



## The Future of Beckenham Place Park East



Lewisham Council have allocated funds to enhance the eastern side of Beckenham Place Park.

In 2019 and early 2020 we asked for your views on what you think will make this green space special. We have also been working in collaboration with other agencies, including the Environment Agency to reduce flood risk to local communities and enhance the park for wildlife. Based on your responses we have developed a design which will improve not only the natural environment, but also provide a series of spaces that echo how and why you want to use them.

### Have your say on the proposed designs

Visit [www.lewisham.gov.uk/beckenhampark](http://www.lewisham.gov.uk/beckenhampark) and leave your comments.



You can also email any thoughts to:

[beckenham@bdp.com](mailto:beckenham@bdp.com)





# Beckenham Place Park

## Beckenham Place Park East

The existing site is approximately 30 Hectares, bounded by the railway line to the west and the river to the east. It is currently relatively flat mowed grass with mature trees and vegetation along its perimeter.

The stretch of the River Ravensbourne which runs through Beckenham Place Park East is the healthiest stretch of river in the borough. However, there is limited visibility and access to the river and it is not widely enjoyed by local people.



The former playing fields are no longer used for formal pitch sports, but offer a wealth of opportunities for new landscaping of nature ponds, sunken lawns and boardwalks, which could offer valuable flood water storage and enrich the ecology of the park, as well as offering new opportunities for recreation and for all ages to engage with nature.



Existing photos of the park and river



### Community

An opportunity to build on existing amenities and introduce new uses for all to enjoy. It is intended that the community will be engaged throughout the design development process.



### Heritage

The improvements and restoration of this side of the park will need to be sensitive to existing heritage and the mature trees, many of them of significant value.



### Nature

The balance between nature and amenity needs to be at the heart of this project, respecting the existing river corridor and improving the natural processes in the park, including: biodiversity; ecology; ground conditions; and water within the park



### Outdoor Activity

Given the scale of the park and the natural flat terrain there is plenty of opportunity to create different activity areas to complement those which exist today.



### Recreation & Play

The existing play areas are tired and in need of refurbishment, this project provides the opportunity to improve and create new play areas coupled with open space for recreation and sport.

We are keen to get your ideas, please fill out one of our postcards or email us at [beckenham@bdp.com](mailto:beckenham@bdp.com)

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## What You Said

In 2019 and early 2020 approximately 1300 of you gave us your views on the emerging proposals for the Eastern side of the park. Here is what you told us....

Order of most occurring comments	Reasons for use	Most liked aspects of the park	Least liked aspects of the park	What people would most like to be able to do in the park
1	Walking	Like the openness of the park and flat space for accessibility, sports, exercise and picnics	General feeling that the playground is rundown and dated	Continue to be able to walk, run and cycle without competing for space
2	Running/ Park run	The River – for paddling, trailing, change of scenery	Bland and featureless – not much to do	Access to facilities – would like a café and access to toilets
3	Dog Walking	Enjoy how peaceful and quiet the park is and that it is less crowded	The park can get too muddy because of poor drainage/ponding	Would like to see a picnic area with benches
4	Play (both informal play in the open space and prescriptive play the playground)	Like that there is a playground and a skate park	Would like to see more footpaths	Improved children's playground
5	Interact with the river	Like the natural feel and unspoilt appearance	Overall feeling that the park looks neglected – lack of maintenance	Improved access and interaction with the river
6	BMX track	BMX track	General feeling that a lot of the river is hidden, inaccessible and lacking maintenance – could be further utilised	More trees/ extension of the woodland
7	Cycling	Feel the woodland and backdrop of trees add value and contrast to the open space	Not enough seating and litter bins	Introduction of a nature trail
8	To relax/ enjoy quiet space - find it peaceful and not as busy	Views across the park	Would like to see more paths	An outdoor gym/ trim trail
9	Passing through/ part of daily commute	Variety and presence of wildlife/nature	Lack of facilities – would like to see toilets and café	Better cycle routes/trails
10	Access to nature	Great for running/ parkrun	Too much dog excrement	Would like rewilding of the park and increased wildlife
11	Other Exercise	Like that the park has lots of potential	Needs better entrances/connections – particularly from Bromley Road and over the railway to the western side	More paths including a full circuit footpath and improved signage
12	Family time e.g picnics		Buildings in the playground area considered unsightly and obstruct views	Added features to running routes

Most favoured words to described what you'd like to see...







# Beckenham Place Park

## Objectives

Based on your responses the following objectives have been developed and have helped influence the progressing design for the park.

### Strengthen interaction with the river

Increase accessibility to the river in a sensitive way that will maintain the natural environment of the river, whilst allowing greater opportunities for interaction with the water and the water's edge. Identify a series of spaces along the river where openings can be made without disturbing or impacting on existing healthy trees.



### Enhance opportunities for play

Improve and enhance provision for both prescriptive and non-prescriptive play for a wide range of ages. Identify areas of opportunity for play to be integrated within the natural landscape that will not only encourage greater interaction with nature, but also inspire learning. Introduce better play equipment in areas specifically dedicated to play. Provide open lawn areas for sports.



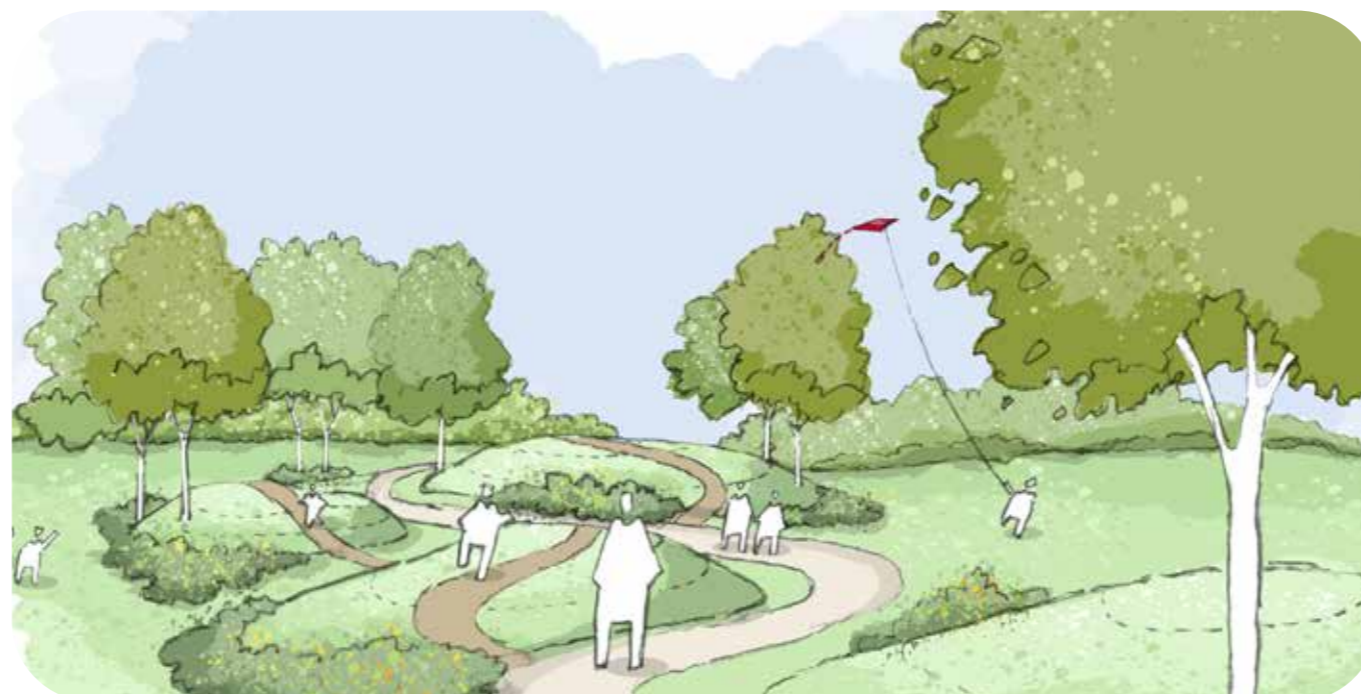
### Introduce water management

Introduce water management within the park in a natural way, using gentle landforms that will create subtle features within the landscape, increase wildlife and habitat value and diversity, whilst also reducing flood risk to local communities.



### Retain & increase provision for varying activities

Establish a variety of experience and interest within the park through a flowing series of spaces and variations to the landscape. Rolling landforms along the perimeter will offer opportunities to diversify walking, running and cycle routes around the park. Retain areas of open space and level access so that the park can also continue to be used as it is.



### Create interesting views whilst maintaining clear sight lines

Introduce variation in the landscape that will add visual interest and enhance the park's natural character, without obstructing long distant views.







# Beckenham Place Park

## Objectives

### Upgrade footpaths & increase circulation

Introduce a network of footpaths that will allow more of the park to be explored and enjoyed by everyone. Provide a full circuit path around the park.



### Create a series of experiences

Introduce a variety of both formal and informal seating opportunities to accommodate the needs of all users of the park. These will be located along footpaths and integrated within the landscape to offer a series of experiences from tranquil, relaxing spaces through to more social seating/ gathering opportunities.



### Improve access & connectivity

Provide improvement of accessibility and legibility by opening up entrances into the park where possible and removing fencing where not deemed appropriate. Open up views and create clear sight lines by relocating obstructing components and structures to increase visibility into the park.



### Enhance wildlife and introduce re-wilding

Additional tree planting will enhance the natural character of the park, increase biodiversity, add interest and improve the visual experience. The proposals introduce a route through the wooded landscape at the southern end of the park to increase opportunities for interaction with existing nature.



### Explore opportunities for facilities

Opportunity and future aspiration to identify a location for a café and toilet building.







# Beckenham Place Park

## Emerging Design



### Key:

- 1 New & upgraded playground
- 2 Future cafe location
- 3 Picnic area
- 4 Access points to the river
- 5 Sunken lawn/ flood attenuation area
- 6 Open lawn for flexible use
- 7 Activity trail with rolling landscape
- 8 Nature ponds
- 9 Informal woodland path
- 10 Wild flower with mown paths and spaces
- 11 Informal play with stepping stone
- 12 Feature play area
- 13 Viewing platform
- 14 Unmown grass for habitat creation
- 15 New bridge over the river
- 16 New & upgraded footpaths
- 17 Existing BMX track
- 18 Existing Slate park

- Openings to the river
- Areas of open flexible space
- Areas for flood attenuation
- Opportunity for habitat ponds
- Rolling landscape for activity
- wildflower meadows for improved
- Play
- Existing wooded landscape
- Primary entrances
- Nodal points
- Primary route
- Activity trail route
- Informal routes