

## **Vauxhall Parks Study**

**Technical report to support the VNEB SPD**

**Prepared by LUC  
December 2012**

**Project Title:** Vauxhall Parks Study

**Client:** London Borough of Lambeth

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## Acknowledgments

This report has been prepared by LUC in close consultation with representatives of Lambeth Council and members of the Friends groups for the Vauxhall Parks. In particular we would like to thank Polly Freeman (Friends of Vauxhall Park), Eamonn McMahon (Friends of Vauxhall Pleasure Gardens), Carl Kowsky (Friends of Larkhall Park) and Maureen Johnston (Friends of Lambeth High Street Recreation Ground).

# 1 Introduction

## Background

- 1.1 In March 2012, the Mayor of London adopted a planning framework for the Vauxhall / Nine Elms / Battersea Opportunity Area. It is Supplementary Planning Guidance to the London Plan. The framework was produced in collaboration with Lambeth and Wandsworth Councils, as well as TfL and English Heritage.
- 1.2 The framework sets out an ambition for around 16,000 new homes and a range of 20,000 - 25,000 jobs. Of these it is anticipated that about a quarter (3,500) of the new homes and almost half of the jobs (8,500) will be provided in Lambeth.
- 1.3 The framework contains proposals for an extension to the Northern Line from Kennington to Battersea via Nine Elms; a new linear park connecting Vauxhall to Battersea Power Station; a tall buildings strategy which supports an emerging cluster at Vauxhall within the parameters of the London Views Management Framework; and the creation of a Combined Cooling and Heat Power network. A Development Infrastructure Funding Study has informed the advancement of a Section 106 tariff to fund the full range of infrastructure required to support new development.
- 1.4 Lambeth Council is preparing its own Supplementary Planning Document, focusing on the Vauxhall area.

## Purpose of this study

- 1.5 The London Borough of Lambeth appointed LUC in August 2012 to undertake a study of Vauxhall Parks. The purpose of the study was to inform the Vauxhall Supplementary Planning Document (SPD), in terms of its coverage of matters related to parks and open spaces within the area.
- 1.6 Specifically, the brief required the preparation of Action Plans for the principal parks in the Vauxhall area, including a costed schedule of works aimed at improving the parks. This study focuses on the following five parks: Vauxhall Pleasure Gardens; Pedlars Park; Lambeth High Street Recreation Ground; Vauxhall Park; and Larkhall Park. The Action Plans will provide a basis for Section 106 Agreements and expenditure from the local infrastructure tariff.
- 1.7 In order to inform the Action Plans and provide recommendations for other measures to improve open space and green infrastructure, the study also:
  - assessed current open space provision;
  - considered the implications of the anticipated increase in the area's population for open space provision;
  - explored alternative approaches to the future management of the parks, in the light of Lambeth Council's 'cooperative council' status.
- 1.8 A location map of the study area is shown in **Figure 1.1**.

## Methodology

- 1.9 There were five key elements of the Vauxhall Parks Study, as follows:
  - Identify policy context and challenges
  - Community consultation
  - Prepare Action Plans for Vauxhall parks

- Prepare outline costings for Action Plans
- Recommendations

### **Identify policy context and challenges**

1.10 Desk based research was completed on the existing policy context relevant to the Vauxhall Parks and on key challenges for the area. This research considered not only the recreational functions of the parks themselves, but also the wider context, including climate change adaptation, and aspirations to deliver the Olympic legacy, and the role of Vauxhall's parks in meeting these challenges.

### **Community Consultation**

- 1.11 LUC held meetings with each Friends group to gain an understanding of recent projects and to identify the key issues and opportunities within the parks. There are Friends groups at four of the parks: Vauxhall Park; Vauxhall Pleasure Gardens; Lambeth Recreation Ground and Larkhall Park.
- 1.12 Pedlars Park does not currently have a Friends group. However, the local community's aspirations and concerns about the park are already known to the Council.

### **Prepare Action Plans for Vauxhall parks**

- 1.13 The Action Plans were developed through the following process:
- 1) Gathering of information including masterplan proposals for each park and the VNEB Opportunity Area.
  - 2) Familiarisation with the study area including population characteristics and existing open space provision within Lambeth.
  - 3) Carrying out site assessments of each of the parks to assess existing condition and to identify opportunities to address future provision needs including
  - 4) Meeting with key members of each of the Friends groups to discuss existing masterplan proposals and to discuss potential for further enhancement.
  - 5) Develop a prioritised schedule of works for each park with an overall cost of implementation.
- 1.14 Each project within the Action Plans has been given a priority so that enhancements to the parks can be carried out in stages as and when funding becomes available. In some instances the phasing of works for the parks has been based on previous studies. Outline budget costs have been provided for each Action Plans.

### **Recommendations**

- 1.15 The findings of the study informed a number of recommendations on priorities for the Vauxhall Parks and surrounding urban realm. These are summarised in Section 3 of this report.



Figure 1.1: Study area

## 2 Context and challenges

### History of Vauxhall's parks

- 2.1 The parks and open spaces of Vauxhall have always been important, highly valued features of North Lambeth. Most famously, Vauxhall Pleasure Gardens, formerly known as Spring Gardens, opened in the late seventeenth century as a place for entertainment and fun close to the banks of the River Thames. From 1729, under the management of Jonathan Tyers, property developer, impresario, patron of the arts, the gardens grew into a place for mass entertainment, the arts and business activity. Initially, entrance was free with food and drink being sold to support the venture.
- 2.2 The site became Vauxhall Gardens in 1785 and admission was charged to gain entrance to its many attractions. The Gardens drew all manner of people and supported enormous crowds, with its paths being noted for romantic assignations. Tightrope walkers, hot air balloon ascents, concerts and fireworks provided amusement. The rococo "Turkish tent" became one of the Gardens' structures, the interior of the Rotunda became one of Vauxhall's most viewed attractions, and the chinoiserie style was a feature of several buildings. Vauxhall Gardens are depicted in literature as a meeting place for the high and low life, a place the 'great, the rich, the gay, the happy and the fair', but also a place of potential risks and scandal.
- 2.3 A statue depicting George Frederic Handel was erected in the Gardens. It later found its way to the Victoria and Albert museum and can now be seen there. In 1827, the Battle of Waterloo was re-enacted with 1,000 soldiers participating.
- 2.4 Vauxhall Pleasure Gardens were sold at auction in 1841, following bankruptcy of the owners, after which it re-opened, but it was permanently closed in 1859, and most of the land sold for building purposes. Following the Second World War the Gardens were re-established, albeit in a different form, with the current mounding being formed from the spoil of demolished buildings.
- 2.5 Vauxhall Park, on the other hand, was saved from development by local residents in the late 1880s, when the Vauxhall area (and the rest of London) was growing rapidly. The site of Vauxhall Park 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 the benefit of local residents.

### Current open space provision in Vauxhall

#### Lambeth Open Space Strategy

- 2.6 Lambeth Open Space Strategy (OSS)<sup>1</sup>, published in 2004, identifies the need to provide more public open space within the Borough, particularly in areas of access deficiency such as North Lambeth. Two hierarchies for formal parks and open spaces have been identified within Lambeth as follows:
- 2.7 **Major or District Parks:** these are described as being of over 20ha with secure boundaries and prominent entrances. They are usually of historical significance and sub-regional importance to the local community. The open space provides a high quality landscape comprising a range of facilities including sport pitches, play areas for all ages and possible car parking. The open space is likely to have a wide catchment area and significant weekend use.
- 2.8 **Local Parks:** these are described as having an intimate relationship with immediate needs of residents. These spaces should provide a flexible space with prominent trees and areas of

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<sup>1</sup> London Borough of Lambeth/Scott Wilson (2004) London Borough of Lambeth Open Space Strategy

ornamental planting. Spaces may also include sport facilities such as basketball hoops and play areas. Parks should have extensive site furniture.

- 2.9 The five parks within this study are designated as Local Parks. There are no Metropolitan Parks within Lambeth, although Larkhall Park and Vauxhall Park fall within the catchment area of Battersea Park. There is also a deficiency of Major/ District Parks. **Figure 2.1** shows the existing open space provision and deficiencies within North Lambeth. The OSS also highlights the lack of provision of sports facilities in Lambeth. A 2003 public consultation study indicated that the greatest demand was for multi-purpose pitches and football pitches, although residents from a black ethnic background also highlighted a need for basketball pitches.
- 2.10 The OSS indicates that, in many parts of Vauxhall, residents do not have access to any local open space within 400m of their home (Figure 3.15 of the OSS). In addition, as shown in Figure 3.16, hardly any residents in Vauxhall have access to a district open space within 1.2km of their home. The OSS also indicates that the average provision of open space across the Borough is 1.54ha per 1000 population. Most of the Vauxhall area falls below this average, with only the *Bishop's* area having slightly better provision (1.56ha per 1000 population). The VNEB OA falls within Prince's and Oval Ward and adjoins Stockwell and Larkhall Wards. Table 2.1 indicates the existing open space provision within each Ward.
- 2.11 Stockwell and Larkhall have the lowest level of provision within the VNEB Area, with only 0.26ha and 0.62ha per 1000 population respectively. Larkhall and Stockwell Wards also experience some of the highest levels of deprivation within Lambeth.

**Table 2.1: existing open space provision within the Wards within or adjoining the VNEB OA<sup>2</sup>**

Ward	Population (2001)	Existing hectares of open space per 1000 population (based on OSS 2004)
Prince's	11,636	0.85 ha
Oval	11,983	1.74 ha
Stockwell	13,416	0.26 ha
Larkhall	13,906	0.62 ha

- 2.12 The OSS recommended that Lambeth Council should aim to provide 1.6ha of open space provision per 1000 population by 2016. This target should take into account the planned population growth in the Borough – as mentioned above, 3,500 new homes and 8,500 new jobs are proposed for the Lambeth area of VNEB, the majority of which will be located in Vauxhall. It is therefore estimated that the population in Vauxhall will increase by 16200 or 32% (based in 2.2 people per household) as result of VNEB. There is therefore an urgent need to improve existing open spaces and where possible to create new spaces.

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<sup>2</sup> London Borough of Lambeth/Scott Wilson (2004) London Borough of Lambeth Open Space Strategy

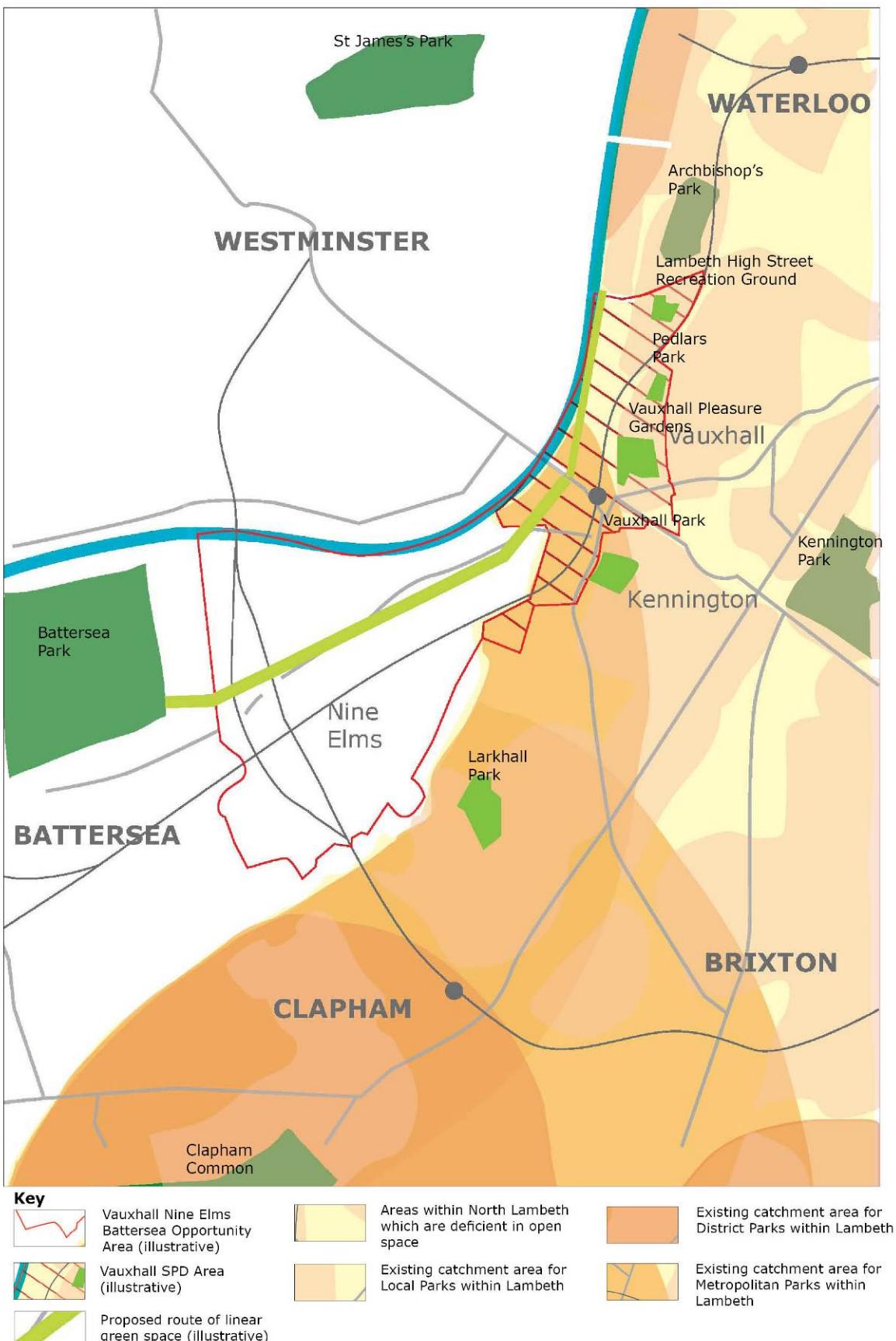


Figure 2.1: Existing open space deficiencies within North Lambeth.

# Policy context and implications for open space in Vauxhall

## London Plan

- 2.13 The London Plan gives strong support to the protection of existing open space, and creation of new open spaces where deficiencies exist. Policy 7.18 of the London Plan specifies that local authorities should '*ensure that future open space needs are planned for in areas with the potential for substantial change such as opportunity areas*'<sup>3</sup>. This highlights the need for open space to be considered as an important element of the VNEB Opportunity Area.
- 2.14 The Mayor of London also has a target to increase green cover across central London by 5% by 2030. This target is a key element of the Mayor's Climate Change Adaptation Strategy, which encourages the use of planting, green roofs and walls and soft landscaping to alleviate the likely effects of climate change. The Mayor also wants to make London's streets and squares as easy to use, attractive and resilient as possible.
- 2.15 As indicated in map 3D.4 of the London Plan, the northern half of Lambeth, including the VNEB area is deficient in access to nature, and represents one of the city's largest areas of deficiency in accessible natural green space<sup>4</sup>.

## VNEB Opportunity Area Planning Framework

- 2.16 The VNEB Opportunity Area covers an area of 195 hectares and will create 16,000 new homes and 25,000 jobs, of which some 3,500 new homes and 8,500 jobs will be in Lambeth. The development is expected to be completed by 2030 and will stretch from Lambeth Bridge in the north through Vauxhall to Battersea Power Station and Chelsea Bridge in the London Borough of Wandsworth.
- 2.17 Despite London Plan Policy 7.18, the VNEB Opportunity Area Planning Framework (OAPF) proposes limited open space enhancement in Vauxhall. Section 5.8 of the OAPF highlights the need for developments to incorporate private space such as balconies, and on-site children's play space. The OAPF Public Realm Strategy (Section 7) recognises that there is poor provision of open space within VNEB, and highlight the unrealised potential of the riverside environment from Battersea Power Station eastwards. The Public Realm Strategy also proposes enhanced links to the riverside, an improved road environment and a pedestrian cycle bridge connecting to Pimlico, north of the Thames. The Strategy also proposes significant green space investment in the western parts of VNEB, around Battersea and Nine Elms. Here a linear park will be created which will serve the proposed residential and commercial development at Nine Elms. There are also some proposed road environment enhancements at Nine Elms, where a 'boulevard' environment is proposed to help create a more appealing street environment for pedestrians.
- 2.18 However, the Public Realm Strategy proposes very limited open space enhancement for the eastern parts of the VNEB Opportunity Area. Two urban spaces are proposed here including Vauxhall Square and a square at Vauxhall Cross. The other enhancements proposed for Vauxhall are the introduction of some street trees along main roads. The intention is that a continuous green link is created from Lambeth Bridge to Battersea Park, picking up public realm, pocket parks, existing parks, the two new squares and eventually connecting into the linear park and on to the Power Station. Combined with the riverside walk, this increase in accessibility to green and open space is to be complemented with improvements to the existing parks in the local area which are the subject of action plans.

## Lambeth Local Plan

- 2.19 Lambeth Council adopted its Core Strategy in January 2011. Policy S5 (Open Space) confirms the Council's commitment to maintaining existing open spaces, and securing increased quantity and quality of open space. New development is highlighted as a key mechanism for delivering these improvements, and the policy states that: '*An increase in the quantity of public open space will be*

<sup>3</sup> Greater London Authority (2011) The London Plan: Spatial Development Strategy for Greater London.

<sup>4</sup> London Plan Map 3D.4: SMI and areas of deficiency in access to nature: <http://www.london.gov.uk/thelondonplan/images/maps-diagrams/jpg/map-3d-4.jpg>

*sought, where possible, through the development of major sites and other opportunities.*<sup>5</sup> The policy also supports the delivery of the Lambeth Open Spaces Strategy, and highlights the intention to secure financial contributions from major developments towards open space improvements. The Core Strategy refers to the Development Management DPD, which will contain more detail on the delivery of open space and public realm improvements, but this is not yet published.

### Vauxhall Area Draft SPD

- 2.20 Preparation of the Vauxhall Area SPD started in 2008 and the Council is intending to adopt it in January 2013. The purpose of the Draft SPD is to set out a vision for the future of the area, define what kind of development will be acceptable, and what local improvements the Council wants developments to contribute towards. The SPD highlights Vauxhall Pleasure Gardens as a priority for improvements, to encourage greater use of the park. The SPD also comments on the poor quality of the public realm, and the lack of natural features in the streetscape. Objective 1.2 of the draft SPD supports the Lambeth Local Plan, by requiring that '*All new development will be expected to contribute to improvements to the public realm and public amenity spaces in the Vauxhall area, either as part of development proposals or through planning contributions*'. However, the illustrated masterplan (Figure 4.1) does not identify any proposed new areas of open space in Vauxhall. Objective 1.6 states that new developments should meet their own requirements for community sport facilities, and that this should be secured through planning conditions.
- 2.21 The SPD recognises that provision of open space and the quality of the public realm in Vauxhall is currently poor. It proposes that this is addressed through a combination of enhancing existing open spaces, and through securing investment in open space through planning conditions on development.

### Climate change adaptation policy

- 2.22 The science of climate changing is now widely accepted. However, it is difficult to predict exactly how the climate will differ in the UK. Climate models such as the UK Climate Projects (developed by the Met office) suggest that London is likely to experience hotter, drier summers and warmer wetter winters with increase variability and unpredictability of weather.
- 2.23 Climate change will mean that southeast England will experience progressively warmer, wetter winters, and hotter, drier summers. On top of these changes to our average climate will be an increase in the frequency and intensity of extreme weather events, such as heat waves, tidal surges, storms and heavy rainfall. By the latter part of this century, an extreme weather event of a magnitude that might happen once every 100 years today, may occur every three or four years, and a new intensity will define the 'once in a 100 years' event. Sea levels will continue to rise for centuries<sup>6</sup>.
- 2.24 The Mayor's draft Climate Change Adaptation Strategy (2010) suggests that the impacts of these changes on London will be to increase the risk of floods, droughts and uncomfortably hot weather. There will also be secondary and indirect impacts, including an increased risk of winter storm damage, ground instability and movement, and poor air quality periods in summer.
- 2.25 The densely developed parts of London will experience an 'urban heat island effect'. Increasing the density of development in Vauxhall will increase the intensity and size of the urban heat island unless efforts are made to offset the urban heat island effect.
- 2.26 The Strategy recommends a number of actions to manage the urban heat island, including:
- Defining the Central Activity Zone as an 'urban heat island action area' where the Mayor will work with the boroughs and developers to increase the green space and vegetation cover by 10 per cent.
  - Major new developments would be required to:

<sup>5</sup> London Borough of Lambeth (2011) Lambeth Local Development Framework – Core Strategy (Adopted January 2011): <http://www.lambeth.gov.uk/NR/rdonlyres/C04824A3-E7DE-4FC9-B04D-FCD97557BB9D/0/CoreStrategyAdoptionVersionJanuary20116December100311.pdf>

<sup>6</sup> The draft climate change adaptation strategy for London Public Consultation Draft, February 2010

- have a green roof (and where this is not technically feasible a cool roof)
- vent any waste heat from a mechanical ventilation or cooling systems above the roof level contribute to the planting and maintenance of additional street trees, soft landscaping and pocket parks.
- Initiating a pan-London Urban Greening Programme to identify, prioritise and implement opportunities to enhance and increase urban greening
- Requiring all London boroughs to use their Open Space Strategies to manage the urban heat island by protecting local green spaces and identifying opportunities for urban greening, helping deliver the London-wide Green Grid

### **London 2012 Olympic legacy**

- 2.27 Along with all London Boroughs, Lambeth is seeking to capitalise on the London 2012 Olympic and Paralympic Games by improving sport and recreation provision with the Borough. The Borough's key legacy objectives are to: 'Activate the body; Cultivate the mind; and Generate wellbeing'.
- 2.28 Sport England's 'Places People Play' initiative seeks to bring the sporting legacy to life in communities across the country. The £135 million initiative has been made possible by the Government's National Lottery reforms, which are bringing additional funding into grassroots sport. It will be delivered by Sport England, in partnership with the British Olympic Association (BOA) and the British Paralympic Association (BPA) with the backing of The London Organising Committee of the Olympic Games and Paralympic Games (LOCOG) and the London 2012 Inspire mark.
- 2.29 This adds a further reason to ensure adequate provision for sport and recreation in the Vauxhall area of North Lambeth

### **Localism**

- 2.30 Government policy seeks to encourage local groups and organisations to have a greater involvement and control of the services they use and the places where they live. The 'Open public Service' White Paper, published in July 2011, aims to deliver better services for less money, improve public service productivity and to stimulate innovation to drive the wider growth of the UK economy.
- 2.31 In addition, the National Planning Policy Framework, which was published in March 2012, seeks to promote sustainable development with a focus on ensuring the vitality of town centres, promoting sustainable transport, meeting the challenge of climate change, promoting healthy communities, conserving the historic and natural environment, and ensuring good design.
- 2.32 In response, Lambeth Council has moved towards becoming a "cooperative" Council and has adopted five key principles:
- 1) Partnership with the local community - to ensure that public services meet the requirements of the community.
  - 2) Co-production - to ensure that public services are planned with the local community on an equal basis.
  - 3) Reciprocity - to encourage the community to take part in the provision of services to ensure they better meet local needs through financial or non-financial incentives.
  - 4) Local employment and skills development – to provide opportunities and encouragement for the long term unemployed.
  - 5) Maximum accessibility – everyone should have the opportunity to be involved in the design and delivery of public services.

### 3 Recommendations

#### Improving existing open space

##### Vauxhall Parks Action Plans

- 3.1 There is an urgent need to improve the Vauxhall Parks in order to make them 'fit for purpose' in the face of the impending scale of development. This will bring a range of benefits, including: improving the health and wellbeing of the local community, improving biodiversity, contributing to the local economy and adapting to the likely impacts of a changing climate.
- 3.2 **Appendix 1** of this report contains Action Plans for each of the Vauxhall Parks. Each Action Plan aims to:
- Ensure that the open spaces are resilient to the demands of the anticipated increase in use and a changing climate. Opportunities identified include: improvements to the existing path network thereby reducing wear and tear and to capture rainwater runoff; improving conditions of existing grass areas through improving the soil structure and installing land drainage; and increasing tree planting to aid urban cooling.
  - Create welcoming and safe environments which contribute to the local character and setting of the surrounding environment. Opportunities identified include: improvements to boundary features including the reinstatement of heritage features; updating entrance signage; and providing directional signage to link with key visitor destinations and transport hubs.
  - Ensure that parks and their facilities are of a good quality and that they contribute to the health and wellbeing of the local and transient communities. The future provision for "built" elements within the park should be balanced with conserving the character and biodiversity value of the park as well as providing opportunities for quiet reflection.
  - Promote the heritage value of the open spaces through restoring and conserving heritage features and providing appropriate interpretation.
  - Seek opportunities to enhance biodiversity through creating wildlife habitats and planting of native species. Where possible, attempts should be made to strengthen connectivity with features of nature importance in the surrounding area.
  - Link the parks and open spaces with the local area through installing directional signage to key visitor attractions and through promoting sustainable transport infrastructure (cycle paths and cycle parking stations within the parks).
  - Adopt and promote sustainability principles within the design and management of the open spaces.
  - Promote the parks as key resources at the centre of local culture and encourage the community to become actively involved in their management and development.
  - Identify opportunities for income generation within the parks and provide facilities to support local enterprises including event spaces, cafes, meeting rooms etc.

##### Promotion of Vauxhall Pleasure Gardens as a Major / District Park

- 3.3 As discussed in chapter 2, there is a deficiency of major/ district and metropolitan open spaces within the study area. It is therefore likely that smaller parks and open spaces within the study area are experiencing greater use than other parks of a similar hierarchy. This will be exacerbated with the VNEB development. In order to respond to the existing deficiency in larger open spaces, the Action Plan aims to promote Vauxhall Pleasure Gardens as a Major/ District Park through extending the range of functions the open space offers to the community. The creation of the Linear Park at Nine Elms should help alleviate the deficiency in access to 'metropolitan parks' which is also an issue in Vauxhall.

## Creating new open space

### Improving access to outdoor sports

- 3.4 The Action Plans identify opportunities to improve the existing sport facilities and where appropriate to provide additional facilities. For example, the Action Plan for Pedlars Park identifies an opportunity to create a new multi-use artificial sport pitch.
- 3.5 However, whilst efforts can be taken to ensure the existing open space provision is resilient to the increased pressures, these spaces will not meet the demands of both an increased population, as well as responding to national and local initiatives (e.g. the health and wellbeing and Olympics legacy agendas). It is therefore recommended that Lambeth Council implements forcefully its Core Strategy Policy to require major development to provide additional open space for sport and recreation. This could include redevelopment of underused open spaces within housing estates and institutions.

### Improving interpretation, access and links

- 3.6 The Action Plans aim to conserve and enhance the unique character of the Vauxhall Parks. However, we also recommend that improved information should be provided for the local community on the range of open spaces within the local area and the links between them. This can be achieved through providing information at site (e.g. directional signage and information on welcome signage) but also through ensuring that the links between the open spaces are inviting and safe. This could be achieved through selecting similar colour schemes and styles in planting and signage.
- 3.7 **Figure 9.1** provides outline recommendations on the opportunities to improve the links between the parks and to key visitor destinations. Opportunities include:
  - Creation of green access links.
  - Improvements to key junctions.
  - Enhancement of railway arches.
  - Provision of directional signage.
  - Micro urban greening.
  - Making better use of left over space (e.g. areas of amenity grassland within housing estates).

### Improving links beyond Vauxhall

- 3.8 Some open space provision is best delivered at a local level, such as small open spaces for informal recreation, outdoor sports facilities, and facilities for children and young people. These types of open space tend to have smaller catchment areas, and it is important that they are provided in close proximity to the communities they serve. Larger strategic open spaces tend to have larger catchment areas, as the range of facilities and functions they offer draw people from a greater distance. Strategic open spaces in proximity to Vauxhall include Battersea Park, which can be accessed easily by cycling, bus or overland train from Vauxhall.
- 3.9 Lambeth Council should consider the potential to enhance and promote public transport links to nearby open spaces. Vauxhall is a key transport hub with good access links to a range of locations, including by overland train, underground train and bus. Through appropriate promotion and awareness-raising, routes to nearby strategic open spaces should be promoted to local residents. Offering transport discounts could also be a useful tactic in encouraging Vauxhall residents to travel outside Vauxhall to access strategic green spaces. Lambeth Council may wish to consider the potential to work with transport partners to achieve this, or to secure funding for transport discounts from the Community Infrastructure Levy (CIL).

## Enhancing green infrastructure

- 3.10 Lambeth Council should also review existing provision of open space and links for pedestrians and cyclists. A green infrastructure audit would enable the Council to ascertain the existing provision of open space and green infrastructure, and the priorities for investment. This will not only highlight the existing links between residential areas of Vauxhall, and surrounding green infrastructure resources, but also highlight which residential areas of Vauxhall have poor access to local and strategic green infrastructure. A GI audit would also highlight the need for additional green infrastructure to be delivered alongside proposed development, i.e. where deficiencies already exist, or where alleviating the impacts of development is necessary, such as flood risk. Such an audit would indicate optimum locations in which to deliver various green infrastructure elements in order to achieve a range of functions.
- 3.11 In addition to enhancing existing open space, and improving links to nearby open spaces, there is potential to deliver urban greening in the streets in and around Vauxhall. Urban greening can enhance the streetscape for pedestrians and cyclists, and can attract visitors as well as improving the environment for local residents. Many of the functions and benefits traditionally associated with open spaces can also be delivered through urban greening in the streetscape. Social benefits such as areas for informal relaxation and recreation can be delivered through urban greening, and environmental functions such as flood alleviation, and mitigation of urban heat island and wind tunnel effects can be secured.
- 3.12 Urban greening opportunities within the Vauxhall area include street trees along main roads, installation of pocket parks where large paved areas exist, and potentially the reclamation of areas used for car parking to create informal space for people. In addition, rain gardens and green roofs can be installed to help alleviate localised flooding during periods of heavy rainfall, and also help to manage urban heat island effects. Increasing the amount of green cover and vegetation within the streetscape can also help reduce air pollution and noise pollution. Air pollution is a significant issue in central London, where the EU levels for NO<sub>2</sub> are frequently breached.
- 3.13 Lambeth Council should consider engaging with the local Business Improvement District, Vauxhall One. Vauxhall One's objectives include enhancement of the public realm and local amenities. Lambeth should consider the approach adopted by other London authorities, such as the City of London, in working with the BID to achieve greater investment in the public realm. The potential for the BID to adopt some responsibility for maintaining green features within the public realm should also be considered. This could form an component of Lambeth's 'cooperative Council' approach.

## Potential management options

- 3.14 Securing the long term management of the parks will be vital to ensure that they are able to support the increased demands. There are currently a number of different management arrangements within Lambeth including the following:
- Lambeth Council with directly employed staff e.g. Vauxhall Park.
  - Local authorities in partnership with private contractors e.g. Vauxhall Pleasure Gardens.
  - Charitable Trusts e.g. Bank Side Open Spaces Trust.
- 3.15 Recent national and local Government policies seek to encourage greater community involvement in the delivery of local services. Four of the five parks currently have active Friends groups which could provide opportunities for greater control of the parks. There is a potential for the formation of a Charitable Trust for Vauxhall Pleasure Gardens formed by the Friends and other interested groups/ stakeholders.
- 3.16 **Appendix 2** outlines the possible management options for parks in Lambeth. In most of these management options there is an important distinction between the ownership of the land and its management on a day-to-day basis.

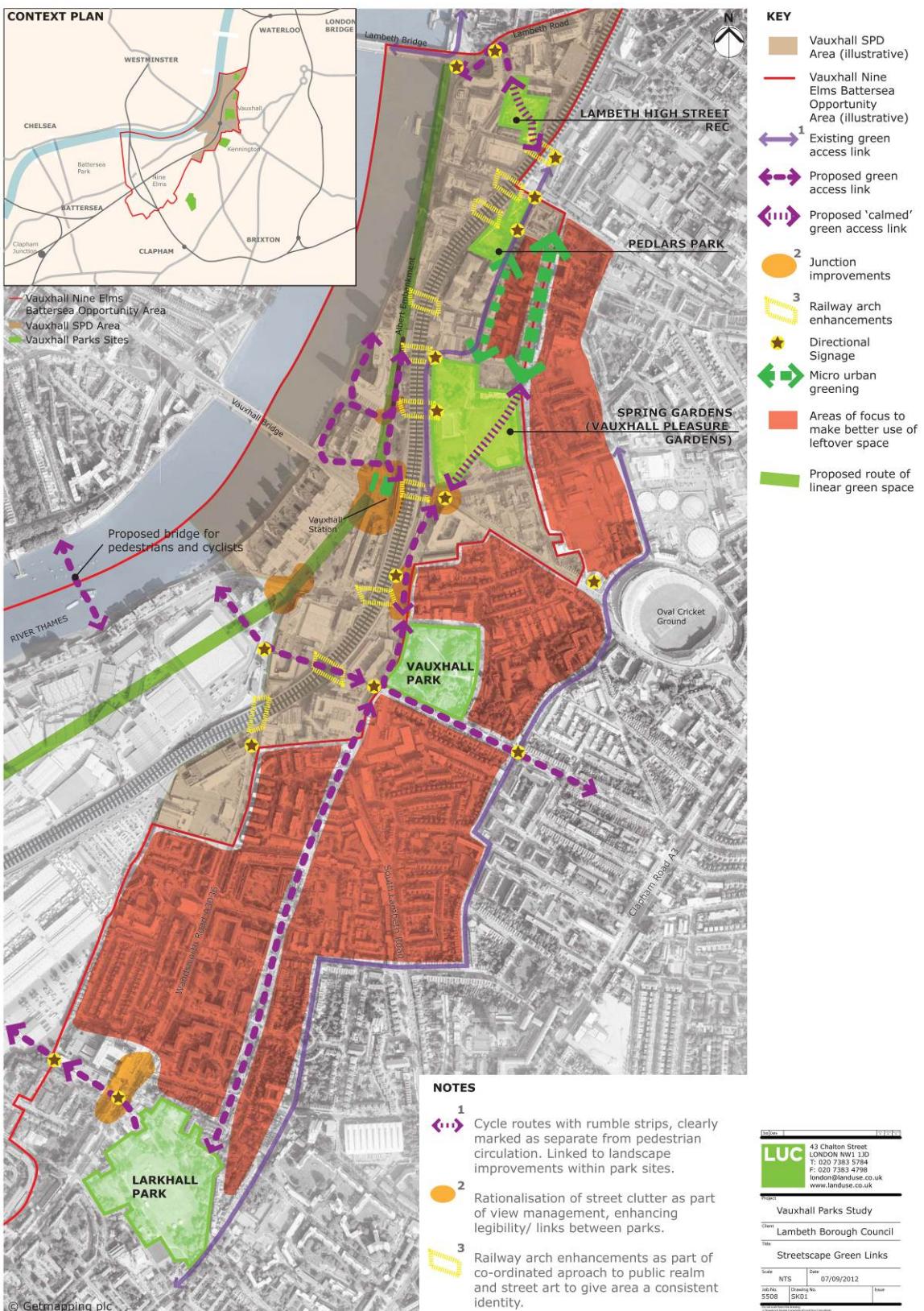


Figure 3.1: Green link improvement

## **Appendix 1: Vauxhall Parks Action Plans**



# Vauxhall Park

## Existing situation

- 3.17 Vauxhall Park is a late Victorian municipal park, approximately 2.82 hectares in size, located in north Lambeth. The Park is bound on all sides by development, with the South Lambeth Road forming the western boundary of the Park. The main railway line to Waterloo lies to the west of the South Lambeth Road. Residential and commercial development surrounds the Park to the north, south and east. The park provides a local amenity space with a children's play area. The Vauxhall transport hub is just 250 metres to the north west.
- 3.18 Henry Fawcett, a leading economist, Member of Parliament and, as Post Master General, an early advocate of facilitating saving schemes for the poor and his wife Millicent Fawcett, a central figure in the Suffragette movement, lived at 8 Lawn Lane. On Henry's death in 1884 he requested that a public park be created out of the grounds of their house. A local developer, John Cobledick, owned the land to the north east of the Fawcett's garden, which he planned to develop. Millicent rallied the support of Octavia Hill, co-founder of the National Trust and a prominent social reformer, and the Kyrle Society to secure the land as a Park. Cobledick gave in to the relentless pressure and sold the land to the Metropolitan Board of Works. The site was purchased under a special Act of Parliament (Vauxhall Park Act 1888) and the Park was opened by the future Edward VII in 1890. Fanny R Wilkinson was appointed to design the park, resulting a slightly less formal scheme than was fashionable at the time and Harrison Townsend, the architect of the Horniman Museum, designed the boundary railings and gates. The aim of Octavia Hill to provide 'the outside peace they (the local residents) so often need' is still a central purpose of the Park. In 1894 the first play areas were added to the park; one for boys and another for girls. Later additions included tennis courts, open air theatre, bowling greens and a model village. In 1998 the Vauxhall Conservation Area was extended to include Vauxhall Park, recognising its importance as a carefully planned Victorian municipal park
- 3.19 Vauxhall Park is designated as a Local Park in the Open Space Strategy and provides opportunities for quiet reflection, community events (e.g. annual summer fair), formal and informal ball games as well as children's play and dog walking. It is one of nine Green Flag Award winning parks in the borough and has successfully retained the award for six consecutive years. The park is covered by Lambeth byelaws and is open from 7.30am until 15 minutes before sunset.

## Facilities and features

- 3.20 Vauxhall Park contains the following facilities and features:
- Café
  - Large amenity grass area
  - Play area
  - One O'Clock club
  - Montesorri Nursery
  - Ornamental planting areas including a lavender garden and a model village
  - Orchard
  - Hard surface tennis courts (x2)
  - Dog exercise area
  - Multi-use games area

Figure 3.1: Location plan and existing features within Vauxhall Park



### Existing management and maintenance arrangements

- 3.21 The Park is managed by Lambeth Parks and Green Spaces and is part of the North Lambeth Parks Area. It is also patrolled by the Oval Safer Neighbourhoods Team of Lambeth Police.
- 3.22 There is currently an active Friends group which was 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 successful in raising additional funds to deliver enhancements within the park including the creation of a new lavender garden.

### Issues and opportunities

- Vauxhall Park contains a range of features and facilities which are popular for formal and informal recreation. However it is likely with an increase in population that there will be added demand for such facilities. There is limited opportunity within Vauxhall Park to provide more facilities such as sport pitch provision so it will be essential to ensure that existing facilities are robust enough to take additional use.
- The built environment within the park is need of refurbishment including the resurfacing of paths, and the replacement of the One O'Clock Club building.
- The paths throughout the park have become uneven due to wear and root heave.

- Vauxhall Park has an enthusiastic Friends group who have been key force behind the development of the current masterplan and the conservation of the park.
- Some areas of the park are fenced off to provide clarity of use, for example to preserve the peaceful nature of the lavender garden area. However other fences could be rethought to open up currently underused areas.
- The park is a good example of a Victorian designed park as recognised by its inclusion in the Vauxhall Conservation Areas. Any enhancement of the park should reflect the historic design of the park.
- Planting to beds at the gates have sought to make the park more inviting, however further work needs to be done to address the attractiveness of the entrance adjacent to the Ashmole Estate.

## Existing masterplan proposals

- 3.23 The management plan and masterplan for the park were developed in 2006. Together they aim to improve the existing facilities and features within the park whilst conserving its traditional Victorian character. The plans were developed by Barbara Moth in consultation with Lambeth Council and the Friends group.
- 3.24 The Management Plan states the vision for the Park as follows:
- "Our vision is that by 2016, Vauxhall Park should be a modern urban park of the highest quality, which preserves its historic character while providing a safe peaceful and varied environment for relaxation and recreation and enhancing the wellbeing of all sections of the community."*
- 3.25 The current masterplan developed by Barbara Moth in 2006 was underpinned by the following principles:
- 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 place and encourage greater access to underused areas.
  - The improvement to layout should reflect the spirit of the original design.
  - The 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.
- 3.26 Elements of the masterplan proposals have already been taken forward including the formalisation of desire lines, the conversion of a disused building into a café and the recent refurbishment of the pergola within the Rose Garden. The Friends still fully support the masterplan proposals and are keen to see the delivery of key projects such as the replacement of the One O'clock Club building.

## Action plan

- 3.27 This Action Plan adopts the vision and proposals as set out in the existing management plan and masterplan with a few amendments and additions to ensure that the park is robust enough to meet the future demands. The challenge for Vauxhall Park will be to ensure that it continues to balance likely increase in demand for formal recreation provision (as a result of the anticipated population increase) with conserving a tranquil environment.

**Table 3.1: Vauxhall Park Action Plan**

Item		Priority
<b>A</b>	<b>Children's play and active recreation</b>	
(i)	Refurbish play area to provide opportunities for natural and water play as well as providing equipment for a wider age range. The play area should continue to provide open areas for informal play.	1
(ii)	Resurface tennis courts and replace fencing to ensure that the facilities are able to take increased use.	1
(iii)	Refurbish existing multi-use games area including replace playing surface and create an additional entrance.	2
(iv)	Create green gym/ fitness trail within recently created grassed area between Fentiman Road and tennis court to provide recreation opportunities for young people.	2
<b>B</b>	<b>Buildings and structures</b>	
(i)	Replace 1 O'clock club building. Building to be high quality design allowing for its continued use by the nursery group but with additional space for use by the community including meeting room, mess facilities and area for storage of tools and equipment to support a community growing group. The building should demonstrate sustainable construction principles including insulation, rain water harvesting and opportunities for generating own power supply.	1
<b>C</b>	<b>Soft landscaping</b>	
(i)	Carry out works to trees to limit risk to park users, to improve health of the tree and to improve visibility.	1
(ii)	Refurbish planting with use of resilient, robust species tolerant of potential climate change and reduced maintenance.	2
(iii)	Create meadow areas within orchard area and around perimeter of large grass area.	3
<b>D</b>	<b>Paths and pavings</b>	
(i)	Repair and upgrade existing asphalt paths throughout the park. All paths to be formed of permeable bonded gravel.	1
(ii)	Remove all areas of redundant surfacing and return to grass.	3
(iii)	Widen existing crushed stone path through amenity grass area and resurface with permeable surface to reduce wear to surrounding grass area and to slow down the drainage of rain water.	4
<b>E</b>	<b>Park furniture and signage</b>	
(i)	Replace litter and dog bins throughout the park. Bins should be of a high quality and reflective of the character of the park.	3
(ii)	Install high quality interpretation a key locations to promote the park's	1

	heritage and nature conservation interest.	
(iii)	Install directional signage at each entrance to link park with the surrounding area including key visitor destinations and transport hubs.	2
(iv)	Refurbish existing fountain and continue to promote a focus for the park.	1
<b>F</b>	<b>Entrances, fences, railings and gates</b>	
(i)	Repair plinths and reinstate historic boundary railings along South Lambeth Road.	5
(ii)	Restore historic boundary railings to Lawn Lane.	5
(iii)	Improve security at Lawn Lane entrance through strengthening views to the park and replace concrete retaining wall and adjacent fence.	5
(iv)	Replace entrance barriers at both entrances on South Lambeth Road.	4
(v)	Rationalise and replace railings throughout the park. Ensure railings used in the park are matching.	5

# Vauxhall Pleasure Gardens

## Existing situation

- 3.28 The Vauxhall Pleasure Gardens are located north of Vauxhall Cross and covers an area of 2.81 hectares. It is defined by the railway viaduct and associated arches to the west and Kennington Road to the south. To the east, the site is bound by Vauxhall City Farm, which uses sections of the Pleasure Gardens for grazing livestock. Immediately to the north are areas of social housing and small scale commercial development including a public house and tea rooms.
- 3.29 The site was formerly the location of a formal garden which was first laid out in 1661. It offered paying members of the public a variety of entertainment including visual arts, dining and live music. The gardens were very successful with people of all classes travelling across London and further afield to enjoy the music, illuminations, fountains and refreshments and to take rides in hot-air balloons to take in the sites of Georgian, Regency and Victorian London. However during the 19<sup>th</sup> century the Pleasure Gardens began to decline and by 1859 they were replaced with social housing. Following the Second World War the housing was cleared and the park was formed.
- 3.30 The Open Space Strategy of 2006 recorded the Pleasure Gardens as being one of the worst parks in Lambeth due to concerns over personal security with the local community. Since then efforts have been made to improve the Pleasure Gardens and to deter anti-social behaviour which was once prevalent.

## Facilities and features

- 3.31 Vauxhall Pleasure Gardens contains the following facilities and features:

- Multi-use games area
- Large area of open grass areas popular for picnicking and informal ball games
- Vauxhall City Farm
- Formal tree planting
- Mounds created from spoil of previous housing rubble

Figure 4.1: Existing features within Vauxhall Pleasure Gardens



Vauxhall Pleasure Gardens.



The commercial units within the railway viaduct which defines the western boundary.



The Vauxhall City Farm and St Peter's Church.



Archways beneath the railway viaduct.

### Existing management and maintenance arrangements

- 3.32 Vauxhall Pleasure Gardens is managed by Lambeth Parks and Green Spaces and is part of the North Lambeth Parks Area. It is also patrolled by the Prince's Safer Neighbourhoods Team of Lambeth Police.
- 3.33 There is currently an active Friends group which meet monthly and have been involved in the development of an Urban Framework (including a detailed masterplan) for the Pleasure Gardens. The group work closely with Lambeth Council and are enthusiastic and proactive in the enhancement of the site. The Friends have been key in the design development and the delivery of masterplan proposals including the new multi-use games area and improvements to the Kennington Road entrance.

### Issues and opportunities

- The large areas of amenity grassland are well used for informal recreation.
- There is little seating provision within the park due to past problems with anti-social behaviour.
- The new multi-games area is well used.
- The existing archways within the railway viaducts open onto Albert Embankment which results in there being little natural surveillance to the rear along Goding Street.

### Existing masterplan proposals

- 3.34 The Urban Framework, prepared by Deborah Saunt David Hills Architects in 2006, provides a basis for the development of the park into a high quality public open space which acknowledges the site's historical legacy and encourages economic development around the park. The framework states the Vision for the park as follows:

*"Vauxhall Spring Gardens (now known as Vauxhall Pleasure Gardens) is unique. Located in the heart of London, near to the Thames, it holds a special quality not found elsewhere in the capital. Caught between its historic position on the edge of the city and its contemporary role at the centre, the site is of huge importance. It deserves nothing but the best."*

*"As a local park to residents and workers, it brings people into contact with each other, with nature and infrastructure, and with the city. Trains pass by, planes fly overhead and journeys by foot criss-cross the site. Diverse audiences share the greenness and the open sky."*

- 3.35 The Framework proposed six key phases to the enhancement of the park:

- Installation of a new multi-use games area (completed)
- Expansion of Vauxhall City Farm and improvement of access to St. Peter's Church
- Viaduct opening and retail development

- Heritage development
  - Housing
  - Albert Embankment
- 3.36 Elements of the framework proposals have been implemented including the installation of the multi-use games area and the construction of the vertical garden towers at the Kennington Road entrance. However, it has since been decided that the proposals to create new commercial properties and to construction of housing to the north of the park have been abandoned.

## Action plan

- 3.37 Vauxhall Pleasure Gardens will be promoted as a safe, vibrant open space and a key contributor to the culture and spirit of Vauxhall Cross by being a venue for events and activities. However, this will be balanced with the need for areas of quiet and for informal recreation. The Vauxhall City Farm will continue to be a key focus for the open space and an important educational resource for the local community.
- 3.38 This Action Plan incorporates the Masterplan proposals as set out in the Vauxhall Spring Gardens Urban Framework (2006). In addition, it makes recommendations to meet the anticipated future demand for recreational facilities and to enhance biodiversity. The proposals will also seek to ensure that facilities and infrastructure are robust enough to withstand the anticipated increase in visitor numbers.

**Table 4.1: Vauxhall Pleasure Gardens Action Plan**

Item	Priority
<b>A</b>	<b>Improvements to Tyers Street, church and farm including the closure of Tyers Street and resurfacing, expansion of Vauxhall City Farm and improved access to St Peter's Church</b>
(i)	Improve the setting of St. Peter's Church and Vauxhall City Farm by closing off Tyer Street at the Kennington Lane junction and creating a turning circle.
(ii)	Replace existing paving in the forecourt to the church with york stone flagstones and improve the existing road surface by using a permeable resin bonded gravel to capture rain water.
(iii)	Removal of raised bed and 2m high brick wall adjacent to church/ farm to improve views from the Pleasure Gardens.
(iv)	Remove area of pavement at the Tyer Road entrance and replace with meadow grassland to decrease rainwater runoff and to increase biodiversity.
(v)	Install good-quality lighting to illuminate forecourt area in front of church to improve the setting of the historic building and to deter antisocial behaviour.
<b>B</b>	<b>Retail Development and Viaduct Opening</b>
(i)	Open two arches beneath the railway viaduct to improve permeability between Albert Embankment and Vauxhall Pleasure Gardens. Interior of the arches to be demolished, exterior walls removed and exterior hard landscape to be constructed. The underside of brick arches to be made good

(ii)	Construction of new road surface between Kennington Lane with Goding Street including removal existing hammerhead turning area adjacent to Vauxhall Tavern. Surface to be granite cobbles. Allow for new designated cycle route to link with existing route at Vauxhall Cross.	
(iii)	Renew street lighting along Goding street and install uplights within archways to increase security and encourage greater use in the evenings.	
(iv)	Create swales along the western boundary to capture rainwater runoff from Goding Road. Swales to be approx. 1.0m wide and 0.4m deep and o be seeded with native seed mix.	
(v)	Construct a three storey building backing onto Vauxhall Tavern to create new retail and to improve visibility into Vauxhall Pleasure Gardens and in particular the events area. The new building should be high quality contemporary design incorporating sustainability principles.	
<b>C</b>	<b>Paths, heritage and biodiversity improvements</b>	<b>3</b>
(i)	Replace areas of redundant hard surfaces near Kennington Lane entrance and replace with meadow grassland.	
(ii)	Where possible reduce existing areas of tarmac areas through extending grassland.	
(iii)	Re-align path from Auckland Street to Tyer Street to follow former Victorian Street network. Plant trees along sections of the path to replicate the former plantings of the 17 <sup>th</sup> century gardens. Promote shared use of path and install rumble strips to encourage cyclist to control speed.  Incorporate lighting within paving to encourage use in the evening.	
(iv)	Reduce width of Auckland Street and plant with native trees to mark former Victorian Street pattern and linking with the footpath to Tyer Street (see above).	
(v)	Install stone paving or similar to interpret the historic footprint of the Vauxhall 17th century gardens.	
(vi)	Create a designated events area with a removable shade structure.	
(vii)	Create terraced seating on existing grass mounds surrounding the existing multi-use games area and the proposed events space. Seating to be formed of grass held by geo-textile material and vertical timber shoring.	
(viii)	Increase tree planting across park to provide shade and to increase biodiversity. Assume all trees to be heavy standards.	
(ix)	Create areas of meadow grassland throughout the park whilst maintaining areas of amenity grass for informal recreation and events etc.	
(x)	Creation of swales and scrapes around boundary the park to capture rainwater runoff and to provide wildlife habitats.	
(xi)	Improve drainage and install electric points within grass area in front of the city farm.	

(xii)	Allowance for the installation of water points throughout park.	
<b>D</b>	<b>Albert Embankment</b>	<b>4</b>
(i)	Reduce width of road and create new pavement with off-road cycle route.	
(ii)	Create new areas of robust low level planting to capture rainwater runoff and plant street trees to provide shade.	
(iii)	Consider installing timber kiosks along Albert Embankment to provide retail space.	
(iv)	Install electric and water points to Albert Embankment to supply kiosks (see above).	
(v)	Install moonlighting/ uplighting on trees along Albert Embankment.	
<b>E</b>	<b>Recreation facilities</b>	<b>5</b>
(i)	Rationalise bollards around boundary.	
(ii)	Install directional and welcome signage.	
(iii)	Install "high end" interpretation to record the history of the site and the local area.	
(iv)	Install directional signage at each entrance to link park with the surrounding area including key visitor destinations and transport hubs. All signage should reflect the character of the park.	
(v)	Create demonstration/ community garden next to Vauxhall City Farm to link with existing community growing groups and to promote local food production.	
(vi)	Install art/ sculptures onto existing columns at Kennington Lane entrance. Sculptures to form part of a rotational programme.	
(vii)	Install heritage lighting in Vauxhall Pleasure Gardens.	

# Larkhall Park

## Existing situation

- 3.39 Larkhall Park is 3 hectares in size and is located within the Larkhall Ward and just off the Wandsworth Road. It is bound by low rise commercial and residential properties on its western boundary with a mixture of private and social housing to the north, south and west. The park is a popular and well used open space formed of large areas of amenity grassland, mature trees and formal planting. The Park also contains a range of play and sport facilities and is used regular as a through route and for dog walking. The Surprise public house is located to north west of the park.
- 3.40 It is believed that the Park was first conceived in 1943 when Lord Reith, Minister of Works for Planning, approached London City Council to prepare a plan for London so that housing, transport and open spaces could be improved. The first works to construct the park began in 1974. It is thought that there may have been a country house called Lark Hall, which is where the present Larkhall Tavern stands.
- 3.41 The two Super Output Areas that cover the Park rank within the 6<sup>th</sup> and 10<sup>th</sup> most deprived in London.

## Facilities and features

- 3.42 Larkhall Park contains the following facilities and features:
- Play area (x2)
  - Multi-use games area
  - Synthetic five-a-side football pitch
  - Full size grass football pitch
  - Tennis courts
  - Green gym
  - Petanque square (associated with the Surprise public house)
  - Café
  - Changing rooms
  - One o'clock club
  - Formal planting areas
  - Large areas of amenity grassland used for ball games and events

Figure 5.1: Existing features within Larkhall Park



#### *Existing management and maintenance arrangements*

- 3.43 The park is managed by Lambeth Parks and Green Spaces and is part of the North Lambeth Parks Area. It is also patrolled by the Larkhall Safer Neighbourhoods Team of Lambeth Police.
- 3.44 There is currently an active Friends group which represents those who live around and use the park. The Friends have an active role in the way the park is managed and enhanced and had a central role in the development of the existing masterplan proposals. The Friends organise regular meetings and each year they hold events and activities in the park.

## Issues and opportunities

- The park has had issues with anti-social behaviour which is compounded by restricted natural surveillance and poor lighting.
- The entrances are in a poor condition and are uninviting due to street clutter, overgrown vegetation and poor condition of paths.
- The existing café building is orientated to the perimeter of the park and offers little natural surveillance into the park.
- Parts of grass areas, paths and areas of the built fabric have become de-graded as a result of excessive wear.
- The existing grass mounds provide popular areas for sitting and sunbathing but reduce visibility into and out of the park.
- There is limited seating throughout the park but particularly around the café.

- The formal garden areas near the Surprise pub and at the Priory Grove entrance have become overgrown with features such as the formal water feature and pergolas are in a poor condition.
- There are desire lines at various locations including entrances and across the large grass area adjacent to the football pitch.
- The football pitch is in a poor condition despite recent works to improve the soil structure and the installation of drainage.
- Larkhall Park provides a venue for events and activities including the annual summer fair.

## Existing masterplan proposals

- 3.45 The illustrative masterplan was prepared by Sheilsflyn in October 2010 provides a strategic vision for the park. The masterplan is based on the following key principles:
- Build on the distinctive identity of the park - the 'green oasis' character developed around subtle mounds, perimeter trees and interplay of the interior – exterior views.
  - Create an attractive first impression at gateways to the park.
  - Develop a clear hierarchy of routes and spaces within the park so that investment in a high, robust and secure public realm is focused in area of greatest need and benefit.
  - Enhance physical and visual connectivity within the park so that the key routes are perceived as safe and welcoming at all times of day.
  - Reduce clutter and rationalise use of outdoor furniture, enhancing the quality of lighting/ seating and maximising the use of available space
  - Enhance the landscape setting and user functionality of key activity hubs within the park (e.g. the café, multi-use games area, the Surprise Pub, Baptist Chapel and One O'Clock Club).
  - Develop a concentration of recreational activities at Larkhall Park so that there is sufficient critical mass to merit investment in staff/ systems for managing bookings and maintaining facilities.
  - Strengthening the case for investment in a high quality built environment within and surrounding the park – there are opportunities for redevelopment of sites along Courland Grove, Southville and Larkhall Lane which contribute to the character, quality and setting of the park.

## Action plan

- 3.46 Larkhall Park is a priority park for Lambeth and provides a range of recreational opportunities for use by the surrounding communities. However the fabric of the park has become degraded and there are some issues with anti-social behaviour. The Action Plan for the park aims build on the existing masterplan proposals to deliver physical improvements, to continue to deter anti-social behaviour and to ensure that recreational facilities meet local demand.

**Table 5: Larkhall Park Action Plan**

Item		Priority
A	Site wide items which should be addressed irrespective of phasing/addressed together	
(i)	Install directional and welcome signage to help guide circulation and avoid pressure points and further 'desire line' creation/minimise wear	1

	and tear.	
(ii)	Improve street lighting and low level/path lighting to maximise visual permeability, safety and usability at different times of day and night.	1
(iii)	Install cycle parking to facilitate opportunities for sustainable transport links into the park.	2
(iv)	Provide benches and circular seats to create additional areas for people/groups to sit and help address wear and tear issues.	1
(v)	Seek to replace areas of paving as they wear out with permeable paving to reduce surface water run-off.	2
(vi)	Install art pieces and sculptures throughout the park to create new areas of focus and interest.	4
(vii)	Interpret historic street pattern through tree planting and interpretation panels (providing a place led framework for new tree planting/shading and cooling).	3
(viii)	Upgrade existing desire lines through creating new paths.	2
<b>B</b>	<b>Social and sport</b>	<b>1</b>
(i)	Replace existing café building with a high quality design sustainable building incorporating green roofs and walls. The building should provide space for changing rooms, public toilets and community meeting rooms.  Alternative option for café: Re orientated principal building frontage to existing building, opening eastern façade up on to park, to provide improved connection and proximity.	
(ii)	Improve paving and seating on terrace surrounding the café, to provide resilience to increased use.	
(iii)	Refurbish planting with use of resilient, robust species tolerant of potential climate change and reduced maintenance.	
(iv)	Construct retaining wall and seating near café.	
(v)	Improve existing grass football pitch through improving soil structure and reseeding.	
(vi)	Install new skate park to provide further alternative youth provision – more flexible ‘play offer’.	
(vii)	Install electric and water points on events area and at Wandsworth Road entrance to allow for space to be used for events.	
<b>C</b>	<b>Community – Baptist Chapel surrounds</b>	<b>2</b>
(i)	Enhance ‘forecourt’ to the park	
(ii)	Install additional green gym equipment	

(iii)	Replace existing paving with permeable surface to help with water run off issues.	
(iv)	Create areas of meadow to the north of the café building, to assist with reducing management intensity and enhancing amenity/setting of the building.	
(v)	Plant trees to provide shade and to increase biodiversity.	
(vi)	Refurbish planting around perimeter with use of resilient, robust species tolerant of potential climate change and reduced maintenance.	
(vii)	Install benches	
<b>D</b>	<b>Play area extension</b>	<b>3</b>
(i)	Install water and natural play equipment within existing play area to create a more flexible play environment which will appeal to a wider range of users.	
(ii)	Plant trees within play area to provide shade.	
<b>E</b>	<b>Connections and viewing – MUGA area</b>	<b>4</b>
(i)	Create viewing banks with seating walls along southern boundary and opposite MUGA.	
(ii)	Install a shade structure on entrance.	
(iii)	Replace existing paving with permeable surface.	
(iv)	Replace shrub planting on southern boundary, using resilient, robust species tolerant of potential climate change and reduced maintenance.	
(v)	Increase tree planting to provide shading and cooling/alternative places for people to sit and use, whilst maintaining visual permeability and safety aspects.	
<b>F</b>	<b>Connections from Wandsworth Road</b>	<b>5</b>
(i)	Improve entrance through removing street clutter, to create a more legible and attractive environment to direct people into the park via different entrances.	
(ii)	Replace existing paving with permeable surface.	
(iii)	Replace existing vehicle barrier as part of an approach to creating a more attractive, welcoming entrance.	
(iv)	Install seating wall on grass mound.	
(v)	Create new areas of meadow to assist with reducing management intensity and enhancing amenity/experience – new foci for the park.	
<b>G</b>	<b>Pub and social</b>	<b>6</b>
(i)	Remove existing pergola structure to create a more open and	

	permeable, welcoming environment.	
(ii)	Create events area within paved area using a York stone paving or similar.	
(iii)	Create pub garden adjacent to existing petanque square – ‘overspill’ area to increase permeability between pub and park.	
(iv)	Replace existing paving with permeable surface.	
(v)	Increase tree planting to create enhanced shading and cooling, whilst maintaining visual permeability and safety aspects.	
<b>H</b>	<b>Gardens and allotments</b>	<b>7</b>
(i)	Create a community garden with allotments to facilitate opportunities for local/communal growing.	
(ii)	Replace existing paving with permeable surface.	
(iii)	Increase tree planting to provide further shading, whilst maintaining visual permeability and safety aspects.	
<b>I</b>	<b>Priory Grove entrance</b>	<b>8</b>
(i)	Replace pergola and create new formal garden area.	
(ii)	Repair existing water feature.	
(iii)	Replace existing paving with York stone paving and capture rainwater runoff to feed into water feature.	
(iv)	Increase tree planting to provide greater level of shading and cooling, whilst maintaining visual permeability and safety aspects.	
(v)	Improve boundary shrub planting, with an emphasis on resilient species more able to cope with climate change and reduced levels of maintenance.	
(vi)	Create meadow areas to reduce management intensity and enhance amenity/experience – new foci for the park.	

# Pedlars Park

## Existing situation

- 3.47 Pedlars Park is a Local Park located within Prince's Ward in North Lambeth. It is a small park covering an area of 0.6 hectares and contains an enclosed area of amenity grassland with play equipment designed for children up to 14 years old. To the north of the play area is formal garden formed of ornamental raised beds and pergolas and an area of meadow grassland which crossed by a footpath. The Park is bound by the rail viaduct and associated archways to the west, a commercial property to the south and Vauxhall Walk road to the east. A public house and residential properties form the northern boundary. Salamanca Street dissects the park and provides a route beneath the viaduct to Albert Embankment.
- 3.48 The Park is a relatively new open space, created on the site of the St. Saviour's Street National School in 1968. The Park was extended in 2006 to include the nearby Salamanca Open Space. It is named after the "Pedlar of Lambeth" is believed to have donated 1 acre of land for the nearby St. Mary's-at-Lambeth Church (now the Garden Museum). The Pedlar is shown in a stained glass window in the former church building.
- 3.49 The 2006 Open Space Strategy recorded Pedlars Park as being one of the best parks for quality in the borough.

## Facilities and features

- 3.50 Pedlars Park contains the following facilities and features:

- Play area
- Area of amenity grassland used for informal ball games
- Teen shelter
- Ornamental garden
- Meadow areas

Figure 4.1: Existing features within Pedlars Park



## Existing management and maintenance arrangements

- 3.51 The park is managed by Lambeth Parks and Green Spaces and is part of the North Lambeth Parks Area. It is also patrolled by the Prince's Safer Neighbourhoods Team of Lambeth Police.
- 3.52 There is not currently a Friends group for Pedlars Park.

## Issues and opportunities

- The enclosed play area provides a safe play environment and is used by young families. However there is limited offer for older children and young people.
- The existing formal gardens are used as a meeting point and for quiet reflection. However they have become overgrown and the built fabric is worn, which rise to a sense of neglect.
- The grass mounds in the northern section of the park are used by local office workers for relaxing during their lunch breaks.
- Vegetation currently obscures views to the railway viaduct. Selective thinning/ clearance of boundary planting to could increase natural surveillance from commercial properties.

## Action plan

- 3.53 The park should continue to provide informal recreation opportunities for the immediate community. However provision should complement facilities provided by larger open spaces including Vauxhall Pleasure Gardens and Archbishop's Park.
- 3.54 Recreational opportunities should be provided for a wider age group through increasing the play value of the existing play area and through providing equipment for young people e.g. green gyms or trim trail equipment. There may be potential to install a multi-use games area or artificial sport pitch within existing grass area.
- 3.55 Areas for quiet reflection should be conserved with the existing formal gardens enhance through refurbishing planting and improving the built fabric. The long term maintenance of planting will be vital to preserve natural surveillance and to deter anti-social behaviour.
- 3.56 Areas of meadow should be retained along with existing tree coverage.

**Table 5.1: Pedlars Park Action Plan**

Item	Priority
(i) Develop a fully costed masterplan for Pedlars Park through consultation with the local community.	1
(ii) Improve existing planted area through improving the built fabric and refurbishing planting. Plants should be carefully selected to ensure that they are able to adapt to the likely impacts of the changing climate.	2
(iii) Add timber inclusive play equipment within existing play area to increase play value and to appeal to a wider range age.	2
(iv) Install multi-use games area/ artificial sport pitch with existing grass area.	3
(v) Install directional and welcome signage to help guide circulation and avoid pressure points and further 'desire line' creation/minimise wear and tear.	2
(vi) Install art/ sculpture to reflect heritage of the park.	3
(vii) Install cycle parking near to play area and green gym.	2

# Lambeth High Street Recreation Ground

## Existing situation

- 3.57 Lambeth High Street Recreation Ground is a small park (0.65ha) within Prince's Ward in north Lambeth. The park is bound by Lambeth High Street on its western boundary with Old Paradise Street to the north and Whitgift Street to the south. The eastern boundary is defined by the railway viaduct. Whitgift House on the southern boundary and Gabion House, on the northern boundary, allows for some natural surveillance
- 3.58 The Park is a former graveyard for St Mary's church, Lambeth and was donated to the parish by Thomas Tenison, Archbishop of Canterbury (1636 – 1715) to meet an urgent need for burial space. It was used until it was full and then closed in 1853. A watch tower was added in 1825 on Lambeth High Street for holding the "drunk and disorderly" and is now marked by a commemorative stone. In 1880 the spaces was converted into public gardens with the gravestones relocated to the boundary walls but the former mortuary was left standing.
- 3.59 Today the park is formed of mature tree planting and amenity grasslands which cover rolling mounds. The gate pillars and walls of the former burial ground are still evident as are the gravestones which are dotted around the perimeter of the Park. The centre of the park contains a formal water feature formed of brick and now in a dilapidated state. There are also a couple of pieces of play equipment contained with a fenced enclosure.
- 3.60 The Park is a popular through route used frequently by pedestrians and offers the opportunity for quiet reflection, which provides an alternative to the busy Archbishop's Park which is located 250 metres to the north west.
- 3.61 The Park is currently somewhat "down at heel" but recent works carried out by the active Friends group, Lambeth Council and the Safer Neighbourhood team seem to have been successful in deterring some of anti-social behaviour which had been present.

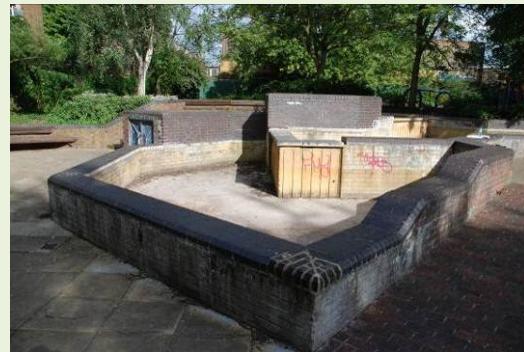
## Facilities and features

- 3.62 Lambeth High Street Recreation Ground contains the following facilities and features:
- Play area
  - Formal water feature (although in a dilapidated state)
  - Grass mounds
  - Listed gate piers and walls
  - Former burial ground
  - Former location of watch tower

Figure 5.1: Existing features within Lambeth High Street Recreation Ground



Lambeth High Street Recreation Ground.



Redundant water feature.



Gate piers near the southern entrances form part of the Grade II listed walls.



Curved retaining wall within the walled garden.

### **Existing management and maintenance arrangements**

- 3.63 The Park is managed by Lambeth Parks and Green Spaces and is part of the North Lambeth Parks Area. It is also patrolled by the Prince's Safer Neighbourhoods Team of Lambeth Police.
- 3.64 There is currently a Friends group which has been active in the development of the masterplan proposals and the enhancement of the Park.

### **Issues and opportunities**

- The built fabric of the park is in need of refurbishment/ replacement. The water feature is no longer operational and the walled garden is uninviting.
- Existing areas of planting offer little ornamental or biodiversity interest.
- Historic features such as the mortuary, listed walls and gate piers and watch tower and grave stones have become lost due to encroaching vegetation or being buried under grass mounds. Works should be carried out to reveal and promote such features.
- The park appears to be a popular through route although there is little evidence of people stopping to enjoy the park.
- There is limited natural surveillance within the park which is compounded by low tree canopies.
- The park has experienced issues with antisocial behaviour in the past although through recent works by Lambeth Council, the Friends group and Safer Neighbourhood Officers this has largely been deterred.
- There are plans for a major new development to the southwest of the park which will likely cause increase pressure on the park. It will be essential to improve existing path surfaces and to ensure maintenance operations are sufficient to respond to this increased demand.

- Link the park with the surrounding including key visitor destinations, other parks and open spaces and the wider cycle network.
- Historic features should be enhanced and promoted through the use of heritage lighting.
- Opportunity to relocate headstones into repaired walls and for these to become a key feature of the park.

## Existing masterplan proposals

- 3.65 A masterplan was developed in 2012 by AMAZE with support from Lambeth Council and the Friends of Lambeth High Street Recreation Ground. The plan sought to reduce the use of the park for antisocial behaviour and to improve the quality of the park. The main recommendations set out in the masterplan include:
- Create a new shallow water feature on the site of the existing disused water feature with fountains and a pump for children to play.
  - Move the entrance at Lambeth High Street to the corner junction with Old Paradise Street, creating a direct diagonal path across the path with better sightlines and a more obvious and welcoming entrance.
  - Renovate the existing play area and create a new natural play area in the north east corner.
  - Redesign the walled garden, lowering wall and creating a growing area
  - Remove dense shrubs and some trees, and thin out remaining trees to improve sightlines and light
  - Create a boundary path around the perimeter.
  - New gates for the two entrances, and new wires above existing fencing for plants to be trailed along, raising the fence height to deter night time intruders.
  - Excavate a route through the existing mound in the centre of the park to improve sightline from Whitgift House side to the water feature.
  - Relocated headstones into the repaired walls and promote as a key feature of the park.

## Action plan

- 3.66 The Action Plan builds on the proposals set out in the existing masterplan and aims to lift the current quality of the open space as well as restoring and interpreting historic features. The improvements will create a park which is primarily used for informal recreation and quiet reflection.

**Table 6.1: Lambeth High Street Recreation Ground Action Plan**

Item	Priority
(i) Replace redundant water feature with new central paving area to create a new focus for the park which will include an interactive water play for children and seating.	1
(ii) Clear vegetation to reveal the Listed gate piers and walls near the southern entrance. Carry out work soften existing path.	1
(iii) Create a new community garden within the existing walled garden creating a peaceful and safe area to relax and providing opportunities for the local food growing groups.	2

(iv)	Remove existing play equipment and replace with inclusive natural play provision (e.g. bucket seat swings, boulders, logs etc.). Play equipment to be located within grass area with matta play surfacing.	3
(v)	Re-grade existing grass mounds to improve visibility and to create a grass viewing mound with a cork-screw crushed stone path.	3
(vi)	Upgrade main path through park to improve sight lines and to create a shared use route. Install granite rumble strips at key locations to ensure cyclist remain at a safe speed.	1
(vii)	Install galvanised trellis 2m high around new central seating area. Trellis to be planted with climbers to provide dappled shade whilst maintaining natural surveillance.	1
(viii)	Create a new perimeter path along the west and northern boundary. Path to be 1.4m wide and formed of permeable "sureset" paving or similar.	3
(ix)	Install lighting in main path and up-lights in existing tree avenue to increase security.	1
(x)	Restore stone sundial.	1
(xi)	Install water points in walled garden to support community growing.	2
(xii)	Carry out further investigations to assess the viability of a 'Watch Tower' kiosk within the park to sell drinks and snacks. Kiosk could also provide space for the storage of tools and equipment used by the community growing groups.	4
(xiii)	Improve entrance signage and install new directional signage to link with the surrounding area including the designated cycle routes.	1
(xiv)	Install interpretation panels to reveal the history of the site including information on the 'Watch Tower' and the mortuary.	1
(xv)	Crown lift trees throughout the park to improve natural surveillance.	1
(xvi)	Refurbish all existing areas of planting.	2
(xvii)	Install art work/ sculptures to form an art trail through the adjoining parks.	2

## **Appendix 2: Potential management options for parks and open spaces within Lambeth**

<b>Delivery vehicle</b>	<b>Management opportunities</b>	<b>Management implications</b>	<b>Example</b>
<b>Local authorities with in-house management teams</b>			
The local authority employs an in-house team of skilled grounds maintenance staff.  Ownership of the parks and the associated legal responsibilities remain with the local authority.	<ul style="list-style-type: none"> <li>The local authority has direct control over the management and maintenance of the parks and is able to ensure maintenance operations are carried out to the required standard.</li> <li>Directly employed staff provide flexibility and responsiveness.</li> <li>Funding is provided annually and the local authority is not generally reliant on the parks to generate income.</li> <li>The grounds maintenance staff would be responsible for only maintaining the green spaces within the borough or district imparting a sense of ownership.</li> </ul>	<ul style="list-style-type: none"> <li>Local authority budgets are reviewed annually with the budgets for green spaces often competing with other local authority services.</li> <li>The local authority would need to cover the costs of managing a team of dedicated staff (e.g. staff salaries, insurances and administration support) as well as providing appropriate facilities, equipment, and vehicles.</li> <li>Additional funding may be available but will be dependent upon resources and the potential for development.</li> </ul>	City of London
<b>Local authorities in partnership with private contractors</b>			
Management of parks and open spaces is through local authorities' parks team with support of a private grounds maintenance contractor.  Ownership of the parks and the associated legal responsibilities	<ul style="list-style-type: none"> <li>The local authority has direct control over the management and maintenance of the parks and is able to oversee the contractor to ensure maintenance operations are carried out to the required standard.</li> <li>Funding is provided annually and the local authority is generally not reliant on the GI asset to generate income.</li> <li>The grounds maintenance contractor can spread the costs of delivering the maintenance operations over a number of sites (economy of scales)</li> </ul>	<ul style="list-style-type: none"> <li>The local authority will need to monitor the grounds maintenance contract to ensure that required operations are delivered on time and to the specified standard.</li> <li>Internal pressure to reduce costs may lead to accepting low cost tenders from grounds maintenance contractors which may lead to a decline in the quality of Parks.</li> <li>Local authority budgets are reviewed</li> </ul>	London Borough of Lambeth  London Borough of Camden

<b>Delivery vehicle</b>	<b>Management opportunities</b>	<b>Management implications</b>	<b>Example</b>
remain with the local authority.  NB: The local authority may retain a small team of in-house staff to carry out specialist horticultural operations or to maintain key parks.	reducing the overall delivery cost to the local authority.	annually with the budgets for green spaces often competing with other local authority services. <ul style="list-style-type: none"><li>• Additional funding may be available but will be dependent upon resources and the potential for development.</li></ul>	
<b>Charitable trusts</b>			
Parks are transferred to a Charitable Trust through a long term lease.	<ul style="list-style-type: none"><li>• The Trust would be formed of a dedicated team responsible for the management and maintenance of the specific GI asset.</li><li>• Trusts have financial benefits including tax relief and are eligible for a greater range of external funding.</li><li>• There are opportunities for local ownership and social enterprise to be realised through the development of a trust.</li></ul>	<ul style="list-style-type: none"><li>• The Trust would need to ensure that the required skills and knowledge are available.</li><li>• Unless the Trust has income from an endowment or through rent received from property, they will need to be continually exploring funding opportunities. A dedicated funding arm to the Trust may need to be set up.</li></ul>	The Rockingham Forest Trust  Milton Keynes Park Trust  Bank Side Open Spaces Trust (the London Borough of Lambeth)  Coin Street Community Builders
<b>Private management companies</b>			
Private management companies will be responsible for managing parks associated with a specific development.  Legal responsibilities are transferred to the management company.	<ul style="list-style-type: none"><li>• The responsibility for managing the GI asset is held with the private management company reducing the risks to the local authority.</li><li>• Long-term investment in the GI asset is ensured.</li><li>• Private companies may have access to funding streams not available to local authorities.</li><li>• Service charge could also be used for creating new spaces or management fees may be applied on new development.</li></ul>	<ul style="list-style-type: none"><li>• The local authority would have very limited control over the management of the GI asset and influence over the management would need to be secured through planning and legal agreements.</li><li>• This vehicle may only be suitable for sites within proposed residential or commercial developments so wider Parks would need to be managed by a complementary vehicle.</li></ul>	Canary Wharf London  Bo01 district, Malmo, Sweden

<b>Delivery vehicle</b>	<b>Management opportunities</b>	<b>Management implications</b>	<b>Example</b>
The existing green space resource would be managed by the local authority.			

