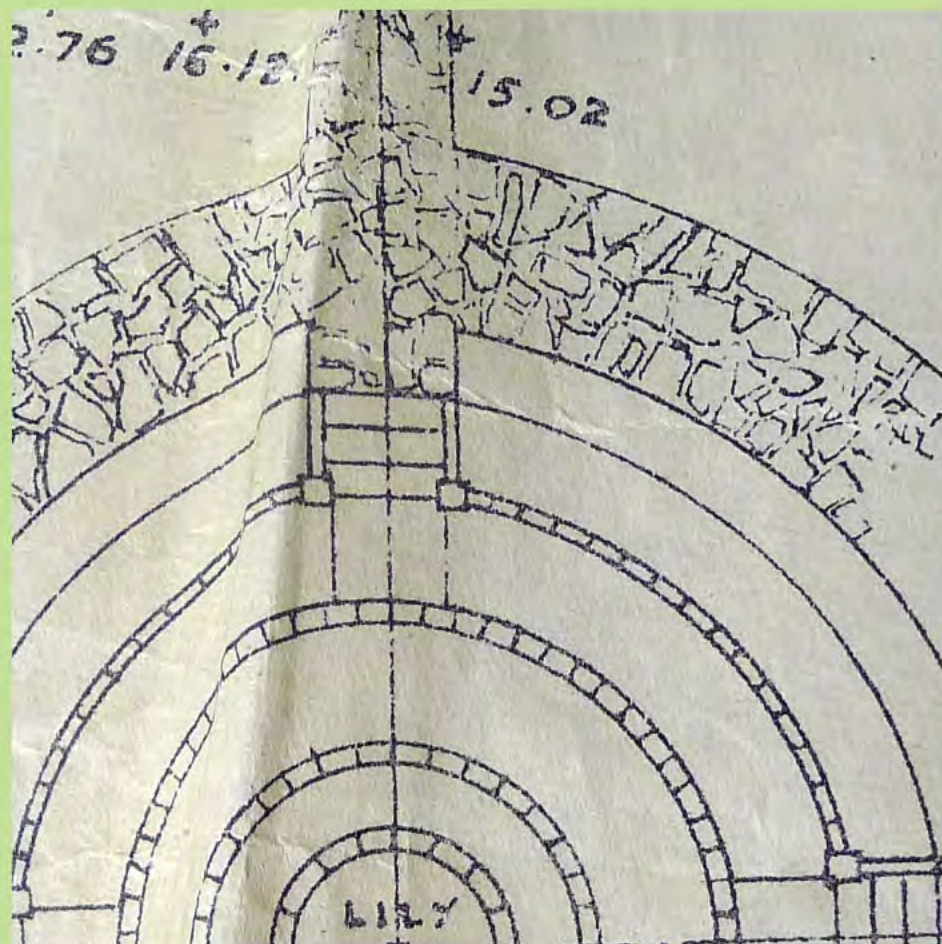


# Kennington Park Flower Garden Outline Conservation Statement

Prepared by LUC



4th Issue, Final Version, 12th November 2013



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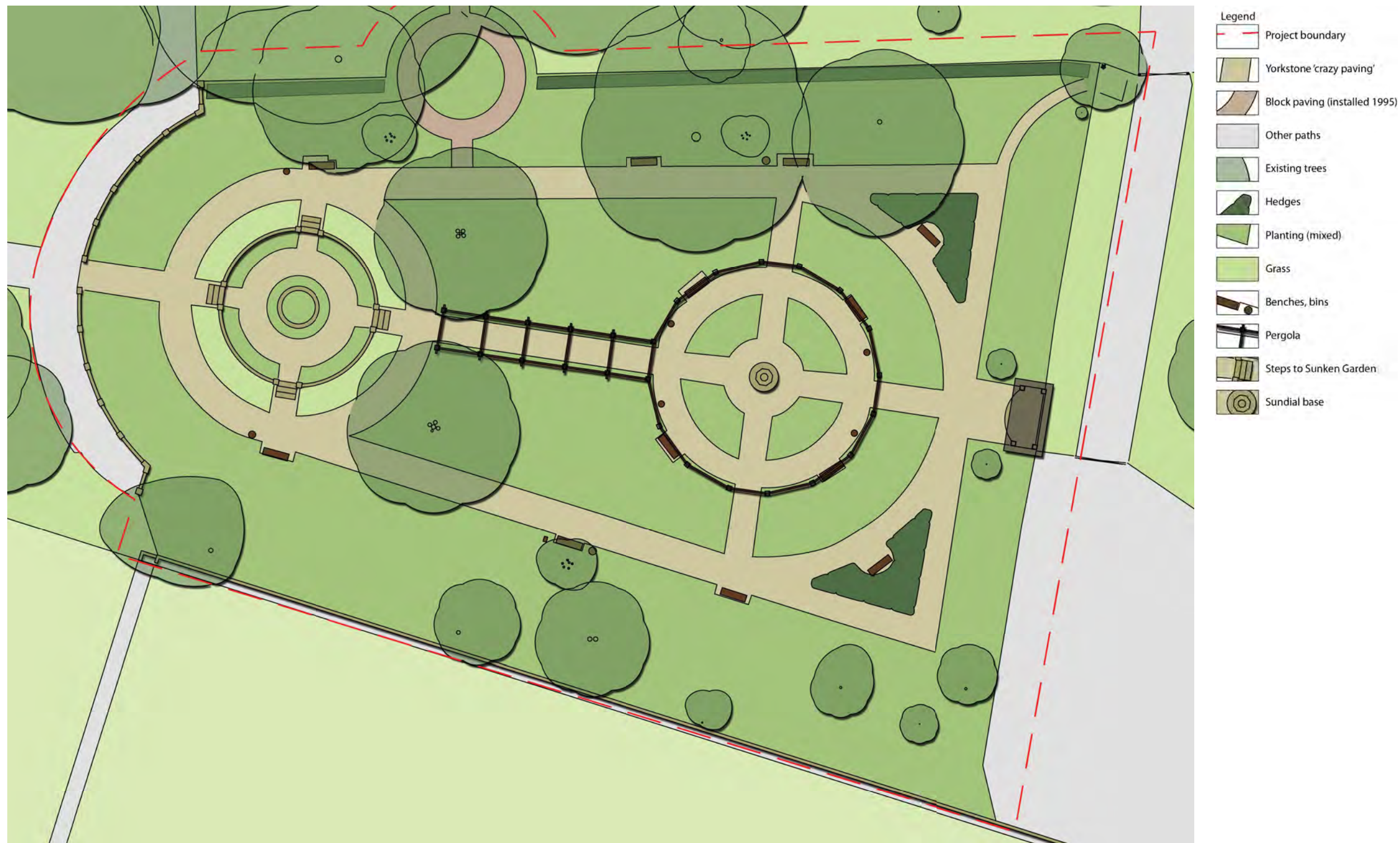


Figure 1 The existing layout of the Flower Garden



# 1 Introduction



Figure 2 The original entrance on the western side of the Flower Garden

Kennington Park, located within the London Borough of Lambeth was created in 1854 on land previously known as Kennington Common. The park contains a number of architectural, cultural and landscape features of historical significance, recognised by its inclusion in the English Heritage Register of Parks and Gardens of Special Historic interest as a Grade II listed Park.

An extension to the park, completed in 1931, included an 'Old English Garden' which is now known as the Flower Garden and is one of the park's most interesting features. A project to restore the Flower Garden, started by the Friends of Kennington Park working in partnership with London Borough of Lambeth, is the subject of this report.

The successful HLF Stage I bid led to the commissioning of LUC to help develop the HLF Stage II bid. Kennington Park, as a whole, is the subject of a separate project.

This Outline Conservation Statement has been compiled by LUC on behalf of London Borough of Lambeth and the Friends of Kennington Park. The aim of this document is to:

- Outline the historic development of the Flower Garden within Kennington Park
- Describe the significance of the built and landscape heritage
- Summarize the key issues and present management of the Flower Garden
- Examine the risks surrounding the project
- Create conservation and management aims
- Outline the next steps for the project



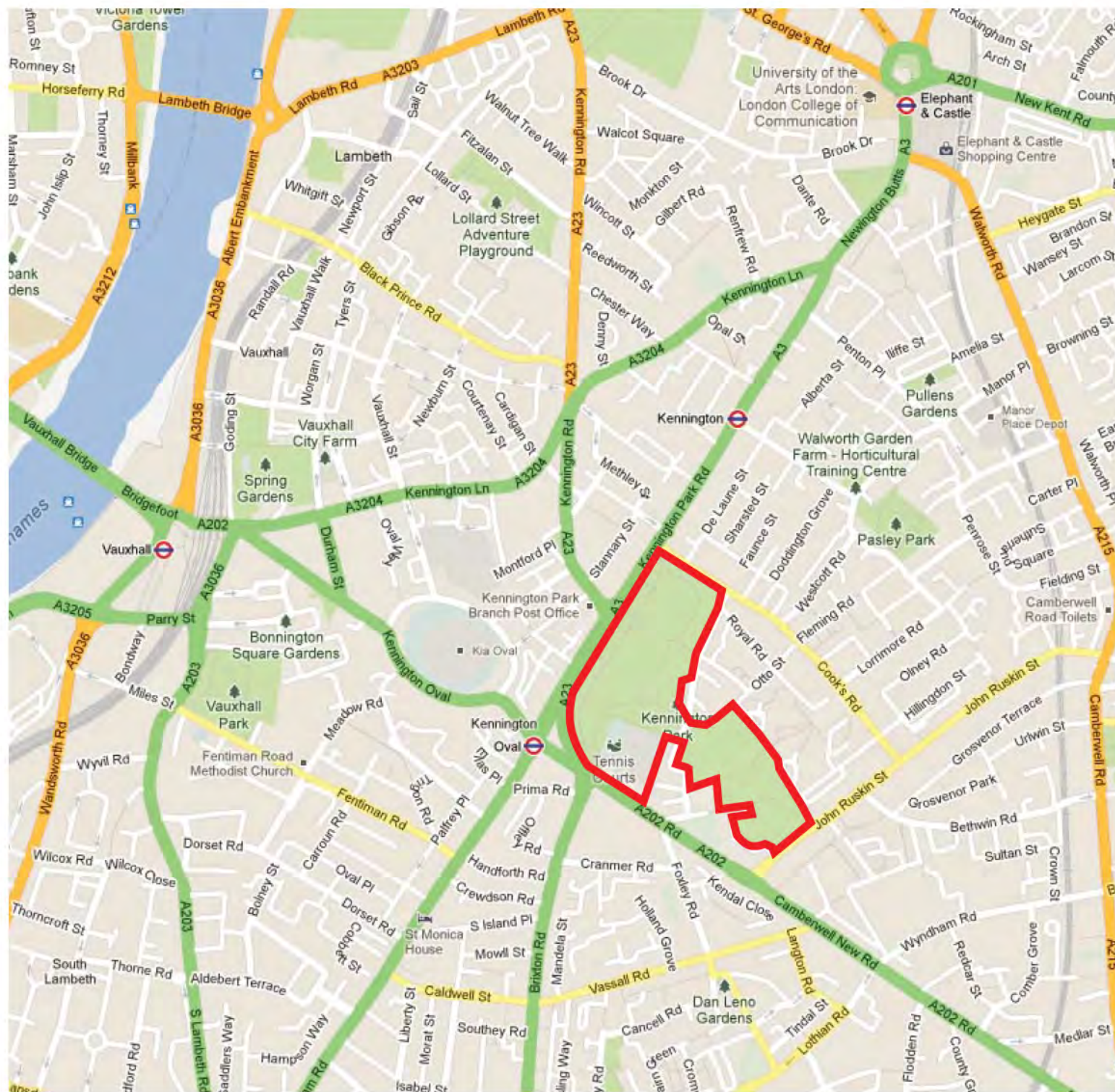


Figure 3 Map showing the location of Kennington Park in south London



Figure 4 Aerial photograph showing the location of the Flower Garden within Kennington Park



## 2 Understanding the heritage

### 2.1 Location

The London Borough of Lambeth, home to 300,000 people, is the most densely populated borough in south London. The parks and gardens in this area are therefore of great importance, providing open space and recreational facilities to many people. Kennington Park, one of the largest in the borough, lies within the Oval ward and is surrounded by the Princes and Vassall wards which are some of the most deprived areas in London.

Kennington Park is less than a mile from the River Thames and has good public transport links with many bus routes and the Oval Tube Station on the Northern Line adjacent to the park (see Figure 3). It is roughly boarded by Kennington Park Road to the north-west, Kennington Park Place to the north-east, John Ruskin Street to the south-east and Camberwell New Road to the south-west (see Figure 4). The boundaries to the west lie in the Southwark Council area.

The park has been extended twice, initially in 1931 and again in the 1960's to create a 200 acre park - enough space for all the facilities required.

The Flower Garden itself is located towards the western corner of the park, close to the Oval station entrance and just south of the refreshment house (see Figure 5).



Figure 5 Aerial photograph of the Flower Garden from the east with the maintenance yard in the foreground





Figure 6 Photograph (c. 1934) of the 'Old English Garden' soon after completion showing original details such as the metal strapwork between pergola columns



Figure 7 Old photograph (1960's) - note the style of planting and the lily pond



## 2 Understanding the heritage

### 2.2 Brief History

Kennington Common was first mentioned in 1600; at this time Kennington was essentially a village at the crossroads of routes into London. In the 1750's Westminster Bridge and Kennington Road were built which provided a direct route to the city. Lambeth Common was a popular open space know for large public fairs, public executions, boxing matches and cricket matches. In 1848 Chartists gathered for their biggest 'monster rally' calling for reforms to the political system.

Kennington Park was created in 1854 by enclosing the common, creating paths, building facilities and planting trees and shrubs. These were mostly London Plane saplings which grew into the lines of mature trees we see today. The initial design was created, in part, by Mr Mann, the Superintendent of the central London Royal Parks.

The initial park extension was first mentioned in 1920 when the Kennington Park Extension Committee formed. They oversaw the purchase of land in 1921 that became the lido, Flower Garden (called the 'Old English Garden' at the time) and a children's playground. There is little detail of their progress through the 1920s but from minutes taken at LCC meetings we can see that in February 1927 sums of £10, £2 and £1 were paid to tenants for giving vacant possession of properties and in October tenders were accepted for demolition works to properties Kennington Terrace (£105 10s & £100).

The layout of the extension was drawn up by the LCC's Architect and submitted to the Chief Officer of the Parks Department on 22 February 1929. This was approved on condition of a minor adjustment to the location of the Old English Garden. It included the dry playground with gymnastic equipment and the open air lido was included by October 1929. The cost of the project was estimated at £10,000 which included the use of 'unemployed labour' which was subsidised by the government.

In January 1930 the extension site had been cleared except for one house (35 Camberwell New Road), which was to be retained for use by the Education Committee, who were also provided with land for their botanical works. In July 1930 approval was given for the laying out of Kennington Park extension at a capital estimate of £9,645. Lambeth Metropolitan Borough Council paid for the construction of the lido and half the annual maintenance. When it opened in 1931 it was one of the first in London, providing a swimming bath, paddling pool, sunbathing area and changing facilities (it remained until 1994 when it was replaced by tennis, netball and football courts).

However the installation of an 'Old English Garden' was not so new; Kennington Park was the 9th out of total of 10 gardens of this type in the LCC parks. These included the first one – in the Walled Garden at Brockwell Park (1896) and Peckham Rye which were designed by Lt. Colonel J.J. Sexby who was the Parks Department's Chief Officer. These were followed

by gardens in Ravenscourt Park, Golders Hill Park, Ruskin Park, Battersea Park, The Rookery at Streatham and Horniman Gardens. The final one, 5 years after the completion of the Kennington garden, was in Southwark Park (1936).

The Old English Garden style had therefore been used for 40 years and was well established when used as a technique in Kennington Park.

In January 1931 Kennington Park was upgraded from a fourth class park to a third class park following the expansion of staff numbers with 2 additional park labourers, a bathing assistant and additional second keeper. Materials and services procured for the project included the supply of stone for arches and pergolas (Horsecombe Quarries and Stoneworks limited, at 7s a foot), the supply & erection of wrought-iron fencing (Mr W.H. Allen for £345), the supply and erection of wire screen & standards (Penfold Limited, £275 12s) and the supply of 208 trees, 3250 shrubs and 54 rose trees (from Avery Hill, the councils horticultural college).

The Old English Garden was opened by the Chairman of the Council on Wednesday 22nd July 1931 at 3pm along with the other extension elements, namely the lido facilities. He dedicated the use of Kennington Park extension 'to the use of the public for ever'.

Within an approximately trapezoid site the Flower Garden is symmetrically laid out around a central axis with circular features at each end. Paths define the shapes and geometry of the garden and provide access to the seating and features. The original enclosure of the garden was provided by a brick wall to the south, trellis to the east, a holly hedge to the north and a low curved decorative open brickwork wall to the west.

The primary axial view through the garden is enjoyed from the original entrance, over the sunken garden which originally included the circular lily pond with a boy-with-bird fountain statue (the exact design is unclear and not shown on the historic photo), through the pergola (with stone and tile piers) to the sundial (also now removed), within the circular pergola feature and beyond to a seat against the east wall. This final feature is now an attractive pavilion which provides cover for a bench which was added by 1940. There are no surviving plant lists but the 1930 layout plan specifies herbaceous borders for the perimeter beds and shrubs to the southern edge of the garden. From early photos these appear to be arranged strictly with lower plants at the front, higher ones at the back along the two long perimeter borders with the central beds planted with massed bedding plants, annuals and bulbs with the addition of 'informal' plants such as Alyssum trailing into the sunken garden.

The 1950 OS map shows the presence of glass houses to the east of the garden and it appears that the eastern boundary was realigned with the back of the pavilion at this time. The curved path leading to the north west corner of the garden was presumably added to allow access between the glass houses and the garden.

Initially however the garden remained mostly unaltered. In the 1970s the lily pond was filled in (supposedly to prevent boys releasing tadpoles into it) and the gnomon and dial went missing from the sundial. At some point the circular pergola had its iron srapwork replaced with timber cross members and the trellis forming the eastern boundary was replaced with a close-board fence.

Over time the planting became overgrown and weed infested and the features began to suffer from lack of maintenance. It was also noted that the seclusion offered by the lush planting and surrounding enclosures was both enjoyed by the general public and abused by 'muggers, tramps and other anti-social types' (Clare Askwith). It was therefore decided, in the mid-1990s, that the Flower Garden required renovation works.

Clare Askwith, whose thesis on Kennington Park was published in 1995, (the same year as the last major works to the garden) commented on the works that were in progress and also noted that various repairs were still required. It is not clear which of these were carried out.

The installation of a second entrance on the northern boundary (required to improve safety) also incorporated a circle feature finished with block paving. This detracts from the symmetry of the original design and the inconsistent use of materials means that even 18 years on this area stands out as an addition. The holly hedge (8 foot high at this time), was removed along this edge and was to be replaced with a new holly hedge to be retained at 1m height. This boundary now features a recycled plastic palisade fence with a Berberis hedge (which is generally in good health but is patchy in places).

In 1995 the garden was noted to contain 'very overgrown shrubbery enclosed by chestnut palings'. This included *Euonymus japonica*, *Berberis*, *Symphoricarpos*, *Aucuba japonica*, *Crataegus oxycantha*, *Laburnum*, *Philadelphus*, *Deutzia scabra*, *Spiraea vanhoutteii*, elder, *Ilex aquifolium* 'Argentea Marginata', *Ilex altaclarensis*, *Ligustrum lucidum*, *L. ovalifolium* and self-sown sycamore and *Ailanthus* saplings.

New planting, based on 'botanical classifications' was used to rejuvenate the garden, creating a rather 'bitty' effect with each bed being subdivided with grass paths and devoted to a separate taxonomic family and single plants representing specific species and varieties. This provided a potentially useful educational resource but strayed from the original scheme and did not prove to be a particularly aesthetically pleasing display. It was also noted that a textile mulch mat was used to suppress weed growth and that this may limit the expansion of the plants themselves into the surrounding gaps.

The beds around the sundial (which was due to be repaired as part of the works but has since been vandalised) were planted with herbs.





Figure 8 View of the Garden today showing the plinth, currently missing the sundial



Figure 9 Photograph of the sunken garden with pond now replaced with planting beds



## 2 Understanding the heritage

### 2.2 Brief History - continued

Some of the larger trees and shrubs were retained at this time, including pairs of pomegranate bushes (*Punica granatum*), ornamental *Prunus* and *Juniperus* 'Boulevard' and specimens of *Aesculus indica*, *Cornus mas*, *Rhus typhinus*, *Liquidambar orientalis* and *Amelanchier laevis*. Clumps of pampas grass and several climbing roses against the east fence and south wall were retained together with roses, wisteria, jasmine and honeysuckle growing on the pergola.

The clipped yew hedges (originally intended as a backdrop to curved seats, although there is no evidence that these were actually implemented) were reduced in size.

Clare Askwith noted that there were other items in the garden requiring attention at this time but it is not clear which of these were included in the 1995 works or if these have been improved since (some may have been included but now require further input). These included: repair work on the pergola, restoration of the open brickwork, repairs to the pavilion roof, relaying of the stone paths, reinstatement of the lily pond with statue and fountain to match the original and replacement of furniture with units more appropriate to the 1930s garden.

There are few details on what has happened since 1995. It is clear that Kennington Park was in a state of decline as this is cited as the reason behind the creation of the Friends group in 2002. The Friends of Kennington Park then worked hard to turn around the fortunes of their park and this paid off in 2011 with the Green Flag award.

The use of the Avery Hill for the original supply of plants and the provision of accommodation and external space for the Education Committee provides good evidence of the importance of education and training on the site historically. Furthermore This tradition continues today, with a programme of horticultural training organised by the local Roots and Shoots charity.

The Flower Garden has recently been used for various memorial projects including the dedication of benches within the circular pergola and the planting of a pair of trees, in memory of a local transport union worker with a plaque 'Life is beautiful - enjoy it to the fullest'.

Visitor numbers continue to increase in most areas of the park, especially to the new playground and the building of new flats on adjacent land will bring a further boost usage. The Friends have been busy securing the future of the park with a successful application to the HLF for funding towards the Stage II application for the next generation of works on the Flower Garden.

### 2.3 Landscape Appraisal

The Flower Garden was, and arguably still is, the most ornamental area of the Park and one of its horticultural highlights. In its 2761m<sup>2</sup> the garden retains the key layout and skeleton of the original features. It is still visited by the public despite missing important elements that gave it its original charm. For example the circular stone and timber pergolas are now in a state of decay, the sundial is just an unfinished pedestal and the pond has been filled in with planting.

The Yorkstone pathways have become uneven with grass growing in the joints, creating a potential hazard for users. The plant beds have lost their perfect edges and many are now bare soil. Many of the plants and trees that have survived are in poor condition or require attention to bring them back into the scale of the garden. The planting in general has lost its way and no longer follows the original design intent or that introduced in the 1995 improvements. Even the 2011 Green Flag assessment cited the poor condition of the Flower Garden as a negative aspect of the park, and whilst visitor numbers to the park have increased, there has been a decrease in those stopping in the Flower Garden.

As noted above, the second entrance with its circular feature rather upsets the geometry of the garden. The extension of the park to the east has created new routes that need to be linked the Flower Garden to improve access and visitor numbers. However, the garden can still look attractive in the summer and is generally the quietest and most tranquil spot to sit and relax in the park.

### 2.4 Cultural Heritage Appraisal

The consultation and engagement process that has been ongoing has given us a clearer picture of who currently uses the garden, and has indicated that there is good potential for an oral history project to capture the social and cultural heritage of the garden. The largest current user group of the garden is open air drinkers, who have a strong connection with the garden and have a good collection of stories and anecdotes of the garden's most recent history. A project that finds and captures the memories of elderly local residents who frequented the garden in their younger days would be a very valuable addition to the cultural heritage of the Kennington Park Flower Garden, and could be extended to create a chain of cultural heritage capture across the 9 other 'Old English Gardens' in the series.

The activity plan also seeks to build on the history of botanical education and knowledge sharing that used to take place adjacent to the garden in the 1930's. Significant local events such as the air raid strike disaster in WW2 will have created strong memories and it is likely that family and friends of those lost will have used the flower garden as a place of remembrance and reflection.





Figure 10 The original lily pond was filled in and no longer functions as a centrepiece



Figure 11 The Yorkstone crazy paving is in poor condition and uneven with open joints



Figure 12 The original lattice brick wall forming the western boundary requires cleaning and repairs



Figure 13 The entrance added in 1995 included plastic fencing and an inappropriate circle feature



Figure 14 The pavilion roof requires urgent repairs to prevent further damage to the structure



Figure 15 The yew hedges have grown up slightly too high and the curved benches are missing



## 2 Understanding the heritage

### 2.5 Key Issues

The key issues today are broadly the same as those described by Clare Askwith in 1995 and stem from the limited maintenance, a lack of funding and occasional vandalism. As noted above it is not clear exactly how much was carried out during the works of 1995 but it would appear that these did at least stabilise the structures within the garden and cleared out areas of overgrown planting.

The poor presentation of the garden has led to decreasing visitors and its use by drinkers and groups of men who other members of the public find intimidating, decreasing the gardens use further. The only way to end this cycle of degradation is to fix the circulation, presentation and lack of facilities and return the garden to its previous glory.

The main aspects that now require attention are as follows:

- Lack of access to the Flower Garden from the more recent park extension and ‘green link’, required to help guide additional visitors and improve park circulation.
- The 1995 addition of the circle feature does not integrate this entrance into the garden.
- The Pavilion requires urgent repairs to the roof and possible alteration to create one of the new access points.
- Pergola structures need to be checked for structural robustness and repaired locally.
- The sundial, a key focal point, is missing and requires replacement – with the addition some sort of anti-theft device.
- The lily pond and water fountain could be reinstated in the sunken garden area or an alternative focal point such as feature planting.
- The ‘crazy’ and radial Yorkstone paving needs to be re-laid in places and re-jointed elsewhere (it is however almost entirely complete)
- Boundaries to the garden need to be considered to improve the setting of the garden within the park, preferably removing the plastic fencing to the north boundary.
- There are still some attractive trees and shrubs remaining from the original scheme but the planting in general is lackluster and does not fit with either the original vision or todays environmentally conscious designs.
- The furniture (benches and bins) are unattractive, inconsistent and not fitting to the period of the garden, items such as the curved benches within the Yew hedges should be installed as originally intended.
- Infrastructure and signage is required to allow people from all backgrounds to learn about its heritage, ecology and participate in its future use.

### 2.6 Present Management

The garden is currently managed as part of the Lambeth Parks maintenance contract with Veolia Environmental Services. This provides a basic service, maintaining specific elements such as mowing grass, weed killing and emptying bins rather than specialist horticultural management. Repairs to the structures and paving are left until they create a hazard and are not always done to the original specification.

Horticultural tasks are tended to by the Friends’ gardening group and horticultural trainees from the Roots and Shoots organisation. This has helped to keep the garden in some degree of shape but has not facilitated the large scale replacement of plants that is required.

Site:	Kennington Park Flower Garden
Address:	Kennington Park Road, London SE11 4BE
Ownership:	London Borough of Lambeth
Contact:	Parks and Greenspaces, 020 7926 9000; parks@lambeth.gov.uk
Transport:	Tube: Oval (Northern Line), 0.1 miles Rail: Vauxhall, 0.1 miles Bus: 3, 36, 59, 133 155, 159, 185, 333 and 436
Opening times:	From 7.30am (or earlier) until approx. 15 minutes before sunset (varies from 4.15 to 9.15pm)
Area:	Park: 200ha, Flower Garden: 2761m2
Grid Reference:	TQ 31379 77631 (Flower Garden entrance)
Borough, Ward:	London Borough of Lambeth, Oval Ward
Local councillors:	Councillor Ishbel Brown Councillor Jack Hopkins Councillor Jane Edbrooke
Management:	Lambeth Parks and Greenspaces within the Lambeth Central Parks Area Patrolled by the Oval Safer Neighbourhoods Team of Lambeth Borough Police
Maintenance	Veolia Environmental Service: cleaning and horticulture
Community Group:	The Friends of Kennington Park (FoKP) www.kenningtonpark.org; info@kenningtonpark.org.
Designations:	English Heritage Register of Parks and Gardens of Special Historic interest: Grade II Listed

### 2.7 Summary of Project

This project has the potential to bring together the public, many of whom are new to the area, in one location to learn about the heritage of the park and the environmental qualities of specific planting types. It fits in well with the master planning project for Kennington Park as a whole that is creating a phased 10 year Master Plan for the Park to ensure it meets the current and future needs of the public. It will also benefit biodiversity locally and nationally as the Lambeth Biodiversity Action Plan (BAP) is linked with the ‘London Biodiversity Plan’ and in turn to the UK BAP.

To fulfil the vision and aims of this project the following aspects are envisaged:

- Improving access to the garden by the addition of an entrance to link the garden to the 1960’s extension and housing developments at St Agnes Place, leading more people into the garden and improving circulation of the park as a whole.
- Restoring the crazy paving to improve access for all members of the public and ensure a neater, weed free finish to the garden.
- Restore and repair the original features of the Flower Garden, including the boundaries, pergolas, and sundial.
- Replant the Flower Garden, retaining established trees and shrubs where appropriate, using colourful species selected to link the original vision to todays context of climate change and budgetary limitations on maintenance, and the need to encourage biodiversity and pollinators.
- Introduce a new zoning pattern for planting within the garden, containing for example, sensory; meditation; food for pollinators; a culinary garden; and a children’s garden area. See the Landscape Design Statement and Planting Strategy for full details.
- Installation of interpretative signage to describe the above with information boards and possible smartphone integration.
- Repair and redesign the Pavilion to discourage anti-social behaviour.
- Replace and/or restore the furniture in the garden including the litter bins and benches and consider permanent bird feeding and watering stations.





Figure 16 London's first 'Old English Garden' in Brockwell Park, designed by Lt. Colonel J.J. Sexby and recently renovated with funds from the HLF



Figure 17 The Brockwell Park Walled Garden features similar crazy paving and strong axial views



## 3 Statement of significance

### Summary of surviving heritage features

The Flower Garden, now over 80 years old, retains its original layout, the majority of its features, selected trees and Yorkstone paving. As discussed above the symmetry of layout was compromised by the appendage of the northern entrance and circle feature but this was purely an addition and does not disturb the original path alignment.

The main axial view through the middle of the garden still includes aspects of the heritage features, some of which are more complete than others. The pergola still stands and is well covered in places with climbers (including roses and Wisteria) but also has stark bare sections. The sunken garden is present but lacks the vitality of the original fountain. Likewise the sundial is now just the pedestal in the middle of the circular pergola. Meanwhile the Pavilion, which although being a slightly later addition, stands at the termination of the view from the entrance as if it had been planned from the outset.

Precedents for these features are found in the works of Jekyll, Lutyens, Thomas Mawson and Inigo Triggs, as documented in books such as *Gardens for Small Country Houses* and *Mawson's The Art and Craft of Garden Making* (1900). Mawson had advocated and used features such as the sundial focal point, pavilions and summer-houses as terminations to walks, pergolas and strong axial designs. Stone paving with random joints was one of Jekyll and Weaver's regularly proposed paving methods.

Many features found in the LCC Old English Gardens were also typical of 'Shakespearian' gardens, a popular style of 'old fashioned garden' in the last quarter of the 19th century, including the use of specific plant species, herbaceous borders and clipped hedges.

Unfortunately we don't have the original planting plans from the 1930's, but there are a number of surviving trees and shrubs such as the pomegranate bushes, Indian Horse chestnut and Amelanchier, and the current climbers could also originate from the initial scheme.

### Summary of designations

Kennington Park, as a whole, is on the English Heritage Register of Parks and Gardens of Special Historic interest, registered as a Grade II listed Park. This reflects the number of architectural, cultural and landscape features of historical significance, one of which is the Flower Garden.

The Flower Garden or individual features within it are not covered by any specific designations. However, it is of local importance and historical interest as one of the 'Old English Gardens' based on the concept developed by London County Council in the 1890s and used through to the 1930s in 10 locations in London. The concept originated from the Lt. Colonel J.J. Sexby layout for the remodelling of the walled garden in Brockwell Park, also in Lambeth.





Figure 18 The 1995 redesign included grass 'paths' sub-dividing the plant beds



Figure 19 Many of the beds are currently unplanted leaving just remnants of previous schemes



Figure 20 The pavilion (added shortly after completion) is styled to match the pergola



Figure 21 The sundial pedestal is missing the sundial and is currently used as a bird bath



Figure 22 Fences in the sunken garden are later additions, grass has replaced planting above the walls



Figure 23 Some new benches have been donated by the Friends; the pergola is bare in places



## 4 Risks

Kennington Park has one of the strongest Friends groups of parks in London and the Friends have themselves put a considerable amount of work into this HLF application as well as investigating other funding streams and working with other volunteer groups. They have also carried out a number of public consultation events which have proved that the public are behind the restoration of the Flower Garden and have also provoked interest within smaller minority groups and local schools.

The public consultations carried out between LBL and LUC have promoted the restoration of the Flower Garden further and successfully targeted specific groups and the general public. The outcome of these events have helped to shape the proposals for the Flower Garden, ensuring that it is designed to fulfil the requirements of as many of the potential users as possible. This should ensure its popularity and continued use which will protect against one of the hypothetical risks of under use and a return of anti-social behaviour.

The ideas and suggestions have been carefully selected and integrate these into the garden to avoid the risk of fragmentation. The use of ‘zones’ within the Flower Garden has been discussed and will be subtly used within the planting design. But the key vista lines and exterior views of the garden must be protected and treated carefully.

Deficient or inappropriate maintenance is another potential risk which has already been well safeguarded. The Friends are currently exploring other grant funding sources to fund an apprentice gardener for the Flower Garden who would ensure it is managed correctly following completion of the scheme. Also the London Borough of Lambeth will be re-letting their parks maintenance contract for 10 years from April 2014 which should allow for the inclusion of higher quality horticultural maintenance.

Correct and regular maintenance is essential to ensure the Flower Garden retains its enclosure and to protect against the risk of reduced integrity.

The garden also needs to be managed as a tranquil environment not a thoroughfare or active recreation area.

The renovation contract must protect the Flower Garden from the risk of damage to structures through inappropriate repairs, additions or accidents. The pergola, paving, walls, and sundial are over 80 years old so will need to be treated with care and worked on by specialists with appropriate skills.

However, the greatest risk of all is that nothing is done and the Flower Garden continues its downward spiral of degradation and decreased use. This would be a significant loss to the park, the locally community and the heritage of London.

## 5 Conservation and management aims

The majority of the aims of this project are interlinked with conservation and future management. The restoration of the heritage features will conserve the Flower Garden and help to restore it to its original magnificence. The main aims therefore are to:

- Restore the pergola, pathways, sundial and former pond area
- Remove inappropriate additions such as the plastic fencing from the north boundary
- Consider how the garden sits within the park and how this can be improved
- Minimise the intrusion of the previously added entrance and proposed additional entrances
- Install carefully designed and located interpretation boards that explain the importance of the garden's heritage and ecological features without becoming a dominant element
- Use a carefully selected plant palette that is sympathetic to the likely original scheme, references species used at that time and is environmentally balanced
- Maintain the completed Flower Garden to ensure the successful establishment of plants and the longevity of the heritage features

## 6 Next steps

Since the first draft of this report in April 2013 the project has progressed well through the summer, working through the following steps :

- Development of an Activity Plan engaging local people in the history, heritage and future potential of the garden. This aims to engage all age groups and the different ethnic communities in the area, including Portuguese, Kurdish and smaller Somali communities.
- Three public consultation sessions to targeted specific public concerns or issues such as anti-social behaviour, facilities and access. These should also have led to an increase in community group and voluntary activity in the Flower Garden.
- This document, the Activity Plan and the outcomes of the public consultation sessions have fed into the design and proposals for the Flower Garden, with a specific focus on bringing additional visitors into the garden.
- The design and proposals have been linked to and reference the wider 2012-2022 Park Masterplan which is currently being developed.
- Contact has been made with other organisations, such as Trees for Cities, the Museum of Garden History and Kennington Garden Society and local horticulture projects such as Roots and Shoots and Walworth Garden Farm to develop modern apprenticeships and connect with their volunteer capacity and Skills for the Future Programmes.

A meeting was held with Ellen Bramhill (HLF Project Monitor) and Helen Turner (HLF Grant Officer) on the 22nd July 2013 to review the latest project progress and the draft documents. It was decided at this time to put back the Stage II HLF Heritage Grant Application from September to December 2013 to allow time for the refinement of certain documents and ensure the application has the highest chance of success.

During the final discussions with Lambeth, the Friends and the HLF concern has been raised over the availability of resources for maintenance of a water feature, pond or fountain in the future. Whilst a fountain is an attractive heritage feature, maintenance can be onerous and funds for maintenance cannot be assured. Although it is desirable to restore the pond, if maintenance is uncertain we feel a lower risk and longer term solution is to create a focal point through planting design. This, therefore, is the design solution being proposed for this application.



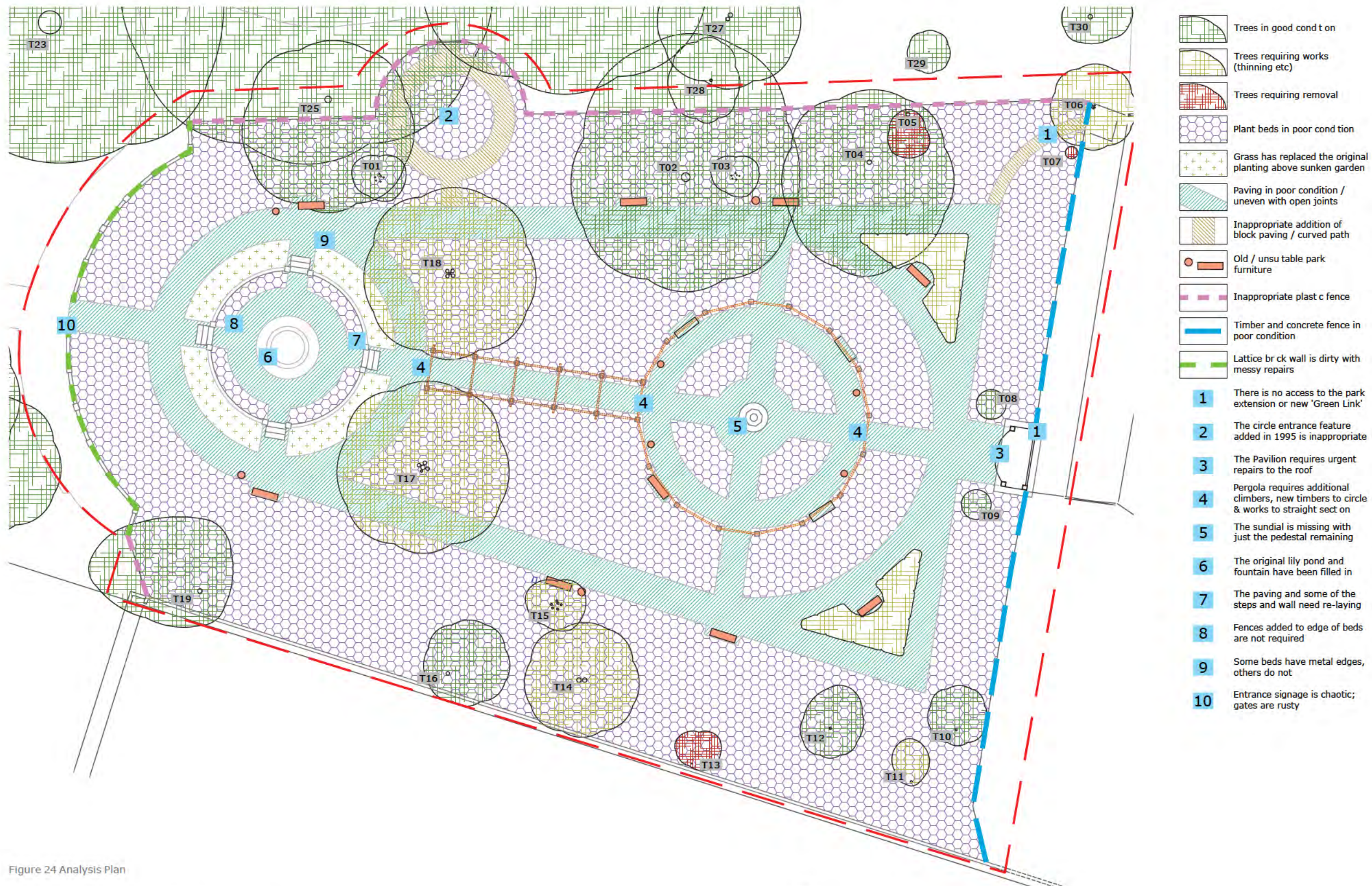


Figure 24 Analysis Plan



## 7 Issues, proposals and benefits table

Ref	Issue	Proposals	Benefits
1	Lack of access to the Flower Garden from the more recent park extension and 'green link'	Create an additional entrance through the Pavilion on western boundary of the Flower Garden	This will help guide additional visitors in the garden and improve park circulation
2	The 1995 addition of the circle feature does not integrate this entrance into the garden	This feature, associated materials and planting should be removed, while retaining the entrance way.	This will continue to provide the entrance as required in a way that complements the original 1931 scheme
3	The Pavilion requires urgent repairs to the roof and possible alteration to create one of the new access points	Repair the roof and create an additional entrance point though the Pavilion	Repairing the roof will ensure the longevity of the Pavilion while the new entrance will improve circulation and prevent its use as a 'hang-out'
4	Pergola structures need to be checked for structural robustness and repaired locally	Assess the pergolas and repair as required with the addition of new climbers	This will restore the pergolas to their originally planned quality
5	The sundial, a key focal point, is missing	Reinstall or replace the sundial (the dial plate is in storage, but requires restoration and a new gnomon) with the addition some sort of anti-theft device	Restoration of this key focal point and heritage feature
6	The lily pond and water fountain have been filled in	Reinstate the sunken garden with water if possible, or impressive planting to provide a strong central focal point	This is important in activating this area of the garden
7	The 'crazy' and radial Yorkstone paving is uneven / loose / missing joints	Re-lay in places and re-joint elsewhere	Minimising future maintenance (killing of weeds growing in open joints), creation of a level, safe and attractive path network
8	Boundaries to the garden are not all appropriate to the original design or the integration of the garden within the park	Replacing the boundary treatments, including the plastic fencing to the north boundary and old timber fence to the west.	Improved integration of the garden within the park and increased visual connection to increase passive safety
9	There are still some attractive trees and shrubs remaining from the original scheme but the planting in general is lacklustre and does not fit with either the original vision or today's environmentally conscious designs. The use of grass paths to subdivide the beds adds to the cost of maintaining the garden	Carefully select trees and shrubs to retain or improve and clear beds to make way for a new planting scheme that combines elements of the original vision and a style appropriate to today's environment, with the use of small lawns to provide informal seating areas	The success of the planting will be key to the realisation of the project and the regeneration of the garden
10	The furniture (benches and bins) are mostly unattractive and not fitting to the period of the garden	The provision of benches and bins should be reviewed and old items replaced as required. Items such as the curved benches within the Yew hedges should be installed as originally intended	The replacement of the furniture will have a significant impact on the quality and visual aesthetic of the garden
11	Infrastructure and signage is required to allow people from all backgrounds to learn about its heritage, ecology and participate in its future use	Design a signage package that is educational and interesting without being overly visually intrusive	This area of the park has always had an element education and teaching school children and the public about the heritage and environmental elements of the garden will continue this



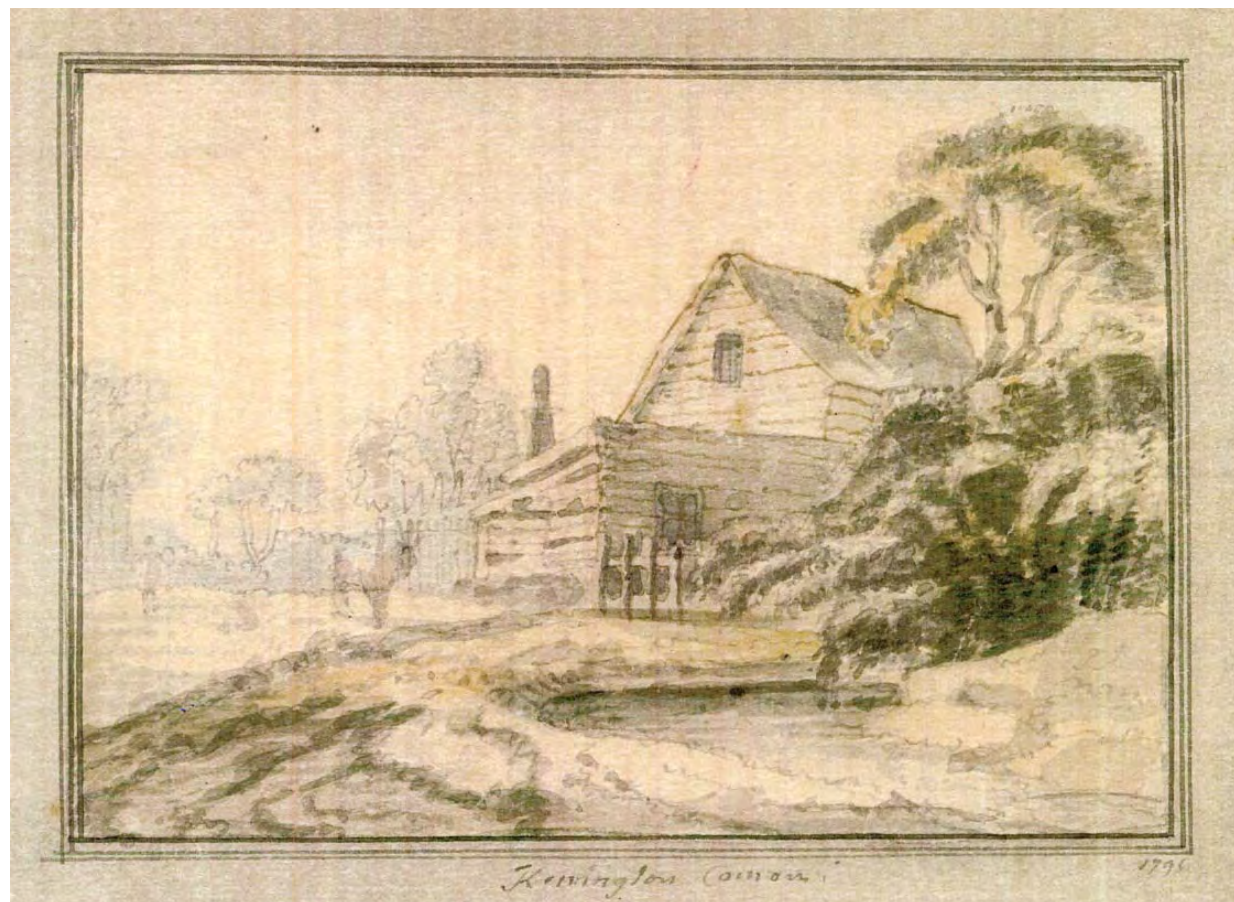


Figure 25 Painting of Kennington Common (date unknown)



Figure 26 Painting showing the Turnpike at Kennington Common (date unknown, c. 1824-1854)



Figure 27 Print from 1830 showing sheep on Kennington Common, the existing church and previous buildings



Figure 28 Photograph taken by William Kilburn of The Great Chartist Meeting on Kennington Common, April 10, 1848



This looks primarily at the Flower Garden but also includes key points from the history of Kennington Park

1600: First mention of Kennington Common	1995: Works to the Flower Garden including additional entrance added with circle feature, overgrown planting removed, planting style changed to a 'botanical' theme
1724-85: Various cricket matches held on the common	1995: Claire Askwith thesis on Kennington Park (for Diploma in Conservation of Historic Landscapes from the Architectural Association), includes comments on the works in progress
1824: St Mark's Church was built on the old gallows corner of Kennington Common	1997: A 16-page pamphlet on the park's history from a working class viewpoint written and published by Stefan Szczelkun. In the following year it sells over 1,000 copies in local newsagents and bookshops
1848: 10th April - Chartists gathered for their biggest 'monster rally'	2002: The Friends of Kennington Park formed to help protect the fabric of the park and prevent further decline
1854: Kennington Park created by enclosing the common, creation of paths and planted – mostly with sapling London Plane trees	2005: Squatters living at St Agnes Place evicted and the terraced houses demolished
1887: Kennington Park maintenance passed over to London's Metropolitan Board of Works	2006: A Green Link between the historic park and the extension is planted and opened
1889: Kennington Park passed to London County Council	2011: Green Flag Award
1897: The Arts & Crafts style café building built	2012: Survey conducted by the Friends revealed importance of the garden to the public
1899: First all-night illuminated footpath through a public park built	2012: Friends successfully acquired HLF Stage I funding for the Flower Garden
1914: Railings were removed for war use	2013: St Agnes Place is re-aligned, building scheduled to start on the new One O' Clock Club and Adventure Playground by the Green Link and a new housing development along St Agnes Place
1920: Kennington Park Extension Committee formed who bought land in 1921 that became the swimming pool, flower garden and children's playground	
1924: The War Memorial at Kennington Park Place Gate is unveiled	
1929: Flower Garden begins to be laid out	
1930: January – extension site cleared except for one house (35 Camberwell New Road), retained for the Education Committee.	
1930: The scheme for the layout of the extension approved and construction of the Flower Garden and Lido begins, at a cost of £9,645.	
1931: The 'Old English Garden', Lido and Play Area are officially opened	
1930s: Wooden shelter built (replaced in the 1950s and repaired at the end of 2006)	
1938: Report values the garden as a quiet spot	
1938: A trenched air raid shelter is dug in the South Field of Kennington Park	
1939: Dig for Victory allotments created on North Field of Kennington Park	
1939-45 iron railings around the north and south game pitches removed during the Second World War	
1940: The park's air raid shelter takes a direct hit on 15 October. Over 100 were people killed and many bodies were not recovered	
1947: The air raid shelter trenches were filled in	
1960s: Park extension (Kennington Park East)	
1965: London County Council became the Greater London Council (GLC)	
1971: Control of the park passes to Lambeth Council	
1988: The much loved but neglected swimming pool is closed, filled in and covered with tennis courts	
1994: The lido was demolished and replaced with tennis/netball/football courts	





Figure 29 1850 OS map (1:5280 version) showing Kennington Common

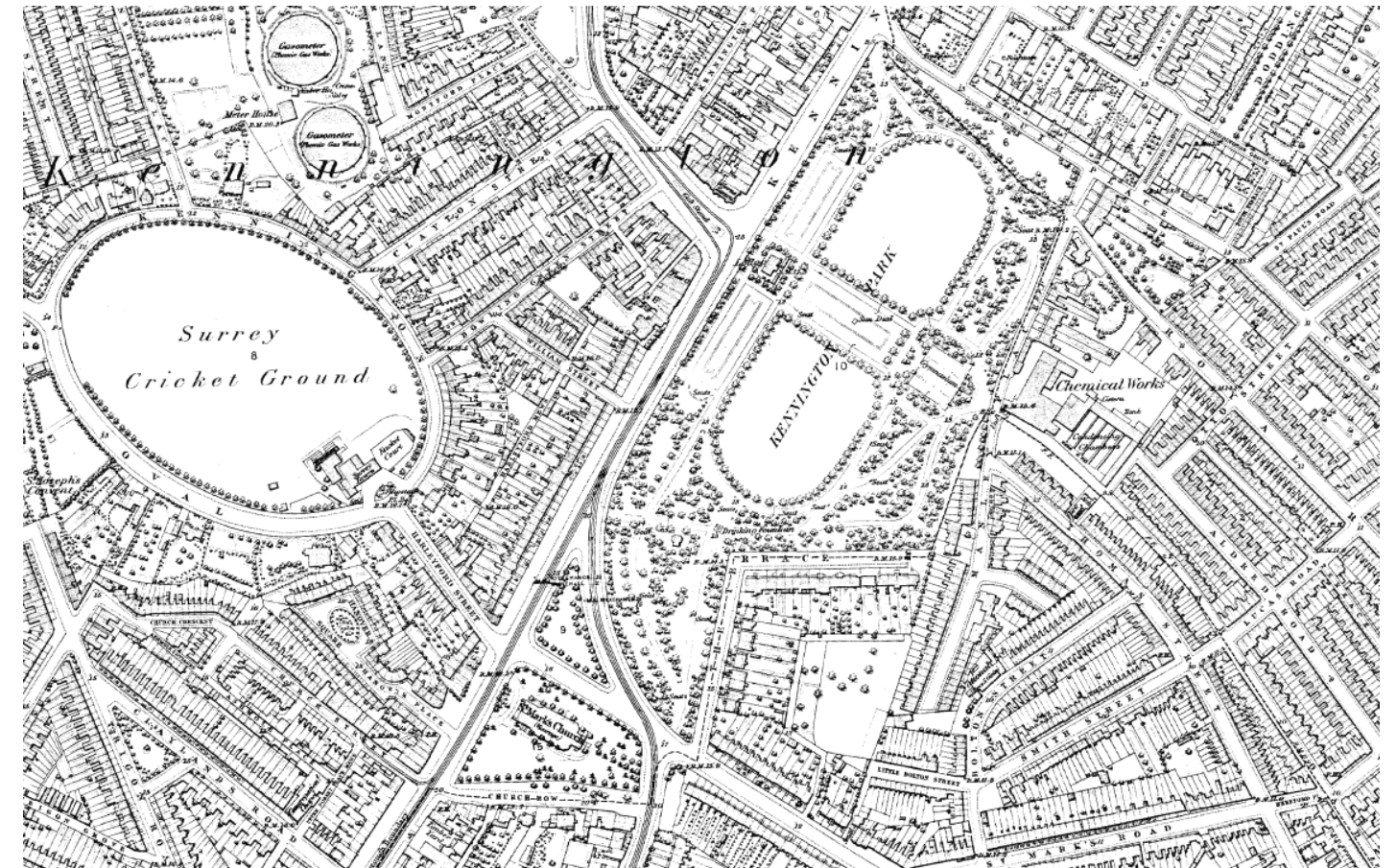


Figure 30 1875 OS map (1:2500 version) showing the initial layout of Kennington Park



Figure 31 1875 OS map (1:1056 version) with additional detail and housing along 'The Terrace'

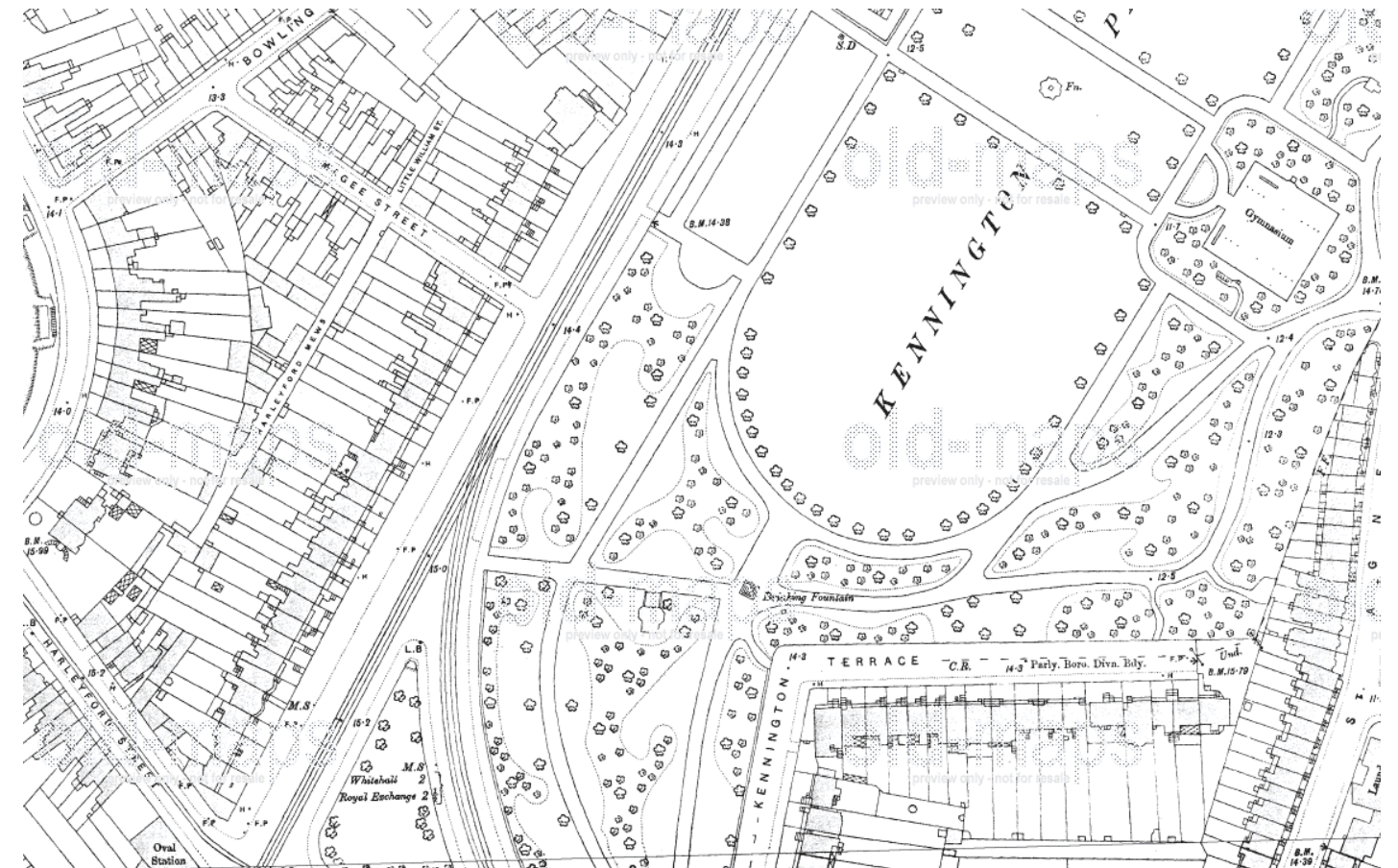


Figure 32 1895 OS map (1:1056 version) with 'The Terrace' renamed Kennington Terrace and Oval Station built (on the Northern Line)



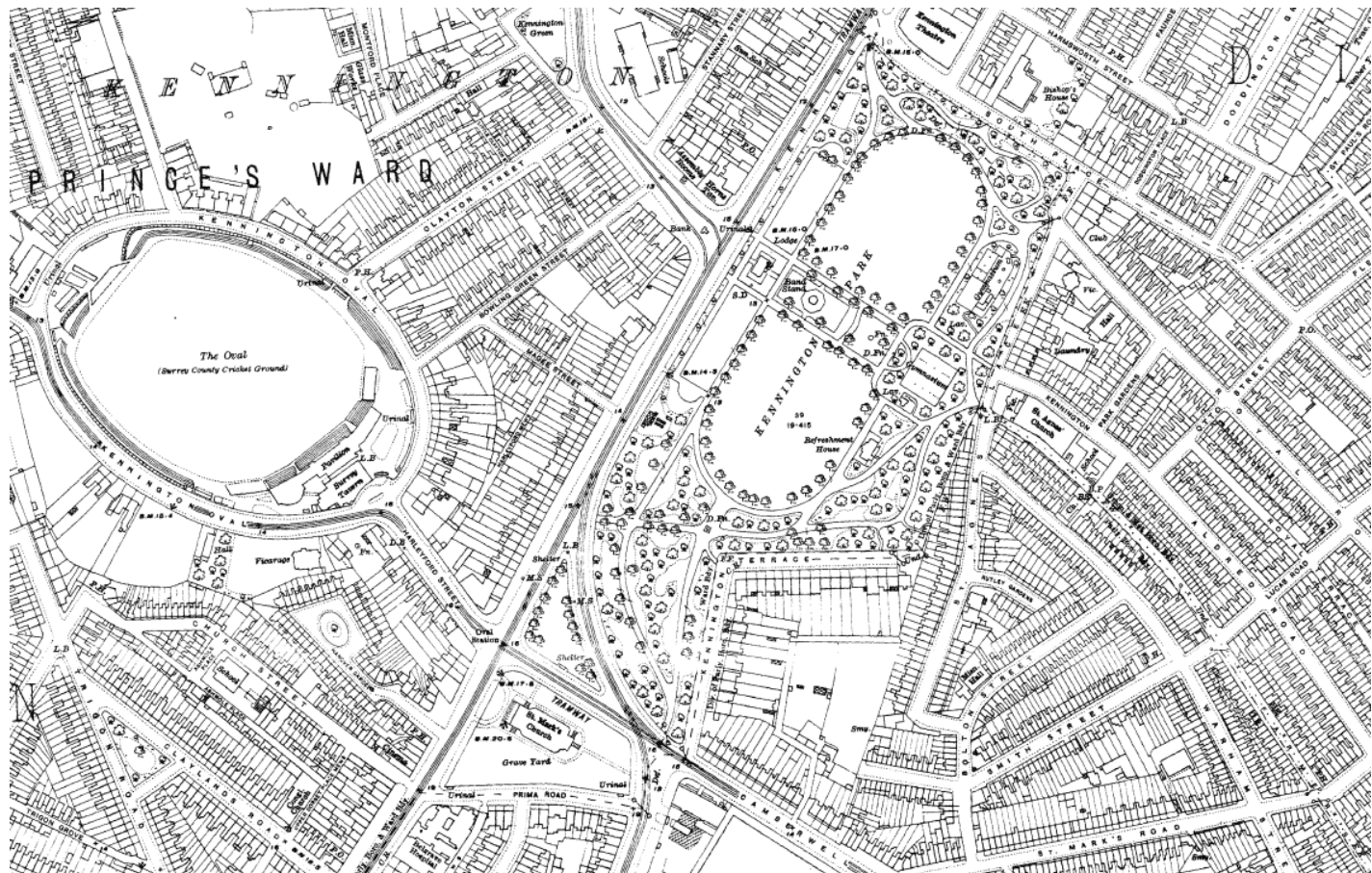


Figure 33 1916 OS map (1:2500 version) showing changes including the Refreshment House and additional housing surrounding the park



Figure 34 1920 OS map (1:10560 version) - the final map showing Kennington Terrace before demolition



Figure 35 1940 OS map (1:1056 version) showing the addition of the shelter at the eastern end of the Flower Garden

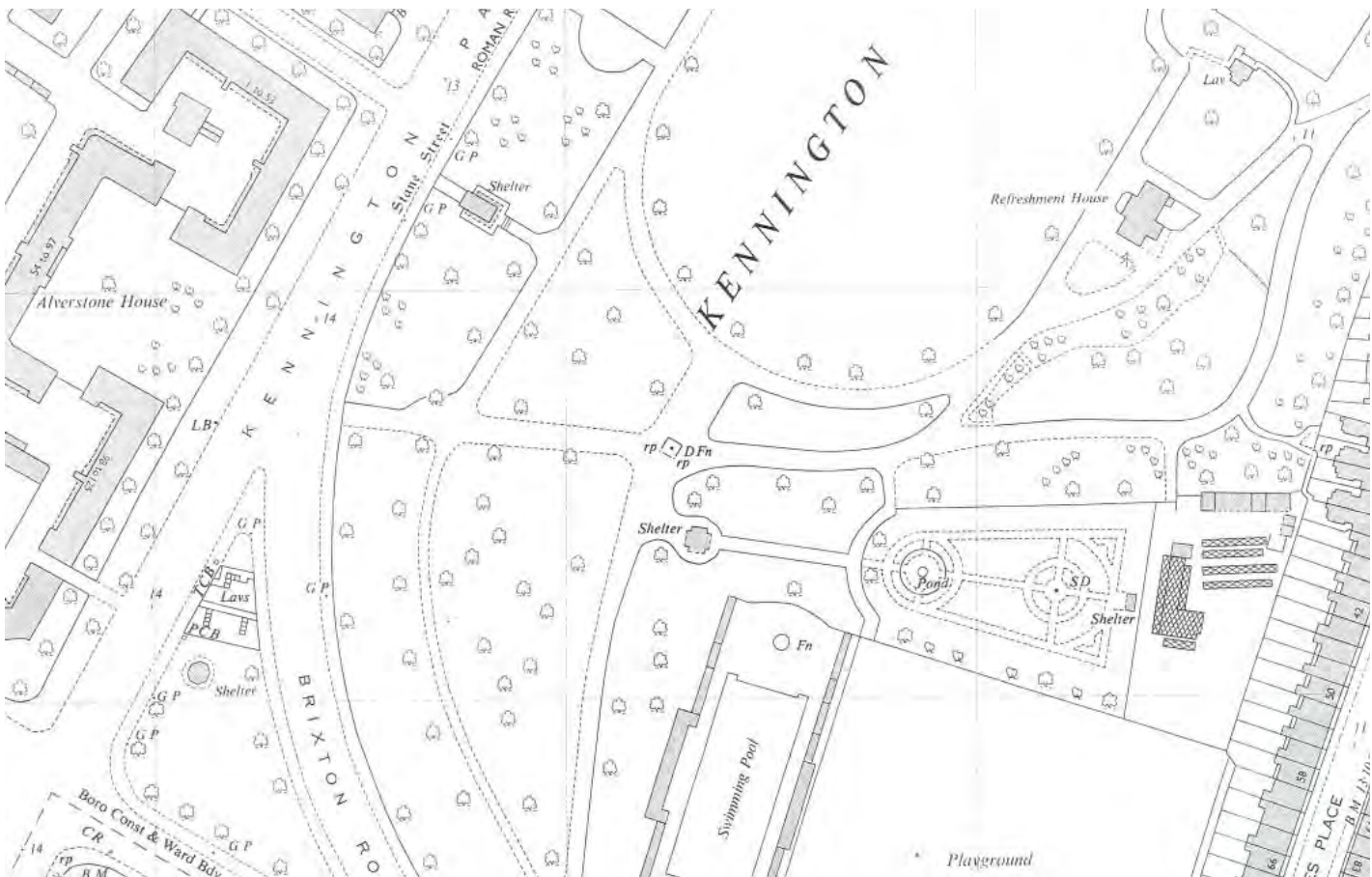


Figure 36 1950 OS map (1:1056 version), showing the addition of the glass houses and relocated eastern boundary to the Flower Garden





Figure 37 1949-54 OS map (1:10560 version) with swimming baths and flower garden just visible



Figure 38 1954-70 OS map (1:2500 version), before the 1960s eastern extension



Figure 39 1967-68 OS map (1:10560 version) showing the second park extension



Figure 40 1987-95 OS map (1:10000 version) - note that the swimming baths are still shown here (closed 1988, demolished in 1994)



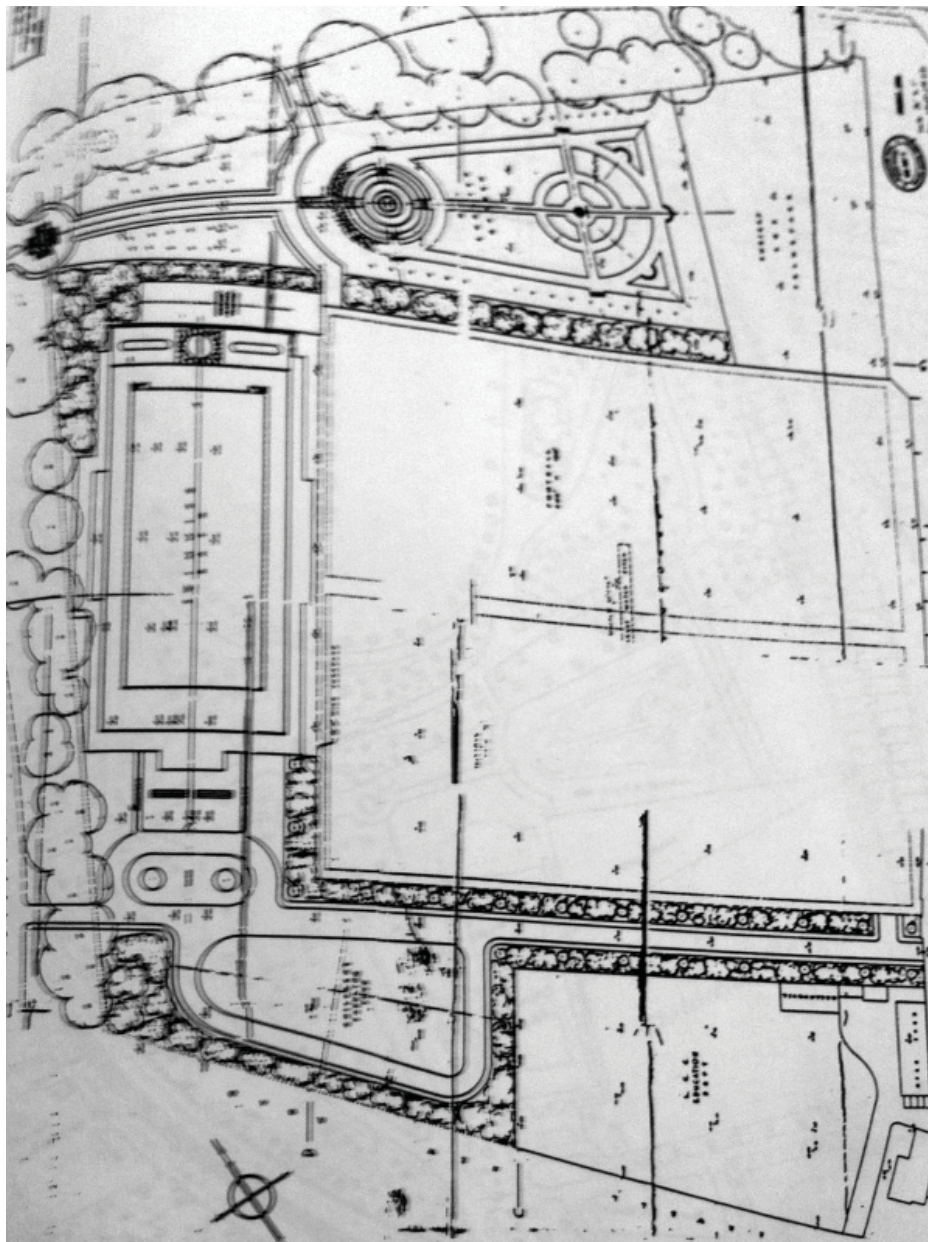


Figure 41 1930 plan showing the proposed layout for the Kennington Park extension



Figure 42 1930 layout plan for the Old English Garden

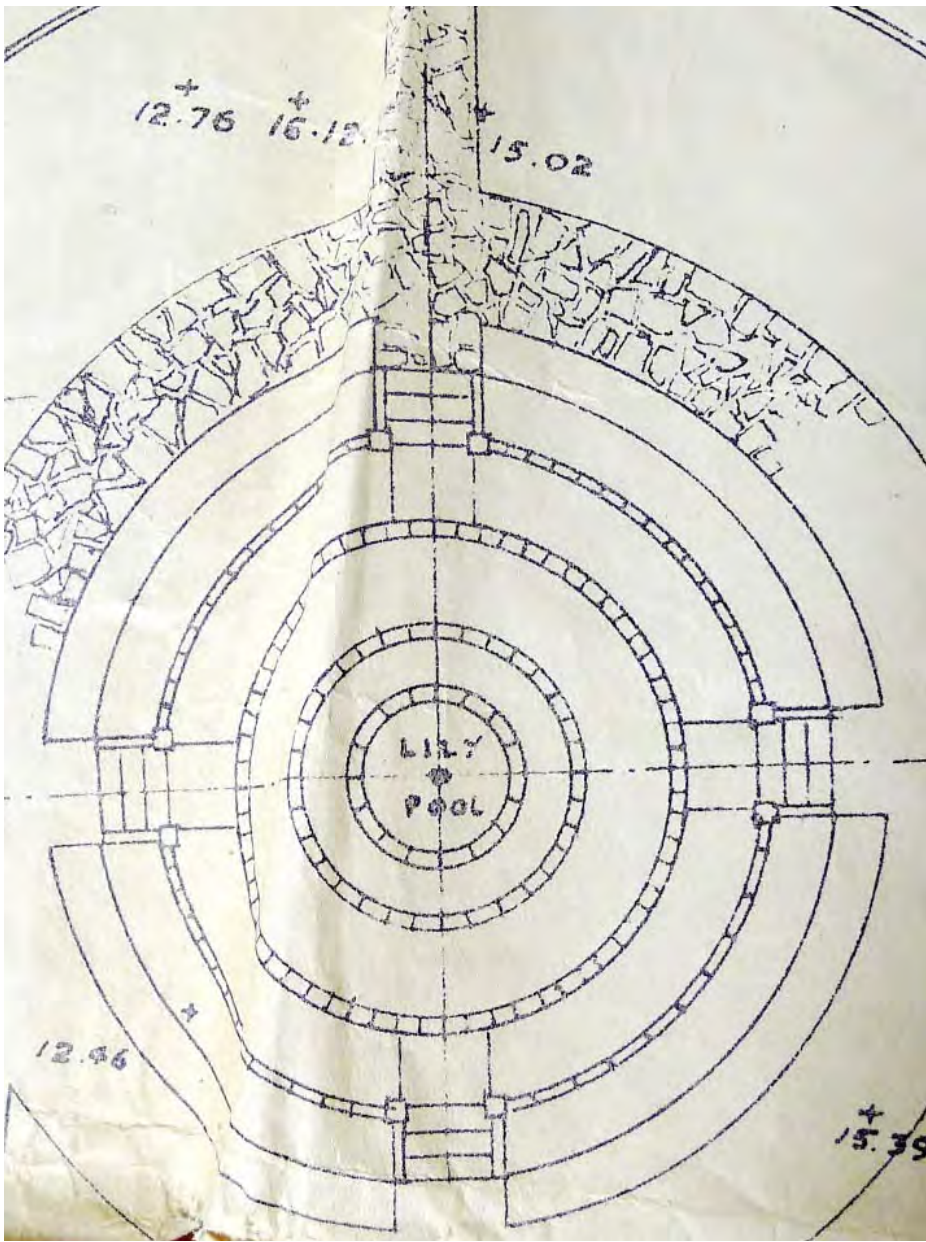
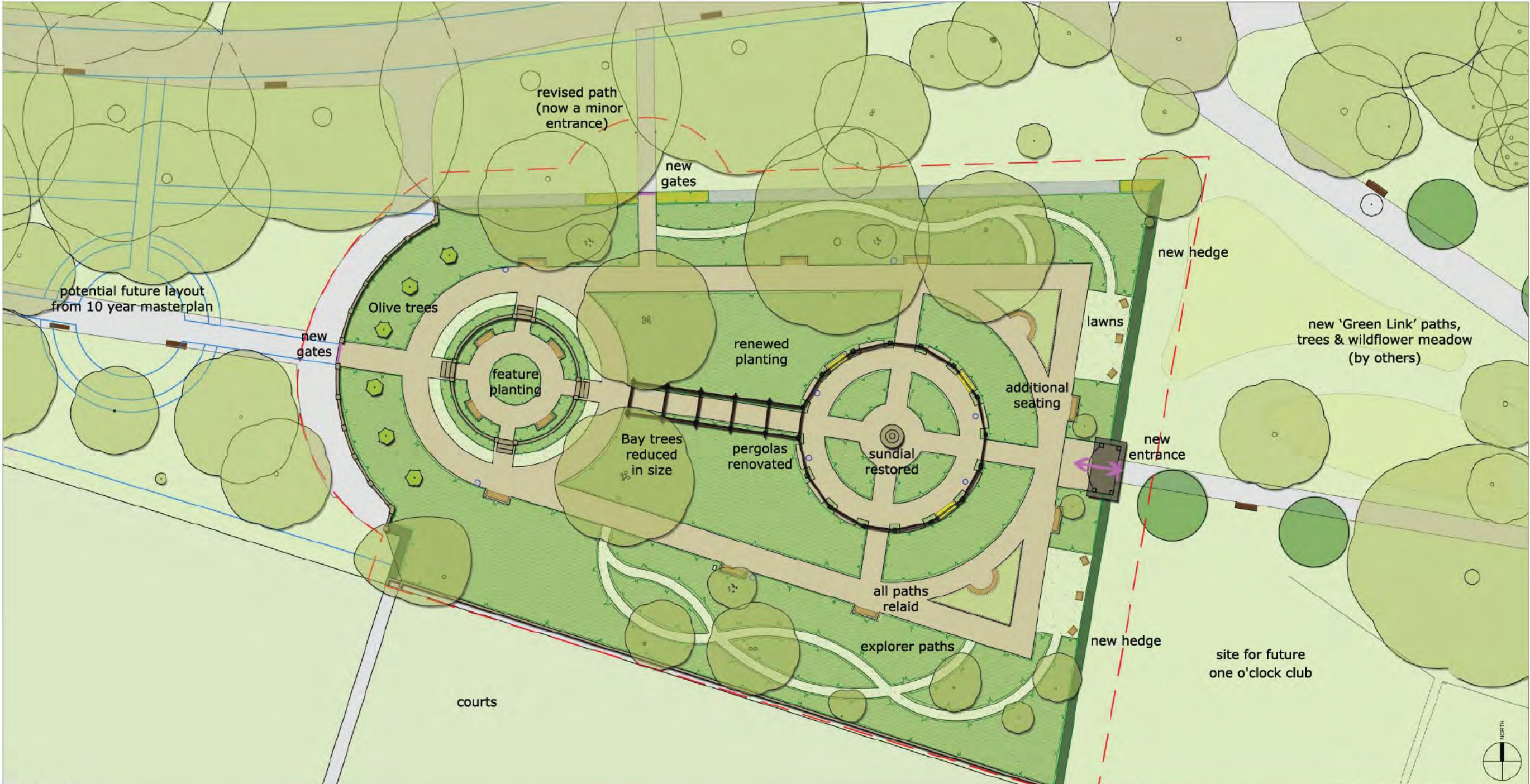


Figure 36 Detail extract of the layout plan showing the sunken garden, pond and paving design









LEGEND

	Existing Trees / Hedge		Pavilion restored & opened up		Tarmac path, realigned		Chair on paved base
	Proposed Olive trees		Restored sundial		New lawn area		Existing Friend's benches
	Existing Berberis hedge retained		Pergolas repaired		Grass explorer paths		Bins
	New Beech hedge (with internal wire fence)		New self-closing entrance gates		Bench 2m		Signage
	Berberis hedge infill (with internal wire fence)		Relaid crazy yorkstone paving		Backless curved bench 2m		Watering point
	New herbaceous planting (selected shrubs retained)		Ramped crazy yorkstone paving		Backless custom bench		

Refer to drawing 010 for detailed Landscape Proposals

C

11.11.13

Proposals revised following meetings & discussions

BS

AK

AW

B

12.07.13

Proposals updated for re-costing

BS

AK

AW

A

10.07.13

First Issue

BS

AK

AW

100

100

Issue Notes

C

S

T

LUC

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Project

Kennington Park Flower Garden Restoration

Client

London Borough of Lambeth

Title

Landscape Masterplan

Scale

NTS @ A3

Status

Information

Job No.

5701

Drawing No.

011

Issue

C

Do not make from this drawing  
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#### KEY

1. Improved entrance with new surfacing, signage and planting.
2. Improved public toilet facilities accessible for all abilities.
3. Additional drinking water facilities.
4. Proposed temporary dog walking area. To be reviewed after further consultation.
5. New alignment of pathways, new surfacing and furniture.
6. Improved meadow areas with enhanced management and mowing maintenance regime.
7. New setting to the existing Slade Fountain with proposed seating, signage, surfacing and drinking water fountain.
8. Improved and extended Old English Flower Garden. Includes new heritage surfacing, planting, seating, signage and shelter.
9. Improved visibility of the Prince Consort Lodge with reduced vegetation cover and new lighting.
10. Improved surfacing and setting to the hard court used for basketball, potential to be used for outdoor theatre / events if required.
11. Improvements to the Midnight Walk including widening, additional lighting and CCTV provision.
12. Improved setting to the World War Memorial with restoration of the oval path, new planting, seating, signage and paving.
13. Existing dog walking space retained with new railings, hedge, social gathering space, dog exercise equipment and waste bins.
14. Improved pathways within the Heritage Park with new surfacing and drainage.
15. Existing fitness trail with additional fitness elements, an informal pathway linking all elements and new boundary planting.
16. Existing Play Area retained.
17. New Play Area for under 5's.
18. Improved setting for the Café and informal grass area with picnic tables and table tennis tables.
19. Green link to the Extension with new pathway, wildflower meadow planting and tree avenue.
20. New transitional landscape forms a threshold between the Extension and the Heritage Park with a shared surface and pedestrian priority.
21. New informal gardens with plant beds, raised grass areas and paved walkways into the Extension.
22. Sports hub - with new pavilion facility, multi use gaming area, sports court and cricket net.
23. Informal grass recreation area with artificial cricket pitch provision and informal junior football pitches.
24. Informal grass recreation area provides adequate space for senior football.
25. Landscape mounds for informal seating and viewing.
26. Proposed trees and buffer planting / meadow.
27. Improved circulation within the Extension forming a loop for joggers, runners and dog walkers.
28. Informal grass amenity space with mounds and mature existing trees.
29. New Adventure Play Area for 2-14 year olds.
30. New Community Garden / Orchard.
31. New outdoor exercise equipment pods along the walkways.
32. New wide walkways with energy efficient lighting.
33. Herb Garden / Plants familiar to local diverse communities.
34. Off street parking with reinforced grass surface.





Part of the park in Southwark borough, proposals subject to Council approval

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0 10m 30m 50m

