

Item No. 9	Classification: Open	Date: 25/11/03	MEETING NAME Executive
Report title:		Chumleigh Gardens – adoption of masterplan for service yard area	
Ward(s) or groups affected:			
From:		Gill Davies/Jon Sheaff	

RECOMMENDATIONS

1. That Members consider and approve the propose vision for 'Chumleigh Village.'
2. That Members consider and approve the proposed masterplan for the development of the yard at Chumleigh Gardens as the blueprint for its future development and management.
3. That members note the consultation carried out to date as detailed in Appendix F and the plan for future consultation.

BACKGROUND INFORMATION

4. Burgess Park was created as an outcome of the Abercrombie 'County of London Plan' and created incrementally through a series of land acquisitions from the 1950's. The management of the Park devolved to the Council upon the dissolution of the GLC. Southwark Council has continued to work for the further development of Burgess Park since it assumed responsibility for management.
5. Chumleigh Gardens is the largest built complex within Burgess Park and acts as a focal point for the management of the Park and for many of the activities that the Park offers users. Any future development of the Park will focus on the development of Chumleigh Gardens and an expanded role for Chumleigh as the 'Heart of the Park.'
6. A bid to the OPDM 'Liveability Fund' reinforces the significance of Chumleigh Gardens in seeking funds to develop the heart of the Park and strengthen its links with the Aylesbury Estate and other neighbouring communities.
7. The Council has resolved to develop a new Trust for the future management of Burgess Park. A consortium of partners is currently discussing the formation of this Trust to which Burgess Park will be leased through a future agreement with the Council. Some or all of Chumleigh Gardens will be included within the scope of this lease agreement.

KEY ISSUES FOR CONSIDERATION

Current tenants and users (refer to Map, Appendix B and inventory of buildings)

8. Chumleigh Gardens consists of a number of elements and has a number of existing users and stakeholders as follows:

Elements:

- The Almshouses providing office accommodation for the Parks Business Unit and Passenger services, a café and conference facilities
- A 'multi-cultural garden' area open to the public
- A 'heart garden' area for the community cultivation of fruit and vegetables
- A service yard containing a number of buildings and providing space for a number of users (refer to Appendix B)

Users:

- Parks Business Unit - office space and conference facilities in the Almshouses, storage within buildings in the service yard and containers within the service yard, car parking for fleet vehicles, polytunnels and plant display area to service the multicultural garden.
- Passenger Services - office space in the Almshouses
- First Spoon Café – lease holder of café facility in the Almshouses
- Art in the Park – leaseholder of building 3, service yard
- Southwark Tigers Rugby Club – leaseholder of building 3, service yard
- Hamish Horsley – use of building 4, service yard (no current lease agreement).

9. In October 2002, the Parks and Sports Business Unit agreed with Sure Start Aylesbury Plus that subject to consultation, provision should be made for the construction of a new nursery and family centre for Sure Start within the Chumleigh service yard area.

The Sure Start development is funded by national Sure Start Unit, the Single Regeneration Budget (SRB), New Deal for Communities (NDC) and the New Opportunities Fund (NOF) The project fulfils the Council's strategic objectives in terms of health, education and training needs for parents and young families. Given that some of this funding is time limited, officers agreed that Sure Start should progress their scheme to outline planning stage. This was also to establish whether or not the Planning Committee would be agreeable to any form of development on this site. An application for outline planning consent was submitted and approved in July 2003.

10. In December 2002, Parks and Sports was similarly approached by Southwark Energy Action with a view to the provision of sites for two developments – an Environmental Futures alternative energy centre and a Community Organics for Re-cycling facility in one of the Borough's open spaces, preferably, Chumleigh Gardens. It was agreed in principle that the Chumleigh service yard area should be considered in this context.

11. Initially, the consultative process was rather complicated, with too many parties speaking to each other. As a consequence, a consultative group, the Chumleigh Gardens Users Group, consisting of the above users plus Sure Start and SEA. was set up by Parks and Sports to consider how these two developments might impact on Chumleigh Gardens in terms of space provision, operational impact and impact on current users. This group has been meeting on a regular basis to consider and develop the masterplan and its implementation.
12. In addition, briefing of the Friends of Burgess Park and other parties to the Trust development process continued at the regular meetings of the Trust partners group.
13. In order to progress the development process, the Director of Environment and Leisure instructed Southwark Building Design Service to undertake two studies to address the impact of these proposals upon the Chumleigh service yard area.
14. The first study was concerned with an assessment of depot space requirements within Environment and Leisure and included
 - An assessment of depot needs of all services within Environment and Leisure including Park Services with a view in particular to identifying suitable depot accommodation for the Burgess area grounds maintenance contract
 - The identification of depot space for Passenger Services fleet currently based at Chumleigh gardens.
 - An assessment of depot space requirements for Parks repairs and maintenance section
 - An assessment of depot space requirements for the Chumleigh Gardens 'multi-cultural gardens'
15. The Chumleigh Users Group drew up a 'vision' for the new 'Chumleigh Village' based on an overall vision for the development and a set of architectural principles. This formed the basis for the brief for the second study that considered the Masterplan for the service yard area. This brief is based on the aspirations that :
 - It should serve as a visitor attraction, focusing on environmental, sustainable and cultural activities
 - It should serve as a base for training and also for fun
 - It should incorporate a range of sustainable community organisations all of which should provide facilities for visitors
 - It should be an integral and managed part of the park
 - It should attract visitors from across the Borough and beyond, but specifically for residents in adjacent areas and should make every effort to link up with those in the Aylesbury area who are immediately adjacent and suffer from a deficit of high quality community facilities.

The objective was that all of the current and potential future users of Chumleigh Gardens service yard would be accommodated within the new masterplan and built into a future development plan for the site.

16. This study has considered the following:

- Spatial organisation within Chumleigh gardens service yard, including plot size for each user.
- Relationship between the new layout for the service yard area and the broader park, including pedestrian and vehicular circulation within the park and connections to adjoining residential areas and communities
- Impact of the new masterplan upon current and future users through an assessment of operational requirements (through the Chumleigh Gardens Users Group)
- Security within the new development area post completion

The Masterplan Proposals

(refer to Map, Appendix C)

17. Southwark Building Design Service has produced a masterplan showing a footprint for all current and future users, patterns of vehicular and pedestrian circulation and wider links. This has been the basis of subsequent discussions with the Chumleigh Gardens Users Group.

The principal elements of this masterplan are:

- New site for a Sure Start Nursery and training centre
- A new site for Environmental Futures, including a new café re-located from the Almshouse buildings
- An expanded artists residency area, including (subject to funding) a sculpture manufactory
- An base for Art in the Park in their existing building with new outdoor workshop space
- A base Southwark Tigers Rugby Club
- Depot space for Parks Services for the expansion of services at Chumleigh Gardens, including provision of polytunnels and plant display area
- New city square and improved links to the Aylesbury Estate
- New vehicular and pedestrian circulation system including closure of Chumleigh Street and provision of new vehicular access point at Thurlow St/Albany Rd junction

18. The main issues that arose from the consultation process are as follows:

- Loss of public open space to the Sure Start development
- Consideration of alternative sites for the stakeholders
- Poor links to the Aylesbury Estate
- Design of frontage to Sure Start buildings
- Poor access to world garden
- Loss of parks polytunnels
- Loss of yard space for Art in the Park
- Accommodation for the Southwark Tigers Rugby Club
- Loss of potential sculpture manufactory

- Better site for café at Chumleigh
- Vehicle and pedestrian circulation

These issues have been addressed as follows:

- Footprint of Sure Start development changed to allow development of new ecological garden
- Re-location not considered necessary because all current and future users can be accommodated within current masterplan.
- Stronger links to Aylesbury and new town square to be created as part of the masterplan proposal
- Design re-detailed to allow more visual and actual public access to the Sure Start complex.
- Access to world garden to be considered as part of masterplanning and operational detailing
- Polytunnels to be included within masterplan detailed design
- Provision for Art in the Park to be made open space area between their current building and the Community Organics for re-cycling centre
- Accommodation for the Southwark Tigers Rugby Club to be included within the masterplan brief
- Parks depot area to be limited to allow double footprint for sculpture manufactory
- Café to be accommodated within Community Organics for re-cycling centre
- Improved pedestrian and vehicular circulation pattern to be developed in the masterplan detailed design

The following issues remain to be resolved by the consultation process:

- Scale of Sure Start development.

Sure Start have secure funding and are a significant stakeholder in taking masterplan proposals forward.
- Site of sculpture manufactory

The reduction of parks depot space allows sufficient space to allow for this development to proceed.
- Overall masterplan layout

The current masterplan accommodates all current and potential future users.

Timetable for delivery

(Refer to Appendix E – Project Programme)

18. It is envisaged that the masterplan proposals for Chumleigh Gardens will be implemented over the financial years 2003/04, 2004/05 and 2005/06.

POLICY IMPLICATIONS

19. The recommendations contained in this report are consistent with the Action and Improvement Plan from the Parks Best Value Review and will contribute towards two of the Council's priorities: making Southwark cleaner and greener and cutting crime and fear of crime.

EFFECT OF PROPOSED CHANGES ON THOSE AFFECTED

20. The aim is to make Southwark's parks and open spaces safe and accessible to the widest possible range of users and to those who feel vulnerable.
21. The Chumleigh Gardens Users Group has been created as the main consultative forum for the masterplan proposals but consultation has also been carried out with the following organisations:
 - The Friends of Burgess Park (Community Development Trust partner organisation)
 - Groundwork Southwark (Community Development Trust partner organisation)
 - London Wildlife Trust (Community Development Trust partner organisation)
 - Aylesbury NDC
 - Local Neighbourhood Forums

Future consultation will include the above and

- Peckham, Walworth, Camberwell and Bermondsey Community Council

RESOURCE IMPLICATIONS

22. The implementation of the masterplan for Chumleigh Gardens Service yard will require resources in the following areas:
 - Detailed design
 - Project management
 - Infrastructural works

A bid for capital and revenue resources has been submitted for years 2003/04, 2004/05 and 2005/06.

Contributions to these resource costs will be sought from the current and future users, principally Sure Start and Community organics for re-cycling

Additional external funding will be sought to support and develop this project where available. The Council has submitted an application to the Office of the Deputy Prime Minister for funding from the Liveability Fund. If successful, this funding will extend the scope of this scheme

23. It is anticipated that additional use of resources at Chumleigh gardens will generate additional income in future years.
24. It has not been resolved which, if any of the property assets contained within the masterplan proposals might be transferred to a new trust for Burgess Park.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Borough Solicitor

Chief Finance Officer

Strategic Director for Regeneration

REASONS FOR URGENCY

REASONS FOR LATENESS

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
<i>Title of document(s)</i>	<i>Title of department / unit Address</i>	<i>Name Phone number</i>

APPENDIX A

Audit Trail

Lead Officer	<i>Gill Davies</i>	
Report Author	<i>Jon Sheaff</i>	
Version	<i>Draft</i>	
Dated	<i>14th November 2003</i>	
Key Decision?	<i>Yes</i>	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Borough Solicitor & Secretary	No	Yes
Chief Finance Officer	No	No
<i>List other Officers here</i>		
Executive Member	No	No
Date final report sent to Constitutional Support Services		

APPENDIX B

Current layout at Chumleigh, inventory of buildings

APPENDIX C

Demolition Proposals

APPENDIX D

Masterplan

APPENDIX E

Project Programme

APPENDIX F

Consultation

APPENDIX E

Project Programme

2003

October Submission of revenue and capital growth bids for development of Chumleigh Gardens service yard area

December Report to Executive - Chumleigh Gardens – adoption of masterplan for service yard area

Further consultation with Burgess Park Users Group

Enabling works programme commences to make yard available for construction phase (including re-location of Passenger Services)

2004

January-April Full planning application - Sure Start scheme

Further consultation with Burgess Park Users Group

February Submission of outline planning application for remainder of service yard area.

Sure Start scheme tendered

April Sure Start scheme on site works commence

Summer Full planning application – Community Organics for Recycling and remainder of Chumleigh Gardens service yard area

Winter 2004 - Summer 2005 Construction phase - Community Organics for Recycling and Environmental Futures.
Parallel enabling works and public open space contract

APPENDIX F

Consultation

November 2002	Briefing meeting with SureStart, SEA officers from Parks and Sports
	Briefing meeting with SureStart, SEA officers from SBDS
	Briefing meeting with SureStart, SEA officers from SBDS and Cllr's Pidgeon and Bowman
	Presentation of Sure Start scheme to Friends of Burgess Park
January 2003	Sure Start scheme presented to Chumleigh stakeholders
March –ongoing	Consultation of individual users by Sure Start
July – ongoing (monthly meetings)	Formation of Chumleigh Gardens Users Group
(ad hoc meetings)	Consultation with other stakeholders, including T & RA's, Community Council and partners to new trust for Burgess Park
September	Further meetings of Chumleigh Gardens Users Group
	One to one consultations with individual Chumleigh Users (World Garden, Parks Operations, Repairs and Maintenance)
	Workshop sessions with Chumleigh Users
	Parks Manager individual briefings for Chair of Friends of Burgess Park, Hamish Horsley and First Spoon café
October	Masterplanning design workshop and presentation of possible schemes
	Report back on Chumleigh Gardens Users Group on design workshop outcomes
November	Further refinement of masterplan and consideration of site arrangement issues