

# Leaside Area Action Plan

## Open and Water Space Review

21/09/2021



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# 1. Introduction

The draft Leaside Area Action Plan (LAAP) is a planning document that sets out a strategy for growth and regeneration in the Leaside area. The plan will set out a vision for how the area will change and the policies the council will implement to help achieve the vision. Within this document, the LAAP sets out the planning policies relating to the quality, type and delivery of parks and open spaces for the area.

As part of the early stages of the plan, the project team held an open space consultation in summer 2020. A consultation survey was used to gather comments on the use of open spaces in the Leaside area. To add to this work, the plan making team has undertaken a review of the existing publicly accessible open spaces within the Leaside Area with the aim of identifying whether any of the open spaces can be afforded additional protection from development through national and regional planning policies.

This document discusses the areas of open space in the Leaside area and their potential for designation as Metropolitan Open Land (MOL) and/or Local Green Space.

## 1.1 Area context

There are around 10.2ha of publicly accessible open space in the AAP area the largest of which is Langdon Park. Throughout Tower Hamlets, there is a need for more open space, this need is particularly great within the LAAP area. There are large sections of the AAP area which are considered to be deficient in access to open space or nature. The Tower Hamlets Parks and Open Spaces Strategy projects that this deficiency will persist and by 2031 the level of deficiency in Lansbury ward will be moderate, meaning there will be 0.5-1.0 ha of open space per 1000 people. The council therefore consider it a priority to ensure that existing open space is protected and expanded.

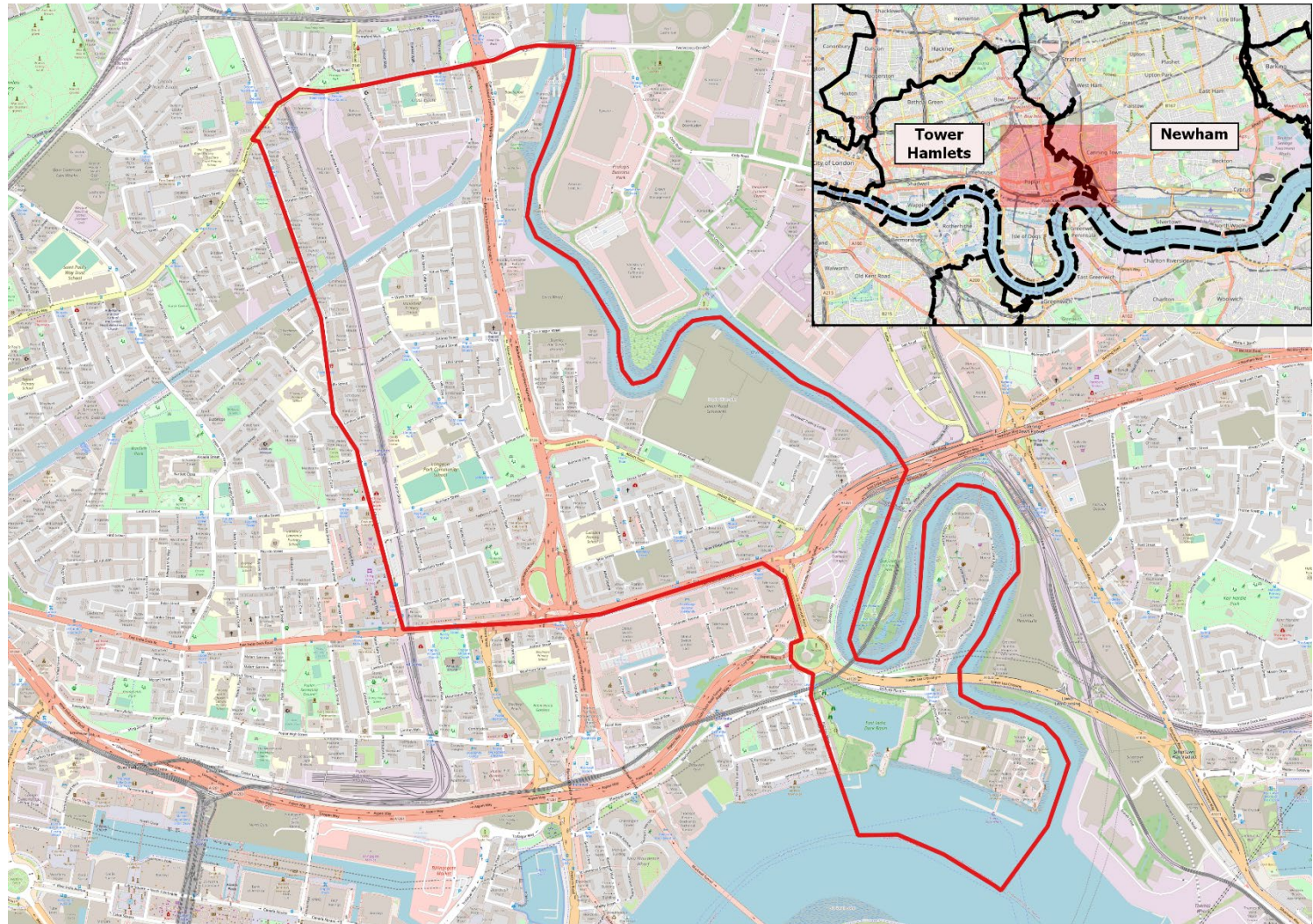
## 1.2 Scope, purpose and use of the study outputs

The purpose of this consultation paper is to provide further detail on whether any of the open spaces in the area meet the specific criteria to allow them to be designated as Metropolitan Open Land or designated as Local Green Space (LGS) through the National Planning Policy Framework (NPPF), both of which would afford additional protection measures to the open space. These designations are explained further in section 2.1.

It should be noted that the Leaside Open Space Review has a specific, narrower scope which differs from the comprehensive Parks and Open Spaces Strategy completed by the Tower Hamlets Council in 2017, as part of the evidence gathering for the Local Plan 2031. The study outputs will provide the Council with the necessary evidence to consider if alterations to Green Belt or MOL boundaries through the Leaside Plan



**Figure 1.1: Map showing the Leaside Area Action Plan boundary**



## 2. Policy Context and Criteria

This chapter summarises the policies relevant to this review and the criteria and principles used to protect open space. This information has informed the methodology used to assess the open spaces within the Leaside area.

### 2.1 Metropolitan Open Land (MOL)

The concept of MOL was first defined in the 1969 draft London Development Plan, which proposed a protective designation for larger areas of open land within London. Since the concept was first introduced, it has remained the province of London's metropolitan planning policy only. The London Plan 2021 defines Metropolitan Open Land as 'strategic open land within the urban area which plays an important role in London's green infrastructure'.

There are 10 areas of MOL land within the Borough of Tower Hamlets: East India Dock Basin and Brunswick Wharf, Island Gardens, Lee Valley Regional Park, Meath Gardens, Mile End Park, Mudchute Park, Millwall Park, Tower Hamlets Cemetery and Victoria Park. East India Dock Basin is the only existing MOL land which sits within the Leaside AAP plan boundary.

The Mayor of London strongly supports the current extent **of MOL**, its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL.

**The London Plan 2021 Policy G3 Metropolitan Open Land** states that MOL and Green Belt land should be accorded equal status and that the principles of national Green Belt policy should apply to MOL. The policy supports the extension of MOL designations where appropriate and where the criteria set out in the policy is met.

To designate land as MOL boroughs need to establish that the land meets at least one of the following criteria:

- a. it contributes to the physical structure of London by being clearly distinguishable from the built-up area
- b. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
- c. it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value
- d. it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.

In addition, Policy G4 Open Space supports this study outlining that Development Plans should include appropriate designations and policies for the protection of open space to meet needs and address deficiencies. MOL and Green Belt land are afforded the same status and protection, and the NPPF 2021 Green Belt policy is considered to apply to MOL.

## 2.2 Local Green Space (LGS)

Local Green Space (LGS) was introduced by the National Planning Policy Framework 2012 (NPPF). LGS are green areas or open spaces which have been demonstrated to have particular value and significance to the local community which they serve.

The designation of land as LGS through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as LGS should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. LGS should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.

Paragraphs 102 of the NPPF 2021 introduces the criteria for designation new LGS to protect local green areas. The LGS designation should only be used where the green space is:

- a) in reasonably close proximity to the community, it serves.
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

Paragraph 103 states policies for managing development within a LGS should be consistent with those for Green Belts.

## 2.3 Planning Practice Guidance (PPG)

The National Planning Practice Guidance (PPG) provides supplementary information on the approach to Green Belt policies and LGS including how to define open space, what LGS designation is and further information on the process of designating land as LGS.

**Table 2.1:** Further information and guidance on LGS, taken from nation Planning Practice Guidance (PPG).

<b>What is Local Green Space designation?</b>	Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.
<b>How is land designated as Local Green Space?</b>	Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can identify on a map ('designate') green area for special protection.
<b>What if the land has planning permission for development?</b>	Local Green Space designation will rarely be appropriate where the land has



	planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.
<b>What types of green area can be identified as Local Green Space?</b>	As mentioned above, the green area must meet the criteria set out Paragraph 102 of the NPPF. The designation of land is a matter for local discretion.
<b>How close does a Local Green Space need to be to the community it serves?</b>	The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.
<b>Is there a minimum area that a Local Green Space should be?</b>	Provided land can meet the criteria at paragraph 100 of the NPPF, there is no lower size limit for a Local Green Space.

## 2.4 Local Policy

### Tower Hamlets Local Plan 2031

With reference to the Local Plan, there are four strategic policies relevant to this report:

- Policy S.OWS1: Creating a network of open spaces
- Policy S.OWS2: Enhancing the network of water spaces
- Policy D.OWS3: Open space and green grid networks
- Policy D.OWS4: Water spaces.

Policy S.OWS1 seeks to protect and enhance the borough's valuable network of open spaces and the protection of existing designations of the MOL. Policy S.OWS2 seeks to protect and enhance the borough's valuable network of water spaces. Policy D.OWS3 seeks to ensure that development does not negatively impact on the existing network of publicly accessible open space and contributes to their enhancement and expansion. Policy D.OWS4 details how the boroughs water spaces will be protected and their functions maintained and enhanced.

## **The draft Leaside Area Action Plan**

The draft Leaside AAP is a planning document that sets out a strategy for growth and regeneration in the Leaside area from now until 2031. Over the next 20 years, substantial residential and commercial development is expected for the area and the AAP is an important means for developing a clear vision and identify for this part of east Tower Hamlets.

The AAP will be part of the statutory development plan once adopted, and the policies in the adopted AAP will be a material consideration in planning decisions

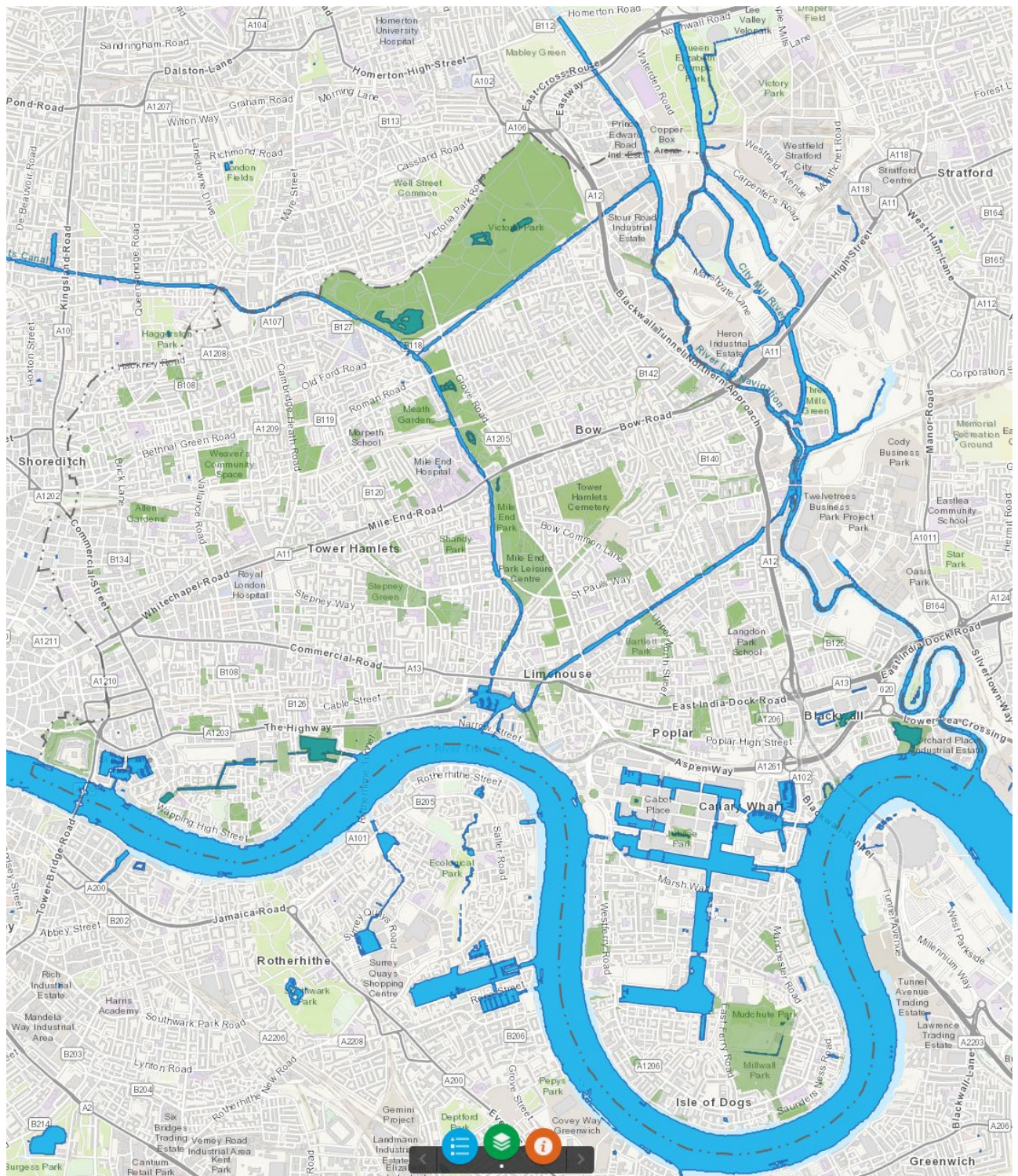
The relevant section of the AAP for this report is the community spaces (chapter 9). Policy LS17 – Delivery of Open Space supports the delivery of new or expanded publicly accessible open space.

## **2.5 Additional Studies**

In addition to the NPPF 2021, the London Plan 2021 and London Borough of Tower Hamlet's Development Plan documents, this report has been informed by the Leaside Infrastructure Delivery Plan (2020), Parks and Open Spaces Strategy (2017), Green Grid Strategy (2017), Water Space Study (2017), Urban Structure and Characterisation Study (2009) and the Langdon Park Conservation Area Character Appraisal and Guidelines (2009)



**Figure 2.1: Existing network of open spaces and water spaces within the borough**

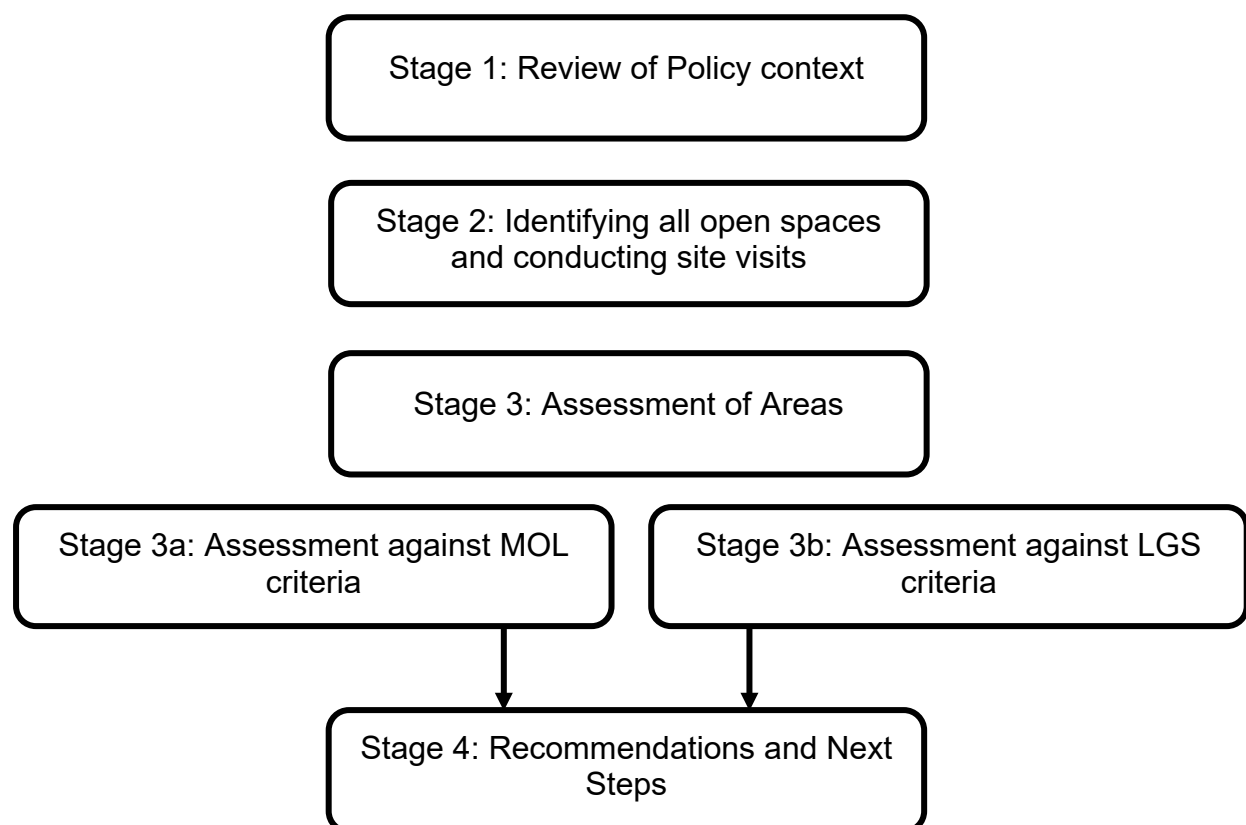


### 3. Methodology

This section provides a methodology for assessing whether any of the open spaces within the Leaside Area should be provided with additional protection from development. This study has specifically considered MOL protection criteria covered by Policy G4 of the London Plan 2021 and protection provided by designating an open space as LGS set out in the NPPF 2021.

The approach undertaken for this study is summarised in Figure 3.1

**Figure 3.1: Methodology Approach:**



#### 3.1 Stage 1: Review of Policy context

The first stage of the process involved reviewing the policy context surrounding the protection of existing open spaces. This is summarised in section 2 of this report. After reviewing the policy context for designating open space as MOL and LGS, the relevant criteria and questions to consider for the assessment stage is summarised in **tables 3.1 and 3.2**.

There is no government defined methodology for carrying out a MOL or LGS review and local authorities have therefore taken a variety of approaches to-date.



## **Metropolitan Open Land**

With no government set methodology for carrying a review, assessing MOL against the designation criteria set out in the London Plan is the common, acceptable approach.

**Table 3.1: Summary of assessment criteria and questions for Metropolitan Open Land.**

MOL	
Criteria for Designation	Evaluation questions
<b>a.</b> it contributes to the physical structure of London by being clearly distinguishable from the built-up area	How notable is the built development from the parcel of land? Does the open space contribute to the structure of London (e.g., river valley, Metropolitan scale park or greenspace)
<b>b.</b> it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	What facilities are within in the site? Who do the facilities serve?
<b>c.</b> it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value	Is the site recognised by existing policy? or within the Council's evidence base, for factors relating to its historic, recreational or biodiversity value?
<b>d.</b> it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.	Does the site link to existing Green Chains in the borough?

## **Local Green Space**

**Table 3.1: Summary of criteria and supporting questions for Local Green Space assessment**

Local Green Space	
Criteria for Designation	Evaluation questions
in reasonably close proximity to the community, it serves	Is the site walking distance from the local community? Is the site used locally? Is the site accessible (physically, socially) from surrounding areas?
Demonstrated Special to the Local Community (yes to one or more of the following aspects)	
<b>Beauty</b>	Does the space contribute to local identity, character of the area and a sense of place? Is the site recognised by existing policy designations, or within the Council's evidence base, for factors relating to its

	beauty/ aesthetic (i.e., landscape sensitivity)?
<b>Historical significance</b>	Does the site form part of a heritage asset or its setting?
<b>Recreational Value</b>	Is the site recognised by existing policy designations, or within the Council's evidence base, for factors relating to its recreational value (i.e., open space/ sports provision/ public rights of way)?
<b>Richness in wildlife</b>	Is the site recognised by existing policy designations, or within the Council's evidence base, for factors relating to its ecological value?
Local in Character and not an extensive tract of land	Is the site physically, visually and socially connected to the local area?

### 3.2 Stage 2: Survey and Site Visits

All open/ water spaces within the Leaside AAP area were visited by project officers as part of the review. Site visits were held in person to understand each spaces' immediate context, character and boundary features. Photographs of all areas were taken to illustrate their character, highlight relevant features and demonstrate their relationship with the built development. A template survey form for each area was used to record the assessment against each criterion, together with any other observations from the site visits which was intended to supplement and clarify desk-based work.

The form sought to collate information about the sites to facilitate an unbiased evaluation of the open spaces later on in the assessment process. Using the research gathered from the policy and background context for both open space designations, a form was created to enable officers to capture information about the features and characterisation of each site. The template assessment form and results from each site surveyed is included as Appendix 2.

### 3.3 Stage 3: Assessment of Open Spaces

The assessment process involved reviewing the on-site survey data alongside a mixture of evidence from desk-based research, including contextual information and secondary data sources such as aerial photography, Google Street view, and ArcGIS maps as well as primary evidence obtained through the site visits.

Based on this information, officers were then able to draw an initial recommendation as to the suitability of each site for both LGS and MOL designation. The key findings from this assessment are summarised in Section 4 of this report.

### 3.4 Stage 4: Recommendations and Next Steps

The final stage of the process was to review each site assessment and confirm the recommendation on whether any of the open spaces surveyed should be designated as LGS or MOL. The recommendations of the review are summarised in Section 5 of this report.



## 4. Assessment

### 4.1 Open Spaces in Leaside Area

In total, 10 sites were assessed to inform the open space review for the Leaside Area Action Plan:

- Aberfeldy Playground
- Abott Road Gardens
- Braithwaite Park
- East India Dock Basin
- Jolly's Green
- Langdon Park School Grounds
- Langdon Park
- Leven Road Open Space/ MUGA
- Aberfeldy Millennium Green
- Wyvis Street Open Space Park

#### Aberfeldy Playground

Aberfeldy Playground is a fenced pocket park which serves the Aberfeldy estate residents. The facilities include a mixed-use cage for football and basketball as well as a small playground. The space includes some trees, shrubbery and plants.



#### Abbott Road Gardens

Abbott Road Gardens is a small amenity space on the east side of the redeveloped Aberfeldy estate. The open space provides some relief from the busy A.13 and East India Dock Road. The garden includes various types of flowers and shrubbery. There are two benches within the space.



### Braithwaite Park

Braithwaite Park is a triangle shaped amenity space which serves local residents. The park is landscaped with paths through the site and trees, plants and shrubbery around the edge of the space. Facilities in the park include child play facilities and benches.



### East India Dock Basin

East India Dock Basin is a unique open space in Tower Hamlets; it is a precious wetland habitat whilst also one of the few remnants of the East India Docks with a number of historic Grade II Listed features. The site connects to the Thames Path. There are numerous benches and places to sit overlooking the basin.



### Jolly's Green

Jolly's Green is an area of amenity space surrounded by residential housing. The 11-storey, Grade II listed building Carradale House sits to the south of the park. The space provides a buffer for local residents from the A.12 (major road) which runs along the east of the site. Facilities in the park include outdoor gym equipment, small children's play area and some picnic benches.





### Langdon Park School Grounds

Langdon Park School Grounds serves Langdon Park School and local residents. The open space includes an athletics track, four MUGA's and six tennis courts. On the site, there are several benches for spectators.



### Langdon Park

Langdon Park is the largest open green space within the Leaside area. Langdon Park DLR lies to the west of the park with low-medium buildings abutting the rest of the park. The park serves the local residents, youth centre and school nearby. Facilities in the park include BMX track, outdoor street gym, children's play area and a pitch for football. There are several benches lining the edge of the open space.



### Leven Road Open Space/ MUGA

Leven Road Open Space is a rectangular open space area, surrounded by small-scale residential housing and the recently approved Leven Road Gasworks housing development. A number of trees line the edge of the open space. Facilities in the park include a basketball court, outdoor gym equipment and steps for seating.



### Aberfeldy Millennium Green

Aberfeldy Millennium Green is a small triangular Green surrounded by residential streets and housing. The amenity space serves the local residents. The green has several paths through the site and trees, plants and shrubbery around the edge of the space. On the west of the site, there is a sundial with space for seating.





### Wyvis Street Open Space Park

Wyvis Street Open Space Park is a small open space which serves the local Teviot estate residents. The space has a few areas for seating and an open sand pit for play. There are some trees and shrubbery lining the edge of the space. To the south of the space, there is the Teviot Community Centre.









































































Appendix 2 includes the data recorded from each site visit to all open spaces within the Leaside AAP area. This information together with desk-based research mentioned in Stage 3 of the methodology and the assessment criteria thresholds informs table 4.1 and 4.2.

## 4.2 Assessment against Local Green Space Criteria

	Meets criteria
	Does not meet criteria

**Table 4.1 Assessment of open spaces against LGS criteria**

	Open Space	In reasonably close proximity to the community, it serves;	Yes, to one or more of these criteria					Local in Character	Not an Extensive Tract of Land
			Beauty	Historical Significance	Recreational Value	Tranquilly	Richness in wildlife		
1	Aberfeldy Playground								Yes
2	Abbott Road Gardens								Yes
3	Braithwaite Park								Yes
4	East India Dock Basin								Yes
5	Jolly's Green								Yes
6	Langdon Park School Grounds								Yes
7	Langdon Park								Yes
8	Leven Road Open Space/ MUGA								Yes
9	Aberfeldy Millennium Green								Yes
10	Wyvis Street Open Space Park								Yes



### 4.3 Assessment against Metropolitan Open Land Criteria

**Table 4.2. Assessment of open spaces against MOL criteria**

Metropolitan Open Land				
Open Space	a. it contributes to the physical structure of London by being clearly distinguishable from the built-up area	b. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	c. it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value	d. it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.
Aberfeldy Playground				
Abott Road Gardens				
Braithwaite Park				
East India Dock Basin				
Jolly's Green				
Langdon Park School Grounds				
Langdon Park				
Leven Road Open Space/ MUGA				
Aberfeldy Millennium Green				
Wyvis Street Open Space Park				

## 5 Recommendations and Next Steps

**Table 5.1 Summary of assessment of open spaces against LGS and MOL criteria**

Site reference	Summary if MOL assessment	Summary of LGS criteria assessment	Recommendation
Aberfeldy Playground	The site does not meet the MOL criteria set out in the London Plan.	While of some value locally, there is insufficient evidence to show that the site is of particular local importance as required by the NPPF	Not recommended as MOL  Does not meet the tests for LGS
Abbott Road Gardens	The site does not meet the MOL criteria set out in the London Plan.	The site appears to lack a particular local importance and as such does not fulfil the criteria for designation set out in the NPPF	Not recommended as MOL  Does not meet the tests for LGS
Braithwaite Park	The site does not meet the MOL criteria set out in the London Plan.	While of some value locally, there is insufficient evidence to show that the site is of particular local importance as required by the NPPF	Not recommended as MOL  Does not meet the tests for LGS
East India Dock Basin	The site is already designated as MOL within the borough.	While EIDB continues to be a valued open space it is considered that as the site already benefits from a sufficient level of protection from its MOL status.	Retain MOL Status  Considered to meet the tests for LGS designation however at the present time, it is considered that the site already benefits from a suitable level of protection.
Jolly's Green	The site does not meet the MOL criteria set out in the London Plan.	The site is not considered to fulfil the criteria for designation set out in the NPPF. This site may be suitable for designation in the future given its historic nearby setting.	Not recommended as MOL  Does not meet the tests for LGS at present
Langdon Park School Grounds	The site does not meet the MOL criteria	While of some recreational value locally, there is insufficient evidence to show that the	Not recommended as MOL

	set out in the London Plan.	site is of particular local importance as required by the NPPF	Does not meet the tests for LGS
Langdon Park	The site does not meet the MOL criteria set out in the London Plan.	The site is the largest park in the Leaside Area and is local in character, and of local importance for its community and recreational value. The park appears to fulfil the NPPF criteria for LGS.	Not recommended as MOL  Considered to meet the tests for LGS designation
Leven Road Open Space/ MUGA	The site does not meet the MOL criteria set out in the London Plan.	While of some local recreational value it is considered that the site does not appear to fulfil the criteria set out in the NPPF, and it is not suitable for designation.	Not recommended as MOL  Does not meet the tests for LGS
Aberfeldy Millennium Green	The site does not meet the MOL criteria set out in the London Plan.	While of some local value it is considered that the site does not appear to fulfil the criteria set out in the NPPF, and it is not suitable for designation.	Not recommended as MOL  Does not meet the tests for LGS
Wyvis Street Open Space Park	The site does not meet the MOL criteria set out in the London Plan.	While of some value locally, there is insufficient evidence to show that the site is of particular local importance as required by the NPPF.	Not recommended as MOL  Does not meet the tests for LGS

## 5.1 Next Steps

The two spaces which meet the criteria for LGS are East India Dock Basin and Langdon Park. East India Dock Basin is already designated as MOL and at the present time, it is considered that the site already benefits from a suitable level of protection. The report concludes that Langdon Park should be included as LGS in the Leaside Area Action Plan.

## Appendix 1 Assessment criteria thresholds and definitions

	Weak	Moderate	Strong (demonstrated Special to the Local Community)
<p><u>Beauty and Tranquillity</u></p> <p><i>The visual attractiveness of the site and its contribution to landscape, character and setting of the surroundings. Beauty is a subjective concept but we have used the standard meaning of the word i.e., a combination of qualities, such as shape, colour, or form, that pleases the aesthetic senses, especially the sight, to assess the sites through site visits.</i></p> <p><i>Tranquillity is a state of calm, quietude and is associated with a feeling of peace; a state of mind that promotes mental wellbeing. Positive tranquillity factors include:</i></p> <ul style="list-style-type: none"> <li><i>seeing hearing and or experience nature and natural features</i></li> <li><i>experiencing (particularly in visual terms) the landscape or elements such as fields, moors, woodlands, open views and water</i></li> <li><i>seeing and hearing wildlife</i></li> <li><i>the absence of noise i.e., an area that provides a space for quiet reflection and/or an area for calmness</i></li> </ul> <p><i>For MOL threshold the features must be of either national or metropolitan value</i></p>	<p>On balance, the visual and perpetual attractiveness of the site and its contribution to landscape, character and setting of the surrounding is weak.</p>	<p>On balance, the visual and perpetual of the site and its contribution to landscape, character and setting of the surrounding is moderate.</p>	<p>On balance, the visual and perpetual of the site and its contribution to landscape, character and setting of the surrounding is strong.</p>
<p><u>Recreational Features</u></p> <p><i>Based on first hand observations from site visits of how the site is used for recreation e.g., playing sport, informal recreation, children's play etc For MOL threshold the recreational features must serve either the whole or significant parts of London</i></p>	<p>Weak recreational value. Limited space for recreational use. Parcel of land may be used for everyday activities such as walking, running and dog walking.</p>	<p>Moderate recreational value. Parcel of land may have one or more types of space for recreational activity.</p>	<p>Strong recreational value with a significant amount of the site likely to be used for a dedicated recreational use including informal recreation, children's play.</p>

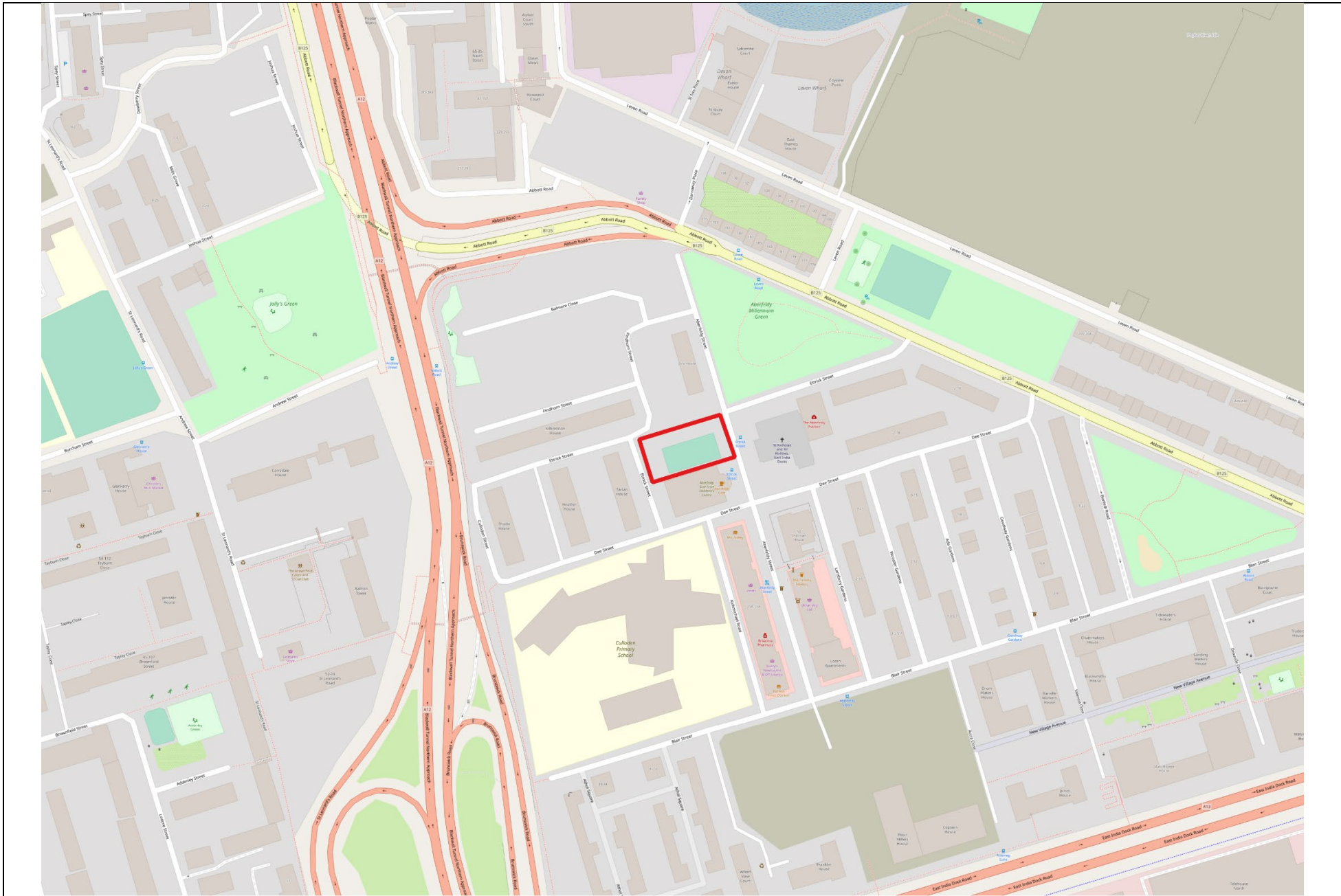
<p><u>Ecology, Biodiversity and Wildlife Features</u></p> <p><i>The area may provide areas for biodiversity and wildlife habitats to establish and/or a priority area for one or more species.</i></p> <p><i>For MOL threshold the features much be either national or metropolitan value</i></p>	<p>No existing designations. No potential to form local nature reserves.</p>	<p>No existing designations. Some potential to form local nature reserves/ provides areas for biodiversity and wildlife habitats.</p>	<p>Existing designations. Existing areas for biodiversity and wildlife habitats.</p>
<p><u>Historical Significance</u></p> <p><i>The space should provide a setting for, or allow views of, heritage assets or other locally valued landmarks. The site may host historic buildings, structure or landscape features present on site with a particular connection to the local community</i></p> <p><i>For MOL threshold the features much be either national or metropolitan value</i></p>	<p>The site may host historic buildings, structure or landscape features present on site with a particular connection to the local community.</p> <p>The site may be nearby to one or more listed buildingsz</p>		
<p>The land has to be ‘reasonably close to the community it serves’.</p>	<p>There is no definition of this in the NPPF and it will be up to the individual LPA to define. For the purpose of this review, no specific distance is used to establish whether a proposed site was in close proximity to the community. Instead, consideration is given to the distance from the community, physical connections such as footpaths and roads and the nature of the site.</p>		
<p>The land has to be ‘demonstrably special to a local community’.</p>	<p>There must be evidence of the land’s value to and use by the local community to show it holds a particular local significance, fulfilling one or more of the above criteria</p>		
<p>The land needs to be ‘local in character, not an extensive tract of land’.</p>	<p>The criteria may differ between open spaces but the areas would normally be fairly self-contained with clearly defined edges. No specific threshold is applied to the size of sites being considered. An assessment of the size of the site in comparison with the community it serves should be made.</p>		



## Appendix 2: Survey Responses and Desk Top Review

### 1. Aberfeldy Playground

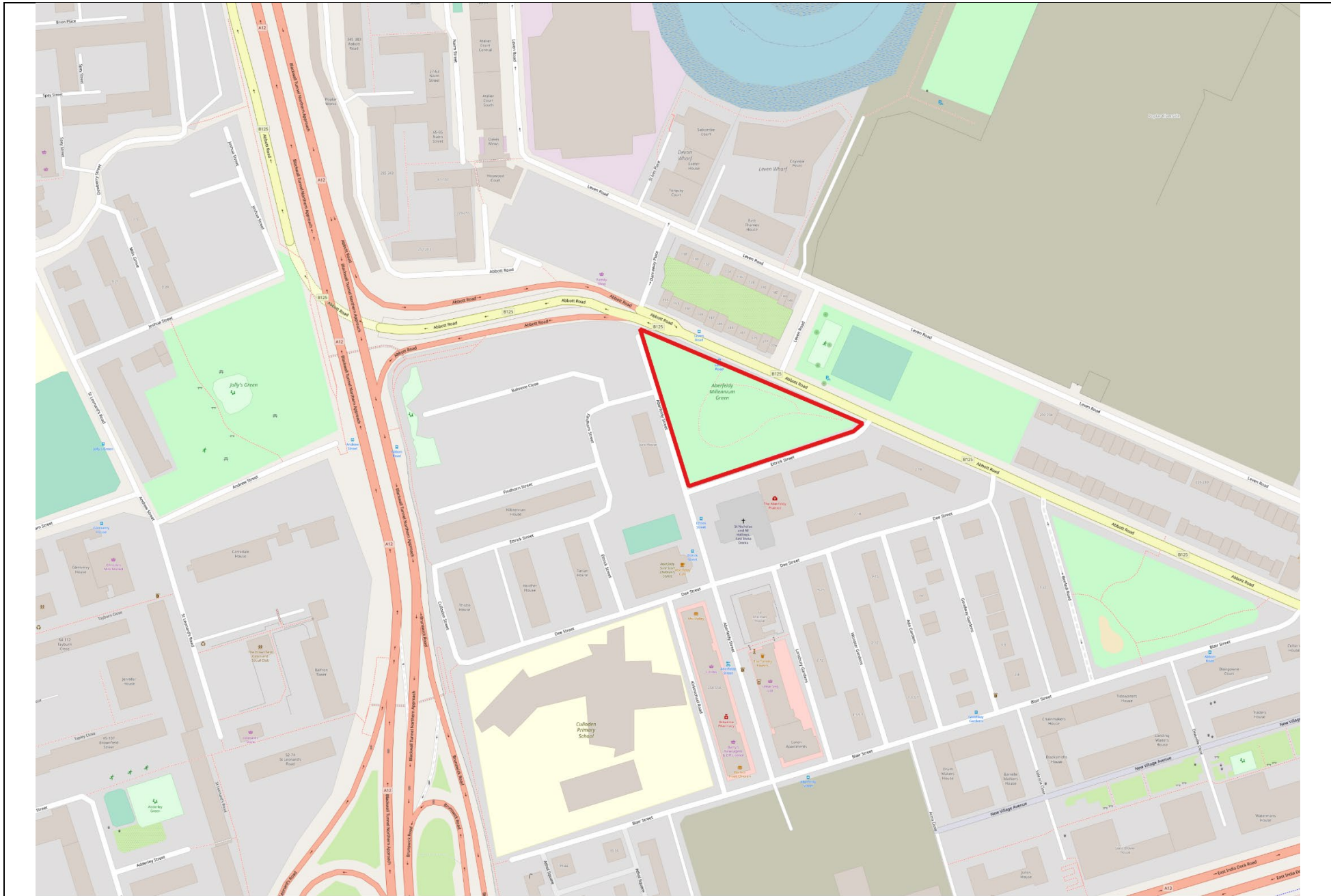
1: Physical structure/ general description		Commentary
Type of open space (typology of space):		Pocket Park.
Size (ha):		Under 1 hectare.
Extensive tract of land		The space is not large and reflects the surrounding area.
What is the density of the surrounding area: <i>e.g., high, medium, low, houses, flats, detached, semi, terraced</i>		Low – Medium density of surrounding area. Terrace houses – 4 storey flat complexes.
Proximity to residential buildings:		Less than 10 metres.
Reasonably close proximity		This space is located within the community it serves.
2: Significance		
Recreational facilities (are these of national, regional, or local significance):		Moderate – small MUGA and some child play equipment. These are of local significance and not demonstrably special to a local community.
Historical significance:		No historical significance which is demonstrably special to local community. Not within a conservation area.
Ecology and biodiversity features:		Weak – some trees, shrubbery and plants, not demonstrably special to a local community Not within a conservation area and no TPOs on the site.
Level of 'Beauty and tranquillity':		Weak - not demonstrably special to a local community. Not within a conservation area
The open space contributes to the physical structure of London:		No.
3: Connectivity		
Does the site form part of a Green Chain, a link in the network of green infrastructure or a wildlife corridor, providing a link between habitats?		No.



## 2.Aberfeldy Millennium Green

<b>1:Physical structure/ general description</b>		<b>Commentary</b>
Type of open space (typology of space):		Pocket park.
Size:		Under 1 hectare.
Extensive tract of land		The space is not large and reflects the surrounding area.
What is the density of the surrounding area: <i>e.g., high, medium, low, houses, flats, detached, semi, terraced</i>		Low – Medium Predominately terraced housing. Church and doctor's surgery to the south of the park.
Proximity to residential buildings:		Less than 10 metres.
Reasonably close proximity		This space is located within the community it serves.
<b>2:Significance</b>		
Recreational facilities (are these of national, regional, or local significance):		Weak – horizontal dial with space for seating. Facilities are of local significance and not demonstrably special to a local community.
Historical significance:		No historical significance which is demonstrably special to local community Not within a conservation area.
Ecology and biodiversity features:		Weak - not demonstrably special to a local community. Not within a conservation area. No TPOs on the site.
Level of 'Beauty and tranquillity':		Weak - not demonstrably special to a local community. Not within a conservation area.
The open space contributes to the physical structure of London:		No.
<b>3: Connectivity</b>		
Does the site form part of a Green Chain, a link in the network of green infrastructure or a wildlife corridor, providing a link between habitats?		The site forms part of the borough's Green Grid.

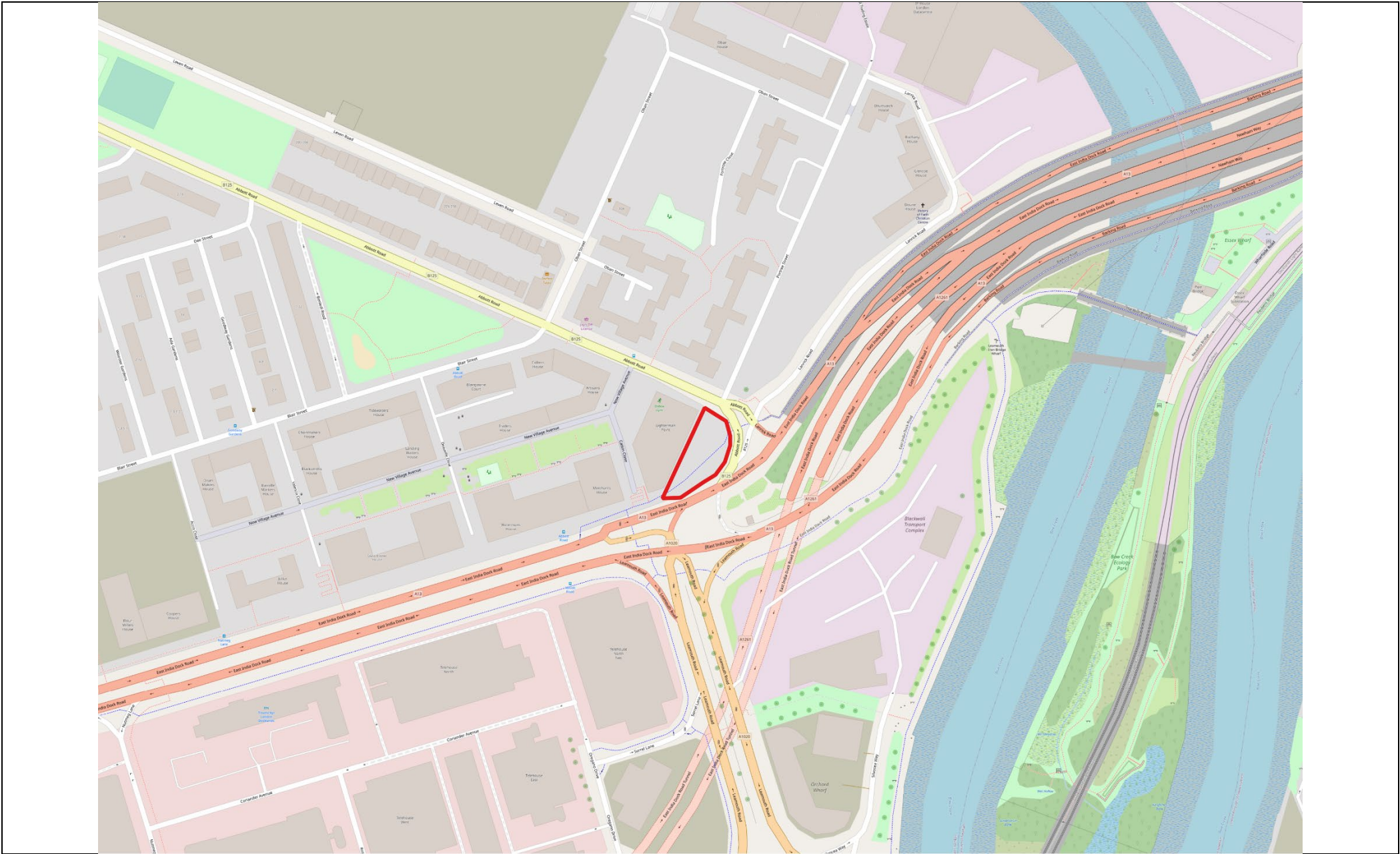




### 3.Abbott Road Gardens

1:Physical structure/ general description		Commentary
Type of open space (typology of space):		Pocket Park.
Size(ha):		Under 1 hectare.
Extensive tract of land		The space is not large and reflects the surrounding area.
What is the density of the surrounding area: <i>e.g., high, medium, low, houses, flats, detached, semi, terraced</i> )		Medium – high density of surrounding area. Various buildings heights nearby ranging from 2 – 10 storeys.
Proximity to residential buildings:		Less than 10 metres.
Reasonably close proximity		Close - the open space predominately serves the Aberfeldy estate and nearby residents.
2:Significance		
Recreational facilities (are these of national, regional, or local significance):		Weak - facilities are of local significance and not demonstrably special to a local community.
Historical significance:		No historical significance which is demonstrably special to a local community. Not within a conservation area.
Ecology and biodiversity features:		Weak – not demonstrably special to a local community a few trees and shrubbery. No TPOs on the site.
Level of 'Beauty and tranquillity':		Weak – not demonstrably special to local community. The space provides some relief from busy road corridors.
The open space contributes to the physical structure of London:		No.
3: Connectivity		
Does the site form part of a Green Chain, a link in the network of green infrastructure or a wildlife corridor, providing a link between habitats?		The site forms part of the borough's Green Grid.

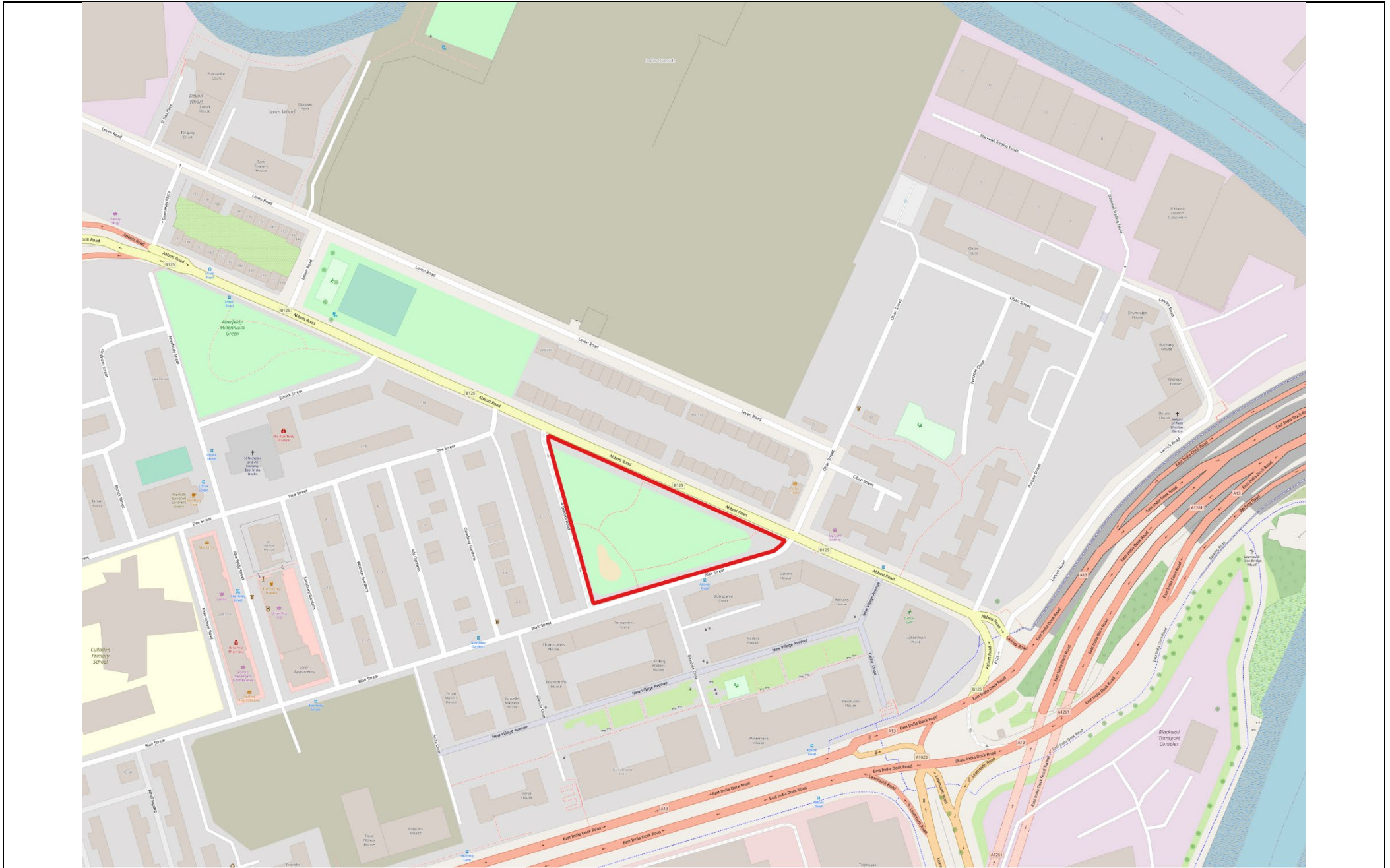




## 4.Braithwaite Park

<b>1:Physical structure/ general description</b>		<b>Commentary</b>
Type of open space (typology of space):		Small open space.
Size(ha):		Under 1 hectare.
Extensive tract of land		The space is not large and reflects the surrounding area.
What is the density of the surrounding area: <i>e.g., high, medium, low, houses, flats, detached, semi, terraced</i>		Low – Medium – Rows of terraced housing and flat blocks ranging from 2 – 6 storeys.
Proximity to residential buildings:		Less than 15 metres.
Reasonably close proximity		This space is located within the community it serves. The park serves local residents.
<b>2:Significance.</b>		
Recreational facilities (are these of national, regional, or local significance):		Weak - not demonstrably special to a local community. Facilities include sand pit, some play equipment and benches for seating.
Historical significance:		No historical significance which is demonstrably special to local community. Not within a conservation area.
Ecology and biodiversity features:		Weak - not demonstrably special to local community variety of trees, shrubbery and plants No TPOs on the site.
Level of 'Beauty and tranquillity':		Weak – not demonstrably special to local community.
The open space contributes to the physical structure of London:		No.
<b>3: Connectivity</b>		
Does the site form part of a Green Chain, a link in the network of green infrastructure or a wildlife corridor, providing a link between habitats?		The site forms part of the borough's Green Grid.





## 5.East India Dock Basin

<b>1:Physical structure/ general description</b>		<b>Commentary</b>
Type of open space (typology of space):		Civic Space.
Size(ha):		1-5 hectares.
Extensive tract of land		The space is not large and reflects the surrounding area.
What is the density of the surrounding area: e.g., high, medium, low, houses, flats, detached, semi, terraced)		Varied density surrounding the site. To the north of the site there is the Lower Lea Crossing, to the east there is the new constructed Good Luck Hope site, to the south is the River Thames and to the west is rows of flat complexes.
Proximity to residential buildings:		Less than 20 metres.
Reasonably close proximity		This space is located within the community it serves.
<b>2:Significance</b>		
Recreational facilities (are these of national, regional, or local significance):		Moderate - dog walkers and runners make use of the open space and paths surrounding the basin and birdwatchers can utilise the hides and nature path available. Recreational facilities are considered to be local significance.
Historical significance:		Strong – demonstrably special to a local community and holds a particular local significance. The original large moorings around the basin are retained. Information boards interpret the heritage of the basin. A lock is present where the basin meets the Thames and a Millennium Beacon is preserved at the basin. The Blackwall Pier/entrance to basin is Grade II listed.
Ecology and biodiversity features:		Strong - demonstrably special to a local community and holds a particular local significance. The site is designated as a site of importance for nature conservation (Grade 1) (THBI04). The basin is utilised as a nature reserve incorporating riparian habitats, grassy areas, and patches of woodland, as well as created floating habitats. Birdwatching hides are also present around the basin celebrating its biodiversity. No TPOs on the site.
Level of 'Beauty and tranquillity':		Strong - demonstrably special to a local community and holds a particular local significance. The basin is enclosed and tranquil, although the road can still be heard. The basin is also open and exposed to the Thames to the south and offers views to the city.
The open space contributes to the physical structure of London:		Yes.- there is a wall around the site and the space is disguisable from the built-up area. The site forms part of the Lee Valley Regional Park and is considered to contribute to the physical structure of London.
<b>3: Connectivity</b>		
Does the site form part of a Green Chain, a link in the network of green infrastructure or a wildlife corridor, providing a link between habitats?		The site forms part of the boroughs Green Grid.

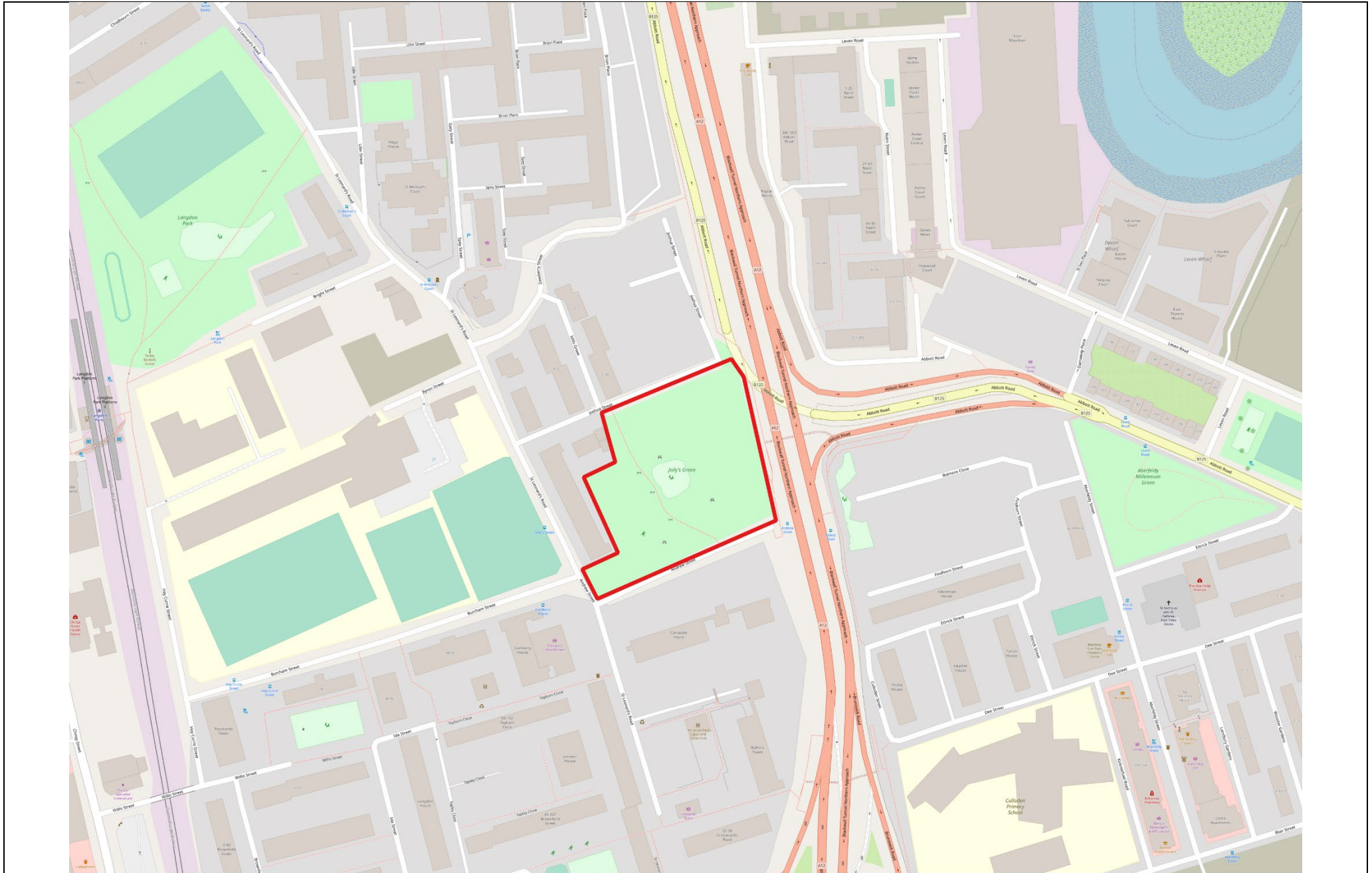






## 6.Jolly's Green

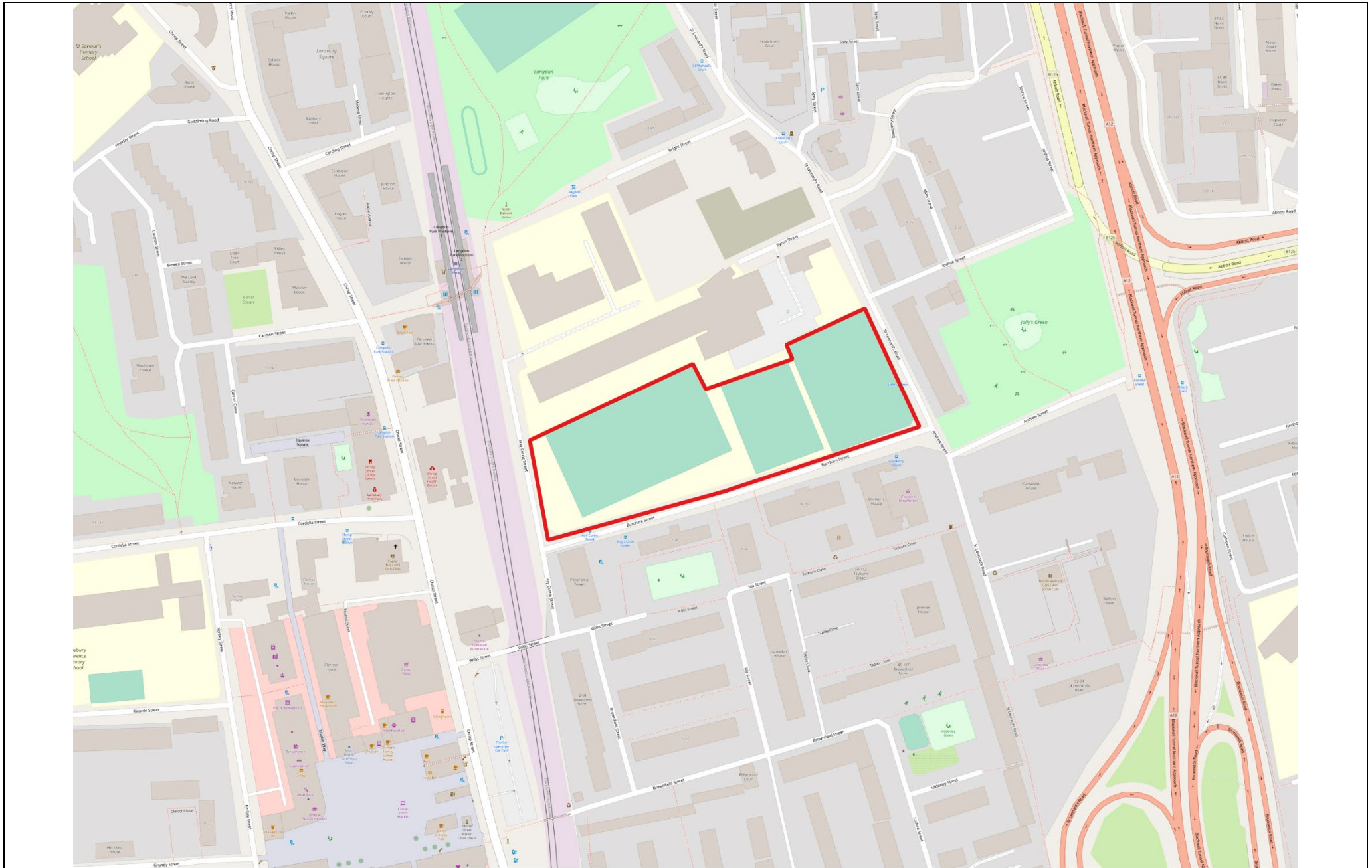
<b>1:Physical structure/ general description</b>		<b>Commentary</b>
Type of open space (typology of space):		Small open space.
Size(ha):		Under 1 hectare.
Extensive tract of land		The space is not large and reflects the surrounding area.
What is the density of the surrounding area: e.g., high, medium, low, houses, flats, detached, semi, terraced)		Medium density. Rows of terraced housing to the north and west with the 11 storey Grade II listed Carradale House to the south of the small open space.
Proximity to residential buildings:		Less than 15 metres.
Reasonably close proximity		This space is located within the community it serves.
<b>2:Significance</b>		
Recreational facilities (are these of national, regional, or local significance):		Weak - These are of local significance and not demonstrably special to local community.
Historical significance:		No historical significance which is demonstrably special to local community. Not within a conservation area.
Ecology and biodiversity features:		Weak – not demonstrably special to local community. No TPOs on the site.
Level of 'Beauty and tranquillity':		Weak – not demonstrably special to local community.
The open space contributes to the physical structure of London:		No.
<b>3: Connectivity</b>		
Does the site form part of a Green Chain, a link in the network of green infrastructure or a wildlife corridor, providing a link between habitats?		The site forms part of the borough's Green Grid.



## 7.Langdon Park School Grounds

<b>1:Physical structure/ general description</b>		<b>Commentary</b>
Type of open space (typology of space):		Tower Hamlets local park.
Size(ha):		1-5 hectares.
Extensive tract of land		The space is not large and reflects the surrounding area.
What is the density of the surrounding area: <i>e.g., high, medium, low, houses, flats, detached, semi, terraced</i>		Medium – high surrounding density. Langdon Park School to the north, Residential tower blocks to the south.
Proximity to residential buildings:		Less than 10 metres.
Reasonably close proximity		This space is located within the community it serves.
<b>2:Significance</b>		
Recreational facilities (are these of national, regional, or local significance):		Weak - These are of local significance and not demonstrably special to local community.
Historical significance:		No historical significance which is demonstrably special to local community. Not within a conservation area.
Ecology and biodiversity features:		Weak - not demonstrably special to local community.
Level of 'Beauty and tranquillity':		Weak - not demonstrably special to local community.
The open space contributes to the physical structure of London:		No.
<b>3: Connectivity</b>		
Does the site form part of a Green Chain, a link in the network of green infrastructure or a wildlife corridor, providing a link between habitats?		No.

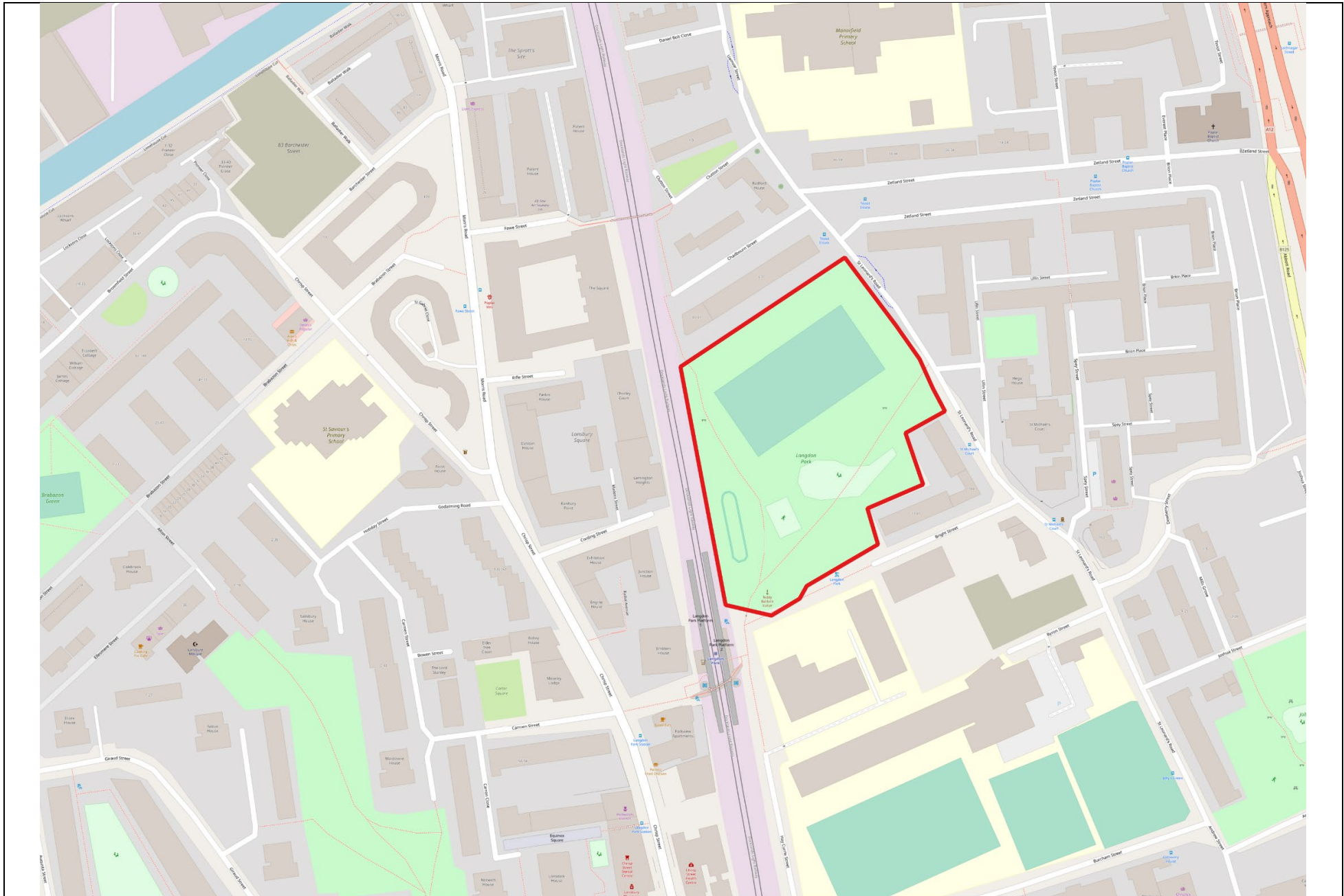




## 8.Langdon Park

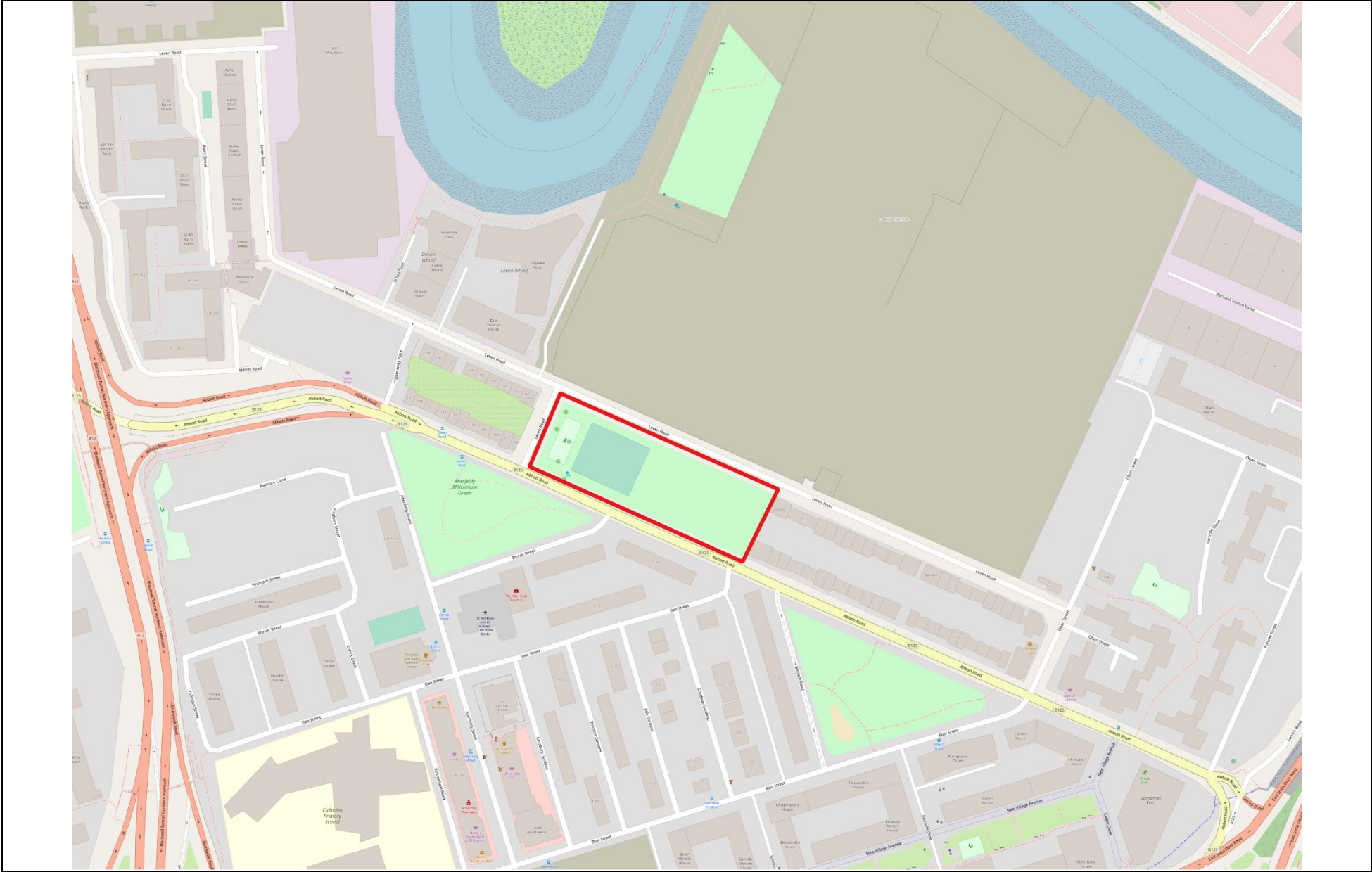
<b>1:Physical structure/ general description</b>		<b>Commentary</b>
Type of open space (typology of space):		Tower Hamlets local park.
Size(ha):		1-5 hectares.
Extensive tract of land		The space is not large and reflects the surrounding area.
What is the density of the surrounding area: <i>e.g., high, medium, low, houses, flats, detached, semi, terraced</i>		Medium surrounding density. Langdon Park DLR lies to the west of the park with low-medium buildings abutting the rest of the park.
Proximity to residential buildings:		Less than 10 metres.
Reasonably close proximity		This space is located within the community it serves.
<b>2:Significance</b>		
Recreational facilities (are these of national, regional, or local significance):		Strong - facilities in the park include BMX track, outdoor street gym, children's play area and a pitch for football/ team games. These facilities are of local significance and are considered demonstrably special to local community.
Historical significance:		Some significance but not demonstrably special to local community. Not within a conservation area. Nearby Grade II listed St Michaels Court. The site hosts a borough designated view from the park through to Balfron Tower. The Site is within the Langdon Park Conservation Area.
Ecology and biodiversity features:		Weak – not demonstrably special to local community. No TPOs on the site.
Level of 'Beauty and tranquillity':		Weak – not demonstrably special to local community.
The open space contributes to the physical structure of London:		No.
<b>3: Connectivity</b>		
Does the site form part of a Green Chain, a link in the network of green infrastructure or a wildlife corridor, providing a link between habitats?		The site forms part of the borough's Green Grid.





## 9. Leven Road Open Space/ MUGA

<b>1: Physical structure/ general description</b>		<b>Commentary</b>
Type of open space (typology of space):		Small open space.
Size:		Under 1 hectare.
Extensive tract of land		The space is not large and reflects the surrounding area.
What is the density of the surrounding area: <i>e.g., high, medium, low, houses, flats, detached, semi, terraced</i>		Low – Medium surrounding density. Predominately terraced housing. The open space is adjacent to the recently approved Bow Common Gasworks development site.
Proximity to residential buildings:		Less than 10 metres.
Reasonably close proximity:		This space is located within the community it serves.
<b>2: Significance</b>		
Recreational facilities (are these of national, regional, or local significance):		Moderate - one MUGA and some outdoor gym equipment. These are of local significance and not demonstrably special to local community.
Historical significance:		Weak - not demonstrably special to local community.
Ecology and biodiversity features:		Weak - not demonstrably special to local community. No TPOs on the site.
Level of 'Beauty and tranquillity':		Weak - not demonstrably special to local community.
The open space contributes to the physical structure of London:		No.
<b>3: Connectivity</b>		
Does the site form part of a Green Chain, a link in the network of green infrastructure or a wildlife corridor, providing a link between habitats?		The site forms part of the borough's Green Grid.



## 10. Wyvis Street Open Space Park

<b>1: Physical structure/ general description</b>		<b>Commentary</b>
Type of open space :		Pocket Park.
Size:		Under 1 hectare.
Extensive tract of land		The space is not large and reflects the surrounding area.
What is the density of the surrounding area: <i>e.g., high, medium, low, houses, flats, detached, semi, terraced</i>		Low rise. Predominately residential housing.
Proximity to residential buildings:		Less than 10 metres.
Reasonably close proximity		This space is located within the community it serves.
<b>2: Significance</b>		
Recreational facilities (are these of national, regional, or local significance):		Weak - These are of local significance and not demonstrably special to local community.
Historical significance:		Weak – not demonstrably special to local community.
Ecology and biodiversity features:		Weak – not demonstrably special to local community. No TPOs on the site.
Level of 'Beauty and tranquillity':		Weak – not demonstrably special to local community.
The open space contributes to the physical structure of London:		No.
<b>3: Connectivity</b>		
Does the site form part of a Green Chain, a link in the network of green infrastructure or a wildlife corridor, providing a link between habitats?		No.



