutely no possibility of seeing the formation of any new district, metropolitan or regional parks, it was decided to concentrate upon supply at the local level. This included the provision of local parks, small local parks, small open spaces and linear open spaces. Also, because of the highly densely built up nature of the borough and the raised appreciation and value given to very small spaces, it was decided to start the threshold size of such spaces at 0.1 ha (1000 m²). Using the suggested approximate size of 2 ha would mean that only 5 parks could qualify for inclusion within the borough and most of the borough land area would be defined as deficient.

5.2.2 All the publicly accessible open spaces larger than 1000 m² (listed in appendix 2) were mapped on a 1:5000 scale map for the purposes of delineating 400m catchment areas. However, some of these spaces (those 7 marked with an asterix in the above list) were not considered appropriate to be given catchment areas on the map because they lack the influence of attraction to the local area. Also, the public open spaces outside the Borough boundary which may attract local visits from within the Borough were mapped. These included Kensington Gardens/Hyde Park, Little Wormwood Scrubs and Meanwhile Gardens/Canal-side Gardens.

5.2.3 The catchment areas were drawn from points of entrance to the parks and open spaces and the 400m distance was measured according to the road layout rather than as the crow flies. Also, account was taken of the difficulty of crossing any Primary or Secondary Road by halving the remainder of the 400m distance measured from the park. The deficiency areas found to be outside of the catchment areas were then coloured pink.

5.2.4 To take account of smaller public open spaces and private or partially private open spaces, which could have an influence on deficiency but could not command a realistic catchment area, such spaces were plotted on the map (without making any adjustment to the deficiency areas identified from the >1000 m² open spaces) using the colour coding described above. This enables the distribution of such spaces to be acknowledged and considered without requiring a sophisticated technical formula of deficiency area delineation which could be prone to mis-interpretation.

Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Page 1 Garden Square Act?
26	ALL OF THE GARDEN SQUARE IVERNA GARDENS	ABINGDON	AMENITY AREAS GARDEN SQUARE	LIMITED	283	
157	AROUND MARLBOROUGH AND CHATSWORTH COURTS LOGAN PLACE	ABINGDON	AMENITY AREAS GARDEN	NONE	3700	
273	IN FRONT OF 1 - 7 EDWARDES PLACE KENSINGTON HIGH ST	ABINGDON	AMENITY AREAS GARDEN	NONE	271	
298	IN FRONT OF EARL'S TERRACE KENSINGTON HIGH ST	ABINGDON	AMENITY AREAS GARDEN	NONE	2057	1851
145	STRIP NORTH OF EDWARD'S SQ EARL'S TERRACE	ABINGDON	AMENITY AREAS GARDEN	NONE	3000	1851
332	TRIANGULAR PLOT BEHIND 28 - 30 PEMBROKE GDNS PEMBROKE GARDENS	ABINGDON	AMENITY AREAS GARDEN	NONE	365	
312	CENTRAL GARDEN ENCLOSURE LEXHAM GARDENS	ABINGDON	AMENITY AREAS GARDEN SQUARE	NONE	2157	1851
207	CENTRAL GARDEN ENCLOSURE SOUTH EDWARDES SQ.	ABINGDON	AMENITY AREAS GARDEN SQUARE	NONE	12748	1851
205	WESTERN PLOT OF GARDEN SQ. PEMBROKE SQ.	ABINGDON	AMENITY AREAS GARDEN SQUARE	NONE	381	
12	GARDEN CENTRE EAST PART OF SQUARE BEHIND 78 EARLS CT RD PEMBROKE SQUARE	ABINGDON	AMENITY AREAS HORTICULTURAL	NONE	960	
13	EASTERN RAILWAY VERGE D	ABINGDON	AMENITY AREAS INCIDENTAL	NONE	5800	
399	HOTEL WITHIN HOTEL 1 SCARSDALE PLACE	ABINGDON	SPORTS-ID SWIMMING	NONE	916	
385	WITHIN GARDEN SQUARE PEMBROKE SQUARE	ABINGDON	SPORTS-OD TENNIS	NONE	540	1851
131	NORTH CORNER OF CROMWELL ROAD WARWICK ROAD	ABINGDON	AMENITY AREAS GARDEN	YES	1000	
116	EHP EAST ROW	ABINGDON	AMENITY AREAS PARK	YES	5130	
398	ST MARY ABBOTS COMPLEX WEST OF MARLOES ROAD MARLOES ROAD	ABINGDON	AMENITY AREAS PUBLIC GARDEN	YES	3273	
63	ATHLONE GARDENS NORTH EAST CORNER. WORNINGTON ROAD	ABINGDON	PLAYSPACE-OD PLAYGROUND	YES	2627	
67	NORTH OF PAUL HOUSE WORNINGTON ROAD	ABINGDON	PLAYSPACE-OD PLAYGROUND	YES	446	
66	NORTH OF WELLS HOUSE WORNINGTON ROAD	ABINGDON	PLAYSPACE-OD PLAYGROUND	YES	149	

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Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square	Act?
404	201 KENSINGTON HIGH ST, WB	ABINGDON	SPORTS-ID GYM	YES	1653		
419	RIFLE CENTRE 120 WEST CROMWELL RD	ABINGDON	SPORTS-ID OTHER	YES	296		
32	ACKLAM ADVENTURE PLAYGROUND UNDER & ADJACENT TO WESTWAY ACKLAM ROAD	AVONDALE	PLAYSPACE-OD PLAYGROUND	LIMITED	258		
230	THOMAS JONES PRIMARY SCHOOL ADJACENT TO CAMBOURNE MEWS ST MARK'S ROAD	AVONDALE	PLAYSPACE-OD PLAYGROUND	LIMITED	1760		
1	ALLOTMENT ADJACENT TO KENLEY ROAD	AVONDALE	AMENITY AREAS ALLOTMENT	NONE	273		
110	BEHIND WINTERBOURNE HOUSE PORTLAND ROAD	AVONDALE	AMENITY AREAS GARDEN	NONE	505		
248	BETWEEN 9 AND 10, N. OF LANCASTER RD BARTLE ROAD	AVONDALE	AMENITY AREAS GARDEN	NONE	156		
142	BETWEEN ALLOM AND BARLOW HOUSES, S OF PLYGRND CLARENDON RD	AVONDALE	AMENITY AREAS GARDEN	NONE	1250		
269	BETWEEN CORNWALL AND BLENHEIM CRESCENTS DALE PLACE	AVONDALE	AMENITY AREAS GARDEN	NONE	112		
400	BETWEEN DORA AND AGNES HOUSE SINDIN ROAD	AVONDALE	AMENITY AREAS GARDEN	NONE	1750		
351	E. SIDE, FRONT OF CARTON, DORRIT, FLORENCE HS ST. ANNS ROAD	AVONDALE	AMENITY AREAS GARDEN	NONE	2000		
402	IN FRONT OF ESTELLA & COPPERFIELD HOUSE SIRDIR ROAD	AVONDALE	AMENITY AREAS GARDEN	NONE	900		
159	PLOT WEST OF NO. 8 LADBROKE CRESCENT	AVONDALE	AMENITY AREAS GARDEN	NONE	134		
342	SPACE AROUND WHITCHURCH AND BLECHYNDEN HOUSES SILCHESTER ROAD	AVONDALE	AMENITY AREAS GARDEN	NONE	3024		
154	SPACE BETWEEN AND AROUND LANCASTER WEST GRENFELL ROAD	AVONDALE	AMENITY AREAS GARDEN	NONE	14261		
162	UPPER CLARENDON WALK, AROUND TALBOT GRV. HSE. LANCASTER ROAD	AVONDALE	AMENITY AREAS GARDEN	NONE	3470		
343	WEST SIDE, N. OF DOLPHIN P.H. SIRDIR ROAD	AVONDALE	AMENITY AREAS GARDEN	NONE	492		
369	BETWEEN BARTLE RD AND LANCASTER RD. WESLEY SQUARE	AVONDALE	AMENITY AREAS GARDEN COMMUNAL	NONE	1519		
237	BETWEEN BLOCKS DOMBY AND PICKWICK 87-89 WILSHAM ST.	AVONDALE	AMENITY AREAS GARDEN COMMUNAL	NONE	2300		
280	REAR COMMUNAL GARDEN TO THE NORTH OF ELGIN CRESCENT	AVONDALE	AMENITY AREAS GARDEN COMMUNAL	NONE	8413		186?

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Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
350	BARTLE ROAD. ST. ANDREW'S SQUARE	AVONDALE	AMENITY AREAS GARDEN SQUARE	NONE	465	
245	CENTRAL GARDEN ENCLOSURE AVONDALE PARK GARDENS	AVONDALE	AMENITY AREAS GARDEN SQUARE	NONE	882	1851
295	NORTH OF WILSHAM ST, EAST OF SIRDIR RD KATHERINE SQUARE	AVONDALE	AMENITY AREAS GARDEN SQUARE	NONE	532	
222	PLOT BETWEEN NURSERY AND R.C. SCHOOL, NORTH LANCASTER RD, WHITCH. RD	AVONDALE	PLAYSPACE-OO PLAYGROUND	NONE	700	
34	SOUTH OF DULFORD ST, BETWEEN ESTATE BLOCKS CLARENDON ROAD	AVONDALE	PLAYSPACE-OO PLAYGROUND	NONE	550	
50	WEST OF WINTERBOURNE HOUSE PORTLAND ROAD	AVONDALE	PLAYSPACE-OO PLAYGROUND	NONE	72	
141	WITHIN COURTYARD OF NOTTINGWOOD HOUSE CLARENDON ROAD	AVONDALE	PLAYSPACE-OO PLAYGROUND	NONE	514	
238	CHURCH SCHOOL BEHIND SCHOOL BUILDING, PENZANCE PLACE WILSHAM ST	AVONDALE	PLAYSPACE-OO PLAYGROUND	NONE	1270	
221	KENLEY WALK NURSERY SCHOOL END OF KENLEY WALK, NORTH OF PRINCEDEALE RD KENLEY WALK	AVONDALE	PLAYSPACE-OO PLAYGROUND	NONE	558	
233	ST. FRANCIS R.C. SCHOOL WEST OF SCHOOL BUILDING TREADGOLD ST	AVONDALE	PLAYSPACE-OO PLAYGROUND	NONE	480	
425	AVONDALE PARK PRIMARY SCHOOL EAST SIDE SIRDIR RD, SOUTH OF MARY PLACE SIRDIR ROAD	AVONDALE	SPORTS-ID OTHER	NONE	116	
115	SOUTH OF SILCHESTER ROAD, BEHIND SWIM' POOL SILCHESTER RD	AVONDALE	AMENITY AREAS GARDEN	YES	7524	
105	AVONDALE PARK MARY PLACE	AVONDALE	AMENITY AREAS PARK	YES	10427	
47	AVONDALE PARK, NORTH OF SPORT PITCH MARY PLACE, W11	AVONDALE	PLAYSPACE-OO PLAYGROUND	YES	935	
48	AVONDALE PARK, SOUTH OF SPORT PITCH MARY PLACE	AVONDALE	PLAYSPACE-OO PLAYGROUND	YES	2583	
172	HENRY DICKEN'S COURTYARD ST ANN'S ROAD	AVONDALE	PLAYSPACE-OO PLAYGROUND	YES	1574	
173	N.W. OF TALBOT WALK ST. MARK'S ROAD	AVONDALE	PLAYSPACE-OO PLAYGROUND	YES	261	
36	OPPOSITE JUNCTION WITH CLARENDON ROAD CORNWALL CRESCENT	AVONDALE	PLAYSPACE-OO PLAYGROUND	YES	261	
60	VERITY CLOSE, NORTH OF DULFORD ST VERITY CLOSE	AVONDALE	PLAYSPACE-OO PLAYGROUND	YES	425	
155	WEST OF GRENFELL TOWER GRENFELL ROAD	AVONDALE	PLAYSPACE-OO PLAYGROUND	YES	702	

Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
391	KENSINGTON SPORTS CENTRE NORTH OF BOMORE ROAD BOMORE ROAD, W11	AVONDALE	SPORTS-ID VARIOUS	YES	6380	
20	AVONDALE PARK, CENTRE OF MARY'S PLACE	AVONDALE	SPORTS-OD MULTI PURPOSE	YES	3396	
393	SOUTH SIDE, ADJACENT TO RAILWAY SILCHESTER ROAD	AVONDALE	SPORTS-OD MULTI PURPOSE	YES	2099	
113	AREA IN FRONT OF NATURAL HISTORY MUSEUM CROMWELL ROAD	BROMPTON	AMENITY AREAS GARDEN	LIMITED	10167	
166	BEHIND MELTON COURT, N. OF ONSLOW SQ. ONSLOW SQ.	BROMPTON	AMENITY AREAS OPEN SPACE	LIMITED	413	
323	BEHIND NOS. 13 - 21, S.E. OF PARK STUDIO ONSLOW SQUARE	BROMPTON	AMENITY AREAS GARDEN	NONE	740	
317	BEHIND THE MALTON COURT BUILDING, ADJ S. KEN OLD BROMPTON ROAD	BROMPTON	AMENITY AREAS GARDEN	NONE	240	
320	BETWEEN 1 - 8 AND 17 - 24 ONSLOW GARDENS	BROMPTON	AMENITY AREAS GARDEN COMMUNAL	NONE	2692	
201	BEHIND ST PAUL'S CHURCH. ONSLOW GARDENS	BROMPTON	AMENITY AREAS GARDEN SQUARE	NONE	5321	
202	CENTRAL GARDEN ENCLOSURE ONSLOW SQUARE	BROMPTON	AMENITY AREAS GARDEN SQUARE	NONE	18050	
203	CENTRAL GARDEN ENCLOSURE OVINGTON SQ.	BROMPTON	AMENITY AREAS GARDEN SQUARE	NONE	1369	1851
211	CENTRAL GARDEN ENCLOSURE THURLOE SQ.	BROMPTON	AMENITY AREAS GARDEN SQUARE	NONE	8560	
185	CENTRE ENCLOSURE BROMPTON SQ	BROMPTON	AMENITY AREAS GARDEN SQUARE	NONE	3073	1851
330	GARDEN ENCLOSURE, FULHAM RD PELHAM CRESCENT	BROMPTON	AMENITY AREAS GARDEN SQUARE	NONE	4345	
241	NORTH AND SOUTH GARDEN ENCLOSURES ALEXANDER SQ.	BROMPTON	AMENITY AREAS GARDEN SQUARE	NONE	1226	
226	INSTITUTE FRANCAIS 17 QUEENSBERRY WAY	BROMPTON	PLAYSPACE-OD PLAYGROUNDS	NONE	6094	
384	IN GARDEN SQUARE, SOUTH WEST OF ST PAULS CH. ONSLOW GARDENS	BROMPTON	SPORTS-OD TENNIS	NONE	597	1863
91	SOUTH OF E.G.M. NORTH OF HOLY TRINITY CHURCH ENISMORE GARDENS MEWS	BROMPTON	AMENITY AREAS GARDEN	YES	6162	
128	TRIANGULAR PLOT SOUTH OF CROMWELL GARDENS THURLOE PLACE	BROMPTON	AMENITY AREAS GARDEN	YES	417	
324	2 GREENS EAST OF KEN' PALACE GARDENS PALACE AVENUE	CAMPDEN	AMENITY AREAS GARDEN	NONE	23066	

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Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
300	BEHIND CZECHOSLOVAK CENTRE KENSINGTON PALACE GARDENS	CAMPDEN	AMENITY AREAS GARDEN	NONE	1173	
158	BEHIND MALL CHAMBERS KENSINGTON MALL	CAMPDEN	AMENITY AREAS GARDEN	NONE	539	
360	BEHIND NOS. 8 - 15 KENSINGTON PALACE THE BROAD WALK	GARDENS CAMPDEN	AMENITY AREAS GARDEN	NONE	27266	
361	BETWEEN THE LODGES, BAYSWATER RD OPP' THE BROAD WALK	ORME CT CAMPDEN	AMENITY AREAS GARDEN	NONE	997	
325	EAST OF THE PALACE PALACE AVENUE	CAMPDEN	AMENITY AREAS GARDEN	NONE	7664	
327	EASTERN SPUR OF LANCER SQ, S. OF PASSAGEWAY PALACE GREEN	CAMPDEN	AMENITY AREAS GARDEN	NONE	689	
299	GARDENS OF SOVIET EMBASSY KENSINGTON PALACE GARDENS	CAMPDEN	AMENITY AREAS GARDEN	NONE	425	
326	GREENS SOUTH OF THE PALACE PALACE AVENUE	CAMPDEN	AMENITY AREAS GARDEN	NONE	8150	
374	NORTH OF LANCER SQ. KEN' CHURCH ST. YORK HOUSE PLACE	CAMPDEN	AMENITY AREAS GARDEN	NONE	157	
197	VICARAGE GATE INVERNESS GARDENS	CAMPDEN	AMENITY AREAS GARDEN	NONE	309	
328	WEST BORDER OF ROYAL GARDEN HOTEL PALACE GREEN	CAMPDEN	AMENITY AREAS GARDEN	NONE	246	
240	BEHIND HOUSES, CAMPDEN HILL ROAD AIRLIE GARDENS	CAMPDEN	AMENITY AREAS GARDEN COMMUNAL	NONE	2930	
340	BEHIND NOS. 1 - 25 ON SOUTH SIDE SHEFFIELD TERRACE	CAMPDEN	AMENITY AREAS GARDEN COMMUNAL	NONE	3847	1851
293	BEHIND NOS. 12 - 54 HORNTON ST HORNTON PLACE	CAMPDEN	AMENITY AREAS GARDEN COMMUNAL	NONE	1200	
341	GARDEN ENCLOSURE ADJACENT TOR GARDENS SHEFFIELD TERRACE	CAMPDEN	AMENITY AREAS GARDEN COMMUNAL	NONE	1120	
190	CENTRAL GARDEN ENCLOSURE CAMDEN HILL PLACE	CAMPDEN	AMENITY AREAS GARDEN SQUARE	NONE	126	
196	CENTRAL GARDEN ENCLOSURE CAMPDEN HILL SQ.	CAMPDEN	AMENITY AREAS GARDEN SQUARE	NONE	4745	1851
244	SPACE AROUND TENNIS COURTS, SOUTH SIDE OF AUBREY WALK	CAMPDEN	AMENITY AREAS INCIDENTAL	NONE	3312	
41	CORNER OF TOR GARDENS HORNTON STREET	CAMPDEN	PLAYSPACE-00 PLAYGROUND	NONE	379	
45	EAST OF KEN CH. WALK, NW OF CHURCH KENSINGTON CHURCH WALK	CAMPDEN	PLAYSPACE-00 PLAYGROUND	NONE	413	

Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
181	REAR GARDEN 17 UPPER PHILLIMORE GARDENS	CAMPDEN	PLAYSPACE-00 PLAYGROUND	NONE	383	3052
215	SOUTH OF CAMPDEN HILL, E. OF HOLLAND CAMPDEN HILL	WALK CAMPDEN	PLAYSPACE-00 PLAYGROUND	NONE	5462	
219	HOLLAND PARK SCHOOL NORTH OF SCHOOL BUILDING CAMPDEN HILL	CAMPDEN	PLAYSPACE-00 PLAYGROUND	NONE	2094	
418	INGELOW HSE, CORNER OF HOLLAND ST. KENSINGTON CHURCH WALK	CAMPDEN	SPORTS-ID OTHER	NONE	230	
395	QUEEN ELIZABETH COLLEGE CAMPDEN HILL ROAD	CAMPDEN	SPORTS-ID SQUASH	NONE	172	
421	HOLLAND PARK SCHOOL SOUTH SIDE OF: CAMPDEN HILL	CAMPDEN	SPORTS-ID SWIMMING	NONE	316	
381	NORTH OF YORK HOUSE PLACE KENSINGTON CHURCH ST	CAMPDEN	SPORTS-00 TENNIS	NONE	728	
377	HOLLAND PARK SCHOOL WITHIN SCHOOL GROUNDS, EAST SIDE CAMPDEN HILL	CAMPDEN	SPORTS-00 TENNIS	NONE	1594	
378	QUEEN ELIZABETH COLLEGE CORNER OF DUTCHESS OF BEDFORD WALK CAMPDEN HILL ROAD	CAMPDEN	SPORTS-00 TENNIS	NONE	581	
98	AREA TO WEST & NORTH OF KCW, SOUTH OF NOS 6-9 KENSINGTON CHURCH WALK	CAMPDEN	AMENITY AREAS GARDEN	YES	1544	
424	KENSINGTON TOWN HALL BEHIND THE CENTRAL LIBRARY HORNTON STREET	CAMPDEN	AMENITY AREAS GARDEN	YES	1312	
127	KENSINGTON GARDENS, WEST OF THE BROAD WALK THE BROAD WALK	CAMPDEN	AMENITY AREAS PARK	YES	118669	
44	NORTH OF GARDENS, NEXT TO NUMBERS 9 AND 10 KENSINGTON CHURCH WALK	CAMPDEN	PLAYSPACE-00 PLAYGROUND	YES	904	
8	PLOT WITHIN KENSINGTON GARDENS THE BROAD WALK	CAMPDEN	PLAYSPACE-00 PLAYGROUND	YES	5390	
413	9 AUBREY WALK	CAMPDEN	SPORTS-ID GYM	YES	170	
135	BEHIND AIRLIE GARDENS, SOUTH OF AUBREY WALK AUBREY WALK	CAMPDEN	SPORTS-00 TENNIS	YES	7845	
339	BEHIND 1 - 12 ORMONDE GATE ROYAL HOSPITAL ROAD	CHEYNE	AMENITY AREAS GARDEN COMMUNAL	NONE	1155	
209	CENTRAL GARDEN ENCLOSURE TEDWORTH SQ.	CHEYNE	AMENITY AREAS GARDEN SQUARE	NONE	1962	
7	NORTH OF CHELSEA EMBANKMENT WEST OF SWAN WALK CHELSEA EMBANKMENT	CHEYNE	AMENITY AREAS HORTICULTURAL	NONE	11088	
152	N.W. OF HALL, S.W. OF CHELSEA MANOR BUILDINGS FLOOD ST	CHEYNE	AMENITY AREAS PLAYGROUND	NONE	309	



Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
163	RECTORY RECTORY GARDEN 56 CHURCH STREET	CHEYNE	AMENITY AREAS PRIVATE GARDEN	NONE	6500	
85	EAST OF DANVERS ST CHEYNE WALK	CHEYNE	AMENITY AREAS GARDEN	YES	1510	
82	EAST SIDE OF ALBERT BRIDGE CHELSEA EMBANKMENT	CHEYNE	AMENITY AREAS GARDEN	YES	433	
80	ISLAND SITE BETWEEN CHEYNE GDNS & RIVER CHEYNE WALK	CHEYNE	AMENITY AREAS GARDEN	YES	4665	
84	ISLAND SITE BETWEEN CHEYNE ROW & RIVER CHELSEA EMBANKMENT	CHEYNE	AMENITY AREAS GARDEN	YES	2750	
79	ON CORNER WITH CAVERSHAM ST. CHRISTCHURCH TERRACE	CHEYNE	AMENITY AREAS GARDEN	YES	71	
25	STRIP ADJACENT NUMBERS 1 - 11 CHEYNE GARDENS	CHEYNE	AMENITY AREAS GARDEN	YES	266	
83	WEST SIDE OF ALBERT BRIDGE CHELSEA EMBANKMENT	CHEYNE	AMENITY AREAS GARDEN	YES	495	
389	CHELSEA SPORTS CENTRE KINGS ROAD CHELSEA MANOR ST	CHEYNE	SPORTS-ID VARIOUS	YES	4739	
14	ROMAN CATHOLIC SCHOOL BEHIND SCHOOL FACING POND PLACE 63 BURY WALK	CHURCH	SPORTS-OD PITCHES	LIMITED	79	
6	JEWISH CEMETARY W. OF HOSPITAL, N. OF SOUTH PARADE FULHAM ROAD	CHURCH	AMENITY AREAS CEMETARY	NONE	1983	
175	COURTYARD OF CRANMER COURT WHITEHEAD'S GROVE	CHURCH	AMENITY AREAS GARDEN	NONE	1080	
405	COURTYARD OF CROWN LOOGE ELYSTAN STREET	CHURCH	AMENITY AREAS GARDEN	NONE	3875	
288	GARDEN BEHIND CURRAN HOUSE ELYSTAN STREET	CHURCH	AMENITY AREAS GARDEN	NONE	550	
10	54B KINGS ROAD	CHURCH	AMENITY AREAS HORTICULTURAL	NONE	948	
150	BEHIND KEPPEL HOUSE, FULHAM RD ELYSTAN ST	CHURCH	PLAYSPACE-OD PLAYGROUND	NONE	159	
100	EAST OF DOVEHOUSE ST KINGS ROAD	CHURCH	AMENITY AREAS GARDEN	YES	4983	
123	SOUTH OF ST LUKES CHURCH, NORTH OF BRITTEN ST SYDNEY ST	CHURCH	AMENITY AREAS GARDEN	YES	5516	
90	CHELSEA COMMON TRAFFIC ISLAND AT SOUTHERN END OF STREET ELYSTAN ST	CHURCH	AMENITY AREAS GARDEN	YES	150	
55	SOUTH OF CALE ST. NORTH EAST OF CHURCH SYDNEY STREET	CHURCH	PLAYSPACE-OD PLAYGROUND	YES	2544	

Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
22	CORNER OF SYDNEY ST AND CALE ST. SYDNEY ST	CHURCH	SPORTS-OD PITCHES	YES	3844	
167	AREA NEXT TO CLYDESDALE HOUSE POWIS GARDENS	COLVILLE	AMENITY AREAS GARDEN	NONE	136	
125	BEHIND BLOCKS 43 - 241 TAVISTOCK CRESCENT	COLVILLE	AMENITY AREAS GARDEN	NONE	1200	
164	PORTOBELLO COURT ESTATE OPEN SPACE BETWEEN AND AROUND ESTATE LONSDALE RD	BLOCKS COLVILLE	AMENITY AREAS GARDEN	NONE	4000	
304	BEHIND TERRACE, NORTH OF LADBROKE GARDENS LADBROKE GARDENS	COLVILLE	AMENITY AREAS GARDEN COMMUNAL	NONE	5032	1851
262	GARDEN ENCLOSURE COLVILLE GARDENS	COLVILLE	AMENITY AREAS GARDEN COMMUNAL	NONE	1312	
242	REAR ENCLOSURE NORTH OF ARUNDEL GARDENS ARUNDEL GARDENS	COLVILLE	AMENITY AREAS GARDEN COMMUNAL	NONE	5148	1851
78	RAILWAY EMBANKMENT EAST OF LADBROOKE GROVE	COLVILLE	AMENITY AREAS INCIDENTAL	NONE	4461	
124	POWIS SQUARE POWIS SQUARE	COLVILLE	AMENITY AREAS GARDEN	YES	700	
87	COLVILLE SQUARE COLVILLE SQUARE	COLVILLE	AMENITY AREAS GARDEN SQUARE	YES	890	
126	WESTERN END, WEDGE SOUTH OF TAVISTOCK CRES. TAVISTOCK ROAD	COLVILLE	AMENITY AREAS GARDENS	YES	1840	
61	CORNER OF BASING ST. 264 WESTBOURNE PARK ROAD	COLVILLE	PLAYSPACE-OD PLAYGROUND	YES	105	
57	EAST SIDE, NORTH OF CHURCH CLYDESDALE ROAD	COLVILLE	PLAYSPACE-OD PLAYGROUND	YES	100	
56	ON TRIANGULAR SITE WEST OF ALL SAINT'S RD. TAVISTOCK CRESCENT	COLVILLE	PLAYSPACE-OD PLAYGROUND	YES	280	
52	POWIS SQUARE POWIS SQUARE	COLVILLE	PLAYSPACE-OD PLAYGROUND	YES	800	
93	S. PART OF COLVILLE SQUARE ENCLOSURE COLVILLE SQUARE	COLVILLE	PLAYSPACE-OD PLAYGROUND	YES	890	
35	TOP PART OF KENSINGTON PK RD., NORTH CONVENT GARDENS	SIDE OF COLVILLE	PLAYSPACE-OD PLAYGROUND	YES	578	
417	PRIVATE SPORTS CLUB 46 WESTWAY	COLVILLE	SPORTS- ID VARIOUS	YES	1902	
422	POWIS SQUARE POWIS SQUARE	COLVILLE	SPORTS-OD PITCHES	YES	700	
362	BEHIND 45 - 70 EVELYN GARDENS, TO THE WEST THISTLE GROVE	COURTFIELD	AMENITY AREAS GARDEN	NONE	3237	

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Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
267	BETWEEN EVELYN GARDENS AND CRANLEY MEWS CRANLEY MEWS	COURTFIELD	AMENITY AREAS GARDEN	NONE	1572	1851
259	EAST SIDE, AROUND ST. JUDE'S CHURCH COLLINGHAM ROAD	COURTFIELD	AMENITY AREAS GARDEN	NONE	3248	1851
355	IN FRONT OF NOS. 17 - 20A STANHOPE GARDENS	COURTFIELD	AMENITY AREAS GARDEN	NONE	413	
250	N. OF NO. 30 BINA GARDENS	COURTFIELD	AMENITY AREAS GARDEN	NONE	370	
370	BEHIND 18 - 30 BINA GARDENS, DOVE MEWS ROSARY GARDENS	COURTFIELD	AMENITY AREAS GARDEN COMMUNAL	NONE	856	
321	BEHIND 50 - 78 ONSLow GARDENS	COURTFIELD	AMENITY AREAS GARDEN COMMUNAL	NONE	3628	
322	BEHIND 80 - 92 ONSLow GARDENS	COURTFIELD	AMENITY AREAS GARDEN COMMUNAL	NONE	1800	
261	BETWEEN HARRINGTON AND WETHERBY GARDENS HARRINGTON GARDENS	COURTFIELD	AMENITY AREAS GARDEN COMMUNAL	NONE	7834	1851
243	ENCLOSED GARDEN BEHIND HARRINGTON GARDENS ASHBURN PLACE	COURTFIELD	AMENITY AREAS GARDEN COMMUNAL	NONE	803	
287	N. OF HARRINGTON GDNS, W. OF ASHBURN PL HARRINGTON GARDENS	COURTFIELD	AMENITY AREAS GARDEN COMMUNAL	NONE	3411	
285	N. OF OLD BROMPTON RD, S. OF WEATHERBY GDNS GLEDHOW GARDENS	COURTFIELD	AMENITY AREAS GARDEN COMMUNAL	NONE	4659	1851
260	REAR GARDEN ENCLOSURE COLLINGHAM GARDENS	COURTFIELD	AMENITY AREAS GARDEN COMMUNAL	NONE	3504	1851
371	S. W. CORNER TO ROSARY GARDENS HEREFORD SQUARE	COURTFIELD	AMENITY AREAS GARDEN COMMUNAL	NONE	733	
354	CENTRAL GARDEN ENCLOSURE STANHOPE GARDENS	COURTFIELD	AMENITY AREAS GARDEN SQUARE	NONE	8566	
266	EAST, GARDEN ENCLOSURE CRANLEY GARDENS	COURTFIELD	AMENITY AREAS GARDEN SQUARE	NONE	3471	
264	GARDEN ENCLOSURE COURTFIELD GARDENS	COURTFIELD	AMENITY AREAS GARDEN SQUARE	NONE	5044	
249	GARDEN ENCLOSURE WEST OF STREET BINA GARDENS	COURTFIELD	AMENITY AREAS GARDEN SQUARE	NONE	1821	185
286	GLOUCESTER ROAD HEREFORD SQUARE	COURTFIELD	AMENITY AREAS GARDEN SQUARE	NONE	3692	185
283	NORTH EVELYN GARDENS	COURTFIELD	AMENITY AREAS GARDEN SQUARE	NONE	3005	
284	SOUTH EVELYN GARDENS	COURTFIELD	AMENITY AREAS GARDEN SQUARE	NONE	3121	



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Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
403	THE GLOUCESTER HOTEL. CORNER OF ASHBURN PLACE HARRINGTON GARDENS	COURTFIELD	SPORTS-ID GYM	NONE	168	
396	PRIVATE SQUASH CLUB NORTH OF CINEMA ON FULHAM ROAD 106 DRAYTON GARDENS	COURTFIELD	SPORTS-ID SQUASH	YES	1662	
367	PLOT N. OF ST. CUTHBERT...SCHL, WARWICK ROAD	EARL'S CT SQ. EARLS COURT	AMENITY AREAS GARDEN	NONE	371	
319	S. END OF WARWICK ROAD, S. OF LANGHAM MAN'S OLD BROMPTON ROAD	EARLS COURT	AMENITY AREAS GARDEN	NONE	318	
365	BEHIND 47 - 61 KENWAY ROAD WALLGRAVE ROAD	EARLS COURT	AMENITY AREAS GARDEN COMMUNAL	NONE	364	
333	REAR COMMUNAL GARDEN, WARWICK ROAD PHILBEACH GARDENS	EARLS COURT	AMENITY AREAS GARDEN COMMUNAL	NONE	9815	1851
363	SOUTH SIDE, NR. WARWICK RD, BETWEEN TREBOVIR RD	BLOCKS EARLS COURT	AMENITY AREAS GARDEN COMMUNAL	NONE	1205	
246	CENTRAL GARDEN ENCLOSURE BARKSTON GARDENS	EARLS COURT	AMENITY AREAS GARDEN SQUARE	NONE	3353	1851
193	CENTRAL GARDEN ENCLOSURE EARL'S COURT SQ.	EARLS COURT	AMENITY AREAS GARDEN SQUARE	NONE	2653	1851
315	CENTRAL GARDEN ENCLOSURE NEVERN SQUARE	EARLS COURT	AMENITY AREAS GARDEN SQUARE	NONE	4666	1851
252	GARDEN ENCLOSURE BRAMHAM GARDENS	EARLS COURT	AMENITY AREAS GARDEN SQUARE	NONE	6185	1851
318	S.W. OF BOLTON GARDENS OLD BROMPTON ROAD	EARLS COURT	AMENITY AREAS GARDEN SQUARE	NONE	4591	
408	OLYMPIA RAILWAY W. OF EARLS COURT EXHIBITION & PHILBEACH GDNS	EARLS COURT	AMENITY AREAS INCIDENTAL	NONE	8202	
409	OLYMPIA RAILWAY EMBANKMENT SOUTH OF EARLS COURT BUILDING	EARLS COURT	AMENITY AREAS INCIDENTAL	NONE	606	
235	ST CUTHBERT & ST MATTHEWS N & S. OF SCHOOL, CORNER OF EARLS CT. SQ. WARWICK ROAD	EARLS COURT	PLAYSPACE-OD PLAYGROUND	NONE	1380	
130	CORNER OF CLUNY MEWS WARWICK RD	EARLS COURT	AMENITY AREAS GARDEN	YES	188	
108	TRAFFIC ISLAND IN WARWICK ROAD OLD BROMPTON ROAD	EARLS COURT	AMENITY AREAS GARDEN	YES	65	
423	254 EARL'S COURT ROAD	EARLS COURT	SPORTS-ID GYM	YES	80	
229	BETWEEN MANCHESTER DR. BLOCKS AND RAILWAY SOUTHERN ROW	GOLBORNE	AMENITY AREAS GARDEN	LIMITED	2893	
117	ADJACENT PLOT TO NUMBER 1 ST ERYAN'S ROAD	GOLBORNE	AMENITY AREAS OPEN SPACE	LIMITED	182	



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Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m ²)	Garden Square Act ²
118	ADJACENT PLOT TO NUMBER 2 ST ERVAN'S RD	GOLBORNE	AMENITY AREAS OPEN SPACE	LIMITED	235	
232	VENTURE CENTRE FRONT AND REAR OF CENTRE. TELFORD ROAD	GOLBORNE	PLAYSPACE-OD PLAYGROUND	LIMITED	1380	
165	BETWEEN BOSWORTH HOUSE AND ADAIR ROAD GOLBORNE GARDENS	GOLBORNE	SPORTS-OD PITCHES	LIMITED	773	
15	N.W. OF BOSWORTH HOUSE BOSWORTH ROAD	GOLBORNE	AMENITY AREA GARDEN	NONE	800	
147	BEHIND BLOCK NO. 15 - 50 EDENHAM WAY ELKSTONE ROAD	GOLBORNE	AMENITY AREAS GARDEN	NONE	380	
112	BETWEEN LIOWEL AND CHESTERTON BLOCKS PORTOBELLO ROAD	GOLBORNE	AMENITY AREAS GARDEN	NONE	748	
92	ROAD ISLAND BETWEEN HAZELWOOD CRES GOLBOURNE GARDENS	GOLBORNE	AMENITY AREAS GARDEN	NONE	886	
153	SOUTH OF GADSDEN HOUSE GOLBORNE GARDENS	GOLBORNE	AMENITY AREAS GARDEN	NONE	432	
171	SPACE BEHIND OCTAVIA HOUSE, OPP' WEST ROW SOUTHERN ROW	GOLBORNE	AMENITY AREAS GARDEN	NONE	344	
156	BEHIND HOUSING BLOCKS, HOLMFIELD HOUSE KENSAL ROAD	GOLBORNE	PLAYSPACE-OD PLAYGROUND	NONE	4706	
138	NORTH OF APPLEFORTH HOUSE BOSWORTH ROAD	GOLBORNE	PLAYSPACE-OD PLAYGROUND	NONE	267	
217	AINSWORTH NURSERY SCHOOL SOUTH OF TRELICK TOWER ELKSTONE RD	GOLBORNE	PLAYSPACE-OD PLAYGROUND	NONE	571	
179	MIDDLE ROW SCHOOL JUST NORTH OF 50 - 52 SOUTHERN ROW MIDDLE ROW	GOLBORNE	PLAYSPACE-OD PLAYGROUND	NONE	223	
228	ST THOMAS' C OF E. SCHOOL ADJACENT SCHOOL, SOUTH SIDE, OPP' BOSWORTH RD SOUTHERN ROW	GOLBORNE	PLAYSPACE-OD PLAYGROUND	NONE	609	
75	ADJACENT TO NUMBER 2 BLAGROVE RD	GOLBORNE	AMENITY AREAS GARDEN	YES	560	
104	BEHIND BLOCK 53 - 67 MALVERN CLOSE	GOLBORNE	AMENITY AREAS GARDEN	YES	2411	
76	CORNER WITH BEVINGTON RD BLAGROVE RD	GOLBORNE	AMENITY AREAS GARDEN	YES	199	
148	EAST OF 68 100 EDENHAM WAY ELKSTONE ROAD	GOLBORNE	AMENITY AREAS GARDEN	YES	500	
146	PLOT AROUND TRELICK TOWER, NEXT TO ROAD GOLBOURNE RD	GOLBORNE	AMENITY AREAS GARDEN	YES	3435	
97	TRIANGLE EAST OF P.H. NEAR LADBROKE GROVE KENSAL ROAD	GOLBORNE	AMENITY AREAS GARDEN	YES	620	

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Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
134	UNDER MOTORWAY NEXT FOOTBRIDGE TO ST WESTWAY	LUKES RD GOLBORNE	AMENITY AREAS INCIDENTAL	YES	1300	
111	ATHLONE GARDENS PORTOBELLO ROAD	GOLBORNE	AMENITY AREAS PARK	YES	6841	
70	W. OF PORTOBELLO RD, N. OF WESTWAY CAMBRIDGE GARDENS	GOLBORNE	AMENITY AREAS PARK	YES	3238	
65	BETWEEN BREAKWELL COURT AND KATHERINE HOUSE WORNINGTON ROAD	GOLBORNE	PLAYSPACE-OD PLAYGROUND	YES	55	
64	EASTERN SECTION OF TRELFOED ROAD WORNINGTON ROAD	GOLBORNE	PLAYSPACE-OD PLAYGROUND	YES	745	
38	EHP, CENTRE OF PARK EAST ROW, W10	GOLBORNE	PLAYSPACE-OD PLAYGROUND	YES	416	
51	NORTHER EXTREME, BEHIND MURCHISON HOUSE PORTOBELLO ROAD	GOLBORNE	PLAYSPACE-OD PLAYGROUND	YES	95	
62	UNDER WESTWAY, ACKLAM ROAD 66 WESTWAY	GOLBORNE	PLAYSPACE-OD PLAYGROUND	YES	1697	
49	WEST OF WORNINGTON ROAD ORCHARD CLOSE	GOLBORNE	PLAYSPACE-OD PLAYGROUND	YES	354	
24	ATHLONE GARDENS CORNER OF MUNRO MEWS WORNINGTON ROAD, W10	GOLBORNE	PLAYSPACE-OD PLAYGROUND	YES	435	
53	HORNIMAN'S ADVENTURE PLAYGRIND EHP, CORNER OF BOSWORTH RD BEHIND PUB. SOUTHERN ROW	GOLBORNE	PLAYSPACE-OD PLAYGROUND	YES	1724	
43	EHP, CORNER OF KENSAL RD AND EAST ROW KENSAL ROAD	GOLBORNE	SPORTS-OD MULTI PURPOSE	YES	1751	
73	S. OF GADSDEN HSE, E. OF ADAIR ROAD ADAIR ROAD	GOLBORNE	SPORTS-OD MULTI PURPOSE	YES	875	
16	EHP, STRIP ALONG EAST OF BOS' ROAD BOSWORTH ROAD	GOLBORNE	SPORTS-OD PITCHES	YES	4533	
23	PLOT BELOW MOTORWAY OPP BLAGROVE ROAD 58 WESTWAY W10	GOLBORNE	SPORTS-OD PITCHES	YES	288	
329	BEHIND NOS. 23 - 29 PONT ST PAVILLION RD	HANS TOWN	AMENITY AREAS GARDEN	NONE	625	
279	BEHIND NOS. 31 - 41 EGERTON TERRACE	HANS TOWN	AMENITY AREAS GARDEN	NONE	585	
366	COURTYARD OF MARLBOROUGH FLATS, S. SIDE OF: WALTON ST	HANS TOWN	AMENITY AREAS GARDEN	NONE	991	
276	SPACE BEHIND NOS. 46 - 48 EGERTON CRESCENT	HANS TOWN	AMENITY AREAS GARDEN	NONE	417	
255	BEHIND NOS. 63 - 79, TO THE SOUTH CADOGAN SQUARE	HANS TOWN	AMENITY AREAS GARDEN COMMUNAL	NONE	682	

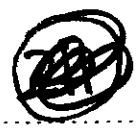
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Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Page 13 Garden Square Act?
277	REAR COMMUNAL GARDEN EGERTON GARDENS	HANS TOWN	AMENITY AREAS GARDEN COMMUNAL	NONE	2055	3059
278	REAR COMMUNAL GARDEN, ALSO BEHIND EGERTON PLACE	YEOMANS ROW HANS TOWN	AMENITY AREAS GARDEN COMMUNAL	NONE	2181	
186	BETWEEN SLOANE ST AND CADOGAN PLACE CADOGAN PLACE	HANS TOWN	AMENITY AREAS GARDEN SQUARE	NONE	27741	
275	CENTRAL GARDEN ENCLOSURE EGERTON CRESCENT	HANS TOWN	AMENITY AREAS GARDEN SQUARE	NONE	2784	
195	CENTRAL GARDEN ENCLOSURE HANS PLACE	HANS TOWN	AMENITY AREAS GARDEN SQUARE	NONE	4346	
311	CENTRAL GARDEN ENCLOSURE LENNOX GARDENS	HANS TOWN	AMENITY AREAS GARDEN SQUARE	NONE	4610	
199	CENTRAL GARDEN ENCLOSURE LOWNDES SQ.	HANS TOWN	AMENITY AREAS GARDEN SQUARE	NONE	4009	
194	CENTRAL SPACE OF EGERTON PLACE EGERTON PL.	HANS TOWN	AMENITY AREAS GARDEN SQUARE	NONE	276	
189	GARDEN ENCLOSURE CADOGAN SQUARE	HANS TOWN	AMENITY AREAS GARDEN SQUARE	NONE	7290	
376	SOUTHERN GARDEN ENCLOSURE CADOGAN SQUARE	HANS TOWN	SPORTS-OD TENNIS	NONE	621	
386	WITHIN SOUTHERN GARDEN ENCLOSURE, CADOGAN PLACE	SLOANE ST HANS TOWN	SPORTS-OD TENNIS	NONE	1381	1863
109	STRIP ALONG SOUTH SIDE, OPP' HANS PLACE PONT ST.	HANS TOWN	AMENITY AREAS GARDEN	YES	314	
227	CENTRE OF WILTSHIRE CLOSE ROSEMOOR ST	HANS TOWN	PLAYSPACE-OD PLAYGROUND	YES	752	
390	THE CARLTON TOWER HOTEL 165 SLOANE ST.	HANS TOWN	SPORTS-ID SWIMMING BATHS	YES	166	
358	E. SIDE ADDISON RD. BETWEEN NOS. 7 AND 8 STRANGWAYS TERRACE	HOLLAND	AMENITY AREAS GARDEN	NONE	735	
239	OPPOSITE 27 - 41, ENCIRCLING BUILDINGS ABBOTSBURY ROAD	HOLLAND	AMENITY AREAS GARDEN	NONE	5379	
292	OPPOSITE AUBREY LODGE HOLLAND WALK	HOLLAND	AMENITY AREAS GARDEN	NONE	1052	
347	PLOTS NORTH OF NO. 28 SOMERSET SQ. ADDISON RD	HOLLAND	AMENITY AREAS GARDEN	NONE	600	
290	BEHIND RUSSELL RD, N. OF NAPIER RD HOLLAND GARDENS	HOLLAND	AMENITY AREAS GARDEN COMMUNAL	NONE	2894	1851
372	S. OF NOS. 126 - 133 WOODSFORD SQUARE	HOLLAND	AMENITY AREAS GARDEN COMMUNAL	NONE	2268	

Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
373	S. OF NOS. 7 - 14 WOODSFORD SQUARE	HOLLAND	AMENITY AREAS GARDEN COMMUNAL	NONE	2117	
291	SOUTH OF UPPER ADDISON GARDENS HOLLAND VILLAS ROAD	HOLLAND	AMENITY AREAS GARDEN COMMUNAL	NONE	6774	1851
316	CENTRAL GARDEN OAKWOOD COURT	HOLLAND	AMENITY AREAS GARDEN SQUARE	NONE	1213	3060
412	COMMONWEALTH INSTITUTE KENSINGTON HIGH STREET	HOLLAND	AMENITY AREAS GARDENS	NONE	6802	
348	OLYMPIA RAILWAY EMBANKMENT W. OF RUSSEL GARDENS MEWS	HOLLAND	AMENITY AREAS INCIDENTAL	NONE	758	
212	CARDINAL VAUGHAN SCHOOL BETWEEN SCHOOL AND 18 HOLLAND VILLAS RD. ADDISON RD	HOLLAND	PLAYSPACE-OD PLAYGROUND	NONE	1368	
71	ADJACENT TO NUMBERS 1 AND 114 WOODSFORD SQ ADDISON RD	HOLLAND	AMENITY AREAS GARDEN	YES	345	
101	CENTRE OF L.G. SOUTH OF OFFICE BLDG LORNE GARDENS	HOLLAND	AMENITY AREAS GARDEN	YES	116	
95	BETWEEN OLYMPIA RAILWAY AND M41 ROUNDABOUT HOLLAND ROAD	HOLLAND	AMENITY AREAS INCIDENTAL	YES	1212	
96	HOLLAND PARK HOLLAND WALK	HOLLAND	AMENITY AREAS PARK	YES	159345	
40	HOLLAND PARK PLAYPARK HOLLAND PARK, OPPOSITE 57 ABBOTSBURY ROAD ABBOTSBURY ROAD	HOLLAND	PLAYSPACE-OD PLAYGROUND	YES	4720	
31	ONE 'O'CLOCK CLUB HOLLAND PARK, NR. ILCHESTER PL. ENTRANCE. ABBOTSBURY ROAD, W14	HOLLAND	PLAYSPACE-OD PLAYGROUND	YES	535	
397	COUNCIL SQUASH COURTS HOLLAND PARK HOLLAND PARK	HOLLAND	SPORTS-OD SQUASH	YES	210	
19	HOLLAND PARK, SOUTHERN PLAYING FIELD HOLLAND WALK	HOLLAND	SPORTS-OD CRICKET	YES	22759	
18	HOLLAND PARK, 2 SITES NTH & EAST OF ILCHESTER HOLLAND WALK	HOLLAND	SPORTS-OD TENNIS	YES	6739	
380	HOLLAND PARK TENNIS CLUB S. OF HOLLAND PK. AV., N. OF WOODSFORD SQ. HOLLAND PARK GARDENS	HOLLAND	SPORTS-OD TENNIS	YES	9071	
296	AREA NORTH OF 2-18 KELFIELD GARDENS KELFIELD GARDENS	KELFIELD	AMENITY AREAS GARDEN	NONE	1960	
169	SOUTH OF BLOCKS, W. OF BRAMLEY RD. SHALFLEET DRIVE	KELFIELD	AMENITY AREAS GARDEN	NONE	1129	
170	SPACE AROUND WHITSTABLE HOUSE KELFIELD	KELFIELD	AMENITY AREAS GARDEN	NONE	1700	
11	TOP NORTH WEST CORNER ADJACENT TO ROAD KINGSDOWN CLOSE	KELFIELD	AMENITY AREAS OPEN SPACE	NONE	215	

Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
231	CORNER OF CAMBRIDGE GARDENS, BEHIND RAY HSE ST MARK'S ROAD	KELFIELD	PLAYSPACE-00 PLAYGROUND	NONE	70	
236	NORTH OF NO. 4 MAXILLA WALK WESTWAY	KELFIELD	PLAYSPACE-00 PLAYGROUND	NONE	1962	
139	WITHIN THE ROBINSON HOUSE COURTYARD BRAMLEY ROAD	KELFIELD	PLAYSPACE-00 PLAYGROUND	NONE	112	
77	SOUTH OF CROWTHORNE RD BELOW MOTORWAY BRAMLEY ROAD	KELFIELD	AMENITY AREAS GARDENS	YES	12040	
133	UNDER WESTWAY WEST OF ST MARK'S RD WESTWAY	KELFIELD	AMENITY AREAS PARK	YES	4059	
74	NEXT TO THE SPORTS COMPLEX UNDER THE WESTWAY, ACKLAM ROAD	WESTWAY KELFIELD	PLAYSPACE-00 PLAYGROUND	YES	276	
46	SOUTH SIDE OF ROAD, E. OF KINGSDOWN HOUSE KINGSDOWN CLOSE	KELFIELD	PLAYSPACE-00 PLAYGROUND	YES	400	
416	BEHIND NO. 2 KELFIELD GARDENS KELFIELD GARDENS	KELFIELD	SPORTS-ID VARIOUS	YES	103	
17	BENEATH WESTWAY ELEVATED ROUNDABOUT BRAMLEY ROAD	KELFIELD	SPORTS-00 PITCHES	YES	10100	
225	BEHIND 47-55 PRINCEDALE ROAD PRINCES PLACE	NORLAND	PLAYSPACE-00 PLAYGROUND	LIMITED	200	
305	IN FRONT OF NOS. 41 - 57, ON CREST OF HILL LADBROKE GROVE	NORLAND	AMENITY AREAS GARDEN	NONE	928	1851
352	BEHIND NOS. 1 - 3 ST. JOHN'S GARDENS	NORLAND	AMENITY AREAS GARDEN COMMUNAL	NONE	2247	
308	BETWEEN LANSDOWNE CRES ¹ AND LANSDOWNE RD LANSDOWNE CRESENT	NORLAND	AMENITY AREAS GARDEN COMMUNAL	NONE	3970	1863
307	INSIDE THE INNER RING OF HOUSES LANSDOWNE CRESCENT	NORLAND	AMENITY AREAS GARDEN COMMUNAL	NONE	3203	1863
310	N. OF LANSDOWNE WALK, E. OF LANSDOWNE RD. LANSDOWNE WALK	NORLAND	AMENITY AREAS GARDEN COMMUNAL	NONE	8198	1863
309	N. OF ST JOHN'S GARDENS, E. OF CLARENDON RD LANSDOWNE RISE	NORLAND	AMENITY AREAS GARDEN COMMUNAL	NONE	4253	1863
337	REAR COM ¹ GDN, W. OF LANSDOWNE RD, NORTH OF: ROSMEAD ROAD	NORLAND	AMENITY AREAS GARDEN COMMUNAL	NONE	7756	1863
336	REAR COM ¹ GDN, W. OF LANSDOWNE RD, SOUTH OF: ROSMEAD ROAD	NORLAND	AMENITY AREAS GARDEN COMMUNAL	NONE	6776	1863
198	S. OF ST. JOHN'S GARDENS + E. OF CLARENDON RD LANSDOWNE WALK	NORLAND	AMENITY AREAS GARDEN COMMUNAL	NONE	4218	1851
200	CENTRAL GARDEN ENCLOSURE NORLAND SQ.	NORLAND	AMENITY AREAS GARDEN SQUARE	NONE	6171	1851



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Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
338	CENTRAL GARDEN ENCLOSURE ROYAL CRESCENT	NORLAND	AMENITY AREAS GARDEN SQUARE	NONE	7990	1851
208	CENTRAL GARDEN ENCLOSURE ST. JAMES' GARDENS	NORLAND	AMENITY AREAS GARDEN SQUARE	NONE	1844	1851
224	NORTH OF NUMBER 17A PRINCES PLACE	NORLAND	PLAYSPACE-OD PLAYGROUND	NONE	118	
220	NORLAND PLACE SCHOOL REAR GARDENS 160 HOLLAND PARK AVENUE	NORLAND	PLAYSPACE-OD PLAYGROUND	NONE	203	
383	WITHIN GARDEN ENCLOSURE NORLAND SQUARE	NORLAND	SPORTS-OD TENNIS	NONE	579	1851
94	NORTH OF ROUNDABOUT, SOUTHERN BIT OF HOLLAND PARK AVENUE	R.C.MEWS NORLAND	AMENITY AREAS GARDEN	YES	326	
411	KINGS COLLEGE SURROUNDING AREAS KINGS ROAD	NORTH STANLEY	AMENITY AREAS GARDEN	NONE	8720	
257	FOUR GARDEN ENCLOSURES CHELSEA PARK GARDENS	NORTH STANLEY	AMENITY AREAS GARDEN COMMUNAL	NONE	4162	
282	N.E. OF ELM PK. GDNS., BEHIND OLD CHURCH ST ELM PARK GARDENS	NORTH STANLEY	AMENITY AREAS GARDEN COMMUNAL	NONE	3900	
281	REAR GARDEN TO THE WEST OF ELM PARK GARDENS	NORTH STANLEY	AMENITY AREAS GARDEN COMMUNAL	NONE	1580	
191	CENTRAL GARDEN ENCLOSURE CARLYLE SQ.	NORTH STANLEY	AMENITY AREAS GARDEN SQUARE	NONE	4725	
192	CENTRAL GARDEN ENCLOSURE CHELSEA SQUARE	NORTH STANLEY	AMENITY AREAS GARDEN SQUARE	NONE	6444	
206	OFF OLD CHURCH ST. CENTRAL GARDEN ENCLOSURE QUEEN'S ELM SQUARE	NORTH STANLEY	AMENITY AREAS GARDEN SQUARE	NONE	239	
149	THE CENTRE OF ELM PARK GARDENS ELM PARK GARDENS	NORTH STANLEY	AMENITY AREAS GARDEN SQUARE	NONE	10591	
379	CHELSEA COLLEGE NORTH EAST PART OF SITE, MR. MORTENSIA RD KINGS ROAD	NORTH STANLEY	SPORTS-OD TENNIS	NONE	574	
30	BETWEEN SOUTH PARADE AND CHELSEA SQUARE SOUTH PARADE	NORTH STANLEY	AMENITY AREAS GARDEN SQUARE	YES	775	
357	N. OF STANLEY GDNS, S. OF LADBROKE GDNS. STANLEY GARDENS	PEMBRIDGE	AMENITY AREAS GARDEN COMMUNAL	NONE	3562	1851
301	NORTH OF K.P.G. WEST OF KENSINGTON PARK ROAD KENSINGTON PARK GARDENS	PEMBRIDGE	AMENITY AREAS GARDEN COMMUNAL	NONE	6306	1851
356	REAR COMMUNAL GARDEN, ALSO BEHIND LADBROKE GR STANLEY CRESCENT	PEMBRIDGE	AMENITY AREAS GARDEN COMMUNAL	NONE	6977	1851
306	CENTRAL GARDEN ENCLOSURE LADBROKE SQUARE	PEMBRIDGE	AMENITY AREAS GARDEN SQUARE	NONE	28004	

Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
331	CENTRAL GARDEN ENCLOSURE PEMBRIDGE SQUARE	PEMBRIDGE	AMENITY AREAS GARDEN SQUARE	NONE	5162	1851
132	CORNER WITH PEMBRIDGE VILLAS WESTBOURNE GROVE	PEMBRIDGE	AMENITY AREAS GARDEN	YES	50	3063
144	PLAYGROUND IN LONGLAND'S COURT DENBIGH TERRACE	PEMBRIDGE	PLAYSPACE-OD PLAYGROUND	YES	250	
407	PRIVATE CLUB 11 LAMBTON PLACE	PEMBRIDGE	SPORTS-ID GYM	YES	1289	
406	PRIVATE FITNESS CLUB 3 LADBROKE ROAD	PEMBRIDGE	SPORTS-ID GYM	YES	103	
256	BEHIND 34 DE VERE GARDENS CANNING PASSAGE	QUEENS GATE	AMENITY AREAS GARDEN	NONE	225	
274	CENTRAL GARDEN ENCLOSURE EMPEROR'S GATE	QUEENS GATE	AMENITY AREAS GARDEN	NONE	150	1863
302	SPACE IN FRONT OF BROADWALK HOUSE KENSINGTON ROAD	QUEENS GATE	AMENITY AREAS GARDEN	NONE	326	
382	CONVENT OF THE ASSUMPTION SOUTH OF KENSINGTON SQ. W. OF SOUTH KENSINGTON SQUARE	END ROW QUEENS GATE	AMENITY AREAS GARDEN	NONE	3000	
349	BEHIND ST STEPHEN'S CHURCH SOUTHWELL GARDENS	QUEENS GATE	AMENITY AREAS GARDEN COMMUNAL	NONE	2340	
334	CENTRAL GARDEN QUEEN'S GATE GARDENS	QUEENS GATE	AMENITY AREAS GARDEN SQUARE	NONE	7481	
294	CENTRAL GARDEN ENCLOSURE HYDE PARK GATE	QUEENS GATE	AMENITY AREAS GARDEN SQUARE	NONE	972	
303	CENTRAL GARDEN ENCLOSURE KENSINGTON SQUARE	QUEENS GATE	AMENITY AREAS GARDEN SQUARE	NONE	3642	1851
297	NORTH END OF GLOUCESTER RD, GARDEN ENCLOSURE KENSINGTON GATE	QUEENS GATE	AMENITY AREAS GARDEN SQUARE	NONE	800	
263	THREE GARDEN ENCLOSURES CORNWALL GARDENS	QUEENS GATE	AMENITY AREAS GARDEN SQUARE	NONE	6873	1851
99	WEST OF THE JUNCTION WITH HYDE PARK GATE KENSINGTON ROAD	QUEENS GATE	AMENITY AREAS GARDEN	YES	109	
4	BROMPTON CEMETARY CEMETARY SOUTH OF OLD BROMPTON ROAD	REDCLIFFE	AMENITY AREAS CEMETARY	NONE	152885	
268	BEHIND NOS. 1 - 9 CRESSWELL GARDENS	REDCLIFFE	AMENITY AREAS GARDEN COMMUNAL	NONE	1810	
335	COLHERNE COURT REAR COMMUNAL GARDEN REDCLIFFE GARDENS	REDCLIFFE	AMENITY AREAS GARDEN COMMUNAL	NONE	4355	
210	GARDENS NORTH AND SOUTH OF THE CHURCH THE BOLTONS	REDCLIFFE	AMENITY AREAS GARDEN SQUARE	NONE	66 74	1851

Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
353	OLYMPIA RAILWAY EMBANKMENT N.W. EDGE OF BROMPTON CEMETERY	REDCLIFFE	AMENITY AREAS INCIDENTAL	NONE	410	
177	OLYMPIA RAILWAY EMBANKMENT S. OF LILLIE BRIDGE, ADJ. TO W. BROMPTON ST.	REDCLIFFE	AMENITY AREAS INCIDENTAL	NONE	328	
140	OLYMPIA RAILWAY EMBANKMENT W OF BROMPTON CEMETERY	REDCLIFFE	AMENITY AREAS INCIDENTAL	NONE	4628	
218	SERVITE R.C. PRIMARY SCHOOL 248 FULHAM RD	REDCLIFFE	PLAYSPACE-OD PLAYGROUND	NONE	466	
27	GARDEN SQUARE EAST OF REDCLIFFE GARDENS REDCLIFFE SQUARE	REDCLIFFE	AMENITY AREAS GARDEN SQUARE	YES	3242	
42	BETWEEN NUMBERS 118 AND 132 IFIELD ROAD	REDCLIFFE	PLAYSPACE-OD PLAYGROUND	YES	760	
401	188 FULHAM ROAD	REDCLIFFE	SPORTS-ID GYM	YES	1726	
414	4 GILSTON ROAD	REDCLIFFE	SPORTS-ID VARIOUS	YES	447	
5	ROYAL HOSPITAL SOUTH SIDE, OPP' SLOANE COURT WEST ROYAL HOSPITAL ROAD	ROYAL HOSPITAL	AMENITY AREAS CEMETARY	NONE	4512	
345	BEHIND NOS. 2 - 28 SLOANE COURT WEST	ROYAL HOSPITAL	AMENITY AREAS GARDEN	NONE	1689	
271	BEHIND NOS. 28 - 50 DRAYCOTT PLACE	ROYAL HOSPITAL	AMENITY AREAS GARDEN	NONE	849	
344	BEHIND NOS. 7 - 31 SLOANE COURT WEST	ROYAL HOSPITAL	AMENITY AREAS GARDEN	NONE	1689	
174	CENTRE OF THE GATEWAYS, N. OF ELYSTAN PL. THE GATEWAYS	ROYAL HOSPITAL	AMENITY AREAS GARDEN	NONE	428	
254	NORTH OF NO. 81 CADOGAN GARDENS	ROYAL HOSPITAL	AMENITY AREAS GARDEN	NONE	304	
375	RANELAGH GARDENS CHELSEA EMBANKMENT	ROYAL HOSPITAL	AMENITY AREAS GARDEN	NONE	52347	
81	WEST SIDE OF CHELSEA BRIDGE CHELSEA EMBANKMENT	ROYAL HOSPITAL	AMENITY AREAS GARDEN	NONE	1728	
346	BEHIND NOS. 4 - 36 SLOANE GARDENS LOWER SLOANE ST.	ROYAL HOSPITAL	AMENITY AREAS GARDEN COMMUNAL	NONE	2765	
253	REAR GARDEN ENCLOSURE CADOGAN GARDENS	ROYAL HOSPITAL	AMENITY AREAS GARDEN COMMUNAL	NONE	2455	
289	STRIP ALONG WEST SIDE OF HOLBEIN PL. HOLBEIN PLACE	ROYAL HOSPITAL	AMENITY AREAS GARDEN COMMUNAL	NONE	1495	
313	BEHIND HOUSES ON WEST SIDE LOWER SLOANE STREET	ROYAL HOSPITAL	AMENITY AREAS GARDEN SQUARE	NONE	1443	



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Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
314	CENTRAL GARDEN ENCLOSURE MARKHAM SQUARE	ROYAL HOSPITAL	AMENITY AREAS GARDEN SQUARE	NONE	1771	
368	CENTRAL GARDEN ENCLOSURE WELLINGTON SQUARE	ROYAL HOSPITAL	AMENITY AREAS GARDEN SQUARE	NONE	466	
216	ROYAL HOSPITAL, BEHIND 17 - 20 EMBANKMENT GDNS CHELSEA EMBANKMENT	ROYAL HOSPITAL	PLAYSPACE-OD PLAYGROUND	NONE	244	
182	GROUNDS OF THE ROYAL HOSPITAL CHELSEA EMBANKMENT	ROYAL HOSPITAL	SPORTS-OD PITCHES	NONE	26800	
183	BURTON'S COURT BETWEEN FRANKLINS ROW, ROYAL HOSPITAL RD, ST LEONARD'S TERRACE	ROYAL HOSPITAL	SPORTS-OD PITCHES	NONE	39900	
392	DUKE OF YORK HEADQUARTERS WEST SIDE OF SITE, SOUTH OF KING'S ROAD KING'S ROAD	ROYAL HOSPITAL	SPORTS-OD PLAYING FIELD	NONE	11650	
387	BURTON'S COURT BETWEEN ROYAL HOSPITAL ROAD & FRANKLIN'S ROW ST. LEONARD'S TERRACE	ROYAL HOSPITAL	SPORTS-OD TENNIS	NONE	1862	
29	ALL OF SLOANE SQUARE SLOANE SQUARE	ROYAL HOSPITAL	AMENITY AREAS GARDEN SQUARE	YES	1330	
28	GARDEN SQUARE INC' PLOT ADJACENT KINGS ROAD ROYAL AVENUE	ROYAL HOSPITAL	AMENITY AREAS GARDEN SQUARE	YES	3503	
394	ROYAL HOSPITAL GROUNDS OF THE ROYAL HOSPITAL CHELSEA EMBANKMENT	ROYAL HOSPITAL	SPORTS-OD PITCHES	YES	35000	
213	BARLBY SCHOOL EAST OF SCHOOL, BEHIND LADBROKE GR. PROPERT'S BARLBY RD	SAINT CHARLES	PLAYSPACE-OD PLAYGROUND	LIMITED	1280	
2	KENSAL CEMETARY CEMETARY ADJACENT TO HARROW ROAD	SAINT CHARLES	AMENITY AREAS CEMETARY	NONE	193431	
122	CENTRAL ESTATE AREA SURROUNDED BY BLOCKS SUTTON WAY	SAINT CHARLES	AMENITY AREAS GARDEN	NONE	3100	
103	CENTRAL GARDENS OF BURLIGH & BRUCE HOUSE ST CHARLES SQUARE	SAINT CHARLES	AMENITY AREAS GARDEN	NONE	1180	
106	CENTRAL SQUARE MATTHEW CLOSE, W10	SAINT CHARLES	AMENITY AREAS GARDEN	NONE	313	
119	GROUNDS W. OF CORMALITE CONVENT EXMOOR STREET	SAINT CHARLES	AMENITY AREAS GARDEN	NONE	13200	
114	LAND AROUND PERIMETER OF SITE NOTTING BARN ROAD	SAINT CHARLES	AMENITY AREAS GARDEN	NONE	400	
72	LAND IN FRONT OF 141 - 151 139 BARLBY ROAD	SAINT CHARLES	AMENITY AREAS GARDEN	NONE	104	
359	N.- S. LINEAR STRIP BEHIND BLOCKS ON E. SIDE SUTTON WAY	SAINT CHARLES	AMENITY AREAS GARDEN	NONE	735	
107	OPEN SPACE AROUND BLOCKS TREVERTON STREET	SAINT CHARLES	AMENITY AREAS GARDEN	NONE	3640	

3065

Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
247	ROADSIDE STRIP IN FRONT OF NOS. 44 - 110 BARLBY ROAD	SAINT CHARLES	AMENITY AREAS GARDEN	NONE	688	
270	SPACE AROUND COMMUNITY CENTRE DALGARNO WAY	SAINT CHARLES	AMENITY AREAS GARDEN	NONE	602	
121	TRAFFIC ISLAND, HIGHLEVER RD & ST QUINTIN AV ST. QUINTIN GARDENS	SAINT CHARLES	AMENITY AREAS GARDEN	NONE	877	
265	BEHIND 107-123 ST. MARK'S ROAD, N. OF CARPARK COWPER TERRACE	SAINT CHARLES	AMENITY AREAS GARDEN COMMUNAL	NONE	850	
184	CENTRE OF BARLBY GARDENS BARLBY ROAD	SAINT CHARLES	AMENITY AREAS GARDEN SQUARE	NONE	699	
9	ENTRANCE BETWEEN NUMBERS 143 AND 147 HIGHLEVER ROAD	SAINT CHARLES	AMENITY AREAS HORTICULTURAL	NONE	4854	
223	BEHIND NUMBER 8 BARLBY GARDENS MATTHEW CLOSE	SAINT CHARLES	PLAYSPACE-00 PLAYGROUND	NONE	351	
161	DAY NURSERY BEHIND KENSAL HOUSE LADBROKE GROVE	SAINT CHARLES	PLAYSPACE-00 PLAYGROUND	NONE	762	
143	TWO SITES IN PEABODY ESTATE DALGARNO WAY	SAINT CHARLES	PLAYSPACE-00 PLAYGROUND	NONE	589	
178	BARLBY SCHOOL BETWEEN EXMOOR ST. AND SCHOOL BUILDING BARLBY ROAD	SAINT CHARLES	SPORTS-00 PITCHES	NONE	3320	
180	CARDINAL MANNING + SION MANNIN WITHIN CURTILAGE OF SCHOOL ST. CHARLES SQ.	SAINT CHARLES	SPORTS-00 PITCHES	NONE	11976	
388	NORTH SIDE, ADJACENT TO NO. 24 ST. QUINTIN AVENUE	SAINT CHARLES	SPORTS-00 TENNIS	NONE	795	
68	ADJACENT TO 351 LADBROKE GROVE BARLBY ROAD	SAINT CHARLES	AMENITY AREAS GARDEN	YES	50	
88	EASTERN STRIP OF LITTLE WORMWOOD SCRUBS DALGARNO GARDENS	SAINT CHARLES	AMENITY AREAS PARK	YES	8178	
120	KMRG ST MARKS ROAD	SAINT CHARLES	AMENITY AREAS PARK	YES	4500	
151	BEHIND BALFOUR HOUSE EXMOOR ST	SAINT CHARLES	PLAYSPACE-00 PLAYGROUND	YES	333	
160	BEHIND BURLEIGH HOUSE, N. OF ST CHARLES SQ. LADBROKE GROVE	SAINT CHARLES	PLAYSPACE-00 PLAYGROUND	YES	440	
54	KMRG, NORTH OF PADDLING POOL ST MARK'S ROAD	SAINT CHARLES	PLAYSPACE-00 PLAYGROUND	YES	1507	
37	NORTH OF DALGARNO WAY AND COMMUNITY CENTRE DALGARNO WAY	SAINT CHARLES	PLAYSPACE-00 PLAYGROUND	YES	2210	
39	WEST OF TREVERTON TOWER EXMOOR STREET	SAINT CHARLES	PLAYSPACE-00 PLAYGROUND	YES	359	

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Ref	Occupant, Location and Address.	Ward.	Use.	Public Access?	Area (m2)	Garden Square Act?
415	112 HIGHLEVER ROAD	SAINT CHARLES	SPORTS-OD VARIOUS	YES	158	
176	BEHIND 112A HIGHLEVER RD, & PANGBOURNE AV. HIGHLEVER ROAD	SAINT CHARLES	SPORTS-OD BOWLING GREEN	YES	1891	
21	KMRG, WEST SIDE BEHIND PANGBOURNE AV. ST. MARKS ROAD	SAINT CHARLES	SPORTS-OD PITCHES	YES	18325	
420	KMRG, SOUTH WEST CORNER ST. MARK'S ROAD	SAINT CHARLES	SPORTS-OD SWIMMING	YES	700	
136	KMRG, NORTH OF 131 ST. MARK'S ROAD ST. MARK'S ROAD	SAINT CHARLES	SPORTS-OD TENNIS	YES	1564	
234	ASHBURNHAM ADVENTURE PLAYGRND BETWEEN TETCOTT, UPCERNE ROADS AND BARNABY ST TETCOTT ROAD	SOUTH STANLEY	PLAYSPACE-OD PLAYGROUND	LIMITED	2054	
3	MORAVIAN BURIAL GROUND CEMETARY ADJACENT TO MORAVIAN CLOSE KING'S ROAD	SOUTH STANLEY	AMENITY AREAS CEMETARY	NONE	4135	
272	EAST OF EDITH GROVE, WEST OF WORLD'S END PL. EDITH YARD	SOUTH STANLEY	AMENITY AREAS GARDEN	NONE	3885	
251	SPACE AROUND THE WORLD'S END ESTATE BLANTYRE STREET	SOUTH STANLEY	AMENITY AREAS GARDEN	NONE	3893	
258	WORLD'S END EST' TO CHEYNE WALK & CREMORNE RD CHEYNE WALK	SOUTH STANLEY	AMENITY AREAS GARDEN	NONE	6200	
204	KINGS ROAD, PAULTON'S SQ GDN ENCLOSURE PAULTON'S SQUARE	SOUTH STANLEY	AMENITY AREAS GARDEN SQUARE	NONE	3535	
168	BETWEEN BOWLING GR. HSE AND PURCELL HSE. RILEY ST.	SOUTH STANLEY	PLAYSPACE-OD PLAYGROUND	NONE	565	
214	ASHBURNHAM PRIMARY SCHOOL BETWEEN SCHOOL AND WORLD'S END PASSAGE BLANTYRE ST.	SOUTH STANLEY	PLAYSPACE-OD PLAYGROUND	NONE	600	
86	SOUTH SIDE, OPPOSITE BEAUFORT ST CHEYNE WALK	SOUTH STANLEY	AMENITY AREAS GARDEN	YES	662	
129	BETWEEN LOTS RD, TETCOTT RD AND MEEK ST. UPCERNE ROAD	SOUTH STANLEY	AMENITY AREAS PARK	YES	11450	
102	CREMORNE GARDENS AND PARK, EAST OF CHEYNE WK LOTS ROAD	SOUTH STANLEY	AMENITY AREAS PARK	YES	5121	
137	CORNER OF RILEY ST ANN LANE	SOUTH STANLEY	PLAYSPACE-OD PLAYGROUND	YES	238	
33	NORTH OF 122A CHEYNE WALK BLANTYRE STREET	SOUTH STANLEY	PLAYSPACE-OD PLAYGROUND	YES	697	
58	SOUTH OF 132 LOTS ROAD TETCOTT ROAD	SOUTH STANLEY	PLAYSPACE-OD PLAYGROUND	YES	1110	



3067

8. St Luke's Gardens 5,516 m2 amenity areas
 3,844 m2 sports areas
 2,544 m2 playspace
 11,904 m2 total

Database reference numbers: 123, 22, 55

9. Westfield Park 11,450 m2 amenity areas
 11,450 m2 total

Database reference numbers: 129

10. Lancaster Green 7,524 m2 amenity areas
 2,099 m2 sports areas
 702 m2 playspace
 10,325 m2 total

Database reference numbers: 115, 393, 155

11. Athlone Gardens 6,841 m2 amenity areas
 3,062 m2 playspace
 9,903 m2 total

Database reference numbers: 111, 63, 24

12. Holland Park Tennis 9,071 m2 sports areas
 9,071 m2 total

Database reference number: 380

13. L. Wormwood Scrubs 8,178 m2 amenity areas
 8,178 m2 total

Database reference numbers: 88

~~*~~ 14. Camden Hill Lawn Tennis 7,845 m2 sports areas
 Club 7,845 m2 total

Database reference numbers: 35

15. Ennismore Garden 6,162 m2 amenity areas
 Mews 6,162 m2 total

Database reference numbers: 91

16. Cremorne Gardens 5,121 m2 amenity areas
 5,121 m2 total

Database reference numbers: 102

~~3069~~

3069

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17. Dovehouse Green 4,983 m2 amenity areas
4,983 m2 total

Database reference numbers: 100

18. Chelsea Embankment
Gardens East 4,465 m2 amenity areas
4,465 m2 total

Database reference numbers: 80

19. Maxilla Gardens 4,000 m2 amenity areas
4,000 m2 total

Database reference numbers: 133

20. Royal Avenue Garden
Square 3,503 m2 amenity areas
3,503 m2 total

Database reference numbers: 28

21. Trellick Tower
Gardens 3,435 m2 amenity areas
3,435 m2 total

Database reference numbers: 146

22. St Mary Abbots
Hospital 3,273 m2 amenity areas
3,272 m2 total

Database reference numbers: 398

23. Redcliffe Square
Gardens 3,242 m2 amenity areas
3,242 m2 total

Database reference numbers: 27

24. Chelsea Embankment
Gardens West 2,750 m2 amenity areas
2,750 m2 total

Database reference numbers: 80

25. Tavistock Crescent 2,120 m2 amenity areas
2,120 m2 total

Database reference numbers: 56, 126

26. Dalgarno Gardens 2,210 m2 playspace
2,210 m2 total

Database reference numbers: 37



3070

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27. Powis Square
Gardens
700 m2 amenity areas
700 m2 sports areas
800 m2 playspace
2,200 m2 total

Database reference numbers: 124, 424, 52.

Total of all public open space over 2,000 m2 = 545,784 m2

600
307

28. Pangbourne bowling
club
1,891 m2 sports areas
1,891 m2 total

Database reference numbers: 176

29. Colville Square
Gardens
1,780 m2 amenity areas
1,780 m2 total

Database reference numbers: 87

30. Playspace under
Westway
1,697 m2 playspace
1,697 m2 total

Database reference numbers: 62

31. Henry Dickens
Courtyard
1,574 m2 playspace
1,574 m2 total

Database reference numbers: 172

32. St Mary Abbots
Gardens
1,544 m2 amenity areas
1,544 m2 total

Database reference numbers: 98

33. Roper's Gardens
1,510 m2 amenity areas
1,510 m2 total

Database reference numbers: 85

34. Incidental space
beneath motorway
1,300 m2 amenity areas
1,300 m2 total

Database reference number: 134

35. Sloane Square
1,330 m2 amenity areas
1,330 m2 total

Database reference numbers: 29

36. Holland Park
Roundabout

1,212 m² amenity areas
1,212 m² total

Database reference numbers: 95

3072

APU

37. Ashburnham School
Playground

1,110 m² playspace
1,110 m² total

Database reference numbers: 58

38. Roadside grassed
area. Cromwell Rd

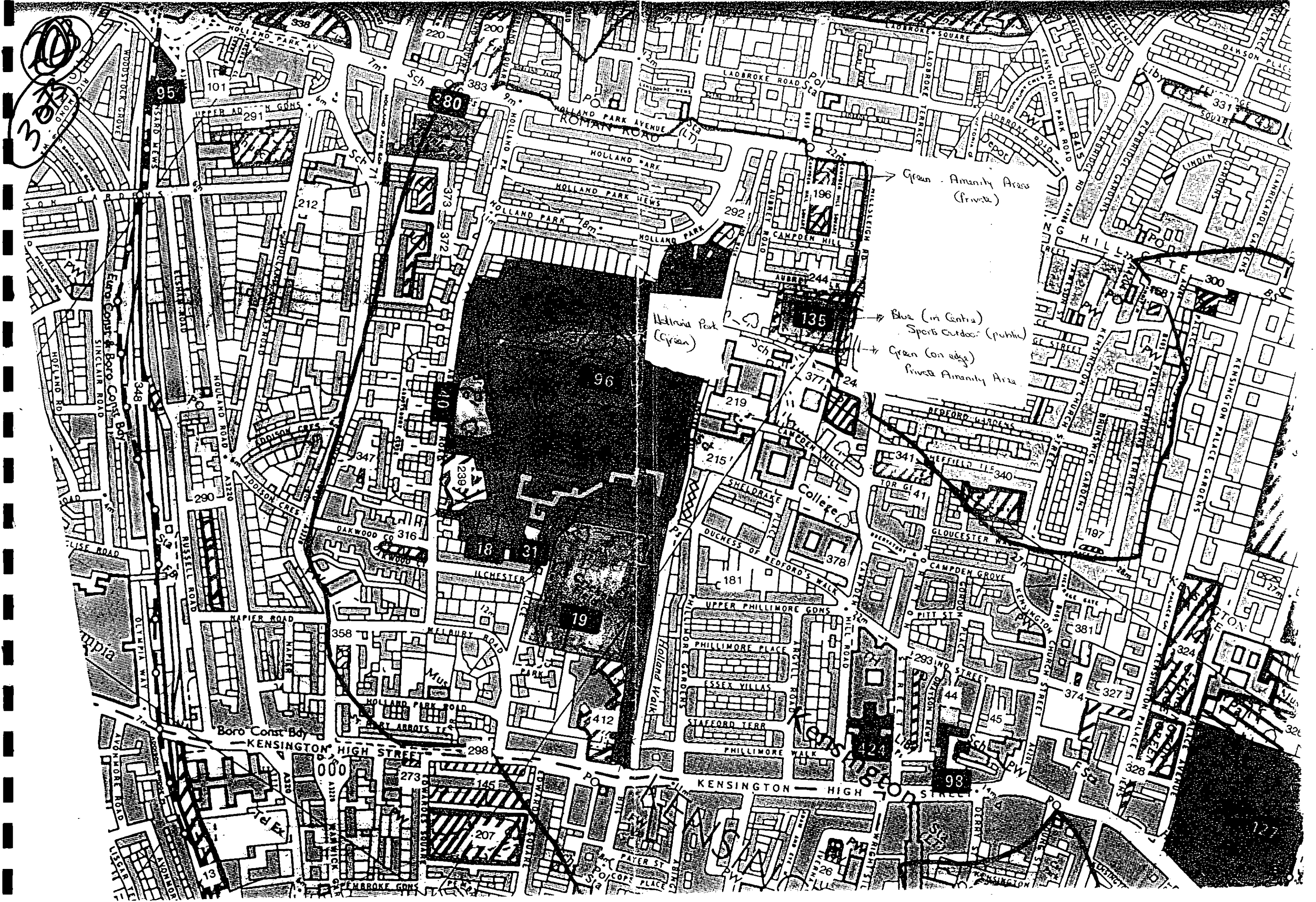
1,000 m² amenity space
1,000 m² total

Database reference number: 131

Total of all public space between 1,000 & 2,000 m² =15,948 m²

Total of all public space above 1,000 m² =561,731 m²

nb. There is a difference between the total amount of public open space above 0.2 ha existing in Kensington and Chelsea quoted by LPAC in its "Open Space Planning in London" report (32.9 ha) and the total of this survey (54.5 ha). This is because the return for LPAC was completed by the recreation department and included only publicly accessible open space owned by the council where as this survey includes all publicly accessible open space.



30

Holland Park
(Green)

Green Amenity Areas
(Private)

Blue (in Centre)
Sports Ground (Public)

Green (on edge)
Private Amenity Area

Kensington College

Boro Const Bdy
KENSINGTON HIGH STREET

KENSINGTON HIGH STREET

UPPER AD GONS

HOLLAND PARK AVENUE

HOLLAND PARK

HOLLAND PARK VIEWS

HOLLAND PARK

HOLLAND PARK

HOLLAND PARK

HOLLAND PARK

HOLLAND PARK

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LADBROKE ROAD

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Appendix 26

Borough Council Committee Report 11-1-99

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
PLANNING AND CONSERVATION COMMITTEE: 11 JANUARY 1999

AFFORDABLE HOUSING POLICY REVIEW
REPORT OF THE EXECUTIVE DIRECTOR OF
PLANNING AND CONSERVATION

This report is intended primarily to inform Members of the current situation and is written in response to changes in the Government's approach to the provision of affordable housing via the planning system and the implications for Council policy. Most of the contents of this report were approved by the Unitary Development Plan Working Party at its meeting on 19 March 1998 where it was agreed that a report should go to the Planning and Conservation Committee prior to the drafting of alterations to the UDP. A new section is included in this report explaining the significance of Circular 6/98: Planning and Affordable Housing, published in April 1998. Updated information is also provided on housing needs and the definition of affordable housing. It is considered that the Council's approach could be altered to take account of the new arrangements. This report will also be presented to the Housing Committee for information. A copy of Circular 6/98 is available for inspection in the Members' Room.

FOR COMMENTS

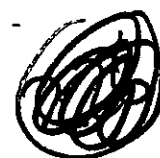
1.0 BACKGROUND

- 1.1 In July 1997 the Department of the Environment, Transport and the Regions (DETR) issued draft revised Circular 13/96: Planning and Affordable Housing, the main proposal of which was to lower the site size threshold (for Inner London) from 25 dwellings to 15 dwellings and from 1 hectare to 0.5 of a hectare or more (irrespective of the number of dwellings). Either threshold triggers the ability of local planning authorities to negotiate the provision of affordable housing as part of a market housing development. A report was submitted to the Planning and Conservation Committee on 22 September 1997 in which the contents were approved as the Council's formal response to the DETR. The Committee agreed that the Council's approach to the provision of affordable housing via UDP policies would need to be reviewed in the light of recent changes.
- 1.2 The use of the planning system to provide a significant proportion of affordable housing requirements in the future is likely to remain a feature for many years to come, and will be important in meeting the housing needs of the Borough. This will require an integrated corporate approach from officers covering a wide range of skills and knowledge, and procedures are currently being devised and will be reported to both the Planning and Conservation and

the Housing Committee with a view to achieving this goal (see paras. 5.5 - 5.7).

2.0 CIRCULAR 6/98: MAIN IMPLICATIONS

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2.1 The final version of the draft circular was published as Circular 6/98 in April 1998, after the Government considered the various responses to the document, and has been partially rewritten in such a way as to strengthen the negotiating position of local planning authorities. Paragraph 1 states:

".. where there is evidence of need for affordable housing, local plans should include a policy for seeking an element of such housing on suitable sites. Such policies will be a material consideration in determining an application for planning permission."

The main area of interest lies in the emphasis now given to the incorporation of affordable housing as part of a residential development. Paragraph 21 states:

"... where a requirement for an element of affordable housing is appropriate, it should be provided as part of the proposed development. The release of a site, where a local planning authority has decided that an element of affordable housing should be pursued, without ensuring the provision of that housing on the land in question, may undermine the objectives of the policy."

2.2 The second main feature of the final version of the circular is the explicit reference made to its own content as a material consideration in the determination of development proposals. Paragraph 24 states:

"Where a local planning authority considers, having regard to the policy in this Circular, that certain sites are suitable for inclusion of an element of affordable housing and an applicant does not make such provision *as part of the proposed development*, such a failure could justify the refusal of planning permission."

3.0 POLICY ANALYSIS

National and Regional Government Guidance

3.1 Planning Policy Guidance Note 3: Housing (PPG 3) has established the need for affordable housing as a material consideration which may properly be taken into account in formulating development plan policies (para. 38). Circular 6/98: Planning and Affordable Housing provides guidance on how to implement affordable housing policies in practice and has considerably strengthened the effectiveness of local planning authorities in negotiating the provision of affordable housing.

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- 3.2 Strategic Guidance for London Planning Authorities (RPG 3) acknowledges that the planning system can make a contribution to meeting housing needs by ensuring a supply of new housing units and by encouraging a mix of housing types when considering applications (para. 4.20).

Current UDP Policies

- 3.3 The adopted UDP currently has two policies which seek the provision of affordable housing on both windfall and identified development sites within the Borough. They are respectively:

H22 TO SEEK WHERE APPROPRIATE THE INCLUSION AND RETENTION OF A SIGNIFICANT PROPORTION OF AFFORDABLE RESIDENTIAL UNITS ON RESIDENTIAL DEVELOPMENT SITES OF OVER 0.05 HECTARES (0.12 ACRES) IN SIZE.

H23 TO SEEK THE PROVISION AND RETENTION OF AFFORDABLE HOUSING WHERE INDICATED IN THE SCHEDULE OF MAJOR SITES WITH DEVELOPMENT OPPORTUNITIES.

- 3.4 Policy Wording: the UDP has devised (under instruction from the UDP Inspector) a strict hierarchy of wording included in the introductory chapter in which "to seek" is identified as an "encouraging" policy which in itself cannot provide a reason for the refusal of planning permission. Consequently, the absence of any provision of affordable housing as part of a development proposal on a suitable site when assessed against H22 and H23, could not in itself be grounds for the withholding of permission. This is a serious limitation on the Council's ability to negotiate the inclusion of affordable housing as part of a development scheme, and reflects the initially cautious approach taken in PPG 3. However, with the advent of Circular 6/98 it is now possible to use the policy included in the circular as a reason for refusal in cases where a suitable element of affordable housing is not forthcoming, until such time as the UDP is formally altered.

- 3.5 Thresholds: Policy H22 as currently written is clearly at odds with Circular 6/98 because of the very small site size threshold of 0.05 hectares (only 10% of the recommended minimum of 0.5 hectares). Policy H23 is not affected on this criterion because it applies to relatively large development sites and this Council would use the specific dwelling scheme figure (15 or more units) included in the circular to define the appropriateness of a site (owing to the small development proposals which typically come forward in the Borough) in any case.

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4.0 CASH IN LIEU PAYMENTS

- 4.1 The use of cash payments in lieu of on-site affordable housing provision is an increasingly widespread practice among some London boroughs and has been used in the past by this Council as a means of securing affordable housing elsewhere within the Borough at some future date (para. 22 of Circular 6/98 restricts the use of such payments to within the local authority area). Indeed, most of the discussion about the circular among analysts centres on the legitimisation of cash payments and the devising of formulae to calculate appropriate sums of money. The use of cash payments allows local authorities to arrive at flexible solutions in negotiating the provision of affordable housing where on-site provision is deemed impractical.
- 4.2 However, there is a danger in over-emphasising the importance of financial contributions as a "soft" alternative to on-site provision. Developers, in practice, are very eager to "buy out" any affordable housing requirement in order to maintain the full market value of their proposed development. Should this practice become widespread, the result will be merely to defer the hypothetical provision of affordable housing to some unknown future date while in the meantime valuable sites are developed without the inclusion of affordable housing. Circular 6/98 (para. 1) urges local authorities to ensure a mix of housing types to encourage the development of mixed communities, and the best way to achieve this is through well planned and discrete mixed tenure developments. The recent approved development on land between Russell Road and the railway is a good example of how affordable and market housing can be integrated on the same site.
- 4.3 The London Planning Advisory Committee (LPAC) has attempted to orchestrate a London-wide approach to the use of cash payments in the interests of consistency and transparency. However, the work is hindered by the enormous diversity of circumstances and development issues which affect different London boroughs. Kensington and Chelsea is unique in many ways and possesses:
- the highest residential property prices and land values in the UK
 - the highest residential densities in the UK
 - a very high concentration of listed buildings and conservation areas which places constraints on new development
 - a severe shortage of development land
- 4.4 Current arrangements: Where cash payments are considered acceptable, Circular 6/98 (para. 23) stipulates that planning obligations should be drafted so that payment is made either only on the signing of contracts for the affordable housing development or, in any other case, in the event of non-use after a given date, they should be returned to the developer. The Council has, to date, adopted the latter approach requiring the payment to be made usually prior to the occupation of the market housing. Upon receipt of cash in lieu, these sums must be ring-fenced by the Council. Circular 1/97: Planning Obligations stresses the need for openness in dealing with planning obligations

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and in particular emphasises the need for these to be made publicly available. To this end, whilst planning obligations have always been available for inspection and registered as local land charges, a separate register of planning obligations is being compiled and should be available shortly.

- 4.5 Planning Briefs: The Council will continue its programme of planning brief preparation on most known major development sites as a means of enabling the proper planning of the Borough. One key area of assessment is the suitability of affordable housing and the preferred amount to be negotiated on individual sites. However, the remaining few large sites have either already been developed (e.g. Ladbroke Hall) or will be in the near future (e.g. Russell Road). There are very few (if any) large institutional or utility land releases likely to arise over the Unitary Development Plan period (10 years), although the Lots Road Power Station is a welcome recent windfall. The lack of development land to meet local housing need will continue to be a major planning issue in the Borough.
- 4.6 Formulae: Much work has been done by LPAC and individual local authorities on the use of financial models to calculate appropriate sums of money when negotiating with developers. The benefits of such a standardised approach lie in the consistency and transparency with which developers can deal with the requirement for affordable housing. However, the suggested models are based on relating market prices or costs to local authority area Total Cost Indicators (TCI). None of these models is considered adequate enough to reflect the particular circumstances of Kensington and Chelsea and in particular the inability of the Housing Corporation's TCI to reflect the real cost of development in Kensington and Chelsea.
- 4.7 RBKC Approach: The Borough Valuer has appraised the development and viability issues concerning the provision of affordable housing and advises against the use of a standard approach to the calculation of cash payments. Instead, in those instances in which a cash payment is considered acceptable, each scheme will be appraised on its merits and a suitable percentage of the site value will be negotiated in lieu of on-site provision. A site value approach is considered preferable because it reflects the realities (i.e. high costs and values) of development economics in the Borough.
- 4.8 To conclude the cash in lieu debate as it affects this Borough, it may be useful to summarise strengths and weaknesses:
- Strengths:
- offers flexibility in addressing housing need via indirect funding of affordable housing
 - allows the weighing up of all material considerations when considering a proposed residential development
- Weaknesses:
- if used as a rule, rather than as an exception, this approach could ultimately undermine the ability of the Council to deliver its affordable housing programme by not securing the necessary development land

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- cash payments will be sensitive to the health of the housing market (under the proposed Kensington and Chelsea approach) and will be lower during a downturn as land values fall
- unresolved technical difficulties in the ability of the Council to spend received sums

5.0 NEW POLICY APPROACH

5.1 Circular 6/98: The issue of Circular 6/98 requires the Council to strengthen its approach to the provision of affordable housing. Although this report is not the place to rewrite UDP policies, it would be useful to outline the issues which could be reflected in any subsequent alteration. In particular, the policies could reflect:

- the specific dwelling figure included in Circular 6/98 in order to comply with Government guidance and thereby achieve credibility
- stronger wording to allow resistance to unacceptable developments
- a site capacity criterion which prevents developers circumventing the dwelling capacity trigger by submitting low density or inappropriate large unit schemes, or the subdivision or piecemeal development of larger sites
- an integrated approach to implementation which can be explained in any new supporting text

5.2 Sequential Test: When a residential proposal (which is acceptable in principle) is affected by the Council's affordable housing policy (i.e. the site is considered to have a suitable dwelling capacity), there are three ways that this requirement can be fulfilled:

- (a) provision of affordable housing on site (this is the strongly preferred option)
- (b) provision of affordable housing on an alternative site supplied by the developer within the Borough
- (c) payment in lieu of affordable housing

5.3 Where provision on-site or on an alternative site is proposed, this can be done by the developer, Registered Social Landlord (RSL) or both. The preferred approach is considered to be the provision of affordable housing on-site, contiguous with the facilitating private development. If it can be demonstrated by the developer that this is not possible (for example, because the proposal is a conversion of an existing building and joint management cannot be arranged), an alternative site will be sought. If the alternative site route is followed, an amount equivalent to 33% of affordable housing on the "donor" site will be sought, subject to further detailed assessment and compliance with planning policies. Finally, it is only when this is also considered unachievable that an in-lieu payment will be negotiated based on market site value.

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- 5.4 In practice each negotiation will be different. According to Circular 6/98 (para.10), each site should be assessed in relation to site size, suitability and the economics of provision in order to calculate the amount of affordable housing that can be provided. Other relevant issues include land contamination, whether a listed building is involved and the standard of finish of the proposed units. Inevitably, each case will be dealt with on its merits. This process could result in delays and may cause difficulties to developers in the absence of a formalised implementation process.
- 5.5 Implementation: A more integrated and streamlined approach is currently under consideration within the Council. A corporate approach is consistent with advice contained in PPG3 and a report published by the London Housing Federation ("Good Practice in Planning and Affordable Housing: the London Experience", May 1997). The mechanics of affordable housing development are increasingly complex and require working across Council Directorates in order to assess the real potential of development sites. In particular, there is a need to adopt a more consistent approach to the negotiation of payments in lieu of on-site provision.
- 5.6 It is suggested that the Executive Director of Planning and Conservation and the Director of Housing and Strategic Development should report to their respective Committees on appropriate mechanisms to respond quickly to opportunities and problems created by the development process. The following specialisms are likely to be required: housing needs and funding, development control, planning policy, valuation and legal. Once the appropriateness of negotiating the provision of affordable housing has been accepted, the method adopted will need to consider issues affecting the site and the preferred route for securing affordable housing.
- 5.7 The Directorate of Housing and Strategic Development and the Housing Corporation are involved in an initiative to pilot a new framework for improved programme delivery in the Borough (Joint Commissioning). It is a response to the Government's desire to see the Approved Development Programme related more closely to local needs and spent more cost effectively. In Kensington and Chelsea there is a long history of local authority investment in development by Registered Social Landlords (RSLs), as well as close liaison with the Housing Corporation in relation to its own development programme. Joint Commissioning is a logical progression to that history of collaboration and complementary funding. It will bring improvements in longer term planning and greater flexibility within a joint programme over a three year period.
- 5.8 Housing Needs and Targets: The UDP Housing Chapter includes a paragraph (5.9) on the housing needs of the Borough in line with advice contained in PPG 3. This appraisal was carried out based on information collected in 1990 by the London Research Centre. The analysis resulted in an estimated need for approximately 9,000 additional affordable dwellings in the Borough. This information was presented as evidence at the UDP Inquiry and was not

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contested. The Directorate of Housing and Strategic Development has improved the quality of housing needs information available for planning purposes by establishing a 'Common Housing Register' (CHR).

- 5.9 Estimates of housing need are set out in para. 5.13 below. These show a shortfall of nearly 7,000 affordable homes by 2005. It is likely that as a consequence of prohibitive development costs in Kensington and Chelsea over half of all new homes developed during this period will be located outside the Borough. Therefore, it is proposed that the UDP target for affordable housing should be amended to 3,500 homes over the ten year life of the Plan. If achieved, this number of homes would meet the higher levels of housing need in the Borough, but would not provide sufficient accommodation for every household in housing need.
- 5.10 The results of this work can be fed into the UDP Housing Chapter as an update. The use of the 33% overall target referred to in para. 5.10 of the UDP Housing Chapter is still relevant and modestly seeks to maintain the proportion of households living in affordable or lower cost housing at the time of the 1991 Population Census.
- 5.11 Definition of Affordable Housing: Kensington and Chelsea remains the most expensive residential property market in the country and affordability (as defined by the relationship between prices and incomes) has probably worsened since the adoption of the UDP. The market, generally, cannot provide residential accommodation for those on low or middle incomes. The most recent price information indicates that the average purchase cost and rent of a one bedroom property is £160,500 and £278 per week respectively (London Research Centre Bulletin, 1st Qtr, 1998). The existing UDP definition of affordable housing uses local housing association rents as a proxy and will be retained to meet the Borough's most pressing housing needs. A key aim of the Council's Housing Strategy is to support the development of balanced communities in the Borough (see para. 5.16 below). The pressures generated in a high cost area such as Kensington and Chelsea can lead to a polarised housing market in which the needs of high income and low income groups are met respectively by the open market and subsidised social housing. However, it is increasingly difficult for key workers and middle income earners to find affordable accommodation in the Borough because of high prices and restricted access to social housing. It is these groups who will become the focus for new initiatives, and the provision of affordable housing to meet their needs will form a key element in the Council's new approach.

Comments by the Director of Housing and Strategic Development

- 5.12 The Director of Housing and Strategic Development has provided comments on the following issues which are crucial to the successful implementation of a corporate approach to the delivery of affordable housing.

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- 5.13 Housing Need: The Common Housing Register (CHR) provides a reasonable estimate of housing need in Kensington and Chelsea, although it does not include transfer applications for all housing association stock. A comprehensive local housing needs survey would demonstrate that reliance on the CHR provides an underestimate of total housing need. At the end of July 1998 there were over 8,000 applicants on the CHR; of these 3,694 households were assessed as being in high housing need. However, lettings in social housing available to the Council are limited to approximately 1,000 homes each year. At current rates of application and assuming letting levels remain the same, the shortfall between high need and supply could reach over 6,000 by April 2005.

- 5.14 Housing Supply: Over the past five years approximately 617 new units of accommodation have been developed to meet housing needs. The development of affordable housing within the Borough is extremely difficult and therefore, the Council has continued to work with housing associations and other local authorities to develop housing out of borough. The Council has access to 629 units of accommodation in other local authorities and 61 additional units are under development. Success in out of borough development is contingent upon the Council continuing to support affordable housing within its boundaries. Other local authorities would not be willing to support Kensington and Chelsea initiatives in their areas if they suspected the Council was not trying to meet housing needs locally. Therefore, it is essential that the UDP affordable housing policies support Housing Strategy objectives.

- 5.15 Section 106 Agreements and Cash in Lieu Payment: Maximising the on-site provision of affordable housing through s.106 agreements is of critical importance in meeting housing need. This is because unless property and land prices are reduced through the application of a s.106 agreement they are in the main too high to qualify for public subsidy. Problems also exist in the use of cash in lieu payments as a result of prohibitively high property values and the severe shortage of local development opportunities. These factors combine to make the development of affordable housing extremely difficult within the Borough. It is likely that the use of planning powers will continue to be a key mechanism for providing the majority of all identified affordable housing programmes in Kensington and Chelsea, especially if Registered Social Landlords (RSL), such as housing associations, can no longer compete effectively in the local housing market for sites and properties. The supply of adequate finance is necessary but not sufficient for development to proceed. The main resource issue is an inadequate supply of land for development. This is why there should be a strong preference to negotiate for on-site provision as a starting point in each case.

- 5.16 Affordable Ownership and Key Worker Housing: A further aim of the Council's Housing Strategy is to support the development of balanced communities in the Borough. In order to achieve this objective new approaches to the provision of affordable lower cost home ownership and key worker housing are being considered by the Directorate of Housing and

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Strategic Development in consultation with the Directorate of Planning Services. This includes an assessment of the scope for applying cash in lieu payments to achieve this policy objective. Detailed recommendations on how to progress this initiative will be made to the appropriate committees later in the year.

6.0 CONCLUSIONS

- 6.1 The main conclusion to be drawn from this report is the opportunity now available for the Council to pursue a more informed approach to the provision of affordable housing using the planning process.
- 6.2 The key planning issue for the Borough is the continuing shortage of development land which is likely to worsen in the future. This feature effectively decides the Council's approach which expresses a preference for on-site provision of affordable housing.
- 6.3 Until such time as the UDP is formally altered, the provisions in Circular 6/98 should be treated as a material consideration when assessing proposals for residential development in substitution of current UDP policies, along with the Council's emerging implementation arrangements.

7.0 SUMMARY

- 7.1 The Committee is requested to comment on the contents of this report and a possible new approach to the Council's affordable housing policy which could:
 - (a) reflect the proposals contained in Circular 6/98 which will be taken into account as an interim policy until such time as the Council's UDP is altered; and
 - (b) use the sequential test; and
 - (c) pursue a more integrated approach to the provision of affordable housing utilising both the planning system and improved internal procedures; (see paras. 5.6 and 5.16).
- 7.2 It is proposed that the officers should be asked to investigate the means for broadening the scope of affordable housing provision so as to encompass key worker and middle income groups, in addition to meeting traditional needs, and that such options for provision are both legally achievable and can result in accommodation remaining in the affordable housing sector.
- 7.3 The Committee may wish to consider the setting up of a joint Planning and Housing Working Group to consider and report back on this issue, and to propose that Members take part.

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FOR COMMENTS

AS

M.J.French,
Executive Director of Planning and Conservation.

Background Papers used in the Preparation of this Report: Circular 6/98 -
Planning and Affordable Housing

Contact Officer: Any person wishing to inspect the above document should
contact Tracey Rust (Planning Information Office) on 0171-361-2079/2080

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**Site at
Former Thames Reservoirs and
Water Tower House,
Campden Hill Road, W8**

RBKC Ref:

DPS/DCC/TP/99/0733

DPS/DCC/TP/98/2129

D.E.T.R. Ref:

APP/K5600/A/99/1022704

APP/K5600/E/99/1016054

Correspondence

20th July 1999

RBKC 4-1

Public Inquiry

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

① Arch ② PA

6 Hillsbury Road
London W8 7LE

PP/99/0733

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17 Jun 99

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Mr. J French
Planning Officer
RBKC
Tom Hall
Horton Street
London W8

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Dear Mr French

Camden Hill Resonance Development

I am very opposed to the development and trust the appeal for it to go ahead will not succeed. There are enough traffic and parking problems already, especially when Thames Water take out parking bays for weeks at a time.

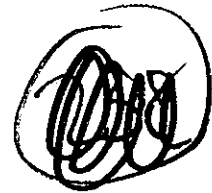
Camden is a peaceful area - don't let's spoil it.

Yours sincerely

Uchi Harper

72 PALACE GARDENS TERRACE
LONDON W8 4RR
0171-229 9920

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Our Ref: JARRF/PC

13th April 1999

M French Esq
Executive Director
Planning & Conservation
Royal Borough Kensington & Chelsea
The Town Hall
Hornton Street
London
W8 7NX

Dear Mr French

THAMES WATER RESERVOIR SITE, CAMPDEN HILL ROAD/AUBREY WALK

I have now had an opportunity of looking at the proposed plans for the re-development of the above site by St James Homes Limited. As a local resident I am extremely concerned that the density of the proposed development, which includes a large block of flats and a considerable number of 5 bedroom houses, will destroy the character and the amenities of the area.

In particular, the proposal to replace the existing open air tennis courts, which are a very attractive feature of Kensington, with something that looks more like a bunker or prison, will be a considerable reduction in the visual appearance of the area and amenities.

As is generally known the Borough of Kensington & Chelsea is very short on open space for the use of residents and loss of such a number of tennis courts and the intensification of development/traffic/parking can do nothing but reduce the quality of life in the neighbourhood.

Whilst I quite understand that some development of this site is to be expected I feel very strongly that the density proposed is far too high for this quiet residential part of the borough.

I do hope that the revised application will be refused by the Council and a more modest proposal put forward.

With kind regards.

Yours sincerely


A R R FRENCH

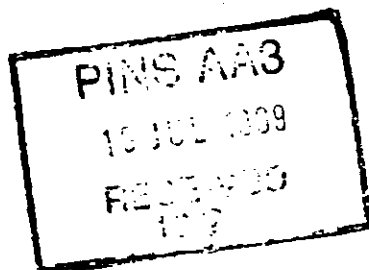
72 PALACE GARDENS TERRACE
LONDON W8 4RR
0171-229 9920

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12th July 1999

Our Ref: JARRF/PC

The Inspector
DETR
Room 1002
Tollgate House
Houlton Street
Bristol
BS2 9DJ



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Dear Sir

Ref: Per letter of 13th April - London W8
Appeal Ref No: K5600/A/99/1022704

I understand that the planning application for the above has been rejected by the Council and the matter has gone to Appeal and that you are the appointed Inspector.

I wrote to the Council on 13th April, strongly objecting to the development in its present form and am now writing to you to express my views as a local resident. They are as follows:-

- 1) The proposed development will substantially increase the level of motor and pedestrian activity in an already over crowded area.
- 2) The site as proposed will be very densely developed and is not in keeping with its surroundings.
- 3) There will be a loss of amenity and open space for local residents.
- 4) The development will certainly harm the character and appearance of this very attractive part of the Kensington Conservation Area.
- 5) I would point out that I am a member of the Campden Hill Lawn Tennis Club and I very much would like to retain the existing open air tennis courts which are an attractive feature of the area. The proposal envisaged looks more like a bunker or prison and is most unattractive.

cont/...

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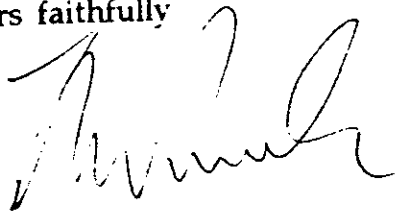
- 2 -

Whilst I appreciate that some development on this site will inevitably take place I feel strongly that the density proposed is far too high for this quiet residential part of the borough.

I very much hope that you will find against the developers and in favour of local residents and the preservation of open space and amenities for future generations.

With kind regards.

Yours faithfully



I A R FRENCH

Enc.

Essex House
17 Hillsleigh Road
London
W8 7LE

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16 JUL 1999

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15 July 1999

The Inspector
DETR
Room 1003
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Dear Sir

Re: Appeal reference number K5600/A/99/1022704

I am writing to record our opposition to the application Thames Water/Berkeley Homes have made to construct a housing development on the Thames Water Reservoir site on Campden Hill. When this project was under consideration by the RBKC Planning Services Committee, we wrote several times to Mr M J French, Executive Director, Planning and Conservation explaining our reasons for opposing the project.

We understand the RBKC Planning Services Committee unanimously rejected the Thames Water/Berkeley Homes application and the matter is now being appealed to you.

We own Essex House, 17 Hillsleigh Road, which is located less than 100 yards from the proposed building site. We bought Essex House in July 1997, having rented the house for four years previous to purchase, because of the house itself and its location in a quite neighbourhood of high quality family residences with significant open space nearby. We believed the surrounding area was an island of tranquility.

We now believe our investment in Essex House, as well as the quality of life we expected by living in the Campden Hill Square area, is now seriously endangered by the Thames Water project, because:

1. The planned project is entirely out of character with the surrounding neighbourhood in terms of the proposed density of dwellings in a concentrated area.

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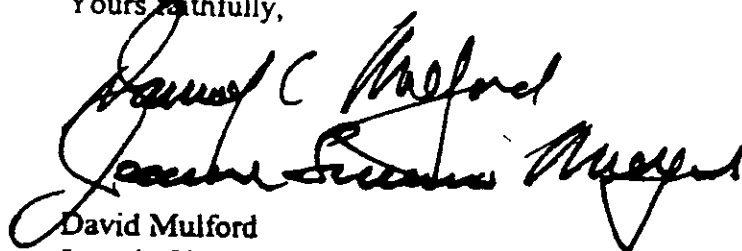
2. The dwellings would be built in, what is today for the most part, a large open area, which should be preserved, and we understood, under the present law, that such open space must be preserved.
3. The project would bring a huge increase in traffic, both vehicular and pedestrian, which are both things we had sought to avoid.
4. There will be intolerable pressure on local parking by new residents in the project and visitors to those residents.
5. The construction period will introduce a major long-term nightmare of noise, dirt and congestion as lorries and vans related to the project crowd narrow streets in the area, especially Hillsleigh Road.
6. The project will introduce a densely developed site that would relate poorly to the surrounding neighbourhood. Indeed, the change visualised by this project is entirely out of keeping with the rest of the neighbourhood and will significantly alter its character forever.

We are tax paying citizens of Chelsea and Kensington Borough, who invested in good faith in our own property in order to create a reasonably quiet life in an area of London which is central for my work and frequent air travel out of Heathrow. In particular, we sought a neighbourhood that is quiet and enjoys reasonable security. We are amazed that a project that permanently eliminates irreplaceable open space in London, that we thought was protected by law, and which destroys the character of our neighbourhood, depriving residents of the value of their investment in their homes, has been allowed to proceed to this point.

We are fundamentally opposed to this high density development, as are all of our neighbours, and we will continue to oppose this project by all legal means, as long as it continues to be advanced on a format so obviously and radically inconsistent with the character of our present neighbourhood.

We urge you to reject the appeal.

Yours faithfully,



David Mulford
Jeannie Simmons Mulford

Flat 31
Kensington Heights
Campton Hill Road
London W8 7BD.
15 July 1999.

[Handwritten initials]

RECEIVED IN PINS AA
16 JUL 1999

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The Inspector,
The Planning Inspectorate
(Room 1003)
Tollgate House,
Horton Street
Bristol BS2 9DJ.

Dear Sir,
Re: DETR Reference App/K5600/A/99/
1022704.

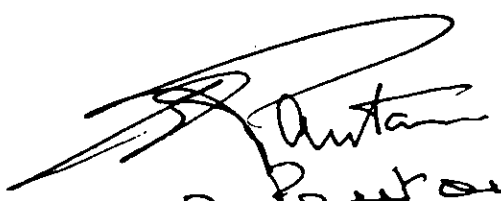
Further to our letters written to
the Royal Borough of Kensington
& Chelsea concerning a proposed
development referred to under the
above reference, & which we
understand such letters have
already been recorded as
objections to the development.
We wish to place before you
our request that you not only
consider our letters already
referred to above, but give your
depest consideration to our
plea for privacy, noise / air pollution
in our remaining years
and the destruction of open space
which at present gives so much
pleasure to us.
We are in our late 70's, and
had hoped to live a peaceful
"near-countrified" life whilst
living near facilities necessary
to old people, and with a great

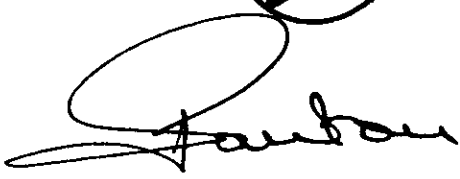
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measure of security such as
rigid in Kensington Heights.

Please don't condemn us to the
horror of construction wise
buildings going up close to our
windows, the loss of open
space and the joy at watching
young folk at play.

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~~3094~~

Sincerely

S.A. Pantou


S. Pantou (Mrs)

Pollen House
10/12 Cork Street
London W1X 1PD
Phone: 0171 439 4400
Fax: 0171 734 1445

OLIM LIMITED

3095

[Handwritten signature]

Fax

To: Mr D Shoreland
The Planning Inspectorate
Room 1003
Tolgate House
Houlton Street
BRISTOL BS2 9DJ

From: Mrs Angela Lascelles

Fax: 017 987 8448 Date: 15th July 1999

Phone: Pages: 6

Re: St. George's Church

C.C.

- Please Comment
- Please Reply
- Please Recycle

Caroe & Partners

CHARTERED ARCHITECTS

1 Greenland Place London NW1 6AP
tel 0171 267 9348 fax 0171 267 9344

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CAMPDEN HILL: St. George by Bassett Keeling - Listed Grade II

This representation is submitted by M.B. Caroe BA (Cantab), D. Arch (King) FSA.

I am a third generation conservation architect, my firm having been founded when my grandfather left J.L. Pearson's employment in 1884. The firm continues to specialise in the care of old buildings, including Cathedrals (6), National Trust and other similar houses in private hands (some 15), timber framed buildings and the conservation of mediaeval paintwork, monument and statuary. I spent some 12 years working on the West Front of Wells Cathedral and over the last five years have been working at Her Majesty's Tower of London.

My father purchased 15 Campden Hill Square in 1944, I lived there from 1945-1959. The family sold in 1982.

M.B. Caroe BA (Cantab) FSA FRCGS FRCGS FRCGS FRCGS FRCGS FRCGS FRCGS FRCGS FRCGS
Senior Associate J.P. Devincenzi BA (Cantab) FSA FRCGS FRCGS FRCGS FRCGS FRCGS FRCGS FRCGS FRCGS
Archaeological Consultant J.C. Simpson FRCGS FRCGS FRCGS FRCGS FRCGS FRCGS FRCGS FRCGS FRCGS
Also at
Deerham Park Market Place Wells Somerset BA5 2RS tel 01749 677561
VAT REG. No. 282 125 07

1. In his submission, Mr J Thomas of Rothermel Thomas sets out descriptions of St George's taken from:

- The listing description.
- "Parish Churches of London"
Basil Clarke 1966.
- "London 3 North West"
Pevsner and Cherry 1991.
- Survey of London
Vol. XXXV11.

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and also of his unpublished thesis:

- "Victorian Churches in London"
University College of London 1956.

2. The published accounts describe the purpose for which the Church was built, its huge early popularity, and makes amusing references to a liveried beadle with wand of office whose role was to open the carriage doors.

3. The designer is described as a "quirky-rogue architect", his style as "muscular Gothic" "atrocious" (Pevsner).

4. Finally, changes to the building are recorded including the:

- Removal of the upper west gallery and side galleries, coupled with the cladding of the columns by Ryan Tenison.
- Demolition of the apse and spire.
- Whitewashing of the interior.

5. Mr Thomas' thesis takes these criticisms further:

He includes Keeling, amongst a group of architects whose work has a strange wildness and ugliness. The churches all "manifest an amazing coarseness of design and are very unattractive ...". He includes amongst the group, Peacock, Teuton, Keeling and Lamb, also on occasions Street and even Pearson. In describing the church, he states that the Chancel is west of the Nave and suggests "this is a most ungracious Church, awkward and uneasy to live with; the texture of the materials is hard and uncompromising.... It must have been amazing when it was new and all the shapes and materials were crisp and shiny".

In fact the Church lies north of the Nave, none of the original materials appear to have been shiny. Teuton's church of St. Saviour Rosshyn Hill is Listed as Grade I, desperate efforts have been made to save the building over the last twenty years.

6. Later he states that "the Church makes a brave show to the front, but the standard of ostentation and quality of materials drops off to an extraordinary extent at the sides which are much simpler, bleaker and cheaper with coloured brickwork and very little stone!

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DJP

Keeling is hardly to be criticised for designing in this way, as his Church is closely surrounded by pre-existing buildings on all three sides, he thus concentrated expensive materials on the only elevations which are visible from the street.

7. He concluded by stating "as the result of extensive internal alterations to Bassett Keeling's "ornate and somewhat barbarous style" beginning in the late 19th century, "the highly personal character of the Church has been lost". ".....the integrity of this listed building has been harmed by extensive alterations. For instance the removal of the broached spire and its replacement by a copper pyramidal cap, the demolition of the apse, the whitewashing of much of the interior and the removal of galleries".
8. Taste changes as do patterns of use, St. George was badly damaged by the V2 that landed at the south-west corner of Camden Hill Square. This probably accounted for the demolition of the spire, the displacement of the roof structures and probably the weakening of the apse that led to its demolition. In the late 1940s, this was a sad and uninspired building smelling of stale ecclesiastical gas.
9. The submission by the Deputy Church Warden of Kensington describes in ecclesiastical and social terms the transformation of the building over recent years.
10. Here it is pertinent to point out what has been achieved in architectural terms.
11. The works have included:
 - Cleaning of the West Front and Tower.
 - Exposure of Keeling's cast iron columns in the Church itself, along with the restoration of the springers that support the upper brickwork.
 - Partial cleaning of the arches to the crossing, exposing original coloured brickwork and polychrome designs.
 - Re-siting of Keeling's West Gallery Front.
12. Listed building consent was required for the recent alterations, control being exercised by English Heritage and the Royal Borough of Kensington and Chelsea. At no stage did English Heritage officers indicate that the building had been so altered that it was no longer of importance. They were immensely supportive to the PCC and their architects during design development.
13. In contrast to Thomas' views, it can be argued that the building has regained some at least of its original character and integrity. The interior is a fine space, peaceful, colourful and appropriate for worship.
14. Keeling's use of polychromy inside and out is, once again, apparent. His idiosyncratic detailing of joinery is there to be enjoyed, the relationship between his taught cast iron piers and the masonry they support once again makes sense.
15. Past comments on St. George's have castigated its architect as a quirky rogue, the west front as "atrocious"; "his style is ornate and somewhat barbaric". There have been claims that the interior has been completely de-Keelingised, that the integrity of the building has been harmed by extensive alterations.

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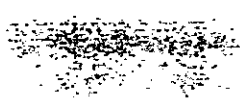
- 16. Notwithstanding the above, it is also fair to claim that Keeling's design is significant and appealing to our taste at the turn of the century. This is NOT a building that has been altered so as to have lost its integrity or architectural importance.
- 17. Finally, in the weeks when broadsheets have been full of pictures contrasting Battersea Parish Church with the massive new housing block to the south, it is at least pertinent to raise the issue as to whether the best preserved of Bassett Keeling's churches should suffer a similar fate.



Montem Caroe

M B Caroe BA (Cantab), D. Arch (King) FSA
Architect, St. George's Camden Hill

Dated: 14 July 1999



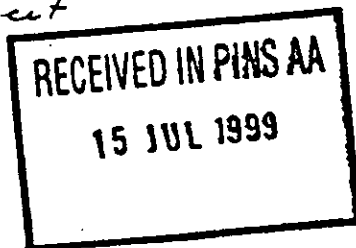
82 Kensington Heights
Campden Hill Road
London W8 7BD
Tel: 071-727 8864

4000

14 July 1999

~~4000~~

The Inspector - Planning Inspectorate (Room 1003)
Tollgate House, Haulton Street
Bristol BS2 9DJ.



Dear Sir,

Re: DETR Ref: App/K 5600/A/99/1022704

I object most strongly to the above application for the following reasons:

- 1) It is far too intense for the local area
- 2) The proposed buildings are too high and intrusive for the neighbourhood.
- 3) Loss of open spaces
- 4) The traffic and parking in the area is already a major problem and would increase to an intolerable level.

Furthermore, the proposed development would be a serious loss of privacy for me and would block my views. My investment in the property at Kensington Heights would be substantially devalued.

Yours faithfully
Jesca Burg CBE