



Annex II

Neighbourhood Analysis

Grove Park Neighbourhood Plan
2018-2033

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The Grove Park Neighbourhood Plan (Submission version) has been prepared with the help of Mapping Futures with Changing Cities, and with contributions from associate colleagues James Hulme and Imogen Humphris. It is, however, a collective effort, involving much input and text from the residents themselves.

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All other data is open source from online locations, references as footnotes throughout the documents.

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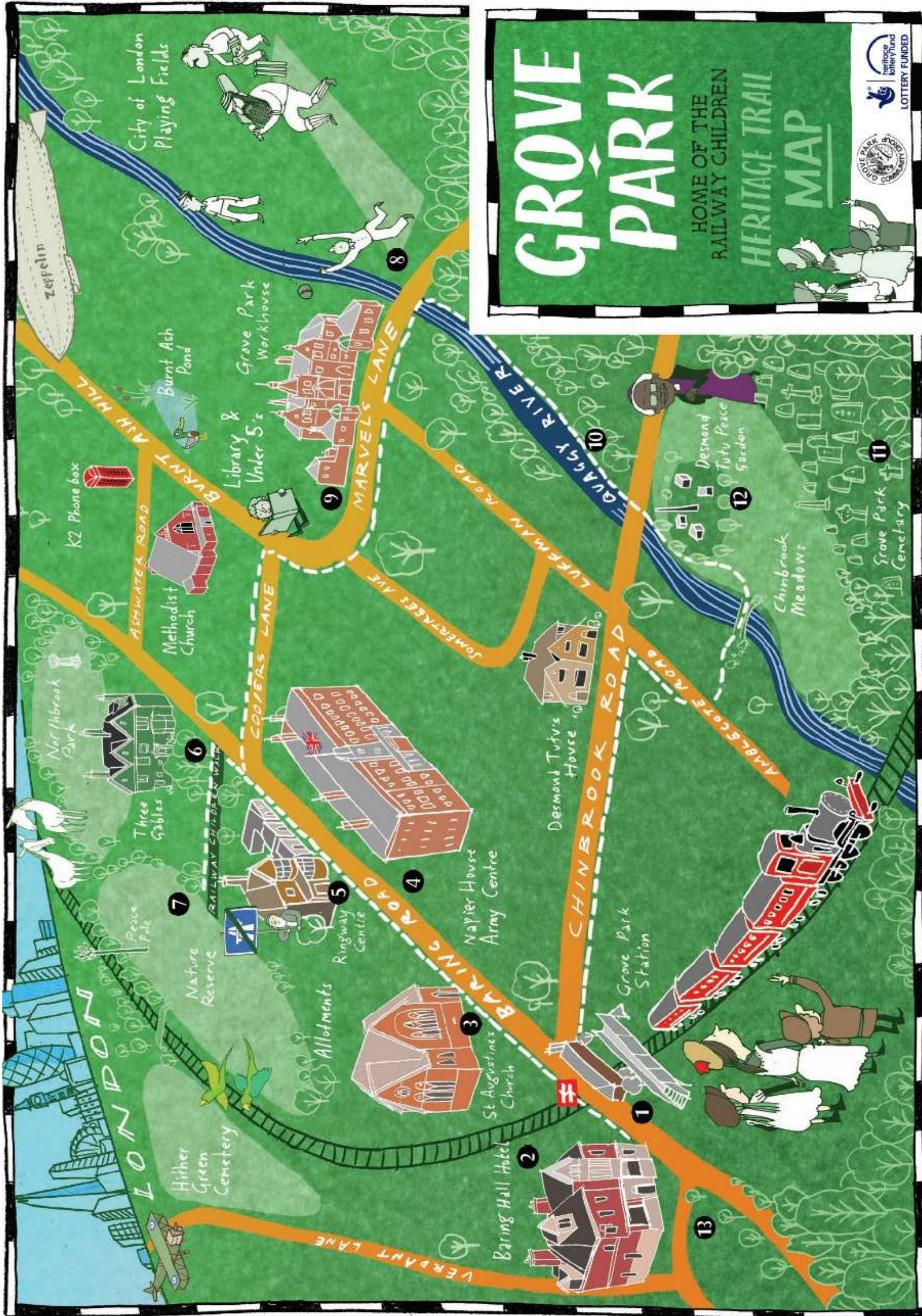
GROVE PARK

HOME OF THE
RAILWAY CHILDREN
HERITAGE TRAIL

MAP



LOTTERY FUNDED



City of London
Playing Fields

Zeppelin

8

Burnt Ash
Pond

Grove Park
Workhouse

MARVELS LANE

9

Library &
Under 5's

K2 Phone box

Methodist
Church

BURNT ASH HILL

ASHWATER ROAD

COOPERS LANE

SOMERSETT'S AVE

10

Desmond
Tutty Peace
Garden

12

Chinbrook
Meadows

11

Grove Park
Cemetery

Desmond Tutty's
House

CHINBROOK ROAD

10

Grove Park
Station

1



LONDON

Nature
Reserve

7

Three
Gables

6

Neighbourhood
Park

RAILWAY CHILDREN WALK

Allotments

Ringway
Centre

5

Napier House
Army Centre

4

St Augustines
Church

3

Baring Hall Hotel

2

Baring Road

13

VERBANT LANE

Hither
Green
Cemetery

Peace
Pile

1 Analysis Overview

1.1 Purpose of Document

This report (Annex II – Neighbourhood Analysis) documents the evidence-base which is not covered in other baseline reports (submitted as Annexes A1-A16) and seeks to address any additional information not documented elsewhere. It highlights the issues, assets and opportunities in Grove Park. It is not the intention of this document to repeat the information contained in other documents; instead it signposts to the relevant documents and where necessary, summarises any data to support the development of the Grove Park Neighbourhood Development Plan (GPNP).

1.2 Data Capture Methodology

The evidence to support the policies and projects set out in the GPNP was compiled in several ways:

- Local knowledge captured through the engagement events (see Statement of Consultation).
- Studies undertaken by various consultants or as part of university research projects as well as Locality’s technical support offer. They include all documents submitted as Annexes A1 to A16.
- Desktop research mainly using online data sources in the public domain.
- Site surveys undertaken with the residents through ‘neighbourhood walks’.
- Further meetings with the Neighbourhood Forum Steering Committee to discuss evidence gaps.

1.3 Evidence Sources

All data used is acknowledged and cited as footnote references throughout the document from various online / public domain sources.

The data may not all be current or fine grained and some of it is based on modelled predictions; the information should therefore be seen as largely providing a broad indicative baseline that relatively depicts conditions in Grove Park in respect to its surroundings. Should any project go forward, it is recommended that updated empirical information is collected to inform detailed action plans and designs.

Various socio-demographic statistics were extracted and documented in the ‘Vision Day’ document. Here, the spatial distribution of several census (2011) statistical indicators are

visualised, so that the variability over the neighbourhood can be analysed. The census maps represent natural breaks classes, based on natural groupings inherent in the data. Class breaks are identified that best group similar values and that maximise the differences between classes; this classification helps to differentiate natural clusters.

All mapping is based on Ordnance Survey basemaps of 1:1250 scale under an End-user License from Lewisham Council, or other scale via online open access sources.

All census statistics are from the 2011 census, unless otherwise indicated.

2 Socio-Demographic Profile

The designated neighbourhood area has a total population of around 16,256¹. Its distribution across all age groups is illustrated in Figure 1. Mean age is 36.9. There are approximately 6,929 households in the designated neighbourhood area. The 2015 GLA projection estimates indicate an average density of 64.4 persons per hectare.

At a ward scale, according to the GLA mid-year 2015 population projections, the population of Grove Park ward is 15,454². The last 2011 census measured a population of 14,648, and 14,010 in the census of 2001, showing only a small increase. By 2041 the GLA estimates a rise to 16,501 in Grove Park ward. Compared to Lewisham averages, Grove Park has a higher proportion of the population aged 65 and over; this may be in part due to the number of sheltered housing schemes/care homes in the area. 13% of the population is aged 65 or over (compared to 9% across Lewisham as a whole); this proportion is expected to grow. Figure 2 illustrates this distribution, highlighting particular concentrations around the Chinbrook Estate.

21% of the population in Grove Park ward in 2011 was aged 15 and under, with a particularly higher concentration around the housing estates located between Mayeswood Road and Marvels Lane. Figure 3 illustrates the distribution of ages 16 and under. There is a lower proportion of 20 to 24 year olds (6.1% vs 7.6) and 30-44 year olds (23.5% vs 27.1%) in Grove Park compared to Lewisham averages.

¹ Census 2011 – Office of National Statistics. This figure is taking into account the additional population from the Downham and Whitefoot wards whose population centric centroid falls within the designated area boundary.

² GLA 2015. <https://data.london.gov.uk/dataset/interim-2015-based-ward-projection-profiles/resource/842ab80a-b6a7-492f-95c8-a881c9c81338>. All data in GLA report are taken from the interim 2015 base GLA population projections. See <https://data.london.gov.uk/dataset/2015-round-population-projections> for full details.

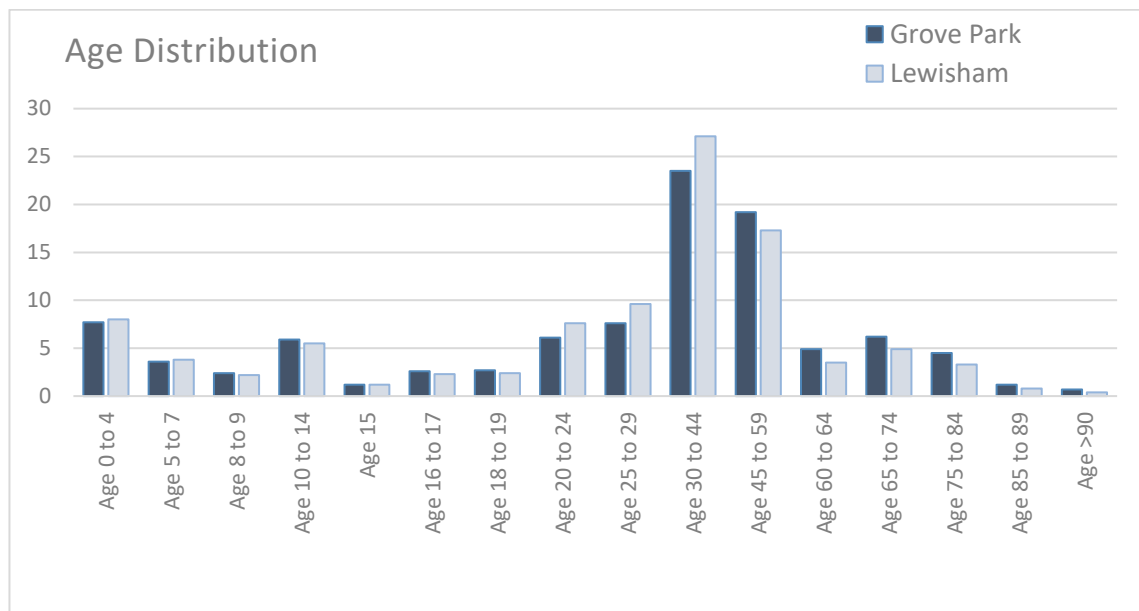


FIGURE 1: AGE DISTRIBUTION GRAPH – GROVE PARK AND LEWISHAM COMPARISONS³

³ Census 2011 Key Statistics – (KS102EW) - <http://neighbourhood.statistics.gov.uk>

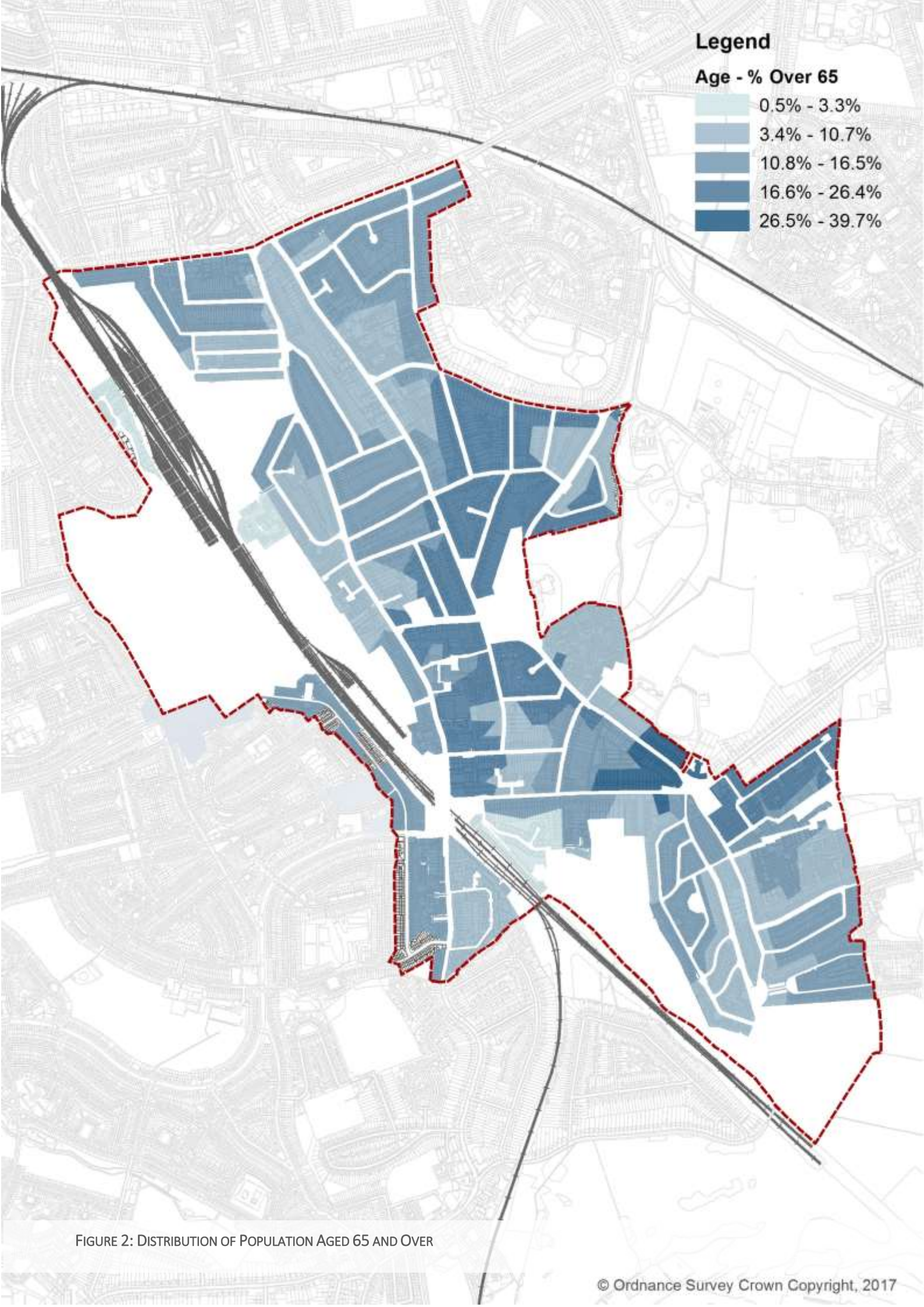
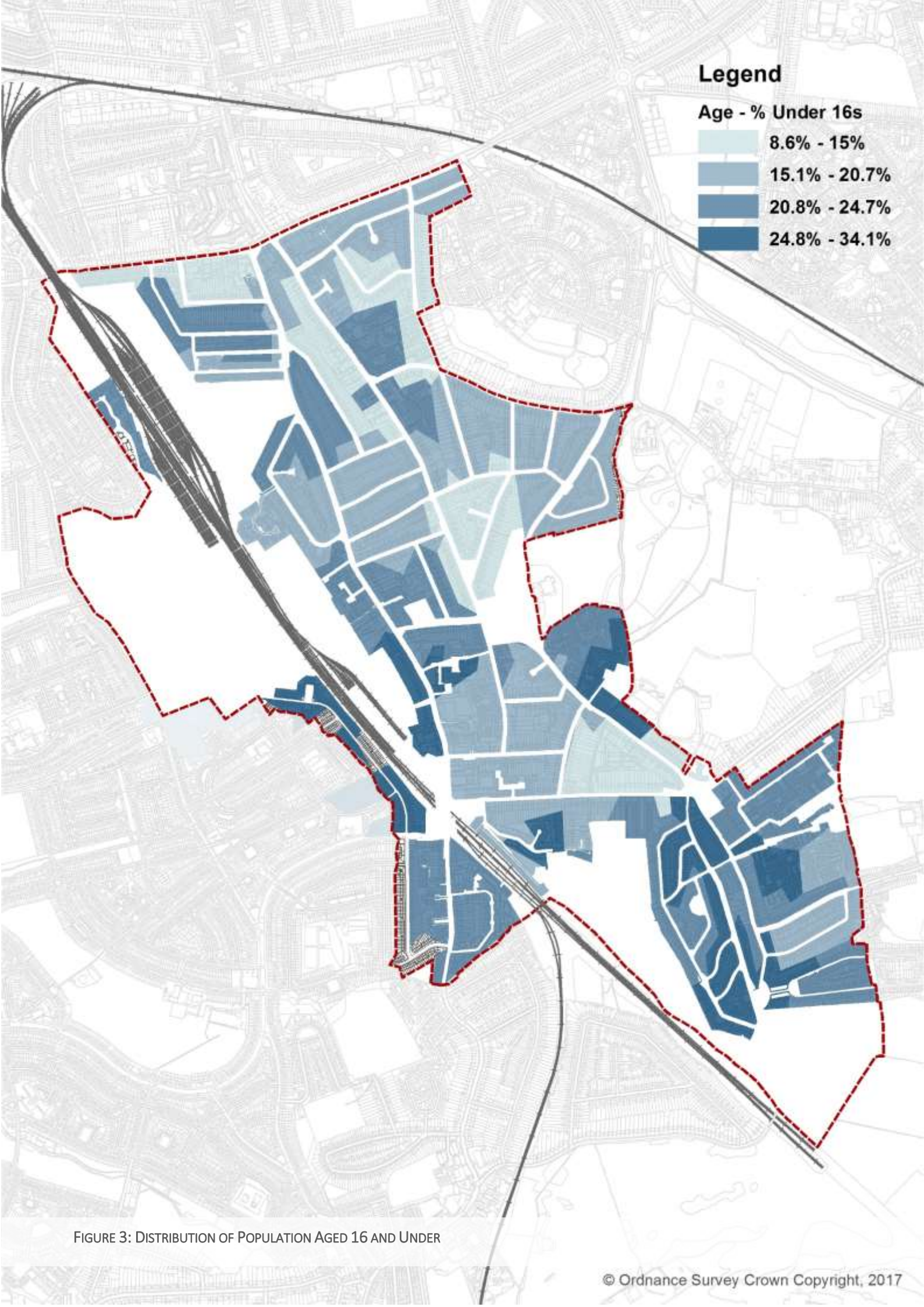


FIGURE 2: DISTRIBUTION OF POPULATION AGED 65 AND OVER



Legend

- Age - % Under 16s**
- 8.6% - 15%
 - 15.1% - 20.7%
 - 20.8% - 24.7%
 - 24.8% - 34.1%

FIGURE 3: DISTRIBUTION OF POPULATION AGED 16 AND UNDER

3 Social Infrastructure

3.1 Community Spaces

Figure 4 illustrates the distribution of the various types of community meeting spaces (namely indoor facilities) within the neighbourhood. There are two main community centres in Grove Park, both offering different types of activities. Figure 5 illustrates the 5 and 10 minute walk catchment areas around the main community centres, showing clearly that they serve different parts of the neighbourhood. The catchment area of the Youth Club is also shown to be much greater than the nearby W.G. Grace Community Centre, as it is in a better, more accessible location, and therefore a key consideration for bringing it back into active use. Key features include:

- **The Ringway Centre⁴** is a community centre run by the local community (the Grove Park Community Group – GPCG) for all ages. It is also the home of the Young Carer’s Programme and a volunteer-led mixed-aged music workshop. It offers the following facilities: bike mechanic workshop; music studio; woodwork workshop; and outdoor boules, table tennis and chess tables.
- **W.G. Grace Community Centre⁵** is run by L&Q Housing Association and holds an under 5s group, martial arts sessions (according to their website) and is the centre for some faith groups. The building is in a poor state and in need of much investment.
- **Grove Park Library** also offers space for community activities, running less like a library in recent times, having lost its funding. It is now run as a social enterprise by Eco Communities offering a number community activities⁶.
- Adjacent to the library is a **community building**, the location of a pre-school managed by the GPCG.
- Three **pubs** are found in Grove Park; one (The Baring Hall Hotel) is located in the main neighbourhood centre and the other two (The Crown and Summerfield Tavern) are situated near smaller shopping parades.
- There are **seven places of worship** in the area, all being of Christian denomination.

⁴ The Ringway Centre - <http://gpcg.org.uk/?p=theringcentre>

⁵ W.G. Grace Community Centre <http://www.lqgroup.org.uk/contact/our-offices-and-community-centres/community-centres/community-centres-in-south-east-london/wg-grace-community-centre/>

⁶ Grove Park Library Events Calendar - <http://groveparkcommunitylibrary.tumblr.com/calendar>

Legend

Community Meeting Spaces

- Community Centre
- Library / Community Space
- Youth Club
- Place of Worship
- Public House

Open Space



- 1 The Ringway Centre
- 2 W.G. Grace Community Centre
- 3 Grove Park Library
- 4 St Mildred's Church
- 5 Trinity Presbyterian Church
- 6 South Lee Christian Centre
- 7 Burnt Ash Methodist Church
- 8 St. Augustine's Church
- 9 Word of Life Church
- 10 Grove Park Cemetery Chapel
- 11 The Crown
- 12 Baring Hall Hotel
- 13 Summerfield Tavern
- 14 Grove Park Youth Club
- 15 GPCG Community Building

FIGURE 4: DISTRIBUTION OF COMMUNITY MEETING SPACES IN GROVE PARK

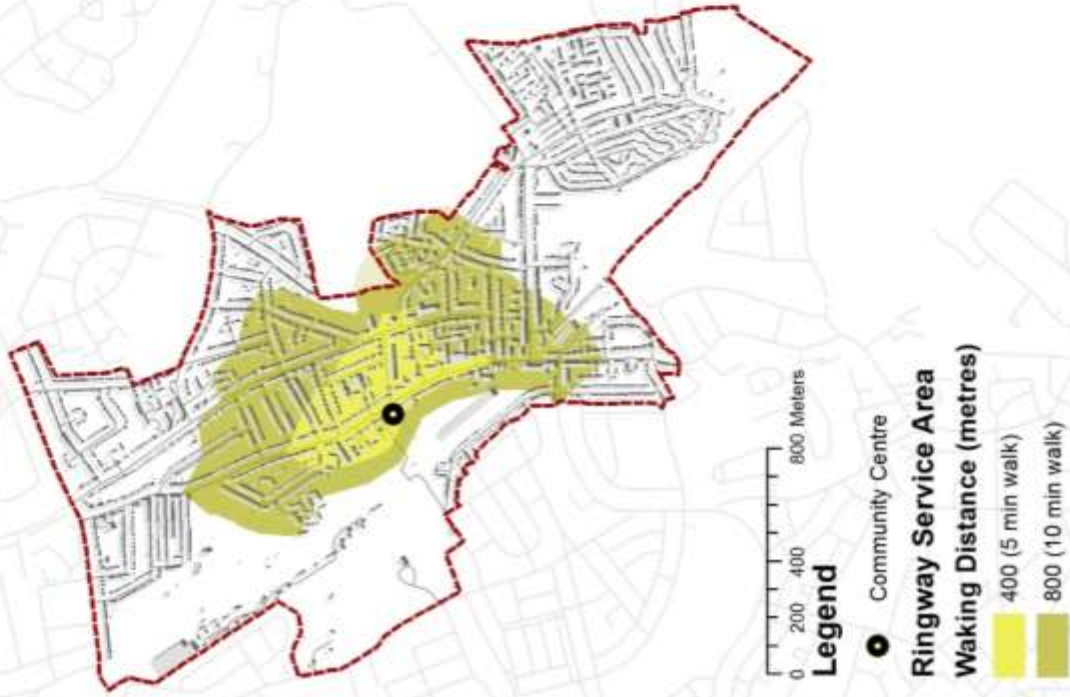


FIGURE 5: WALKING ACCESS TO COMMUNITY CENTRES



THE RINGWAY CENTRE - GPCG

W.G. GRACE COMMUNITY CENTRE



Strengths

- The Ringway Community Centre is well-used and loved, always buzzing with life and activities, now completely self-funded due to removal of public funding.
- The Ringway Centre offers both indoor and outdoor community space, including the outdoor learning activities that take place at Camp Nesbit within Cox's Wood, being also the 'gateway' to the Grove Park Nature Reserve with great sightlines of Central London.
- A general lack of investment over many years means most of the community facilities are in a poor state of repair.
- Community facilities (e.g. The Ringway, Library) and/or activities run by the community volunteers. While this is a strength, it is also a threat as volunteer fatigue puts these services at risk.

Weaknesses

- All community buildings are in need of investment and improvement.
- The Ringway Centre is largely made up of temporary structures.
- W.G. Grace Community Centre is rundown, and not favourably perceived by many residents, with intermittent activity and life. It was transferred to L&Q for nil funds in 2008, as part of stock transfer, with an agreement to invest £800k in community facilities and services; 10 years later, there is little evidence of any investment being spent in a manner that has made any significant improvements.
- The Grove Park Library is a 1960s single storey low quality building that does not inspire learning, innovation or creativity, which are the types of activities, residents argue, should be offered by library services. It is no longer just a centre for study and learning but runs more like a community centre, with learning provision generally lacking in the area.
- Grove Park's facilities are dispersed, with no key focal point within the area. This can make access to these facilities on foot challenging, particularly for vulnerable groups.
- The southern, most deprived area (around the Chinbrook / Grove Park Estates), is lacking in accessible quality facilities.
- Youth Club building closed down since 2014 due to austerity cuts in youth services.
- In the late 1990s the older people's community centre in the Chinbrook Estate was demolished, leaving a big gap in provision in this part of the neighbourhood, especially since there is a larger concentration of over 65s within the vicinity.

Threats

- There is a risk of losing essential community, cultural and leisure facilities and buildings due to conversion or redevelopment of community spaces for speculative housing, will leave a major gap in provision.
- Merging facilities into other spaces can lead to the degradation of their prominence as a community asset, with their community offer being only ancillary in purpose and significance.

Actions

- GPNP should seek to safeguard these sites and enhance their service offer, by the allocation of community meeting spaces.
- Ensure any redevelopment includes re-provision of the facilities, ensuring there is no net loss in space and the types of activities offered.
- Ensure priority CIL funding to improve community buildings.
- Enhance and promote use of unique facilities as key destinations for locals and visitors from outside.
- The Ringway Centre has potential to also serve as a 'wellbeing' centre, harnessing the benefits of its gardens and nature reserve at the rear and its proximity to a number of nearby health facilities.

3.2 Health Facilities

The distribution of existing health facilities are illustrated in Figure 6. Key features include:

- Three GP surgeries.
- Two dentists.
- One opticians.
- Four pharmacies, two within a few yards from each other.

Health facilities did not feature much in discussions, other than some residents pointed out the need to increase the capacity of local GP surgeries. Further capacity studies are needed to understand the gaps in provision.

Legend

Health Facilities

- Dentist
- GP Surgery / Clinic
- ◆ IAPT
- ▲ Opticians
- ✚ Pharmacy
- ✱ Wellness Centre

Open Space

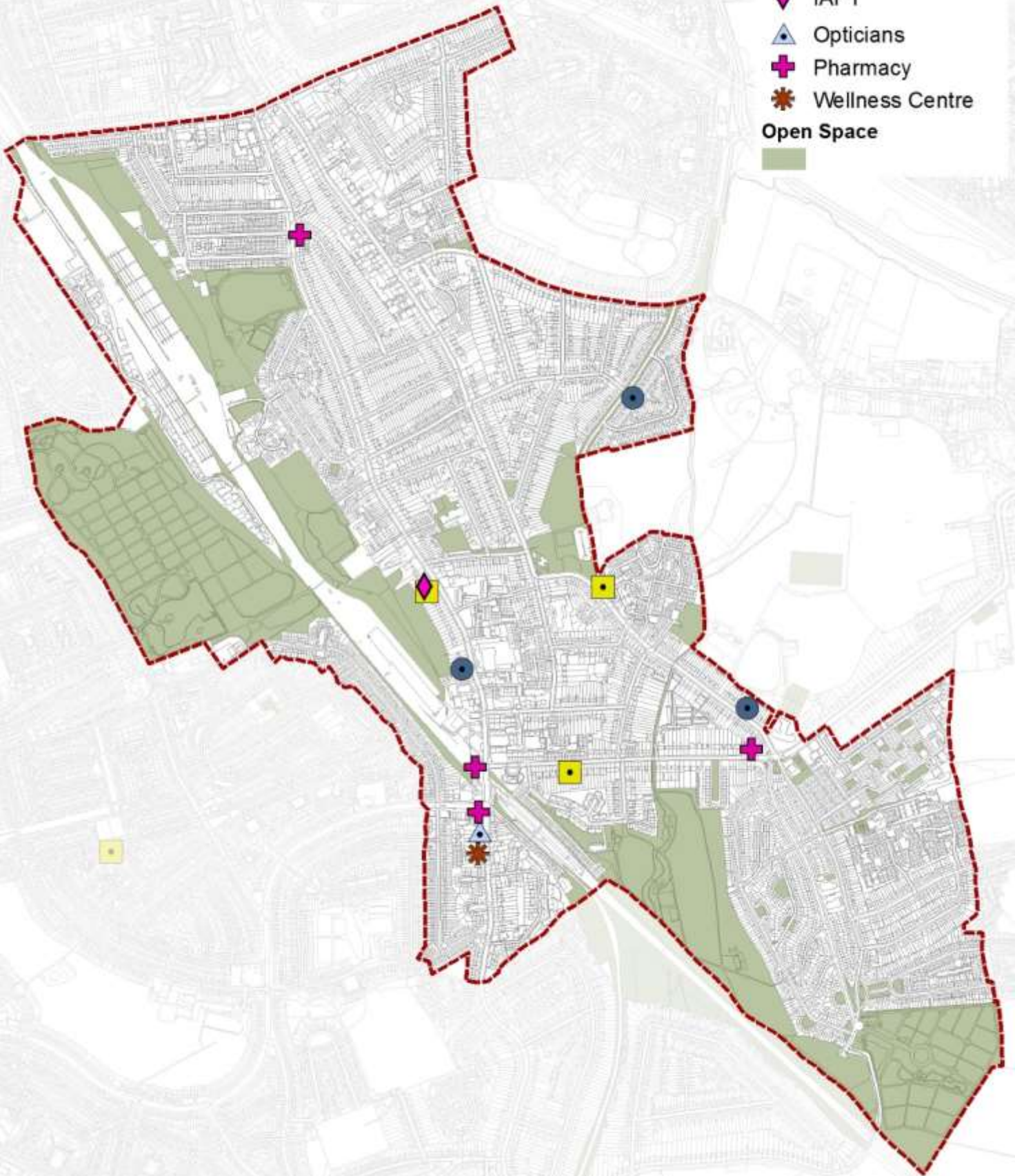


FIGURE 6: DISTRIBUTION OF HEALTH FACILITIES IN GROVE PARK



Strengths

- No strengths highlighted by the residents and none really noted (note a comprehensive review of the quality and capacity of health services has not been undertaken at this time).



Weaknesses

- Facilities are scattered; much of the northern and south-eastern ends of the area are more than 10 min walking distance to a facility, especially a doctor's surgery, with facilities being concentrated in the middle of the neighbourhood.
- Residents noted that some GP facilities are small and in need of space for expansion.



Threats

- New development may add an extra strain on services.
- Quality and capacity of services not fully known and need review as part of any future development scheme.



Actions

- New development should be required to undertake a detailed supply/demand study to understand if pressures on existing facilities will arise from incoming populations.
- Priority CIL spending to provide gaps in provision.

3.3 Sport and Recreation

Grove Park does not have any sports grounds, the nearest being in neighbouring Mottingham and Greenwich but some are accessible within walking distance to the central residents. It does however, have two unique sports facilities:

- The untenanted riding school just north of Northbrook Park (noted on some maps and online information sources as the Equestrian Centre and/or the Stables). Stables have been present on the site for over one hundred years, shown on historic maps since the early 1900s.
- Boys Boxing Club.

Other sports and recreation facilities include:

- Bannatyne's Health Club, just outside the perimeter of the neighbourhood in Mottingham is the nearest gym.
- Northbrook Park has outdoor gym equipment.
- The three local parks - Northbrook Park, Chinbrook Meadows and the Library Gardens - have playgrounds.
- Two other playgrounds - one within W.G. Grace Community Centre, which was recently renovated, and one within the Chinbrook Estate which remains derelict and locked.

Part of the area's recreational offer is afforded by the public open spaces and the SE London Green Chain Walk route which passes through Grove Park; these are analysed further in the Natural Environment section. There is also a circular heritage trail which has been mapped by residents.

Legend

Sports Facilities

-  Boxing Club
-  Gym
-  Leisure Centre
-  Riding School

Open Space



- 1 Equestrian Centre
- 2 Boys Boxing Club

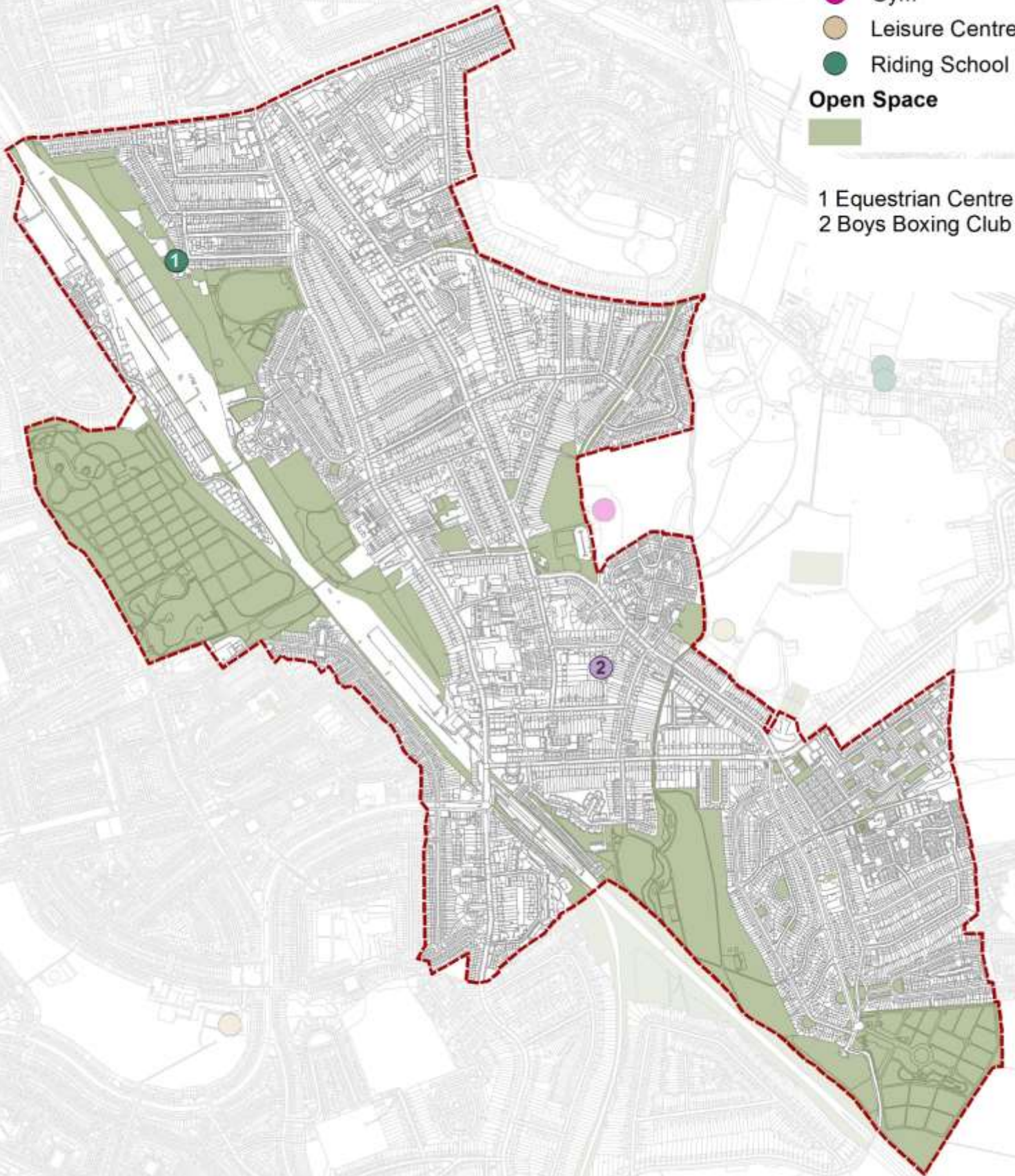


FIGURE 7: DISTRIBUTION OF SPORTS FACILITIES IN GROVE PARK



Strengths

- A sense of appreciation of these unique sport and recreational opportunities such as the stables located in the north-west of the area since early 1900s as well as the Marvels Lane Boys Boxing Club which has been there since 1962.
- Route of the Green Chain Walk passes through the neighbourhood, along Railway Children Walk, past the Grove Park Nature Reserve (but not venturing into it) and down to Chinbrook Meadows, and is well used by cyclists and dog walkers.

Weaknesses

- The potential offered by these unique facilities could be much improved and communicated.
- Heritage trail not well signposted, with poor wayfinding routes, which can leave those not knowing the area a little hesitant in undertaking the route.
- The facilities are quite specialist and may not appeal to all, e.g. boxing and horse riding.
- Boys Boxing Club is only open 3 days a week.

Threats

- Facilities under constant threat from redevelopment by speculative land buyers, despite the lands being designated for protection.

Actions

- Seek to improve the heritage route signage (including installing maroon and blue heritage plaques) and wayfinding to enhance local walking routes.
- Seek to capitalise on and promote use of unique recreational facilities by enhancing them as key destinations.
- Seek to protect recreational facilities through planning allocations and policy.

3.4 Education, Early Years Care & Youth Provision

Figure 8 illustrates the distribution of education facilities within the neighbourhood. There are three primary schools; a secondary school located just outside the boundary in Downham; and approximately five pre-school facilities (including all types: nursery, toddler groups (under 5s) and pre-schools) both public and private. Other key features include:

- An Adult Education Centre, which has in recent years seen a reduction in the number of courses offered, since its relocation from Coopers Lane.
- GPCG Pre-school (Somertrees Avenue, Grove Park, SE12).
- Marvels Lane Family Centre (Riddons Road, Grove Park, SE12).
- Outdoor learning at Camp Nesbit, offered by GPCG, in partnership with Wide Horizons and The Baring Trust for local primary schools.

Legend

Education Facilities

-  Pre-School
-  Primary School
-  Secondary School
-  College
-  Special School
-  Adult Education
-  Driving School

Open Space



- 1 Cooper's Lane Primary School
- 2 Marvels Lane Primary School
- 3 Baring Primary School
- 4 GPCG Pre-School
- 5 Marvels Lane Pre-School
- 6 Grove Park Pre-School
- 7 Marvels Lane Children and Community Centre
- 8 Under 5s Toddler Group at W.G. Grace Community Centre
- 9 Walkers School of Motoring
- 10 Community Education Lewisham
- 11 Cooper's Lane Nursery School



Strengths

- All primary schools in the area have good OFSTED ratings.
- The GPCG Pre-school (formerly the Marvels Lane Early Childhood Centre, until it lost its Sure Start funding).
- The 2008 Social Infrastructure Framework (SIF) study showed that Grove Park has sufficient capacity for childcare (see Table 2.4 SIF Working Paper 2008)⁷.
- Community run several successful outdoor education sessions at Camp Nesbit, at the rear of The Ringway Centre.
- Local community members have been working with other initiatives, such as Wide Horizons in Eltham to bring in adventure learning classes to Grove Park, taking advantage of the Grove Park Nature Reserve as a resource.
- The area has a purpose built youth club of architectural merit with huge potential as a hub for youth engagement, enterprise and recreation.



Weaknesses

- Adult Education Centre only open for one evening (two from 2017). Most of the courses offered are during working hours, which assumes that only those not in employment can use the facilities.
- The 2008 SIF study by Lewisham asserted that Grove Park will fall short of primary school places in 2017 (see p.g. 27 SIF Final Working Paper)⁷.
- Youth facilities have declined since the closure of the Grove Park Youth Club. Some activities are offered at W.G. Grace Community Centre, although it is not clear what is on offer as different websites advertise different activities (e.g. martial arts appearing on council site, but not on L&Qs website).



Threats

- Loss of funding means that there are less and less affordable pre-school places.
- Some believe that the lack of youth provision has led to an increase in antisocial behaviour, with one youth murder and one stabbing within the last year.



Actions

- New development will need to undertake a supply / demand study of admissions places and capacity of schools to assess impact on provision.
- Priority CIL funding for improving creative learning and consolidating learning opportunities together at library location.
- Continue to work with Wide Horizons to widen the adventure outdoor learning classes on offer.
- Work with Lewisham Council to reinstate the Grove Park Youth Club, run by the community, for the community.

⁷ Lewisham Social Infrastructure Framework 2008 - <https://lewisham.gov.uk/myservices/planning/policy/ldf/evidence-base/ldf-evidence-base--infrastructure>

3.5 Senior Facilities

There are a number of facilities in Grove Park catering for retired aged citizens, their distribution illustrated in Figure 9. Key features include:

- Two sheltered housing schemes (and one just outside the neighbourhood area); these are residential retirement housing.
- Two day centres offering day time only visiting.
- One care home and one nursing home (care home - Brymore House - with full time nurses on duty offering intermediate care and rehabilitation); these are also residential and tend to house people who need special care.

Residents have never specifically expressed anything negative or positive about these facilities. Adequate provision appears to be in place. However, a detailed analysis of the demand, capacity and quality of these centres has not been undertaken. A recent approval for more sheltered housing seems at odds to the already substantial supply of such facilities in the area; more information needed on supply and demand in the area before future approvals are given.

Legend

Seniors Facilities

- Care Home
- ◆ Day Centre
- ▲ Nursing Home
- Sheltered Housing

Open Space



- 1 Choice Homecare Limited
- 2 Anahita Recovery Centre
- 3 Beechcroft Care Home - Akari Care
- 4 Brownhill Lodge
- 5 The Tulips Care Home
- 6 Valeswood Day Nursery
- 7 Cedar Court Day Centre
- 8 Brymore House
- 10 Housing 21
- 11 Paxton Court
- 12 Anchor - Knights Court

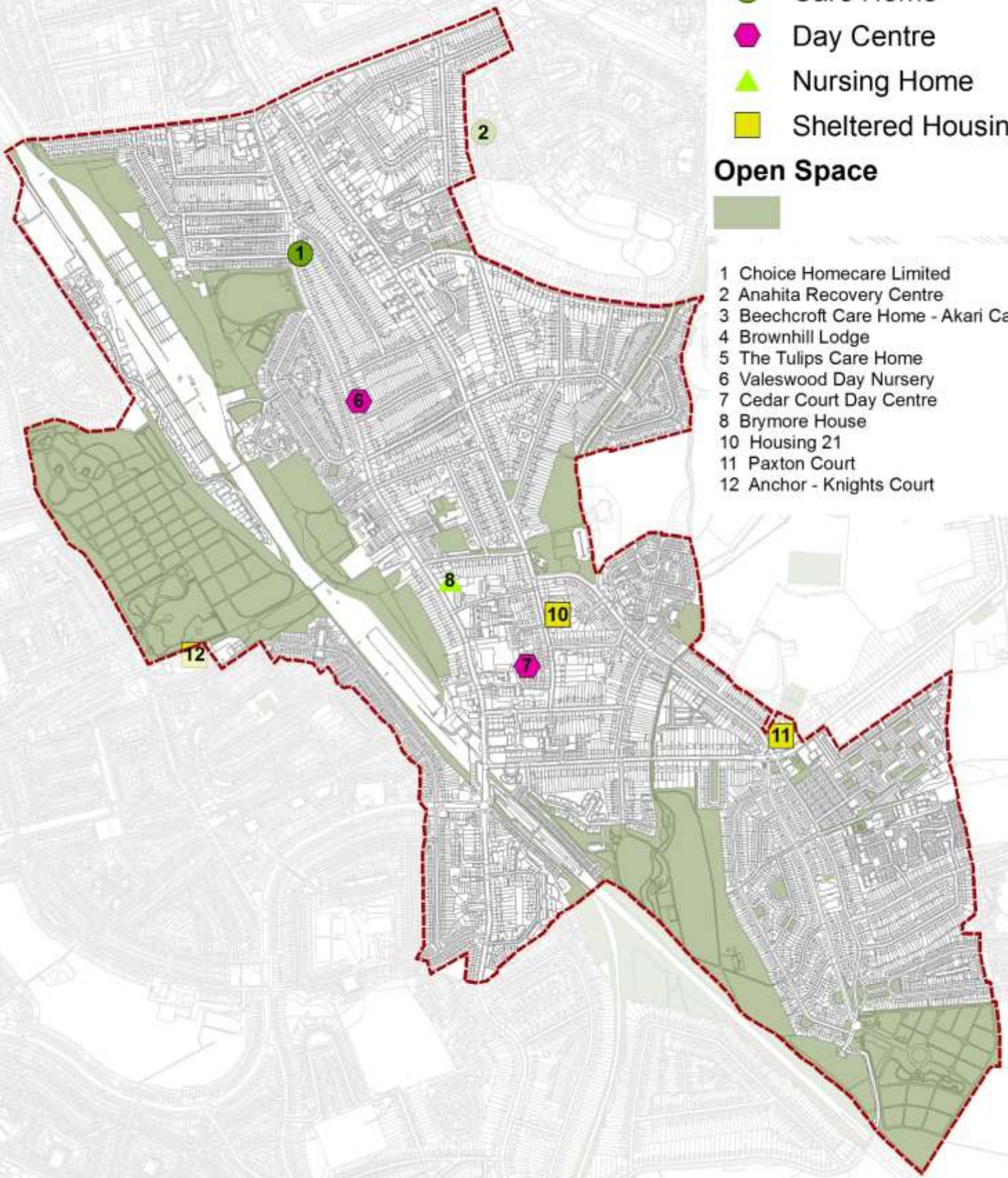


FIGURE 9: DISTRIBUTION OF RETIREMENT AGE FACILITIES IN GROVE PARK

4 Shopping Parades

Grove Park's local shopping is scattered and the quality and variety of the retail offer is low. There is a predominance of takeaway establishments and convenience food stores, all providing the same type and quality of provision (see Figure 10). Many of the shops have poor quality shop facades which make the area appear unkempt and run down. Figure 11 maps the distribution of the different hierarchy of shopping areas in Grove Park. The closest district size centre is further down Downham Way, but even this centre is lacking in variety of local shopping provision. Most residents tend to go to Bromley Shopping Centre for shopping, using these smaller local outlets for top-up and emergencies only, rather than being the shopping of choice.

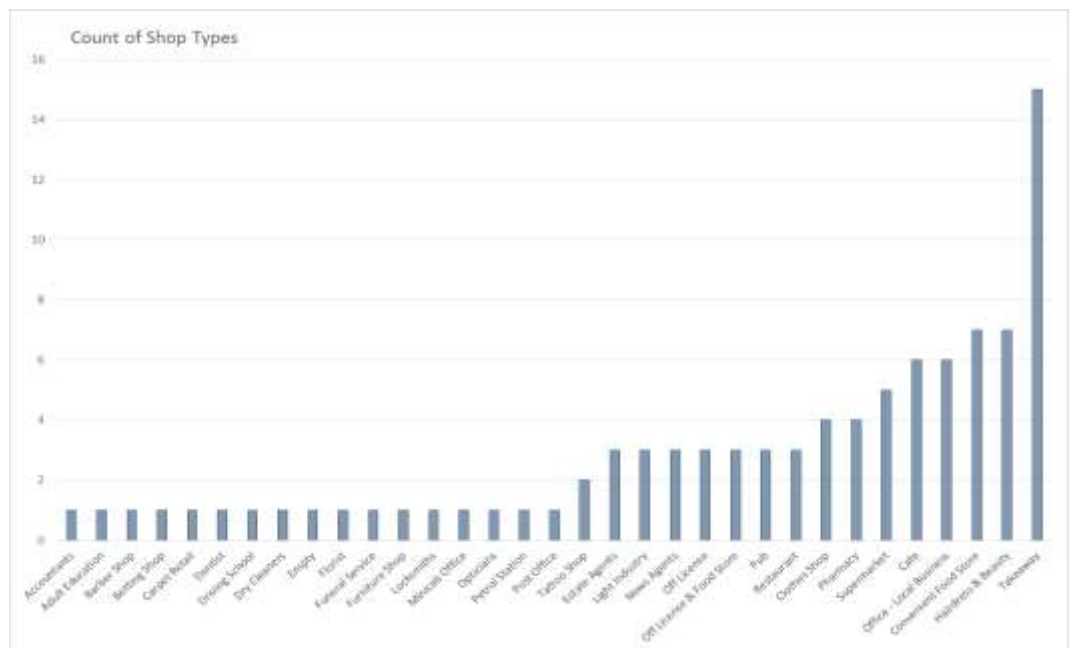



FIGURE 10: SHOP VARIETY IN GROVE PARK

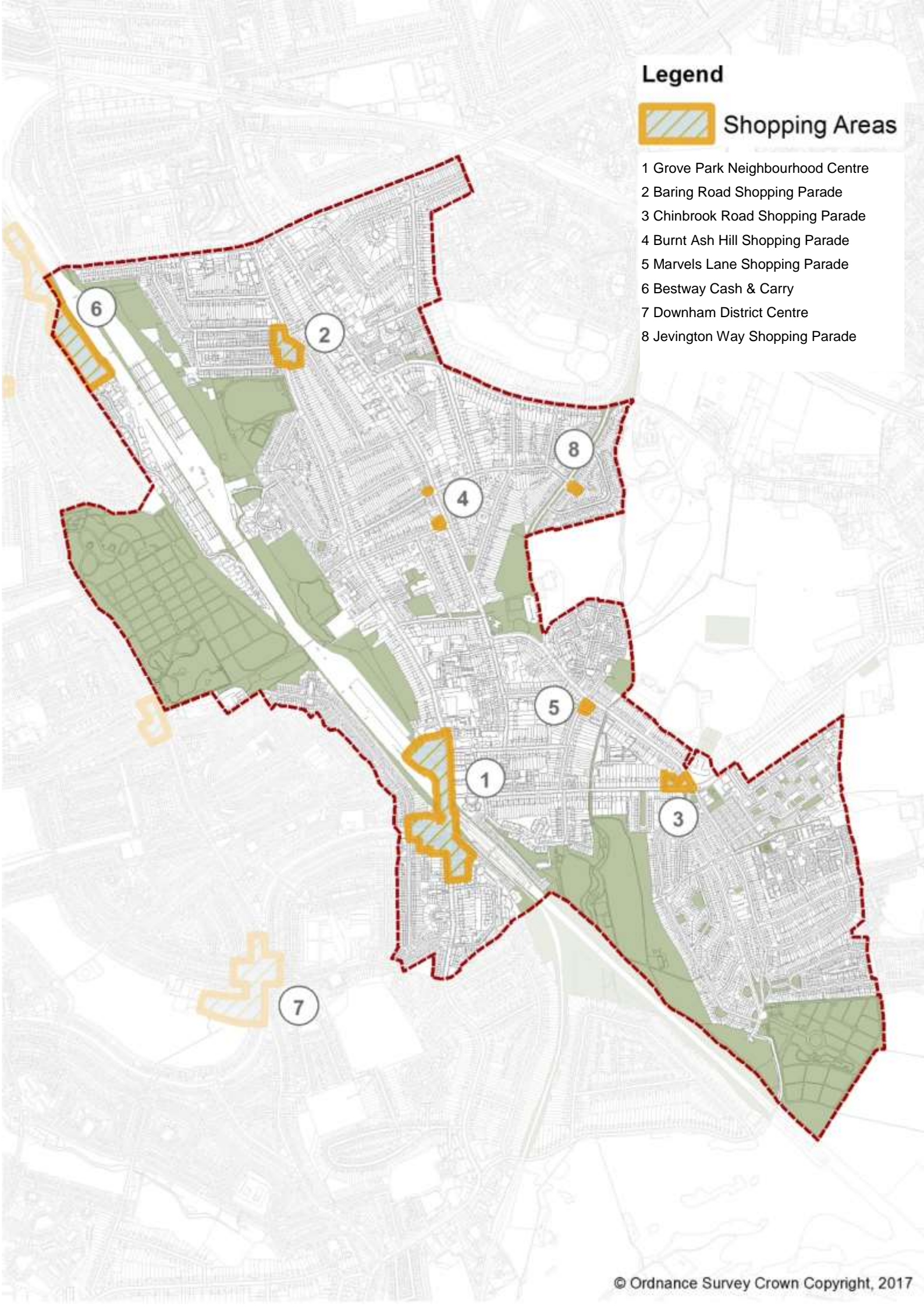
Use Class & Types		
A1	A2	B1
Barber Shop	Accountants	Light Industry
Carpet Retail	Driving School	Office - Local Business
Clothes Shop	Estate Agents	D1
Convenience Food Store		Adult Education
Dry Cleaners	A3	Opticians
Empty	Cafe	Pharmacy
Florist	Restaurant	Sui Generis
Funeral Service	A4	Betting Shop
Furniture Shop	Pub	Minicab Office
Hairdresser & Beauty	A5	Petrol Station
News Agents	Takeaway	Tattoo Shop
Off License		
Off License & Convenience Food Store		
Post Office		
Supermarket		
Locksmiths		

TABLE 1: DISTRIBUTION OF SHOP TYPES IN GROVE PARK ACROSS PLANNING USE CLASSES

Legend

 Shopping Areas

- 1 Grove Park Neighbourhood Centre
- 2 Baring Road Shopping Parade
- 3 Chinbrook Road Shopping Parade
- 4 Burnt Ash Hill Shopping Parade
- 5 Marvels Lane Shopping Parade
- 6 Bestway Cash & Carry
- 7 Downham District Centre
- 8 Jevington Way Shopping Parade





Strengths

- Independently owned shops as well as a number of local business offices.
- Having a cash and carry nearby.



Weaknesses

- Poor quality and range of shopping options; dominated by unhealthy fast food takeaways.
- Shop fronts untidy and unkempt, leading to poor public realm.
- Closed up and vacant shops in Grove Park, especially along the central shopping parade on the bridge.
- Scattered shops with no focal shopping area with healthy choice options.
- Many smaller shopping parades now converted to housing, leaving behind isolated shops.



Threats

- Repair issues on the Grove Park railway bridge undermine the future improvement of the shopping parade and public realm on the bridge.



Actions

- GPNP to consider addressing shop front improvements through an NDO policy to encourage shop owners to improve their shops.
- GPNP to address issues through renewal of neighbourhood centre.
- Working with owners of closed shops to bring them back into use, or use as meanwhile spaces.

5 Employment Opportunities

There is a clear north-south divide in the neighbourhood in terms of levels of socio-economic prosperity. The 2015 Index of Multiple Deprivation (see Figure 12) shows that the area south of Chinbrook Road falls within the 20% most deprived areas in England.

Figure 13 illustrates the distribution of economically inactive population (those out of work who are not able to work due to retirement, student, disabled, etc). It shows a concentration around the Downham Estate and around Mayeswood Road, as well as some pockets in Chinbrook Estate. 14.6% of the total economically active population in the Grove Park designated area are classed as self-employed. Their distribution is illustrated in Figure 14, showing pockets of concentrations throughout but particularly in the north-eastern corner of the area.

According to the NOMIS labour market statistics 2016 (see Annex 12 a report extract)⁸, 2.7% of resident population aged 16-64 are registered as receiving job claimant benefits (compared to 2.6% average rate across the whole of Lewisham).

Grove Park does not do as well in terms of enterprise start-ups (VAT registered ones) compared to the western Lewisham wards, making up only 4% of the total Lewisham registered enterprises (see 2013 summary data, Table 2). However, this data does not take into account sole trader self-employed individuals or businesses too small to be eligible for VAT registration, with some evidence of these micro, light industrial businesses existing in the lock-up garages as well as a number of office-based businesses along the shopping parades across the neighbourhood; a number of disused or seemingly underused lock-up garages also offer the potential for extending the micro-business potential of the area – see distribution in Figure 15.

	Count of Enterprises by Age of Business, 2013			
	Grove Park Ward	Lewisham	London	England
All VAT and/or PAYE Based Enterprises	270	6875	372375	1862100
Less than 2 Years Old	75	1795	85575	323630
2 to 3 Years Old	40	1165	61030	244695
4 to 9 Years Old	80	1985	101020	496140
10 or More Years Old	75	1930	124750	797635

TABLE 2: ENTERPRISES BY AGE OF BUSINESS⁹

⁸ Nomis Labour Market Statistics 2016 - <https://www.nomisweb.co.uk/>

⁹ VAT Registration Data - Office of National Statistics 2013.

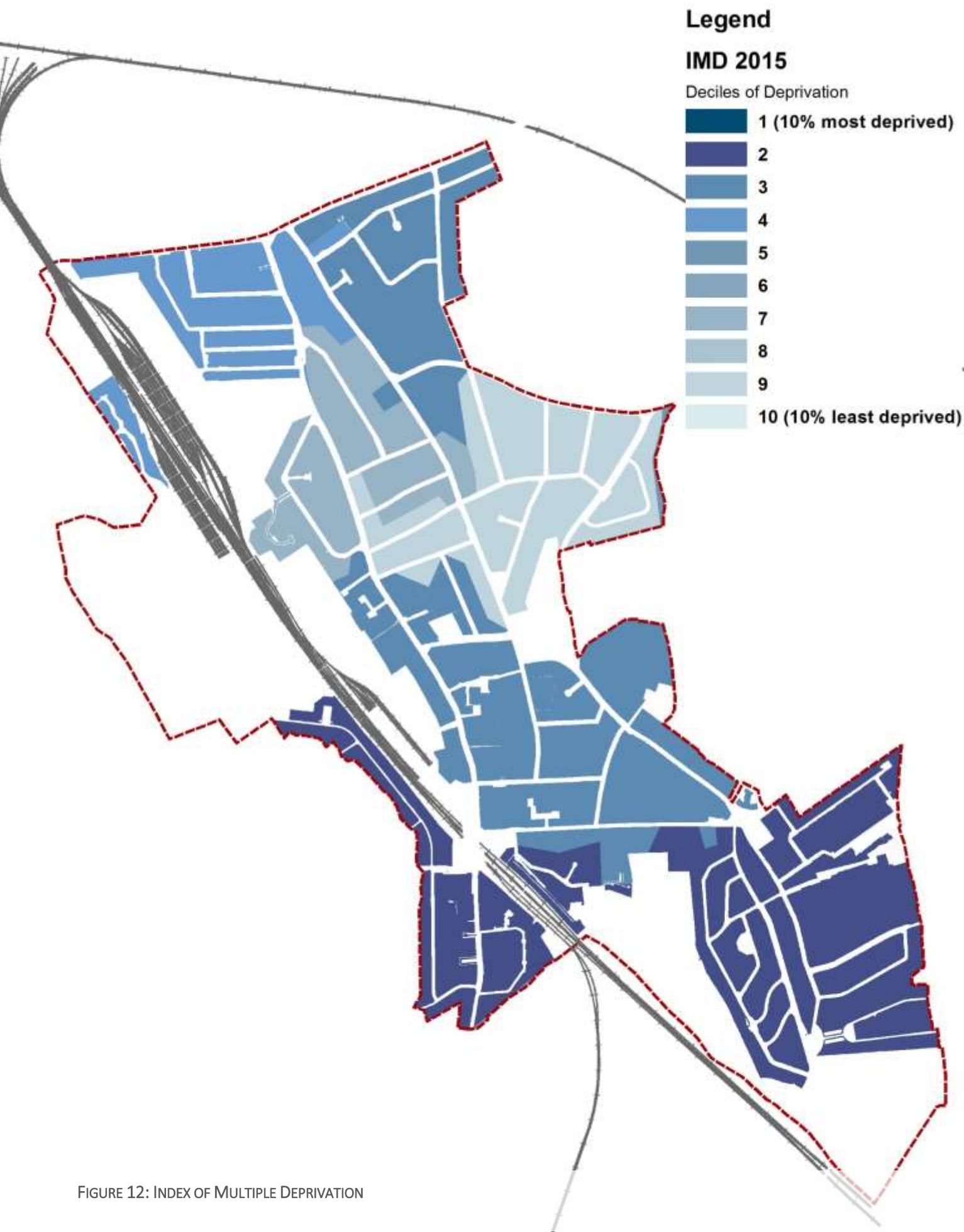


FIGURE 12: INDEX OF MULTIPLE DEPRIVATION

Legend

% Economically Inactive Population

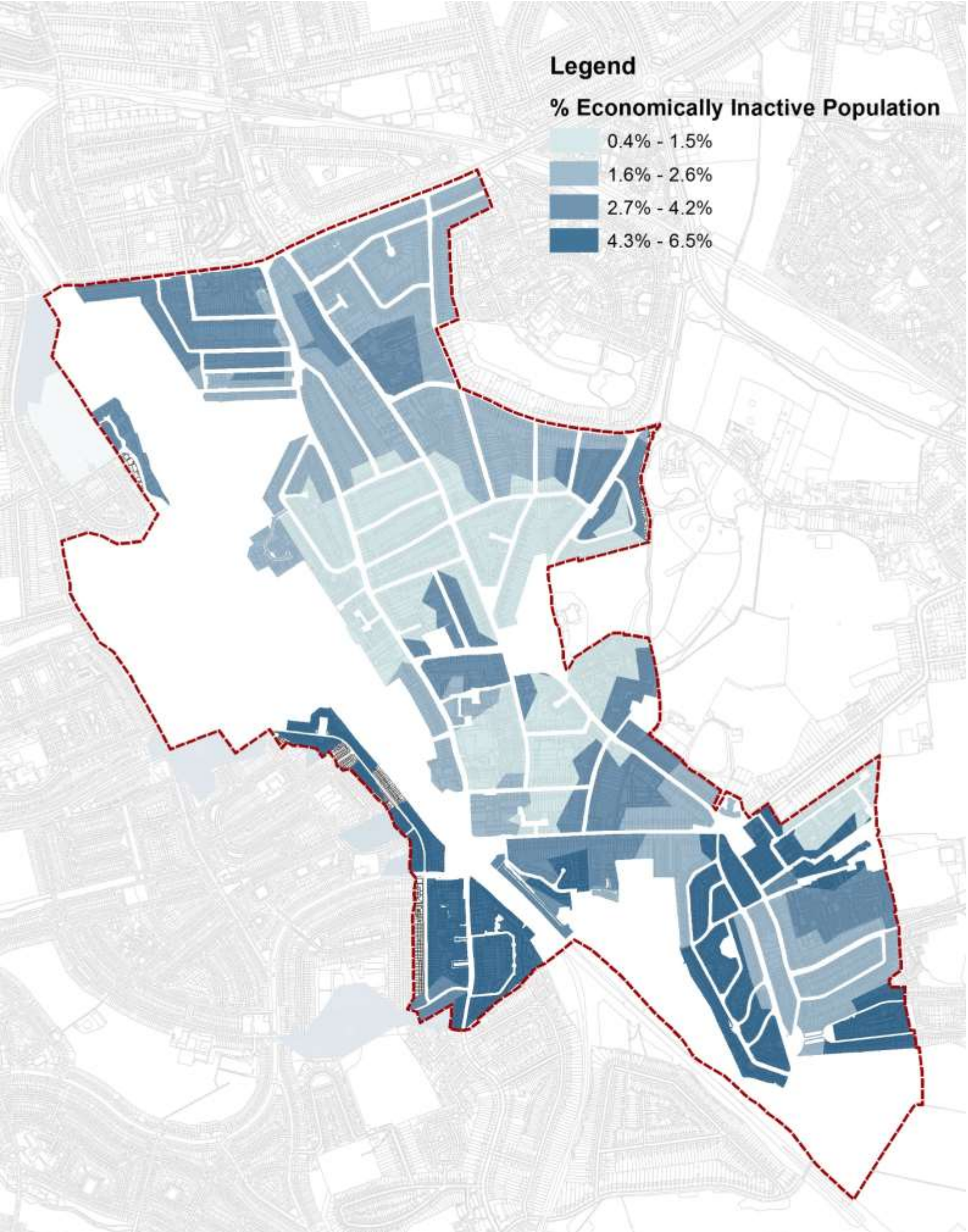
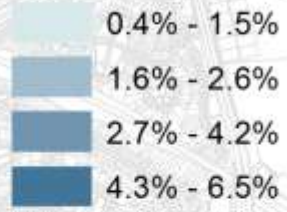
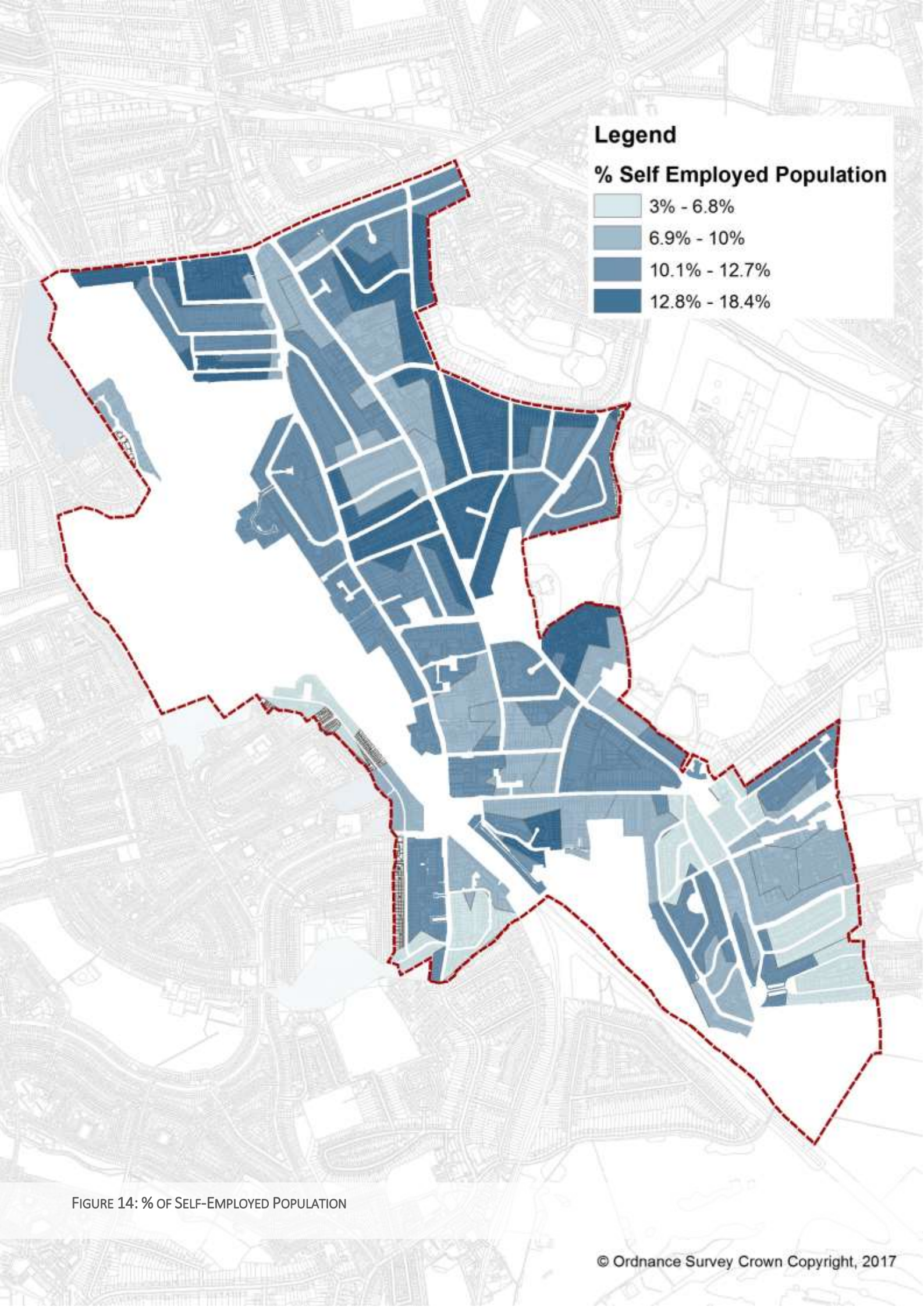


FIGURE 13: % OF ECONOMICALLY INACTIVE POPULATION



Legend

% Self Employed Population

- 3% - 6.8%
- 6.9% - 10%
- 10.1% - 12.7%
- 12.8% - 18.4%


FIGURE 14: % OF SELF-EMPLOYED POPULATION


Legend

Shops



Micro-Employment Sites

 Active Workspaces

 Potential Workspaces

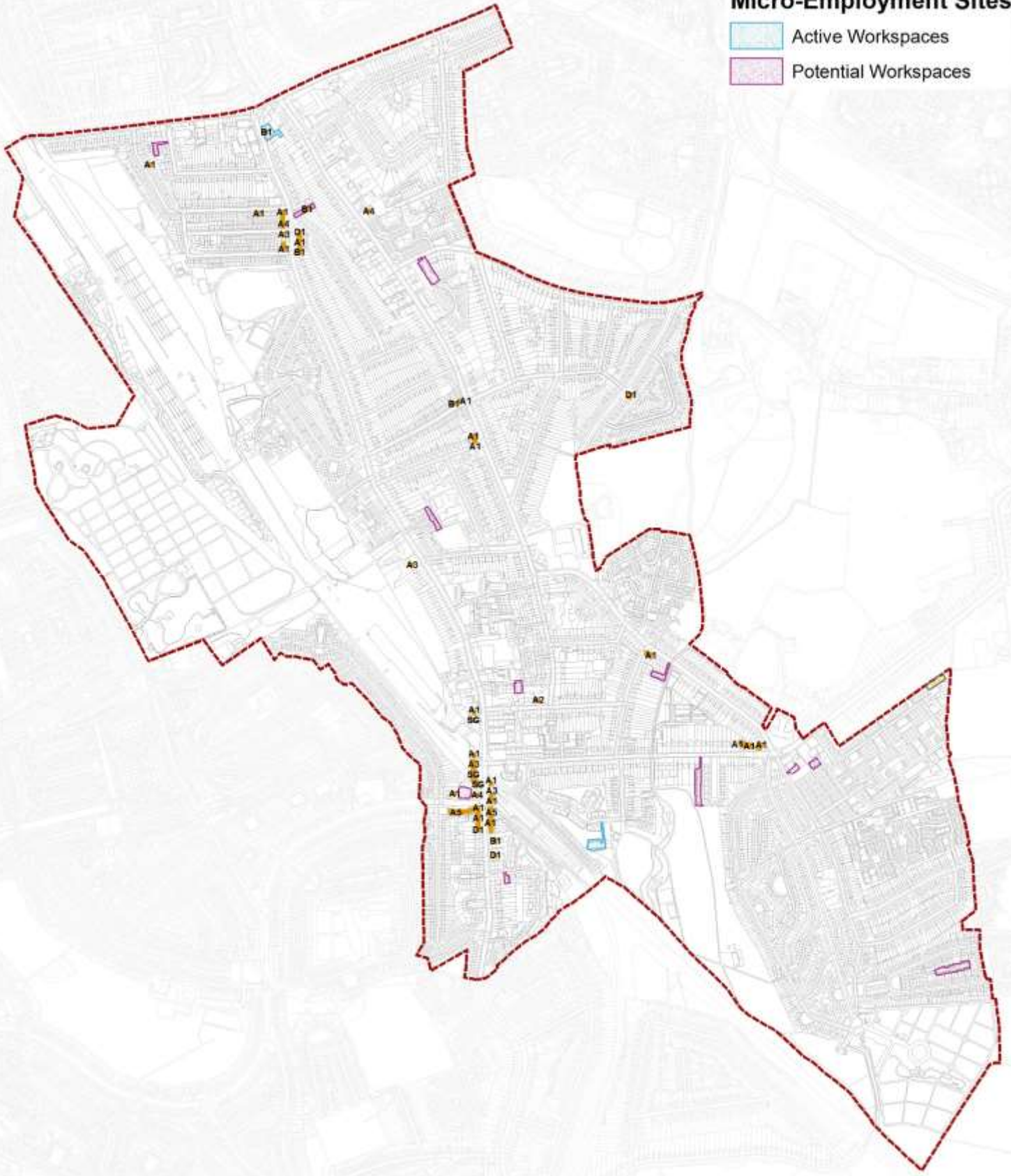


FIGURE 15: DISTRIBUTION OF LOCAL BUSINESSES



Strengths

- Whilst there are no major concentrations of employment spaces within Grove Park, it does have a few scattered smaller scale sites, some local office businesses and in particular the lock-up garages which are being used as workspaces.
- A number of vacant lock-up garages offer the potential for extending the opportunities for micro-enterprises.

Weaknesses

- Grove Park does not have any protected / designated employment sites, becoming largely a commuter area.
- Economically inactive population is slightly higher than the Lewisham average (23.3% vs 22.5%), potentially skewed by a higher proportion of retired people living in the area (4.0% vs 2.5% in Lewisham as a whole).

Threats

- The current NPPF and Lewisham Local Plan has a more permissive policy on the release of smaller scattered business sites and premises in town centres and residential areas for redevelopment, so their future employment use is uncertain.

Actions

- According to the Lewisham's Business Growth Strategy (2013-2023)¹⁰, the Borough has become a growing centre for micro-business with a dynamic, diverse and creative entrepreneurial population. There is potential to extend this into Grove Park, especially at the Marvels Lane youth club site, which has been identified by the residents as a potential enterprise hub.
- The residents have identified a number of garage sites, which have significant potential for use as incubator and start-up workshops for small business. There are 295 empty garages in total in Lewisham according to the report, mostly owned by housing associations as they are often linked to previous social housing developments.
- Work with the council to look at redeveloping these, in line with GLA report 'Lock-up to Start-up' initiative¹¹.

¹⁰ Lewisham Business Growth Strategy (2013-2023) - <https://www.lewisham.gov.uk/mayorandcouncil/aboutthecouncil/strategies/Documents/LewishamBusinessGrowthStrategy2013-2023.pdf>

¹¹ From Lock-Up to Start-Up. London's Micro-Businesses Thriving Out of Empty Garages - <http://glaconservatives.co.uk/wp-content/uploads/2014/01/Lock-Up-To-Start-Up.pdf>

6 Sustainable Transport

6.1 Connectivity and Accessibility

A key theme arising from the 'Vision Day' workshop and other meetings is the need to promote greater connectivity within the area but also within the wider geographic context. As a zone 4 suburban area, Grove Park can feel further away from central London, despite a good train service into Cannon Street and London Bridge. One of the aspirations of the residents is to enhance sustainable transport options in the neighbourhood and that 'everything is within walking distance', meaning they'd like to be able to access services nearby.

Figure 19 and Figure 20 graphically presents how long it takes to travel from Grove Park station to other places within a given amount of time (based on 2011 baseline figures, as well as forecast improvements in travel times by 2021 as a result of TfL's planned public transport upgrades). It generally shows that you can reach Bromley shopping centre in about 30 minutes and central London within about an hour.

According to connectivity assessments¹² undertaken by Transport for London (TfL), Grove Park largely falls within a poorer level of connectivity, especially in the far northern and southern ends of the neighbourhood area. Figure 21 illustrates TfL's PTAL measure, which rates each location according to how close it is to a public transport node and how frequent services are from this node. Apart from the area close to Grove Park station, which falls into PTAL code 3-4, the rest of the area falls within a PTAL of 1-2, meaning further to walk, or sometimes resulting in people driving to the station or defaulting to using the car instead.

6.2 Train

In 2015 a report was commissioned to look at potential for connectivity expansion. The report 'The Future Railway at Grove Park'¹³, (submitted as Annex A10a) essentially concludes that the options are limited to Grove Park, but that it could benefit from the extension of the Bakerloo line to surrounding areas (namely Lewisham Town Centre and Bromley Town Centre), which are reachable by bus and potentially an extension of the East London Line and DLR.

¹² See Assessing Transport Connectivity in London guide for TfL's methodology to analysing connectivity - <http://content.tfl.gov.uk/connectivity-assessment-guide.pdf>.

¹³ The Future Railway at Grove Park - <http://www.jrc.org.uk/PDFs/Future%20Railway%20at%20Grove%20Park.pdf>.

6.3 Bus

Bus routes are indicated in Figure 17. One key link which residents voiced in several meetings was the need for a more direct bus route to nearby Blackheath as a key local destination.

6.4 Cycle

Grove Park does not feature on the established National Cycle Network along the route known as 'Waterlink Way', which only follows the main River Ravensbourne. Having the Green Chain Walk crossing Grove Park has some established cycle routes which are well used, however, not all these have dedicated cycle lanes nor drop curbs to help the easy mounting on and off the route.

A further study on sustainable transport options (submitted as Annex 10b) maps existing and proposed cycle routes.

6.5 Walking & Bridle Routes

As with cycling, the dedicated walking routes tend to be those marked out by the SE London Green Chain Walk (see Figure 22), although Grove Park has some nice mature, tree-lined streets, with a huge potential to increase walking in the area, especially between the key destinations residents have identified.

In the past, there was a horse riding path through the railway sidings where horses would ride from the stables down past Grove Park Nature Reserve, to graze at the Horse Paddock, near the allotments. Residents would like to extend this as a dedicated bridleway as part of the proposed nature trail.

6.6 Car

Given its suburban nature, many residents rely on a car to get around, especially as they need to drive to nearby centres for their shopping. The northern end of the neighbourhood shows a higher level of car ownership compared to the Lewisham average at 40% – See Figure 16.

Grove Park is largely a commuter zone, with the majority of residents travelling towards central London locations for work. Based on the 2011 census Travel to Work Flows, which maps origin and destination patterns, whilst the predominant mode of travel into central London is by Train, most of the closer journeys to work take place by car, potentially indicating poorer public transport connections to nearby locations – see Figure 18.

Legend

% Households Owning a Car

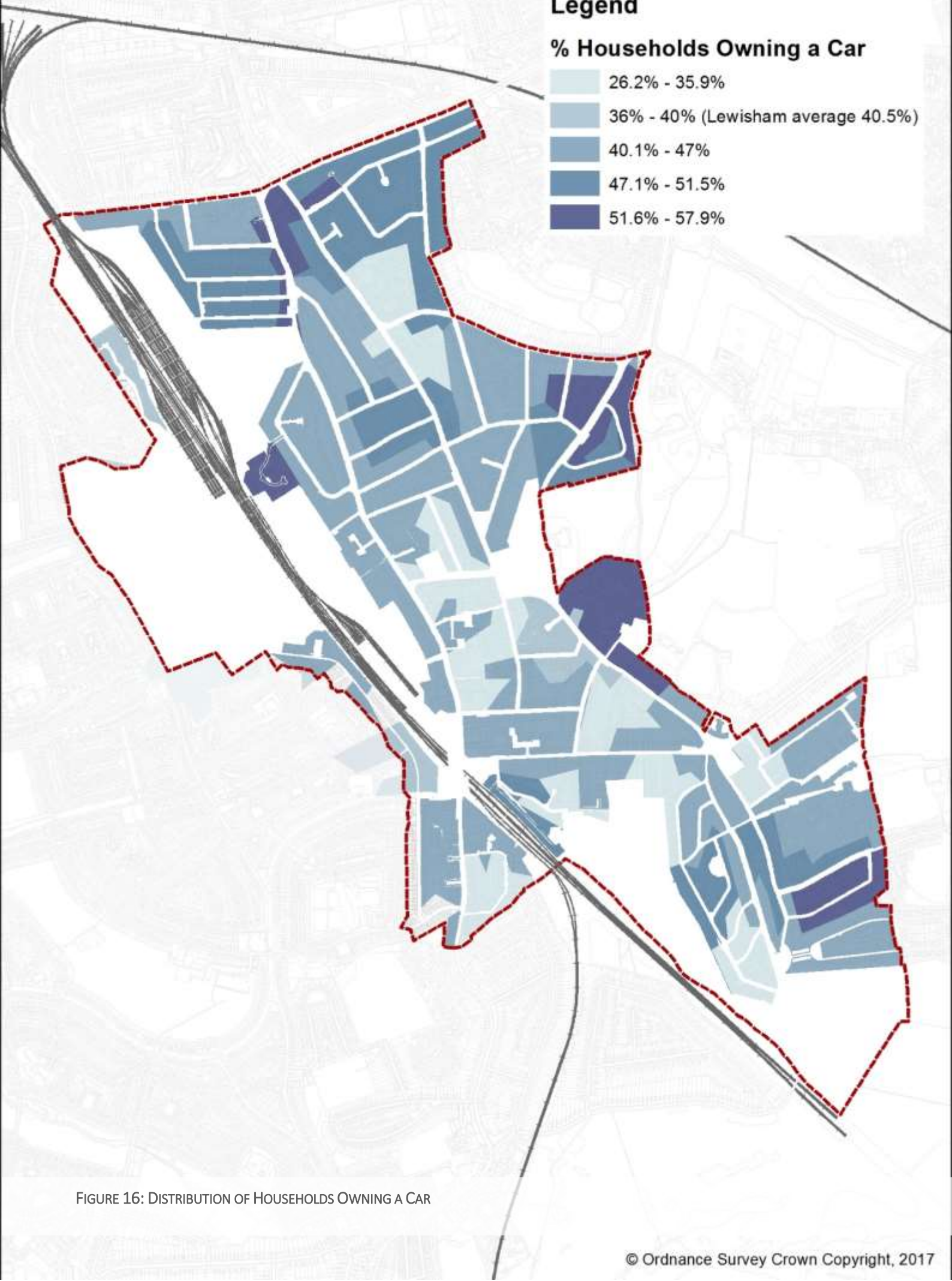


FIGURE 16: DISTRIBUTION OF HOUSEHOLDS OWNING A CAR

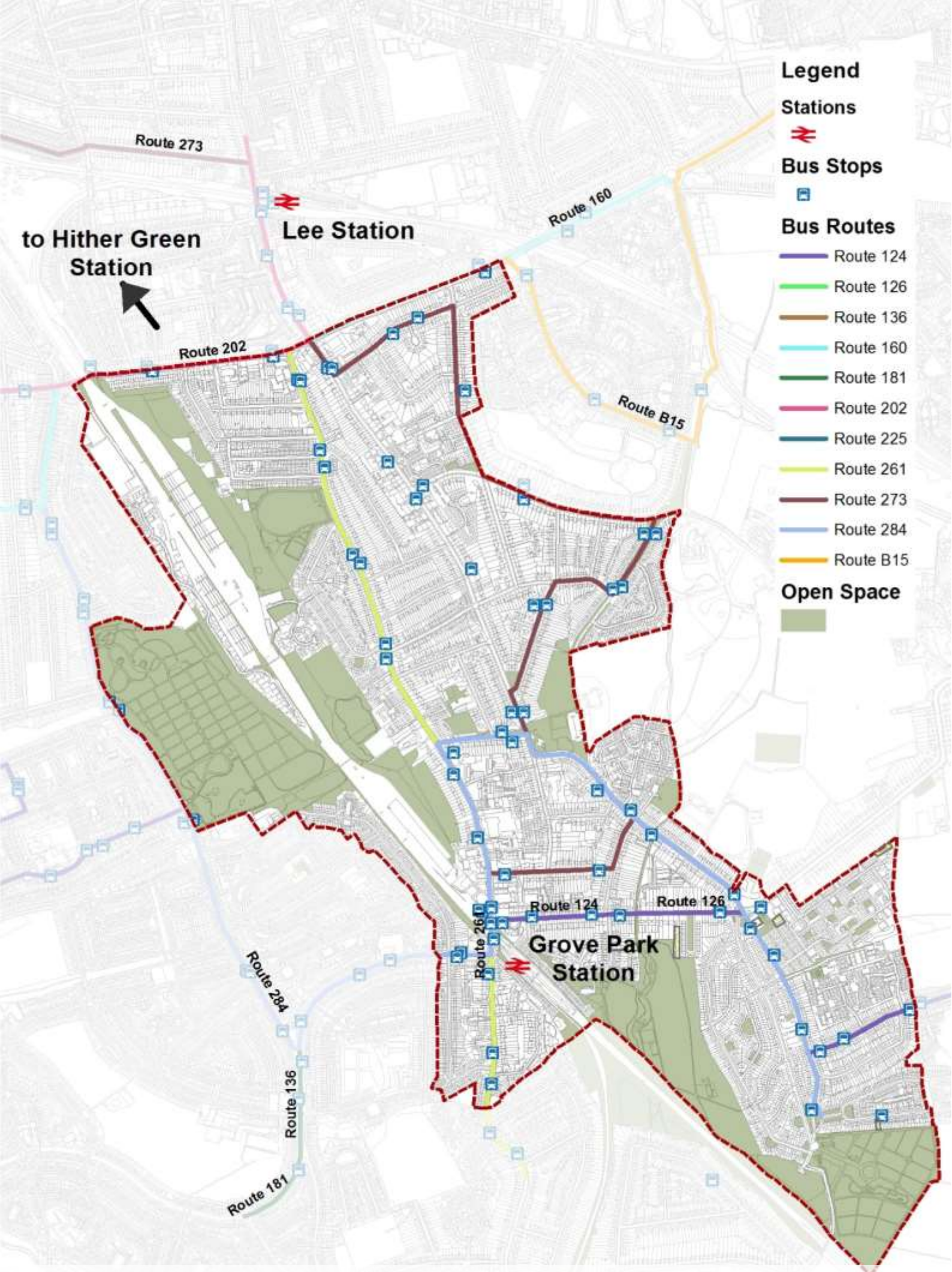


FIGURE 17: BUS ROUTES THROUGH GROVE PARK

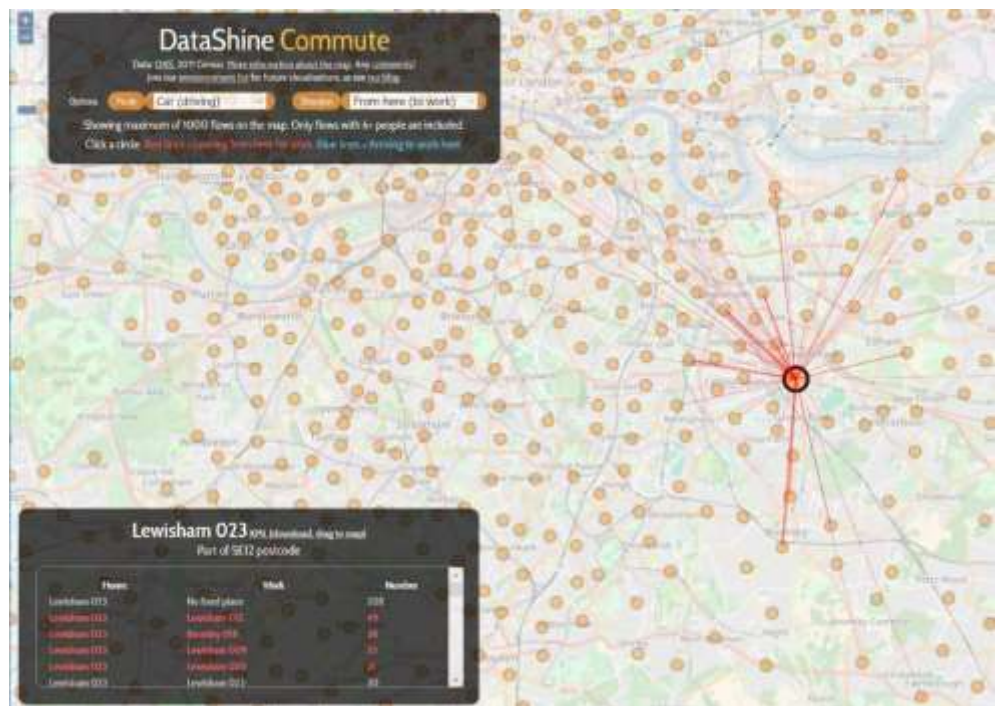


FIGURE 18: TRAVEL TO WORK PATTERNS¹⁴

	Count	% of All Travel to Work Journeys
Journeys by car	1184	22%
Journey by train	1469	27%
Journey by bus	519	10%
Journey by foot	197	4%
Journey by Tube	207	4%
Journey by Bike	38	1%

TABLE 3: TRAVEL TO WORK JOURNEY MODAL COMPARISONS¹⁴

¹⁴ The data classifies people currently resident in each middle layer super output area, or higher area, by method of travel and shows the movement between their area of residence and workplace. Source DataShine platform, an output of the BODMAS project

<http://commute.datashine.org.uk/#mode=train&direction=from&msoa=E02000683&zoom=12&lon=-0.0245&lat=51.4819>

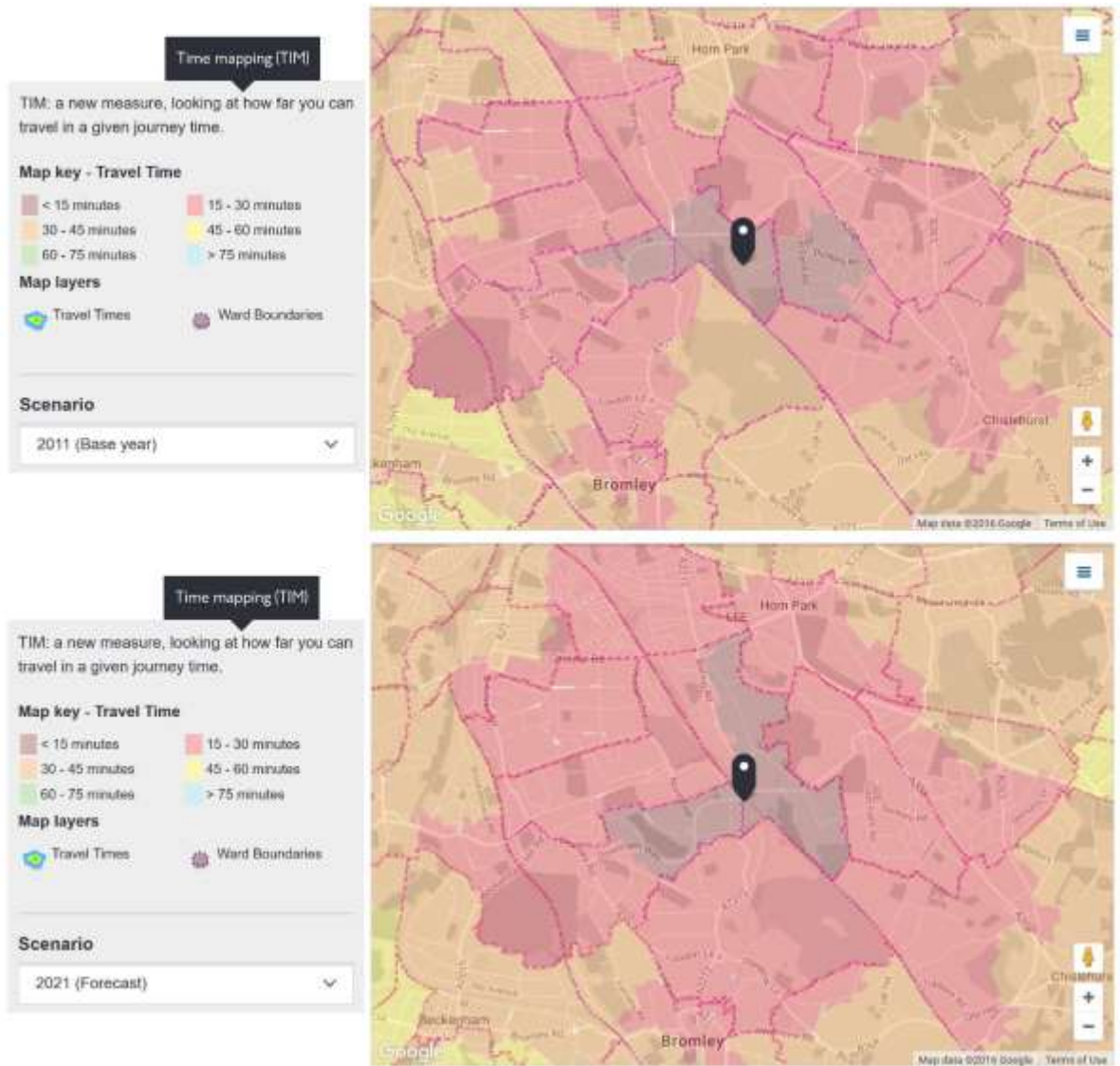


FIGURE 19: TFL TRAVEL TIME MAPPING¹⁵

¹⁵ Source: <https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat>



FIGURE 20: TRAVEL TIME MAPPING FROM GROVE PARK STATION TO THE REST OF LONDON¹⁶



FIGURE 21: TfL PTAL MAP FOR GROVE PARK¹⁷

¹⁶ Source TfL

¹⁷ Source: TfL <https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat>

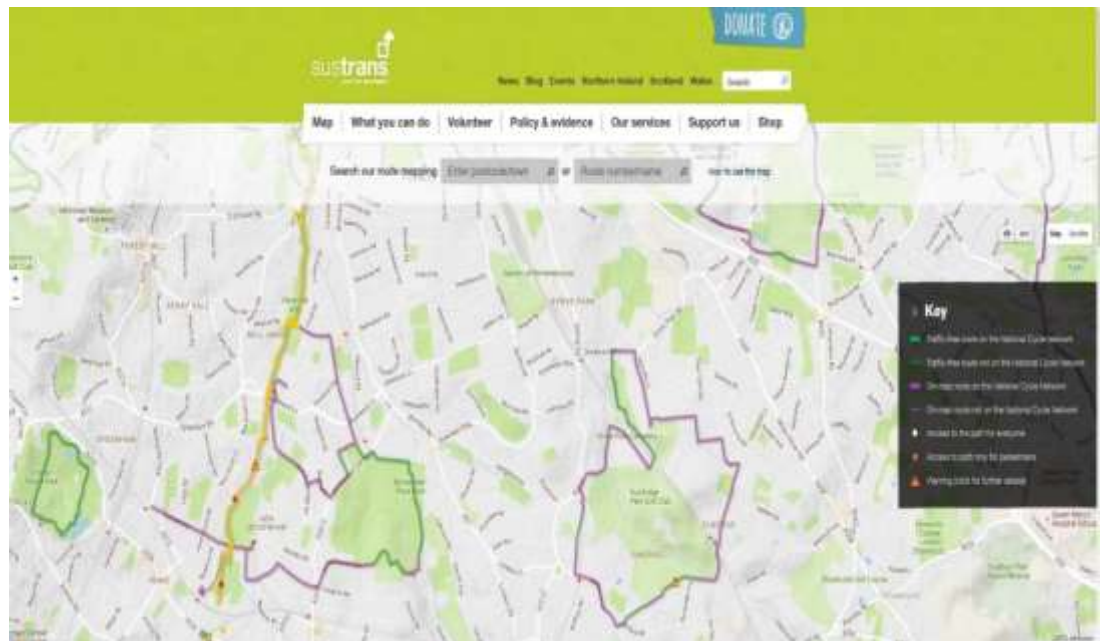


FIGURE 22: CYCLE ROUTES THROUGH GROVE PARK¹⁸

¹⁸ Source: <http://www.sustrans.org.uk/ncn/map/route/waterlink-way>



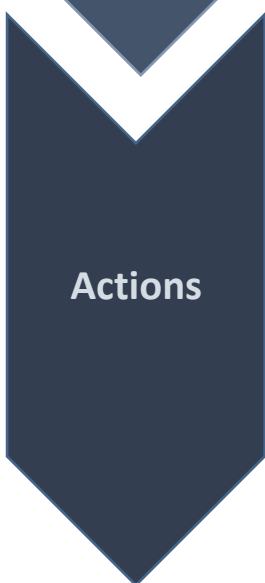
- The partial existence of the Green Chain Walk through the neighbourhood is an asset to the area, offering quiet and tranquil walking and cycle routes. These also form the basis for connecting the other nature areas and green infrastructure.



- Apart from a small radius around Grove Park station itself, most of the neighbourhood area is not connected within a 5-10 minute walking distance to train services.
- Car use dominates, creating traffic jams on Baring Road heading north towards South Circular and at junctions with Chinbrook Road and Downham Way, especially during school run times.



- Cumulative impacts from new developments putting extra burden on the train services in Grove Park.
- Discussions about the possible extension of public transport in Grove Park no longer on the agenda.



- Maximise opportunities for 'connecting the neighbourhood' by all transport modes.
- Further housing development will need to consider the impacts on the existing train service, and further lobbying is required to improve the frequency and diversity of journeys, including improving bus links to Lewisham that will eventually connect with the Bakerloo line extension.
- Introduce Electric Car club schemes and facilities to reduce reliance on car journeys for local services, especially for new developments.
- Create an improved network of quiet cycle and walking routes in line with the Sustainable Transport study (See Annex 10b), as part of the nature trail and 'Urban National Park'.
- Extend the Green Chain Walking Route to incorporate the Grove Park Nature Reserve and the entire rail-side Metropolitan Open Land as part of the proposed linear nature trail.
- Reinstate the public right of way routes through the stables along the Railside, as evident on historic maps.
- Work with TfL to establish direct bus route to Blackheath.
- Work with TfL to look deeper into the feasibility of the DLR and East London line extension.

7 Natural Environment

Figure 23 is an extract map from the 2010 Leisure and Open Space Study by Scott Wilson¹⁹, indicating the different types of open space in Grove Park. Figure 24 maps the nature areas as understood and used by the community. Table 4 to Table 7 that follow summarise each open space typology (both current and proposed, based on walkabout analysis) with cross references to the Local Plan designations and the open space study, and includes residents' views and perceptions of each space and the potential actions to be addressed in the Neighbourhood Plan. The key features include:

- Seven allotment or community garden sites, a substantial decrease in the amount of allotment land over the last decade.
- Three Local Parks.
- Two cemeteries, one with listed status.
- Three Nature Reserves, with huge potential to improve nature and biodiversity in other adjacent and adjoining areas.

¹⁹ Lewisham Leisure Open Space Study 2010 - <https://lewisham.gov.uk/myservices/planning/policy/ldf/evidence-base/ldf-evidence-base--environment>

Cross Refs	ID*	GPNP No	Name	Typology	Designation	Notes / Action
SINC 15 ID 120	120	1	Lee & District Land Club Allotments, rear of Baring Road	Allotments	MOL SINC	<ul style="list-style-type: none"> Well used and cared for.
SINC 12	175	2	St. Mildred's Road Allotments	Allotments	MOL SINC UGS	<ul style="list-style-type: none"> Its extent on local plan allocations map and 2010 study appears to have been reduced, now partly disused and returned to scrubland. Protect remainder. Rest should be designated as part of the nature trail and 'Urban National Park'.
ID 73	73	3	Exford Road Allotments	Allotments	UGS MOL Green Chain	<ul style="list-style-type: none"> Well used and cared for.
ID 46	46	4	Chinbrook Meadows Allotments	Allotments	UGS MOL Green Chain	<ul style="list-style-type: none"> Well used and cared for.
ID 45	45	5	Chinbrook Community Orchard	Community Orchard	SINC MOL UGS Green Chain	<ul style="list-style-type: none"> Well used and cared for with over 30 varieties of apple trees.
n/a	n/a	6	Lee Gardens Nature Reserve, Corona Road	Community Gardens	n/a	<ul style="list-style-type: none"> Site fulfils UGS criteria as it's well used and accessible to the community. Designate as Urban Green Space.
n/a	180	7	Stratfield House/The Ringway Centre (GPCG) <i>The site is known locally as the Ringway Centre Community gardens and Cox's Wood (formerly the Orchard/Woodland Gardens at the rear of the Three Gables)</i>	Community Gardens	MOL (in part)	<ul style="list-style-type: none"> Site fulfils UGS criteria as it is well used and accessible to the community (by appointment with GPCG) Designate as Urban Green Space.

TABLE 4: ALLOTMENTS AND COMMUNITY GARDENS IN GROVE PARK

* The ID and names refer to the details as in the 2010 Lewisham Open Space Strategy

Cross Refs	ID	GPNP No	Name	Typology	Designation	Notes / Action
SINC 16 ID 139	139	8	Northbrook Park	Park – Public Open Space	MPL Green Corridor Public Open Space	<ul style="list-style-type: none"> Well used, with outdoor gym equipment Need to improve access to the pond behind Northbrook Park and beyond onto the proposed nature trail.
ID 46/300	300	9	Chinbrook Meadows	Park – Public	MOL	<ul style="list-style-type: none"> SE London Green Chain Walk runs through the area.

Cross Refs	ID	GPNP No	Name	Typology	Designation	Notes / Action
				Open Space	Green Corridor Public Open Space Green Chain Walk	<ul style="list-style-type: none"> Recent restoration to part of the Quaggy river has improved wildlife and quality of park environment. Potential to naturalise the rest of the river banks through the park.
ID 93	93 / 312	10	Grove Park Library Gardens	Park – Public Open Space	MOL Public Open Space	<ul style="list-style-type: none"> Improve play space equipment Create nature adventure space
n/a	n/a	11	Marvels Lane Green Space, adjacent to Grove Park Youth Club	Pocket Park	None	<ul style="list-style-type: none"> Site fulfils UGS criteria as it's well used and accessible to the community. Green space used as a general kick-about space and has amenity value; its significance will increase with the reopening of the Youth Club. Designate as Urban Green Space.
ID 76	76	12	Exford Road Amenity Green	Pocket Park / Amenity Green	Urban Green Space	<ul style="list-style-type: none"> Space is generally locked and only serving as a key amenity green space. Opening it as a public open space could provide a pocket park to better serve community as it's a pleasant space to sit in.
ID 73	74 / 75	22	Exford Road Allotment Entrance	Pocket Park / Amenity Green	Metropolitan Open Land	<ul style="list-style-type: none"> No actions recorded.

TABLE 5: FORMAL PARKS IN GROVE PARK

Cross Refs	ID	GPNP No	Name	Typology	Designation	Notes / Action
SA Ref SINC 1 LeB102	99	13	Hither Green Cemetery	Cemetery	SINC – Borough Level Grade 1 MOL	<ul style="list-style-type: none"> No actions recorded
SINC 7 LeB107	92	14	Grove Park Cemetery	Cemetery	SINC – Grade 2 Listed Parks and Gardens Grade 2 MOL	<ul style="list-style-type: none"> No actions recorded

TABLE 6: CEMETERIES IN GROVE PARK

Cross Refs	ID	GPN P No	Name	Typology	Designation	Notes / Action
SA Ref SINC 4 LeB106 J – Nature Reserve	100 / 10	15	Grove Park Nature Reserve	Natural Parkland / Nature Reserve	MOL SINC – Borough Level Grade 1	<ul style="list-style-type: none"> Expand to incorporate the rest of the site as a nature reserve Improve access routes to reserve to improve perception of safety and reduce antisocial behavior issues.
LeL04	18	16	Sydenham Cottages Nature Reserve	Natural Parkland / Nature Reserve	Green Chain MOL SINC – Local Level	<ul style="list-style-type: none"> Reinstate the interpretation center that was officially accepted by the then Mayor of Lewisham, Les Eytley, now abandoned and fallen into disrepair. Expand the outdoor nature exploration classes held at the Grove Park Nature Reserve & Camp Nesbit to here, with an emphasis on river ecology Naturalise the river banks. Incorporate the linear stretch as part of the nature reserve and designate a SINC.
ID 42 CS Policy 12 LeBII02	42	17	Burnt Ash Pond on Melrose Close	Nature Reserve	UGS SINC – Borough Level Grade 2	<ul style="list-style-type: none"> No actions recorded.
n/a	219	18	K – Ambelcote Road Wood / Meadows	Woodland / Wildlife Corridor	Green Corridor MOL	<ul style="list-style-type: none"> A sycamore woodland, currently inaccessible, behind palisade fencing. No actions recorded.
ID 99 SINC 11/12 LeBII15 H/LeBII 151	101/ 102	19	Hither Green Railside / Railway Land BII 15 I – Hither Green Sidings	Natural Parkland / Nature Reserve	MOL SINC Green Corridor The tree protection order confirmed Feb 23rd 2012 on the whole site.	<ul style="list-style-type: none"> Potential to become a linear nature trail of district park status, developing the entire stretch along the bank into an 'Urban National Park'.
n/a	180	20	Cox's Wood	Relic Orchard and Woodland Garden	MOL	<ul style="list-style-type: none"> This triangular stretch was named after Jeff Cox in July 2013²⁰ and is known locally as Cox's Wood. It also contains Camp Nesbit which is used as an outdoor learning space. Designate as a SINC. Improve entrance as a gateway to the 'Urban National Park'.

²⁰ News Shopper Press Release -

http://www.newshopper.co.uk/news/bromley/10541708.Grove_Park_improvements_celebrated_at_fun_day/

Cross Refs	ID	GPN P No	Name	Typology	Designation	Notes / Action
SINC 11/12 LeBII15 H/LeBII 151	420 / 421	21	Chinbrook Embankment	Wildlife Corridor	Green Corridor	<ul style="list-style-type: none"> Continue to safeguard as a key wildlife corridor
n/a	152	23 / 24	Reigate Road (23), Cumberland Place, St Mildred's (24) railway sidings strips	Wildlife Corridor	Green Corridor Part by Cumberland Place is a SINC	<ul style="list-style-type: none"> Continue to safeguard as a key wildlife corridor

TABLE 7: NATURE RESERVES AND WILDLIFE CORRIDORS IN GROVE PARK

7.1 Access to Open Space and Nature

According to the 2012 GiGL study, less than half of the homes in Grove Park ward have access to a designated Metropolitan Park. This is considerably less in Downham and Whitefoot (0.3% and 3.2% respectively) - see Table 8. Only about half the households in Grove Park (52.5%) have access to a local park. Table 9 shows the Areas of Deficiency in access to nature, defined as built-up areas more than one kilometre actual walking distance from an accessible Metropolitan or Borough Site of Interest for Nature Conservation (SINC). 17% of homes in Grove Park are not a nearby SINC site. In reality the actual number of households taking advantage of SINC sites will be less, due to the nature of the space that currently exists.

Ward	Borough Code	Borough	% homes with good access to all four types of public open space	% homes deficient in access to:			
				Regional Park	Metropolitan Park	District Park	Local, Small or Pocket Park
Downham	E09000023	Lewisham	0.0	100.0	0.3	37.0	39.6
Grove Park	E09000023	Lewisham	0.0	100.0	41.4	67.0	52.5
Whitefoot	E09000023	Lewisham	0.0	100.0	3.2	70.5	63.3

TABLE 8: ACCESS TO PUBLIC OPEN SPACE BY WARD¹⁷.

Ward	Borough Code	Borough	% homes with good access to nature	% homes with deficiency in access to nature
Downham	E09000023	Lewisham	100	0
Grove Park	E09000023	Lewisham	83	17
Whitefoot	E09000023	Lewisham	100	0

TABLE 9: ACCESS TO NATURE BY WARD²¹

²¹ Source: GiGL 2012 Data, accessed via London Data Store. The recommended distances for each type, as per the London Plan, are:

- R Regional Parks = 8 km max
- M Metropolitan Parks = 3.2 km max
- D District = 1.2 km max
- LSP Local, Small and Pocket parks = 400 m max

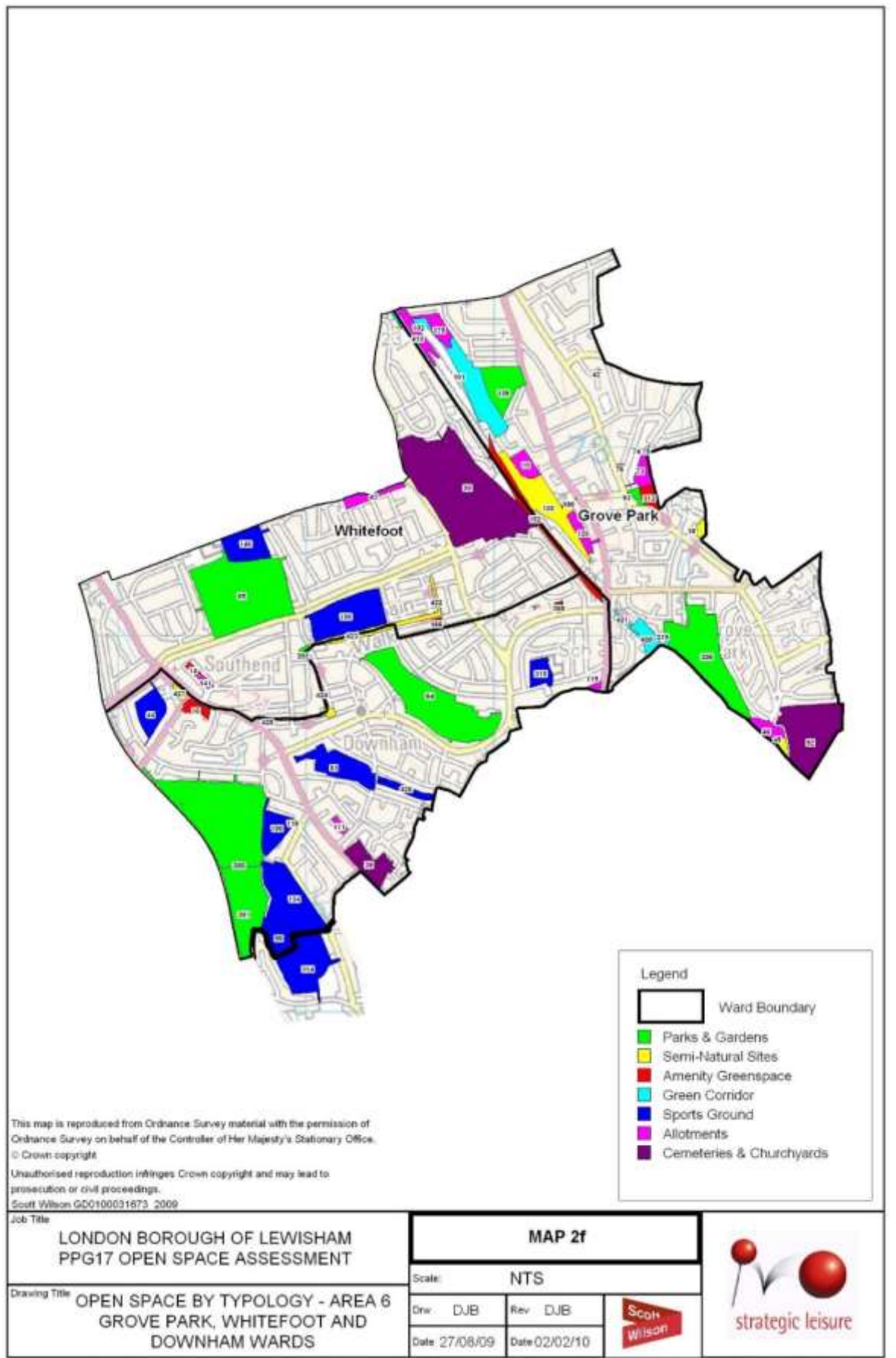


FIGURE 23: OPEN SPACE TYPOLOGIES²²

²² SOURCE LEISURE AND OPEN SPACE STUDY 2010.

<https://www.lewisham.gov.uk/myservices/planning/policy/documents/leisureandopenspacestudymap1-6.pdf>

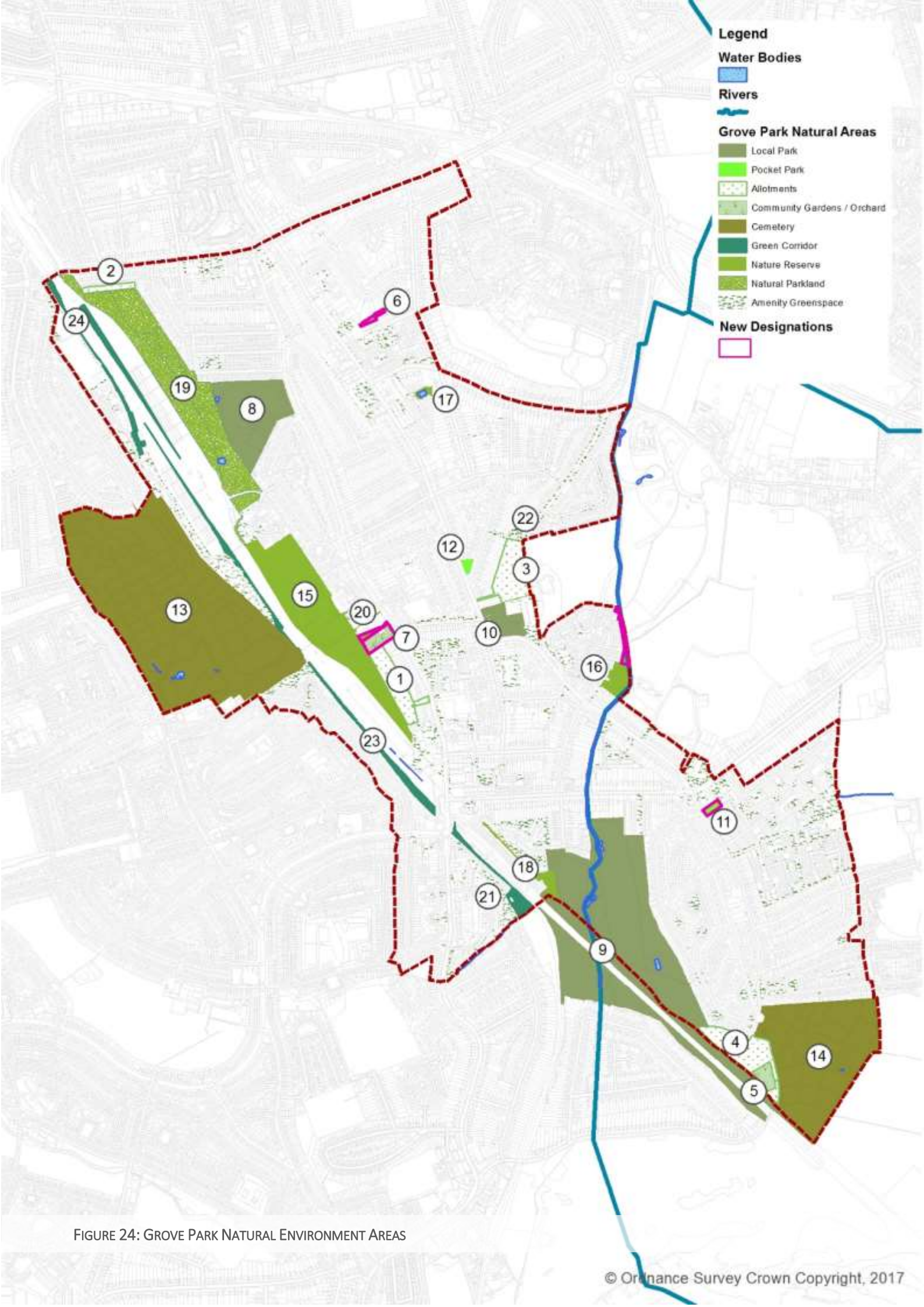


FIGURE 24: GROVE PARK NATURAL ENVIRONMENT AREAS

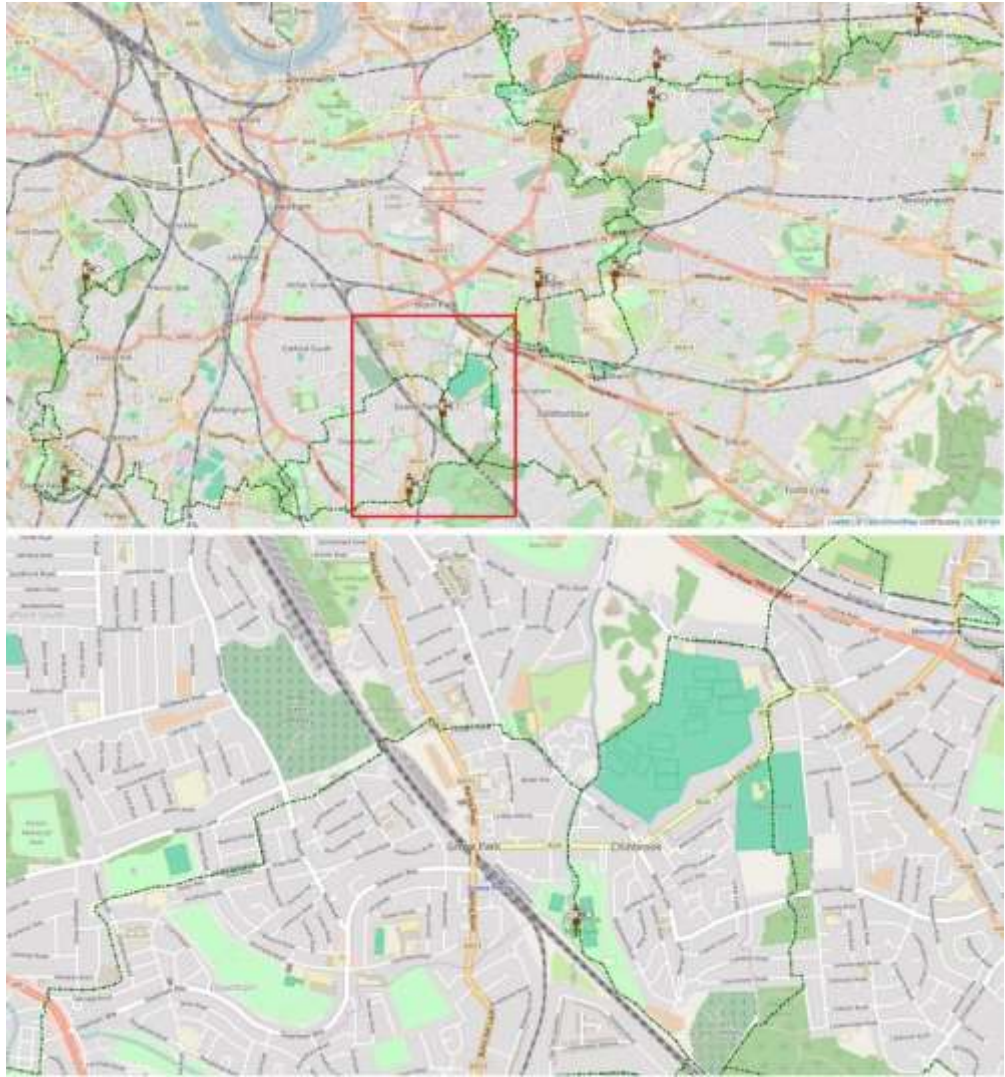


FIGURE 25: GREEN CHAIN – SE LONDON CONTEXT (TOP) AND ROUTE THROUGH GROVE PARK (BOTTOM) ²³

²³ Source: SE London Green Chain Walk - http://www.greenchain.com/greenchainsite/site/custom_scripts/greenchain-rbg-data.html?section_markers=true

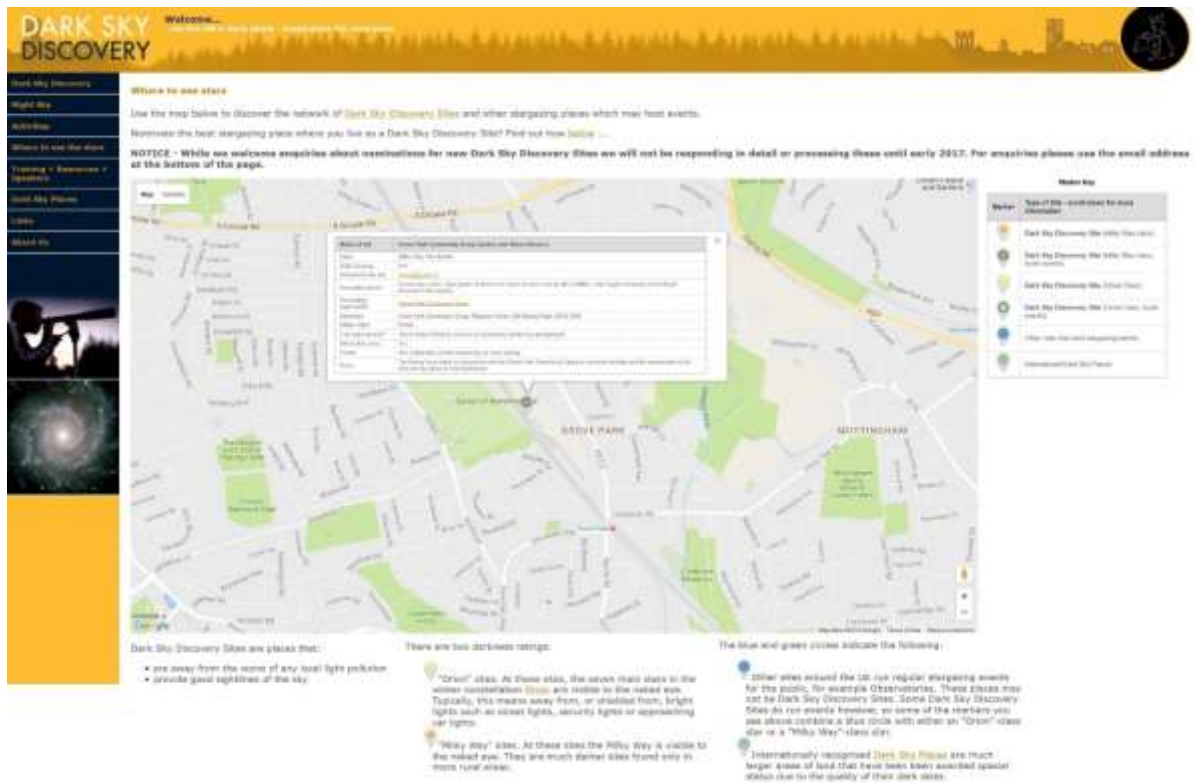


FIGURE 26 LOCATION OF DARK SKY DISCOVER SITE IN GROVE PARK²⁴

²⁴ DARK SKY DISCOVER - SOURCE: [HTTP://WWW.DARKSKYDISCOVERY.ORG.UK/DARK-SKY-DISCOVERY-SITES/MAP.HTML](http://www.darkskydiscovery.org.uk/dark-sky-discovery-sites/map.html)

7.2 Vulnerability to Climate Change

A recent research study - ARCADIA²⁵ - modelled climate impacts with the aim of understanding the interactions between the spatial configuration of cities and their resilience to climate change. One output is a Heat Wave Vulnerability Map - see

Figure 27. It highlights the potential level of vulnerability to high temperatures, based on proportion of people in each ward considered at higher-risk of temperature stress due to age (i.e. those < 4 and >75 years); the concentration of flat based residents (which are more prone to overheating due to their design); and those classed as being in lower socioeconomic groups. The resulting heat vulnerability index ranks each ward from 1 to 4 based on the exceedance of percentile values, with 4 being the worst. Grove Park is one of four wards in Lewisham indicating a higher vulnerability to heat waves.

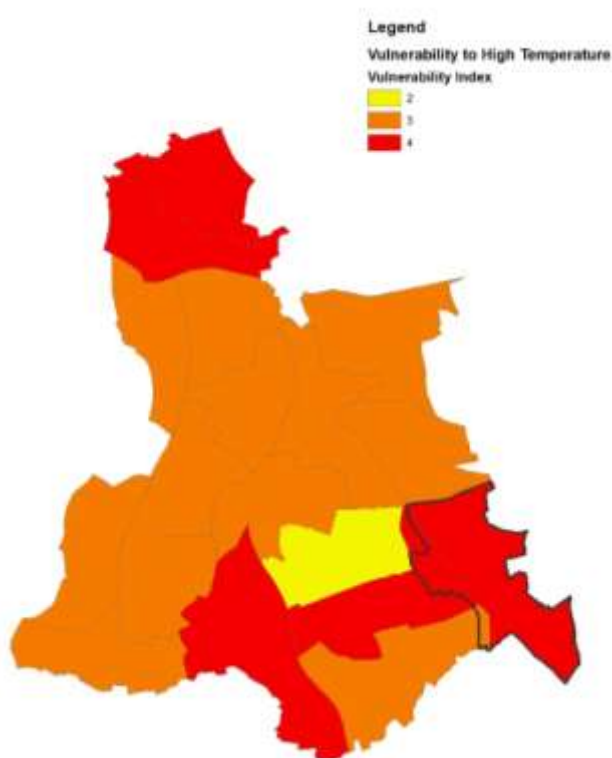


FIGURE 27: VULNERABILITY OF POPULATION TO HEAT WAVES

²⁵ Source: Outputs from the ARCADIA impact Model: ARCADIA Project (Adaptation and Resilience in Cities: Analysis and Decisions-making using Integrated Assessment), funded by the Engineering and Physical Sciences Research Council, award number EP/G060983/1. For more information see - <http://www.arcc-network.org.uk/arcadia/>

Strengths

- A number of unique ecosystems can be found with huge potential for enhancement, including: Wetland Meadows; Mixed Woodland; Willow Woodland; Sycamore Woodland; Orchard; Chalk Grassland; Riparian and Pond habitats.
- Huge health benefits afforded by the Grove Park Nature Reserve and natural parkland environs around the stables, especially given their proximity to nearby health facilities; capitalise on this proximity to offer recuperation, quiet/tranquil outdoor space for wellbeing; as an environmental/ecology centre for fresh air learning; as an astronomy observatory, given its dark sky status; as a centre for culture such as the Railway Children events.
- The nature reserve and stables area can become a functioning district level natural parkland of approximately 14 hectares, offering a continuous nature trail and designation as an 'Urban National Park', being the gateway to a continuous walk from South Circular road to Elmstead Woods and beyond into the countryside of Kent.
- Grove Park has one of only three Dark Sky Discover Sites in London, and the only one in South London.
- Successful out door nature exploration and literacy programmes run with local schools at Camp Nesbit.

Weaknesses

- According to the 2010 Leisure and Open Space Strategy, the northern end of Grove Park was found to be deficient in accessibility to district level park facilities.
- Some spaces are perceived as inaccessible and people do not dare enter because of unclear lines of sight with access routes seeming like dead-end alley ways. Whilst this may benefit wildlife it also means the spaces are not valued and appreciated by the public, and this lack of stewardship means these sites are eventually sold off, deteriorated and lost to wildlife for ever.
- Nature Reserve at Sydenham Cottages feels abandoned, with brambles taking over, and in need of an active ecology management plan.
- Some sites do not have a strong identity, for example the playground at the rear of Grove Park Library. Such places need an established name to make them valued and appreciated for their unique offering.
- Only 31.6% of the area is permeable (calculated as a proportion of land classified as open space from an OS map (does not account for back gardens).
- There has been a reduction in allotment provision over time.

Threats

- Privatisation of Metropolitan Open Land (13 acres recently bought for £475,000) now threatening the nature and wildlife corridor, as owners deteriorating important habitats (they have challenged its SINC designation to favour their plans to develop the site).
- Owners recently cut down the once well-established willow woodland (over 100 trees) and bulldozed the land until stopped by residents and the police in 2014²⁶.
- Grove Park is exposed to a higher vulnerability risk from impacts of climate change, such as heat waves, due to its socio-demographic characteristics and predominance of flat typologies.

Actions

- Connect all spaces along railway sidings to function as a natural parkland, nature trail and incorporated into an 'Urban National Park' running from South Circular road to Elmstead Woods.
- Improve connections, wayfinding and continuity of green infrastructure in streetscapes connecting the natural spaces.
- Designate some of the other significant amenity green spaces for their amenity value and sustainable drainage services.
- Ensure no net loss of permeable land.
- Address climate change impacts.
- Designate important unprotected green spaces.

²⁶ News Shopper Press Release -

http://www.newshopper.co.uk/news/lewisham/9572240.Trees_destroyed_hours_before_protection_order_kicks_in/

8 Built Environment

A Heritage and Character Assessment²⁷ was undertaken by AECOM to in 2016 to identify the neighbourhood's heritage assets, submitted as Annex 13.

The high level document is supported here by further information (not documented elsewhere) gathered during a number of neighbourhood walks. Listed below are further local heritage assets of merit which residents wish to bring forward in their Neighbourhood Plan.



Grove Park Station & Footbridge

- The station building itself has had some modifications in recent years, meaning its original charm is slightly tainted.
- Original frontage was more welcoming, and future renovations should seek to restore its 'shop front' feel.
- The footbridge and supporting structures are stamped with W Richards and son 1902 (King Edward VII coronation year). It forms a good example of Victorian/Edwardian station furniture. It is the only bridge with these markings from Charing Cross to Sevenoaks. It is the footbridge to the branch line to Sundridge Park where the then Prince of Wales (later to become King Edward VII) used to spend his weekends.
- Improving accessible access on platform 1 should incorporate these features.

Recommended Actions:

- Designate as a heritage feature and incorporate these into future planned improvements for accessible design.

²⁷ Grove Park Heritage and Character Assessment. AECOM 2016 - <<LINK>>



Recommended Actions:

- Building is a landmark and protection should reflect this and restore its original features
- Make the building and curtilage the community focal point for recreation and cultural activities, and take advantage of its lock-up garages by maximising its enterprising potential

Grove Park Youth Club

- The Youth Club Building has been lying empty since 2014 and needs restoration back to its original features, which was more welcoming and true to its 1960s décor (Interiors similar to the Southbank Centre)²⁸.
- Residents see this as an important landmark for Grove Park, not only representing the last of the purpose built youth clubs that marked the rebuilding of Britain after the Second World War, but also as architecture in its own right. It represents a solid piece of Mid-Century modern architecture and an interesting example of social architecture.
- Designed by the world renowned team of architects: Sir Hubert Bennett, Jack Whittle, Michael Powell, Cedric Hartland John Milnes, John Bancroft, and Leo Hallissey, who were part of the GLC Architecture department from the 1960s. The Client was London County Council Education Department, with the building was opened by The Rt. Hon Angus Ogilvy Chairman of Council of the National Association of Youth Clubs.
- The residents were able to trace Leo Hallissey recently who has confirmed that it was designed with balance and adaptability in mind, taking its inspiration from the Bauhaus Movement – ‘truth to materials’²⁹, the Swedish Modern Movement -‘people’s detailing’, and Charles Rennie Mackintosh’s innovative work.
- Grove Park Youth Club sits within The Chinbrook Estate which was one of the first post-war housing estates in greater London, receiving a Civic Trust Commendation in 1967³⁰.
- A building preservation trust was recently set up to recognise and conserve its heritage asset status with a plan to reopen the building as a youth enterprise hub³¹.

²⁸ Historical photos of the youth club can be found <https://collage.cityoflondon.gov.uk/view-item?i=174878&WINID=1488806090793>

²⁹ Leo Hallissey (2016). Personal Communication

³⁰ GLC Architecture 1965-1970; the work of the GLC’s Department of Architecture and Civic Design

- <https://www.civictrustawards.org.uk/benet/schemes/chinbrook-estate-lewisham-bromley>

³¹ GPYC BPT - <http://www.groveparkyouthclub.co.uk/>



Recommended Actions:

- Acknowledge some of its finer details (especially interiors).
- Remove unnecessary railings and barbed wire to make neighbourhood feel safer.
- The lifespan of the buildings varies and it is inevitable that some will reach their capacity sooner. Renovation and rebuild should emphasise creative affordable solutions, in line with the true essence of this neighbourhood.
- Future redevelopment should improve the road layout, into more connected streets (avoiding dead ends and cul-de-sacs) but keep

its open green space feel and emphasis on affordable construction.

Chinbrook Estate

- The original and true essence of the estate and its design was recently covered by Municipal Dreams³². It is a 20 acre (8.1 hectare) estate providing 395 homes at a density of 64.5 persons to the acre (160 per hectare), consists predominantly of two-storey houses but incorporates two 11 storey point blocks as well as dwellings for old people in one storey house and two storey flats. All the houses have private gardens, garage and parking provision is at the ratio of 50% of the total of dwellings. The scheme received a civic trust commendation in 1967.
- It has some key features which are worthy of preservation, especially the interior design of the high rises, using classic materials that helped keep communal areas clean and bright.
- However, the estate has been left to run down. Mostly managed by L&Q Housing Association, it is now a mix of social rent and private owned housing, of affordable construction.
- The development is a mix of mainly two-storey terrace houses with gardens, with some two-storey flat blocks for old people and two eleven-storey point blocks serving as focal points and a couple of high rises.
- Short cul-de-sac at right angles to the ring road enable the central area of inter-communicating courtyards to be serviced mainly

³² Municipal Dreams Blog [online] March 14 2017. https://municipaldreams.wordpress.com/2017/03/14/chinbrook_estate_lewisham/ and

<https://municipaldreams.wordpress.com/2017/03/07/7062/>

without interrupting the pedestrian routes. Three play spaces, an estate workshop, an old persons' clubroom and a youth club were originally incorporated in the scheme.

However, its design is now compromised by blocked roads and barbed wire railings, making the whole area feel unsafe and anti-social; it is no surprise therefore that it also attracts anti-social behaviour, with two knife crimes recorded in the last couple of years.

- It is unfortunate that the high standard of detailing in the landscape has been rendered widely ineffective by poor maintenance as, for instance, in paved edges to the grass areas being overrun and cast-iron tree- with grass. The scheme is, however, commended as illustrating the tremendous improvement in environment and standard of living which results through the segregated layout, open-space amenities, well-proportioned pedestrian streets and effective landscaping, compared with the front access and unsympathetic layouts of the earlier housing estates adjacent.



Amblecote Road Estate

- A well presented 1930s housing estate, with an accessible, landscaped layout; good example of quality affordable, socially minded design, with big windows, attractive facades.
- Historical facts have been sought but none found to date.

Recommended Actions:

- Designate as an Area of Special Local Character



North East Corner

- Well presented 1930s streets (Kingsand Road, Burnt Ash Hill, Exford Road, Jevington Way) with semi-detached housing, of Arts and Crafts style, with original tiled front walls still intact on many houses, not found in other areas.
- These streets are also unique in that most still have their original grass verges, making the streets feel safe, welcoming and restorative.



Recommended Actions:

- Designate as an Area of Special Local Character



Coopers Lane

- Rare occurrence of Victorian terraced streets in Grove Park, in good condition, with original brickwork still intact.



Burnt Ash Road

- Remaining Victorian villas scattered around Grove Park, mostly along Burnt Ash Hill.

Recommended Actions:

- Designate as an Area of Special Local Character



- A number of buildings and areas forming key non-designated built heritage assets.
- No current protection for a number of non-designated heritage assets; given the area has lost a number of assets in the past, this would result in a further deterioration of the built environment.
- All non-designated heritage assets current at risk of demolition or change of use, especially with new permitted development rights.
- Install heritage plaques in the pavements along the identified Heritage Trail, especially as part of the Grove Park Centre / Baring Road Public Realm improvements.
- Reinstate the Baring Hall Hotel upper floors into a B&B, bringing in visitors to key destinations identified as part of the development of the plan (including annual cultural events).
- Put forward identified assets for future local listing, and possible Article 4 directions to safeguard their heritage value.

GROVE PARK NEIGHBOURHOOD FORUM

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