

LDĀ DESIGN

BURGESS PARK MASTERPLAN REVIEW

OCTOBER 2015

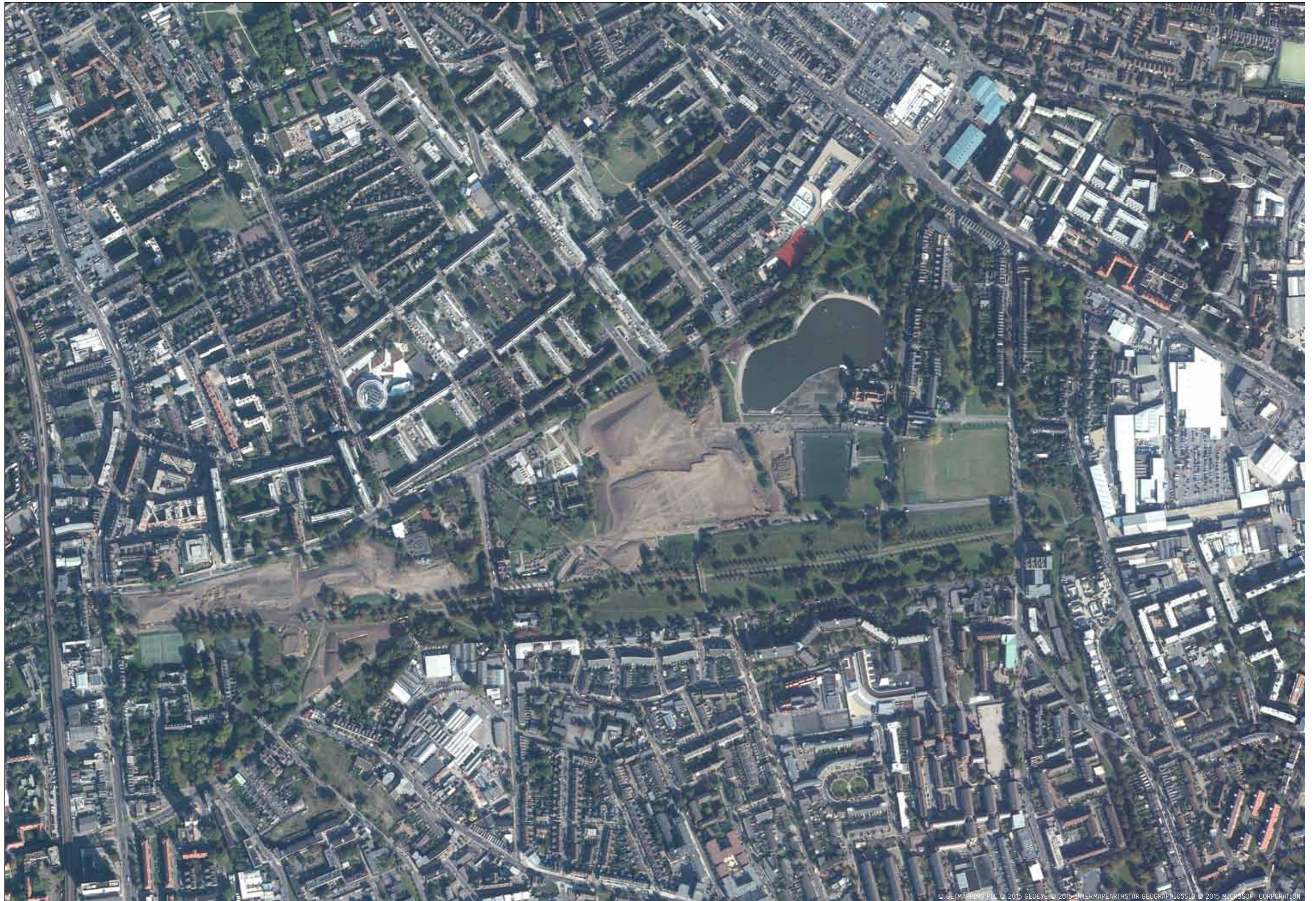


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Version: 4
Version date: 20th October 2015
Comment: FINAL

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AERIAL PHOTO OF BURGESS PARK DURING PHASE ONE CONSTRUCTION

1.0 INTRODUCTION

1.1 THE PARK

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

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.

1.2 THE REGENERATION OF BURGESS PARK

In March 2009 Burgess Park won £2 million from the Mayor's Priority Parks scheme, with a further £4 million coming from the New Deal for Communities (NDC), meaning there was funding in place to help complete the park. To give definition to their plans Southwark Council developed a long term masterplan for the park. This plan evolved through consultation with local communities and stakeholders helped to prioritise the initial spend.

Over the past five years, two significant phases of construction works were undertaken providing important positive change to the park;

- Phase One, completed in 2012 saw the largest changes, with major modifications to the topography, revised access and circulation, a new playground, new entrances and edges, significant improvements to the existing lake and peripheral areas and new tree planting, perennial meadows, species rich lawns, wet woodland and wetlands.
- Phase Two was the implementation of a brand new BMX track along Albany Road and also a flower garden along St Georges Way with colourful feature planting.

Today the park plays host to several large events (including the annual Carnaval 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; gardens; an adventure playground; 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 UPDATING THE MASTERPLAN

The Burgess Park masterplan finalised in May 2010 provided a vision and a strategic framework for review, discussion and future decision-making. Its recommendations were not fixed or final, but offered a flexible structure for implementation. The continued input of many experts, policy makers and most importantly, the public, was critical to the refinement of the plan as Southwark Council moved forward in the implementation.

Now, five years on from the creation of the original masterplan Southwark have appointed LDA Design to review the original plan comparatively against what has been implemented to date and to consider future use, emerging demands and management, culminating in a revised masterplan and recommendations for future investment. The vision of an overall framework for the future of Burgess Park is as fundamental today, as when the original plan was set out.

This masterplan document provides an update to the original version prepared in May 2010. The aim of the report is to transparently communicate the review process and set out a proposal for an amended masterplan that takes on board the key influences relevant today.

1.4 PUBLIC ENGAGEMENT

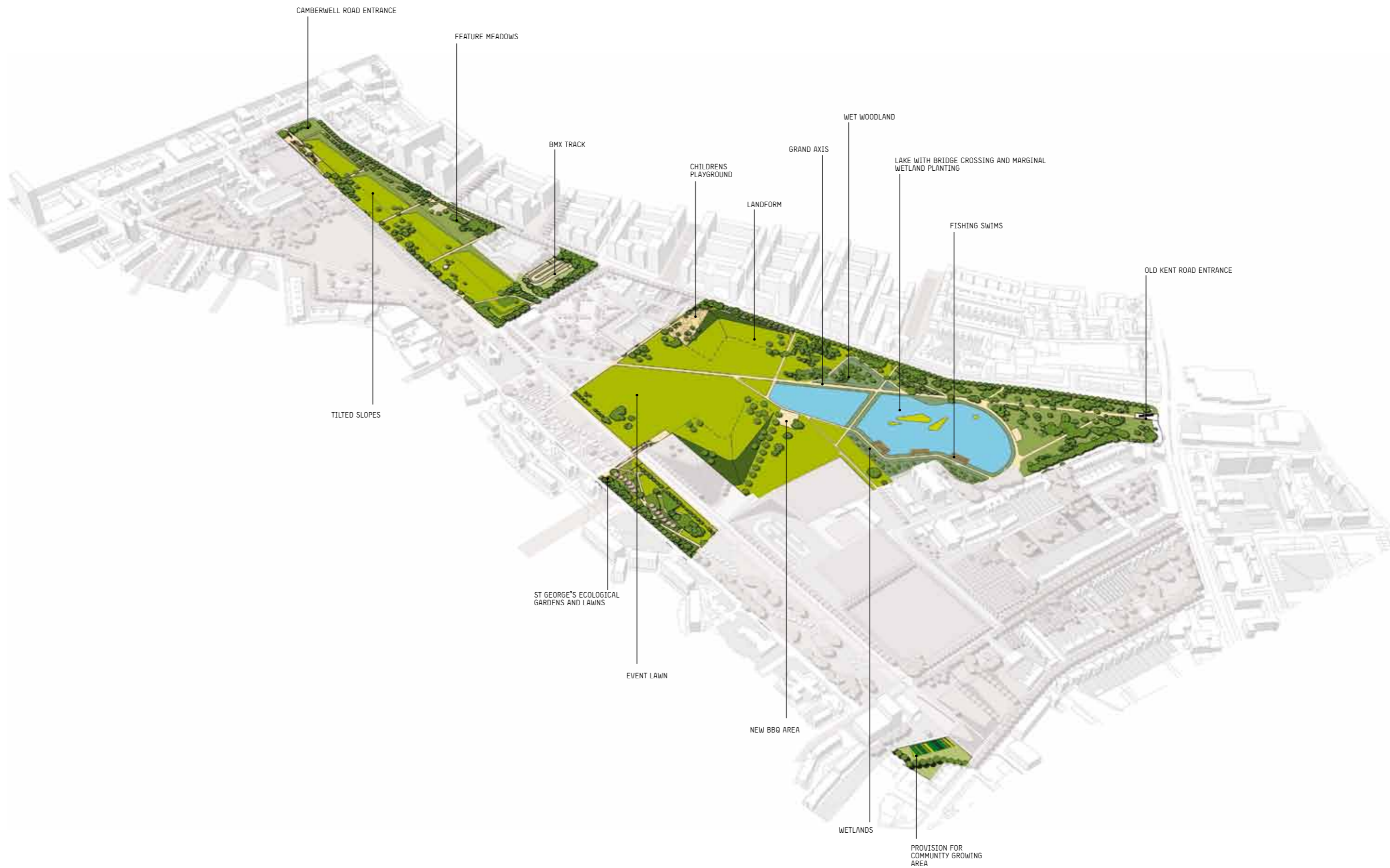
The process of reviewing and updating the masterplan has involved a variety of inclusive and engaging consultation.

The general public, key stakeholders and relevant teams within Southwark Council have all been involved throughout the process.

Events, exhibitions, focus groups, workshops, surveys and postcard drops have all been utilised to ensure a broad and fair representation of opinion was incorporated into the review and masterplan development.



VIEW OF THE REINSTATED CANAL AND SUNKEN BUTTERFLY GARDEN



3.0 WHAT HAS BEEN IMPLEMENTED

3.1 DELIVERY OF THE 2010 MASTERPLAN

The 2010 masterplan provided a framework for future investment into the park. An initial £6 million funding was available for the first phase of development and regeneration. This investment was prioritised to get the basic structure of the park right from the outset. To guarantee the long-term success of Burgess Park, it was crucial that the early stages of development were founded on clear strategic objectives while simultaneously building excitement for the future and regeneration of the park.

3.2 PHASE ONE

The first phase, completed in the summer of 2012 was immensely important for the perception and the future of the park. The success of the first phase was twofold. First, it set the framework on which the subsequent projects of the masterplan could be delivered. Secondly, it demonstrated improvements to the aesthetic qualities of the park experience, and created a safe and exciting place that the local community were proud of.

The key structural moves included the following:

- An inclusive footpath network;
- Essential topographical changes that opened up sight lines where they previously did not exist
- Repair and enlargement of the lake including habitat improvements
- A new play hub with 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 were changes 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 included the following:

- New legible and identifiable entrances at Camberwell Road and Old Kent Road, which are welcoming, site specific, accessible and safe;
- Conversion of redundant roads to parkland and reorganisation; and reduction of car parking spaces within the park.

- Felling and replacement of trees with no net loss of specimen trees
- New tree planting, perennial meadows, species rich lawns, wet woodland and wetlands.
- Installation of new street furniture
- Provision of outdoor gym equipment

ENTRANCES AND EDGES

An Access Study recorded 42 entrances to the park in total. The primary park entrances, at Old Kent Road and Camberwell Road, were originally defined over twenty-five years ago, and now have been upgraded to primary entrance features. The new entrances comprise of new hard-surfacing, tree planting and seating, a 3.5m high x 13.5m long decorative screen showing the historic road layout and a 3.5m high x 15m wide arch. There was local regrading to Old Kent Road entrance area to create site-lines into the park, reducing the height of the existing mounds at the entrance.

Other entrances today 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, to improve views from and into the park and create a better presentation of the edge of the park.

SITE TOPOGRAPHY

The structure landscaping relating to the 'Great Lawn' and the plateau adjacent to Albany Road in the western side of the park saw some of the most significant change across the park.

Topographic remodelling within the park was undertaken for a number of reasons: it created the landform for a legible and logical footpath network that connects key destinations and spaces; it has been very influential in giving the park its new and distinctive character; it opened up the sight lines between Chumleigh Street and Old Kent Road, and views of Chumleigh Gardens at the heart of the park; it unified the plateau along Albany Road making it a more pleasant and usable space and made it more permeable, it improved the north-south movement; it reduced any existing steep edges particularly along the lake making them DDA compliant; and created a more sheltered, usable area for events, sports and recreation on the Great Lawn.

Topography was re-sculpted in the Great Lawn to create an accessible 5m wide footpath to Old Kent Road along the lake, the Grand Axis.

New earth mounds were created from existing soil to frame the main lawn. Gentle slopes facing onto the open grass area are species rich lawns for picnicking/relaxing to the front of the mounds. The backs of the slopes have been planted with meadow planting.

The excess earth has been remodelled to form distinct landforms throughout the park, in particular a series of four distinct mounds along Albany Road. The mounds are designed to be visible from several locations around the park and provide high horticultural impact with their colourful perennial meadows facing the edges of the park.

The final landform and site topography was a little reduced in height from the original intentions. Ground conditions, enabling works and discovery of buried contaminated structures, and the need for cut and fill calculations to be reworked all impacted on the finished scheme.

REMOVAL OF REMNANT STREETS

Approximately 1km of existing redundant roadway within the park has been converted to parkland. Loncroft Road and Neate Street have both been significantly reduced and Canal Street, adjacent to Albany Road, has been stopped up and converted to parkland. All granite kerbs and granite setts were reclaimed and re-used on site with tarmac crushed to be incorporated into new footpath construction where possible.

THE LAKE

The majority of the existing edge of the lake has been retained but softened where possible with new planted banks. The lake was drained and the liner inspected and repaired, and a new liner installed where required. During this process all silt was removed, preserved and re-applied following the application of the new lining and extension.

The western portion of the lake was reconfigured, with 175 linear metres of the existing concrete wall removed to extend the water body. The bridge and crossing designs were amended to align with prioritisation of available expenditure.



VIEW LOOKING WEST ACROSS THE REMODELLED LAKE



NATIONAL STANDARD BMX TRACK



ADVENTURE PLAYGROUND AT CHUMLEIGH



REWORKED LANDFORM, LAKE AND CIRCULATION IN THE CENTRAL PARKLAND

New paths with planted banks of wetland planting connect Old Kent Road to Chumleigh Gardens and a brand new decked walkway provides a north-south connection across the lake to Albany Road. Trees to the east of Calmington Road have been incorporated as an island within the proposed wet woodland. The southern portion of the lake has become wet scrubland and reed beds.

The lake is predominantly used for angling. It also provides a focal point to the eastern portion of the park and the footpath around it is used for strolling, jogging and there is associated seating.

PLAY PROVISION

The original masterplan proposed a play hub behind Chumleigh gardens along Wells Way. This location was modified to better connect with the existing cafe and toddler play area to the east of Chumleigh Gardens. This gave better prospect for parental supervision and also the opportunity to set the play against the back of landform.

The brand new destination play hub of a 3,000m² has been implemented using tarmac and colourful safety surfacing. This is a fenced and secure area to create a dog-free space. The back of the great lawn earth mound has been incorporated into the play area with slides and climbing structures.

Since opening in 2012 this play area has exceeded expectations of use. It has become a local destination and provides considerable footfall and activity within the park. In early 2015 new areas of surfacing were required to repair overused and damaged portions.

SPORT AND FITNESS

A new outdoor gym has been located along the Northern boundary of the park on the former site of the William IV pub along Albany Road, and in addition pieces of equipment have been sited within grass areas on the southern side of the park. The gym equipment is open to the park, and free to use.

A mown circuit route around the perimeter of the park to facilitate a fitness circuit for runners and walkers with interpretation exists, but is not complete throughout the park.



OLD KENT ROAD ENTRANCE (2010)

BIODIVERSITY AND HABITAT

A Phase 1 habitat survey and protected species risk assessment was carried out in the park during May and June 2009. This informed the conservation management and provided useful information for the future proposals for the park.

As part of the major park works in 2012 there was significant improvements to the existing biodiversity and habitat. In particular new tree planting, perennial meadows, species rich lawns, wet woodland and wetlands created a patchwork of different habitats across the park.

Glengall Wharf Community Gardens has been created by a local community group and offers an important facility for residents to engage with nature and growing food as well as adding a rich diversity of habitats for wildlife.

3.3 PHASE TWO

Following the major works completed in 2012 when additional phases of funding became available Southwark Council commissioned separate projects across the park as follows;

ST GEORGES GARDENS

In 2013 a brand new flower garden along St Georges Way with feature perennial planting set within a network of paths was implemented. This garden was designed to give more diversity of experience, create an interesting and colourful horticultural experience, whilst also offering an attractive and rich biodiverse habitat for wildlife and pollinators.

NATIONAL STANDARD BMX TRACK

This national standard, purpose built, track provides the new home for Peckham BMX Club. Completed in the summer of 2014 it offers club facilities, novice coaching, book and ride, school holiday clubs and team building and corporate hospitality. The new facility is an important accessible addition to the park.

The BMX track was one of the most significant changes from the 2010 masterplan. Originally proposed adjacent to the Sports Centre in the western side of the park, the



OLD KENT ROAD ENTRANCE (2013)

facility has now been constructed adjacent to Wells Way, along Albany road. This change was primarily due to the high demand for the retention of the natural grassland area for biodiversity reasons. The new location also offers increased surveillance and better access to public transport.

BBQ AREA

A new area specifically designed for barbeques was completed at the end of summer 2014. Adjacent to the lake this area has 6 permanent barbeques, 12 new picnic benches, and 11 pads on which to place disposable barbeques.

3.4 IDENTITY STRENGTHENED

The changes throughout the park have not only been physical alterations to the structure and facilities of the park, but also the perception and engagement of the community and the creation of a new identity as a safe and exciting place to be.

The park has won numerous awards for design, construction and management since its transformation in 2012. These have all enabled the profile of Burgess Park to exceed expectations.

New branding and signage across the park have helped to portray the new and revitalised identity of the park both within the local area and across the borough. The revitalised green space has become an asset to the local community. With future development and increasing housing densities surrounding the park its importance and status within the local community is at an all time high.



CAMBERWELL ROAD ENTRANCE BEFORE (2010)



CAMBERWELL ROAD ENTRANCE AFTER (2013)



VIEW LOOKING EAST ACROSS THE GREAT LAWN TOWARDS THE OLD LIBRARY

3.5 ADJUSTMENTS TO THE ORIGINAL PLAN

The 2010 masterplan set a framework for future works based on the drivers and relevant issues at that time. It was inevitable that over time and as detailed design, interrogation and consultation was carried out proposals or projects would be developed differently in response to the circumstances.

The primary structure and 'Big moves' were broadly in accordance with the original proposal. The biggest location changes were moving the BMX next to Albany Road and creating the play area to the east of Chumleigh.

Smaller, less definitive projects such as additional planting, BBQ facilities and toilets have all been implemented across the park to respond to emerging demands and appropriate funding streams.

Although some deviation is to be expected, there is a need to control ad hoc interpretation to ensure a coherent and effective park is created across many stages of funding and pragmatic delivery. For example gym equipment and tree planting which appear to be small scale additions could easily affect some of the longer term aspirations for the park by cluttering up and disrupting the larger spaces.



PERENNIAL MEADOWS ON LANDFORM ALONG ALBANY ROAD

What did the community want in 2010?	What has been achieved to date?
Increased personal safety	A dedicated team of staff and attendants Involvement of Aylesbury community, including as park Ambassadors
Greater biodiversity	New Species Rich Lawns New Wet woodlands New Ecological Flower gardens
Fragmented park must become coherent	Redundant Roads removed New signage with improved circulation and connections Opened views
Stronger Identity	Green flag award BALI Award New grand entrances
Enhanced Beauty	Increase of area of lake New feature Meadows Quality enhanced maintenance
Creation of a distinctive place	New branding, community engagement and awareness New vibrant and green landscape, a beautiful place to visit
A local park but a destination	New national level BMX track Land Provision for Community Growing Garden Relocated and increased BBQ area New Car Park Increased use of park buildings Larger number of community and wider events New Children's Playground at Chumleigh Gardens
References to history and culture	New entrance gates with heritage designs New Planting around Lime Kiln
Clear and defining park boundaries and entrances	Clearer entrance hierarchy New Entrances at Old Kent Road and Camberwell Road
Robustness	Long lasting and tough equipment Dedicated staff and management Quality materials
Maintainability	Dedicated staff and attendance, including park ambassadors Increase in management budget

HOW THE DESIGN RESPONDED TO THE NEEDS OF THE COMMUNITY



VIEW OF THE NEW ENTRANCE AT CAMBERWELL ROAD

4.0 WHY UPDATE THE MASTERPLAN?

4.1 CHANGING INFLUENCES

The purpose of this document is to update the 2010 masterplan with consideration of the emerging demands and changing context of the park today.

There are a number of factors that could influence the further design of Burgess park, in particular understanding today's users, its management demands and site context are critical. Over the last 5 years Burgess Park has seen some significant change most prominently in the public perception and community aspirations.

Along with good design, an understanding of the following key influences play an important part in updating the masterplan in line with what is required today;

- Public demand
- Changing context
- What makes the park work

4.2 PUBLIC DEMAND

Over the past 5 years the local community have played a critical role in the development of Burgess park. At every stage of design they have been consulted and engaged in the process. From the outset in 2009 the 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

A significant number of these priorities have been tackled within Phases One and Two. Following their completion Burgess Park has transformed into an exciting

new metropolitan green space that is well loved and intensively used. When it officially re-opened to the public in the summer of 2012 the local community embraced the revitalised park, and as a result use has increased and diversified significantly. The public demand can be determined through consultation, visible wear and tear and resultant maintenance issues for facilities across the park.

CONSULTATION

The public consultation exercise for the revised masterplan identified what the public wanted to see improved or provided in the park. The following chapter outlines the full consultation process undertaken. Below are the top fifteen items identified for improvement across the park, in order of priority:

- Improve toilet provision
- Increase tennis facilities
- Canal bridge restoration
- Canal water features
- Improve Albany road entrances
- Toddler play provision
- Water play
- Natural play
- More tree planting
- Marking history of the site
- Additional cafe / kiosk
- More outdoor gym equipment
- Increased facilities for football, rugby and cricket
- More fitness routes
- Improved / increased horticulture

The result has similarities to the demand in 2010 but there are significant changes in emphasis. Sport, building facilities, specifically toilets, play and heritage all featured particularly high in the public's wish list for investment in 2015.

WEAR AND TEAR

There is evidence across the park of facilities that are not meeting the demands of the public through the increased wear and tear, or available capacity. Play equipment, sports pitches, toilets, BBQ facilities and outdoor gym equipment are all insufficient across the park. Their current usage is evidenced as not meeting the needs of the local community. The new adventure play facilities at Chumleigh have

suffered severe wear and tear and have recently undergone modification works to the surfacing. The adjacent toddler play, a few years older, is very worn and the equipment requires significant refurbishment.

The existing All Weather Pitch is towards the end of its lifetime and is running at 92% occupancy at peak times. The sports building is in need of updating and extending as it currently does not meet the demands of the expanding sports clubs, particularly in regards to designated multi-purpose rooms to be used by the clubs/community. The six existing tennis courts will require resurfacing within a few years and currently operate at a high usage capacity during peak times. The new BMX track is extremely popular, with particularly high demand for both free and paid sessions. With increasing fixtures and funding the associated sports clubs are all placing demand on the sporting facilities greater than their capacity or quality.

Toilets have been a continuous issue across the park with poor distribution, accessibility and capacity particularly in summer. A new toilet block and surrounding landscape design adjacent to the lake are currently being developed ahead of the masterplan implementation to meet with user needs.

4.3 CHANGING CONTEXT

When the masterplan in 2010 was being developed it was known that significant change and development surrounding the park and in the local area was being proposed over a twenty year plan. Now, five years on, some ambitious proposals of regeneration at Elephant and Castle and the Aylesbury Estate are underway, although different in detail from those of 2010. In addition there are significant initiatives relating to cycling both within the Borough and across London. These will have substantial impact on the development of Burgess Park.

LOCAL REGENERATION

The new park masterplan needs to create strong links not just with the Aylesbury Estate but with all the surrounding streets and communities. The redevelopment of the Aylesbury Estate is one of the most significant urban renewal projects in London. An outline planning application has been



ENGRAVING OF THE PASSMORE EDWARDS LIBRARY AND BATHHOUSE FROM THE OPENING PROGRAMME, 1903 - IMAGE FROM WWW.BRIDGETONWHERE.FRIENDSOFBURGESSPARK.ORG.UK



PROPOSED AERIAL MASTERPLAN OF NEW AYLESBURY ESTATE - IMAGE BY HTA



VISUAL OF THE NEW COMMUNITY 'HEART OF THE PARK'



NEW 'QUIETWAYS' CYCLE ROUTES

submitted for the phased demolition and redevelopment of 3500 new homes, alongside a detailed application for a first phase of some 800 homes. The proposals offer a vision for transforming the area and offer better connections to the Park which bounds the southern edge of the estate.

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. The park masterplan must offer flexibility and adaptability as these designs become reality.

CYCLING

Transport for London (TfL) have begun rolling out a series of new quiet and direct cycle routes across London. These 'Quietways' will follow back streets, and run through parks or along waterways. The routes will overcome barriers to cycling specifically targeting less confident cyclists who want to use low-traffic routes, while also providing for existing cyclists who want to travel at a gentler pace. In addition to the Quietways, Southwark Councils priority is to deliver a completely new, high capacity strategic cycling corridor, a 'Spine' route, with clear dedicated space for cycling, running the whole length of the Borough. This will form the central backbone of the network, linking the new north-south cycle superhighway to Dulwich and beyond and complementing the Quietways.

The cycling proposals and their influence on the development of Burgess Park are complex and challenging. A specific consultation event was held to hear public ideas and concerns. The proposed 'Spine' cycling route was met with significant resistance and a petition was made by the Friends of Burgess Park asking the Council to withdraw the proposal for the Southwark Spine cycle corridor cutting across the Great Lawn. Their preferred alternative is to direct cyclists along Wells Way. The challenge for the masterplan is to develop cycling proposals that effectively balance the competing demands of the park and its integration with the park structure and layout.

COMPULSORY PURCHASE ORDER

The compulsory purchase order of three parcels of land within the south western corner of the park will enable the open space to expand and also assist in the creation of a coherent and clear boundary to the park.

4.4 MAKING THE PARK WORK

Critical to the future development of Burgess Park is understanding what key elements are required to make the park work. The key structure and framework for Burgess Park has been completed, but moving forward the new masterplan should provide a vision for the park to maximise its potential and work as a unique and coherent green space for the local community.

'Start with the Park' by CABE SPACE identifies the qualities of successful green spaces to be as follows;

- Sustainability
- Character and distinctiveness
- Definition and enclosure
- Connectivity and accessibility
- Legibility
- Adaptability and robustness
- Inclusiveness
- Biodiversity

Many of the above are already present within Burgess Park, however there are fundamentals still missing and key areas not working to their full potential.

The plan 'Works completed across the park in phases one and two' on page 8 illustrates areas within the park where the focus of recent investment has been located. By exception, it is clear to see the areas where funding has not been made in the last few years, such as: The Southern Entrance; The Heart of the Park; The Sports Centre and Tennis Centre; Old Kent Road Extension; Glengall Basin and Surrey Canal Walk.

The importance of generating activity, income and community engagement is fundamental to the long term success and sustainability of Burgess Park. These elements in particular, can be associated with buildings that provide

a function and use that engages with the park.

To date, many of the significant buildings have remained untouched 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. Their significance and worth for the future success of Burgess has become increasingly apparent.

The Passmore Edwards Library is currently occupied by 'pop-up' artists in residence who are generating increased footfall and interest in utilising the building as a permanent community asset. When the listed building is developed in the future the grass roots creative community should only benefit future functions and local engagement.

Fundamental to the success of the masterplan is a detailed building study to ensure that the maximum potential is reached from the existing building assets.

The brand new BMX track has generated a destination and positive outlet for many of the younger local residents. Whilst this new facility provides much needed activity and a diverse sporting offer it does now highlight the areas surrounding it that are in need of investment. The old adventure playground remains unusable and derelict, and the large area of hard standing is unsightly. The juxtaposition of new against old significantly highlights the need for completing the improvements to sections of the park.

It is also important to consider the viability and financial implications of future management and maintenance of any future changes to the park. The public sector investment into parks and open spaces is politically changeable, therefore the proposed masterplan should be as financially sustainable as possible. There is no permanent long term investment programme for Burgess park. This will present challenges for renewing and repairing infrastructure and the maintenance budget needs to be protected in line with inflation for the current maintenance standards to be sustained.



PERENNIAL MEADOW PLANTING

HELP US SHAPE THE FUTURE

BURGESS PARK

How would you like to see investment prioritised in the future?

These are some of the items from the original plan:



Entrances & access

- Albany Road
- Glengall Road
- Rust Square
- New Church Road
- Trafalgar Avenue
- St George's Road
- Perimeter Railings
- Wells Way Crossing
- Entrance fountains



Sport and fitness

- All weather pitch
- Football, Cricket, Rugby
- Tennis courts
- MUGA
- Xtreme Sports
- Fitness routes
- Skate Park
- Parkour
- Sprinting Track
- Go Karting



Facilities

- Outdoor gym equipment
- Toilets
- Benches and seating
- Signage
- Cafe / Kiosk
- Creative Activities
- Bandstand / performance stage
- BBQ Facilities
- Parking
- Designated cycle routes



Ecology & landscape

- Species Rich Grassland
- Horticulture / Flower Meadows
- Tree planting
- Food for free
- Community growing areas
- Orchard / fruit trees
- Bird nesting islands (in centre of lake)
- Wildlife pond
- Butterfly Garden
- Fountains in the Lake
- Section of Canal Restoration



Play

- Natural Play
- Toddler Play
- Adventure Play
- Teenage facilities
- Water play



Heritage and history

- Water features on the line of the canal
- Interpretation and signage
- Heritage interpretation
- Restoration of Canal Bridge
- Marking the history of the site: paving, furniture, structures



5.0 PUBLIC ENGAGEMENT

5.1 PUBLIC ENGAGEMENT

The understanding of current public opinion has been gathered through an extensive and diverse engagement process.

The consultation process has been managed by Westco Trading Limited in conjunction with Southwark Council and LDA Design. The consultation for this masterplan review was devised across three stages from November 2014 to September 2015.

5.2 STAGE ONE

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

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

There were over 700 responses to the survey. The top five priorities identified by park users for investment were as follows:

- Sports are the major draw for Burgess Park: 36% of those asked why they visit Burgess Park say it is primarily to use sports facilities.
- Lighting is a concern for some park users, particularly cyclists and those using sports facilities. One in seven (14%) respondents to the survey suggested more lighting would be beneficial.
- Heritage was a high profile topic with the 'Restoration of the canal bridge' (29%) and 'water features along the line of the canal' (29%) both appearing in the top five options selected for improvement.
- Ecology and landscape concerns cut across many of the discussions about Burgess Park. People want to see pockets of wilderness spread around the

park rather than a small number of large areas of wilderness.

- Cycling routes are potentially the most controversial of the proposals for Burgess Park. Only half of those attending the cycling consultation meeting were in favour of the proposed Southwark Spine route - and this is among cyclists who use their bikes for commuting. Wells Way is suggested as an alternative to the Southwark Spine.

5.3 STAGE TWO

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

This was launched with a stakeholder event, with consultation boards then exhibited across the park. Specific focus groups for each theme were consulted.

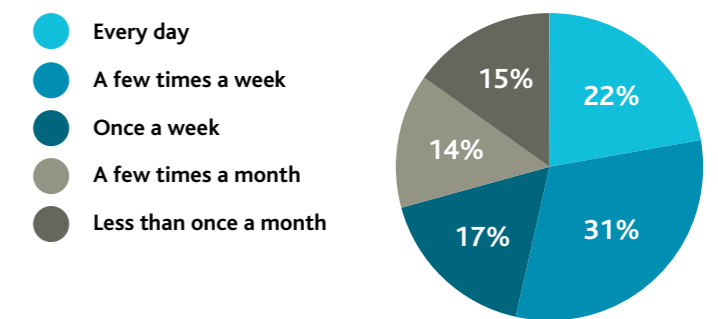
There were over 1,300 postcards received responding to the proposed masterplan, the top themes mentioned in the postcards were as follows;

- Improved sports facilities (40%) - this was the top theme mentioned within the comments received via the postcards. The areas most commonly mentioned were provision of sports pitches and tennis courts.
- Buildings and facilities (21%) - the top things mentioned in relation to buildings and facilities were toilet provision and café facilities – such as having more facilities or improving value for money.
- Children's play provision (16%) - Suggestions included additional or expanded play areas for children aged 5 and offering a water play feature.
- Lighting (10%) – most of the comments received about lighting were asking for more or improved facilities.
- Cycling and footpaths (10%) - issues mentioned here related to the underpass and spine route. Others wanted improved cycles routes and better separation from pedestrians.

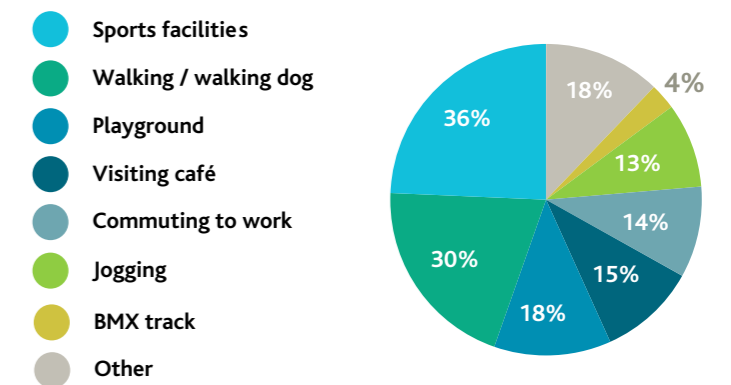
5.4 STAGE THREE

The third stage in September 2015 proposed the final updated masterplan incorporating changes led by consultation feedback.

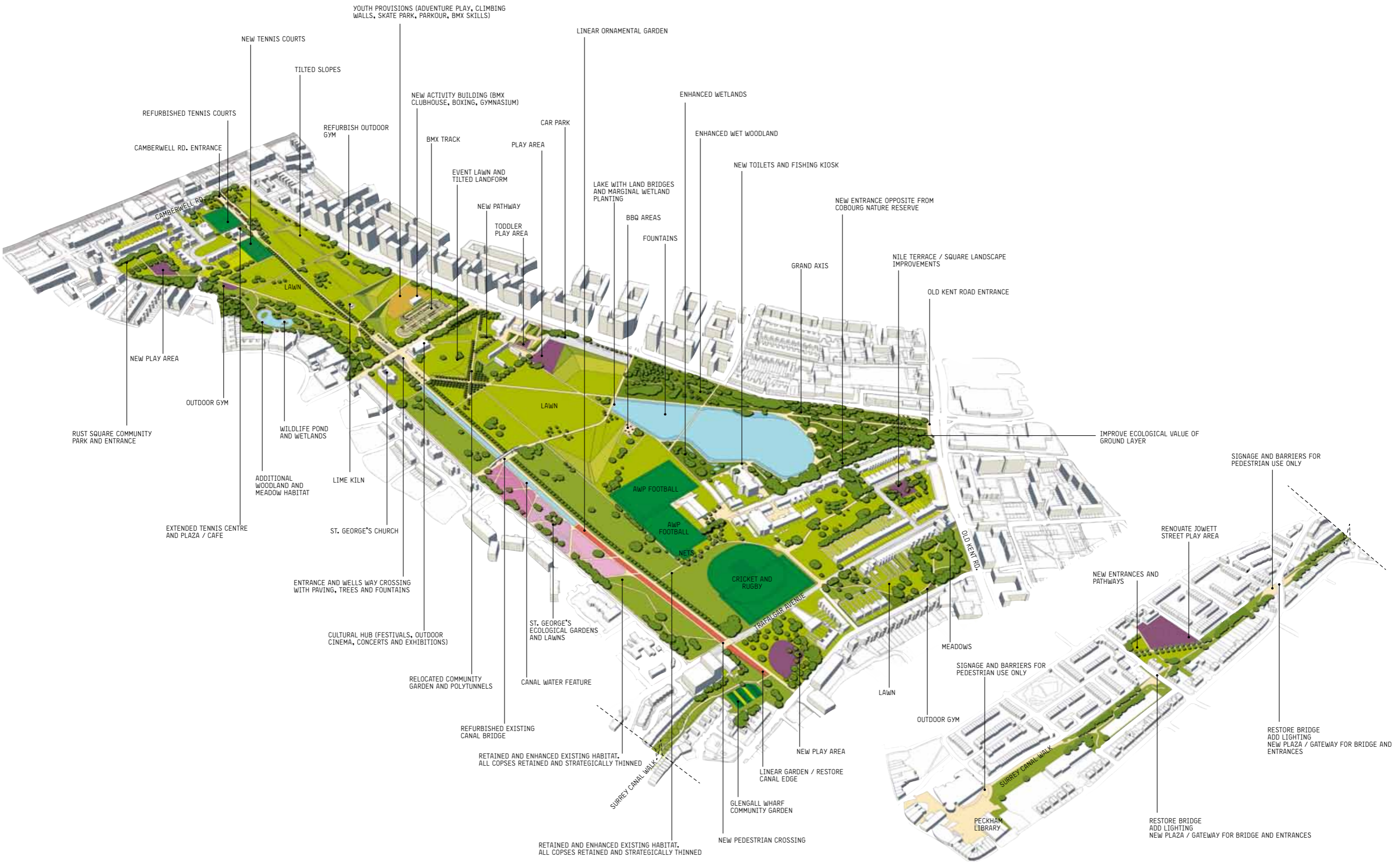
HOW OFTEN DO YOU VISIT BURGESS PARK?



WHY DO YOU VISIT BURGESS PARK?



RESULTS FROM STAGE ONE CONSULTATION



6.0 THE MASTERPLAN

6.1 A SPECIAL AND DISTINCT PARK

The 2010 Burgess Park Masterplan was never completed; it's a work in progress and the revised masterplan refreshes the vision and plan in the light of the current social, economic and environmental context. The Masterplan aspires to create a park that is robust and offers the widest possible opportunity and access for the diverse and changing community. It should offer an enriched and engaging experience, whilst allowing opportunities for social and healthy activity.

The masterplan seeks to promote Burgess Park as a unique and distinct park. It will reflect the rich and varied neighbourhoods surrounding the park and provide a local destination that is special and well loved by its users.

The revised Masterplan has been guided by a number of separate but related objectives which were informed by the original vision together with understanding how the park needs to respond to the changing demands and the emerging context. These objectives have been woven into the 2015 masterplan. They are to create:

- A park with a strong identity
- A coherent park with a clear spatial structure
- A park for everyone
- A park that links with its surroundings
- A variety of sports hubs that act as destinations
- A set of play hubs that act as destinations
- A mixture of buildings that work with the park
- A park that feels safe
- A park for the future that is rooted in its past and in its communities
- A sustainable and biodiverse park which is of Metropolitan Importance
- A park that supports an active lifestyle

6.2 SCOPE OF THE MASTERPLAN

The extent of the masterplan is wider than the 2010 version and now includes the Surrey Canal Walk, which is now identified as part of Burgess Park in terms of funding and future management and maintenance.

The Surrey Canal Walk is a lit green route over 1km long, currently shared between cyclists and pedestrians. It stretches from Peckham Square to Burgess Park and runs along the original route of the old Surrey Canal under two canal bridges and up to Glengall Wharf.

6.3 MASTERPLAN DESIGN PRINCIPLES

The 2015 Masterplan seeks to update the 2010 version, understanding the original objectives and design strategies.

The Masterplan has been guided by the objectives and the park wide strategies. The design strategy for the masterplan embraces these elements and is summarised in three principles;

- An Active Park
- A Beautiful Park
- An Accessible Park

6.4 AN ACTIVE PARK

A series of themed hubs and destinations are the focus for generating activity and movement within the park. These include; sport, tennis, play, culture, gardens and habitat features.

A hub or destination that creates specific activity draws users into the park and enables greater footfall, offering increased safety and a more active park experience. An effective hub is ideally focussed around a park building enabling a positive connection between the built form and the wider green space.

These defined destinations enable clear and logical organisation of different activities. They also enable the creation of high quality landscape in between with an emphasis on informal recreation.

In Burgess Park the proposed expansion of the two sports destinations at either end of the park is an important offer to meet the current and potential demands of the users. In addition to the existing sporting provision the masterplan proposes the creation of a Youth Sports area in the middle of

the park. This will help to diversify and distribute the types of activity on offer.

A priority focus for this masterplan is the creation of activity within the centre of the park, either side of Wells Way. The new 'Heart of the Park' offers a creative community hub centred around The Old Library and Bath Houses.

6.5 A BEAUTIFUL PARK

A hierarchy of different size and different character spaces, from large open lawns, to secluded wildlife habitat areas help to create an exciting, varied and flexible park. The variety enables a diversity of users to engage in the park how they choose, whether that is walking their dog, having a family picnic or playing 7 a-side football.

The Masterplan has two large focal spaces, one in the west and one in the east. These extensive lawns offer flexibility for uses such as informal sport, events and carnivals or community gatherings. The smaller, more intimate spaces surrounding these are a complex patchwork of wildlife habitats, amenity grass, play areas, and gardens providing diversity of experience.

A beautiful park is created through good design, robust specifications, quality delivery, and sympathetic management. Physical durability and excellent maintenance are critical to achieving best value and ensuring the park retains its beauty.

6.6 AN ACCESSIBLE PARK

The primary, secondary and tertiary footpath network connects the entrance ways to the variety of spaces and activity hubs with clear, accessible and legible routes. The pathways will have a distinct hierarchy and together with signage will offer both direct and meandering routes to cater for all users.





WESTERN PARK - OCTOBER 2014

7.0 PARKWIDE 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
- 7.2 Play
- 7.3 Sport
- 7.4 Heritage
- 7.5 Buildings and Facilities
- 7.6 Ecology and Landscape
- 7.7 Cycling and Footpaths
- 7.8 Lighting



7.1 ENTRANCES

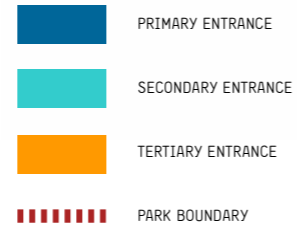
The park entrance strategy establishes three entrance types; primary, secondary and tertiary. Each of the entrances is made of a 'kit of parts' that will ensure a comprehensive sense of familiarity, consistency and identity reinforcing the family of entrances.

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

The secondary entrances are at key routes into the park, in particular pedestrian crossings such as Wells Way and Trafalgar Avenue or where cycle routes enter and exit the park such as Albany Road. They will consist of a 5 metre tall information panel with a park map and wayfinding, as well as new railings and paving.

Tertiary entrances are all other remaining routes into the park. They 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 and where required to refurbish and reinstate new railings. At the primary entrances into the park, bollards will be required to deter unauthorised vehicles entering into the park.



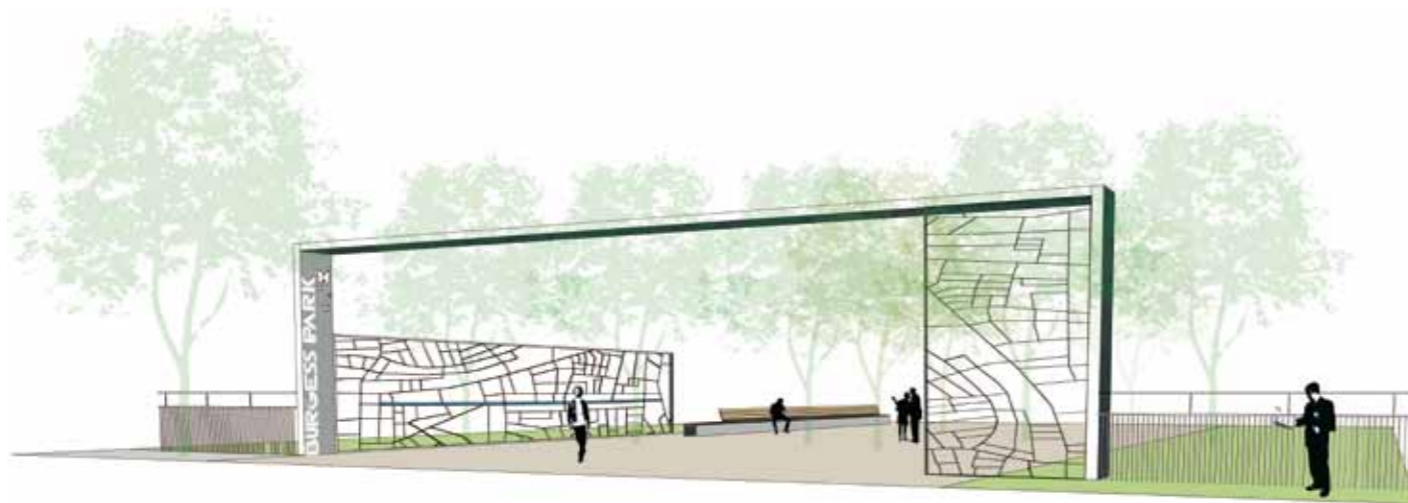
TERTIARY ENTRANCES-ALBANY ROAD, ST. GEORGES WAY, SURREY CANAL WALK, GLENGALL ROAD AREA



SECONDARY ENTRANCES-ALBANY ROAD, TRAFALGAR AVENUE, WELLS WAY, ST. GEORGES WAY AND RUST SQUARE



VIEW OF THE SECONDARY ENTRANCE INTO THE PARK FROM ALBANY ROAD



PRIMARY ENTRANCES-OLD KENT ROAD, AND CAMBERWELL ROAD

7.2 PLAY

There will be provisions for play throughout the park and peripheral areas both as formal play and inventive / embedded play. The existing playground at Chumleigh currently has very high usage and greater provision and refurbishment is required. The proposed play strategy locates two new play hubs within the park. At one end near Rust Square and the other adjacent to Trafalgar Avenue in Glengall Gardens. These would be connected with natural play trails. A new area adjacent to the BMX track is proposed as a flexible active sports hub aimed specifically at young people, including skating, parkour and enhanced BMX facilities.

Play trails will meander through the park connecting the formal play hubs 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 play areas throughout the park will serve the adjacent residential communities of Walworth, Peckham, Bermondsey, and Camberwell.



7.3 SPORT

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

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).



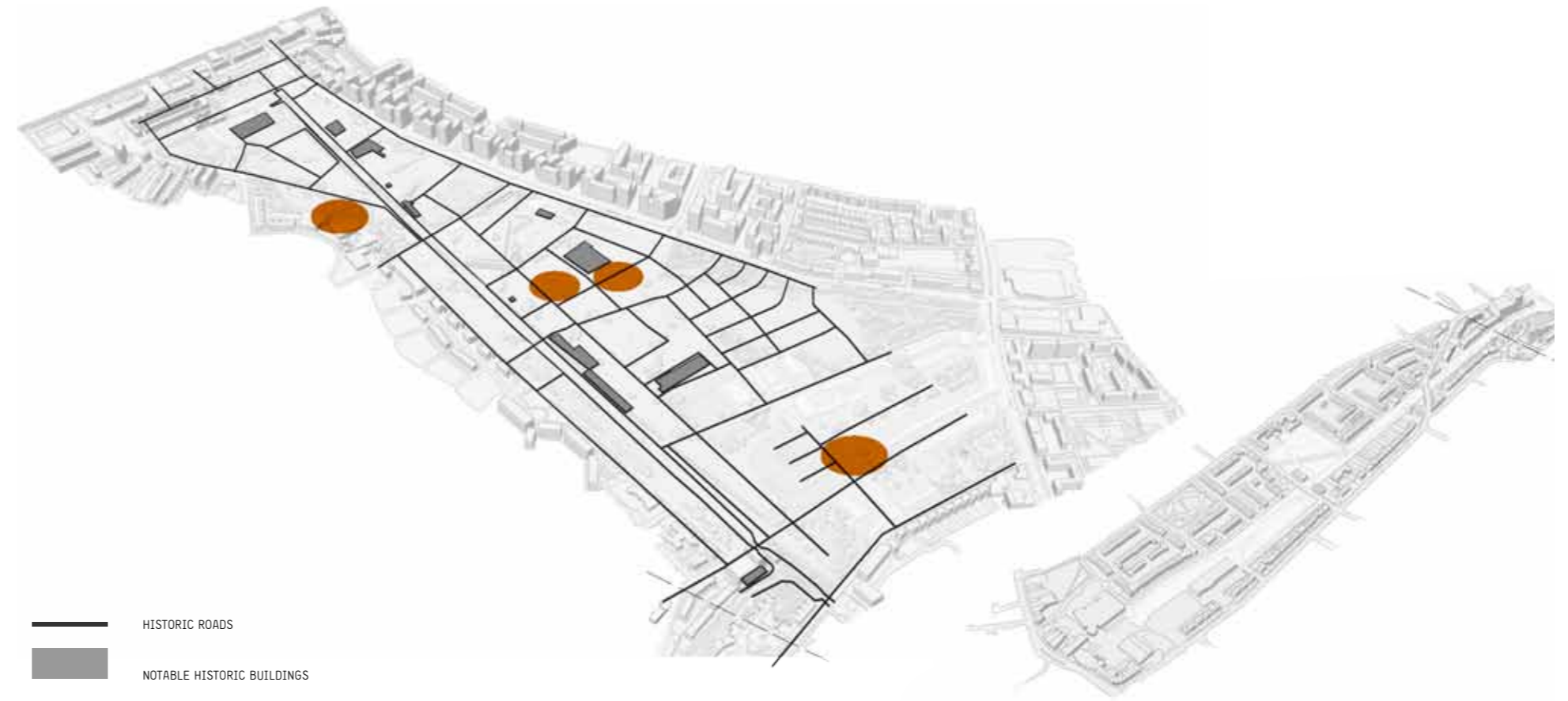
7.4 HERITAGE




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 were removed; the names of streets; and the places where the VI bombs struck.

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






EXAMPLES OF HERITAGE MARKINGS



-  HISTORIC ROADS
-  NOTABLE HISTORIC BUILDINGS
-  BOMB SITE



-  HERITAGE FEATURE TO BE ENHANCED
-  CANAL WATER FEATURE / LINEAR PLANTING
-  HERITAGE MARKING

7.5 BUILDINGS AND FACILITIES

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

The plan proposes the expansion of existing sporting facilities including the extension and improvements to the Sports Centre, with more changing, storage and training rooms and a gym, a new building incorporating BMX clubhouse, boxing club and training rooms and the potential expansion or reorientation of the existing tennis centre kiosk.

A significant, yet under used asset to the park is the Grade II listed Old Library and Bath House. The masterplan proposes re-configuration of the Old Library to face towards and engage with the park and adjacent flexible event space. There is potential for the building to become a community hub for activities such as dance, music, performance, art based programmes, education classes, exercise classes, community gatherings and meetings. The Bath House is more suited to be a cafe or restaurant, artist studios, creative start up work space, meeting rooms, practice rooms, management space. In this way the building could face and interact with the Heart of the Park for cultural events, activities and socialising, meaning that it can bring vibrancy to the centre of the Park.

Fundamental to the success of the masterplan is a detailed building study to ensure that the maximum potential is achieved from the existing assets.



7.6 ECOLOGY AND LANDSCAPE

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

The biodiversity strategy is to increase the variety of habitat throughout the park, increasing the amount of species rich grassland and amenity grasses, as well as introducing a greater variety of seasonal variation planting. The existing copses of trees along St. George's Way will be retained, with sympathetic additions of planting that will compliment the natural habitat.

The proposals include the new Canal Water Feature and linear garden with ornamental plants, landscape improvements to the Old Kent Road extension 'Purses', providing new meadow and grassland areas, the thinning and additional understory and boundary planting along Surrey Canal Walk, coppicing and rotational cutting of scrub/bramble to the boundary of Glengall Basin, the extension to St. Georges Gardens by increasing flowering species to grassland areas, retaining and thinning a proportion of trees but removing clumps to create a more open and accessible grassland, and enhancing understory planting, carrying out crown reductions and judicious thinning of woodland edges towards Old Kent Road. Wild areas, such as that to the south of New Church Road will be enhanced. The introduction of a wildlife pond in this area has also been proposed. In total, we aim to introduce ten different habitat types for the benefit and enjoyment of everyone.



7.7 CYCLING AND FOOTPATHS

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

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

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

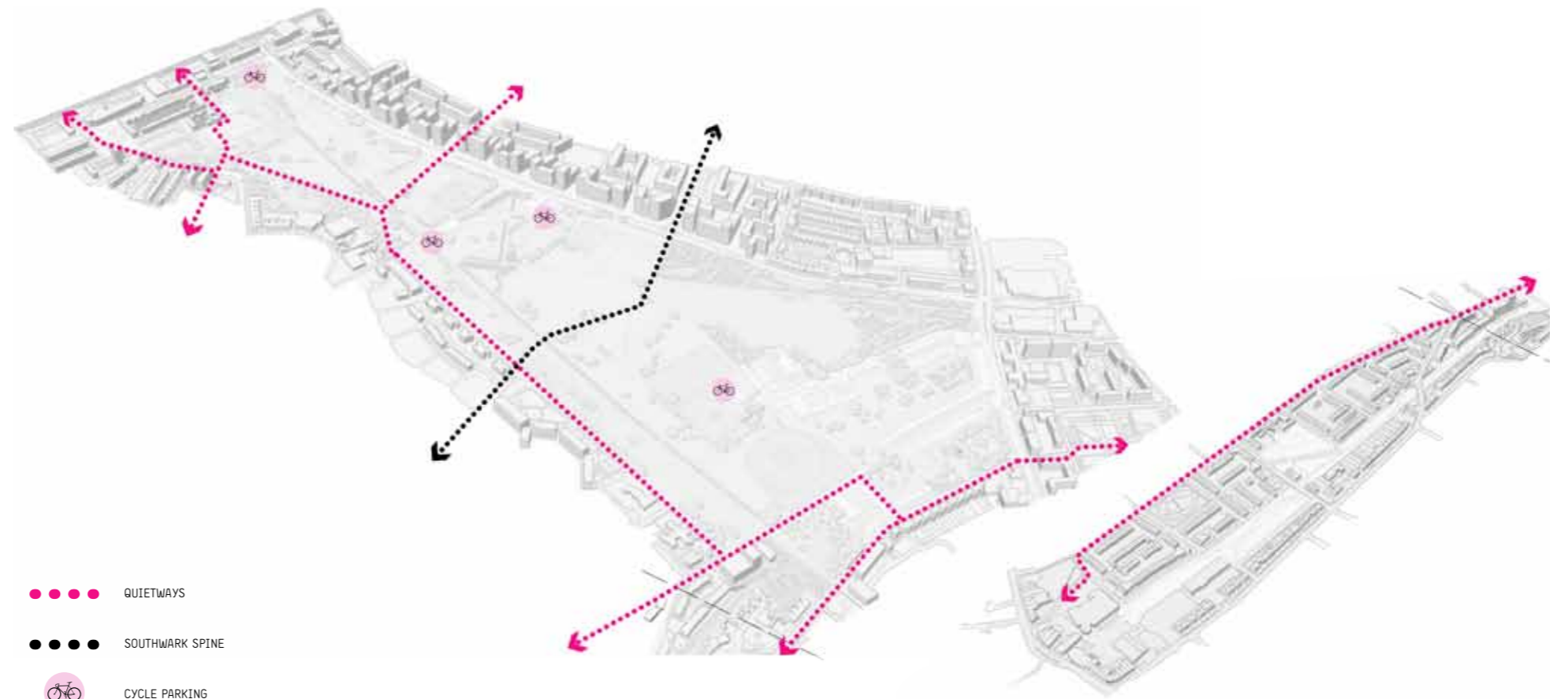
Cycle parking will be provided at the Camberwell Road entrance, Chumleigh Gardens, Wells Way Crossing and the Sports Hub.

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

The 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 4 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 primary and secondary footpath network has been implemented throughout the park in previous work stages. This successfully offers clear connectivity and destination routes.

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



7.8 LIGHTING

Throughout the design process, the strategy for lighting has been to restrict the use of light to the key entrances, and to enable access to key activity buildings that will be used after dark. 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. Light pollution is also an issue for biodiversity, as it affects nocturnal birds and animals from populating the park.

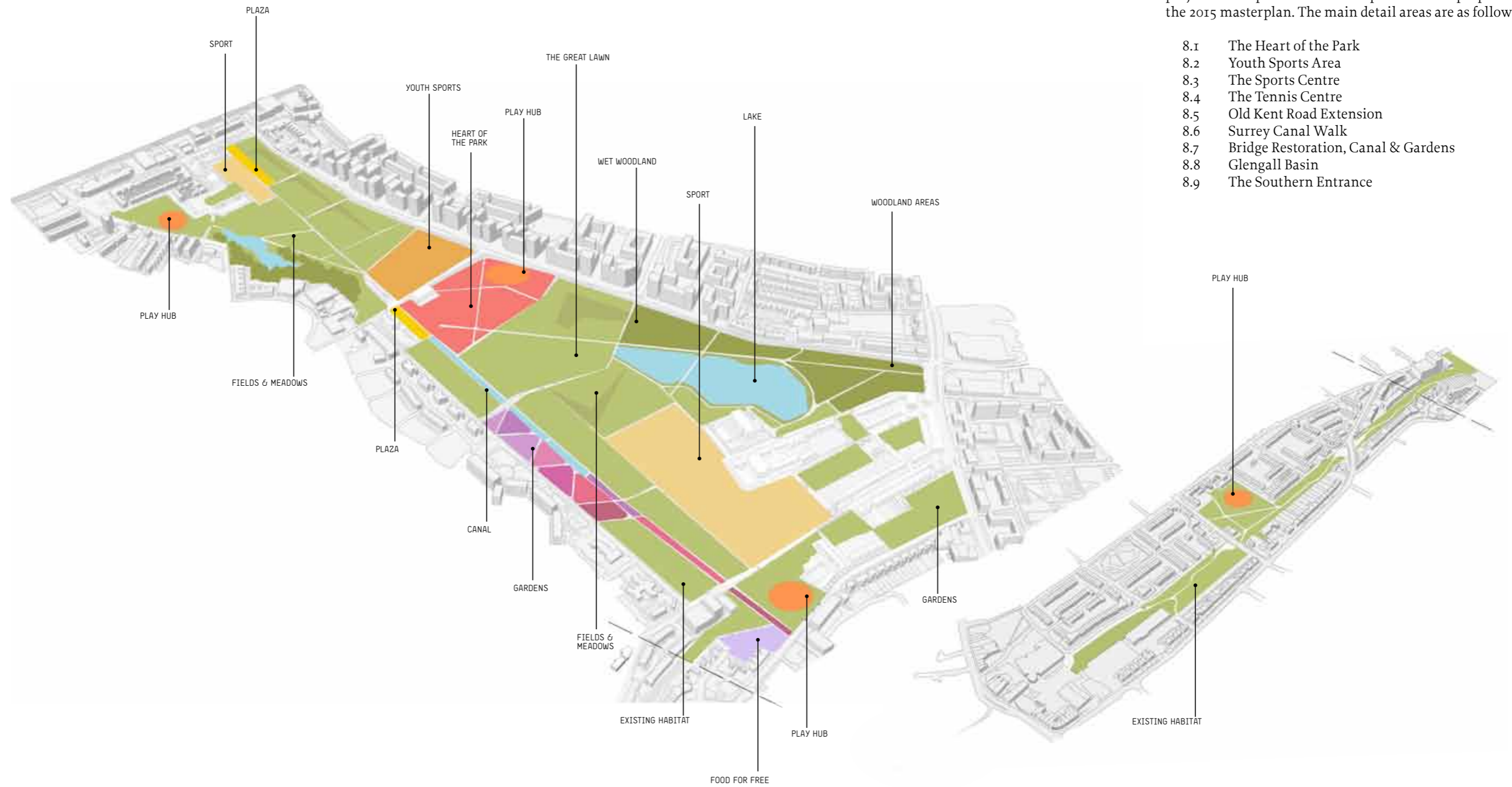
The masterplan proposes lighting only for designated cycleways, buildings and their associated facilities, all primary and secondary entrances for the purpose of highlighting the park, and heritage features such as the bridges along Surrey Canal Walk. All other existing lighting would be reviewed.





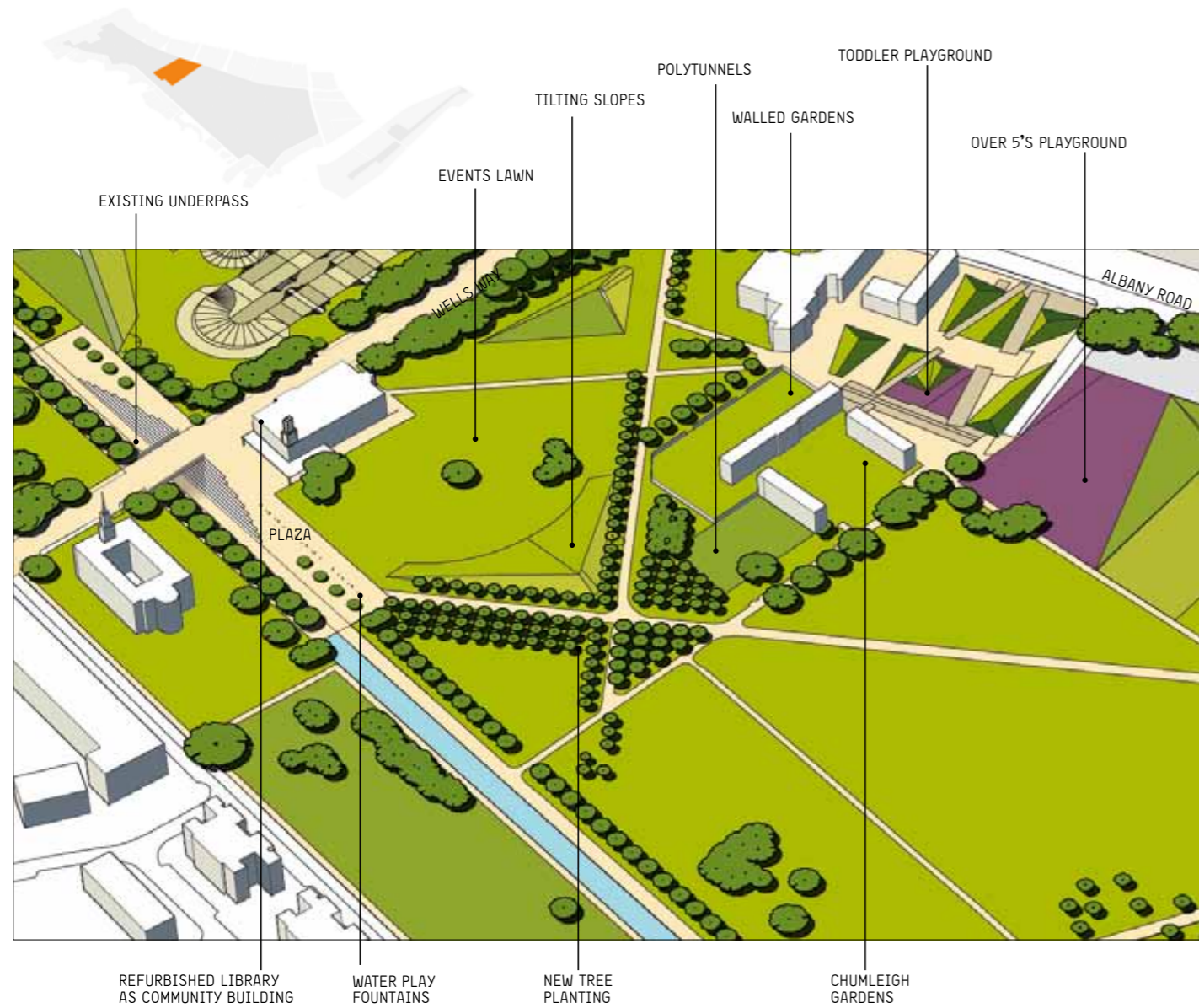
PHASE ONE PLAY GROUND - SUMMER 2012

8.0 DETAIL AREAS



The following pages will illustrate the main spaces and projects for improvement and implementation proposed in the 2015 masterplan. The main detail areas are as follows:

- 8.1 The Heart of the Park
- 8.2 Youth Sports Area
- 8.3 The Sports Centre
- 8.4 The Tennis Centre
- 8.5 Old Kent Road Extension
- 8.6 Surrey Canal Walk
- 8.7 Bridge Restoration, Canal & Gardens
- 8.8 Glengall Basin
- 8.9 The Southern Entrance

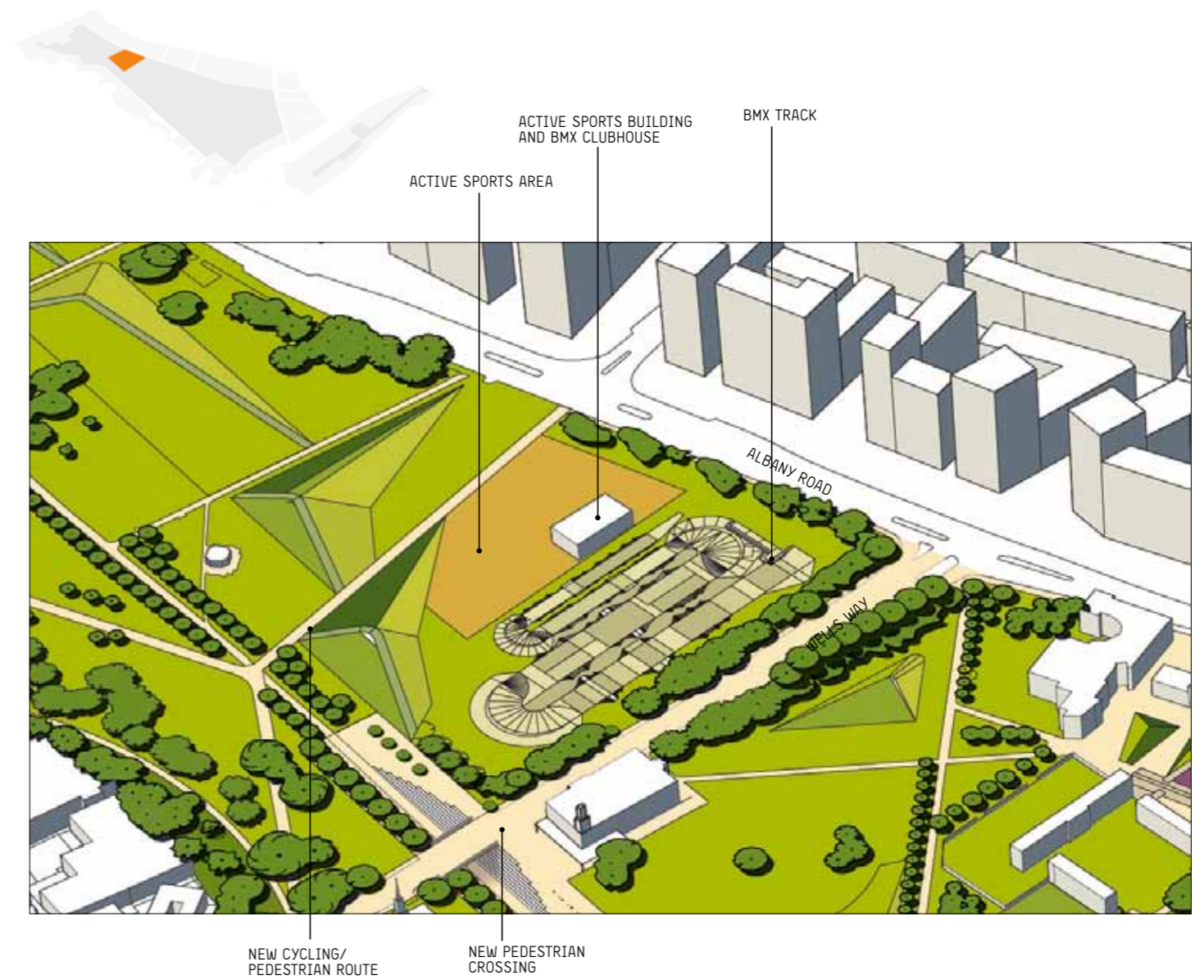


8.1 HEART OF THE PARK

The Heart of the Park is located in the middle of Burgess Park adjacent to Wells Way clustered around existing buildings. The Grade II listed Chumleigh Gardens and Passmore Edwards Library and Bath House 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 these buildings and enable them to be better connected to the park both physically and functionally.

This project is key to linking the Western and Eastern sections of Burgess Park and will provide improved connections both under and above ground across Wells Way. Critical to the success of the Heart of the Park is the conversion and restoration of the Library and Bath House specifically for their use and activity to contribute to the park and local community. The Old Library and Bath House would be re-configured to face inwards on the park and engage with the adjacent flexible event spaces. The building would become a community activity and cultural centre for dance, music, performance, art based programmes, education classes, exercise classes, community gatherings and meetings. The Bath House is more suited to be a cafe or restaurant, artist studios, creative start up work space, meeting rooms, practice rooms, management space. In this way the building could face and interact with the Heart of the Park for cultural events, activities and socialising, meaning that it can bring vibrancy to the centre of the Park.

This area will also include a new and improved pedestrian crossing at Wells way in addition to retaining and improving the existing underpass. This hard landscape plaza area will be revitalised with shared space designed for the needs of both pedestrians and cyclists, including play water fountains.



8.2 YOUTH SPORTS AREA

Building on the success of the national standard BMX track this area seeks to expand the extremely popular 'alternative' sporting facilities primarily aimed at teenage participants. The existing building in this area currently occupied by Children's Services has no interaction with Burgess Park and is a tired and neglected building of no architectural significance. To offer better connections, safer junctions and a coherent strategy a new cycling route is proposed along the alignment of this existing building. The demolition of this building will enable the whole space to be reconfigured to suit the increasing demand for sports facilities.

The Youth Active Sports and Play Centre would provide a combined BMX, Boxing and Youth hub creating a key destination for the local community. A new purpose built facility would provide space as a clubhouse for the BMX and a location for the Lynn AC Boxing Club. The area surrounding the building would be a flexible action sports space providing hard landscape for parkour, skating, sheltered gathering spaces, BMX training and more. This area will be designed for the needs, but not exclusively for young people. It would also have capacity to host small events and gatherings associated with adjacent sporting occasions and fixtures



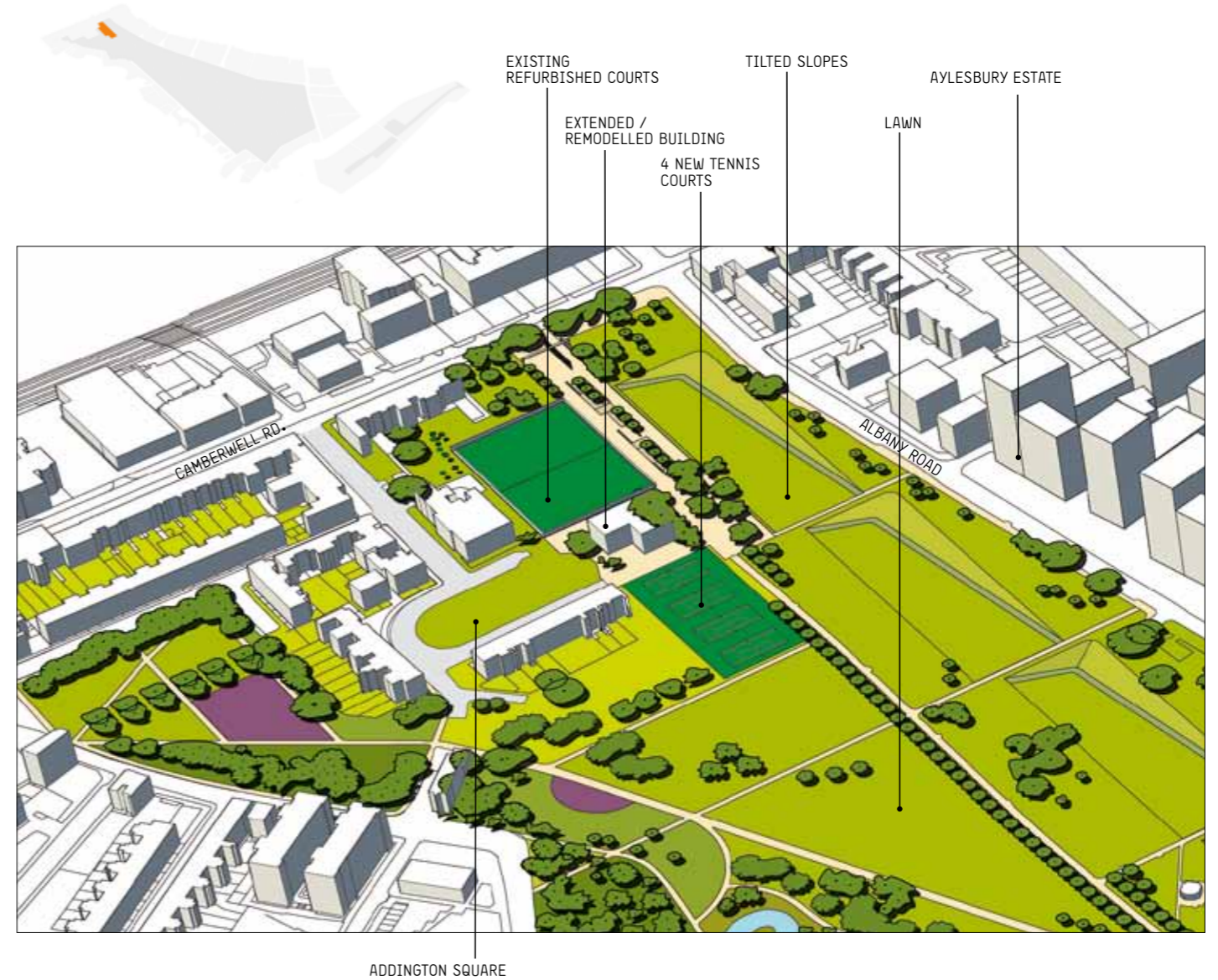
VIEW OF THE HEART OF THE PARK



8.3 THE SPORTS CENTRE

The public consultation highlighted the current need for the buildings and facilities within the park to work harder and deliver greater use, flexibility and capacity for activity across the park. The current sports centre located at the eastern end of the park offers a range of sporting facilities for cricket, rugby and football. This consists of a small purpose built single storey building, an All Weather Pitch for football, a shared cricket and rugby grass pitch, cricket nets and a few table tennis tables. The existing AWP is towards the end of its lifetime and is running at 92% occupancy at peak times. With increasing fixtures and funding the associated sports clubs are all outgrowing the size and offer of the facilities.

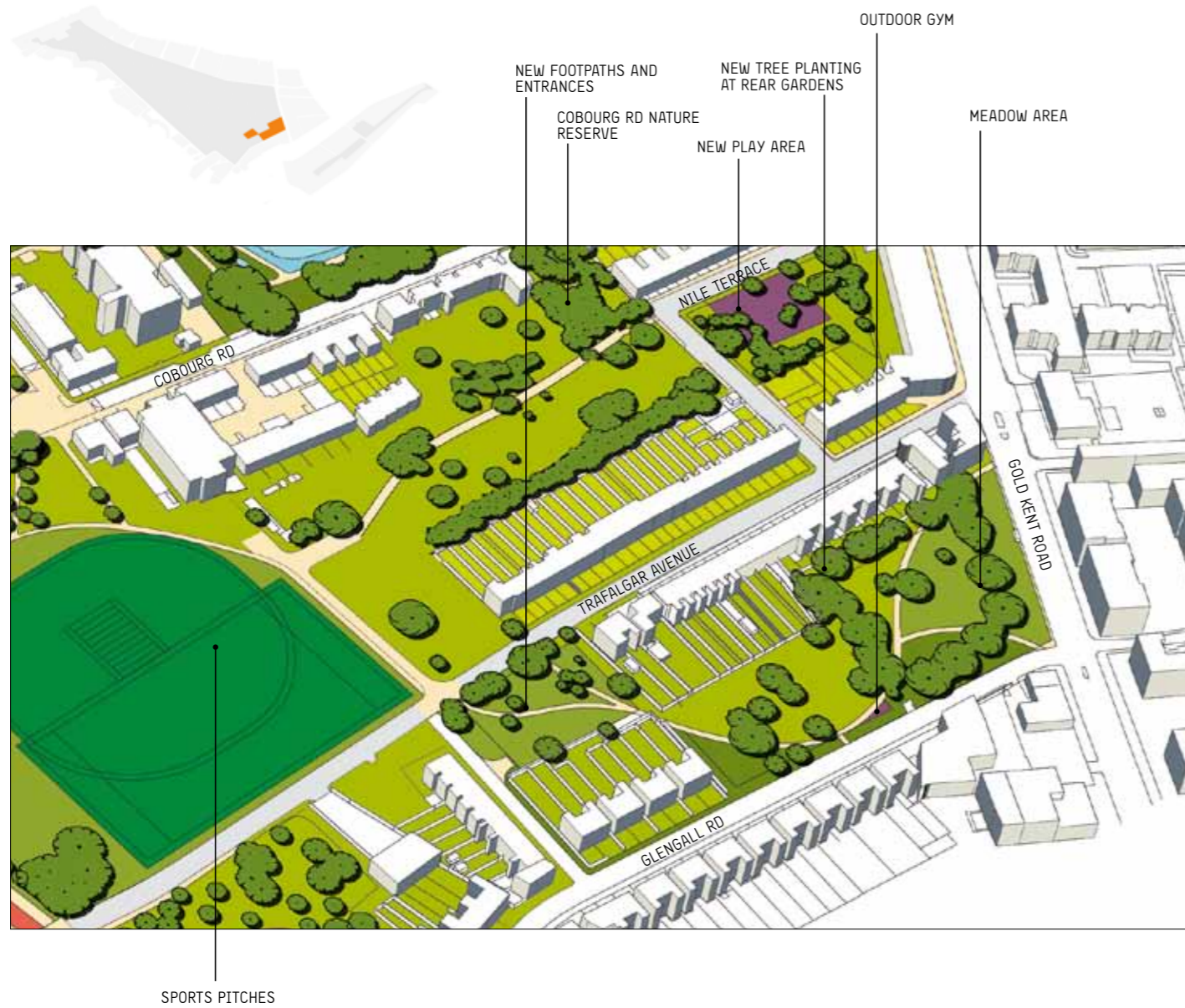
To accommodate increased sporting provision the masterplan proposes the removal of Neate Street, the termination of Cobourg Road and the realignment of Waite Street to create space for grouping of sports facilities such as new All Weather Pitches specifically for Rugby and separately for football. The masterplan re-organises the cricket facilities and rugby pitches, and provides a new cricket shelter and relocated cricket nets. An extension of the existing building is proposed to include a gym, additional changing rooms and training rooms.



8.4 THE TENNIS CENTRE

The existing tennis facilities of a small kiosk building, 6 courts, plus two smaller training areas are not offering maximum potential and contribution to the activity and function of Burgess Park. The existing building faces Addington Square and turns its back onto the park and the new entrance plaza created in Phase one. The current provision of courts does not meet the demand during peak seasons, and there is no training facilities with protection from rain.

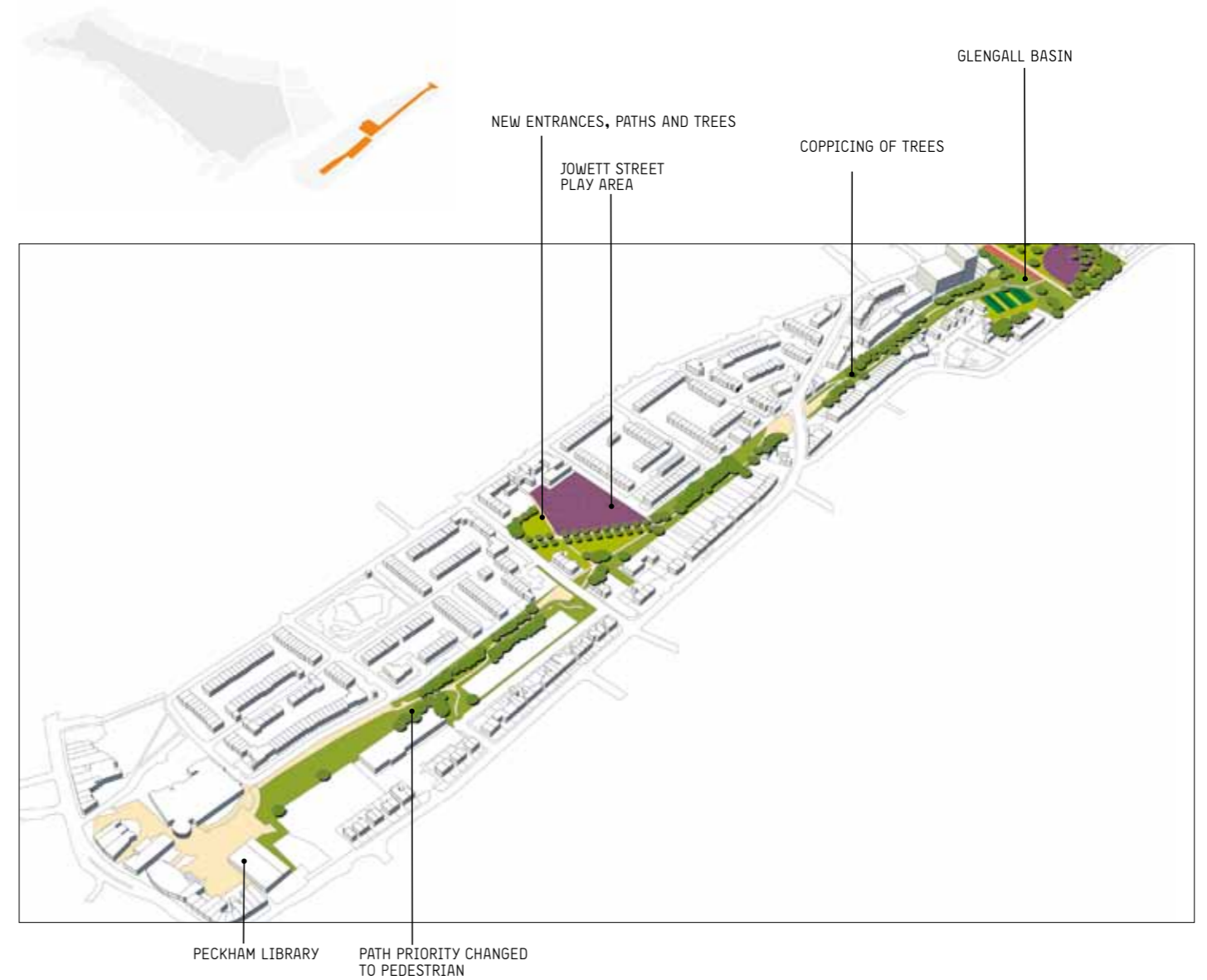
The proposal seeks to increase the overall facilities to offering 6 refurbished tennis courts and the provision of 4 new flood lit tennis courts. The building is proposed for extension and or reorganisation to increase the changing facilities and provide improved cafe / food and drink kiosk facilities with options for a terrace / seating area on the park side of the building.



8.5 OLD KENT ROAD EXTENSION

The eastern end of the park is composed of a number of peripheral separate spaces. Locally known as the 'Purses' the area of park extending towards Old Kent Road is currently lacking in identity or any sense of belonging to the main parkland. 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.

The 2015 masterplan proposes the small square in Nile Terrace to be revitalised with new play equipment and the removal of the existing hedge surrounding the square. The larger spaces facing Glengall Road will be split into two character areas, a quieter lawn and natural play space set back from Old Kent Road, and a more densely planted area with buffer planting, hedging and longer meadow to help reduce the noise of the busy road. New pathways linking through the different spaces allowing better access into the main parkland, together with new signage and entrances will all improve the legibility and accessibility of these spaces.

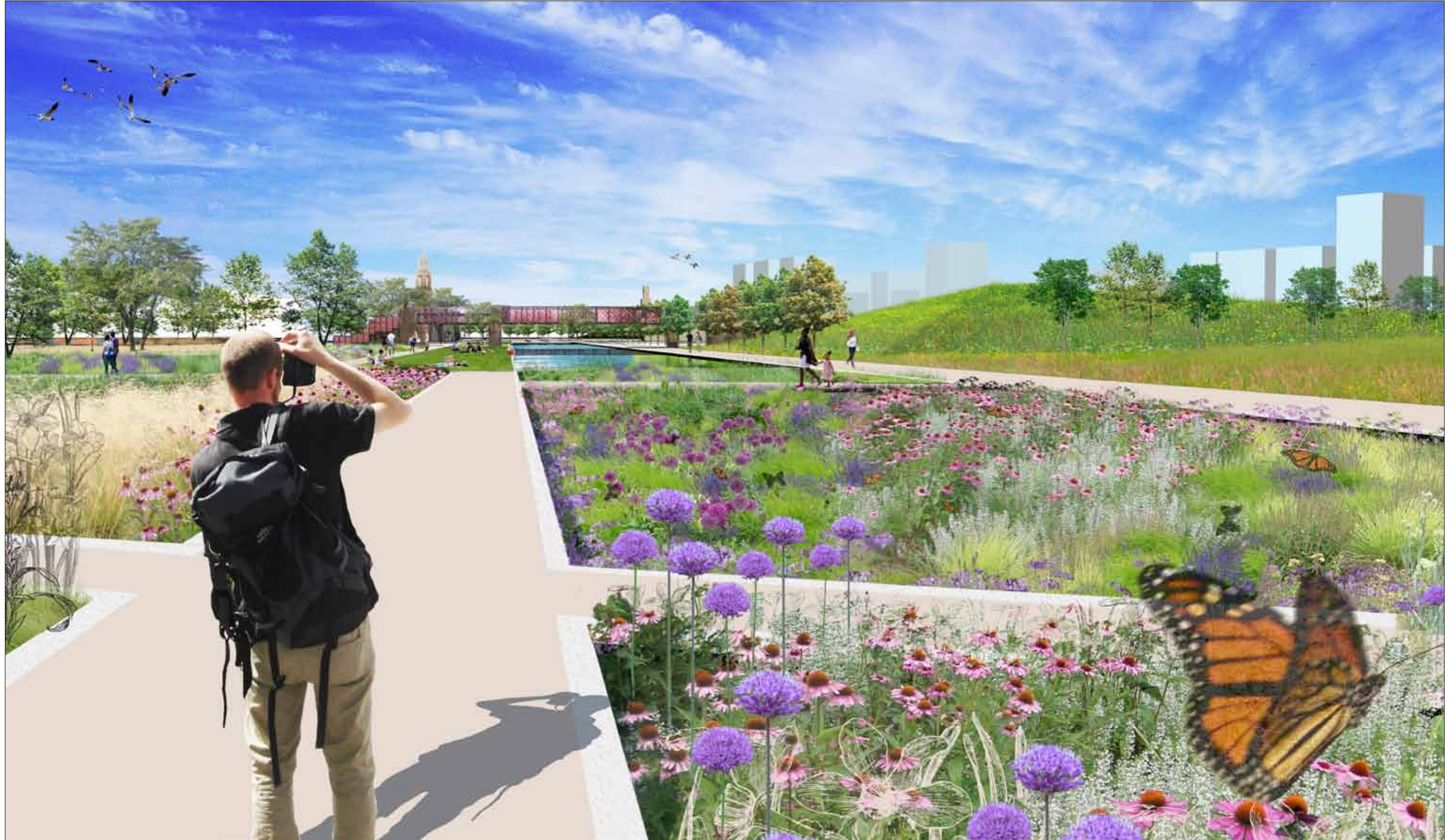


8.6 SURREY CANAL WALK

The addition of Surrey Canal Walk is an important move in linking Burgess Park with its connecting green spaces both in functionality and in management. At present Surrey Canal Walk is a shared cycling and pedestrian route, that is used heavily by cyclists at great speed during commuting times. Rich in heritage this linear piece of park runs the length of the old Surrey Canal from Peckham to the main parkland and it has a strong historic connection to the canal heritage throughout Burgess Park. Two existing, old canal bridges cross over the park and half way along the route a small square containing a play area opens up.

The proposal seeks to provide a new 'Quietway' cycling route the length of Sumner road, which should divert a significant portion of commuting cyclists away from Surrey Canal Walk. The route will change in prioritisation and actively dissuade cyclists with signage and the removal of lighting.

The new square at Jowett Street will primarily focus on updating the existing play area to create a new play destination for the surrounding community. This will have a new MUGA, equipment for younger children, new tree planting and an area of natural play set within landform.



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

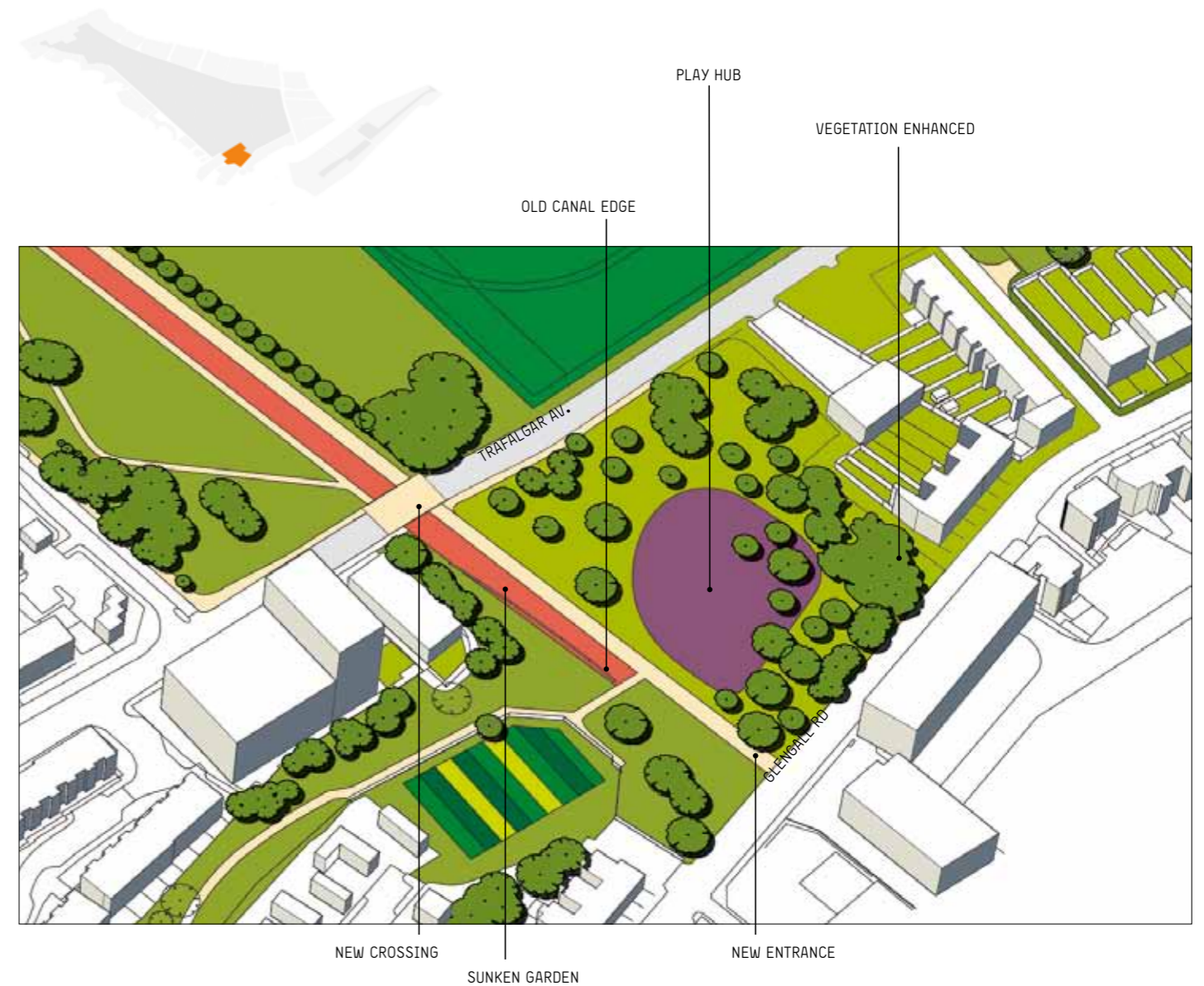


8.7 BRIDGE RESTORATION, CANAL & GARDENS

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 10 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, 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.

Half way down the canal water feature lies the 'Bridge to Nowhere' an important node within the park. The bridge will be restored and available for public access and viewing. Where the canal terminates, a sunken linear garden extends the length of the historic canal footprint, to the entrance to the park at Trafalgar Avenue and then continues across the road into Glengall Basin. The garden concept is extended across Trafalgar Avenue as a way of visually connecting the park. The linear garden, 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.

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.



8.8 GLENGALL BASIN

The parcel of land between Trafalgar Avenue and Glengall Road is at the end of the Surrey Canal Walk where the main arm of the Canal opened out into a junction known as Glengall Basin, originally wide enough for barges to turn down to Peckham. Separated from the main parkland of Burgess Park this small piece of land has had no clear identity or purpose for users. It is rich in history and has remnants of the old canal walls still visible.

The heritage of the site will be marked with the continuation of the sunken butterfly garden. A new wide pedestrian crossing will also help strengthen the links to the main parkland. Identified as a primary play hub, the Glengall Basin area will be revitalised offering a destination play area. 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.



8.9 THE SOUTHERN ENTRANCE

The southern entrance is an area of the park that has seen little or no investment in recent years. Parts of the area are visually and physically detached from the main parkland and there is limited use and activity comparatively to the rest of the park. The compulsory purchase order of three parcels of land adjacent to the southern entrance will enable the park and open space to expand and create a coherent and clear boundary to the park.

The masterplan proposes to increase biodiversity within the Southern Entrance of Burgess Park, create habitats, increase green space and protect and enhance the existing nature area. Rust Square is redefined as a formal green space. The existing boundary railings will be removed to enable greater connectivity to the wider parkland, whilst still retaining the mature existing trees along the boundary. A new play hub is proposed to enliven the space and provide better facilities for the local community.

The extension of the nature area will see the inclusion of a brand new large pond with reed beds, marginal planting and habitat islands. New pedestrian routes will meander through the nature area, while key pedestrian and cycle routes connect from entrances and offer direct and clear access through the park.



VIEW OF EXISTING NATURE HABITAT ALONG GRAND AXIS



TENNIS CENTRE

IMPROVE DRAINAGE TO LAWN AREAS

IMPROVE DRAINAGE TO WET WOODLAND

SOUTHERN ENTRANCE

SPORTS CENTRE AND PITCHES

REPAIR GLENGALL WHARF WALL GARDEN RAISING WALL

9.0 DELIVERY ACTION PLAN

9.1 PHASING

The large scale of the park and the limited funding that is immediately available for it dictates that the implementation of the revised 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. To guarantee the long-term success of Burgess Park, it is crucial that stages of development are founded on clear strategic objectives while simultaneously meeting some short term needs.

9.2 FUNDING

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

9.3 THE NEXT STEPS

APPROVED AND COMMITTED PROJECTS

There are a number of projects within the masterplan that Southwark Council have approved and committed a portion of the £7.2 million available funding to. These are for reasons of specific funding such as the Southern Entrance or urgent user demand such as public toilet facilities. The following projects are approved and currently being developed by Southwark Council:

- The Southern Entrance (detailed below)
- Improve drainage on east side of the park
- Toilets - new toilets near the lake and improve access to Chumleigh toilets
- Glengall Wharf garden wall repair

SOUTHERN ENTRANCE

In January 2014 Cabinet approved the compulsory purchase order (CPO) of three parcels of land adjacent to the southern entrance of Burgess Park with a view to bringing this land back into the park as green space. Regeneration funding was allocated to purchase this land and to also turn it into green space. This funding was match funded

by parks capital funding to deliver the southern entrance scheme and as such it was agreed that this project should commence as soon as possible as planning approval was required to commence the CPO process

PRIORITISATION

The process of prioritising which of the new projects within the proposed masterplan should be delivered with the remainder of the funding currently available has been primarily determined through the demands and desires of the public. A secondary key factor that provides a strong incentive for the local council to invest is if potential funding from associated sports bodies or the Heritage Lottery Fund can be granted.

A matrix was developed to assist with the prioritisation process, with the following criteria (in order of importance) used to determine the next steps:

1. Consultation feedback.
2. Can the projects be match funded.
3. Are the projects financially sustainable; i.e. they do not incur additional maintenance costs.
4. Do they benefit single, multiple or all stakeholder groups.
5. How easy are they to deliver.
6. Do they contribute to the delivery of key Council strategic objectives.

The following outlines the results of key projects in order of priority:

1. Football / Rugby / Cricket
2. Tennis Courts
3. BMX / Boxing Clubhouse
4. Youth Sports Area
5. Play
6. Entrances
7. Old Library and Public Baths
8. Old Kent Road Extension
9. Surrey Canal Walk Bridges
10. Bridge to Nowhere / heritage interpretation
11. Canal Water feature

PROPOSALS FOR ALLOCATION OF REMAINING FUNDING

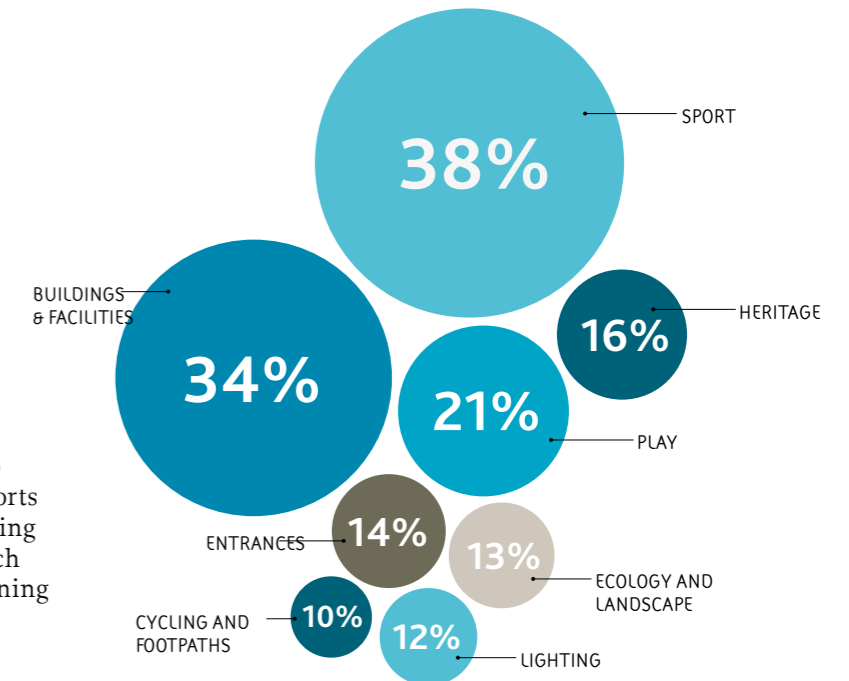
The prioritisation matrix identified investment in sports facilities as being the priority and as such the remaining funding of £2.8 million is proposed to be used as match funding for external funding bids to the sports governing bodies to deliver improvements to the existing sports centre and existing tennis courts.

A meeting was held with the key sport funding bodies in the summer of 2015 to present the draft master plan and a sports feasibility study. The proposals received significant positive support and feedback.

If sufficient match funding cannot be provided for sports facilities alternative proposal in the masterplan will be put forward for delivery such as an application to the HLF for the Bridge to Nowhere and other heritage features.

OLD LIBRARY AND PUBLIC BATH HOUSE

Southwark Council have proposed a one year window to allow the Friends of Burgess Park to lead/progress a Business Plan for the future community use of the Passmore Edwards Library.



Park Themes	Average consultation response for Phases 1 & 2	What is being delivered / proposed for delivery? *
Sport	38%	Refurbishing existing tennis courts Sports Centre - Upgrade existing AWP, plus additional AWP
Buildings and facilities	34%	Lake Toilets Chumleigh toilets access Glengall Wharf Garden wall
Play	21%	Southern Entrance scheme Chumleigh toddler playground
Heritage	16%	<ul style="list-style-type: none"> • <i>Old library / public bath house business plan being developed by the Friends of Burgess Park</i> • <i>HLF bid for Bridge to Nowhere and heritage interpretation if sports funding not sufficient</i>
Entrances	14%	Southern Entrance scheme - Rust Square / New Church Road
Ecology and landscape	13%	Southern Entrance scheme
Lighting	12%	Sports Centre - extension of facilities New cycling 'Quietways'
Cycling and footpaths	10%	New cycling 'Quietways'

RESPONSES TO PUBLIC CONSULTATION BY THEME (AVERAGE OF STAGE 1 & STAGE 2)
* BOLD DENOTES APPROVED FOR DELIVERY, OTHER IS PROPOSED



VIEW OF THE NEW ENTRANCE AT CAMBERWELL ROAD (PANEL IS AN ABSTRACTION OF THE HISTORIC SITE LAYOUT)

10.0 APPENDIX - BACKGROUND INFORMATION

SITE 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.

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, Peckham and the Aylesbury Estate, which sits directly opposite the park.

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.

HISTORIC BUILDINGS AND STRUCTURES

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.

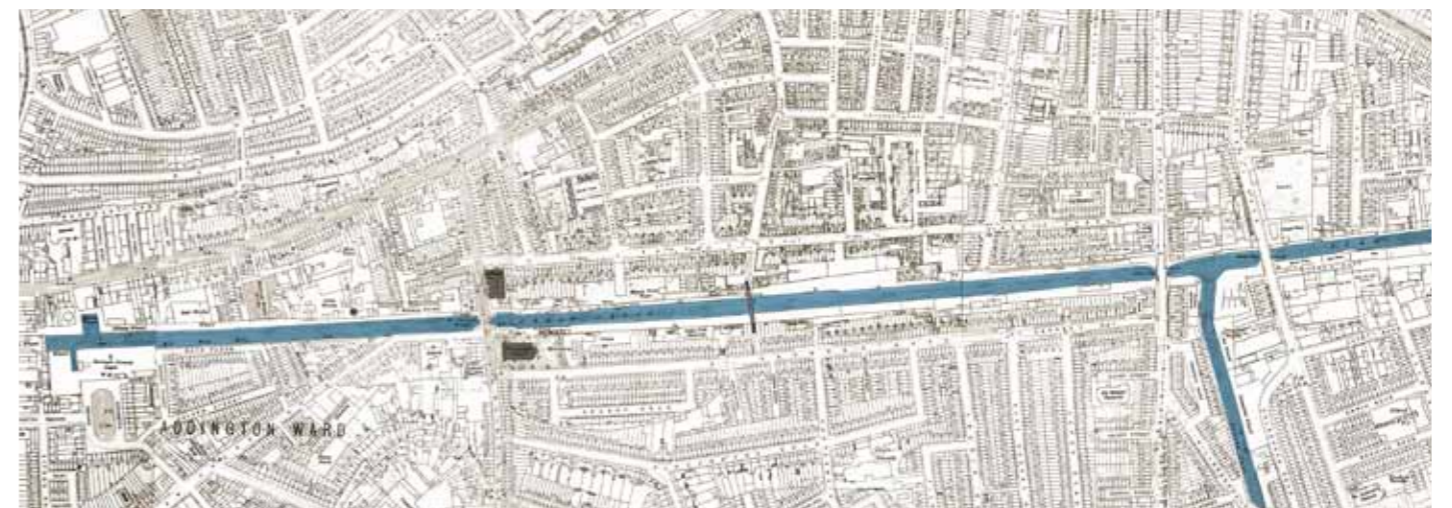
In the 1970s the canal, which had serviced many of the industries of the area, was closed and filled in. A sunken area in the south-east corner of the park marks the site of the junction of the Peckham branch of the canal built in 1826. An iron bridge spans the route of the old canal within the park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

REMNANT STREETS

Whilst the park's history and industrial heritage provides richness and opportunities for its interpretation, it also still 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.

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.



HISTORIC MAP OF SURREY CANAL