

## Cossall Park Master Plan First Consultation Meeting

Tuesday 5 March 2019

At Cossall Hall, Cossall Estate, SE15

In attendance: Alan Glen                      Friends of Cossall Park  
Sally Prothero                      LDA Design  
Grace Walker                      LDA Design  
Pippa Krishnan                      Southwark Council  
Will Walpole                      Southwark Council  
20 adults (residents of the Estate and area surrounding the park, a representative of John Donne School)  
2 children

### **Agreed consensus through voting**

1. Preference for one fenced play area, rather than two separate unfenced like it is now. There should be no reduction in play equipment / size
2. Retain ball court in same location. Improve with new, lower fencing with better visibility through it, and more entrances – maybe four entrances if possible

### **General design aspects agreed**

1. General satisfaction with new nature area. Higher fence needed at boundary with block of flats. Consider a perimeter thorny, biodiverse hedge as an extra boundary. Consider how to make it suitable for use by school and childcare providers
2. Entrances are rundown / uninviting and require work
3. The muddy “desire line” leading to/from Woods Rd at the north eastern point of the park needs a hard surface
4. Create more planted/ flowering areas
5. Increase biodiversity
6. Retain the community planting beds, which meet the needs of residents
7. Security should be principle design feature
8. Mounds can be redesigned / reduced / relocated, to reduce instances of people hiding behind them to commit antisocial behaviour
9. Concern over cost of relocating the ball court

### **Current use**

- Ball court is well used, often used late at night
- Less concern about balls going into gardens. More concern about security of residential properties

### **Issues with the existing site**

- Motorbikes using the paths
- Security related to burglary of new flats on Woods Road. Existing fence on boundary between new flats and proposed nature area (currently closed off and overgrown) is too low
- Dark shady areas enabling anti-social behaviour – drugs, sex, late night drinking. Particularly in northwest corner. Hidden by mound
- Park is too dark due to the number of trees close together on the west side. Could be pruned or some removed; lighting suggested but also concern that lighting would be bad for wildlife
- Dog poo
- Fly tipping at entrances
- Dogs in play areas which are currently not fenced

## Design suggestions

- Play area on west side of park to active underused space
- Zone play area with equipment for younger children on one side, and for older children over the other side
- Consider re-opening the zip-line
- Include different types of swing: Cradle, flat, basket (for multiple users) and climbing equipment
- Quality of play equipment is important
- Could integrate play into the mounds, as children like them
- Play area should be the priority for phase 1
- Ball court makes a reverberating sound; can it be resurfaced with a more vibration-absorbing surface?
- Consider splitting ball court in two, so two games can be played at once; ask the children what they would prefer
- Outdoor gym equipment, trim trail
- Better seating. Nowhere nice to sit at the moment. Benches along pathways are not well located. Keep in mind that gathering spaces can be used for anti-social behaviour
- Fell some trees on western side to let more light in. Ensure bats are not disturbed and biodiversity not decreased
- Plant fruit trees
- Introduce informal playable features in the currently under used areas and new nature area to encourage use of these areas to discourage anti-social behaviour
- Improve the entrances to make them more welcoming and deter fly tipping
- “Personally I don’t think any changes should be made. There are precious few green spaces in estate environs and should be cherished not altered for no reason” (comment received via email)
- Supportive of proposals to improve the space. Would prefer pathway through nature area to be aligned further south, away from flats, and ensure it is not enclosed by vegetation (comment received via email)

## Concerns

- Option 3 could be noisy for residents over the western side, but still a distance from houses and there is already play equipment in this location
- Visibility / security and adding a pathway in nature area. Must have an open feel and secure boundaries

## Good examples of other parks

- Leyton Square (off Peckham Park Road) has a good play area
- Brimington Park, Peckham
- Peckham Rye Park
- Play area fence should be low – example would be Hamstead Heath

## Next steps

- Children are the main users of the park and need to be consulted
- Look into applying to the London Marathon Charitable Trust (LMCT) for funding. Having a Master Plan will benefit any application for external funding
- The final Masterplan will be agreed before a decision is made on what will go ahead during phase 1, and what may be funded after phase 1
- A second and final public consultation event will be held. It will be an event in the park. Aiming for April 2019