

The Impact of Bondway Tower on Vauxhall Park

Representation Prepared on Behalf of
The Friends of Vauxhall Park
by
Land Use Consultants

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1 Introduction

- 1.1 This representation has been prepared by Land Use Consultants (LUC) on behalf of the Friends of Vauxhall Park. It sets out the Friends' grounds of objection to the Bondway Tower planning application. The Friends intend to attend the Public Inquiry and request that the Inspector grants them the opportunity to speak to this representation at the Inquiry.

LOCATION AND IMPORTANCE OF VAUXHALL PARK

- 1.2 Vauxhall Park is a late Victorian municipal park, approximately 2.82 hectares in size, located in north Lambeth. The Park lies approximately 200m to the east of the appeal site. It is bounded on all sides by development, with the South Lambeth Road forming the western boundary of the Park. The main railway line to Waterloo lies between the South Lambeth Road and the appeal site. Residential and commercial development surrounds the Park to the north, south and east. As acknowledged by the developer, the park provides a local amenity space with a children's play area.
- 1.3 Vauxhall Park is located within the Oval ward, which is the 11th most deprived ward in Lambeth with 18% of residents currently unemployed.¹ It is also the 9th highest ward in Lambeth for health deprivation. These figures serve to highlight the importance of Vauxhall Park as a resource for local people in providing free, open and accessible space for recreation, exercise and education.
- 1.4 The Park's importance to the wider area is reflected in Lambeth's Unitary Development Plan, which identifies the area as a designated park. The Vauxhall Conservation Area was also extended in 1998 to include Vauxhall Park, recognising its importance as a carefully planned Victorian municipal park and its historical relationship with surrounding development.

THE FRIENDS OF VAUXHALL PARK

- 1.5 The Friends of Vauxhall Park is a voluntary group, established in 1999, to protect and enhance Vauxhall Park as a place of freedom, recreation and enjoyment for all sections of the local community. They work closely with Lambeth Council to achieve their aims. The Friends have a membership of approximately 100 people but enjoy widespread local support. The annual Easter Egg Hunt usually attracts 200 people, and over 500 people come to enjoy their Summer Fair. They hold three public meetings a year, including an AGM in January at which the committee is re-elected and accounts reported. The meetings are open to everyone and are widely publicised. The Friends have been central to the Park winning the Green Flag award for the last three years running, and enjoy the support of local councillors and the MP in their work within the local community.

¹ Based on the 2000 Indices of Deprivation

GROUNDS OF OBJECTION

- 1.6 The Friends of Vauxhall Park object to the proposed development on the following grounds:
- Overshadowing of the Park
 - Intensified use of the Park by future residents, compounded by the effects of climate change
 - Overlooking of the Park
 - Inadequate consultation with the Friends of Vauxhall Park
- 1.7 The impacts of the proposed development on Vauxhall Park were recognised by members of Lambeth's Planning Committee, who refused the application and cited the impact on the Park as one of the reasons for refusal:
- 'The proposal, by reason of its height, scale, bulk, massing, orientation and proximity would be over-dominant and over-bearing having regard to the setting and amenity of Vauxhall Park.'*
- 1.8 The picture shown on the cover of this representation shows the central avenue of the Park facing the direction of the appeal site. The proposed Bondway Tower would appear to loom over the Park from this perspective.
- 1.9 The Friends recognise that the developer has sought to design a high quality building using Ken Shuttleworth, a CABE Commissioner, and the other architects in his practice at MAKE. However, the Friends dispute CABE's view that impact on the Park and the Conservation Area would be sufficiently mitigated by the design of the building. The Friends are dismayed that the documentation submitted for planning consent and subsequently passed on to CABE and other advisors omitted the park by ending at the railway tracks, albeit the notes commented that Vauxhall Park is only 200m to the east of the development site.
- 1.10 Vauxhall Park is facing increasing pressure from a number of proposed developments in close proximity to the Park. The Park adjoins the boundary of the wider Vauxhall/Nine Elms/Battersea Opportunity Area, which is identified as having capacity to deliver up to 16,000 new homes and an employment capacity of 15,000².
- 1.11 The following paragraphs explain the Friends' grounds of objection.

Overshadowing of the Park

- 1.12 The Planning Officer's Report notes that, following concerns raised by Committee Members during a formal steer on 25th November 2009 regarding overshadowing impacts on Vauxhall Park, additional overshadowing analysis has been prepared beyond that set out in the Environmental Statement. This additional analysis shows the time sequence of the shadow cast over Vauxhall Park and the length of time that the Park would be in shadow on 21st June. In summary, the analysis shows that there would be a slight shadow over the north-west corner of the park at 5pm. The analysis does not show shadow cast over the Park beyond 5pm. The Officer's Report concludes that, based

² The London Plan: Consultation Draft Replacement London Plan, Annex 1. GLA, 2010

on this additional analysis, the proposed development will not create 'any undue overshadowing' on Vauxhall Park.

- I.13 However, this does not take account of the fact that Vauxhall Park, as with most other green spaces in London, is well used after 5pm during the summer months, as the sun stays brighter for longer. As noted in section I above, people make use of the Park's facilities during the summer months, as well as local residents who enjoy spending warm summer evenings in the Park to socialise, exercise and make use of the tennis courts.
- I.14 In light of this, LUC has undertaken an independent overshadowing study to identify the shadow cast over Vauxhall Park beyond 5pm to determine how this will impact the use of the Park by the local community (see **Appendix I**). This study does not attempt to re-examine the analysis provided by the applicant, rather it seeks to develop a better understanding of how the shadow cast over the Park will continue into the evening hours in June.
- I.15 This was created using a 3d dimensional computer block model of the proposed development using dimensions provided in the proposed plans submitted with the planning application. The model was then geo-referenced into its correct location and orientation, based on Ordnance Survey coordinates. Using 3d Studio Max, sunlight was then applied to the scene and using the control tools within the software, varied according to the dates and times indicated, including 1 hour for daylight saving. The resulting cast shadows are presented to indicate the over-shadowing effect on Vauxhall Park, as shown in **Appendix I**.
- I.16 In summary, the study shows that the shadow cast extends over Vauxhall Park between the hours of 6 and 8.30pm, blocking a substantial amount of sunlight from the Park. Furthermore, the central lawn area that is most extensively used during the summer months is the area of the Park most affected by the shadow. This will clearly detract from the Park and its function as a green space for people's enjoyment, particularly during summer evenings when both adults and children make use of the Park to enjoy the sunshine after school/work. Given the lack of green space elsewhere within the area, the impact of overshadowing will significantly compromise the local community's enjoyment of the small amount of green space in the area.

Intensified Use

- I.17 Paragraph 7.106 of the Environmental Statement accompanying the planning application estimates that approximately 835 people could be accommodated in the 376 residential units of the proposed development. The Officer's Report also notes that the developer has applied the formula set out in the GLA's Children and Young People's Play and Informal Recreation SPD to the proposed development, which derives a child yield of 117 children that could live in the development.
- I.18 This increase in the local population would result in an intensified use of Vauxhall Park, particularly given that the proposed development does not provide any additional green space for prospective residents. This is acknowledged in paragraph 7.127 of the Environmental Statement, which states that *'it is anticipated that the park will provide important amenity space for*

future residents of the proposed development'. Without additional green space in the local area, this will put a substantial strain on existing park facilities and will require substantial funding to provide and maintain new facilities. The Park is also bounded on all sides by development, with the South Lambeth Road forming the western boundary of the Park, reducing the potential to expand the Park to accommodate increased use.

- I.19 The intensified use of the Park will be exacerbated by climate change. Hotter, drier summers will see more people, particularly residents of flats without gardens, seeking outdoor space.

Overlooking

- I.20 Similarly, the overlooking from the proposed development on Vauxhall Park would have a significant impact on people's enjoyment of the Park. Green spaces in urban areas are often used to connect with the natural environment as they can provide a sense of tranquillity and privacy. Overlooking from development rising above the trees and hedge planting detracts from the sense of enclosure and privacy that the Park provides, affecting the Park's function as a natural and tranquil space.

Consultation with the Friends of Vauxhall Park

- I.21 We would also like to draw the Inspector's attention to the fact that the Friends of Vauxhall Park were not consulted by either the developer or the local planning authority during the design process or the determination of the planning application. The Friends' existence is widely publicised on the Park's notice boards, yet the Friends were not contacted about the public consultation events held during 15th and 16th June 2009 by the developer. Iain Boulton, the Council's Area Parks Project Officer, was shown outline plans of the proposed development during the design phase of the development. Mr. Boulton noted that Vauxhall Park would require S.106 funding to mitigate the impacts of the development, however no further contact has been made to determine the appropriate level of funding. The Friends have only recently been contacted by the applicant (11th May 2010) to discuss the impact of the proposed development on the Park. We therefore also object to the application based on procedural grounds.

WHAT ADDITIONAL INFORMATION DOES THIS REPRESENTATION CONTAIN?

- I.22 Section 2 describes the historical development of Vauxhall Park, its present character and function, and its contribution to green space provision in Lambeth.
- I.23 Section 3 draws upon relevant research and guidance to demonstrate the importance and value of green space in urban areas. These two sections underpin the Friends' grounds of objection.
- I.24 Finally, section 4 describes the Friends' requirements for mitigation of the impacts of the proposal, should the Secretary of State decide to grant planning permission subject to conditions and a S106 Agreement.

2 Vauxhall Park

HISTORICAL DEVELOPMENT: A PIECE OF LAND UNDER THREAT

- 2.1 The site of Vauxhall Park has been under pressure from speculative development for many years. In the late 1880s the site was purchased with the aim of turning the area into a housing estate. However, a special Act of Parliament (The Vauxhall Park Act 1888) was passed to form a park for benefit of local residents. This campaign was driven by a number of influential residents of the local area, some of whom were members of the Kyrle Society, an early conservation group dedicated to securing public open spaces and improving living conditions for poor people in urban areas.
- 2.2 The Park was laid out and funded by the Kyrle Society, who employed the pioneering landscape architect Fanny Wilkinson to design its layout. The elegant gate piers, which still survive at the north western corner of the Park, were designed by C. Harrison Townsend, the renowned Victorian architect who was responsible for the Horniman Museum and Whitechapel Art Gallery. The Park was one of the first parks to be opened by the London County Council and the Prince of Wales in 1890, two years after its creation.

PRESENT CHARACTER, FUNCTION AND USE OF THE PARK

- 2.3 The boundary of Vauxhall Park is clearly defined by railings, walls, fences and hedges, clearly distinguishing the Park from surrounding development. A network of paths provides access to all areas in the Park, which is predominantly laid to grass. The spatial character of the Park is defined by a mixture of open and enclosed spaces, enlivened by subtle changes in level and enclosed by a canopy of mature trees, creating a sense of tranquility in a heavily developed urban area.
- 2.4 The Park contains tennis courts, a multi-use games area and a children's playground (first provided in 1894), along with grassed areas, a fountain, seating areas, flower beds and pergolas. A One O'clock Club and a small nursery are also situated within the Park. A number of original features have since disappeared from the Park over the years including a Doulton Fountain, a bandstand and a children's lavatory block in the Festival of Britain style.
- 2.5 The Park is open from 7.00am to 9.30pm each day and the facilities are used by after school clubs and well into the evening in summer.
- 2.6 A survey was undertaken by MORI for the London Borough of Lambeth in 2003 (see **Appendix 2**). In summary, the survey found that, along with Kennington Park, Vauxhall Park is the most popular park in Lambeth. It attracts people from a wide area and the key reasons cited for visits to the Park are 'good for relaxing' and 'peaceful and quiet'. In contrast, the nearby Spring Gardens is the least popular Park in Lambeth and much less frequented.

- 2.7 Vauxhall Park had the highest satisfaction rating of all six parks surveyed in the borough, with 86% of interviewees satisfied with the Park and its facilities. The Park has won the Green Flag Award for 2009/10 for the third year running, recognising the quality and importance of the green space it offers to the wider community.

AN AREA OF OPEN SPACE DEFICIENCY

- 2.8 An Open Space Strategy undertaken for Lambeth in 2004³ identifies the need to provide more public open space within the Borough, particularly in areas of access deficiency, as identified in the Strategy. The appeal site (69-71 Bondway) falls within an area of such deficiency, with no local open spaces (see Figure 3.15 of the Open Space Strategy). This deficiency reflects the importance of Vauxhall Park in providing essential green space in an area with an identified lack of open space.
- 2.9 New development should not, therefore, compromise the local community's enjoyment of the small amount of green space in the area. This is supported by Policy 33 in Lambeth's Unitary Development Plan (UDP)⁴, which seeks to protect residential amenity of existing and future residents by providing sufficient outdoor amenity space. Similarly, Policy 50 promotes the enhancement and improvement of local parks and supports the creation of new open spaces, particularly in areas with an identified deficiency. Policy 50 goes on to state the following:
- 'Developments that materially add to the demand for open space, which are proposed in an area of open space deficiency...will be required to contribute to appropriate improvements in open space provision in the immediate area'.*
- 2.10 It should be noted that the proposed development does not provide any outdoor amenity space for future residents and does not contribute towards open space provision in the area. The proposed development does not therefore comply with existing planning policy in the Lambeth UDP with regards to the protection and enhancement of open space in the Borough.

³ Lambeth Open Space Strategy. Scott Wilson, 2004.

⁴<http://www.lambeth.gov.uk/Services/HousingPlanning/Planning/PlanningPolicy/AdoptedUnitaryDevelopmentPlan2007.htm>

3 Value of Green Space in Urban Areas

- 3.1 Multifunctional green space and green infrastructure has a vital role to play in the successful creation of sustainable communities. It has the ability to enhance the existing environment for local people, businesses and visitors and can contribute to a robust natural environment which has the capacity to support sustainable built development. Government policy recognises the need to plan for and provide green infrastructure. For example, PPS 1⁵ stipulates that:

'Planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design, conservation and the provision of public space.'

- 3.2 This is supported by the supplement to PPS 1⁶, which highlights the importance of green infrastructure provision in delivering sustainable development:

'In deciding which areas and sites are suitable, and for what type and intensity of development, planning authorities should take into account the contribution to be made from existing and new opportunities for open space and green infrastructure to urban cooling, sustainable drainage systems, and conserving and enhancing biodiversity.'

- 3.3 All this points to the fact that green spaces should not be under valued in planning decisions. The remainder of this section highlights the environmental, social and economic values of green space, all of which are relevant to the Inspector's consideration of impacts on Vauxhall Park.

ENVIRONMENTAL BENEFITS

- 3.4 As the policy context indicates, green infrastructure should be a key element of regeneration areas such as the Vauxhall/Nine Elms/Battersea Opportunity Area. It provides opportunities for access to nature⁷, a 'green lung' providing air quality benefits', space for biodiversity. A recently published GLA report, produced by LUC, assessed the implications of climate change on London's biodiversity. The findings of this study are being used to inform the London Climate Change Adaptation Strategy⁸. In summary, the report identified key adaptation measures, including 'more and better managed green space'.

SOCIAL AND HEALTH BENEFITS

- 3.5 The creation and enhancement of multifunctional greenspace helps to create attractive and vibrant urban areas with a real sense of place, improving liveability and people's quality of life. Improvements to urban greenspace may achieve these positive impacts via a variety of tangible benefits that help to tackle deprivation.

⁵ Planning Policy Statement 1: Delivering Sustainable Development. CLG, 2005.

⁶ Planning and Climate Change Supplement to Planning Policy Statement 1. CLG, 2007.

⁷ Making Contact with Wildlife: How to Encourage Biodiversity in Urban Parks. CABI Space, 2006.

⁸ <http://www.london.gov.uk/climatechange/>

- 3.6 Access to good quality open space also has a link to reduced physical and mental health problems through increasing levels of physical activity and enabling the enjoyment of open space and nature. This can result in fewer working days lost due to ill health⁹ and is particularly important for children in deprived urban communities. Green infrastructure provides opportunities for active and passive outdoor exercise, and 'green meeting places'.
- 3.7 Play is crucial to a child's development and healthy children are more likely to become healthy adults. Green spaces are also excellent outdoor classrooms, providing learning experiences for children in urban locations¹⁰, and fulfil a vital role in fostering community links, acting as a democratic social forum, open to all. An associated benefit of high quality green infrastructure is the opportunity for people to use cheap, healthy and sustainable modes of transport by creating accessible pedestrian and cycle routes linking homes, workplaces and services.
- 3.8 Areas of multiple deprivation often contain the most neglected and under-used areas of public space¹¹ and therefore the most vulnerable communities currently gain the least benefit from the many opportunities that open space has to offer. Investment targeted in these areas would help to redress this imbalance. As set out in section 1 above, the relatively high level of deprivation in Oval serve to highlight the importance of Vauxhall Park as a valuable resource for local people in providing free, open and accessible space for recreation, exercise and education. The value of the Park in this regard has been recognised through continued investment, resulting in it being awarded three consecutive Green Flag awards in recent years.

ECONOMIC BENEFITS

- 3.9 People want to live, work and shop in attractive areas and this helps to increase property prices and stimulate the local economy in areas with good quality green space. Attractive surroundings also encourage businesses to relocate in a region. Recent research in London illustrated that a 1% increase in greenspace in a ward led to a 0.3-0.5% increase in average house prices.
- 3.10 The presence of visually appealing and well managed parks, public spaces and green links, many of which are also local heritage assets, not only improves the overall living environment, but also increases an area's attractiveness to new companies which in turn provide employment opportunities and attract customers¹². The good management of public space helps to further improve the local economy by reducing both the perception of crime and crime itself, as well-used public spaces ensure the natural surveillance of public areas.

⁹ The Value of Public Space. CABI Space, 2003.

¹⁰ The Countryside in and Around Towns. Groundwork and Countryside Agency, 2005.

¹¹ Neighbourhoods Green: Decent Homes, Decent Spaces. Frith, M. and Harrison, S., 2004.

¹² Does Money grow on Trees? CABI Space, 2005.

4 CONCLUSIONS AND PROPOSED MITIGATION

- 4.1 As this representation has outlined, the Friends of Vauxhall Park object to the proposed development on the grounds of overshadowing, overlooking, intensified use of Vauxhall Park, together with the inadequacy of the consultation process. However, should the Planning Inspector be minded to grant planning permission, the Friends request that appropriate mitigation is secured by means of the Section 106 Agreement.
- 4.2 Two key areas of mitigation that should be provided by the applicant in respect of the main areas of impact identified. These are summarised as:
- Additional funding to facilitate improvements to Vauxhall Park
 - Provision of additional green space in the form of a 'pocket park' to minimise the intensified use of Vauxhall Park (as this cannot be provided on-site)

ADDITIONAL FUNDING FOR VAUXHALL PARK

- 4.3 The proposed development is going to result in significant impacts on Vauxhall Park such as overshadowing and overlooking, which will detract from the Park and its function as a green space for people's enjoyment. Given the lack of green space elsewhere within the area, it is especially important that new development does not compromise the local community's enjoyment of the small amount of green space in the area. It is therefore felt that the financial contribution towards improving the Park's facilities should be provided as compensation to the Friends of Vauxhall Park, as the impacts of overshadowing and overlooking cannot be mitigated without reducing the height of the building.
- 4.4 The Planning Officer's Report notes that the Council's Section 106 Toolkit derives a sum of £103, 711.50 to be provided towards young person's play space, which the developer is willing to meet. Given that the development will significantly compromise the current and future community's enjoyment of Vauxhall Park, a larger financial contribution should be provided by the developer to improve the Park's wider facilities beyond play equipment for young children. This contribution should be related to the Park Masterplan (see **Appendix 3**) which identifies a number of items that the Friends of Vauxhall Park are seeking to deliver in collaboration with Lambeth Council. In particular the Friends wish to re-build a modern One O'clock Club to improve existing facilities and provide wider community facilities to accommodate future residents, including those living in the proposed development. The Friends would also like to re-lay the paths based on the historic layout of the park to allow the Park to be used more efficiently by users. The provision of a new One O'clock club alone, based on initial estimates in 2006 and allowing for cost increases over the last 4 years, would cost more than £1m.
- 4.5 This significant contribution should be additional to on/off site provision of additional green space due to the nature and scale of the impact of the development on the Park (see paragraphs below).

PROVISION OF ADDITIONAL GREEN SPACE

- 4.6 The Planning Officer's Report notes that the developer makes reference to the proximity of Vauxhall Park as a means of mitigation for lack of open play space, and as such proposes a financial contribution to improve the Park's facilities, as discussed above. However, the Friends believe that proximity to Vauxhall Park is not sufficient mitigation for a lack of open/green space in the proposed development. This is not supported by regional and local planning policy, as this does not address future open space needs resulting from such substantial development, and so suitable mitigation should also include the provision of additional green space in the area.
- 4.7 The Planning Officer's Report states that the developer entered negotiations with Network Rail, the owner of the storage area/car park adjoining the proposal site, to purchase the site and provide a 'pocket park' to serve the development and the wider community. However, it is noted that this provision was sought to meet regional and local policy on the provision of children and young person's play space as opposed to the provision of more general open/green space. It is also noted that no agreement was secured for this site and so no open space has been provided as part of the proposals.
- 4.8 As set out in Section 2 of this report, the proposal site is identified in the Borough's Open Space Strategy as an area of open space deficiency, with no local open spaces within a 400m 'walking distance' catchment. The Strategy concludes that, when considering planning applications for development in areas of deficiency, the Council should *'seek to conclude section 106 agreements to provide new public open space. In addition, where new development might induce a deficiency, either due to a loss of open space or a projected increase in population, the Council should seek new provision via section 106 agreements.'* This is supported by existing UDP Policy 50 and emerging policy in Lambeth's Submission Core Strategy¹³. Policy S.5 *Open Space* states that for major developments, financial contributions will be sought towards improvements in the quality of, and access to, open space in the Borough.
- 4.9 Similarly, policy in the draft London Plan¹⁴ seeks to protect local natural space and address local deficiency by requiring local plans to ensure that future open space needs are planned for in areas of substantial change such as Opportunity Areas (Policy 7.18). The draft London Plan also seeks to increase the amount of greened surface area in the Central Activities Zone (CAZ) by at least 5% by 2030 and 10% by 2050. Policy 5.10 *Urban Greening*, which responds to the anticipated effects of climate change, requires major development proposals within the CAZ to demonstrate how they are contributing to this target, and encourages development proposals to integrate green infrastructure from the beginning of the design process to contribute to urban greening.
- 4.10 The proposal site is within the CAZ, is within an identified Opportunity Area and is located in an area of open space deficiency. Given the regional and local policy context identified above, not enough has been done by the developer to provide additional green space to support future residents of

¹³ Lambeth LDF Core Strategy: Submission Version. London Borough of Lambeth, 2010.

¹⁴ The London Plan: Consultation Draft Replacement Plan. GLA, 2009.

the proposed development. Given the scale of development in question, 'generously sized terraces, winter gardens and the provision of an amenity floor [only for use by private residents]' is not considered sufficient. Additional green space in the form of a 'pocket park' should be provided to reduce the intensified use of Vauxhall Park by future residents and their children.

- 4.11 It is acknowledged that the developer attempted to purchase the adjoining site for this purpose, albeit to meet policy on the provision of children and young person's play space as opposed to the provision of more general open/green space. However, more should be done to provide a 'pocket park' in an alternative location if this site is not available. Given that the proposal site is located in one of the largest remaining regeneration areas in London, there should be a number of alternative sites within the area to provide new accessible green space.
- 4.12 It is also acknowledged that the developer has offered a financial sum, to be secured through a Section 106 Agreement, towards open space improvements in the area, although it is unclear as to how much as the figures in the Case Officer's Report differ. However, this too is considered insufficient as open spaces in London are often constrained by neighbouring development (such as Vauxhall Park), reducing their ability to accommodate increased use by expanding the Park. Therefore, although improvements to open space may result in improved facilities, this will not alleviate the increased pressure on Vauxhall Park that will result from an increase in local population. As such, new green space should therefore be provided to ensure that future open space needs are planned for in an area of such substantial change.

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Appendix I

Overshadowing Study



Fig. 1: Over-shadowing study

Appendix 2

Parks in Vauxhall Survey

Parks in Vauxhall

Survey of Users

**Research Study Conducted for
London Borough of Lambeth**



Aug – Sept 2003

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Introduction

Background and Objectives

This report contains a discussion of the findings from a survey conducted by MORI Social Research Institute on behalf of the London Borough of Lambeth. This research is intended to inform the Greening Vauxhall Project (GVP), which involves the Council, Cross River Partnership and various local partner organisations. The GVP aims to deliver improvements for local communities through the regeneration of green space.

The purpose of the study is to inform the GVP's regeneration strategy, by identifying key strengths and areas for improvement in selected local parks, and to provide baseline measurements to track future progress in meeting the community's needs.

Methodology

MORI interviewed a total of 640 users of six out of twelve parks in the Vauxhall area of Lambeth (see appendices for map of this area). These parks have been identified by GVP as "priority parks" for regeneration. Interviews were carried out face-to-face, within the six parks in this geographical area, between 17th August and 9th September 2003.

The parks involved in this study, and the total number of interviews achieved in each park, are shown below:

- Kennington Park (121 interviews);
- Lambeth High Street Recreational Ground (97);
- Lambeth Walk Open Space (94);
- Pedlar's Park (107);
- Spring Gardens (119);
- Vauxhall Park (102).

When reading this report and the results it is based upon, it should be remembered at all times that this survey cannot be claimed to be truly representative of the views of the entire community. The main reason is because only park users were interviewed, and these may have different views and/or have substantially different socio-demographic characteristics to those of non-users. Furthermore, respondents include people who live outside the immediate community in Vauxhall. The survey cannot either guarantee to be fully representative of all park users in the area, as we do not know what the profile of users is.

However, conducting “in-park” face-to-face interviews allows us to elicit the views of those who know the park best, and who are likely to benefit from any future improvements. Interviews were conducted at different times of the day and on different days of the week throughout a three week period, to minimise the effects of any atypical situations. Interviews were only conducted with visitors who had used the park at least once before.

An effort was made to ensure that a reasonable spread of people with different demographic characteristics were approached and interviewed, and loose quotas based on the profile of the local wards were set for this purpose. A non-response sheet was also used by interviewers to record the key demographic characteristics of those who refused to participate, in order to gauge the extent of any non-response bias. From a reading of these sheets, there is no evidence to suggest bias to any significant degree.

Interpretation of the data

Where percentages do not sum to 100, this may be due to computer rounding, the exclusion of “don’t know” categories, or multiple answers. Throughout the volume an asterisk (*) denotes a value less than half a per cent.

In this report, reference is made to “net” figures. This represents the balance of opinion on attitudinal questions, and provides a particularly useful means of comparing the results for a number of variables. In the case of a “net satisfaction” figure, this represents the percentage satisfied for a particular issue or facility, less the percentage dissatisfied. For example, if a facility records 40% satisfied and 25% dissatisfied, the “net satisfaction” figure is +15 points.

MORI Normative Data

When appropriate, the report includes some comparisons between the results in this survey and those from surveys conducted for other authorities (taken from the MORI Local Government database) in recent years.

These comparisons are intended to act as a context in which to place findings and to aid in the interpretation of results. However, comparisons are indicative only, due to the difference in sample composition (other authorities listed have their results based upon a representative sample of all residents who live within the authority). Furthermore, because MORI has not worked for every authority, this is by no means exhaustive and is not a league table. This data is the copyright of MORI and should not be released to any third party or put on the internet without the written permission of MORI.

Publication of the Results

As the London Borough of Lambeth has engaged MORI to undertake an objective programme of research, it is important to protect the Council's interests by ensuring that it is accurately reflected in any press release or publication of findings. As part of our standard terms and conditions of contract, the publication of the findings of this research is therefore subject to the advance approval of MORI. Such approval will only be refused on the grounds of inaccuracy or misrepresentation.

Executive Summary

Attitudes to the Six Priority Parks

Indicative comparisons with other areas suggest that parks and open spaces in Vauxhall are rated on a par with neighbouring London Boroughs – but that sports and recreational facilities are viewed critically due to a perceived lack of these facilities.

Reasons for dissatisfaction with parks and open spaces in Vauxhall in general closely mirror findings from surveys elsewhere – namely, maintenance, safety and cleanliness. In particular, priority areas for improvement are play areas for children and clearance of litter.

In terms of specific facilities, users call for better park lighting (which corresponds to safety concerns), signposting and – especially – more information about parks and the activities or facilities offered by them. Multipurpose and football pitches are the sports pitches most in demand.

Vauxhall and Kennington Parks receive the highest satisfaction ratings. These are, of course, the largest of the six parks and have been used by the most people overall, attracting people from a wider catchment area than the others. The evidence suggests they are also more likely to be used for recreational purposes.

Satisfaction ratings for each park among those interviewed in that particular park are shown below, in ranked order:

- Vauxhall Park (86% satisfied; 2% dissatisfied);
- Kennington Park (83% satisfied; 7% dissatisfied);
- Pedlar's Park (77% satisfied; 13% dissatisfied);
- Lambeth High Street Recreational Ground (73% satisfied; 14% dissatisfied);
- Spring Gardens (54% satisfied; 22% dissatisfied);
- Lambeth Walk Open Space (44% satisfied; 32% dissatisfied).

Vauxhall Park

Vauxhall Park is very well regarded, and – while it attracts people from a variety of areas – is seen by many as a suitable local park: 45% of those who rate it as their favourite open space give the reason that it is near to their home. It may be argued that this indicates a strong attachment and sense of community ownership, together with some pride in its high standards of maintenance.

Among other things, Vauxhall Park is used for relaxation and visiting the children's playground. It is the park where there is most satisfaction with specific facilities – especially the general condition of grounds, signage and play areas. A wide variety of positive attributes are recognised, with the most frequently cited being its quiet and peaceful nature, its flower garden and its play areas.

It is also worth noting that information provision – typically rated as poor by park users in general, both in Vauxhall and in other areas – performs reasonably well, with more users satisfied than dissatisfied. Given the link MORI often finds between information provision and satisfaction in its work for many local authorities, this may be a major factor in accounting for the park's success.

The main concerns voiced centre on perceived 'undesirable' elements, such as drunks and drug addicts. Although such criticism is not widespread, there may be an argument for increasing warden patrols in light of this.

Kennington Park

Kennington Park is also seen in a positive light by users, in no small part because of its size, but also due to its proximity to local people and the standard of its maintenance and sporting facilities. The café is a major attraction, and visitors recognise the variety of plants and trees the park offers them. The park is used for relaxation, often with friends or family, as well as for walking.

Kennington scores relatively highly on most other facilities, especially the condition of its gates and railings, although less well for lighting and information provision. Ratings for its pathways – while good – fall below the average for the six parks.

Areas where there are criticism tend to be common to most parks: keeping the grounds clear of dogs' mess and litter, keeping play areas for children well maintained, and ensuring adequate patrols by wardens or other staff (although safety is not a particular concern). One area which should be examined is the perceived lack of toilet facilities in the park.

Pedlar's Park

Pedlar's Park is the most popular of the smaller parks among its users, and receives a good satisfaction rating. It has a local focus, with its proximity to people's homes being mentioned as a plus point by many, and visitors particularly appreciate the provision of benches for sitting and relaxing.

Recognised strengths are its pathways and children's play areas – the latter are a major attraction to visitors. However, some users complain that these are not well maintained, and there is also some criticism of the state of repair of its benches and fauna: this is an issue which should be looked at.

The clearance of litter should be regarded as a high priority, in addition to improving the state of the play areas. Other issues which should be examined are lighting and information provision, where more users are dissatisfied than satisfied. Providing more staff and activities would be likely to be popular moves.

Lambeth High Street Recreational Ground

The Recreational Ground is the least used overall of the six parks, among those interviewed, and the highest proportion of its visitors live in its immediate vicinity. Many people just walk through, but many others relax, either on their own or with family, enjoying the peace and quiet. The park's satisfaction rating is on a par with the average for the six parks.

The Recreational Ground's pathways are considered a positive asset, as is its water feature. Signposting and – particularly – its information provision are weak points. As mentioned above, there is often an association between information and satisfaction (as well as usage), so it may be advisable to focus efforts here.

Maintenance – especially of benches, bins and play areas – is a key concern. Some users specifically mention the state of repair of the water feature, which is one of the park's main attractions. Other criticisms centre around the environment; users would like to see less litter, dogs' mess and graffiti.

Spring Gardens

Many of Spring Gardens' visitors come from outside Vauxhall, and some people use the park simply to walk through. However, it is also used for general relaxation, and visitors appreciate it as a local green space. The adjoining Vauxhall City Farm serves as a major reason for people to visit the park.

Criticisms are levelled at Spring Gardens' lighting, play areas and general condition, including its pathways. Users also complain about lack of dog control, a problem it shares with Lambeth Walk Open Space. Dogs' mess is also a key issue, seen as a priority area by many along with litter clearance. Maintenance of flowers and shrubs should also be addressed.

Lambeth Walk Open Space

The majority of visitors surveyed in Lambeth Walk Open Space use the park only for walking through, or walking dogs. Relatively few visit it with family or children, and it is not seen as particularly peaceful – although one in ten visitors do like to relax there.

Satisfaction ratings are the lowest for all of the six parks. Lambeth Walk does, however, have the benefit for many visitors of being close to where they live, and it is valued as a green space in the area.

Reflecting its satisfaction rating, there are a number of pressing concerns. Prime among these are maintenance of gates and railings, with the standard of play areas, signposting and lighting also key issues to address. The park may not be seen as very welcoming to visitors, with a perceived lack of places to sit and relax. The control of dogs in the grounds and dogs' mess also cause complaints.

Conclusions

There are many common themes across the six parks surveyed in terms of reasons for usage, dissatisfaction and priority areas, but also many differences which in part reflect the different sizes, provision of facilities and – no doubt – the general ambience of each. Recognising that each park has its own unique qualities, features and attractions is critical, and some demands may conflict with these (for example, provision of sports pitches and peacefulness and quiet).

The challenge facing GVP is therefore to focus resources on areas where attention is most needed, as identified in this report, while building on existing successes. Ensuring that the basics – general appearance and maintenance of each park – are met will be a good start in developing the Project further.

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The Broader Context: Attitudes to Vauxhall Parks

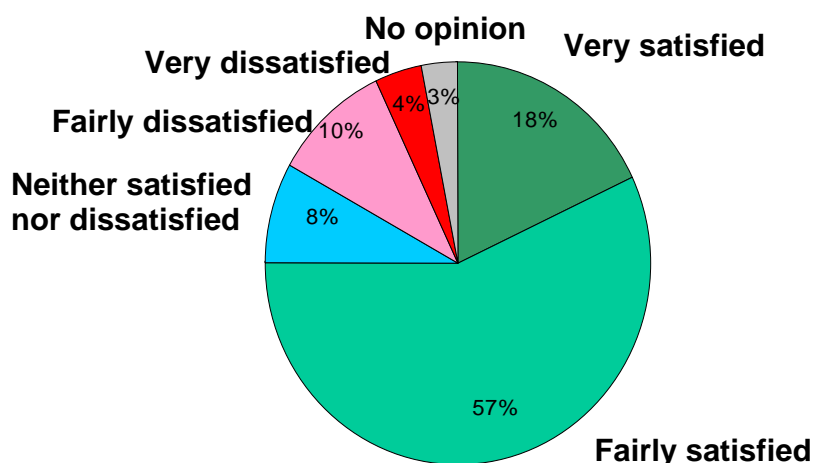
Overall satisfaction

Three in four park users (76%) are satisfied with parks and open spaces in Vauxhall in general, with 14% dissatisfied.

There are no major subgroup differences, although the older the visitor, the more likely they are to be *very* satisfied.

Satisfaction with Parks/Open Spaces

Q *In general, how satisfied or dissatisfied are you with parks and open space in this area?*



Base: All who have visited more than one park (399)

Indicative comparisons can be made with similar authorities – other London Boroughs, Unitaries and Metropolitan Councils – as shown in the table on the following page. It should be noted that all comparative results are based on representative samples among all residents living in an authority, whereas results from this survey are among park users only, who may live within or outside the boundaries of the Vauxhall area.

The table shows satisfaction in Vauxhall to be on a par with Camden and Southwark, and slightly above that for Brent.

Satisfaction with parks and playgrounds – indicative comparisons

<i>Q How satisfied or dissatisfied are you with parks and playgrounds?</i>					
	Type	Year	Satisfied	Dissatisfied	Net satisfied
<i>Base: Users</i>			%	%	±
Westminster	LB	2003	89	3	+86
Southend-on-Sea	U	1999	85	9	+77
Sunderland	M	2001	84	8	+76
Nat. – Peoples Panel	All	2000	81	10	+71
Nat. – Peoples Panel	All	2002	81	10	+71
Enfield (2)	LB	2002	80	9	+71
South Tyneside	M	2003	81	11	+70
Carmarthenshire	W	2001	80	13	+67
Peterborough	U	1999	77	11	+66
South Tyneside	M	2002	78	13	+65
Camden (2)	LB	2001	77	12	+65
BV pilots: Unitaries	Us	2000	79	15	+64
Birmingham	M	2002	75	12	+63
BV pilots: LBs	LBs	2000	77	15	+62
Vauxhall *	LB	2003	76	14	+62
BV pilots: All	All	2000	77	16	+61
Southwark	LB	2002	74	13	+61
Herefordshire	U	1999	75	15	+60
Birmingham (4)	M	2001	75	15	+60
<i>Lambeth</i>	<i>LB</i>	<i>1999</i>	<i>73</i>	<i>13</i>	<i>+60</i>
Sunderland	M	1999	74	16	+58
Leicester (1)	U	2001	76	19	+57
Brent	LB	2002	69	15	+54
Torfaen	W	2002	73	19	+54
BV pilots: Mets	Ms	2000	67	22	+45
Tameside (2)	M	2000	64	26	+38
Torfaen	W	2001	65	27	+38
Medway (5)	U	2001	63	27	+36
Medway	U	2002	62	27	+35
Medway (4)	U	2000	60	26	+34
Stockton-on-Tees	U	2002	59	31	+28
Barking & Dagenham (3)	LB	2000	53	34	+19

Wording :

(1) parks, play areas and open spaces

(2) parks, playgrounds and open spaces

(3) parks and play facilities

(4) Parks and open spaces, play areas and other community recreation facilities and activities

(5) Parks, open spaces and play areas

Source: MORI

Why are some visitors dissatisfied?

There are three main factors in people's dissatisfaction:

- maintenance of facilities;
- safety concerns;
- general cleanliness of the park.

Dissatisfaction centres primarily around **maintenance** issues. Three concerns related to maintenance are mentioned by over one in five people: 29% cite poorly kept children's play areas, while overgrown or poorly maintained grounds are mentioned by 26% and benches or bins by 23%.

Safety issues and **anti-social behaviour** play a large part in negative perceptions of parks, although no one aspect is mentioned by more than one in six. Fear of mugging is the highest concern (17%), while 11% mention the use or dealing of drugs. The absence of park wardens or other officials leads to concern for one in ten people, with similar proportions saying they feel intimidated by groups of young people, or that the park is unlit/ dark at night.

Environmental issues are also prominent: too much litter and dogs mess are particular concerns (23% and 20% respectively). **Lack of facilities** – and particularly sporting facilities – is a further important issue. Access is much less of an issue - this is not surprising, given that all respondents are already users of the park in question.

Dissatisfaction with Parks and Open Spaces

Q Why do you say you are dissatisfied with parks and open spaces in this area?



Base: All dissatisfied with parks/open spaces (90)

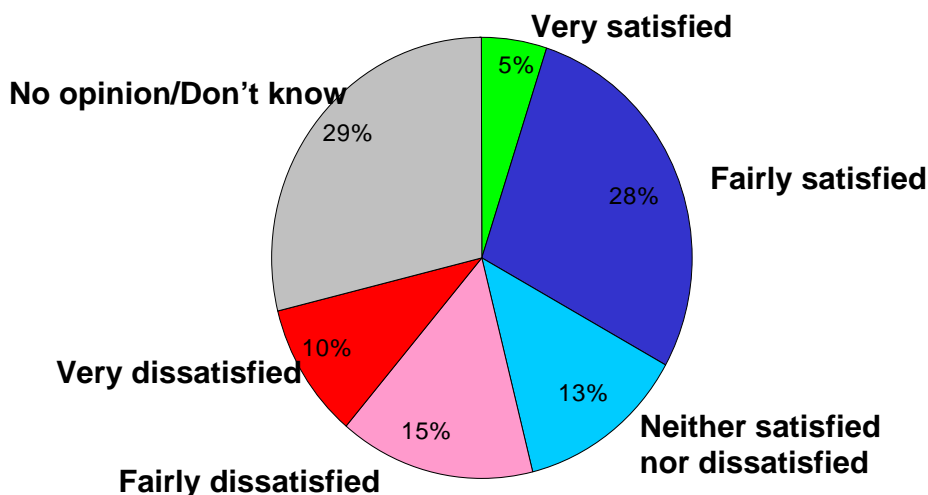
Sport & Recreation Facilities

Satisfaction with local sports and recreation facilities is low, although this is likely to be due – at least in part – to the high proportion (28%) who don't feel qualified to give an opinion. This in turn probably reflects the fact that a sizeable proportion of the sample live outside the immediate area.

One in three (33%) express satisfaction and one in four (25%) dissatisfaction. However, it is worth noting that, when looking at the extremes of opinion, twice as many are very dissatisfied than very satisfied with provision.

Satisfaction with Sports and Recreation Facilities

Q How satisfied or dissatisfied are you with the sports and recreation facilities in this area?



Base: 640 Vauxhall park users, September 2003

Among those who have ever visited Kennington or Vauxhall Parks, satisfaction with sports and recreation facilities is greater (40% and 44% respectively), perhaps reflecting the wider range of facilities these parks have to offer.

The comparative table overleaf suggests that Vauxhall performs very poorly with regard to sports and recreation facilities. However, a couple of caveats should be noted. Firstly, as noted above, the sample composition is different in this survey to that of other authorities in the list, all of whose results are based on residents living in the local area. Secondly, the question wording ('sports and recreation facilities') is not directly comparable.

Satisfaction with leisure centres – indicative comparisons

<i>Q How satisfied or dissatisfied are you with leisure centres?</i>					
	Type	Year	Satisfied	Dissatisfied	Net satisfied
<i>Base: Users</i>			%	%	±
Poole	U	1998	90	4	+86
Torfaen	W	2002	86	5	+81
Swindon	U	1998	85	7	+78
South Tyneside	M	2003	84	8	+76
Gateshead	M	2000	86	10	+76
Sunderland	M	2001	84	8	+76
Birmingham	M	2001	78	6	+72
Blackburn and Darwen	U	1998	78	12	+66
Birmingham (1)	M	2002	71	5	+66
Islington	LB	1999	72	7	+65
Nat. – Peoples Panel (6)	All	2000	76	11	+65
Gateshead	M	2002	77	14	+63
Nat. – Peoples Panel (6)	All	2002	76	13	+63
Camden	LB	1999	71	10	+61
BV pilots: LBs (5)	LBs	2000	76	14	+61
Herefordshire	U	1999	74	17	+57
Southend-on-Sea	U	1999	72	16	+56
Carmarthenshire (3)	W	2001	73	18	+55
Barking & Dagenham	LB	2000	71	18	+53
Southwark	LB	2002	62	14	+48
Medway (1)	U	2000	68	21	+47
Stockton-on-Tees	U	1998	65	26	+39
BV pilots: All (5)	All	2000	63	26	+37
BV pilots: Unitaries (5)	Us	2000	60	25	+36
Islington (2)	LB	1999	37	7	+30
Southwark (4)	LB	2000	53	26	+27
BV pilots: Mets (5)	Ms	2000	55	42	+12
Vauxhall (7)	LB	2003	33	25	+8
Stockton-on-Tees	U	2002	46	39	+7

Wording:

- (1) sports and leisure facilities
- (2) leisure facilities
- (3) leisure centre and swimming pool
- (4) Local sports and leisure centres
- (5) other sports facilities
- (6) Local sport and leisure facilities
- (7) Sports & recreation facilities – **park users only**

Source: MORI

Dissatisfaction with sports & recreation facilities

The primary reason for dissatisfaction is lack of facilities: over half (55%) say there are too few, while a further one in ten (11%) say they are unaware of any at all in the vicinity. One in five (18%) specifically criticise the standard of sports pitches, while eight per cent complain they do not have pitches for their particular interest.

Q ***Why do you say you are dissatisfied with sports and recreation facilities?***

<i>Base: All dissatisfied with sports and recreational facilities (159)</i>	<i>%</i>
Not enough/too few	55
No adequate sports pitches	18
There are none in area	11
Sports/recreation facilities are not ones I play/am interested in	8
Unsafe	6
Unclean/dirty	6
Overgrown/not maintained	5
Too far away from me	3
No swimming pool facilities	3

Source: MORI

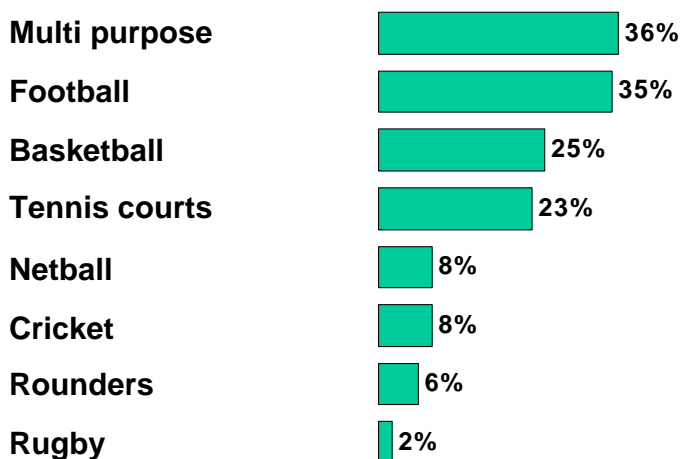
Demand for sports pitches

Greatest demand is for a multi-purpose pitch, closely followed by football pitches. Basketball and tennis courts are also popular choices.

Younger visitors aged under 25 show a particular preference for football and basketball pitches (45% and 35% respectively). Visitors from a black ethnic background are more likely than those from a white ethnic background to call for basketball pitches (40%).

Sports facilities for local area

Q *If sports facilities were to be provided in this local area which one or two of these types of sports pitches would you prefer?*



Base: 640 Vauxhall park users, September 2003

Patterns of Usage

Who uses each park and why?

Those interviewed are very similar to the population profile of the Oval ward, according to 2001 census data, in terms of gender, work status, disability, ethnicity and parental status. Sample profiles for respondents in all parks are shown in the appendices – it should be stressed that the profiles cannot be considered representative of all park users.

Kennington Park is the most frequently visited park by a large margin, with Lambeth High Street Recreational Ground the least.

Q Which of these parks have you *EVER* visited?

<i>Base: All respondents (640)</i>	<i>%</i>
Kennington Park	58
Vauxhall Park	44
Spring Gardens	43
Pedlar's Park	34
Lambeth Walk Open Space	29
Lambeth High Street Recreational Ground	26

Source: MORI

Different parks attract people from different areas within the Vauxhall area and beyond.

Half or more visitors to the least used parks – 64% in Lambeth Walk, 54% in Lambeth Recreational Ground and 50% in Pedlar's Park - live in the immediate vicinity of these grounds (Area E on the map shown in the appendices). This may be due to relative lack of awareness of them elsewhere – or perhaps their small size mitigates against them being seen as appropriate places for recreation among others from further afield. As will be seen in the next section, the evidence certainly suggests Lambeth Walk is used less for relaxation or recreational purposes than other parks.

Conversely, visitors to the most used - Kennington and Vauxhall Parks – come from more mixed locations within and outside Vauxhall. Spring Gardens visitors tend to come from either Area E on the appendices map (38%), or from outside the Vauxhall area (31%).

Reasons for visiting local parks

There are features common to all parks: walking, and walking the dog are both mentioned by substantial minorities, and relaxation tends to be among the main reasons cited. However, few people interviewed use them for picnics, and they are not generally seen to be places to go for peace and quiet, or to play sport or spend time doing other activities with friends.

Reasons for visiting specific parks does vary, as the table below illustrates. The majority of those interviewed in Lambeth Walk Open Space (57%) are just passing through – although a sizeable proportion of visitors regularly walk themselves or their dog.

Lambeth Recreational Ground and Spring Gardens are also parks where a significant number of people just pass through (33% in both cases).

Relaxation is the most frequently cited reason for visiting Kennington (26%), Pedlar's Park (26%) and Vauxhall Park (21%). The playground in Pedlar's Park is an attraction for one in five (21%), who attend with their children – considerably more than any other park. It is also – along with Kennington – one of the parks most likely to attract people for family outings.

Q	And what is the usual purpose of your visit to (NAME OF PARK) ?					
	Kennington	Lambeth High St RG	Lambeth Walk	Pedlar's Park	Spring Gardens	Vauxhall Park
<i>Base: All who have visited each park</i>	<i>(372)</i>	<i>(168)</i>	<i>(185)</i>	<i>(218)</i>	<i>(277)</i>	<i>(284)</i>
	%	%	%	%	%	%
Just pass through	19	33	57	20	33	20
Relaxing	26	24	9	26	18	21
Visiting playground with children	13	9	6	21	8	17
Regular walk in park	17	13	13	7	9	12
Visiting park with children/family	18	11	4	15	11	12
Walk dog	10	11	15	9	12	12
Hanging out with friends	12	9	7	6	6	10
Peace and quiet	6	10	1	5	3	8
Playing sport	9	1	1	1	3	5
Picnicking	3	4	2	4	4	1

Source: MORI

Frequency of visits

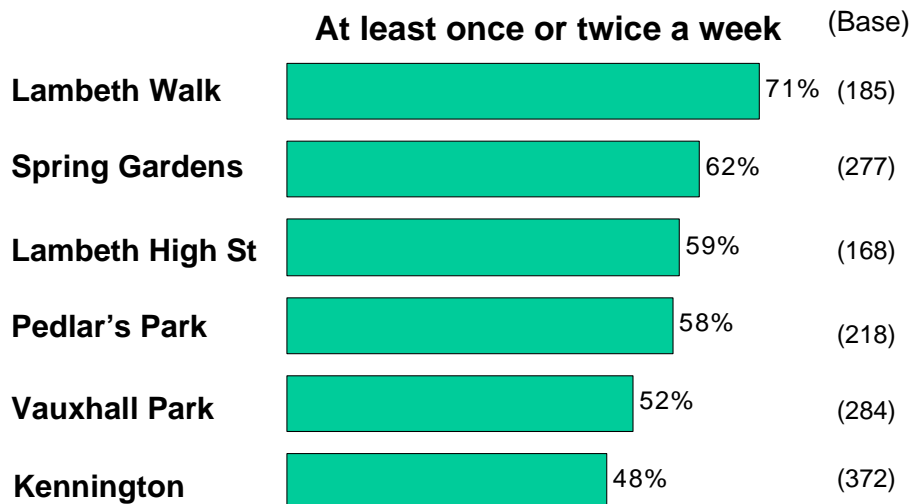
Lambeth Walk – despite being the least used park overall – attracts many regular users: half (50%) visit it on most days, and 71% at least once or twice a week. As noted above, a high proportion use this park just to pass through to another destination – this may include commuters on their way to and from work and/or the nearby tube station.

Spring Gardens is the second most frequently used by its visitors, with 62% using it at least once or twice a week.

The two most popular parks – Kennington and Vauxhall – are least frequently used. Just under half (48%) of visitors to Kennington do so at least once or twice a week, with the figure for Vauxhall being 52%.

Frequency of Visit

**Q Can you tell me roughly, how often do you visit
(name of park)?**



Base: All who have visited each park

Most and least favourite parks

The relative popularity of different parks tends to match usage patterns – with the one major exception of Spring Gardens (visited by 43% of all respondents, but mentioned by only one in ten as their favourite park).

Q <i>On balance, which of these parks do you <u>most</u> like to visit?</i>	
<i>Base: All who have visited more than one park (399)</i>	<i>%</i>
Kennington Park	28
Vauxhall Park	21
Pedlar's Park	16
Lambeth High Street Recreational Ground	12
Spring Gardens	10
Lambeth Walk Open Space	6
<i>Source: MORI</i>	

Reasons for popularity

Size is the biggest factor in making Kennington the most popular park in Vauxhall, mentioned by 45% of those who rate it as their favourite. However, the fact that it is **close to people's home** is mentioned by one in four (23%) – emphasising that it should be seen as an important resource for local people at least as much as an attraction for other visitors from London or further afield.

Other factors mentioned by over one in ten for Kennington are a better **standard of maintenance**, including **safer facilities** (cited by 23%) and **better sporting facilities** (16%). Among the twenty two 18-24 year olds who name it as their favourite park, twelve say that Kennington has better sporting facilities.

The table overleaf shows the top three reasons given for each park among visitors who nominate these as their favourite parks.

Q Why do you say (that NAME OF PARK is your favourite park)?			
Importance	1	2	3
Vauxhall Park (Base: 84)	Near my home (45%)	Well kept (29%)	Better maintained/ safer facilities (24%)
Kennington Park (Base: 111)	Bigger than others (45%)	Near my home (23%)	Better maintained/ safer facilities (23%)
Pedlar's Park (Base: 63)	Near my home (46%)	Better maintained/ safer facilities (22%)	Quiet (21%)
Lambeth High Street Recreational Ground (Base: 48)	Quiet (50%)	Near my home (31%)	Easier to get to (17%)
Spring Gardens (Base: 39)	Near my home (38%)	Bigger than others (13%)	Quiet (13%)
Lambeth Walk Open Space (Base: 22)	Near my home (n=12)	Easier to get to (n=5)	Quiet (n=4)

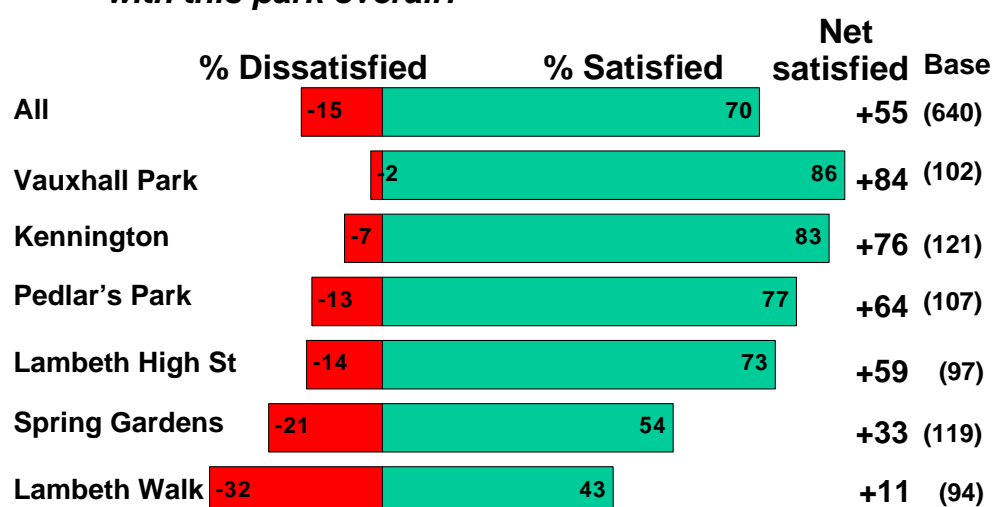
Source: MORI

How does satisfaction relate to usage and favourability?

There are some clear associations between satisfaction levels for each park and other factors – namely level of usage, type of usage and favourability. Kennington and Vauxhall receive the highest satisfaction ratings, and Lambeth Walk the least.

Satisfaction with Specific Park

Q *How satisfied or dissatisfied would you say you are with this park overall?*



Base: All who have visited each park

The following section explores in detail some of the positive and negative aspects associated with each park.

Satisfaction with Parks in Vauxhall

Satisfaction with Specific Facilities

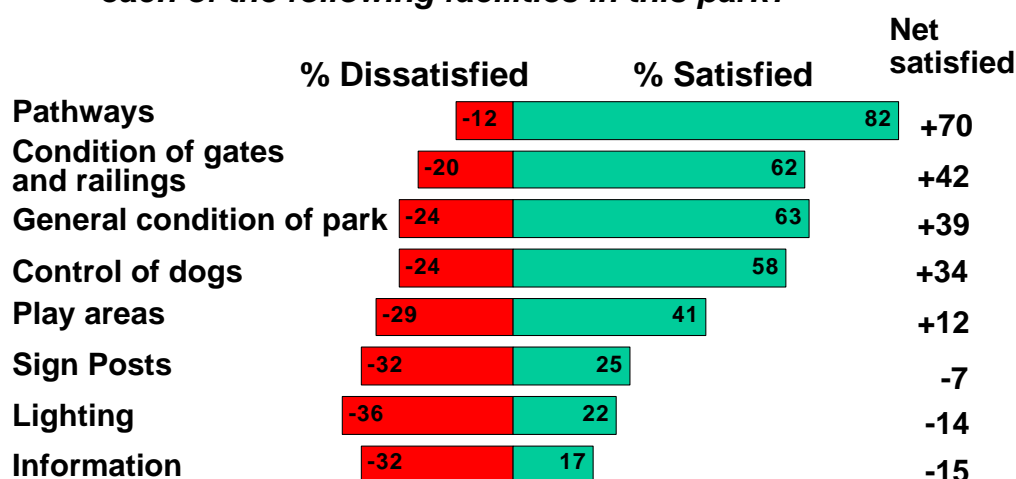
The chart below shows aggregate findings for how park users view specific facilities in the park in which they have been interviewed. A majority (63%) are satisfied with the overall condition of the park in question, although one in four (24%) are dissatisfied.

Lighting, signposting and general information about the facilities on offer require the most attention, but – as previously noted – there is also an issue around the availability of suitable play areas. All these are commonly cited in research on parks elsewhere. Users are generally satisfied with the standard of pathways, dog control and the condition of gates and railings.

Younger visitors (under the age of 25) tend to be especially critical of a range of facilities. These include lighting in local parks (46% dissatisfied) – possibly because they are more likely to be walking through at dusk or at night. Under-25s are also more likely to be dissatisfied with play areas (44%) – as are parents (36%). Signage and information are other aspects where young people are more dissatisfied than older.

Satisfaction with Facilities – Overall

Q How satisfied or dissatisfied overall are you with each of the following facilities in this park?



Base: 640 Vauxhall park users, September 2003

There are considerable differences in the ratings of particular facilities between parks:

- Vauxhall Park emerges as the ground where visitors are most satisfied with facilities, reflecting its high overall satisfaction rating;
- Conversely, Lambeth Walk performs poorly across a range of measures, in particular on maintenance of gates and railings, play areas, signposts and lighting;
- Lambeth Recreational Ground is rated poorly for information provision and signposting, but well on pathways;
- Spring Gardens attracts criticism for the standard of its lighting, play areas and the general condition of the grounds.

Pathways

Satisfaction with pathways is especially strong in Vauxhall Park, Pedlar's Park and Lambeth Recreational Ground, with net scores of +91, +90 and +80 respectively.

Dissatisfaction is greatest in Spring Gardens, where one in five (21%) are critical, but also higher than the average in Kennington Park and Lambeth Walk.

Q	How satisfied or dissatisfied are you with the pathways in this park?					
	Kenn- ington	Lam- beth High St RG	Lam- beth Walk	Pedlar's Park	Spring Gardens	Vaux- hall Park
<i>Base: All</i>	(121)	(97)	(94)	(107)	(119)	(102)
	%	%	%	%	%	%
Satisfied	75	89	73	93	69	95
Dissatisfied	17	8	18	3	21	4
<i>Net satisfied</i>	+58	+80	+55	+90	+78	+91

Source: MORI

General condition of park

Vauxhall Park has an excellent rating for its general condition: over nine in ten (93%) are satisfied. At the other end of the scale, a greater proportion of visitors to Spring Gardens are dissatisfied than satisfied with its overall appearance.

Q	How satisfied or dissatisfied are you with the general condition of this park?					
	Kenn- ington	Lam- beth High St RG	Lam- beth Walk	Pedlar's Park	Spring Gardens	Vaux- hall Park
<i>Base: All</i>	(121) %	(97) %	(94) %	(107) %	(119) %	(102) %
Satisfied	69	55	49	72	39	93
Dissatisfied	8	27	41	18	46	4
<i>Net satisfied</i>	+61	+28	+8	+54	-7	+89

Source: MORI

Condition of gates and railings

Clearly, Lambeth Walk is perceived as extremely poor in the maintenance of its gates and railings. This is in stark contrast to the other parks, where satisfaction far exceeds dissatisfaction.

Q	How satisfied or dissatisfied are you with the condition of gates and railings in this park?					
	Kenn- ington	Lam- beth High St RG	Lam- beth Walk	Pedlar's Park	Spring Gardens	Vaux- hall Park
<i>Base: All</i>	(121) %	(97) %	(94) %	(107) %	(119) %	(102) %
Satisfied	66	71	20	83	46	81
Dissatisfied	12	14	62	10	22	9
<i>Net satisfied</i>	+54	+57	-42	+73	+24	+72

Source: MORI

Control of dogs

Although satisfaction outweighs dissatisfaction in all parks, lack of dog control appears to be more of an issue in Lambeth Walk and Spring Gardens, where over a third of visitors express dissatisfaction (37% and 34% respectively).

Q	How satisfied or dissatisfied are you with the control of dogs in this park?					
	Kenn- ington	Lam- beth High St RG	Lam- beth Walk	Pedlar's Park	Spring Gardens	Vaux- hall Park
<i>Base: All</i>	(121) %	(97) %	(94) %	(107) %	(119) %	(102) %
Satisfied	59	53	53	69	44	75
Dissatisfied	22	27	37	12	34	11
<i>Net satisfied</i>	+37	+26	+16	+57	+10	+64

Source: MORI

Play areas

Vauxhall Park emerges as the ground where visitors are most satisfied with play areas by a considerable margin. Conversely, Lambeth Walk and Spring Gardens are rated poorly on this aspect, with over two in five dissatisfied in both cases.

Q	How satisfied or dissatisfied are you with the play areas in this park?					
	Kenn- ington	Lam- beth High St RG	Lam- beth Walk	Pedlar's Park	Spring Gardens	Vaux- hall Park
<i>Base: All</i>	(121) %	(97) %	(94) %	(107) %	(119) %	(102) %
Satisfied	38	41	22	51	20	76
Dissatisfied	27	34	45	24	42	3
<i>Net satisfied</i>	+11	+7	-23	+27	-22	+73

Source: MORI

Signposts

Again, Vauxhall Park scores very well for signposts, with a net satisfaction score of +31 – although 36% are neutral. Lambeth Walk fares worst, with nearly half of its visitors (47%) dissatisfied. Lambeth Recreational Ground also scores poorly: 44% are dissatisfied with signposting.

Q	How satisfied or dissatisfied are you with the signposts in this park?					
	Kenn- ington	Lam- beth High St RG	Lam- beth Walk	Pedlar's Park	Spring Gardens	Vaux- hall Park
<i>Base: All</i>	(121) %	(97) %	(94) %	(107) %	(119) %	(102) %
Satisfied	24	25	16	27	18	40
Dissatisfied	34	44	47	29	34	9
<i>Net satisfied</i>	-10	-19	-31	-2	-16	+31

Source: MORI

Lighting

Users of Lambeth Walk and Spring Gardens show the most active dissatisfaction with the standard of lighting, with around half critical (52% and 48% respectively). Views are also much more negative than positive in Pedlar's Park, with three times more visitors dissatisfied than satisfied (37% vs. 12%). Although dissatisfaction is at the same level for Kennington Park (38%), satisfaction is slightly higher at 20%.

Visitors to Vauxhall Park are by far the most positive about lighting, although even here only three in ten (29%) are actively satisfied, with 39% neutral and 10% dissatisfied.

Q	How satisfied or dissatisfied are you with the lighting in this park?					
	Kenn- ington	Lam- beth High St RG	Lam- beth Walk	Pedlar's Park	Spring Gardens	Vaux- hall Park
<i>Base: All</i>	(121) %	(97) %	(94) %	(107) %	(119) %	(102) %
Satisfied	20	24	26	12	26	29
Dissatisfied	38	32	52	37	48	10
<i>Net satisfied</i>	-18	-8	-26	-25	-22	+19

Source: MORI

Information

Ratings for information are worst in Lambeth Recreational Ground: half (49%) express dissatisfaction, while only 16% are satisfied with provision. This said, all parks with the exception of Vauxhall Park attract more criticism than praise for the information they provide to visitors.

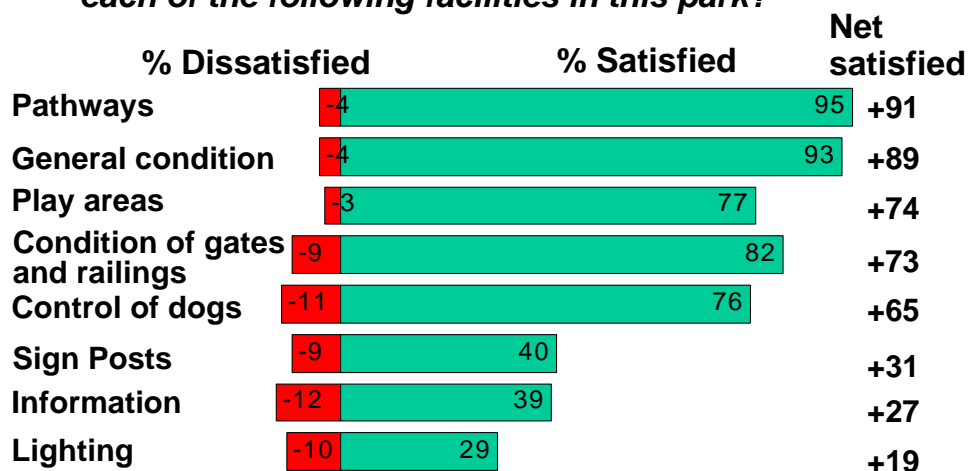
Q	How satisfied or dissatisfied are you with the information in this park?					
	Kenn- ington	Lam- beth High St RG	Lam- beth Walk	Pedlar's Park	Spring Gardens	Vaux- hall Park
<i>Base: All</i>	<i>(121)</i>	<i>(97)</i>	<i>(94)</i>	<i>(107)</i>	<i>(119)</i>	<i>(102)</i>
	<i>%</i>	<i>%</i>	<i>%</i>	<i>%</i>	<i>%</i>	<i>%</i>
Satisfied	20	16	13	10	9	39
Dissatisfied	28	49	38	29	34	12
<i>Net satisfied</i>	<i>-8</i>	<i>-33</i>	<i>-25</i>	<i>-19</i>	<i>-25</i>	<i>+27</i>

Source: MORI

The following charts illustrate the relative satisfaction scores for each facility within each park.

Satisfaction with Facilities – Vauxhall Park

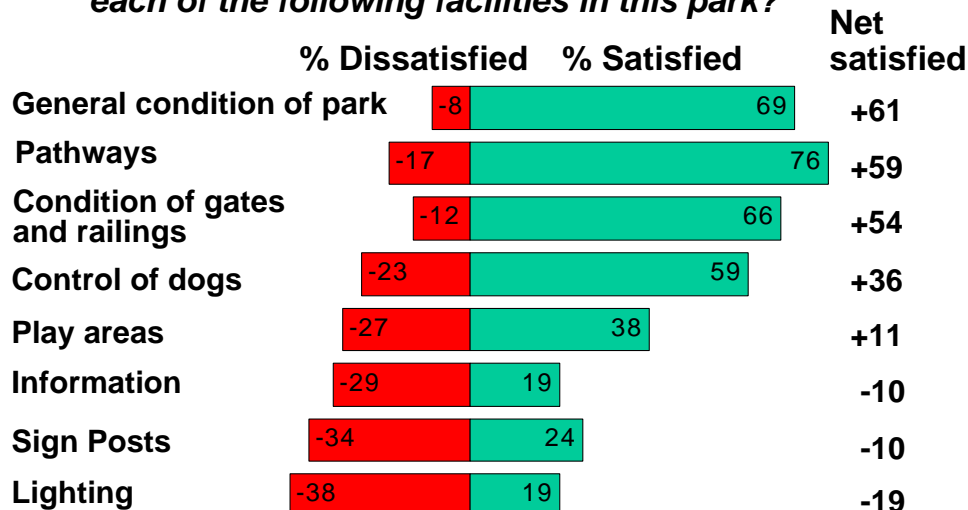
Q *How satisfied or dissatisfied overall are you with each of the following facilities in this park?*



Base: All interviewed in Vauxhall Park (102)

Park Satisfaction with Facilities – Kennington Park

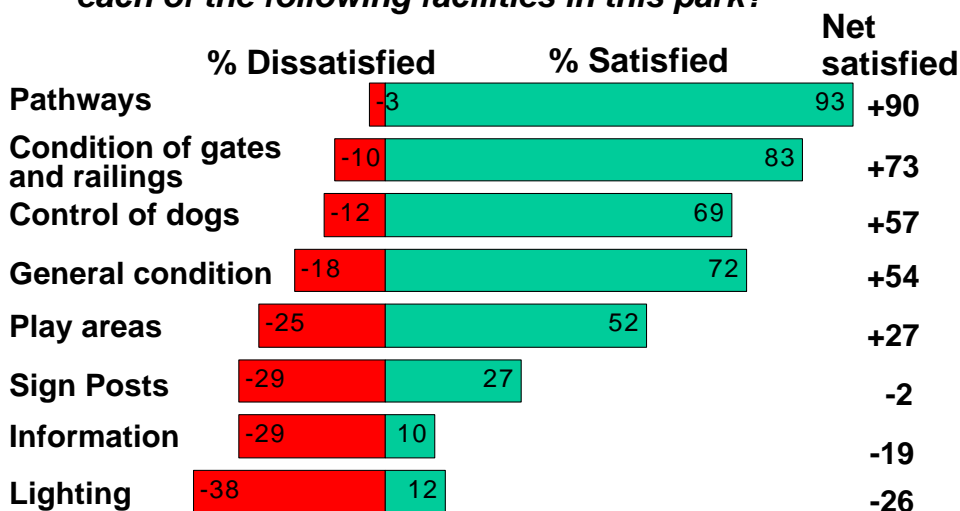
Q *How satisfied or dissatisfied overall are you with each of the following facilities in this park?*



Base: All interviewed in Kennington Park (121)

Satisfaction with Facilities – Pedlar's Park

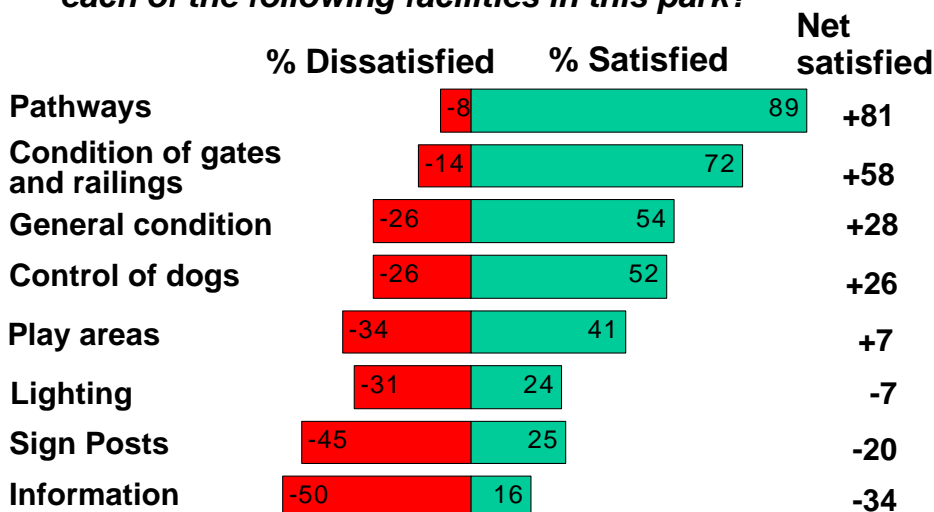
Q *How satisfied or dissatisfied overall are you with each of the following facilities in this park?*



Base: All interviewed in Pedlar's Park (107)

Satisfaction with Facilities – Lambeth High Street Recreational Ground

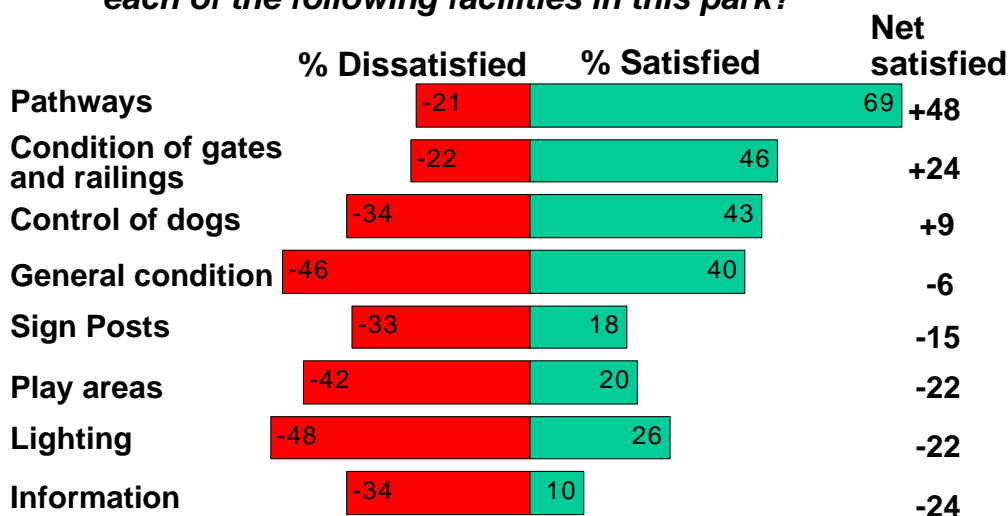
Q *How satisfied or dissatisfied overall are you with each of the following facilities in this park?*



Base: All interviewed in Lambeth High Street (97)

Satisfaction with Facilities – Spring Gardens

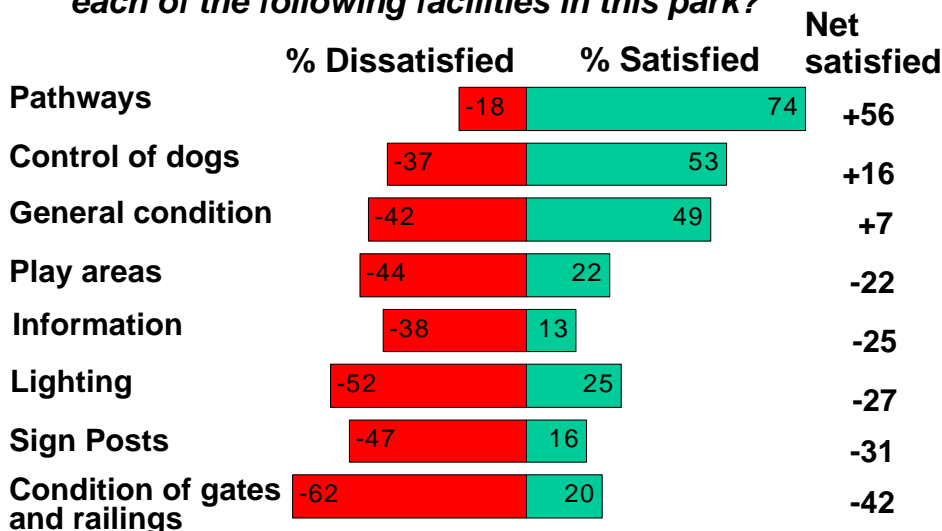
Q *How satisfied or dissatisfied overall are you with each of the following facilities in this park?*



Base: All interviewed in Spring Gardens (119)

Satisfaction with Facilities – Lambeth Walk Open Space

Q *How satisfied or dissatisfied overall are you with each of the following facilities in this park?*



Base: All interviewed in Lambeth Walk (94)

Best and worst aspects of each park

The following two pages show what visitors to each park regard as the most positive and most negative attributes for each park. Results are listed in order of importance for each park. The parks themselves are ordered with regard to their satisfaction rating among the users interviewed.

Positive attributes

It is worth noting that Vauxhall Park has no one attribute which stands high above others. The fact that there are a variety of different aspects which appeal to different people – along with the high rating it receives for its general condition - seems to account for its popularity. It is also the only park where more than one in ten comment spontaneously on the well kept grounds.

Kennington Park's main attraction is its café, with its selection of trees, shrubs and its flower garden also rated highly.

The smaller parks' attractiveness is centred around the fact they offer some open space in a built up environment – Lambeth Recreational Ground in particular is viewed as a quiet and relaxing spot. Pedlar's Park is commended for its children's play area.

Negative attributes

There are a wide variety of criticisms levelled at local parks, which tend to be specific to each one. However, a general lack of facilities and standard of maintenance is a recurring theme among the parks with the lower satisfaction ratings. It is also noticeable that dogs' mess is mentioned more often in Lambeth Walk and Spring Gardens than in other grounds.

The main concerns in Vauxhall Park are due to the use made of it by alcoholics or drug addicts, or other forms of anti-social behaviour. In Kennington Park, lack of toilets leads to the most criticism.

Positive attributes

Where any aspect is mentioned by a particularly high proportion of visitors to one park relative to another (and the difference is statistically significant), this has been highlighted in bold. These may be considered positive attributes specific to that park, which can be built upon in any future re-development.

Q What, in your opinion, is the <u>best</u> thing about this park?					
Importance	1	2	3	4	5
Vauxhall Park (Base: 102)	Quiet / peaceful (16%)	Good for relaxing (16%)	Flower Garden (15%)	Good playground / children's play area (13%)	Nicely kept/ well maintained / good gardeners (12%)
Kennington Park (Base: 121)	The Café (26%)	Variety of trees/ shrubs/ plants (17%)	Quiet/ peaceful (12%)	Good for relaxing (12%)	Flower garden (11%)
Pedlar's Park (Base: 107)	Close to home/ local (18%)	Quiet/ peaceful (15%)	Good for relaxing (15%)	Good playground / children's play area (13%)	Good benches/ can sit on benches (12%)
Lambeth High Street Recreational Ground (Base: 97)	Quiet/ peaceful (43%)	Good for relaxing (43%)	Water feature (20%)	Nice to walk through/ nice park/ beautiful (13%)	Close to work (11%)
Spring Gardens (Base: 119)	Lots of open space (28%)	Vauxhall City Farm next door (21%)	Variety of trees/ shrubs/ plants (10%)	Nice to walk through/ nice park/ beautiful (10%)	Good for relaxing (8%)
Lambeth Walk Open Space (Base: 94)	Lots of open space (26%)	Close to home/ local (20%)	A bit of 'green' in the city (15%)	A convenient short cut (10%)	Nice to walk through/ nice park/ beautiful (9%)

Source: MORI

Negative attributes

Again, those aspects mentioned by a particularly high proportion of visitors to one park relative to another, where the difference is statistically significant, have been highlighted in bold. These can be seen as negative attributes specific to that park, to which attention must be paid if the overall image of the park is to be improved.

Q What, in your opinion, is the <u>worst</u> thing about this park?					
Importance	1	2	3	4	5
Vauxhall Park (Base: 102)	Drunks/ alcoholics (14%)	Drug addicts/ abandoned needles (9%)	Lack of facilities/ nothing to see/ do (8%)	Nuisance teenagers / abusive people (7%)	Lack of toilets/ poor toilets (7%)
Kennington Park (Base: 121)	Lack of toilets/ poor toilets (16%)	Lack of facilities for children/ no children's play area (9%)	Lack of cleanliness/ tidiness/ too much litter (7%)	Nuisance teenagers / abusive people (7%)	Not well maintained / state of disrepair (6%)
Pedlar's Park (Base: 107)	Lack of facilities for children/ no children's play area (13%)	Not well maintained/ state of disrepair (13%)	Children's play area not maintained (11%)	Lack of cleanliness/ tidiness/ too much litter (9%)	Poor /no lighting (6%)
Lambeth High Street Recreational Ground (Base: 97)	Not well maintained / state of disrepair (15%)	Lack of cleanliness/ tidiness/ too much litter (14%)	Water feature not maintained (12%)	Graffiti (11%)	Feels unsafe (10%)
Spring Gardens (Base: 119)	Lack of cleanliness / tidiness/ too much litter (31%)	Not well maintained/ state of disrepair (14%)	Dogs' mess (13%)	Grass dry/ full of weeds (9%)	Feels unsafe (8%)
Lambeth Walk Open Space (Base: 94)	Nowhere to sit/ not enough benches (38%)	No children's play area/ facilities (33%)	Dogs' mess (18%)	Lack of facilities / nothing to see or do (14%)	Poor /no lighting (12%)

Source: MORI

Priorities for Improvement

Visitors were shown a list and asked to rate the three or four aspects they consider most important in making the “perfect park”. They were then asked to say which, if any, apply to the park in which they were interviewed, and then which three or four aspects most need improvement in that park. The resulting analysis is very useful in identifying priority areas for action.

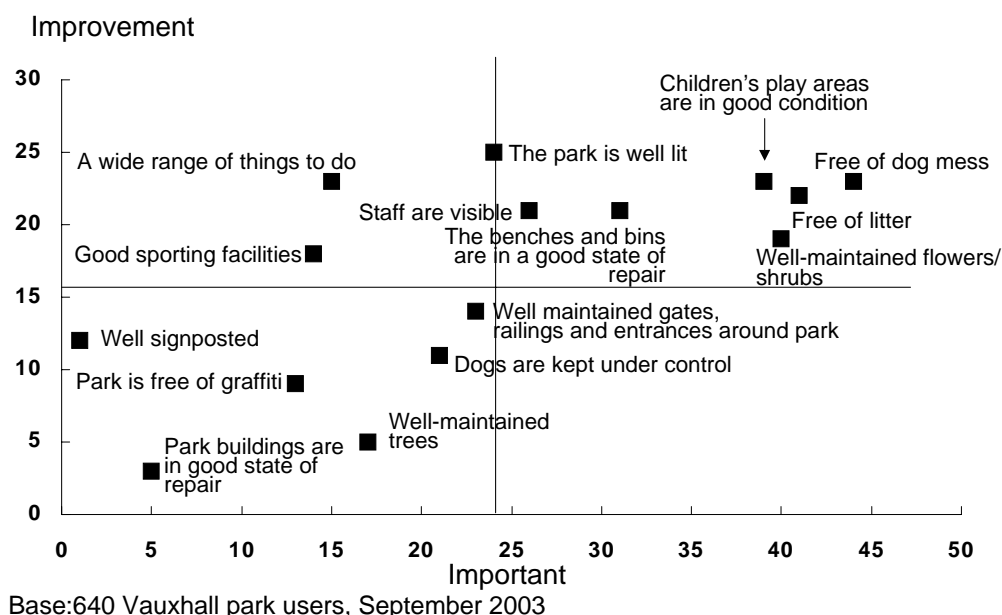
The charts below plots salience scores for each aspect against the need for improvement which users attach to each of them. Those aspects that fall within the top right hand quartile should be considered the priority areas for improvement, as they are seen as important and in need of improvement.

Local parks in Vauxhall

The first chart is an overview of all six parks in the Vauxhall area (i.e. results have been aggregated). Thus it can be seen that across Vauxhall as a whole, the primary areas for improvement in parks are seen to be clearing up litter and dog’s mess, keeping children’s play areas in good condition, keeping benches and bins in a good state of repair, and maintaining flowers and shrubs.

Safety concerns also feature prominently, with a high proportion calling for well lit parks and staff visibility. Although park lighting is not mentioned as the most important issue by as many as cite the key maintenance and environmental issues described above, this may reflect the fact that fewer people would use the parks when dark or in poor weather.

Priorities – All Six Parks



These findings tally closely with the reasons given for dissatisfaction with parks and open spaces, as discussed in the first section: namely, maintenance, environmental and safety issues.

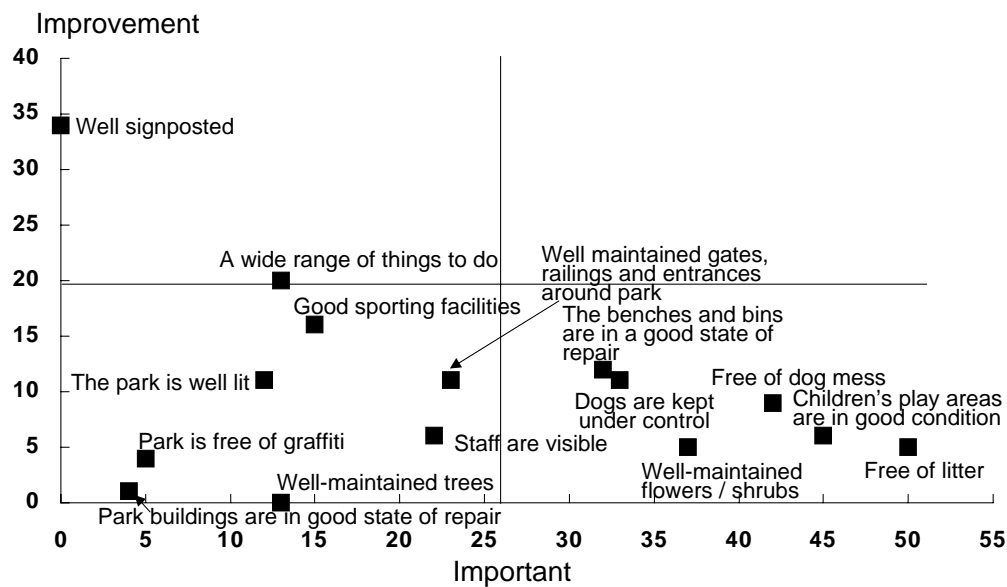
Under-25 year olds are more keen than their elders for there to be a wide range of things to do, with one in four (24%) believing this to be among the most important aspects for a park. This includes sporting facilities, cited by 25% of this age group.

Older visitors aged 55+ are more likely than the young to mention effective maintenance as important to them – of flowers and shrubs (48%), of gates, railings and entrances (32%) and of trees (27%).

Vauxhall Park

In line with its position as the park with the highest satisfaction rating, Vauxhall Park does not have any immediate priority areas displayed in the chart below. Although signposting could be improved, the fact that this is seen as unimportant suggests there may not be much capital to be made out of allocating resources to this.

Priorities – Vauxhall Park

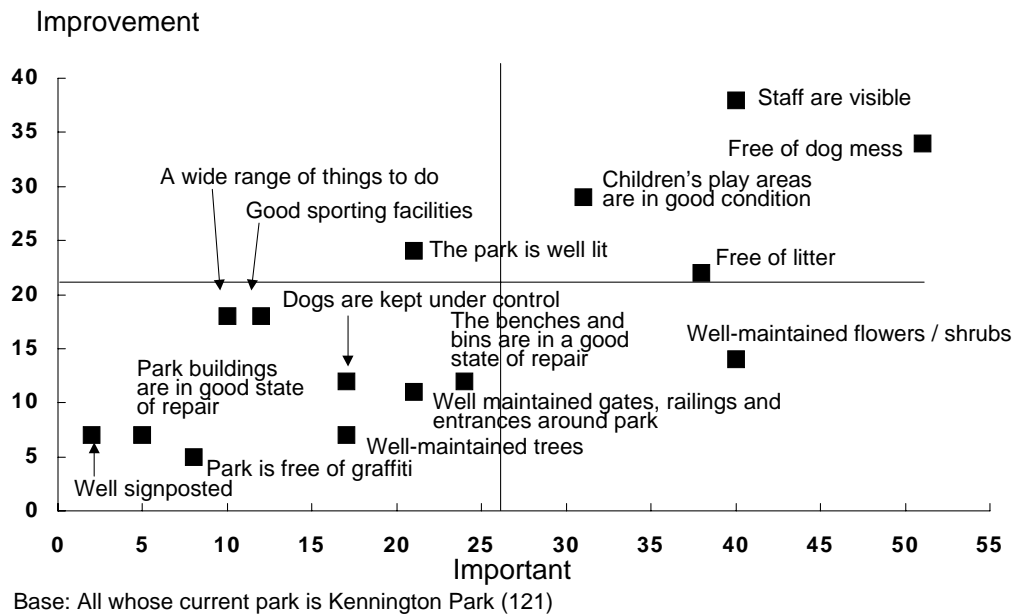


Base: All whose current park is Vauxhall Park (102)

Kennington Park

Reassurance through visibility of staff, making the grass cleaner by clearing dogs' mess and ensuring children's play areas are in good condition are the three priority areas for Kennington. Keeping the park free of litter is another challenge which must be tackled.

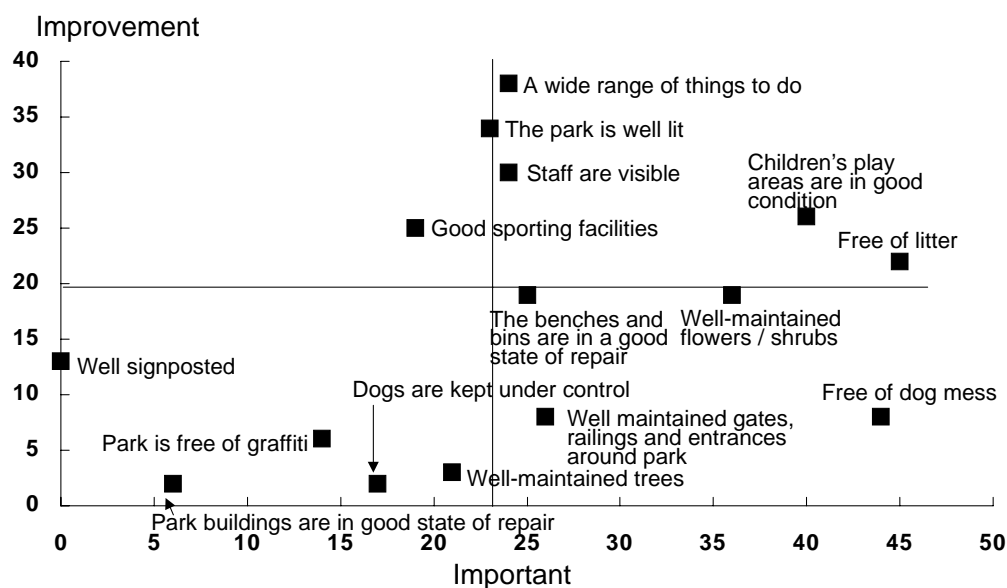
Priorities – Kennington Park



Pedlar's Park

Visitors to Pedlar's Park prioritise the condition of play areas for children and clearing the park of litter. There are, however, a range of other areas which must be carefully monitored: lighting, maintenance of benches, bins, flowers and shrubbery. The visibility of staff and provision of more activities are also issues to look into.

Priorities – Pedlar's Park

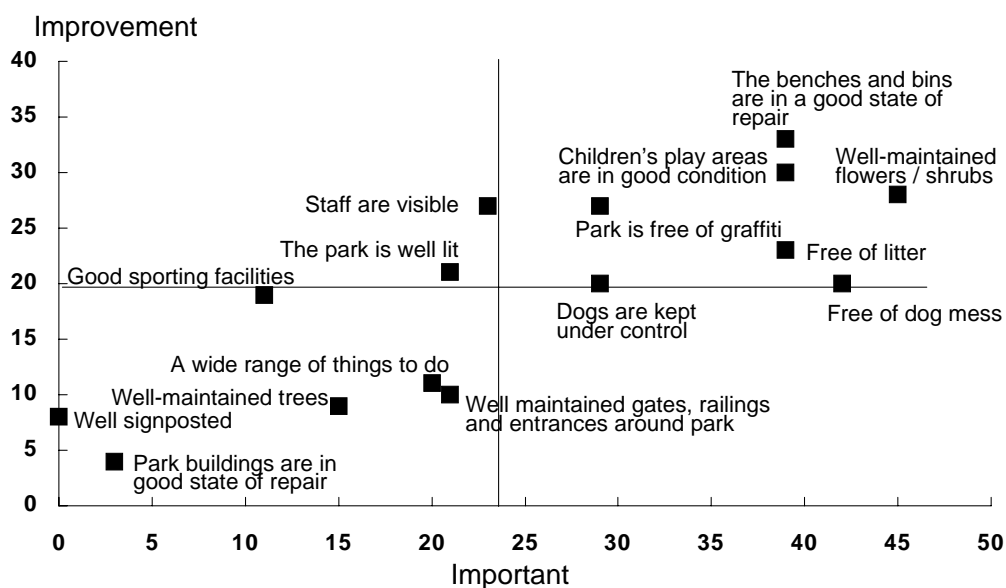


Base: All whose current park is Pedlar's Park (107)

Lambeth High Street Recreational Ground

The most urgent action is required in making sure that benches and bins, flowers and shrubs are kept in a good state of repair, and that children's play areas are kept in good condition. Again, keeping the park clear of litter is a further important consideration. There may also be an issue with dogs (and their owners?) in the park: keeping dogs under control and keeping the park clear of their mess both feature prominently.

Priorities – Lambeth High Street Recreational Ground

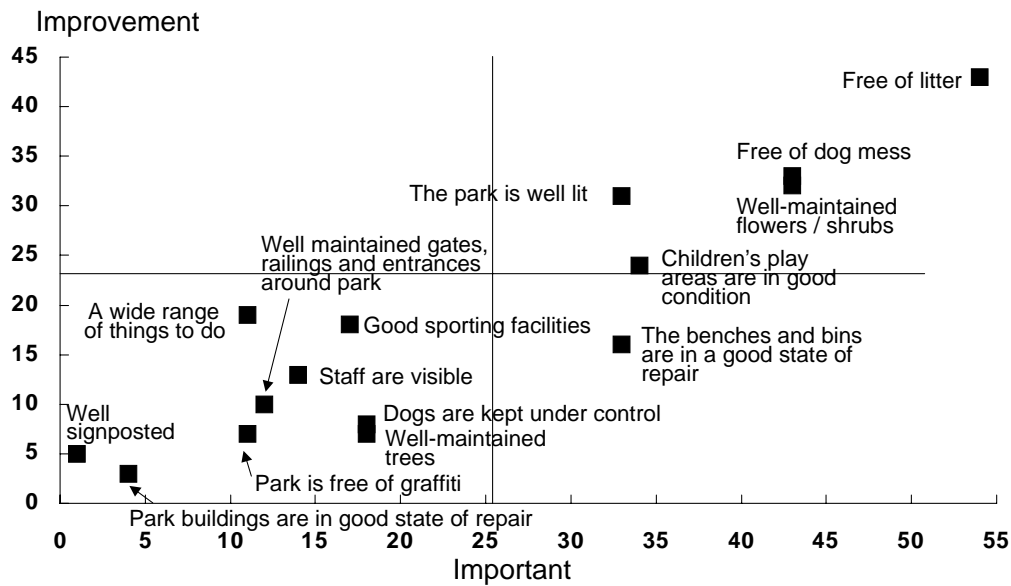


Base: All whose current park is Lambeth High Street Recreational Ground (97)

Spring Gardens

Action on environmental issues is clearly top of the agenda for Spring Gardens. First and foremost this means clearing the park of litter – followed by clearing dogs’ mess and maintaining flowers and shrubs. Lighting is also a concern.

Priorities – Spring Gardens



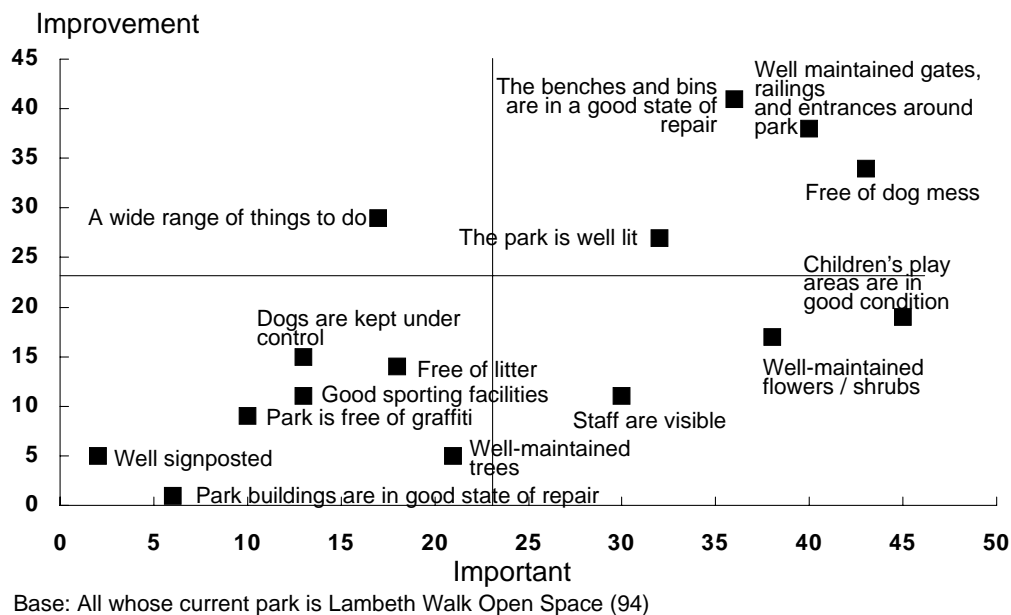
Base: All whose current park is Spring Gardens (119)

Lambeth Walk Open Space

The one aspect here which stands out as a priority area – both figuratively and in contrast to other parks – is to keep gates, railings and park entrances in a good state of repair. Also particularly important is to keep the area free of dogs' mess and to keep benches and bins well maintained.

Other issues are lighting and keeping play areas for children in good condition.

Priorities – Lambeth Walk Open Space



Appendices

Sample Profile – All Six Parks

	Number in sample	% (sample)	% Oval ward profile	% Lambeth Borough profile
All	640	100	100	100
Gender				
Male	344	54	48	50
Female	296	46	52	50
Age				
16-24	111	17	17	16
25-59	436	69	69	69
60+	93	15	14	15
Ethnic Group				
White	460	72	69	62
Mixed	22	3	4	5
Asian	22	3	3	5
Black	118	18	22	26

Sample Profile – Kennington Park

	Number	%
All	121	100
Gender		
Male	58	48
Female	63	52
Age		
16-34	52	43
35-54	52	43
55+	17	14
Ethnic Group		
White	82	68
Mixed	5	4
Asian	2	2
Black	28	23

Sample Profile

– Lambeth High Street Recreational Ground

	Number	%
All	97	100
Gender		
Male	59	61
Female	38	39
Age		
16-34	44	46
35-54	35	37
55+	18	18
Ethnic Group		
White	70	72
Mixed	4	4
Asian	8	8
Black	14	14

Sample Profile – Lambeth Walk Open Space

	Number	%
All	94	100
Gender		
Male	48	51
Female	46	49
Age		
16-34	32	34
35-54	35	37
55+	27	29
Ethnic Group		
White	64	68
Mixed	2	2
Asian	1	1
Black	27	29

Sample Profile – Pedlar's Park

	Number	%
All	107	100
Gender		
Male	57	53
Female	50	47
Age		
16-34	59	55
35-54	32	30
55+	16	15
Ethnic Group		
White	83	78
Mixed	3	3
Asian	-	-
Black	18	17

Sample Profile – Spring Gardens

	Number	%
All	119	100
Gender		
Male	67	56
Female	52	44
Age		
16-34	59	50
35-54	40	34
55+	20	17
Ethnic Group		
White	86	72
Mixed	5	4
Asian	3	3
Black	20	17

Sample Profile – Vauxhall Park

	Number	%
All	102	100
Gender		
Male	55	54
Female	47	46
Age		
16-34	42	41
35-54	34	34
55+	26	26
Ethnic Group		
White	75	74
Mixed	3	3
Asian	8	8
Black	11	11

Appendix 3

**Extracts from the Vauxhall Park Masterplan
(See Friends of Vauxhall Park website for full document)**

Section C: Vision Masterplan and Workplan

C.1 Vision Masterplan Plan 17

The vision masterplan provides a 'picture' of how all the physical objectives might be realised over time, reflecting the aspirations expressed in the vision and aims. The development of activities and management are not shown on the drawing.

Principles that have emerged and guided the masterplan are:

- That the capacity of the park has to be a prime consideration in introducing new facilities, encouraging increased use (wear and tear, muddiness of grass areas), trying to provide for all and holding events.
- That there should be no further fencing off and subdivision of the park, and where possible, physical and visual barriers should be reduced to enhance the sense of space and encourage greater access to underused areas.
- That improvement to layout should reflect the spirit of the original design.
- That park entrances should be welcoming, provide attractive views into the park, have good sight lines, be well designed for physical access and provide information.
- That the character of the park, enlivened by subtle changes in level and enveloped by a canopy of mature trees creating an intrinsically attractive space, is retained and enhanced.

The current disposition of open and enclosed spaces is retained but with the opening up, or potential to open up, area 9.

The principal feature of the vision masterplan is the enhancement of the focus of the park around the fountain and the replacement of the One O' Clock Club building. What is illustrated is the principle of how the layout might develop to resolve current problems and improve the quality of a principal area and important facility in the park. Though the building would have to be the subject of a great deal of study, it is intended that this should be a 'green' building of high quality design and materials, an exemplar and educational tool in itself. It is intended that the building is multi-use, functions throughout most park opening hours and accommodates a multi-purpose space, kitchen, store and toilets, and public toilet(s) accessible externally. In addition to housing the One O' Clock Club, it could serve as a centre for local delivery of the Sure Start programme, language classes, a park information point or ranger office. It is proposed that attached to the building would be the site gardener's base with accommodation or store for community gardeners or trainees. Should the café not go ahead in the present proposed location, it might be desirable that the building accommodates provision for refreshments also.

The existing space around the fountain is constrained. In the proposal the space would be designed and expanded to contain the model village, high quality flower displays, planting and seating, defined by low evergreen hedges and framed and overlooked by the new building terminating the eastern end of the east west path. Together with improvements to the Rose and Lavender gardens and the community garden areas, it is intended that the quality of the planting in this space will establish the park as a beacon of horticultural excellence in Lambeth.

Area 1

This would remain in essence a space of limited use accommodating a change of level and serving as a buffer to South Lambeth Road. Removal of the low railings adjacent to the park paths is likely to encourage informal use particularly in summer, as activity overflows from the central space.

It is likely that restoration of the low boundary wall and reinstatement of railings to the design of those used on Fentiman Road will necessitate removal of the Portuguese laurel boundary hedge. It is proposed that the hedge be replaced with holly maintained to a lower height than the present hedge, retaining the park's sense of enclosure and screening out some of the traffic movement.

It is intended that there would be some new tree planting to replace the cherry trees that are in decline, and that the fairly recent corner shrub beds are removed. Due to its limited physical use, this area could be appropriate for naturalised spring and autumn bulbs planted boldly in drifts to provide a succession of flowering. This would involve amended grass cutting regimes and increase the biodiversity and horticultural interest of the park

Area 2

The central, multi-use, grassed area, which gives the park a sense of space, would retain its present use and character, but it is hoped that the proposed changes to the path route between the Fentiman Road entrance and the northern entrance on South Lambeth Road may ultimately result in removal of the current diagonal gravel path that bisects the area. The aspiration for the path's removal is that it bisects the central space that is a principal component of the original design, constraining its use. The path also gives a directional emphasis and priority to passing through that is at odds with the essential purpose of the park. Restoration of the northern path to its historic alignment would contain the area within the body of the park in accordance with the original design. It would also remove a very uneven, little used section of path tight up against the Lawn Lane boundary that was only laid out following the construction of the Victoria Line in the late 1960's.

It is proposed that the central area in particular be subject to more intensive grass management to improve the quality of the sward. This may involve temporarily fencing off parts of the area in spring or autumn to allow for recovery, de-compaction and re-seeding, and discouraging use in wet weather. It is proposed that, as part of a tree management strategy, the practice of random tree planting encroaching on the space be discontinued and that more structured tree planting be undertaken along the east west path.

Area 3

Proposals are designed to improve use of the space for active recreation. This will involve replacement of tennis court fencing, enhanced maintenance and management of the courts and the introduction of a timber keep fit or trim trail within space that is little used. The trim trail will encourage use of the adjoining paths and if the café goes ahead on the site of the former toilets, this will encourage increased use also.

Area 4

Restoration of the northern path alignment has the added benefit of enabling extension of the existing dog area to provide a proper run and giving dog owners less reason for letting their dogs exercise off lead in the main body of the park. The proposed boundary fence has been aligned so that the Mulberry tree, with seating, is retained within the central space.

Area 5

It is proposed that improvements are made to the multi use games area to reduce noise, that maintenance is improved and that the area is made available for daytime booking. It is felt that these measures will increase use of the facility while abating noise levels experienced by local residents.

Area 6

The spacious quality of the play area would be retained and enhanced with some reconfiguration to allow for improvements to access, adjacent facilities and attractions. In addition to the improvements in play equipment listed under physical improvements, it is proposed that the timber animals in the lower grassed space are not replaced when they deteriorate as they have limited play value. Their demise and removal will enable a larger uncluttered space for children's play.

On the upper level path the metal trellises and associated low walls with seating tend to subdivide the space and, together with the rather unattractive planting along the boundary wall, this sunny open area is less used than it might otherwise be. Although the seats are used and the walls provide opportunities for climbing and balancing, it is proposed that in time the seats, walls and trellises are removed, and any loss of facility compensated for by the opening up of the space, provision of new seating and new planting. On the vision masterplan the planting bed has been defined as a 'community gardening area' to suggest a more creative use and involvement than just a planting bed maintained by maintenance contractors. It could be an area planted and maintained by trainees or volunteers, or a children's garden associated with the nursery, One O' Clock Club and local schools where children can have contact with soil and plants - to grow, plant, water, tend, pick, encourage birds and insects, and use for art/craft work, eating, baking and preserving.

Area 7

This is a reconfigured grassed play space for the One O' Clock Club and nursery, providing a similar but improved facility to that provided at present.

Area 8

The Rose and Lavender gardens provide a quiet, well used but visually cluttered space. The layout has been influenced by former use as two bowling greens with elements of boundary planting, paving and the straightening of the path from Fentiman Road retained. The vision masterplan indicates a

possible resolution of issues, though the development and re-design of the Rose garden could be taken further.

It is proposed that the path from Fentiman Road be reconstructed to follow the spirit of the historic curved alignment, relaxing the mood of the approach, improving sight lines through conifer removal and enabling a slight increase in width to improve access for people and maintenance vehicles. Other proposals involve the removal of the privet hedge west of the lavender garden to open up views, enable use of the space to the west and planting this side of the lavender garden with Miscanthus to match the north and east sides; reducing the number of planting beds and scattered trees, focusing the planting of roses around the pergola, providing picnic benches for general public use and improving the quality of planting and grass maintenance.

Area 9

The narrow space makes a limited functional and visual contribution to the park. Re-alignment of the path from Fentiman Road and removal of a chain link fence and hedge from the One O' Clock Club building and the removal of boundary conifers will increase the space, sense of space, and light. It is proposed that this area could be developed for community gardening – an opportunity for hostel dwellers through the 'Putting down Roots' scheme, NVQ training, school gardens or others.

