

LAMBETH LANDSCAPES – ANNUAL MANAGEMENT PLAN

HILLSIDE GARDENS PARK 2017-2018



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

| 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 | | |
| | | | |
| Overall Quality Score | 68.1 | Overall Rating | GOOD |

3. GM Specification - Site-Specific Service Activities

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

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| | remove moss, algae, liverwort and other debris b) all surfaces checked weekly for health and safety issues c) hard edges mechanically cleaned annually d) soft path edges edged up at least once every two years |
| Fences, Boundaries and Gates | a) fencelines to be cleared annually as part of the winter programme, as far as is practical |

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

| Date | Source | Details | Priority | Completion Period |
|----------|-----------------------------|--|----------|---------------------------------|
| 04/06/17 | Site Walkabout | Repairs to wooden slat fencing around dog free area | P5 | Quarter 2 (July–September 2017) |
| 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 2 (July–September 2017) |
| 04/06/17 | Site Walkabout | Repairs to boundary fence on tennis court number 3: replace with a more rigid mesh | P5 | Quarter 2 (July–September 2017) |
| 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 | <p>£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</p> <p>There is £85,531 revenue maintenance S106 expected from the development at 142-170</p> |

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| | 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 |

| 6. Planned Tree Works | |
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| Planned Activity or Actions | Details (with completion dates) |
| 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 | |
| Tree Work Justifications (e.g. where trees to be felled, removed or radically reduced) | Tree Number/ID, with brief description of justification or evidence |
| 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 |

| 7. Volunteer and Community Work Programme | |
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| Planned Activity | Details (with completion dates) |

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| 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. |

| 8. Forward Aspirations or Opportunities – Council and/or Community | |
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| Title | Details |
| 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 |

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| | 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 | <p>2007 Masterplan identified need for current building to be redeveloped into a new community space, changing facilities and provision for one o'clock club.</p> <p>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.</p> <p>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.</p> |
| Signage | <p>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</p> <p>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</p> |
| 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 |

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| | 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. |

9. Other Confirmed Projects or Developments

| Title | Details |
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| None | |

10. Antisocial Behaviour (ASB) and Community Safety Issues

| Title | Details and Actions |
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| 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 |

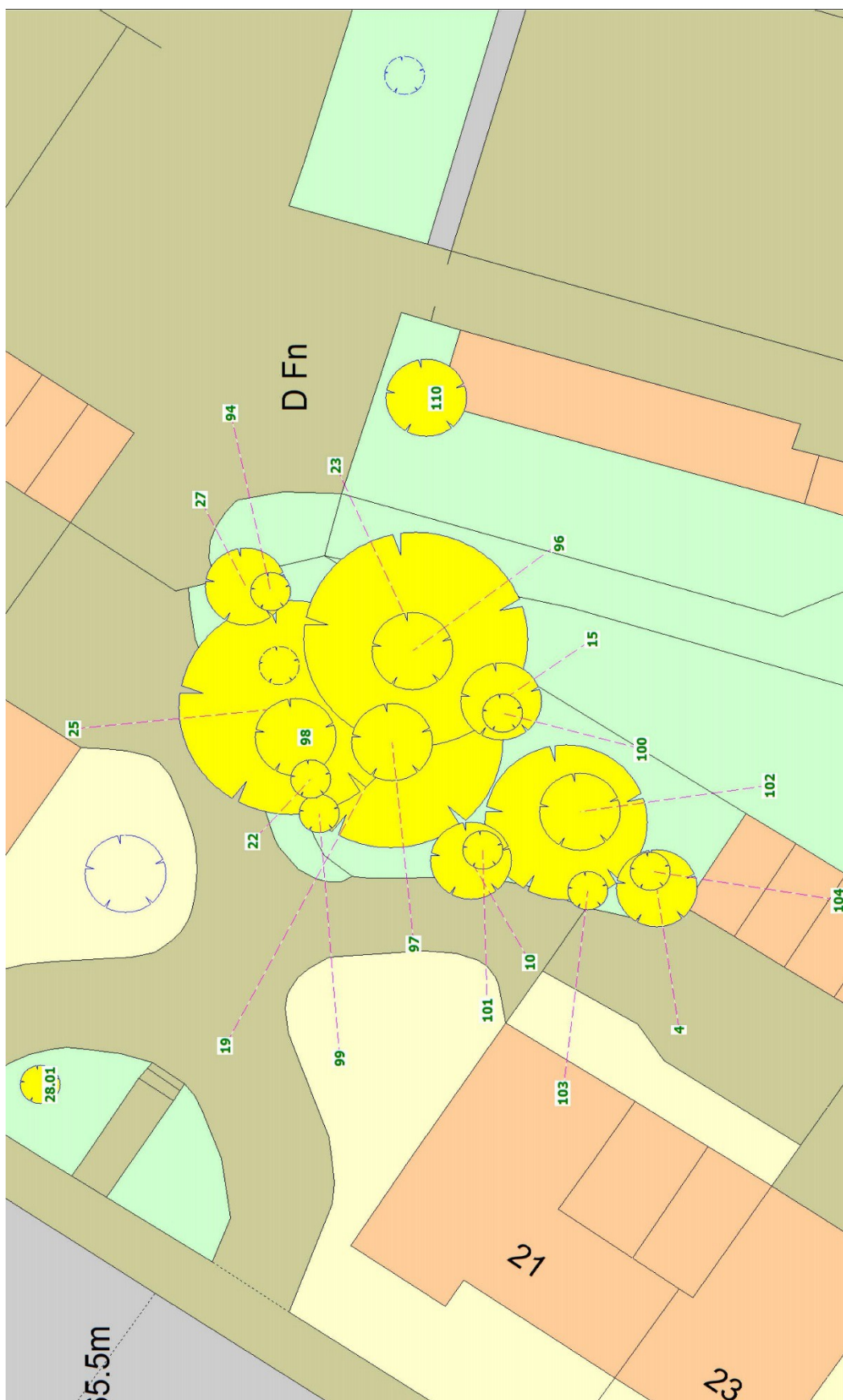
11. Lambeth Biodiversity Action Plan – Objectives and Outcomes

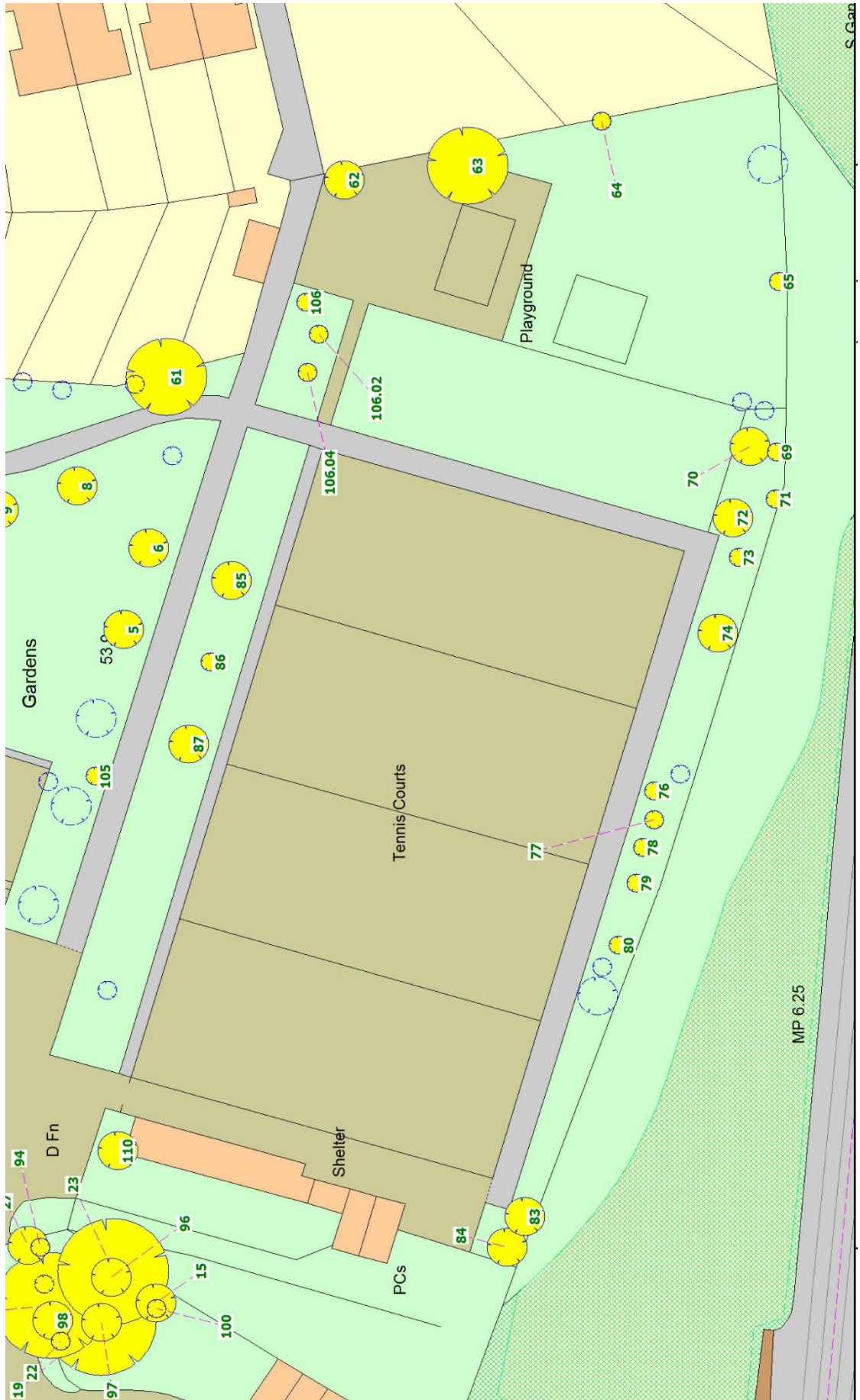
| Action Plan Objective(s) | Site Specific Activities and Outcomes |
|--|---|
| Parks and Open Spaces a) At least 20% of total area of open space is managed and maintained for biodiversity and educational benefit by 2023 | There is low potential to make significant changes to the management regime to help improve biodiversity. Opportunities will be considered as part of the capital improvement programme |
| Trees and Woodlands a) Native tree cover, as a | There is no potential to increase the small area of woodland. However, additional trees could be planted |

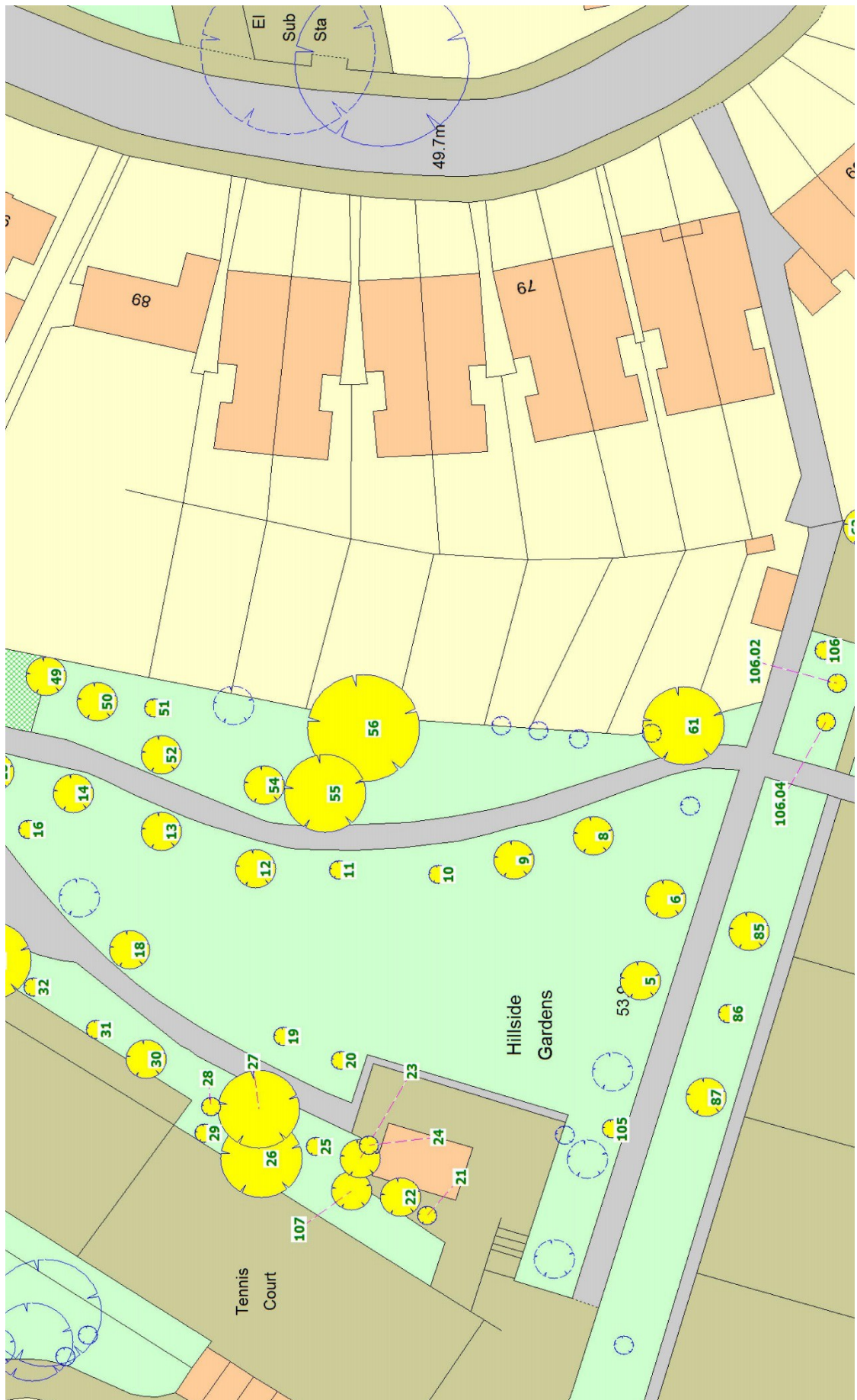
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| proportion of a site's total tree population, is increased by 5% by 2023 | in selected areas and this will be considered as part of the capital improvement programme |
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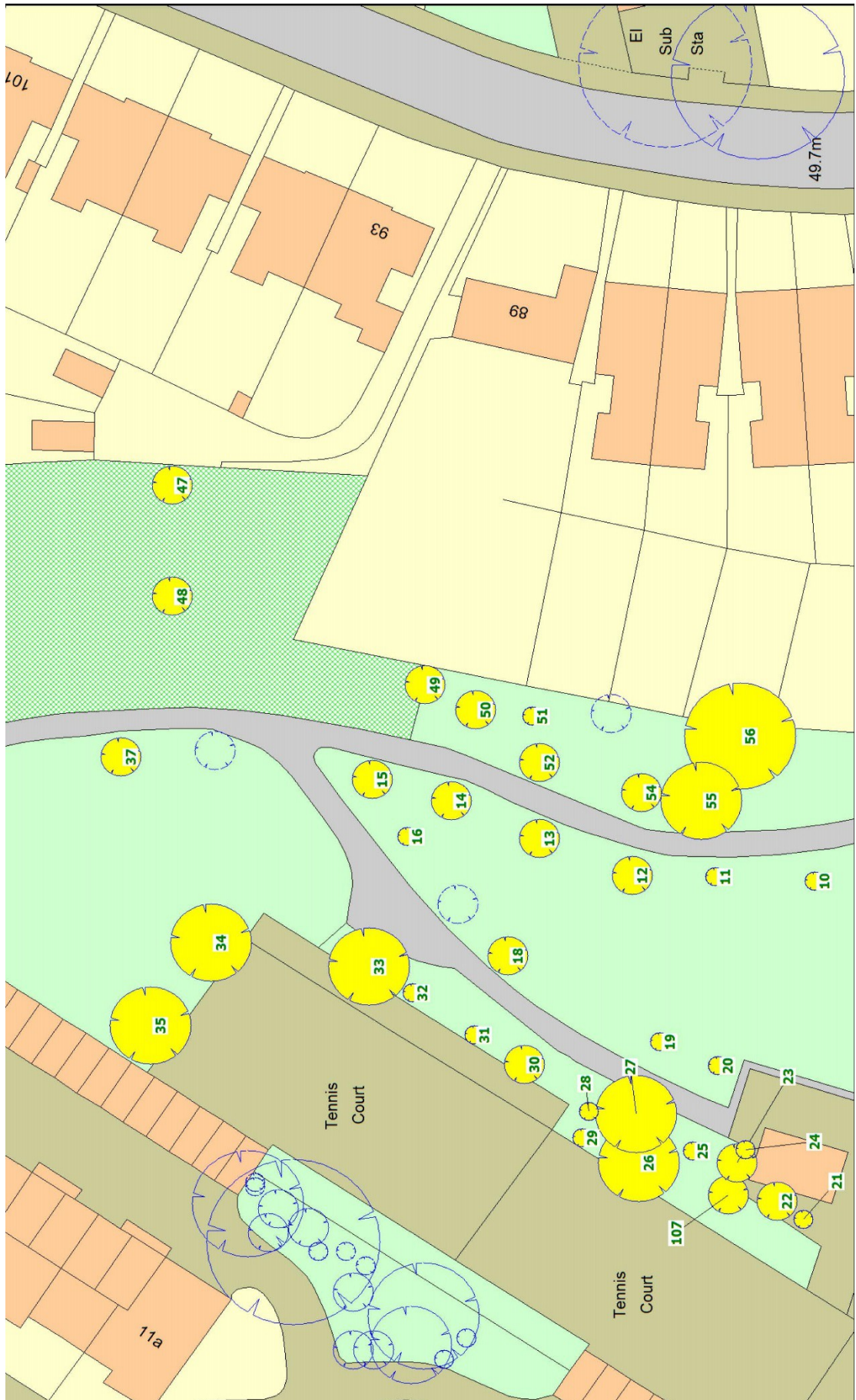
| 12. Awards, Prizes or Other Public Recognition | | |
|---|---|----------------------------|
| Title | Details | Date Awarded |
| Green Flag Award | Holder of Green Flag Award since 2012. Site was 'mystery shopped' in 2017-18. Action plan to address any defects or issues to be produced with Lambeth Landscapes prior to agreed mystery shopping window | 20 th July 2017 |

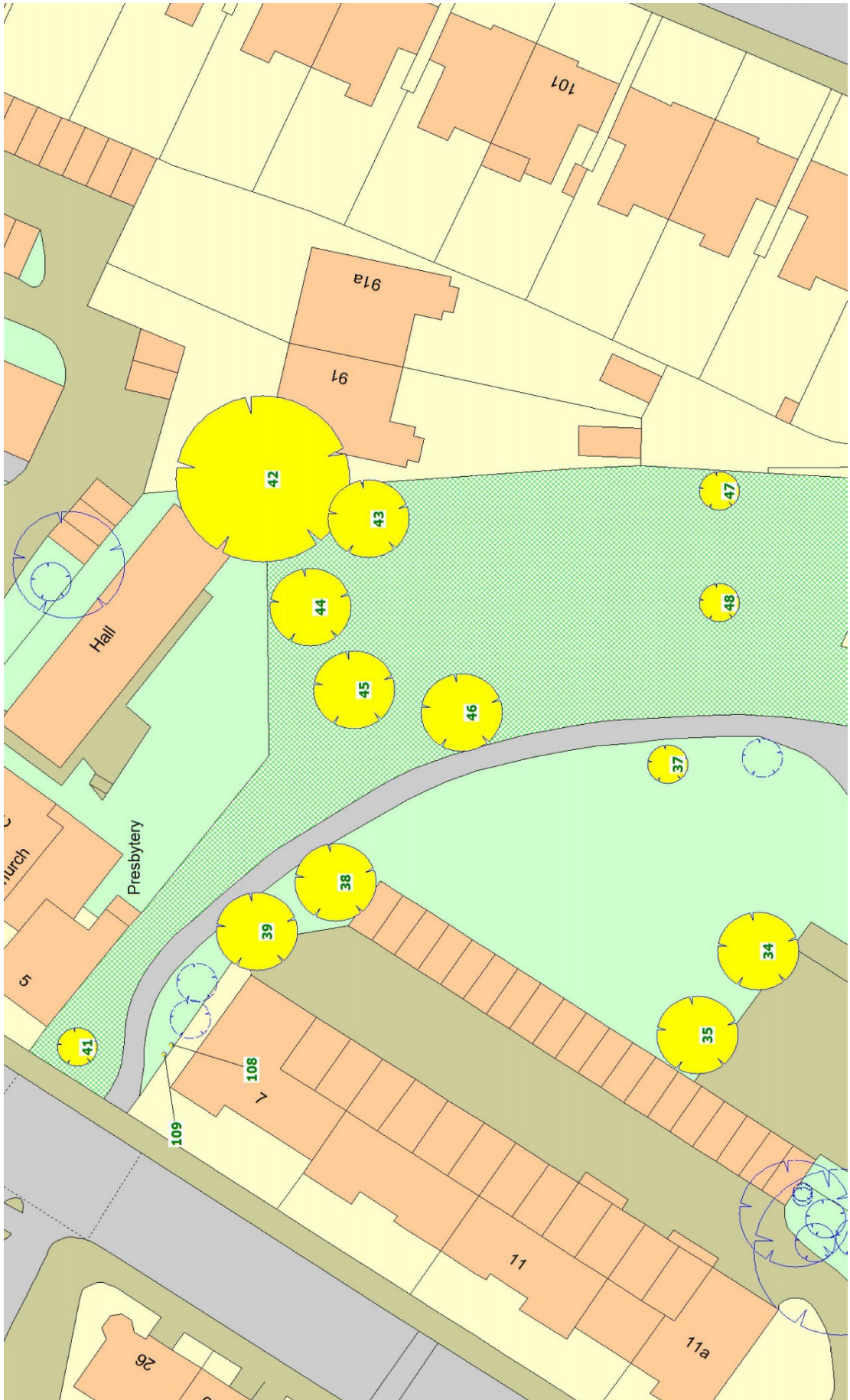
Appendix 1: Hillside Gardens Park – Site Tree Maps 2017-18











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 |

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| | | | | Minor dead wood <50mm | |
| 47 | Sycamore (Acer pseudoplatanus) | Lower slope opposite rear of brick sheds | Large | Condition fair. Minor dead wood <50mm. Suppressed growth | Sever ivy |
| 48 | Maple (Acer platanoides) | 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 (Acer pseudoplatanus) | Playground area | Large | Condition fair. Crossing branches. Minor dead wood <50mm | GP2. Reduce away from property |
| 63 | Sycamore (Acer pseudoplatanus) | Playground area | Very Large | Crossing branches. Minor dead wood <50mm | GP2. Reduce away from property |
| 83 | Cherry (Prunus cerasifera) | 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 (Prunus cerasifera) | Rear of games court | Small | Imbalanced crown. Minor dead wood <50mm. Suppressed growth | Remove chipping from around stem |
| 87 | Cherry (Prunus spp.) | 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 |