



# Greendale Management Plan

August 2017

Prepared by LUC for the London Borough of Southwark



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## Greendale

### Management Plan

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August 2017

Planning & EIA  
Design  
Landscape Planning  
Landscape Management  
Ecology  
Mapping & Visualisation

LUC LONDON  
43 Chalton Street  
London  
NW1 1JD  
T +44 (0)20 7383 5784  
[london@landuse.co.uk](mailto:london@landuse.co.uk)

Offices also in:  
London  
Bristol  
Glasgow  
Edinburgh  
Manchester  
Lancaster



FS 566056 EMS 566057

Land Use Consultants Ltd  
Registered in England  
Registered number: 2549296  
Registered Office:  
43 Chalton Street  
London NW1 1JD  
LUC uses 100% recycled paper

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# 1 Introduction

- 1.1 The Management Plan is intended to prepare Greendale for formal public access, allowing the London Borough of Southwark to make available for public use this valuable and unique resource within the Borough. Having been left unmanaged the landscape has developed a variety of valuable grassland and scrub habitats which in turn support a broad range of flora and fauna unique to the Borough.
- 1.2 The Management Plan is aimed at the management and maintenance needs of the site to ensure A) safe public access is deliverable and B) the ecological value of the landscape is enhanced to increase the biodiversity and to allow users to appreciate its value. The plan will identify risks, opportunities and areas for improvement. The plan will identify how to mitigate those risks and will facilitate safe public access as well as aid the management of the infrastructure, ecology and landscape of the open space.
- 1.3 Greendale covers an area of 2.2 ha of land in the London Borough of Southwark. It is classified as a 'natural and semi-natural open space' and is designated as a Metropolitan Open Land (MOL). The site is currently informally accessed from Dog Kennel Hill, East Dulwich, London, SE22 or via the Greendale pedestrian and cycle paths along its western and southern boundaries. It is unusual in having no roads along its boundaries, and as such creates a high level of separation from the noise and visual clutter of the city and its traffic.
- 1.4 The London Borough of Southwark is the freehold owner of Greendale. The site was let to Dulwich Hamlet Football Club by a lease dated 19<sup>th</sup> July 1994.

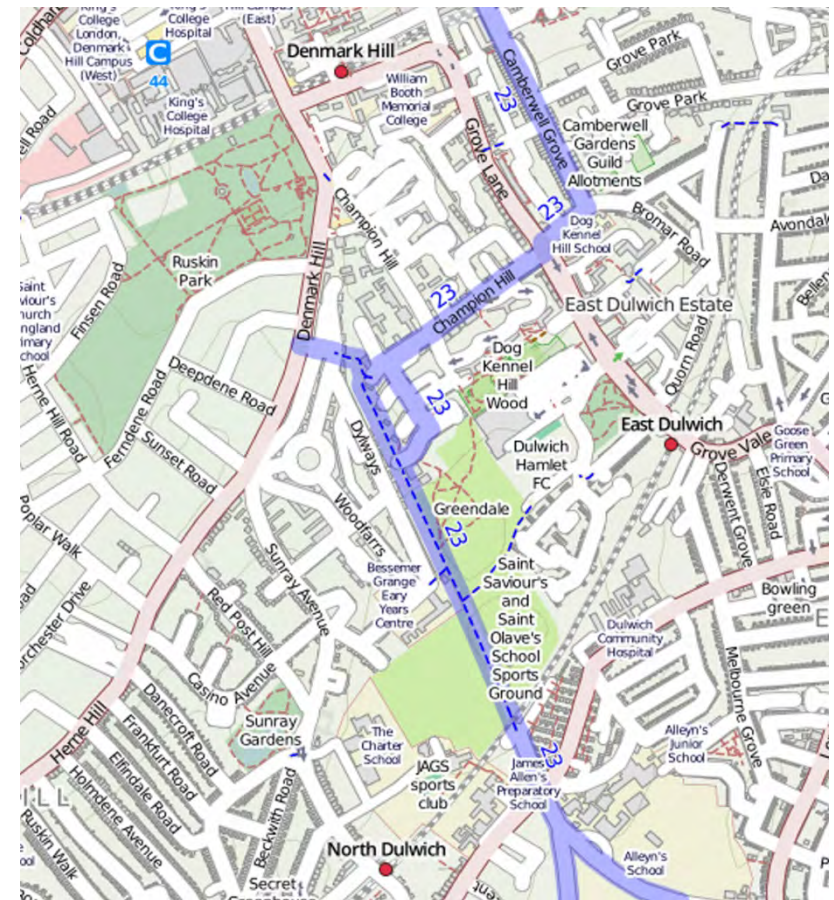
## Location

- 1.5 Greendale is located South Camberwell Ward within the London Borough of Southwark, a multicultural inner city area of London. The area surrounding

the site is a mixture of residential, educational, commercial and private recreation lands. The site is on a south-facing slope from Champion Hill.

- 1.6 The site is located within walking distance of North Dulwich, East Dulwich and Denmark Hill rail stations. The local area is well provided for bus routes and Greendale itself is flanked by a major cycle route into central London, called Green Dale. See **Figure 1.1**.

**Figure 1.1 Location of Greendale within the local context**



### Surrounding land use and context

- 1.7 Greendale is bordered on the north east by a Sainsbury's superstore open from 7am to midnight. The store contains a cafe, chemist and three 24 hour ATMs. The Sainsbury's car park has 400 places and cycle parking, contains a private children's nursery (Dulwich Nursery), electric car charging points, and the closest bus stop to the site. There are pedestrian and cycle links from Sainsbury's through Dog Kennel Hill Open Space to Champion Hill Estate and beyond, and to the Dog Kennel Hill Adventure Playground.
- 1.8 Dulwich Hamlet Football is a local club with youth and senior teams. The club stadium borders the south east of the site. The stadium was opened in 1992 and has a capacity of 3,000 spectators. The artificial turf was originally intended to be used as practice pitches for the Dulwich Hamlet Football club.
- 1.9 The southern boundary of the site borders a well-used pedestrian path connecting many local facilities, residential areas, and a securely fenced private recreational sports field (owned by a local independent school).
- 1.10 To the north of the site, at the top of a steep bank, is a children's nursery (Mother Goose Nursery), Cleve Hall Estate and Denmark Hill Estate (Southwark housing).
- 1.11 Along the western boundary runs Green Dale - an important cycle route (No.23) and pedestrian link, designated a 'safe route to school'. It is lit at night and well-used. The open space is surrounded by 19<sup>th</sup> and 20<sup>th</sup> Century urban development. The network of pedestrian paths surrounding the site connect the community by traffic-free means. The site links directly into a small wooded area informally named Dog Kennel Hill Woods and is part of a park called Dog Kennel Hill Open Space which is managed by Southwark Council and has an active local Friends Group. The Dog Kennel Hill Adventure Playground is nearby, providing facilities and youth groups for children outside of school hours.

### Period of the plan and stages of review

- 1.12 The management plan will facilitate allowing formal public access to Greendale. Until the final decision for the site has been made the plan should be regularly monitored and reviewed after two years. Once a final

decision has been made a long term management plan for the site should be delivered.

### Site description

- 1.13 The site presently has a pair of disused tennis courts and an artificial turf covered football training pitch to the centre south with a changing room to support this. The remainder of the site is left as undeveloped grounds which have become an unofficial space for people to enjoy a sense of tranquillity and appreciation of nature, while benefiting from proximity to the town centre. See **Figure 1.2**.

**Figure 1.2 Aerial image of Greendale within the surrounding context**



### Grid reference

- 1.14 TQ 33043 75283

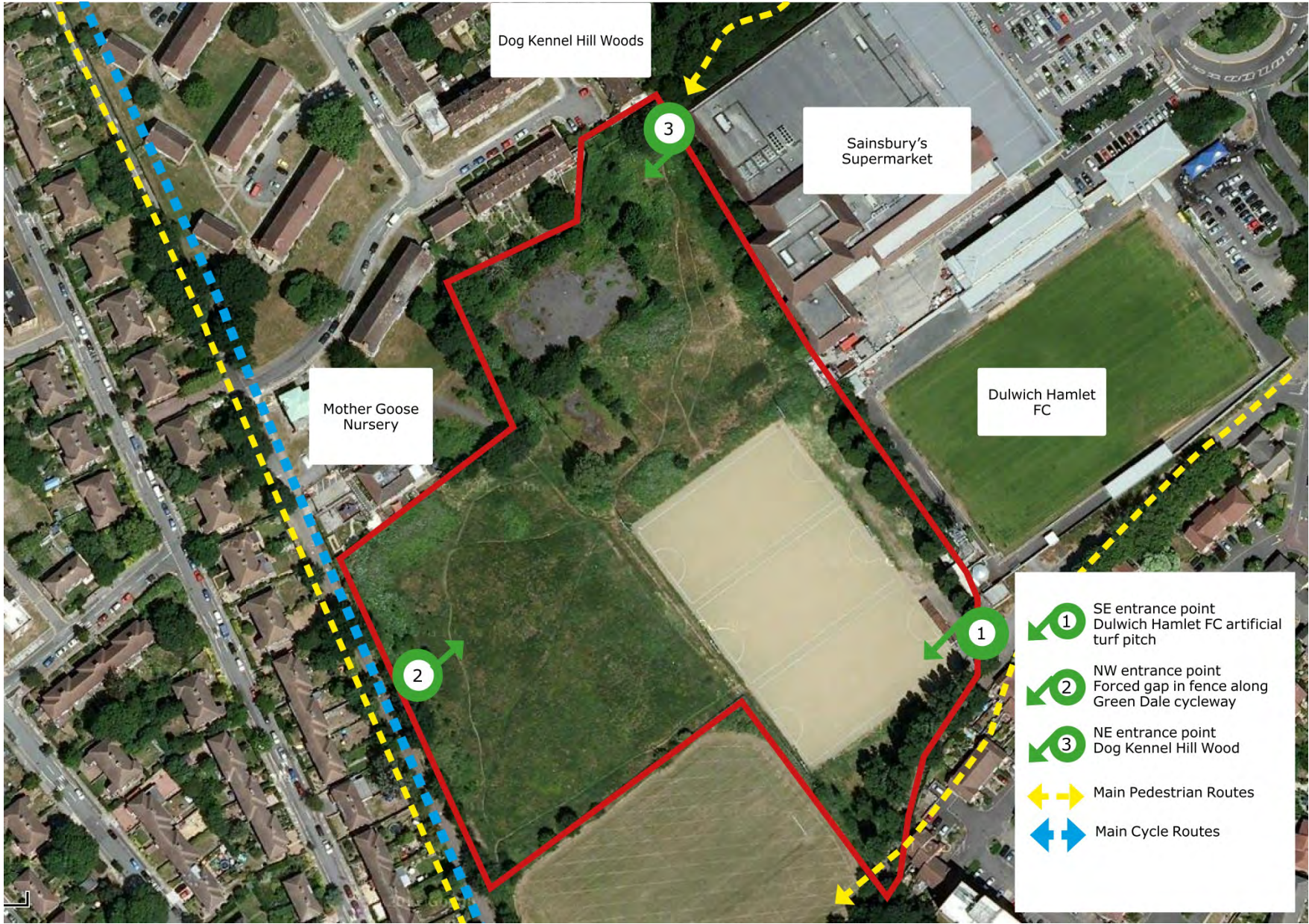
## Size

- 1.15 Greendale covers an area of 2.2 hectares.

## Access

- 1.16 Currently informal access is provided to the site through gaps in the fencing. Since forming in 2014 the Friends of Green Dale group has worked with the leaseholder to provide more formalised access. No action has been undertaken to make the entrances safer or DDA compliant therefore access is still limited to the site. There is one vehicle entrance at the **Dulwich Hamlet Football Club** entrance. This is kept locked except for events arranged with the leaseholder, which include a car boot sale. See **Figure 1.3**.

Figure 1.3 Access and circulation





## Use

- 1.17 It is not known how often the artificial football pitches are currently utilised for football, if at all. Some of the defects of the pitches have made the pitches dangerous to play on due to the raised rucks in the turf, gouges or loose infill sections<sup>1</sup>. However, the pitch has been used as a car boot sale site and is often used for informal recreation forming a central gathering place for the open space users. During the site visit the sports pitches were animated with families and teenagers racing remote control cars.
- 1.18 The tennis courts are no longer used and as such are in a poor condition. Some parts of the tennis courts fencing has been removed in the last 18 months to improve access to the area. During the site visit it was apparent the tennis courts have become a gathering area for anti-social behaviour with evidence of fly tipping and localised fires.
- 1.19 The underdeveloped grounds have unofficially become a place of tranquil enjoyment for the local community- where the community has access to wildlife and a quiet place central to the town centre. As such the space is utilised by dog walkers, for informal recreation and as a cut through to and from Dog Kennel Hill Open Space.
- 1.20 However the site's **key value** to the local community is its ecological significance. Having been undermanaged now for a number of years, the site has become an urban ecological haven for a number of flora and fauna which are rare within the local area. Though common place elsewhere the site offers the local community a unique opportunity to enjoy and learn about natural ecosystems where hedgehogs, bees, ant hills amongst many more call the site their home, and how such sites are important in the makeup of urban ecosystems. In so doing they can also learn about mankind's impact on the environment and how important a healthy ecosystem is important to our wellbeing.

Figure 1.4 The tennis courts provide a great brownfield landscape ecosystem with an array of interesting flora



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<sup>1</sup> CBRE (2016). Greendale Sports Ground Initial Report for the London Borough of Southwark

## A brief history of Greendale

### 18<sup>th</sup> Century

- 1.21 During the 18<sup>th</sup> Century the landscape was primarily used for agriculture and was a key area for droving livestock to markets in London. Few dwellings existed in the area at this time, and these consisted of large houses with landscaped gardens. Council records indicate that Greendale itself may never have been built upon.

### 19<sup>th</sup> Century

- 1.22 Throughout the 19<sup>th</sup> Century there was a step change in the rate of urban expansion in the surrounding area. The arrival of the railway encouraged extensive developments in the area, as the surrounding areas of central London became more accessible. These were generally large houses with landscaped gardens, as seen to the north of the site (1870 OS Map).
- 1.23 The **1870's** OS Map interestingly highlights an orchard located where the defunct tennis courts are currently found. A croquet lawn is also present (in green). Several ponds (highlighted in blue) are mapped in the local gardens.
- 1.24 'Green Dale' highlighted in yellow has existed as a public route for at least 140 years.
- 1.25 The **1890's** OS Map illustrates one of the large residential dwellings to the north of the site has become Pelican House College for girls (purple) and the eastern half of the site has become a part of Champion Hill Cricket and Lawn Tennis Ground. The running track to the south was probably part of the Allyn's independent school sports facilities.

### 20<sup>th</sup> Century

- 1.26 In the **1910's**, Dulwich Hamlet Athletic Ground was developed in the current location of the artificial turf. The tennis courts were also built on the site of the croquet court to the north of the Greendale site.
- 1.27 During this time the site is named Dulwich Grove and Wren Recreational Ground. Champion Hill Cricket and Lawn Tennis Ground dominated the current location of Dulwich Hamlet Football Stadium and Dulwich Hamlet Athletic Ground. These seem to have acquired a site to the east, adjacent to Dog Kennel Hill.

- 1.28 Between the **1910's** and **1950's** a large amount of housing development occurred in the area. A housing boom meant that the majority of the open space to the west of the site was developed into semi-detached and terrace housing. To the north of the site, the large, historic dwellings were replaced by large blocks of flats set within a generous amount of open space. Camberwell Workhouse became St Francis Hospital. Dulwich Hamlet Football Ground was created, with a cricket pitch and tennis courts to the north of this. Additional tennis court were built within the northern half of the Greendale site, with the remainder of the site labelled as playing fields, with numerous pavilions.

- 1.29 All ponds that previously were shown on the plans have disappeared, probably filled in and any existing water sources culverted.

### 21<sup>st</sup> Century

- 1.30 The overgrown tennis courts are in the same location that can be seen from the **1910's** map. Generally, the overall layout of the site itself has changed very little over the last 100 years, with the biggest change being the all-weather surface that has been laid to service Dulwich Hamlet FC.
- 1.31 Sainsbury's supermarket has been built on the site of the old football ground that was situated to the north of Dulwich Hamlet Football Stadium.
- 1.32 The historic 'Green Dale' access still exists as a shared pedestrian and cycle route running north to south, west of the site boundary.

Historic development 1870's – 2000's



**1870's:** The northern section of Greendale, where the tennis courts are located, formed part of formal landscaped gardens. A croquet lawn is highlighted in green and Green Dale lane is highlighted in yellow. The landscape to the south forms a pattern of fields.



**1890's:** The large residential dwelling to the north of the site has become Pelican House College for girls (purple) and the eastern half of the site has become a part of Champion Hill Cricket and Lawn Tennis Ground. Urban expansion has started to enclose the site.



**1910's:** Dulwich Hamlet Athletic Ground has been developed in the current location of the artificial turf. The tennis courts have been developed on the site of the croquet court. An unnamed building is located on the south west boundary. This no longer remains.



**1950's:** The area has become increasingly urbanised. A pavilion is located to the north of the site.



**1970's:** The site is named as playing fields. The northern pavilion still remains and the football club to the east consists of fairly substantial playing fields to the north.



**2000's:** The pavilion to the north no longer remains. The boundary of the tennis courts is no longer clear overgrown with vegetation. Desire lines are apparent throughout the site. The artificial turf is in a poor condition.

### Topography

- 1.33 The site naturally slopes from north-west to south-east, with artificially flattened areas created for the defunct tennis courts and the artificial football pitches. The land banks quite sharply up to the north-west boundary line.

### Ecology

- 1.34 Information on the ecology of the site is based on a survey carried out in 2014 by LUC<sup>2</sup>. While there may have been some changes since then the overall assessment will still be valid.
- 1.35 The habitats on site, although common and widespread in their own right, form a mosaic which offers optimal foraging and sheltering opportunities for a number of species including hedgehog, common frog, birds and possibly bats. This site is likely to provide an important refuge for these species especially in this urban setting. Although there are relatively frequent areas of open space elsewhere in the vicinity, the unmanaged and semi-natural nature of the habitats provided here is relatively uncommon, with open spaces mostly subject to regular management for amenity and recreation use.
- 1.36 The site has been identified as a potential SINC in the preferred options for the New Southwark Plan. It is likely to support a diverse assemblage of breeding and foraging birds, bats and invertebrates, in particular given the relatively unmanaged condition of the habitats and shelter provided by dense scrub around the site boundary.

Figure 1.5 The scrub vegetation is a hive of activity for fauna



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<sup>2</sup> LUC. *Green Dale Open Space – Ecological Appraisal*, 2014

**Table 1.1 Habitat type (Ecology survey 2014)**

Habitat Type	Area	
	Absolute (ha)	Relative (%)
Amenity grassland	0.133	4.36
Amenity grassland with broad-leaved scattered trees	0.049	1.60
Bare ground	0.014	0.45
Broad-leaved scattered trees	0.029	0.95
Dense scrub	0.211	6.91
Dense scrub with broad-leaved scattered trees	0.486	15.93
Hardstanding	0.024	0.78
Other habitat	0.856	28.06
Poor semi-improved grassland	1.201	39.38
Poor semi-improved grassland with broad-leaved scattered trees	0.033	1.08
Poor semi-improved grassland with scattered scrub	0.008	0.26
Scattered scrub with broad-leaved scattered trees	0.010	0.32

### Grassland

1.37 Poor semi-improved grassland is the most common habitat type recorded throughout the Site. This grassland type is dominated by cock's-foot *Dactylis glomerata* and Yorkshire fog *Holcus lanatus* with occasional fescue *Festuca sp.* and perennial ryegrass *Lolium perenne*, while smaller cat's-tail *Phleum bertolonii* was rarely recorded within the sward. Herbs included locally abundant common vetch *Vicia sativa* and creeping cinquefoil *Potentilla reptans*, with occasional bedstraw *Galium sp.*, dove's-foot crane's-bill *Geranium molle* and thistle *Cirsium* while curled dock *Rumex crispus* was rarely recorded. This grassland type forms a rough and tussocky sward especially in the north of the Site where a number of anthills are recorded.

1.38 Two smaller areas of amenity grassland are recorded in the south-east of the Site. This grassland is mainly concentrated around the AstroTurf pitch and associated with tree lines along the Site boundary. This grassland type comprises of species including cock's-foot, perennial ryegrass with locally abundant yarrow *Achillea millefolium* and white clover *Trifolium repens*. Other herbs recorded here comprise occasional white dead-nettle *Lamium album*, common chickweed *Stellaria media*, red dead-nettle *Lamium purpureum* and bedstraw *Galium sp.* however; these species were mainly recorded close to the fence along the Site boundary.

### Dense scrub and trees

1.39 Dense scrub is the second most common habitat type recorded at the Site. This formed much of the boundary vegetation along with scattered trees especially in the north, north-west and west of the Site. For the most part the scrub is dominated by bramble *Rubus fruticosus* agg. Along the western boundary dense bramble scrub dominated with occasional scattered fruit trees *Prunus sp.* and locally abundant young naturally regenerated ash *Fraxinus excelsior*.

1.40 In the north of the Site the scrub was again dominated by bramble with occasional *Buddleja davidii* and scattered trees of predominantly sycamore *Acer pseudoplatanus*, ash, maple *Acer sp.* and lime *Tilia sp.* Here locally abundant patches of common nettle *Urtica dioica*, green alkanet *Pentaglottis sempervirens* and ivy *Hedera helix* were also recorded within areas of scrub.

- 1.41 The trees are generally found around the perimeter of the site. Within and around the perimeters of the disused tennis courts the trees have formed as multi-stem trees that are likely to have a more limited life expectancy than open grown, single stem trees..
- 1.42 A line of mature hornbeam *Carpinus betulus* and Lombardy poplar *Populus nigra* 'Italica' is recorded along the eastern boundary, while the tree line along the southern boundary comprised predominantly of Lombardy poplar and whitebeam *Sorbus aria*. Scattered trees along the western boundary comprised mature and semi-mature ash, sycamore, oak *Quercus sp.* and maple.
- 1.43 In more open areas of the site young trees have grown through natural regeneration and consist mainly of sycamore and Norway maple with oak, ash and thorn

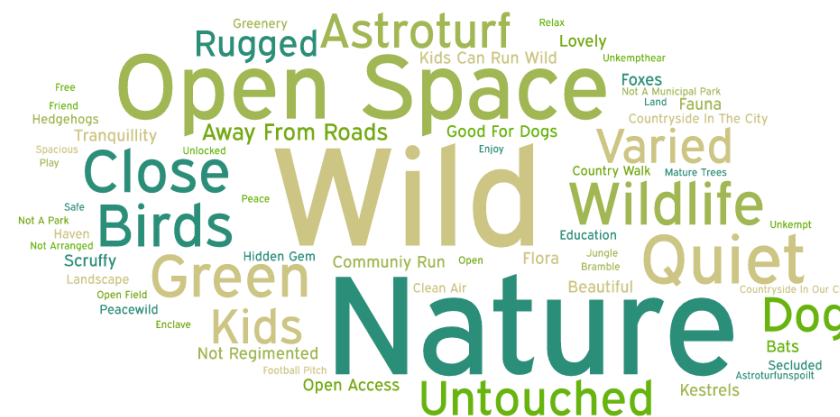
*Invasive species*

- 1.44 There are two identified locations of *Fallopia japonica* (Japanese knotweed).

## Significance of Greendale

- 1.45 Greendale has informally become a valued landscape for its **ecology** and **tranquil atmosphere** within the urban setting of Southwark. The open space provides a valuable GI route from the Green Dale cycle path to the superstore.
- 1.46 Greendale is unique within its local urban setting. The unmanaged nature of the landscape has created a semi-natural open space providing ideal habitats for shelter and foraging for a variety of fauna. The site contains a number of important habitat types of a ruderal nature, including: Semi improved grassland, bare open ground, scrubland, scattered trees, and deadwood. Individually these habitats are important for a number of species. Together they constitute a viable conservation unit that offers access to nature at a local and Borough Level. These combinations of habitats in area are not commonly found in Southwark outside its parks <sup>2</sup> in addition Greendale is the largest area of unmanaged semi improved grassland in the West of Southwark
- 1.47 The site is designated as Metropolitan Open Land given the same protection as a Green Belt. It is being considered for designation as a **SINC** in the new Southwark Local Plan. Greendale is of considerable local significance for its value as a tranquil open space and as an importance ecological conservation area.
- 1.48 The site provides an area for informal recreation which already attracts community events such as wildlife talks.

Figure 1.6 Recent results from a survey by the Friends of Greendale asking local users of Greendale what they value about the landscape <sup>3</sup>



### Management Zones

- 1.49 To aid management, Greendale has been divided into five key character areas as listed below and shown in **Figure 1.7** (below):
- 1 Artificial turf sports pitch
  - 2 Natural landscape
  - 3 Tennis courts
  - 4 Dog Kennel Hill Open Space entrance
  - 5 New entrance along Green Dale cycle and pedestrian path

<sup>3</sup> Friends of Greendale (2017). Greendale Survey 18th June 2017

Figure 1.7 Management zones





## 2 Local context

### Community interest and events

- 2.1 Greendale is a valued landscape within the London Borough of Southwark. It is utilised by many in the community and more recently has received additional support from the constitution of a Friends Group.

#### *Friends of Green Dale*

- 2.2 Initiated in July 2014 and formally constituted on August 7th, the Friends of Green Dale Group aim to *protect, conserve and enhance the natural environment of Greendale, Southwark, for the benefit of wildlife and people.*

- 2.3 Previous community events have included work days to clear litter and cut back scrub vegetation to clear the pathway as well as oversee the removal of sections of the tennis court fencing. The group has also collaborated with The Friends of Dog Kennel Hill Wood and the London Wildlife Trust to organise local talks and walks around the site.

- 2.4 There are two notice panels placed at the entrances belonging to the Friends Group, and in addition the Friends Group has a website which communicates previous and upcoming events.

#### *The Friends of Dog Kennel Hill Wood*

- 2.5 The Friends of Dog Kennel Hill Wood hold annual walks around Greendale with local residents and London Wildlife Trust highlighting interest in the wildlife and management of the site.

- 2.6 This Friends Group also has a number of temporary notices pinned up around the site communicating past and future events; in addition the Friends Group has a website which communicates information about the Friends Group the site and upcoming events.

Figure 2.1 Friends of Greendale notice board



Figure 2.2 Friends of Dog Kennel Hill Open Space notice



### *Surrounding community groups*

- 2.7 There are a number of other community groups which already utilise Greendale. With improved access and interpretation the benefits could be extended to include a number of additional community and stakeholder groups as well as passive users. These include:
- 2.8 Local community groups:
- Dog Kennel Hill Adventure Playground group
  - Keeping Greendale Green blog with members
  - Dulwich Hamlet Football Club, current leaseholders
  - Friends of Ruskin Park
  - Dulwich and Herne Hill Safe Routes to School
  - Dulwich Young Cyclists
  - London Wildlife Trust, (nearby Centre for Wildlife Gardening on Marsden road) who have organised nature walks on site in conjunction with the
  - Dulwich Estate (Management Scheme)
  - Sustrans
  - Southwark cyclists
- 2.9 Adjacent Southwark Housing estates (which may also have Tenants Associations)
- Denmark Hill Estate
  - Sunray East Estate
  - Champion Hill Estate
  - Cleve Hall Estate
  - East Dulwich Estate
  - East Dulwich Grove Estate
- 2.10 Local schools, many of which have active Friends Groups (in order of proximity)

- Mother Goose Nursery (Private, co-ed, ages 0-5, 36 children, open 8am-6pm)
- Dulwich Nursery (Private, co-ed, ages 3mths-5yrs, 33 children, open 7am-7pm)
- Bessemer Grange Primary School (Southwark, co-ed community school, ages 3-11, 408 children, plus Family Centre)
- The Charter Secondary School (Southwark, co-ed community school, ages 11-18, 1080 children)
- James Allens Girls School (Independent, girls, ages 4-18, 780 children)
- Alleyns School (Independent, co-ed, ages 4-18, 950 children)
- Dog Kennel Hill School (Southwark, co-ed community school, ages 3-11, 470 children)

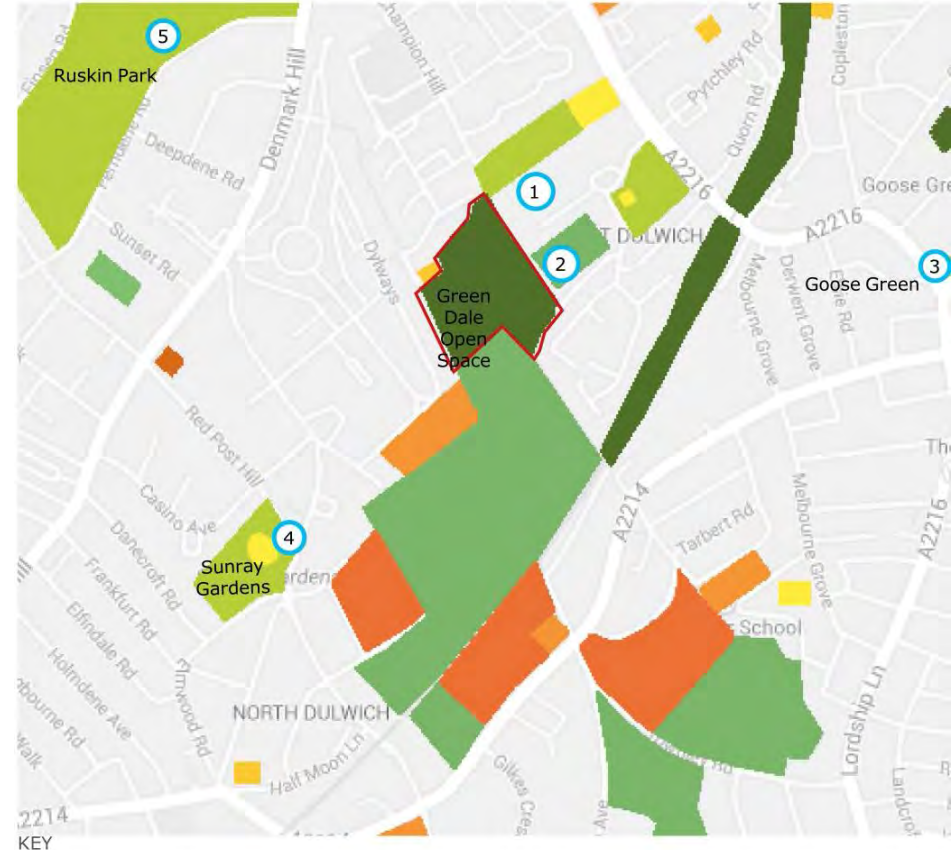
### **Local open space and parks**

- 2.11 Greendale is situated in a diverse, medium density area of Southwark. There are a high number of schools in the proximity, with more than 10,000 pupils attending 20 schools within a 2.5mile radius. A high proportion of the surrounding residential buildings are housing estates without private gardens.
- 2.12 There are a number of facilities in the local area which provide the borough with Park recreation (formal) but little which offers an area for informal recreation and a wide diversity of ecological value like that of Greendale.
- 2.13 Sport and recreational facilities for all ages in the wider vicinity include football pitches, a Velodrome, BMX track, bowling greens, ball courts, playgrounds, woods, flower gardens, outdoor gyms and fitness trails, sand and water play, nature trails and pond-dipping. See **Figure 2.3** and **2.4** below.

Figure 2.3 Surrounding public open space



Figure 2.4 Local open space and play provision



Existing Park Playgrounds within a 15min walk

- ① Dog Kennel Hill Adventure Playground
- ② St Francis Park Playground
- ③ Goose Green Playground
- ④ Sunray Gardens Playground
- ⑤ Ruskin Park Playground

Existing Playgrounds and Educational Facilities

- Playgrounds - 6 within 15min walk
- Nurseries - 4 within 15min walk
- Primary Schools - 5 within 15min walk
- Secondary Schools - 3 within 15min walk
- After school club/ children's centre - 4 within a 15min walk

Existing Green Space

- Private sports grounds and green space
- Parks and open spaces - 5 within 15min walk
- Semi-natural green spaces
- Allotments

### 3 Policy context and strategic significance

#### National Policy

3.1 The National Planning Policy Framework 2012 and the Government White Paper on the Natural Environment 2011:

- Recognise that a healthy functioning natural environment is the foundation for sustained economic growth, prosperous communities and personal wellbeing
- Facilitate greater local action to protect and improve nature, including New Green Areas Designations, empowering communities to protect local environments that are important to them (links to NPPF para 130)
- Support the creation of a green economy, in which economic growth and the health of our natural resources sustain each other
- Strengthening the connections between people and nature to the benefit of both
- Improving public health locally, by making high-quality green space available to everyone.

#### Regional Policy

*The London Plan 2011*

3.2 Promotes the provision of an integrated network across London that performs as green infrastructure , in particular to support:

- A city of diverse, strong, secure and accessible neighbourhoods – creating a high quality environment for everyone to enjoy
- A city that delights the senses, making the most of and extending its wealth of open and green spaces and waterways, realising its potential for improving Londoner’s health, welfare and development

- A city that becomes a world leader in improving the environment and tackling climate change
- A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities emphasising the roles of cycling and walking.

*All London Green Grid (ALGG) 2012*

3.3 The three aims of the ALGG are to:

- Protect, conserve and enhance London’s strategic network of green and open natural and cultural spaces.
- Encourage greater use of, and engagement with, London’s green infrastructure; fostering a greater appreciation of London’s natural and cultural landscapes; enhancing visitor facilities and extending and upgrading the walking and cycling networks in between to promote a sense of place and ownership.
- Secure a network of high quality, well designed and multifunctional green and open spaces to establish a crucial component of urban infrastructure able to address the environmental challenges of the 21<sup>st</sup> century – most notably climate change.

3.4 Policies highlighted in the London Plan that are directly relevant include:

- Adapt to climate change and promote urban greening
- Increase access to open space
- Conserve and enhance biodiversity and increase access to nature
- Improve sustainable travel connections
- Promote healthy living
- Conserve and enhance heritage features, geodiversity and landscape character.

## Local Policy

### *Southwark Open Space Strategy January 2013*

- 3.5 The vision of Southwark's Open Space Strategy is as follows:
- 3.6 "To encourage a diverse network of sustainable open space of high quality which meets the needs of those living and working within the borough and encourages the development of more inclusive communities, safeguards natural resources and cultural heritage, improves access to natural greenspace, provides recreational and educational opportunities and helps to promote sustainable development."
- 3.7 This includes general aims and objectives for the area, with focus on:
- Improving opportunities for wildlife and reducing pollution
  - Improving green infrastructure links
  - Ensuring that open spaces are accessible and continue to support tourism and businesses as well as meeting the needs of local residents
  - Improving natural surveillance of areas and general safety
  - Improving educational aspects and outdoor learning
  - Improving opportunities for young people
  - Providing multifunctional open spaces with a range of recreation types available
  - Promoting active travel between open spaces and along green chains, networks and corridors
  - Promote sustainable use of water and water management
  - Encouraging local involvement and promoting a sense of ownership.
- 3.8 The policy also has particular focus on the Greendale site and the surrounding area:
- "Camberwell has a number of spaces that are not fulfilling their current potential, many of which are located in the south of the sub-area closer to Dulwich. Figure 7.6 (shown opposite) shows all spaces which are below the borough average for quality and value. Quality improvements are particularly required to:

- Nairn Grove Nature Garden (OS134)
- Greendale Playing Field (OS128)
- Benhill Road Nature Garden (OS97)
- Greendale Artificial Pitch (OS129)."

- 3.9 The Open Space Strategy also highlights issues affecting the local area of Camberwell and it's demand for more public open space.

### *Southwark Biodiversity Action Plan 2013 – 2019*

- 3.10 Southwark's Biodiversity Action Plan has general guidance on improving environmental awareness, management and biodiversity value through both open green spaces and the built environment.
- 3.11 The aims of the policy are listed below:
- Improved open space and safer parks
  - Increased educational opportunities through events and training
  - Increased health through promotion of walks and volunteering activities
  - **Greening the borough through habitat management and creation**
  - Increased cultural and leisure opportunities
  - Improved environmental management
  - **Increased awareness of wildlife and conservation**
  - **Increased populations of endangered species**
  - Increased sustainability of the built environment through green roofs and SUDs schemes.
- 3.12 The policy includes guidance on both the flora and fauna of the area as well as key habitats of ecological importance to Southwark. (See section 2 - Ecology.).

## 4 Legal issues

### Ownership

- 4.1 Greendale is owned by the London Borough of Southwark.

### Leases

- 4.2 Greendale has been leased to Dulwich Hamlet Football Club through a lease dated 19 July 1994.

### Byelaws

- 4.3 Greendale is subject to the byelaws created by the London Borough of Southwark: byelaws for pleasure grounds, public walks and open spaces.

### Control of dog faeces

- 4.4 The Clean Neighbourhoods and Environment Act 2005 and the Dog Control Orders Regulations 2006 require owners to clean up after their dogs in designated areas; all highways, parks, playing fields, open space and any other land which is open to the air and to which the public are entitled to have access.
- 4.5 Dog fouling is currently an issue in the open space largely evidenced within the precinct of the desire lines created. There is currently no provision of bins.

### Contracts

- 4.6 Whilst the site is leased the leaseholder under the terms of the lease is responsible for the management and maintenance of the site.

### Listings and designations

- 4.7 There are no listed buildings within the Park. However the Park is designated as Metropolitan Open Land (MOL), which protects it from

development so that it continues to function as an area of landscape, recreation and nature conservation.

- 4.8 The site is on a provisional list to become a SINC designated by the London Borough of Southwark.

## 5 Current management

- 5.1 This Chapter outlines the current management of Greendale, the issues which need to be addressed and the strengths that need to be enhanced. The assessment has utilised the criterion of the Green Flag Award, a nationally recognised standard for the maintenance and management of public open spaces.
- 5.2 Strategic recommendations for future management are then provided together with an action plan for achieving those objectives described in **Chapter 6. Vision and Action Plan.**

### Why Greendale needs enhancement?

- 5.3 Greendale is dominated by deteriorating recreation and landscape features. Without any mitigation the grassland and scrub vegetation which makes the landscape an important ecological open space will be lost to natural succession and will subsequently become woodland.
- 5.4 Current access to the space is limited and recent consultation highlighted concerns with anti-social behaviour and users' safety in the open space<sup>4</sup>. Thus the London Borough of Southwark has aspirations to sensitively regenerate the open space providing formal access and ensuring the ecological value of the landscape is not diminished but enhanced. Therefore securing the future of Greendale as an area of ecological conservation and rural tranquillity within walking distance to the City.

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<sup>4</sup> London Borough of Southwark (2014). Summary of Greendale Fields First Consultation and Greendale Fields 2nd Consultation results. Accessed: <http://www.southwark.gov.uk/parks-and-open-spaces/improvement-projects/green-dale-fields>

Figure 5.1 Deteriorating landscape and recreational features



## Management analysis

### A welcoming place

- 5.5 Formal public access to the site is currently limited; informal public access is provided at three entrances, two of which have been created through former gaps in the fencing. The core of the open space has a tranquil feeling and has become an important site to the local community valued for its ecological benefits. However the open space appears neglected and rundown, the entrances are difficult for all users to access and there is no formal network of paths. Litter and fly tipping are evidenced throughout the site.
- 5.6 The open space is mostly used for **walking** and **enjoying wildlife**. During a public consultation, 85% of users identified they used the space as a place for quiet contemplation. An additional 15% of respondents use the open space for sporting activities. The artificial turf was animated by users during the site visit by young people playing with remote control cars and as a gathering location for young families.
- 5.7 The entrances to Dog Kennel Hill Wood and Dulwich Football Club are well located, but currently do not provide sufficient safe access to the site. The entrance along Green Dale cycle way is located between two mature tree and is surrounded by dense vegetation impairing sightlines onto the cycle path and through to the open space.
- 5.8 One 'Friends of Green Dale' sign is located at the entrance along the cycle way and the other is located at the entrance to Dog Kennel Hill Wood. The Friends Group signs highlight the local community's sense of ownership for the site but does not currently make full use of the space or identify the value of Greendale.

Figure 5.2 Current entrance onto Green Dale Cycle Path



Figure 5.3 Proposed new entrance onto Green Dale Cycle Path





*A welcoming place*



Friends Group entrance sign at Dog Kennel Hill Wood. The information panel does not include up to date information and is surrounded by graffiti.



Approach to Greendale from Dog Kennel Hill Wood. The entrance is narrow and is fairly dark and damp.



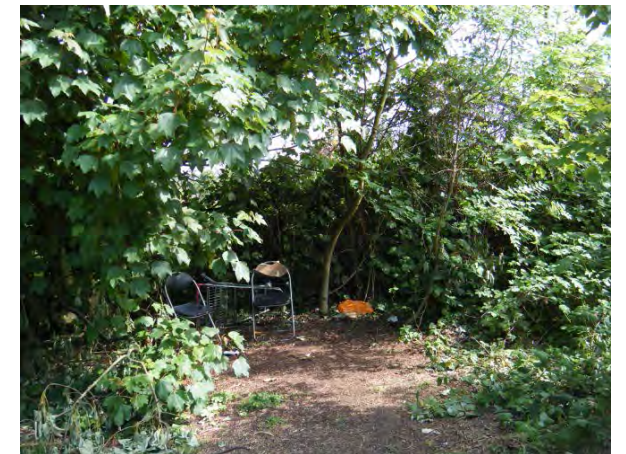
Greendale is fairly secluded from its surrounding neighbours. The seclusion adds to the tranquil feeling but can make users feel unsafe.



The entrance by the cycle path is fairly steep, narrow and uneven. It is not suitable for all users.



The cycle path is a very popular through route it is well maintained, has an open feeling and is lit.



There are large areas within the open space which are secluded and attract anti-social behaviour.

## Healthy, safe and secure

- 5.9 Currently provision of facilities for the use and enjoyment by the local community is poor. The artificial turf is on a flat surface providing a large space for informal recreation. There are a number of ruts, tears and subsidence within the pitch turfing therefore it is no longer in an acceptable condition for use as a formal recreation sports pitch. Due to the informal nature of current public access there are no risk assessments for the site.
- 5.10 The tennis courts are overgrown with scrub and succession tree growth and are therefore unsuitable for formal recreational use. Sections of the tennis courts' fencing has been removed within the last 18 months. The remaining fencing is in a poor condition with semi-mature trees and scrub growing through the fencing panels. There is evidence of fly tipping, litter and recreational fires across the tennis courts.
- 5.11 There is no network of formalised paths through the site. A network of desire lines has created an informal circular path network around the site. This network has been created over time by the local community. The paths are narrow, fairly uneven and contain a number of trip hazards.
- 5.12 There is currently no provision of seating across the site to encourage visitors to enjoy the quiet contemplation and enjoyment of nature. Dog fouling is an issue on the site. There are no litter bins or formal regulations in place to control dogs or fouling on site.
- 5.13 The site is fairly secluded and is not overlooked by the surrounding properties. There is no CCTV within the site. The vegetation growth has created secluded areas and pathways. In addition sightlines through the open space have become indistinct. Stakeholder consultations highlighted 10% of users found the site unsafe.

*Healthy, safe, secure*



The entrance at Dog Kennel Hill Wood is uneven and narrow.



The tennis courts are overgrown with scrub vegetation.



There is no visual boundary between Greendale and the nursery play area.



The networks of desire lines are fairly uneven and narrow.



The artificial turf is coming to the end of its life span and is in a poor condition.



The pedestrian entrance to the artificial turf is uneven and narrow. The vehicle gates are padlocked. .

### Clean and well maintained

- 5.14 The site contains a large amount of litter and fly tipping is evident. Currently there is no provision of litter bins or formal maintenance schedules to remove litter in the open space. Since forming in 2014 the Friends Group has organised ad-hoc litter clearance, but litter and fly tipping remains a large issue on the site.
- 5.15 The site has not been managed by the Council whilst leased to Dulwich Hamlet Football Club. Therefore there is no formal ground maintenance schedule. The site receives ad-hoc strimming to control the scrub growth; this is largely undertaken by members of the Friends Group.
- 5.16 *Fallopia japonica* (Japanese knotweed) has been identified in two locations along the north and north west boundary of the tennis courts. An eradication programme was initiated in 2014 and has reduced the amount of visible Japanese knotweed on site.
- 5.17 A tree survey was undertaken in 2014 the results of which were assessed by the local authority arboriculture team and those specimens considered unsafe were removed. No other tree works has been undertaken since.
- 5.18 The containers used as the changing rooms for the artificial football pitch are in a poor condition and deteriorating. It is unclear if these need to be replaced to their original condition by the lease holder or removed completely.
- 5.19 There are large amounts of graffiti on the changing rooms and by the entrances. There is no remedial schedule responsible for the removal of the graffiti or repair of any vandalism.
- 5.20 Generally the boundary fencing is in a fair condition.
- 5.21 There is currently no policies and procedures for the maintenance of equipment used by staff or the public.

*Clean and well maintained*



The dense scrub reduces the sightlines through the space and makes the network of paths created feel narrow.



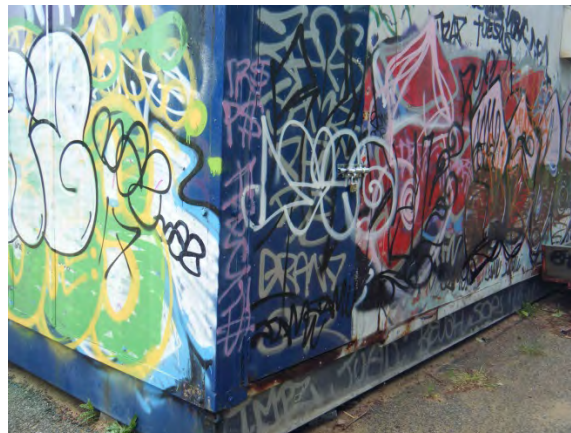
Ad hoc strimming through the sites maintains the encroaching scrub vegetation leaving an area in the centre open.



The tennis courts are in a poor condition and are overgrown with scrub vegetation.



The security fencing is in a good condition but is a harsh feature within the landscape.



The storage unit at the edge of artificial turf area has been vandalised and has graffiti.



There is a large amount of litter throughout the site and fly tipping has been identified at a number of locations.

### Environmental management

- 5.22 Greendale is the largest area of unmanaged semi improved grassland in the west of Southwark. There is currently no strategy to guide and support the maintenance of Greendale to follow the local authorities Biodiversity Action Plan (BAP) and Climate Change policies.
- 5.23 As part of the BAP, the Council aims to protect and enhance existing open space and natural habitats; to develop new open space in areas of deficiency; and to improve community access to and awareness of the natural environment.
- 5.24 Chemical controls are used for the eradication of the Japanese knotweed on the site. No other fertilisers or pesticides are currently utilised.

### Biodiversity, landscape and heritage

- 5.25 Greendale is located directly next to Dog Kennel Hill Wood, a SINC, and within a short walking distance to the London Wildlife Trust Centre for Wildlife Gardening. Other local open spaces include Grove Park Cuttings and Peckham Rye to North Dulwich Railsides, Sunray Gardens, James Allen’s School Botany Garden, Alleyn School Playing Fields, Lettsom Gardens, Nairne Grove Nature Garden.
- 5.26 The site has been used for informal recreation since the early 19<sup>th</sup> Century and formed part of a larger set up of recreational facilities. The artificial turf is currently in a poor condition but is a valued asset to the local community. The tennis courts are dilapidated and are no longer in use.
- 5.27 Greendale is on the London Borough of Southwark’s provisional list for designation as a SINC in the review of the new Local Plan. The unmanaged nature of the site has meant it has become a **highly valued ecological landscape** for its biodiversity and specific provision of habitats.
- 5.28 The site comprises of a mosaic of semi-natural habitats including rough grassland, dense scrub and mature and semi-mature scattered trees which are concentrated around the Site boundary. Supporting a range of flora and fauna from ant hills to hedgehogs which are uncommon to the local area of the Borough.

- 5.29 In the past the London Wildlife Trust and the Friends of Dog Kennel Hill have sighted the following species within the Site and the adjoining Dog Kennel Hill Woods and Wild Space (May 2014):

**Table 5.1 Key flora and fauna within the site**

Within the site:	Adjacent to the site in the woods, park and wild area:
<ul style="list-style-type: none"> <li>• Yellow meadow ants</li> <li>• Song Thrush (Red listed, UKBAP)</li> <li>• House sparrow (Red listed, UKBAP)</li> <li>• Whitethroat (African migratory warbler rarely seen in central London)</li> <li>• Swifts</li> <li>• Green veined butterfly</li> <li>• Cranesbill</li> <li>• Vetch</li> <li>• Hedgehogs</li> <li>• Foxes</li> </ul>	<ul style="list-style-type: none"> <li>• Song Thrush (Red listed, UKBAP)</li> <li>• Dunnock (Amber listed, UKBAP)</li> <li>• Black cap.</li> <li>• Speckled wood butterfly</li> <li>• Great tit (flying out of one of the wooden bird boxes)</li> <li>• Wren</li> <li>• Blackbird</li> <li>• Wood aven</li> <li>• Wild garlic</li> <li>• Dog violet</li> </ul>

- 5.30 However though it is valued for its natural state the lack of maintenance has meant the landscape is increasingly becoming encroached by successional scrub and woodland. Therefore without any further remedial management habitats such as the rough grassland will be lost. The future management of the site needs to consider reaching a careful balance between preserving the sites current ecological state preventing the natural succession and not diminishing the sites ecological value losing the sites unique sense of place by the over maintenance of the natural features.

## Community involvement

- 5.31 Greendale is increasingly becoming a valued landscape within the local area of Southwark. The setup of the Friends of Green Dale has enhanced the ability of the site's management to actively engage with the local stakeholder groups to discuss knowledge and develop opportunities for enhancement.
- 5.32 The Council has undertaken a number of stakeholder events in the past to understand the thoughts and opinions of the local community. These events have also helped to understand how the site is used, what is valued and how it can be improved.
- 5.33 Local community involvement has increased in recent years and now includes annual walks around the site with local residents and the London Wildlife Trust organised by the Friends of Dog Kennel Hill Open Space and the Friends of Green Dale as well as volunteer days to help maintain the site. The Friends Group have played a key part in the ad-hoc maintenance of Greendale. Volunteer days include organising litter clearance and cutting back the extensive scrub growth along the paths.

## Marketing and communication

- 5.34 Currently the use of Greendale as an informal recreation space is only promoted through the Friends' Group website. The London Borough of Southwark has made available the relevant reports and draft plans related to the Council's draft options to make better use of the open space in the future. However as the open space was privately leased the London Borough of Southwark has had no previous obligations to promote or maintain the site.
- 5.35 The London Borough of Southwark has carried out extensive market research to understand the demographics of the surrounding area and what is needed to improve and enhance Greendale for use by the public. Research has included stakeholder engagement events to understand current use, likes and dislikes as well as what is needed to improve the space for the local community.

## 6 Vision and action plan

6.1 The following Chapter summarises the future plan for Greendale.

### Vision

6.2 The primary vision for Green Dale is to recognise and enhance its value as a site with a diverse range of natural habitats in an urban setting.

6.3 Enhancing the value of the site includes sensitive management of the landscape of the site to conserve and even enhance the diverse habitats and wildlife, but also make these accessible to the local community by providing safe access and interpretation boards. Thus Greendale will be conserved and managed to provide a welcoming and safe space, promoting opportunities for access to nature and informal recreation.

### Aims

6.4 The vision for Greendale will be underpinned by the following eight aims:

- 1 Secure the future of Greendale as a valuable open space providing opportunities for surrounding residents to enjoy nature and informal recreation.
- 2 Provide a welcoming place that is attractive to visitors to enjoy.
- 3 Create a healthy, safe and secure open space for the surrounding residents and visitors from further afield.
- 4 Ensure a well maintained and clean open space demonstrating good nature conservation. All built infrastructure and furniture are looked after and kept in good repair.





- 5 Manage and maintain the open space in environmentally sound and sustainable way promoting good practices to visitors to the open space.
- 6 Conserve the natural and cultural heritage values of the open space so that it can be appreciated and enjoyed by visitors and the surrounding communities.
- 7 Include surrounding communities, existing stakeholders and open space users in the future management to support the delivery of an engaging programme of activities.
- 8 Actively promote Greendale as a source of pride and a hub for the surrounding local communities to enjoy semi-natural open space and physical activities.
- 9 Deliver a robust and transparent management system to secure the long-term future of the open space and to enable the open space to respond the wider regeneration proposals for the surrounding area.

6.5 **Figure 6.1** highlights the new masterplan which has been developed using the assessment above to guide the enhancements to ensure Greendale is a welcoming, safe and secure public open space.



**Green Dale Management Plan**  
Figure 6.1 Masterplan

**Key**

-  Three times standard Glasdon Cleiftan with Southwark logo in gold. Locations highlighted on plan.
-  Picnic bench. Bench to be confirmed. Ensuring it is in keeping with the character of the site and is made of resilient materials. Locations highlighted on plan.
-  Standard bench. Bench to be confirmed. Ensuring it is in keeping with the character of the site and is made of resilient materials. Locations highlighted on plan.
-  Two interpretation panels highlighting the value of the ecology and landscape. One will be placed at the new entrance along the Green Dale path and the other placed within the site (highlighted by the key on the masterplan).

**Notes:**

Three times destination signs to be located at the three entrances.  
*NB: Locations highlighted within the notes on the plan.*



**Existing entrance:**

- Widen entrance and make safe by removing drainage pipe located on brick wall and removing single panel of fencing which runs parallel with retaining brick wall.
- Level surface.
- Canopy lift of overhanging tree, widen sight lines by removing 2 metre width of scrub either side of approach to entrance.
- Destination sign with Friends Group sign included at entrance, to the right of entrance in front of brick wall.

Interpretation highlighting ecological value of Green Dale.  
Litter bin located near entrance to tennis courts.

Remove tennis court fencing.

Desire lines widened and formalised into a mown network of paths.  
Width 1.5 metres.

New fencing around artificial turf to encourage more formal use of sports facilities.  
New gate to ensure vehicle access is made available to the nature landscape.

Encourage dense scrub growth to discourage users away from nursery boundary.

Clear space between tennis courts of scrub to enhance sight lines. Bank made safe for access between courts.

*Dense scrub retained*  
*Tall herbs and mid-scrub*

*Artificial turf restored*

Poplar and hornbeam trees retained

*Amenity grass*

Repair rutting and make hard surface level

Entrance removed and fence panel replaced. Reseed along edge of Green Dale pathway

Encourage regeneration of scrub vegetation where existing desire line was located

*Meadow grass*

Selection of site furniture at key locations in the open space.

**Existing entrance:**

- Improve character of existing entrance and make safe.
- Place destination sign at entrance on fencing.
- Place litter bin at entrance.
- Retain existing fencing and gate.

*Dense shrub retained*

**New entrance:**

- Fence panel removed and canopy of trees lifted.
- Entrance formalised and widened to provide equal access by adding natural self-binding gravel entrance. This will ensure entrance is clearly identifiable and ensure there is clear visibility onto busy cycle path.
- Scrub cleared to improve sight lines.
- Interpretation and destination sign located at entrance.
- Street lamp at entrance retained.
- Litter bin placed at entrance.

## Action Plan

- 6.6 The following action plan sets out the key actions and deliverables needed to ensure the London Borough of Southwark can safely open Greendale for public use. The action plan has been prepared to support the overarching vision and aims as set out above. It has been informed by a thorough analysis of the open space and through the documentation available of previous extensive consultation with open space users, stakeholders and surrounding residents. The Action Plan is supported by the masterplan and has been developed to support the aspirations of the Council and to ensure the site is formalised for public access.
- 6.7 Costs have been estimated for the various actions using standard references such as *Spons External Works and Landscape Price Book, 2017* and experience of similar work. However the actual cost may vary according to contractor rates at the time of tendering for the projects. The detailed breakdown is provided below but the overall cost of the action plans is estimated to be:
- **£34,100**
- 6.8 This covers capital and contract costs, assumes that all works will be carried out by contract staff, but also assumes that some aspects of the work, managing the contracts, ensuring the Management Plan is adhered to, local liaison etc will be carried out by the Council and by Friends Groups. Their inputs have not been included as costs but are essential to the long term success of the site and the plans for it.

### A Welcoming Place

*Provide a welcoming place that is attractive to visitors to enjoy.*

Area	Action	Details	Est. cost
New Green Dale Cycle Path entrance	Relocate entrance to south of the current location. See masterplan.	Remove fencing panel and use to block up existing entrance.	£200
		Carefully dig up and relocate purple beech and replant elsewhere along the verge, but away from the entrance to maintain lines of visibility.	£100
Existing Green Dale Cycle Path entrance	Restore fencing panel and block up current entrance along Green Dale Cycle path. See masterplan.	Block up current entrance on Green Dale Cycle path using panel removed from new entrance.	£100
		De-compact soils where desire lines have formed on the grass verge by the existing entrance and re-seed to match rest of verge.	£100
		De-compact desire lines where the existing entrance to Greendale is located and to leave to revegetate naturally.	£50
Entrances	Place destination signage at the three entrances: Dog Kennel Hill Wood, Sports Pitch and Green Dale Cycle Path.	Provide signs include the minimal information of the name of the open space, emergency contact details and regulations for using the site.	£4,500
		Install the signs off the paths at each entrance bu close enough that the signs can be read from the paths	£400
Entrances	Enhance sight lines and increase	Clear at least two metres of scrub vegetation using strimmers or brushcutters and removing	£2,400

Area	Action	Details	Est. cost
	openness' of the open space.	arisings along the paths, entrances and approaches, reducing the amount of secluded areas which encourage anti-social behaviour and hence ensuring Greendale feels safe and welcoming.	
Site wide	Improve access to and within the open space.	Mow a width of one and half metres along desire lines to increase width and accessibility through the open space.	£400
Site wide	Place picnic benches at key locations around the site.	<p>Supply two picnic benches and one standard bench, which should be consistent with the character of the landscape and agreed upon with the Park team. Consider anti-social behaviour on site and consider Gladstone Fusion Seat or similar resilient furniture.</p> <p>Install two picnic benches within the tennis courts and one standard bench towards the south east corner of the shorter meadow.</p> <p>Picnic bench:</p> <p>Supply and fix at appropriate locations based on Masterplan Figure 6.1 proprietary seat, resilient materials, bolted down with 4 nr 24 x 90mm recessed hex-headed stainless steel anchor bolts set into tennis courts tarmac. Or similar based on specific furniture specifications.</p> <p>Standard bench</p> <p>In grassed area excavate for base 2500 x 1575 mm and lay 100mm hard-core, 100mm concrete, brick pavers in stack bon bedded in 25mm cement: lime :sand mortar. Supply and fix at appropriate locations based on Masterplan Figure 6.1 proprietary seat, resilient materials, bolted down with 4 nr 24 x 90mm recessed hex-headed stainless steel anchor bolts set into concrete. Or similar based on specific furniture specifications.</p> <p>See masterplan for locations.</p>	<p>£1,300.00</p> <p>£1,300.00</p> <p>£950.00</p>
Entrances	Place litter bins at within the entrances of Greendale.	<p>Supply three Glasdon Chieftain bins with Southwark logo in gold.</p> <p>Place one litter bin near each of the three entrances: the Green Dale Cycle Path entrance, Dog Kennel Hill Wood Entrance and the Sports Pitch entrance, ensuring that the bins are securely fixed into the ground as per manufacturer's specifications.</p> <p>See masterplan for locations.</p>	£1,900.00
Entrances	Enhance character of entrances and approach.	Canopy lift surrounding trees (6m over ground) and vegetation ensuring entrances feel safe and welcoming. Particularly at Dog Kennel Hill Wood and Green Dale Cycle Path entrances.	£500
			<b>£14,200</b>

### Healthy, safe and secure

Create a healthy, safe and secure open space for the surrounding residents and visitors from further afield.

Sports pitch costings are to be continued.

Area	Action	Details	Budget	Est. cost
New Green Dale Cycle Path entrance	Relocate entrance to south of the current location. See masterplan.	Level surface and use self-binding gravel or similar to formalise entrance into Greendale but still stay in keeping with the natural landscape character. Ensure entrance is DDA compliant by keeping slopes less than 1:20 See Appendix 2 for details.	Contract	£3,500
Dog Kennel Hill Wood entrance.	Widen entrance and formalise.	Remove unused drain pipe located on high retaining brick wall and single pane of security fencing located on the low retaining brick wall.	Contract	£100
		Level surface and adjust existing material to provide a level entrance into Greendale. Ensure entrance is DDA compliant	Contract	£200
Tennis courts	Remove tennis court fencing.	Remove all tennis courts fencing.		£1,000
		<b>Subtotal</b>		<b>£4,800</b>

### Clean and well maintained

*Ensure a well maintained and clean open space demonstrating good nature conservation. All built infrastructure and furniture are looked after and kept in good repair.*

Area	Action	Details	Est. cost
Site wide	Reduce incidents of dog fouling in the open space.	Initial site clearance. Place litter bins at key locations throughout the site. Costs for bins included above.	£200
Site wide	Reduce incidents of fly tipping and overall level of litter though out the open space.	Initial site clearance. Place litter bins at key locations throughout the site. Costs for bins included above.	£200
Site wide	Review condition of boundary fencing once scrub clearance around entrances is complete and carry out remedial repairs where appropriate.		£500
			<b>£900</b>

## Environmental management

*Manage and maintain the open space in environmentally sound and sustainable way promoting good practices to visitors to the open space.*

Area	Action	Details	Estimated cost
Site wide	Continue to develop sustainability strategy for the maintenance of the open space and build on strategy developed in June 2017 to ensure the sustainability strategy continues to reflect current practice. .	These include refraining from using pesticides, peat and fertilisers instead favouring organic maintenance practices to maintain the sites important habitats.	Staff time
Site wide	Ensure the site aims and objectives are followed to balance the ecological value of the site and the need for its continued maintenance enabling site access.	The operational procedures for achieving the environmental enhancement to the site will apply those aims within the day to day actions.	Staff time
Site wide	Seek to ensure all green waste is kept within the site and re-used.	Locate suitable locations for the discreet disposal of the green waste for compostable reuse.	Staff time
Site wide	Promote the importance of sustainability and encourage open space users and stakeholders to adopt sustainable practices including reducing waste by taking recycling home.	Educational schemes to target open space users posters and volunteer activities led by the London Wildlife Trust and similar organisations.	£5,000
Tennis Courts	Continue Japanese knotweed eradication programme.		Continued maintenance costs

## Biodiversity, landscape and heritage

*Conserve the natural and cultural heritage values of the open space so that it can be appreciated and enjoyed by visitors and the surrounding communities.*

Area	Action	Details	Estimated cost
Site wide	Provide information about the biodiversity, landscape and heritage of the Greendale.	Incorporate information about the sites value in new notice/interpretation boards ensuring the management and maintenance is interpreted. Include two new interpretation panels one placed at the new entrance along Green Dale Cycle Path and the other near the north east entrance of the tennis courts. See masterplan.	£4,200
Nature landscape	Enhance biodiversity interest	Enhance biodiversity within the open space. Continue to follow management strategy and maintenance regimes to diversify habitats and conserve the ecological value.	Staff time
Nature landscape	Encourage the development of ecological records working with volunteers.	Working with the London Wildlife Trust to develop strategies for improving the ecology of the site. Utilising volunteers to aid the recoding of species.	Staff time Volunteer time
			<b>£4,200</b>

## Community

*Include surrounding communities, existing stakeholders and open space users in the future management to support the delivery of an engaging programme of activities.*

Area	Action	Details	Estimated cost
Site wide	Continue to work with Friends Group to ensure they inform future management proposals of the open space.	Engage and share ideas about future improvements and activities. Develop a forum for stakeholder and community members to regularly come together to share information and input effectively into the ongoing management of the open space.	Staff time
Site wide	Consider opportunities to work with the Council's wider volunteering development programme.	Assess compatibility with other volunteering groups and utilise the new resource to enhance value to local community.	Staff time
Nature landscape	Develop educational resources for local schools	Engage with local schools to understand the local curriculum and how they utilise the site. Work with the London Wildlife Trust to develop education packs which can be used by school groups to understand the biodiversity of the site and the natural fauna and flora.	£5,000
Site wide	Produce guidance for events and related activities.	Produce guidance for the known risks and opportunities on the site to be published on the Council website. Provide details of seasonal interest and times of year such when large activities are to be prevented for conservation purposes.	Staff time
Site wide	Assess success of improvement project	Review research and evidence of user/non-user needs, including a visitor observation study. Repeat user-count exercise  Compare new data with previous results to assess success of project in attracting users of facilities provided	
			<b>£5,000</b>



## Marketing

*Actively promote Greendale as a source of pride and a hub for the surrounding local communities to enjoy semi-natural open space and physical activities.*

Area	Action	Details	Estimated cost
Site wide	Encourage and publicise events and activities.  Promote the open space as a vehicle for encouraging sense of place and enjoyment of nature within the local area, particularly in areas experiencing high levels of deprivation and/ or where residents are statistically less likely to have access to nature.	Work with London Wildlife Trust to develop and publicise events and activities in the open space. Including volunteering opportunities.  Highlight the known benefits of spending time in outdoors and the benefits of an increased proximity to nature. Promotion can be achieved through dedicated volunteering support, commitment to community engagement in addition stakeholder consultation and communications. Forming partnerships with associated organisations such as the London Wildlife Trust, local health and education organisations to promote the health and educational value of Greendale.	Staff time
Site wide	Advertise events on Southwark Council's website	Advertise events on Southwark Council's website. Link Greendale to the surrounding local parks and open spaces in the area. Sharing other communications channels to market the open space.	Staff time
Interpretation boards	Update notice boards	Ensure new interpretation signs include an area for temporary notices. Ensure notice boards are kept up to date with information about events. Cost for new interpretation panels included above.	Staff time
Site wide	Issue Press releases	Publish good news stories and events via press releases when appropriate	Staff time
Site wide	Opening event	Opening of the open space following improvement project. Work with stakeholders and the Friends of Green Dale to celebrate opening.	Staff time Volunteer time

## 7 Annual maintenance schedule

- 7.1 This section sets out in more detail the specific maintenance needs of the proposed refurbishment of Greendale. The plans highlighting new features should be read in conjunction with the maintenance schedule in **Appendix 2** that lists the operations required to maintain the different landscape components of Greendale (we are still awaiting confirmation of the current costs of practices from Southwark Council and once this has been sent it will replace the current maintenance schedule costs).

The estimated annual cost for the maintenance of Greendale is approximately £26,000 this is based on using standard references such as Spons External Works and Landscape Price Book, 2017 and experience of similar work. With additional overheads and the cost of managing the maintenance of the site we would expect the total annual cost for maintaining the Greendale to be **£30,000**.

7.2

### London Borough of Southwark

The management of Greendale will fall into the Parks Operational Team. The Borough wide park maintenance is carried out by Quadron Idverde.

- 7.3 The parks ground maintenance contract was awarded in October 2016 for the length of seven years, after following a competitive tendering exercise. The responsibility of ensuring that Greendale is managed effectively and to a safe standard is as follows:

- The Area Parks Team is responsible for the management of the open space. They are the first point of contact for the public and they act as client for all works carried out within the local area, including the grounds maintenance contract, repair and improvement works.
- Quadron idverde are the grounds maintenance contractor for Southwark Council's parks and open spaces. The Area Supervisor and Area Mobile Team are responsible for the upkeep and maintenance of the open space.

- The Council's tree services team surveys and manages trees within parks and tree works are undertaken by a separate in-house team. Trees in parks are subject to a full arboriculture survey every three to five years, with interim visual inspections undertaken to assess the health of the trees, as required. The Council has a Tree Management Strategy which can be found online at: [http://www.southwark.gov.uk/downloads/download/2621/tree\\_strategy](http://www.southwark.gov.uk/downloads/download/2621/tree_strategy).
- Repairs and maintenance works to infrastructure within Greendale are carried out by the Council's Repairs and Maintenance Team on behalf of the Area Parks Service through a Service Level Agreement.

## Management and maintenance recommendations

### Overarching strategies

- 7.4 The sense of security within the open space will be continually improved with a focus on vegetation management and creating an open feeling around the entrances and path network.
- 7.5 Viewpoints to the Green Dale Cycle Path will be kept clear of vegetation and will remain feeling welcoming and secure. This will be ensured by cutting back vegetation around the path.
- 7.6 The maintenance and repair of machinery used for the site will be carried out at the grounds maintenance depot of the maintenance contractor, following the local authorities prescribed specifications in place for the maintenance of equipment and machinery.
- 7.7 All dead wood will be left on site preferable in-situ to provide habitats for bats, nesting birds and invertebrates. Relocate any dead wood to a more suitable area within the open space where it won't be a health and safety risk.

7.8 Continue to apply a management strategy developed in this plan to guide the maintenance of retained and newly created nature conservation features, in particular the successional grassland margins.

7.9 Maintenance regimes will encourage diversification of the habitat types on site and control invasive and those rigorous species which tend to outcompete and smother less dominant species. These include:

- Creeping thistle
- Goats rue
- Buddleia
- Japanese knotweed

The maintenance will aim to decrease the prominence of rigorous grass species (such as cock's-foot and perennial ryegrass) with annual regular cuts enhancing the diversity of grassland.

7.10 The day to day maintenance will consider the location of particular flora and fauna on site. Considering key seasons of activity within the year. Paying particular attention to the location of :

- Ant hills
- Hedgehogs
- White throats

7.11 Ensure essential health and safety records are kept securely off site at the main parks department/ contractor depot.

### Soft landscaping

#### *Amenity grass (GG [No.])*

Mowing will be carried out using the appropriate and properly adjusted machine. The equipment used for grass maintenance shall prevent stones and other debris from being scattered in any way that would endanger the safety of site users or cause damage to vehicles or property. Prior to mowing, all litter and debris will be collected and removed to the maintenance appropriate designated area.

Throughout the year amenity grass will be no longer than 40mm or less immediately after cutting and will not be allowed to grow longer than 65mm between cuts. Arising's will be raked up and removed from site.

The grass should be kept to 01/02 General Grass Cutting within the Grounds Maintenance contract.

#### *Long grass on banks (GG[No.])*

Mowing will be carried out using the appropriate and properly adjusted machine. The equipment used for grass maintenance shall prevent stones and other debris from being scattered in any way that would endanger the safety of site users or cause damage to vehicles or property. Prior to mowing, all litter and debris will be collected and removed to the maintenance appropriate designated area.

Throughout the year the grass will be maintained to a maximum height of 65mm. The Long grassland areas will be managed to give a semi-formal, well-kept appearance and maintained to standard that is suitable for informal recreation. Arising's should be distributed evenly.

The grass should be kept to 01/02 General Grass Cutting within the Grounds Maintenance contract.

#### *Trim all grass edges (EG [No.])*

All grass edges abutting the sports pitch and associated hard surfaces will be maintained. General grass edges that are unsupported will be trimmed.

During maintenance of area the grass should be kept to 01/10 Edge Grass Area Summer within the Grounds Maintenance contract.

#### *Rough grassland (CG [No.])*

7.12 Long term management should aim to retain the rough, tussocky grassland character through infrequent cutting.

7.13 Cut rough grassland once every three years in September and remove the arising's or leave in discrete piles away from grassland (on occasion cost).

- 7.14 Ensure locations of ant hills are located prior to any maintenance in the area. Ensure ant hills are not disturbed during the maintenance works preferable use hand tools.
- 7.15 During maintenance of area the grass should be kept to 01/06 Conservation Area Grass Cutting within the Grounds Maintenance contract.

*Spring meadow (SM [No.])*

Mowing will be carried out using the appropriate and properly adjusted machine. The equipment used for grass maintenance shall prevent stones and other debris from being scattered in any way that would endanger the safety of site users or cause damage to vehicles or property. Prior to mowing, all litter and debris will be collected and removed to the maintenance appropriate designated area.

Mow once in August to a height of 50mm using a reciprocating cutting machine, remove the arising's or leave in discrete piles away from grassland.

These areas will not be cut from September to July unless otherwise instructed by the Authorised Office.

The meadow should be kept to 01/07 Spring Meadow Area Grass Cutting within the Grounds Maintenance contract.

*Summer meadow (Su [No.])*

Mowing will be carried out using the appropriate and properly adjusted machine. The equipment used for grass maintenance shall prevent stones and other debris from being scattered in any way that would endanger the safety of site users or cause damage to vehicles or property. Prior to mowing, all litter and debris will be collected and removed to the maintenance appropriate designated area.

Mow once in April and once in September/October to a height of 50mm, remove the arising's or leave in discrete piles away from grassland.

These areas will not be cut from November to March unless otherwise instructed by the Authorised Officer.

The meadow should be kept to 01/08 Summer Meadow Area Grass Cutting within the Grounds Maintenance contract.

*Mown paths*

Mowing will be carried out using the appropriate and properly adjusted machine. The equipment used for grass maintenance shall prevent stones and other debris from being scattered in any way that would endanger the safety of site users or cause damage to vehicles or property. Prior to mowing, all litter and debris will be collected and removed to the maintenance appropriate designated area.

A 1.5 metre width path will be mown into the grassland.

Throughout the year grass will be no longer than 40mm or less than 25mm immediately after cutting and will not be allowed to grow longer than 65mm between cuts. Remove the arising's or leave in discrete piles away from grassland.

The grass should be kept to 01/02 General Grass Cutting within the Grounds Maintenance contract.

*Grass channel (CG [No.])*

A width of two metres either side of the desire lines will be retained as long grass. Any encroaching scrub will be removed to sustain sightlines through site.

Grass will be left no longer than 150mm or less than 75mm immediately after cutting (BS7370: Part 3. On annual routine cut grass to 75mm-150mm.). Remove the arising's or leave in discrete piles away from grassland.

The grass should be kept to 01/06 Conservation Area Grass Cutting within the Grounds Maintenance contract.

*Tall herb (TH [No.])*

Maintained to encourage a diverse scrub structure and subsequent available habitats. Encourage rotationally coppicing blocks of scrub allowing them to re-grow to encourage the scrub's characteristic thicket structure is rejuvenated and maintained.

Cut 1/3<sup>rd</sup> of Tall herb vegetation to height of 750mm per rotation on a three year cycle. Cut in autumn/winter season preferable February to avoid seasons of high fauna activity.

At the end of the day ensure area is litter free.

#### *Mid-scrub (MS [No.])*

Maintained to encourage a diverse scrub structure and subsequent available habitats. Encourage rotationally coppicing blocks of scrub allowing them to re-grow to encourage the scrub's characteristic thicket structure is rejuvenated and maintained.

Cut 1/6<sup>th</sup> of vegetation to height of 750mm per rotation on a six year cycle. Cut in autumn/winter season preferable February to avoid seasons of high fauna activity.

At the end of the day ensure area is litter free.

#### *Mature scrub (MA [No.])*

Scrub typically matures at about 15 years. Ensure scrub is maintained to encourage a diverse scrub structure and subsequent available habitats. Encourage rotationally coppicing blocks of scrub allowing them to re-grow to encourage the scrub's characteristic thicket structure is rejuvenated and maintained.

Cut 1/15<sup>th</sup> of vegetation to height of 750mm per rotation on a 15 year cycle. Cut in autumn/winter season preferable February to avoid seasons of high fauna activity.

At the end of the day ensure area is litter free.

#### *Shrub vegetation*

The undergrowth will be kept clear of all litter and rubbish at the time of cutting. There will be an annual rotational cyclical thinning of shrub in September; all arising's will be moved. The shrub boundary will be in accordance with *04/01 Hedge Cutting: Conservation* hedge in the Grounds Maintenance Contract.

#### *Brownfield vegetation*

Promote diversity of flora cultures developing on the dilapidated tennis courts. Prevent further encroachment of scrub vegetation into the area. Strim vegetation once a year to prevent further succession: cutting grass

or light woody undergrowth; using trimmer with nylon cord or metal disc cutter on surfaces not exceeding 30 horizontal.

At the end of the day ensure area is litter free.

#### *Woodland*

A comprehensive tree inspection for mature trees will be carried out annually or after any major storms by the Council's tree team. This will assess any works required to maintain the health and safety of the users of Greendale. Consideration will be given at these inspections to personal safety issues and the need to maintain a degree of natural surveillance from the surrounding area.

Deadwood will be removed promptly any area where it becomes a hazards to prevent obstruction and may be piled within areas away from the desire line to create valuable habitats for invertebrates. Deadwood piles will be situated within partially shaded woodland areas where disturbance is likely to be at a minimum.

#### **Paths and hard surfaces**

All areas of hard surfaces will be kept clean and weed free and monitored to ensure they remain in good condition at all times.

#### **Site furniture and equipment**

##### *Signage and interpretation*

Signage and interpretation panels will be maintained in a clean and safe condition to ensure that the information provided is legible. Repairs will be carried out promptly and effectively with reactive removal of graffiti. Repainting and replacements will match the existing colour / furniture so that the style and quality of the set remains consistent.

##### *Changing rooms*

The changing rooms will be inspected regularly and repairs will be carried out swiftly and as required. Graffiti will be removed immediately. The changing rooms will be kept clean and tidy.

### *Gates*

Gates will be maintained in a good and clean state and any replacements will match the style and quality present in the restored park

### *Benches and chairs*

Benches will be maintained in a sound clean state and any replacements will match the style and quality present in the restored park. Repairs will be carried out swiftly

### *Litter bins*

Bins will be emptied every day and at a rate which does not allow them to overflow. The bins will be completely emptied, and any dog waste or litter within five Metres of the bin will be cleared away at the same time. In addition the bins will be cleaned and disinfected as necessary to avoid an unsightly accumulation of dirt.

Introduce educational schemes to target dog owners through PLO patrols and posters. Ensure regular patrols, liaison with open space users are carried out to ensure users are more aware of litter and dog fouling management.

### *Fencing*

Fencing will be inspected on routine maintenance visits and will be maintained in a sound and clean state. Any repairs will be carried out immediately using materials which match the style and quality present in Greendale.

## **Sports facilities**

The Management Plan will be updated following the future proposals for the restoration of the artificial turf, or installation of a comparable surface to enable other sports to be played

# Appendix 1

## Risk assessment

# Risk assessment: Greendale

This risk assessment is a site risk assessment covering the risks associated with visiting and carrying out construction or maintenance work on the Green Dale Open Space. It covers both general risks associated with the site as a whole and procedures for reducing that risk, as well as risk associated with particular features on the site.

<b>Section A: About the Site</b>	
Please provide details of site location and map if appropriate – with sufficient detail for a third party to find the site:	
<b>Site Grid Reference/ Postcode/Address:</b>	
Greendale Open Space / Greendale Playing Fields, off Dog Kennel Hill, SE22 8DB	
<b>Map (from <a href="https://www.google.co.uk/maps/@51.5333408,-0.1466451,14z">https://www.google.co.uk/maps/@51.5333408,-0.1466451,14z</a>):</b>	
<b>Nearest Hospital A+E Department</b>	
King's College Hospital Denmark Hill, London, SE5 9RS	
Telephone: 020 3299 9000	
<b>Following any incidents:</b>	
<ul style="list-style-type: none"><li>• Ensure staff report all incidents to appropriate authority.</li><li>• Ensure details of incidents are passed to the Council Officers, who will take action as necessary in the reporting the action within their authority to deal with the issue.</li><li>• Ensure the Authority's Emergency Duty Officer is informed if any such accidents or incidents occur out of working hours. Serious incidents should be reported to the police.</li><li>• Ensure to inform the Authorised Officer of any unauthorised use or encroachment onto any park or open space.</li><li>• Ensure relevant senior managers, councillors and/or organisations are informed of incidents that warrant their attention.</li></ul>	



## Site risk assessment

- 1.1 If additional activities or hazards arise or are identified at any time throughout the project, then an updated version of this risk assessment should be completed and circulated to all team members.
- 1.2 The tables below have been completed to assess the site risk. This assessment has considered the likely occurrence of a risk, and the likely severity of this risk, these two factors together have been used to calculate a risk rating.

### Methodology

- 1.3 Risk is the likelihood of potential harm from a hazard occurring. The extent of risk will depend on:
- The likelihood/probability of that harm occurring
  - The potential severity of that harm, i.e. of any resultant injury or adverse health effect
  - The scale of the hazard, i.e. the number of people who might be exposed.
- 1.4 Risks should be assessed based on the standard control measure identified, where a risk rating of 8 or above if calculated, the site visit should be discussed with the Site Manager to agree additional controls. With these controls in place the residual level of risk should then be calculated. Examples of additional controls include the wearing of additional PPE or undertaking additional training to carry out the task safely or considering employing sub-consultants experienced in that area to carry out the task.

Likelihood of Occurrence (Probability) - L	Potential Severity - S	Risk Rating R = L x S	
1. negligible chance	1. slight (cuts and bruises)	<b>Key</b>	
2. little chance but could happen	2. minor injury (under 3 day injury)	1 - 4	acceptable risk
3. may happen	3. major injury (RIDDOR)	5 - 12	additional controls required
4. likely to happen	4. fatality	13 - 18	urgent attention required
5. almost inevitable	5. several fatalities	18 - 25	unacceptable risk – cease activity

Site visits (risks common to all site types and weather conditions)										
Potential Hazard	Risk	Control	Level of Risk			Additional Controls / Comments	Residual Level Of Risk			Applies To Project (y/n)
			L	S	R		L	S	R	
<b>General risks</b>										
Driving	Road Traffic accident	Review weather conditions before travelling. Stop at least every 2 h for 15 – 20 mins. Abide by the highway code.	1	3	3	Access via public transport and on foot	1	1	1	Y

Site visits (risks common to all site types and weather conditions)										
Potential Hazard	Risk	Control	Level of Risk			Additional Controls / Comments	Residual Level Of Risk			Applies To Project (y/n)
			L	S	R		L	S	R	
Adverse weather conditions	Heat stroke, sun burn, hyperthermia, dehydration, hypothermia, effect of weather of proposed work	Review weather forecast before visiting site. Dress in layers appropriate for the season; include waterproofs, hats and gloves. Carry sun tan lotion in sunny weather (and hat if appropriate) and sufficient water. Assess the likely impact of the adverse weather on the works being carried out, eg wet weather on ground works, rain on the application of herbicides, and either re-programme the work or take appropriate action to mitigate the effect of the adverse weather.	1	1	1		1	1	1	y
Insect bites/stings	Allergic reactions	Wear suitable PPE (including facial/body midge net) and use insect repellent.	2	1	2		1	1	1	y
Contact with Giant Hogweed/wild parsnip	Chemical burns associated with sap from the plant	All staff to be aware of how to identify Giant Hogweed/wild parsnip. Plant to be avoided at all costs unless suitably clad to avoid contact with skin and eyes. Where plant is found, the site manger should be informed as soon as possible, plans made to remove the plant and the plant surrounded by fencing to reduce the risk of public access to the plant.	1	2	2		1	1	1	y
Sharps/ needles	Needle stick, cuts	Wear appropriate footwear and if searching through vegetation wear gloves and carry first-aid kit.	2	1	2	No searching required.	1	1	1	y
Aggressive people or animals	Harassment, violence	Ensure site access is agreed in advance. If site is tenanted, tenants should also be made aware.	2	1	2		1	1	1	y

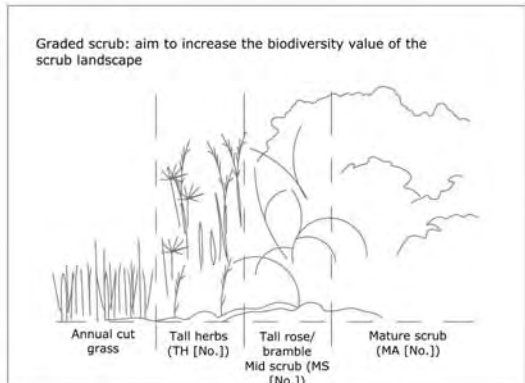
Site visits (risks common to all site types and weather conditions)										
Potential Hazard	Risk	Control	Level of Risk			Additional Controls / Comments	Residual Level Of Risk			Applies To Project (y/n)
			L	S	R		L	S	R	
		Standard text								
		Carry ID and, on sensitive sites, consider no lone working If staff feel threatened at any time, leave site and contact PM immediately For night-time surveys, inform police of movements.								
Litter and dog fouling	Trip hazard, risk of contamination, disease or infection.	Ground must be cleared of debris and checked for dog fouling before work commences. Dog fouling should be removed before commencing work. Ensure maintenance schedule for removal is followed and weekly litter picks are undertaken.	2	1	2		1	1	1	
Vandalism	Including to site furniture: benches, bins, signs and interpretation.	Ensure materials are chosen for their resilience and are easy to care for in an instance of vandalism. Ensure site furniture is securely fastened to the ground.	2	1	2		1	1	1	
Evening visits	Lighting at night and anti-social behaviour.	Ensure sightlines remain clear and footpaths are free of debris. Ensure visitors are made aware there is no lighting on site. Ensure an emergency contact number is clearly visible on all signs.	2	1	2		1	1	1	
<b>Specific risks</b>										
Greendale Cycle Path entrance	Heavy cycle traffic, risk of collision.	Minimise the risk of collision during construction works. Ensure works are clearly visible to cycle lane users. Fence off area during construction works and request cyclist dismount whilst cycling pass.	2	1	2		1	1	1	
Eradication of Japanese knotweed using chemicals.	Contamination and/or allergic reactions.	Ensure use of chemicals according to manufacturer's instructions. Fence off areas during	2	1	2		0	0	0	

Site visits (risks common to all site types and weather conditions)										
Potential Hazard	Risk	Control	Level of Risk			Additional Controls / Comments	Residual Level Of Risk			Applies To Project (y/n)
			L	S	R		L	S	R	
		Standard text								
		application of chemicals to keep the public away from site. Ensure appropriate PPE is worn.								
Dog Kennel Wood	Risk of fall where topography falls away from path towards the Sainsbury's. .	Ensure path is wide and level and kept in a good condition to avoid trips.	1	1	1					
Cutting into scrubs	Risk of litter and fly tipping damage to people and/or machines.	Check before works for any debris and remove. Ensure appropriate PPE is worn.	2	1	2					
Removal of tennis courts fencing	Metal upstands and/or holes left from posts causing trips or falls.	Ensure a thorough check is undertaken to remove all upstands from tennis court fencing. Fill all holes and compact soil to prevent any trip hazards.	2	1	1					

Construction and operational works on site										
CSCS Cards to be taken during all construction works										
Potential Hazard	Risk	Control	Level of Risk			Additional Controls / Comments	Residual Level Of Risk			Applies To Project (y/n)
			P	S	R		P	S	R	
		Standard text								
Moving vehicles, machinery	Collision	Obtain site induction. Wear high visibility clothing. Use site walkways if available.	1	3	3	Limited area of construction works largely during repair of sports pitch.			0	Y
Uneven or unstable ground, pits, trenches etc.	Falls and injury	Obtain site induction to identify potential risks.	2	2	4	Uneven ground throughout site area. Care taken during operational works.			0	Y
Site specific hazards	Various	Obtain site induction and comply with site specific safety procedures. PPE should be worn at all times (High visibility jacket/ boots/hard hat/others as appropriate).	1	2	2				0	Y
Other					0				0	

## Appendix 2

### Maintenance schedule



- Notes:**
1. Do not scale from this drawing.
  2. All dimensions must be checked on site and any discrepancies verified with landscape architect.
  3. All dimensions are drawn in mm.
  4. Landscape drawing only.
  5. All materials/items used to be as specified or alternatives to be approved by landscape architect.
- Key:**
- Mature scrub (MA [No.]) on 15 year rotational cut. Cut 1/15th per year. 4573.7888 m (2)
  - Rose and bramble Mid scrub (MS [No.]) layer on 6 year rotational cut. Cut 1/6th per year. 2756.2234 m (2)
  - Tall herb (TH [No.]) layer on 3 year rotational cut. Cut 1/3rd per year. 1849.4099 m (2)
  - Brownfield habitat. Present scrub encroachment sustain low growing flora. 1292.7543 m (2)
  - Amenity grass around artificial turf (GG [No.]). Maintain to 65mm cut throughout growing season. 2522 m (2)
  - Grass channel (CG [No.]). Annual cut, grass maintained to maximum height of 150mm. 2791m (2)
  - Summer meadow (Su [No.]). Cut grass twice a year once in May/June and once in September/October maintain to height of 750mm-1000mm. 3222m (2)
  - Spring Meadow (SM [No.]). Cut grass once a year once in September/October maintain to height of 750mm-1000mm. 194.5703 m (2)
  - Rough grass (CG [No.]). Long term management should aim to retain the rough, tussocky grassland character through infrequent cutting (every three years). 1653.7972 m (2)
  - Hard landscaping. 259.1512 m (2)
  - Artificial turf. 6291.5490 m (2)
  - Japanese knotweed eradication program. 48 m (2)
  - Ant hill. Maintained with particular attention paid to locations of ant hills. Any actual encroachment to be noted by hand. 1446.4603 m (2)

NB: The management plan does not include the sports pitch. This will be included once the future proposals for the site have been confirmed.

B	30/06/17	Revised Issue	AW	JA	AW
A	16/06/17	Final Issue	AW	JA	AW
Rev	Date	Issue/Notes	By	Chk	Appr

**LUC** 43 Chilton Street  
London, NW1 1JD  
T: 020 7383 5784  
F: 020 7383 4798  
london@landuse.co.uk  
www.landuse.co.uk

Project: Greendale Management Plan

Client: London Borough of Southwark

Title: Management and maintenance specifications Supporting plan.

Scale: Not to scale. Status: Final.

Job No.	Drawing No.	Issue
7133	N/A	B

Do not scale from this drawing  
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## Approximate costings for the annual maintenance of Greendale

We are awaiting specific costs from the maintenance team within Southwark Council which is expected to be approximately £30,000 annually for the maintenance of the site as a whole.

The costs and rates below are based on using standard references such as *Spons External Works and Landscape Price Book, 2017* and experience of similar work. However the actual cost may vary according to contractor rates at the time of tendering for the projects. The detailed breakdown is provided below but the overall cost of the action plans is estimated to be: **£23,394.49** (10% contingency £25,733.94).

This does not include any costings for the artificial turf and its associated components (changing rooms, lights football posts etc.), which will need to be costed once a final decision as to its future has been made.

Management and maintenance recommendations by zones	Area (m <sup>2</sup> )	Quantity	Unit	Unit	Rate (£)	Frequency per annum	Estimated cost
<b>Hard landscaping</b>							
<b>Benches</b>							
Clean and treat		3		nr	1.1875	12	£42.75
<b>Litter bins</b>							
Emptying, disposal and keeping clean		2		nr	2.964792	364	£2,158.37
<b>Interpretation panels and destination signs</b>							
Inspect and clean		4		nr	2	12	£96.00
<b>Hard surfacing:</b>							
Leaf clearance on hard surfaces:	16		100	m (2)	0.47	1	£7.52
Weed hard surfaces	16		100	m (2)	3	1	£48.00

Fencing							
Inspect and clean structure (repair and treat as required)	712			Lm	0.5	12	£4,269.75
Gates							
Inspect and clean structure		1		nr	5	12	£60.00
Other							
Graffiti maintenance per occasion				nr	45	per occasion	£45.00
Japanese knotweed (per occasions)	48			nr			£291.00
Litter clearance:							
Collection and disposal of litter	19059		1000	m (2)	0.37	364	£2,566.88
Dog litter clearance:							
Collection and disposal	19059		1000	m (2)	0.37	364	£2,566.88
Soft landscaping							
Grassland general:							
Desire lines should be mown regularly to direct pedestrians away from longer grassed areas and prevent trampling. A mown width of 1.5 metres should be retained. BS7370: Part 3, maintained at a maximum height of 75mm .	645		100	m (2)	2.04	16	£210.40



Grass area channel: A width of 2 metres either side of the desire lines should be retained as long grass and encroaching scrub removed to sustain sightlines through site. BS7370: Part 3. On annual routine cut grass to 75mm-150mm	2791		100	m (2)	2.04	10	£569.41
Trim edges where encroaching on path - retain neat edge	41		100	m (2)	4.57	16	£29.98
Seedlings should be removed from grassland areas.	16367			nr			
<b>Rough grassland</b>							
Cut rough grassland once every three years in September and remove the arisings to allocated site.	1,654		100	m (2)	0.3	0.3	£1
<b>Meadow grassland</b>							
Cut meadow grassland Once in April and once in September/ October. Remove the arisings or leave in discrete piles away from grassland. BS7370: Part 3. On annual routine cut grass to 75mm-150mm	3,222		100	m (2)	0.3	2	£19

Cut meadow grassland Once in August. Remove the arisings or leave in discrete piles away from grassland. BS7370: Part 3. On annual routine cut grass to 75mm-150mm	785		100	m (2)	0.3	1	£2
<b>Scrub vegetation</b>							
<b>Tall herb</b> cut on a three year rotation in autumn/winter season preferable February (cost split over the three years)	1849		100	m (2)	8.5639	0.3	47.51448433
<b>Mid-shrub</b> cut on a six year rotation in autumn/winter season preferably February (Cost split over the 6 years)	2756		100	m (2)	8.5639	0.166666667	39.34006451
<b>Mature shrub</b> cut on a fifteen year rotation in autumn/winter season preferably February (cost split over the 15 years) (does not include shrub within the sports pitch zone)	3754		100	m (2)	8.5639	0.15	48.22915549
<b>Brownfield vegetation:</b>							
Strim vegetaion once a year to prevent further succession: cutting grass or light woody undergrowth; using trimmer with nylon cord or metal disc cutter on surfces not exceeding 30 horizontal	1292		100	m (2)	4.37	0.3	16.93489887
<b>Woodland (all site trees)</b>							

Inspect- periodically and after any severe weathera	105	10		nr	71	0.2	149.1
---	-----	----	--	----	----	-----	-------

**Total £13,256.26**

10% contingency £14,581.89

**Landscape works the precinct of the sports pitch (does not include the sports pitch).** *These have been costed separately awaiting the future decision on the purpose and type of sports pitch.*

**Amenity grass**

Cut grass: BS7370: Part 3, maintained at a maximum height of 65mm	2322		100	m (2)	6.3	20	2925.846252
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**Mature shrubs**

Mature shrub cut on a fifteen year rotation in autumn/winter season preferably February (cost split over the 15 years) (does not include shrub within the sports pitch zone)	977		100	m (2)	8.5639	0.15	12.54609466
--	-----	--	-----	-------	--------	------	-------------

**Litter bins**

Emptying, disposal and keeping clean		1		nr	2.964792	364	1079.184168
--------------------------------------	--	---	--	----	----------	-----	-------------

**Litter clearance:**

Collection and disposal of litter	10155		1000	m (2)	0.37	364	1367.703737
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<b>Dog litter clearance:</b>							
Collection and disposal	10155		1000	m (2)	0.37	364	1367.703737
<b>Hard surfaces</b>							
Leaf clearance on hard surfaces:	246		100	m (2)	0.47	1	115.683309
Weed hard surfaces	246		100	m (2)	3	1	738.4041
Trim edges where encroaching on hard surfacing - retain neat edge	344		100	m (2)	10.61	16	583.6868266
<b>Fencing</b>							
Inspect and clean structure (repair and treat as required)	297		100	lm	0.5	12	1779.474
<b>Gates</b>							
Inspect and clean structure		2		nr	5	12	120
<b>Interpretation and destination signage</b>							
Inspect and clean		2		nr	2	12	48

**Total £10,138.23**

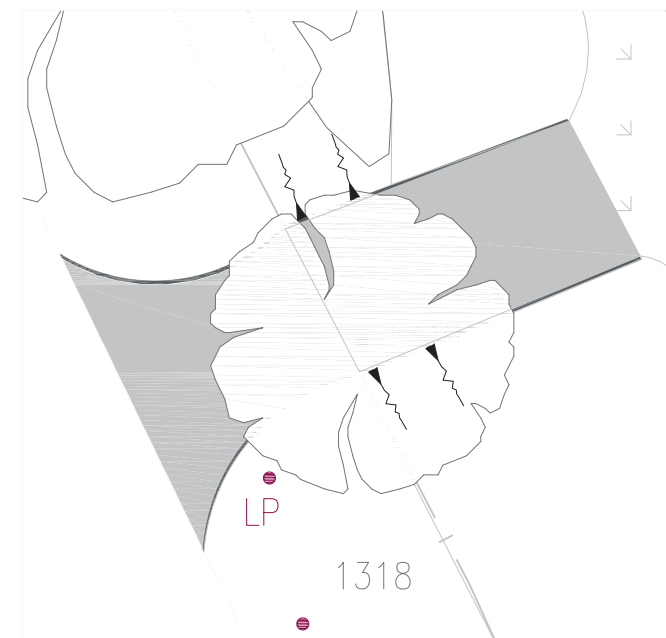
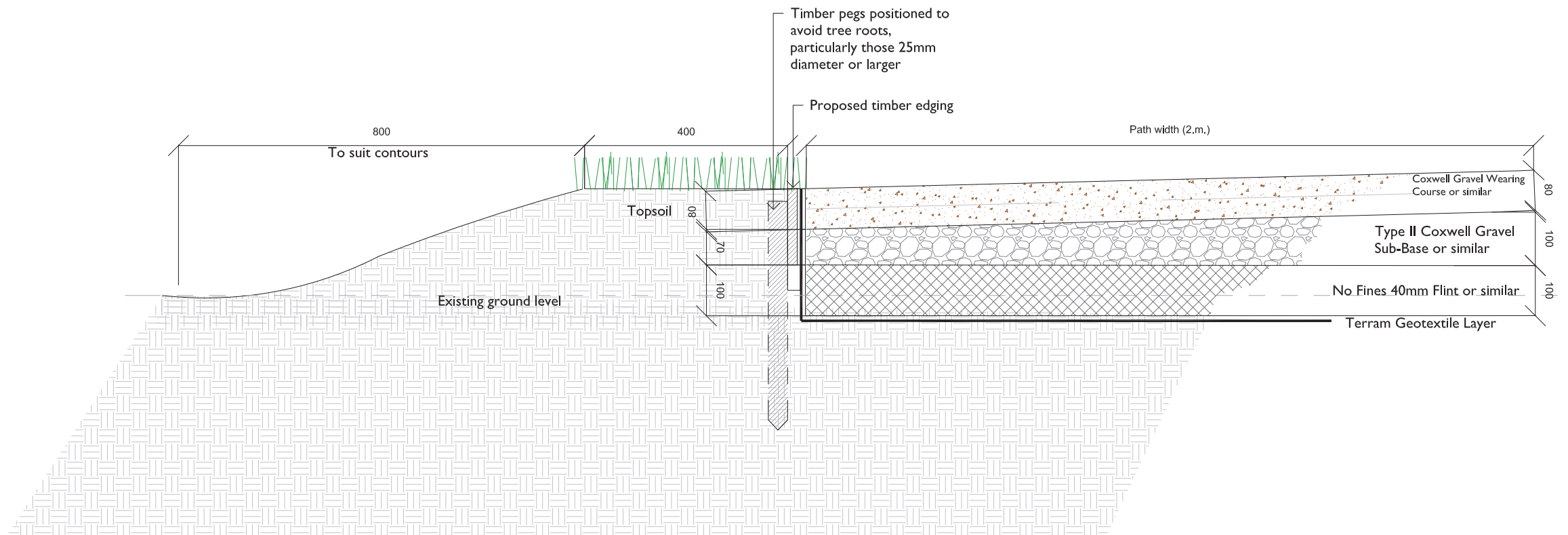
10% contingency £11,152.05

## Appendix 3

### Footpath specifications

**Notes:**

1. Do not scale from this drawing.
2. All dimensions must be checked on site and any discrepancies verified with landscape architect.
3. All dimensions are drawn in mm.
4. Landscape drawing only.



Rev	Date	Issue Notes	By	JA	JA
A	23/06/17	First Issue		JA	JA

**LUC** 43 Chalton Street  
 London, NW1 1JD  
 T: 020 7383 5784  
 F: 020 7383 4798  
 london@landuse.co.uk  
 www.landuse.co.uk

Project  
 Greendale Management Plan  
 Path Works

Client  
 London Borough of Southwark

Title  
 Typical Detail:  
 Cross section of path

Scale  
 Do not scale Preliminary

Job No.	Drawing No.	Issue
7133	7133 - Pathworks	A

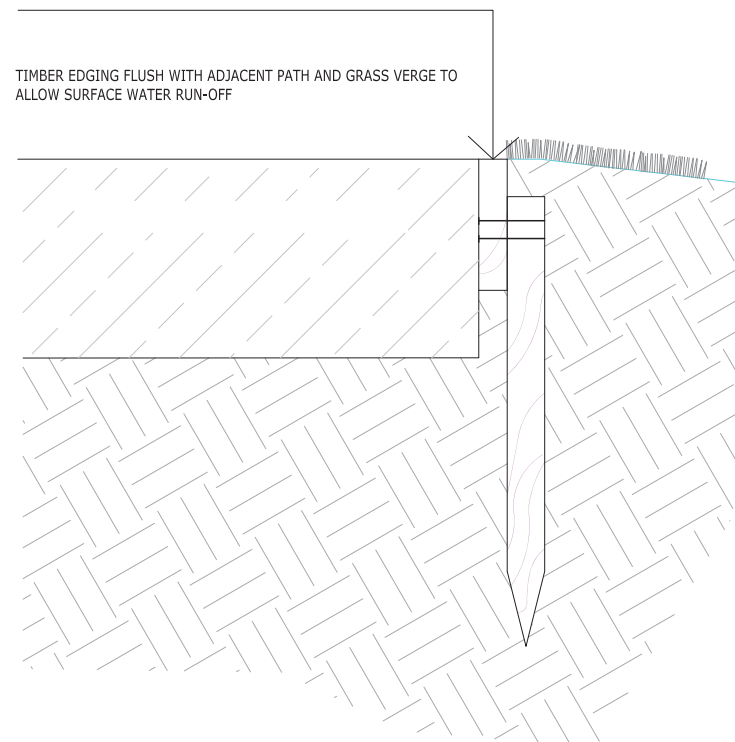
**Notes:**

1. Do not scale from this drawing.
2. All dimensions must be checked on site and any discrepancies verified with landscape architect.
3. All dimensions are drawn in mm.
4. Landscape drawing only.
5. All materials/items used to be as specified or alternatives to be approved.
6. Drawing to be read in conjunction with path works drawings, detailed layouts and tarmac path construction details.
7. Tannalised softwood timber edge: edge board 38 x 175 x 3000mm, laid to an even line and level and pegged at 1200mm centres with 600 x 50 x 50mm pointed timber pegs using 2no 3" galvanised ring-shanked clout nails to each peg. Peg top to be 25mm below top of board. Radius boards to be notched to allow smooth curves. Double pegs at joins between boards.
8. To achieve tight radius curves, contractor may notch the timbers on the inside of the curve. Site cut timber is to be treated as per the specification.
9. All timber to be pressure impregnated preserved to give 20 year life.
10. Allow option for 25mm thick timber edging board to be supplied by TRP.

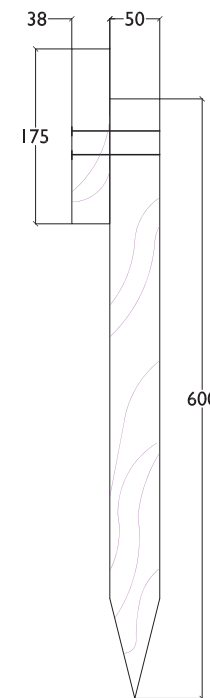
**TIMBER PROCUREMENT:**

- Timber (including timber for wood based products): Obtained from well managed forests and/ or plantations in accordance with:- The laws governing forest management in the producer country or countries.- International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
- Documentation: Provide either:- Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied.- Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood based products.
- Certification scheme: Forest Stewardship Council (FSC).

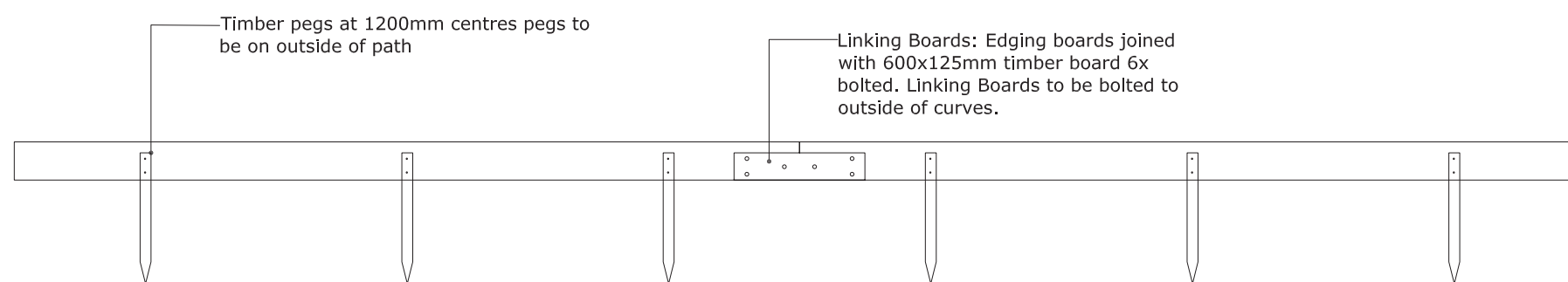
1) Proposed timber edging not to scale



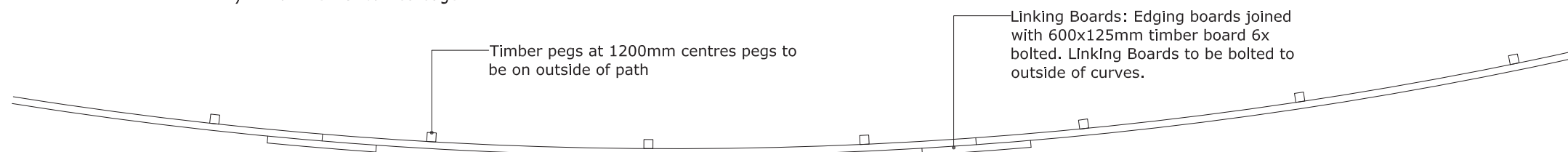
2) Board and peg dimensions not to scale



3) Fixing elevation not to scale



4) Plan view of curved edge



Iss	Date	Issue Notes	BY	JA	JA
A	23/06/17	First Issue			

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Project  
 Greendale Management Plan  
 Path Works

Client  
 London Borough of Southwark

Title  
 Typical Detail:  
 Timber Edge

Scale  
 Do not scale Preliminary

Job No.	Drawing No.	Issue
7133	7133 - Timber Edge	A

## Appendix 4

### Options for the artificial turf

The calculations below are based on three options:

**Option A:** Restore artificial turf – following the advice from the Greendale Sports Ground Initial Report (2017) remedial repairs are not recommended given the extent of the damage and life expectancy of the 2G turf.

**Option B:** Replacement of artificial turf with 3G pitch. The approximate costings below are based on the advice from the Greendale Sports Ground Initial Report (2017).

**Option C:** Replace artificial turf with grass sports pitch. The approximate costings are based on the standards rates referenced in SPONS 2017.

The breakdown approximate costings of Option B and C are highlighted below.

*The costings do not include the repair or replacement of the changing room facilities and solely reflect the options for the artificial turf.*

**Option D:** Installation of a comparable surface to enable other sports to be played.

*No costing required at this stage.*

#### Option B: Replacement of artificial turf

Item	Quantity	Rate	Price reference
Take up the existing carpet and impact layer and dispose.	6366 m <sup>2</sup>	£4.00	£22,281.00
Reform subbase where subsided or root/animal affected	2 1	£800 £400	£1,600.00 £400
	1	£400	£400.00
Reform with new artificial turf (including relining)	6366 m <sup>2</sup>	£50	£318,300.00
Reform edge kerbs where damaged	4	£125	£500.00
Gain access to and replace floodlights	1	£300	£300
Source bulbs and change lamps	12	£200	£2,400
Preliminaries	6 weeks	£1,500	£9,000
<b>Total</b>			<b>£354,781.00</b>
<i>Contingency of 10%</i>			<b>£390,259.00</b>
Annual repair and maintenance costs 10% of capital costs as required			<b>£39,000.00</b>

#### Option C: replace artificial turf with grass sports pitch

Item	Quantity	Rate	Range
Take up the existing carpet and impact layer and dispose.	6366 m <sup>2</sup>	£4.00	£22,281.00
<b>Sports field construction</b>			
Cultivate ground and grade to levels; apply pre-seeding fertilizer at 900 kg/ha; apply pre-seeding selective weed killer; seed in two operations with sports pitch type grass seed at 350 kg/ha; harrow and roll lightly; including initial cut. Based on associated football junior 106 x 58 m		each	£2,450.00
Reform edge kerbs where damaged	4	£125	£500
<b>Total</b>			<b>£25,231.00</b>
<i>Contingency of 10%</i>			<b>£27,754.10</b>
Annual repairs and maintenance costs 10% of capital costs as required			<b>£2,800</b>



## Appendix 5

### Repair and maintenance approximate capital costs

The following costings are based on the assumption all hard landscape elements are new as of the time of this management plan. This is for the purpose of developing of more accurate estimates for the annual repair and maintenance budgets based on the method used by the Repair and Maintenance teams.

The costings are based on SPONS 2017.

#### Approximate capital costings of all hard landscaping features as new

Item	Unit	Approximate cost rounded up to the nearest £5
Fencing Paladin boundary fencing, 2.4 m high	154	£12,000
Destination signs	3	£4,500
Interpretation boards	2	£4,200
Concrete	264	£950
Self bound gravel	16m x 2.5m	£3,500
Litter bin	3	£1,900
Benches	3	£2,600
<b>Total</b>		<b>£29,650.00</b>

The total approximate of the capital costs, excluding labour, for the hard landscape features £29,650.00 has been used as the basis to develop an annual budget for the repair and maintenance of Greendale. This has fed into the maintenance schedule.