

## I. INTRODUCTION

---

### Purpose of this report

I.1. This report summarises the proposals for the restoration of Brockwell Park in South London. It forms part of the Stage II application to the Heritage Lottery Fund (HLF). This application also includes other reports under separate cover:

- Management and Maintenance Plan
- Audience Development Plan for Brockwell Park
- Audience Development Plan for the Brockwell Park Community Greenhouses (BPCG), within Brockwell Park
- Brockwell Park Community Greenhouses (BPCG) Outline Business Plan
- Volunteer Plan
- Training Plan
- Sports Needs Analysis

This report should be read in conjunction with these plans.

All of the proposals have been generated over the period January - November 2007 and have been informed by the input of members of the Project Steering Group, made up of representatives from the London Borough of Lambeth (LBL) and members of the Brockwell Park Management Advisory Committee (BPMAC), a series of consultations with the general public and overseen by the HLF project monitor.

### The Story so far

I.2. The brief summary history below is useful in describing the key milestones in the project's development:

**1985-2006** Community involvement in the management of Brockwell Park is well established, having begun with the formation of the Friends of Brockwell Park (FoBP) in 1985. In addition to the 'Friends' group, there is a coordinating body for all the various groups who have an interest in the park called 'The Brockwell Park Management Advisory Committee' (BPMAC). Established in 1995, with the aim of working in partnership with LBL on the long-term management of the Park, the BPMAC meet on a monthly basis. A 'Vision for Brockwell Park' was produced with the financial assistance of LBL Parks Department and published in early 2005; it set out key issues, as well as opportunities for both the Park as a whole and for particular sub areas (such as the ponds). This 'Vision' informed the preparation of the brief for the Conservation Management Plan at Stage I.

**2005/2006** The Stage I HLF project work was undertaken during this period. The original brief for the project included works to Brockwell Hall as well as those within the Park itself. The HLF gave advice to the Team (after initial proposals had been drawn up and costed), that the application should be split into two separate applications. One application would cover the park wide works and the other should be made separately for the Hall and its surroundings.

**March 2006** The Stage I HLF application documents were submitted setting out the underlying aims of the scheme of restoration and improvement proposals for the park wide works. A 'vision' Masterplan was submitted with this documentation, and the possible future works to the Hall were appended to the Architectural Report.

**September 2006** The HLF awarded the Brockwell Park project a Stage I pass, and in December 2006 LBL issued an Invitation to tender to Lead Consultants to undertake the Stage II development work. In late January 2007 Land Use Consultants (LUC) were appointed to commence the Stage II work, with an anticipated submission date of 30<sup>th</sup> September 2007, however due to the need to carry out further consultation work this date was later revised to 31<sup>st</sup> December 2007 in agreement with the HLF.

This Stage II submission assumes that the works to Brockwell Hall and its environs will be carried out at a later date as part of a second separate application.

The elements contained within this application are considered to represent the most viable option for the restoration and enhancement of Brockwell Park. It most closely matches the objectives of the Council, the priorities of the local community and the stated desires of visitors to the Park. The Council considers this option to be realistic in terms of the match funding it can provide and the guaranteed after care required to manage the Park.

This Stage II application carefully combines the improvement and provision of new community facilities with the restoration of key park features and horticultural highlights, with essential works to conserve the original park design and structure, whilst also respecting and enhancing the Park's potential ecological wealth.

### Development studies

I.2 As part of the development of the bid at Stage II a series of specialist surveys have been undertaken to inform the proposals. Full details of these studies are appended to this report, however they can be summarised below:

- **Utilities survey** – Peter Brett Associates (PBA) have undertaken a thorough survey of the mechanical and electrical services within the park, itemising a list of repairs, which in turn have given greater certainty to the cost plan.
- **Drainage survey** – A full CCTV inspection of existing drainage within the park has been undertaken by PBA, and an assessment of the existing land drainage. Within this an investigation into the extent of mains water leaks within the park has also been undertaken, providing a list for repairs.
- **Path trial pits** – undertaken by PBA to give an indication of the extent of works necessary to improve the quality of existing paths.
- **Condition survey of Walled Garden Walls** – undertaken by Richard Griffiths Architects (RGA) providing a schedule of future repairs and a methodology.
- **Condition survey of ancillary buildings in the Park** – this study by RGA covers the 20<sup>th</sup> century buildings within the park.
- **Paint analysis** – paint analysis has been commissioned on three items within the park – the Herne Hill Gates, the Arlingford Road Gates and the Clock Tower. This work has been commissioned from Dr. Ian Bristow and the results which will be available in early 2008 with inform the final paint selection for the Clock Tower, gates, railings and other park furniture.

I.3 In addition to this a series of public consultations have taken place through the course of the development of the Stage II bid. These have included consultations on:

- **The Paddling Pool** – to determine its location and proposals for refurbishment.

- **The Changing Room Block** – to determine the support for keeping the existing changing block within the Park (at Stage I it was earmarked for demolition however in their letter of 29<sup>th</sup> September 2006 the HLF asked that this proposal be reviewed).
  - **Brockwell Park Country Show** – the key elements of the Park wide proposals were displayed at the Friends of Brockwell Park stand in the Park and comments collected. The show was held on 21<sup>st</sup> and 22<sup>nd</sup> July 2007 and received in the region of 120,000 visitors.
  - Presentation to the **BPMAC**.
  - Specific meetings with groups such as the **Brockwell Park Community Greenhouses (BPCG)** to help define their needs and requirements within the bid.
- I.3. The design and detailed content of the project has evolved through a series of Steering Group Meetings chaired by the LBL Project Manager and representatives from the FoBP and BPMAC, and Design Team Meetings chaired by the LUC Project Manager and attended by LBL. These meeting have been held on a monthly basis from February to November 2007.

### **Project Brief and Team**

- I.4 The Vision is for a Park:
- Which functions as a 'flagship site' within Lambeth;
  - Which provides high standard facilities for a regional audience;
  - Which is inclusive in that it meets the needs of the whole community;
  - Which is an attractive, safe and welcoming location for the widest possible range of activities and events;
  - Which demonstrates a 'joined up' approach to open space management for the 21<sup>st</sup> Century;
  - Which increases the opportunities for volunteering, training and employment within the surrounding local community.
- I.5 The project team and remits assembled for the Stage II proposals were:
- **Land Use Consultants (LUC):** Lead consultants covering the issues of historic landscapes, landscape architecture and ecology.
  - **Richard Griffiths Architects (RGA):** Conservation architects
  - **Heritage Cost Consultants (HCC):** Quantity surveying / cost advice
  - **Peter Brett Associates (PBA):** CDM Co-ordination / water quality / drainage proposals/ M&E service engineers
  - **Prince Research Consultants (PRC):** Business planning
  - **Ken Burlton Consultancy (KBC):** Audience Development/ Training and Volunteer Plans
  - **Dr Ian Bristow:** Historic Buildings Consultant on paint analysis

In addition to this work LBL have employed Patrick Driscall - a designated Park Manager for Brockwell Park – and Theresa Hoare – a dedicated Development and Education Officer. Patrick commenced his appointment on 3<sup>rd</sup> September 2007, and has written the 10 year Management and Maintenance Plan which forms part of this submission.

## 2. PROJECT PROPOSALS

---

### Landscape Strategy

- 2.1. This part of the report summarises the Stage II proposals. Although there have been some changes in scope between the Stage I and Stage II schemes (as outlined in Appendix 6, Summary table of changes between Stage I and II ) the overall restoration strategy remains unchanged.

The proposed philosophy behind the Park's renaissance is to preserve and restore existing remnants of the 18<sup>th</sup> Century landscape. At the same time it is proposed to restore those elements of the 19<sup>th</sup> century Park created by Lieut. Col. J.J. Sexby whilst also reintroducing appropriate 'lost' features from this period which are appropriate to 21<sup>st</sup> century use, to delight contemporary Park users.

This strategy acknowledges that both the greatest heritage **value** and **need** for restoration lies within the ponds and walled garden and that the focus of works should be in these areas. These areas are particularly significant as they represent something of the 18<sup>th</sup> century gentleman's estate and the 19<sup>th</sup> century public Park created by Sexby.

The collection of small buildings that belonged to the original 18<sup>th</sup> century gentleman's estate is also critical to an effective restoration of the heritage of the park and therefore the strategy covers the Temple and Norwood Lodge.

As previously discussed Brockwell Hall and its environs are excluded from this bid although their Heritage value is of high importance, forming the centre of the Park and belonging to a very fine, complete set of 18<sup>th</sup> century buildings of a sub-urban gentleman's residence.

The Park wide proposals seek to enhance the general condition of the Park, preserving the different layers of the history of the Park's development, while acknowledging that it is important that the park functions well for a wide range of contemporary user groups and events. Therefore investment in Park wide infrastructure and the design of more welcoming entrances have been key targets for the restoration programme.

### Key Principles of the Masterplan

- 2.2. Key principles are described below in brief:
- Restore primary elements of the 18<sup>th</sup> and 19<sup>th</sup> Century landscape, including key vistas
  - Enhance and improve the access to the site, by improving entrances and signage within the park.
  - Improve the perception of safety within the park with careful management of site vegetation
  - Integrating modern play and recreation facilities within the park, particularly considering the treatment of 20<sup>th</sup> century buildings.
  - Restoring the ornamental lakes, re-integrating the paddling pool more sensitively into this key historic area, while upgrading it to meet current health and safety standards.
  - Enhancing the primary features of the Sexby 19<sup>th</sup> century Park scheme
  - Providing a clear and realistic vision for the future sustainable management of the Park.

- 2.3. The proposals have been divided into a series of sub-areas to allow a proper description of the objectives, proposals and benefits arising within each area. The remaining works are described by type as part of park wide proposals.

### Walled Garden:

- 2.4. The Walled Garden forms part of the remaining 18<sup>th</sup> Century Estate and was probably built as the kitchen garden. During the 19<sup>th</sup> Century it was remodelled by J.J. Sexby to become a small 'Arts and Crafts Style' garden which forms the basis of the Garden today and the starting point for the new proposals. Few of the Sexby period 'rustic' structures remain in the garden, however a series of green oak structures now replace these. Some of the remaining features are no longer working (the fountain) or need replacement (the wishing well), the paths are no longer bound gravel as this was replaced with York stone 'crazy paving' which is much loved, but no longer level. The planting in the garden has been successful and sensitively managed in the last few years with involvement with the Brockwell Park Community Greenhouses (BPCG) and Friends Group who have been growing on plants for bedding out here and it is proposed to leave this much as it is.

#### Objectives:

- Restore/key lost features within the garden
- Improve access for all, improving the infrastructure
- Create a connection between Temple and walled garden
- Continue to develop the garden as an area suitable for training for Park staff and in partnership with the Brockwell Park Community Greenhouses (BPCG).

#### Proposals:

- Re-lay paths to make level and safe to improve access for all to the garden, re-laying rope edging and replacing where necessary
- Replace pergola structures along original alignments with green oak structures to match existing pergolas. Repair existing pergolas and shelters.
- Repair fountain and refurbish
- Restore wishing well
- Create access from Temple into the walled garden
- Re-point walls as part of on going maintenance.

### Brockwell Park Community Greenhouses (BPCG)

- 2.5. The BPCG is located within part of the original walled garden and partly within an enclosure alongside this. The BPCG site used to be the Park maintenance depot, however since the 1980s has been used by a community group as a gardening project. The site has grown organically, with the green houses and cold frames of the original depot now in need of some extensive repairs. The site is in need of re-fencing to increase the project's presence within the park, and also to improve its security as it has been a victim of high levels of vandalism. The project and its management are covered in a separate outline business plan as well as by the audience development and training plan.

#### Objectives:

- Improve site safety
- Improve access for all by enhancing the infrastructure
- Repair greenhouses to allow better use and extend their life span
- Provide toilets and a kitchen to widen potential range of users

#### Proposals:

- Re-lay tarmac paths/ patch repairs to create level access throughout main areas of project – dressing with bound gravel to ‘soften’ the appearance
- Repairs to frames of greenhouses and re-glazing as necessary. Provision made for disabled access to the greenhouses
- Conversion of old boiler room and kitchen to provide new kitchen and toilet
- New 2 metre height vertical bar railing to replace chain link and close board fence around the BPCG area.
- New level area for out door seating/ learning
- New watering points/ stand pipes added

### Ponds

- 2.6. The current series of ponds are located in a valley where three ponds occurred naturally. The southern most of these no longer exists and in its place sits the current paddling pool. Sexby created an additional pond, now the northern most pond (pond 3), and considerably expanded pond 1, creating a bathing lake. His scheme created ornamental planting alongside the ponds, with rustic timber bridges between each of the ponds and a lush ornamentally planted stream running towards the Arlingford Road gate. Much of this is now lost, the original duck pond now has the paddling pool over its location, none of the bridges remain, and the stream has been culverted underneath the one o'clock club and children's play ground. The planting around the ponds is limited; the dense canopy of the trees has reduced much of ornamental shrub planting layer and ground cover along with damage caused by water fowl. Efforts have been made in recent years to improve the ponds for bio-diversity, but little has been done to address loss of ornamental character. The edges of the ponds are also in poor condition and all of the ponds are now fenced meaning that the visitor cannot get close to the water's edge at any point. The sustainability of the ponds needs to be considered, both in terms of water level, but also water quality.

#### Objectives:

- Restore/key lost features
- Restore areas of ornamental planting
- Create controlled access to waterside
- Enhance bio-diversity
- Restore views to the water

- Improve access

#### Proposals:

- Add timber bridges and restore the rock work rivulets between ponds
- Selectively thin/coppice trees to get more light into this area and improve views
- Redesign the paddling pool area to bring the facility up to contemporary standards and to stop chlorinated water from emptying into ponds and thus damaging bio-diversity
- Repair pond edges and islands, creating new areas of marginal planting (see PBA drawings for detail works)
- Replant with a mix of ornamental and ‘wildlife’ planting, protected with anti-fowl fencing
- Remove fence around part of pond 1, adding corduroy paving along this open edge, to allow access to the waters edge
- Add land drains within the Park to sustainably top-up water levels
- Restore cascade and install pump within the ponds to re-circulate water and improve water quality (see PBA drawings for detail works)
- Resurface paths to improve quality of surface and appearance in this area – in terms of condition these paths are some of the worst in the park

### Paddling Pool

- 2.7. The existing paddling pool was added to the Park in the 1950s; it is nearing the end of its lifespan and no longer meets health and safety standards. It sits unused for large portions of the year offering poor play value and looks unsightly. A series of consultations have taken place with the paddling pool users to agree the elements and location of the current scheme. The current pool empties directly into the pond system which adversely impacts on their water quality and thus their ecology.

#### Objectives:

- Improve safety
- Improve access for all, improving the infrastructure to make the paddling pool a more sustainable feature by re-cycling the water used etc.
- Improve the year round play value
- Improve the landscape setting
- Maintain as a dog free area with family picnic facilities

#### Proposals:

- Create new pool with planting buffer between it and pond 1.
- Create a low tech area for wet play and general play, making more of a year round facility
- Add new tree planting to give shade and improve the setting
- Install new pump and water filtration unit within the existing pump house and create a new link to the main sewer drain

## Children's Playground

2.8. The existing children's play ground sits near the Arlingford Road Gate in an area without much tree planting and is poorly integrated with its context. It is intended that the playground should be redesigned to both make provision for a wider range of ages of children (currently there is very little for older children and teenagers) and to improve its context and setting within the wider park. Objectives:

- Improve perception of safety
- Improve access for all, enhancing the infrastructure and creating a new path to link the area better with other Park paths
- Improve the year round play value – allowing for a wider range of equipment for different age groups
- Improve the landscape setting – adding planting and creating a more naturalistic play environment and reducing the current dominance of hard surfacing
- Maintain as a dog free area with family picnic facilities

Proposals:

- Plant along boundary at Tulse Hill to improve setting of play area
- Create clear structure to area, including areas of lawn, and using bark chip safety surfacing
- Renew play equipment, improving play value of pieces
- Create additional picnic area
- Add new entrances

## Site wide: Paths

2.9. The paths within the Park are in mixed condition with limited money having been spent on them, in recent years some path repairs have been undertaken, however in many cases (due to the heavy events vehicles that use the park) full reconstruction for use by vehicles is necessary. The worst areas of footpath are largely concentrated within the ponds area where surfaces are particularly poor.

Objectives:

- Improve access for all, improving the surface condition of paths
- Improve selected paths so as to be robust enough not to be damaged by the occasional heavy vehicles using the Park
- Clearly designate routes suitable for vehicle use and improve event management to ensure that these routes are used.

Proposals:

- Resurface paths within the ponds area
- Upgrade selected paths for vehicle use
- Re-lay walled garden paths

- Improve surface in the BPCG

## Site wide: Entrances

2.10. The quality of the entrances within the park is poor, with lack lustre signage, planting and in many cases the original gates are in poor condition or missing entirely (Brixton Water Lane Gate).

Herne Hill Gate is not covered in any great detail within the proposed works at Stage II as this is subject to proposed works which would (should they receive planning consent) cause the re-alignment of the gates and railings, demolition of the toilet block and the re-design of the internal entrance of the park. (see Appendix 22)

## Lido Entrance

The works proposed for this entrance at Stage I have been largely completed as part of a separate project refurbishing the Lido, therefore the layout and perception of personal safety has been much improved.

Objectives:

- Enhance entrance – making clear it forms one of the entrances to the Park not merely the Lido
- Improve the perception of safety and appearance

Proposals:

- The signage remains to be upgraded here
- It is proposed that the 2m high fence is removed and replaced with a low level timber 'crash' barrier to separate pedestrians from vehicles at the entrance
- Clear/ prune shrubbery near the electricity substation
- Repaint the sub-station and adjacent wall

## Brixton Water Lane Entrance

The original 19<sup>th</sup> century gates here have been removed, and the entrance has rather unwelcoming and utilitarian gates and railings. An avenue of Malus has been planted in recent years, many of which have not established well.

Objectives:

- To establish a better quality presence of the Park from the street
- Restore 'missing' historic railings and gates

Proposals:

- Remove railings and replace with railings and gates to match those at the Arlingford Road and Herne Hill Gates
- Replant avenue, and replant with a suitable 'avenue' tree to create a better impact
- Plant 'smart' hornbeam hedges along boundaries to create better appearance
- Upgrade signage

## **Arlingford Road entrance:**

### Objectives:

To establish a better quality presence of the Park from the street

- Improve perception of safety at this entrance

### Proposals::

- Repair railings and create new stone sett threshold.
- Reduce density of shrubbery around entrance to improve views into the park through railings
- Upgrade signage

## **Railings**

- 2.11. New Boundary railings are proposed along the Dulwich Road Park boundary to open up views into the park. It is proposed that this will tie in with the historic railings at Herne Hill gate and along Norwood Road to create an improved and uniform presence of the park to the surrounding streetscape.

## **Site Furniture**

- 2.12. A thorough survey and strategy has been carried out as part of the Stage II part of the bid. There is currently a very wide range of types of seating found within the park and proposals are to rationalise this. The Friends group have been fundraising for commemorative benches within the park and have been using a David Ogilvie metal bench; this is durable for the conditions within the Park and follows the form of a late 19<sup>th</sup> century slatted Park bench. It is thus proposed that all new benches will be the David Ogilvie bench. The bins, dog waste bins, and signage are all being addressed as part of the proposals with community notice boards integrated into main signage at entrances, and specific community notice boards being located at key areas. The intention is that Brockwell Park, as Lambeth's flagship park, should have a clear identity (see photo sheet for details of types).

## **Drainage**

- 2.13. PBA have made proposals for a series of drainage works within the park. These have been to address a series of different issues:
- 1) Flooding from the park onto neighbouring streets and properties
  - 2) Water logging of areas of the park making them unsuitable for sports during the winter months
  - 3) Installing land drainage as a way of sustainably topping up the ponds system within the park
  - 4) They have also made a thorough assessment of existing drainage and infrastructure and itemised a list of urgent repairs accordingly.

## **Buildings**

- 2.14. Not all of the buildings within the park are being covered as part of the stage II works. A full inventory of site ancillary buildings can be found in Appendix 12.

## **The Changing Room Block**

- 2.15. **The proposal at HLF Stage I**

The Conservation Management Plan for buildings in the park, (which was included in the HLF Stage I submission) discussed the existing Changing Room Block and proposed an options appraisal for the future of the building. At Stage I it was also noted that the future of the Changing Room Block would depend on the development of a sports strategy for the park. However the Stage I cost plan included a sum of £39,900 for the demolition of the building, although the final decision on the building was to be made by LBL at Stage II in consultation with park users and residents, and after completion of the Sports Needs Analysis.

The Sports Needs Analysis has now been prepared and it has enabled a more specific proposal to be made for the building which has also been the subject of a public consultation exercise. In addition a closer study of the building has enabled its strengths and weaknesses to be seen more clearly.

## **2.16. The nature of the existing building:**

The changing room block was built in the 1970's. It is a single storey brick and concrete structure with a large upper enclosure for water tanks. It was designed to provide changing room facilities for 11 football teams and was well provided with showers, toilets, clothes storage space etc. The original services of the building are still operational, but they will require updating in the near future. The structure of the building is sound but the roof requires maintenance and remedial work, and the interior of the building generally needs re-decoration.

The building is ample in size and so it is possible to make modifications to it and still provide for the needs that the sports strategy has identified. Indeed, the provision of 11 changing rooms is far in excess of what is needed in the foreseeable future: 6 is the maximum that is likely to be needed. There is therefore an opportunity for using some of the "excess" space in the building for storage, for social facilities related to sports, and for accommodating activities provided by other community organisations.

However some negative features of the building should be noted:

- The load bearing masonry construction means that every internal partition helps to support the concrete roof, and so changes to the plan need to be considered carefully. Also, under floor services are concentrated in the centre of the building and this constrains the changes of plan that can conveniently be made.
- Thermal performance of the building is poor: there is no insulation in the walls and virtually none on the roof.
- Although it is all on one level internally, the block needs ramped access up to the entrance and from the fire escapes.
- At the moment there is no privacy separation between changing rooms, showers etc., so the building is unsuitable for simultaneous use by male and female teams, or by teams of children and adults.
- The Conservation Management Plan also noted that the building is an unfortunate intrusion in the landscape and it has a negative effect on one of the key views across the park.
- 

## **2.17. The result of the sports needs analysis:**

The study of sports needs in the park identified a clear need for improved changing room facilities, partly to accommodate present uses and also to encourage greater use in the future. At Stage 1 it had also been assumed that changing room facilities would be available in the Lido building, after their re-modelling. This has proved not to be the case, and so the improvement or replacement of the existing changing rooms block has become a necessity.

**2.18. The result of the public consultation:**

Following receipt of the Sports Needs Analysis a public consultation was held during the weekend of 13<sup>th</sup> October 2007 and opinions were requested regarding the future of the building. Over 200 questionnaires were completed and the results are shown below:

|                          | Option A<br>Retain Changing Room<br>Block as a Multi-Use<br>Facility |            | Option B<br>Demolition of Block and<br>Construction of New<br>Smaller Facility |            |
|--------------------------|--|------------|--|------------|
|                          | No.  | %          | No.  | %          |
| <b>Strongly Support</b>  | <b>146</b>   | <b>72</b>  | 16   | 8          |
| <b>Mod. Support</b>      | 14   | 8          | 10   | 5          |
| <b>Mod. Against</b>      | 10   | 5          | 12   | 6          |
| <b>Strongly Against</b>  | 13   | 7          | <b>100</b>   | <b>50</b>  |
| <b>Blank/ No opinion</b> | 16   | 8          | 61   | 31         |
| <b>Total</b>             | <b>199</b>   | <b>100</b> | <b>199</b>   | <b>100</b> |

The public consultation thus showed strong support for Option A and it is thus proposed that this should form the basis of the future of the building.

Based on this result and the findings of the Sports Needs Analysis it has been decided to retain the existing building and work with partners to develop it as a multi-use facility whilst at the same time noting that a sum of £95,000 has been included in the cost plan for a minimum refurbishment of the facility should fund raising efforts be unsuccessful.

**The Temple** (see drawings 401a-L100 to L105 within appendix 3)

2.19. The Temple is a small structure and an integral part of the ensemble of the walled garden. It was probably built at the same time as Brockwell Hall and so it is of considerable historical importance as part of the overall ensemble of John Blades' suburban estate. Side rooms have subsequently been added to the Temple, to provide toilets. The history of the building was discussed in the Conservation Management Plan submitted at Stage 1.

It is proposed that the Temple be repaired and that the toilets be improved, with the addition of facilities for disabled people. This will leave the central rooms available for other purposes and it is

proposed that the building should form a resource that can be used by community organisation or other users for small events and meetings. In order to enhance the attractiveness and flexibility of these rooms it is proposed to make a new glazed door into the walled garden itself, in a position currently occupied by a window.

**Norwood Lodge** (see drawings 401a-L-112 to L113 within Appendix 3)

The history and significance of Norwood Lodge was outlined in the Conservation Management Plan. The Lodge can provide a useful resource of space for community organisations and cultural groups. The proposal in this application is to carry out the necessary external repairs to the building, to prevent any further deterioration. This will then allow minor internal alterations to be made at a future date, to suit the appropriate users.

**The Community Greenhouses** (see drawings 401a-L-106 to L111 within Appendix 3)

2.20. The greenhouses were built to accommodate the horticultural service of the local authority. They have subsequently become the centre of a range of community activities. The main greenhouse is a glass and aluminium structure and it is not proposed to make any changes to it. However it has a brick annexe which originally provided space for the boiler plant. The boiler plant is now redundant, but a peripheral space is used by the Greenhouse project as a kitchen. This is in poor condition and it is proposed to renovate the annexe to provide a new kitchen and social space. A new accessible WC will also be provided: at present there are no toilet facilities within the Community Greenhouse area.

**Shelters** (see drawings 401a-L-114 to 115 within Appendix 3)

2.21. There are presently four small timber shelters, with pitched roofs, open sides and bench seats. They each need repair and provision is made in this application for this work.

**Trees and Vegetation**

2.22. The park contains a wide range of tree planting, with two key periods represented by the mature tree stock, these are a) trees that remain from the agricultural field boundaries (most of these are to be found in the 'parkland' south, east and west of Brockwell Hall) and b) the tree planting which was under taken in the late 19<sup>th</sup> and early 20<sup>th</sup> century as part of the establishment of the park. This can be seen in much of the boundary tree planting, the planting around the ponds and in the development of some of the 'clumps' of trees from the original field boundary planting.

2.23. Much of the mature tree stock are in need of some arboricultural attention, in places groups of dead/dying trees stand or dead tree trunks are left in place once the tree has died which can leave the park with an air of neglect and gives less opportunity for effective replanting in these areas. The locations for 'dead wood' in the Park need to be carefully assessed in order to avoid the appearance of neglect – a fine dead oak tree has been left in the southern Park – however it has a very sculptural form.

In recent years the Friends of Brockwell park have been under taking an active tree planting programme within the park, this is a very popular scheme and so needs to be managed for the future to maintain key vistas within the Park and to make sure the Park does not become over planted.

**Tree Removals**

2.24. Removals have been assessed on two levels: first, the health of the tree and secondly the appropriateness for its location. The removals take in many already dead trees that have been left standing, and seek to open up views/ let in light into areas like the ponds where the density of the mature tree canopies have started to stop other planting from being possible. Through the years

individual trees have been planted which are not in keeping with their location and it is our intention to rationalise this where possible either with removals or with transplanting if this is appropriate.

- 2.25. For example it is proposed that the Cherry avenue south of the Hall, which conflicts with the fine historic field boundary planting, should be removed to the Tulse Hill entrance where a patchy Cherry tree avenue needs enhancing. This latter avenue could become a place for future donations for Cherry trees in the future. Similarly the Millennium Avenue which extends from the Herne Hill gate to the Hall should be broken up to preserve the 'Parkland' approach to the Hall which Sexby respected and enhanced by planting clumps of trees.

The shrubberies within the park are also in need of some careful management, in many cases these have become over grown leaving bald planting beds with over large shrubs towering above. A thorough hard pruning approach is proposed to allow these to rejuvenate thus reinstating views over the top of planting to help improve the perception of safety. Some removals will also have to take place to help achieve this.

#### ***Park wide planting: Meadows, Bulb planting and hedgerows***

- 2.26. Extensive areas new of meadow are proposed within the Park to improve the appearance of the Park and its biodiversity and to help increase 'green links' within the Park. In addition to this a programme of bulb planting is proposed, these will both naturalise in the longer grass of the meadow, but also be integrated underneath some of the existing wooded edges to bring greater interest to these during the spring and winter.

A series of new hedgerows are also proposed within the Park, these are being planted to help soften and better define boundaries within the park, but also to create new 'green links' around the site, providing new nesting and foraging habitats for birds.

Two treatments of hedge are proposed:

- 1) a mixed hedge using indigenous species that is to be used along boundaries and along some internal Park edges
- 2) a 'smart' hornbeam hedge which is proposed at the Brixton Water Lane entrance and at the Tulse Hill entrance to help soften the hard boundaries of these linear entrance routes.

#### ***Tree planting strategy***

- 2.27. A total of 68 new trees are proposed as part of the Stage II works – the majority of this new tree planting is intended to help recent additions to the Park sit more comfortably into their parkland setting – for example adjacent to the play ground, changing room block and paddling pool. However a longer term approach for replanting needs to be considered and it seems appropriate that the existing FoBP memorial tree annual tree planting could help to achieve this end.

- 2.28. In order to manage the FoBP's very well supported tree planting programme it is suggested that:

- 1) the supply and plant price may need to be increase to better cover the costs involved in future
- 2) That the specification should be reconsidered, and that larger trees should be planted with better protection against vandalism and dogs. Tree protection needs to be agreed also in light of these problems as it is handled differently throughout the park.

Sizes – smaller sizes (14-16cm girth) to be planted within 'woodland edges' such as along Dulwich Road – to allow replanting of these as well as to give smaller trees a better chance of establishment. These trees should be planted with a double timber stake.

Large trees (20-25cm girth) – these trees should be double staked (stakes 1.5metre height) and 1.5metre height timber post and wire protection secured around each to protect until established.

Possible instances for planting larger trees:

- Plant as specimens along boundary edges (e.g. along Norwood Road Boundary – along Cressingham boundary to create drifts of trees)
- to help establish entrance planting (e.g. at Tulse Hill Gate)
- to be planted within existing clumps as appropriate

Replanting needs to consider sustainability too as diversification of existing Park stock is important to allow for climate change and any diseases that might hit areas where there are monocultures. For example the horse chestnuts planted along Norwood Road are struggling currently (as a long term maintenance task these will need thinning and observing) however in order to future proof this area of tree planting it is proposed that the mix of species here should be expanded to include new planting of similar stature trees a mix of Lime, Elm (Dutch elm resistant) and perhaps Zelkova.

### 3. CONSULTATION

---

3.1 Consultation has been ongoing throughout Stage II. It has taken the form of consultation with:

- Statutory authorities
- Specialists
- Interested parties/ key volunteer groups
- Council members
- Borough Conservation and Nature Conservation officers
- General Public
- HLF

#### **Statutory Authorities**

There has been consultation with English Heritage officers on listed building issues and English Heritage support the scheme at both the strategic and detailed levels.

The Borough Conservation Officer has been closely involved with the proposals throughout the study.

#### **Specialists**

Specialist advice has been sought on a number of issues including the historic clock, perimeter railings, walled garden walls, fountains and site paint analysis. It is interesting to note that the original designers and manufacturers of the clock, Gillett & Johnston (Croydon) Ltd, are still in business and have quoted for its repair and restoration. The clock was originally donated by Sir Charles Ernest Tritton MP in 1897.

#### **Interested parties / Key Volunteer Groups**

In addition to regular updates in the form of the monthly Steering group meetings and informal discussion between the Borough and the Friends of Brockwell Park and BPMAC, the scheme has been presented on several occasions to the Friends group and Project Board to ensure support for the project.

#### **Borough Conservation and Nature Conservation Officers**

There has been consultation with both the Borough Conservation Officer, Michael Copeman, and the Borough Nature Conservation Officer, Iain Boulton, throughout the development of the bid. This has involved a series of informal meetings at the Park to discuss specific proposals at key moments in the project. The scheme has been developed in line with their comments and support.

#### **Public Consultation**

The primary consultation on the Stage II proposals was held at Brockwell Hall on 26<sup>th</sup> May 2007. Details of the primary components of the scheme were displayed and consulted on; the display boards

are included in Appendix 5 and include boards on the following items – The Walled Garden, The Ponds, The Paddling Pool, Options for the Location of the Wet Play Feature and The Play Area.

This meeting was well attended by park users and over 100 questionnaires were completed and analysed. This meeting was followed by a separate consultation with the Paddling Pool users at which the proposals for this particular feature were refined.

The key elements of the Park wide proposals were displayed at the Brockwell Park Country Show on Friends of Brockwell Park stand in the Park and comments were collected. The show was held on 21<sup>st</sup> and 22<sup>nd</sup> July 2007 and received in the region of 120,000 visitors.

A special consultation event was organised to cover the issue of the Changing Room Block and its future within the park. The consultation was held on Saturday/Sunday 13<sup>th</sup>/14<sup>th</sup> October at Brockwell Hall and was well attended with over 200 questionnaires being completed and analysed.

#### **HLF**

The project has been developed in close collaboration with the HLF Project Monitor Dr. Stewart Harding of the Parks Agency. Stewart has been kept informed of the schemes progress via several meetings held at LUC's office in London and many of his comments have informed the designs Stage II development.

## 4. APPROVALS AND PROCUREMENT

---

### HLF approved purposes

- 4.1 It is considered that the proposals fulfil the HLF's agreed purposes of the grant.

### Listed building consent

- 4.2 Only the proposals for the Temple will require listed building consent and an application is to be made in December 2007. The Borough's Conservation Officer has had early sight of the proposals, as have English Heritage as a principal statutory consultee, and both these parties are supportive of the proposals.

### Project management

- 4.3 Should HLF funds be forthcoming, the project will be taken forward by the same lead officers at the London Borough of Lambeth. These officers have been directly involved with both the Stage I and II project applications and the intervening development studies.

### Project Programme

- 4.4 Assuming that the project receives a successful Stage II pas the key project milestones are anticipated as follows:

- Approval of PMI and start up meeting with Project Monitor August 2008
- Brief prepared for the consultant team September 2008
- Appoint consultant team November 2008
- Completion of tender documents late March 2009
- Tenders issued to Principal Contractors April 2009
- Contract period August 2009 – October 2010.

### Procurement

- 4.5 Given that the works comprise three distinct types of work – conservation architecture, park restoration and associated external/soft works and pond/drainage works the choice of procurement will be particularly important. It is anticipated that the contract will be conventionally procured from a list of contractors specially selected for their skills and experience related to this contract.
- 4.6 Selection will include pre-qualification questionnaires, taking up of references and interviews and/ or visits to relevant completed projects of the short-listed companies. Conservation architecture would be provided by one of a select list of specialist sub-consultants named within the contract documents. A similar approach may be taken for other particular specialist elements such as soft landscape, the paddling pool and ponds. This will be dependent on the main contractors on the final tender list.