



Deptford Green School Former Multi-Use Games Area Re-provision of community facilities

March 2018 | [PLANNING ISSUE](#)

Contents

Executive summary

- 1.0 Introduction
- 2.0 Lewisham Strategies
- 3.0 Existing open spaces
- 4.0 Local Options for Re-provision
- 5.0 Consultations
- 6.0 Evelyn Green Multi-use games area refurbishment

Appendix One: Public Consultation June 2017

Appendix Two: Evelyn Green TARA Meeting August 2017

Appendix Three: Public Consultation October 2017

Deptford Green School Former Multi-Use Games Area Re-provision of sports facility

March 2018 | [DETAILED PLANNING APPLICATION](#)



Executive Summary

The Edward Street multi-use games area is located in the north of the Borough, within the Evelyn Ward. Originally, the sports court was provided for Deptford Green School in the 1990s. In 2012 the school was rebuilt on a new site bordering Fordham Park, 250m to the west of its existing location. An all-weather pitch was re-provided as part of the new school construction. The school ceased responsibility at that time for the maintenance of the Edward Street court.

Since that time, the site condition has deteriorated with the sports surfacing beginning to break up and fencing falling into a poor state of repair. The site has remained open to the public. Despite new facilities being re-provided as part of the schools move to Fordham Park, the Edward Street court has remained in use by the local community as an informal recreation space, even though it is no longer fit for purpose.

Lewisham Council are now seeking allocation of the Edward Street site for housing including appropriate community facilities. As the ballcourt has remained accessible to the local community since 2012, local re-provision of the facility is required, to allow the site be re-developed.

Therefore, an options appraisal has been undertaken to assess suitable new locations for replacement sport and play facilities. As the existing ballcourt is used as a local facility, the options appraisal considers options for re-provision within 500m of the existing site.

Deptford has a good network of existing parks and open spaces, with a number of regeneration projects currently under construction, which will provide additional community external spaces.

Following an appraisal of local spaces including Evelyn Green, Folkestone Gardens and Margaret McMillan Park as well as an existing estate space on Milton Court Road, the recommendation is to explore in more detail enhancing existing facilities at Evelyn Green, which is located within 250m of the Edward Street site.

Two concept options for Evelyn Green, including refurbishing and enlarging the existing ballcourt, and providing new play and outdoor gym facilities have been developed, and subject to stakeholder and public consultation in October 2017. Broad support was received for developing proposals to provide a range of high quality sport and play facilities, for use by a wide range of age groups. This will be a genuine piece of public benefit located 5 minutes walk from Edward Street.

Following the public consultation, a more detailed site and condition survey has been completed of the existing Evelyn Green multi-use games area. Detailed proposals have initially been developed for enlarging the existing ballcourt, including new fencing, surfacing and floodlighting. The proposed court will provide enlarged additional football and basketball courts, and fully refurbish the existing facility which is falling into disrepair. A detailed planning application for the Evelyn Green MUGA works will be submitted in parallel to housing proposals for Edward Street, so that early implementation of the work can be achieved.

Lewisham Council will then develop through further public and stakeholder consultation, detailed proposals for an outdoor gym and children's play areas at Evelyn Green to complement the proposed MUGA enhancement works.



Edward Street MUGA

Existing Site Location Plan

Not to scale

02

1.0 Introduction

The Edward Street Multi-Use Games area is located in the north of the Borough within the Evelyn Ward (Edward St is the boundary between Evelyn and New Cross Wards). The site is located on the north side of Edward Street, neighbouring the Celestial Church of Christ. The site is bordered by Arklow Road to the west and Trim Street to the north, within an existing residential area.

The overall existing site is approximately 2,280 square metres which includes the existing fenced multi-use games area as well as grass verges to both Arklow Road and Trim Street. The games court itself is 1,960 square metres.

1.1 Site History

The site area is predominately a multi-use games area which was provided by funding in the early 1990's from Deptford City Challenge for Deptford Green School. Historically both the multi-use games area and adjacent verges to the back of the highway on Arklow Road and Trim Street were managed and maintained by the School. Deptford Green School relocated to a new site bordering Fordham Park to the west in 2012, which included a newly built replacement MUGA. This meant their former MUGA on Edward Street was no longer required and the school ceased responsibility for the maintenance of the site at that time. The site was initially locked to prevent access, but has subsequently been unlocked to reduce the risk of injury caused by unauthorised access.

1.2 Existing Condition

The site condition has subsequently deteriorated with the sports surfacing beginning to break down. The surrounding fencing is in fair to poor condition and the floodlighting is not longer in working order. The status of the disconnection of the electricity supply for the floodlighting is not currently known.

The verges to the adjacent streets have become a maintenance and management issue for the Council due to their use for fly tipping and the associated costs of removing deposited materials. The dumping of bulk material is also an environmental hazard, an eyesore and has led to complaints from local residents.

The ballcourt space is currently open to the public and is sparingly used. The condition of the court is no longer fit for purpose and there is a risk of injury to users, which could also potentially lead to claims against the Council.

1.3 Proposed land allocation

Lewisham Council are seeking allocation of the land for housing provision including appropriate local community facilities.

This report provides an option appraisal for the re-provision of community informal sports provision on alternative local sites as part of the land allocation strategy. As the ballcourt is used as a local facility, the options appraisal considers options for re-provision within 500m of the existing site.

2.0 Lewisham Strategies

2.1 Open Space Strategy 2012-2017

The Lewisham Open Space Strategy document 2012-2017 sets out an overview of existing open space provision, a needs assessment as well as a vision and action plan for the future.

The relevant information from this document is as follows:

2.1.1 National Context

Lewisham’s Strategy has been defined by the National Planning Policy Framework (NPPF) published in 2012. There are twelve core planning principles, of which the following are relevant to the provision of open space and sports facilities:

‘Creative - finding ways to enhance and improve the places in which people live their lives’

‘Securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

‘Supporting local strategies to improve health, social and cultural wellbeing.’

2.1.1 Regional Context

Regional policy is set out in the London Plan - A spatial development strategy for London 2011. The relevant section of the vision are as follows:

‘A city that meets the challenges of economic and population growth to ensure a sustainable, good and improving quality of life for all Londoners and helps tackle the huge issue of inequality among Londoners, including inequality in health outcomes.’

‘A city that delights the senses and takes care over its buildings and streets, having the best modern architecture while making the most of London’s built heritage and which makes the most of and extends its wealth of open and green spaces and waterways, realising its potential for improving Londoner’s health, welfare and development.’

2.1.2 Local Context

The open space strategy, was based on the Lewisham Care Strategy, contained within the Lewisham Local Development Framework. The relevant core strategies are as follows:

‘Core Strategy Objective 7: Open Space and environmental assets seeks to protect and capitalise the environmental, ecological and biodiversity features of Lewisham to promote health and wellbeing.’

‘Core Strategy Objective 12: Open Space and environmental assets recognises the strategic importance of the natural environment and to help mitigate against climate change to Council will conserve nature, green the public realm and provide opportunities for sport, recreation, leisure and wellbeing.’
The Lewisham Unitary Development Plan 2004 protected and saved policies includes the following:

‘OS7 Other Open Space resist inappropriate development on the areas of

Public Open Space (POS) or Urban Green Space (UGS).

A **Lewisham Playing Pitch Strategy** was compiled by Strategic Leisure on behalf of the Council in 2009 looking forward to the period up to 2025.

A **Lewisham Borough Sports Plan** provided both the Council and their partners including Lewisham Community Sport and Physical Activity Network (CSPAN) with an overarching framework for the delivery of sport in the Borough for the period 2010-2013.

A **Lewisham Play and Recreation Strategy** sets out the Council’s commitment to ensure that all children should have access to places to have fun in a safe, happy environment and where their play should contribute to their health, well being and learning. Play facilities should be of good quality standard and be accessible to encourage a wide useage from all sections of the community.

2.1.3 Vision and key themes

Following public and stakeholder consultation, the following key themes were development to provide a vision for the future of open space in the Borough:

Theme 1 : To promote and support urban renaissance

Theme 2: To promote social inclusion and community cohesion

Theme 3: To promote healthy lifestyles and well-being

Theme 4: To promote sustainable development

Theme 5: To protect and enhance open space

Theme 6: To promote a safe and secure environment

Theme 7: To empower and support the local community.

2.2 Lewisham Children and Young People’s Plan 2012-2015

The CYPP sets out how partnership agencies working with children, young people and their families will support the delivery of the borough’s priorities for the wider community, which are set out in the Sustainable Community Strategy:

‘Safer – where people feel safe and live free from crime, antisocial behaviour and abuse.’

‘Empowered and responsible – where people are actively involved in their local area and contribute to supportive communities.’

‘Healthy, active and enjoyable – where people can actively participate in maintaining and improving their health and wellbeing.’

2.3 North Lewisham Links Strategy

The North Lewisham Links Strategy was originally published in 2007. An updated North Lewisham Links strategy – assessing the projects implemented to date and other changes and developments in the Deptford and New Cross area to identify future priorities and projects, was published in 2012.

The aim of the Strategy is as follows:

‘North Lewisham Links’ is a programme of works aiming to improve walking and cycling routes across Deptford and New Cross in order to encourage residents to live more active lives and make better use of local amenities and public transport.

The original North Lewisham Links strategy identified 10 separate routes which could connect possible new development sites with community facilities such as schools and colleges, town centres, parks and public open spaces.’

Route 7: New Cross Station to Arklow Road is identified as a key project for implementation to realise the overall strategy. Arklow Road forms the western boundary of the Edward Street MUGA site. The route links together New Cross Station, Fordham Park/Mary McMillan Park in the south with the proposed Amersham Vale Development, The Edward Street Development, the Arklow Trading Estate development to the north, with onward connections as detailed on the Strategy plan below to Deptford High Street in the east and Deptford Park to the north.

North Lewisham Links Strategy, 2012





- | | |
|------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| A Deptford Park
Lewisham Open Space Strategy Number: 58 | E Margaret McMillan Park
Lewisham Open Space Strategy Number: 130 |
| B Evelyn Green
Lewisham Open Space Strategy Number: 72 | F Pagnell Street
Lewisham Open Space Strategy Number: 143 |
| C Folkestone Gardens
Lewisham Open Space Strategy Number: 81 | G Sayers Court Park
Lewisham Open Space Strategy Number: 163 |
| D Fordham Park
Lewisham Open Space Strategy Number: 83 | H Charlottenburg Park
(Recently opened) |

Existing Public Parks & Open Spaces Plan

Not to scale

04

3.0 Existing Open Spaces

3.1 Existing Open Spaces

Within 500m of the Edward Street MUGA there are a number of existing public parks and open spaces, which are documented in the Lewisham Open Space Strategy. These are as follows:

REF 72: EVELYN GREEN

A public open space containing amenity grassland and an existing ballcourt facility. Evelyn Green is located on Route 4 of the North Lewisham Links Strategy, connecting Deptford High Street to Trundleys Road. The ballcourt and original footpath works appear to have been completed in the mid-1990s as planning records show applications were made in 1994 (Reference 94/038147) and detailed planning conditions submitted in 1995 (Reference 95038807). There are no documents recorded on line to indicate the extent of work undertaken at this time. Subsequently as part of the Quietway works undertaken in the area, footpath improvement works across the park were completed more recently as well as tree planting and street furniture installation.

REF 81: FOLKESTONE GARDENS

A public open space containing amenity grassland and pond, children's playground, skate park and informal MUGA. The Gardens are located on Route 5 (Surrey/Trundleys Road, and Route 2 Surrey Canal Road. The skate park and Quietway cycle works were completed in 2016. Sustrans in partnership with Lewisham Council have recently consulted on further works to Rolt Street to the south of the skate park in relation to pedestrianisation reinforce the quietway and wider east-west links.

83 FORDHAM PARK

A large public open space containing amenity grassland, children's playgrounds and a informal MUGA. The site was redeveloped in 2012 as part of the relocation of Deptford Green School onto part of the park to the north of the site bordering Sanford Street. The school facilities include an artificial grass sports pitch which is made available for community use.

130 MARGARET MCMILLAN PARK

The park was transformed in 2009 to provide a east-west link between New Cross Station and Deptford High Street. The site contains amenity grassland space and a childrens' playground to the south-east.

143 PAGNELL STREET

A linear space adjacent to the railway line containing grassland with no recreational facilities. Adjacent to Pagnell Street on the opposite side of the railway line are two public plots of allotment gardens, (158/159) Royal Navy Place Stage 1 & 2.

CHARLOTTENBURG PARK (AMERSHAM VALE DEVELOPMENT)

South of the Edward Street MUGA is the Amersham Vale development which is currently under construction. This includes a new public park, which has been constructed as part of a land swap through the relocation of Deptford Green School from the site to Fordham Park in 2012. The park contains general amenity space, event space and children's playground. The majority of the park is now complete and open to the public



Future Proposed Developments Plan and Illustrations

Not to scale

3.2 Proposed Future Developments

Any re-provision needs to take into account new proposed housing/ mixed use developments within the local context. The following schemes are currently either under construction or out for public consultation:

3.2.1 Amersham Vale Masterplan

A residential development currently under construction on Edward Street including a new public open space, Charlottenburg Park. The development site is the former location of Deptford Green School, which was relocated 250m to the west in 2012. The masterplan includes the creation of Charlottenburg Park as part of a land swap agreement from the relocation of the school.

Charlottenburg Park contains general amenity space, event space and a children's playground. The majority of the park is now complete and open to the public. The housing part of the masterplan is yet to be constructed.

3.2.2 Arklow Trading Estate Masterplan

A residential development currently under construction to the north of Edward Street which includes a linear central landscape street, with interconnecting courtyard spaces, two of which provide children's play areas. There does not appear to be informal sport activities provided within the masterplan.

3.2.3 Achilles Street Redevelopment

A mixed used development proposed on a site south of Fordham Park. The masterplan is currently out for public consultation and includes a public square and pocket park linked to Fordham Park.

3.2.4 Convoys Wharf

A large scale masterplan proposal for the redevelopment of the Thames side site at Convoys Wharf. Outline planning consent for the development was granted in 2016.

- Z Amersham Vale Masterplan
- Y Arklow Trading Estate Masterplan
- X Achilles Street Masterplan
- W Pagnell Street Car Yard
- V Convoys Wharf

3.2 Existing and Future Proposed Play & Sports Provision

The existing and future proposed play and sports provision within the local neighbourhood is as follows:

Deptford Park (Lewisham Open Space Strategy Number: 58)

- Children’s playground (under 13 years)
- Grass 400m running track

Evelyn Green (Lewisham Open Space Strategy Number: 72)

- Tarmac ballcourt with football, basket ball and floodlighting

Folkestone Gardens (Lewisham Open Space Strategy Number: 81)

- Children’s playground
- Skate park
- Informal small multi-use games area

Fordham Park (Lewisham Open Space Strategy Number: 83)

- Children’s playground (under 6 years)
- Children’s playground (under 13 years)
- Tarmac informal ballcourt with ping pong tables
- Fitness equipment
- All weather pitch available for community use (Deptford Green School)

Margaret McMillan Park
Lewisham Open Space Strategy Number: 130

- Children’s playground (under 6 years)
- Children’s playground (under 13 years)

Pagnell Street (Lewisham Open Space Strategy Number: 143)

- No play or sport facilities

Sayes Court Park (Lewisham Open Space Strategy Number: 163)

Charlottenburg Park (Recently opened to the public)

- Children’s playground (under 6 years)
- Children’s playground (under 13 years)

Arklow Trading Estate (Under construction)

- Children’s play area (under 13 years)
- Children’s play area (under 13 years)

Achillies Street (Out for consultation)

- Facilities to be confirmed once detailed proposals have been developed.



A Deptford Park
Lewisham Open Space Strategy Number: 58

B Evelyn Green
Lewisham Open Space Strategy Number: 72

C Folkestone Gardens
Lewisham Open Space Strategy Number: 81

D Fordham Park
Lewisham Open Space Strategy Number: 83

E Margaret McMillan Park
Lewisham Open Space Strategy Number: 130

F Pagnell Street
Lewisham Open Space Strategy Number: 143

G Sayers Court Park
Lewisham Open Space Strategy Number: 163

H Charlottenburg Park
(Recently opened)

I Arklow Trading Estate
Lewisham Open Space Strategy Number: 58

Parks & Open Spaces

Children's Playground

Public MUGA Space

School MUGA Space

Edward Street MUGA

Existing and Future Proposed Play and Sports Provision

Not to scale

Evelyn Green

- Ballcourt with floodlighting



Fordham Park

- Informal ballcourt
- Under 13 playground
- Under 6 playground
- Fitness equipment
- Formal All weather pitch as part of Depford Green School available for community use



Folkestone Gardens

- Informal ballcourt
- Under 13 playground
- Skatepark



Mary McMillan Park

- Under 13 playground



Charlottenburg Park

- Under 13 playground



Arklow Trading Estate

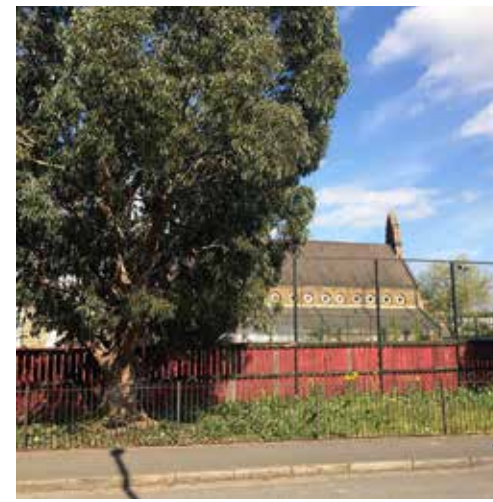
- Two small play areas proposed for under 13s



Existing play provision with 500m of Edward Street

Not to scale

07



Edward Street - Existing MUGA Plan and Site Photos

1:500 @ A3

08

3.2 The Edward Street MUGA Site

The overall existing site is approximately 2,280 square metres which includes the existing fenced multi-use games area as well as grass verges to both Arklow Road and Trim Street. The sports court itself is 1,960 square metres.

3.2.1 Sports Pitch

According to the Ordnance Survey, the existing sports pitch dimensions are approximately 53m long and 37m width. The surface is made up of a degraded coloured tarmacadam surfacing, with line markings for a short 40m length, six lane running track and football goals.

3.2.2 Fencing

The perimeter of the MUGA comprises approximately 4.0m high metal post and mesh panel fencing with the lower half comprising additional timber vertical panel rebound fencing painted red. This reduces visibility into the court from the surrounding streets. The fencing is in poor quality.

3.2.3 Floodlighting

Historically the court was floodlight, but this no longer is in working order, and may have been disconnected. Since the site has been used by the public since the school ceased use in 2012, the facility has not been floodlit.

3.2.4 Soft landscape verges

The fencing boundaries to Arklow Road and Trim Street are separated from the public footpath by vegetated verges, which are prone to use for fly-tipping.

3.2.5 Current usage

It is understood that the space is currently used on an ad hoc basis by the local community for informal ball sports and boxing/fitness training.



A Milton Court Road Open Space

B Evelyn Green

C Margaret McMillan Park

D Folkestone Gardens

Aerial Photograph of Existing Open Spaces
Not to scale
09

4.0 Local Options for Re-provision

4.1 Introduction

Following a visit to the site and its immediate context with the Client in March 2017, two potential open space sites were identified within 250m of the Edward Street MUGA. There are:

OPTION A: Milton Court Road Open Space: A small existing estate open space on Milton Court Road to the west of the Edward Street MUGA

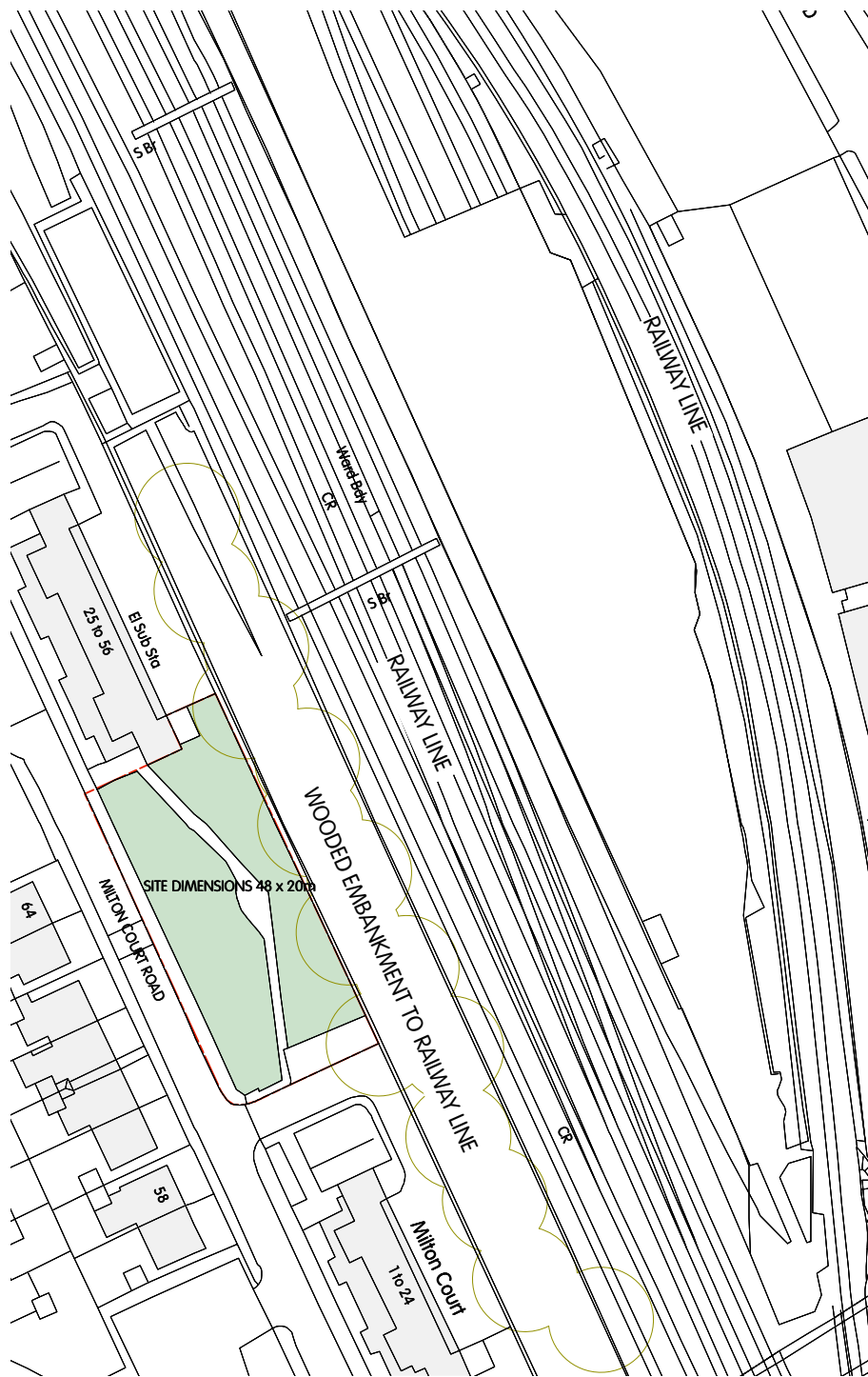
OPTION B: Evelyn Green Open Space: An existing public open space to the west of the Edward Street MUGA.

Further site visits have identified that have the potential for smaller scale provision of sports and outdoor activity spaces/equipment which could form part of the re-provision strategy across the local neighbourhoods. These are:

OPTION C: Mary McMillan Park which is located 400m to the south-east of the Edward Street MUGA

OPTION D: Folkestone Gardens which is located 500m to the north-west of the Edward Street MUGA.

The plan opposite illustrates the location of these potential options and the following pages detail the opportunities and constraints for these sites.



Milton Court Road - Existing Site Plan & Photographs

1 : 1000 @ A3

4.2 Milton Court Road Open Space

Milton Court Road Open Space is located approximately 200m to the west of the Edward Street MUGA. The space is bounded to the east by a wooded railway embankment. To the north and south are ten storey residential blocks and to the west is Milton Court Road.

The site contains amenity grassland, and is defined by hedgerow planting and fencing. The space measures 48m in length and 20m in width. There are currently no play or sports facilities provided in this small open space, which is gardenesque in its character and size.

4.2.1 Opportunities for MUGA re-provision

- The site is in close proximity to the Edward St site
- The site is located within a residential street with good passive surveillance from the housing across the street.
- The site appears to be an under used community asset

4.2.2 Constraints for MUGA re-provision

- The site is limited in its size and only a small court could be accommodated, with possibly a single use sport such as basketball.
- The adjacent wooded railway embankment would cause potential issues with leaf drop in autumn and associated maintenance implications for a sports surface
- The adjacent housing blocks are very close to the site, which may cause noise issues.
- Floodlighting would not be possible

4.2.3 Recommendation

The Milton Court Road open space is not suitable for MUGA re-provision due to it's limited size and close proximity to adjacent residential properties. The adjacent railway embankment is wooded and this would cause issues for maintenance and management of a sports court due to seasonal leaf drop.



4.3 Evelyn Green Open Space

Evelyn Green Open Space is located approximately 200m to the east of the Edward Street MUGA. The southern border of the space is defined by a railway line and the other boundaries are defined by low rise residential blocks to the north and west. The eastern boundary is defined by the Evelyn Community Centre and a nursery.

The site contains amenity grassland, and an existing fenced tarmac ballcourt which is 36 metres in length and 28 metres in width. The existing court area is 1,008sqm. The court is marked out as follows:

BASKETBALL COURTS: 2 number 28 x 18m courts running north-south
FOOTBALL: 1 number football pitch 36 x 28m running east-west.

The surfacing is in a fair condition, but some recent excavations have been completed in the centre of the court and have not been backfilled.

The line markings have worn out and are in need of renewal. The court has floodlighting.

The fencing is in a good condition. The football goals are in need of being re-powder coated to improve their visual appearance.



4.3.1 Quietway improvements

Lewisham Highways have completed infrastructure works in the area as part of implementing a cycle quietway. This included: 'Evelyn Green concept did progress in terms of widening of the path through the park and realm improvements to Wotton Road'. Wider environmental improvements proposed including spectator seating for the MUGA have not yet been implemented.



Quietway Proposals (The Landscape Partnership)



EVELYN GREEN OPTION 1 SITE LAYOUT

- A** Enlarged ballcourt
Including 3 basketball courts and one football pitch.
- B** Outdoor gym
Fitness and parkour equipment within existing fenced area.
- C** Children's playground
New playground with two age zones: (2-5 years and 5-12 years). Natural play within grassland.
- D** Retention of existing dog exercise area
New internal fencing to provide three separate zones for walking.
- E** Improved pedestrian links through railway arches to Kerry Road.
- F** Retention of existing parkland with trees.
- G** New tree planting
- H** Spectator seating to existing landform adjacent to ballcourt.
- I** Markings to distinguish Quietway cyclepath from pedestrian footpath



4.3.2 Potential Improvements to Evelyn Green

There are a number of potential combinations of options for improvements to Evelyn Green, the following provides a combination of:

EXISTING MUGA: Enlargement of the existing court, re-surfacing and repositioning of existing fencing/floodlights.

ADDITIONAL INFORMAL SPORTS: New practice court space to complement the formal court space.

ADDITIONAL EXERCISE ELEMENTS: Outdoor gym/parkour equipment to provide a range of exercise options for a wider age group.

IMPROVED PEDESTRIAN LINKS UNDER RAILWAY ARCHES TO KERRY ROAD:

To implement works noted in the quietway consultation to improve the access beneath the railway arches to Kerry Street and provide an improved pedestrian route to Arklow Road development as well as the residential properties to the north and east of the Edward Street site.

4.3.3 OPTION 1: Opportunities for MUGA re-provision

- The site has an existing MUGA which due to the location on the site could be extended to provide a larger court area (3 basketball courts and 1 52x28 football pitch).
- Further Implementation of the Evelyn Street quietway works, including spectator seating for the court could be constructed as part of the works.
- The southern part of the site is currently a dog exercise area and this would be retained.
- A new linear playground could be created along the eastern edge of the part bordering the community centre and nursery. This could include: informal sporting elements such as a basketball practice zone, table tennis tables and childrens' play for under 13s and under 6.
- The close proximity to the Evelyn Community Centre and its activities to be further explored.
- The existing car parking to the community centre could be reprovided on the adjacent existing pedestrian space to make way for a new outdoor gym.
- The site has excellent passive surveillance from the residential properties bordering the site.

4.3.4 Constraints for MUGA re-provision

- A site survey to be completed to establish exact extent of footway widening that has been constructed across the site to establish the exact potential for MUGA extension
- Establish any current issues with anti-social behaviour which may influence design proposals

4.3.5 OPTION 1 Area re-provision

ENLARGED MUGA:	446sqm additional area of court (1,010 sq improved surfacing)
OUTDOOR GYM:	575sqm
PLAY AREA:	700sqm
TOTAL:	1,721 sqm



EVELYN GREEN OPTION 2 SITE LAYOUT

- A** Enlarged ballcourt
Including 3 basketball courts and one football pitch.
- B** Outdoor gym
Fitness and parkour equipment
- C** Children's playground
Linear playground linked to community centre and nursery, with informal play and sports provision for 2-5 and 5-12 year olds.
- D** Relocated of existing dog exercise area
- E** Improved pedestrian links through railway arches to Kerry Road.
- F** Retention of existing parkland with trees.
- G** New tree planting
- H** Spectator seating to existing landform adjacent to ballcourt.
- I** Markings to distinguish Quietway cyclepath from pedestrian footpath

4.3.6 OPTION 2: Opportunities for MUGA re-provision

- The site has an existing MUGA which due to the location on the site could be extended to provide a larger court area (3 basketball courts and 1 52x28 football pitch).
- Further Implementation of the Evelyn Street quietway works, including spectator seating for the court could be constructed as part of the works.
- The southern part of the site bordering the railway line lends itself to be further enhanced with informal sporting elements such as a basketball practice zone, table tennis tables and an outdoor gym/parkour exercise area. This would require consultation and relocation of the existing dog exercise area.
- The close proximity to the Evelyn Community Centre and its activities to be further explored.
- To relocate the existing dog exercise area of the east of the Green adjacent to the community centre/nursery.
- The existing car parking to the community centre could be reprovided on the adjacent existing pedestrian space to make way for a new informal ballcourt.
- The site has excellent passive surveillance from the residential properties bordering the site.

4.3.7 Constraints for MUGA re-provision

- A site survey to be completed to establish exact extent of footway widening that has been constructed across the site to establish the exact potential for MUGA extension
- Positions of existing trees to be confirmed to assess constraints on ball court enlargement to accommodate retention of existing mature trees.
- Establish any current issues with anti-social behaviour which may influence design proposals
- To liaise with Council Officers (Planning, Sport and Leisure etc) to establish need for new facilities to ensure sustainable development

4.3.8 OPTION 1 Area re-provision

ENLARGED MUGA:	446sqm additional area of court (1,010 improved surfacing)
OUTDOOR GYM:	310 sqm
PLAY AREA:	610 sqm
TOTAL:	1,366 sqm

4.3.9 Recommendations

Further community consultation and site survey work is required to investigate detailed design of refurbishing and enlarging the existing ballcourt as well as providing additional sport and play facilities at Evelyn Green.





4.4 Margaret McMillan Park & Folkestone Gardens

Both of these open spaces are approximately 500m from the Edward Street MUGA site. Both parks currently offer some facilities for play and Folkestone Gardens has a small MUGA facility.

Opportunities could be explored further with Council Officer and local stakeholders to test the potential for addition of small scale interventions for information sports such as:

- Small scale informal practice courts
- Outdoor gym equipment
- Parkour training structures

These could be implemented as an overall package of local improvements across several locations rather than an option of re-provision of facilities in a single space.

4.4.1 Recommendations

Folkestone Gardens

There are currently a number of design proposals for additional works at Folkestone Gardens being developed by the Local Authority in partnership with Deptford Folk and Sustrans. Therefore, there is currently no need for further facilities to be developed at Folkestone Gardens.

Margaret McMillan Park

There is limited space for further play and recreational space at Margaret McMillan Park following extensive previous re-development.



5.0 Consultations

The following consultations have taken place, which have informed the recommendations contained in this report:

- Public Consultation, Saturday 21 June 2017, Charlottenburg Park (Refer to Appendix One)
- Meeting with Evelyn TRA, Tuesday 29 August 2017, Evelyn Green Open Space (Refer to Appendix Two)
- Public Consultation, Saturday 21 October 2017, Evelyn Community Centre (Refer to Appendix Three)

5.1 Summary of Consultation Response

There was broad support for developing further a series of sport and play improvements to Evelyn Green. The layout of facilities presented in Option 1 was preferred. This includes refurbishing and enlarging the existing ballcourt, and provision of children's play and an outdoor gym.

Suggestions were also received for including cricket nets, tennis courts, allotment gardens and opening up the community centre to allow members of the public to use the toilet facilities during the day. Improvement works to the railway arches and pedestrian link through to Kerry Road was also proposed.

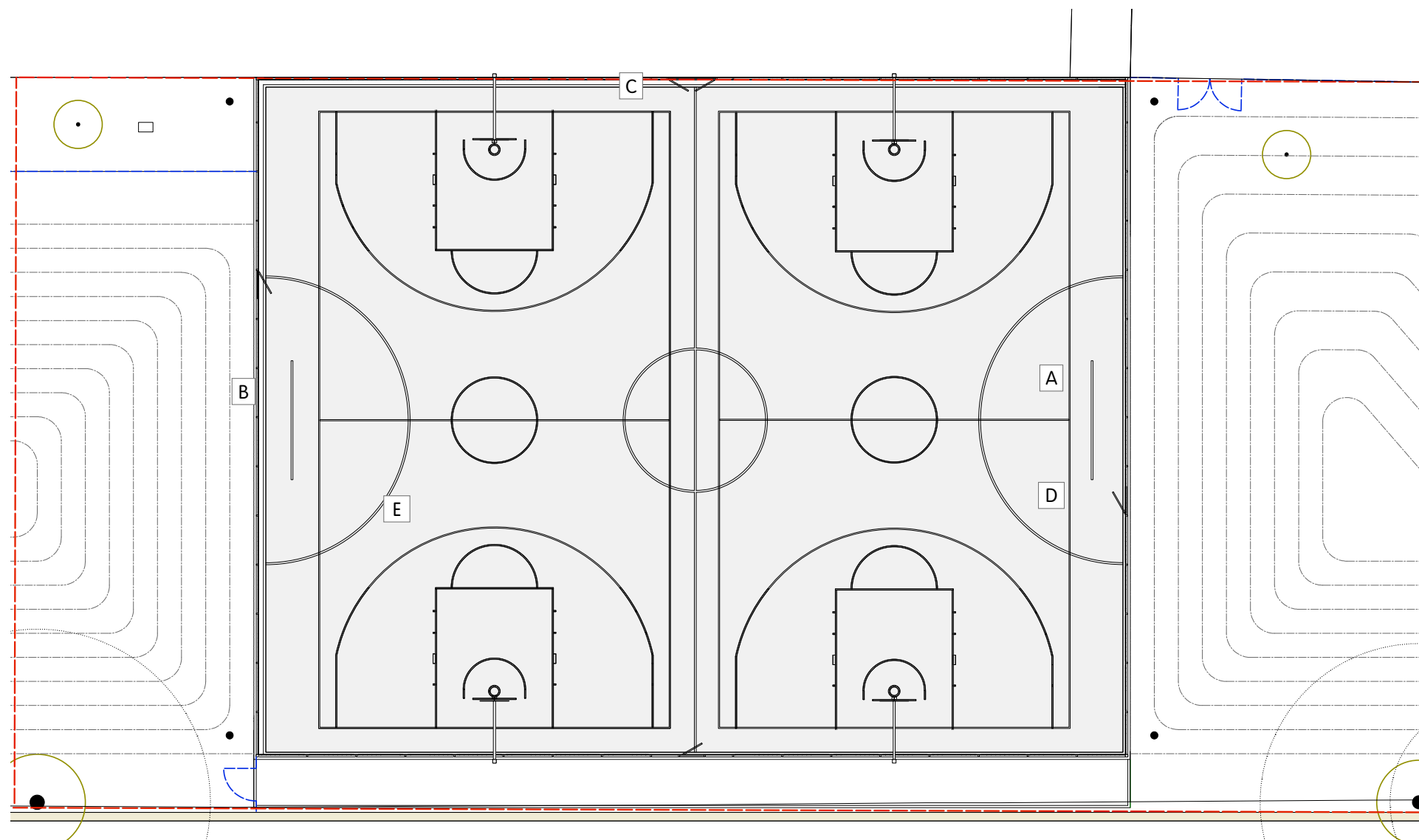
5.2 Recommendations for Implementation

Following the public consultation, further site survey work was recommended to assess potential to enlarge the existing ballcourt, whilst retaining mature Poplar trees which are located to the east and west of the court.

Lewisham Council officer consultations with Greenscene and Planning, recommended early submission of a detailed planning application for proposed works to the MUGA, to obtain consent for fencing and floodlighting. This work should be implemented as a first phase to re-provide the Edward Street MUGA at the earliest opportunity.

Outdoor gym and children's play facilities should be taken forward to detailed design, including assessment of the viability of other items raised through public consultation. These proposals should be subject to further public and stakeholder consultation prior to implementation.





Evelyn Green - Existing MUGA Layout Plan
Evelyn Green - Existing MUGA Condition Photographs

6.0 Evelyn Green Multi-use games area refurbishment

6.1 Existing ballcourt condition survey

An existing measured and condition survey of the ballcourt has been undertaken. The existing ballcourt is in a fair condition, with the fencing and gates beginning to show signs of wear and tear. The key issues to address are noted as follows:

- A** Existing rebound fencing panels where the post connections have rusted and fixings have failed.
- B** Existing metal grille panels replaced with powder coated wire panels of differing colours.
- C** Existing MUGA access gate missing.
- D** Existing rebound panels which have rusted where powder coating has worn.
- E** Patch repaired surfacing and worn line markings which are not particularly visible.

6.2 Existing trees

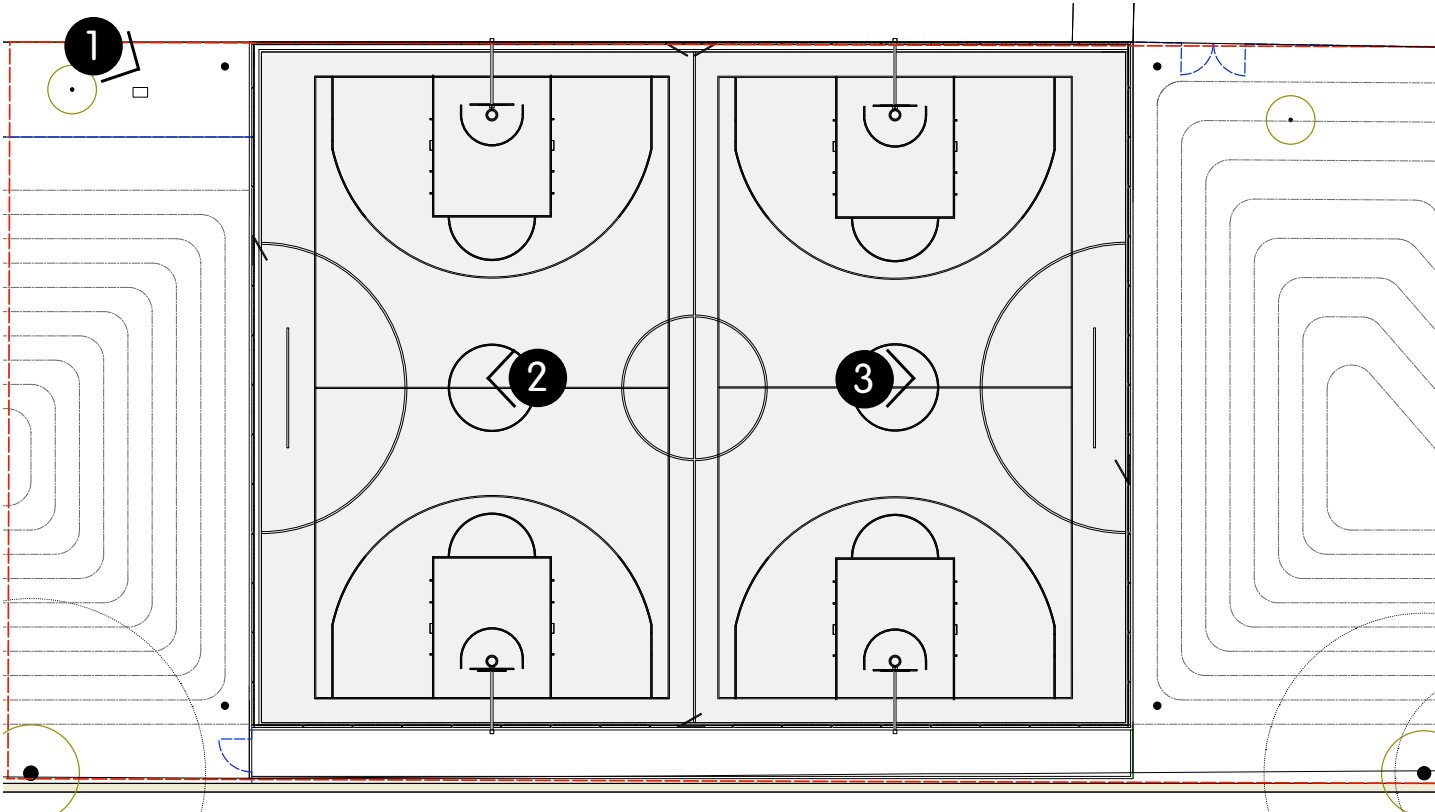
The site survey notes two mature Poplar trees along the southern boundary of the site, located approximately 9.0m to the west and 12.0m to the east of the existing ballcourt fencing. These trees are visually significant in providing screening to the railway arches beyond, and therefore are proposed for retention in any proposed MUGA enlargement works.

There are also two young trees planted as part of the Quietway works, which are located approximately 7.0m to the west and 6.5m to the east. These trees are proposed to be removed and replaced nearby.





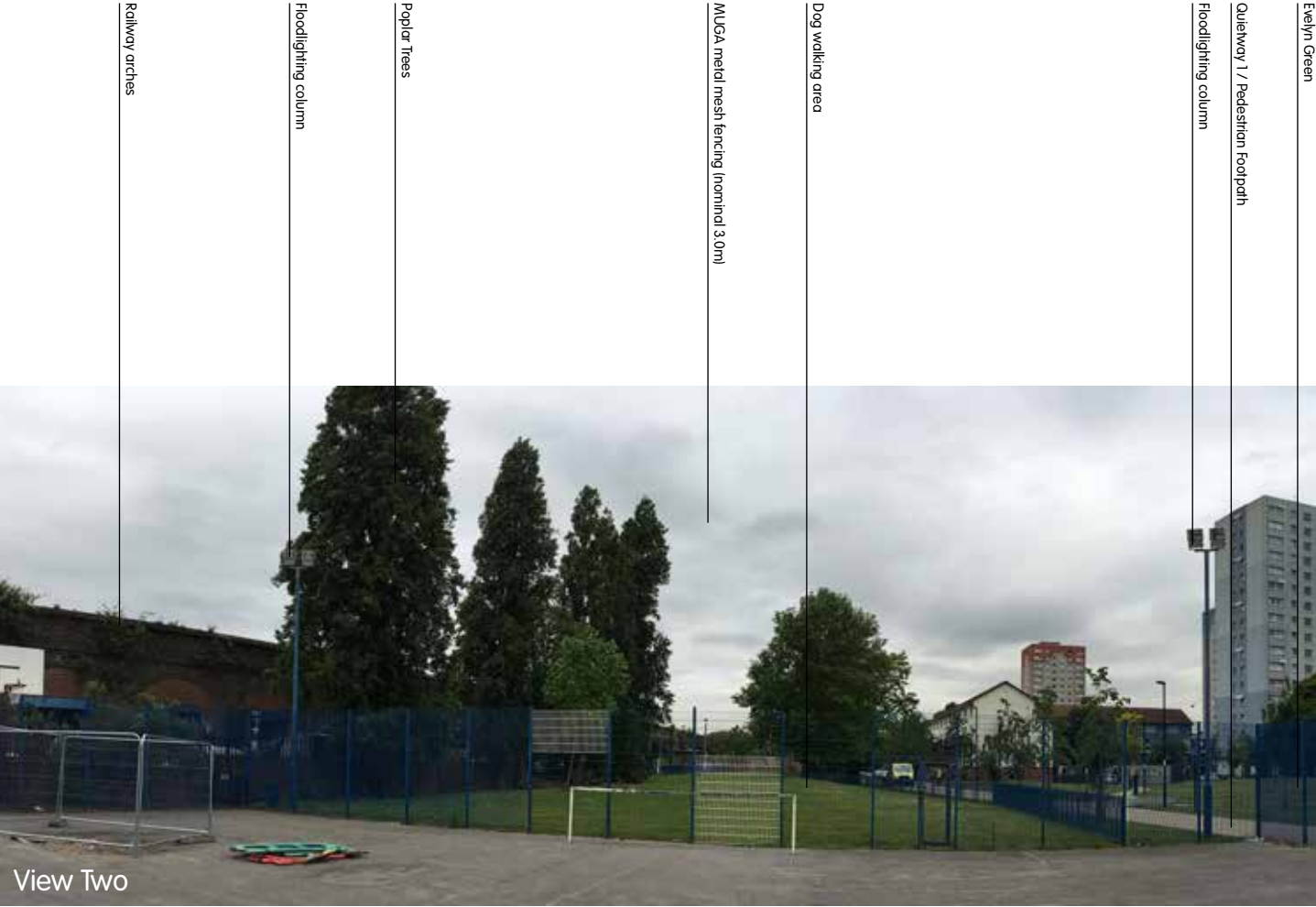
View Three



Evelyn Green - Existing MUGA Condition Photographs



View One



View Two

Railway arches

Floodlighting column

Poplar Trees

MUGA metal mesh fencing (nominal 3.0m)

Amenity grass (enclosed)

Floodlighting column

Quietway 1 / Pedestrian Footpath

Poplar Tree

Dog walking area

Floodlighting column

Railway arches

Poplar Trees

Floodlighting column

MUGA metal mesh fencing (nominal 3.0m)

Quietway 1 / Pedestrian Footpath

Evelyn Green

Quietway 1 / Pedestrian Footpath

Floodlighting column

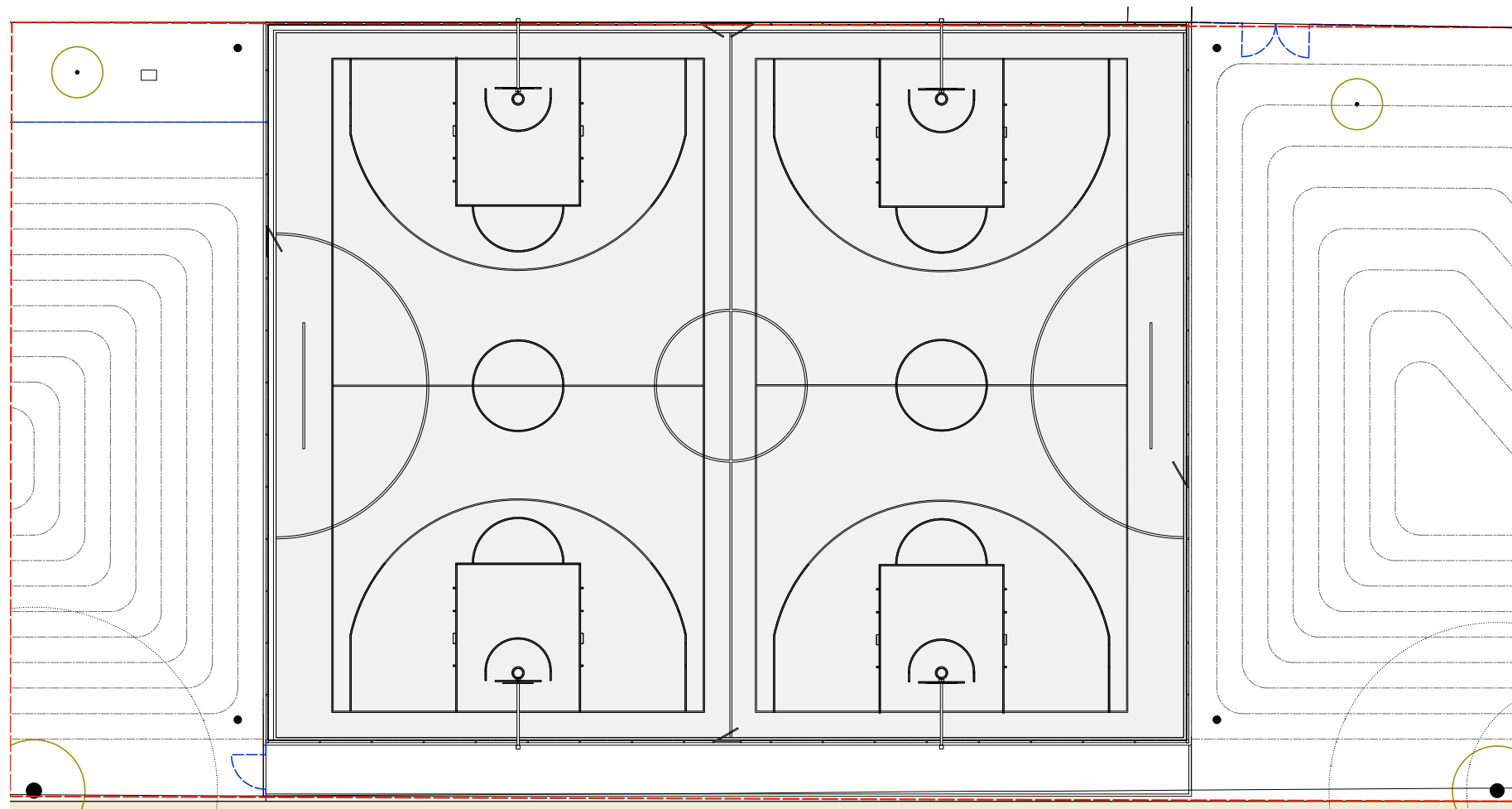
Dog walking area

MUGA metal mesh fencing (nominal 3.0m)

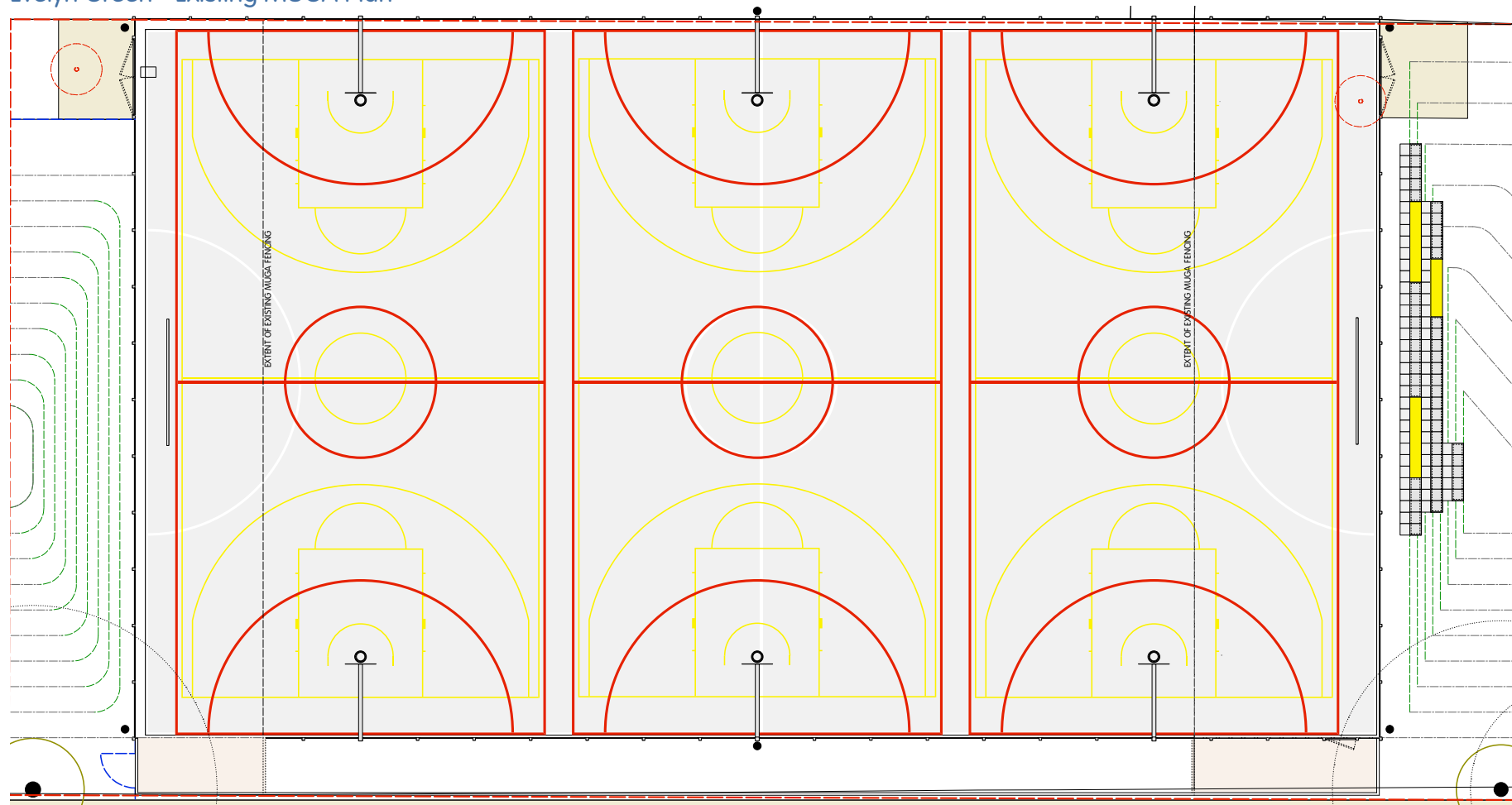
Poplar Trees

Floodlighting column

Railway arches



Evelyn Green - Existing MUGA Plan



Evelyn Green - Proposed MUGA Plan

6.3 Proposed ballcourt works

The proposed scope of work to enlarge and refurbish the existing ballcourt is as follows:

6.3.1 Site clearance works

- Remove existing perimeter fencing including basketball hoop structures.
- Remove existing floodlighting columns (4no)
- Remove existing free standing metal football goals (2no)
- Remove existing tarmac surfacing and remove off site. Retain existing sub-base, regular and repair soft spots as required to make good.
- Remove existing brick edgings to east and west sides of the court to facilitate enlargement.
- Excavate soil mounding to east and west sides of the court and remove arisings off site.
- Uplift and remove 2no existing trees
- Remove existing sections of low vertical bar fencing as required to facilitate proposed ballcourt works.

6.3.2 Proposed construction works

- Lay new brick edging to match existing to form perimeter to court including dished drainage channel to west side.
- Install new 3.0m rebound sports fencing (powder coated), including integral basketball hoops.
- Lay new specialist tarmac sports surfacing
- New line markings for football and basketball courts
- New LED floodlighting.
- Construct additional tarmac footpaths to southern boundary of ballcourt to tie into proposed length of court.
- Tie in low vertical bar fencing to new court to ensure dog walking area is secure.
- Re-grade existing landforms to edges of court, topsoil and turf to make good.
- New tree planting to replace 2no trees to be removed.

6.3.3 MUGA size comparison

Sizing and Courts	Existing ballcourt	Proposed ballcourt
Overall MUGA dimensions	36m x 28m	48.6m x 28m
Overall MUGA area	1,008 sqm	1,360 sqm
Football	1no court: 36m x 28m	1no court: 48.1m x 27.6m 3no courts: 14.5m x 27.6m
Basketball	2 no courts: 25.65m x 14.6m	3no courts: 25 x 14m
Floodlighting	4no columns	6no columns



Steelway Fensecure rebound sports fencing



6.4 Materials specification

6.4.1 Rebound fencing

The court rebound fencing will be constructed from powder coated mild steel posts, with metal mesh panels. Basketball hoops to be integrated into fenceline. Nominal height of fencing to be 3.0m.

Square section posts to be used to provide a flush rebound fenceline to the internal court side of the fencing. Either side of football goals where integrated into the fenceline will be round for safety reasons.

All fencing to be hot dipped galvanised and powder coated blue to match existing fencing across Evelyn Green.

The court will be accessible from two double leaf gates to the east and west elevations. The current access to the court from the north, alongside the Quietway will be removed to eliminate the pedestrian/cyclist conflict of direct access across the cycle lane. Two further single leaf gates will be provided to the southern elevation to allow for maintenance access.

6.4.2 MUGA surfacing

A specialist tarmacadam sports surfacing will be specified, with three colour line markings to differential the two sizes of football courts and basketball courts.

6.4.3 Floodlighting

New floodlighting will be provided to respond to the enlarged ballcourt, and details of light plots and column positions will be provided with the detailed planning application for the ballcourt.

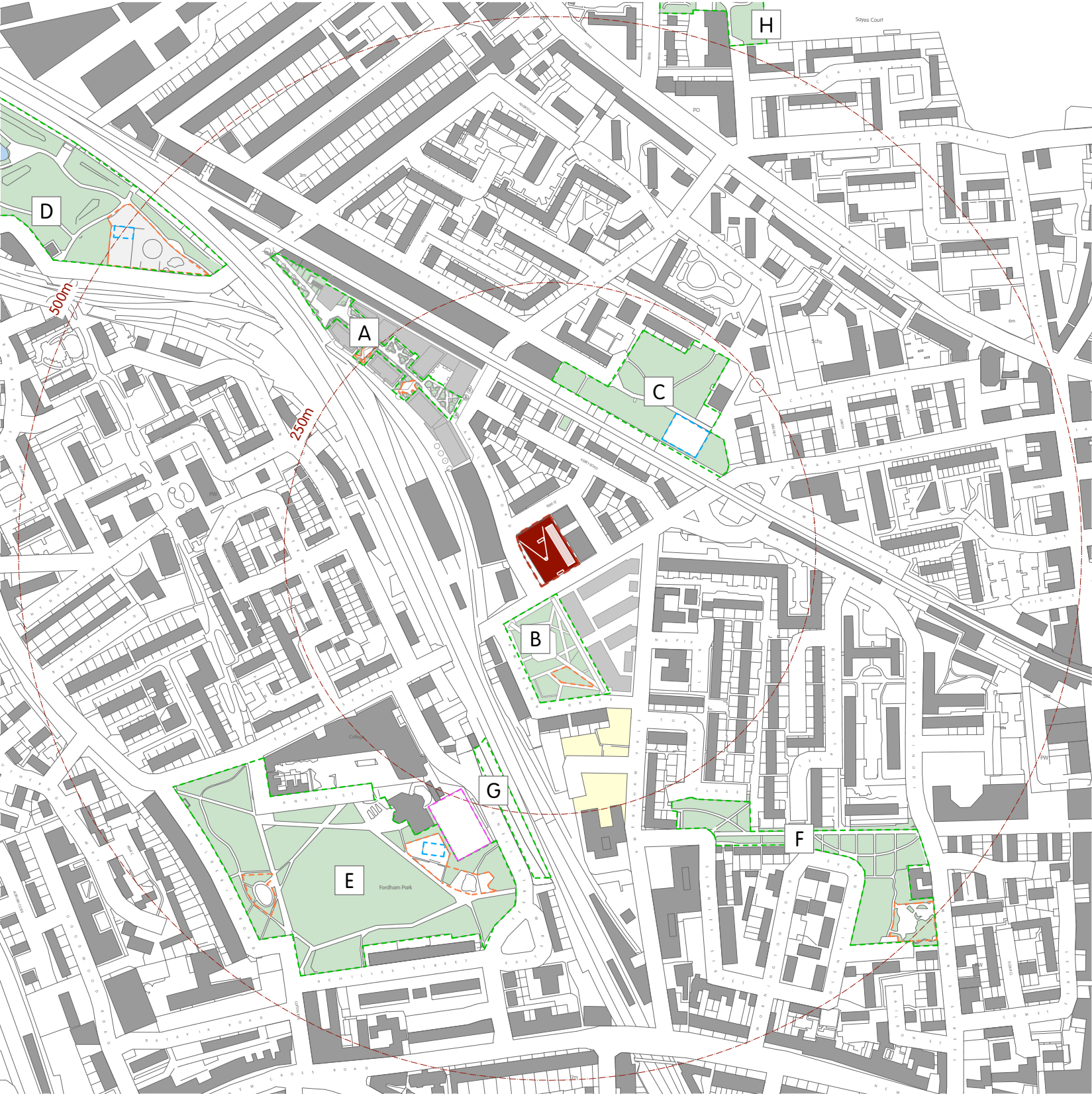
6.4.4 Spector seating

A series of robust granite block benches are proposed to be placed to the east of the MUGA, set as raked seating to a re-contoured existing landform. The specification to relate to the existing simple granite block bench seating installed across Evelyn Green as part of the Quietway works. The location of the seating, will provide views across the refurbished ballcourt, as well as link to the future proposed location for an outdoor gym.

6.4.5 Proposed tree planting

New tree planting will be planted within the park to replace two young trees proposed for removal as part of the ballcourt enlargement works.

Community Play and Sport Provision



Lewisham Council are proposing to provide new informal sport and play facilities to replace the current Edward Street multi-use games area.

We would welcome your views on the potential location of new facilities, and what you would wish to see provided in the local area in relation to sport and play.

Existing local parks and open spaces (current & proposed)		Existing play and sports facilities (current & proposed)	
A	Arklow Trading Estate (under construction)		Parks & Open Spaces
B	Charlottenburg Park		Children's Playground
C	Evelyn Green		Public Multi-use games area
D	Folkestone Gardens		Community use multi-use games area
E	Fordham Park		Edward Street existing multi-use games area
F	Margaret McMillan Park		
G	Pagnell Street		
H	Sayes Court Park		



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Edward Street MUGA Re-provision

Meeting with Evelyn Green Tenants & Residents Association

Tuesday 29 August 2017, 2.30pm

Evelyn Green

Present:

Keith Walton	Evelyn Green Tenants & Residents Association
Osama Shoush	Lewisham Council
Natasha	Lewisham Council
Paul Swann	Breeze Landscape Architects Limited

The purpose of the meeting was to discuss possible landscape improvements to Evelyn Green as part of re-provision of the near by Edward Street MUGA.

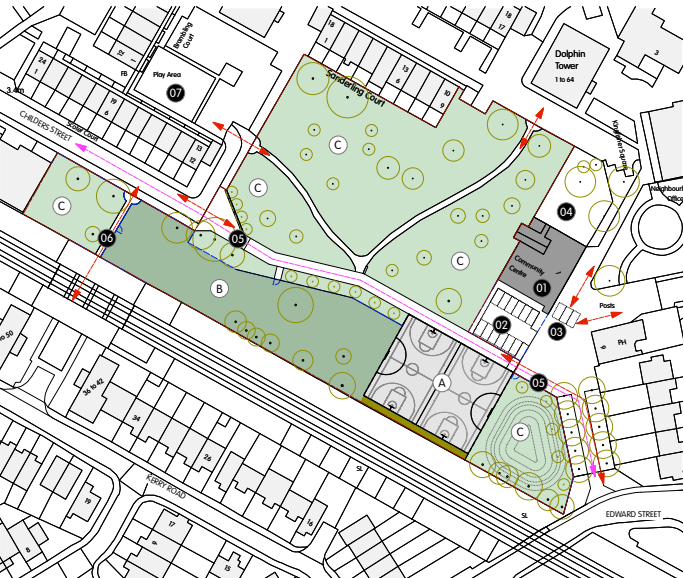
Item	Discussion	Action
THE EXISTING BALLCOURT		
1.1	Glendale manage the existing ballcourt which is in need of some improvement, particularly in terms of surfacing and condition of existing re-bound fencing.	
1.2	The existing access gate from the adjacent combined quietway cycle route/pedestrian footpath is a potential safety hazard with children exiting the ballcourt into the path of on-coming cyclists. Keith noted that the cycle route is become more popular over time, so the re-location of the MUGA access should be considered.	
1.3	Enlarging the existing ballcourt was supported, as long as the surfacing was not changed to an artificial grass.	
1.4	The Community Centre pays for the current power supply to the court floodlights. These are sodium lights and need to be changed to LED to make them more energy efficient and cheaper to run. Glendales are currently looking into the cost of this change.	
1.5	The MUGA is used also as a running track - markings for this around the perimeter may be useful.	
1.6	If the court is enlarged, internal seating would be good to include within the long margins of the court.	
1.7	The court is occasionally rented out (Adidas have used the space for example). If enlarged the court could have greater potential for generating a rental income.	
1.8	Banked Spectator seating would be useful outside the court on the adjacent mounds.	
FITNESS EQUIPMENT		
2.1	The TRA would welcome the addition of fitness equipment for teenage/adult age group. This could potentially be located on the existing green space south of the MUGA. This is often used as a dog exercise area, even though it is not designated for this use.	
CHILDREN'S PLAY		
3.1	There is currently no provision of children's play within the boundary of the park itself. The TRA have a vision to provide activities for all age groups from infant play, children's play to informal sports and outdoor gym for older children.	
3.2	Bordering the site is a small infant playground which is in close proximity to the park on Childers Street. The play equipment is located very close to the residential properties and relocation of the playground into the park is proposed by the TRA.	
3.3	Children's play could be located within the existing grass areas close to Childers Street, using the existing mounding to make the play very visible to the community.	
3.4	Locating the play closer to the Community Centre was discussed. Currently the open grass areas adjacent to the building are used occasionally for events, so retention of open space here is preferred.	

breeze

3.5	Location of children's play to replace the existing dog exercise area was discussed. This could be explored as an option, but dog exercise area would need to be re-provided elsewhere on site.	
DOG EXERCISE AREA		
4.1	The fenced off area bordering the railway arches is currently well used as a designated dog exercise area. The TRA would like to see additional fencing added to the area to provide a series of three separate spaces so residents can exercise their dogs away individually. There is an issue with aggressive dogs using the space, and when they occupy the dog exercise area, other people tend to not use the space, but instead use the open green spaces of the park resulting in dog fouling issues.	
4.2	The exercise area could be made smaller to accommodate an enlarged ballcourt.	
4.3	If the current dog exercise area became play space, alternative areas would need to be identified.	
QUIETWAY		
5.1	The original proposals for the quietway including demarcating the route between pedestrians and cyclists. This was not implemented, and the potential addition of markings to try to provide some separation between pedestrians and cyclists would be welcomed.	
COMMUNITY CENTRE		
6.1	The community centre hosts a number of different organisations and events. Some of the events make use of the park.	
6.2	The car parking area to the Community Centre must be retained as it provides secure parking for the minibus, but also parking for users of the centre including Bunny Hop Nursery.	
FUNDING		
7.1	Currently no funding applications pending for works to Evelyn Green.	
7.2	There is potential for S106 money to assist funding improvements to Evelyn Green.	
7.3	Breeze to prepare options for the park, provide to the Client for high level costing by AECOM, so that the levels of funding required can be established.	
PUBLIC CONSULTATION		
8.1	Breeze to prepare option information. The Client to attend a TRA meeting in September (usually the third Thursday of the month) to discuss progress.	
8.2	Public Consultation on both the Evelyn Green proposals a long with an Edward Street update towards the end of September to be held at the Evelyn Community Centre.	

Distribution: Osama Shoush

Public Consultation Boards.



01 Evelyn Community Centre
02 Evelyn Community Centre car park
03 Shared surface with 3 parking spaces
04 Bunny Hop Nursery play space
05 Combined cycle/footway/pedestrian route
06 Pedestrian access through railway arches to Kerry Road
07 Scooter Court/Brambling Court children's play area

Evelyn Green Existing External Spaces

A Multi-Use Games Area
B Dog walking area
C Amenity grass areas including tree planting

Key

Pedestrian access
Cycle/footway/pedestrian route
Approximate location of existing trees
Indicative mounding locations
Evelyn Green Site Boundary
MUGA Sports Fencing
Vertical bar fencing

Evelyn Green Existing Site Plan

Lewisham Council are proposing to provide new informal sport and play facilities to enhance the existing local community provision.

Evelyn Green, which is less than a five minute walk from the Edward Street site has been identified as a potential location for these facilities.

Two layout options for Evelyn Green have been prepared for discussion. These include new play and outdoor gym areas, as well as refurbishment and enlargement of the existing multi-use games area.

We welcome your views on the two layout options presented, and the order of priority for delivery of the various play and sports facilities.

Existing local parks and open spaces (current & proposed)


A Arklow Trading Estate (under construction)
B Charlottenburg Park
C Evelyn Green
D Follisstone Gardens
E Fardham Park
F Margaret McMillan Park
G Pagnall Street
H Sages Court Park
I Scooter Court/Brambling Court children's play area

Existing play and sports facilities (current & proposed)

Parks & Open Spaces
Children's Playground
Public Multi-use games area
Community use multi-use games area
Edward Street existing multi-use games area

Existing Open Spaces

Community Play and Sport Provision





Evelyn Green Existing Context

01 Evelyn Community Centre
02 Evelyn Community Centre car park
03 Shared surface with 3 parking spaces
04 Bunny Hop Nursery play space
05 Combined cycle/footway/pedestrian route
06 Pedestrian access through railway arches to Kerry Road
07 Scooter Court/Brambling Court children's play area

Evelyn Green Option 1 Proposed External Spaces

A Multi-Use Games Area enlarged
B Dog walking area with new internal dividing fencing
C Amenity grass areas retained as existing
D Outdoor gym with MUGA spectator seating
E Children's play area
F New tree planting
G New tree planting with seasonal bulbs beneath
H Markings to distinguish footway/cyclepath from pedestrian footpath

Evelyn Green Concept Option 1 Plan

Precedent Images



Evelyn Green Concept Option 1





Evelyn Green Existing Context

01 Evelyn Community Centre
02 Evelyn Community Centre car park
03 Shared surface with 3 parking spaces
04 Bunny Hop Nursery play space
05 Combined cycle/footway/pedestrian route
06 Pedestrian access through railway arches to Kerry Road
07 Scooter Court/Brambling Court children's play area

Evelyn Green Option 2 Proposed External Spaces

A Multi-Use Games Area enlarged
B Dog walking area
C Amenity grass areas retained as existing
D Outdoor gym
E Children's play area
F New tree planting
G Spectator seating to multi-use games area
H Markings to distinguish footway/cyclepath from pedestrian footpath

Evelyn Green Concept Option 2 Plan

Precedent Images



Evelyn Green Concept Option 2



Consultation Report

Positive reception

Comment	Number
Support for a nursery on the ground floor	3
Strategically excellent	1
Excitement for the bigger MUGA at Evelyn Green	2
Support for the addition of play and outdoor gym at Evelyn Green	2
Support for the community space	1
Housing needed and pleased to see it provided on the old MUGA site	3
Very pleased about consideration taken to incorporate last consultation’s comments	1
Would be good for the arches to be activated by the connection of Evelyn Green with other key local sites	1
Preferred to earlier design	1
Appealing design	1
Example for self-build	1
Want to see more sites used this way	1
Satisfied that there would still be sufficient greenery	1
MUGA available 2 minutes away so happy to see the site better used	1

There was a strong positive response, with some residents who attended very keen to see improvements made to the local area with their input heard since the last consultation. The proposals for Evelyn Green were popular and the community space in the new building was subject to excited interest with a number of suggestions as to its use. A few consultees noted a desperate need for housing provision and were keen to see the site used in this way.

Suggestions

Comment	Number
Use of ground floor for community or church events space which could be hired	2
Well overlooked bike storage provision	1
Permeable trees	1
Community classroom on the ground floor	1
Indoor sports in the ground floor e.g. boxing and ballet	1
Cricket nets in Evelyn Green expanded MUGA	1
Sensory/learning garden	1
Community café in the ground floor with a shared kitchen with the nursery	1
Tennis courts in Evelyn Green	1
Mole topography for the Evelyn Green plans	1
Edible fruit trees in Evelyn Green	1
In the Evelyn Green proposals extending the MUGA further and eliminating the outdoor gym	1
Support for proposal 1 for Evelyn Green	6
More flower beds/bulbs in area C of the Evelyn Green proposals	1
Put the seventh floor of the building into half the ground floor instead to reduce height	1
Regulated parking	2

There was a good level of engagement with lots of suggestions coming through in the written comments, particularly regarding Evelyn Green.

Concerns

Comment	Number
Lulu Court is overshadowed	1
Removal of open space	2
Density concerns in Deptford	3
Disagree with temporary accommodation	2
Concern over perceived territorial nature of the estate in which Evelyn Green sits	1
Love the design	1
No magenta or bright colours	1
Too tall for surrounding buildings	1
Insufficient transport links	1
Insufficient employment opportunities	1

There was some misunderstanding around the site being used. A couple of consultees felt that this was a public facility/open green space that was being removed. The reprovision of the MUGA with the school was explained to these residents.

There were also some comments against having temporary accommodation in the area, with one comment suggesting it wasn’t a ‘suitable area for increased housing density – especially housing for disadvantaged people’.

The main concern to recur was regarding the density of the Deptford area.