

BURGESS PARK MASTERPLAN

MAY 2010





LEGIBLE AND WELCOMING ENTRANCES INTO THE PARK

CONTENTS

ACKNOWLEDGEMENTS:

SOUTHWARK COUNCIL
AYLESBURY NEW DEAL FOR COMMUNITIES
CREATION TRUST
MAYOR OF LONDON
DESIGN FOR LONDON
ENVIRONMENT AGENCY
FRIENDS OF BURGESS PARK
GROUNDWORK SOUTHWARK
LONDON WILDLIFE TRUST
BERMONDSEY COMMUNITY COUNCIL
CAMBERWELL COMMUNITY COUNCIL
PECKHAM COMMUNITY COUNCIL
WALWORTH COMMUNITY COUNCIL

| | |
|-----|--|
| 1.0 | PROJECT DESCRIPTION-PG. 5 |
| 1.1 | The project |
| 1.2 | The site |
| 1.3 | A Metropolitan Park |
| 1.4 | The purpose of the masterplan |
| 1.5 | Opening-up views, creating meaningful spaces and adding richness to the park |
| 2.0 | CONSULTATION AND ENGAGEMENT-PG. 7 |
| 2.1 | The Burgess Park bid |
| 2.2 | Bidders Day |
| 2.3 | Selecting a team |
| 2.4 | Developing the proposals |
| 2.5 | The masterplan consultation process |
| 2.6 | The ongoing consultation process |
| 3.0 | THE PARK THEN AND THE PARK NOW-PG. 9 |
| 3.1 | Context |
| 3.2 | Site history |
| 3.3 | A piece of city removed |
| 3.4 | Historic buildings and structures retained within the park |
| 3.5 | Remnant streets |
| 3.6 | Peripheral areas |
| 3.7 | Entrances and edges |
| 3.8 | Site topography |

| | |
|------|---|
| 3.9 | The Lake |
| 3.10 | Play and sport provision |
| 3.11 | Existing businesses in the park |
| 3.12 | Wildlife habitats |
| 3.13 | Building on what is great about the park |
| 4.0 | THE VISION FOR THE PARK-PG. 13 |
| 4.1 | Elegant Sufficiency |
| 4.2 | Metropolitan Park |
| 4.3 | Creating Southwark's most biodiverse park |
| 4.4 | 'Food for free' and grow your own |
| 4.5 | Healthier living |
| 4.6 | Creating the most playful park in the borough |
| 4.7 | Local distinction |
| 4.8 | A sustainable 21st century park |
| 4.9 | Well managed and maintained |
| 5.0 | MASTERPLAN OBJECTIVES-PG. 23 |
| 5.1 | A park with a strong identity |
| 5.2 | A coherent park with a clear spatial structure |
| 5.3 | A park for everyone |
| 5.4 | A park that links with its surroundings including the new structure of the Aylesbury Estate |
| 5.5 | A better-used and more bio-diverse lake |
| 5.6 | A sports hub that acts as a destination |
| 5.7 | A play hub that acts as a destination |
| 5.8 | A park that feels safe |
| 5.9 | A park for the future that is rooted both in its past and in its communities |
| 5.10 | A sustainable park |
| 6.0 | THE MASTERPLAN-PG. 27 |
| 6.1 | The Big Moves |
| 6.2 | Old Kent Road Entrance |
| 6.3 | The Grand Axis |
| 6.4 | Sports Hub |
| 6.5 | Glengall Road / Trafalgar Avenue |
| 6.6 | The Canal and Gardens |
| 6.7 | Eastern Events Lawn |
| 6.8 | Chumleigh Gardens, Play and Cultural Hub |
| 6.9 | The Lake and Peripheral Areas |
| 6.10 | Wells Way |

| | |
|---|---|
| 6.11 | Western Events Lawn and Landform |
| 6.12 | New Church Road, Wild Area, and Peripheral Spaces |
| 6.13 | Albany Road |
| 6.14 | Camberwell Road Entrance |
| 6.15 | Cobourg Road Area |
| 7.0 | PARK STRATEGIES-PG. 43 |
| 7.1 | Entrances and Edges |
| 7.2 | Access and Circulation |
| 7.3 | Cycling |
| 7.4 | Lighting |
| 7.5 | Play |
| 7.6 | Sports and Fitness |
| 7.7 | Biodiversity |
| 7.8 | Events |
| 7.9 | Water |
| 7.10 | Trees |
| 7.11 | Horticulture and Food Growing |
| 7.12 | Park Furniture |
| 7.13 | Wayfinding |
| 7.14 | Arts |
| 7.15 | Materials Strategy |
| 8.0 | PHASING-PG. 52 |
| 8.1 | Growth of the park over time |
| 8.2 | Phase One |
| APPENDICES-PG 54 | |
| OVERVIEW OF MASTERPLAN CONSULTATION REPORT | |
| APPENDIX 1-FULL LIST OF CONSULTATION ACTIVITIES-PG. 58 | |
| APPENDIX 2-REGISTER OF CONSULTATION MESSAGES(COMPETITION MASTERPLAN)-PG. 59 | |
| APPENDIX 3-REGISTER OF CONSULTATION MESSAGES (REVISED MASTERPLAN)-PG. 61 | |

Version: 2
Version date: 25th may 2010
Comment Final for Comments

This document has been prepared and checked in accordance with ISO 9001:2000.



AERIAL PHOTO OF BURGESS PARK

1.0 PROJECT DESCRIPTION

1.1 THE PROJECT

Burgess Park was created between the 1950s and 1980s from land formerly occupied by houses, factories, schools, roads and a canal and is today both one of the largest public parks in South London and the largest in the borough of Southwark.

The park was conceived in the original Greater London Plan (the Abercrombie Plan) at the end of the Second World War on a site which had been badly bomb damaged. It was always intended that the park would have regional importance yet its management and funding over the years have failed to deliver this ambition and although it is an important part of many local people's lives there is a consensus that the park has never been 'finished'.

In March 2009 it was announced that Burgess Park had won £2million from the Mayor's Priority Parks scheme, with a further £4million forthcoming from the New Deal for Communities (NDC), meaning there is now funding in place to help complete the park. To give definition to their plans Southwark Council appointed LDA Design to develop a masterplan for the park. This plan has evolved through consultation with local communities and stakeholders and will help to prioritise the initial spend of £6million and then guide subsequent investment into the park.

1.2 THE SITE

Burgess Park is surrounded by one fifth of the most deprived wards in London and is central to some of the most ambitious regeneration projects in the country including the Aylesbury and Heygate estates. For many, this is the only accessible, local, quality green space. The park occupies 51 hectares (the size of St James's Park and Green Park put together) and is less than two miles from Westminster Bridge. Creating the park has been a major achievement and of all the parks in Southwark only Dulwich (an historic Victorian Park) has more visitors.

The park plays host to several large events (including the annual Carnival del Pueblo, which has grown to be the largest Latin American festival in Europe) and has a number of all-year round attractions for a broad range of users, including: tennis courts and a club house; sports pitches and changing facilities; community gardens; a fishing lake; a cricket pitch; a BMX cycle circuit; gardens; an adventure playground; a go-kart track; and a cafe.

The park is also a resource for people who are interested in strolling, jogging, cycling, roller-blading, picnicking and dog-walking and provides habitat to support bats, common reptiles and amphibians, breeding birds and a range of invertebrate groups.

1.3 A METROPOLITAN PARK

Burgess Park has the potential to be one of London's great metropolitan parks – a park bringing benefits not just to those living nearby but attracting visitors from a much wider area. At present Burgess Park is only a metropolitan park by virtue of size, not because of what it offers. It is held back not only by its offer but also by a lack of identity and a perception that it is not a safe place to be in – a perception that is reinforced by the physical structure of the park.

The masterplan provides a vision of a metropolitan park for a broad constituency of public user groups, families and individuals, where the physical structure is re-worked to make the park more coherent, safer and with a stronger identity. This provides the framework for a new park offer with a range of improved facilities on a metropolitan rather than neighbourhood scale. Metropolitan Park: Large areas of open space that provide a similar range of benefits to Regional Parks and offer a combination of facilities and features at the sub-regional level, are readily accessible by public transport and are managed to meet best practice quality standards.

1.4 THE PURPOSE OF THE MASTERPLAN

The Burgess Park masterplan provides a vision and a strategic framework for review, discussion and decision-making. Its recommendations are not fixed or final, but offer a flexible framework for implementation. The continued input of many experts, policy makers and most importantly, the public, will be critical to the refinement of the plan as Southwark Council moves forward in the implementation of the recommendations outlined herein. The following four points outline the purpose of this masterplan document:

1. Outline the goals, vision and structural framework for Burgess Park;
2. Demonstrate that the goals, vision and strategic direction are grounded and realistic;
3. Advance discussion at a leadership level regarding implementation, finance and long-term management;

and

4. Build broader understanding, support and leadership for the vision at community, stakeholder and civic levels.

1.5 OPENING-UP VIEWS, CREATING MEANINGFUL SPACES AND ADDING RICHNESS TO THE PARK

The masterplan proposals are based around the threefold concept of 'Opening-Up Views, Creating Meaningful Spaces and Adding Richness to the Park'.

'OPENING UP VIEWS'

addresses the joint goals of better visual and physical connectivity throughout the park. The current layout of the park and the distribution of demolition material within it mean that some areas of the park are poorly connected and feel peripheral.

'CREATING MEANINGFUL SPACES'

addresses the goal of forming spaces that not only have a clear function but that also combine to create a park with a strong identity.

'ADDING RICHNESS TO THE PARK'

addresses the existing diversity and richness of the different areas of the park; the varied user groups; the definition of future management zones; and the unique history of the site and how all of these elements can be reflected and enhanced throughout the park.

Together these three guiding principles will help to steer and form the basis around which the future park takes shape. Using the existing park-with structural modifications such as topography-as a work in progress, new entrances, pathways, plantings and facilities will shape a more defined and beautiful park-identity.



CONSULTATION EVENT AT CHUMLEIGH GARDENS

2.0 CONSULTATION AND ENGAGEMENT

2.1 THE BURGESS PARK BID

From December 2008 onwards members of the public shared their ideas and suggestions for how to improve Burgess Park through the Facebook group 'Back the Burgess Park bid - we need Boris's millions'. Following the award of funding for the project by the Mayor in March 2009, there has been an ongoing dialogue with stakeholders about the future of the park. In May 2009 the formal OJEU (Office Journal of European Union) procurement process began to identify which team would design an outline vision for the park. In July 2009 key stakeholders attended a bidders' day where they shared their views on how the park should look with five shortlisted design teams. These teams then produced their plans for the park.

2.2 BIDDERS DAY

At the 'Bidders Day' stakeholders outlined the following priorities for the project (in no particular order of importance):

- Personal safety;
- Biodiversity;
- Fragmented park must become coherent;
- Identity;
- Beauty;
- A distinctive place;
- Park as a destination;
- History and culture;
- Defining park bounds and entrances;
- Robustness; and
- Maintainability

2.3 SELECTING A TEAM

On 6 October 2009, the project board (made up of senior council staff, the Greater London Authority and the New Deal for Communities) whittled the five shortlisted projects down to two and on 17 October 2009, members of the public were invited to see the two shortlisted designs, meet the teams and ask questions at an event in Burgess Park. On 16 November 2009 LDA Design was announced as the winning team and was awarded the contract to undertake the project.

2.4 DEVELOPING THE PROPOSALS

Since the awarding of the contract, LDA Design has undertaken a series of presentations, workshops and public exhibitions to gather further feedback on the emergent proposals and to calibrate the content of the masterplan with the priorities and vision of the park users. In this process over seven hundred stakeholders have been reached covering partners, special interest groups, young people and the general public.

2.5 THE MASTERPLAN CONSULTATION PROCESS

Following the completion of a baseline report, which reviewed previous consultation studies conducted regarding Burgess Park, further consultation was undertaken to gather feedback on the masterplan design that was submitted as part of the appointment competition.

The initial feedback on this masterplan that was collected during the competition process was followed up with presentations and workshops involving approximately 150 individuals. This included presentations and feedback from Walworth, Camberwell and Peckham Community Councils, as well as a meeting with the Stakeholder Group, which includes representatives from various community and resident organisations local to Burgess Park. The Community Councils also provided an opportunity to engage with young people about what they are looking for within Burgess Park.

The feedback from this first phase of consultation resulted in a revised masterplan, taking many of the comments on board. This revised masterplan was then used as the basis for a further phase of consultation which involved approximately 700 individuals. As well as further meetings with the Stakeholder Group and an information stand at Bermondsey Community Council, this phase involved meetings with specific interest groups (e.g. Burgess Park Fishermen and Southwark Cyclists), a workshop with Southwark Council Officers, focus groups on specific topics (e.g. biodiversity), two large scale public events in Chumleigh Gardens with an exhibition and model of Burgess Park, and meetings with Burgess Park Business Users and Friends of Burgess Park. The output from this phase of consultation has been used to inform the final masterplan design.

2.6 THE ONGOING CONSULTATION PROCESS

As the masterplan was finalised, consultation regarding the elements to be included in Phase 1 of the revitalisation began. This consultation ensures that the right elements are implemented using the initial funding, with the intention that once this phase is complete, the foundations for future phases are in place.

As additional funding is found and new phases are planned, it is vital to continue this consultation to ensure that subsequent phases are focused on the right elements to complete the masterplan over time, while also taking the priorities and needs of the local communities into account. A full record of all consultation is included in the appendices to this report.



Burgess Park Site Model



1916 MAP OF BURGESS PARK

3.0 THE PARK THEN AND THE PARK NOW

3.1 CONTEXT

Burgess Park is one of the largest public parks in South London. It sits centrally within the London Borough of Southwark which contains a wide range of social, cultural and historical assets. In common with much of the south bank of the Thames, Southwark has seen extensive regeneration in the last decade. Declining light industry and factories have given way to residential development, shops, restaurants, galleries and bars. The area is within walking distance of the City and the West End. As such it has become a major business centre with many national and international corporations, professional practices and publishers locating to the area. The massive super-tall skyscraper, London Bridge Tower, nicknamed 'The Shard' is under construction at London Bridge Station.

the Borough of Southwark is a vibrant and diverse borough. More than 100 languages are spoken in the densely populated areas of Peckham and Camberwell that surround Burgess Park and form the multi-cultural heart of the borough. Whilst Southwark is London's fastest growing tourist area, the focus of that growth is around the River Thames and the attractions offered by Bankside, the Globe, More London and Borough Market. The wave of regeneration is already moving southward with ambitious regeneration proposals underway at Elephant and Castle and the Ayelsbury Estate, which sits directly opposite the park.

3.2 SITE HISTORY

Burgess Park has an extraordinary history which is captured superbly in the Groundwork Southwark booklet 'The Story of Burgess Park: From an Intriguing Past to a Bright Future' (author Tim Charlesworth). This has been an important reference document in the development of the masterplan for the park.

3.3 A PIECE OF CITY REMOVED

Unlike any other park in South London, Burgess Park was carved out of a highly built-up area of the city.

Virtually all the land now occupied by the park was previously housing, industry and transport infrastructure. In 1944 three V1 bombs were dropped and caused extensive damage but the idea of a park had already been established in the 1943 Abercrombie Plan as a means of transforming an area dominated by slums. Land was gradually assembled and landscaped over the subsequent decades, first by the London County Council, then the Greater London Council, and since the mid-1980s, the London Borough of Southwark.

An important stage in the construction of the park was the closure of the Grand Surrey Canal in the early 1970s, which terminated at Addington Wharf on Walworth Road. The Canal served the Surrey Commercial Docks, and the area near Camberwell, which was full of 19th century streets, houses and industrial buildings.

Old works on the site that have been demolished include: Rawlings mineral water works on Chumleigh Street; the Bible making factory of Watkins and Co Ltd which was bombed and rebuilt before finally closing in 1977; R. White's lemonade factory on Cunard Street; the Edison Bell gramophone records factory on Glengall Road; and a coal wharf north of St George's Church on a site that was previously a brewery.

3.4 HISTORIC BUILDINGS AND STRUCTURES RETAINED WITHIN THE PARK

The park, which was named in 1973 after Councillor Jessie Burgess, Camberwell's first woman Mayor, contains many remnants of its pre-war history both in terms of buildings and structures. The oldest surviving structure is the lime kiln, built in 1816. The lime kiln was originally in Burt's Yard and is all that remains of Burt's Limeworks which opened soon after the Grand Surrey Canal was built. Originally raw materials were delivered to the kiln by barge. It was used to heat limestone and convert it into quicklime used in building cement. Chumleigh Gardens were built in 1821, ten years after the completion of the Grand Surrey Canal. Built as female almshouses, the

Chumleigh Gardens were restored in 1984 and since then have provided a variety of park-focused facilities including the Multicultural Gardens.

There is a cluster of fine historic buildings on Wells Way. St George's Church, which was built in 1826 and which sits just outside the park, is the earliest. Although it is now converted into flats it remains an important local landmark and can be seen from most points in the park. Designed by Francis Octavius Bedford in the Greek Revivalist style it provides a strong contrast with the 1902 Public Baths and Library which sit alongside it on the other side of the old canal bridge. Designed by Maurice Adams the baths and library take many inspirations - a Baroque porch, a Gothic gable, a Tudor window and a Queen Anne bay-window. The side of the old wash-house features a colourful ceramic mosaic of The Camberwell Beauty butterfly which came from the top of the Samuel Jones factory in Peckham Grove.

In the 1970s the canal, which had serviced many of the industries of the area, was closed and filled in. A sunken area in the south-east corner of the park marks the site of the junction of the Peckham branch of the canal built in 1826. An iron bridge spans the route of the old canal within the park although the canal bridges at Wells Way and Trafalgar Avenue have both been removed.



THE SPIRE AND CHIMNEY OF THE LISTED BATH HOUSE AND ST. GEORGE'S CHURCH



THE LISTED LIME KILN



THE HISTORIC CANAL BRIDGE (NOT LISTED)



REMNANT STREETS AND RAILINGS



PERIPHERAL SPACE TO BURGESS PARK AT GLENGALL ROAD AND OLD KENT ROAD



STEPPED AND RAMPED ENTRANCE TO BURGESS PARK FROM OLD KENT ROAD



CHANGE IN TOPOGRAPHY AT THE BACK OF THE EVENT LAWN

3.5 REMNANT STREETS

Whilst the park's history and industrial heritage provides richness and opportunities for its interpretation, it also presents significant challenges. Redundant roads remain throughout the park, along Canal Street, Chumleigh Street, Calmington Road, Loncroft Road, Neate Street and New Church Road and paths in several places follow these roads rather than desired movement routes through the park. A clear desire has been expressed by stakeholders to remove these remnant streets.

3.6 PERIPHERAL AREAS

The unique way in which the park has been assembled around remnant streets and buildings has resulted in two principal areas of park – one to the east and another to the west of Wells Way - and a number of more peripheral spaces around the park's edges, particularly in the eastern portion of the park in the vicinity of Trafalgar Avenue and Glengall Road. In these areas the park typically occupies spaces that were created by the removal of rows of terraced houses with their 'back to back' counterparts having been retained, resulting in parkland that is backed-onto by rear gardens. Whilst these spaces are nominally part of Burgess Park their connection to the main park in places feels tenuous. The challenge is to better integrate these spaces into the park and to give them a definite function.

3.7 ENTRANCES AND EDGES

The Access Study records 42 entrances to the park in total. The primary park entrances, at Old Kent Road and Camberwell Road, were defined over twenty-five years ago as paved areas with planting in raised planters and entrance arches. These entrances, for a number of reasons, are not inviting and do not convey a positive image of the park into its surrounding spaces. Other entrances are defined more modestly, some with gates and some simply with gaps in the boundary railings. There are a number of areas of dense planting around the edges of the park which block views both into and out of the park. The challenge is to make the entrances more welcoming and to improve views from and to the park.

3.8 SITE TOPOGRAPHY

In the clearing of the site to create a park it was just as expedient and appropriate then as it is now to retain as much demolition material on site as possible. This material was distributed on site to create a plateau area for informal sports between Chumleigh Gardens and the lake and a further plateau adjacent to Albany Road in the north-



VIEW OF THE LAKE LOOKING NORTH EAST FROM THE EVENT LAWN



NEW PLAY PROVISION TO THE NORTH OF CHUMLEIGH GARDENS

west corner of the park. A rolling landform was created between the Old Kent Road entrance and the lake with more localized earthworks forming the play area and the bund around the BMX circuit.

The existing topography represents one of the greatest challenges of the masterplan. The distribution of material means that there are unacceptably steep footpath gradients in a number of places, which restricts the park accessibility for mobility impaired park users, and creates poor visual connectivity between some of the key elements of the park. This material was distributed without a clear spatial and landscape masterplan and without a clear sense of how the park would be used.

3.9 THE LAKE

The construction of the lake was completed in 1982. It is lined by one of the longest polythene sheets in the world but it is believed that this lining is reaching the end of its lifespan. The lake, which occupies an area of three hectares, is edged with concrete and forms a large expanse of open water, which is broken up with small areas of marginal vegetation in the form of floating islands. Species include common reed *Phragmites australis*, sweet flag *Acorus calamus* and yellow flag *Iris pseudacorus*. The islands provide suitable habitats for breeding common waterfowl such as coot.

A fountain and cascade help to aerate the lake. The lake loses water, although it is not clear whether this is due entirely to evaporation, the poor placement of the fountain, or also to leaks within the liner. Currently, the lake topped up from the mains supply. Several potential borehole locations have been identified within the park to provide a more sustainable long-term solution to maintaining water levels.

The lake is predominantly used for angling. It is currently fished by approximately fifty permit holders but the Environment Agency estimates that there are over one thousand anglers with rod licences in the borough, 80% of which live in areas adjoining Burgess Park. The lake is a typical urban fishery, suffering from chronic poor water quality and limited habitat. The Environment Agency have stated that if nothing is done to enhance the biodiversity of the lake it will remain at its current basic level and eventually deteriorate further.

An access audit has been undertaken by the British Disabled Angling Association which proposes improvements around the lake to: entrances and car parking; paths and surfaces; gradients; gates; facilities; shelter; and fishing platforms. The lake also provides a focal point to the eastern portion of the park and the footpath

around it is used for strolling, sitting and jogging, although the pavement and seats are not in the best condition. The challenge is to increase the use of the lake, its biodiversity and its prominence as a significant offering of the park.

3.10 PLAY AND SPORT PROVISION

Play provision in the park has evolved over the years. The addition, in 2002, of a tennis centre at the western end of the park and in 2005, a renovated grass cricket field and a football centre at the eastern end comprising an eco pavilion and all-weather Astroturf pitch greatly enhanced the sports offer within the park. There is a popular and longstanding adventure playground, BMX track and go-kart track in the northern portion of the park.

In 2007 much of the play equipment in the main play area, which was situated on the corner of Wells Way and Albany Road failed to comply with safety standards and was removed. This included the loss of popular items such as swings and climbing equipment and left the park without a playground. Since then improvements have been made to the general environs to the north of Chumleigh Gardens, with a new café and a small play area.

In 2007 Groundwork Southwark undertook a play feasibility study for the park, culminating in the report 'Come and Play in Burgess Park'. This report makes recommendations related to projects in the pipeline, ecology, natural play, a play trail, entrances and circulation, play streets, disability and special needs, play rangers and dogs and play. The challenge is to develop a play strategy within the masterplan that incorporates embedded play throughout the park as well as a hub for play for all ages and with supporting facilities like a café and toilets.

3.11 EXISTING BUSINESSES IN THE PARK

There are a number of existing businesses currently in the park:

- The First Place Nursery and Training Centre on Albany Road;
- Chumleigh Gardens Café;
- Groundwork London Horticultural Training;
- Art in the Park and the Resident Sculptor by Chumleigh Gardens;
- Southwark Tigers Rugby Club; and
- Lynn Athletic Boxing Club in the Bath House.

The challenge is twofold – firstly to ensure that the masterplan is complementary with these uses and that it strengthens links between the businesses and the park and secondly to ensure that it is sufficiently flexible to allow future business opportunities related to the park.



EXISTING AMENITY GRASSLANDS

3.12 WILDLIFE HABITATS

A Phase 1 habitat survey and protected species risk assessment was carried out in the park during May and June 2009, in order to inform conservation management and enhancement proposals for the park. The main findings of the survey were as follows:

- The habitats of semi-improved neutral grassland, scrub, scattered trees, tall herbs and open standing water are well-represented with the park;
- Standing water, reed bed and large areas of semi-improved grassland are all rare within the local context. Reed bed is both a local and national BAP habitat;
- No records of rare species are known for the site and it is unlikely that any rare species are present on site due to its relatively recent origin. Bats may utilise habitats in and around the park for commuting and foraging purposes. In addition to protection under the Wildlife and Countryside Act 1981 and Schedule 2 of the Conservation Regulations 1994, all species of bat are declining in London and are covered by a London Biodiversity Action Plan. The park supports a small number of red-listed bird species such as house sparrow and starling and the grassland habitat potentially supports BAP bumblebee *Bombus* spp. species. Additionally, the Stag Beetle is protected under the local Biodiversity Action Plan and there are some habitat provisions within Burgess Park for the Stag Beetles;
- Burgess Park supports a reasonable number of man-made habitats such as amenity grassland, planted shrubbery, lake and scattered ornamental trees together with areas of spontaneous vegetation such as tall herb and scrub;
- Over 250 botanical species were recorded on-site including many non-native species. This is a good number of species and is due to the large size of the site and optimum survey timing. The grassland supports a moderately-rich assemblage of invertebrates due to local variation within the

habitat. A moderate assemblage of bird species are also present;

- Due to its large size Burgess Park is potentially a self-contained valuable ecological unit with the capacity to support a diverse range of common species. The extensive areas of grassland present on-site potentially support diverse groups of invertebrate species and also provide foraging for large flocks of birds;
- Bats are likely to utilise the park which forms a large area of open green space within an urban setting. The park is also valuable in supporting local populations of birds such as UK BAP species starling and house sparrow;
- All habitats present within the site boundaries are readily recreatable in the medium term;
- The grassland habitats within the site have characteristics of their urban origin. Both the tree planting and the recent changes in the mowing regimes are typical of current urban park management. The ruderal and tall herb communities are typical brownfield habitats but not of great quality.

The key challenges are to retain habitats of value, to enhance them and to create new habitats throughout the park. The habitats of greatest wildlife value in the park are those that have already been managed for nature conservation, such as the woodland and grassland to the south of New Church Road. New habitats may include areas of native shrubs and trees, additional non-native species with berries or nectar-rich flowers, ecologically-rich borders and gardens, meadows, flowering lawns and ponds. The Ecology Report recommends the thinning-out of the woodland strips on the edges of the park. Wildlife installations may also be integrated into the masterplan, including bird and bat boxes and stag beetle loggeries.

3.13 BUILDING ON WHAT IS GREAT ABOUT THE PARK

Burgess Park is the largest reclaimed park in Europe, and through its evolutionary process of being converted from a place of industry to a 51 hectare park, many of the significant buildings and follies have remained in the park. These buildings and follies include the listed St. George's Church, impressive Bath House/Library, the listed Lime Kiln, Chumleigh Gardens and the historic Canal Bridge.



EXISTING BIRD LIFE AT THE LAKE WITHIN BURGESS PARK

In addition to these historic elements, a number of facilities and activities breathe life into the park. The tennis centre at the Camberwell Road entrance is a vibrant display of young talent, offering a number of courses and classes for tennis enthusiasts. Other sporting opportunities on offer throughout the park include BMX, rugby, formal and informal football and fishing. There are numerous community facilities and activities at Chumleigh Garden which have dubbed it the 'heart of the park'.

The sense of 'openness' is often regarded as one of Burgess Park's great characteristics. The open lawn space is used weekly by the Latin American football community, as well as hosting an impressive array of local and national events, including the Carnaval del Pueblo. The Canal walk is a popular route for walkers, joggers, cyclists and rollerbladers and is viewed as a strength of the park. The three hectare concrete edged lake is an asset to the park that is mainly used by the fishermen.

The ecology report states that, "Burgess Park supports a reasonable number of man-made habitats." It also notes that 250 botanical species were recorded on site, and many of these species were non-native. The 'wild area' to the south of New Church Road has already been managed for nature conservation. "Whilst it is clear that the park has been evaluated as being of moderate and potentially high ecological value, there is a great potential to increase local biodiversity due to the overall size of Burgess Park."

The Friends of Burgess Park are a vibrant community group that host walks, tours, lectures and events at Burgess Park. Art in the Park is, "... not-for-profit trust devoted to making art with people for city parks and gardens." They operate a studio and training space within Burgess Park.



LOOKING NORTH FROM THE 'WILD AREA' ADJACENT TO NEW CHURCH ROAD



VIEW OF THE REINSTATED CANAL AND SUNKEN BUTTERFLY GARDEN

4.0

THE VISION FOR THE PARK

4.1 ELEGANT SUFFICIENCY

The masterplan has been driven by the concept of 'elegant sufficiency'. The term relates to a state of completeness. Burgess Park has never been finished; it's a work in progress and the masterplan points to a condition in which it can finally be regarded as mature and complete. The term also refers to a point in time when the park starts to play a more complete role in people's lives - where it has developed a programmatic diversity that allows it to appeal to everyone.

One of the drivers of this programmatic diversity will undoubtedly be climate change. It is widely acknowledged that winters are going to become increasingly wet with higher incidences of storm events and that summers will become longer, drier and hotter. In response to increased storm events the park will be expected to integrate a responsible approach to water management where water is captured and stored for when it is needed in the dry months, rather than simply being discharged into the surface water drainage system.

As food prices rise the notion of growing one's own food will become increasingly popular and there will be pressure on the park to integrate areas of community food growing as well as food for free. The park will become increasingly important as a habitat for wildlife and will incorporate new types of habitat driven by the prospect of a dry future. The park will not only adapt to climate change but will also try to mitigate the impacts of it.

Programmatic diversity will reflect an increasingly intensive use of the park. In the future a visit to Burgess Park might include a brisk five kilometre-jog through an expansive car-free territory, followed by a leisurely swim in London's newest swimming lake and then an afternoon reading on the lawn.

A different day at Burgess Park could start with a visit to an outdoor classroom sited within the ecological gardens, followed by a snack of locally cultivated fruit and berries and then pond-dipping in the wetlands. A different visitor to the park might go for a stroll through the orchards

before meeting up with a group of friends volunteering to help a church group set up for their summer picnic and choir performance at the new stage. Another park user might spend the day tending a plot in the community growing area before meeting their family for a barbecue at one of the specially created barbecue areas. Another still might take their children to the play hub and enjoy a cup of coffee in the sunshine while watching them play, perhaps returning later on in the day for a game of tennis.

In Summary, Vitruvius, the Roman writer, architect and engineer famously wrote, "Well building and design hath three conditions: firmness, commodity and delight." True to this dictum, the park will provide a firmness in the footpaths, topography and entrance; commodity in the form of the play area, event space, outdoor gym and trails, community growing areas; delight in the gardens, the canal, woodlands and enriched biodiversity across the site.

A 21st Century Burgess Park should be:

- recognised as a Metropolitan Park;
- a rich and biodiverse place with myriad habitat types and attract a variety of flora and fauna;
- A generous place for growing food;
- A place for healthy living;
- A fun and memorable place for play;
- Rooted in the distinct history;
- A sustainable and exemplar park.

4.2-TEN WAYS TO A NEW METROPOLITAN PARK

1. The largest multi-purpose lake to be built in any London park in the last 100 years;
2. A purpose built space for some of the largest festivals in Europe with amphitheatre style viewing for over 100 thousand people, a floating stage, and a dedicated cultural hub;
3. One of the most bio-diverse public parks in the capital;
4. Over two hectares given over to community food growing;
5. One of the largest destination play hubs in any London park and the largest in the Borough;
6. Over ten kilometres of running, cycling, fitness and strolling routes;
7. Facilities for dozens of different sports and recreational activities;
8. A unique expression of an extraordinary heritage;
9. Ten high quality, welcoming entrances to the Park;
10. 380 metres of historic canal reintroduced;



PHOTO CREDITED TO ITZAFINEDAY



PHOTO CREDITED TO GERRYKNIGHT



PHOTO CREDITED TO JOHNLOO

4.3-TEN WAYS TOWARDS CREATING SOUTHWARK'S MOST BIODIVERSE PARK

1. Over 2000 new trees planted;
2. 2km of redundant road converted to species rich grasses and parkland;
3. 1.8 hectares of planted gardens (over three times the size of the Thames Barrier Park Gardens);
4. 275 metre long sunken garden, the largest Butterfly Garden in any public park in the UK;
5. 715 metres of concrete lake edge replaced with 1100 metres of planted lake edge, Nearly 6000 m2 of new marginal wetland created – that's roughly the size of the existing formal football pitch at Burgess Park;
6. Over 2 hectares of food growing areas, which will be havens for bird and insect life;
7. Ten various habitat types including new orchards, a butterfly garden, new meadows and flowering lawns, ecological gardens, bioswales and rain gardens;;
8. New water bodies including a new wildlife pond, a 4.6 hectare lake offering a greater range of habitats and biodiversity;
9. 1.5 kilometres of rain gardens and drainage swales
10. Improved wildlife provisions including bird and bat boxes, stag beetle loggeries and nesting islands;



4.4-TEN WAYS TO 'FOOD FOR FREE' AND GROW YOUR OWN

1. Over 250 fruit trees planted making the largest publicly accessible orchard in London;
2. 3.5 km long foraging trail for nuts and fruit;
3. 2.1 hectares allocated for community food growing – that's equivalent in size to three football pitches;
4. Vegetable plots and fruit growing at Chumleigh Gardens;
5. Beehives for honey to be sold within the park;
6. Horticultural training facilities and raised beds;
7. Secure sheds and polytunnels;
8. Wormeries, green waste and composting;
9. Dedicated herb garden;
10. A 'ribbon' of orchard trees weaving through the gardens along St. George's Way;



PHOTO CREDITED TO MUFFETT



PHOTO CREDITED TO NORMANACK



PHOTO CREDITED TO AKARMY



PHOTO CREDITED TO WOLFPIX



PHOTO CREDITED TO VOTETRUEBLUE



4.5-TEN WAYS TOWARDS HEALTHY LIVING

1. A 5 kilometre fitness circuit and running trail;
2. 3 community outdoor gyms;
3. 2.1 hectare outdoor swimming lake, the largest outdoor swimming facility south of the River Thames (Hampstead Heath is 3.5 hectares over three swimming ponds, men's, women's and mixed.)
4. Specialist sports facilities for tennis, football, rugby, cricket, BMX, and basketball;
5. A six lane 100m sprinting track;
6. A lake for angling and boating;
7. 1.5 km canal walk for rollerblading, jogging, walking and cycling;
8. 10 kilometres of jogging and cycling routes throughout the park;
9. 715 metre concrete lakeside path replaced with a 2km waterside walk;
10. A 3.5 km play trail to encourage children's fitness;



PHOTO CREDITED TO GARRYKNIGHT



PHOTO CREDITED TO MATTSIP



PHOTO CREDITED TO IVAN WALSH



4.6-TEN WAYS TO THE MOST PLAYFUL PARK IN THE BOROUGH

1. 7600 m2 play area, equivalent to the Princess Diana Memorial Play in Kensington Gardens;
2. NEAP, LEAP and LAP play provisions at the peripheral areas of the park for local communities (see play strategy on pg. 47 for definition of NEAP, LEAP, and LAP play provisions);
3. A 3.5 km play trail with embedded play and inventive play along the way;
4. A signature adventure play park;
5. Go-karting track;
6. 4500 m2 of water play including a paddling pool and model boating;
7. Pond dipping and waterside activities;
8. Introduce the annual Burgess Park 'Human Hamster Roll' from the 7m landforms;
9. 40 playful fountains at Camberwell Road entrance and Wells Way;
10. Children's only events at the cultural hub throughout the year, including winter ice skating and outdoor cinema;



PHOTO CREDITED TO JOSHBERGLUND19



4.7-TEN WAYS TO BE LOCALLY DISTINCT

1. Site specific, historically inspired art pieces throughout the park by local artisans and metal workers;
2. 1000 m2 Cultural Hub for performances by local schools, dance clubs and thespians;
3. A local 'vernacular' garden typology based on the historic garden layout along St. George's Way;
4. Distinct entrances to the park based on the site history;
5. Opportunities for markets to showcase local arts and crafts;
6. Celebrate listed structures and follies including the Bath house, St. George's Church, the Lime Kiln, the Canal Bridge and Chumleigh Gardens;
7. Introduce guided heritage walks, with heritage wardens who are also trained to manage and maintain the park;
8. 'Grow your Own' food to be sold at local farmers markets;
9. Annual fishing competitions to attract anglers to the lake and improved fishing facilities;
10. Distinct local and national events like the May Day Festival, the Mix, and Carnaval del Pueblo;

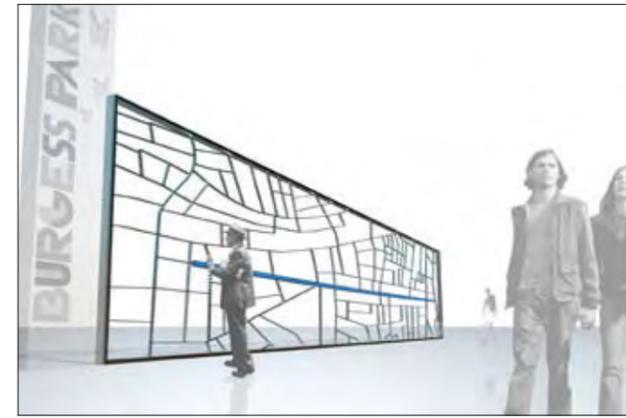


PHOTO CREDITED TO SNAPPYBEX



4.8-TEN WAYS TO A SUSTAINABLE 21ST CENTURY PARK

1. Two new café buildings will generate their own energy with photovoltaic panels and localised wind turbines;
2. In re-structuring the park no demolition material will be removed from site – this means that 88,000 m³ of material (enough to fill 35 Olympic sized swimming pools) will be used positively within the park to create south-facing sunbathing terraces and amphitheatre slopes around the events area;
3. 2 kilometres of granite kerb and 9000 m² of granite setts will be salvaged from the site and incorporated into the landscape of the park;
4. 1500 metres of rain gardens and bio-swales will provide stormwater flood attenuation;
5. The biodiversity of the park will be substantially increased by creating ten habitat types;
6. The lake will be fed from a borehole meaning that no water is drawn from the mains supply to top it up;
7. Lighting at the entrances and Wells Way will be low energy LED lights and solar powered where possible;
8. 2.1 hectares of food grown and sold locally;
9. Education facilities and community led Sustainability walks and workshops;
10. Park wide recycling and green waste composting;



PHOTO CREDITED TO WAYNE NATIONAL FOREST



PHOTO CREDITED TO TAYLOR



4.9-TEN WAYS TO A WELL MANAGED PARK

1. Dedicated and well trained staff;
2. Full time Burgess Park Gardener;
3. Community schemes to train and employ young people to manage and maintain the park;
4. Trained park staff double as 'heritage wardens' to inform the public of the rich site history;
5. Annual community park days to clean up and restore tired areas of the park;
6. A well crafted and comprehensive Management and Maintenance Plan is in place for the life of the park;
7. Workshops and learning opportunities for the general public to know what park management entails;
8. Woodland management to ensure strong tree growth and understory habitat;
9. Varied mowing regime and landscape maintenance;
10. Visible presence of 'heritage wardens' and park staff throughout the day;



PHOTO CREDITED TO JOHN PANNELL



PHOTO CREDITED TO THORIL





VIEW OF THE GRAND AXIS, CREATING AN ALL INCLUSIVE FOOTPATH, THAT UNDERPINS THE STRUCTURE OF THE PARK.

5.0

MASTERPLAN

OBJECTIVES

The masterplan has been guided by a number of separate but related objectives which have been informed by the views expressed by stakeholders at the Bidders Day and subsequent consultation events. These objectives have been woven into the design of the masterplan. They are to create:

- A park with a strong identity;
- A coherent park with a clear spatial structure;
- A park that links with its surroundings including the new structure of the Aylesbury Estate;
- A better used and more biodiverse lake;
- A sports hub that acts as a destination;
- A play hub that acts as a destination;
- A park that feels safe;
- A park for the future that is rooted in its past and in its communities; and
- A robust and maintainable park.

5.1 A PARK WITH A STRONG IDENTITY

To make the leap from a local park to a Metropolitan Park, Burgess Park will need a stronger identity. This will be articulated in a number of ways: re-worked entrances will make the park feel more welcoming whilst the kit-of-parts approach to the design of the new entrances and boundaries will create a coherent park edge; a sculptural approach to landform will make sense of the demolition material that is currently deposited around the site; and new plantings and habitats will form a distinctive patchwork landscape.

5.2 A COHERENT PARK WITH A CLEAR SPATIAL STRUCTURE

The current park has been assembled in an ad hoc fashion and this is apparent in its layout. Key elements lack visual connectivity. For example, Chumleigh Gardens, which is at the heart of the park, is not visible from the lake, nor are the BMX, go-kart and adventure play visible from inside the park.

The main entrances lack clear sight-lines whilst the canal-walk dips under Well Way through an underpass so that there is little visual connection between the east side of the park and the west, reinforcing the sense of two parks rather than one. Several routes relate to remnant roads rather than to logical park connections and in places gradients are too steep to be negotiated in a wheelchair.

The objective is to establish clear accessible routes throughout the park and to unite the park and its various elements by making them visually connected. The

masterplan will also feature a number of park circuits – for walking, jogging and cycling – meaning that the full extent of the park can be enjoyed.

5.3 A PARK FOR EVERYONE

Burgess Park is envisioned to become a park for all those living in the London metropolitan area. It occupies a central location within south London and although there is no tube station close by there is a good bus service to Walworth Road, Old Kent Road, Albany Road and Wells Way. The proposed Cross River Transit project between Kings Cross and Peckham would further improve access to the park.

The scale of the park allows for such a wide range of uses and activities that nearly everyone – at every age and from every background – will be able to find something that interests and engages them. A huge range of amenities, paired with ample opportunities for active and passive recreation will make Burgess Park a place to be enjoyed by all.

The masterplan will provide opportunities for: informal recreation - jogging, cycling, walking, picnicking, kite flying and sunbathing; sports - tennis, rugby, cricket, football, BMX and fitness training; play – for both children and adults; angling; boating; swimming or paddling; model boating; community gardening; food for free; large events; small events; markets; and education – pond-dipping, gardening and heritage interpretation. The increase in biodiversity and habitat variety will offer a unique series of exciting spaces in the city; a chance to get up close and personal with nature.

5.4 A PARK THAT LINKS WITH ITS SURROUNDINGS INCLUDING THE NEW STRUCTURE OF THE AYLESBURY ESTATE

The Aylesbury Area Action Plan anticipates a series of ‘green fingers’ that will extend into the new Aylesbury estate as an extension of the park northwards. The masterplan needs to create strong links not just with the Aylesbury Estate but with all the surrounding streets and communities. Burgess Park is one of two significant spaces in a green link connecting the South East London Green Chain at Nunhead and the Tate Urban Forest at Bankside and routes across it need to reflect this.

5.5 A BETTER-USED AND MORE BIO-DIVERSE LAKE

The lake lining is believed to be nearing the end of its lifespan and the lake will have to be re-constructed at some point in the near future. The lake is currently used predominantly by anglers but the re-construction of it represents an opportunity to extend its use to a broader audience and at the same time making it more attractive to anglers by providing improved facilities, dedicated fishing spots separated from footpaths, and a storage facility with refreshment provisions. The re-construction of the lake will also allow an increase in its bio-diversity through softening its edges, establishing marginal vegetation and creating micro-habitats for aquatic invertebrates.



MOMENTS OF CONFLICT DEMONSTRATE THE EXTEND OF DAMAGE CAUSED BY THE V1 BOMB



REMEMBERING THE HISTORIC ROAD LAYOUT WITH ARTISTIC INTERPRETIONS AT KEY INTERSECTIONS OF FOOTPATHS AND HISTORIC ROADS.



A SPORTS HUB WITH A RANGE OF SPORTING FACILITIES AND PITCHES

5.6 A SPORTS HUB THAT ACTS AS A DESTINATION

There is currently a good sports provision within the park but the objective is to enhance the existing offer so that it appeals to an even wider audience. The principle is to create a critical mass of sports facilities based around the existing football centre on Cobourg Road. The addition of a rugby pitch, a competition-standard BMX circuit, a Multi-Use Games Area (MUGA) and a sprinting track to the existing offer will enhance the potential of the football building to be extended to include a café space and other community facilities. In addition to the sports hub the masterplan will feature fitness circuits around the park with outdoor gyms and climbing walls.

5.7 A PLAY HUB THAT ACTS AS A DESTINATION

The masterplan for the park needs to reflect a coherent strategy for play. The removal of the play equipment adjacent to Wells Way has left the park without a significant play area for older children. A small play area for smaller children has recently been provided adjacent to the café at Chumleigh Gardens. The principle is to create a hub for play close to Chumleigh Gardens where the café, toilet and park management facilities will support a large play area for all ages and incorporating adventure play which is currently in a peripheral park location. The play offer within the masterplan must also include embedded play, play circuits and smaller play areas for toddlers close to the communities that will use them.

5.8 A PARK THAT FEELS SAFE

A recurring theme from the consultation sessions has been the need to make the park feel safer and more welcoming. The masterplan will provide a clearer structure of paths throughout and will remove many of the obstructions that block views along routes into and out of the park. A key objective is to increase the number of people using the park and to extend the hours of its use - a park full of people will feel safer and more welcoming. Lighting is proposed to the entrance areas as an extension of the life on the street. Best practice suggests that lit routes through a park provide a false sense of security and are detrimental to nocturnal flora & fauna.



A PLAY HUB THAT CATERS FOR ALL AGE GROUPS

5.9 A PARK FOR THE FUTURE THAT IS ROOTED BOTH IN ITS PAST AND IN ITS COMMUNITIES

The masterplan will set the blueprint for a 21st century park but will also reflect the unique history of the site. The masterplan will draw out several different layers of the palimpsest: the canal; the site of various factories and wharves; the back gardens of the terraced housing that has been removed; and the places where the V1 bombs struck. The masterplan will also root the park into the community by creating a park for everyone.

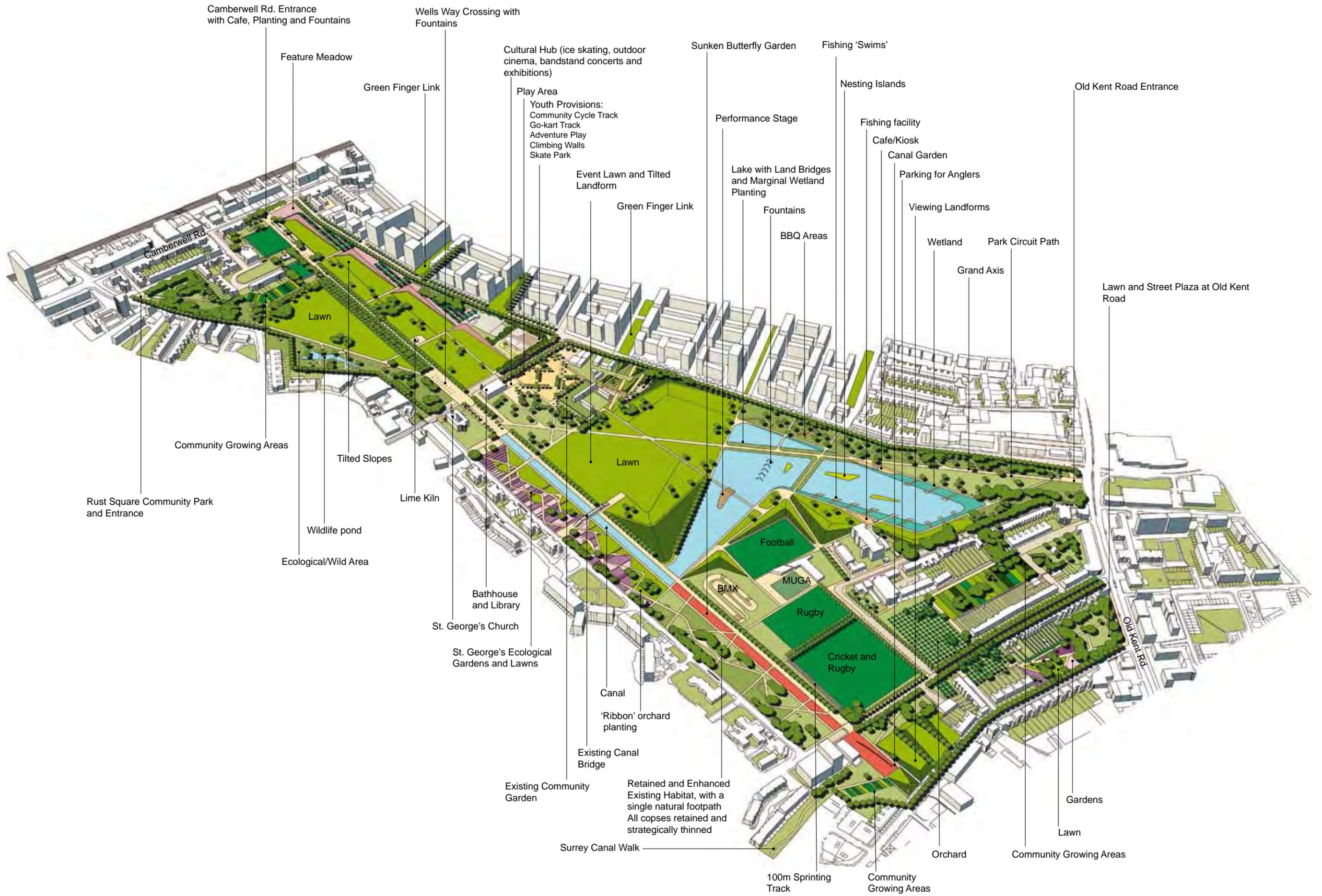
5.10 A SUSTAINABLE PARK

The masterplan will point to a future for the park that is more sustainable – environmentally, economically and socially. This will mean having a responsible attitude both to what already exists on the site and to what is proposed: the demolition material that underlies the park will be retained on site - none will be removed; sustainable urban drainage will ensure that rainwater is retained in the park rather than being fed directly into the stormwater drainage system; materials will be selected that have long lifespans and minimal maintenance demands, many of these reclaimed from the site; new buildings will be eco-rated with the potential for incorporating micro-renewables; new plantings will respond to the prospect of a dry future and will avoid irrigation; and new habitats will be created throughout the park.

A number of potential park businesses are proposed which would bring further income into the park, as well as increasing the number of visitors to it. These include the idea of using the Library on Wells Way as a wedding venue and café kiosks by the lake and by the tennis centre.



ABOVE IS AN EXAMPLE OF HOW THE INDUSTRIAL PAST COULD BE REMEMBERED AT BURGESS PARK. A WHITING WORKS FACTORY SAT WITHIN THE SITE, AND HAS BEEN REINTERPRETED AS A 47M LONG BENCH; THE LENGTH OF THE FACTORY.



6.0

THE MASTERPLAN

6.1 THE BIG MOVES

The incremental evolution of Burgess Park has resulted in a park with a limited structure or identity; a park with ad-hoc topographical depositions, irregular footpaths and dated entrances. Could Burgess Park be better? Could it be a place of metropolitan status, a park with a robust structure, offering a diversity of programme and a timeless elegance that attracts a wider audience? Could it be a sustainable park as an exemplar for the next generation of parks? Could Burgess Park have an identity, which is emblematic of its past and mindful of its social, cultural and environmental importance going forward?

Not in recent memory has Burgess Park had the opportunity that it has today; the chance to once and for all get the structure right, project a confident identity, and inject a programmed diversity that serves as the lifeblood of public space. These are the 'big moves', the imperatives to get right in order to secure the long term success of the park; **Structure, Identity, and Programmatic Diversity.**

STRUCTURE

The structure is the most important and fundamental component of any designed park. Imagine the Royal Parks without their ancient tree-lined avenues, watercourse, walkways and vistas. These elements of the Royal Parks have been in place from their genesis, conceived under the guidance of an overall plan, and allowed to mature for centuries. It is this type of foundational park structure that Burgess Park has never had, leading to an eroded sense of identity, safety, security and community pride. How then do we create a structure for Burgess Park?

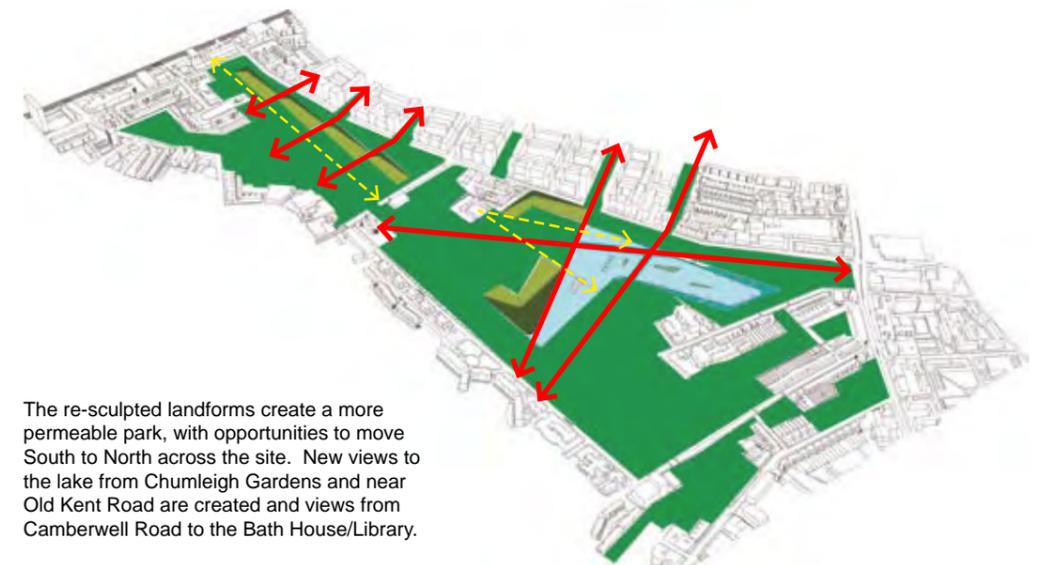
1. Topography;
 2. Footpaths and Circulation;
 3. Rationalised Entrances;
1. Topographic changes:
 - Re-distribute the landform, currently the informal sports pitch, to create an all-inclusive DDA compliant path structure from Old Kent Road to the heart of the park, creating important vistas linking the lake to Chumleigh Gardens;
 - Re-sculpt the landform surrounding the BMX

and along Albany Road, to maximise the use of the park, improve legibility, wayfinding, and a sense of safety;

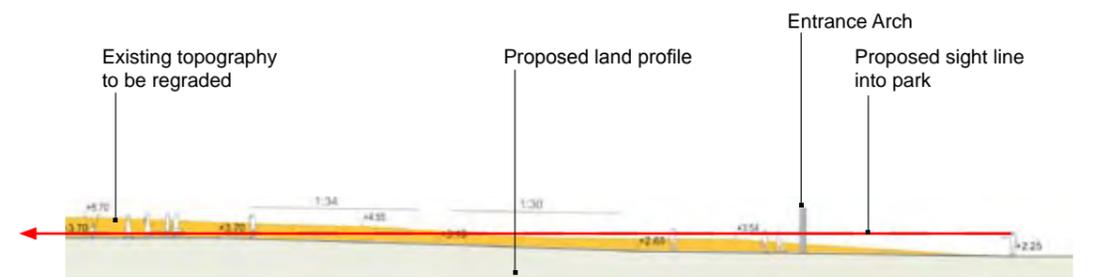
- Utilise the landform as defining park elements that offer spectator space, sculptural qualities, leisurely gathering areas, high grass and meadow habitat as a means of wayfinding.
 - Subtle change in the topography to introduce a sight line from Old Kent Road into the park, by dropping the level at the Old Kent Road entrance from 5.7 metres AOD, to 3.7 metres AOD.
2. Footpaths and Circulation:
 - Create an all inclusive footpath network, linking the four corners of the park, that is compliant with disability access standards and generous enough to accommodate a wide range of users;
 - Improve the quality of the surfacing to footpaths and provide seating along the key routes;
 - Improve the signage and wayfinding along the key footpaths
 3. Rationalised Entrances:
 - Respond to key desire lines into and out of the park to the north, south, east and west;
 - Provide generous entrances with seating and fountains to activate the edges of the park;
 - Improve the perimeter permeability to create easy access;
 - Pavement treatments will signal the entrance to the park and extend to the kerb at Old Kent Road, and will continue onto the grand axis footpath.



The existing topography prevents North to South circulation, restricts entry to the park from the north and obscures the views to the lake from Chumleigh Gardens and Old Kent Road. The visibility and wayfinding is blocked by the landform that surrounds the BMX and go-kart track.



The re-sculpted landforms create a more permeable park, with opportunities to move South to North across the site. New views to the lake from Chumleigh Gardens and near Old Kent Road are created and views from Camberwell Road to the Bath House/Library.



The topography at Old Kent Road has been altered to allow views into Burgess Park towards St. George's Church, with glimpses of the lake and fountain. In doing so, the entrance will feel more inviting and safe, and the gentle ramps will ensure that Burgess Park is an all-inclusive park.

IDENTITY

The arrival sequence to the park is crucial; it piques the curiosity and anticipation of the visitor, raises the expectation of regular park users, and establishes a sense of identity. Like the front door of a residential property, the entrances and boundary of the park create that all important first impression of a place.

1. Distinct Entrance:
 - A 'kit of parts' providing a consistent image and identity at all entrances to the park;
 - Decorative screens that are site specific and emblematic of the industrial heritage of the site;
 - Generous seating, tree planting and activity at the internal edges of the park;
 - Sight lines into the park;
 - Park maps and information at the primary entrances;
 - Lighting at the park entrances for evening use;
2. Unique Offering
 - Festivals;
 - Community Events;
 - Tours to explore the history of the site;
 - Park follies such as the lime kiln (listed), canal bridge, and the remnant canal wall from the industrial past;
 - Listed buildings including the Bath House/Library, St. George's Church and Chumleigh Gardens;
 - Impressive Gardens and sensitive habitats.

PROGRAMMATIC DIVERSITY

We started the design process by comparing Burgess Park to the great parks of London like St. James's and Hyde Park. What we discovered was that Burgess Park has as much to offer as either of these legendary parks, yet many of these facilities lie relatively unknown, hidden away behind topography or turning their back on the park. Uncovering some of the great facilities and activities, strengthening the symbiotic relationship between the park and the facilities will ensure that the park is greater than the sum of its parts. Coupled with this, is the opportunity to enrich what is already a successful calendar of events, incidental park activities and uses; opportunities such as diversifying the lake to offer swimming and boating, introducing more biodiversity and habitat types, and reinstating the historic canal as a 380m linear water feature with a variety of uses.

1. Cultural Offering and Events
 - May Fair (May);
 - Mix Festival (July);
 - Carnaval del Pueblo (August);
 - Programmable cultural hub near the Bath House for activities such as ice skating, outdoor theatre, cinema, travelling exhibitions ect.
2. Biodiversity
 - Wildlife walks;
 - Bird Watching tours;
 - Educational opportunities such as pond dipping
3. Improved Building Use
4. Food for free
 - Community food growing areas;
 - Community orchards;
5. Sport
 - Rugby;
 - Cricket;
 - Football;

The following pages will illustrate the areas of the park in detail, as well as demonstrating how the masterplan has changed in response to consultation feedback. A full list of the consultation feedback and commentary can be found in the appendix of this document.



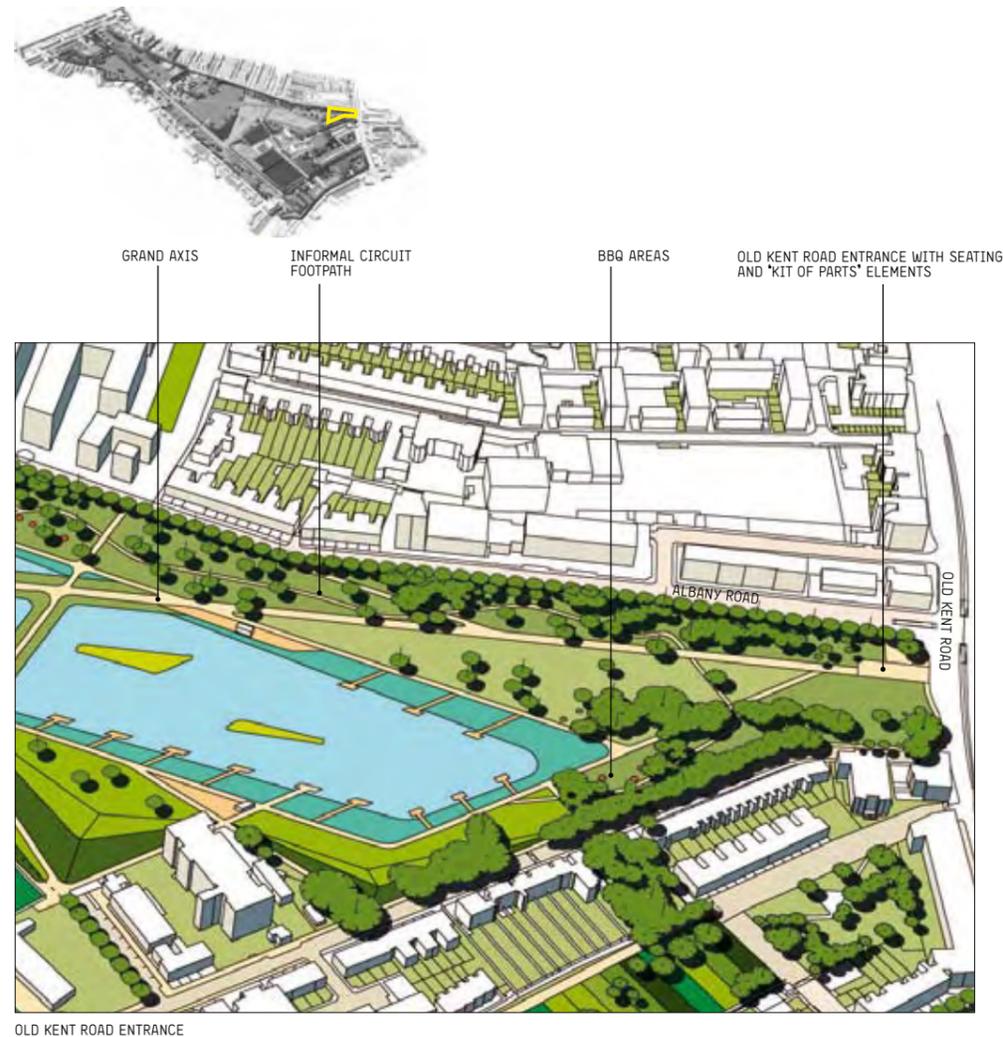
6.2 OLD KENT ROAD ENTRANCE

Minor topographic inflections to the entrance at Old Kent Road will introduce gentle gradients for easy access into the park, ensuring all user groups can access, use and enjoy Burgess Park. This will involve lowering the existing high point from 5.27 metres aod, to 3.7 metres aod. to create a clear straight path right into the heart of the park, picking up the spire of St. Georges Church, referred to as the 'Grand Axis'. This change in height will ensure that an adult of average height will be able to see clearly into the park, picking up the lake and events lawn in the distance.

The entrance will be composed from a 'kit of parts'. This kit of parts allows entrances to be arranged in different ways relating to their specific geography but always within a common style, creating a family of entrances. At Old Kent Road this will include a 3.5metre high archway, a decorative screen of the historic road layout, an information panel with park maps and wayfinding information, and generous seating. New pavement treatments will signal the entrance to the park and extend to the kerb at Old Kent Road, and will continue onto the grand axis footpath.

6.3 THE GRAND AXIS

The Grand Axis is a 5 metre wide footpath linking Old Kent Road to the canal walk. This footpath responds to the desire line that has been worn into the existing lawn, creating a hard wearing footpath for what is clearly used as a cross route through the park. It can generously accommodate cyclists and pedestrians and will be a significant component to the underlying structure of the park. The surfacing will be surface dressed asphalt with a steel edge.



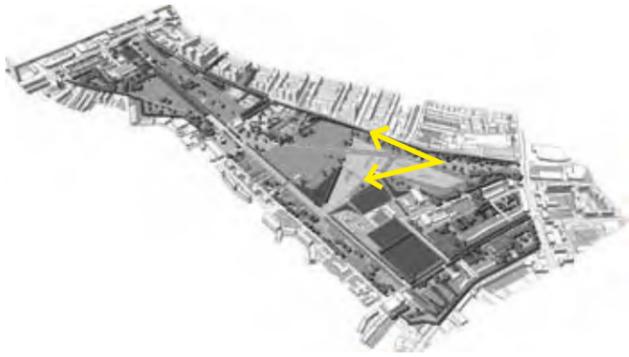
OLD KENT ROAD ENTRANCE



VIEW OF OLD KENT ROAD ENTRANCE

RESPONSE TO CONSULTATION:

- levels at the Old Kent Road have been reduced by 2m to create a sight line into the park, but to minimise the view of traffic at Old Kent Road;
- the topography will be reworked to maximise the retention of trees in this area and decrease any felling;
- trees that are removed will be incorporated into the design in the form of art, embedded play, habitat creation and landscape mulch;
- new tree planting to further buffer views to Old Kent Road, strengthen the entrance to the park, and dampen the winds from the north east;
- improved signage, wayfinding and seating;
- retain some of the sculpted landform qualities around the Old Kent Road area;
- create an all-inclusive entrance with gentle ramps rather than steps;
- distinct and site specific entrance panels to improve the identity of Burgess Park and create a consistent character to all of the park entrances;
- improve planting and biodiversity;



VIEW OF THE GRAND AXIS AT THE LAKE EDGE. FILTERED VIEWS OF THE LAKE THROUGH EXISTING TREES WILL BE CREATED BY LOWERING THE TOPOGRAPHY AT THE OLD KENT ROAD ENTRANCE BY 2 METRES TO CREATE A GENEROUS ALL-INCLUSIVE FOOTPATH, THAT UNDERPINS THE STRUCTURE OF THE PARK, AND CREATE A SIGHT LINE INTO THE PARK.

SPORTS HUB

The sports hub is located in the southeastern portion of Burgess Park and will build on the success of the existing sport pitches, facilities and clubs. The sports hub will consist of an additional rugby pitch, a six lane roometre sprint track, located due south of the rugby and cricket pitch, and a multi-use games area (MUGA) located adjacent to the existing clubhouse building.

The masterplan redirects Neate Street to the north, maximising the space available for the sports hub. Forty off-street parkings spaces have been provided to service the sports hub as well as to provide parking for sporting events and the angling community. A number of paths have been included to provide north to south movement for those that walk to Cobourg School. These are 3 metre wide, tree-lined footpaths that pass between the sports pitches.

The BMX track has been repositioned to the sports hub where it will be overlooked and lit at night allowing extended use.. The consolidation of sport uses into a hub will enable it to be lit at night, reducing the impact that lighting throughout the park would have on bats and other nocturnal fauna if the sports facilities were spread out throughout the park.

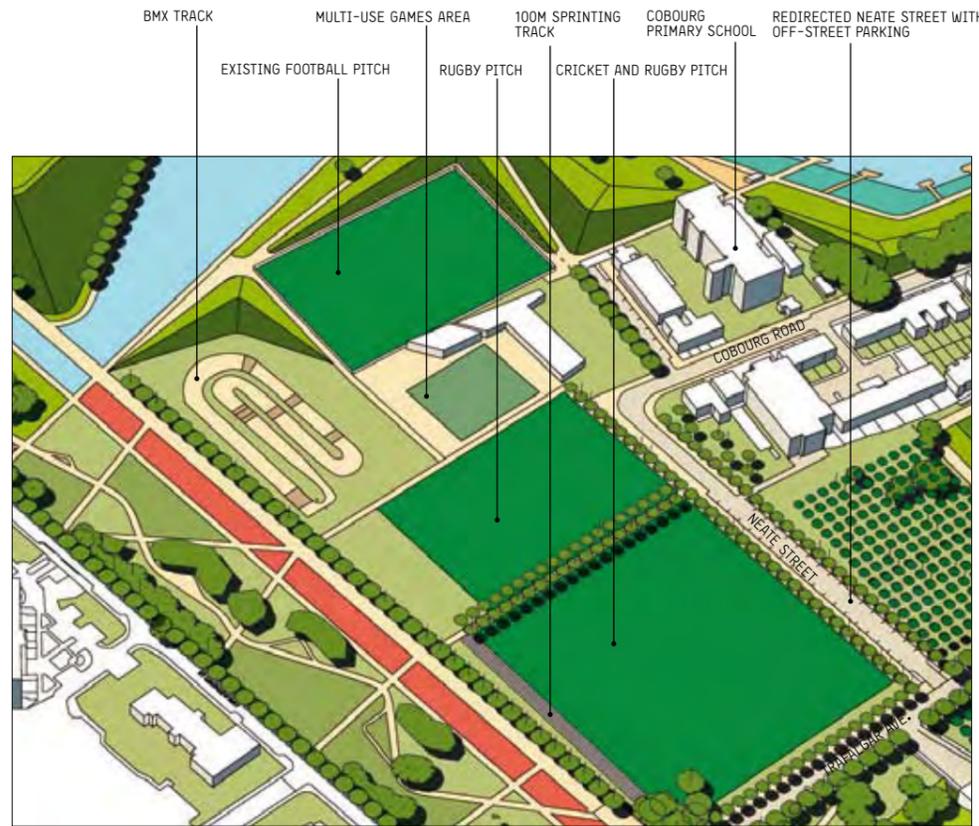
6.5 GLENGALL ROAD / TRAFALGAR AVENUE

Trafalgar Avenue severs the eastern edge of Burgess Park, creating a series of fragmented and varied green spaces. To improve the physical link between these spaces and the broader Burgess Park, a raised table crossing is proposed along Trafalgar Avenue. This surface crossing will give priority to the pedestrian and improve the overall park experience. The change in level will also signal the boundary of the park to vehicular traffic, encouraging drivers to reduce their speed.

A garden is created around the existing remnant canal wall, which will visually connect to the sunken garden to the west of Trafalgar Avenue, reinforcing the notion that the boundary to Burgess Park is not Trafalgar Avenue but rather Glengall Road to the east. The footpath network at the interface with the Surrey Canal has been rationalised to better connect cyclist and pedestrians with Burgess Park and the No. 22 London Cycle network. The landform in this area has been remodelled to create sunny southwest facing slopes oriented towards Burgess Park. Two landforms are level with Glengall Road and can therefore be used as a play area or community growing area.

An orchard has been proposed on either side of Trafalgar avenue as a means of linking the two sides of the park. The Glengall Road area, particularly where it is overlooked from the east, is envisioned as a traditional English square, replete with planting, trees and seating. Footpaths have been rationalised to pick up desire lines, whilst retaining the existing tree coverage.

New lawns and stepped seating are proposed along Old Kent Road, to be used by the local community, and those waiting for public transport. Improved paving along Old Kent Road is proposed to extend to the primary entrance to Burgess Park at the intersection of Old Kent Road and Albany Road to improve the spatial appreciation of the boundary of the park.



SPORTS HUB

RESPONSE TO CONSULTATION:

- relocate BMX near the football centre to create a unified sports offering and enable the BMX to be lit without disturbing the nocturnal park fauna;
- provision of a new rugby pitch;
- additional sports opportunities, such as basketball and netball, with the introduction of a Multi-Use Games Area (MUGA);
- provision of a 6 lane 100m sprinting track;
- additional north south footpaths;
- additional parking provisions located on the redirected Neate Street;
- site location for an expansion to the building facilities at the football pitch;
- NEAP (Neighbourhood equipped play area) offering up to 8 activities (see play strategy on pg. 47)
- additional street tree planting and along Neate Street and Trafalgar Avenue;
- landforms around sport uses to create informal spectator areas, buffer wind and introduce areas for meadow and grass planting;



GLENGALL ROAD AND TRAFALGAR AVENUE

RESPONSE TO CONSULTATION:

- improved entrance at Glengall Road as a main entrance into Burgess Park;
- improved entrance from the Surrey Canal walk;
- introduce level areas off of Glengall Road for community use such as play, gyms, growing areas etc.;
- provision of community growing areas for those that live in the south east of Burgess Park;
- raised crossing at Trafalgar Avenue to give pedestrians priority and ease of access into Burgess Park;
- improved biodiversity and sustainability with the introduction of SUDS between the landforms and improved planting;
- retain semi-mature trees and increase tree planting;
- improved cycle connections and relaxed ramps for improved all inclusive access and connections to the number 22 London Cycle Network and Sustrans.

6.6 THE CANAL AND GARDENS

The canal was essential to the area during the peak of its industrial past, and it presents the opportunity to be a key feature in the park of the future. The masterplan canal is 12 metres wide and 380 metres long. It is intended that portions of it can be used differently throughout the year, functioning as a play feature with fountains, a water garden, as well as simply a body of water. A seven metre footpath will run the length of the canal with seating along the waters edge.

Where the canal terminates at the junction of the serpentine lake, a sunken garden extends the length of the historic canal footprint, to the entrance to the park at Trafalgar Avenue as a central motif that continues the historic canal footprint. The garden concept is extended across Trafalgar Avenue as a way of visually connecting the park. The sunken garden, no more than 450mm deep, is intended to be a rich habitat for bird and insect life, with an emphasis on attracting butterflies. Footpaths running north to south bridge the sunken garden offering views across the planting towards the canal.

An ecological garden area is proposed to the south of the canal along St. George's Way. Historically, this area would have been the north-facing back gardens of residential properties. It is intended to reinterpret the 'back garden' concept, though it is now a south-facing sunny microclimate where more plant species will thrive. A series of footpaths of varying widths from 3 metres to 1.5 metres will meander through the planted areas, offering places of respite and reflection. They will be edged with timber and surfaced with a self binding gravel. Seating will be located along the paths throughout the gardens.

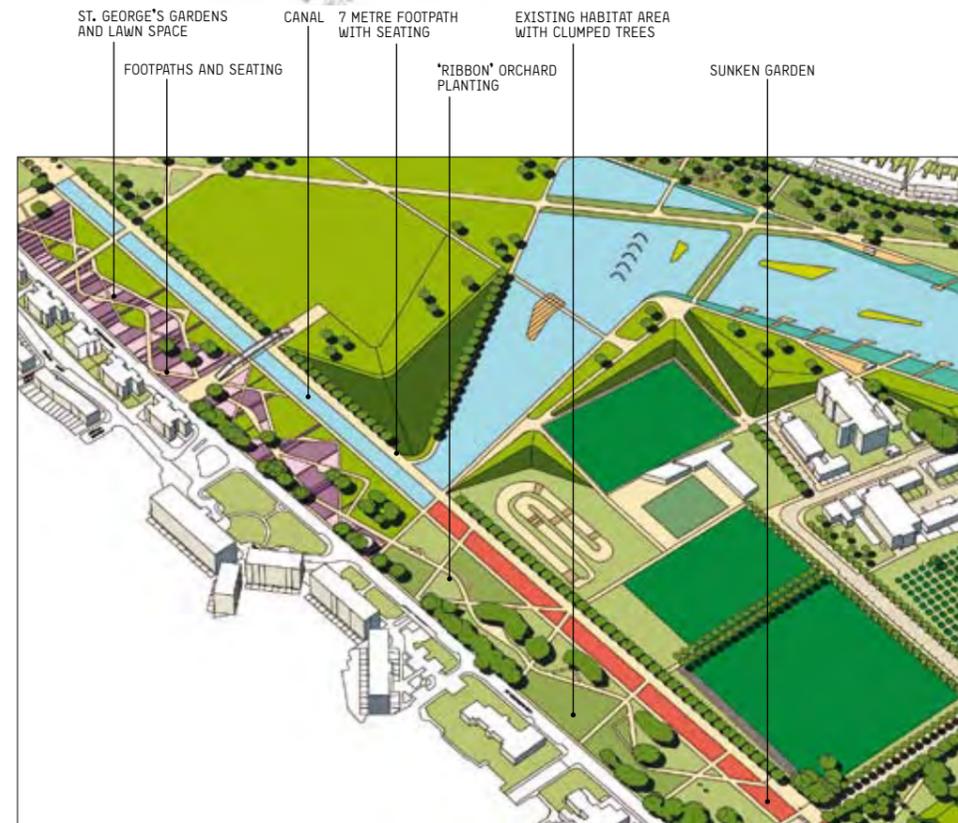
Also in this area will be small areas of embedded play, such as a balancing beam or fallen tree, as well as play equipment and outdoor gyms. Lawn space, adjacent to the canal and surrounded by planted areas, will be spread throughout the garden space to encourage family outings and community gathering.

6.7 EASTERN EVENTS LAWN

The large open area - approximately 3.8 hectares in size - east of Chumleigh Gardens is a space designed for the large community events and football matches, both of which currently take place in the park. Sculpted landforms shape the space to the north and south. The landform to the south is the largest within the park at a height of seven metres above aod (10.2). The sloped banks to the south are at a 1:4 gradient and will be planted predominately with species rich grasses and flowers, yet will be designed to be accessible.

The slopes that face the event lawn have a gentler gradient to allow crowds to gather and will be sown or turfed with a hard wearing grass mix. The gradients vary due to the twisting character of the landform, with the steepest gradient being 1:3 and gradually twisting to become flush with the adjacent event lawn. Clusters of trees will be planted on the landform to create areas of shade for spectators.

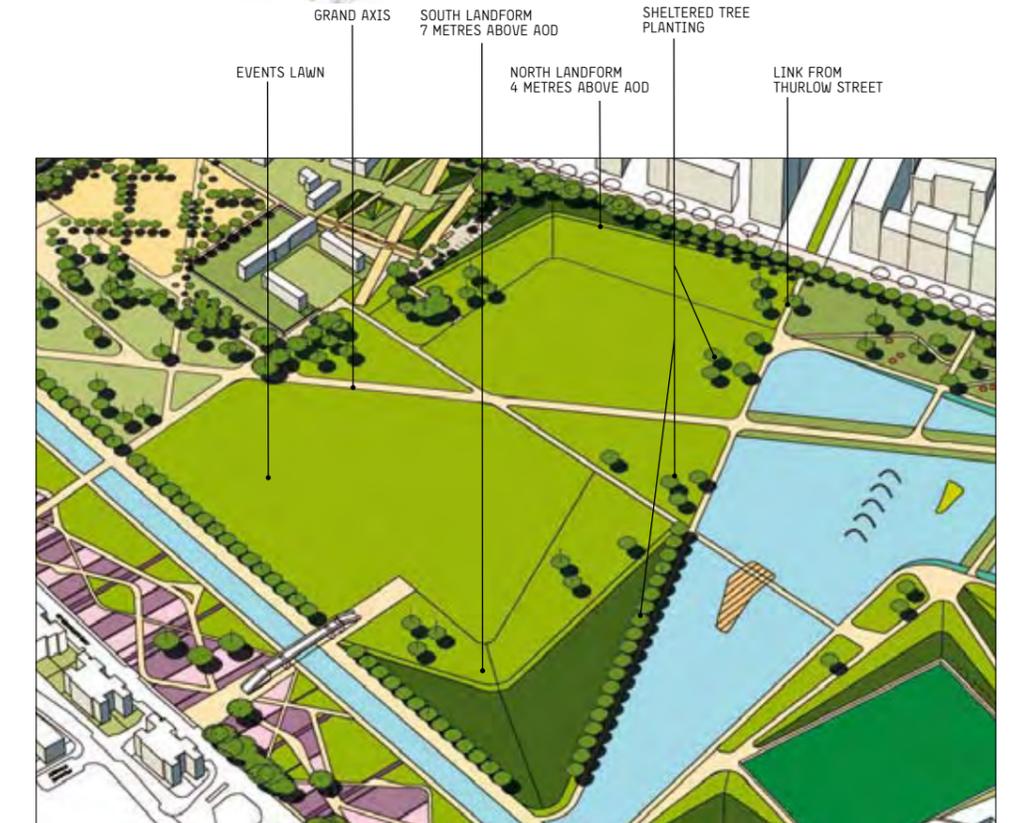
The landform to the north is similar in character to that to the south, yet the maximum height is 4 metres above aod (6.6m). It will be planted in a similar way to the landform to the south, although the north facing slope will be planted with predominantly evergreen shade tolerant species, with a crescendo of colour in the late summer/autumn months.



CANAL, SUNKEN GARDENS AND ST. GEORGE'S GARDENS

RESPONSE TO CONSULTATION:

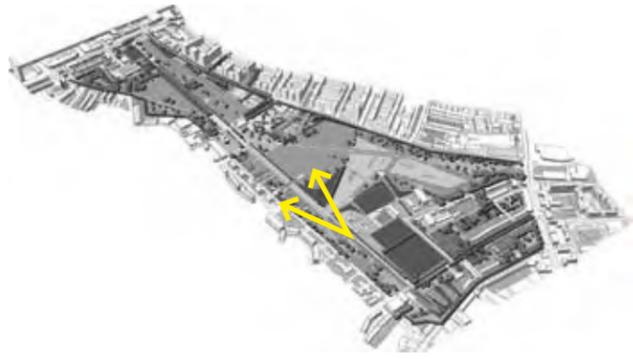
- retain copses and existing habitat in the southeast corner of the park and along St. George's Way;
- improved biodiversity and planting habitat throughout St. George's Way;
- varied planting to include lavender gardens, seasonal gardens, and formal flower gardens;
- planting to be of a local 'vernacular' and will respond to the local heritage of the residential gardens in this area;
- Biodiversity Action Plan targets for flora and fauna will underpin the delivery of the gardens;
- a 'ribbon' of orchard trees weaving through the gardens;
- a Management and Maintenance plan will be in place to sit alongside the masterplan;
- the gardens will include herb gardens and fruit producing species for foraging by the community;
- 'soft' paths created throughout the gardens for dog walking and strolling;
- additional seating, bins and signage for wayfinding;
- information describing the history of the area and the reinterpretation of the gardens;
- play and outdoor gyms located along St. George's Way;
- parts of the gardens will be used for water attenuation and the introduction of more water loving plants;



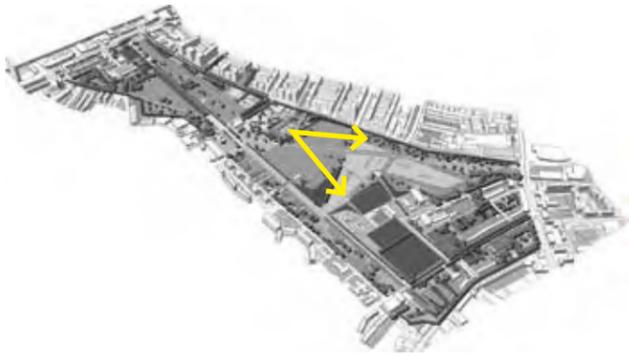
EVENTS LAWN AND LANDFORMS

RESPONSE TO CONSULTATION:

- 3.8 hectare event lawn for large cultural events;
- landforms reshaped with a radius and twisting character to be less angular;
- improved links to Cobourg Primary School;
- increased biodiversity with planting to the landforms;
- increased tree planting, including shelter planting to buffer the southwesterly prevailing winds;
- all site material is retained on site and re-sculpted into the landform strengthening Burgess Park's bid to become a sustainable 21st century park;
- New connection and path at Thurlow Street connecting the north and south communities of Burgess Park;
- footpath at the base of the north landform removed;



VIEW OF THE SUNKEN GARDEN LOOKING EAST TOWARDS THE CANAL AND CANAL BRIDGE



VIEW FROM CHUMLEIGH GARDENS TOWARDS THE LAKE LOOKING NORTHEAST
ILLUSTRATING THE EVENTS LAWN AND LANDFORMS

6.8 CHUMLEIGH GARDENS, PLAY AND CULTURAL HUB

The Grade II listed Chumleigh Gardens are central to the park but have always suffered from under-use and a lack of exposure to the park. The aim of the masterplan is to make more of Chumleigh Gardens as a destination.

Historically, play provisions were located on the western side of Wells Way, adjacent to the adventure play. The play area in this location had to be removed because it did not meet safety standards as it fell into a state of disrepair. By placing the play area at the heart of the park, with a close relationship to Chumleigh Gardens and its associated facilities, the play area can be overlooked and monitored, and users will not be forced to cross Wells Way to access the toilet and food/beverage facilities at Chumleigh Gardens. The ambition for the play area is for it to become a day out event, with play provision, lawns for picnics, and easily accessible toilet and cafe facilities. The play area will cater for a wide range of age groups - from toddlers through to teenagers - and each area will be zoned so that there is a clear separation between the age groups and equipment use.

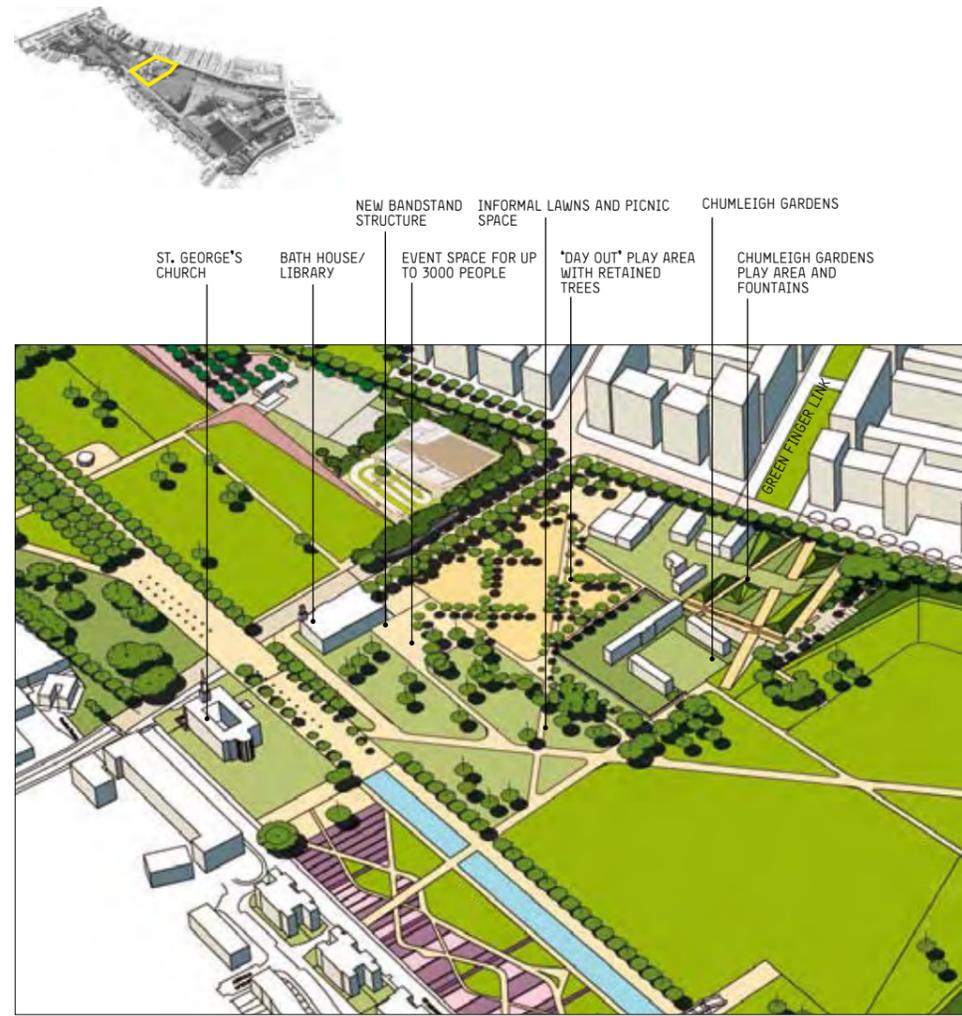
To the south of the play area is a 1000 square metre programmable space in which cultural events can take place throughout the year. A bandstand is the central feature, with the potential for the space to accommodate a wide range of uses from outdoor concerts, winter ice-skating, summer film festivals and seasonal cultural events. The future use of the Library and Bath House will be integral to the success of the cultural hub. Its blank brick facade currently turns its back on the park and limits any activity from spilling into the park. Improvements to this facade, and the associated use of the building would benefit the park indefinitely.

6.9 THE LAKE AND PERIPHERAL AREAS

The size of the existing lake at Burgess Park is 3.0 hectares and is used principally by anglers. The size of the lake proposed in the masterplan is 4.6 hectares, which enables the lake to work much harder for the park, attracting visitors to boat and swim, as well as to enjoy an uninterrupted 2.0km waterside walk.

The lake has been divided into separate bodies of water to enable the water quality and fish populations to be managed. Land bridge connections, with marginal wetland planting, across the lake have been carefully located to connect to Cobourg School, Chumleigh Gardens and surrounding communities. The provision of planting on the land bridges could be used as shelter breaks for the prevailing wind from the southwest. Angler swims have been extended into the water, buffered with wetland planting to separate the fishermen from footpath users. Access to the swims could be controlled with a coded gate to ensure only anglers with permits are able to access the swims.

New facilities are provided around the lake, including a kiosk on the north side of the lake, offering information and refreshments, and a facility for the use of the fishermen on the south side of the lake close to a dedicated angler parking area.

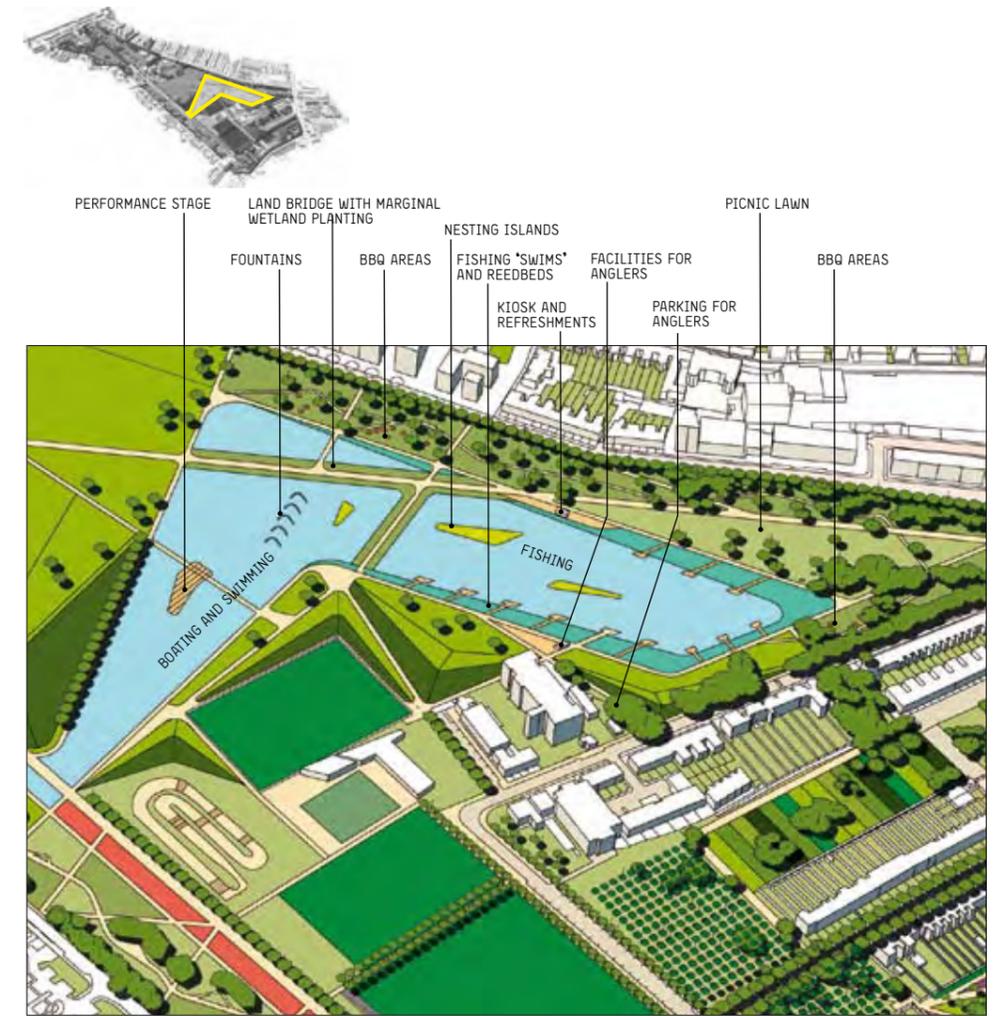


PLAY AND CULTURAL HUB INCLUDING CHUMLEIGH GARDENS

RESPONSE TO CONSULTATION:

- new 7600 m2 central play area;
- formal and embedded play areas are spread throughout the park (see play strategy on page 47)
- existing trees retained;
- location of play area will improve safety as children and families will not have to cross Wells Way to access facilities;
- 'zoned' areas of play for different age groups to link into the new play provisions at Chumleigh Gardens, including equipment catering for teenagers;
- new bandstand and cultural hub for programmed activities and seasonal festivities;
- The Bath House to potentially be used as a wedding venue;
- access for vehicles to service events located south of the Bath House;

Fountains and nesting islands are included, as well as a floating stage for outdoor theatre and performances. The habitat around the lake will be enhanced with species rich meadow and woodland tree planting, and barbecue areas are proposed to the northern and eastern edges of the lake.



THE LAKE AND PERIPHERAL AREAS

RESPONSE TO CONSULTATION:

- curves added to lake to remove the angularity of the lake;
- main connections across lake converted to land bridges with marginal planting, which will buffer winds and improve lake habitat;
- additional links across the lake ensuring good connectivity in all directions;
- improved facilities for anglers, including a small building and dedicated parking area;
- additional nesting islands added;
- a borehole will be provided in the first phase to be used to top up the lake;
- increase in wetland edge around the lake;
- varied use of the lake to include swimming and boating;
- improve access to, and visibility of, the lake to better integrate it into the park;
- improved circulation around the lake which will improve the safety;
- dedicated swims for anglers to separate them from the pedestrians;
- trees, landforms and planting along land bridges to buffer the southwest prevailing wind;
- floating stage provided;
- islands could accommodate bee hives;
- bat surveys will be conducted during phase 1;
- increased coverage of trees around the lake, including retention of semi-mature trees where possible;
- introduce BBQ areas around the lake;

6.10 WELLS WAY

Wells Way is a busy 2 lane road, with on-street parking, which has been a part of the site since the eighteenth century. Currently though, it cuts the park in two, terminating any appreciation of the expanse of park on either side of the road. If entering from Camberwell particularly, it feels as if the park ends at Wells Way. It is only when approaching the Wells Way underpass that the 'other half' of the park begins to be understood.

The Wells Way underpass is used by most park users, both cyclist and pedestrians, and is made up of tiled art to the walls, planting at the ramped entrances and a relatively steep approach and exit. On the eastern side of the underpass is a plaza space, made up of setts and cherry trees, and some dilapidated seating. The square is oversized and underused, leaving an awkward and empty space at what should be a key arrival point into the park, bracketed by St. George's Church and the Bathhouse/Library.

The masterplan proposes to fill in the underpass and create a generous grade crossing, giving the pedestrian priority over the traffic. A 22 metre wide raised table crossing system would stitch the two sides of the park together, creating a linear square, with fountains, trees and seating either side of Wells Way. New traffic signals and highway improvements would be needed to ensure pedestrians are given the priority in crossing Wells Way. The long term aspiration for Wells Way is to create a buses only scenario, which would enable the width of the road to be reduced, footpaths widths increased, kerbs removed and the speed limit decreased. Traffic modelling will be required in developing these proposals further

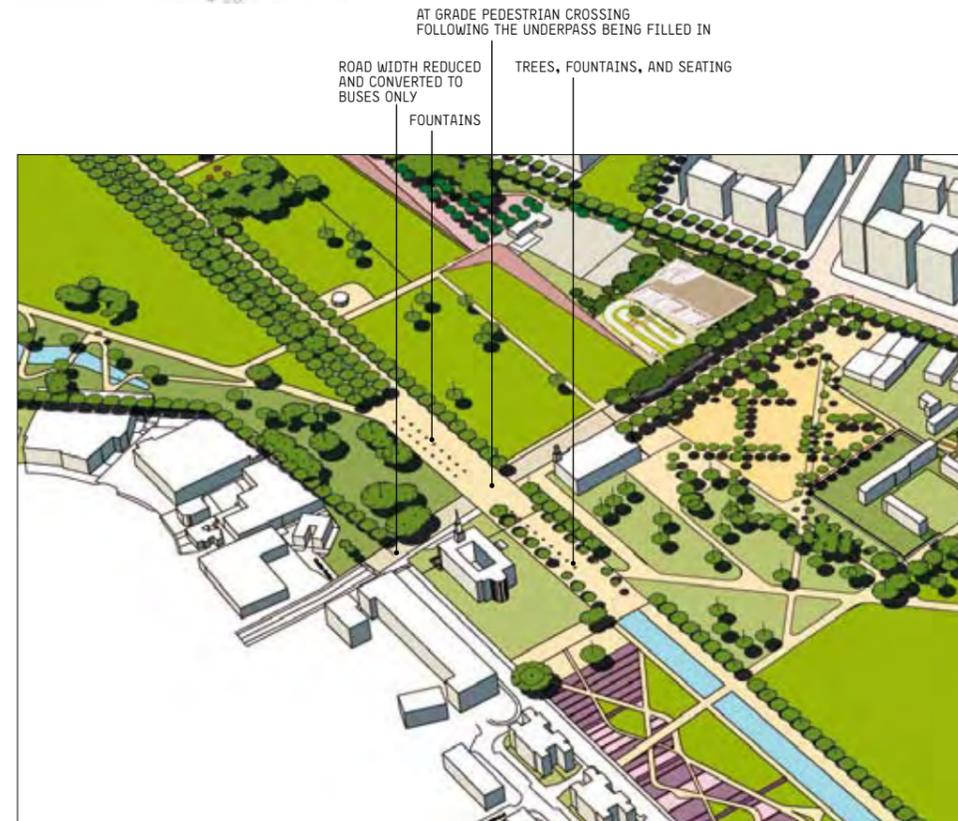
6.11 WESTERN EVENTS LAWN AND LANDFORMS

The western events lawn is the open expanse of lawn between New Church Road and the main footpath connecting Trafalgar Avenue and Camberwell Road. The space is currently used for informal recreation and football training. The number 23 London Cycle Route runs through the centre of the lawn space, reducing the amount of useable lawn. This cycle route has recently been lit with LED lighting.

The topography at the western end of the park is made up of a 'plateau' west of the former William the IV pub, which creates an underused portion of the park. To the east of the pub site, landform wraps the adventure play, BMX and go-karting track. This steep landform limits any appreciation of the expanse of park to the east of Wells Way, and prevents views to the impressive façade of the Bathhouse and Library.

The masterplan proposes two changes that affect this area. First, the 'plateau' landform is resculpted into four landforms, 5 metres above AOD, that maximise the use of the park and redistribute the existing fill so that no waste is taken off site. The western slope of the landforms will signal the entrances into the park from Albany Road, and will be planted with a mixture of grasses and perennial meadow. The north facing slope, due to its aspect, will be planted with more evergreen ground cover, with a crescendo of colour in the height of the summer months. The south facing slopes twist from a 1:4 gradient at its apex, and then become flush with the lawn and footpaths, creating a useable space overlooking the park.

As a result of the re-sculpting of the landform, the desire line of the cyclist en route to Portland Street changes, enabling a more direct access point onto Portland Street via Albany Road.



WELLS WAY CROSSING

RESPONSE TO CONSULTATION:

- Wells Way underpass filled in to create generous at grade crossing;
- Highway improvements to include reduction in carriageway width, increase in footpath width;
- Wells Way converted to a buses only road;

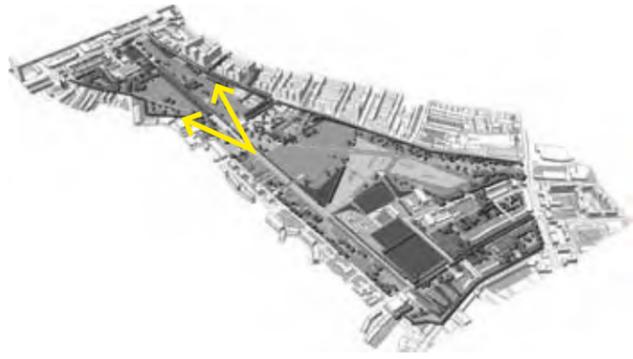
By shifting the cycle path, the two portions of lawn space formerly bifurcated by the number 23 cycle route can be joined to create a more useable space and can accommodate over 50,000 people for medium sized events. It is proposed that the existing lights be relocated along the new cycle route.



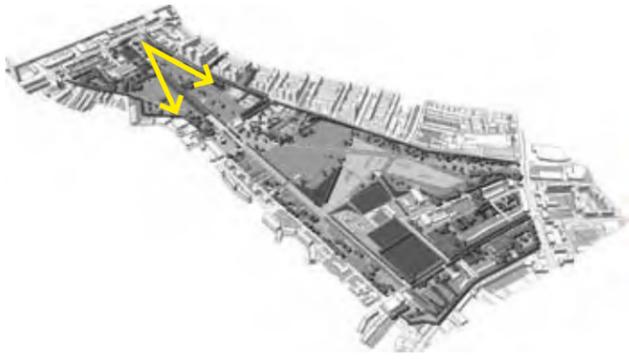
WESTERN EVENTS LAWN, LANDFORMS AND LONDON CYCLE ROUTE

RESPONSE TO CONSULTATION:

- connections with the 'Green Fingers' to the Aylesbury Estate;
- landforms changed to be less angular;
- Entrance to New Church Road improved;
- improved setting to the lime kiln;
- direct cycle route for cyclist using the London 23 Cycle Network, which will also be lit;
- improved biodiversity with a variety of planting types to the landforms;
- increased coverage of trees;
- adventure play to stay in its current location;
- local BMX track (phase 1), go-karting (phase 1) and a new skate park to be re-provided;



WELLS WAY CROSSING



SCULPTED SOUTH FACING, SUNBATHING LANDFORMS AT THE WESTERN END OF THE PARK

6.12 NEW CHURCH ROAD, WILD AREA, AND PERIPHERAL SPACES

The remnant road layout of New Church Road will be converted to a 5 metre wide park footpath edged with steel, which can accommodate both pedestrian and cycle use. The orientation of the road will remain, though its reduction in width means some of the road will be converted to lawn.

The Wild Area to the south of New Church Road has been recognised as an important habitat. Following the recommendation of the 2009 ecology report a wildlife pond has been provided in this area. The masterplan with its wildlife pond will retain tree cover, shrub and grassland habitats. Additional tree planting has been included to create a strong visual boundary to the park and increase the overall tree coverage in this area. The provision of bird and bat boxes will also increase the fauna in the area. Additionally, loggeries will be provided for Stag Beetles which are protected under the local Biodiversity Action Plan.

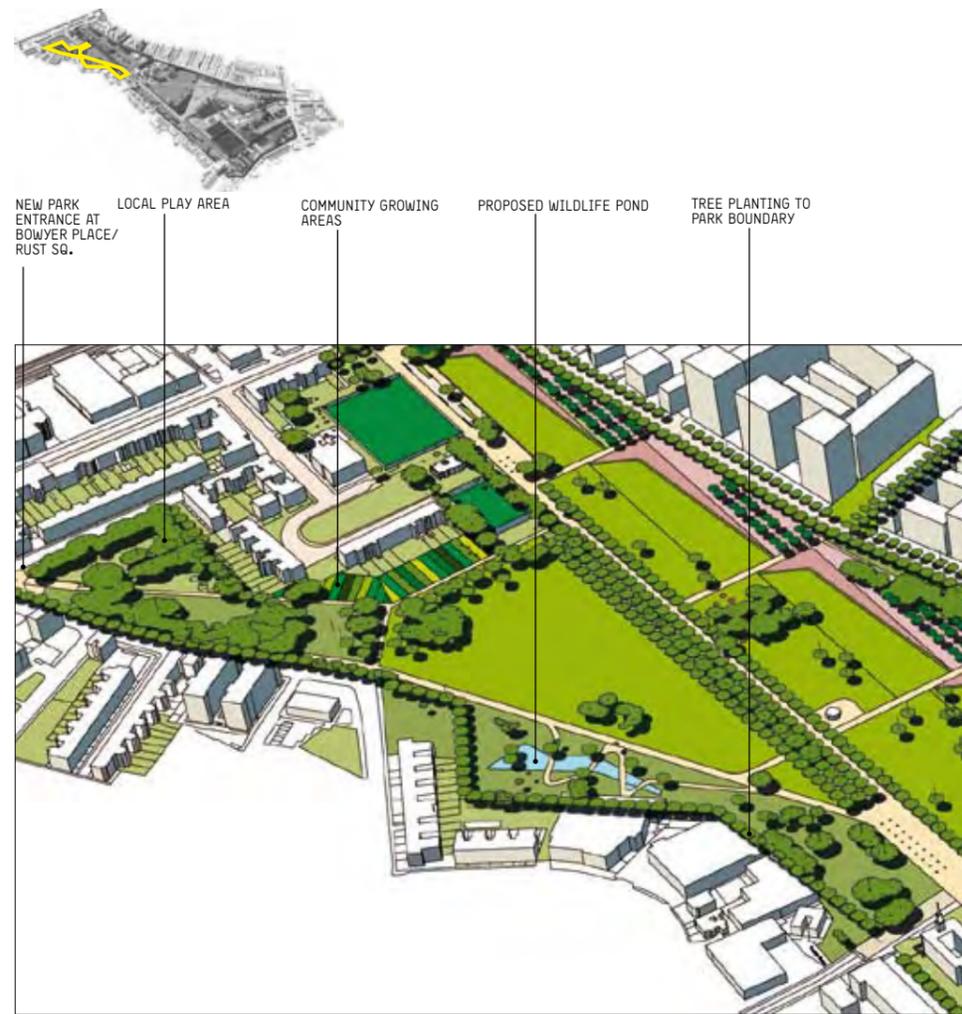
New entrances will be provided at New Church Road and Rust Square. A play area will be provided at Rust Square for the local residents of the area, and the large expanses of hard paving will be converted to soft landscape. The entrance walls and upstands will be removed to create a more welcoming and legible entrance into the park. New planting will increase the biodiversity and will include species rich lawns and seasonal flowering meadows. Footpaths and cycleways around the Leprachaun pub have been rationalised to create more direct routes. New street tree planting along New Church Road, outside the boundary of the park, is included where possible.

Community Growing areas have been provided to the area directly west of the event lawn. The success of the community growing areas will depend on management and community involvement, which will be addressed in the management and maintenance plan.

6.13 ALBANY ROAD

The Aylesbury Action Plan set the ambition for Albany Road to become a park street. This would be achieved by reducing the width of the road, creating at grade pedestrian crossings at key entry points into Burgess Park, increasing the width of footpaths on either side of Albany Road and introducing avenue tree planting. Additionally, the interface with the Green Fingers is key to the success of the relationship between Burgess Park and Albany Road.

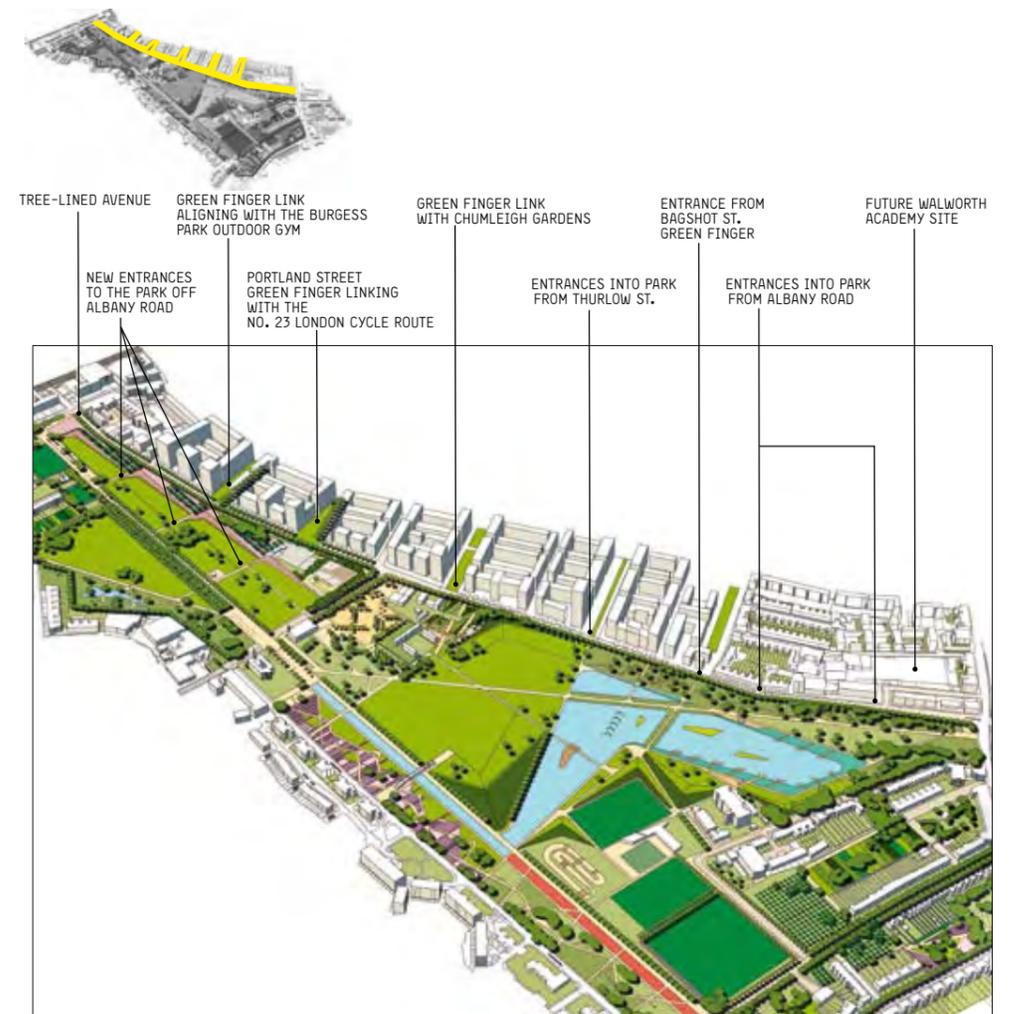
The Green Fingers have been used as key orientation points and driving principles in the design of the masterplan for Burgess Park. The masterplan proposed the continuation of the use and character of the Green Fingers into the northern park space of Burgess Park. This treatment will substantiate the concept of the green fingers reaching into Burgess Park and connecting the park to the river. Park entrances along the length of Albany Road have been included in the masterplan. Key entrances in the western portion of the park are signalled by the planting to the west facing slopes of the landforms, and align with the green fingers to the north. Entrances to the eastern portion of the park have been rationalised to align with key crossing points, to the new Walworth Academy and Thurlow Street.



NEW CHURCH ROAD, THE WILD AREA, AND PERIPHERAL SPACES

RESPONSE TO CONSULTATION:

- wildlife lake provided in the wild area to the south of New Church Road;
- community growing areas added to ensure an equal provision of uses across the park;
- footpath to be provided in the wild area, working sensitively with the existing habitat to create educational opportunities with local children;
- play area provided at Rust Square (see play strategy on page 47)
- improved tree planting to the perimeter of the park;



GLENGALL ROAD AND TRAFALGAR AVENUE

RESPONSE TO CONSULTATION:

- improved linkages to the Aylesbury Estate;
- raised pedestrian crossings to Albany Road;
- new footpath link at Thurlow Street;

6.1.4 CAMBERWELL ROAD ENTRANCE

Camberwell Road is a primary entrance at the western end of the park. The context around Camberwell Road is changing with the development of the Elephant and Castle Shopping Centre, and the Walworth Road street design over the past few years; street design principles that should be extended to the Camberwell Road entrance to Burgess Park.

Similar to Old Kent Road, the Camberwell Road entrance is made of a 'kit of parts' used throughout the park to give a sense of familiarity, consistency and identity. The entrance will include a 3.5 metre high archway, the signature decorative screen, information panel with a park map and wayfinding information, generous seating, planting and trees.

The success of the tennis centre, and the activity it brings to the western end of the park, offers the opportunity to introduce a café nearby. Outdoor seating and fountains, which continue the water theme along the historic canal alignment, will further activate this area of the park. The café, outdoor seating and fountains would be visible from the road and would attract people off the street into the park. It is intended that this area is lit at night, as an extension of the street life, offering an opportunity to watch the tennis and enjoy refreshments.

The wide area of hardstanding and the stepped garden at the western boundary of the park adjacent to Camberwell Road will be converted to lawn, and the boundary of the park taken up to the edge of the footpath. These areas will then be planted with bold seasonal monoculture planting to create a striking colour display throughout the year. Seating will be provided for those waiting for public transport both at the Camberwell Road entrance and adjacent to the bus stop outside the boundary of the park.

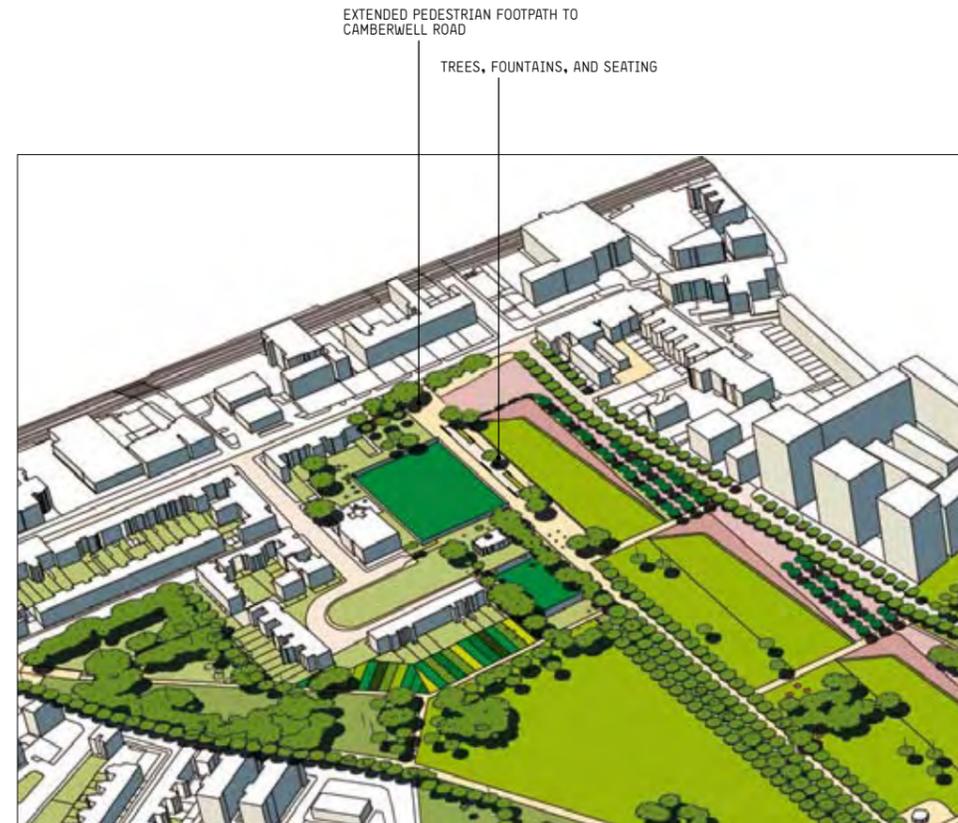
The sculpted landform adds structure and drama to the entrance, and provides south facing lawns as spectator space for tennis enthusiasts, or informal picnic areas for local members of the community. Please see the visualisation on the following page

6.1.5 COBOURG ROAD AREA

The area between Cobourg Road and Trafalgar Avenue was historically called Pepler Road, a residential street linking Waite Street to the south and Nile Street in the north. The area was badly damaged during the war, resulting in the space that exists today, described as open green space with clumps of trees and a central footpath.

The protected character of this area, overlooked by residential properties to the east and west, lends itself to the idea of community growing areas in this location. The success of these growing areas is largely down to management and an underpinning sense of community ownership and pride. Strategies for managing the community growing areas will be included in the management and maintenance plan, as well as an on-going dialogue with the local community and users of Burgess Park.

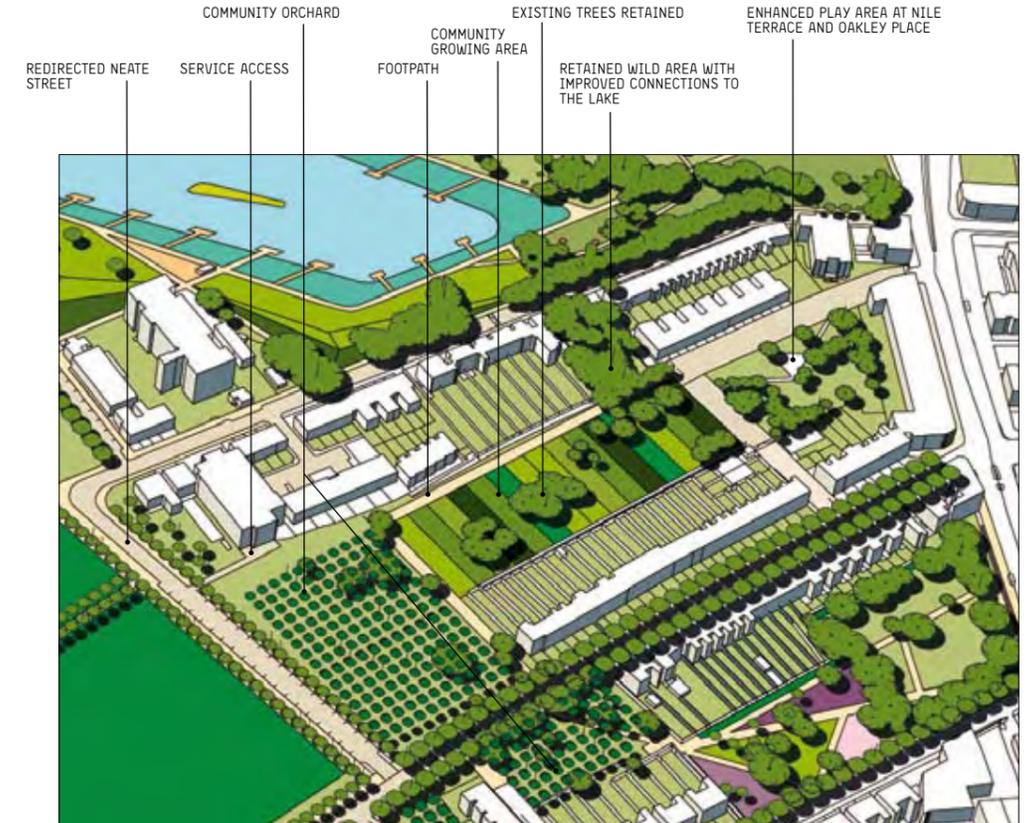
The theme of 'food for free' and 'grow your own' is continued in the space north of Waite Street, where a community orchard is proposed. The rationale for this location is twofold. First, the orchards on either side of Trafalgar Road acts as a mechanism to link the disparate peripheral parts of the park to the east. Second, locating the orchard near the community growing area substantiates the 'food for free' theme and can function for family



CAMBERWELL ROAD ENTRANCE

RESPONSE TO CONSULTATION:

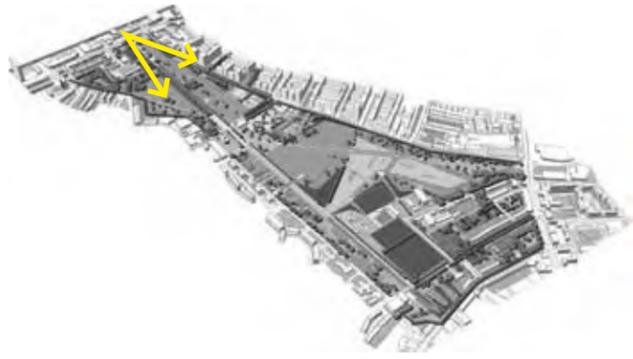
- Lawn extended to the boundary of the park along Camberwell Road, which is currently hard space;
- New cafe provision with toilet facilities;
- planting to increase biodiversity



COBOURG ROAD AREA

RESPONSE TO CONSULTATION:

- allotments changed to community growing areas;
- orchard provisions in addition to 'ribbon' of orchard trees in the St. George's Gardens;
- retain existing trees;
- raised pedestrian crossing to Trafalgar Avenue;
- improve play provision at Oakley Place;
- improved footpath and cycle path connections to the Glengall Road area to stitch it into the park;
- wildlife education area retained;
- lawns and planting to improve the frontage at Glengall Road;
- parking provisions located on Neate Street;



CAMBERWELL ROAD ENTRANCE

7.0

PARK STRATEGIES

The following pages will illustrate a number of strategies across the park, using diagrams and images to support a brief explanatory statement for each strategy. The strategies that will be illustrated are as follows:

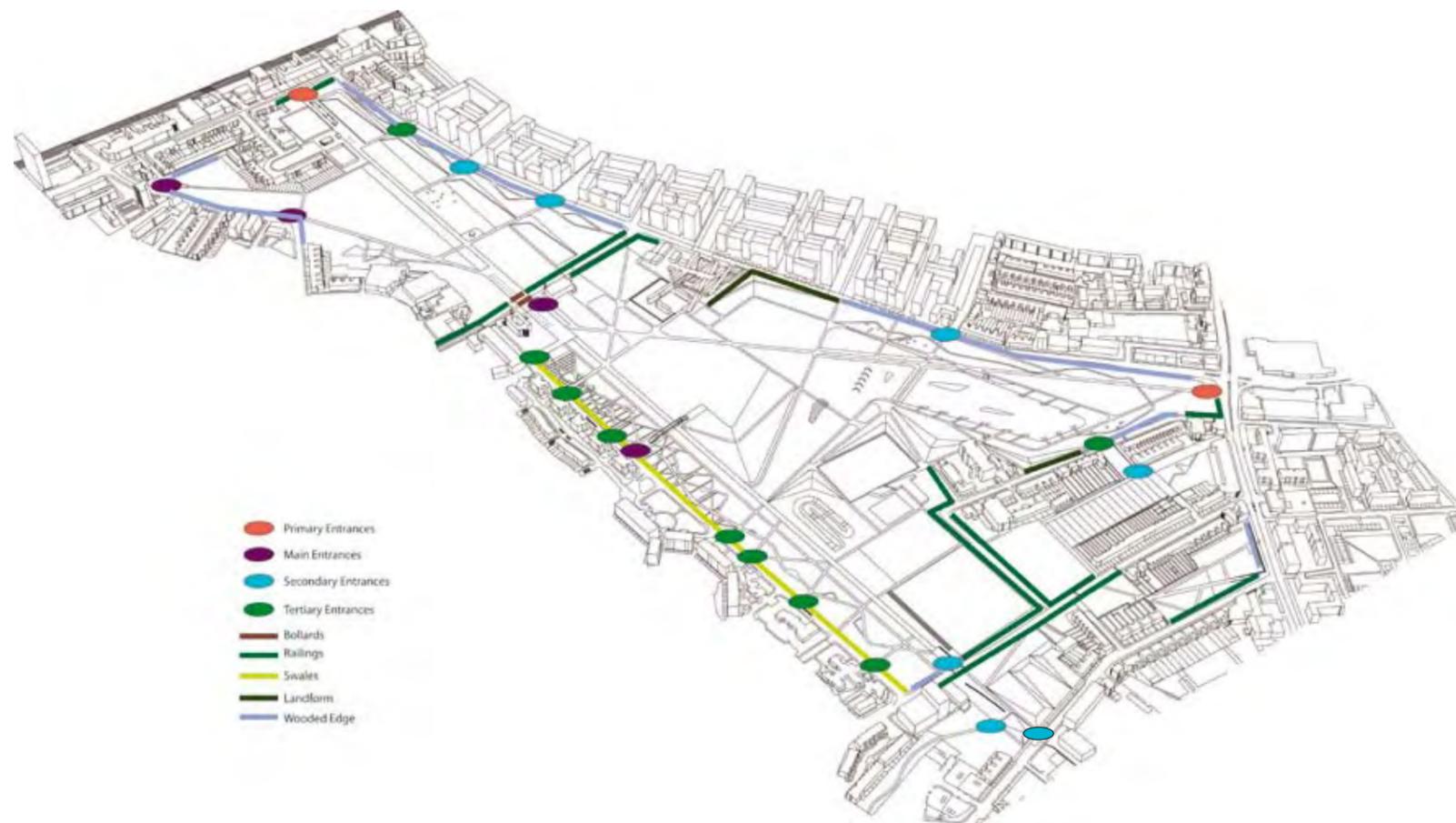
- 7.1 Entrances and Edges
- 7.2 Access and Circulation
- 7.3 Cycling
- 7.4 Lighting
- 7.5 Play
- 7.6 Sports and Fitness
- 7.7 Biodiversity
- 7.8 Events
- 7.9 Water
- 7.10 Trees
- 7.11 Horticulture and Food Growing
- 7.12 Park Furniture
- 7.13 Wayfinding
- 7.14 Arts



7.1 ENTRANCES AND EDGES

The park entrance strategy establishes four entrance types; primary, main, 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 primary entrances are Camberwell Road and Old Kent Road. The primary entrances consist of a 3.5 metre high archway, a signature decorative screen, new paving, seating, railings, trees and an information panel with park maps and wayfinding. Main entrances are New Church Road, Wells Way crossing and Bowyer Place/Rust Square, Trafalgar Road, and St. George's Way at the historic canal bridge, which will consist of a 5 metre tall information panel with a park map and wayfinding, as well as new railings and paving. Secondary entrances are along Albany Road, St. George's Way, Glengall Road, Surry Canal Walk and Cobourg Road, and consist of a 2 metre high information panel, new railings and paving. Tertiary entrances will be provided along Albany Road and St. Georges Way, and stretches of Trafalgar Road.

The strategy for the edges is to retain the railings where they are essential and to introduce more naturalistic edge treatments where possible such as swales, woodland edges and landform edges. At the primary entrances into the park, bollards will be required to deter unauthorised vehicles entering into the park.



7.2 ACCESS AND CIRCULATION

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

A new footpath networks improves connections throughout the park. The main canal walk connecting Camberwell Road and Trafalgar Road is 7 metres wide, ensuring a variety of uses can take place at any one time. The grand axis connecting Old Kent Road and the Wells Way Crossing is 5 metres wide, as is the New Church entrance footpath, and the entrance footpaths between the landforms at Albany Road. All other formalised footpaths are 3 metres wide. The footpaths will be tarmac, with a stone chipping dressing to the surfacing to create a more park like character to the paths and will be edged with steel.

The paths widths vary throughout the garden along St. George's way, and range between 1.5 metres, 2.5 metres and 3 metres. The paths will be a self binding gravel and will be edged with timber.





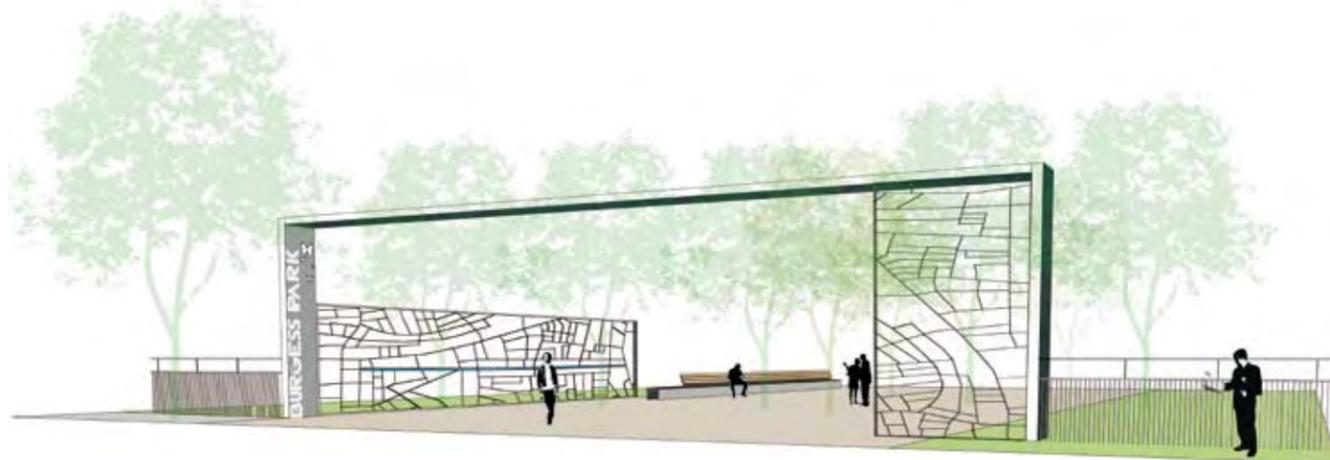
TERTIARY ENTRANCES-PERIMETER OF THE PARK TO INCREASE PERMEABILITY



SECONDARY ENTRANCES-ALBANY ROAD, RUST SQUARE, SURREY CANAL WALK, GLENGALL ROAD AREA



MAIN ENTRANCES-TRAFALGAR AVENUE, ST. GEORGES WAY AND NEW CHURCH ROAD



PRIMARY ENTRANCES-OLD KENT ROAD, AND CAMBERWELL ROAD



DECORATIVE SIGNATURE PANEL AT THE PRIMARY ENTRANCES-OLD KENT ROAD AND CAMBERWELL ENTRANCES. THE PANEL IS AN ABSTRACTION OF THE HISTORIC SITE LAYOUT.



VIEW OF THE CAMBERWELL ENTRANCE

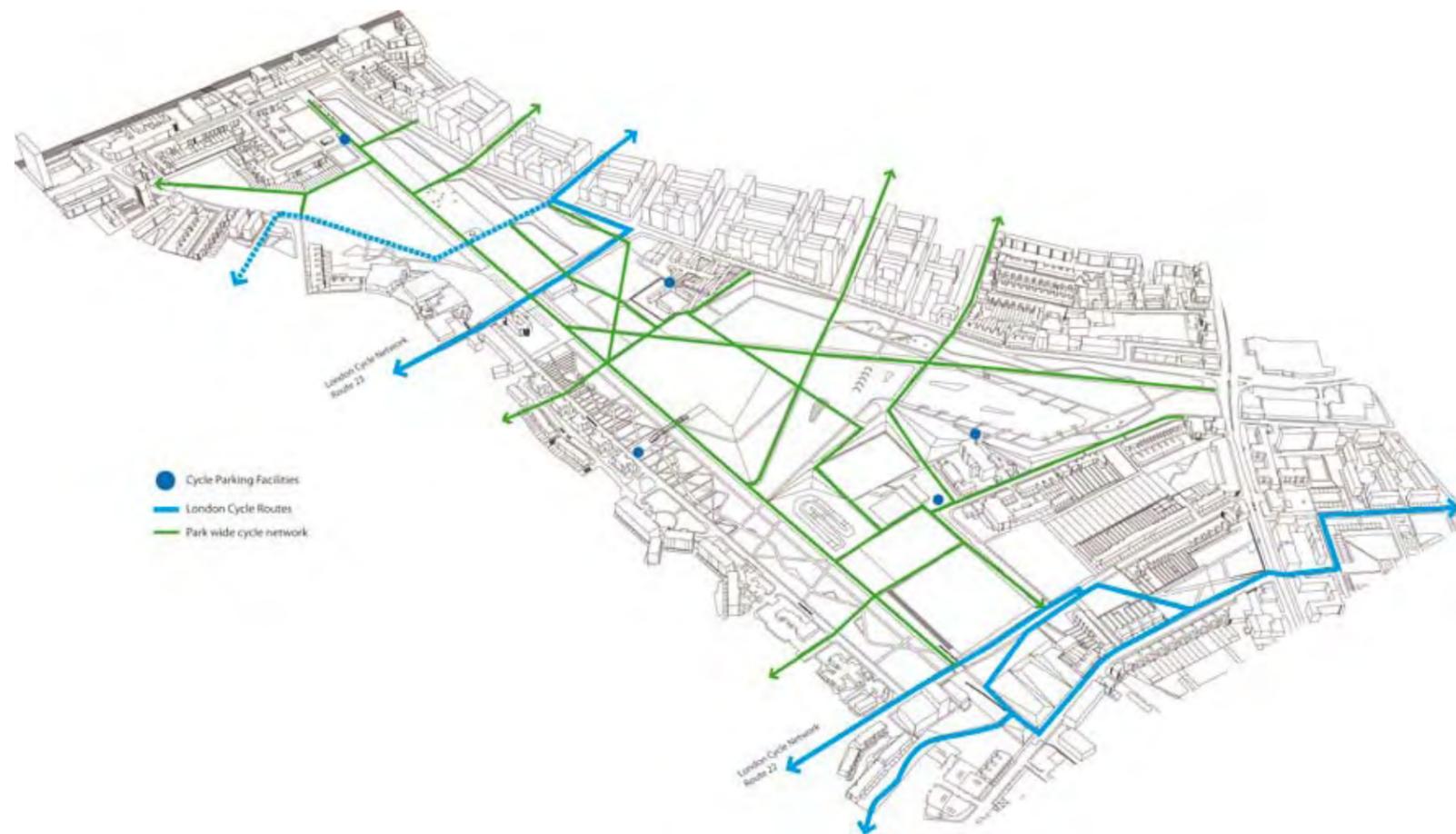


VIEW OF THE MAIN ENTRANCE INTO THE PARK FROM ALBANY ROAD

7.3 CYCLING

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.

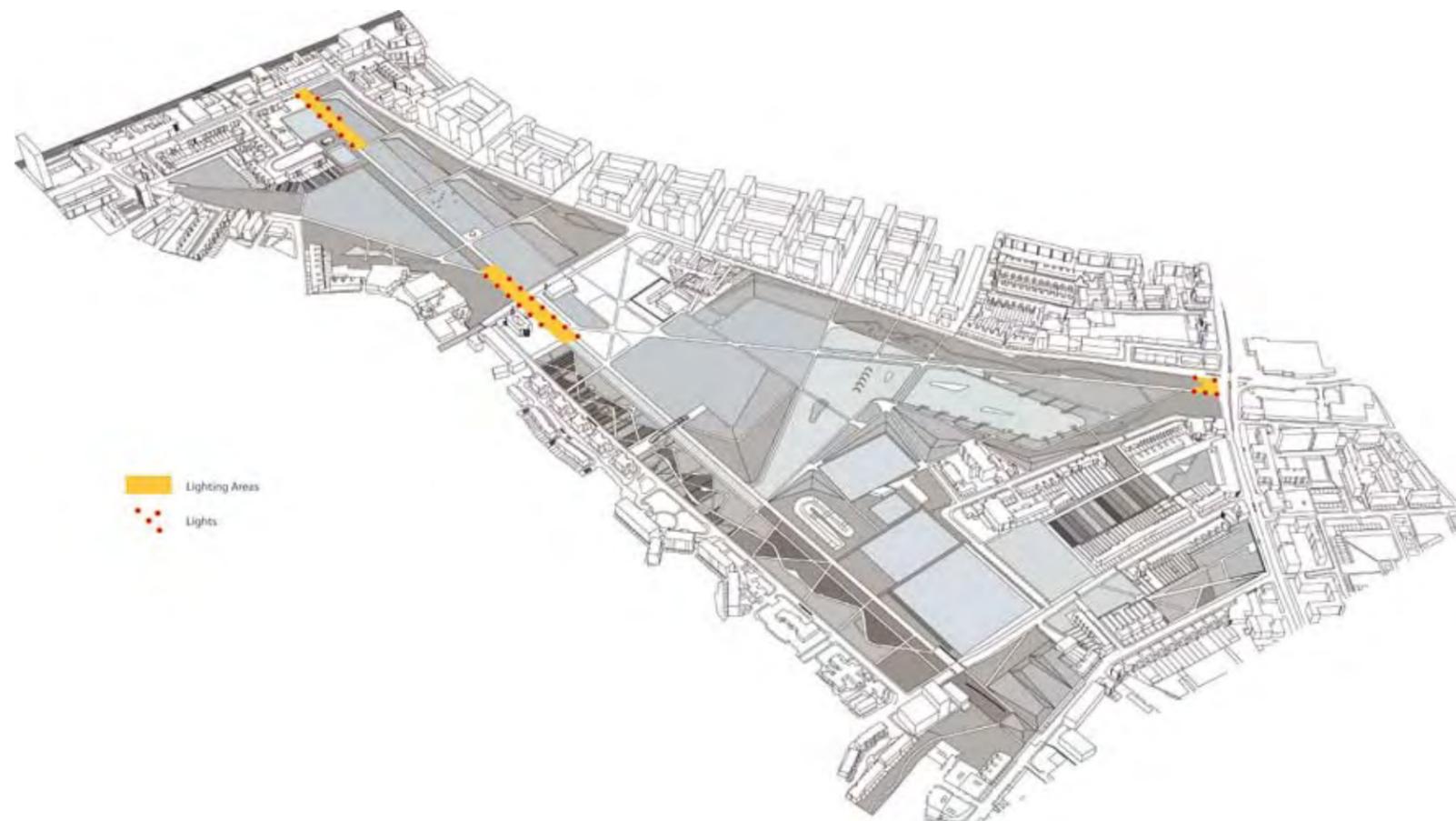
The number 22 and 23 London cycle routes pass through Burgess Park, and are well used by commuters, particularly the number 23 route which passes through the western portion of the park. Improved connections have been made for the cyclists that use this route and connect with Portland Street. Cycle parking is provided at the Camberwell Road entrance, Chumleigh Gardens, Wells Way Crossing and the Sports Hub. The long term aspiration of the masterplan is to have cycle rental facilities near the tennis centre and at the sports hub for those who want to explore the park by cycle.



7.4 LIGHTING

Throughout the design process, the strategy for lighting has been to restrict the use of light to the key entrances, to enable these spaces to be used at night as an extension to the streets. Current best practice is not to light park routes, as it leads to a false sense of security. For instance, a park user on a lit footpath can see ahead of them and behind them, but the rest of the park is in shadow; ie a potential mugger can see you, but you cannot see them. Light pollution is also an issue for biodiversity, as it affects nocturnal birds and animals from populating the park.

The park will be lit at the Camberwell Road entrance, Old Kent Road entrance and the Wells Way crossing to enable people to use Chumleigh Gardens, St. George's Church and the library and Bath House.



7.5 PLAY

There will be provisions for play throughout the park and peripheral areas both as formal play and inventive / embedded play. A large 6000 sq/m+ formal play area will be located in the heart of the park adjacent to Chumleigh Gardens. This is roughly the size of the Princess Diana play area in Kensington Gardens. It is intended that this play area will be a day out event, with lawn spaces for picnics, exciting play equipment for all ages including adolescent users groups, and refreshment facilities and toilets located at Chumleigh Gardens.

Other formal play areas will be provided throughout the park to serve the adjacent residential communities of Walworth, Peckham, Bermondsey, and Camberwell, and will fit within one of the categories below:

1. NEAP (neighbourhood equipped area for play) providing a minimum area of 1,000m² with at least eight activities;
2. LEAP (local equipped area for play) providing a minimum area of 400m² with at least five activities;
3. LAP (local area for play) providing a minimum of 100m² with up to three activities.

A play trail will meander through the park connecting the formal play areas and informal embedded play, such as a fallen logs, balance beams, sculptural play elements as well as inventive play such as rolling down the landforms and pond dipping in the lake.

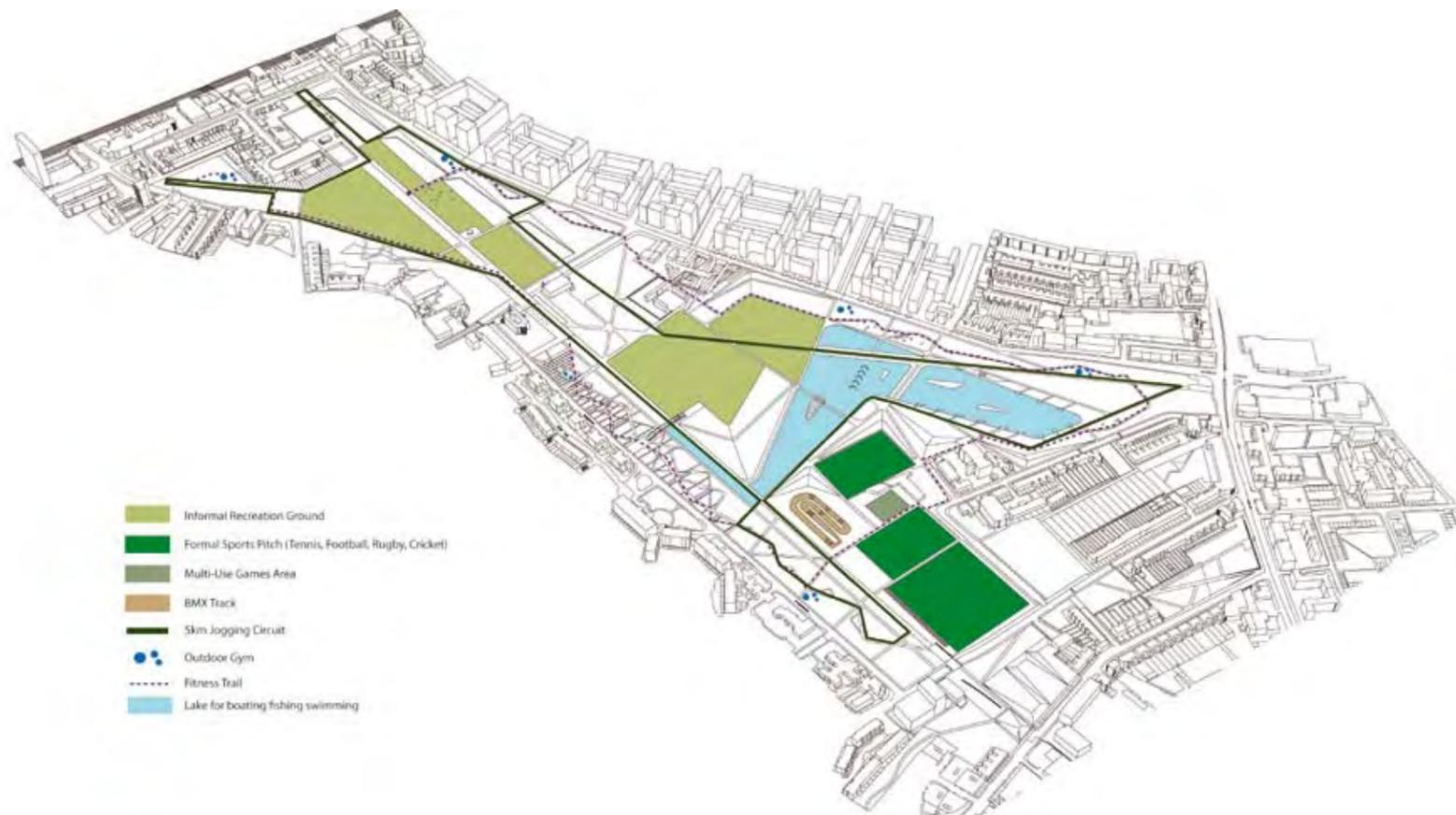
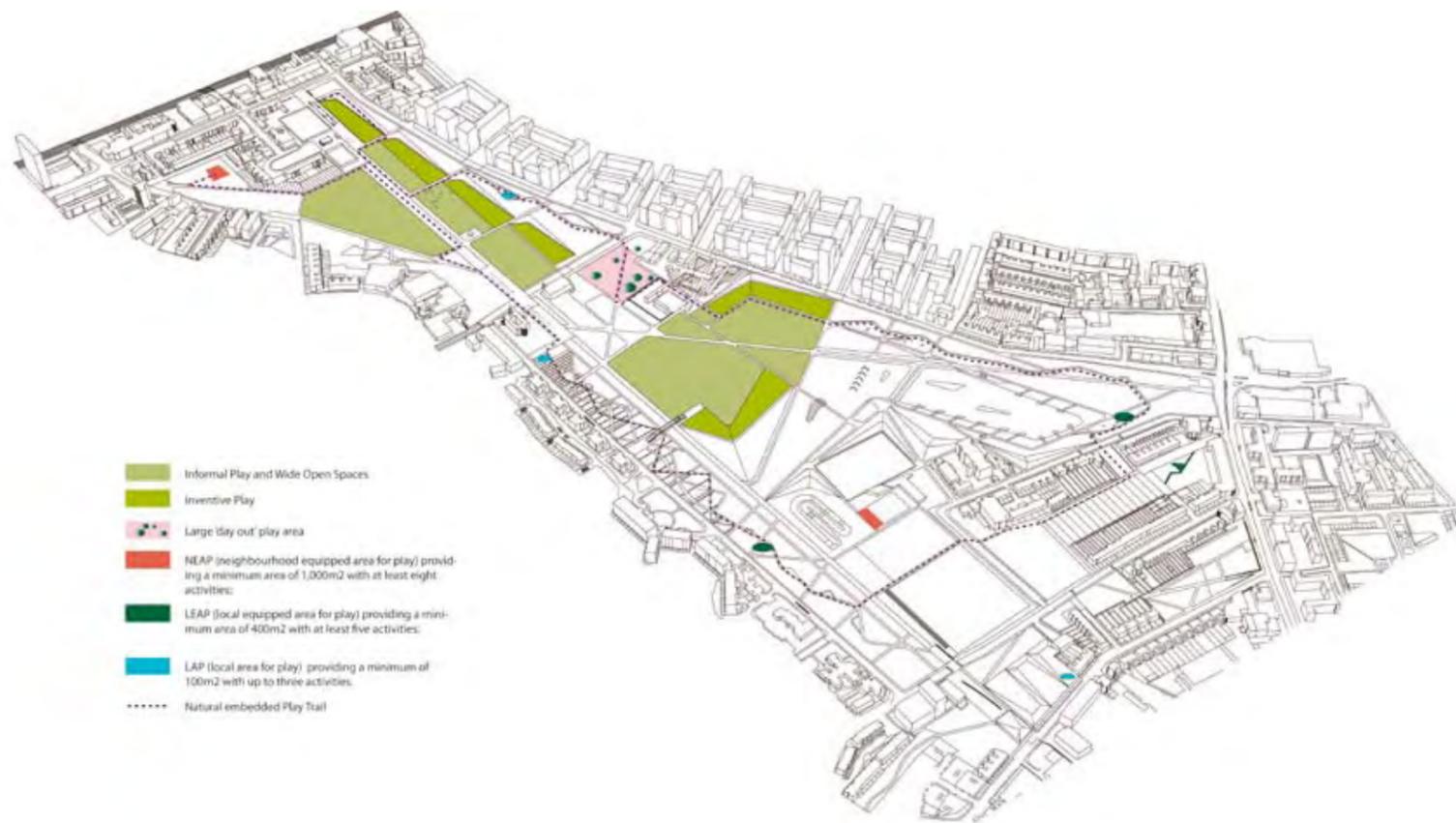
The Adventure Play is a strong feature and will continue to contribute to the offering of Burgess Park. Discussions regarding the final location of the adventure play are still ongoing, as are discussions for go-karting

7.6 SPORTS AND FITNESS

An overarching aim of the masterplan is to create a 5km circuit route around the perimeter of Burgess Park for those that use the park for jogging and walking, and enabling Burgess Park to be used for 10 kilometre race events. This circuit can also double as a fitness trail, with outdoor gyms facilities and elements to challenge one's dexterity and balance located off the main trail.

A sports hub is located at the eastern end of the park, providing two rugby pitches, a cricket pitch, a BMX track, multi-use games area, football pitches and a six lane 100 metre sprinting track. By arranging the sport uses in close proximity to each other, the pitches can be lit at night with minimal disturbance that light pollution can cause to the nocturnal wildlife of the park.

Informal recreation areas are provided on both the western and eastern portions of the park for weekend football tournaments and youth leagues to train. The event lawn space east of Chumleigh Gardens provided nearly 3.8 hectares of recreational space (equivalent to 3.5 international standard football pitches). The western event lawn provides 1.9 hectares of recreational space (equivalent to 2 international standard football pitches).



7.7 BIODIVERSITY

The conclusion of the Ecology Report, commissioned in 2009, is that Burgess Park is of moderate to potentially high ecological value due to its overall large size. London Wildweb states, “The park offers unparalleled opportunities for ecological improvements.” The park is made up of habitats of amenity grass, semi improved neutral grassland, scrub, tall ruderals (the first plants to colonise a disturbed site), ornamental shrubbery, woodland and scattered trees.

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 at St. George’s Gardens. The landforms throughout the park will benefit the park by providing extensive areas of grassland habitat of value to birds and invertebrates, as well as introducing more flowering species interspersed within the grasses for seasonal interest and aesthetic qualities. The existing copses of trees along St. George’s Way will be retained, with sympathetic additions of planting that will compliment the natural habitat. A single, soft natural path will meander through the copses to improve the accessibility and circulation.

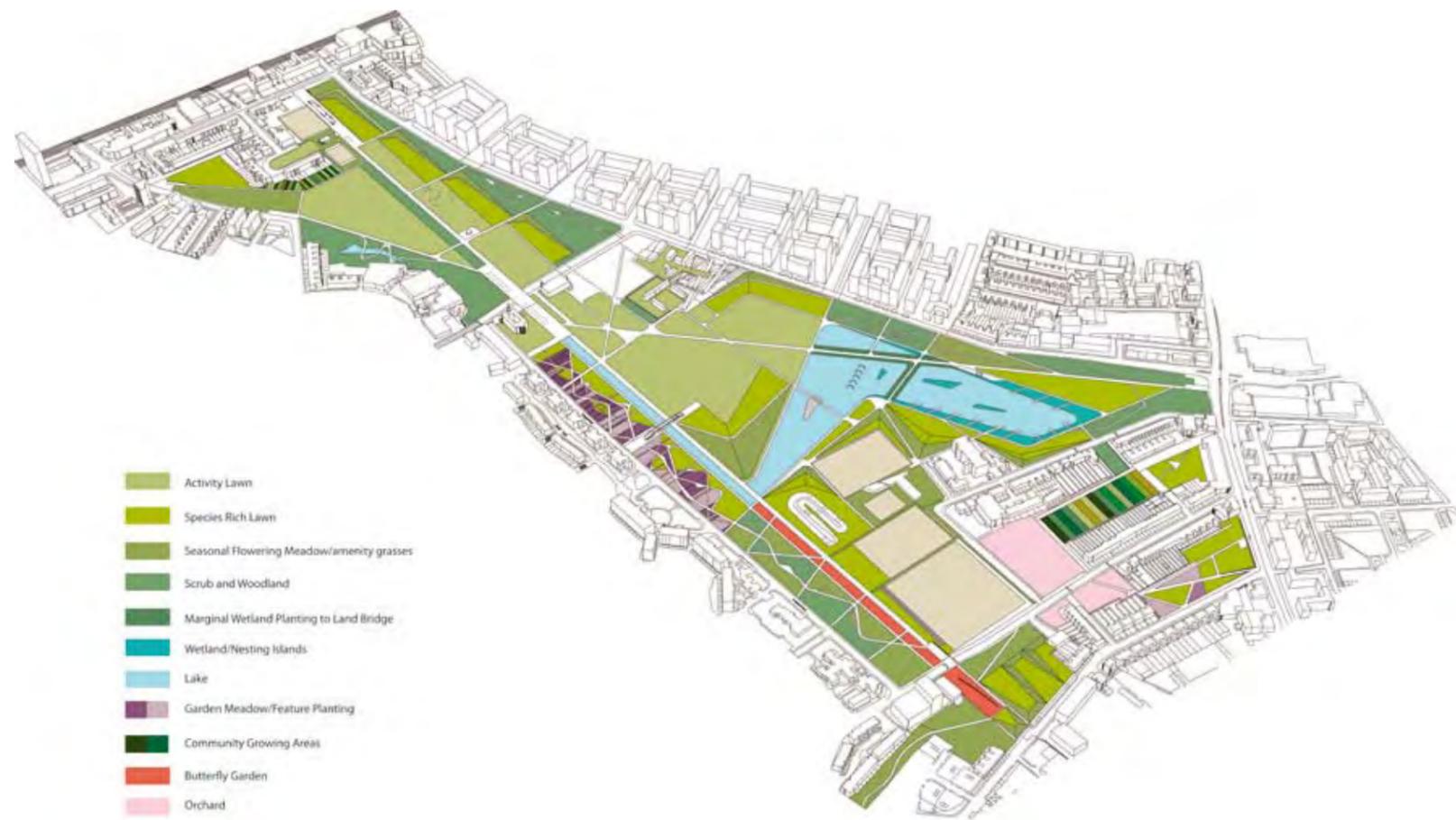
The introduction of food growing areas and clusters of fruit trees and orchards, will also enhance the overall biodiversity of the park. Wild areas, such as that to the south of New Church Road will be retained and protected. The ecology report states, “The habitat currently of the greatest wildlife value in the park are those that have already been managed for nature conservation, such as woodland and grassland to the south of New Church Road.” The introduction of a wildlife pond in this area has also been recommended in the ecology report. The increase in the size of the lake, the provision of floating nesting islands and wetland habitat will all add to the increase in biodiversity. In total, we aim to introduce ten different habitat types for the benefit and enjoyment of everyone.

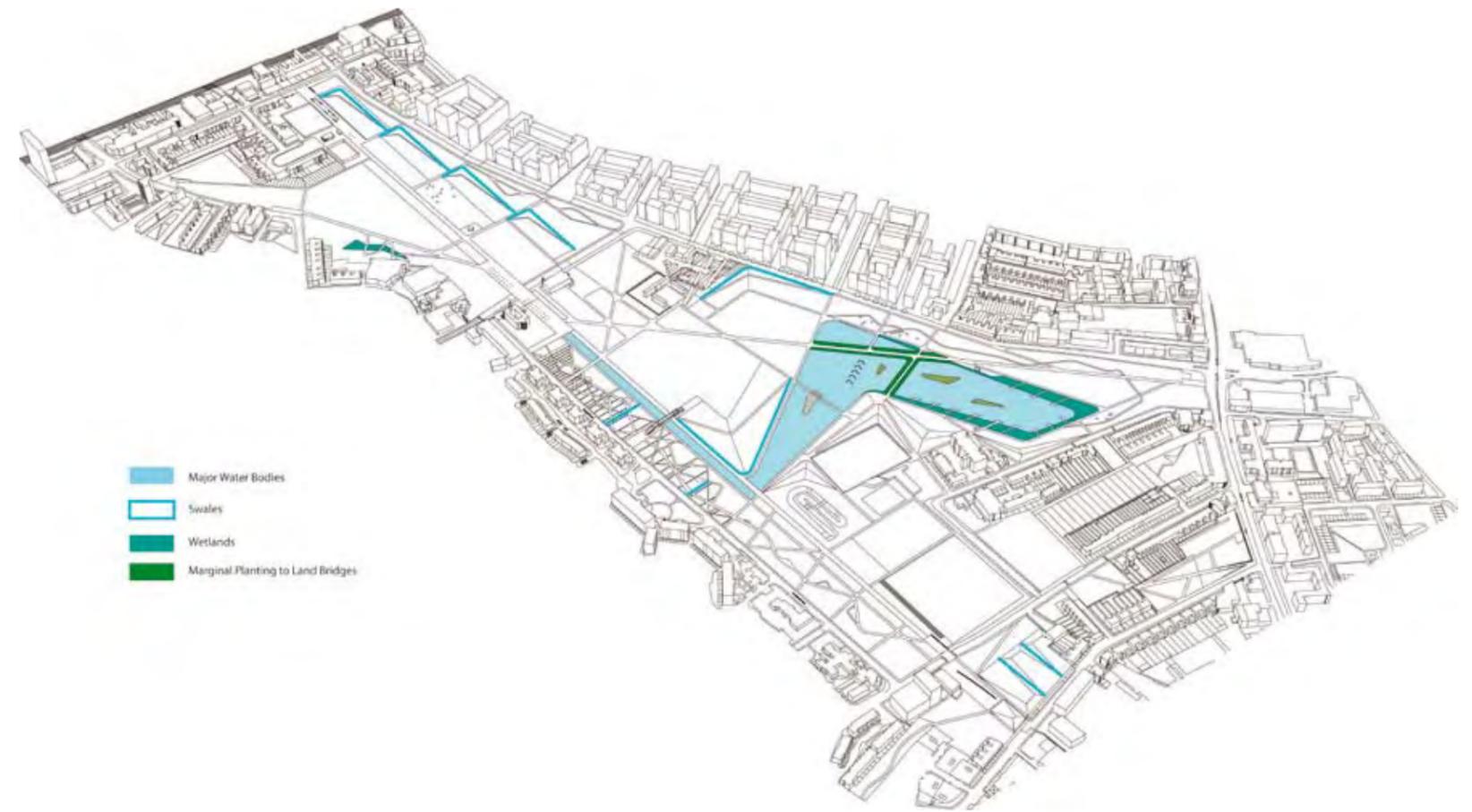
7.8 EVENTS

Burgess Park plays host to an exciting array of events, ranging from seasonal festivals to enormous cultural gatherings. The event lawn, at 3.8 hectares, can accommodate over 100,000 people (3 people standing per sq/m is a rule of thumb). The landforms will function as spectator areas overlooking the event lawn during large events. A floating stage is proposed in the southern portion of the lake, and the landform again will act as a spectator area.

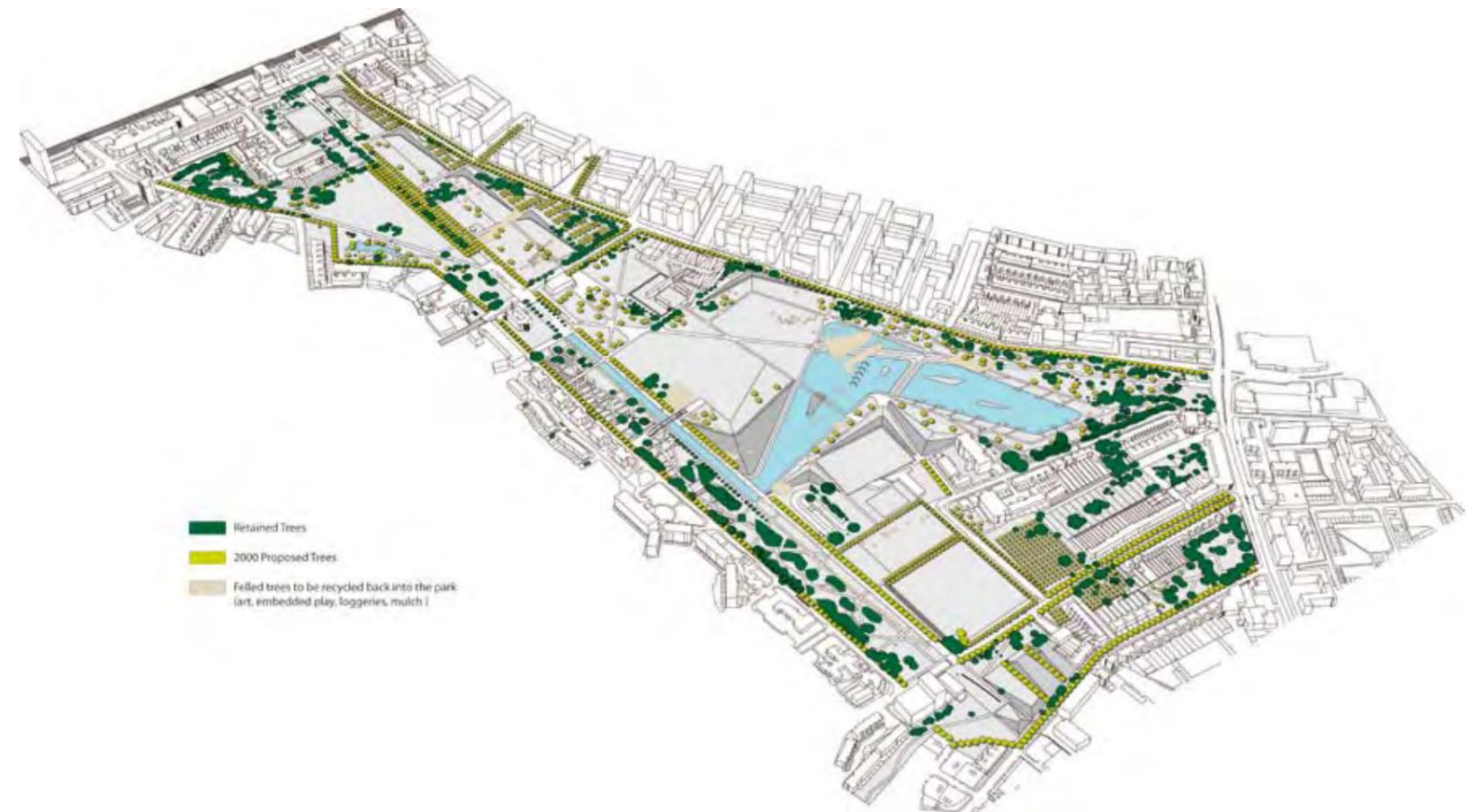
The western event lawn at 1.9 hectares can accommodate medium sized events during parkwide events such as travelling fun fairs. The southfacing landforms in the western portion of the park can be used as spectator areas for smaller gatherings such as outdoor theatre and educational events with local school children.

A seven metre access way for lorries during the large events has been provided off of Wells Way to the south of the Library/Bathhouse. The footpath at the New Church Road entrance can be used for access to the western events lawn.





- Major Water Bodies
- Swales
- Wetlands
- Marginal Planting to Land Bridges



- Retained Trees
- 2000 Proposed Trees
- Felled trees to be recycled back into the park (art, embedded play, loggeries, mulch)

7.9 WATER

All water that lands on Burgess Park will be retained and managed within it. This would be through a proposed network of swales located alongside large areas of paving and at the base of landform slopes. These are integrated into the masterplan because their alignment reinforces the structure of the landscape and responds to the boldness of the topography. Moisture gradients within the swales will vary so that they complement and extend the range of habitats in subtle ways. This can be further manipulated by careful selection and variation of initial seeding mixes.

The park can also potentially assist water management within the adjacent urban area. For instance, surface water drainage from the Aylesbury Estate could be channelled through wetland planting at the edge of the lake, thus assisting flood management by attenuating peak flows, polishing water quality and assisting the supply of water to the lake. The landscape structure, however, is very flexible and should developers not wish or indeed be able to do this the structure of the masterplan is strong and robust enough to accommodate other uses in this area.

The lake is currently topped up by mains supplies, which is neither sustainable nor economically sound. The provision of a borehole to supply water to the lake is a paramount priority to improve the water quality of the lake and to ensure water levels are maintained for the fish populations. The existing lake covers roughly 29,000 sq/m, and has been monopolised by the fishermen mostly due to the lack of variety to attract other users to the lake. The proposed lake in the masterplan will increase the coverage of the lake with the potential to introduce swimming and boating to diversify the offering of the lake.

7.10 TREES

A tree strategy has been developed to reinforce the structure of the masterplan and over two thousand new trees are proposed. As many existing trees as possible are retained although the masterplan has taken account of the recommendation of the London Wildlife Trust that dense plantings should be thinned out.

New tree planting will include lines of trees to emphasise portions of the route of the old canal and the definition of sub-spaces in the sports hub and in the 'landscape rooms' that sit adjacent to Albany Road. Feature trees are proposed throughout the park, particularly in the garden spaces to the south of the route of the old canal. Grids of fruit trees will define the orchard area proposed for either side of Trafalgar Avenue, and a 'ribbon' of orchard trees will weave through the St. George's Garden area and throughout the 'landscape rooms' near Albany Road. New structural trees are proposed to the peripheral boundary of the park to line the park streets of Albany Road, Trafalgar Avenue, St. George's Way, New Church Road, Cobourg Road and Glengall Road.

7.1.1 FOOD GROWING AND FOOD FOR FREE

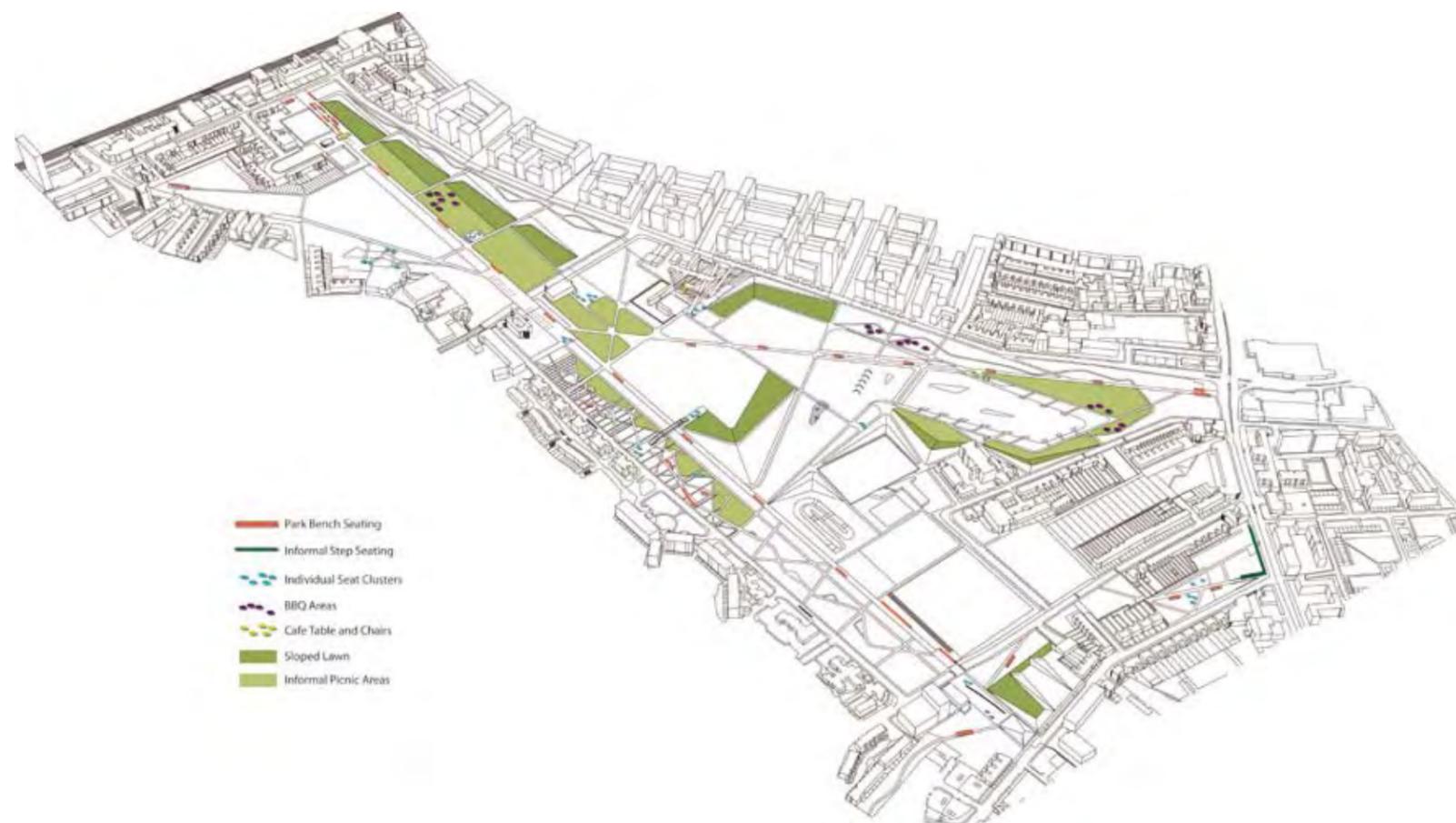
The masterplan reflects an increasing desire for people to be able to grow their own food. Three areas of community food growing are proposed – one by Addington Square towards the western extent of the park, one by Glengall Road in the South East and the other by the eastern edge of the park adjacent to Trafalgar Avenue. These two areas will complement the existing Community Gardens at Chumleigh Gardens. In addition to the areas of community food growing areas of ‘food for free’ are proposed. These will include a grid of fruit trees either side of Trafalgar Avenue as well as nut bushes, brambles and plants with edible berries throughout the park creating a foraging trail, which could be mapped, with information available from Chumleigh Gardens.

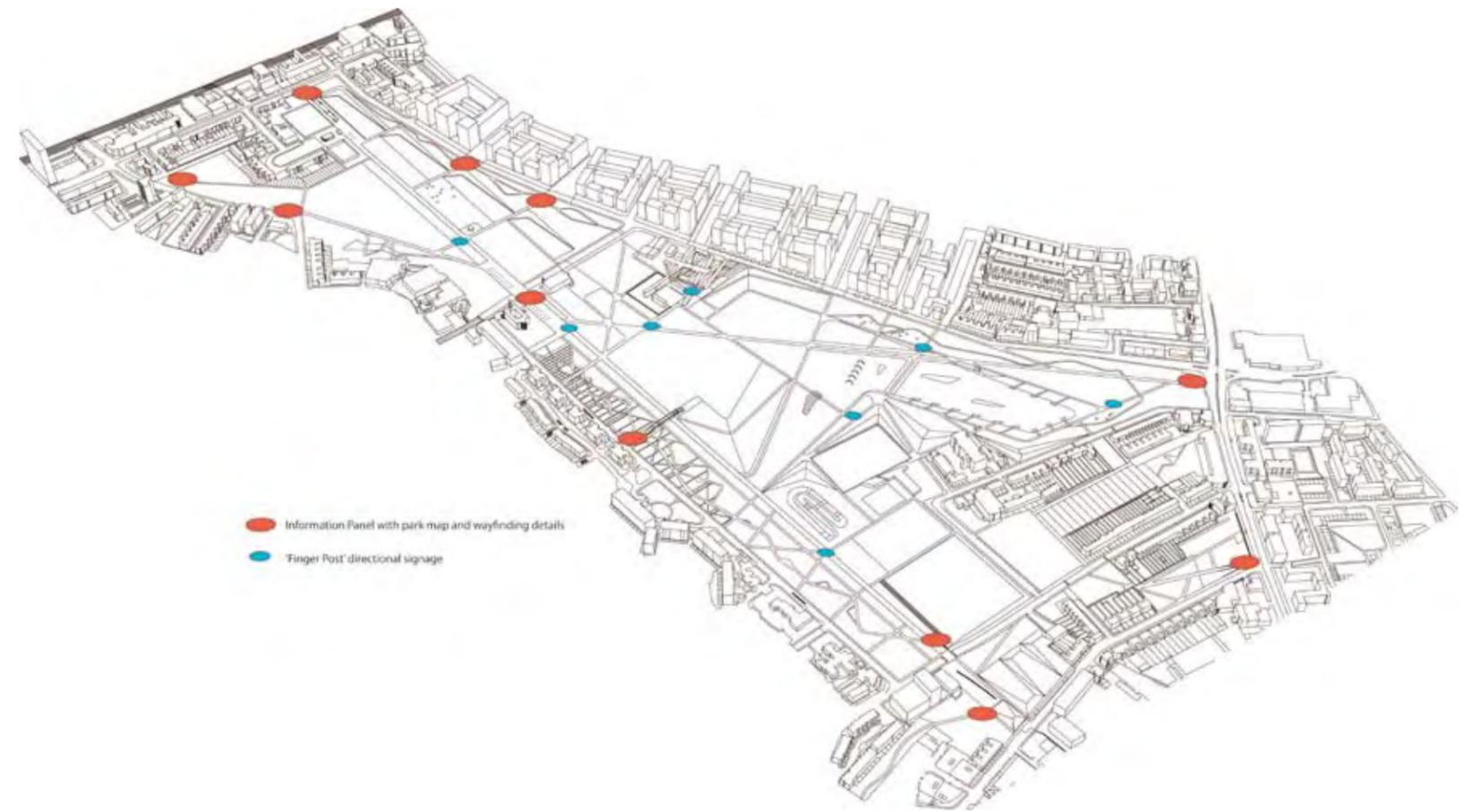


7.1.2 PARK FURNITURE

Burgess Park is 51 hectares in area, with over 10 kilometres of footpaths and trails. The need for comfortable and varied seating will be important for the long term success of the park. Best practice guidance from an accessibility point of view is to provide seating with backrests and armrests every 50 metres. Furniture will respond to the mood of the space and the overarching use.

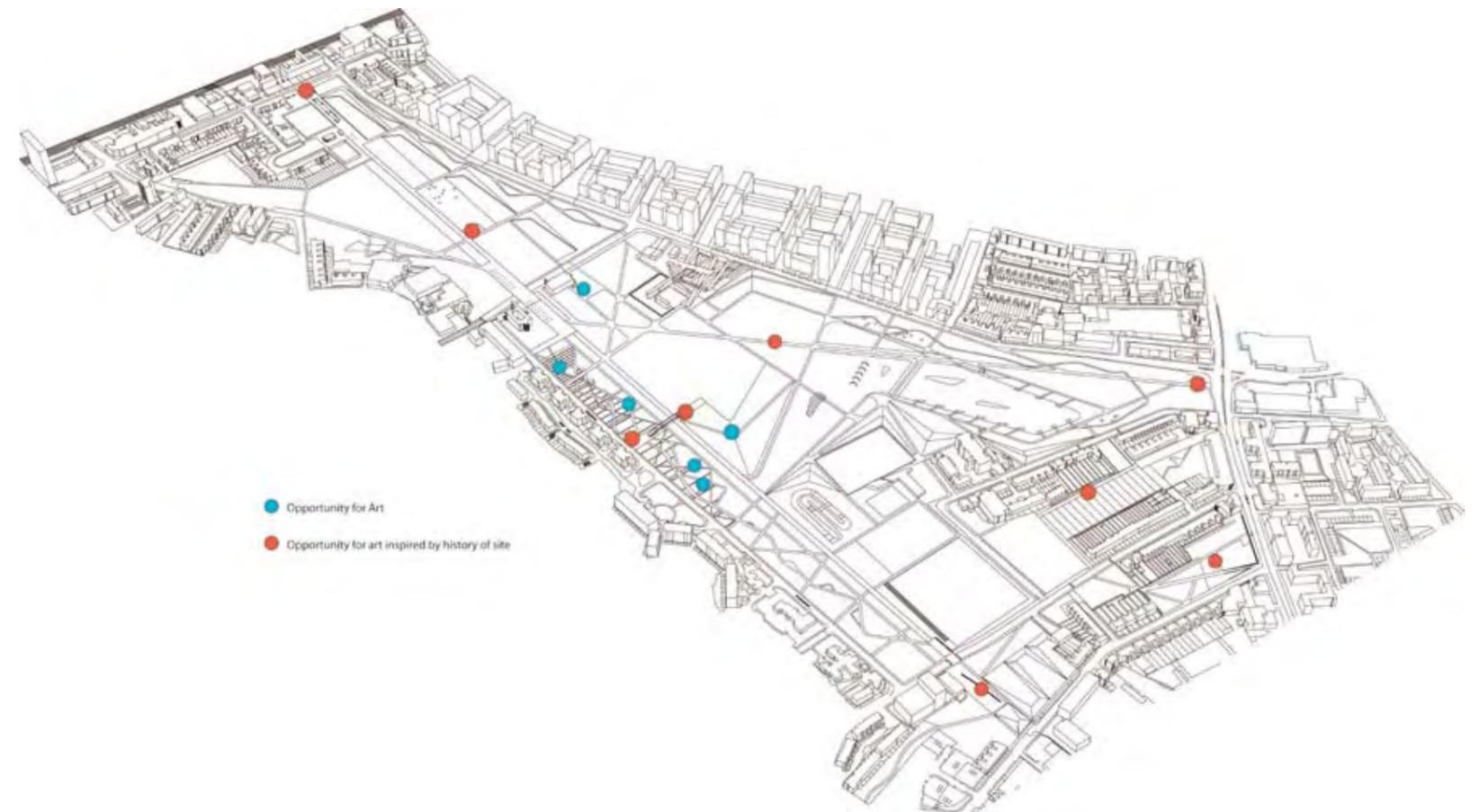
For instance, the gardens are intended create a place that is more contemplative and slow paced, so the seats here should be more of a traditional lounging bench. The entrances are more likely to be transitional space with people coming and going frequently so the furniture in these areas can be more abstract and ergonomically varied. It is also intended that the sloping landforms will act as informal gathering areas and picnic spaces.





7.13 WAYFINDING

The aim of the masterplan is to improve the sense of direction and orientation through the structural changes of the park, namely the footpath network, increased permeability and topographical changes. Local landmarks such as the lime kiln, canal bridge, colourfully planted landforms along Albany Road and the 7m tall viewing mound will serve as wayfinding features and orientating elements. Each of the primary, main, and secondary entrances will provide a park map and information post for all things Burgess Park. Throughout the park at major intersections of footpaths, fingerpost signage will be provided with walking times to key destinations such as the lake, canal, Chumleigh Gardens, the Event Lawn, St. George's Gardens and the sports hub.



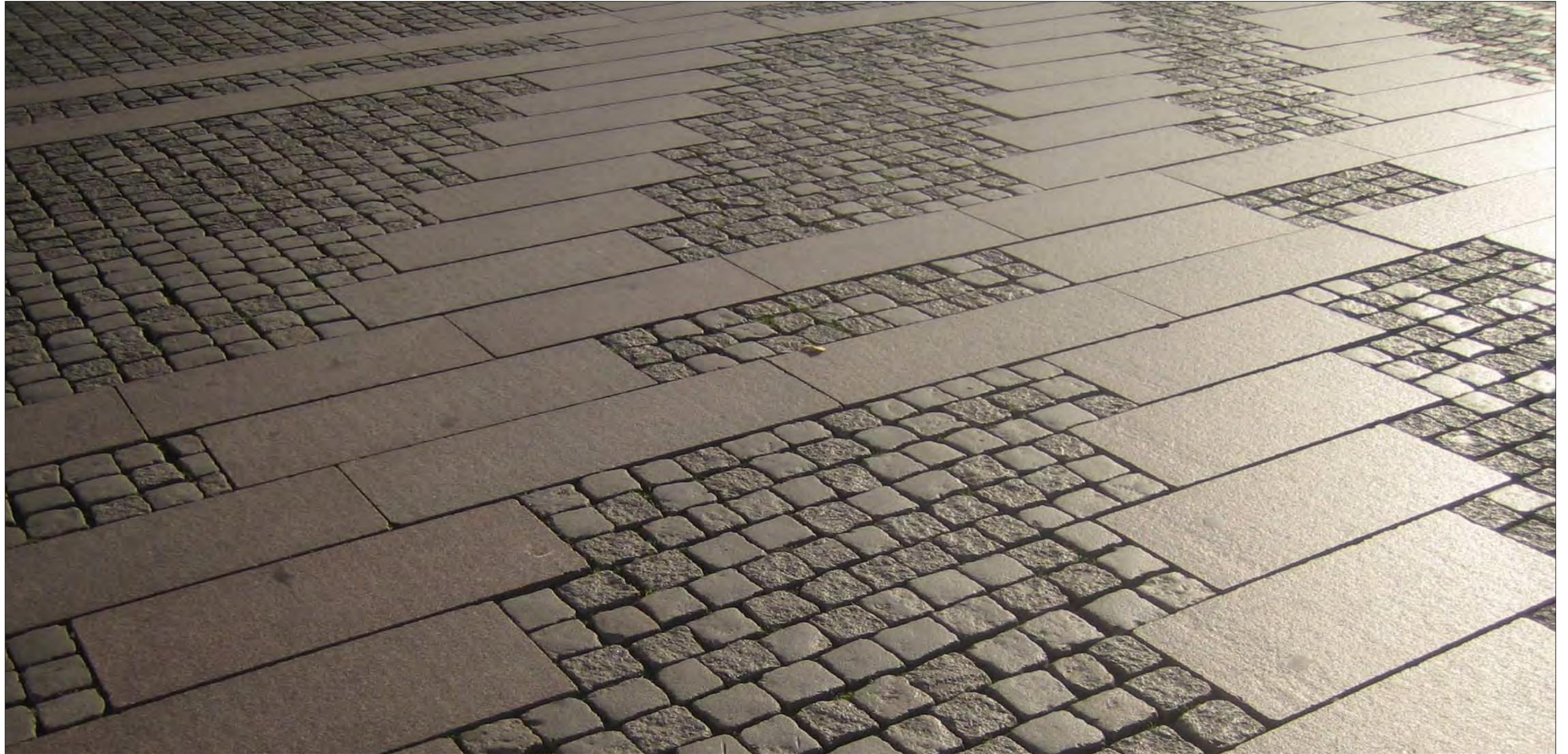
7.14 ARTS

The fascinating history of Burgess Park will serve as inspiration for arts throughout the park. This will include interpretations of the historic road layout, industrial heritage, moments of conflict and comprehensive site use. The entrances will showcase the historic layout of the site during the industrial heyday, celebrating the lost Surrey Canal. There are provision throughout the park for more contemporary interventions as well as opportunities to reuse the materials salvaged from the site. Access to the 7m viewing landform will also be considered as an art opportunity.

7.15 HARDWORKS MATERIAL STRATEGY

The following pages illustrate the hardworks envisaged for the Burgess Park Masterplan. The hard surface treatments respond to the need for suitable, hardwearing paths and walkways. Reclaimed materials from the site are used to highlight entrances, historic art interpretations, and to demarcate the canal; underpinning the sustainability of the park by recycling existing site materials into the landscape masterplan.

Furniture is chosen to reflect the various areas of the park, such as, a contemporary interpretation of traditional benches throughout the gardens and park setting, whilst the entrances will provide a modern suite of furniture to compliment the entrance archway and signature screen.



HARD WORKS

DESCRIPTION

EXAMPLES

SELF BOUND GRAVEL



EXPOSED AGGREGATE CONCRETE



KERBS & STEEL / TIMBER EDGING



HARD WORKS

DESCRIPTION

EXAMPLES

RECLAIMED MATERIALS



CLAY BRICKS



SURFACE DRESSED ASPHALT



DESCRIPTION

EXAMPLES

TIMBER DECKING



SHOT BLASTED ASPHALT



SEATING

DESCRIPTION

EXAMPLES

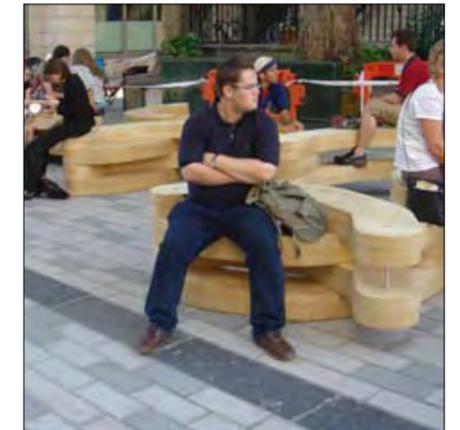
TRADITIONAL



SIGNATURE SEATING



ART SEATING INSTALLATIONS



SEATING

DESCRIPTION

EXAMPLES

INDIVIDUAL SEATS (CLUSTER)



BINS / BOLLARDS / LIGHTING



SIGNAGE



7.15 MATERIAL STRATEGIES

The soft landscape have been organised into categories including: parkland structure, landform planting, entrances and gardens, water loving plants and existing habitat enhancements. The biodiversity and horticulture strategies will be an ongoing process, responding to climate change and cultural trends as the masterplan evolves as funding is secured.

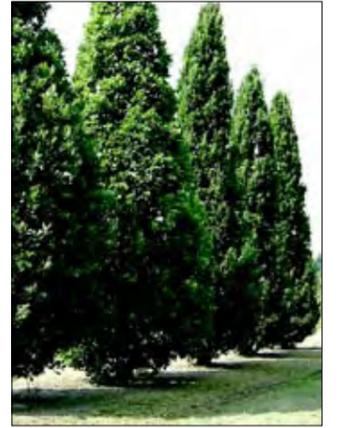


PARKLAND STRUCTURE

EXAMPLES

Avenue Trees

- Metasequoia
- Liquidambar
- Honeylocust
- Lime
- Oaks



Park Specimen Trees

- Maple
- Oaks
- Horse Chestnut
- Plane Tree



Foraging Trees and Shrubs

- Hazel Tree
- Elderflower
- Blackberry Brambles
- Fruiting Cherry and Plum Trees
- Mulberry



PARKLAND STRUCTURE

EXAMPLES

Lawn and Species Rich Lawn



Hedges

- Beech
- Box
- Photinia
- Hew



Seasonal Bulbs

- Allium
- Crocus
- Winter crocus
- Liatris
- Blue Bells

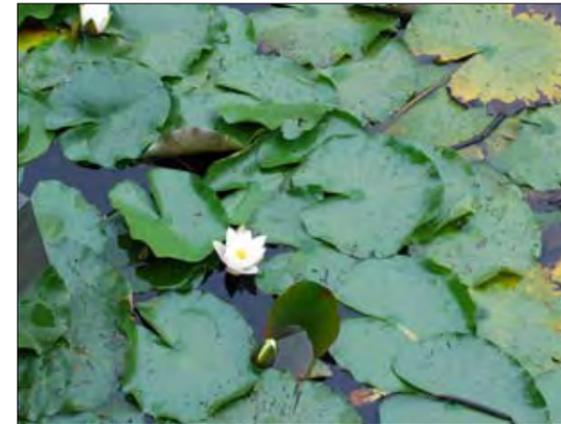


Grasses



Perennials







DESCRIPTION

EXAMPLES

SPECIES RICH MEADOW



FEATURE PLANTING



MONOCULTURE PLANTING





8.0 PHASING

8.1 GROWTH OF THE PARK OVER TIME

The large scale of the park and the limited funding that is immediately available for it dictates that the implementation of the masterplan will take time. It will likely be more than a decade before the masterplan is fully realised. The park will therefore have to be delivered in phases, capitalising on the availability of funds.

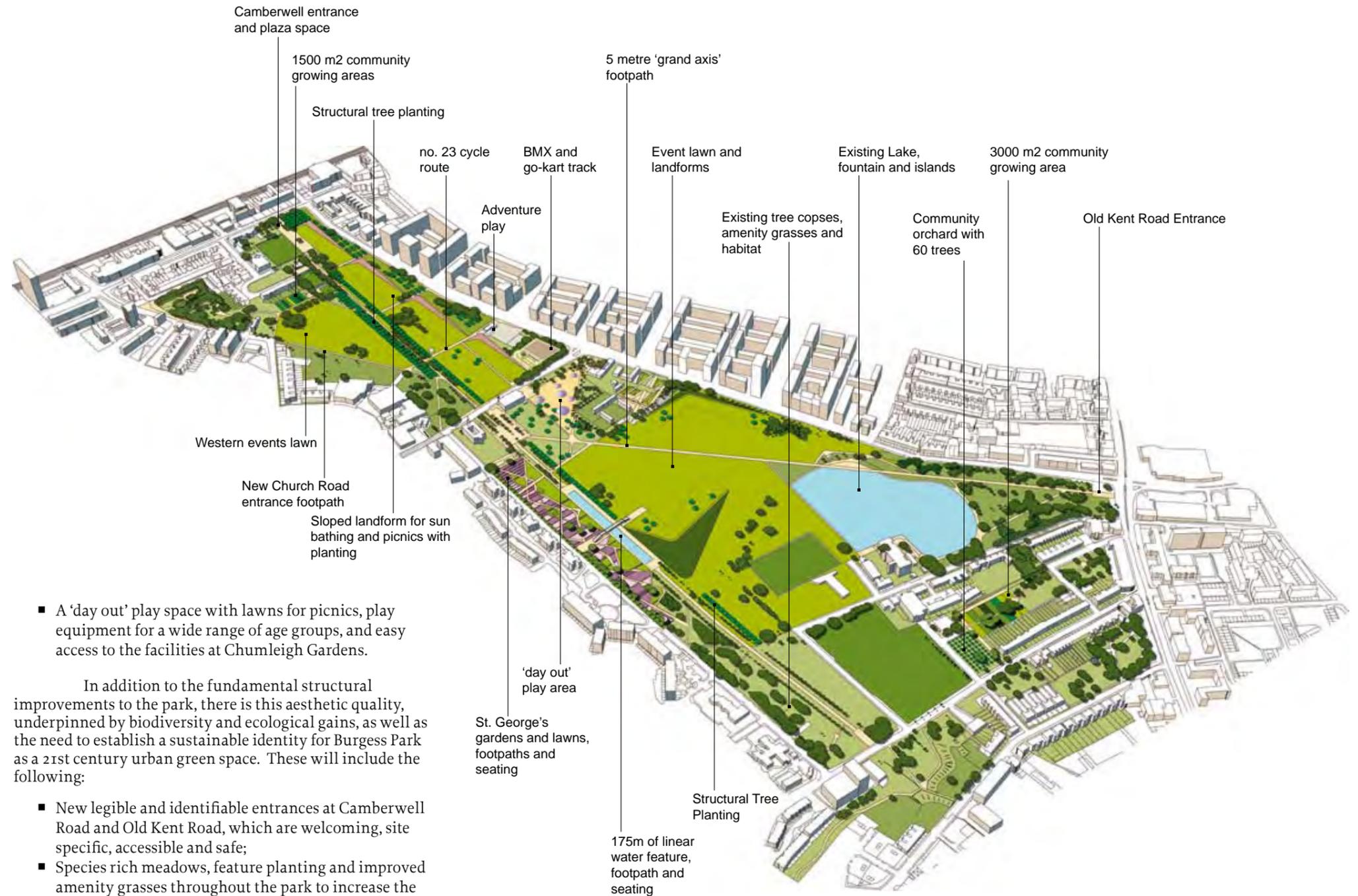
It is critical to note that phased growth does not mean that implementation and detailed planning should happen in an ad-hoc or piecemeal fashion. Quite the opposite. To guarantee the long-term success of Burgess Park, it is crucial that early stages of development are founded on clear design objectives while simultaneously building excitement for what is yet to come. This means that the most important thing is getting the basic framework of the park right at the outset.

The phasing diagrams on the opposite page illustrate an example of how the incremental implementation of the masterplan can be delivered as an when funding is secured. This phased realisation can be achieved in a multitude of permutations, so the sequence we have proposed is intended to indicate priorities in terms of areas of the Park where capital projects should be concentrated for maximum gain. This flexible strategy will establish a strong spatial and organizational design framework for the park so that its development over time is assured.

8.2 PHASE ONE

The first phase is tremendously important in the life of the park and the masterplan. The success of the first phase is twofold. First, it must lay the framework on which the subsequent phases of the masterplan can be delivered. Secondly, it must improve the aesthetic qualities of the park experience, coupled with the need to mitigate climate change, increase biodiversity and ecological habitats and address sustainability as a park in the 21st century. The structural moves include the following:

- All inclusive footpaths, linking Old Kent Road the canal walk;
- New entrance footpaths to the north and south of the park;
- Structural topographical changes at the events lawn, around the bmx track, and minor topographic changes at the Old Kent Road entrance;
- Structural avenue planting along the canal walk;
- 175 metres of the historic canal;



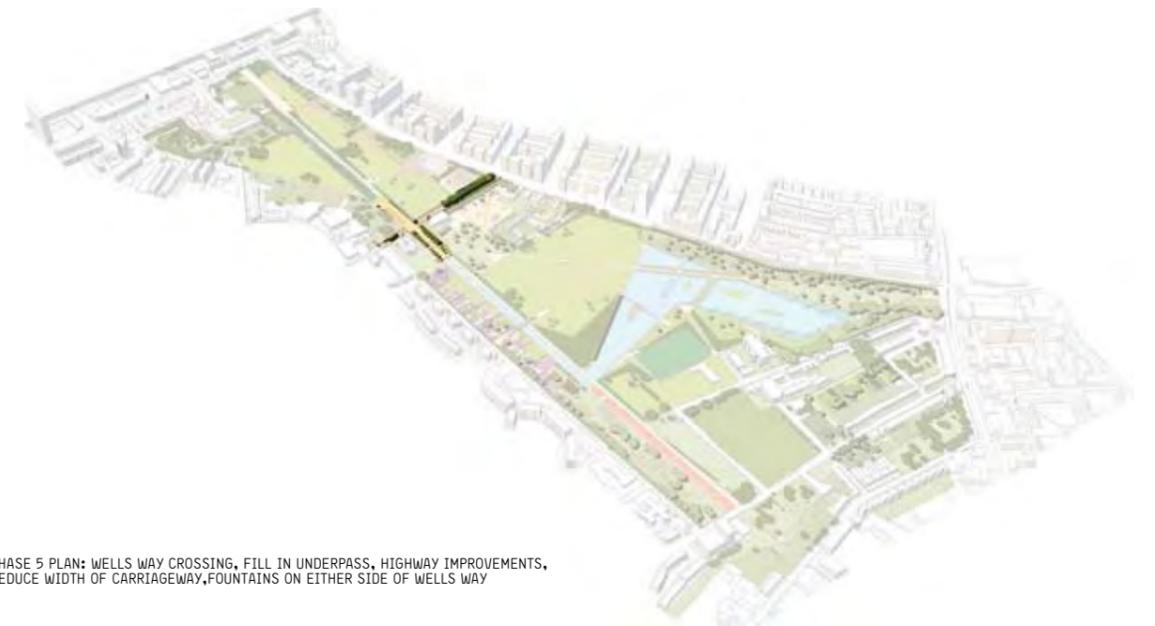
- A 'day out' play space with lawns for picnics, play equipment for a wide range of age groups, and easy access to the facilities at Chumleigh Gardens.

In addition to the fundamental structural improvements to the park, there is this aesthetic quality, underpinned by biodiversity and ecological gains, as well as the need to establish a sustainable identity for Burgess Park as a 21st century urban green space. These will include the following:

- New legible and identifiable entrances at Camberwell Road and Old Kent Road, which are welcoming, site specific, accessible and safe;
- Species rich meadows, feature planting and improved amenity grasses throughout the park to increase the visceral qualities of what is already a biodiverse park;
- A community garden along St. George's Way that is underpinned by the historic layout of the former residential 'back gardens', with new gravel footpaths and seating;



PHASE 2 PLAN: LAKE, WETLANDS AND FOUNTAINS



PHASE 5 PLAN: WELLS WAY CROSSING, FILL IN UNDERPASS, HIGHWAY IMPROVEMENTS, REDUCE WIDTH OF CARRIAGEWAY, FOUNTAINS ON EITHER SIDE OF WELLS WAY



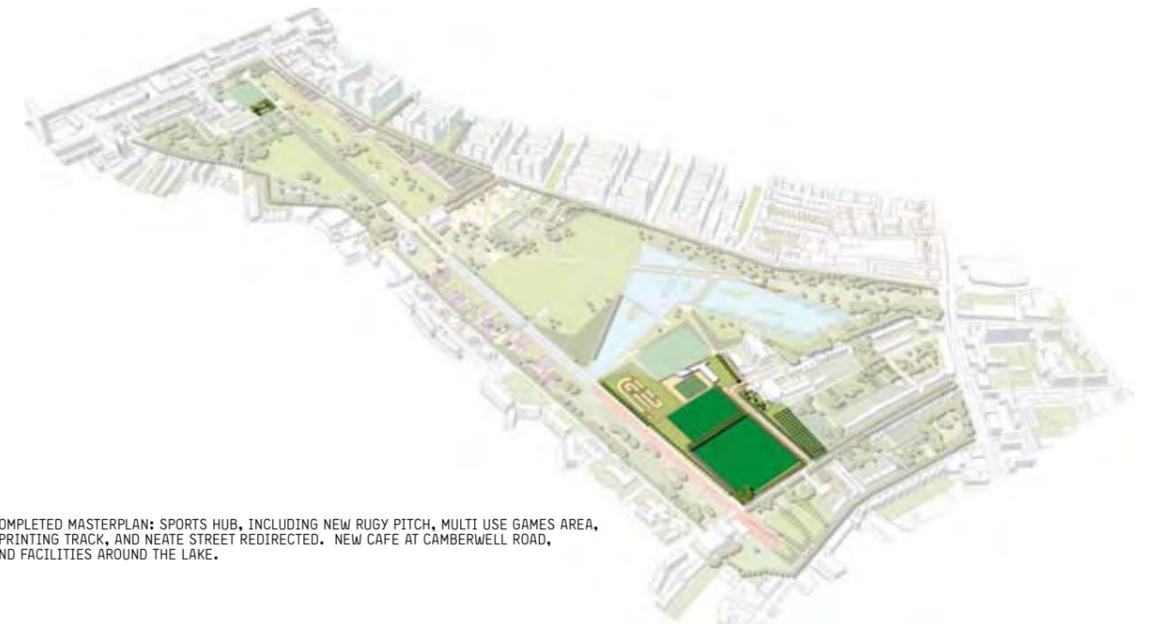
PHASE 3 PLAN: COMPLETE CANAL, SUNKEN BUTTERFLY GARDENS, 7M FOOTPATH THE FULL LENGTH OF THE CANAL WALK FROM CAMBERWELL ROAD TO TRAFALGAR AVENUE, FOUNTAINS AT CAMBERWELL ROAD ENTRANCE



PHASE 6 PLAN: ADDITIONAL ENTRANCES, LANDFORM AND GARDENS AT SURREY CANAL WALK, COMMUNITY GROWING AREAS AND ORCHARDS, 2000 TREES, RAISED CROSSINGS TO PARK ROADS, WILDLIFE POND IN THE WILD AREA. FULL INTERFACE WITH GREEN FINGERS.



PHASE 4 PLAN: COMPLETE PLAY AREA, CULTURAL HUB AND BANDSTAND AT THE LIBRARY/BATH HOUSE, NEW TREE PLANTING



COMPLETED MASTERPLAN: SPORTS HUB, INCLUDING NEW RUGBY PITCH, MULTI USE GAMES AREA, SPRINTING TRACK, AND NEATE STREET REDIRECTED. NEW CAFE AT CAMBERWELL ROAD, AND FACILITIES AROUND THE LAKE.



PUBLIC CONSULTATION EVENT AT CHUMLEIGH GARDENS

APPENDICES

OVERVIEW OF MASTERPLAN CONSULTATION PROCESS

Following the completion of a consultation baseline report, which reviewed previous consultation studies conducted regarding Burgess Park, consultation was undertaken to gather further feedback on the masterplan design that was submitted as part of the appointment competition. Initial feedback on this masterplan was collected during the competition process, and this was followed up with presentations and workshops involving approximately 150 individuals. This included presentations and feedback from Walworth, Camberwell and Peckham Community Councils, as well as a meeting with the Stakeholder Group, which includes representatives from various community and resident organisations local to Burgess Park. The Community Councils also provided an opportunity to engage with young people about what they are looking for within Burgess Park.

The feedback from this first phase of consultation resulted in a revised masterplan, taking many of the comments on board. This revised masterplan was then used as the basis for a further phase of consultation which involved approximately 700 individuals. As well as further meetings with the Stakeholder Group and an information stand at Bermondsey Community Council, this phase involved meetings with specific interest groups (e.g. Burgess Park Fishermen and Southwark Cyclists), a workshop with Southwark Council Officers, focus groups on specific topics (e.g. biodiversity), two large scale public events in Chumleigh Gardens with an exhibition and model of Burgess Park, and meetings with Burgess Park Business Users and Friends of Burgess Park. The output from this phase of consultation has been used to inform the final masterplan design.

ONGOING CONSULTATION PROCESS

As the masterplan was finalised, consultation regarding the elements to be included in phase 1 of the revitalisation began. This consultation ensures that the right elements are implemented using the initial funding, with the intention that once this phase is complete, the foundations for future phases are in place. As additional funding is found and new phases are planned, it is vital to continue this consultation to ensure that subsequent phases are focused on the right elements to complete the masterplan over time, while also taking the priorities and

needs of the local communities into account.

COMPETITION MASTERPLAN – KEY CONSULTATION MESSAGES

Consultation on the competition masterplan showed that there was a great deal of support for the masterplan in terms of bringing coherence and unification to the park, increasing biodiversity and incorporating the history and culture. There was also recognition that there is a need to ensure that the overall layout is right so that value can be added in the future.

In terms of topography, there was support for the earthworks to create a performance space in the park, but concern that the mounds in the western end of the park could create a barrier to the Aylesbury estate. There was also fairly widespread concern that the mound by the lake shouldn't be removed completely since it protects the lake from the prevailing winds.

Many suggestions were made about the need to include more children's play areas within the park, both formal and informal, and for all age groups. These should be spread throughout the park and were seen as a top priority. In addition, the basics such as more toilets, waste bins and seating were mentioned as important. There was support for cafés near the lake and tennis club, as well as at Chumleigh Gardens, with a request for a BBQ area also being made.

A large number of additional facilities and activities were mentioned including a bowling green, a rollerblading rink, a climbing wall, an ice-hockey area, skateboarding facilities, an outdoor ice-skating rink, a room athletics track, a model railway, a youth club and a music studio. Free outdoor exercise machines were also proposed. In terms of existing sports provision, it was suggested that the BMX track should be relocated near the sports hub, that the cricket facilities should be improved and that there should be an additional rugby pitch. It was also proposed to add a social space / building near the football centre for use by all sports.

Finally, in terms of buildings, it was suggested that the William IV pub should be removed and the land reverted to park, and that new uses should be established for the old library and baths. It was also felt that there should be more events and festivals to attract people throughout the year, not just one in the summer.

There was support for proposals regarding the lake in terms of improving water quality and new

planting, and for the wetland areas, although concerns were expressed about the impact this may have on existing trees. It was suggested that the potential to supply water to the lake via a borehole should be explored. It was also suggested that the lake should be better integrated into the park and more use made of it, so that it is not just for anglers, but also includes a lido / swimming lake and an area for pedalos. Concerns were raised over safety and security around the edges of the lake to prevent children falling in. There was also a suggestion to include some form of water in the south west of the park.

In terms of biodiversity, there was recognition that this was important and that there needs to be an integrated approach to it, but there was also concern over what would happen to the existing wildlife area. It was suggested that some of the peripheral areas be used for food growing. Some concerns were raised over the location of the formal gardens, which are in an area currently used for dog walking. It was suggested that instead they could be more spread out throughout the park. Maintenance of a formal garden was also a concern. Finally, questions were raised about the removal of existing trees, especially mature ones. It was suggested that those that have to be removed are replaced with mature specimens.

There was support for the green fingers into the Aylesbury estate, but concern that the links into Camberwell and the south were not strong enough. It was also suggested that more attention was needed on the area near Trafalgar Avenue and that the links to and from the Surrey Canal Walk should be improved. There was general support for having a clear identity for the park based on a suite of entrance types, and for signage to be improved throughout. A suggestion was made to incorporate the old street and canal patterns within the landform and pathways to ensure that there was a clearer reference to the history than just the gate design. Finally, there was support for a new entrance at Camberwell Road, but there was a mixed response to the plan for an improved Old Kent Road entrance, with some feeling that it could just be tidied up and others wanting it to be improved, especially the lack of site lines caused by the hill.

In terms of routes through the park, there was support for the removal of the old roads within the park, and a suggestion that there should be a circular route around the outside of the park to act as an outdoor gym /

fitness trail. Some concerns were raised about the main paths being used by speeding cyclists, who may need to be calmed / separated. It was also suggested that the park needed to better connect into the cycle network route that goes through the south west corner. Concerns were also raised that there should not be too many paths which reduce the amount of green space, but also that the connections between the east and west parts of the park need to be stronger.

There was a mixed reaction to the Wells Way underpass, with some wanting to keep it because it's well used, is good for skateboarding and the advantages of not having to deal with the traffic on Wells Way outweigh any safety concerns. Others felt that leaving the underpass in place creates a bigger separation within the park, uses a lot of space and is unsafe. Traffic calming measures for Wells Way were seen as a high priority to help integrate the park.

There was a suggestion that the park should be carbon negative and that issues regarding climate change should be fully understood and incorporated. Other requests included the incorporation of renewable energy and photovoltaic lights, with micro energy generation (e.g. ground-source heat pumps) being added while the earthworks are undertaken.

Concerns were raised over how to improve safety in the park, especially at night, and how to avoid vandalism of the park. Suggestions included improved lighting, minimisation of 'rough' areas, robust construction, and having a perimeter fence so that the park can be locked at night. Others wanted no fence and for it to be open at night. It was also highlighted that there is a need to ensure that any children's play areas are safe and have safe connections to surrounding areas. Finally, it was suggested that co-ordinated patrols of the entire park by each of the local community wardens should be organised.

In terms of management and maintenance, many concerns were raised regarding how to prevent a decline once the park has been completed and whether the funding for this is in place. If not, it was felt that the masterplan should be more maintenance-led rather than design-led. Requests were also made for greater clarity on the timeframe for completion of the full masterplan and the funding requirements for doing this.

REVISED MASTERPLAN – KEY CONSULTATION MESSAGES

Consultation on the revised masterplan showed that there was good overall support, but concerns were raised that the plans are changing rapidly and that there is a need to ensure ongoing coherence of the masterplan. It was suggested that the character of Burgess Park should be the foundation for designs and shouldn't be lost. Concerns were also raised over the lack of provision of car parking spaces, especially with the proposed moving of Neate Street, which is often used for parking during sports events, etc.

A final overall concern was that the park is still focused on the Aylesbury estate and that access from the south east Peckham area is blocked visually by the topography and physically by the lake and canal. This area is also seen to contain too many uses such as the sports hub and community gardens, which leads to a lack of open space.

In terms of topography, there is a concern that the removal of the land forms near the lake will cause issues with wind on the lake. There is also a concern that changing the

topography to create a site line through to the lake from Old Kent Road won't work because it's not a nice view back out to Old Kent Road and would create further problems with wind on the lake. It would also destroy habitat areas developed by the community and would be a waste of previously invested money. Some consultees supported the idea of flattening parts of the park to increase visibility and for there to be raised landforms surrounding the sports area.

Some concerns remained about there not being enough play space in the plans, but many were supportive of the informal play throughout the park and the enlarged play area near Chumleigh Gardens, although questions were raised about the location for this and why the existing adventure playground couldn't be upgraded. Specific ideas for older children were suggested including a skate park and a youth club.

Support for cafés was high, although some concern was expressed about the viability of these and whether they would be affordable for local people. The provision of a BBQ area was also suggested. The idea of having a community building or small scale covered event space (e.g. a modern bandstand) was widely supported, although there was a request that any decisions on buildings be taken within an overall strategy that focused on the re-use of existing buildings within the park. There was general support for the removal of the William IV pub and requests that additional toilets and seating be provided.

Community growing areas were strongly supported, especially if they were spread throughout the park and were near to houses, although concerns were raised about how they would be managed. One respondent was concerned about having community growing areas close to the east and south of Addington Square due to its location close to houses, visual impact and security issues. It was also suggested that a city farm could be included.

There was also general support to create a sports hub with an associated building near to the football pitch. This was seen as a way to create communities and encourage use of the park to make it feel safer, although some consultees raised the concerns that it needed to be better connected to the rest of the park and that facilities should be spread out throughout the park. Many other activities were suggested for this area including netball and basketball courts, a running track, adventure playground, horse riding, bowling, go-karting and an all-weather (covered) skate park.

A new sports building could also be used to provide changing rooms for users of the swimming lake. In terms of existing sports, there was support for an additional rugby pitch and a request for additional tennis courts, including a covered court. Many questions were raised about the relocation of the BMX track including whether it was really necessary, whether the existing cycle track would be removed but not replaced until a later phase, whether the workshops and storage would also be relocated, and whether an upgraded facility would reduce use by local people (especially from the Aylesbury Estate) who prefer the 'gritty' nature of the current cycle track.

In terms of the lake, there was broad support for the new lake design and proposed uses, although the local fishermen would prefer it to be left as it is and others felt that the shape should follow more natural contours. It was agreed that there needed to be separate bodies of water for

different uses and that lessons should be learnt from previous problems with boating and swimming lakes to ensure that there is enough demand for all the activities proposed. Wild swimming was particularly supported, although concerns were raised about ongoing maintenance. Alternative locations were proposed, including behind the football wall. Safety concerns were also raised and it was suggested that a low fence, or other safety design, was required to prevent young children getting too close to the water.

The reinstatement of a portion of the old canal was supported by many, although some were concerned that this will take away valuable play space for children and will waste money that was spent on the existing canal path. Providing stepping stones across the canal was suggested. Overall, there was a concern that the amount of water proposed would create new barriers within the park and that there needed to be large walkways between the water bodies, which are safe to use in winter. Other ideas for the lake included having a floating stage and islands for bee hives.

A meeting with the local fishermen raised concerns about how fishing is currently managed, that the fishing lake needs to increase in size to meet demand, that the pathways need to be designed to ensure a good relationship between fishermen and pedestrians, that the water supply, quality and aeration needs to be improved, that lighting around the lake and access to parking needs to be improved, and that special consideration needs to be given to what will happen to the fish during the redevelopment.

It was recognised that biodiversity should be integrated throughout the park and enhanced, but also that the existing biodiversity should be maintained. It was suggested that there needed to be a better understanding of the ecological vernacular of the area and that any planting should be relevant to the local area to provide an appropriate balance between local species and the introduction of colour and picture meadows. Concerns were raised over the maintenance costs of picture meadows, while others felt that the St. George's Way gardens were too narrow. Another consultee suggested that the sunken gardens could be wetland areas, while others suggested that there should be a lavender garden, seasonal planting areas and a formal flower garden in a specific style e.g. Japanese.

While some were concerned about the excess of grassed areas, others wanted these to be retained. The current semi-wild areas were also seen to be an asset that should be retained, especially the hill by the canal, and between the Canal Walk and Neate Street, and scrubland was seen to have a high ecological value. It was suggested by one person that wild, native plants should be used throughout, to prevent the park feeling over-engineered and to encourage wildlife. London Plan targets regarding habitat requirements were also seen as something that should be driving the design.

The removal of existing mature trees was a key area of concern and needs to be kept to a minimum. It was suggested that as many removed trees as possible should be reused either by replanting them or by using the wood for park furniture, habitat areas, as part of the play strategy, etc. It was also proposed that any new trees planted should be native species, more diverse in terms of ages and species, and that they should have a similar ecological value to any that are removed. A ratio of 2 to 1 was proposed for replacement of any removed trees. Specific requests were made for Oak and

London Pride Evergreens, not avenues of cherry trees or silver birch. It was also requested that the Elder trees by the canal are retained. Placing trees and other landscaping close to the edge of the park was seen as a good idea, to make it feel like the park starts at the boundary. There was support for edible trees and bushes, and a request for areas for foraging, but some felt that these should be threaded throughout the park rather than being in an orchard.

The wildlife area near New Church Road was mentioned by a number of people, with concerns raised over how this will be managed, whether it will be publicly accessible and whether it could have a pond. In general, there was a feeling that habitats need to be considered from both the human and nature points of view and that there needs to be wildlife corridors, especially along the main axis. In terms of fauna, there was a proposal that a bat survey was required, that bee hives should be introduced, that the bird nesting sites near the lake need to be maintained and that the terrapins in the lake need to be considered.

In terms of connections to the park, the green fingers to the Aylesbury estate were seen as vitally important, and should be replicated on all sides of the park to encourage usage. Public transport connections to the park and cycle routes to and through the park were also seen to be important, as was the route to the Surrey Canal path. Specific concerns were raised regarding access during events and the need for parking of large vehicles.

There was a mixed response to the proposal for changes to the Old Kent Road entrance. Some supported them and felt that it would be an improvement; others had concerns about changes to the topography as previously described. It was also suggested that there should be a main entrance at Thurlow Street, that there should be an entrance on the corner of Camberwell Road and Albany Road, and that there should be an entrance where the park starts on Glengall Road (rather than on Trafalgar Avenue). It was also felt that there should be clearer entrances from the south, and that fountains would be good to act as feature at entrances and meeting points. Improved signage was also seen as vital.

Concerns were raised about the number of straight footpaths and that the design appears quite angular and not conducive to a meandering walk. Others pointed out that if there aren't direct paths, users will create their own dirt paths which will be an eyesore. There was support for the removal of redundant roads and for a route around the perimeter, but it was noted that people also need to be encouraged into the centre of the park. It was suggested that the width of hard surfaces needs to be able to accommodate multiple users, and although some consultees wanted separate paths and measures to slow down cyclists, it was noted that it is Southwark Council policy to have shared surfaces.

A concern was also raised that there are too many paths and that they carve up the green space too much. There was general support for Neate Street to be moved, but concern that the Surrey Canal walk needed more attention. There was also a suggestion that there was a need to think about the catchment area for Cobourg school and access to the school from all directions. Finally, there was a specific suggestion that the path from the bridge over the canal should be extended to meet the path coming from the church to the Old Kent Road entrance.

In terms of Wells Way, there was a mixed response

with some happy to use it and others finding it unsafe and wanting to get rid of it, but there was agreement that Wells Way needed to be improved to help integrate the park and prevent it from remaining a physical barrier. Suggestions included closing Wells Way to traffic, adding traffic calming measures, building a tunnel for the road, sinking the road, making it buses only and creating a wider underpass. It was agreed that there should be priority for pedestrians and cyclists through the Wells Way plaza.

It was proposed that the park should aim to be the UK's first sustainable park; it should be zero carbon and zero waste (for energy, water and materials) and there should be provision for renewable energy, ground source heat pumps and solar powered lights. It was also suggested that it should recycle the debris and waste from the Aylesbury estate during the ground works, and that sustainable outdoor furniture and play equipment should be built from felled trees.

To improve safety and security, it was felt that there needed to be a lighting strategy, with upgraded lighting where appropriate, but which also provided dark corridors for nocturnal animal movements. Specific routes that need improved lighting are to and from the tennis courts and other sports facilities, and along the major cycling routes. It was also felt that there should be visible security at night and in winter, and that the park needs to be well maintained and allow human surveillance to make it more secure. Concerns were also raised regarding safety around the lake, especially if it's not closed at night, security of the food growing areas, and potential vandalism of the boating lake. Children's play areas need a special focus on safety.

In terms of ongoing maintenance, a number of areas were highlighted as either being particularly expensive to maintain or in need of careful management. These included lighting, community growing areas, landscaping, paths, the sunken gardens, bridges over the lake, water features and the lake itself. The need for a management and maintenance plan at this point was emphasised, which takes into account the impact on biodiversity, potential future changes to legislation and the need to minimise maintenance requirements of all fixtures, fittings and landscapes.

It was suggested that the park could be managed as a community trust. In terms of construction, concerns were raised over the impact this would have on wildlife and existing habitats and the need to plan for this and phase works so that not all species rich areas are impacted at once. It was also suggested that all new plants and trees should be sourced from local suppliers within a 35 mile radius and that a sustainable procurement strategy should be developed to clarify what materials will be used, whether wood will be from FSC accredited sources, etc.

Concerns were raised about whether funding will ever be available to complete the masterplan and that there is a need for tangible changes early on so users can see that things are happening. Concerns were also raised over the high costs of the topography changes although the need to get the basics in place was understood by many. The high costs of redevelopment of the lake and digging out the canal were also mentioned. It was suggested that the phasing needs to be carefully considered to ensure that the park is accessible during ground works and that disruptions to local people are minimised.

Finally, lots of suggestions were made about

involving the local community, especially young people in the creation and management of the park.

APPENDIX 1: FULL LIST OF MASTERPLAN CONSULTATION ACTIVITIES

- Consultation Baseline Report: summary of all previous consultation studies including: Burgess Park – a new urban landscape for London; Time for Change (2007); Burgess Park Survey (2007); Friends of Burgess Park (May 2009); Council Spaceshaper Event (July 2009); Bidders Day Report (July 2009); and Consultation comments from the masterplan competition (October 2009).
- Consultation Activities: presentations, workshops, information stands and public exhibitions undertaken with a variety of stakeholders to gather further feedback on the competition masterplan and on the revised masterplan. Activities reached over 800 stakeholders covering partners, special interest groups, community groups, young people and the general public. Details of these activities are shown below:

| Activity | Date | Format | Masterplan | Attendees |
|--------------------------------------|----------------------|--------------------------------------|-------------|---------------------------------|
| Walworth Community Council Meeting | 9 th Dec | Presentation and feedback / workshop | Competition | ~ 60 public |
| Stakeholder Group Meeting | 12 th Jan | Presentation and feedback / workshop | Competition | 13 stakeholders |
| Camberwell Community Council Meeting | 25 th Jan | Presentation and feedback / workshop | Competition | 51 public incl. 21 young people |
| Peckham Community Council Meeting | 3 rd Feb | Presentation and feedback / workshop | Competition | ~ 30 public |
| Southwark Council Officers' Workshop | 10 th Feb | Presentation and feedback / workshop | Revised | 11 Officers |
| Burgess Park Fishermen Meeting | 23 rd Feb | Presentation and feedback / workshop | Revised | 18 fishermen |
| Biodiversity Focus Group | 24 th Feb | Presentation and feedback / workshop | Revised | 8 stakeholders |
| Stakeholder Group Meeting | 24 th Feb | Presentation and feedback / workshop | Revised | ~ 15 stakeholders |
| Bermondsey Community Council Meeting | 3 rd Mar | Information stand | Revised | 68 public |
| Chumleigh Gardens Public Event | 6 th Mar | Exhibition and model | Revised | ~ 400 public |
| Southwark Cyclists Meeting | 10 th Mar | Presentation and feedback / workshop | Revised | 13 cyclists |
| Aylesbury NDC Public Event | 20 th Mar | Exhibition and model | Revised | ~ 130 public |
| Burgess Park Business Users Meeting | 29 th Mar | Presentation and feedback / workshop | Revised | 2 stakeholders |
| Friends of Burgess Park Meeting | 6 th Apr | Presentation and feedback / workshop | Revised | ~ 30 public |
| Stakeholder Group Meeting | 13 th Apr | Presentation and feedback / workshop | Revised | ~ 15 stakeholders |

APPENDIX 2: REGISTER OF CONSULTATION MESSAGES
(COMPETITION MASTERPLAN)

1. Masterplan and general

- Support for the masterplan in terms of bringing coherence and unification to the park, increasing biodiversity and incorporating the history and culture.
- Concern that certain areas of the park are being excluded and will turn into annexes.
- Concern that the police area intrudes into the MOL and is an eyesore.
- Concern that Southampton Way and New Church Road are eyesores and that the architectural rescue organisation there is encroaching on the park and fly tipping is a problem.
- Suggestion that you need to have a variety of spaces, quiet areas and peaceful areas.
- Suggestion that you need to ensure that the overall layout is right so value can be added in the future.
- Suggestion to look at Mile End Park as a comparison since it also has water, an arts centre and a bridge where the park flows over the road.

2. Topography and earthworks

- Support for the earthworks and creation of a performance space in the park.
- Suggestion to have fewer sun lawns and more terraces which look different and are better for picnics, etc.
- Concern that the mounds in the western end of the park create a barrier to the Aylesbury estate.
- Suggestion that the southern landform should also face the sports area to allow spectators to watch sports events. Concern that these landforms will stop the current walks of dog owners.
- Concern that the northern landform is too big and extends quite far into an area which is currently rich in biodiversity.
- Suggestion that the mound by the lake shouldn't be removed completely since it protects the lake and is currently enjoyed by people during the summer.

3. Activities, facilities and buildings

- Suggestion to include more children's play areas (both formal and informal and for all ages) and that these should be at the edges nearer the surrounding housing. Play areas should be spread throughout the park and not just be in a single location. Play provision is very important, should be a top priority and should be included in phase 1.
- Suggestion to include more activities for children and to consider the location of toddler areas. Suggestion to include facilities and attractions for older people.
- Suggestion to provide more waste bins. Suggestion that there are not enough toilets and that the current toilets are not visible / well signposted and this could be improved. Suggestion to include composting

toilets near the wetland area.

- Request that there be more open / outdoor seating areas near the existing café. Request that there be a café near the lake. Support for a café near the tennis club. Suggestion to have seating areas and picnic tables. Suggestion to have seating areas for young people and families (a half circular bench so everyone can see each other). Suggestion to have areas and facilities for BBQs.
- Concern over the location of a market at St. George's Square. Suggestion that it might be better near Chumleigh Gardens and linked with the café.
- Concern that community gardens will be located near the sports areas.
- Concern that there won't be enough parking for businesses in Chumleigh Gardens. Suggestion that there needs to be drop off points here. Suggestion that where there is parking, there is a need to consider what it looks like.
- Suggestion to consider art from the air / land art to recreate the old street and canal patterns within the land form and pathways. Suggestion to include more public art to make the park look better. This should involve young people, maybe using the rare Camberwell butterfly as a starting point.
- Suggestion that there should be specific areas for dogs (to prevent fouling of the rest of the park) and toilets for dogs at the entrances.
- Suggestion that there should be composting areas.
- Many suggestions for additional facilities and activities: a bowling green, a rollerblading rink, a climbing wall, an ice-hockey area, skateboarding facilities, an outdoor ice-skating rink, a toy train / model railway around the park with a tour guide on board, a youth club and a music studio.
- Suggestion that free outdoor exercise machines would be great and that green gyms work really well. Suggestion for more exercise facilities.
- Suggestion to incorporate space for a new BMX track for the nearby BMX club. Support for the proposals to upgrade the BMX circuit and to remove the adventure playground bund. Suggestion to locate the BMX facility near to the Astroturf to create a sports hub. Peckham Community Council donated £100k for the BMX facility, so it would be good for it to be nearer Peckham.
- Suggestion to provide improved cricket facilities and a pavilion.
- Suggestion to include space for an extra full size, open access rugby pitch in the flat area. The Rugby Club currently only has 1 pitch, but is the fastest growing club in the country with 3 adult and 6 mini teams. RFU may pay for resurfacing and drainage. Need to think about whether it would have permanent or removable posts. The Latin American football league could also use the space. Suggestion to create more informal rugby pitches.
- Suggestion to include a room athletics track, perhaps

on an old road. There is a lack of athletics facilities for use by schools in the local area. There is need for an athletics track since there are no tracks in the area.

- Suggestion to develop the tennis, cricket and rugby facilities to make them more appealing to use and watch. Suggestion to add floodlights to the football pitches.
 - Suggestion to add a social space / building near the football and sports centre. This could also be used by cricket, rugby, etc. and could include a fitness suite.
 - Suggestion that the health and education benefits need to be taken into account when weighing up the value of the new facilities.
 - Suggestion that the William IV pub should be removed and the land reverted to park.
 - Suggestion that surveys should be undertaken of the old library and baths to establish new uses for these buildings.
 - Suggestion that there needs to be more events and festivals to attract people. Not just one in the summer, but all year round.
4. Lake, wetland and water
- Support for proposals regarding the lake in terms of improving water quality and new planting.
 - Support for the proposed wetland area although concern about what would happen to the mature trees in the area. Some concern over the location of the wetland area.
 - Support for the proposal to use runoff from the Aylesbury estate to top up the lake, but concern that there needs to be an element of cleaning since the water will be full of petrochemicals.
 - Concern around the loss of planting and shelter around the lake.
 - Concern over the water quality in the lake and how this will be improved. Suggestion that the potential to tap into existing boreholes should be explored.
 - Request for more planting around the edges of the lake.
 - Suggestion that the fountain should be in the middle of the lake, since the winds blow NE and SW.
 - Suggestion that the lake should be better integrated into the park. Suggestion to make more use of the lake so that it is not just for anglers. Suggestion to build a lido / swimming lake. Suggestion to introduce pedalos.
 - Suggestion that there should be some form of water in the south west area.
 - Concern over safety and security around the edges of the lake to prevent children falling in.
 - Concern that the fisherman have spent a lot of time raising money and carrying out improvements and repairs themselves e.g. to the board walk, which shouldn't be disregarded.
5. Planting and biodiversity
- Recognition that biodiversity is important and that there needs to be an integrated approach to it.

- Concern about what will happen to the existing wildlife area.
- Request that some of the peripheral areas be used for food growing, vegetable gardens or living gardens. Suggestion that there should be an area for schools to have allotments.
- Request for lots of planting throughout. Concern about the viability of the meadows.
- Concern that the formal gardens go over the existing meadows that are used for dog walking. Concern that all the formal gardens are clumped together rather than spread out throughout the park. Concern over maintenance of the formal gardens.
- Concern about the removal of existing trees, especially mature ones. Those that are removed (for masterplanning, horticultural or security reasons only) should be replaced with mature specimens. Request for fruit trees and a glade of pine trees (for meditation). Request not to have a row of cherry trees.

6. Links and connections outside the park

- Support for the green fingers into the Aylesbury estate, but concern that the links into Camberwell are not strong enough. More is needed in terms of views and grand entrances from the south of the park to encourage these residents to use it.
- Suggestion that more attention is needed on the area near Trafalgar Avenue. Suggestion to improve the links and signposting both to and from the Canal Walk.

7. Entrances, boundaries and signage

- Desire that the entrances illustrate a clear identity for the park. Support for having a suite of types of entrances. Support for a new entrance at Camberwell Road. Support for improved signage.
- Concern that the decorative screens at the entrances are naff.
- Suggestion that the Old Kent Road entrance could just be tidied up rather than investing lots in it.
- Suggestion that the Old Kent Road entrance could be improved especially where you come up the hill and can't see anything.
- Suggestion that the continuation of the park along the Surrey Canal should be illustrated on the signs at the Trafalgar Avenue entrance.
- Suggestion that the signs should direct people to activities outside the park such as Peckham Mosque, as well as to internal uses in the park.
- Suggestion to ensure that there are lots of maps, signs and markings on the pavements since it's easy to get lost in the park.

8. Footpath network and routes in the park

- Support the removal of the old roads within the park.
- Suggestion that there should be a circular route around the outside that is more interesting and enjoyable, rather than just direct routes. Suggestion

to create a circuit around the outside of the park, with distances marked, to act as an outdoor gym / fitness trail. Suggestion to have more curves to allow you to amble and choose different routes.

- Concern that the long straight avenues might become cycle rat runs. Suggestion that cyclists be separated or calmed. Suggestion to have priority routes for cyclists, with different colours on the route indicating priority.
 - Suggestion that the cycle network route that goes through the south west part of the park and connects to Portland Street could be rationalised.
 - Request that the roman road / brick path be smoothed so it is less bumpy and dangerous for cycling.
 - Suggestion that some of the paving in New Church Road be left since children learn to ride their bikes on it.
 - Concern that the same amount of green space should be kept and not covered with concrete and paths.
 - Suggestion that the connections between the east and west parts of the park need to be stronger.
 - Mixed response to the Wells Way underpass. Some want to keep it because it's well used, is good for skateboarding and the advantages of not having to deal with the traffic on Wells Way outweigh any safety concerns. Others felt that leaving the underpass in place creates a bigger separation within the park, uses a lot of space and is unsafe. Suggestion that the underpass remains but is locked at night.
 - Suggestion to look at measures to calm the traffic on Wells Way properly. Need to help people take precedence over vehicles. Need to ensure that any traffic minimisation measures don't make the poor transport links to Peckham even worse.
 - Support for another crossing at Wells Way over ground and for a walkway along Wells Way.
9. Climate change and sustainability
- Request that the park should be carbon negative. Request to ensure that issues regarding climate change are understood and incorporated.
 - Request that the design should consider future needs for renewable energy. Suggestion to introduce micro energy generation (e.g. ground-source heat pumps) while the earthworks are undertaken.
 - Suggestion that lights should be photo-voltaic and on sensors to turn on only when a person is approaching. These can also have rape alarms on them to improve security.
10. History and culture
- Request to see a clearer reference to the history than the gate design, which you wouldn't immediately recognise. Suggestion to keep history alive by integrating the canal, perhaps by tracing it through the park.
11. Safety and security
- Concern over how to improve safety in the park especially at night e.g. through lighting and avoiding 'rough' areas where people don't feel safe. Concern over how to avoid vandalism of the park.
 - Request that the park doesn't have a perimeter fence and isn't locked at night. Others felt that it should be closed at night.
- Request for safe areas for children to play throughout the park and safe connections for them to the surrounding areas (not just to the Aylesbury estate).
 - Suggestion to organise co-ordinated patrols of the entire park by each of the local community wardens.
12. Construction, management and maintenance
- Concern that the longer term management and maintenance needs to be planned now to prevent a decline once the park has been completed. Questions over how much this will cost and how it will be financed. If this isn't in place, a low maintenance park should be delivered and the masterplan should be maintenance-led rather than design-led.
 - Concern over current management and maintenance budget and contractors (Quadron) who are not seen to understand biodiversity.
 - Concern over how to prevent vandalism and the need to ensure that there is robust construction. Concern over how to ensure that the planting / flower beds aren't destroyed.
13. Financing, priorities and phasing
- Request for greater clarity on how the priorities for the phase 1 will be decided and what work will be undertaken. Request for greater clarity on the timeframes for completion of the full masterplan.
 - Concern over the high cost of the earthworks and the amount of the phase 1 budget that will be used.
 - Suggestion that some of the phase 1 budget should be used for ordinary things such as toilets, lighting, planting, repairs, etc.
 - Suggestion that the priorities for phase 1 should focus away from Chumleigh Gardens since investment has recently been made here.
14. Consultation and engaging local people
- General desire for a range of consultation activities and opportunities to feedback.
 - Need to involve the local fishermen in detailed consultation regarding the lake.
 - Lots of suggestions regarding getting young people involved: reward schemes to encourage young people to get involved in volunteering work; mentors for young people; employ local people and young people when building the new park; pay young people to help out at the park.
 - Ensure that Bermondsey residents are included in the consultation activities.
 - Get the community involved in planting and growing.

APPENDIX 3: REGISTER OF CONSULTATION MESSAGES (REVISED MASTERPLAN)

1. Masterplan and general

- Support overall for the masterplan. Concern from some that the plans have changed significantly and are not what was 'approved' in the competition. Concern that the coherence of the masterplan will be lost over time since it's already changing rapidly. There is a need to make sure someone owns it and sees it through.
- Concern over issues with dog fouling.
- Question over whether the park is still being considered as a Site of Metropolitan Interest status.
- Concern that the distinct beauty of the park will be destroyed by adding design elements. Shapes within the park should be more curved. The character of Burgess Park should be the foundation for designs / big ideas and shouldn't be lost.
- Concern over the lack of provision of car parking spaces and over how people will get to the park if they can't park there. Neate Street currently used constantly for mosque parking / football / cricket / teachers and as a route to Peckham. Moving / shortening it would cause problems for parking 250 cars. Another resident said that a park shouldn't be used for car parking.
- The salvage yard is part of the MOL and should be cleared and included in the masterplan.
- Concern that the park is still focused on the Aylesbury estate and that access from the south east Peckham area is blocked visually by the topography and the lake. Concern also that there are a lot of uses in the south east corner (sports hub, orchards, community gardens, etc.), which hasn't happened elsewhere in the park, and which leads to a lack of open space, narrow access to the park and no sense of being part of the rest of the park, effectively cutting the park in two. The wide open spaces are all close to the Aylesbury estate.

2. Topography and earthworks

- Concern about the wind and the impact of removal of the land forms near the lake. Suggestion to review the weather survey that Cobourg school did a while ago (12mph average wind speed) to understand the impact of the SW wind on the lake before making any topography changes.
- Concern that the land forms coming in from the Aylesbury estate must be open enough and shouldn't be too high and obscure the view from the green fingers.
- Suggestion that if areas of the park are to be flattened, then shelter and security need to be provided to prevent it becoming barren and unappealing.
- Concern that changing the topography to create a site line through to the lake from Old Kent Road won't work. It's not a nice view back out to Old Kent Road and would create problems with the wind on the

lake. It would be a waste of money and would destroy habitat / wildlife areas developed by the community.

- Concern that the topography by the sports pitches will block the view into the park from the south east, and will look like it's facing towards the Aylesbury estate.
 - Support for the raised landforms surrounding the sports area.
 - I really like the idea of flattening some parts to increase the visibility.
- ### 3. Activities, facilities and buildings
- Suggestion to include informal play throughout the whole park e.g. things to walk along, jump off, etc. Some concern that there is not enough play space in the plans. The park must have enough play facilities for families. There needs to be more traditional playground space, not like the new one at Chumleigh Gardens. Need more facilities for children and young people of all ages. Specifically, a skate park / skateboarding facilities, a couple of traditional quality children's playgrounds and sand pits, as per Finsbury Park and Brockwell Park. Any play area should be safe for children, unlike the new Chumleigh play area with big rocks in the sandpit and parent seating too far away to be able to supervise properly. Also, design of the play area right next to Albany road is a safety hazard. Safety mechanisms need to be designed in. Suggestion of retaining and renovating the Jubilee Play area for the Diamond Jubilee in 2012. All-weather facilities for children should be considered. Chumleigh playground is already well used. It is smaller than expected and more play areas are still needed. What age is the main play area aimed at? It needs to be for all ages. Many teenagers are not 'joiners' and they need something. There needs to be play at both ends of the park and play areas / family friendly areas distributed around the park. Activities are needed for older children. Suggestion to upgrade the playground on Wells Way rather than removing it. Shouldn't have all the play area in the centre of the park – it's a long way for children to come from both ends of the park. How does the proposed central play area link to the existing adventure play / go-kart area?
 - Question over whether the idea of a sculpture park is still live and how art will be incorporated into the park. Glengall Road has an arts organisation who wants to be involved in how to integrate art further into the park.
 - Support for cafes, although there is sometimes difficulty with letting the facilities, although this maybe just the current economic climate. Request for something similar to the Bonnington Square Cafe here but cheap enough for local people to afford to use. Suggestion of having BBQ areas. These are against current park by-laws but might work in an organised space. Concern that the park cannot

- support 2 cafes since one in the sports centre failed recently. Support for the cafe overlooking the play area. The cafe near the tennis courts should be linked to the tennis club and run by the club themselves. Any cafe must be affordable (£1 for a coffee is too expensive). Use Bonnington cafe model.
- Support for the idea of a community building. The voluntary sector is often looking for event space and this should be discussed with them. Suggestion to include a smaller scale covered event space / structure (e.g. modern bandstand). Need to consider the policy on Metropolitan Open Land. The presumption is against new buildings unless they have a direct association with the park. Question regarding the future of the William VI pub. Support for the removal of William IV. Proposal that the bath house should be retained. Support for the idea of a bandstand. There is a need for a building strategy – use existing ones for community facilities / toilets rather than building more.
- Concerned about removal of William IV. A youth club is really needed and if it's not here it needs to be somewhere else. The old library or baths instead? Young people need more than just sports, they need somewhere to hang out / jam with a smoothie bar / internet access. The young people inputted a lot into the idea of turning William IV into a youth club and they really need somewhere. The older children currently use Chumleigh playground swing since they feel safe there and have nowhere else to go.
- Support for community growing areas rather than allotments. This encourages community cohesion much more than allotments. Allotments would privatise part of the park. This needs to be completely open. Need to consider how this will be managed. Need a lead organisation to ensure community involvement. The areas allocated to growing are sensible because they're overlooked by houses. Suggestion to speak to local schools about food production. There might be funding available to link in with schools growing programmes. Any food production schemes must be fairly distributed across the area. There is a lot of demand for allotments / food production in the borough. Note to be careful of impact on land designation. Cossel Park and Myatt's Fields are examples of installing community growing areas in the local area. Allotments have had historic issues with vandalism. If you get the community involved with community gardens that might help stop the vandalism. Suggestion to incorporate some kind of city farm as a way to give local children exposure to animals. Need to stop any allotments being re-designated as brownfield land in the future. Concern that orchards / allotments would be closed access, so you lose the amenity. If open access, then who will run them? Support for allotments, community gardens scheme and orchard. There should be community growing areas but not

allotments. Good idea to have allotments backing onto gardens. There is a Garden Farm on Walworth Road, where they also encourage people to learn to grow their own food and teach people how this is done. A link between this and the Community Growing Area in the park would be excellent (physical and skills links).

- Objection to proposal for allotments to the east and south of Addington Square due to its location close to houses, visual impact and security issues. Concern also that the southern section appears to obscure Calden Street, which is a vehicular right of way for residents.
- Support for the current campaign to put a sports hub building on site. The sports centre is well located. Sport is a priority to join people up / create communities in the park. The sports facilities make the park feel better used and safer. Concern that it should be better connected to the rest of the park and better integrated into the park, rather than creating an island which is inaccessible to many and unused for much of the time. Concern about longer term management of all activities in the sports hub. Support for expansion of the sports facilities. Suggestion to include netball and basketball courts in the sports area. Suggestions for other activities to include are: a cinder track for runners / running track, adventure playground, horse riding, bowling, go-karting and bike riding. Request for an all-weather (covered) skate park next to the BMX track. Suggestion to incorporate swimming changing rooms into the proposed sports facilities (showers, etc.) for the swimming lake.
- Request for a second pitch since the Rugby Club are expanding. This could be a shared pitch. Support for the idea of having two pitches in the sports area. This will make a big difference. Support for moving Neate Street to provide new pitches. May get RFU funding for new pitches which would prevent using the phase 1 funding for this.
- There is a need for more tennis courts as the club is expanding so rapidly. A covered tennis court would be really useful to allow training to continue in bad weather and in the winter, when children often have to have a 3 month break and lose their game. Suggestion to move the tennis courts closer to Chumleigh Gardens. Suggestion that the tennis courts should be free to use.
- Concern about the short term plans and phasing for the cycle track and less concerned about the long term masterplan positioning of the BMX track. Suggestion that a new BMX track could be built next to the current cycle track. Concern that the existing cycle track will be removed but not replaced until a later phase. Request that if the cycle track is relocated, then the workshops near it and 6 storage containers should also be relocated. Suggestion that any cycle track (new or existing) needs better

signage. Some would rather the cycle track stayed where it is, others are happy for there to be a new BMX track near the sports hub. There can be up to 20-50 children using the cycle track per day in the summer holidays. Concern about losing the dirty / scuzzy nature of it and don't want to lose that local appeal and gritty nature. Concern that moving it will discourage use of it by Aylesbury estate young people. If the new BMX track held regular national events, then need to think about parking for this due to the amount of kit. Request for close involvement going forwards about what will happen in phase 1. There are two very distinct groups that currently use the cycle track – the BMX kids and the street kids. Any new facility must cater for both of these – street kids aren't going to want to (or be allowed to) use an Olympic quality bike track. Concern about moving the BMX track and it becoming too formal and will stop being used by local teenagers. Concern that moving the BMX track would add to the noise (on top of the football) for those who live in the park near the sports area. Another park resident said that he had no noise issues. Suggestion to have an indoor BMX track instead.

- Suggestion that facilities should be more spread out throughout the park. Concern that there is too much centralisation around specific areas (e.g. sports) and that activities should be spread around more.
- Concern that more should be made of existing facilities and features such as the BMX track, go-karting facilities and football pitches in their current location rather than moving them which is seen as a waste of money.
- The cricket square will take up to 2 years to re-grow. The plans should make sure this is accommodated.
- There is a need to keep the go-karting area and the people involved in it. They are a really good influence on local children. The go-karting team also runs small gardening projects for children by the side of the track. This is an asset of real value to the community and shouldn't be forced to stop because of the plans.
- There should be some dog-free zones and some dog-only zones (ref: Kennington Park, Aylesbury estate dog restrictions). Suggestion of a dog free zone near the Old Kent Road area.
- Request for more seating around the park for people to sit and chat.
- Any area set aside for sunbathing should be on the Trafalgar Avenue side rather than the Albany Road side.
- Need to make sure there are places where people can go to be quiet and get away from urban life and areas for informal recreation – too many activities.
- More accessible toilets (especially for fishermen) would be welcome. Public toilets – more toilets and better signage needed. Need more new toilets.
- Support for outdoor gym equipment and jogging routes. Suggestion that these should cater for different exercise needs and be located in one area. Suggestion to have bicycle racks by the proposed outdoor gym on the site of William IV.

- New designs should cater for the informal football matches on the grass areas that currently take place – they must be able to continue because it's too expensive to use the formal facilities. Concern that there won't be enough space for football in the fields.

4. Lake, wetland and water

- Support for the lake design and new focus on water bodies. Fishermen would prefer the lake to be left alone. There needs to be separate bodies of water for swimming and fishing and different uses should be kept in different locations e.g. a fishing lake, swimming lake, boating lake, etc. Suggestion to look at Battersea Park for an example of zoning. Need to ensure that the problems of the previous boating / swimming lake are not repeated.
- Mixed views on the shape of the lake. Suggestion that the lake should follow more natural contours. Shape of the lake not like by all. Some consider it to be too fragmented. Don't change the shape of the lake so entirely – just enhance it. The plans for the lake are great. Corners are a problem with algae and rubbish build up. St James' park used to be angular but because of maintenance costs they had to take away the angles.
- Support for the enlarged lake, fishing piers, boardwalks in the lake and viewing platform by Glengall Wharf. Some concern that there is not enough demand for all the activities on the lake. Support for the idea of a lido / swimming lake. Suggestion of pedalos or kayaks on the lake. Wild swimming is a great idea. Concern over safety of the boating lake, particularly if it is for swimming too – a swimming only lake would be best. Swimming pond - successful if maintained to a high standard such as that set at Hampstead Heath - who will fund the very high maintenance required? Could you move the swimming lake to the site of the old pub? Could you have a large pond between the canal and the existing lake (e.g. behind the football wall) for swimming or on the other side of the park and keep the existing lake as it is? Boating lake - Southwark Park currently hosts a redundant boathouse. When did these boats last come out? What demand was there for them? Why weren't they available last summer?
- Some pleased that the old canal will be reinstated. Others concerned that this will get rid of valuable play space for children. Suggestion that stepping stones across the canal would be good for children. Concern that lots of money was spent on the canal path under the main canal bridge arch. This would be wasted if it was replaced by the canal. Can the canal use the other bridge arches instead?
- Need to ensure the water isn't a barrier that prevents integration of the different elements of the park. Wells Way and the existing BMX track are current barriers, but introducing the canal is creating a new barrier. The water could be a barrier. There should be more clearly separated lakes with walkways between.
- The material used for the bridges across the water should

be considered in terms of safety and ensuring that they will still be able to be used in the winter.

- Suggestion to include foundations in the lake to anchor a floating stage.
- Suggestion to include islands on the lake as a location for bee hives. Access would be needed.
- Concern that the lake will need constant management and maintenance if it will work. At the moment it gets filled with rubbish
- Question over whether the opening times around the lake will change in future to stay open longer.
- Concern that if the lakes are separate bodies of water then they will dry out in the summer. They should be connected.
- Suggestion to introduce new fishing club facilities for the lake (including toilets, bins, etc.).
- Concern regarding how fishing is currently managed and monitored to prevent illegal fishing. Suggestion that there needs to be a bailiff / someone to collect fees for day tickets. Suggestion that it should be strictly members only. Question regarding what happens to the money from membership / season tickets. Suggestion that it should go directly back into maintenance / cleaning of the lake, treatment of fish and other lake facilities.
- The fishermen need big expanses of open water to fish properly. More and more people are coming to use the lake so the size needs to increase. Need to increase capacity for the number of fishermen. Need to increase access to the lake, currently only available space for about 15 people to fish. Need about an acre in front of your swim, 30-40 yards for casting, currently up to 100 yards. Concern that the proposed fishing lake will be smaller than the current lake.
- Suggestion to move the path back because the fishermen need space behind them for casting. At the moment people are stepping on the rods that are left on the paths. Need to consider the relationship between fishermen and pedestrians (i.e. regarding footpath locations).
- Suggestion to create another lake for day ticket anglers who are less experienced.
- Need to improve the aeration and water supply / quality, especially if it is to be used for swimming. Moving away from mains water would improve aeration. Prevailing wind helps aerate it. Water features are also good for aeration. Preference for a borehole rather than mains water supply. Want to understand the plan for managing the water quality and water source in the future.
- Suggestion that lighting around the lake could be improved.
- Need to consider access to the lake for anglers in terms of parking. Suggestion to have something like a resident parking permit for fishermen.
- Concern about safety once the fence around the lake is removed. Suggestion to have low fencing to prevent young children from getting too close to the water where the fishing takes place. Introduce zoning so that there are safe areas to get close to the edge and feed

the ducks. Need to think about fencing / design of the edges of the lake to ensure safety. Suggestion to have supervision at the lake.

- Concern about security of fishing kit left around the edges of the lake.
 - Concern about what will happen to the fish during the redevelopment. Concern that they will not survive that amount of disruption. They've been left alone for 30 years. Don't want them removed and taken away since they'll never be returned. Construction of the new lake must be in one go, otherwise the stress will kill the fish. Fish could be decanted into a new part of the lake while the existing lake is redeveloped.
 - Suggestion to introduce some more mirror fish. EA advice is to stick with what there is already since you know where the fish have come from. Suggestion of doing a stock survey, or pooling existing photos of fish stock. Fish stock survey / stock assessment would need to be Feb / March.
 - Suggestion to include additional provisions for better spawning.
 - The hill near the lake protects it from prevailing winds and there will need to be something here.
- #### 5. Planting and biodiversity
- Concern that there was not enough biodiversity in the park. Need to think about integrating biodiversity throughout and beyond the park. Concern that the existing diversity of wildlife in the park should be maintained. Need to enhance biodiversity. Biodiversity strategy needs to include clarity on habitat gain vs. loss, tree gain vs. loss, etc.
 - Suggestion that the sunken gardens could be wetland areas.
 - A lavender garden like the one at Vauxhall Park would be great – it's the most relaxing city park ever.
 - Need to understand what the ecological vernacular of the local area is. Don't just want picture meadows if it's not relevant. Need to make sure we are recognising what is special about Burgess Park and south London. Suggestion to look at the Centre for Wildlife Gardening in Peckham. Need to consider the maintenance costs of picture meadows, especially for annuals.
 - The size of the garden strip (south of main path) is too narrow.
 - Suggestion that there needs to be a balance between promoting and enhancing existing planting and local species (which are ecologically rich but not necessarily as aesthetically pleasing) and where you introduce colour. Should be able to manage the two in tandem. Use native planting where possible.
 - Concern over the "excess of boring stretches of the grass".
 - Keep grassed areas.
 - Semi-wild spaces are currently well managed and should be maintained. I love the little patches of wilderness and untamed areas in Burgess Park at the

moment. The hill by the canal is the only really wild place left in the park – please try to leave this as is. The area between the Canal Walk and St Georges Way only needs new paths and planting. The area between the Canal Walk and Neate Street is great because it is wild.

- Green fingers are really important – concern that these are integrated fully into designs and delivered.
 - The planting along the main path looks unnatural. It would be good to have seasonal planting areas; having bright flowers would help to liven the park up a bit. More formal flower gardens would be good, perhaps in a specific style (Japanese or similar) and maybe using more water like at Peckham Rye.
 - Need to consider brownfield ecology. Suggestion to contact Buglife for advice on the local ecology. Ecological surveys are important. Need to start this sooner rather than later so you know what you have to work with. Scrubland is very valuable ecologically and should consider having this.
 - It feels a little commercially designed. I think wild, native plants and a general move towards a ‘common’ style space would be better received in places. Fake topography and trees in rows just serve to make the park feel over engineered. More ground plants are desperately needed to encourage wildlife.
 - Need to take the London Plan habitat targets into account e.g. amount of meadow, woodland, scrubland, etc. Reed beds are a priority for London and the UK. Need to ensure brownfield habitat retention.
 - Concern about the trees that will be lost (especially around the lake). Need to ensure tree loss is minimal. Request for a list of those trees that will be removed. Suggestion to re-use as many removed trees as possible either as live trees or by using the wood for park furniture, habitat areas, as part of the play strategy, etc. New trees planted should be native species and more diverse in terms of ages and species. Don’t want an avenue of silver birch or cherry trees. The arboriculture strategy should take ecological / biodiversity value into account as well as arboriculture e.g. the importance of fallen trees, dead branches, etc. Existing trees, particularly mature trees and shrubs, should be kept as much as possible. Concern that there will not be enough money to replace them with trees of similar ecological value. Plant mature trees, specifically oak and London Pride Evergreens NOT cherry trees. Any trees removed should be replaced by double the number. Should be making more of the present mature trees and landscapes of Addington Square and St. George’s Churchyard. Support for trees being planted by Glengall Road (S-E corner of the park) – feeling that this area needs to change in order to turn it into a bit of the park. The elder trees by the canal are wonderful, providing berries and flowers. Please make sure you retain these.
 - If you put trees at the very edges, along the fence, it feels like the park starts at the very edge. Luscombe Park is good at this. Need to landscape right to the edge.
 - Could you incorporate edible trees and bushes? Support also for areas for foraging. Orchards are great, but why can’t they be threaded through the park as avenues, integrated into walkways, planted as clumps of trees in ornamental areas.
 - Need to agree the definition of the wild area near New Church Road. Concern over how this will be managed. Suggestion that clay ponds be added. Concern over whether this is an area with public access or not. Suggestion that there is the potential to link this to schools for wildlife study. Concern that there are not enough wild areas for nature (inaccessible to people and dogs). There should be wildlife areas dedicated to education, particularly for children.
 - Need to consider habitats (e.g. woodland areas) from both the nature and human points of view. Each value different things. Consider whether woodland could be dense or part coppiced, whether part of any woods could be closed to the public to provide refuge pockets for biodiversity, whether there should be open areas with picnic facilities in the woods. There is a need for wildlife corridors.
 - Why doesn’t the plan mention the world gardens at Chumleigh Gardens?
 - Need to ensure that the BAP had been taken fully into consideration.
 - Need to do a bat survey. There are bats near the lake, probably where trees will need to be removed for the earthworks. Would expect other types of bats over the lake, but they are probably not there because of the lighting.
 - Need to think about bees and provision of hives. Hives could be on an island on the lake, on top of buildings, etc. Suggestion to produce and sell Burgess Park honey. Suggestion to contact Barney the Bee Man at Walworth Garden Farm where it is successful. Could we have some bee hives?
 - Concern that the nesting sites for birds by the lake need to be maintained. The bushes / undergrowth are vital for nesting and should be retained.
 - Have you considered the terrapins in the lake?
 - At Camberwell Road end, there is a need to landscape the backs of buildings / walls. There is a need to plant now to hide the new Aylesbury estate blocks.
6. Links and connections outside the park
- The Aylesbury Area Action Plan includes creating a better relationship with the park via green fingers. Need to ensure that this is maximised. Need to look at whether this (and other changes) will require additional pedestrian crossing points on the roads surrounding the park. Suggestion that there should be green fingers all around the park to encourage usage e.g. off Old Kent Road and to the south of the park.
 - Need to consider the proposed tram routes since these will dramatically affect the plan. Need to improve public transport links to the park to increase usage.

- Glengall Road has a good cycle path. Need to think about connections from here to the rest of the park. Need to ensure that cycle routes link to direct entrances to the park.
 - Need to create a better link to the Surrey Canal path since this isn’t joined up at the moment. Could there be a pond over the old basin rather than the current dog leg route.
 - Need to consider access to the park into the events space, especially with changes to the road system (e.g. Neate Street). There are often half a dozen large vehicles needing access for an event. Need to consider the impact of trees on access routes and whether these will cause problems for large vehicles. Need to consider parking for traders servicing an event. Suggestion that there could be a multi-use space that can be used for parking. Need a parking strategy for events.
 - Concern about the impact on the 343 bus route, which is vital to some areas without tube access.
7. Entrances, boundaries and signage
- Support for the Old Kent Road entrance and path into the park to be improved.
 - Old Kent Road entrance is liked – don’t flatten the earthworks since they prevent the traffic noise coming in. Objection to the proposed topography changes near the Old Kent Road entrance based on three issues: removal of community planted wildlife areas, inefficient use of funding / waste of previous funding and making the current wind problems worse.
 - Need to ensure there are entrances from the south, not just from the Aylesbury estate. Could you use trees to define the edge of the park on the south edge?
 - The landforms on Albany Road should not be barriers. People need to see the park from the north.
 - Concern that the tall buildings proposed for the Albany Road side of the Aylesbury estate won’t work well with the boundary of the park.
 - Could there be a more important entrance to the Park at Thurlow Street? According to the AAP, Thurlow Street will be a major boulevard.
 - There should be an entrance on the corner of Camberwell Road / Albany Road. The Camberwell Road end is neglected. The entrance should be from the corner not from New Church Road.
 - Trafalgar Road entrance shouldn’t be an entrance. It should be on Glengall Road since that is where the park starts. Don’t just try and fit solutions to the original brief.
 - Fountains would be good to act as features at entrances and meeting points.
 - Like the idea of getting rid of random railings currently in the park but as a parent worried about safety of children near the road without them. The outer fencing should be kept / improved in phase 1. It is needed for safety and to prevent cars coming into the park.
 - People take a lot of short cuts at the moment, so having

real entrances and exits is really important to encourage people to use them properly.

- Signage is vital to the cafe and Art in the Park. Signage to the park needs to be improved.
8. Footpath network and routes in the park
- Suggestion that the cycle routes should be lit so that they are used in the evenings and all year round.
 - Concern that all the footpaths are in straight lines. All the lines and contours seem quite angular and it doesn’t flow. People like to be able to take a meandering walk and it doesn’t feel like they can. Concern that there are too many straight lines making it boring and arid – it will be bleak and hopeless six months of the year, and sun scorched for high summer. Pathways and circulation – too many straight lines, sharp corners and views.
 - What is the point of the curved perimeter path around the events lawn (north side)? People will just cross it diagonally. Don’t remove the straight line paths since this will cause an eyesore when people create their own direct dirt paths.
 - Need to make sure people are encouraged into the centre of the park rather than just around the outside.
 - Support for removing the redundant roads.
 - Need to consider the width of hard surfaces to accommodate multiple uses. Currently main paths are very well used so need to make sure they are wide enough to cope. Shared use footpaths are Southwark Council policy and should be used throughout. Consider use of rumble strips to slow down cyclists. The area by the canal must be wide enough for use by bikes and rollerbladers. Will there be separate paths for walking and cycling. Attendee wanted this.
 - Suggestion to have a path right around the edge to improve cycle links to surrounding areas. Is there a longer circuit around the edge of the park? Having a cycle route all around the park is great – need to make sure it’s accessible to all. Could there be more jogging routes around the edge of the park?
 - Concern that the large number of paths will carve up the green space too much, when they should be linked.
 - Suggestion that the food growing areas need to be well connected to the rest of the park, so that they aren’t separated / isolated. Request that a walking / running route goes through the food growing areas.
 - Currently New Church Road is used for stunts. This is conveniently located and has good access but it is not essential that it is retained.
 - Need to ensure that the main footpath across the middle of the park is also seen as a habitat link. Suggestion that native hedgerows could be added to ensure continuity of habitat availability. Need to consider linkage of habitats especially through the events area.
 - Mixed response to the Wells Way underpass. Southwark cyclists generally campaign for the removal of all underpasses, but not sure about this one. Some don’t

mind it, but won't use it at night. Others like the idea of getting rid of it. Agreement that Wells Way needs to be improved to remove the segregation between the two parts of the park. Concern that Wells Way is still going to be a physical barrier. Wells Way should be closed to all vehicles as it splits the park in two at the moment. Shared crossing at Wells Way is a good idea – the current underpass is unsafe and gets very slippery in cold / wet weather. The underpass on Wells Way works really well, security isn't an issue.

- Suggestions for traffic calming measures on Wells Way e.g. dropping bollards to let buses through, complete closure to traffic, tunnel, semi sunk road and bridged park, etc. Agreement that there needs to be priority for pedestrians and cyclists across Wells Way through the plaza. If there is traffic on Wells Way it needs an excellent pedestrian crossing. Wells Way – needs traffic calming if no underpass. Also need to improve Trafalgar Avenue. Wells Way – look at the Mile End Park solution. Alternative is to create a wider underpass that feels safer. Need green fingers and pedestrian priority on Wells Way.
 - Request that there needs to be an early decision on Wells Way since, if it becomes buses only, then need to look at the knock on effects on the wider network (including Bowyer Place and Camberwell Road).
 - Concern that current plans do not address the lack of connectivity in the park currently.
 - Need to consider that children and bikes use the area a lot.
 - The path from the bridge over the canal should be extended to where it meets the path coming from the church to the Old Kent Road exit. People going from St. Georges Way to Albany Road will likely cross the park at that point anyway.
 - The Surrey Canal walk is being ignored.
 - Need to think about the catchment area for Cobourg school and access to the school from all directions.
 - Support for Neate Street to move.
9. Climate change and sustainability
- Suggestion that ground-source heat pumps could provide a significant income to the park through selling the energy generated back to the grid. Suggestion to talk to Peckham Power about this since they are looking into this elsewhere locally.
 - Suggestion that lights should be solar powered.
 - Suggestion to recycle the debris and waste from the Aylesbury estate during the groundworks.
 - Suggestion to build sustainable outdoor furniture from felled trees, tree trunks, etc. Cossal Park estate in Peckham was given as an example, along with a park in Holland where the whole community got involved in building such furniture and now it's greatly used and a key part of the community. Suggestion to also build tree houses, climbing frames, etc. from felled trees.
 - Suggestion that the park should be zero carbon and zero waste (for energy, water and materials). There should be a provision for renewable energy. It should be an eco-park like in the previous masterplan. It should aim to be the UK's first sustainable park. It should be a truly 21st century park, sustainable both at the building stage and

with the ongoing maintenance.

- Suggestion that the park should be self sustaining for energy. Suggestion to use the paving stones that harness energy from people walking across them.
10. History and culture
- Suggestion to use the old windmill (south of the park) to help retain the history.
 - Support for the idea of using the old street names. Could this have been incorporated into the design more?
11. Safety and security
- Suggestion that the lighting needs to be considered and upgraded. There is currently a lot of light pollution. It needs to be wildlife friendly and provide dark corridors for nocturnal animal movement. Need to look at innovative solutions rather than just the obvious ones. Suggestion that solar powered downlighters should be used throughout.
 - Concern about crime at night in the park especially attacks on cyclists. Need to consider this in terms of the lighting strategy. Need to ensure we're talking to the safer by design contacts. Suggestion that signage regarding security is important and should be considered e.g. reminders to cyclists not to use certain routes at night. Suggestion that the park should be well lit throughout its length. There should be visible security at night and in winter. The park needs to be well maintained and allow human surveillance to make it more secure. Suggestion to have security patrols in hi-visibility jackets like at Battersea Park and Paddington Recreational Park.
 - The current lighting on the route through to the William IV pub was seen by some to be good, but others disagreed.
 - Concern that the tennis courts and other sports facilities open in the evening need safe routes home / out of the park for people to use.
 - Concern that the previous boating lake was removed due to vandalism and this might happen again.
 - Concern about safety around the lake. If it's not closed at night, then there needs to be alternative security arrangements. Concern that the path around the edge is very busy and walkers can fall in. Also suggested that a swimming lake will need a lifeguard.
 - Concern about the security of the food growing areas and the likelihood of them being vandalised and stolen from at night, especially with the sports area and BMX track close by. Concern that the orchard may be an area used for crime as it is so secluded. Involving the community in food growing areas may be a good way to reduce crime here.
 - Suggestion to make sure that the children's area is smoke and alcohol free. The park should be a safe and healthy place to be for all.
 - Concern about the safety of the new Chumleigh play area being so close to the road. Concern about safety of sandpits with children and foxes.
 - Support for moving the main walking path north of the sports centre as it is seen as unsafe in its current position. Concern that the area south of the sports centre should be properly lit since it's not safe at the

moment for children (or adults).

12. Construction, management and maintenance
- Concern that the maintenance of lights is expensive, so the lighting strategy should take into account the lack of current repair budget.
 - Concern that the management of any community growing areas would need to be carefully considered. Concern about maintenance requirements of the new landscaping, allotments etc and how much it will cost.
 - Concern that there isn't enough money to maintain the small number of paths that already exist, let alone all the new paths and bridges over the lake.
 - Need to consider management of the lake area. Concern that maintenance of a swimming lake will be very significant.
 - Need to consider how the access routes and entrances will work when there isn't an event. Concern that if they are too big they may attract travellers, people driving onto the park, joyriding, etc.
 - Need to think about use of herbicides and pesticides. Legislation may mean that you aren't allowed to use certain chemicals in 10 years time so need to plan for this now.
 - Need a management plan so that the impact on biodiversity of all the new users, facilities, events and activities is considered.
 - Suggestion to look at how TRUE manages woodland and other parks in the area.
 - Concern about the impact of construction on species and habitats. Need to consider this and phase construction so that all the species rich areas are not impacted at once.
 - Suggestion that new plants / trees should be sourced from local suppliers within a 35 mile radius, rather than from dense planting sources in Holland.
 - Need to develop a sustainable procurement plan looking at how all structures will be built, what materials will be used, whether the wood will be from FSC accredited sources, etc. This all has an ecological impact.
 - Wildlife areas such as the sunken gardens will require skilled maintenance.
 - Need to consider how to keep water features (canal, lakes, fountains...) clean and free from rubbish.
 - Suggestion to have park wardens to patrol for rubbish like at Queens Park.
 - Need for a maintenance plan now and to minimise the maintenance requirements from all fixtures, fittings, landscape, etc. Also need to understand the estimated maintenance costs for stage 1.
 - Suggestion to look into funding and management of the park by the community e.g. Potters Field Park is managed by a Trust.
13. Financing, priorities and phasing
- Request for LBS Officers to be kept abreast of phasing plans so that they can adjust their investment of both time and money accordingly e.g. in the adventure playground, cycle track and car track.
 - Suggestion that other funding opportunities should be explored if the masterplan will take approx. £25m to complete e.g. lottery funding, heritage funding, etc.
 - Concern that there won't be enough quick wins within

phase 1, especially if there isn't any further funding. Need to have tangible changes early on so people can see that things are happening. Concern that the longer term funding for the masterplan will never be found.

- Concern over the high costs of the topography changes but understand the need to get the basics in place first.
 - Concern that the redevelopment of the lake will take away funding from other areas. Concern that the cost of digging out the canal will be high and will require ongoing maintenance.
 - It is paramount to get the cost and spending priorities right, along with planning for maintenance.
 - Suggestion that there should be a cap on the £6m regarding how much goes to consultants – perhaps a standard percentage of spend that should go on consultants.
 - Phasing must be carefully considered to ensure that the park is accessible during ground works and disruption to local people is minimised. Each phase should be a separate entity so if funding runs out it's not a problem.
 - Concern that the removal of the mounds at the Old Kent Road entrance and the relocation of sports pitches will be costly and will be wasteful if there is no longer term funding.
 - Concern that this is not making the most of the funding, especially getting rid of so many existing facilities. Concern that a huge amount of money has been spent on the park recently and this will be lost if existing features are removed.
14. Consultation and engaging local people
- Suggestion to ensure that schools are involved to understand their requirements from the park.
 - Request to keep the fishermen updated by letter and that they are sent letters about future meetings.
 - Suggestion that the community should be involved in putting in place and managing all the new areas. Question over who would lead on this. Need to get everyone involved, not just a small sub-set.
 - Suggestion to get the public involved in creating artwork for the park.
 - Suggestion to enable schools to use the park more.
 - Suggestion to ensure that jobs are made available in the park for local people.
 - Request for access to any biological / horticultural research that has been undertaken. FoBP would like to review and comment on the biodiversity, building and sustainability strategies once they are ready.
 - Need to be clear in all consultation about what is in the masterplan and what can be achieved in phase 1 with the available funding. Suggestion to have take-away plans at future public events.
 - Request for more details to be made available online.
 - Note that the trees by the church are not shown accurately on the model.
 - Request for further engagement with the Tennis Club re turning the existing building into a cafe and running it with outside investment.
 - Concern that the views of the Stakeholder Group were not well represented on the Project Board. Proposal for two elected members of the Stakeholder Group to be elected to the Project Board.



CONSULTATION EVENT AT CHUMLEIGH GARDENS IN BURGESS PARK

LDĀ DESIGN

^A 14-17 Wells Mews
London W1T 3HF
United Kingdom
^T +44 (0) 2074 671 470
^W www.lda-design.co.uk

LDA Design Consulting LLP
Registered No: OC307725
17 Minster Precincts, Peterborough PE1 1XX
