

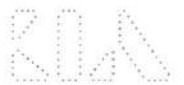


DRAFT

Dean Gardens
Stage 2 Report

Kinnear Landscape Architects Ltd

21 August 2019
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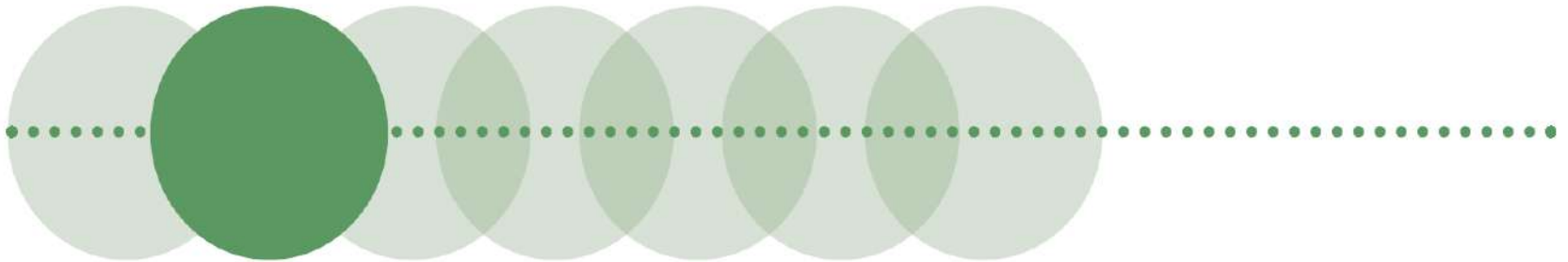
1.0 Introduction

Project Aims & Brief

KLA have been commissioned by LBE to look at the design, realisation and implementation of a new vision for Dean Gardens. We are working alongside New Practice, who will be leading the engagement side of the project, to ensure that the project is strongly rooted in the community and delivers a park that will be loved and well used by the people in West Ealing. The following points set out the project aims and our brief from LBE:

- Rejuvenating Dean Gardens as a public park for the local community that is safe, welcoming and attractive to a wide range of park users.
- Integrating the park with the surrounding streets and wider neighbourhood.
- Improve physical and visual links by removing the boundary walls, realigning some paths and by including a palette of materials and design themes that will be present throughout West Ealing.
- Provision of a high quality east-west cycle route through the park that connects Mattock Lane with Leeland Terrace.
- Providing a range of activities for all ages and abilities to include new children's play areas, adult exercise and fitness equipment, youth activities, large spaces for community events, and quiet areas for reflection, growing food and interaction with nature.
- Creating a park for the 21st century that is inclusive and incorporates the aspirations of the local community and stakeholders whilst respecting the local history of the park and its setting.
- Delivering a low maintenance, sustainable and easy to manage park that can be operated and maintained with a strong element of community volunteering throughout its lifetime. Incorporating sustainable new park features and facilities such as rain gardens, habitat areas, power and water supply for events, and the option for later addition of a small kiosk / park building suitable for vending and park equipment storage.
- Exploring the latest technological features and additions to ensure the experience is interactive, innovative and playful for future generations, contributing to the behaviour change within the area.
- Link to the wider WELN proposals and vision for West Ealing, ensuring that the new Gardens are legible and connected within the wider Liveable neighbourhood.

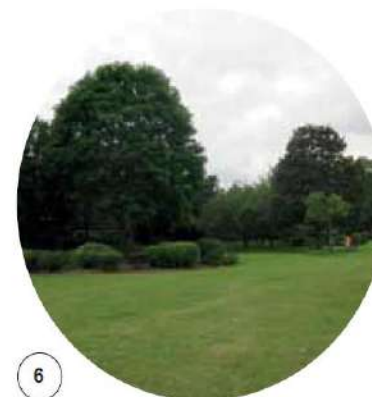
2.0 Existing site



2.0 Existing Site

Today Dean Gardens' central location in West Ealing and proximity to the Uxbridge Road means it is well used and has a high footfall going past and through it. The park has a number of impressive and important mature trees that add character to the site and provide an important opportunity to build on. The existing play facilities are very popular and used by families throughout the day. However, they are tired and in need of improvement, something we will look at in the following report. The park has a small outdoor gym area which is also well used and a basket ball net and goal end for older children. The park also hosts a number of events in the summer which are very well attended and popular with the local community. It is important that the emerging proposals for Dean Gardens still provide sufficient open space for these events to continue.

The park has recently suffered from a number of anti social behaviour events and has an underlying presence of drug use and day time drinkers. The park is not well used at night and generally people feel it is unsafe after dark. Our proposals for Dean Gardens will work to reduce this kind of behaviour and ensure the park is a safe and a well used space.



Existing site



2.1 Site History

Dean Gardens were once part of Ealing Dene Common, which was on both sides of what is now Northfield Avenue. Livestock were grazed here, and the Ealing Races were held on the common as part of the annual Ealing Fair on Ealing Green.

In Victorian times much of the land in West Ealing South of the Uxbridge Road was used for agriculture and, in particular, market gardens, nurseries and orchards. In 1909 a number of the local residents wrote to Ealing Town Council asking their consideration to turn the frontage along Uxbridge Road for 'a depth of 250 - 300 feet' into a pleasure garden that would be 'of great benefit to the residents of West Ealing and would tend to improve the status of that district'.

As a result, it was agreed that an area of 3 acres 128 feet deep from Uxbridge Road be converted to pleasure gardens, and the tenants of the 25 allotments received compensation; additional land for allotments was also purchased by the Council.

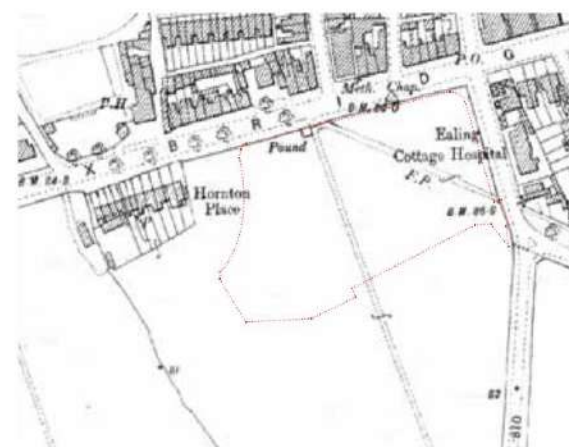
By 1910/11 the new park had been laid out with 'a considerable number of ornamental trees and shrubs planted' and ornamental fencing on Uxbridge Road and Northfield Avenue frontage, which had artificial stone coping and pier caps manufactured at Southern Sewage Works in the borough. A drinking fountain, the gift of Miss Jeaffreson, an Ealing resident, was erected near the centre. The original layout in the Borough Surveyor's proposal consisted of a perimeter path with seating and a number of beds, the whole surrounded by a 'New Unclimbable Iron Fence'.

The park is now crossed by a number of paths and has a children's playground, and re-landscaping in recent years has included a series of pergolas at the entrances along Uxbridge Road. The north-west corner of the gardens has been encroached by Leeland Terrace which cuts off the old Park Keeper's lodge.

1870
Parish Allotments



1890
Ealing Dean Common





Rough Outline of Dean Gardens showing the erosion of the parks' area through time. The history of a large green space that Dean Gardens used to be a part of is also visible, as well as the large scale allotments that used to sit partly where Dean Gardens sits today.

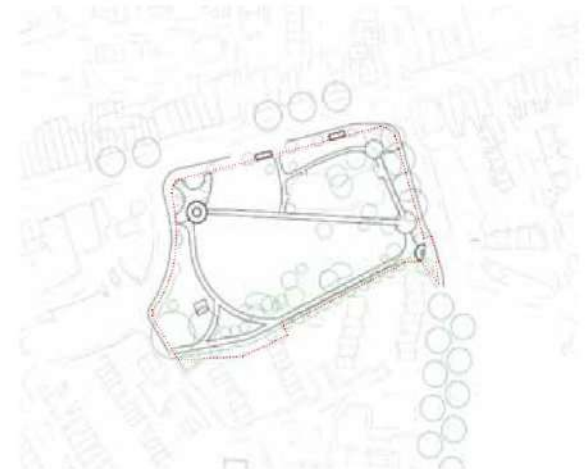
1910
Dean Gardens



1930
Dean Gardens



2019
Dean Gardens



2.2 West Ealing Liveable Neighborhood

Dean Gardens forms part of the West Ealing Livable Neighbourhoods project, a TFL funded scheme, delivering pedestrian and cycle friendly streets to West Ealing. The Broadway is a defining feature in the WELN plan and sits in the core of the area. As Dean Gardens sits adjacent to the Broadway, it plays a critical role in plan. Seen as an energy point, Dean Gardens is a place where the vitality of the neighbourhood is expressed and offers a place of distinct character and green where people can relax, pause, and play.

The core objectives of WELN are to:

- Improve the public realm, making streets and spaces more attractive, welcoming, and accessible.
- Increase the number of people walking, using public transport and cycling, to, from and through West Ealing.
- Reduce the number of car journeys overall, and achieve a mode shift from car to walking, cycling and public transport.
- Reduce air pollution levels to within legal limits, through a reduction in car trips.
- Help people feel comfortable and safe on streets, by reducing crime levels and perceptions of crime to promote feelings of safety.

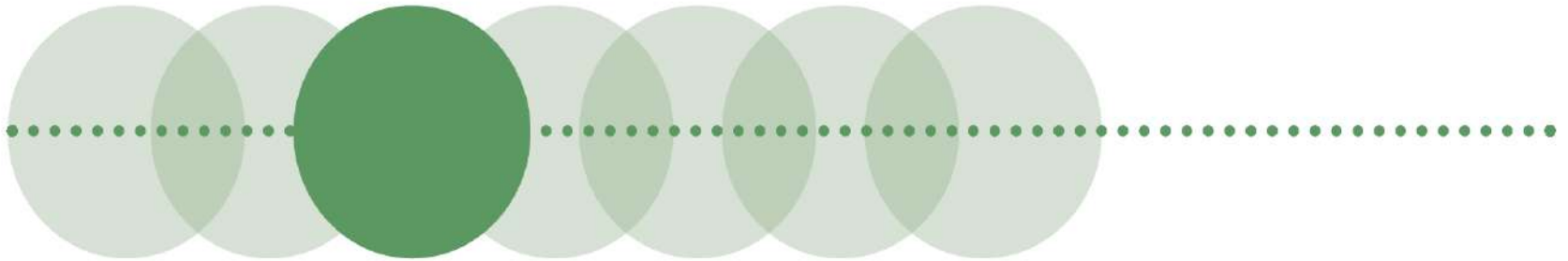
These objectives relate directly to the future of Dean Gardens and have been thoroughly considered in the design. Routes running through the site will connect to larger pedestrian and cycle networks, and therefore help the shift to more sustainable travel choices. By creating an attractive park where people can play, cycle, relax and feel safe, Dean Gardens will become a key part of a wider network of high-quality public realm in Ealing. Through the planting of trees, pollution can be reduced and a flower border will help increase the biodiversity of the park.

West Ealing Liveable Neighbourhood plan



3.0 Constraints and Opportunities

Wider Context



3.1 Improving Physical Links

Improving the cycle route through the park is a key goal of the design. As a part of the larger W.E.L.N strategy, the park will be connected to new cycle and pedestrian routes throughout Ealing. This is a major opportunity in Dean Gardens to improve the links to the surrounding streets and neighbourhoods. Cycling is at the core of the project, and the aim is also to build a cycle culture at Dean Gardens. The design will do so in three main ways;

- A new cycle route
- Route to learn to cycle, and play with wheeled sports
- Creating a playful route to school

Creating good pedestrian routes and links with the surrounding street network is also key to enable more people to use and access the site.



A PLAYFUL ROUTE TO SCHOOL

Cycle and Pedestrian Routes in Wider Context



3.2 Trees

Around Dean Gardens there are a large amount of high-quality trees that enhance the public realm. This is something the design of Dean Garden builds on.

Current situation: Key large scale trees at park's edge

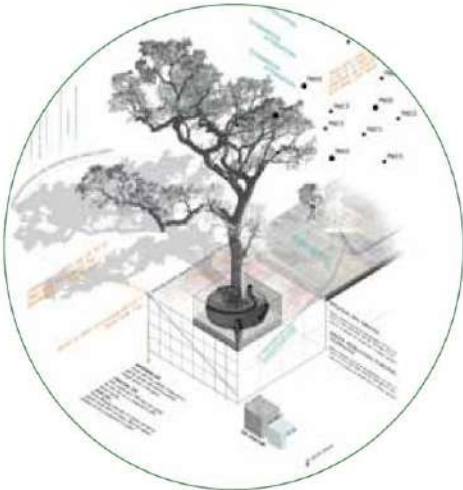
Opportunity: Trees in Dean Gardens to match this by introducing large scale trees. These would add to the existing network to reduce pollution.

Current situation: The trees on the site's Northern boundary provide a green edge

Opportunity: The canopies of these trees to be lifted to make lighter and safer



CONTRASTING SCALE
Dean Gardens to match Surrounding Large trees



FOREST SCALE TREES
Proposal adds to Existing Network
Help Reduce Pollution - WELN Objective



CANOPY LIFTING
Normand Park before. Dark, poor visibility.



CANOPY LIFTING
Normand Park after. Light, good visibility and retention of important trees.

Tree Opportunities and Constraints in Wider Context



3.3 Edges and Boundaries

There are a number of constraints regarding the existing edges and boundaries of the site. With these constraints come opportunities and design considerations that address these issues.

- Frontages

Current situation: Inactive frontages to the Eastern edge of Dean Gardens

Opportunity: The underused space and inactive frontages create opportunities for development area and potential spaces for a cafe location

- Public Realm edge

Current situation: A wide and underused pedestrian realm that sits on the Northern corners of the site, eroding the green edge

Opportunity: Addressing the inactive and underused boundaries of the site by allowing the green space to spill out into its context and create planted edges

- Uxbridge Road & Green Context

Current situation:

Large number of Services along Uxbridge road

High levels of air and noise pollution on Uxbridge road

Green Gap at the site's boundary towards the allotments and conservation area

Opportunity: Planted edges, including suds, address the high levels of air and noise pollution on the parks edge, and create connections to park's wider green context.



Inactive frontages could have uses to support the park



Erosion of green space taken back to the park



Underused edge



Visual and Physical Clutter



Park's Green Presence not felt
Potential to create green envelope around old allotment



SUSTAINABLE DRAINAGE & PLANTED EDGES

Making the Park's green presence felt.
Ecology of the park effects urban realm.
Reducing noise and air pollution.

Edge and Boundary Constraints and Opportunities in Wider Context



3.4 Green Context

There are a number of high quality green spaces surrounding Dean gardens. These all have various functions that serve the community and place Dean Gardens in a larger green and urban context. The neighbouring Allotments off Northfield Avenue are the oldest allotments in London, having been created from common land in 1832 as Ealing Dean Common Allotments. Originally, their area was over twenty acres but this has been reduced by encroachment, taking about 60% of the land for other developments. The remaining allotments are recognised as an asset of community value and Site of Importance for Nature Conservation.

Lammas park has a number of tennis and sports pitches, providing options for more formal organised sport. Walpole park has recently been revitalised and has popular play facilities for a variety of age ranges. Both of these parks are within a 10 minute walk from Dean Gardens.

Opportunities:

- *There is an important opportunity to link to Northfield Allotments, which is an incredible community resource for gardening knowledge and also an important green route that Dean Gardens could link to.*
- *If Dean Gardens had to be closed off for a period of time during construction there would be a suitable green spaces as a substitute, all within 10 minutes walking distance from Dean Gardens.*
- *It is important to identify what is lacking in the surrounding green spaces. This can help understand what could become the unique identity for Dean Gardens, and start designing the unique character that will make people want to visit Dean Gardens.*



NORTHFIELD ALLOTMENTS



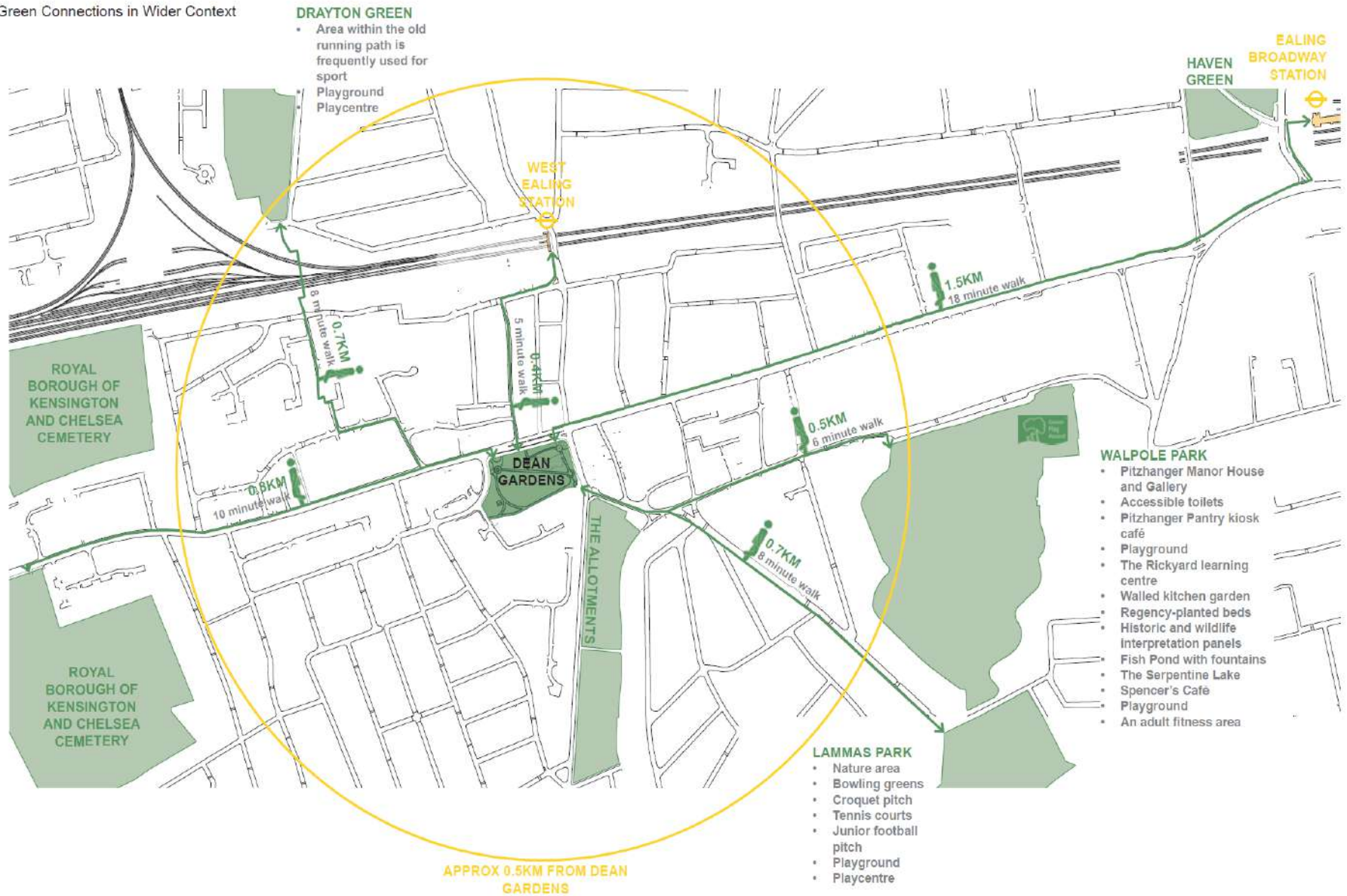
LAMMAS PARK
Sports Facilities



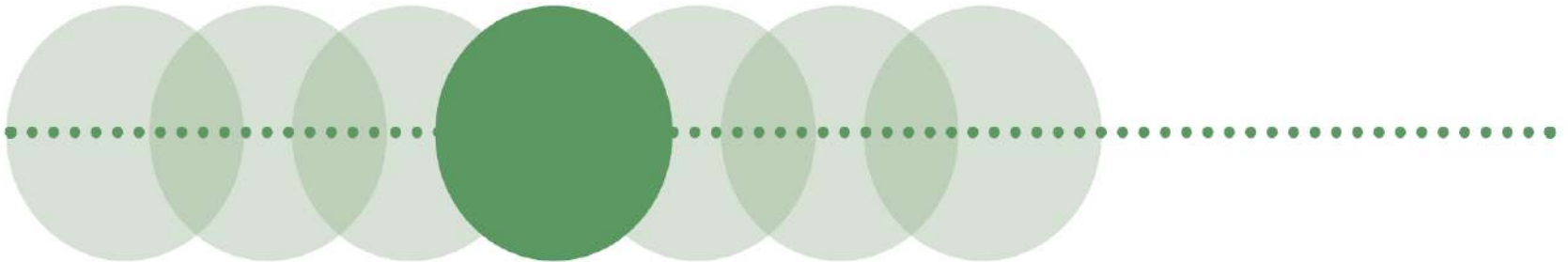
NORTHFIELD ALLOTMENTS



WALPOLE PARK
Play



4.0 Design Development



4.1 Dean Gardens 'Walk Around'

As part of our initial consultation at the start of the project we consulted with the various stakeholders involved in the WELN project and others with interests in Dean Gardens. This took the form of a walk around the park, stopping at various points to discuss the strengths and weaknesses and opportunities for improvements. Stakeholders who attended included Ealing Cycling Campaign, TfL, A2 Dominion Housing, West Ealing Neighbours, Ealing CVS, Make Uxbridge Road Safe and Ealing Youth Service. The results are summarised below:

Participant 1

- Park is busiest area
- Need a balanced surveillance solution, not obvious cameras
- **Willow trees are the main feature**
- Traditional park benches invite loiterers, need to explore unconventional seating.
- **Area 4 should be opened up to encourage Leeland terrace thoroughfare**
- **Keep Broadway edge barrier**
- Integrate Hello Lamp Post objects within new park designs.

Participant 4

- Dark and poor sightlines disguise the substation
- Play – diversify and mix up traditional fares with natural and informal play. Robust and fun. Relocate away from busy road. Willows are beautiful. Find a better location for the historic fountain. Colourful planting along Uxbridge road – good for people and wildlife.
- Pigeons – yuck. But feeding does have a social/religious/mental health aspect? Corner planting and boulders good – why no seats? This style of landscape would be better set away from the Broadway.
- **Area 4 – Leaky, wasted space – ugly views across Leeland terrace.** Youth activity area (gym, goal, tower) all good activities – needs more and maybe somewhere else.
- Area 5 – Dark, scruffy back fence, asb, useful main open space for formal and informal activities.

Participant 2

- Hedge blocking ped/cycle traffic from Tucan Crossing is mercifully being dealt with, but....
- Fire gate at other end of path is too narrow to walk bike through, and offset from kerb ramp, forcing cyclists to perform a difficult and dangerous sequence of turns to get onto Leeland terrace. A bollard would be better in the short term.

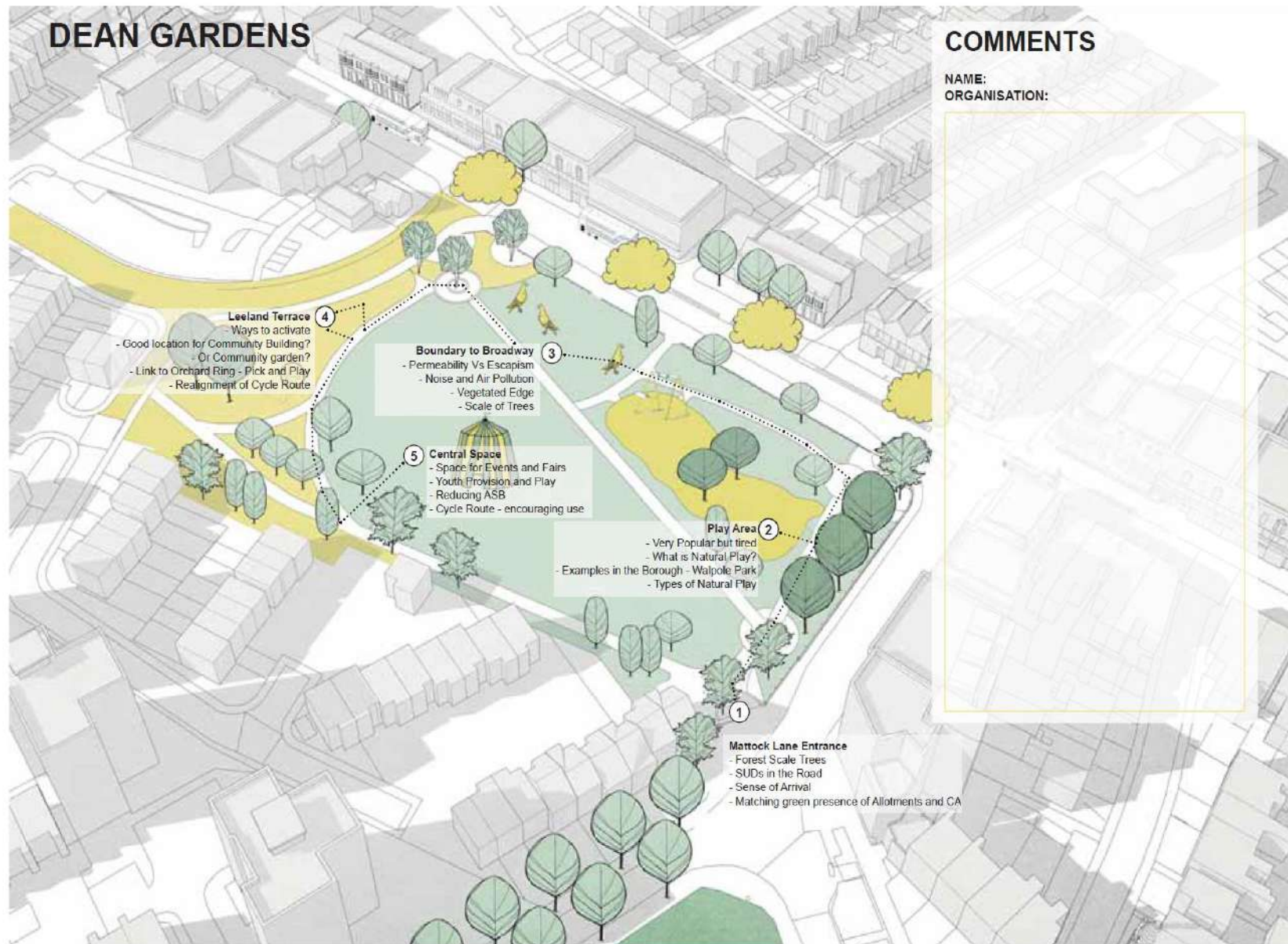
Participant 3

- Poor lighting because of Street Lamps (need more) and Tree canopies hiding/shading areas

General Comments

- Play area too prescriptive
- CCTV not visible – can we lift canopies
- Access into sheltered housing from the park as well – locked gate.
- Can we use some fragrant plants?
- Gym could be put beside cafe – would be a good way to integrate people.
- Community garden in Walpole park had all the food stolen from it – **concern about vandalism etc.**
- People frightened to use bus stops at night – lighting will be an important part of design.
- Play area for under 15 yo – any older not allowed in, can ask to leave.
- Traffic on Northfield Avenue very bad – busy at commuting times.



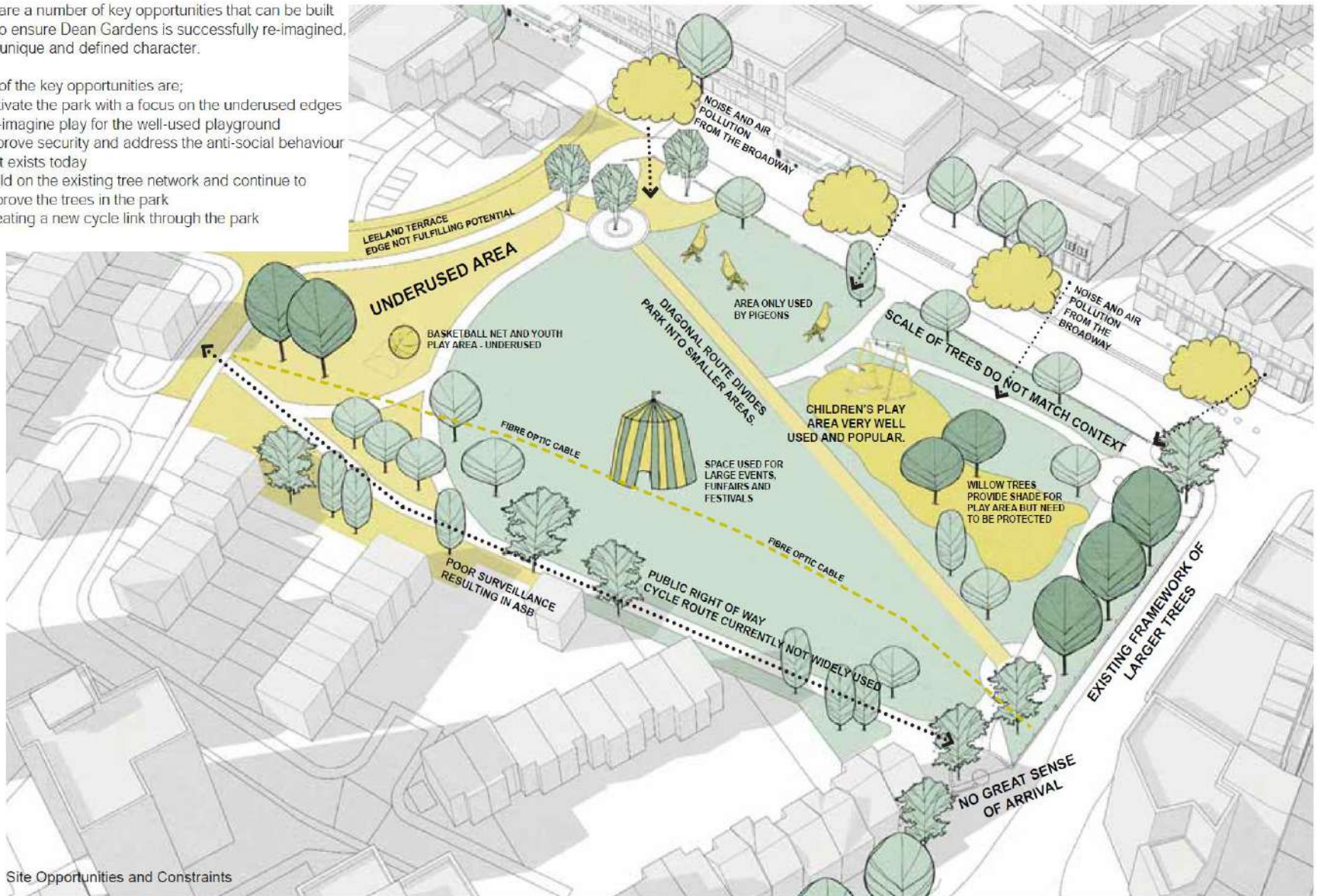


4.2 Key Opportunities

There are a number of key opportunities that can be built upon to ensure Dean Gardens is successfully re-imagined, with a unique and defined character.

Some of the key opportunities are;

- Activate the park with a focus on the underused edges
- Re-imagine play for the well-used playground
- Improve security and address the anti-social behaviour that exists today
- Build on the existing tree network and continue to improve the trees in the park
- Creating a new cycle link through the park



Site Opportunities and Constraints

4.3 Public Consultation

The public consultation took place on the 20th of July in the form of a community event. Here 5 boards were presented with opportunities and constraints and 3 different design options. The public were asked to fill out a questionnaire, and some shorter postcards, writing down general opinions and preference in regard to the three design options.

At the event there were also smoothie bikes, yoga and a manicure station. Please see Appendix 3 for a report detailing the full results.

Public Consultation Results - Opportunities and Constraints

The participants were broadly in favour of the ideas explored in our initial analysis. The main ideas, namely increasing tree canopies, improving the legibility of the park, and the renewal of the boundary were all broadly supported.

There was broad agreement to activate the park and improve security, with strong support for the introduction of community growing and maintaining open space for events.

With regards to cycling, the participants were asked to express interest in a range of potential ideas. There was disinterest in BMX and skateboarders, and stronger interest in bicycle repairs and this type of facility.

The most common constraint and topic of conversation of the community event was the anti-social behaviour within the park and feeling a lack of safety after dark because of this.



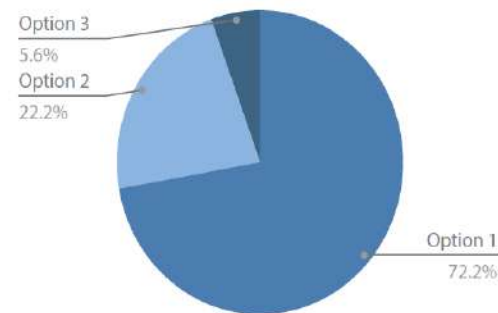
4.4 Edges and Boundaries

As a part of addressing the edges, there is opportunity to look into the existing fence around the site. There are different ways to address this edge with varying degrees of security and robustness.

Boundary Consultation Results

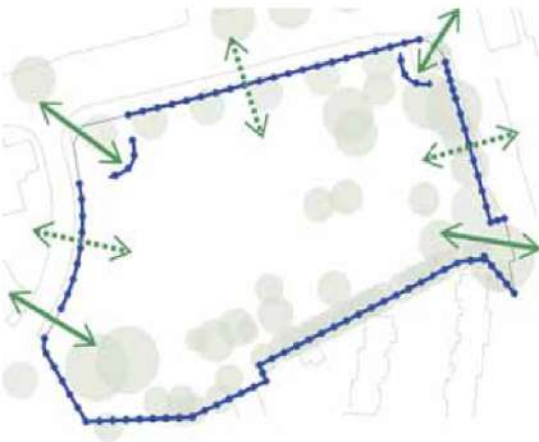
There was a strong preference to have a formal boundary, with 72% preferring a boundary option with retention of the existing fencing or a similar barrier. This was to ensure the safety of young children. There were mixed opinions of the existing fencing itself.

Preference for boundary options



1 Preferred Option

Retaining existing fencing. As it currently is or introduce a new low fencing. This boundary is currently not a good buffer to noise and air pollution. Moderate physical permeability.



2

Remove fencing and create new boundary using attractive low planting. Create barrier to movement and pollution but allow visual permeability. Benefit to Ecology and nature.



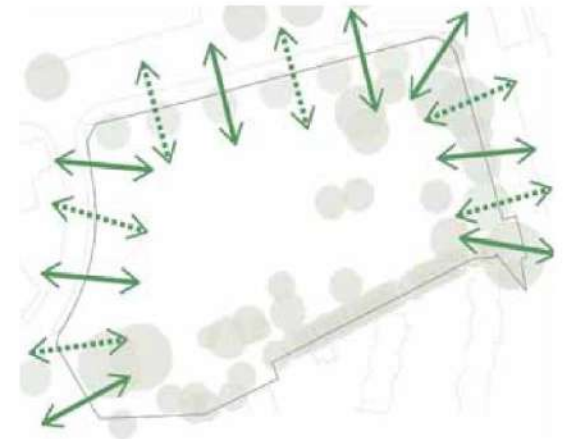
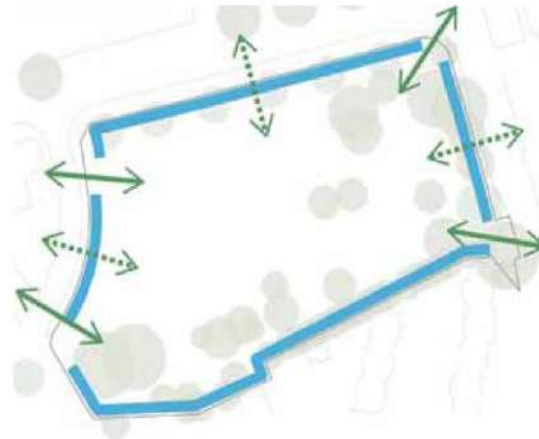
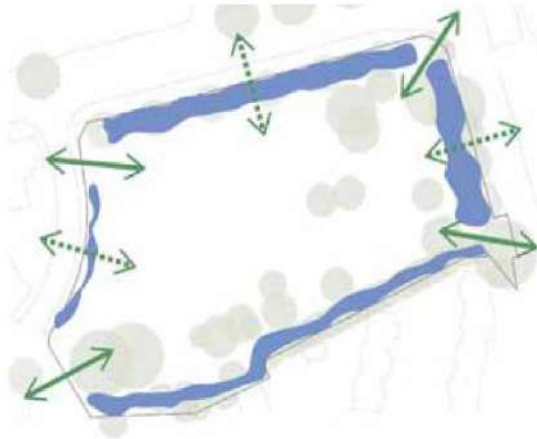
3

Remove fencing and create new boundary using low seating wall. Create barrier to movement but allow visual permeability. No reduction in air and noise pollution. Edge can be activated.



4

Remove fencing have park boundary completely open. Full physical and visual permeability. No reduction in air and noise pollution. Park feels part of Uxbridge Road.



4.5 Activating Dean Gardens

There are a number of opportunities to active Dean Gardens that focus on retaining existing events and encouraging more events to happen in the park, such as community growing. Some key opportunities are;

- Community growing activate Leeland Terrace and aid the sense of the community in the area.
- Ensuring there is sufficient open space for existing events, festivals and fairs
- Define entrances and design legible thresholds that create a sense of arrival

Activating the Park Consultation Results

Participants were broadly in agreement with each of the ideas to activate the park and improve security, with particularly strong support for the introduction of community growing as well as maintaining open space in the park for larger events such as fairs and festivals.

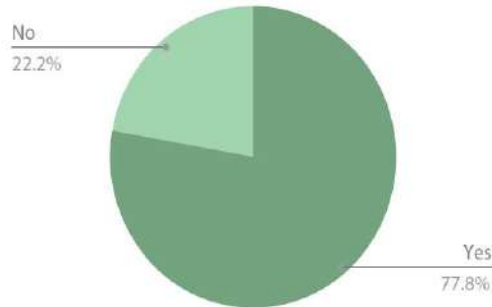


Ensuring there is sufficient open space for new and existing events

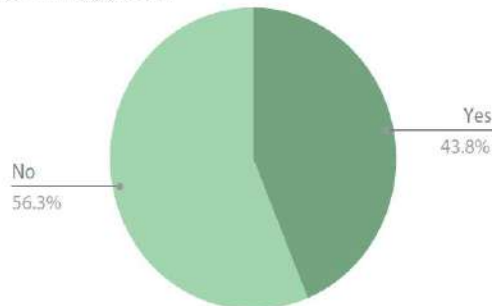
Community Gardening Consultation Results

There was strong support for the community gardens, and 44% expressed interest in volunteering and there were also concerns about vandalism and theft.

Participants in favour of introducing community gardens



Participants who responded they would volunteer in community gardens



Strong interest in Community gardening

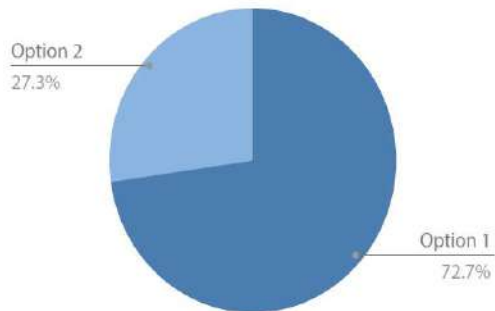
4.4 Improving Security

Lighting in the park will play a very important role in its safety and how it is used in the evenings and after dark. Lighting should clarify the layout of a park by emphasizing routes, focal points, gathering places and entrances. There are two options for lighting the park that both address the issues of safety.

Lighting Consultation Results

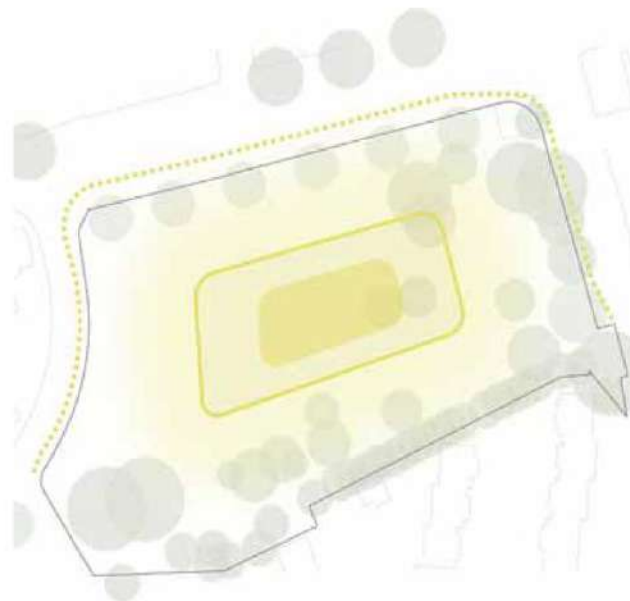
Of the two lighting options, 72% preferred lighting around the perimeter of the park, rather than broad coverage in the centre.

Preference for lighting options



1 Preferred Option

Pedestrian lighting at the park perimeter to enhance the park's character, encourage use and build on the existing street lighting. Central area is less illuminated.



2

Low level lighting focused in the central area of the park. Consistent level of lighting with minimal glare to reduce shadows and create a more consistent 'glow' across the park.

4.6 Play

The existing playground is large and well used. However, there are also some issues and constraints that can be addressed. The existing playground is;

- Very popular and well used
- "Tired and in need of an update"
- Urbanises the Park
- Does not fit into natural play category
- Play equipment is prescriptive
- Not a good relationship with the Willow Trees (although shade is important)
- Fragmented, unattractive surfaces which do not contribute to play value
- Collaborative play opportunities limited
- Landform not used for play
- Fencing limits scope of play

There are a number of opportunities with non-prescriptive, natural play that addresses the above issues. These are:

- Play make use of natural elements
- Landform creates non-prescriptive play
- Climbing and other forms of play that build in opportunities for children to experience risk and challenge
- Successful play that stimulates the five sense, providing access to music and sound, and different smells made by plants and leaves.
- Cross-generational play that avoids territorial spaces and segregating children on the basis of age or ability
- Encouraging a route to sport through play. Play should allow children to develop skills and coordination
- Playful route to school

Play Consultation Results

Generally, participants were in favour of introducing play elements proposed by KLA, including natural play, landform elements, and sensory play. There was however some preference to retain more traditional play elements, such as swings by some.



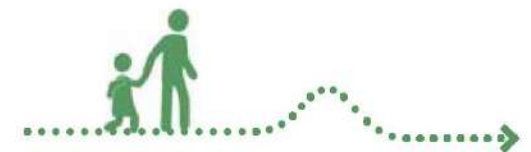
EXISTING PLAY



PLAY AGE RANGES (SOURCE:PLAY ENGLAND)



RANGES OF PLAY



PLAYFUL ROUTE TO SCHOOL



TIMBER



LANDFORM



CLIMBING



SENSORY



CROSS GENERATIONAL

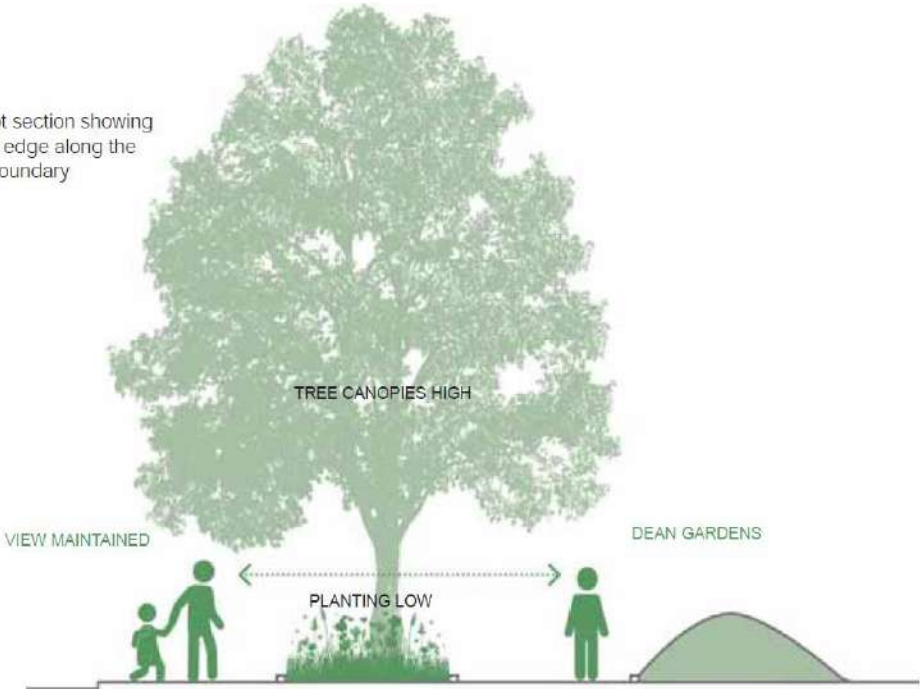


PLAY INTO SPORT

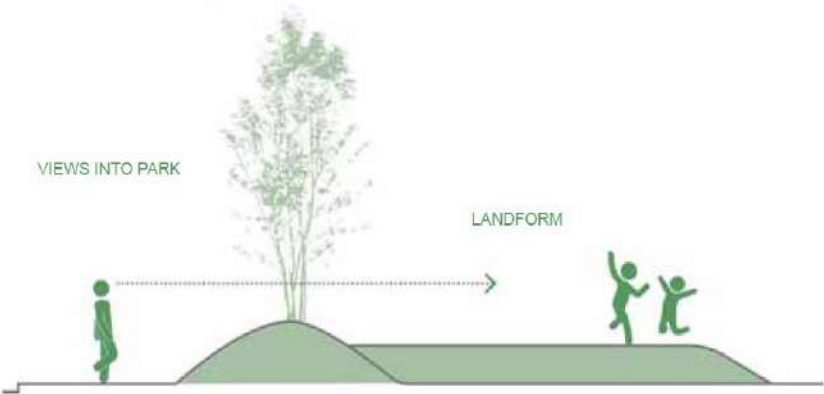
4.7 Concept Sections

As some of the key design ideas involved landform, design studies looking at Dean Gardens through sections investigate how the landforms play a role in planting, existing trees, views, security and play.

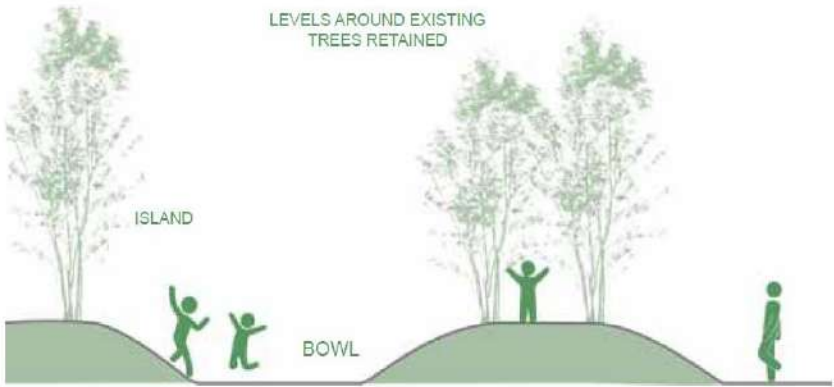
1 Concept section showing planted edge along the parks boundary



2 Concept section through landform and wavy surface. Landform helps keep circulation to the extents of the park whilst maintaining visual permeability



3 Concept section through landform and oval islands. Landform is used to retain existing trees by maintaining levels around their root protection area.



4.8 Design Options

Following on from our initial consultation work and options and constraints appraisal we developed 3 sketch design options that bring together a collection of 'ingredients' to revitalise the park. These build on the emerging themes of play, community growing, landform, cycle culture and forest scale trees. These options were then consulted on at our public engagement event held in the park.

4.9 Design Option 1

PICK AND PLAY ORCHARD

Play

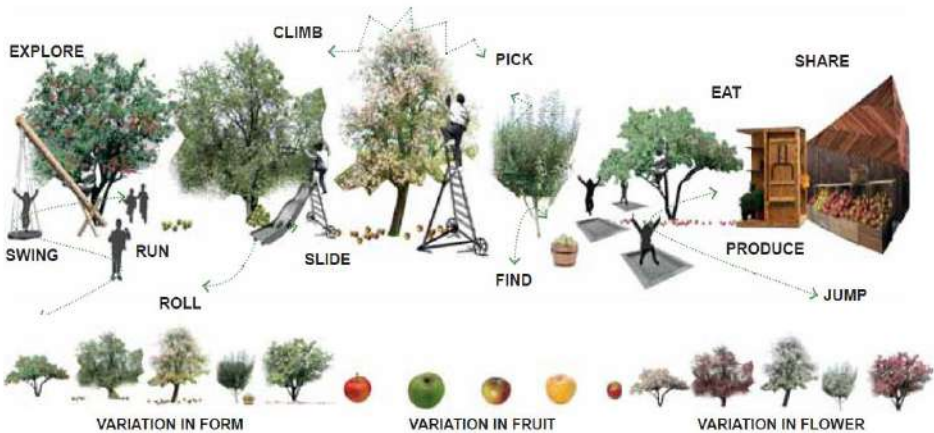
- The main play element in this option is a Pick and Play Orchard which uses a variety of Apple Trees and Natural play elements to create a fantastic space for learning, exploring and playing. The grid of fruit trees extends through the park and over Leeland Terrace, expanding the park's influence into the public realm.
- Natural timber play elements are woven through the park, varying in size and use difficulty. These timber play elements tie into the landform of the park and ensure that play is not constrained to one particular area.
- A winding wheeled sports route for a wide range of abilities is also included in this option. This will allow children, of varying age and ability, to learn how to ride their wheels and also creates a playful route to school.
- Youth play provision in Option 1 is provided through table tennis tables and timber decks. The timber decks are un-prescriptive and can be used for performances, cat walks, sitting, sunbathing and having picnics.

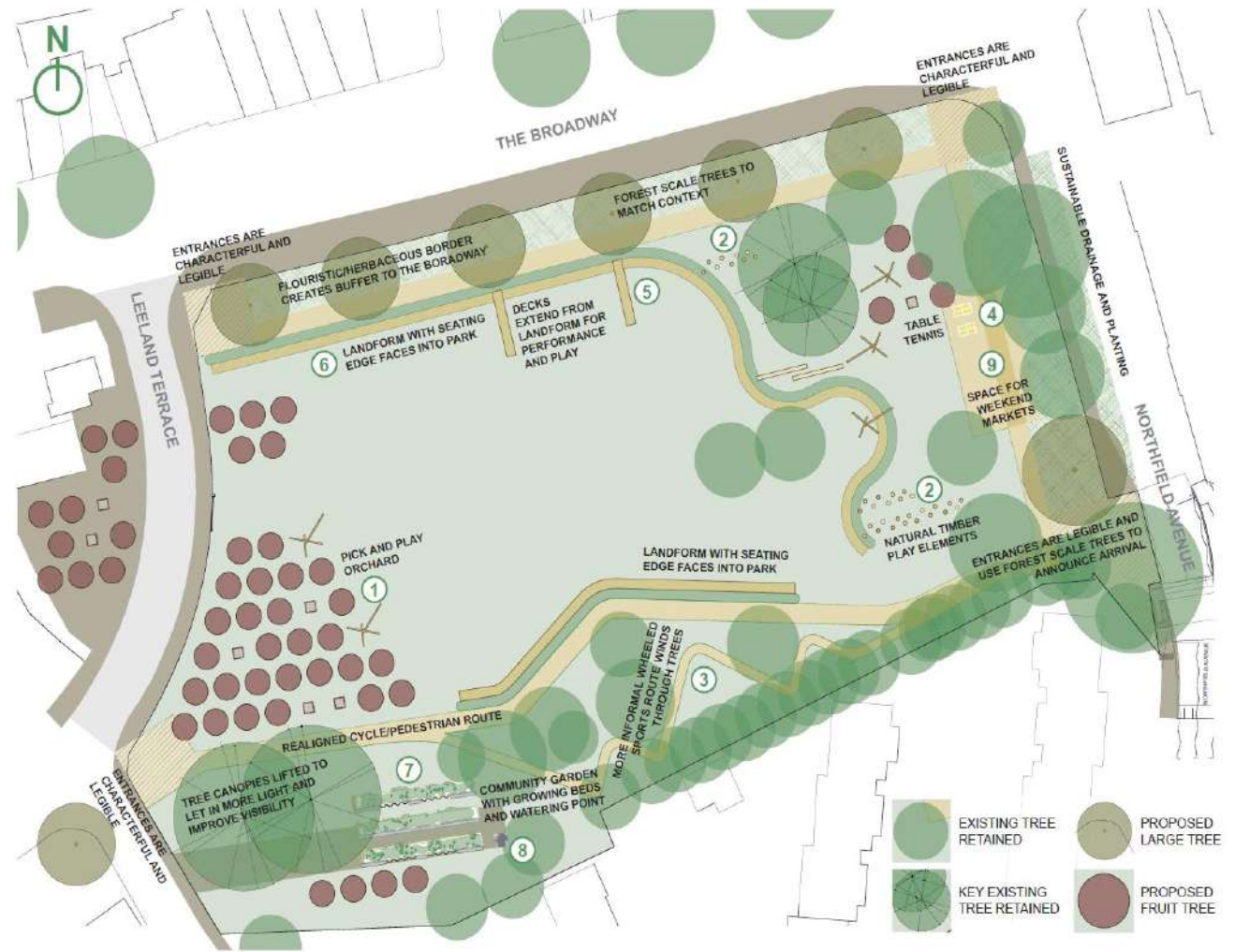
Landform

- The landform in this option takes the shape of a winding earth mound with a curved seating edge running along it that faces into the park. The seating edge will give people a place to watch performances, relax or sit whilst their children play.
- Play elements are integrated into this piece of landform to reduce segregation and make use of its intrinsically playable shape.

Community

- This option contains a Community Garden with growing beds and a watering point. The growing beds are linear and vary in height to allow people of mixed ability to access and use them. The watering point also has added play value and can be used as a drinking fountain. The community garden in this option is further south in the park, activating the SW Corner.
- There is a space to the east of the park for Weekend Markets.
- We believe that the success of a park is partly down to the integration of uses and functions within it. This insures that a wide variety of people interact.





4.10 Design Option 2

USING LANDFORM FOR PLAY - WAVES

Play

- The main play element in this option uses a wavy landform that is un-prescriptive and cross-generational. The waves have natural timber play elements set within them which vary in ability use and ambition. This creates a continuous play surface that children can progress through as they grow older and more ambitious, seeking out more challenging play.
- A winding wheeled sports route for a wide range of abilities is also included in this option. This will allow children, of varying age and ability, to learn how to ride their wheels and also creates a playful route to school.
- Musical play elements are also included in Option 2. Successful play spaces stimulate the five senses and sound play will encourage imagination and creativity.
- Youth play provision in Option 2 is provided through small climbing walls. These walls provide people with the opportunity to climb and will appeal to a variety of age ranges.

Landform

- The landform in this option follows the tree line, retaining existing trees and creating characterful 'islands'. This landform is high enough to prevent people from easily crossing over but is low enough to ensure visibility across the park is maintained.
- Running perpendicular to this landform are smaller waves which create a fun, un-prescriptive terrain for children to play on. A surface like this will help promote physical activity and sustainable transportation within the park.
- Dean Gardens is popular with children and parents on the walk to and from School. Ensuring the design of the park creates a playful route to school, where children can play, learn new skills and build their confidence, will encourage more people to be active. We think play can be an important route into more formal sport and Dean Gardens could provide this opportunity.

Community

- This option contains a Community Garden with growing beds and a watering point. The growing beds are linear and vary in height to allow people of mixed ability to access and use them. The watering point also has added play value and can be used as a drinking fountain. The Community Garden has a central location along Leeland Terrace.





4.11 Design Option 3

USING LANDFORM FOR PLAY - ISLAND AND BOWLS

Play

- The main play element in Option 3 is a continuous windy route that snakes through the park, round trees and over landform. This route will vary in difficulty to allow it to be used by a mixture of abilities and ages. The route will be for wheeled sports such as cycling, skating and scooting and will have obstacles and objects to interact with moving round. The route will widen and narrow, split and rejoin and also be used by those on their way to and from school.
- Landform and timber play elements will also be present in this option, with an oval area dedicated to play gravel as well. Gravel can be made into piles, spilled, shared, carried and will provide an excellent avenue for children to learn physical, cognitive, and social skills.

Landform

- The landform in this option follows the tree line and creates characterful oval 'islands' and bowls. This landform is high enough to prevent people from easily crossing over but is low enough to ensure visibility across the park is maintained.
- The landform also allows existing trees to be retained as it responds to the levels around the Root Protection Areas.

Community

- This option contains a Community Garden with growing beds and a watering point. The growing beds are oval shaped and vary in height to allow people of mixed ability to access and use them. The watering point also has added play value and can be used as a drinking fountain.
- A space on west side of the park, beside the community garden is kept for weekend markets. Produce from the community garden could be sold here. This will help enliven this side of the park and bring weekend activity.



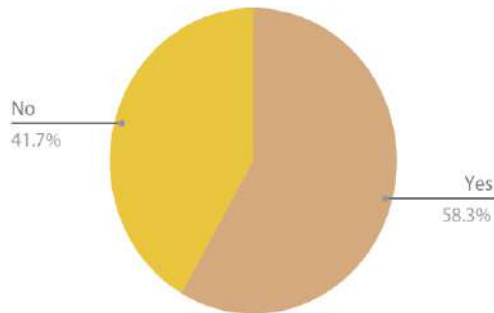


Design Options

Design Option 1

The pick and play orchard only had marginal favour and concern was expressed about the management of this area. The landform concept with decking and seating was largely in favour for the participants and there was strong support to introduce new youth play facilities, in form of the tennis tables and performance decks.

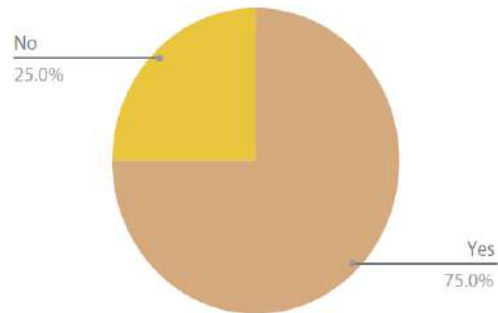
Participants in favour of against the introduction of a pick-and-play orchard in Dean Gardens



Design Option 2

The participants were strongly supportive of the wavy landform design and the climbing wall and there was support for the community garden location. There was mixed support for musical play.

Participants in favour or against the introduction of a wavy landform design in the park



Design Option 3

There was very strong support for the landform design in this option and the introduction of natural play elements including gravel play and the wheeled sports track.

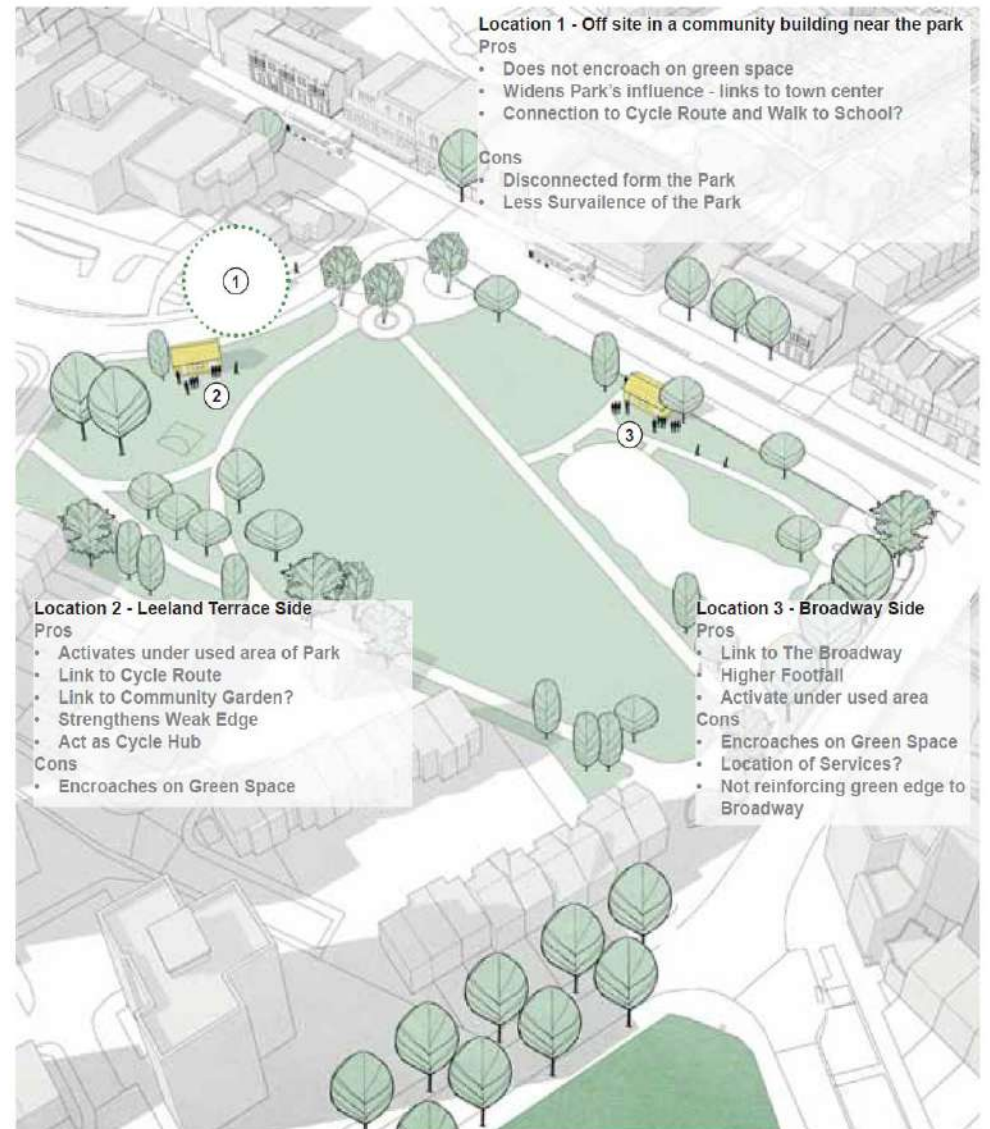
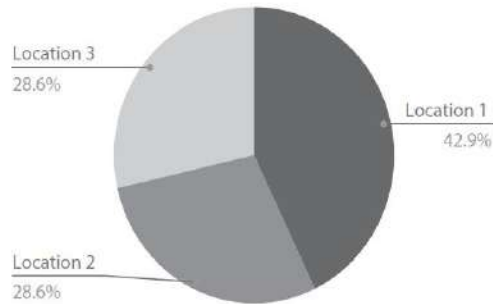
**Awaiting final report from New Practice with this information*

Community Kiosk

There was no strong opinions on the location of the community kiosk in the park, but a marginal preference for locating the kiosk outside the park and concerns about reducing the green space and disrupting local businesses.

Regarding the functions of the park, there was general support for all the suggestions, with particularly strong preferences for an external area covered by a canopy, and public toilets and baby-changing facilities.

Location of community kiosk



4.12 Existing site

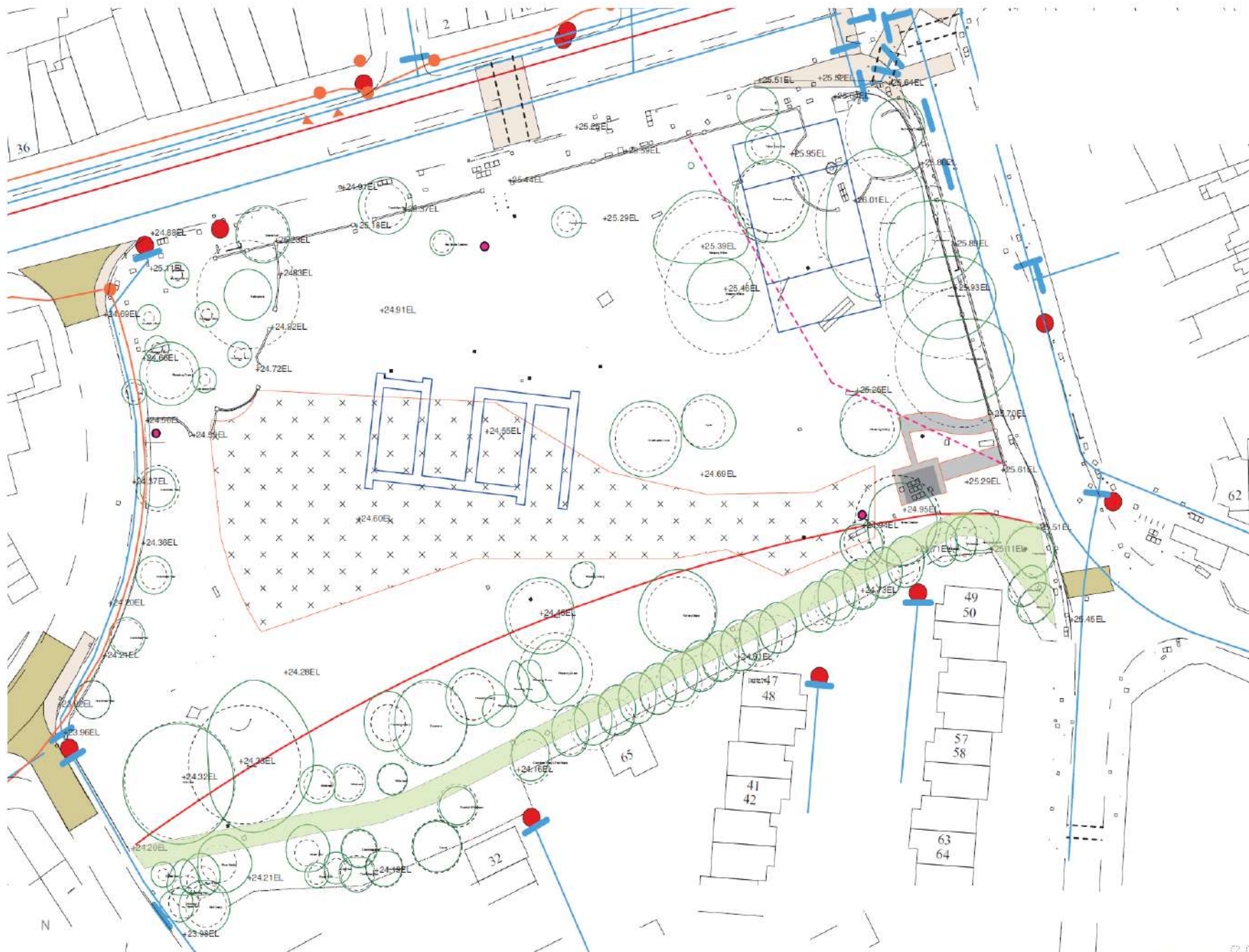
There are a number of existing constraints that will require consideration when developing our proposals for Dean Gardens. As mentioned previously, the existing network of mature trees are a key asset and therefore their root protection areas will be considered to ensure they continue to flourish. The popular events held in the park will require a certain amount of open space, approximately 4,300m², and this must be factored into the design, also ensuring that vehicle access is provided. The wider WELN proposals will also need to be coordinated with our design and we will work with the other consultants to ensure that Dean Gardens fits legibly into its surroundings.

There are also two buried air raid shelters from WW2 that require further investigation and will place constraints on what activity and construction that can happen above them.

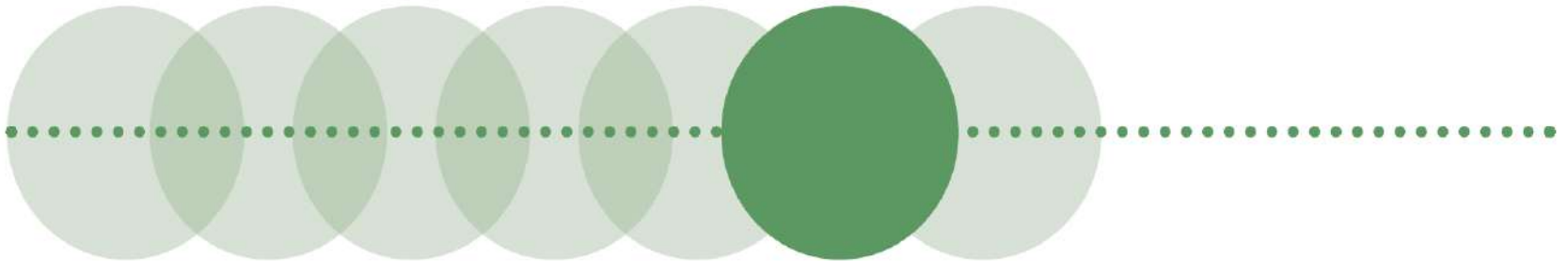
One large constraint of the site is the number of buried utilities within the park's boundary. We are awaiting radar surveys, which will give accurate locations and depths. The plan on the opposite page highlights these constraints.

"It is worth noting that a number of the services and constraints shown on this plan are not geo-referenced as they were only available in .pdf format or on old maps. This means their locations may not be 100% accurate."

Key	
	Telecoms duct, trench
	Water Valve
	Water main
	Water Hydrant
	Telecoms Chamber
	Water Trunk main
	Services / manholes
	BT cable
	Air raid shelter outline
	4,300m ² required for events
	British Gas land lease and service units
	Root ball Protection areas
	Existing Trees
	Existing railing
	Existing crossings
	Proposed crossings
	Proposed road table crossings
	Existing levels
	Fibre optic cable
	CCTV
	Adopted Highway in park



5.0 Site Plan



5.1 Key Concepts

Our Stage 2 proposal contains a number of design concepts/intentions that we have carried through from the consultation work and refined. These continue to build on the 'ingredients' we identified at the start of the project.

1

An agricultural pattern, ridge and furrow, informs the design and layout of the community garden. This pattern remembers Dean Garden's past as an area of market gardens and horticulture. The growing beds will form an important community heart to the park and help foster the community cohesion needed to ensure a sense of ownership. Linear beds, running north/south, will vary in height and have accessible edges so they can be planted and used by all abilities. This linear pattern will continue with linear play elements and rows of fruit trees. The community garden will hang itself off the two large oak trees, with crowns lifted, and help bring activity and vibrancy to the Leeland Terrace side of the park. The main east/west cycle route will also run through this space, and if the kiosk is positioned here, it will help create a cycle hub with space to park your bike, have a coffee and do some gardening.



2

The second concept for Dean Gardens is a linear piece of mounded landform that snakes through the park finishing at the two willow trees. This piece of landform will be intrinsically playable, a mounded hill, and will also have timber play elements integrated into its form. This will provide play for a large age range of children. The landform will have a timber deck following its form, with projections for people to sit, perform or have a picnic.



3





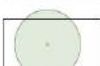




The third concept for the park is a concrete surface for wheeled sports. This surface will have the appearance of a piece of fabric draped onto the park, with subtle and low mounds that can be skated, scooted or cycled on. The surface will have a retaining edge running along one side, where the mounds are steeper, and gradually slope down towards the other side, where the surface becomes more gentle.



5.2 Site plan

The following Landscape GA illustrates our Stage 2 Proposal for Dean Gardens. A larger A1 scaled drawing with associated sections will also be supplied as part of the Stage 2 Information set.

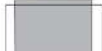





SOFTWORKS

-  Existing trees to be removed
-  Existing tree retained. Root Protection Area (RPA) shown as dashed line
-  Proposed Malus fruit trees. Fruit varieties to vary including min 5no. varieties
-  Proposed Multi Stem tree
-  Proposed Specimen Tree, 3m clear stem. Species to include *Pinus sylvestris*, *Platanus x hispanica*
-  Amenity Grass
-  Herbaceous and grass planting bed with with species to provide, color, height and ecological benefit.
-  Reinforced grass turf landform
-  Proposed Entrance Hedge. Evergreen such as *Taxus baccata*. Height Varies between 1.2m - 1.8m.

HARDWORKS

-  Concrete surface with undulating top. Retaining edge to Eastern side. Cantilevered edge to Western side. Structure set 450mm above GL, tapering to GL beside Willow Trees.
-  Existing pavement. Made good where required.
-  Resin bonded surface laid onto new asphalt base.
-  CEDEC gold compacted gravel
-  Entrance/Threshold Space. Dutch pavers laid in special bond. Integrated into planting.
-  Skateable concrete surface weaving between trees. Precast sections 250mm deep on Sub base. See engineers detail. Surface mounds up and down to create a playable route, varying in difficulty.

STRUCTURES AND FURNITURE

-  Proposed Community Kiosk. Size and location TBC following business study.
-  Community garden planting beds in brick and sheet piling. Accessible edge and varying height.
-  IPE timber deck for performances and sitting. Timber to be FSC certified. Deck to have steel frame to engineer's detail.
-  IPE timber seating edge. Timber to be FSC certified.
-  Santa Cole Armchairs. Fixed to ground with concrete footing to Manufacturer's Detail.
-  Waterpoint in Community Garden with Play Value.



Proposed entrance signage. Corten sheet with cut out lettering. Fixed between two steel verticals set in concrete footing to engineer's detail.



6no. Sheffield Cycle Stands. Fixing to manufacturer's detail.



Existing historic railings retained in this location. Gaps filled where required using left over railings.

Proposed Corten Steel Bollard. 1000mm height, 150mm diameter. Used to slow down cycle traffic onto main route. Fixing to engineer's detail.

PLAY



2500 x 1750mm in-ground trampoline with 500mm wide rubber surface border, set flush with surrounding levels



Proposed table tennis table, solid concrete with foundations set in resin bonded area.



Pre Cast concrete climbing wall with hand holds. Foundation to Engineer's Detail.



Proposed Play for age range 0-5 years. TBC with Play Consultant.



Stepping Log-Stripped Oak, height above ground 400mm, diameter circa 400mm



Richter - Cantilevered Rope Swing. Integrated into Landform



Bespoke Stainless steel slide that follows form of landform. 4m Wide.



Bespoke tree house. TBC with Play Consultant.



5.3 Planting

Floristic border

The palette for the border is a mix of grasses, flowers, and shrubs that create seasonal interest by a variety of flowering seasons and evergreen shrubs and grasses. Hardy and easy-to-maintain plants such as Lavender and Rudbeckia would be from a large part of the border.

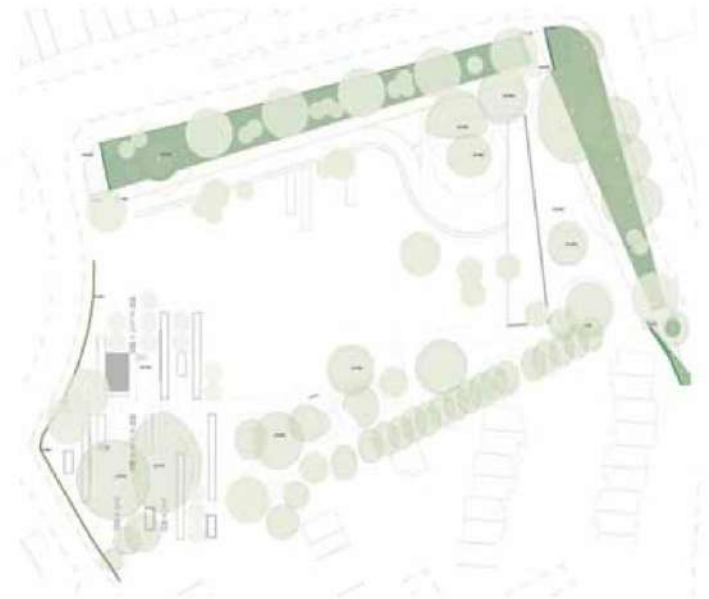
The species mix will create a range of sensory and tactile experiences through for example the smell of Lavender and the delicate grass tips of *Deschampsia* swaying in the wind. This would also encourage children to engage with the planting and increase their knowledge of nature.

Seasonality

The species mix is grounded in various types of native wildflowers which give strong colour. These are accentuated by species such as *Achillea filipendulina* 'Coronation Gold' and other non natives that give colour from early spring to late summer. Species such as *Cornus alba* 'Sibirica' retain structure during the winter months with a striking red bark that gives colour and interest. Grasses and sedges give year round structure with seed heads.

Maintenance

Leave seed heads and winter stems in place until January / February. Cut back all the plants to ground level, removing the arisings (apart from any plants that are winter green such as *Carex secta*). Undertake a complete weed-over the whole plantings in March. During the growing season, the vegetation will come together to form a canopy and only periodic inspection will be required to remove any obvious weeds.



Native wildflowers, which are of benefits to pollinators form a familiar base



Centaurea scabiosa
Greater knapweed



Malva moschata
Mallow musk



Knautia arvensis
Field scabious



Lychnis flos-cuculi
Ragged robin



Dipsacus fullonum
Wild teasel

Non natives add seasonal variation and winter structure



Achillea filipendulina
'Coronation Gold'
Yarrow



Gaura lindheimeri 'Whirling Butterflies'
White guara



Calamagrostis 'Karl Foerster'



Cornus alba 'Siberica'



Geum 'Scarlet Tempest'

Common and well loved species create structure and continuity



Rudbeckia
Coneflower



Lavandula Augustiflora
Lavender



Carex secta



Deschampsia cespitosa
'Goldtau'



Origanum laevigatum
'Herrenhausen'

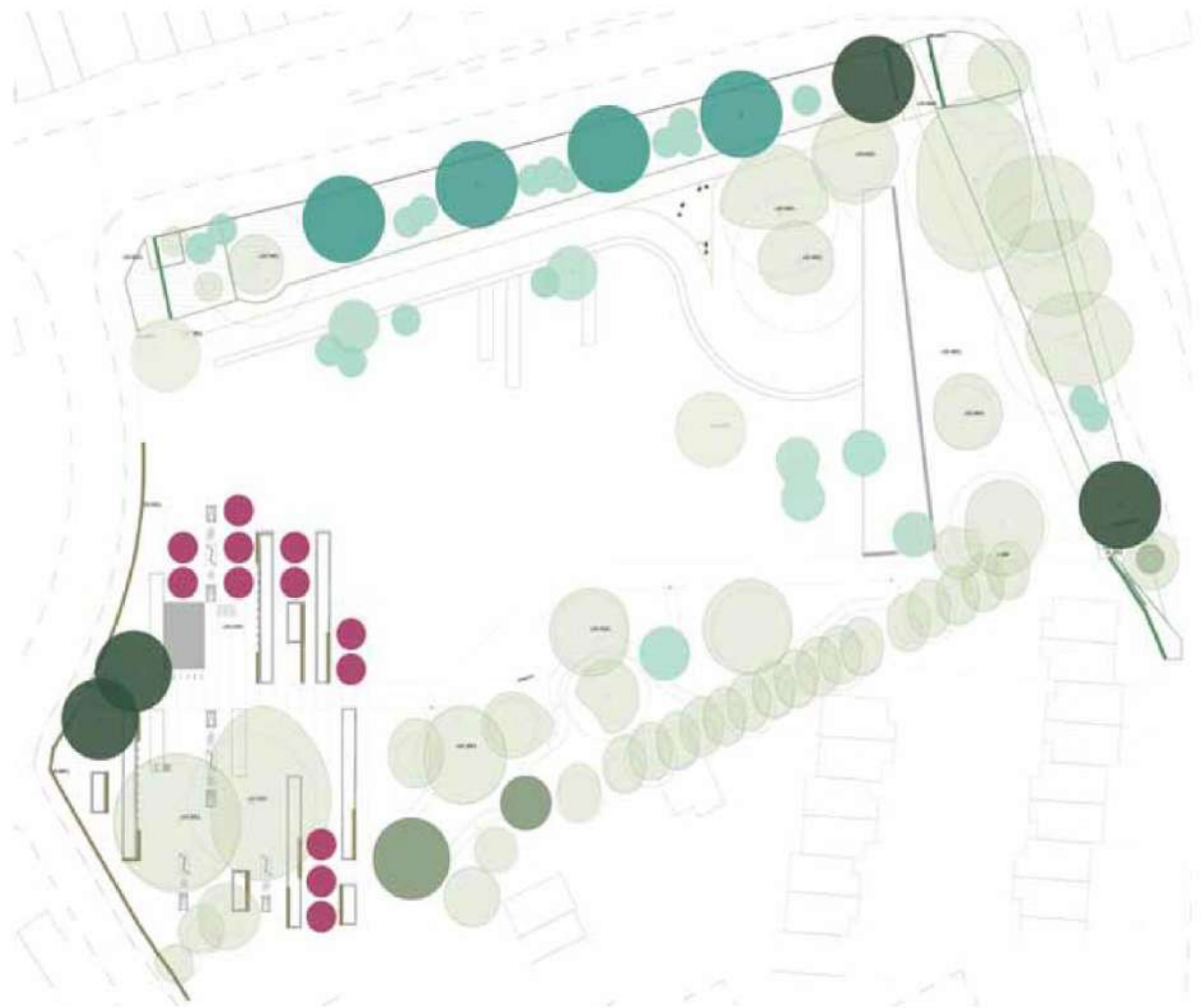
5.4 Proposed Trees

Trees to reduce pollution and build diversity

A number of trees we have chosen for the design have been shown to reduce pollution in the urban environment. Pines and Field Maple are all considered some of the best trees to reduce pollution in urban environments.

Large focal trees such as Pine and London Planes are included in the design. These large, long lived trees will ensure that the existing structure of forest scale trees within the park is future proofed and ensure that the diversity of tree species and size is maintained. Structural canopied Field Maples would be planted on the edge of the site towards Uxbridge road.

Flower fruit trees, such as Malus spp. are included in the design and integrated into the community garden. These trees will add color in spring and also have great learning and play value beside the community growing area.



Proposed Trees



Ginkgo Biloba



Pinus sylvestris
Scottish pine



Taxus baccata
English Yew



Acer campestre
Field Maple



Malus domestica
Apple Tree



Platanus x acerifolia
London Plane

5.5 Existing Trees

There is a broad variety of trees on site, the majority are broad-leaved but there are also evergreen trees such as the Wellingtonia. The Holm Oak and Horse Chestnuts are Category A, good condition trees. The row of trees at the Southern edge are a mix of Chanticleer Pear and Field Maple trees, making these tree types the most common. Most trees have quite a low life expectancy of 20 - 40 years. The Wellingtonia, Horse Chestnuts, the Sycamore and the Holm

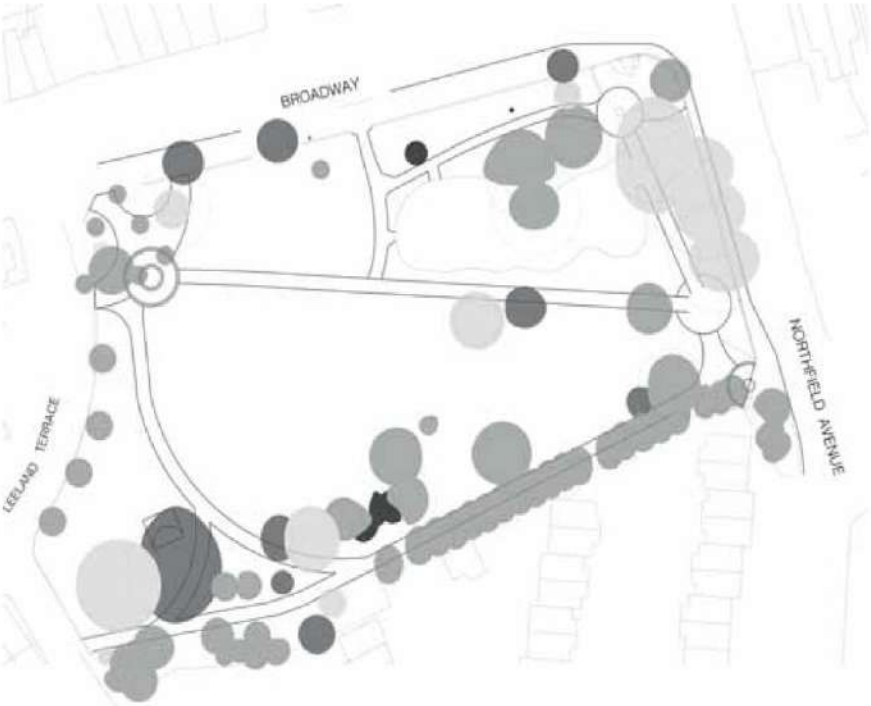
Oak have a 40+ life expectancy, but these trees are few. The trees along the edge of Uxbridge road all have a 10-20 year life expectancy. This is the edge where more trees should be planted to strengthen the boundary. Four small Cherries dotted around the site are Category U trees, with less than 10 year life expectancy and not worth keeping.

Tree Species



- | | |
|---|---|
| ● Alder | ● Norway Maple |
| ● Apple | ● Red Horse Chestnut |
| ● Ash | ● Red Oak |
| ● Chanticleer Pear | ● Silver Maple |
| ● Chanticleer Pear and Field Maple | ● Small-Leafed Lime |
| ● Field Maple | ● Swedish Whitebeam |
| ● Flowering Cherry | ● Sweet Gum |
| ● Himalayan Birch | ● Sycamore |
| ● Holm Oak | ● Tulip Tree |
| ● Horse Chestnut | ● Wild Cherry |
| ● Judas Tree | ● Wellingtonia |
| ● Kashmir Rowan | ● Weeping Willow |
| ● Laurel | ● Whitebeam |
| ● Manna Ash | ● Yellow Buck-Eye |

Tree Life Expectancy



- > 10 years
- 10 - 20 years
- 20 - 40 years
- 40+ years

Tree Category



- Category A
- Category B
- Category C
- Category U



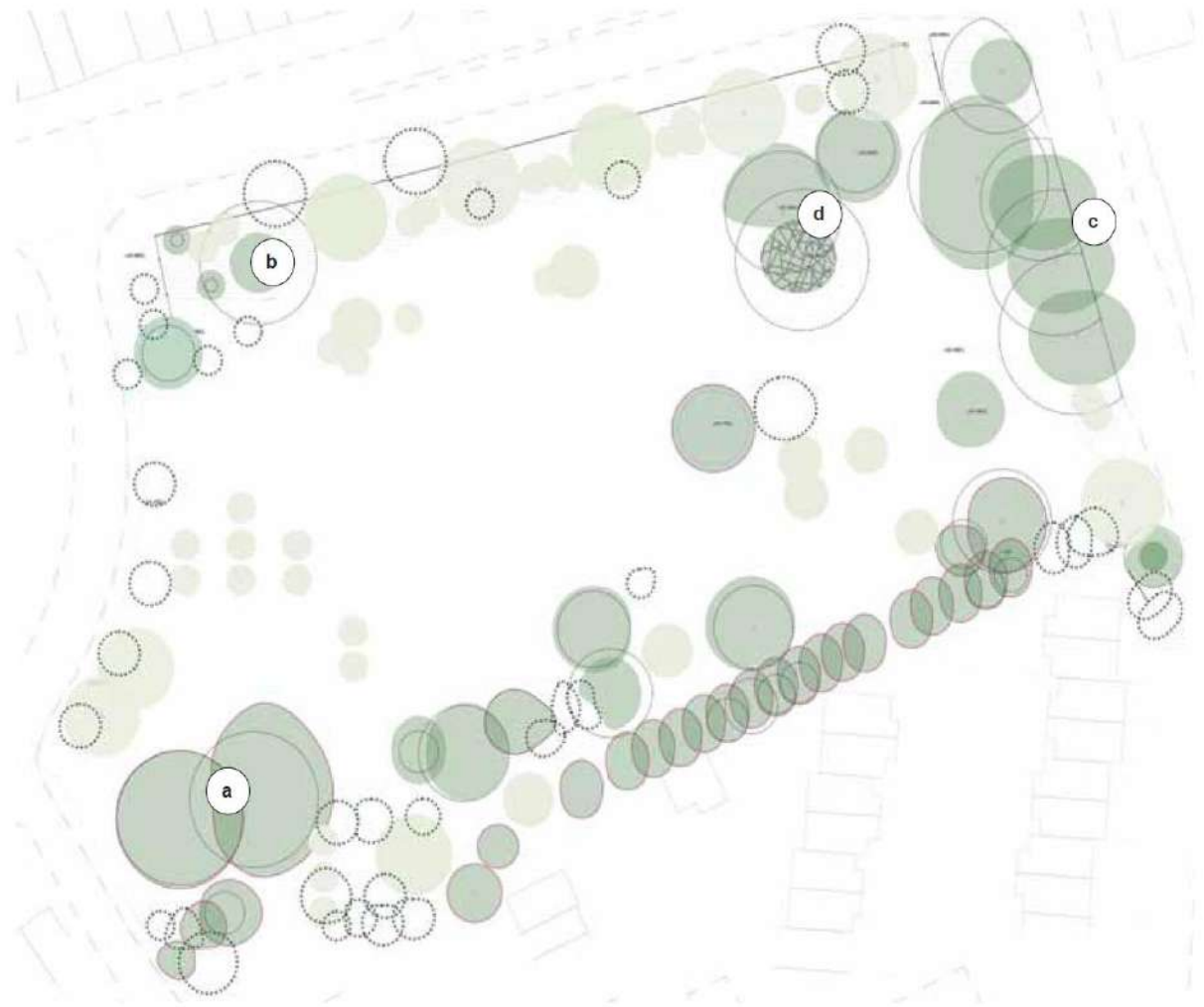
5.6 Existing Tree Management

Existing Tree Management

The tree strategy is based on the arboracutalist's findings of the existing trees and their quality. The high-quality and unique trees such as the Weeping willows (d) and the Holm and Red Oaks (a), are a key part of the design and have been carefully considered in the proposal. The other important, high-quality trees as the Wellingtonia (a) and the row of Horse Chestnuts (d) and their RPA's are carefully considered. In the design proposal the paths either sit on existing hard material, or move around to accomodate the RPA's.

The row of Chaticleer Pear and Field Maple at the Southern edge of the site, as well as some other trees in the same area, need to have their canopies lifted to allow for more visibility through them. This also allows for some of the RPA's to be reduced.

The removed trees are either those of bad quality or ones that create strong limitations for the new park that cannot be mitigated through the design.



Existing Trees of Importance



Holm Oak and Red Oak are integrated into the community gardening / kiosk space



As the Wellingtonia is of high value and quality, it has been considered in the path and route network

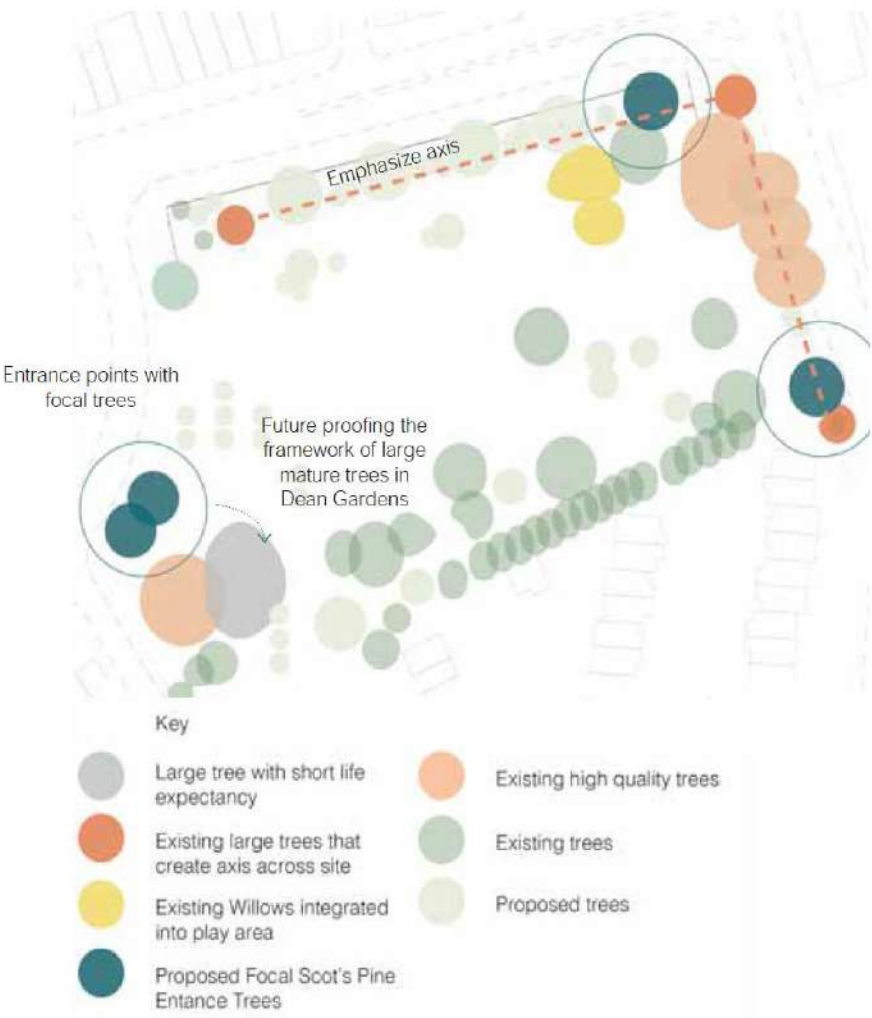


The Horse Chestnuts of the Eastern edge are of high quality and form part of the new green border



The two Weeping Willows have been incorporated into the new play area

Diagram of Long Term Management Principles



5.7 Hard Materials & Furniture

Materials

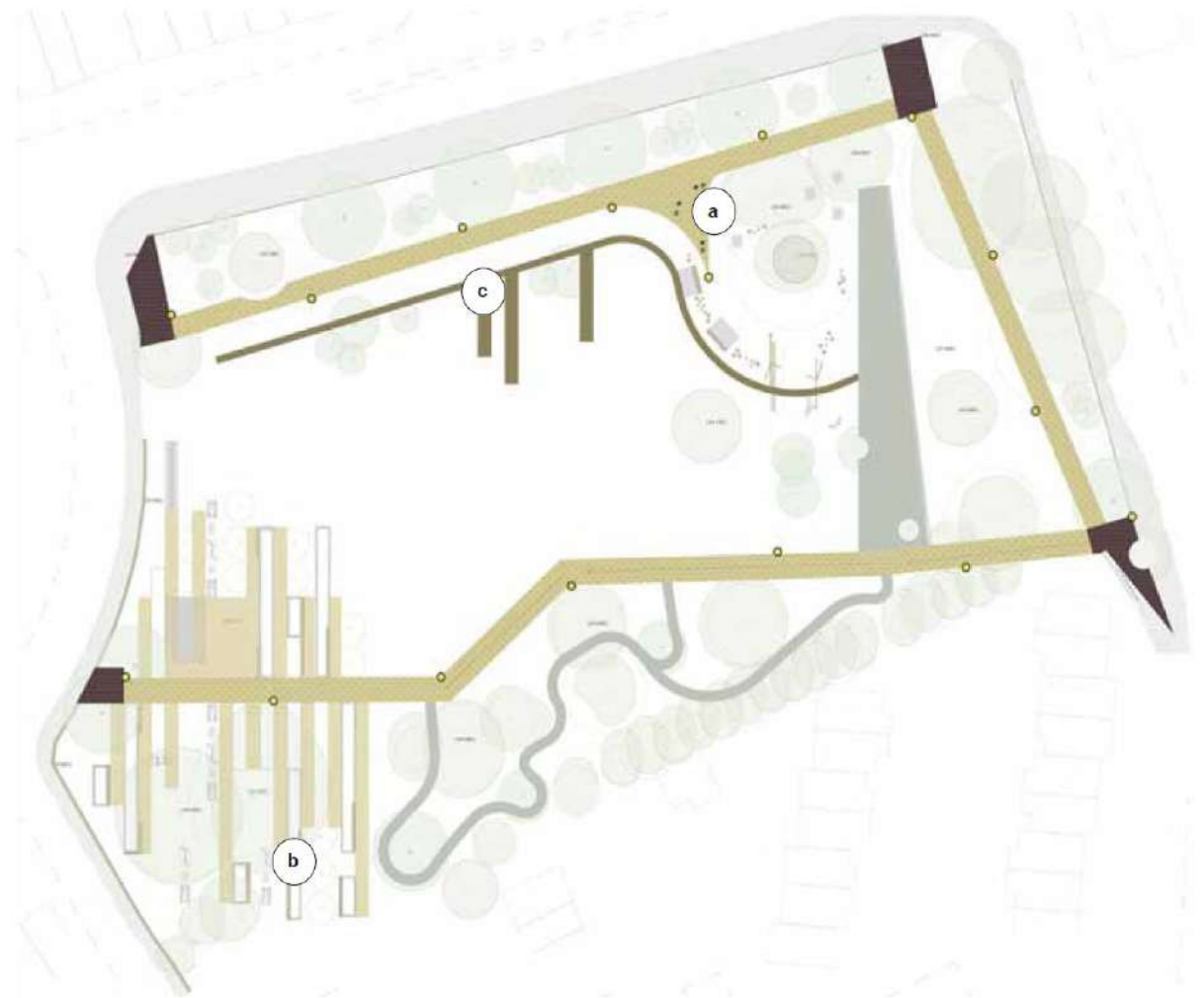
The combination of materials for Dean Gardens is simple and cohesive. The main paths are resin bonded gravel, and the playful cycle route is a winding concrete surface. A dutch clay paver that reflect the strong sense of arrival are used for the entrance spaces.

The deck and seating element are made from a I.P.E wood .This is closely in line with the wood that is used for the playground, creating a seamless integration of the play equipment within the larger design of Dean Gardens.

The community garden planting beds are made of a corrugated steel. These would have insets for seating and would allow wheelchair users to partake in the community gardening activities.

The lighting is low level and follows the paths on the edges of the park. We advise a lighting consultant would greatly help improve the lighting strategy for Dean Gardens. The lighting furniture provided in future stages of the design will be compliant with the boroughs' typologies and guidelines.

Key	
	Pre-cast Concrete
	Resin bonded gravel
	I.P.E Hardwood deck
	Graphite Dutch pavers
	Compacted gravel
	Light source





CEDEC Gold gravel paths for community garden and kiosk areas.



Graphite dutch clay pavers for entrances



Paths with resin bound gravel with steel edge



Seating elements scattered across park



Sheet piling edges for Community garden beds



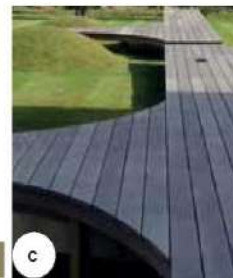
Concrete wavy surface for wheeled sports



Concrete cycle route

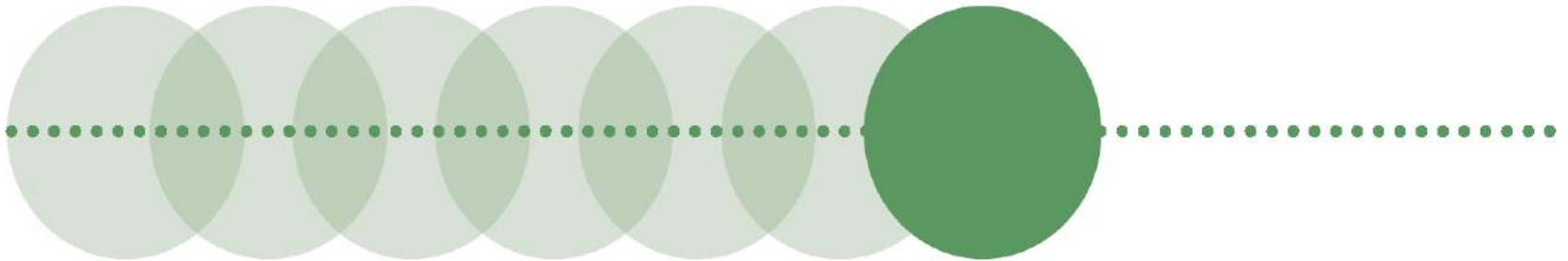


Council approved lighting for main cycle route



I.P.E wood deck and seating element with metal frame

6.0 Design Proposals



6.1 Play

To design a successful play space, we have looked at various precedents as well as our previous projects. Our design aims to offer children a rich play environment where they can have a wide variety of play experiences, and learn about the natural environment. In this design, the play spaces are designed as an integral part of the park. Non-prescriptive play equipment is an important feature of the design as it allows children of various ages to use the equipment in different ways, encouraging imagination and creativity. Using non-prescriptive and natural play without a fence line also allows potential for evolution and change in the layout. Play where every corner is defined becomes boring for children quickly, as they want to invent their own activities, especially as they get older.

The 10 Play England principles for designing successful play spaces and the objectives for Dean Gardens play areas:

- are 'bespoke'
- are well located
- make use of natural elements
- provide a wide range of play experiences
- are accessible to both disabled and non-disabled children
- meet community needs
- allow children of different ages to play together
- build in opportunities to experience risk and challenge
- are sustainable and appropriately maintained
- allow for change and evolution.

(playengland.co.uk)



DRAPERS FIELD - KLA
Unbounded play



CAMDEN - MUF
Play integrated into site



NORMAND PARK - KLA
Play equipment for a range of ages



LANHYDROCK
Un-prescriptive timber play

Designing Play

Blending play into its larger green context is a core principle of natural play that is incorporated into the design by using landform and materials. The design of Dean Gardens is focused on allowing for continuous movement, and encouraging the whole park to be a playable space.

Timber is a sustainable and hard wearing material to use for play equipment. In the design, the play equipment fits into a larger palette of materials. The use of similar materials further emphasizes the idea of boundless playable space. The timber structures are to be designed in a way that precipitation can drain off freely and water accumulation should be avoided.

Including landform into the design will make children's journey through the park more interesting and invites exploration of new landforms and landscapes in the park.

The wavy concrete surface is less than 600mm so no handrail is required. For equipment that has a fall height less to or less than 1m, grass can be used as a surface material. For equipment with higher fall heights, other material will need to be used, such as sand or wet pour. The play equipment should allow for 2m in between play elements, unless these are 600mm or less, or help the user keep balance.

The different play equipment heights and difficulties will be adapted to the various age ranges. Through non-prescriptive play, the age group ranges can often use the same equipment in different ways.

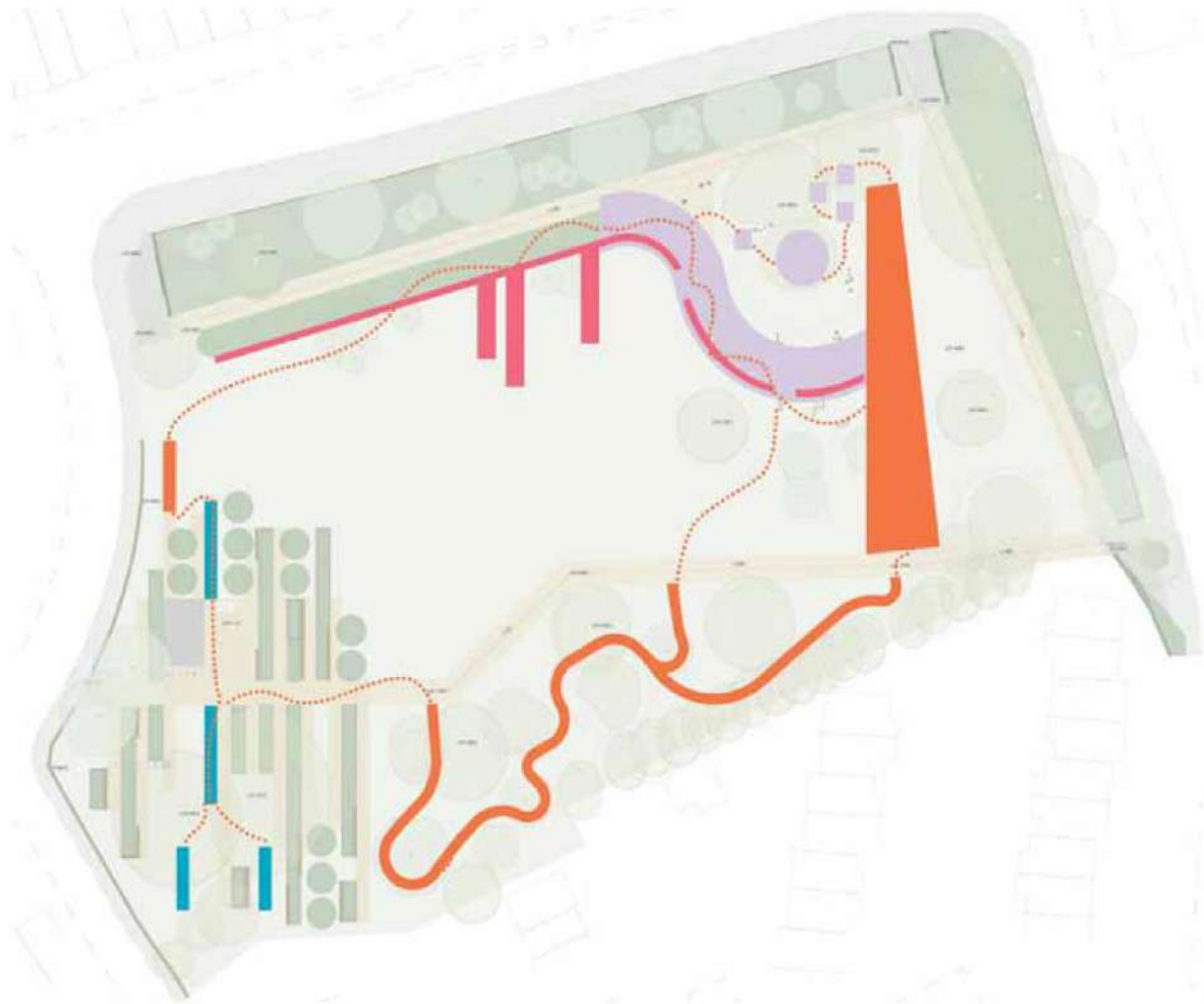
6.2 Play Ranges

Play Diagram

The play areas are divided into 4 age groups, based on varying abilities and types of play.

In the design, the play equipment for the different age groups sit close together to avoid spatial age demarcations. Using a method of 'continuous play', the age group playing areas are not isolated, but are a part of a larger route that encourages play throughout the park and connects these different areas.

The 0-5 years have a separate play zone, as their forms of play are often not as physically active as the older years. This area is placed close to the kiosk and community gardening to allow important parent surveillance and supervision, which is not needed to the same extent in the older age groups.





Wavy surface



Play integrated into landform



Timber equipment



Integrating play into design

All play ranges

Un-prescriptive play is key for all age ranges, as well as creating continuous, un-bounded play. Therefore for all age groups a mixture of fixed equipment, and informal space to play are provided to allow for imaginative, natural play.

There is landform and level changes which create a natural feel and on the concrete wave, there are wheeled sport opportunities. There is also equipment that allows children to swing, slide, climb, and balance. There is a water feature that can be used for play of all the age groups and community gardens, and it sits to the area of play for the youngest children by the community beds. There are large areas of open space that have opportunity for various games and activities such as kicking a ball around.

The long seating / performance deck encourages un-prescriptive play and also provides space for children to have more relaxing play, and for parents to sit and watch their children.



COPENHAGEN
Vegetation set into concrete surface



Wavy surface for playful route to school



SEATING EDGE



WAVEY SURFACE FOR WHEELED SPORTS

0-5+ Play Range

For the youngest play range, there are two areas of play; linear play routes by the kiosk and community garden, and elements of play in the larger playable space by the mound.

For this age group, the different play elements and facilities to make a successful play areas are safe slopes and landscaped spaces, climbable objects, fixed equipment such as slides and swings, and a water feature.



KALVEBAD
Continuous linear play element



BARCELONA
Slides on a landform



Timber logs and stumps for learning to balance and climb



Swing integrated into landform

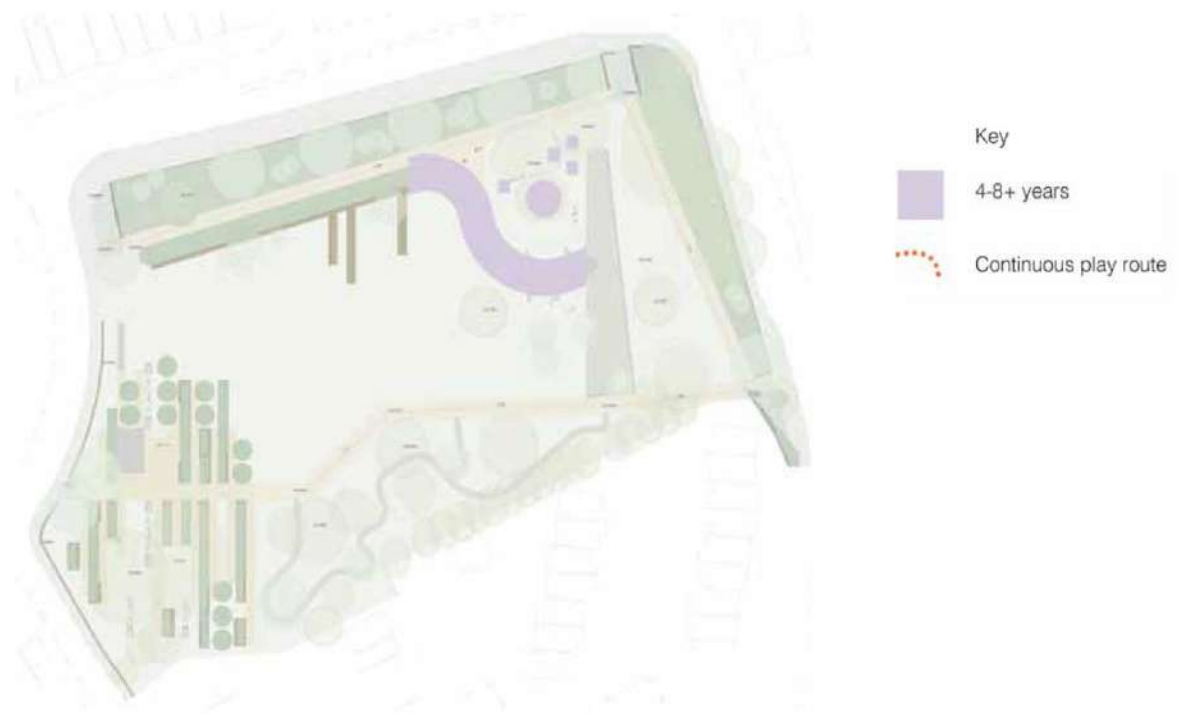
4-8+ Play Range

The 4-8+ play range areas is continuous throughout the park, with the most equipment on the North East corner with the landform and wavy concrete surface.

For this age group, the play provisions are focused on allowing children both to be physically active and challenged, as well as creating places where children can sit and talk and be more imaginative.

Some facilities and play provisions to make successful play areas are; Landform that creates level changes and natural feel, equipment that allows children to swing, slide, and climb and seating area away from equipment.

The wavy concrete surface and cycle track provides a number of play provisions for wheeled sports and can be used by children to gain more confidence in cycling, and learning to ride a bike.



WALPOLE PARK
Timber play elements that are non prescriptive



GERMANY -WBP
non-prescriptive play that allows children of different ages to play together



Timber logs for balancing & climbing



Climbing wall

8+ Play range

For older children it is important to have play equipment that is exciting enough. In the design, the play equipment for this age range is both fixed equipment, but also un-prescriptive play by providing open space where well-loved forms of play such as hide and seek, ball games and run-outs can happen. There are also 'performance' decks that can be used especially by older children.

For the 8+ age group, the wavy concrete surface and cycle track provides a number of play provisions for wheeled sports. There will also be table tennis provisions for recreational activity.



Key



8+ Years



Continuous play route



Timber deck open to play



TORONTO - WEST 8
Playful wooden deck that allows children of all ages to play on it and use it in various ways



Timber deck to play, perform and exercise on



Table tennis for older children

6.3 Continuous Play

Play & Landform

The play in the park is unbounded and free - allowing children to explore and take risks in safe, exciting ways. The landform and concrete wave is where the play is the most concentrated, and the timber equipment sits of the landform to create a more dynamic playable space. Slides sit along the banks of the landforms, and timber logs step across it.

There is also a wooden deck that sits at the edge of the landform, which is open to play, but also a place where parents can sit and watch their children, and children can have more relaxed play.

The wavey concrete form takes shape as the landform ends, creating a shape which allows children and adults of various abilities to use it. This type of landscape feature is also open to different uses at different points of the day, with older children being able to use it later in the evening.

Even though the play in park is informal, the design language of designing this large playable space is not only based on the landform and the wavey concrete surface, but also of the existing trees.





6.4 Community Growing

Community Garden

Food growing spaces will offer a new type of gardening in the park. These can be an educational resource for adults and children and help knit the community together. The Northfield allotments have a 3-4 year waiting list which shows local enthusiasm for more growing spaces which this design would help address.

The community gardens are integrated with the kiosk and play for young children, creating a dynamic and social space. The linear children's play area allows parents to garden, or enjoy sitting in the cafe, while watching their children play. It creates a safe, less active environment where small children can use their imagination to learn and play.

Provision has also been taken to preserve the existing trees and allowing these to enhance the space.

The success of this proposal requires an active group or organization to drive it forward. The Northfield allotments have volunteers who come and help them maintain the shared spaces of the allotments. There are opportunities to connect with them. New practice are currently working developing a community growing project and there is the potential to do the same in Dean Gardens and connect to local schools for children to learn about growing and healthy living. These types of initiatives would draw more people into the community gardening group.

In the design, the planting beds are a mix of wildflower meadow and community gardening beds. The design is adaptable, enabling the community gardening beds to be replaced with wildflower meadow planting, or grow and take over more beds.





6.5 Entrances

Entrances

At the entrance points, there is a different character from the rest of the park that will add to the larger identity of Dean Gardens. To create these special points, we have special dutch clay pavers, and there will be hedging to enforce the routes into the park and structure of the entrances. Scot's pine will also be planted to reinforce the identity for the entrances, both close by, and far away.

Signage

Signage showing the entrance to the park will also be present. Made of corten steel and spelling out 'Dean Gardens', these create further identification of the park and starts the process of showing to visitors it is a special place, as well as helping with way-finding.



1

Dutch clay pavers that add to special character of the park



2

Scot's pine is a focal tree



3

Corten steel signage to increase wayfinding



4

Proposed hedge adding structure to entrances

6.6 Risk Register

846 Dean Gardens
RIBA Stage 2
Rev00

August 2019 - RIBA Stage 2

Status
High
Medium
Low
CLOSED

No.	Risk / Issue	Description	Implications	Mitigations / Action	Action	Status	Decision Required	Closed	Comment
Funding									
1	Funding for Pavilion/Kiosk	Funding for Pavilion/Kiosk not yet secured.	Integration of Pavilion/Kiosk into new landscape is very important and therefore would be best if it were built at the same time as the rest of the works.	LBE to look for potential funding streams. Clarion Housing	LBE		Stage 3		
Approvals									
2	Design Approvals	Delay in sign off of Workstage could lead to an elongated programme	An elongated programme may lead to additional fee	Delay mitigated by client procedure covering project board / steering group / public consultation	LBE		Stage 2		
Costs									
3	QS required additional input from consultants	QS may require additional input from specialisms such as structural engineer, M&E engineer etc.	This may effect accuracy of costs and so carries risk.	QS to discuss designs with KLA to ensure understanding. Consultants to be appointed at next design stage.	KLA/PC/LBE		Stage 3		
Survey Information									
4	Services and Geotechnical survey.	Services and Geotechnical survey not yet carried out.	Delay to programme and increase in project cost to allow for design adaptations. Services cost have not been included in current cost plan and if major work is required the project will be over budget. Currently all buried services have been supplied on PDFs and traced onto KLA drawing. This is not sufficiently accurate.	LBE to commission Level 6 recorded GPR survey asap – to pick up air raid shelters and existing underground utilities/services. To be plotted onto topo.	LBE		ASAP		
5	Soil Survey	Soil Survey not carried out yet.	This means existing soil suitability for planting etc. is currently unknown and carries a risk to the project. Planting palette and species may have to be re looked at. Also, contamination risks.	LBE to commission Survey at start of Stage 3.	LBE		ASAP		
6	Air Raid Shelters	Presence of buried Air Raid shelters in Dean Gardens.	An old hand drawn plan of 2no. air raid shelters from WW2 show location on Dean Gardens. Carries risk as unknown condition, could contain asbestos etc. May cause delay to programme.	LBE to commission Level 6 recorded GPR survey as above. May require input from contam specialist on how to mitigate once we have results.	LBE		ASAP		
Health and Safety									
7	Anti-social behavior	Problems associated with antisocial behavior during construction and to the finished scheme.	Damage to the scheme and cost to repair	Contractor responsible for site security during construction, to take appropriate precautions.	Contractor		Stage 5		
Design									
8	Kiosk design	Timing of kiosk feasibility report not aligned with park stage 2 design report.	Could lead to abortive work	LBE to investigate funding	LBE		Stage 3		
9	Structural Engineer	Stage 2 Design Developed without input from Structural Engineer	The Stage 2 Design and associated cost plan have had no input from a structural engineer. This carries a risk as some elements (particularly the precast concrete surfaces) may not have been accurately costed.	LBE to appoint structural engineer at start for RIBA Stage 3	LBE		Stage 3		
10	Lighting Designer	Lighting design currently no input from design consultant.	Lighting Design requires specialist input from Lighting Consultant as this is a key part of the project. Carries risk to the project.	Client to appoint lighting consultant at Start of Stage 3. KLA to advise.	LBE/KLA		Stage 3		
Programme									
11	Delay to programme	Delay to programme from TFL WELN sign off/gateways.	TFL gateways for WELN signoff keep moving. This could delay approvals for Dean Garden's Design.	Client to ensure Dean gardens can progress independently.	LBE		n/a		
Planning									
12	East/West route on site is adoptable highways	There is a section of adopted highway running through the park which is currently part of a strategic cycle route. This may pose a risk to the project as highways standards may have to be adopted which would not fit in with the design aesthetic and intent of the rest of the park. Re-aligning the route will require statutory processes that carry risks of objections.	Delay to programme and additional work carried out by KLA would be necessary.	Discussion between LBE and KLA	LBE & KLA		Stage 3		

6.7 Moving forward

Following client sign off for the Stage 2 Design we will move onto the Developed Design stage where a coordinated design will take form. The concept design will be developed alongside structural design, M&E design and a cost exercise. As a result of this coordination, the design may change in details throughout Stage 3, but we will always be referring back to the Project Brief and Project Objectives.

New Practice will be developing two additional strands of community engagement over the coming months. One focusing on youth involvement and a second on community growing. We will also be consulting on our Stage 2 design to the public and presenting how we have taken their comments on board and how the design is evolving.

We advise that when it comes to construction the scheme is delivered under 1 Contract with 3 Specialist Packages:

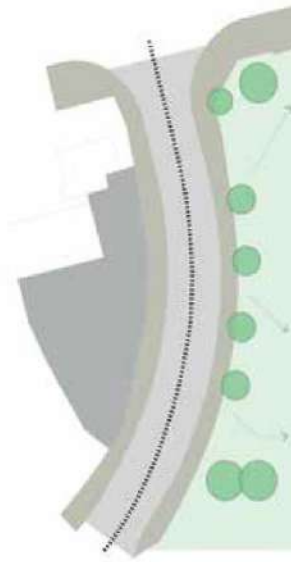
- Tree works - The initial crown lifting and thinning should be carried out before work starts and a secondary 'tidying' carried out once work is complete at the end of the contract.
- Concrete Surfacing - This will include the large concrete "wheeled" surface and the winding playful routes through the trees.
- Bespoke Play Elements - This will include the timber elements integrated into the landform, the tree house around the Willow Tree and the younger play elements around the community garden.

There are also a number of design solutions that have not been fully resolved and therefore should be revised at the next design stage. We have highlighted them on the following pages in order to facilitate discussions going forward into RIBA Stage 3.

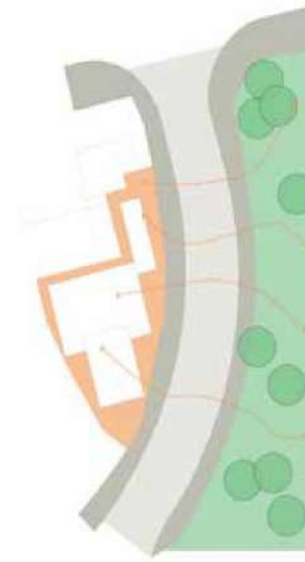
6.7 1 Leeland Terrace

Today there is a car park and empty space across Leeland Terrace. That means that there is no surveillance into the gardens, leading to this edge being underused and where a lot of anti social behaviour happens.

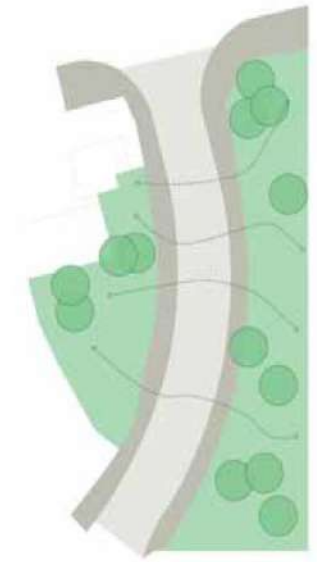
There are two ways in which surveillance into the park can come from the other side of Leeland Terrace, which is important to ensure that anti-social behaviour and feelings of un-safety don't prevail.



Existing situation with no surveillance



Activating edge by new buildings



Activating edge allowing the park to take back lost land and increase the green in the area

Opportunities for Leeland Terrace Road

There are opportunities for the road on Leeland terrace to be further incorporated by the park, and become a pedestrian and play friendly edge. As this road is a part of the Orchard ring, it is important that this road feels safe for cyclists and pedestrians. For this to happen there are opportunities to be explored further in stage 3. At this stage, we see three options for Leeland Terrace.

1. Close of the part of Leeland Terrace that sits adjacent to the park completely. Incorporate this space into Dean Gardens with a cycle route running through the expanded park
2. Allow one way traffic down Leeland Terrace adjacent to Dean Gardens
3. Close Leeland Terrace off to cars and create a cycleway



1 Leeland Terrace as cycleway through an extended Dean Gardens

Meanwhile use

There are also opportunities for the road on Leeland Terrace to be used for play, or other activities at certain times. This could be on a monthly, or weekly basis. This would help create safer streets and help people to engage more widely with Dean Gardens with for example community gardening.



Playable street



2 One way traffic



3 Leeland Terrace as cycleway

6.7 2 Boundaries

The final solution to the boundary treatment of Dean Gardens requires careful consideration. It must be balanced with the need to keep an open and accessible cycle way running East/West, open 24 hrs a day, and the creation of a safe and successful community garden and space. The community engagement results show a strong majority who would have the park fully fenced and locked at night. This comes from a justifiable concern over anti social behaviour, the existing substance abuse within the park and new facilities being vandalised. The following 4 options explore how these requirements could be met:

1. Walpole Park.



2. Highbury Fields.



1

Park enclosed and locked at dusk. Cycle route has to divert via The Broadway when the park is closed.



2

Whole park enclosed and locked at night apart from the cycle route.



3. Wooden fence



3

Community Garden and Kiosk enclosed and locked at night. Remainder of park and cycle route remain open at all times.



4. Existing fence



4

Park is open at all times. Boundary treatment varies with some fenced and planted edges and some more open. This is the option we have shown in the Stage 2 GA.

