



Leathermarket Gardens

Consultation report

Introduction and Background

- Leathermarket Gardens is a small park situated in London Bridge & West Bermondsey ward in the North of the borough.
- The site where Leathermarket is situated was previously used as a Tannery, Warehouses and in the late 1950's a housing estate. The gardens were established in the 1970's.
- The site is bordered by a mixture of social and private housing and caters to a diverse community.
- The eastern part of the park was restored in 1999 with the aid grant from Heritage Lottery Fund. However, the western section of the park did not benefit from this restoration.

The Project

- Leathermarket playground is a small hard surfaced area located in the South-West corner.
- The proposed project is to improve the playground by :
 - Replacing the poor condition hard surfaces with a new rubber safety surface.
 - Introducing shrubs and flowering plants
 - Increasing the number of trees. by planting 7 trees. Only one dead tree has been removed.
 - Installing new play equipment, increasing the total number of items in the playground
 - Installing play equipment that is suitable for children of varying ability and with disabilities
 - Creating a new entrance that is accessible
 - Refurbish the existing concrete boat by adding new features to it

This report provides a summary of the consultation process and the feedback received.

Consultation activity

- The community consultation took place in January 2019.
- The proposed design was published on the Council website.
- Residents and local stakeholders were asked to provide comments on the design by email or telephone.
- To advertise the consultation to local people, notices were attached to the fences near the playground, and Leathermarket JMB, Bermondsey Village Hall Trust and Snowfield School were notified.
- The responses received contained some great ideas. A stakeholder focus group meeting was held at the Council offices with residents and the Landscape Architect to discuss suggestions and take on board feedback.

Next steps

- The final plans will be published on the Southwark website and emailed to the residents on the project mailing list.
- The final plans will also be presented to the year 5 and year 6 children from the Snowfields Primary School.
- Works are due to start on site in early 2020

Summary of feedback received

Some popular suggestions from the residents have been incorporated in the design such as to retain the concrete boat, plant more trees and flowering plants and include more challenging play equipment.

However other suggestions such as sand and water play, climbing equipment on trees and woodchippings instead of wet pour unfortunately cannot be incorporated due to Health and Safety and maintenance issues.

Appendices

- Appendix 1 Summary of key points from consultation
- Appendix 2 Design Leathermarket Gardens Playground
- Appendix 3 Planting Design Leathermarket Gardens Playground
- Appendix 4 Leathermarket Planting Schedule
- Appendix 5 New Equipment

Appendix 1 Summary of key points from consultations

This summary highlights the key findings from the public consultation

<u>Suggestions we could incorporate</u>	
Consultation comment	Design response
Stepping stones for balancing on and seating	They have been added to the design
Long bench seating could have varied heights and surfaces	The shape of the bench has been modified so that it also has a play value
Trees for shade	We will replace the removed tree and plant another six
Seating and landscaping	They have been added to the design
Building wall into a bouldering wall?	Climbing equipment is incorporated with the wood climbing frame The building wall does not belong to the council and therefore climbing stones cannot be attached to it
Insect hotel	It has been added to the design
Shelter	A small playhouse has been added to the design
Wild flowers	Flowering plants have been added to the design
Floor trampoline	It has been added to the design
Changes to surfaces	The whole playground will be re-surface due to uneven levels and deteriorated surfaces
Low-maintenance “greening” initiatives	They have been added to the design
New gate	A new entrance gate has been added to the design on the north east corner
Roundabouts faster the better	A whirlwind and a roundabout have been added to the design

Wooden Climbing frame & walkways.	A wood climbing frame is included within the design
Swings	Three sets of swings are included within the design
New seesaw	The current see saw will remain in place
Retain yellow seat/'eggcup' spinning 'thing'	This item has been retained
Picnic tables	The picnic tables will be refurbished
Retain concrete boat	The concrete boat will be retained and refurbished
Unnecessary railings reduction	The railings will no longer be reduced
No hidden areas	There are no hidden areas which could encourage anti-social behaviour
Metal rather than wood	Wooden equipment is specially made from Robinia trees which are more sustainable than using metal
Games incorporated into the floor	This may be incorporated, if budget allows it
Sustainable materials and natural materials	Where possible wood has been used rather than metal. Recycled plastic benches are also being considered
Stainless steel slide as high as possible	It has been added to the design
Picture of the concrete boat in a plaque if it has to be removed	The concrete boat will be retained and refurbished
Xylophones and other percussive musicals	They may be incorporated if budget allows it

Suggestions we could not incorporate

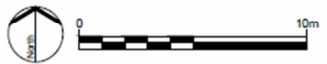
Consultation comment	Design response
Hills/ramps	It has not been incorporated as the site is flat and importing soil is expensive and bad for the environment due to the carbon footprint of the transportation
Log chip or something more natural rather than tarmac	It cannot be incorporated due to Health & Safety and maintenance issues
Climbing equipment of trees	It cannot be incorporated due to Health & Safety and maintenance issues
With regards to the proposed 4-tower Unit -- the current play structure is very well suited to a wide age range, as the stairs allows access for smaller children in the 2-4 year range. With the new proposed unit, however, the lack of stairs excludes smaller children from independently accessing it	Unfortunately the current structure is quite old and it needs to be removed due to unavailability of parts for repair. The playground equipment on the toddlers area remains as it is. It will be however cleaning, lubricated and damage components replaced as necessary.
Pulley systems for moving wood clippings or sand	It cannot be incorporated due to Health and Safety and maintenance issues
Zip line	A good idea, but unfortunately there is not enough space to incorporate a zip line without removing other pieces of equipment, compromising the design. The repetitive noise has been found to disturb nearby residents
Designated football area and basket ball hoops	We understand it is important to provide spaces for sport activities; however there is not enough space to incorporate them within this small playground. There are nearby places to play basketball, football and tennis at Tabard Gardens, Mint Street Park and Tanner Street Park
Tree-house type structure	It cannot be incorporated due to Health & Safety and maintenance issues but a house structure at ground level will be installed
Tyres for planters	They have not been incorporated for aesthetics reasons
Fallen logs, balance beams and ropes for balancing on and seating	Stepping stones have the similar play value and they have been to the design.

	There is no space/budget for additional similar items.
Mini statues/displays of thing made of leather (status can be just placed on brick wall way apart from each other). Like a shoe, a bag and a belt (or anything related).	Artwork or sculptures cannot be incorporated into the design due to budget constraints
Drinking fountain	There is no available budget to install and maintain it. Southwark Council is working in partnership with the Mayor of London and Thames Water to install drinking fountains in the borough, and this could be possible in the future
Sand and water	These cannot be incorporated due to Health and Safety and maintenance issues
Metal piping as a tunnel to crawl through	It has not been incorporated as it creates hidden spaces which could encourage anti-social behaviour
Large, free-play horizontal-vertical cargo net.	This has not been incorporated due to the lack of space
Bamboo or willow planting to make dens and hideouts	It has not been incorporated as it creates hidden spaces which could encourage anti-social behaviour
Unnecessary new easy-gate	A second new easy gate is necessary to comply with playground safety standards

Appendix 2 Design Leathermarket Gardens Playground

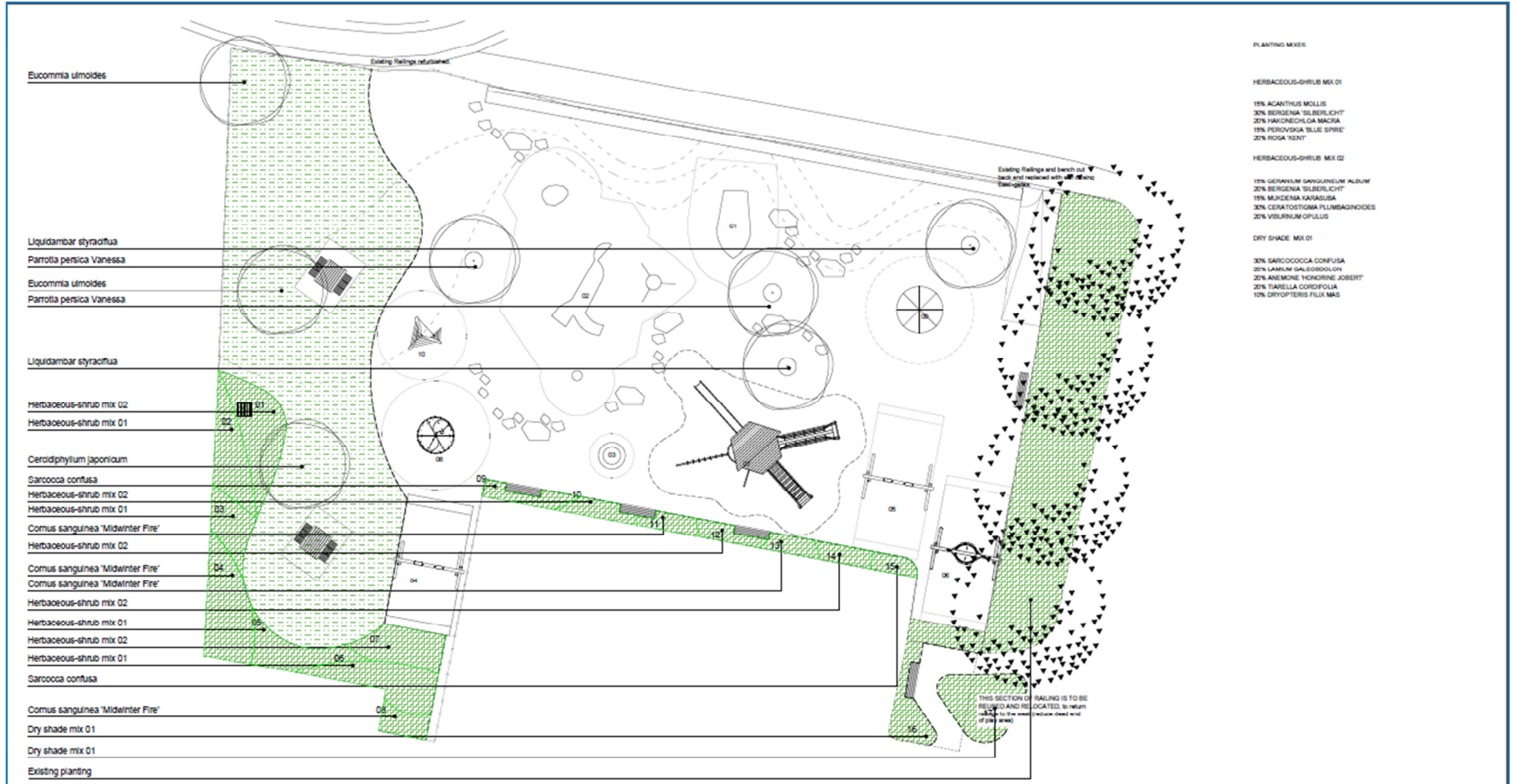
Legend

- ① Concrete boat, existing - to be decorated, as a community project.
- ② Play tower, existing from Kompan
- ③ Trampoline from Russel play
- ④ Toddler's swing from Jupiter play
- ⑤ Twin swing from Jupiter play
- ⑥ Nest swing from Jupiter play
- ⑦ Wood climbing frame from Jupiter play
- ⑧ DDA roundabout from Wicksteed
- ⑨ Carousel with net by Jupiter play L31
- ⑩ Jungle hut from Russel play
- ⑪ Picnic tables - refurbished
- ⑫ Insect hotel
- ⑬ Recycled plastic benches, by Glasdon

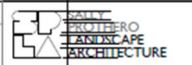


REVISION: A. Updated from sketch issues, budget increased, brief changed: 18.04.19 B. Changed post consultation 29th April: 17.05.19 C. Changed post consultation 17th May: 11.06.19 D. Sketch issue to reduce costs: 04.10.19 E. Cost reductions incorporated, redlines, and pricing positions swapped, following RIBA report: 09.10.19 F. Replaced with basket swing swapped round: 25.10.19 G. Labels and LBS bench spec added: 16.12.19	PROJECT Leathermarket Playground DRAWING Landscape Illustrative Plan DRAWING NO. 015_101 ORIGINATION DATE 15/04/19	CLIENT LBS/ Warwick Landscape SCALE 1:200 @ A3 DRAWN SP	 sally@sp-la.co.uk t: +44 (0) 7905 940155
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Appendix 3 Planting Design Leathermarket Gardens Playground



REFER TO Doc No. 015_111 FOR PLANTING SCHEDULE

REVISION	PROJECT Leathermarket Playground	CLIENT Warwick Landscape	
A: Issued for information 20.11.19 B: Tree changed to UK spec 19.11.19	DRAWING Landscape Planting Plan	SCALE 1:100 @A1, 1:200@A3	
	DRAWING NO. 015_110	ORIGINATION DATE 19/11/19	DRAWN SP
			e: sally@pp-la.co.uk t: +44 (0) 7925 560255

Appendix 4 Leathermarket Planting Schedule

Leathermarket Planting Schedule: Doc Ref 015_111

Rev A: 22.11.19

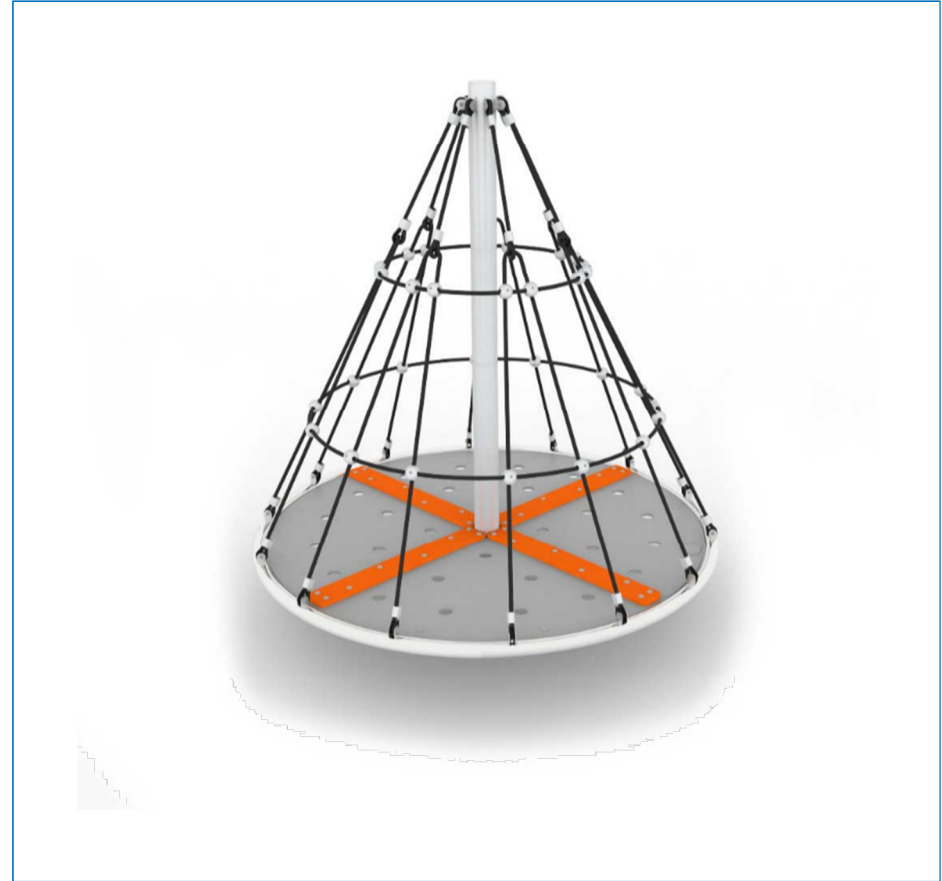
Rev B: 19.12.19 Trees changed to LBS spec

Mix 1	species	%	Pot Size	13m2	10m2	7m2	15m2	8m2	12m2	9m2	4m2	4m2	4m2	3m2	3m2	3m2	3m2	3m2	12m2	14m2	TOTAL
				Bed01	Bed02	Bed03	Bed04	Bed 05	Bed 06	Bed 07	Bed 08	Bed 09	Bed 10	Bed 11	Bed 12	Bed 13	Bed 14	Bed 15	Bed 16	Bed 17	
	Acanthus mollis	15%	3l		10	7			8	12											37
	Bergenia 'Silberlicht'	30%	3l		21	14			16	24											75
	Hakonechloa macra	20%	3l		14	10			11	17											52
	Perovskia 'Blue Spire'	15%	3l		10	7			8	12											37
	Rosa 'Kent'	20%	3l		14	10			11	17											52
Mix 2																					
	Geranium sanguineum album	15%	3l	13						9		4		3		3					32
	Bergenia 'Silberlicht'	20%	3l	18						13		6		5		5					47
	Mukdenia karasuba	15%	3l	13						9		4		3		3					32
	Ceratostigma plumbaginoides	30%	3l	21						18		8		6		6					59
	Viburnum opulus	20%	3l	27						13		6		5		5					56
Dry Shade Mix																					
	Sarcococca confusa	30%	1.5																32	38	70
	Lamium galeobdolon	20%	1.5																21	25	46
	Anemone 'Honorine Jobert'	20%	1.5																21	25	46
	Tiarella cordifolia	20%	1.5																21	25	46
	Dryopteris felix mas	10%	1.5																11	13	24
Cornus sanguinea 'Midwinter Fire'																					
		100%	5l				75				20			15		15					125
Sarcococca confusa																					
		100%	5l								20								15		35
	5l @ 5/m2																				
	3l @ 7/m2																				
	1.5l @ 9/m2																				
Trees																					
	2 Liquidambar styraciflua			14-16 rootballed (unless unavailable)																	
	2 Parrotia persica Vanessa			tall double staked with cross piece																	
	2 Eucommia ulmoides																				
	1 Cercidiphyllum japonicum																				

Appendix 5 New Equipment



7 Wood climbing frame



9 Carousel with net



6 Nest swing



5 Twin swing



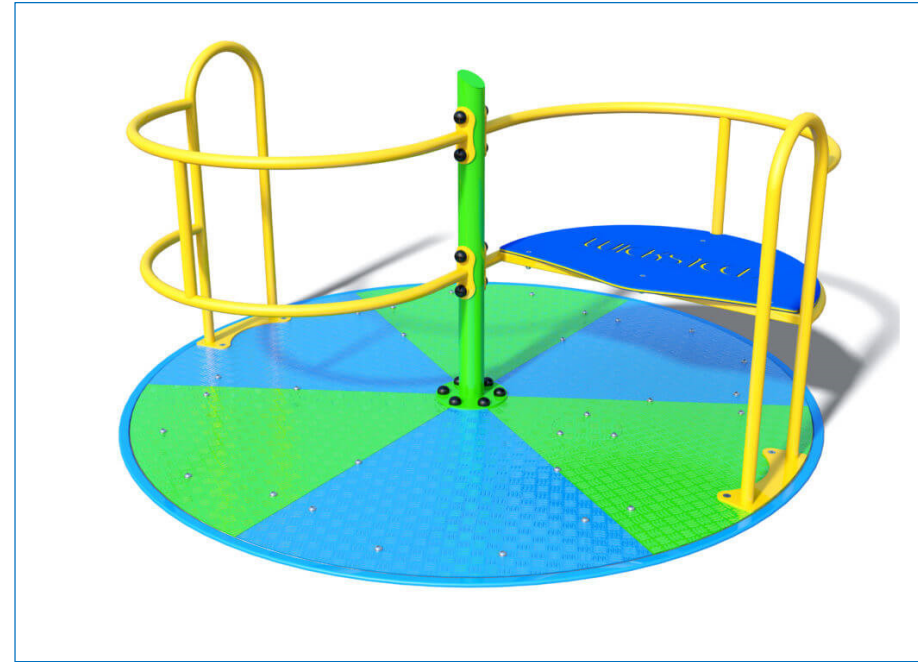
4 Toddler's swing



3 Trampoline



10 Toddler's swing



8 Swirl roundabout