

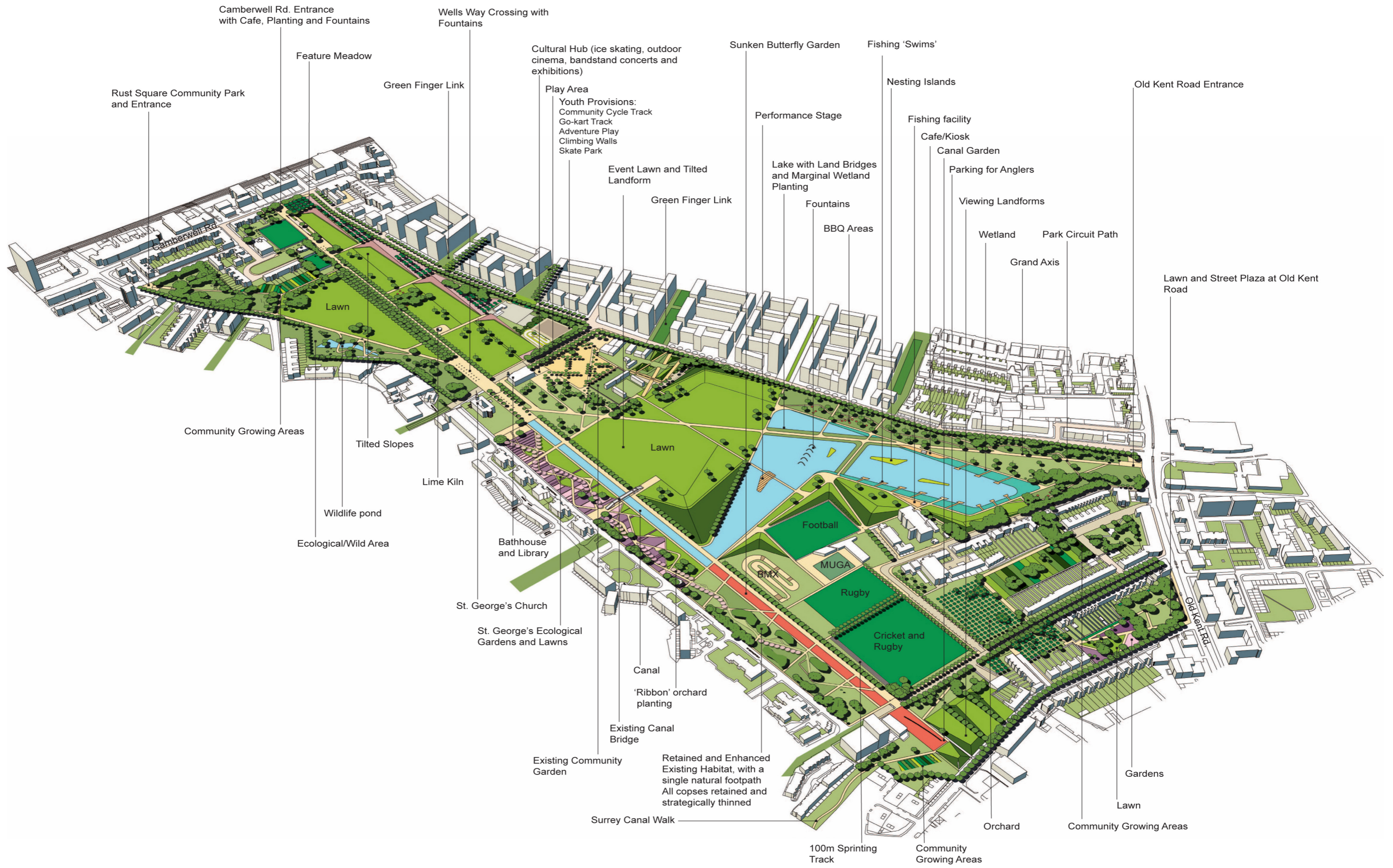
BURGESS PARK MASTERPLAN REVIEW

JUNE 2015



LD&A DESIGN







CAMBERWELL ROAD ENTRANCE

FEATURE MEADOWS

BMX TRACK

CHILDRENS PLAYGROUND

GRAND AXIS

WET WOODLAND

LANDFORM

LAKE WITH BRIDGE CROSSING AND MARGINAL WETLAND PLANTING

OLD KENT ROAD ENTRANCE

TILTED SLOPES

ST GEORGE'S GARDENS

EVENT LAWN

NEW BBQ AREA

PROVISION FOR COMMUNITY GROWING AREA

WETLANDS



WHAT HAS BEEN IMPLEMENTED

LD A DESIGN

BEFORE



OLD KENT ROAD ENTRANCE



VIEW INTO LAKE



CAMBERWELL ROAD ENTRANCE

AFTER

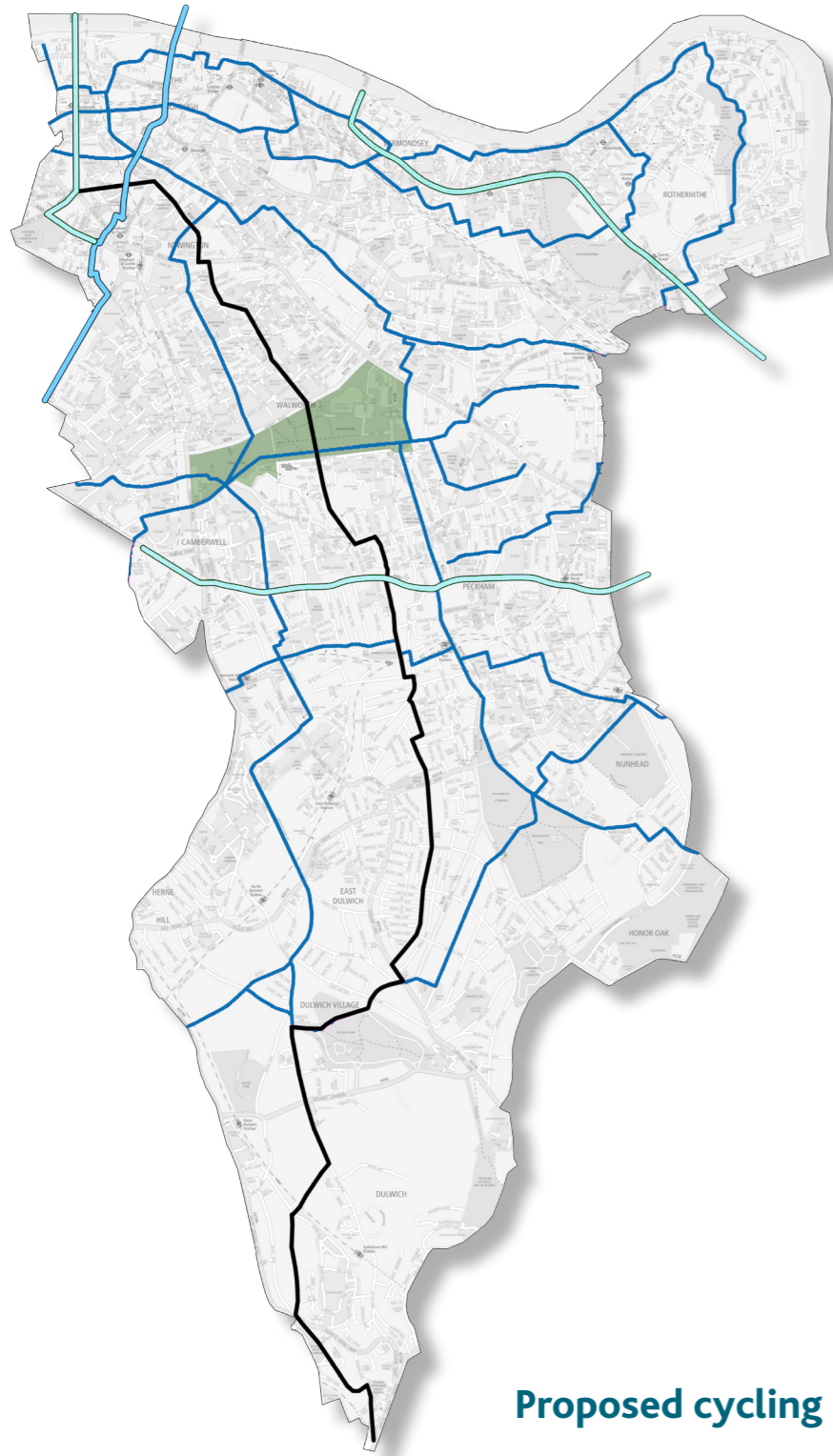


WHAT DID THE COMMUNITY WANT?	WHAT HAS BEEN ACHIEVED TO DATE?
Increased personal safety	A dedicated team of staff and attendants Involvement of Aylesbury community, including as park Ambassadors
Greater biodiversity	New Species Rich Lawns New Wet woodlands New Ecological Flower gardens
Fragmented park must become coherent	Redundant Roads removed New signage with improved circulation and connections Opened views
Stronger Identity	Green flag award BALI Award New grand entrances
Enhanced Beauty	Increase of area of lake New feature Meadows Quality enhanced maintenance
Creation of a distinctive place	New branding, community engagement and awareness New vibrant and green landscape, a beautiful place to visit
A local park but a destination	New national level BMX track Land Provision for Community Growing Garden Relocated and increased BBQ area New Car Park Increased use of park buildings Larger number of community and wider events New Childrens Playground at Chumleigh Gardens
References to history and culture	New entrance gates with heritage designs New Planting around Lime Kiln
Clear and defining park boundaries and entrances	Clearer entrance hierarchy New Entrances at Old Kent Road and Camberwell Road
Robustness	Long lasting and tough equipment Dedicated staff and management Quality materials
Maintainability	Dedicated staff and attendance, including park ambassadors Increase in management budget



SIGNIFICANT CHANGE

LDĀDESIGN



Proposed cycling routes

- Proposed Southwark Spine
- Proposed Quietways
- Existing Cycle Superhighways
- Proposed Cycle Superhighways

1. PUBLIC DEMAND

CONSULTATION
WEAR & TEAR

2. CHANGING CONTEXT

LOCAL REGENERATION
CYCLING STRATEGY
COMPULSORY PURCHASE ORDER

3. MAKING THE PARK WORK

QUALITIES OF A SUCCESSFUL PARK
GENERATION OF ACTIVITY
BUILDINGS



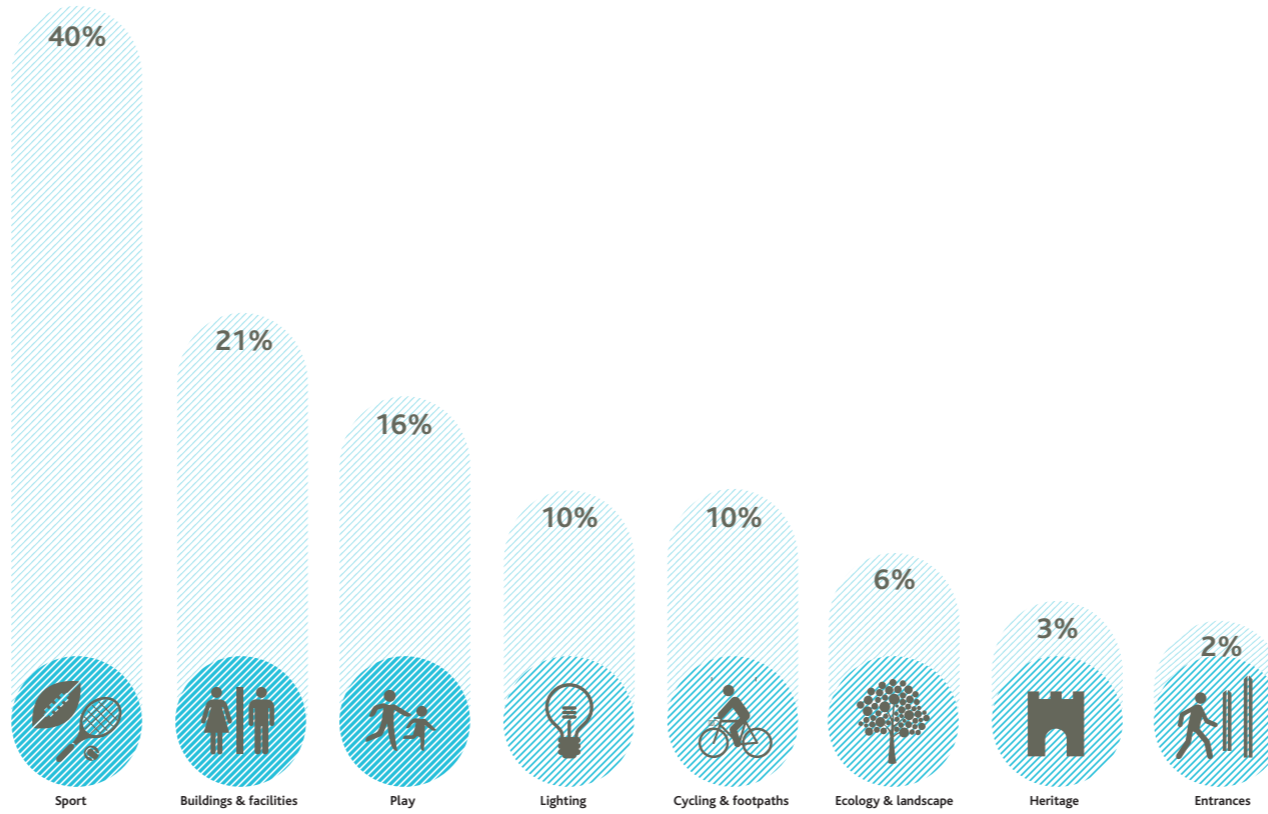


STAGE ONE

The first stage was from mid November to the end of December 2014. This updated the public on what had been implemented to date and then consulted users on their views on the original 2010 masterplan and what they would like to see in the park in the future

This was launched with a stakeholder event, with a subsequent exhibition across the park. Specific events for cycling, a creative workshop, a sports focus group and a meeting with the London Wildlife Trust were also undertaken.

There were over 700 responses to the survey. The 15 items below were identified as the top priorities for improvement across the park;



STAGE TWO

The second stage was from February to the end of March 2015. The consultation information proposed a revised masterplan. It summarised the consultation feedback and illustrated the proposed plan across the key themes of Entrances, Play, Sport, Heritage, Buildings & Facilities, Ecology & Landscape, Cycling & Footpaths and Lighting.

This was launched with a stakeholder event, with consultation boards then exhibited across the park. Specific focus groups for each theme were consulted. There were over 1,300 postcards received responding to the proposed masterplan, the percentage response for each theme is illustrated above.

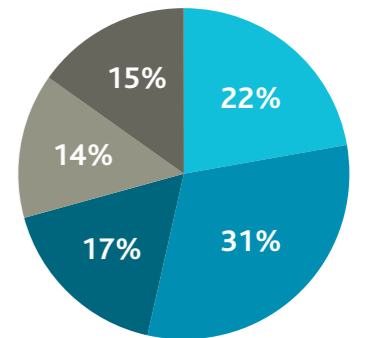
STAGE THREE

The third stage in July 2015 proposes a final updated masterplan incorporating changes led by consultation feedback.

To help us understand how the park is used currently we also asked the following questions;

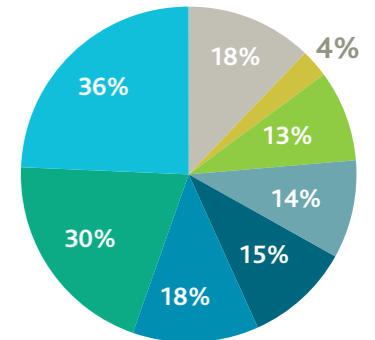
How often do you visit Burgess Park?

- Every day
- A few times a week
- Once a week
- A few times a month
- Less than once a month



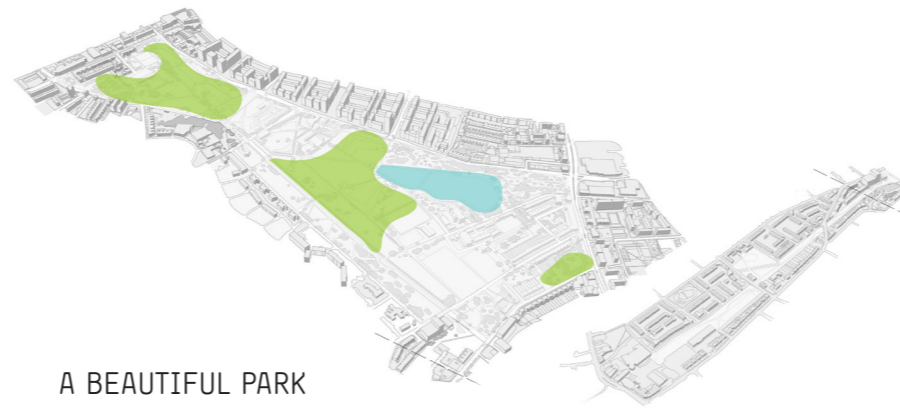
Why do you visit Burgess Park?

- Sports facilities
- Walking / walking dog
- Playground
- Visiting café
- Commuting to work
- Jogging
- BMX track
- Other

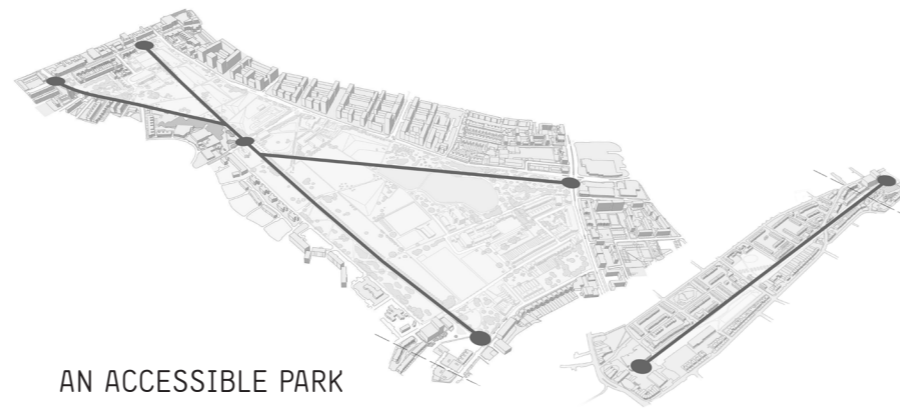




AN ACTIVE PARK



A BEAUTIFUL PARK



AN ACCESSIBLE PARK



The park entrance strategy establishes three entrance types; primary, secondary and tertiary. Each of the entrances is made of a 'kit of parts' that will ensure a comprehensive sense of familiarity, consistency and identity reinforcing the family of entrances.

The two primary entrances have been implemented as part of the works across the park in 2012. These are located at Camberwell Road and Old Kent Road.

The secondary entrances are at key routes into the park, in particular pedestrian crossings such as Wells Way and Trafalgar Avenue or where cycle routes enter and exit the park such as Albany Road. These entrances could include new signage, street furniture, new or refurbished railings and in some locations lighting.

Tertiary entrances are all other remaining routes into the park. They could consist of a new information panel, new or refurbished railings and paving.



PROPOSED SECONDARY ENTRANCES ON ALBANY ROAD



EXISTING PRIMARY ENTRANCE (CAMBERWELL RD)



EXISTING PRIMARY ENTRANCE (OLD KENT ROAD)

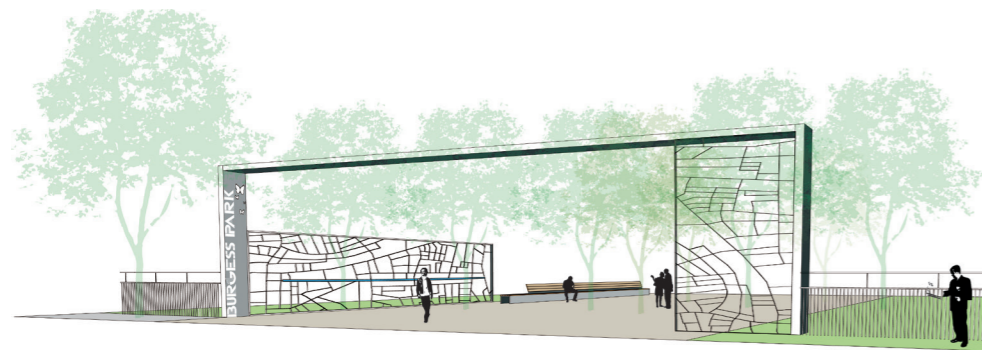
EXISTING ENTRANCES:



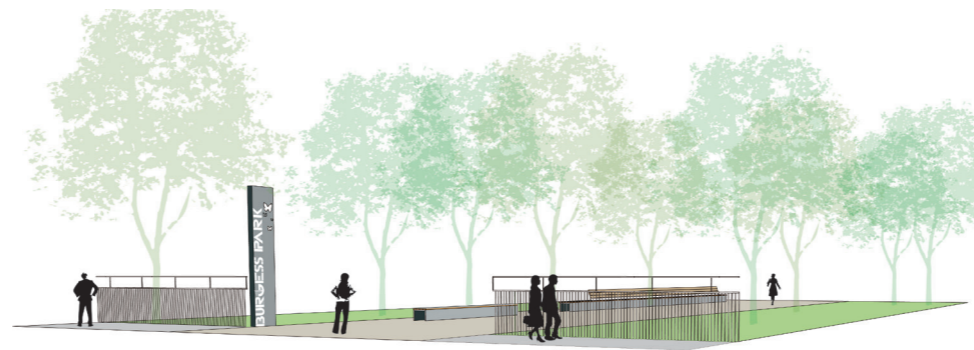
PROPOSED ENTRANCES:



- Park Boundary
- Route into park
- Primary
- Secondary
- Tertiary



PRIMARY

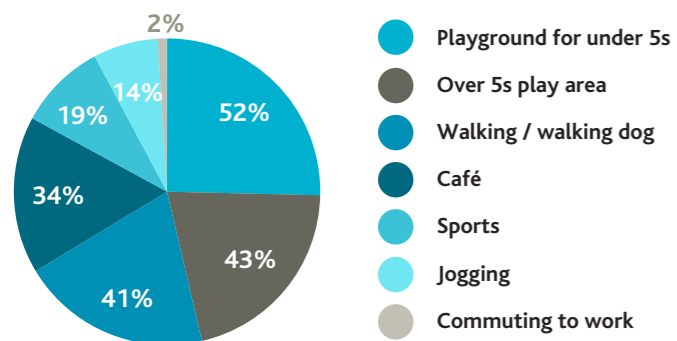


SECONDARY



TERTIARY

RESPONSE FROM CONSULTATION:



The response from stage two consultation identified play for under 5's to be a high priority. The existing playgrounds at Chumleigh currently have very high usage and greater provision and refurbishment is required.

There will be provisions for play throughout the park and peripheral areas both as formal play and inventive / natural play. The proposed play strategy locates two new play hubs within the park. At one end near Rust Square and the other adjacent to Trafalgar Avenue in Glengall Gardens.

A new area adjacent to the BMX track could become a flexible active sports hub aimed specifically at young people, including skating, parkour and enhanced BMX facilities.

Play trails could meander through the park connecting the formal play hubs with use of fallen logs, balance beams, sculptural play elements as well as inventive play such as rolling down the landforms and pond dipping in the lake.

EXISTING PLAY:



PROPOSED PLAY:



TODDLER PLAY



PROPOSED JOWETT STREET PLAY AREA



EXISTING PLAYGROUND AT CHUMLEIGH



YOUTH ACTIVE SPORTS / PLAY



NATURAL PLAY TRAILS



NATURAL PLAY

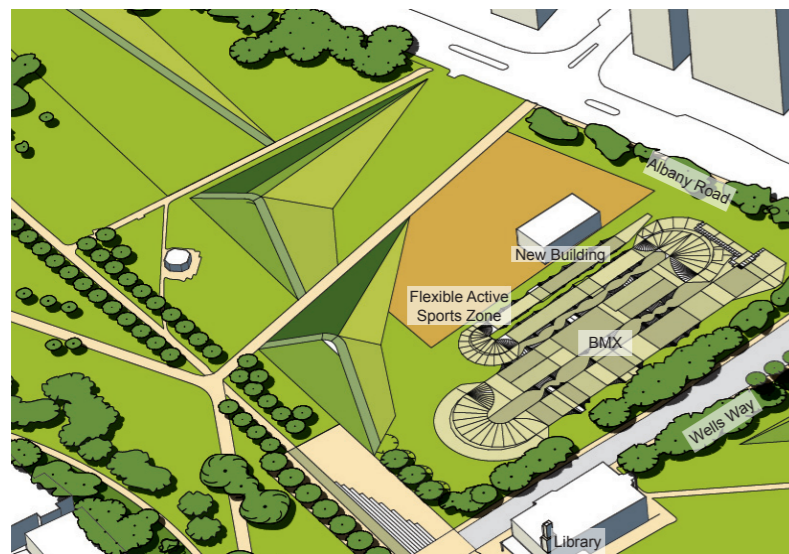


NATURAL PLAY - CLIMBING

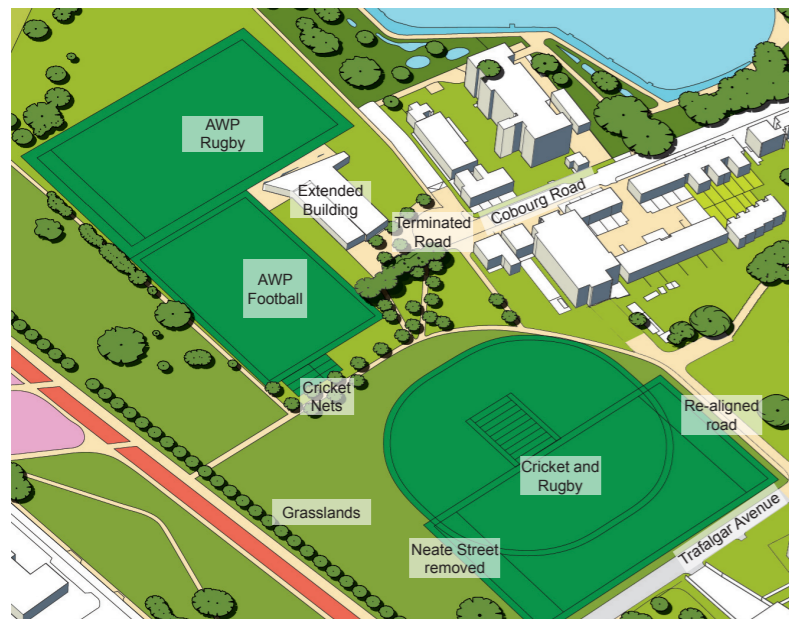
The key sports facilities across the park are located in three distinct hubs; The Tennis Centre, a Youth Active Sports Centre and the existing Sports Centre providing facilities for rugby cricket and football. These hubs primarily focus on the expansion of existing facilities. By arranging the sport uses in separate hubs, a distinct identity and specific sporting community and management regime can be created. Having three focused areas of managed activity allows the pitches and courts to be lit at night with minimal disturbance that light pollution can cause to the nocturnal wildlife of the park.

We have looked at the potential for expanding the existing facilities to create three different sports hubs across Burgess park as follows:

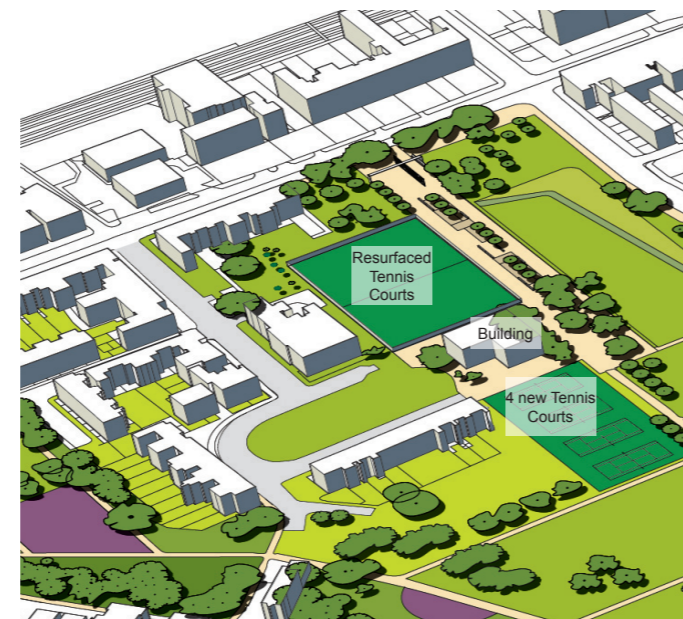
- The Tennis Centre - Refurbish existing six courts and provide three new all-weather courts in place of the smaller existing training courts. Covered tennis courts are not supported by the Lawn Tennis Association.
- The Sports Centre - To accommodate increased sporting provision the masterplan proposes the removal of Neate Street, the termination of Cobourg Road and the realignment of Waite Street to create space for grouping of sports facilities such as new All Weather Pitches specifically for Rugby and separately for football. The masterplan re-organises the cricket facilities and rugby pitches, and provides a new cricket shelter and relocated cricket nets. An extension of the existing building is proposed to include a gym, additional changing rooms and training rooms.
- Youth Active Sports / Play Centre - This area could provide a combined BMX, Boxing and Youth hub creating a key destination. A new purpose built facility could provide space as a clubhouse for the BMX and a location for the Lynn AC Boxing Club. The area surrounding the building could be a flexible action sports space, designed for the needs, but not exclusively for young people. It could also have capacity to host small events and gatherings associated with adjacent sporting occasions and fixtures.



YOUTH ACTIVE SPORTS / PLAY CENTRE NEXT TO BMX



EXPANDED EXISTING SPORTS CENTRE



EXPANDED EXISTING TENNIS CENTRE

EXISTING SPORT:



PROPOSED SPORT:



FLEXIBLE YOUTH SPORTS AREA

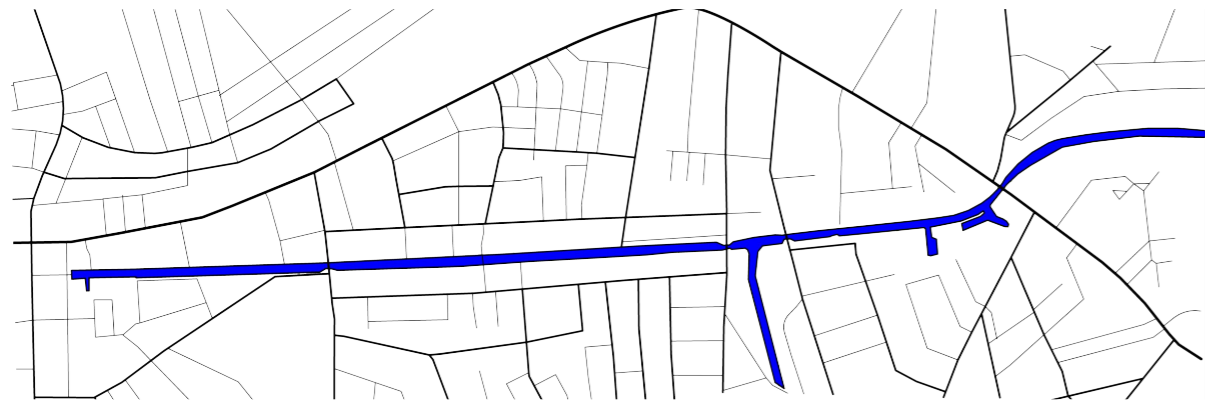


NEW TENNIS COURTS



ALL WEATHER PITCH

HISTORIC LAYOUT



The consultation confirmed the communities strong interest in the heritage of the site. There is significant support for restoration of the Canal Bridge and marking the previous location of the Surrey Canal with a water feature.

The previous street layout and industrial activity as well as the impact of events during WWII are all special to the site and seen as important to mark and remember. Seating and paving specifically marked and signed to reference the heritage could support this.




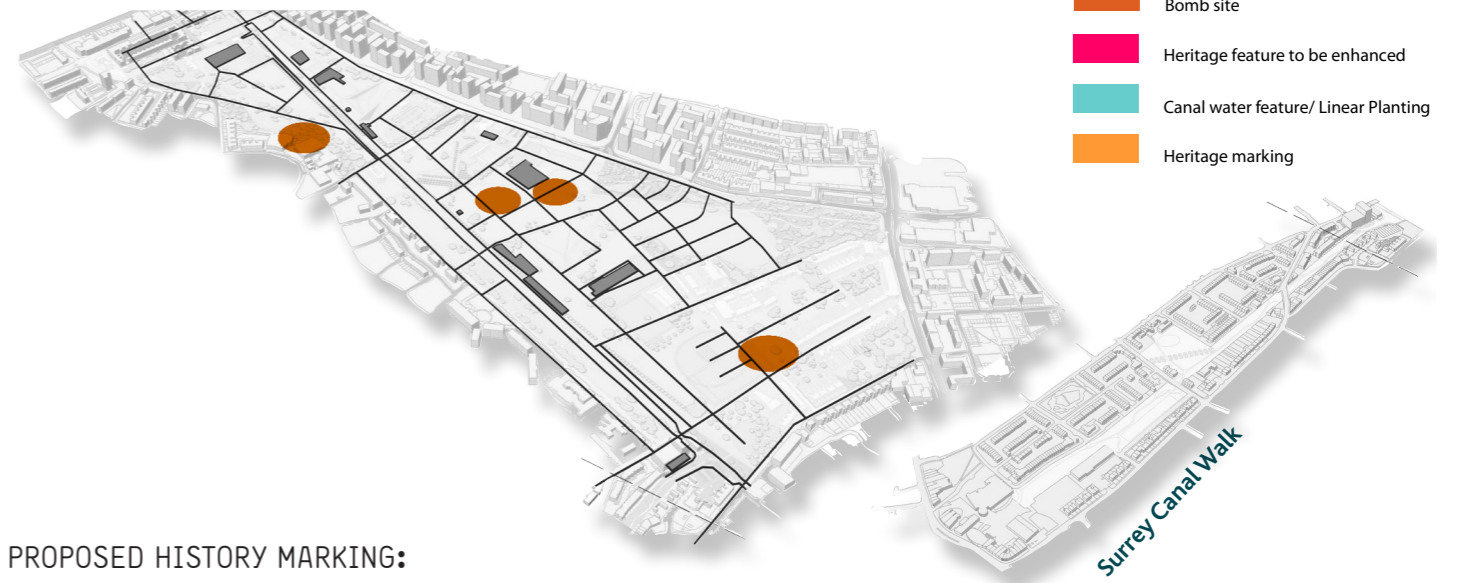
PROPOSED RESTORATION OF BRIDGE TO NOWHERE



PROPOSED WATER FEATURE AND LINEAR GARDEN ALONG LINE OF OLD CANAL

HERITAGE OVERLAY:

-  Historic roads
-  Notable historic buildings
-  Bomb site
-  Heritage feature to be enhanced
-  Canal water feature/ Linear Planting
-  Heritage marking



PROPOSED HISTORY MARKING:



FURNITURE MARKING THE HISTORY OF THE SITE



PROPOSED PAVING MARKING HISTORIC BOMB SITES

A key principle of the revised masterplan is ensuring that existing and new buildings provided in Burgess Park contribute to the successful operation of the park and meet the needs of users. The facilities provide a focus for activity and a potential for financial income. These key park buildings are distributed across the park and are predominantly focused around community and sporting activity.

The masterplan proposes:

- New toilets adjacent to the lake and refurbished facilities at Chumleigh with new entrance.

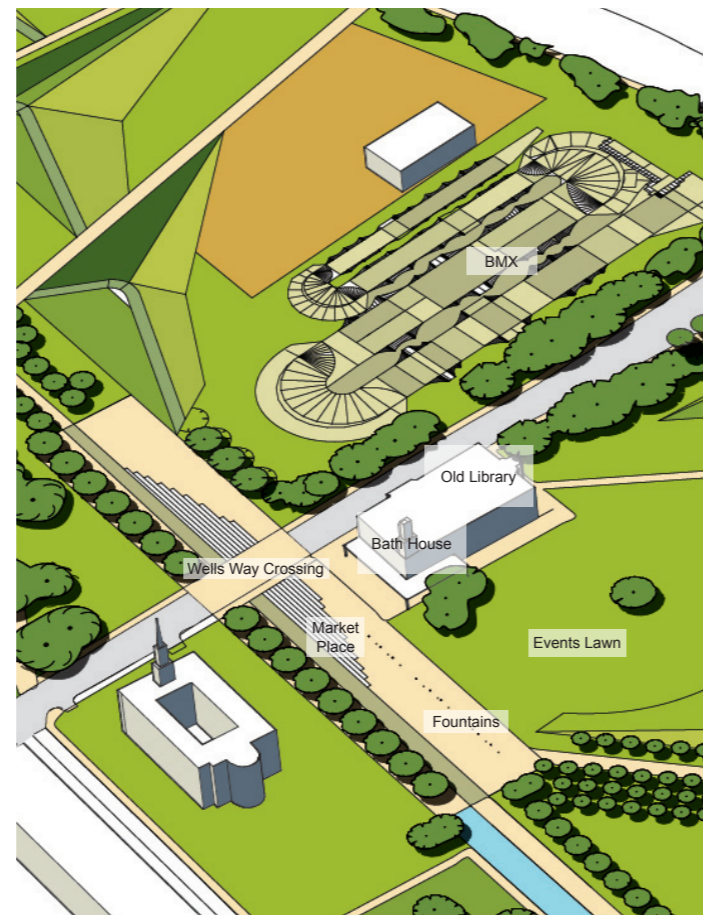


PROPOSED TOILETS AND FISHING KIOSK NEXT TO LAKE



PROPOSED TOILETS AND FISHING KIOSK LOCATION

- The Tennis Centre building is in need of updating and the layout changing to possibly include a food concession.
- The Old Library and Bath House could be re-configured to face inwards on the park and engage with the adjacent flexible event spaces.
- The Old Library might become a community activity building for activities such as dance, music, performance, art based programmes, education classes, exercise classes, community gatherings and meetings.
- The Bath House could be suited to be a cafe / restaurant, artist studios, creative start up work space, meeting rooms, practice rooms, management space. In this way the building could face and interact with the Heart of the Park for cultural events, activities and socialising, meaning that it can bring vibrancy to the centre of the Park.
- Extension and improvements to the Sports Centre, with more changing, storage and training rooms and a gym.
- A new building incorporating BMX clubhouse, boxing club and training rooms.
- More general park facilities including BBQs, outdoor gyms, seating and signage.



HEART OF THE PARK - NEW COMMUNITY BUILDING

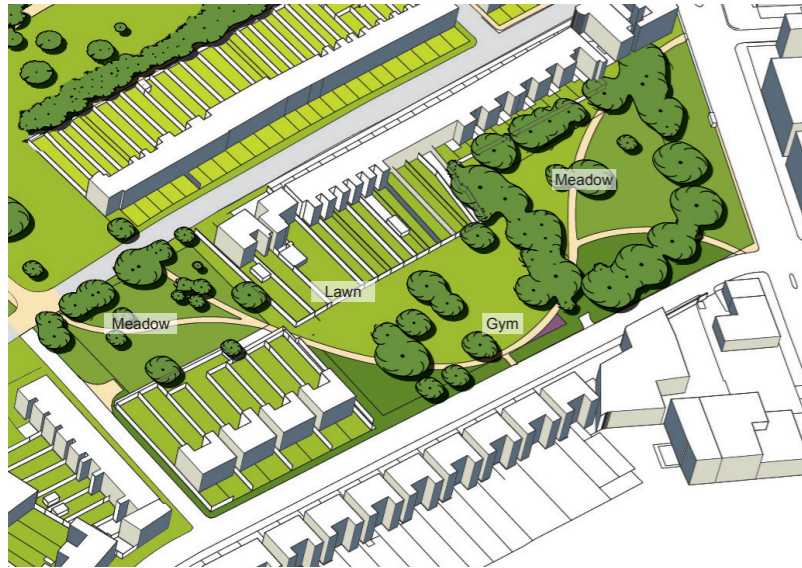
PROPOSED BUILDINGS:



OLD LIBRARY / BATH HOUSE BUILDING AND EVENT SPACE.

The masterplan seeks for Burgess Park to become a Site of Metropolitan importance for nature conservation in the next five years. This could be achieved through new design proposals and a series of enhancements to existing habitat across the site. The total area of parkland and green space has increased due to bringing new land into the park near to the southern entrance.

The biodiversity strategy is to increase the variety of habitat throughout the park, increasing the amount of species rich grassland and amenity grasses, as well as introducing a greater variety of seasonal variation planting.



OLD KENT ROAD EXTENSION 'PURSES' IMPROVED LANDSCAPE

The masterplan proposes a series of enhancements to existing habitat across the site:

- The total area of parkland and green space has increased due to bringing new land into the park near to the southern entrance
- Extension and enhancement of nature area including a new pond and wetland areas near the southern entrance.
- New Canal Water Feature and Sunken butterfly garden with ornamental plants.
- Landscape improvements to the Old Kent Road extension 'purses', providing new meadow and grassland areas.
- Thinning and additional understory and boundary planting along Surrey Canal Walk.
- Coppicing and rotational cutting of scrub/bramble to the boundary of Glengal Basin.
- Extension to St. Georges gardens by increasing flowering species to grassland areas. Retaining and thinning a proportion of trees but removing clumps to create a more open and accessible grassland.
- Enhance understory planting, carry out crown reductions and judicious thinning of woodland edges towards Old Kent Road.

New trees could be planted in specific locations across the park to enhance avenues, spatial layouts and increase biodiversity habitat. Some trees might need to be removed to allow space for expanding sports facilities, new entrances and for good arboricultural practice. However more trees could be planted than lost from the park as a whole.

NEW AND ENHANCED AREAS OF LANDSCAPE AND ECOLOGY:

- Activity lawn
- Species rich meadow / lawn
- Grasslands / seasonal flowering meadow
- Scrub / woodland
- Marginal wetland
- Wet woodland
- Lake
- Ornamental planting
- Community growing
- Garden meadow
- Flower meadow



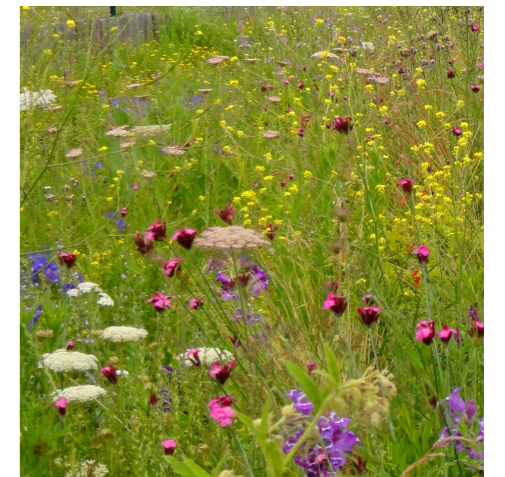
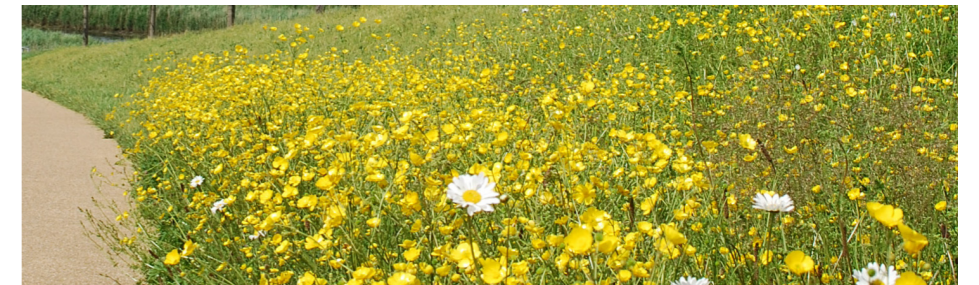
ENHANCED WOODLAND UNDERSTORY



NEW POND AND WILDLIFE AREA



EXTENSION OF ST GEORGES GARDENS - ENHANCED GRASSLANDS



Burgess Park is well used by cyclists, ranging from those passing through the park as commuters, to those leisurely cycling along the canal walk. The footpaths have been designed to provide space for cyclists and pedestrians to coexist without the need for deliberate delineation.

Cycling:

Cycling in and around Burgess Park is a complex issue and has been carefully coordinated with TFL and the Boroughs wider cycling strategy. The proposed masterplan creates designated cycle routes, 'Quietways' which will provide efficient commuter routes through, in and around the park connecting to Southwark's wider cycle network.

The new east-west route is proposed along St Georges Way to the South of the Park. A new north-south 'Spine' route is proposed the length of the Borough and would cut through the park from Albany Road past the "Bridge to Nowhere". A new Quietway cycle route is proposed along Sumner Road to help reduce the conflict between cyclists and pedestrians along Surrey Canal Walk. New signage and entrance barriers will be provided along Surrey Canal Walk to signify the priority for pedestrians.

Cycle parking will be provided at the Camberwell Road entrance, Chumleigh Gardens, Wells Way Crossing and the Sports Hub.

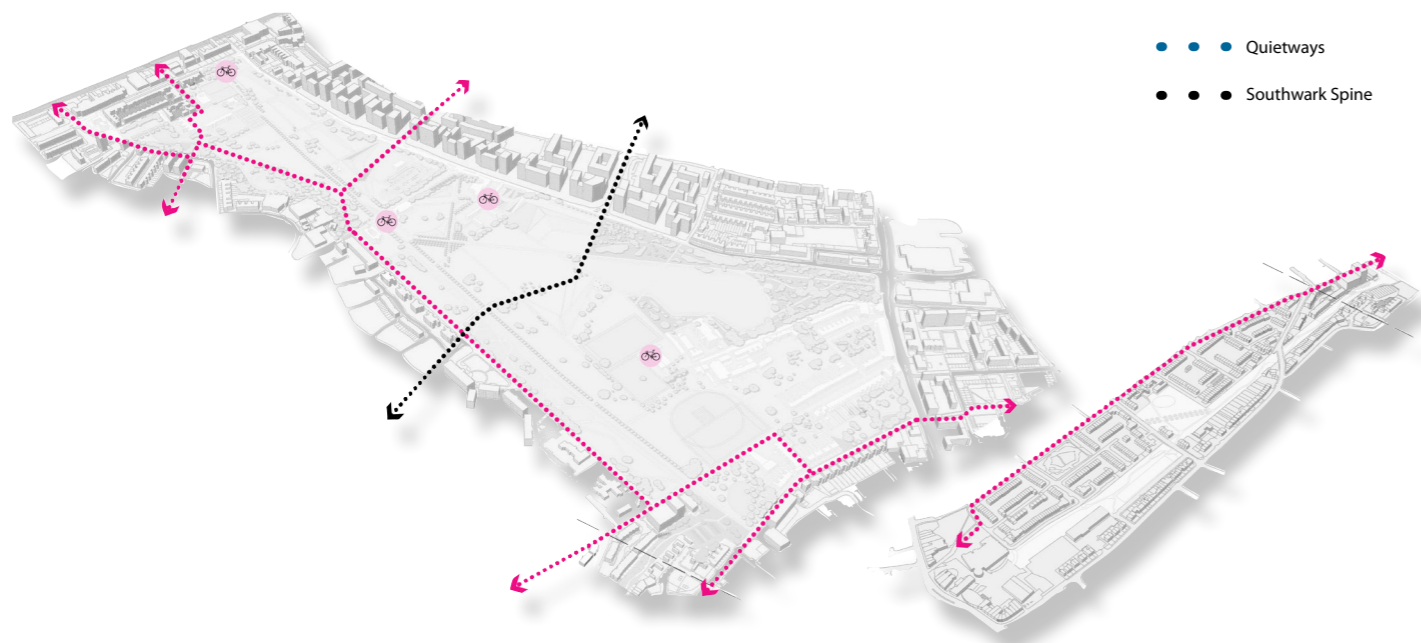
Footpaths:

The masterplan creates an inclusive and accessible park. No formal footpath has a gradient greater than 1:21 ensuring wheelchair users are able to use the full extent of the park. The information at the entrances will be presented in a legible manner for all users of the park.

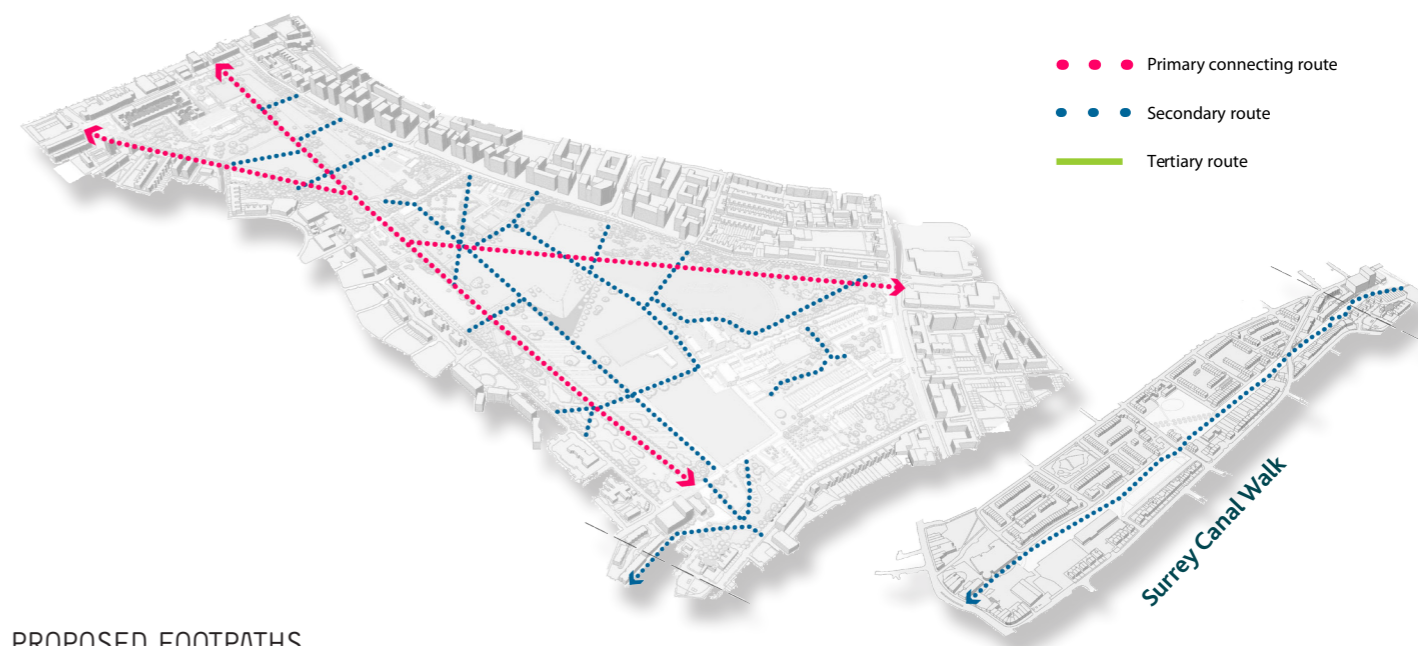
The primary and secondary footpath network has been implemented throughout the park in previous work stages. This successfully offers clear connectivity and destination routes.

The consultation response highlighted a desire for more meandering, 'curvy' paths. Combined with fitness and play trails, a tertiary path structure is proposed through some of the more sheltered areas of the park.

DESIGNATED CYCLEWAYS:



EXISTING FOOTPATHS:



PROPOSED FOOTPATHS



Currently Burgess Park is lit around the main venues and sporting facilities, the surrounding road network and one north-south route between the Southern Entrance and Albany Road.

The new proposal could enhance and expand lighting for the following:

- Buildings and their associated facilities
- Designated Cycle routes
- Primary and Secondary entrances for the purpose of highlighting the park. This could be coordinated with new signage and entrance improvements.
- Heritage features such as the bridges along Surrey Canal Walk.
- All other existing lighting would be reviewed.



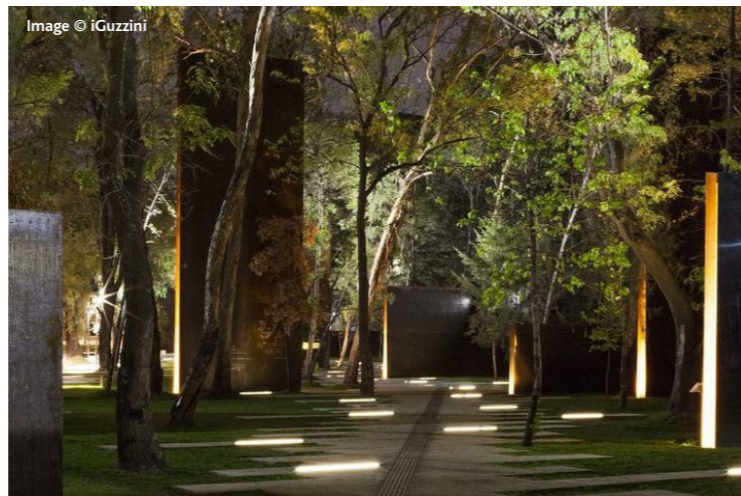
CYCLEWAY LIGHTING



GROUND LEVEL LIGHTING



ENTRANCE LIGHTING



LIGHTING TREES AT ENTRANCE SPACES

EXISTING LIGHTING:



PROPOSED LIGHTING:



PROJECT PRIORITISATION

The process of prioritising which projects within the proposed masterplan should be delivered as part of the £7 million approximate capital funding currently available has been determined through the demands and desires of the public. A number of projects within the masterplan are initiatives that Southwark Council have approved and committed to for reasons of funding such as the Southern Entrance or urgent user demand such as public toilet facilities.

APPROVED AND COMMITTED PROJECTS:

- Southern Entrance project
- New toilets near the lake
- Improve access to Chumleigh toilets
- Improve drainage on east side of the park
- Glengall Wharf garden wall repair

PRIORITY PROJECTS FOR APPROVAL:

- Refurbish Old Kent Road extension (this has specific Section 106 funding)
- Refurbish Cobourg Rd entrance (this is linked to lake toilet project when the fishing club will be housed within new toilet facility building vacating existing buildings and compound at Cobourg Road entrance)

PROPOSALS FOR ALLOCATION OF REMAINING FUNDING RESULTING FROM CONSULTATION RESPONSE:

- Sport - Match funding to sport funding bodies to increase sports facilities linked to tennis and sports centre
- Play - improved toddler play at Chumleigh
- Buildings and facilities/Heritage - fund options appraisal for old library/public baths

FUNDING:

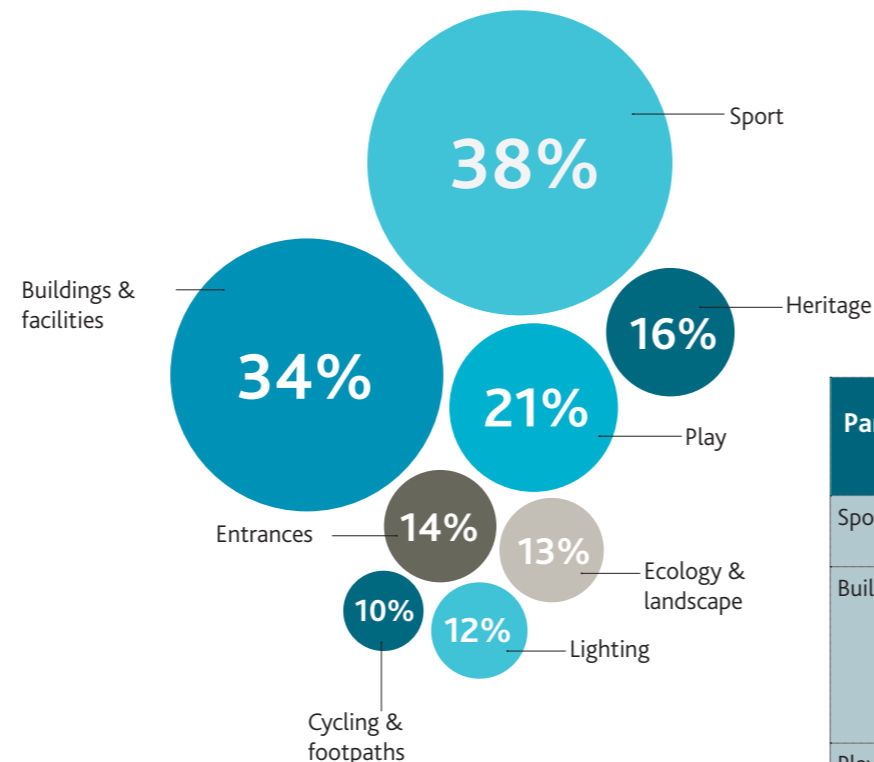
Potential funding from associated sports bodies or the Heritage Lottery Fund provide a strong incentive for the local council to invest if match funding can be granted.

It is proposed to use the remaining capital funding of £2million as match funding to support an external funding bid to the sport governing bodies to implement the Sports Centre hub and Tennis Centre proposals.

If the full amount of external funding is not granted for the sporting proposals (Tennis and Sports Centre hubs) then the remaining funding will be used to deliver match funding for a Heritage Lottery bid (the refurbishment of the Bridge to Nowhere, Canal water feature and heritage interpretation).

FUNDING FOR BURGESS PARK CAPITAL PROJECTS 2014-2018	
Capital	6,000,000
Capital - Borehole	200,000
Regeneration - Southern Entrance	350,000
s106 - Elmington	282,204
s106 - Old Kent Road	184,864
s106 - Others	138,000
Legal Claim - Drainage	100,000
TOTAL FUNDING	7,255,068

BURGESS PARK CAPITAL PROJECTS 2014-2018					
PROJECT	BUDGET	SPEND PROFILE			
		2014-15	2015-16	2016-17	2017-18
AGREED PROJECTS:					
B-B-Q	160,000	160,000			
CCTV	36,380	36,380			
SOUTHERN ENTRANCE	3,000,000	57,669	157,331	2,525,000	260,000
MASTERPLAN	102,671	72,671	30,000		
CHUMLEIGH TOILETS	250,000	8,000	242,000		
LAKE TOILETS	300,000	15,328	269,672	15,000	
DRAINAGE	250,000			250,000	
GLENGALL GARDEN WALL	150,000		150,000		
PROPOSED PROJECTS:					
COBOURG ROAD ENTRANCE	200,000		200,000		
OLD KENT ROAD ENTRANCE	500,000			500,000	
TOP CONSULTATION PRIORITIES:					
OLD LIBRARY - PUBLIC BATHS OPTIONS APPRAISAL	100,000			100,000	
CHUMLEIGH TODDLER PLAY AREA	200,000			180,000	20,000
MATCH FUNDING - SPORTS	2,006,017			2,006,017	
TOTAL BUDGET	7,255,068	350,048	1,049,003	5,576,017	280,000



Park Themes	Average consultation response for Phases 1 & 2	What is being delivered / proposed for delivery? *
Sport	38%	Tennis Centre - 4 new courts Sports Centre - Upgrade existing AWP, plus additional AWP
Buildings and facilities	34%	Lake Toilets Chumleigh toilets access Chumleigh CCTV Glengall Wharf Garden wall Old library / public bath house building options appraisal
Play	21%	Southern Entrance scheme Chumleigh toddler playground
Heritage	16%	Old library / public bath house building options appraisal (HLF bid for bridge to nowhere and heritage interpretation if sports funding not sufficient)
Entrances	14%	Southern Entrance scheme - Rust Square / New Church Road Old Kent Road Extension Entrance Cobourg Road Entrance
Ecology and landscape	13%	Southern Entrance scheme Old Kent Road Extension
Lighting	12%	Sports Centre - extension of facilities New cycling 'Quietways' (funded separately)
Cycling and footpaths	10%	New cycling 'Quietways' (funded separately)

Responses to public consultation by theme (average of Stage 1 & Stage 2)

* **Bold** denotes approved for delivery, other is proposed

