

# LAMBETH LANDSCAPES – ANNUAL MANAGEMENT PLAN

## HILLSIDE GARDENS PARK 2017-2018



# LAMBETH LANDSCAPES – ANNUAL MANAGEMENT PLAN

1. General Information	
<b>Name of Site</b>	Hillside Gardens Park
<b>Address</b>	Hillside Road, Streatham Hill, London SW2 3HL
<b>Grid Reference</b>	TQ 31044 72646
<b>Total Area (ha)</b>	1.50
<b>Neighbourhood/Council Area</b>	Streatham
<b>Electoral Ward</b>	Streatham Hill
<b>Ward Councillors</b>	a) Councillor Liz Atkins (Labour): <a href="mailto:latkins@lambeth.gov.uk">latkins@lambeth.gov.uk</a> b) Councillor Rezina Chowdhury (Labour): <a href="mailto:rchowdhury@lambeth.gov.uk">rchowdhury@lambeth.gov.uk</a> c) Councillor Iain Simpson (Labour): <a href="mailto:isimpson@lambeth.gov.uk">isimpson@lambeth.gov.uk</a> ;
<b>Neighbourhood Lead</b>	Brixton: Councillor Martin Tiedemann (Labour) <a href="mailto:mtiedemann@lambeth.gov.uk">mtiedemann@lambeth.gov.uk</a>
<b>Responsible Officer – Operations</b>	Clarence Riley ( <a href="mailto:criley@lambeth.gov.uk">criley@lambeth.gov.uk</a> ) 07984 150518
<b>Friends Group</b>	Friends of Hillside Gardens Park
<b>Friends/User Group Contact Details</b>	

2. Green Infrastructure (Open Spaces) Strategy – Quality Assessments			
Site Code	Typology	Assessment Date	Assessor(s)
28	Local Park	07/12/2012	I Boulton
Category	Score Value (%)	Category	Score Value (%)
a) Transport	75.0	b) Access	80.0
c) Furniture	52.0	d) Signage	57.3
e) Boundary Features	72.8	f) Vegetation Quality	29.5
g) Footpaths & H/S	80.0	h) Architecture	7.8
i) Maintenance	80.0	j) Biodiversity	20.0
k) Play Facilities	93.6	l) Sports Facilities	100.0
m) Personal Safety	88.6	n) Vandalism & ASB	100.0
o) Aesthetics	90.0		
<b>Overall Quality Score</b>	<b>68.1</b>	<b>Overall Rating</b>	<b>GOOD</b>

3. GM Specification - Site-Specific Service Activities	
Section	Output(s)
Grass Maintenance	<ul style="list-style-type: none"> <li>a) 16 cuts a year for amenity grass areas using a combination of ride-on and stand-on mowers</li> <li>b) bulb areas to be cut after plants have died back</li> <li>c) there are no conservation grass areas</li> <li>d) grass maintenance to include areas around the wooden planters adjacent to one o'clock club</li> </ul>
Waste Management	<ul style="list-style-type: none"> <li>a) classed as a Medium Use category site: i) litter picking undertaken on Monday, Wednesday and Friday during April to September; ii) litter picking weekly during October to March</li> <li>b) regime includes edges of shrub beds - specification allows for full litter picking of shrub beds weekly in April to September, and monthly in October to March</li> </ul>
Herbaceous Bedding and Plants	<ul style="list-style-type: none"> <li>a) herbaceous planting: monthly check and basic maintenance including weeding; beds will be mulched in winter</li> </ul>
Hedges	<ul style="list-style-type: none"> <li>a) shrub beds to be mulched in winter</li> <li>b) beds will receive two maintenance visits during the growing season to include weeding</li> <li>c) winter maintenance programme includes appropriate pruning, shaping and infrastructure for climbing shrubs</li> <li>d) beech hedge around dog-free area to be maintained and restored</li> </ul>
Small Tree Maintenance	<ul style="list-style-type: none"> <li>a) epicormic growth and low-hanging branches causing obstructions removed over the winter</li> </ul>
Play Area	<ul style="list-style-type: none"> <li>a) all fixed equipment to be visually checked weekly for health and safety issues</li> <li>b) all equipment thoroughly inspected quarterly and annually by external specialists, with fully detailed reports produced</li> <li>c) unsafe or dangerous equipment will be taken out of action or otherwise made safe, normally within 24 hours of being assessed</li> <li>d) all hard surfaces to be cleaned annually to remove weeds, moss, algae and detritus</li> <li>e) play area to be litter-picked at the same time as the rest of the site</li> </ul>
Furniture and Fittings	<ul style="list-style-type: none"> <li>a) inspected every three months for health and safety purposes</li> <li>b) benches washed annually</li> <li>c) wooden benches stained annually</li> </ul>
Graffiti	<ul style="list-style-type: none"> <li>a) graffiti removed within seven days of being reported/discovered</li> <li>b) offensive graffiti removed within 24 hours of being reported or discovered (Monday to Friday)</li> </ul>

Paths and Hard Surfaces	<ul style="list-style-type: none"> <li>a) hard surfaces mechanically cleaned annually to remove moss, algae, liverwort and other debris</li> <li>b) all surfaces checked weekly for health and safety issues</li> <li>c) hard edges mechanically cleaned annually</li> <li>d) soft path edges edged up at least once every two years</li> </ul>
Fences, Boundaries and Gates	<ul style="list-style-type: none"> <li>a) fencelines to be cleared annually as part of the winter programme, as far as is practical</li> </ul>

#### 4. Repairs and Maintenance Schedule – Requested Works

For all repairs and maintenance items, identified works will be assigned a priority from 1 to 5 (low to high) and scheduled in accordingly. Any issues relating to items needing repair or issues needing maintenance can be emailed to [parksoperations@lambeth.gov.uk](mailto:parksoperations@lambeth.gov.uk)

Date	Source	Details	Priority	Completion Period
04/06/17	Site Walkabout	Repairs to wooden slat fencing around dog free area	P5	Quarter 4 (Jan-Mar 2018)
04/06/17	Site Walkabout	Re-hang gate at the southern entrance to dog free area: current gate swings open with the slope and has inconvenient closing mechanism which means it is often left open	P5	Quarter 4 (Jan-Mar 2018)
04/06/17	Site Walkabout	Repairs to boundary fence on tennis court number 3: replace with a more rigid mesh	P5	Quarter 4 (Jan-Mar 2018)
11/09/17	Play Area Inspection Report	Cradle swing: chains >10% wear and need replacing	P5	By 1 February 2018
11/09/17	Play Area Inspection Report	Junior and Senior Multi-play: repair wetpour surfacing as larger holes creating trip hazard	P5	By 1 February 2018
11/09/17	Play Area Inspection Report	Swings: repair wetpour surfacing as holes creating trip hazard	P5	By 1 February 2018

#### 5. Planned Capital Works and Funding

Planned Activity	Details (with completion dates)
a) Parks Capital Improvement Programme	No works yet identified, as Parks Capital Improvement Programme is in the process of being compiled and finally agreed. This plan can be populated with any items that are approved for funding, along with timescales. Hillside Gardens is currently No.6 on the programme priority list
b) S106 (revenue) funding	£6,000 revenue maintenance S106 has been secured for Hillside Gardens and fully approved. This will be spent on improvements to be confirmed over the next few months

	There is £85,531 revenue maintenance S106 expected from the development at 142-170 Streatham Hill and this could be used to fund a dedicated Park Attendant at Hillside Gardens for at least three years
c) S106 funding	£33,428 banked S106 is potentially available for improvements to Hillside Gardens, subject to the approval process. This is mostly small amounts left from larger covenants, generally bank interest. This constitutes £6,836 for play; £477 general parks and £26,116 sports. It is suggested that this is added to the larger expected sum from 142-170 Streatham Hill in order to fund a larger programme of capital improvements. This expected S106 has been provisionally reserved for Hillside Gardens and constitutes £241,873 general parks; £50,000 sports and £53,643 for play

<b>6. Planned Tree Works</b>	
<b>Planned Activity or Actions</b>	<b>Details (with completion dates)</b>
a) Map of trees in site created	Completed 07/08/2017 – See Appendix 1
b) List of trees in site created	Completed 07/08/2017 – See Appendix 2
c) Update all tree records on 'Ezytreev' tree management database	Completed 07/08/2017
d) Create a work plan for tree maintenance	Completed 07/08/2017 – for Year 1 and 2 trees
e) Year 1 tree works	
<b>Tree Work Justifications (e.g. where trees to be felled, removed or radically reduced)</b>	<b>Tree Number/ID, with brief description of justification or evidence</b>
i) Year 1 – Fell/Remove	Number 6 (Cherry – Prunus) to be removed at recommendation of Tree Officer due to poor condition, with stem wound and deadwood
ii) Year 1 – Radical Reduction	Number 10 (Cherry – Prunus) to be crown reduced by 30% at recommendation of Tree Officer to protect tree
iii) Year 1 – Radical Reduction	Number 45 (Tree of Heaven – Ailanthus) to be crown reduced by 30% at recommendation of Tree Officer to protect tree
iv) Year 1 – Fell/Remove	Number 48 (Maple - Acer) to be removed at recommendation of Tree Officer due to poor condition, with extensive bark wounds and stem rot
v) Year 1 – Fell/Remove	Number 87 (Cherry – Prunus) to be removed at recommendation of Tree Officer due to extensive bark wounds and stem rot/damage
vi) Year 1 – Radical Reduction	Unnumbered (London Plane – Platanus) pruning to large tree in south west corner of site, within allotment area, to enable more light to the ground and growing beds

<b>7. Volunteer and Community Work Programme</b>	
<b>Planned Activity</b>	<b>Details (with completion dates)</b>
Hillside Gardens Park Sports Day	Held annually in early May, with provision of free tennis coaching, netball sessions, walking football and kids football coaching, garden games, e.g. rounders and egg and spoon races
Hillside Gardens Park Gardening Group	<p>10-15 people involved in gardening group focused on growing food in the space behind the depot toilet block, with ongoing fundraising and work to improve the space and create more space for food growing.</p> <p>Occasional use of planters by the one o'clock club, along with occasional maintenance of planters behind park benches at south west entrance to park.</p> <p>Group holds occasional open days for anyone to get involved in gardening in the park.</p>
Fruit Tree Planting and Maintenance	Friends have worked with the Orchard Project to plant ten new fruit trees in the park.
Picnic in the Park	Occasional annual picnic days in park with music, raffle etc.
Litter Picks	Friends' members conduct occasional litter pick and leaf sweeping of tennis courts.
Fundraising	Friends have fundraised for new play equipment, resurfacing sports pitches and developing the community gardening site.

<b>8. Forward Aspirations or Opportunities – Council and/or Community</b>	
<b>Title</b>	<b>Details</b>
Improved Boundary Security	<p>Current gates and fencing do not adequately secure the park when it is shut. Without the need for high level security fencing, potential exists to improve boundary security to address trespass and antisocial behaviour. Priority areas are all three gates and boundary with garages at the north end of park.</p> <p>Eastern entrance: consider moving gates back towards Hillside Road could be helpful, subject to discussion with householders and garage owners.</p> <p>Area next to tennis court 3 (owned by housing); fence is in total disrepair. Gates could be installed closer to the road to prevent fly tipping and further secure area.</p> <p>Kingsmead Road entrance: existing wooden fence is weak and often vandalised, and could be replaced with a rigid weldmesh fence or other materials.</p> <p>Additional security measures to eastern boundary (northern end) to deter access over existing fencing; consider defensive planting or raised fenceline?</p>

Resurface Tennis Court and MUGA Surfaces	Current court surfaces are falling into disrepair; resurface or replace
Install Floodlighting (Masterplan Action)	Directional lighting to those hard court areas directly overlooked by proposed community building, to extend use of the sporting facilities outside of normal daylight hours.
Replacement of Tennis Court Fencing	Replace existing chainlink fencing with rigid weldmesh, similar to MUGA. Simultaneously relocate new fencing, or introduce a barrier to retaining wall, to prevent balls getting stuck in existing gap, which encourages people to climb up and break the fencing on tennis courts 1 and 2.
Redevelopment of Park Depot Building	2007 Masterplan identified need for current building to be redeveloped into a new community space, changing facilities and provision for one o'clock club.  Friends open to exploring if workshops and/or residential spaces could be incorporated into redesign of building that would a) create a revenue stream of which a portion is secured for future maintenance of and improvements, and b) create an active on-site user community providing passive surveillance, as well as taking on service level responsibilities e.g. opening and locking the park and the toilets.  Proposals to allocate funds for a scoping and feasibility exercise; additional capital funding, and other grant sources, to be used (subject to outcomes of feasibility study) towards total budget for project.
Signage	Entrance and internal signage in need of replacement and upgrading; existing notice board vulnerable to damage, and requires relocating to more suitable and protected location near entrance gate. Additional street directional 'fingerpost' signage also identified through previous Green Flag Award judging recommendations  Potential for a 'signage trail' between both Hillside Gardens Park and Palace Road Nature Garden, which would improve visitor's ability to locate and access both sites from local transport hubs
Path and Hardstanding Repairs	Programme of path repairs or replacement, with priority to any damaged or sloped areas to minimise accidents and improve accessibility for all
Upgrading and Repairs to Benches, Bins and Other Furniture	Joint programme of both repairing/repainting existing benches and, where benches are beyond repair, replacement with comparable models. Requirement for additional benches in tennis courts
Children's Play Area	Allocation of capital and other funds for new piece(s) of play equipment, including budget for consultation with parents and children on what equipment is required and agreement on designs/location

Drinking Water Fountain	Strong community support for existing drinking water fountain to be re-commissioned or a newer version installed; potential for shared council-community responsibility for compliance testing
Mural	Proposals for artistic mural on the one or more of the retaining walls between tennis courts 1 and 2 and the MUGAs. Potential to allocate a small proportion of S106 Public Arts money to this opportunity?
Extension of Food Growing Area: North East Corner	Area in north-east sector of park is not currently in use due to boundary wall with old housing garages being considered unsafe. Garages are now in the process of being made safe, and this area of the park returned to public access. Subject to consultation with the gardening group, potential for installing new raised beds/planters in this location, with some low fencing, so that more people can grow food within the park, and this could free up space in the depot yard for an alternative use for the building and its grounds.
Improvements to beech hedge surrounding dog-free area	The hedge needs some work to address gaps and remove invasive species

#### **9. Other Confirmed Projects or Developments**

<b>Title</b>	<b>Details</b>
None	

#### **10. Antisocial Behaviour (ASB) and Community Safety Issues**

<b>Title</b>	<b>Details and Actions</b>
Minor ASB when park is locked	The level of ASB has reduced since 2000 when the Friends were formed, largely in response to this issue. During the day the park feels welcoming and safe. When it is locked the park does suffer from graffiti, drinking, minor vandalism and some flytipping via the garages. The capital programme may be able to help address some of these issues through improved fencing and security. Coatings are being applied to brick walls to make it easier to clean off graffiti. It is an aspiration to tender for a professional park patrol service which would focus on preventing ASB during the night. Lambeth is also at the early stages of consulting on a Public Spaces Protection Order for all parks, which would make enforcing against the byelaws much easier (via Fixed Penalty Notices)
Crime data	Officers are in the process of obtaining all crime data for all parks, which can be added to subsequent Action Plans

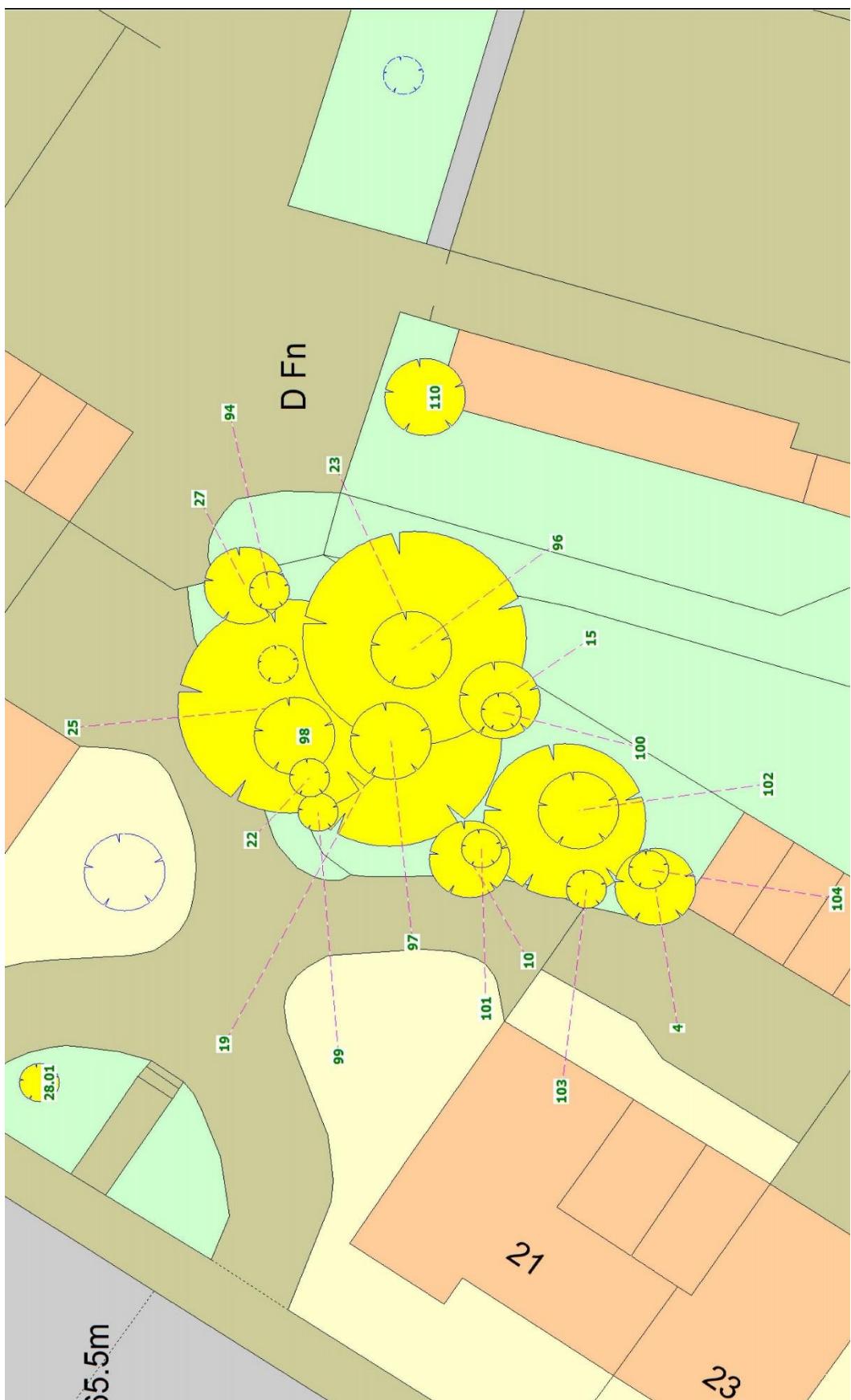
#### **11. Lambeth Biodiversity Action Plan – Objectives and Outcomes**

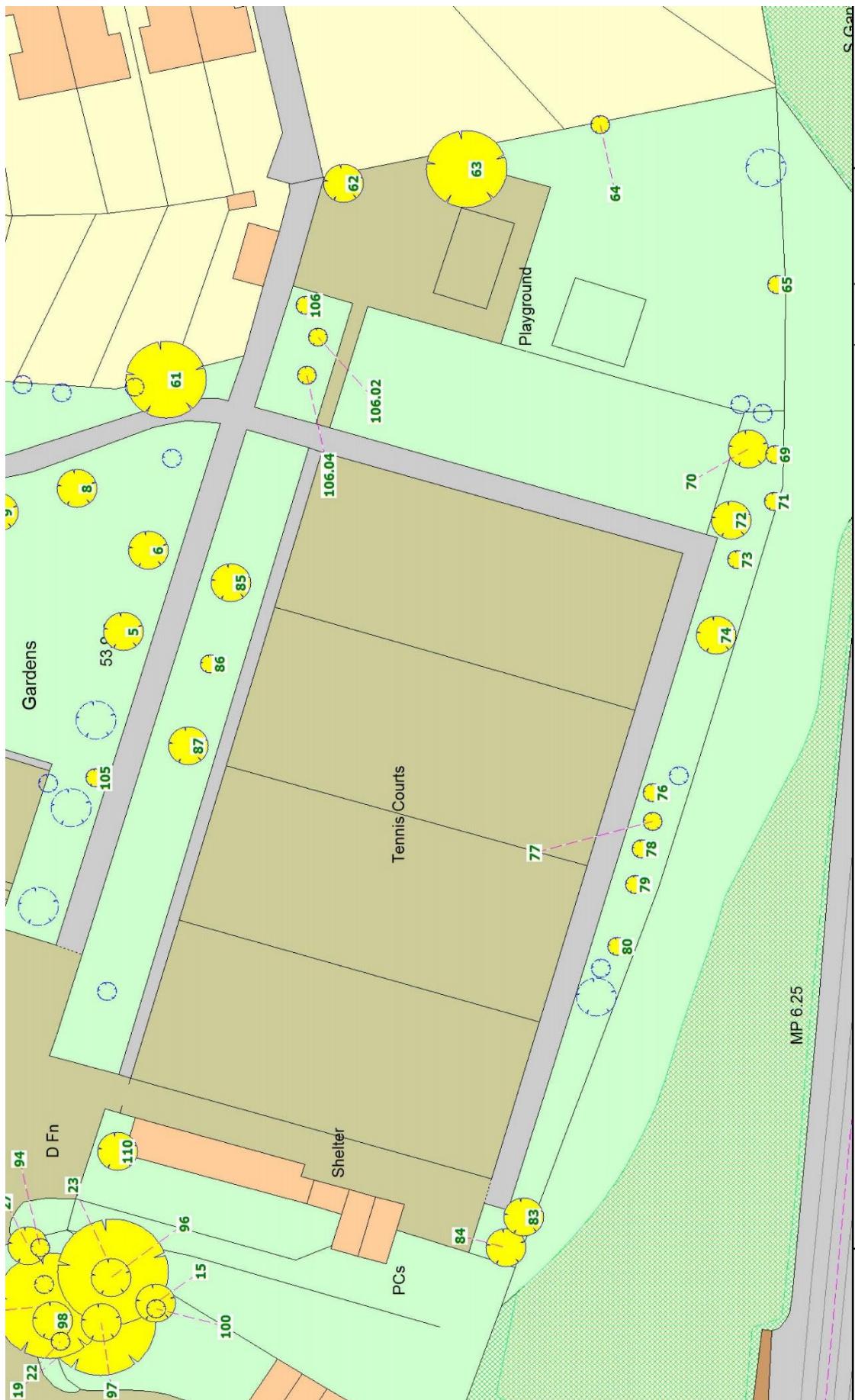
<b>Action Plan Objective(s)</b>	<b>Site Specific Activities and Outcomes</b>
---------------------------------	--

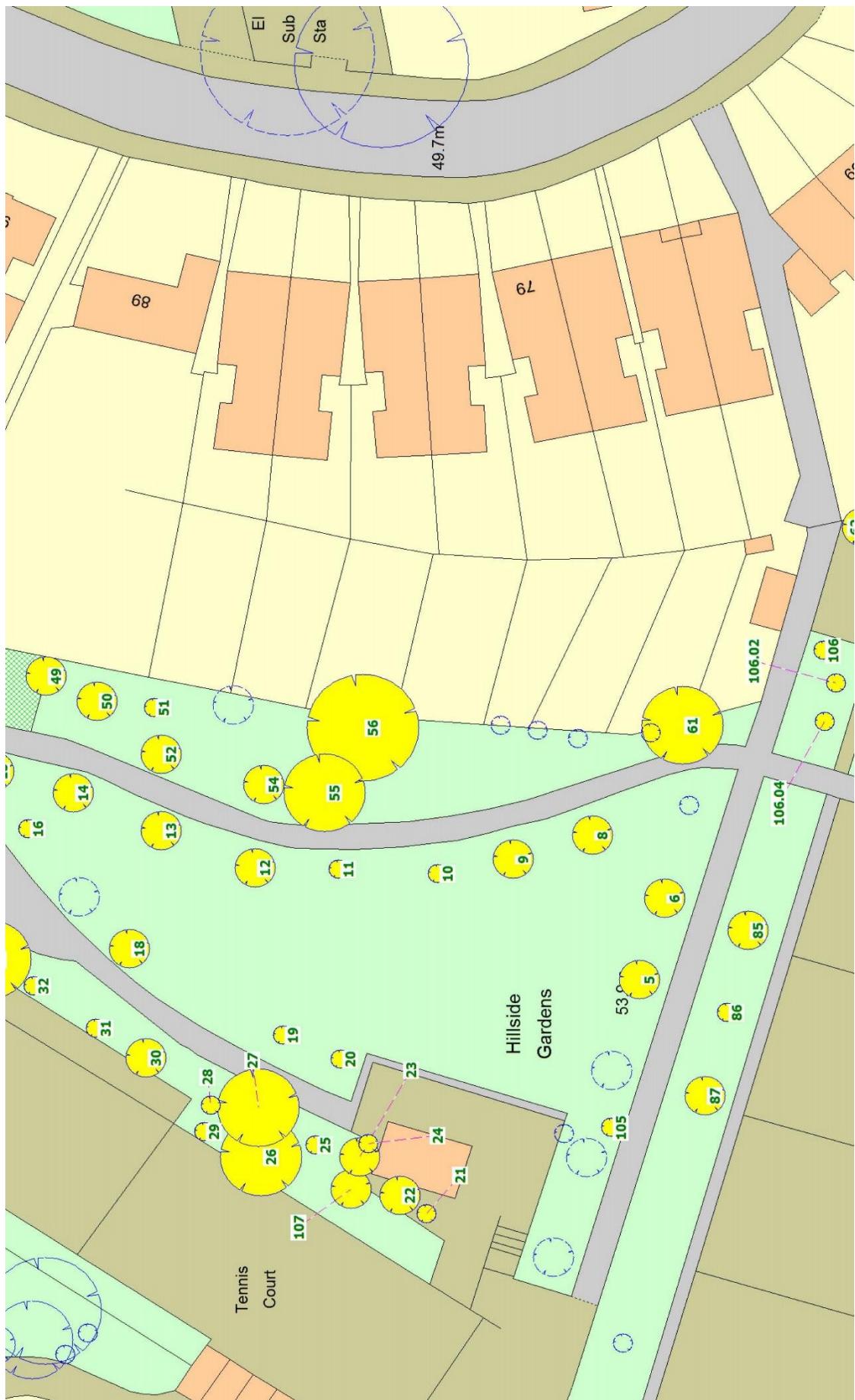
<b>Parks and Open Spaces</b> a) At least 20% of total area of open space is managed and maintained for biodiversity and educational benefit by 2023	There is low potential to make significant changes to the management regime to help improve biodiversity. Opportunities will be considered as part of the capital improvement programme
<b>Trees and Woodlands</b> a) Native tree cover, as a proportion of a site's total tree population, is increased by 5% by 2023	There is no potential to increase the small area of woodland. However, additional trees could be planted in selected areas and this will be considered as part of the capital improvement programme

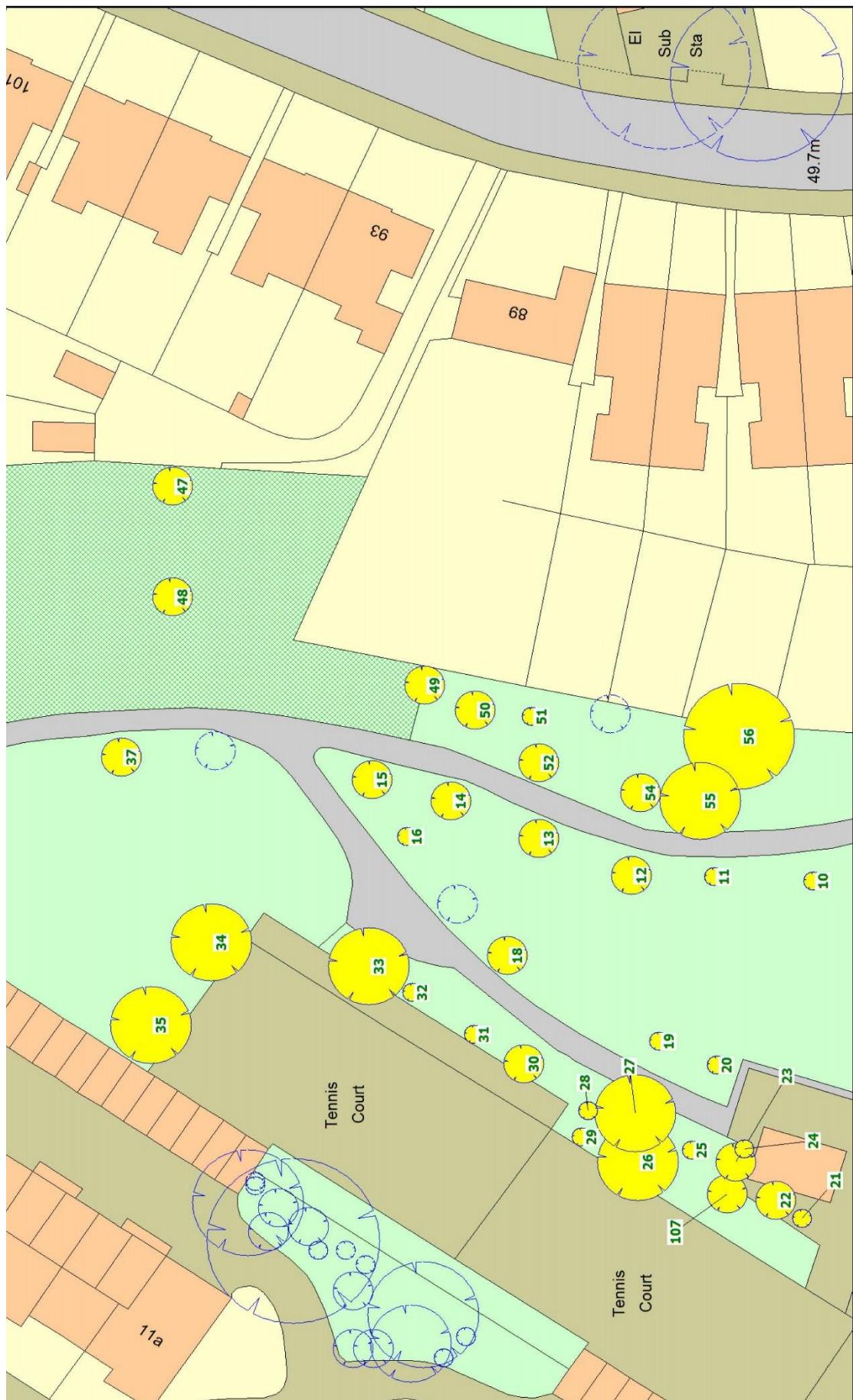
<b>12. Awards, Prizes or Other Public Recognition</b>		
<b>Title</b>	<b>Details</b>	<b>Date Awarded</b>
Green Flag Award	Holder of Green Flag Award since 2012. Site was 'mystery shopped' in 2017-18. Action plan to address any defects or issues to be produced with Lambeth Landscapes prior to agreed mystery shopping window	20 <sup>th</sup> July 2017

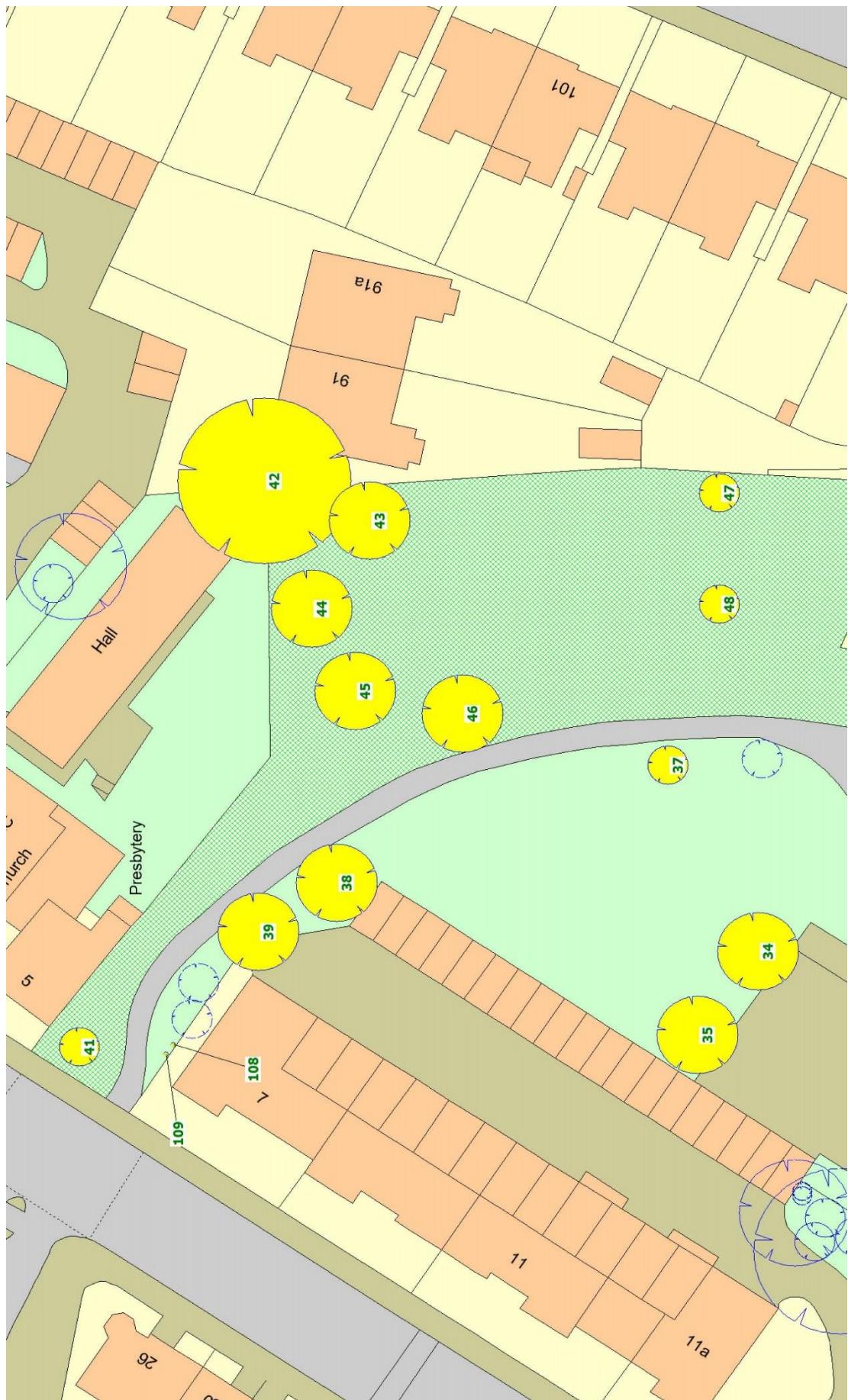
## Appendix 1: Hillside Gardens Park – Site Tree Maps 2017-18











## Appendix 2: Hillside Gardens Park – Tree Management Recommendations, Year 1

Tree Number	Species	Location	Size	Condition	Recommended Works
6	Cherry (Prunus spp.)	Side of main path	Small	Poor Condition. Stem wound, minor deadwood	Fell
8	Birch (Betula jacquemontii)	Side of main path	Medium	Bark wound over 20% of stem. Major cavity over 10% of stem. Minor dead wood <50mm. Main stem rot. Otherwise condition good	GP2
10	Cherry (Prunus padus)	Side of main path	Medium	Condition good. Stem wound. Minor dead wood <50mm	Crown reduce by 30%
22	Ash (Fraxinus excelsior)	Rear of one o'clock club	Large	Minor dead wood <50mm. Large pruning wounds	GP1
26	Lime (Tilia spp.)	Side of wooden hut	Very Large	Condition fair. Minor dead wood <50mm	GP1
27	Lime (Tilia spp.)	Side of wooden hut	Very Large	Condition fair. Minor dead wood <50mm. Tight fork	GP2
30	Ash (Fraxinus excelsior)	Side of tennis courts	Large	Condition good	GP1. Cut back from property
33	Ash (Fraxinus excelsior)	Side of tennis courts	Very Large	Condition fair. Broken and dense crown. Major dead wood >50mm	GP2. Sever ivy
38	Maple (Acer platanoides)	Side of brick sheds	Large	Condition good. Minor dead wood <50mm	GP2
39	Sycamore (Acer pseudoplatanus)	Side of brick sheds	Large	Condition fair. Branches overhang property. Large, heavy branches. Imbalanced crown. Minor dead wood <50mm	GP2
43	Maple (Acer spp.)	Rear of hall on Hillside Road	Very Large	Condition good. Imbalanced crown. Minor dead wood <50mm. Regrown pollard or topped tree	Pollard
44	Maple (Acer spp.)	Rear of hall on Hillside Road	Large	Minor dead wood <50mm. Dense regrowth after major pruning. Regrown pollard or topped tree	Pollard
45	Tree of Heaven (Ailanthus altissima)	Side of main path	Medium	Condition fair. Large branches lost recently. Damage and decay in crown. Minor dead wood <50mm	Crown reduce by 30%
46	Birch (Betula pendula)	Side of main path	Large	Condition Good Low Branch or Branches	GP2

				Minor dead wood <50mm	
47	Sycamore ( <i>Acer pseudoplatanus</i> )	Lower slope opposite rear of brick sheds	Large	Condition fair. Minor dead wood <50mm. Suppressed growth	Sever ivy
48	Maple ( <i>Acer platanoides</i> )	Lower slope opposite rear of brick sheds	Medium	Condition poor. Bark wound over 20% of stem. Major cavity over 10% of stem. Minor dead wood <50mm. Main stem rot	GP2. Consider felling
62	Sycamore ( <i>Acer pseudoplatanus</i> )	Playground area	Large	Condition fair. Crossing branches. Minor dead wood <50mm	GP2. Reduce away from property
63	Sycamore ( <i>Acer pseudoplatanus</i> )	Playground area	Very Large	Crossing branches. Minor dead wood <50mm	GP2. Reduce away from property
83	Cherry ( <i>Prunus cerasifera</i> )	Rear of games court	Medium	Condition poor. Bark wound over 20% of stem. Minor dead wood <50mm. Stem damage. Suppressed growth	Remove chipping from around stem
84	Cherry ( <i>Prunus cerasifera</i> )	Rear of games court	Small	Imbalanced crown. Minor dead wood <50mm. Suppressed growth	Remove chipping from around stem
87	Cherry ( <i>Prunus spp.</i> )	Side of main path	Small	Condition fair. Bark wound over 20% of stem. Minor dead wood <50mm. Main stem rot/damage	Remove and stump grinding