



Beckenham Place Park

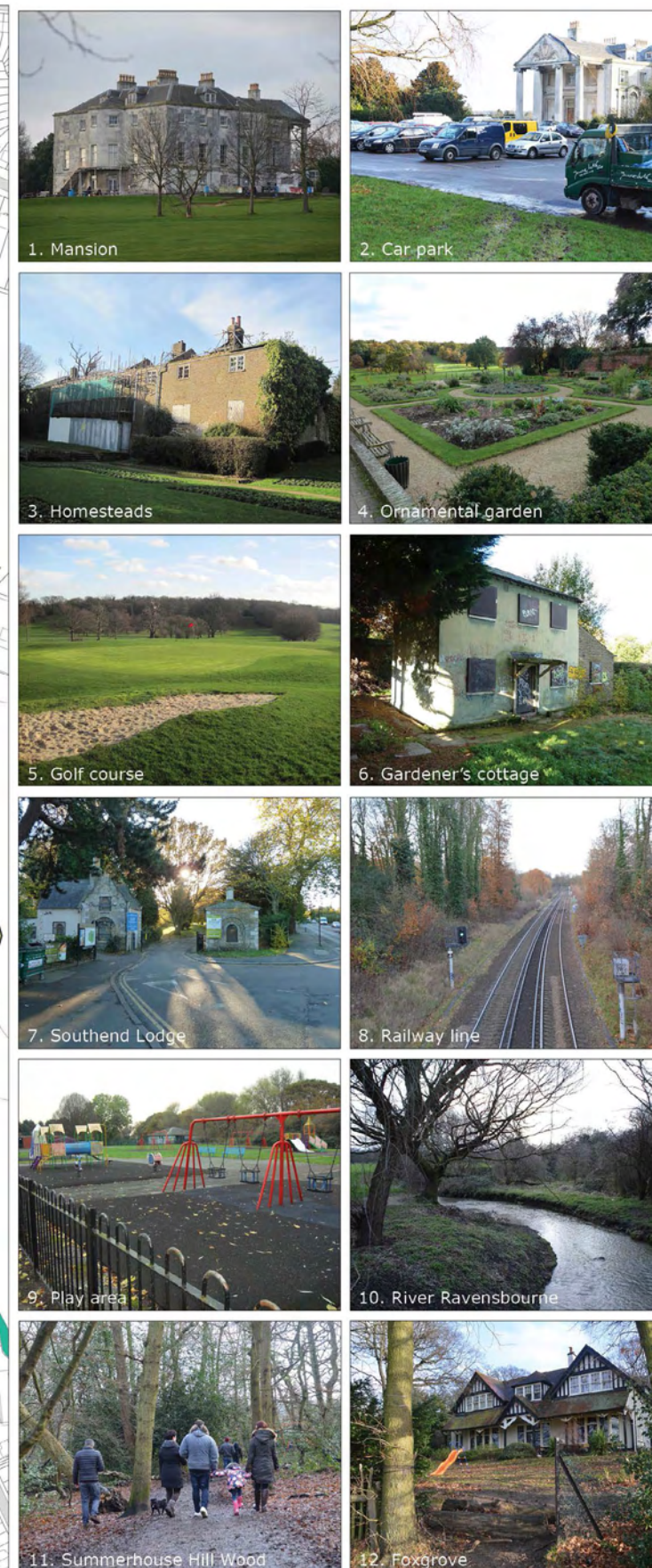
First round application to HLF Parks for People Programme
Sketch proposals

Prepared by London Borough of Lewisham and LUC
February 2014



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1st edition Ordnance Survey plan, 1860s (source - Lewisham Local History & Archives)
Beckenham Place Park restoration project



BECKENHAM PLACE PARK, LEWISHAM:

HLF - FIRST ROUND APPLICATION - Key Landscape Proposed Works

01. Existing park entrances: (9 No. key entrances) retain existing sign boards & improve interpretation signage (develop a single coherent identity/design style for park wide signage). Upgrade paving thresholds with stone sett trim & new paved surface.

02. Existing path upgrades: existing path networks within the park (especially to the Ash Plantation & Summerhouse Hill Wood, i.e. Green Chain Walk/Capital Ring), to be assessed at development stage & repaired &/or upgraded, where required to self-binding gravel with timber edging (excluding the pleasure grounds, Homesteads complex & formal/kitchen gardens). Upgraded paths to support shared use for cycles, pedestrians & provide access for all where possible.

03. New site wide path network: additional parkland path hierarchy to link into existing network. Allowance for 10 No. timber fitness pieces to path network for 'trim trail' route through park.
- Primary paths to be self-binding gravel. (Breedon or Coxwell surface finishes with timber edge, to pedestrian standard & supporting shared use access).
- Secondary paths to be 'soft' access mown grass paths, with seasonal variance.

04. Removal of existing 18 hole golf course, for parkland restoration & historic view management: across the existing golf course layout fairway trees are to be removed (e.g. low quality Silver Birch), & all other associated areas (i.e. greens, tees, bunkers & fairways) returned to C18th parkland landscape. Amenity grass restored to parkland with historic native tree planting restored to main parkland landscape core, with view/ vista management (as setting to south of the Mansion house).

05. Beckenham Place Mansion: landscape setting to be restored, with existing car park to main entrance removed & reinstated with grass, vehicular standard access road/path to house retained & upgraded (surface to be Fibredec/bound gravel/natural stone), allowance for approx. 10 No. car off-road parking bays down road side frontage of the Mansion house approach. Existing golf course confers to be removed. Existing dis-used buildings adjacent to Mansion (e.g. W.C facilities) to be demolished & C18th landscape restored.

06. Proposed new car park: new car park opposite the existing Homesteads buildings (approx. 50 No. spaces). Car park surface to be Fibredec or tarmac & chip, with estate rail fenced boundary. Option for overflow car park, with reinforced grass surface/grasscrete (approx. 30 No. spaces).

07. Southend Lodge & depot: 2 No. lodge buildings to Beckenham Hill Road entrance to be conserved (as determined by London Borough of Lewisham, LBL), with allowance for new metal gates & associated rail fencing. Existing store/depot area to be upgraded with new leaf storage & yard space, allowance for new secure depot fencing, screen planting & new rear vehicular entrance gate to depot with associated road spur. Lodge park entrance to undergo drainage assessment & any resulting works as required.

08. Tennis court & kitchen/formal gardens: 3 No. poor quality tennis courts removed & restored to walled kitchen garden landscape. 2 No. new tennis courts to be provided within pleasure grounds extents, allow for new sports surface & line markings, fencing & nets. Formal garden landscape & timber summer house restored. Allowance for new herbaceous style planting, walled garden, & path upgrades (with new timber edging & Fibredec/bound gravel surfacing throughout).

09. The Homesteads & Garden Cottage complex: Restore existing buildings to create new 'activity hub' (i.e. Cafe, exhibition, offices & activity rental). Courtyards to stable area landscaped, using bound gravel & stone sett/paving details, with new furniture & tree, hedge & shrub planting.

10. Restored pleasure grounds + toddler play: reinstate boundary to C18th pleasure garden with 5-bar estate rail fencing, & gates as required. Repair/update existing estate fencing as necessary. Allowance for appropriate specimen/exotic tree & shrub planting to be reinstated (e.g. historic record of Mulberry planting within pleasure grounds). New toddler natural play area (0-6+ yrs), allow for fencing/ gates, localised path network, play bark surfacing, shrub+tree planting within play space, low level earth mounding, furniture (i.e. seating & litter bins), signage & approx. 10 No. small play pieces, and 15 No. medium play pieces (Timberplay or similar). 2 No. tennis courts relocated within pleasure grounds.

11. Restored C18th lake: allowance for extensive tree clearance within footprint, (predominantly poor quality Ash woodland), localised yet extensive earthwork removals & re-profiling to lake form required. Lake footprint to be clay lined (or similar), appropriate water systems put in place, (e.g. water source, sluices, overflow points), & new borehole connection created - ALL as determined by specialist consultant at development stage. Upgrade existing & new lake perimeter path installed, & aquatic/marginal planting to lake banks & margins (with protection afforded during the establishment period). New tree planting. Allowance for 1 No. timber decked boat access/jetty area for potential sports/recreational use.

12. Existing park storage/depot area: located adjacent to railway bridge, to be cleared & restored to parkland.

13. Ash Plantation: allowance for extensive tree management, through clearance & re-planting (appropriate species to be determined).

14. Proposed designated BMX/cycle track: new track way for cyclists and BMX riders. Track way to be a secondary path loop with low grade type 1 surface finish & an allowance for localised earth mounding to add/ increase course difficulty as required.

15. Adventure play to The Common & Ravensbourne River corridor: proposed provision for adventure play along areas of re-directed river course & to proposed EA alleviation bund project. Allowance for up to 10 No. natural play/timber play pieces for ages up to 14+ years. Pieces positioned along existing routes & river course, all to have appropriate safety surfacing (e.g. Tiger mulch or bark chip) & integrated planting.

16. Old Bromley Road playground: replace/enhance existing playground - with natural play pieces for approx. (0-12+ yrs), allowing for new fencing/gates, localised path network, play safety surfacing, shrub+tree planting within play space, low level earth mounding, furniture (i.e. seating & litter bins), signage & approx. 5 No. small play pieces, and 10 No. medium play pieces (Timberplay or similar).

17. Old Bromley Road skate park: existing skate-park enhance/replace with new, allowance for new sunken concrete surfaced park, with elements such as a bowl + plaza style items.

18. Old Bromley Road car park: car park footprint to be reduced with localised surface improvements (secondary car park treatment). New gated entrance, as required, & allowance for screen planting to car park & adjacent Working Men's club.

19. Old Bromley Road new Kiosk/WC building: new kiosk building and WC facilities to upgraded recreation area (i.e. skate park, playground & adventure play).

NOTE: works in landscape bid do NOT include the following buildings - Homestead Cottages, the Mansion House, the Foxgrove, the changing rooms & children's centre (to the Old Bromley Road entrance). Funding for Mansion, Homestead Cottages & Foxgrove will be raised subsequently as phase two.

ENVIRONMENT AGENCY (EA) - RAVENSBOURNE RIVER PROJECT - Key Proposals

A. Landscape elements: EA alleviation project along Ravensbourne River to provide: new landscaped earth bund (flood alleviation measure), new path routes (self-binding gravel, as per above HLF item 4), timber boardwalks and new river crossings (bridges), river course diversion (to flow with bunded zone), enhanced ecological habitats to existing nature reserve area (e.g. grass/reed wetlands), & the removal of existing dis-used changing rooms building (& children's centre) reinstate to parkland grass.

HLF - FIRST ROUND APPLICATION

- Key Landscape Proposed Works

NOTE: please refer to landcape proposals plan for location of works

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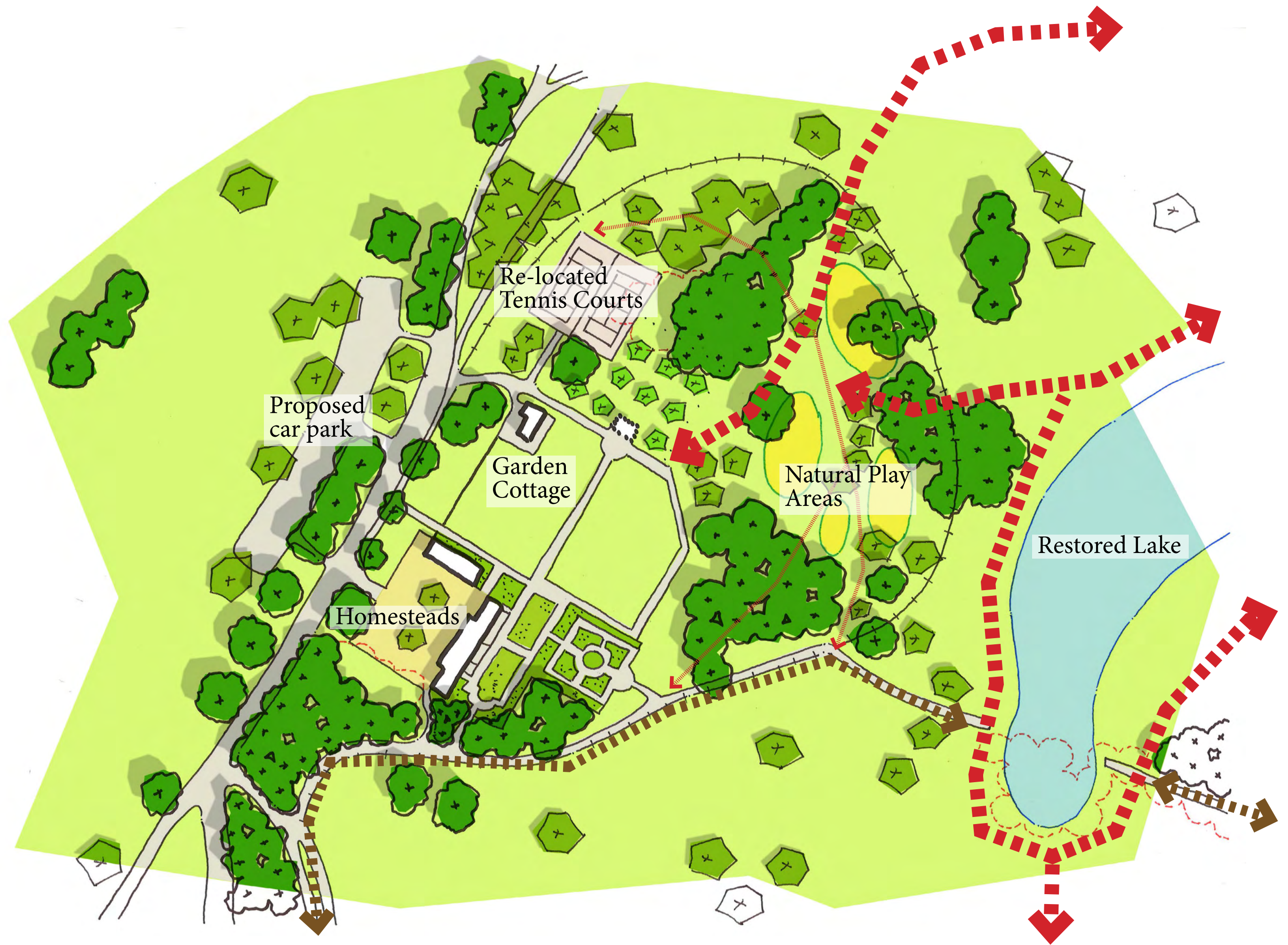
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ENVIRONMENT AGENCY (EA) - RAVENSBOURNE RIVER PROJECT - Key Proposals

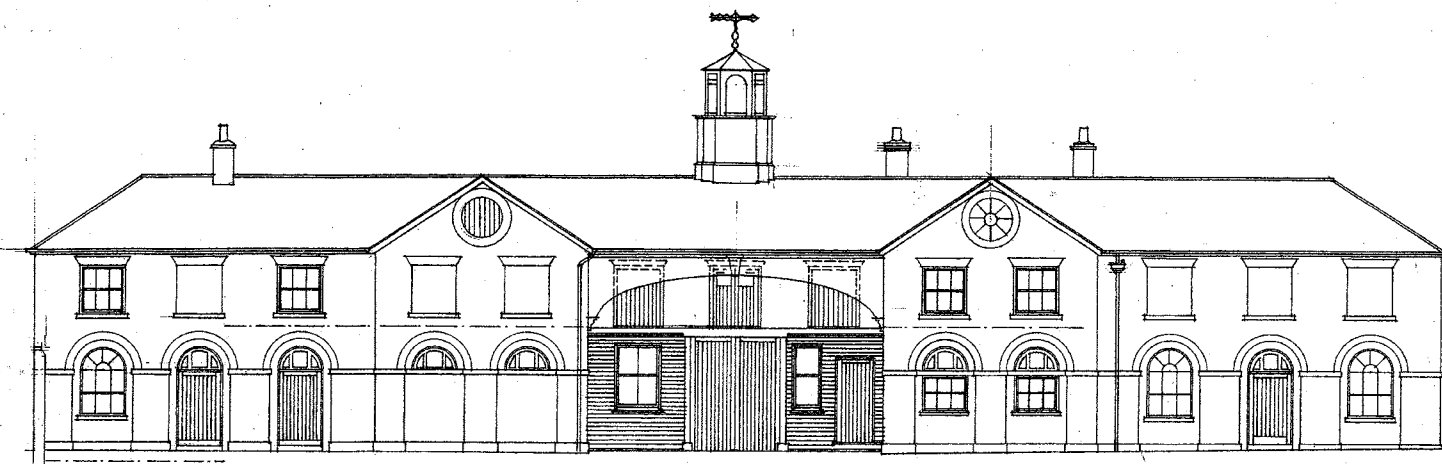
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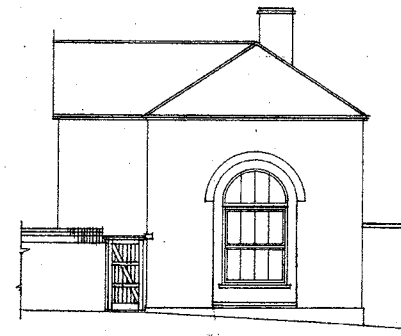


Indicative landscape restoration proposals for pleasure grounds (scale : NTS)
Beckenham Place Park restoration project

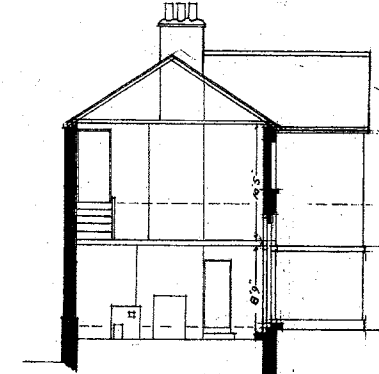




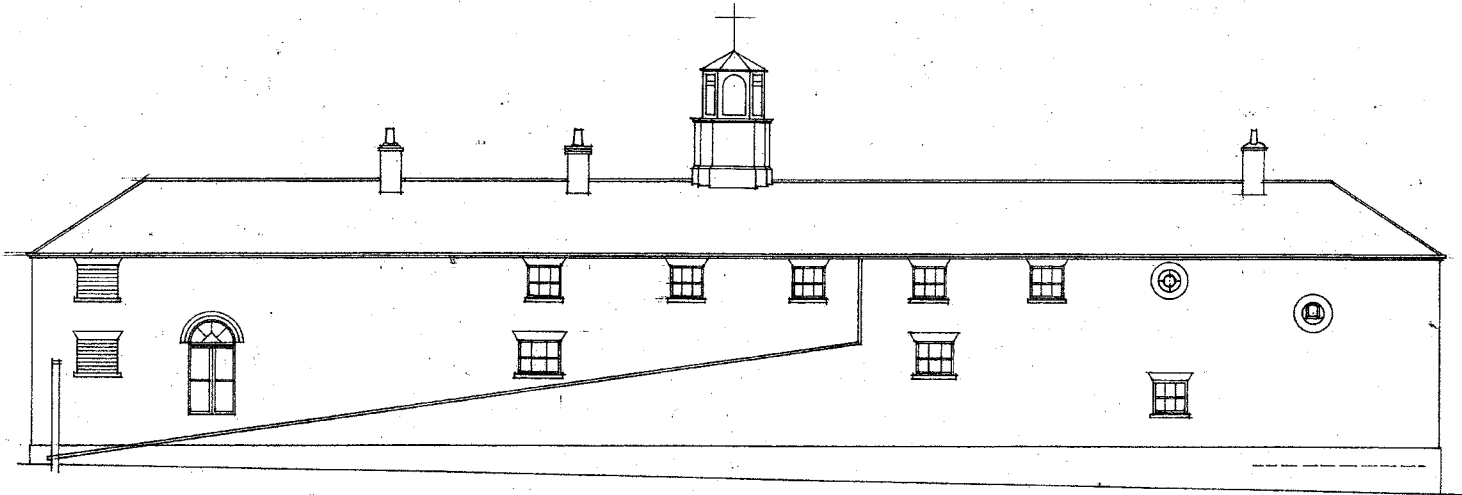
NORTH WEST ELEVATION MAIN BLOCK



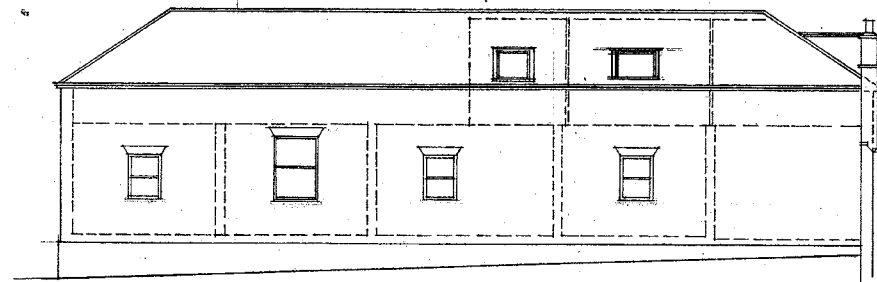
SOUTH WEST ELEVATION MAIN BLOCK



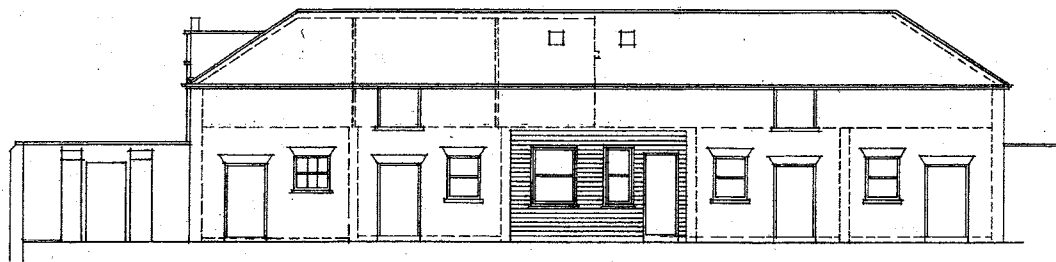
SECTION B.B.



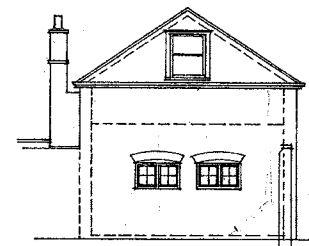
SOUTH EAST ELEVATION MAIN BLOCK



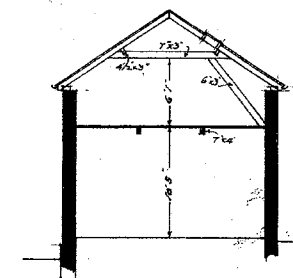
NORTH EAST ELEVATION SIDE BLOCK



SOUTHWEST ELEVATION SIDE BLOCK



NORTH WEST ELEVATION SIDE BLOCK



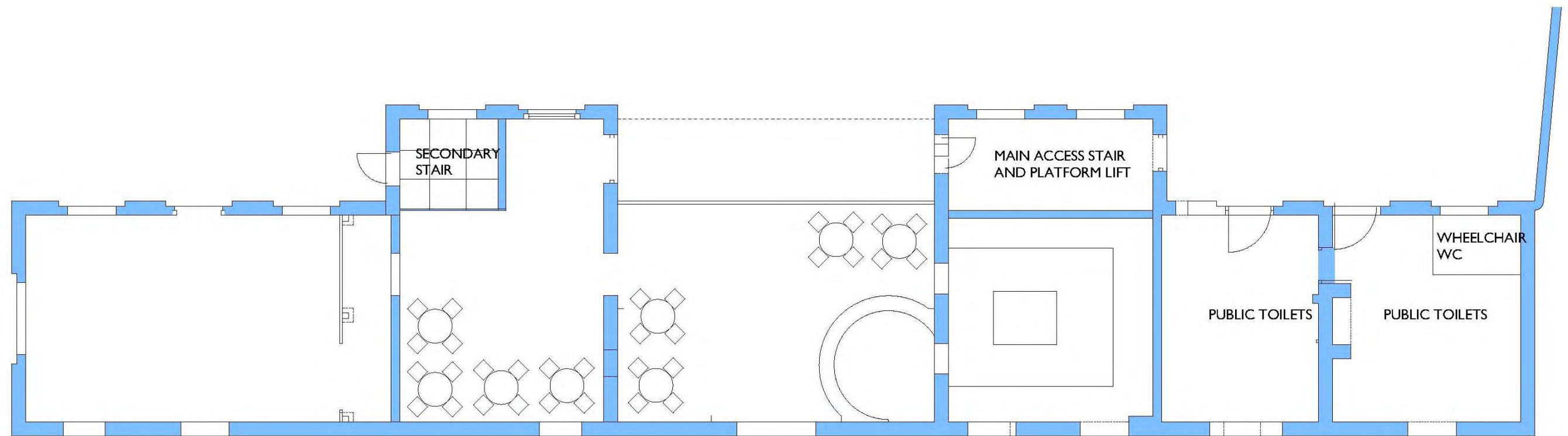
SECTION A.A.

L.C.C.

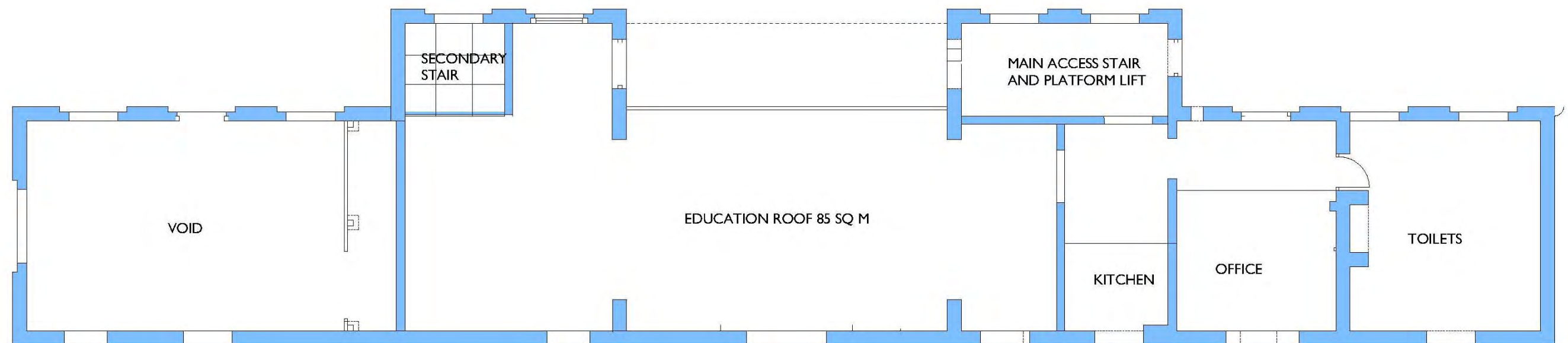
BECKENHAM PLACE PARK

SURVEY OF STABLES AS EXISTING.



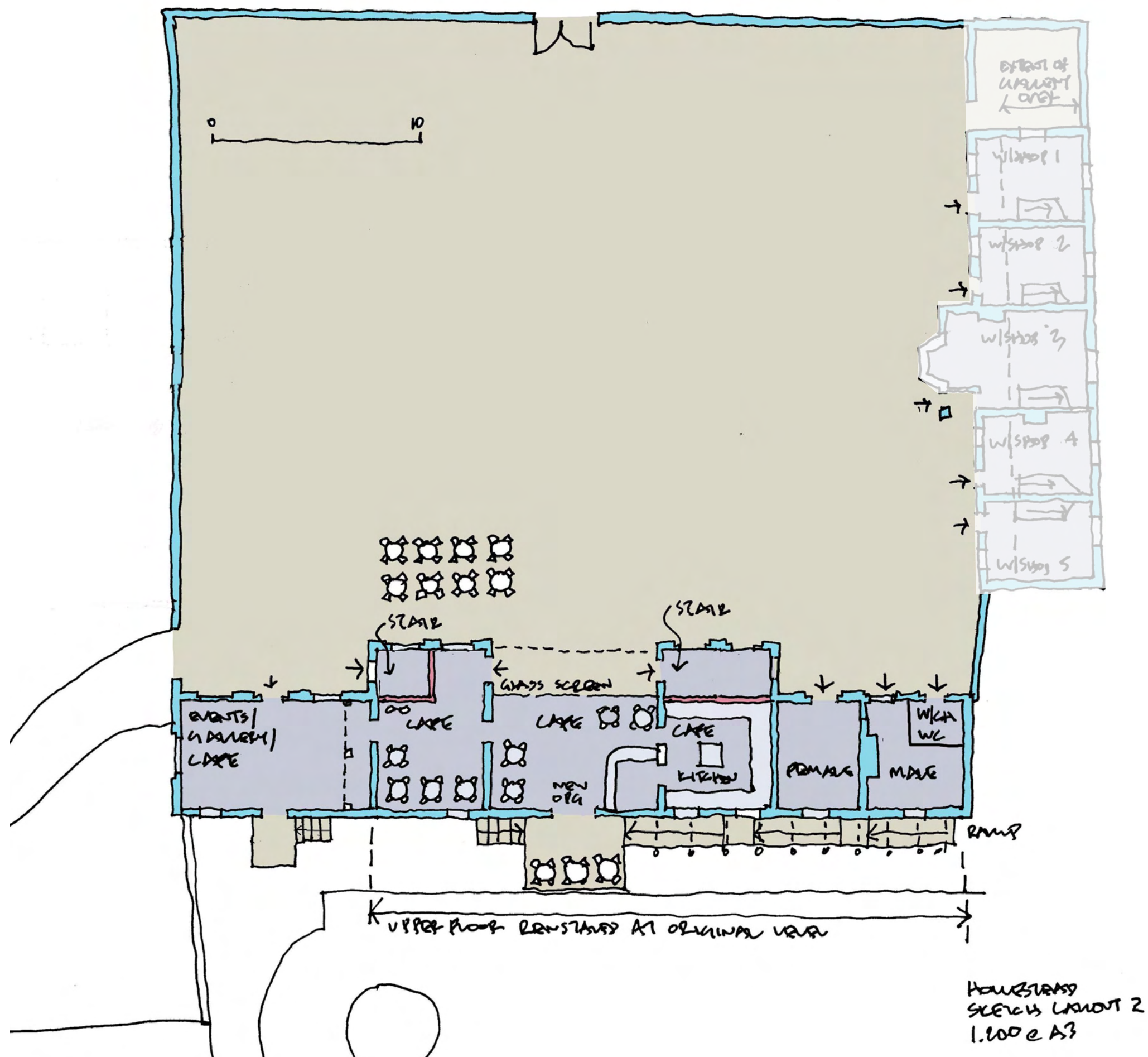


GROUND



FIRST

Proposed layout of Homestead building showing a cafe, education space and public toilets



Proposed ground floor layout of the Homesteads and stable yard (east wing proposals to be funded separately)