

Cossall Park Master Plan

Second Public Consultation



Introduction

Creating a Master Plan for Cossall Park will guide future phases of development and create a better connected park with well located facilities.

The park is located next to Cossall Estate in Peckham, London SE15 and is surrounded on all sides by residential properties. Entrances are on Woods Road and Harders Road. John Donne Primary School is located across the road and the

park is busy with children after school. However the play facilities are deteriorating and there is little access to nature in the park currently.

The Master Plan aims to create better connections through the park, more welcoming entrances, improved planting and a new play area. Also a new nature area will transform a space that is currently inaccessible, making the park bigger.



Above: Entrances on Woods Road are uninviting and attract fly tipping

Previous Consultation

The Friends of Cossall Park & Kirkwood Nature Reserve and Cossall Tenants and Residents Association arranged a community meeting to discuss the project, held on 5 March 2019. It was attended by 20 adults and 2 children from the local area. At the community meeting general views were that:

- a) The existing ball court which is very popular should remain where it is.
- b) The provision for play should not be reduced, and the two current play areas should be combined into one larger area.

During the second consultation 60% of respondents to the online consultation survey agreed with statements (a) and (b) above. 26% did not agree and 14% were not sure.

This consultation

The final consultation event was held in Cossall Park on Sunday 14 April 2019. A survey was also available to complete online from mid April until 4 June 2019. Information provided at the event and online can be found appended to this report.

43 responses were received via the online form and the event was held in good weather and attracted many visitors who left a total of 37 comments. A summary of feedback is in the next section, and full comments are included at the end of this report.

Feedback

The most common suggestions which were submitted online by respondents were:

1. Concern raised about the security of the Woods Road flats
2. Concern raised that the foxes home / wildlife in proposed nature area should not be disturbed.
3. Request to locate nature area pathway further from boundary with Woods Rd flats and closer to ball court.

Other common themes in comments included:

1. Request to include hedge along boundary with Woods Rd properties / dense planting.
2. Stating a preference for 2 separate play areas / 2 play areas would keep noise levels lower. Others mentioned that they preferred one play area.

3. Love the play areas for all ages / like play area / prioritise needs of children.
4. Plans look great. Overall really happy / impressed.
5. Retain trees in proposed nature area. Looks like the plan is to clear away many trees in this area / retain all trees in park / retain mature trees.
6. Install fence at Woods Rd fence boundary. Possibly away from property wall?
7. Would prefer play area in a different location.

Conclusions and updates to the design

Woods Road flats boundary

Concern about the privacy and security of the Woods Road flats was most commonly mentioned, by 19 respondents (44%). A thick hedgerow has been included in the Master Plan design on the boundary between the flats and the park. A sturdy temporary fence will be included and kept in place while the hedge establishes, allowing it to grow and become dense, forming a barrier that is also good for ecology. This is proposed to be delivered during phase one. A second permanent fence was suggested but cannot be built close to the existing fence as this would cause a maintenance issue with an inaccessible area between the two fences.

Nature Area

Consideration has been given to the suggestion by 11 respondents (26%) of moving the path through the nature area closer to the ball court and this will be explored further during detailed design of phase one. A further 8 respondents (18%) suggested not having a path through the nature area, however creating access to this area is a key aim of the project.

The derelict area between the ball court and Woods Roads flats (proposed nature area) can only be accessed by holes in the fence. It is not a pleasant space and is blighted by antisocial issues. Opening up views and creating a pathway through this area and encouraging positive activities is likely to drive out the antisocial uses, as antisocial behaviour is most often undertaken in hidden away spaces.

The council's Ecology officer has confirmed that if works to the nature area begin in autumn/winter the foxes and other wildlife will not be negatively affected.

Trees

There are 115 trees growing inside the park. The Master Plan proposes felling 16 trees and planting 20 trees, two of which will be on nearby streets.

Four London Plane trees are growing too close together; very large growing species such as these need space, and removing the two smaller trees will allow the canopies of two remaining trees to flourish and be healthy. Other trees are in poor condition and their removal will allow installation of the play area, new pathways, the outdoor gym and planting of different native tree species to widen the variety and value to nature. Only two trees are being removed from the proposed nature area; both are small sycamore trees which are in poor condition. Although sycamores can have high ecological value when they are big and mature, removing small sycamores and increasing the variety of native tree species in the park will be more beneficial to ecology. 10 will be removed but 9 sycamores will remain in the park continuing to provide a valuable habitat for wildlife and absorbing carbon from the air. To preserve the open feeling of the lawn and ensure all trees have enough space to grow, 2 trees will be planted on nearby streets.

Play Areas

Opinion on whether there should be one or two play areas was divided. The current play equipment will be kept for as long as possible. The proposed play area is now located to the south western section of the park. This will provide overlooking from passers by on Harders Road for safety and moves it as far away from property boundaries as possible. Although improving the play area is a priority, the significant investment required to ensure it is high quality and safe means it cannot be delivered in phase one due to a funding shortfall. The timescale for building the new play area is unknown but having a Master Plan is assisting the current search for funding.

Next Steps

The Draft Master Plan was published alongside this report in March 2020, and is available to download from the weblink below. The local community have a final chance to comment before the Master Plan is finalised.

Phase one delivery of the Master Plan will go ahead in 2020. This phase will include opening up the nature area, enhancing it with wildlife-friendly planting, and creating a more welcoming entrance on Woods Road.

For more information about the project please visit www.southwark.gov.uk/cossallpark, email parks@southwark.gov.uk or call 020 7525 5133.

Appendix: All comments made during the second public consultation

Cossall Park Masterplan second consultation results of online questionnaire- comments categorised and in order of most often mentioned			
Summary of comments	LBS response	No of respondents who mentioned	% of total respondents
Raised concern about security of Woods Rd flats	The security of all properties is important and a thick hedge will be planted along the boundary to provide a physical barrier, along with proper maintenance to keep sightlines open.	19	44.2%
Don't disturb fox home / wildlife in proposed nature area	LBS Ecology officer has confirmed that if works begin in autumn/winter the foxes will not be affected	11	25.6%
Locate nature area pathway further from boundary with Woods Rd flats and closer to ball court	This will be explored further during detailed design of phase	11	25.6%
Don't install path in the nature area / not sure about path in nature area	The area in question is designated public open space and should therefore be made accessible to the public	8	18.6%
Include hedge along boundary with Woods Rd properties / dense planting	A thick hedgerow has been included in the Master Plan design on the boundary between the flats and the park	7	16.3%
Prefers 2 separate play areas / 2 play areas would keep noise levels lower	The current play equipment will be kept for as long as possible	6	14.0%
Love the play areas for all ages / likes play area / prioritise needs of children	Although improving the play area is a priority, the significant investment required to ensure it is high quality and safe means it cannot be delivered in phase one due to a funding shortfall. The timescale for building the new play area is unknown but having a Master Plan is assisting the current search for funding.	5	11.6%
Install fence at Woods Rd fence boundary. Possibly away from property wall?	This would create an inaccessible area that cannot be maintained and would fill with litter and become an eyesore	4	9.3%
Plans look great. Overall really happy / impressed		4	9.3%
Retain trees in proposed nature area. Looks like the plan is to clear away many trees in this area / retain all trees in park / retain mature trees	Only two trees are being removed from the proposed nature area; both are small sycamore trees which are in poor condition. Although sycamores can have high ecological value when they are big and mature, removing small sycamores and increasing the variety of native tree species in the park will be more beneficial to ecology	4	9.3%
Would prefer play area in a different location	The proposed play area located has been updated. It is now located in the south western section of the park	4	9.3%
Add boundaries between younger kids and older kids play equipment / play area should be fenced	The play area will be fenced and younger children's equipment will be grouped and in a separate area to the older children's equipment	3	7.0%
Don't want lighting in play area or nature area / minimise light	No new lighting will be installed in the park. The nature area will not have lighting	3	7.0%
Likes having one play area	The Master Plan proposal includes one new play area, and retention of the existing play equipment	3	7.0%
Nature area should not provide a secluded area. Ensure proper maintenance / concern about area being "hidden away"	Opening up views and creating a pathway through this area and encouraging positive activities is likely to drive out the antisocial uses, as antisocial behaviour is most often undertaken in hidden away spaces	3	7.0%

<u>Cossall Park Masterplan second consultation results of online questionnaire- comments categorised and in order of most often mentioned</u>			
Replace ballcourt fencing / neutral colour fencing	The ballcourt fencing is proposed to be replaced as part of the Master Plan but we do not have enough funding to do so in phase one	3	7.0%
Add BBQ area, away from properties ("the flats")	BBQing is not permitted in parks in Southwark, except in designated BBQ areas in Burgess Park	2	4.7%
Add picnic benches / picnic area, away from properties ("the flats")	Picnic benches are located in the play area, and on the grass area near the existing play area and raised planting bed	2	4.7%
Disproportionate importance is being given to park users over those of us who live here everyday [with regards to Woods Rd flats boundary]	The views of all residents are equally important	2	4.7%
Doesn't want gym equipment as it will spoil enjoyment / wont be used / will be noisy depending on type	Experience has shown that outdoor gym equipment is not noisy when used, many members of the local community enjoy using it and it is beneficial to health	2	4.7%
Dog area needed / fence along Woods Rd boundary so dogs can be off lead	It is council policy not to introduce new dog areas as they become muddy and unpleasant due to owners not picking up mess. They also tend to segregate the park	2	4.7%
Keep ball court where it is	The ball court will be retained in it's current location	2	4.7%
Lower the ground level in the nature area	This is unlikely to be possible due to the presence of trees - they would need to be felled in order to lower the ground level	2	4.7%
More plants and flowers / bulb planting / bee friendly	A grove of ornamental trees will be planted near Wood's Road entrance. The lawn will be planted with bulbs and wild flowers will be planted in the nature area	2	4.7%
More seating needed	The plans include an increase from 4 benches to 9 benches, plus 4 picnic benches	2	4.7%
Play equipment suggestion - wooden play equipment / baby swings	Wooden equipment and baby swings are included in the play area design	2	4.7%
Proposed nature area is overgrown and needs to be brought into use / opened up / like pathway proposal	The nature area will be opened up and brought into use	2	4.7%
Suggest play area location in middle of park / near Harders Road	The proposed play area is now closer to the middle of the park, towards the south western side and closer to Harders Road	2	4.7%
Add bee hives	Bee hives are not normally located in public areas	1	2.3%
Add bike racks	Bike racks are included near the play area and near the ball court	1	2.3%
Add low level lighting	We cannot add lighting due to revenue cost, negative effect on wildlife, potential nuisance to surrounding properties and possibility of encouraging use of the park at night. The existing lamp posts cannot be replaced by low level lighting, as it does not meet safety standards	1	2.3%
Add secure bike storage in or near the park	Bike racks are included near the play area and near the ball court. Private bike lockers cannot be included inside the park as the space is to be shared by everyone	1	2.3%
Ball court should be reduced in size	Sport England and Fields In Trust have guidance on minimum size required for multi use ball courts	1	2.3%

<u>Cossall Park Masterplan second consultation results of online questionnaire- comments categorised and in order of most often mentioned</u>			
Bigger play area	The new play area is bigger than the existing play area	1	2.3%
Carry out ecological and tree surveys	These surveys have already been undertaken	1	2.3%
concerns about the new mound closing off space and access to different parts of the park	No new mounds are proposed. Some reshaping of existing mounds is proposed, to open up areas of the park that currently suffer from antisocial behaviour due to lack of visibility	1	2.3%
Design entrances to deter motorbikes and bicycles	Bicycles are permitted in the park. There are no known interventions that prevent motorbike access but allow access by disabled people in wheelchairs / mobility scooters, disabled cyclists on adapted bicycles, large pushchairs, etc. the council cannot exclude these users as set out in the Equality Act Relocating the Woods Road entrance so it is off-set from the dropped kerb may discourage motorbikes from entering the park	1	2.3%
Develop activities in the park such as football / basketball sessions for younger children / Our Parks sessions / outdoor fitness for older adults.	Local sports providers are welcome to carry out sporting activities in our parks under licence from the council	1	2.3%
Disappointed plans only include resurfacing play area and no new equipment	The plans include new play equipment	1	2.3%
Do not include seating. People can sit on the grass	Older people and disabled people sometimes are unable to sit on the grass	1	2.3%
Do not reduce size of nature area	The size of the nature area will not be reduced	1	2.3%
Don't mind where ballcourt is located	Retaining the ball court in it's current location allows funding to be spent on other improvements	1	2.3%
Don't reduce size of ball court	Sport England and Fields In Trust have guidance on minimum size required for multi use ball courts	1	2.3%
Gym equipment is needed / there should be enough equipment for a full workout	A sports expert will be consulted so that a range of equipment is included that works different muscle groups	1	2.3%
Gym equipment should all be in one place rather than scattered, to train together, otherwise people will lose the incentive	The outdoor gym equipment is located in one place	1	2.3%
Gym equipment should ne neutral colours, not neon	The Outdoor gym company has great quality equipment but it comes in neon colours as standard. We can look into other colour options	1	2.3%
Higher ball court fencing to prevent balls going over into nature area	The consequences of a ball going into the nature area are minimal. Not much damage would occur and the ball could easily be achieved	1	2.3%
include a varied chin up & pull up bar	Pull up bars are included in the design	1	2.3%
Include temporary fence along hedgerow while it establishes	A temporary fence is proposed	1	2.3%
Invest in growing beds	There are already some raised growing beds in the park for local residents to use	1	2.3%

Cossall Park Masterplan second consultation results of online questionnaire- comments categorised and in order of most often mentioned			
Invest in Kirkwood Nature Reserve	The funding we have is specifically allocated to Cossall Park, for the purpose of opening up and improving the nature area. Kirkwood Nature Reserve is a haven for wildlife and we would not want to develop it significantly	1	2.3%
Leave an open area for children to play football	There will be a large open lawn where it will be possible to play football on the grass, plus football can be played in the MUGA	1	2.3%
Like proposals for improved entrances		1	2.3%
Likes Peckham Rye Park play area	We will look at the new play area at Peckham Rye Common for inspiration	1	2.3%
Lock nature area at night	The council does not have the resources to lock and unlock the nature area daily	1	2.3%
Love new pathways		1	2.3%
Love seating areas		1	2.3%
Make park a destination rather than a cut through	The new play area, nature area and picnic benches will encourage visitors to stay	1	2.3%
Minimise noise	Antisocial noise issues are dealt with by the Noise and Nuisance team who can be contacted on 020 7525 5777	1	2.3%
Money should be invested in larger parks such as Burgess Park and Peckham Rye Park	£14million has been invested in Burgess Park over the past 10 years. Peckham Rye Park has also had high levels of investment	1	2.3%
Move ball court closer to the Woods Rd flats to remove space for antisocial behaviour	The nature area behind the ball court is great for wildlife and so we would not want to dig it up in order to relocate the ballcourt a small amount	1	2.3%
Nature area path should be designed as a secondary route	The nature area path will be a secondary route	1	2.3%
Need to tackle dog fouling	Dog mess can be reported at https://www.southwark.gov.uk/street-care/dog-fouling and the council will aim to clean it up within 48 hours	1	2.3%
NW corner is unused and mound makes it intimidating, so good to locate play area here	The NW corner is too close to residential properties and so instead the outdoor gym equipment will be located in that corner and the mound in front reshaped to improve visibility	1	2.3%
Plant fruit trees	Tree species will be explored during the next stage of design and fruit trees will be considered	1	2.3%
Play area needs lighting as proposed location is very dark	New lighting cannot be installed due to revenue cost, negative effect on wildlife and potential nuisance to surrounding properties or encouraging use of the park at night	1	2.3%
Play area should not be near properties ("the flats")	This is challenging due to the small size of park and fact it is surrounded by residential properties. Closer to Harders Rd boundary is furthest from properties	1	2.3%
Replace ballcourt and football goals	New goals are included in the Master Plan	1	2.3%
Resurface pathways	It is proposed that the paving stone pathways are replaced with a tarmac surface	1	2.3%
Segregate pathways for cyclists and pedestrians	Council policy is for shared pathways in parks in Southwark. This is based on research carried out to inform our Cycle Route Design standards	1	2.3%

<u>Cossall Park Masterplan second consultation results of online questionnaire- comments categorised and in order of most often mentioned</u>			
Widen paths to allow for pedestrians and cyclists	The pathways are currently 2.2m wide. In the Master Plan design they are increased to a minimum of 3m. Secondary routes will be a minimum of 2.5m wide	1	2.3%
Worried about nature area being cleared	The nature area will not be cleared entirely. Scrub should be managed by clearing it on a rotational basis, so some areas will be cleared during the initial works and some areas will be left as scrub.	1	2.3%

Cossall Park Public Consultation 2

14th April 2019 - post-it notes comments collected from the event visitors

- No more lighting, I don't think it prevents anti-social behaviour
- Please can we have a no dog area for play. Fenced space.
- Foxes live in nature area please don't disturb them.
- More play equipment would be great, but it needs to be maintained. Please get rid of the wooden hut it is full of anti-social behaviour
- More lamp posts on the path and low level lighting in corner areas + safety no too bright.
- Trim trail equipment including pull up bars
- Bird boxes hedgehogs
- Temp fence for privacy/security for flats adjacent to Phase 1
- What about lighting at night? Lights on houses outer walls don't work
- More bins or litter
- Concerned about safety in the corner where the play area will be
- I think monkey bars and more swings
- Concrete squares for BBQs or brick built public BBQ
- Yes please to BBQ area and brick BBQs!
- Picnic area – 4/5 wooden benches and tables
- "No dogs" sign needed at the ball court
- Put some trees
- Irrigation system for community garden
- Drinking water fountain
- Not so keen on hut cos people sit and smoke in it
- Some baby swings and bigger swings too
- Plant more – spring bulbs, summer bulbs, shrubs eg star Jasmine, Rhododendron, Hydrangea
- Keep younger kids play area on the mound and fence it with low (1m) fencing
- At least 3m hedge around edge of Phase 1
- We would like more climbing frames and ...?
- A designated!! Dog walking area as its very congested with walkers and people
- More swings, gym equipment, single swing
- Lighting urgently needed in play area. Place for dogs. Gym area in one area with good equipment
- Place for dogs. Baby swing and kids swings. Baby area. 2 gyms one for adults and the other one for kids.
- I think there shall be a big slide
- More swings, more slides, more benches, more grass, a dog area, a baby area
- Move seating to the top of the hill
- More trees, more seats
- Temp fence for privacy and security of flat adjacent to phase 1 nature area
- More lighting around the park, more flower areas and gymnastics area please
- Climbing frame, reading tree, a roundabout, dancing, sports, fun, craft, more safety surface
- More lights for when it is dark

Appendix: Consultation information that was available online
and during the event on 14th April 2019

COSSALL PARK: Existing Site



COSSALL PARK: Illustrative Masterplan

Nature Area

Existing scrub cleared, to create a new nature space.

- New hedge planting along boundary with Wood's Road flats.
- Understory and meadow edge planting.
- Footpath to encourage footfall and use of area.
- The open meadow lawn will provide informal play space and educational area for learning about wildlife.

Play Area

- **Toddlers Play**, with low landforms for exploratory play, and equipment for up to 4-5 years.
- **Younger children area**, equipped for 4-10 years.
- **Older children's play** for 6-14 years (Landform, hills and dips, trees).
- New seating and picnic benches.

Woodland Trail

Path weaving between the existing trees and mounds, improving access to the woodland area.

- Seating set around perimeter.
- Park edges enhanced with understory planting and shrubs to create a biodiverse 'woodland edge'.

Adult Gym Trail

As part of a fitness circuit, outdoor gym equipment is proposed in three locations across the park.

Harders Road Entrance

- Welcoming entrance and a new path to encourage access through the park,
- Paving used to create visual connection between entrances.
- Trees in poor condition to be removed to benefit remaining trees and entrance planting.

Gordon Road Entrance

Create a more official and welcoming entrance to the park.

Entrance

Entrance made more welcoming with seating and planting design.

Wood's Road Entrance

- One or two poor condition trees removed to create a new wider park entrance.
- New railings and paving with the introduction of colourful perennial planting to create a green and welcoming entrance.

Blossom Grove

A grove of ornamental trees, display a welcoming decoration to Wood's Road entrance, creating dappled shade for park visitors. The lawn will be full of bulbs for seasonal colour.

Ball Court

- Resurfaced and new fences installed with less visual impact. The court will have three entrances.
- A small informal ball games area with provision for football and basket ball will be adjacent; an open space with seating that invites children of all ages to play and is easily accessible for John Donne primary school.

Community Planting

- The surrounding wall to be lowered to enable accessible gardening.
- Potential to create seating area.

Informal Play and Sun Spots

- Introducing seating and gathering spaces within the visible southern areas of the park, creates south facing sunny and informal play areas with colourful edge planting.
- Existing play equipment to stay until new play area is complete.

Sunny Cossall Lawn

- Low mound from re-used material on site, used to define south facing sunny lawn
- Large open lawn area to increase usable green space, openness and opportunity for informal play.



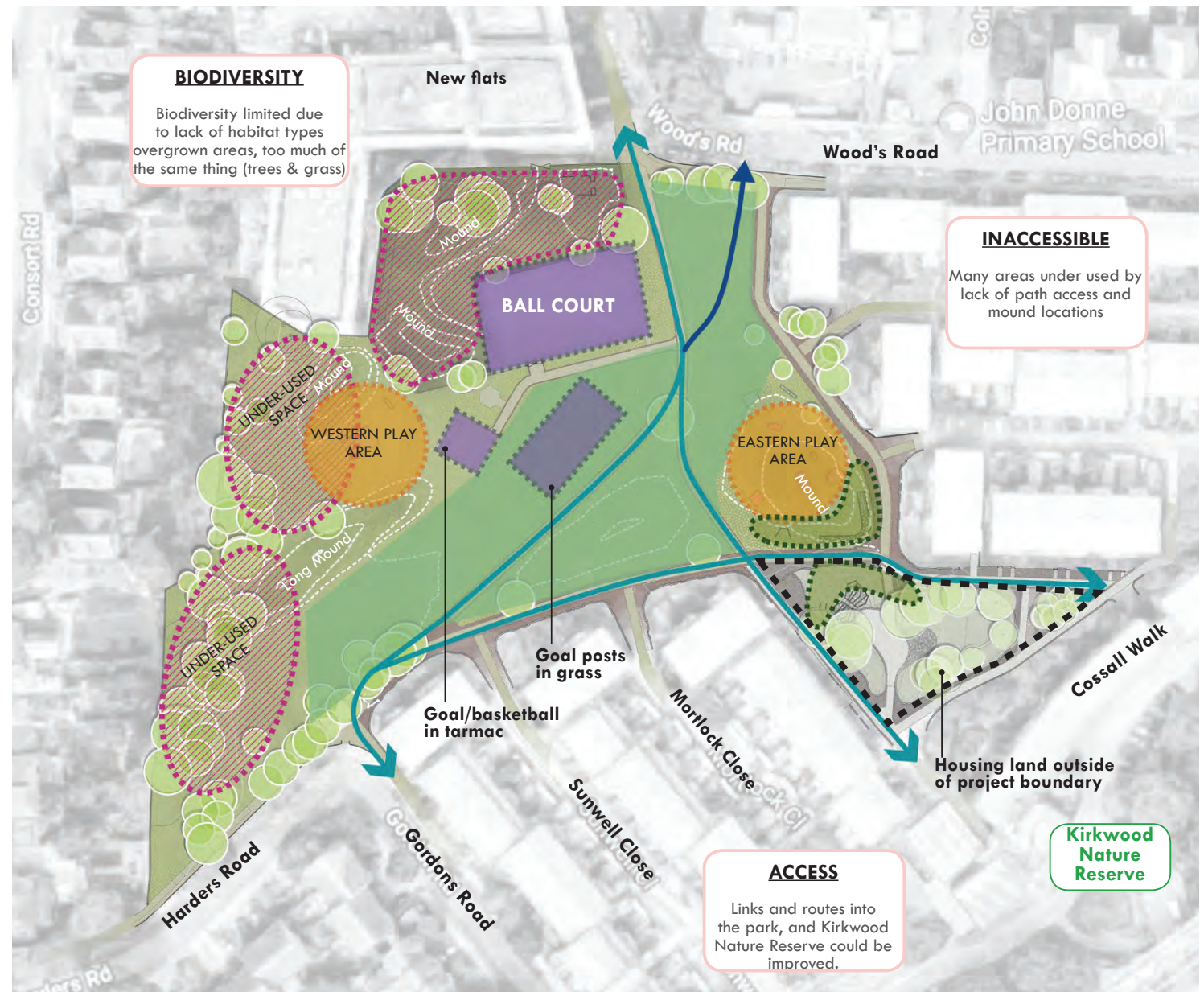
COSSALL PARK: Site Analysis

MAIN ISSUES:

- There are many under used areas due to mounds and the ball court fencing and location.
- Scattered layout of facilities detracts from a 'park like' landscape quality.
- Over provision of football/ball games in centre of park?
- Lack of landscape planting types, or biodiversity.
- Lack of seating/ picnic space.
- Entrances are currently uninviting.
- Inaccessible area fenced off behind ball court, unused and suffers antisocial behaviour.
- Infrastructure is old and worn and looks run down.

Key

-  Path created from desire line
-  Well-used paths
-  Usable open space
-  Under used space
-  Play area
-  Ball court and football areas
-  Growing space



COSSALL PARK: Consultation Stage 1 Follow up

The first Cossall Park public consultation was held in March, and we discussed issues surrounding Cossall Park's design and use with residents. Discussion at that meeting resulted in two main design strategies for the park's future investment and improvement.

The general views were:

1. **The existing ball court which is very popular should remain where it is.**
2. **The provision for play should not be reduced, and the two current play areas should be combined into one larger area.**

Based on these two views, we have developed a draft design for the park with focus on;

■ Play, sport and playful spaces for all ages;

The ball court is a key feature of Cossall Park. The proposal is to resurface the court, design in two more entrances, and improve the fencing with something less visually dominant. Additionally, smaller ball games areas are included; one basketball and one 'Panna' football, with a seating area, which allows younger players to enjoy the space in a more informal way.

The main play area is now one large fenced play space, with reshaped mounds, a woodland play trail and adventurous play equipment. The play area is designed for different ages, and includes an open lawn area for picnic benches and seating.

Equipment includes a zip wire, a play mound with slide, climbing frames, and swings. Throughout the park the mounds are re-shaped slightly to remove hidden areas, and open lawn areas are retained for informal play. There are three areas of gym equipment proposed, creating a fitness trail along the woodland and meadow paths.

■ Space activation and security;

By reducing the size of the largest mounds and re-shaping smaller mounds we open up the visibility of the west edge of the site. Thinning out the tree canopy by removing trees noted as being of poor health, will benefit the remaining trees.

A new path from Harder's road that weaves in between the mounds and the open woodland improves access to the west side of the park and the new play area, connecting to the nature area, ball courts and on to Wood's road.

■ Nature area and meadow;

The new nature area can be created by removing the old, derelict fencing and selective clearance of the northwest corner, together with planting. There will be a path through the space and a buffer of native hedging along the boundary with the Woods Road flats. There will be low growing wildlife friendly meadow planting with native shrubs.

The mounds and spring meadow will capture a sunny spot with potential to include more trees, and a clearing that can be used as an outdoor classroom space.

■ Entrances, planting and more seasonal colour;

A grove of new trees with flowering bulb planting help create a welcoming new wider entrance on Wood's Road, where one or two poor condition trees will be removed. The aim is to make the entrance on Harders road more inviting, with seating, flowering shrubs and groundcover.

A selection of new trees will be planted across the site, providing shade for new seating. The park has the advantage of shady and sunny areas, so plants that thrive in these different conditions will be chosen to introduce seasonal interest and colour as well as attracting wildlife.

The proposal includes ten areas of seating and several picnic benches; all away from the path and positioned next to the play and activity spaces or in informal sunny south facing spots.



COSSALL PARK: Phase 1- What could be done? - Nature Area and Footpath?

ACTIONS:

- Clear and enlarge nature area; remove fencing to open up inaccessible area and transform into usable space.
- Re-design & move western edge mounds, to enable the footpath and to open up hidden spaces.
- New footpath and access from Harders Road and Woods Road around the western side of the park through the nature area.
- Retain most existing play equipment, ball courts and footpaths until phase 2.
- If affordable, upgrade some play equipment in its final planned location, so no wasted budget.



Key

- Suggested phase 1- Nature area
- ➔ Suggested phase 1- New footpath

COSSALL PARK: Play



COSSALL PARK: Planting

