
King Edward Memorial Park Masterplan Report

The masterplan was commissioned by the London Borough of Tower Hamlets in Spring 2016. It is a blueprint for improvements under the Thames Tideway Tunnel project's £3.1 million Section 106 agreement with London Borough of Tower Hamlets.



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1.0 Executive Summary

1.1 Introduction

The masterplan for King Edward Memorial Park (KEMP) was commissioned by the London Borough of Tower Hamlets (LBTH) in Spring 2016 as a blueprint for improvements under the Thames Tideway Tunnel (Tideway) project's £3.1 million Section 106 agreement.

The masterplan process, design and report was undertaken by the masterplan design team led by muf architecture/art, with project management, cost control and soft landscaping by Mott Macdonald. The cafe feasibility was undertaken by Leisure Consultancy, with Clear Water Revival undertaking the lido feasibility. The Tideway section of the report is authored by Tideway with design led by Weston Williams and Partners.

The masterplan objectives are to minimise the negative impacts of the construction of the Thames Tideway Tunnel connection at KEMP and to deliver wholesale improvements.

The masterplan is to a level of detail equivalent to the Royal Institute of British Architects' (RIBA) Work Stage 2

The commissioned outputs are in line with the Project Brief prepared by LBTH and Tideway and the design process was regularly reviewed through Steering Group meetings that included the masterplan and Tideway foreshore design teams, LBTH, Tideway and Tideway's main contractor CVB.

1.2 The Site and Context

King Edward Memorial Park is located adjacent to the Thames in the Borough of Tower Hamlets in the ward of St Katherine's and Wapping, it covers 3.3 hectares and is comprised of open green space, tennis and other formal games courts, a play area and a riverside walk. The Park is within the jurisdiction of LBTH.

The neighbourhood to the Park has a diverse demographic with extremes of wealth and poverty, high residential density and limited access to open and green space.

The Park was opened in 1922 and is an outstanding example of Edwardian landscape design with a highly formal layout, however over the years the fabric and the Park planting has fallen into disrepair

1.3 Research and Design Methodology

The masterplan design process and report writing was over a period of 13 months.

The process began with an initial period of desk based and on site research, and a brief development process, through one to one meetings with 21 LBTH officers, stakeholders, local organisations and institutions.

In parallel a feasibility study was undertaken on the cost, siting and viability of a cafe as a means to provide toilets in the Park.

This initial process established the design principles and a design approach that was tested at the first public consultation event in June 2016. This research and the feedback from the first stage consultation informed the next stage of design to establish the outline masterplan that was presented for the second stage public consultation in September 2016.

The subsequent design refinement included a period of value engineering to bring the project in budget and to produce a scheme coordinated with the Tideway foreshore design, the Tideway program and the Tideway advance works in the re-provision of a permanent play area.

1.4 Summary of Research Findings

- Overall the Park fabric and planting is in need of repair and renovation
- Works to the Park since 1922 have in places undermined the original layout and the masterplan is an opportunity for re-mediation.
- There is poor access to and within the park and unwelcoming entrances.
- The 'block' of sports pitches creates an inert area when not in use and splits the Park into 'hard' and 'soft' zones.
- The views to the River are obscured by planting and not fully maximised
- There are areas that encourage anti social behaviour or feel unsafe because they are not overlooked
- The KEMP catchment area has a rapidly increasing

population, with a high percentage of children and the Park is an essential amenity to meet the needs of children and all local people for access to green space, play and sports.

- The Park is much valued by local people, who feel a strong sense of ownership as a place that gives access to nature, views of the river, peace and quiet as well as opportunities for play, sports and exercise.
- There are several local organisations with a vested interest in the Park and use it on a regular basis
- The Thames path, which forms the southern boundary is well used.
- There is much local concern around the disruption and the end design of the Tideway works.

1.5 Design Themes

The research, design and consultation process established the following design themes that shape the masterplan.

- Look Back to Look Forward

Value the Edwardian layout, fabric and the historic covenant between the monarch and people.

- Connect with Nature, Connect with Life

Access to open green spaces and water as essential for the health and wellbeing of all people.

- Ways In and Welcome

The Park as an inclusive, safe and welcoming place with equality of access to all amenities.

- Make Space for Everyone and Everything

Balance multiple needs in a park of limited size in an area with limited open space.

- Slow the Flow

A low technology approach to Sustainable Urban Drainage, (SuDS) as counterpoint to the Tideway works.

1.6 Masterplan Design

The consultation findings, though with some variance expressed overall support for the masterplan design as set out below and in section 4.

The masterplan design balances the needs of a range of different, diverse and sometimes conflicting uses in a park of a limited size in an area with extremes of wealth and poverty and limited access to open space.

The masterplan design delivers improved facilities for sport and play, enhances the soft landscaping and repairs the fabric throughout.

The masterplan design preserves and enhances the historic design and improves access and views to the river.

The masterplan design meets the aspirations of local and national planning and policy guidelines including the Local Biodiversity Action Plan and does not increase maintenance or any other liability for LBTH.

The masterplan creates a seamless and holistic design integrated with the Tideway foreshore design proposal.

In addition to the designs for the Park the masterplan report also sets out:

- The implementation plan and time-scales to coordinate with the Tideway works program.
- The cafe study which advocates a permanent destination cafe outlet on Brussels Wharf with a seasonal cafe with toilets in KEMP.
- The cost plan for the masterplan design and implementation, which is within the available £3.1 million budget, which accords with the section 106 contribution.
- An appendix with links to documents referred to in the report and a contact email address

King Edward Memorial Park Masterplan



1. New emtrance connecting to terrace

2. Rain garden pergola

3. Natural play space

4. Edwardian bowling club house

5. Rock maze along path

6. Tennis court

7. Pair of tennis courts

8. Play space

9 Access path to courts

10. Multi use games court

11. Tennis court

12. Multiuse games court

13. Planted boundary

14. New park and Thames Path gates

15. Play space.

16. Keep fit zone

17. Open lawns

18. Naturalised lawn

19. Wetland and pond

20. Pond dipping platform and bandstand

21. Foreshore

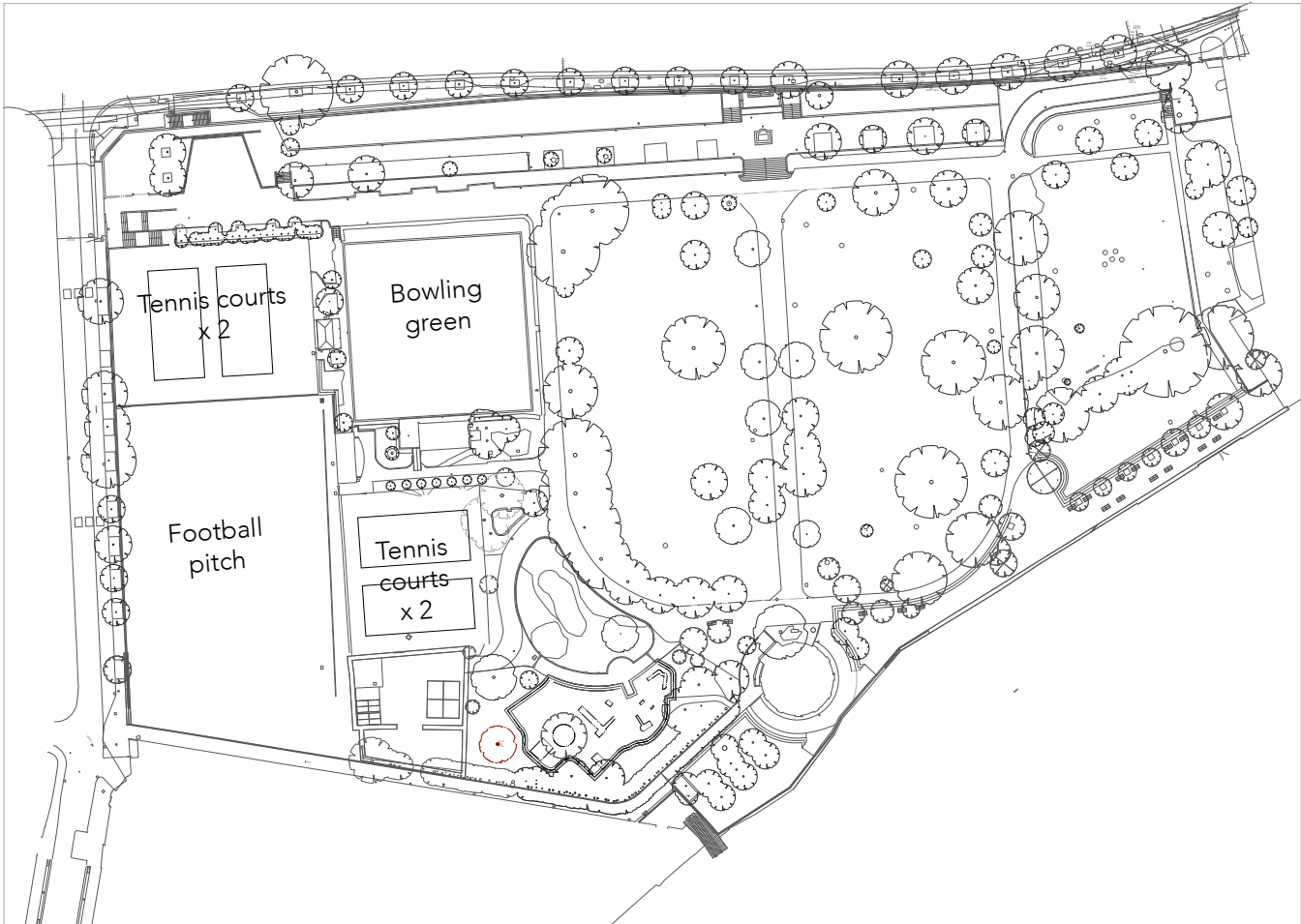
22. New entrance connecting to terrace

23. Restocked flower beds

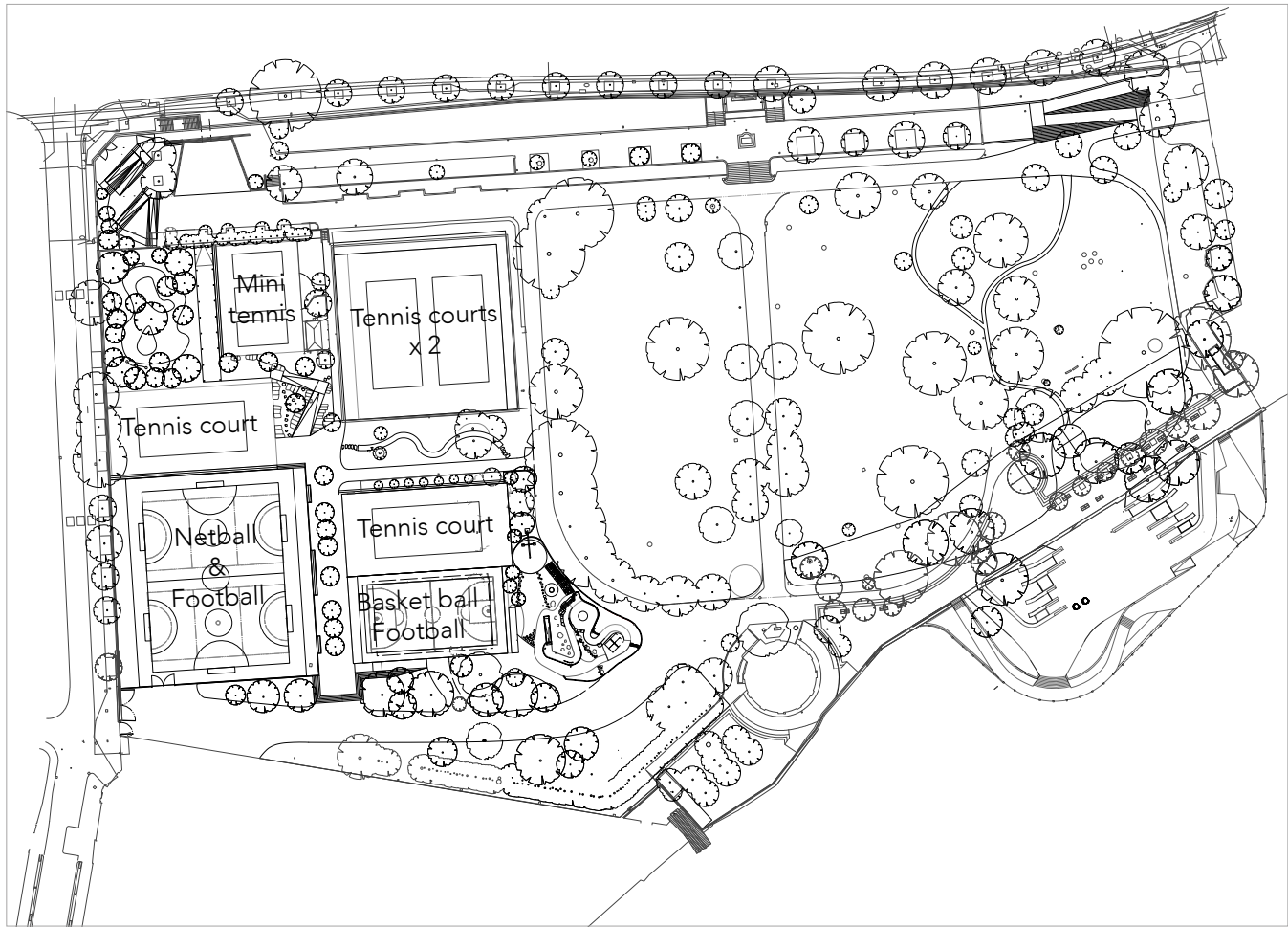
24. Resurfaced paths

25. Indicative location of seasonal cafe

Plan of the Park as it exists in 2017 prior to any work by Tideway or to implement the masterplan.



Plan of the Park with masterplan and Tideway design.



2.0 Introduction

The masterplan for King Edward Memorial Park was commissioned by The London Borough of Tower Hamlets (LBTH) in Spring 2016 and is equivalent to RIBA work stage 2

The masterplan is a blueprint for improvements to be delivered as part of the Section 106 (s106) agreement in relation to the Thames Tideway Tunnel (Tideway) works in the Park. The s106 is a £3.1 million contribution to implement the masterplan, with additional sums for the masterplan design process and to improve several local open spaces, including Shadwell Basin and Glamis Road Adventure Playground, as part of the mitigation for the Tideway works in the Park.

The masterplan process was initiated in Spring 2016 and concluded in 2017, the process was progressed through the Steering Group, the Council, Tideway and Tideway's main contractor CVB.

The masterplan design builds on the initial LBTH sketch scheme, which was established with the local community, stakeholders and LBTH officers in 2012. The design development continued with input of LBTH Officers and other stakeholders, two rounds of public consultation and in liaison with CVB and their designers.

The report is structured as follows:

Section 2.1 A summary of the project brief and the relationship of the masterplan design to the Tideway works.

Section 3: Analysis of 'The Park Today', including a description of the site and amenities, strengths, weaknesses, demographics, history and planning context;

Section 4: Description of 'The Design Process', including methodology, consultation findings and how that has shaped the design;

Section 5: The Masterplan design that has emerged from the above process;

Section 6 Implementation Strategy, comprising procurement and phasing;

Section 7 Summary of the café, toilet and lido viability studies with recommendations.

Section 8 Cost Plan.

Section 9 List of documents referred to in the masterplan

2.1 The Masterplan Design Brief

The Project Brief was prepared by LBTH and Tideway. Section 3.4 of the brief sets out the 'Landscape Masterplan Objectives', which are repeated as follows for easy reference:

- Minimise the negative impacts of construction of the Thames Tideway Tunnel connection at KEMP.
- Provide improved sports facilities better located within the park (including upgraded tennis courts).
- Identify works beyond the limit of land authorised for use (LLAU) (such as relocation and upgrading of the tennis courts and possible provision of play facilities for older children) which it may be advantageous to undertake prior to completion of the Tideway Tunnel contract, and to propose a phasing strategy with timetable and procurement recommendations for these.
- Avoid, wherever feasible, abortive works caused by temporary relocation of play and other features, by providing them from the outset in the optimum long-term location.
- Provide a wide range of safe, stimulating and accessible play opportunities for children and young people, including children with a range of physical disabilities.

- Retain and enhance the Thames Path, ensuring it works in the short-term while construction proceeds and is a pleasure for everyone to use in its final form; to explore the potential to create or upgrade other key circulation routes.
- Maximise the Park's green space, promote biodiversity and enhance the landscape character of the park.
- Propose concept designs for interventions to enhance the wider park and its value to the community.
- Ensure the detailed design for the new foreshore and areas within the Tideway LLAU (under development by the Tideway Main Works Contractor) are fully integrated into an overall coherent strategy for the whole park and key routes through it.
- Improve signage, park entrances and boundaries, furniture and equipment to enhance access and welcome people to the park.
- Explore potential for localised improvements to main approaches to park entrances, to create safer, more welcoming and intuitive routes to 'knit' the park better into its urban context.
- Explore the provision of an outdoor gym.
- Facilitate the sustainable use and management of the

park and ensure the management and maintenance costs for the park as a whole do not increase on implementation of the Masterplan.

- Ensure the design and planting serves to reduce anti-social behaviour and fear of crime and increases the personal safety (and perception of safety) of park users.
- Include active participation in a series of public engagement events organised and managed by LBTH, and stakeholder engagement liaison, and take account of consultation outcomes in the final Masterplan proposal.

Section 3.5 of the Brief continues by explaining that "the aim of the Masterplan is to ensure that the final scheme is viable in all aspects of its delivery and long-term sustainability of all its parts. This includes ensuring:

All sports facilities are National Governing Body / Sport England compliant and that sound management and maintenance plans are in place.

That landscaping and play equipment is reflective of the needs of parks users and is efficient in terms of ongoing maintenance requirements.

That the redesign and improvement of the park does not increase LBTH's management and maintenance costs.

That all works facilitate maximum physical and social access.

That all Park design constraints and requirements relating to the Thames Tideway Tunnel have been deemed necessary and unavoidable in engineering terms and incorporated in the masterplan in a way which minimises any adverse impact on the long term use and enjoyment of the Park.

The new foreshore area created by the Tideway works is considered by the masterplan, which will ensure it is designed and landscaped appropriately as part of the future enlarged King Edward Memorial Park.

Masterplan proposals are in keeping with the Tideway Legacy aspirations to create excellent public realm, Design Principles for KEMP and other Tideway Works Information."

2.2 The Masterplan Design and the Tideway Works

The masterplan for improvements to the Park is a s106 requirement of the Tideway Development Consent Order (DCO).

The Tideway project is a 25 km (16 mi) tunnel running mostly under the tidal section of the River Thames through central London, which will provide capture, storage and conveyance of a large proportion of the combined raw sewage and rainwater discharges that currently overflow into the river.

King Edward Memorial Park is designated as one of the sites for works to control the discharge from the North-East Storm Relief combined sewer overflow. The Tideway works are located along the southern edge of the Park and will entail the construction of an extension to the foreshore as well as access from Glamis Road, which will become an upgraded Thames Path.

In response to considerable opposition from LBTH and local people at the pre-application and site selection stage the plans for KEMP were revised and Tideway was granted development consent by the Secretary of State in September 2014.

The Development Consent Order (DCO) sets out in detail the planned works and mitigating measures and the s106 agreement sets out the terms and funding for additional mitigation works in the Park and wider area.

The Tideway foreshore works in KEMP require access through the Park. The extent of both the works and access is indicated by the boundary of the Limit of Land Authorised for Use (LLAU) shown on the plan.

As part of the consents agreement part of the masterplan play provision will be implemented by Tideway as part of the advance works to replace the existing provision, which is removed early in the works programme to facilitate the Tideway site access. This play area will be part of the larger series of play spaces delivered by the masterplan.

At the end of the works Tideway will reinstate the multi-use games area and the paths within the LLAU to a design established in dialogue between the masterplan and the foreshore design teams.

The Tideway works at KEMP are scheduled to start in 2017 and the landscape works to be complete in 2020. Refer to section 6.3 on phasing regarding the proposed order of works.

The foreshore design and Tideway works within the DCO’s LLAU fall under a separate consenting process and as such formal consultation will be part of the planning consent process separate to the masterplan process.



3.0 The Park Today

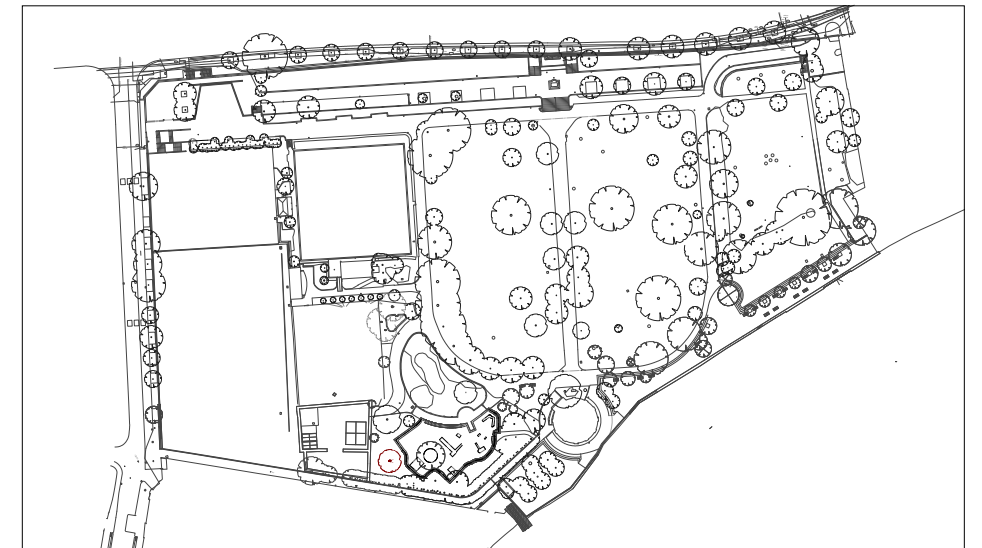
The purpose of this section is to describe the Park as it exists today, including its role in local amenity provision, the results of a play provision audit, how demographics, history and the planning and policy context influence the park and an analysis of the current strengths and weaknesses.

3.1 Site Description

King Edward Memorial Park is located in the Borough of Tower Hamlets in the ward of St Katherine's and Wapping.

The Park covers an area of 3.3 hectares, bordered to the north by the Highway (A1203) the southeast by the Thames, and the west by Glamis Road. Shadwell Basin lies to the west. Shadwell DLR and rail stations lie to the northwest, around an 8-minute walk from the park.

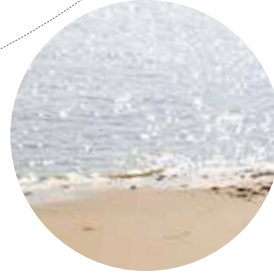
The route of the Thames Path which passes through KEMP, is a National Trail footpath running 180 miles from the Thames Flood Barrier at Woolwich in East London to Kemble in Gloucestershire.



The Park is a link in the chain of riverside parks that are part of the unique charm and character of the Thames. The Park is also a vital asset in the neighbourhood corridor of civic and community green spaces.



- 1. WAPPING WOOD
- 2. SITE OF PROSPECTIVE LIDO
- 3. SHADWELL BASIN OUTDOOR ACTIVITY CENTRE
- 4. KEMP
- 5. GLAMIS ADVENTURE PLAYGROUND
- 6. RIVER'S EDGE
- 7. CABLE STREET COMMUNITY GARDEN
- 8. ST KATHARINE'S PRECINCT



3.1 History of the Park

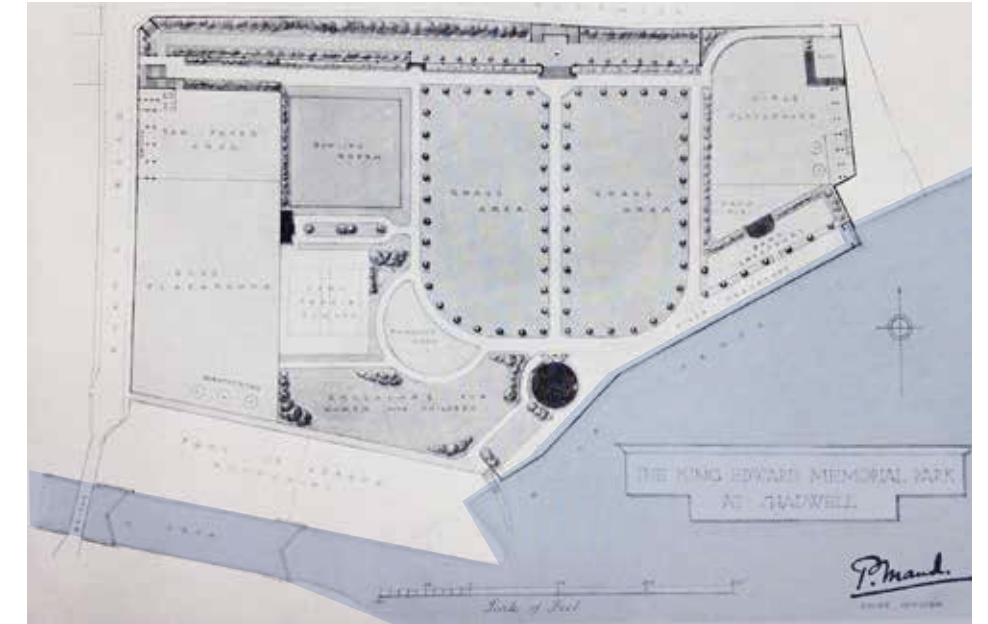
King Edward Memorial Park (KEMP) was opened in 1922 by King George V and Queen Mary with the following dedication: "In grateful memory of King Edward VII. This park is dedicated to the use and enjoyment of the people of East London forever".

(source: Pamphlet to mark the opening of the Park, published in 1922 London Metropolitan Archives)

The background to the Park's creation is of historical importance; the site was acquired by the King Edward VII Memorial London Committee following the King's death in 1910. It was laid out in an Edwardian beaux-arts landscape style, reflecting the imperial classicism of its era. It was finally opened to the public on 24 June 1922 by his son, King George V, construction having been delayed by WWI.

In heritage and historic terms KEMP is a fundamental part of the Wapping Wall Conservation Area that includes one of London's finest stretches of historic riverside wharf and warehouse developments, together with locks and associated machinery and equipment including bridges, cranes, pumps steps to the river and rails.

KEMP itself is an Edwardian intervention into this former industrial environment to provide a green space directly



on the Thames frontage, both as an amenity for the area and a permanent memorial to the life of King Edward VII, who reigned from 1901-1910.

The Park is an outstanding example of Edwardian landscape design with a highly formal layout; a long, paved promenade Italianate terrace, with decorative brick balustrade, runs almost the whole length of the Park's north boundary adjacent to The Highway. The neoclassical Portland stone King Edward Memorial is placed centrally on this terrace at the top of a flight of steps leading down to the main area of the park. A strip of formal flower beds and a path separates the terrace from the rectangular expanse of grass, with trees planted in a formal layout, which leads to an extensive river promenade that is provided with seating.

At the west of this promenade on an axis with the King Edward Memorial (Environmental Statement View of Heritage Value 1), is the Grade II Listed Rotherhithe Tunnel Ventilation Shaft, of an attractive neoclassical design, and towards the east is a later bandstand. In front of the Ventilation Shaft is a stone placed by the London County Council to commemorate the 16 mariners who sailed from here to explore the Northern Seas.

Shadwell Dock stairs lead from the west corner of the park to the river and is a Grade II listed structure.



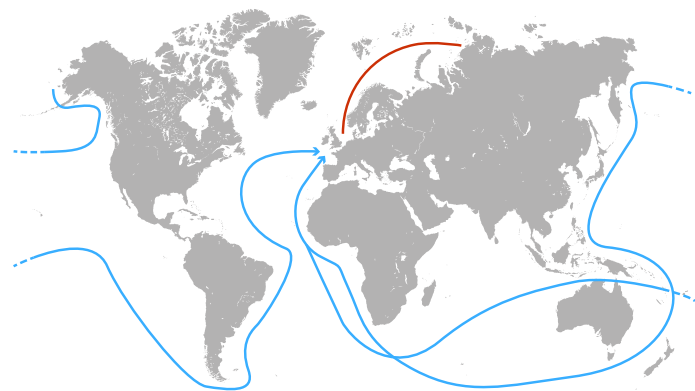
The site of the Park up until the 1600s the site was a gently sloping river bank. It was subsequently built out as a dock and the site of the Shadwell Waterworks reservoir, which supplied the neighbourhood with fresh water taken from the Thames, the first “Thames Water”.

For the next 250 years the docks thrived and up to 200 dockworkers’ houses stood on the site. Captain Cook also lived nearby and Sir Hugh Willoughby’s doomed expedition to find the northern passage set off from here.

Shadwell fish market occupied the north west of the site from 1885 and was demolished to construct the park. The Rotherhithe tunnel ventilation shaft, which still stands in the Park was completed in 1908.



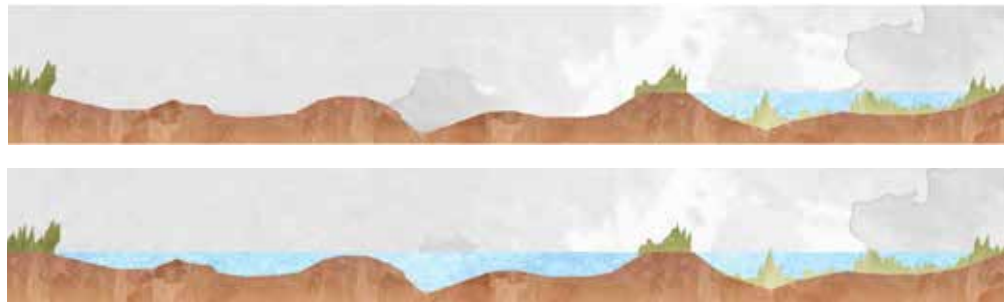
Site of the Park in the 1700s with section line to show changes over time as depicted opposite



Captain Cook & Sir Hugh Willoughby’s expedition routes
KEMP Masterplan Report 2017



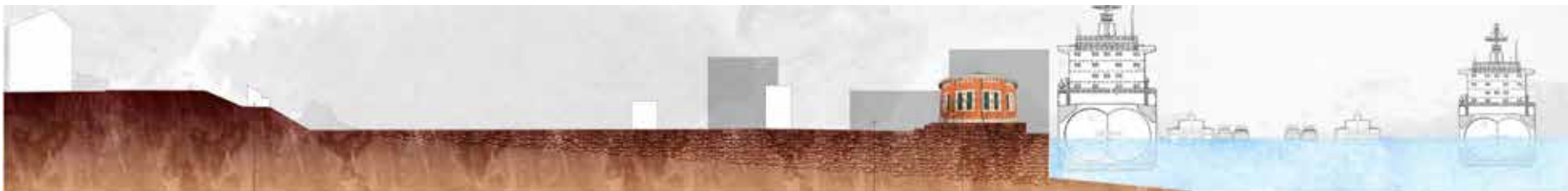
1600 Intertidal edge with riverside habitats



Pre 1700s a soft tidal riverside edge



1700s Cottage dwellings on Middle Shadwell East London Waterworks reservoir Hard river edge built out to service shipping



1800s Cottage dwellings on Middle Shadwell Ice factory Rotherhithe tunnel ventilation shaft Extensive commercial river traffic



1922 Extensive commercial river traffic



The Park today showing the area of the new foreshore Very little commercial river traffic

3.2 Demographics

KEMP is located in the St Katherine's & Wapping ward of the London Borough of Tower Hamlets (LBTH) and is adjacent to the Shadwell ward. In common with many other areas that comprise the LBTH, both wards have a number of distinct characteristics (commented upon in subsequent paragraphs). The A13 and The Highway effectively divide the community, running alongside the north of the Park which brings with it noise and air pollution. This contrasts markedly with the relative peace of the river and Shadwell Basin and the gated community that has been developed along the river side.

The population of Tower Hamlets was estimated to be of the order of 284,000 (June 2014), of which almost half of the residents (49%) were aged between 20-39 (source: ONS mid 2014 population estimates – June 2015). Of particular relevance is the ethnic "make up" of the Borough population with 54% being drawn from an ethnic minority community.

The population is forecast to grow to 364,804 by 2024 (+23%) – (source: ONS) formed in part by increases in the "older working age" population. Although employment has increased, unemployment still remains above average in some groups with "in-work poverty" still evident. There is a "divide" in the local resident community in relation to wealthy home owners / renters and those in affordable / subsidised accommodation, which is predicted to increase, bringing with it increased polarisation

(source: Our Borough, Our Plan 2015/16 – Local Plan Consultation Document)

As KEMP is located in the St Katherine's & Wapping ward on the border of the Shadwell ward, the 2011 Census data for both wards has been considered. Although this data is nearly 6-years old, it sufficiently highlights the key characteristics and trends to inform the masterplanning process.

The population for the St Katherine's & Wapping ward is 10,581 (source: 2011 census) representing approximately 4.2% of the total population of the borough. In terms of the age structure, 10.9% fall within the 0-15 age group with 5.9% falling into the 65+ age group. In relation to the wider LBTH age group breakdown, the percentage breakdown of the 0-15 age group is significantly lower than the borough as a whole (19.7%) with the 65+ group fairly similar in terms of percentage representation (6.1%). The male - female split is biased towards males who represent a little over 55%, which is the highest percentage in the borough. Over 83% of residents are of working age, which is the highest of the LBTH wards; conversely the 0-15 age group is the smallest.

In relation to the population density, this is 105 persons per hectare, lower than the borough average of 129 persons per hectare. In relation to households, the ward has the highest percentage of owner-occupied households

at 45.1%, the highest within the borough whose overall average is 26.6%.

In terms of ethnicity, 29% of the population were BME contrasting with 54% borough wide, with White British accounting for 50% - higher than the borough and London averages of 33% and 47% respectively.

The St Katherine's & Wapping ward had the greatest employment rates (76.3%) contrasting with the rest of the borough (57.6%) and London (62.4%) and unsurprisingly the lowest unemployment rate (4.9%).

Looking now at the population for the Shadwell ward, this stands at 12,654 (source: 2011 census) representing approximately 5.0% of the total population of the borough. In terms of the age structure there is a high representation within the 0-15 age group (25.1%), which is significantly higher than the borough percentage as a whole (19.7%). In contrast, the 65+ age group percentage is similar to the borough level (7.0% in Shadwell vs 6.1% in the borough). There is a fairly even male - female split (51:49%) with the 0-15 age group higher than average in the borough, so too the 65+ age group. The percentage of residents of working age is the 4th lowest in the borough.

In relation to the population density this is 179 persons per hectare, significantly higher than both the borough

and London averages (respectively 129 and 52 persons per hectare), and is significantly higher than the St Katherine's & Wapping ward. In relation to households, 22.6% were owner-occupied, which is lower than the average for the borough (26.6%).

In terms of ethnicity 71% of the population in the Shadwell ward were BME (Black, minority ethnic) which is significantly higher than St Katherine's & Wapping ward (29%) and indeed the borough as a whole (54%). The Bangladeshi community made up 52% of the BME total – higher than average for the borough (32%).

Again, contrasting with the St Katherine's & Wapping ward, employment rates in the Shadwell ward were low (48.2%) with unemployment standing at 16%, contrasting markedly with the borough average 12%.

What is clear from the foregoing is the marked contrast between the two wards, which are of greatest relevance to the masterplanning proposals for KEMP.



3.3 Planning and Policy Context

This section provides a brief overview of the planning policy context for the KEMP Masterplan. A 'summary of principles to guide the masterplan' has been added at the end to explain how the relevant planning policy context has been taken into account in preparing the Masterplan.

The National Planning Policy Framework, NPPF (published 10 March 2012) sets out the Government's general policies and guidance on planning issues. Sections 11 and 12 of the NPPF emphasise the importance of protecting green infrastructure and the historic environment.

3.3.1 The Local Planning Policy framework is provided by the London Plan (2016), together with the Council's adopted Core Strategy (2010) and Managing Development Document (2013). At the end of 2016 the council consulted on a replacement Local Plan the final version of which is due to be published in the summer of 2017.

Both the adopted Local Plan and the consultation Draft Plan make clear that whilst the Council will support housing and economic growth it will also fulfil its responsibilities to protect and enhance the Borough's natural and historic environment.

In this respect both Shadwell Dock Stairs and the Rotherhithe Tunnel Air Shaft are Statutorily Listed at Grade II as being of 'special architectural and historic interest'. The

former is described on the list as an 'old kerbed brick and stone slipway to river'. The Air Shaft designed by Sir Maurice Fitzmaurice is noted as of '1904-08, a circular red brick single storey 'drum' with Portland stone dressings, containing staircase down to tunnel and pedestrian footpath.

The whole of the Park including the Thames foreshore is within the Wapping Wall Conservation Area.

The history and character of the Conservation Area is described in the Wapping Wall Conservation Area Character Appraisal and Management Plan adopted by LBTH on October 2009. This sets out the special interest of the area, which includes substantial 19th century warehouse developments on Wapping Wall; Shadwell Basin of 1828 reached by the inner Shadwell Entrance Lock of 1858; the 1930's rolling bascule steel lifting bridge and the KEMP, east of Wapping Wall.

KEMP is noted in the Appraisal as affording 'spectacular river views' and includes a number of landscape features, as well as the Edwardian Rotherhithe Tunnel Vent Shaft. The park was planned in 1910, opened to the public in 1922 and occupies the site of the former Shadwell Fish Market Estate, industrial buildings and housing. The park's riverside promenade is terminated by Shadwell Pierhead, continues in front of Prospect Wharf, the riverside Thames Walk then follows the historic traffic route

along Wapping Wall and Wapping High Streets to the west and the historic Thameside route to the east, past Grade II Listed Free Trade Wharf.

3.3.2 Existing planning policy designations that are relevant to KEMP and the Tideway foreshore works are as follows:

- Part of the site is in the River Thames, part of the Blue Ribbon Network in the London Plan
- Thames Policy Area
- Flood Risk Area
- The Park is a designated public open space
- The foreshore forms part of a Site of Metropolitan Importance for Nature Conservation
- The Thames Path is a designated strategic path
- Grade II listed Rotherhithe Tunnel ventilation building lies within the Park
- Grade II listed Shadwell Dock steps lie approximately 35m to the west of the site
- Grade II St. Paul's Terrace lies approximately 100m to the north-west
- The site is within the Wapping Wall Conservation Area
- Parts of the site are within an Archaeological Priority Area
- The site is within an Air Quality Management Area

3.3.3 Summary of principles to guide the masterplan

- Protect the Borough's natural and built environment
- Maximise benefits for local people and the region as a whole
- Protect, celebrate and improve access to the borough's historical and heritage assets
- Enhance local distinctiveness, character and townscape views
- Retain and, where possible, enhance the river views
- Retain and respect the Grade II listed Shadwell Dock Stairs and Rotherhithe Tunnel Air Shaft
- Ensure there is no net loss of playing fields as a result of development
- Improve access to open space as well as leisure, sporting and recreational facilities
- Improve opportunities for healthy and active lifestyles, especially walking and cycling
- Protect and safeguard all existing open space with no net loss
- Improve quality, usability and accessibility
- Promote multifunctional spaces that cater for a range of activities, lifestyles, ages and needs
- Protect and enhance biodiversity value to achieve net gain
- Be sensitive to and enhance local character and setting

3.4 Role in Local Amenity Provision

The Park is highly valued for views of the river, the amenities and the biodiversity value.

The Park has held Green Flag status http://en.m.wikipedia.org/wiki/King_Edward_Memorial_Park_-_cite_note-greenflag-9#cite_note-greenflag-9) but reapplication has been put on hold due to the Tideway Works.

The Park is a Site of Importance for Nature Conservation, a local authority designation for sites of substantive local nature conservation, and is the only large riverside park with sport and play amenities between Tower Hill and the Isle of Dogs and provides a much needed open green space in a neighbourhood of high residential density.

LBTH Open Space Strategy research shows KEMP is the borough's third most visited park (indicating a high level of usage compared to its physical size). 93% of those surveyed thought the park felt safe or very safe; a significantly higher percentage than the borough average for parks. It is also recognised as a high-quality park with a score of 80.30 (Open Space Strategy 2011).

The borough generally, and Wapping and Shadwell particularly, suffer considerably from the heavy through traffic using the main commuter routes of the A13 and The Highway, which runs along the north side of KEMP. This traffic causes considerable noise and air pollution, and the area is also affected by aircraft and general noise,

and disturbance associated with high density living. Within this context, the relative tranquillity of KEMP, the River Thames and Shadwell Basin are fundamental to local residents' quality of life, particularly in view of the high density of the adjacent residential area and the predominance of flatted housing.

KEMP is heavily used as a safe play and recreational area by children and adults living in the housing, both adjoining the site and to the north. It is also used for teaching purposes by local schools, particularly the ecology areas in the south-east corner. KEMP is also the only open space in St. Katharine's, Wapping and Shadwell that provides accessible sports facilities for the local community.

The park currently contains the following:

- One multi-use games area (MUGA), sometimes referred to as the football pitch.
- One bowling green, not currently in use.
- Two tennis courts (located in the north of the park adjacent to the Highway).
- Two tennis courts (located in the south east of the park, closer to the River Thames).
- One children's playground.

KEMP's role in providing facilities for local community sports is extremely important. Nearly half the LBTH population undertakes no physical activity compared to national guidance (a minimum of 3 sessions of 30 minutes of moderate exercise per week, Public Health England 2015)

High levels of inactivity have a strong correlation with the borough's health indicators for the conditions of obesity, cardiovascular disease (CVD) and chronic obstructive pulmonary disease (COPD), the latter being the second and third commonest causes of local premature mortality (source: Public Health England 2015).

Tower Hamlets also has one of the highest levels of childhood obesity in the country (source: Public Health England statistics 2015) and the ability of children to safely access open space for play, sport and physical activity is imperative to encourage an active healthy lifestyle.

Taking account the character of the surrounding residential area, KEMP is one of the few places for children, without access to gardens, to enjoy open space and participate in active recreation.

A key feature of the Shadwell ward is that 25.1% of the population is under 15 against a borough average of 19.7%. This has implications for the provision of play facilities and activities for youths, especially in an area of high residential density and where there is uneven access to resources, high levels of deprivation and below median levels of income, alongside relative wealth.



3.5 Play Provision Audit

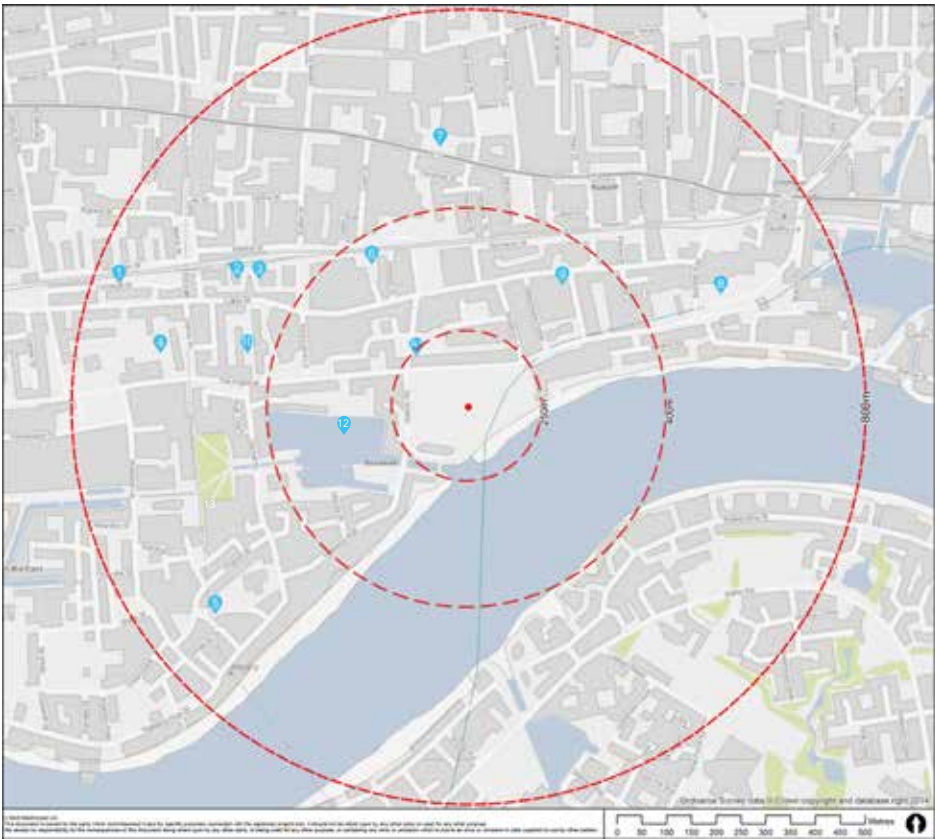
Play England’s Space Quality Assessment Tool (2009) was used as guidance for carrying out an audit of play provision within the catchment (800m walking distance) of King Edward Memorial Park.

The summary findings of the play audit are as follows:

The catchment area of KEMP has a rapidly increasing child population that needs to be catered for by improvements in play provision.

The Field’s in Trust guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (2015), has a quantity guideline of 0.25 hectares per thousand population for all equipped or designated play areas. In a district that will undergo significant population increase over the coming years the KEMP play area is essential to ensure this provision.

KEMP is categorised as a neighbourhood play space and of the eleven sites assessed in the catchment, only St George’s Gardens has a similar designation. Glamis Adventure Playground provides an alternative and high quality play space, but is run by a charitable trust and is only open at certain times during the day and consequently was not included within the assessment.



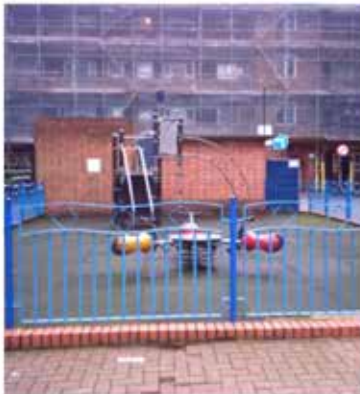
- Key**
- 1 Cornwell Road
 - 2 Shadwell Gardens, ball court
 - 3 Shadwell Gardens, play area
 - 4 St Georges Gardens
 - 5 Hillards Court
 - 6 Martineau Street
 - 7 Exmouth Estate
 - 8 St James Gardens
 - 9 The Green Cage, Schoolhouse Lane
 - 10 Solander Gardens
 - 11 Glamis Adventure Playground
 - 12 St. Paul's Church Garden
 - 13 Wapping Wood



Shadwell Gardens - Play Area



Type A (Door Step Play)
Date of Assessment: 1 Dec 2015
Time: 2.30pm **Weather:** Windy & cloudy
Site & Surroundings: Play area overlooked by a residential courtyard in Shadwell Gardens estate.
Impressions: Small space with not many play options.
Judgements for planning: Improving play equipment and adding seating.



3.6 Strengths and Weakness

The Park is a well-used and valued asset of the neighbourhood and in its current state has both strengths, that the masterplan will build on, and weaknesses that the masterplan will seek to rectify.

3.6.1 Strengths

The Edwardian design

The layout is coherent, gives a calm order and makes the best of the historic assets and views.

Covenant with the people

The history of how the park was created for the people of the East End is still valued and the connection local people feel to KEMP could provide a basis of community involvement in the design process and aftercare in times of limited budgets.

River views

A much-valued aspect of the Park in an area where there are barriers to access to the river and the riverside experience is of uneven quality.

Mature trees

The scale and variety of the trees in the Park are an asset. They are a buffer to the noise from the Highway, provide shade, help mitigate pollution and have great visual grandeur.

Access to nature and peace and quiet

The park offers respite in an area of high residential density within a heavily trafficked environment.

Access to tennis courts

Although the courts are in need of repair they are well used and a popular amenity in an area with high levels of premature mortality from diseases linked to lack of exercise.

Access to open space and formal play for children

Access to open space is essential for wellbeing in an area of high residential density, where domestic overcrowding is an issue and with a growing population of young people and children with high levels of childhood obesity.

Good Neighbours - Shadwell Basin Activity Centre

The Shadwell Basin Activity Centre makes use of the Park for orienteering and have a mutual interest in the best outcome for the Park. They are potentially supportive neighbours.

Good Neighbours - Save KEMP

Constituents who are actively engaged in ensuring the best possible outcome for the Park.

Thames Path

The path is a commuter route, a local running route and a route for visitors, it is well used and is an alternative pedestrian and cycle route to the hostile environment of The Highway.

Biodiversity

The Park pond is identified as a priority habitat in the LBTH Biodiversity action plan.



3.6.2 Weaknesses

Layout

The clarity of the Edwardian layout has been eroded by recent interventions that include the underpass, the children's play area and remodelled entrances. The remodelled entrances result in a lack of presence of the Park from The Highway

River Views

Views to the river are compromised. When seated on benches close to the river, the vista is interrupted by the railings and handrail that cut across the view directly at eye level; from further back in the park, the river is only visible as a narrow slit under low tree canopies.

General State of Repair

Overall the Park fabric, as paths, furniture, fences, planting and edges to beds are in a poor state of repair.

Quality of tennis courts and fencing

The tennis courts and fences are in a poor state of repair.

North West and North East entrance

Both north entrances, from the Highway and Glamis Road are unwelcoming and poorly designed with the underpass access poorly integrated.

Thames Path cul-de-sac

The Thames Path closes at dusk and the current layout results in an intimidating cul-de-sac if the gate is closed.

Traffic Noise

Although the planting along the North edge provides some buffer there is noise pollution from The Highway.

Children's play area,

The formal play area is hidden with no overlooking and is not a welcoming environment for parents or carers.

Anti-Social Behaviour (ASB)

The terrace is under used and as a consequence, is the site of ASB in the form of drug dealing/taking.

Littering

The Park suffers from littering, frequently this is around existing bins that are too small.

Derelict structures

There are three disused buildings in the Park, which were squatted in 2016. Although now vacated there is currently 24-hour security on site with dogs, vehicles and a porta loo which is detrimental to the park atmosphere.

Obscured Historical Plaque

The plaques commemorating the Park opening are either missing or obscured by planting.

Lack of toilets

The lack of toilets in the Park results in ad hoc use of the bushes with resulting public health implications.

Surface of Multi Use Games Area

The largest games area is macadam and is marked out for football. This is not a suitable surface material.



4.0 The Design Process

4.1 Introduction

The following section describes the design process that took place over four months to underpin development of the masterplan.

Section 4.2 describes the brief development process, sections 4.3 describes the public consultation process and findings, 4.4 is additional research and findings and the last section 4.6 outlines how the brief development, research and consultation have informed the masterplan design through specific design themes.

Reference should also be made to the Project Brief a summary of which can be found in section 2.1.

4.2 Brief and Design Development

4.2.1 Brief Development and Research Consultees

An initial stage to interrogate and refine the design objectives listed in Section 2.2 took the form of desk based research, on site observations and one to one conversations with 21 LBTH officers and stakeholders as listed below, and the Masterplan Steering Group, listed in the column opposite

- LBTH Parks, Arts + Events
- LBTH Green Team
- LBTH Sports Officer
- LBTH Film Unit
- LBTH Tree Officer
- LBTH Biodiversity Officer
- LBTH Public Health Officer
- LBTH Community Safety Officer
- Tower Hamlets Tennis
- Bluegate Fields Infants School
- St Peter’s London Docks Primary School
- Bishop Challenor School
- The Pierhead Preparatory Montessori School
- Glamis Road Adventure Playground
- Play Association Tower Hamlets
- Shadwell Basin Outdoor Activity Centre
- Congregation from St. Paul’s Shadwell
- Priest of St Mary’s Cable Street
- Head of Sports Shadwell Learning Centre
- Director St Katherine’s Precinct
- Tower Hamlets Youth Sports Foundation

Steering Group

- London Borough of Tower Hamlets
- Service Head, Culture, Learning & Leisure
- Head of Parks, Arts + Events
- Project Manager (KEMP Masterplan)
- Project Manager (Tideway Works)

Tideway

- Project Manager, East
- Architecture and Landscape, East
- Planning Consents Lead, East
- Planning Consents Advisor, East

CVB

- Design and Engineering Manager, East
- Consents Coordinator, East

Design Teams

- KEMP Masterplan Design Team
- Project Manager, Mott MacDonald
- Masterplan Design, muf architecture/art
- Landscape Design, Mott MacDonald

Tideway Design Team

- Project Manager, Mott MacDonald
- Design, Weston Williamson and Partners
- Landscape Design, Mott MacDonald

4.2.2 Brief Development Findings

This section summarises the findings of the brief development research and is arranged under the following themes:

- Maintenance and Revenue
- Biodiversity and Trees
- Play
- Health and Wellbeing
- Sport
- Historic Design, Layout and Material Palette

Each theme begins with a list of officers or organisations consulted, followed by a summary of their collective feedback.

- Maintenance and Revenue

This section summarises consultation feedback from:

LBTH Parks, Arts + Events

LBTH Green Team

LBTH Sports

Tower Hamlets Tennis

LBTH Film Unit

In common with all local authority parks over the last decade, the budget for maintenance of KEMP has reduced and is likely to continue to decrease. The master-plan design must therefore take account of existing strategies to generate revenue at KEMP and the design must not increase maintenance or other liabilities.

The provision of a bowling green requires a high level of

maintenance. The number of people playing bowls has declined over the years and LBTH decided to rationalise bowling provision elsewhere in the borough and to decommission the green at KEMP.

There are three buildings in the Park, two relate to the bowling green, one is the original club house and the other a more recent structure, and there is an original cafe building. All three are in varying states of disrepair and were squatted for a period. A preliminary survey related to the need to provide storage for the tennis operator, identified the original bowling green club house as the most appropriate in terms of size and the qualities it brings to the Park.

For both maintenance and safety reasons the use of natural timber in the form of untreated tree logs is not to be used within the design.

Shrub and other planting that provides low maintenance ground cover is to be specified rather than the style of ornamental annual herbaceous border planting that is perhaps more typical of a municipal park of this historic era and design.

Vehicle access must be maintained for park inspections and tractor mowing.

The repair and replacement of all the damaged and worn fabric is to include the replacement of the timber edging to the planting beds with a more robust metal

edge to reduce ongoing maintenance.

Day to day maintenance of the tennis courts is the responsibility of the tennis provider and the design of the courts must comply with their requirements in terms of material specification for maintenance and longevity. This includes consideration of the type and location of trees adjacent to courts to limit leaf fall and shade that will encourage moss growth on the court surface.

The Park generates an income from the use of the macadam games area for film crew parking. This income is reinvested in the upkeep of all LBTH parks. To safeguard this revenue this area must remain accessible and have a macadam surface suitable for parking, rather than a specialised sports surface, however macadam is a suitable surface for netball. The film unit confirmed the reduced MUGA (multi use games area) size meets their needs.

The provision of a toilet within the park is only viable if it does not incur any maintenance costs for LBTH. The preferred option is to fund the maintenance of a toilet through the provision of a cafe run as a commercial and revenue generating enterprise. (see the cafe viability study in section 7.0)

- Biodiversity and Trees

This section summarises consultation feedback from:

LBTH Tree Officer

LBTH Biodiversity Officer

Local resident and fungus expert

LBTH Green Team

LBTH's Biodiversity Action Plan identifies priority habitats and a plan for upkeep and preservation. Of which KEMP contains one, in the form of the pond. The preferred option is to relocate and enlarge the pond to the East side of the Park within the more natural area that already exists, to be constructed with a soft edge and to manipulate the levels so the pond can be replenished from a mains water supply and rain water runoff from other areas of the park as part of the drainage strategy.

The daisy earthstar fungus (*Geastrum floriforme*) has been identified beneath the row of *Leylandii* in the south of the Park. This species is scarce in the UK and rare in London, having been identified in a small number of sites. It is listed on the London Biodiversity Action Plan as a priority species with moderate-high (metropolitan) value. The presence of the fungus is likely to be dependent on the habitat created by the *Leylandii* trees and although these trees themselves have limited biodiversity value, if they are all removed it is unlikely the fungus would survive. The trees may also provide some benefit as a commuting corridor for foraging bats.

A tree survey of the Park was undertaken. The park trees are a combination of native and non-native species in varying conditions and with a range of remaining life spans. Several mature trees are designated to be removed by the Tideway works. The Tideway Legacy aspiration is that project wide, for every tree removed within the limit of land authorised for use (LLAU), two will be replaced. It is likely some of those replacement trees will be within the masterplan area.

The amenity grassland that makes up the lawn areas is species-poor as is common in most parks but provides some limited value as a semi-natural habitat. The planting specification for the masterplan aims to increase the range of habitats and sources of food for wildlife.

- Play

This section summarises consultation feedback from:

Bluegate Fields Infants School

St Peter's London Docks Primary School

Bishop Challenor School

The Pierhead Preparatory Montessori School

Glamis Road Adventure Playground

Play Association Tower Hamlets

Shadwell Basin Outdoor Activity Centre

LBTH Parks, Arts + Events

The demographic research shows this is an area of high residential density with a higher than borough average population of children and young people and with high levels of childhood obesity.

Access to open space that encourages physical activity is very important for the health and wellbeing of all, but especially children and young people.

Play, as a part of that physical activity, takes many forms, challenging adventurous play, social play, imaginative play and play as an exploration of the natural world, therefore play requires a range environments.

The way children play is age related and the design must provide a series of play spaces to support a range of ages without creating conflict.

Play is a peripatetic activity moving across a territory, rather than staying in one place, the design must reflect this.

LBTH have an aspiration that a high proportion of the play spaces are accessible to children and young people, with a range of physical disabilities.

For children to play they should feel they are in a safe environment in relation to other people, this requires the security of being seen and having a view over the park, so they can see others.

To avoid children feeling or being trapped in an enclosed space, all fenced areas will have more than one way in and out to avoid cul-de-sac situations.

For parents to feel their children are safe, each play space will either be wholly or partially enclosed. The masterplan recognises that teenagers and older people play too, in different ways, from keep fit to having somewhere to 'hang out'.

Making space for the carer makes space for the child, if the adult accompanying the child is comfortable they are more likely to stay longer, so the child can play longer. The provision of enough seating, including some under cover, will support the presence of the adult and if they can also be encouraged to be active, using keep fit stations, both child and adult benefits.

The play design aims to integrate play as part of the park and establish a shared material palette with existing 'heritage' elements to underpin the idea that children and play are part of the mosaic of heritage and users.

- Health and Wellbeing

This section summarises consultation feedback from:
Congregation from St. Paul's Shadwell
Priest of St Mary's Cable Street
Head of Sports Shadwell Learning Centre
Director St Katherine's Precinct
LBTH Public Health Officer
LBTH Community Safety Officer

Adults and older people as well as children and young people derive essential benefits from green open space. The Park currently provides access to nature, play and

sport. For everyone to equally derive benefit from the Park it must feel safe and have an equality of access. The design must address those areas of the Park that support anti-social behaviour, for example the cul-de-sac situation of the upper terrace.

The design must ensure equality of access with ramps provided and where feasible integrated with steps to create a single accessible route for all.

The specific provision of play spaces and sports courts, as outlined in other sections will address the needs of the young and the physically active.

Keep fit and recreation provision must include for the needs of older people.

If older people are deterred from access to public space it has a greater impact on their mental health and well-being as this contributes to their isolation. Shadwell has a higher than borough average of older people (65+) and if this group are to be encouraged to use the Park, provision of toilets is a priority.

The detail design stage of the Park furniture is an opportunity for bespoke additions, for example in the form of keep fit apparatus and games boards integrated with benches as well as ensuring provision for older people with arms and foot rests.

Wellbeing and mental health is improved by access to green and naturalised spaces, including water, in the form of the pond, and the river. These spaces must be accessible, sustainable and have good quality seating.

The presence of young people in Parks is frequently construed as a threat and their mere presence seen as anti-social behaviour. The design provides social spaces for young people by making informal seating in the level differences around the sports courts, making space for young people lessens the potential for conflict with other Park users.

- Sport

This section summarises consultation feedback from:
LBTH Sports Officer
Tower Hamlets Youth Sports Foundation
Tower Hamlets Tennis
Head of Sport Shadwell Learning Centre
Shadwell Basin Outdoor Activity Centre
the local school as listed in the play section
Glamis Road Adventure Playground
Play Association Tower Hamlets
LBTH Parks, Arts + Events.

The Park currently provides the following sports courts:

1. Multi-use games area (MUGA), sometimes referred to as the football pitch
2. Bowling green now decommissioned

-
3. A pair of tennis courts (located in the north of the park adjacent to The Highway)
 4. A second pair of tennis courts (located in the south east of the park, closer to the River Thames)

All courts are in a poor state of repair with holes in the fences, low quality surfaces, and in the case of the MUGA, a surface that is not suitable for playing football.

Site observation shows that when not in use, and with the current state of disrepair, the hard surface courts present inert spaces that contribute little to the atmosphere of the Park and to a sense of security.

The courts represent a substantial allocation of space within the park and there are ongoing debates about the relative space given to tennis, football and other sports.

However, demand for tennis courts currently outstrips supply and LBTH made a strategic decision to prioritise tennis at KEMP and to replace the decommissioned bowling green with new courts and to make a 7 aside football pitch with an appropriate surface.

Tennis coaching is currently provided by a commercial operator, Tower Hamlets Tennis, who are tasked with the upkeep of the tennis courts. They are committed to outreach work to encourage more children and a wider demographic to take up tennis.

Local schools make use of the MUGA, for both football and netball. Schools also use the Park for Sports Day. There is a gender imbalance in access to sports, with girls significantly underrepresented. The design of the Park can address this in a small way through the provision of netball courts (a sport more popular with girls). However additional outreach work, which is beyond the scope of the masterplan, is required to fully address the multiple underlying reasons why girls are underrepresented in use of public sports facilities.

The existing MUGA generates revenue from use by film crews for parking. A macadam surface is required for these vehicles but this is not a suitable surface for football, though it is for netball.

The Park is regularly used by individuals and groups for keep fit. The Thames Path is a popular running route and the Park furniture is used as ad hoc gym equipment.

The masterplan must address the isolation of the sports courts from the rest of the Park and the need to make them more accessible and contribute to a sense of security rather than detract from it.

The provision of a range of courts, including for football and tennis, with fit for purpose size, surfaces and markings must be provided to balance and reflect the needs of existing and potential users.

The needs of the tennis provider must be reflected in the design of the tennis courts and the need for storage.

The Park furniture can be designed to accommodate keep fit functions and be located to encourage use, for example, by locating close to children's play areas where adults are likely to congregate.

4.2.3 Summary of Design Themes

The research and brief development process established the following design themes used in the next stage of public consultation as a framework for the design development.

- Look Back to Look Forward

Base the emerging design on an understanding of the value of the Edwardian layout, fabric and the historic covenant between the monarch and people.

- Connect with Nature, Connect with Life

A design that promotes biodiversity and sustainable open green spaces and allows people to get close to water is essential for the ecology of the city and for the health and wellbeing of all people.

- Ways In and Welcome

The Park must be an inclusive, safe and welcoming place with equality of access to all amenities for all users.

- Make Space for Everyone and Everything

The Park is of a limited size and with limited capital and revenue resources, the design must balance the multiple needs of all users, within these constraints.

- Slow the Flow

Low technology approaches to Sustainable Urban Drainage, (SUDS) as a counterpoint to the Tideway works, can provide playable spaces and rich niche ecologies and make an educational setting.



4.3 Public Consultation Process

The findings from the brief development and research were formulated as design themes and concepts that were presented at the first public consultation event in June 2016. The findings from the first stage of consultation and additional research informed the formation of the masterplan that was then presented at a second stage of consultation in September 2016.

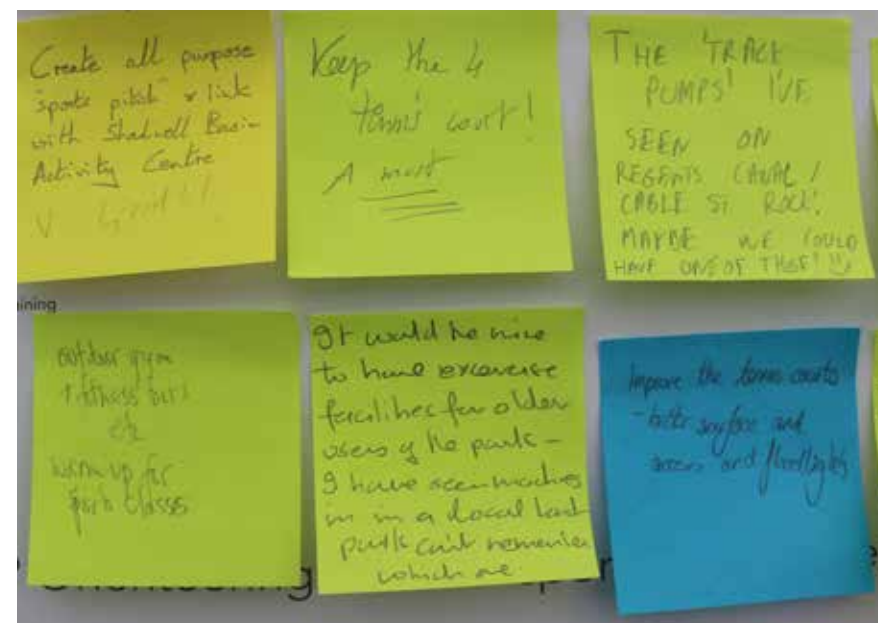
4.3.1 First Stage Consultation

This took the form of 15 A1 boards exhibited in the Park on Saturday June 4th between 10.00am and 5.00pm and on Wednesday June 8th at Raine House between 6.00pm and 9.00pm.

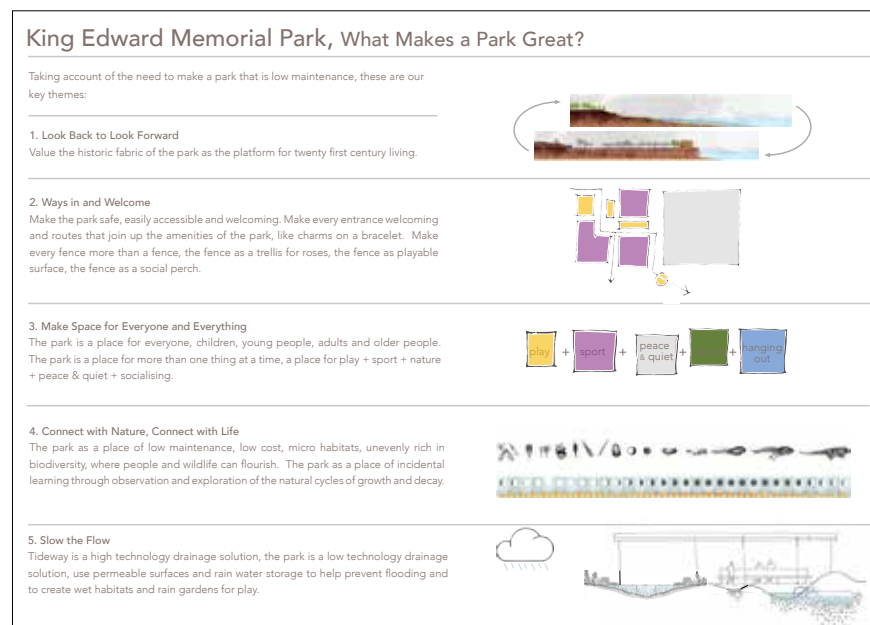
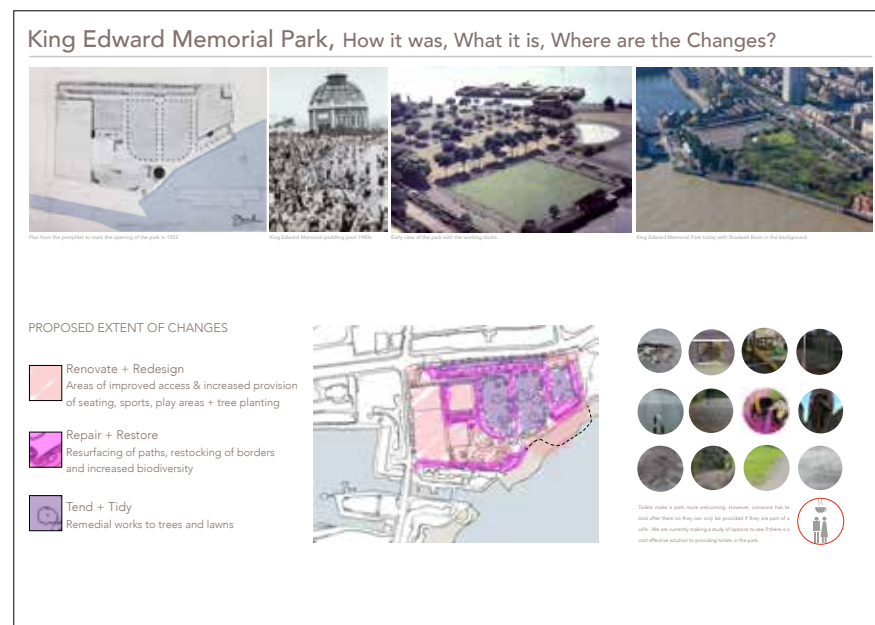
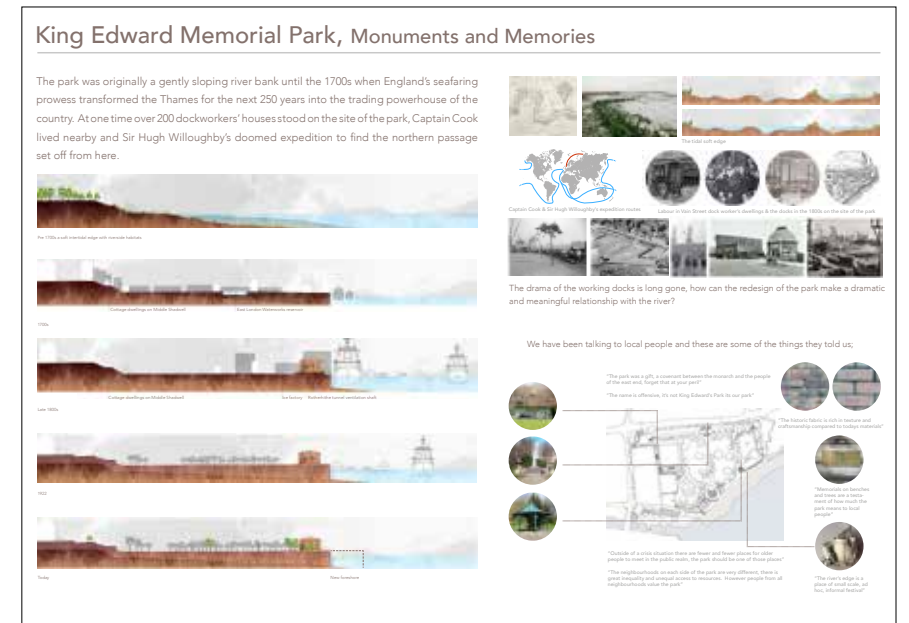
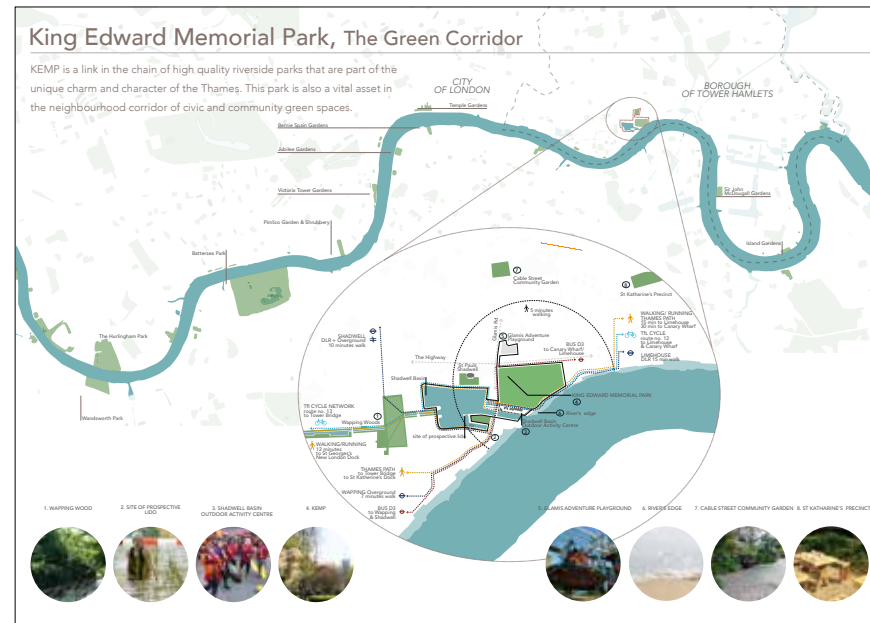
The exhibition visualised key objectives of the brief as design themes and concepts shown on the exhibition boards on the following pages.

Present at both events were representatives from the Masterplan and Tideway design teams, LBTH, Tideway and Save KEMP. A questionnaire was available covering the objectives of the brief and Post It notes were used by attendees to add further comments to the boards.

The consultation was publicised by banners in the park, on the KEMP website, in a newsletter sent to 17,000 households, an additional 1,000 leaflets left at local centres and digital copies sent to the KEMP stakeholder group.



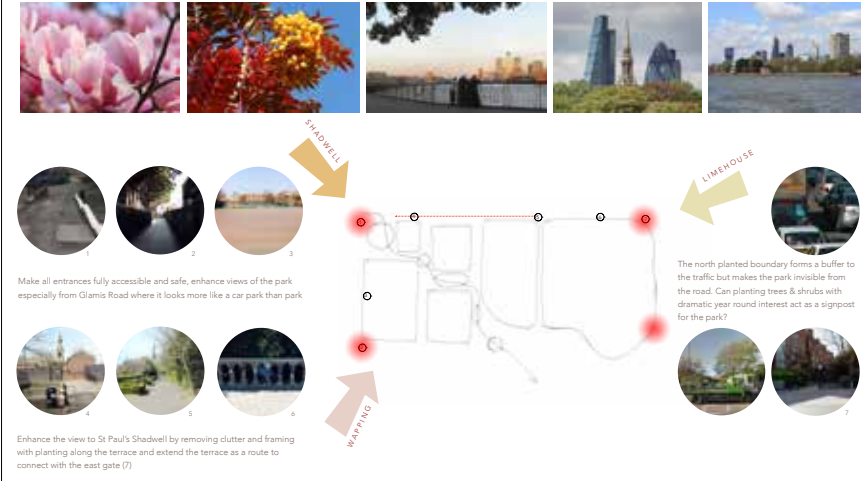
Exhibition Boards from first stage consultation



King Edward Memorial Park, Ways in and Welcome

The park is a much needed and welcome green space in the neighbourhood, it is a place of peace and quiet in contrast to the relentless traffic on the Highway, it is a place of dramatic views and is itself a landmark on the river.

The renovation is an opportunity to make all entrances to the park inviting and accessible, to open up and enhance views of the park from the road, to enhance views in the park and to make the park feel safe and welcoming.



King Edward Memorial Park, Connect with Nature, Connect with Life

The park is an example of Edwardian garden design, the formal layout of the terrace, steps and avenues of trees contrasts with the borders of lush native species and exotic palm planting. The wildlife area on the east side of the park with the unown grass and glades of trees is a later addition to the Edwardian formality.

The park must be a low cost and low maintenance, but low cost, micro habitats, unevenly rich in biodiversity, can be places where people and wildlife flourish. The park can retain the historic layout as a place of peace & contemplation & be a place of play & of incidental learning through observation & exploration of the natural cycles of growth & decay.



King Edward Memorial Park & the Foreshore

The park is a destination & a route, it is part of the characterful meandering journey along the Thames Path, weaving through the historic fabric of the neighbourhood to open out at KEMP onto the welcoming space of the river foreshore.

The build out of the river edge will create a generous addition to the foreshore, a new space for runners & walkers, for people sitting in the sun, a place for children & adults, a place for events & activities.



King Edward Memorial Park & the Sporty Social, What do you do & where do you do it?

The renovation of the park is an opportunity to make spaces for everyone to play sport, girls and boys, children, young people and adults and to make space for both the player and for the spectator.

Sports pitches need fences, but every fence can be more than a fence; the fence as a trellis for roses, the fence as play structure, the fence as a seat for watching games and for hanging out.



King Edward Memorial Park Trees, our messengers from the past & our gift to the future

Trees are an important feature of the development of London's riverside, from the time of Canaletto's paintings of the Thames in 1755 to today. In 1922 the park was planted with formal avenues of trees around lawns on a dock that had been bare of any plants for over 200 years, today the park trees provide a striking green backdrop to the river.

Some of those original trees have died and others planted and the formal avenue layout has been lost. The renovation of the park is an opportunity to plant more trees, care for the existing and replace trees at the end of their life. Is this also an opportunity to restore the avenues and enrich the wildlife area with more native species?



King Edward Memorial Park, Your Ideas for the Foreshore Design

The build out of the foreshore will make a new space in the park alongside the river, although the below ground structures limit planting, this will be possible in certain areas. The new foreshore will be equivalent to the size of one of the park lawns and will be designed for the things people already do alongside the river; walking, running, cycling, keep fit, sitting in the sun and taking in the view. How should this space look? What else can the design make a host space for?

Should the design be a contemporary response to the Edwardian park or should it feel different to the rest of the park? Should it be a river promenade? A site for art? Space for keep fit & play? A place for children, young people & grown ups? A place for events; a riverside film screening, a food festival, live music or theatre? What should the vents look like, given they have to be a certain size & be made of durable materials?



King Edward Memorial Park & Play, What do you do and where do you do it?

The renovation of the park is an opportunity to make many safe places to play and to make play as a route, like the corridor in a house, that leads from one play room to the next.

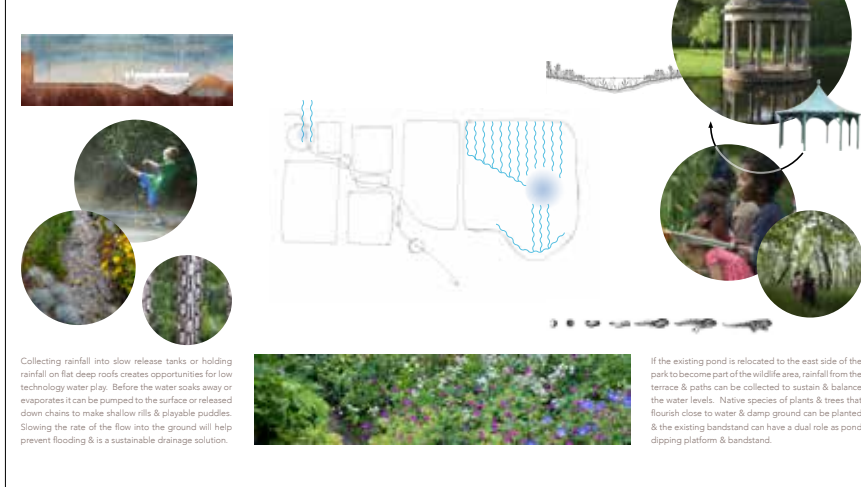
Making space for all to play, small children, older children, young adults and even grown ups, making spaces for different types of play:

- The challenge of physical play, climbing, sliding, swinging.
- Play as an investigation of the world through textures and materials.
- Play as hanging out.



King Edward Memorial Park, The Drama of Drainage, Slow the Flow

Tideway is a high technology drainage solution, the park is a low technology drainage solution. The use of permeable surfaces and rain water storage will help prevent flooding and can create wet habitats for wildlife and rain gardens for play.



King Edward Memorial Park, What else should we be thinking about?

These are our first thoughts, what are yours, what else should we be thinking about? Do you have any concerns?

In total, 229 people visited this first consultation event at the two venues.

In addition to the exhibition, and as part of the process to engage local people, aspects of the emerging design and delivery proposals were tested at the consultation exhibition through activities in the Park.

This kind of activity enables conversations with Park users that are more discursive and nuanced than the conventional 'like', 'don't like' response to the paper exhibition.

The action research activities included:

Loose parts play & making the most of available resources: shells, fragments of clay pipe and other objects collected from the river foreshore were available with hand tools for people to repurpose as jewellery.

Carom boards were set up along the riverside to test if this provision would be popular.

To engage local people in the actual making of parts of the park a clay oven was constructed using sand from the foreshore by two local trainees identified by LBTH Targeted Youth Services and flat breads with herbs from Cable Street Allotments and a topping made by a local restaurant were cooked and served in the park. The oven is now installed for use at a local school.



4.3.2 Second Stage Public Consultation

Following the first stage public consultation there was a three-month period of additional research and development to establish the outline masterplan design, which was exhibited at the second public consultation in September 2016.

The exhibition took the form of six boards to cover the key aspects of the design.

The findings from the previous consultation exhibition in June were summarised on each board in a section titled “What you told us” with a description of the design response titled “How this shapes the design”

The exhibition was in two venues, with members of the design team available at the drop-in sessions to answer questions and gather feedback. Feedback questionnaire forms were available. In total 45 forms were filled in.

Dates and venues:

4 -11 September Shadwell Basin, drop in 10-1pm Sunday

11 September

13 -19 September John Orwell Sports Centre, drop in

7-9pm Wednesday 14 September.

The event was publicised on the KEMP website, through the newsletter, KEMP stakeholder group and 17,000 leaflets distributed. Feedback questionnaires were available at each exhibition venue.



King Edward Memorial Park - Connect with Nature, Connect with Life

What you told us

Many people stressed the importance of the landscape and wildlife.

You also said:

- The riverside and the view of the river is very precious.
- The Park should be a place of peace and quiet.
- The pond needs to be cared for.
- The Park should be a place where people can learn about nature.

How this shapes the design

The design enhances and preserves the natural environment with a particular emphasis on the eastern side of the Park.

We propose:

- The pond will be moved to the east lawn (with all the wildlife carefully moved) and the bandstand will be relocated next to the pond.
- We will design signs to identify the plants and the other wildlife.
- To compliment the invisible high technology engineering of the Tideway Tunnel and to celebrate our weather we have designed low technology, visible methods of capturing, storing & cleaning rainwater before it drains away.

King Edward Memorial Park Masterplan

King Edward Memorial Park - New Foreshore

What you told us

The top three cited uses are; a place for a walk, followed by, enjoyment of the riverside view and, a place to relax in nature. The three top desirable qualities are; view to the river, followed by peace and quiet and then open green space.

Other things you said:

- We love how green the park is, so would like the foreshore to be planted.
- The foreshore should be a flexible space to allow for events such as big screens or small family scale events.
- We would like the foreshore to be a beach or provide stepped access to the water.
- The foreshore could provide a wildlife study area for schools.
- We are worried about unpleasant odours coming from the ventilation columns.
- We want the kiosk underground if possible.
- Cycling is popular here, so we would like bike parking on the foreshore.

How this shapes the design

The foreshore is a new area of park built out into the river which will increase the area of the park by approx. 2000m2, about the same size as Wapping Waterside Gardens or The Hermitage Riverside Memorial Gardens. The design aims to extend the parks ambience onto the foreshore and create new views along the Thames.

To do this, we will:

- Introduce intertidal terraces, planters and sloped grass mounds to provide different wildlife habitats and green spaces.
- Provide a central square on the foreshore which creates new views along the Thames, whilst also allowing the access hatches to the underground structures to be maintained.
- Lower the foreshore edge along the river, so people can get closer to the water.
- Explore different shapes of ventilation column other than the illustrative design shown, in preparation for a consultation beginning in spring/summer 2017.
- Clad the electrical control kiosk to be integrated with the park setting. The design will be submitted for approval by the local council. The structure has been approved above ground under the DCO as building the kiosk below ground would create unnecessary dangers associated with confined underground structures.
- Provide bike parking facilities at the Glamis Road entrance.

King Edward Memorial Park

King Edward Memorial Park & Play

What you told us

You wanted play spaces to be safe, overlooked, varied, to cater for all children of all ages and all needs, with places for parents and children to sit. Children said play should be fun, exciting and adventurous.

You also said:

- Play doesn't always mean 'play equipment', the natural landscape can be a play space.
- All play spaces need more than one way in, so they are not dead end spaces.

How this shapes the design

We have designed play as a string of play zones that offer different experiences for all children, from toddlers to teenagers.

We propose:

- Play spaces are threaded through and around the sports courts to make the best use of the limited space and to encourage children to play sport.
- All the play spaces make provision for children of different needs.
- Many comfortable places to sit while children are at play, some under cover, some of which can also be used for keep fit.

King Edward Memorial Park Masterplan

King Edward Memorial Park - The Masterplan

King Edward Memorial Park Masterplan

4.4 Findings of the Public Consultation

The consultation findings are based on the questionnaire responses, Post It Notes, conversations had during both exhibitions and email correspondence via the masterplan email address.

229 people visited the first stage consultation events and 141 questionnaire forms were returned. Not all forms were fully completed across all sections. In addition to the feedback forms opinions were also captured on post it notes and through conversations.

Feedback from the second stage consultation took the form of questionnaires and in total 45 of these forms were returned. Not all questionnaires were fully completed, many people only responded to one of the sections on the questionnaire. This is reflected in the breakdown of the number of responses.

4.4.1 Summary of First Stage Consultation Findings

The first stage consultation confirms previous desk based and other research and underlines the greatest design challenge for the masterplan is to balance the needs of a range of different, diverse and sometimes conflicting uses. For example, play versus peace and quiet and the provision of more tennis courts versus a full-size football pitch, all in a park of a limited size and within an area of high residential density and limited access to open space.

Consultation confirms the park is a much-loved local destination green space that gives access to nature as well as opportunities for play, sports and exercise.

For some visitors, the park is only experienced as part of the Thames Path, but is appreciated as a rare open green space along this stretch of the river.

4.4.2 Findings related to each aspect of the design

- How the Park is used

The top three cited uses are; a place for a walk, followed by enjoyment of the riverside view and a place to relax in nature. Sport was cited above play.

- Most Desirable Qualities

The three top desirable qualities were; view to the river, followed by peace and quiet and then open green space. A good mix of play and green space was next and sport, play and heritage were all approximately equally valued (separated by 1%)

- Design Themes

The heritage aspects of the park, Look Back to Look Forward and Connect with Nature, Connect with Life were the top themes and were equally valued.

- Sport

Sport was cited as the sixth most popular use (out of ten choices) and the ninth most valued activity (out of 17 choices). Tennis was cited as the most popular sport with almost double the number of those who cited football as the second most popular sport. (However, this may reflect that many people were playing tennis in the park that day whilst none were playing football) Of those who cited tennis, a significant number asked for more and/or better courts. Of topics not covered by the questionnaire, improving the quality of the sports surfaces, particularly for football was cited most often. A small but significant number of respondents lamented the loss of the bowling green.

- Play

The quality most desired in relation to play was safety, which included the need for play areas to have some degree of fenced enclosure. This was followed by climbing and places for adults to sit. This reflects that most respondents were adult.

- Natural Landscape

The park as a place to relax in nature was cited as the third most popular use and open green space was the third most desired quality. A significant number of comments on post it and forms relate to the need to enhance and care for the natural landscape to replace those trees removed with mature specimens, enhance the wild areas and refurbish and enhance the pond.

- Foreshore

The foreshore was not covered in the questionnaire but comments were asked for on the exhibition boards. The most cited concern was the design of the ventilation columns to be in keeping with the heritage qualities of the park. The design of the foreshore and ventilation columns are subject to separate approval from LBTH under the DCO planning process, whereby the public will be formally consulted.

- Toilets + Cafe

The need for toilets was cited as more important than a cafe. Of the 18 categories of desirable qualities, toilets were rated fifth with a cafe 15th.

- Maintenance

Improved maintenance and the need to address anti-social behaviour were the third and fifth most cited issues on post its and comments on the questionnaires. A small number of people mooted the potential for local people and local organisations to be involved in the ongoing care of the Park.

- Lido

Of the 48 people who responded to this question 70% wanted a lido on Brussels wharf and 17% of those referred directly to the existing plans. 25% were against with 4% undecided.

4.4.3 Summary of Second Stage Consultation

Responses were gathered through questionnaire forms, of the 45 returned forms, the overall the majority of response to the masterplan design were positive. Only two respondents were overwhelmingly negative.

The consultation took the form of an exhibition in three venues (as outlined in the previous section) the exhibition was not staffed for the entire duration so there is no record of how many people attended.

4.4.4 Findings in Relation to the Questionnaire Topics

Masterplan Design Overview

Of the twenty-three responses, eighteen were positive, with comments that included

- *Great improvement*
- *Fresh air and greenery are the key*
- *The various types of play are great*
- *Looks promising*
- *Thoughtful overall plan and continuation of historic layout is great*
- *Retaining open space is good*

Observations and suggestions for the design that were neither negative nor positive were as follows:

- *Provide a dog free area/dog area. (2 respondents)*
- *Keep park open all night. (3 respondents)*
- *More seating + bins. (1 respondent)*

- Commemorate history of park and the local figure Dr Heckford. (1 respondent)
- Site 'Old Flo'. (Henry Moore Sculpture owned by LBTH) in The Park. (1 respondent)
- Open the main gate on The Highway. (1 respondent)

Five comments were negative.

- Too much sport and play.
- Dislike play.
- Cafe/toilet will use up space for nature.
- Address conflict from cyclists on Thames Path.
- Address issue of teenagers who sit aggressively on benches.

There were a number of questions and observations relating to the design, the process and the wider area, which were:

- How long will building works take?
- When will this be implemented?
- How much will it cost?
- Don't talk about a Lido until a revenue strategy for St. Georges Pool is agreed.

Sport

Fourteen people responded to the proposals for sports provision, eleven were positive and supported the scheme.

Observations and suggestions for the design that were neither negative nor positive were as follows:

- Provide BMX/cycling/skateboard area. (6 respondents,

most likely because the exhibition was at Shadwell Basin Activity Centre where a BMX event was under-way)

- Provide a volley ball court. (1 respondent)
- Provision of changing rooms. (1 respondent)

Negative comments cited the following:

- No provision for older people due to loss of the bowling green. (2 respondents)
- Too many tennis courts. (3 respondents)

Play

There were seventeen responses to the play design, ten were overwhelming positive .

Four covered issues addressed but not drawn on the boards, these are:

- Need to enclose play areas. (2 respondents)
- Gym equipment for all ages, older people play too. (2 respondents)
- Make spaces for teenagers. (2 respondents)

One respondent had concerns for maintenance and three suggested sand play

Negative comments cited too much play. (2 respondents)

Nature

Twelve people responded to the design proposals for the natural area, one respondent had concerns for maintenance and three comments related to issues to be addressed in detail design, these were, not enough evidence of biodiversity, ensure access and issue of thinning the row of Leylandii trees.

One comment lamented the loss of formal planting beds

Foreshore

There is design co-ordination between the LBTH masterplan and Tideway foreshore design teams that aims to achieve a seamless join, however the foreshore design is not part of the masterplan process. The foreshore designs will be subject to formal consultation and approval by LBTH under the DCO planning process. Tideway's current timescales anticipate foreshore designs to be approved late in 2017.

To show the relationship between the masterplan and the foreshore design, the Tideway's illustrative foreshore plans as they stood at the time were included in the exhibition.

There were seventeen responses to the foreshore, six were positive and included the following:

- Like the intertidal terraces (2 respondents)
- Excellent
- Really good
- A bonus
- Not too bad

Eleven were negative, as follows:

- *Concerns over safety of terraces. (3 respondents)*
- *Not disabled accessible. (2 respondents)*
- *Too urban, too much hard landscape, too formal/lack of connection to park. (4 respondents)*
- *Will encourage ASB. (1 respondent)*
- *Money not well spent. (1 respondent)*
- *Reconsider air vent design. (1 respondent)*

Several other issues were also raised; these are:

- *Potential for interpretation of nature on the river and relating to Captain Cook.*
- *Boat facilities/landings required for river transport.*
- *Sculpture commission.*

There were several questions and observations relating to the design, the process and the wider area, which are not exclusively design related and are:

- *Concern over maintenance costs. (1 respondent)*
- *Issue of boys hogging sports pitches. (2 respondents)*



4.5 Additional Design Development

This section summarises responses by the design team in relation to additional historic archive research and contextual research observations.

4.5.1 Historic Research Response

The original Edwardian design provided a generous range of spaces with consideration of the user demographic, such as the delightfully annotated 'Enclosure for Women and Children'.

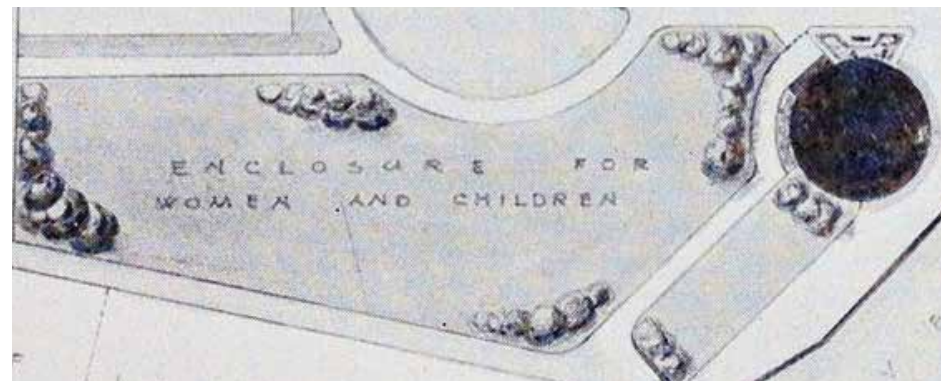
Over the years, the Edwardian layout has changed, as have the social conventions of public space. However, the generosity and diversity of provision of the original plan; many different spaces, making different offers, to different constituencies, is something to bring to the masterplan design. However, rather than wholly segregating spaces and constituencies, the aim is to more closely integrate through adjacencies and the use of views to and between activities.

The masterplan will establish a material palette that draws on the historic fabric to knit together the past and the present and to give a continuity between the different park activities.

Although the original planting plan has changed over the years the combination of 'exotics' in the form of palms and non-natives is still evident alongside native

shrubs and trees. Within the constraints of ongoing maintenance, the masterplan will enhance this approach with the aim to increase biodiverse habitats.

Sadly, the need for low cost maintenance means the spectacular annual ornamental herbaceous border displays, previously so typical of a municipal park of this era and type, are no longer viable.



4.5.2 Contextual Research Observations.

A principle aim is for the masterplan is to be in keeping with the overall Park aesthetic, particularly the Edwardian design.

However, it is acknowledged that the Tideway works will bring significant new structures and the masterplan must knit the historic and contemporary aesthetic together.

To better understand the drama and scale of the below ground engineering of the Tideway works the design team visited the current Thames Water site at the Lee Tunnel, Beckton.

The Lee Tunnel is the first of two tunnels, 80m below the surface and seven metres in diameter, the width of three London buses.

This visit and further research underpins the masterplan design for the large scale vertical play element. This will deliver a dramatic play opportunity and the form will knit together the Edwardian design with a contemporary reference to the scale and form of the invisible below ground Tideway engineering works.



Above, dramatic scale of forms at Beckton, right hydro engineering model for Tideway below ground structures, below, scale and forms of existing Park structures with sketch of proposed play structure to reference the form of the hydro engineering at a scale comparable to the ventilation columns



Edward VII Memorial Bandstand Former Bowling Green Club House



Concept play structure



Rotherhythe Tunnel Ventilation Shaft



Indicative height of Tideway Ventilation Column

4.6 Shaping the Design

This section sets out the design themes refined through consultation and research.

The design themes address the brief objectives and deliver a scheme that balances the needs of all users as far as practicable.

The themes are ordered to reflect how they were prioritised in the feedback from consultation.

Please also refer to the exhibition boards from the second public consultation (refer section 4.3.2), which provide a clear summary of the feedback received at consultation 1 and how this has shaped the design presented at consultation 2.

4.6.1 Look Back to Look Forward

Local people and park users value the Edwardian layout and fabric as well as the historic covenant between the monarch and people, the gift of this inclusive social space to the local community.

Shared knowledge of the history of the park gives a genuine sense of a place held in trust through public ownership for the pleasure of current and future generations.

The design intent respects those qualities fundamental to the original Park through the following design moves:

A general arrangement as a series of spaces to make inclusive room for diverse contemporary users.

The original geometry of the axial routes and processional steps of the terrace and the main avenue are retained and mirrored in the proposed layout with ramped access added.

The original historic fabric is retained and repaired. The material palette draws on the original Edwardian materials to ensure continuity.

The flower beds are restocked with low maintenance ground cover species to enhance the palm and other exotic planting, which is so much a feature of the Edwardian garden.

Views to the river are safeguarded and opened.

4.6.2 Connect with Nature, Connect with Life

Access to open green spaces and water are recognised as essential for the health and wellbeing of all people.

The design intent is to enhance the green spaces and create a place where people and wildlife can flourish in the following ways:

Tideway foreshore design takes up this theme and is expressed in the layout that brings people closer to the

river, with new aquatic habitat through intertidal [floodable] planted terraces.

The overall planting plan is to safeguard and enhance biodiversity by providing habitats and sources of food for wildlife.

The east side of the park will be enhanced as a more natural environment, with additional planting.

The pond will be relocated to the east in a more naturalised area. The design of the pond and ground levels will be adjusted to ensure it is part of the drainage system and replenished with rain water runoff.

The pond and surrounding area will be planted with appropriate wetland and marginal plants. The pond will be fenced to protect wildlife from disturbance.

The bandstand will be located to one side of the pond and furnished with a plastic / timber composite floor with an upstand to protect the edge, so it can also be used as a pond dipping platform.

For every tree felled as part of the foreshore works, the Tideway legacy aim is to replace with two new ones. A significant number of these new trees will be of a substantial size and maturity and those trees nearing the end of their natural life will be replaced.

4.6.3 Ways In and Welcome

For the park to be inclusive it must feel safe and welcoming to everyone with an equality of access to all amenities. Security and a sense of security as well as maintenance are concerns at consultation with the existing entrances recognised to be in a poor state of repair.

The design addresses security and access, as fundamental to the Park welcome, in the following ways:

The north-west and north-east entrances are remodelled to deliver ramped access at a wheelchair accessible gradient and to connect with the upper terrace.

The cul-de-sac at the east end of the terrace is opened to connect to a ramped access to the east gate to address the issue of antisocial behaviour, which thrives in such situations.

The design opens views on key routes to integrate the new foreshore visually and physically through the Park circulation network.

Safety and perceptions of safety are linked to the quality of upkeep of the fabric and sense that a place is cared for; all the materials are durable and planting schemes are designed to deliver biodiversity value but are low maintenance. More and bigger bins are specified.

Access to a toilet is planned through the provision of a cafe run as a commercial concern, see section 7.0.

4.6.4 Make Space for Everyone and Everything

The park is both a route and a destination. As a destination, it must be a place for everyone, for children, young people, adults and older people and a place for all the things that people value in a green space, play, sport, nature, peace & quiet and a place to pass the time of day, alone or with others.

The feedback from consultation exposed the conflict between those who value and want more courts for sport, particularly tennis and football, and those who want more green space and between those who want play spaces and those who want peace and quiet.

The design intent is to deliver a spatial arrangement to make the best use of limited space, resolve potential conflicts between uses and balance all needs as far as is practicable.

The spatial arrangement to achieve an equality of provision is as follows:

Formal sport and play areas are located on the west side of the Park and space for nature and peace and quiet is

in the centre and to the east.

Because of the limited size of the park, space for a full size dedicated football pitch is only possible in the area that is currently used for film unit vehicle parking. The brief objectives is to provide Sports England approved appropriate pitch surfaces, a football surface is not appropriate for parking, loss of parking would mean loss of revenue that is reinvested in all LBTH parks. Therefore a seven aside court for football with an approved surface is provided elsewhere, with the area used for parking also accommodating two netball courts, which have a surface that can be parked on.

Play spaces are threaded through and around the sports courts to make the best use of space, encourage children into sports and to avoid the sports courts becoming an inert section of the park when are not in use.

Play is designed as a sequence of spaces (as a play landscape) with a balance between conventional play equipment and a landscape of natural forms and planting for exploration as well as play.

All the play spaces enable the children to have views over the park and likewise have clear sight lines from the park, all are enclosed with more than one way in and out.

Provision is made for children of different ages and different needs.

All the courts are accessible from a central path and with more than one entrance where feasible, so they are not dead end spaces.

Comfortable places to sit, some under cover, are provided all around the park, some incorporate games boards and tables and footrests and are designed with older people in mind.

Social seating is built into the sides of the sports courts to make space for teenagers to hang out.

Benches are also designed as keep fit stations located close to the children's play areas, so while children are at play, carers can be active too.

4.6.5 Slow the Flow

Slow the Flow is a reference to Sustainable Urban Drainage, (SUDS) which is the practice of managing surface water through increased permeability to avoid routing rainfall to mains drains. SUDS are the contemporary response to intense and impermeable urban development that creates a world that can't absorb rainwater anymore.

The convention of routing rainfall to drains causes rainwater to overwhelm the sewer system and necessitates sewage release into the Thames for which Tideway is the solution.

Consequently, rain is seen as a problem, rather than the vital climatic condition that supports biodiversity and the green spaces that we so value.

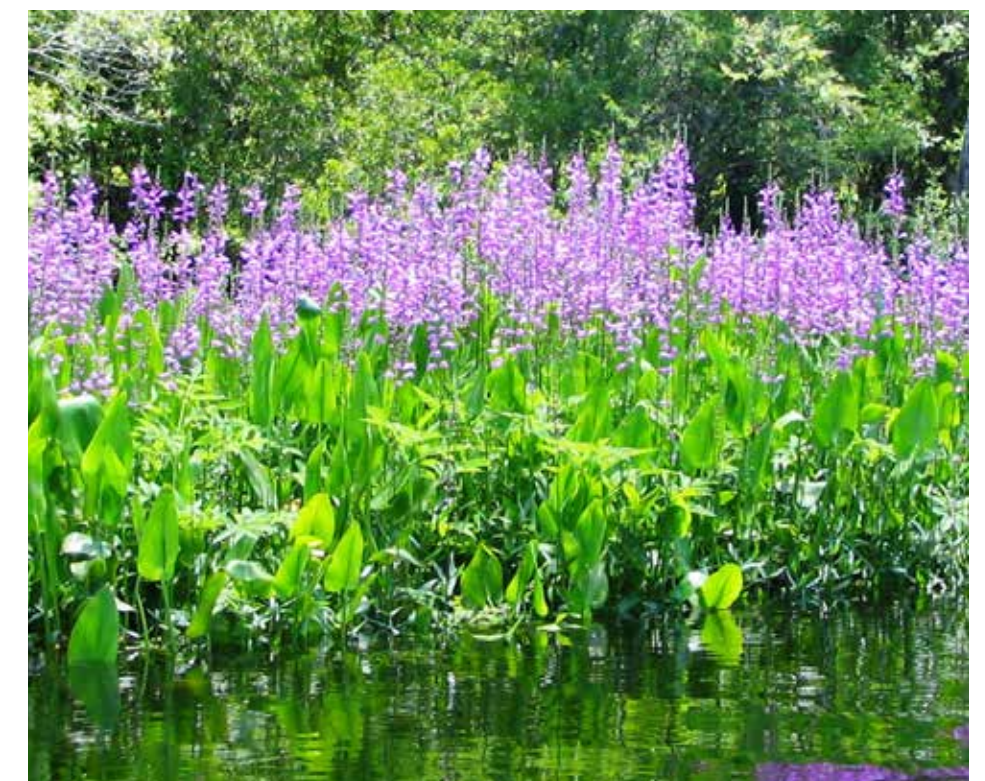
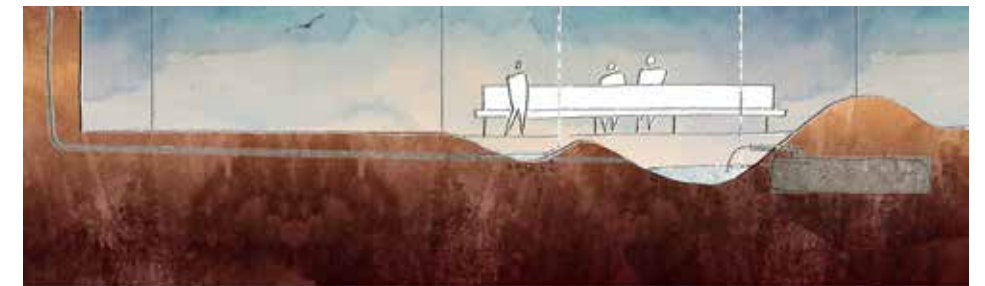
Tideway is a high technology drainage solution at an engineering scale of complexity that is breath-taking.

To celebrate our weather the masterplan design response to Tideway is to create a counterpoint of low cost, low maintenance, low technology drainage solutions, drainage with its own drama in the form of visible methods of capturing, storing & making playable environments to enjoy the rainwater before it drains away.

These are:

The pergola roof designed as a reservoir to capture water when it rains. When it is raining, people are unlikely to be in Park, so the water can be held for a period (before it either evaporates or drains away) until children or adults return and can let down the water through simple chain pull pipe plugs to supply playable puddles.

The pond is designed to be replenished by rainwater runoff and to create a wetland habitat.



5.0 The Masterplan



- | | | | | | |
|---------------------------------------|--------------------------|---------------------------|------------------------------------|---|--|
| 1. New entrance connecting to terrace | 5. Rock maze along path | 9 Access path to courts | 13. Planted boundary | 17. Open lawns | 21. Foreshore |
| 2. Rain garden pergola | 6. Tennis court | 10. Multi use games court | 14. New park and Thames Path gates | 18. Naturalised lawn | 22. New entrance connecting to terrace |
| 3. Natural play space | 7. Pair of tennis courts | 11. Tennis court | 15. Play space. | 19. Wetland and pond | 23. Restocked flower beds |
| 4. Edwardian bowling club house | 8. Play space | 12. Multiuse games court | 16. Keep fit zone | 20. Pond dipping platform and bandstand | 24. Resurfaced paths |
| | | | | | 25. Indicative location of seasonal cafe |

5.1 Layout and Axial Views

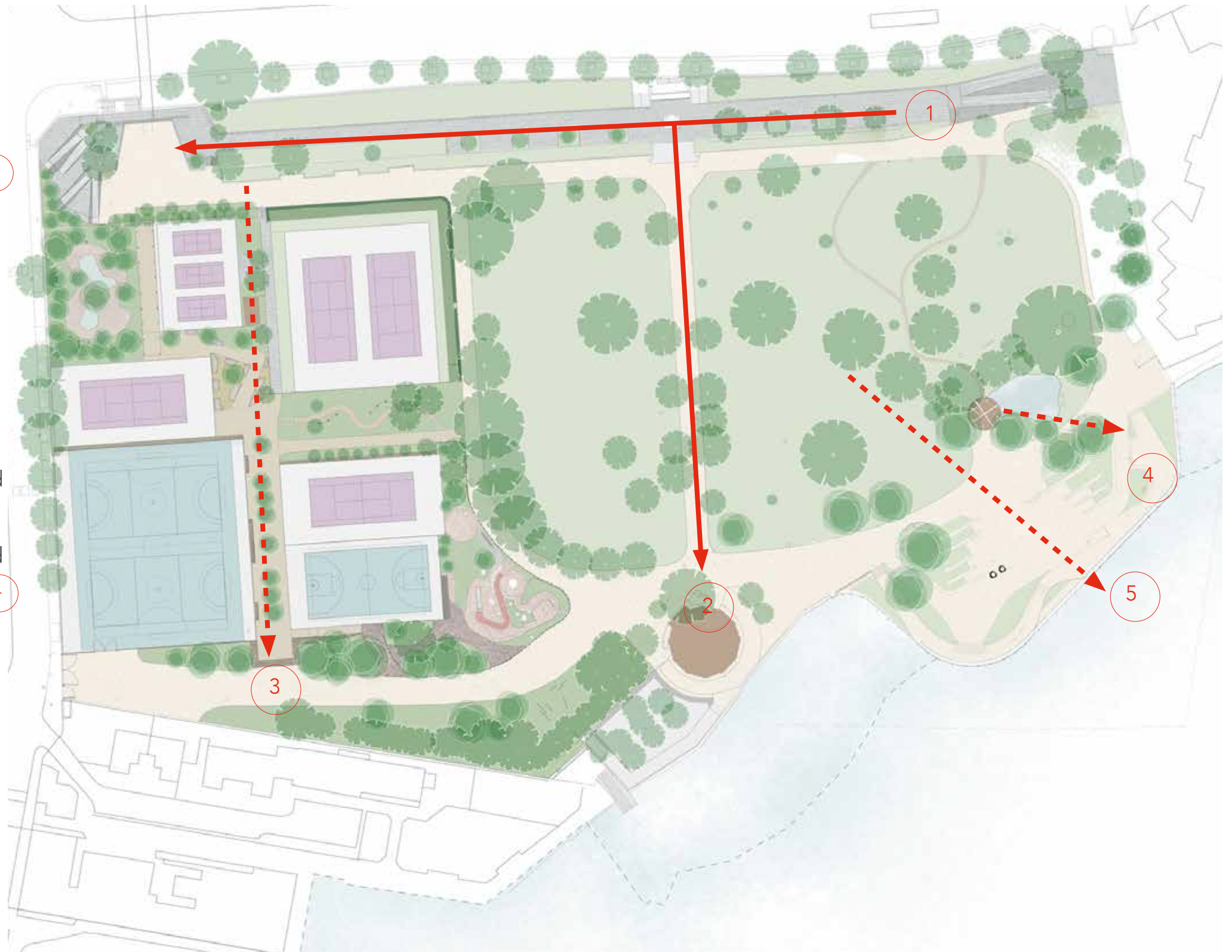
The masterplan design retains as far as possible the original Edwardian layout, specifically the upper Italianate terrace with its axial view west to St Paul's spire (1) and the central monument and steps leading south to the avenue of trees framing the path to the Rotherhithe tunnel ventilation shaft rotunda (2)



The view of the rotunda is retained from the west and the east along the Thames Path. The masterplan design establishes new routes and sets up new axial view, specifically the north south path (3) that links the courts and which leads to a set of steps mirrors the steps and path of the central avenue, and a west east view is established from the bandstand, framed by trees, to Canary Wharf (4)

The river foreshore is designed to frame views from the upper terrace and monument (5)

The courts are located on the west side of the Park and the former play ground is provided as a series of spaces that wind through the courts. The play opportunities are comprised of both conventional play equipment and playable landscapes.

The lawns are retained with the pond relocated and enlarged to the east side of the Park.



-  (1) Axial views as part of the original Edwardian design
-  (3) Axial views established by the Masterplan and foreshore layout

5.2 Ways In and Welcome

The masterplan design retains the historic layout, including existing steps..

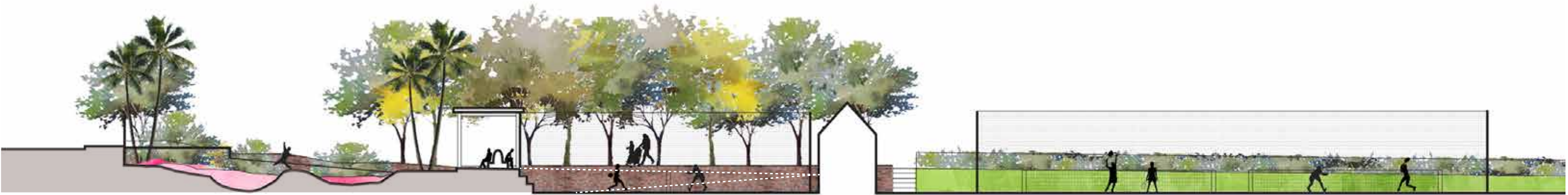
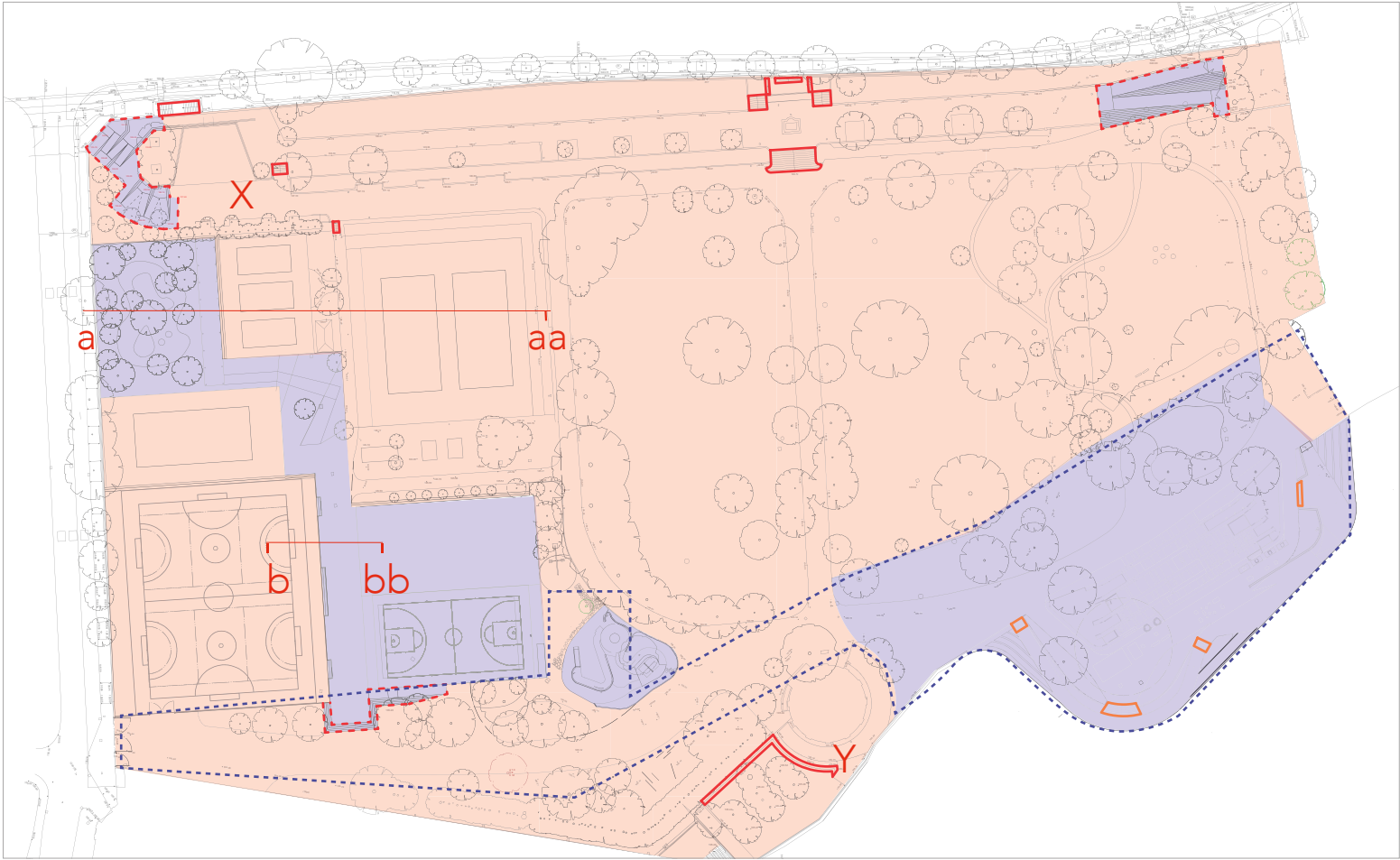
Renedial work to exisging routes and changes in levels ensure all areas of the Park are wheelchair accessible across a level change of over four meters from The Highway in the north (X) to the river edge (Y) at the south edge.

Differences in levels on new paths are resolved with combined ramps and steps, and elsewhere levels are utilised to create an undulating playable landscape and tiered seating at the edge of the courts.

Key to Level Differences

X - Y Level change of 2.310m

- Limit of land for authorised use (LLAU) Tideway works
- Location of existing Park steps, to be retained
- Proposed steps (LLAU) outside masterplan design
- Proposed steps with integrated wheelchair ramps part of masterplan design
- Existing ground level retained
- Remodelled ground level



Planting on Glamis Road boundary

Playable landscape

Pergola with double sided seating

Mini tennis courts with ramp shown as dotted line in the foreground and the main path from the west gate in the background

Existing building renovated as tennis and path store

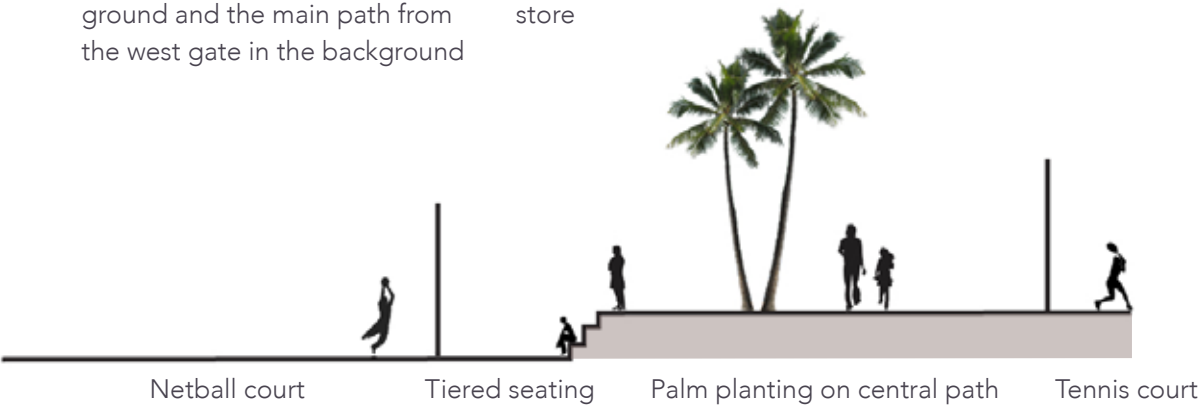
Existing steps and path

Tennis courts with existing hedge retained

Section a - aa

The level differences are used to create a playable landscape and spectating opportunities onto the courts. The existing line of trees are retained, new planting around the courts includes Cordyline australis, the cabbage palm, to continues the original planting plan of exotics and provide low maintenance tree planting that prevents leaf fall onto the courts.

Section b - bb



Netball court

Tiered seating

Palm planting on central path

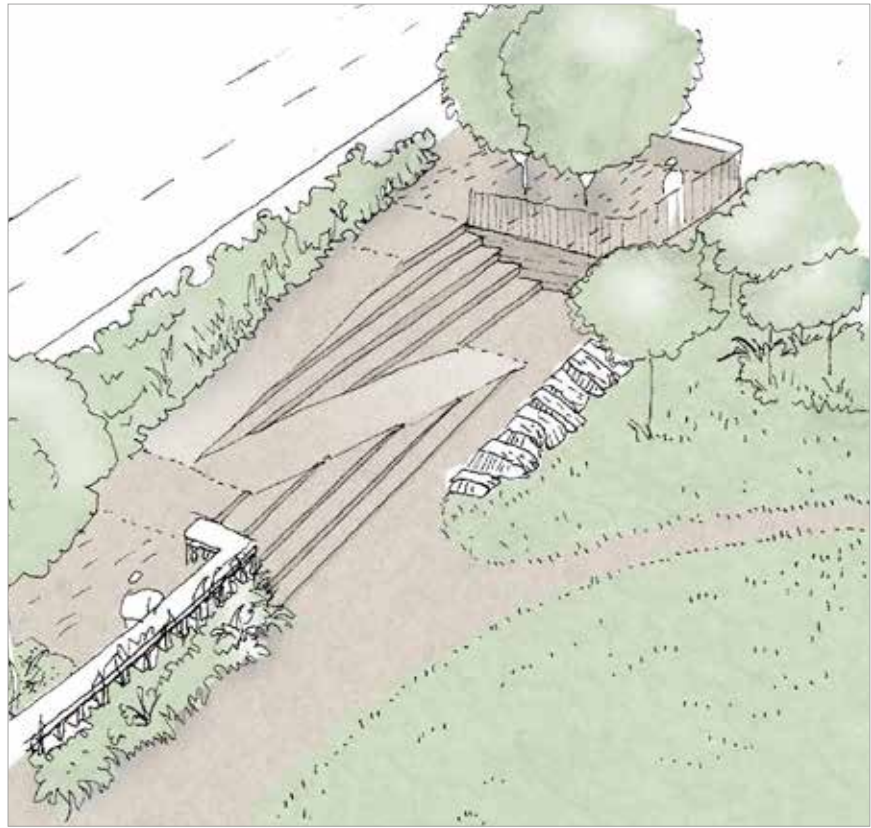
Tennis court

5.2.1 North entrances to the Park

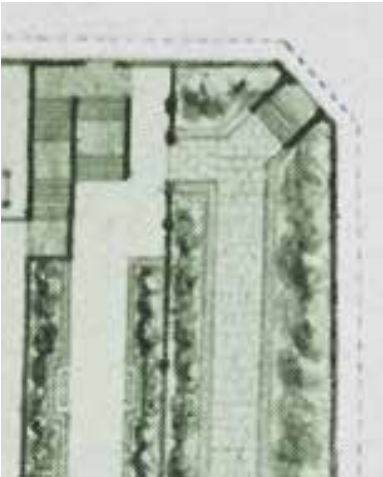
The masterplan design reinstates the original north west entrance to provide direct ramped access from The Highway onto the terrace and main lower level path of the Park.

With the remodelled east gate this new access provides a step free west east route and improved sight lines on the upper terrace and will eliminate the current anti social behaviour spot by providing a through route.

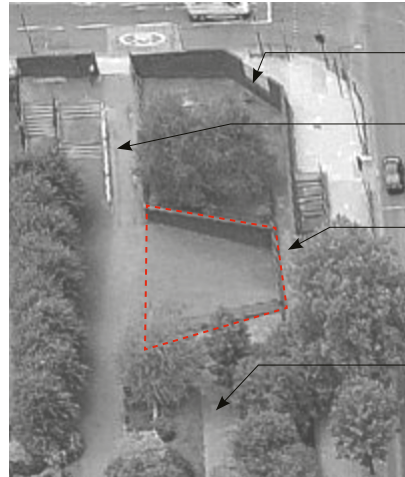
Reinstating this entrance repairs the severance caused by the construction of the pedestrian underpass crossing beneath The Highway.



Top left, reinstated west gate with ramps and steps to give access to the terrace and lower level of the Park with infill and flank wall planting. Top right, ramped access from east gate reconnecting to terrace

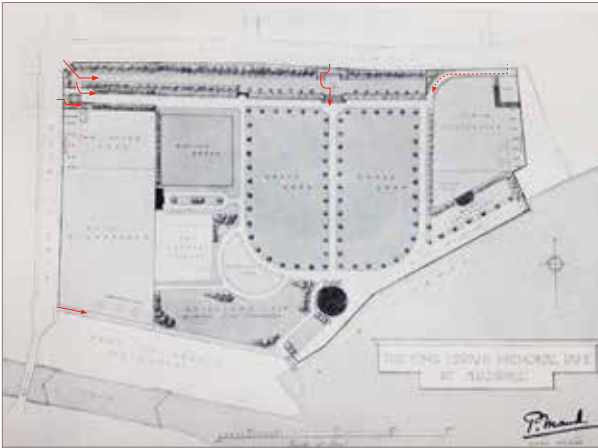


1922 plan of west gate



Site of west gate 2016

- Site of original 1922 west gate
- Main entrance as a result of underpass
- Severance to terrace caused by underpass
- Continuation of terrace



1922 plan with primary and secondary entrances



2016 plan with underpass, primary and secondary entrances and ASB hotspot in yellow

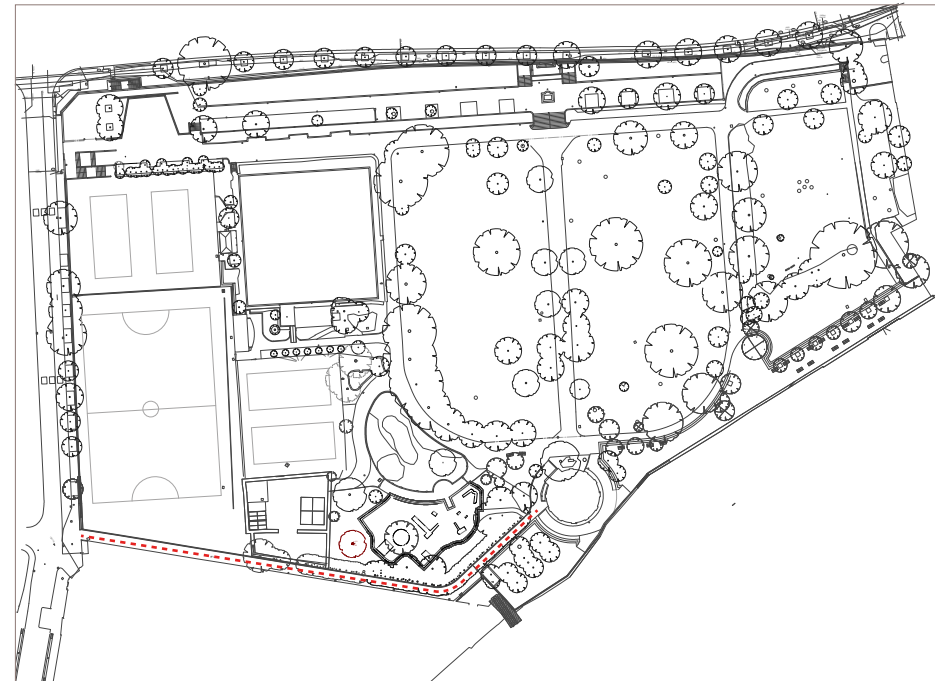


Masterplan with remodelled west and east gates reconnecting terrace

5.2.2 South Glamis Road Gate and Thames Path

The southern Glamis Road gate and entrance path is outside the masterplan jurisdiction and is part of the Tideway Development Consent Order (DCO). The DCO provides a permanent access route off Glamis Road as a strip of land to the south of the multi use games area that runs parallel to Glamis.

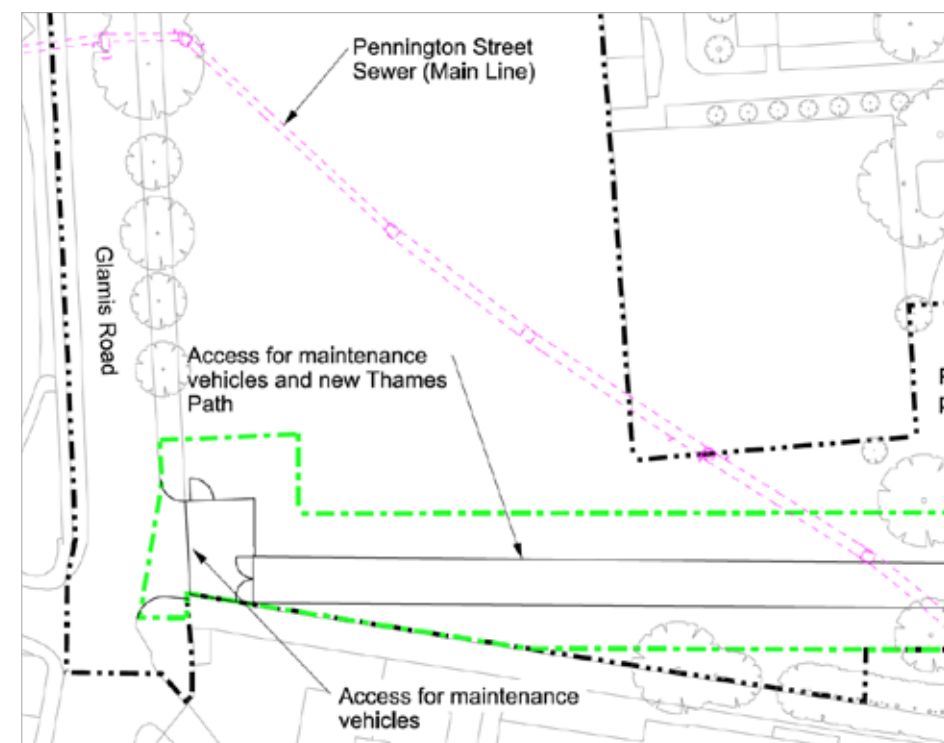
The masterplan proposes that the territory of the Thames Path which runs alongside the boundary wall with Shadwell Basin Outdoor Activity Centre is incorporated as a single path with the main entrance from this gate. Under the DCO the technical specification details for this access, at the crossover point on Glamis Road, are required to be submitted to the LB Tower Hamlets highway authority for approval and the rest of the route will be part of a separate submission to LB Tower Hamlets planning authority for approval as part of the landscaping details. Therefore the masterplan shows a fully integrated entrance but this is still subject to approval.



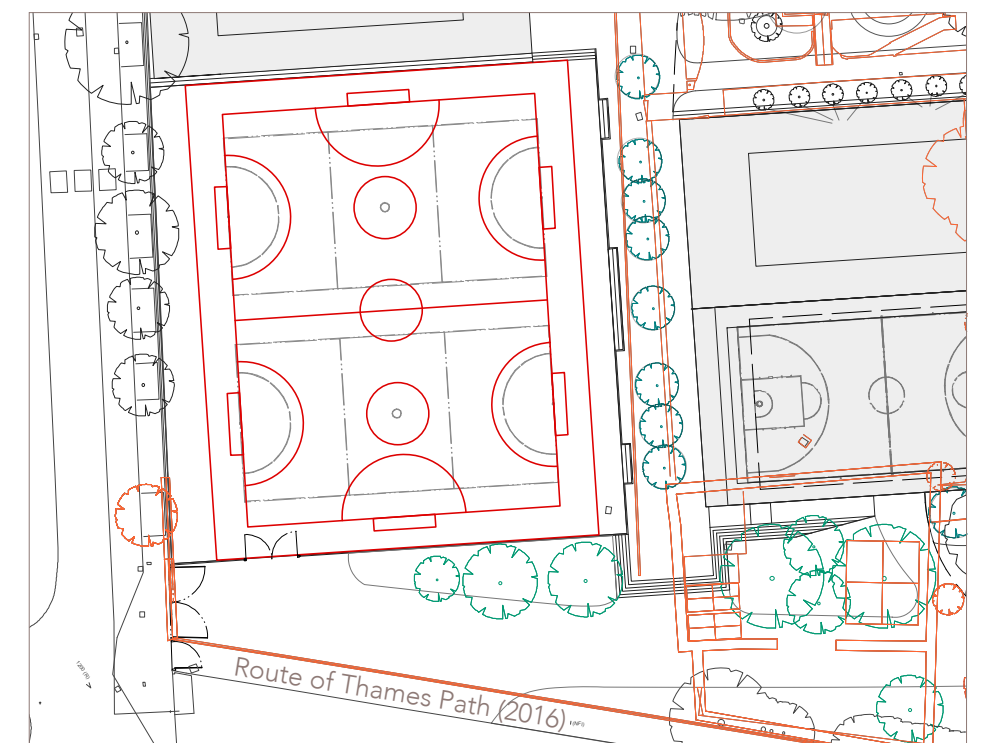
KEMP 2016 showing Thames Path - - - from Glamis Road enclosed by railings alongside the tarmac pitch and playground



KEMP masterplan showing Thames Path integrated with the Park at the Glamis Road entrance, the fence removed and line of existing Leylandii trees retained



KEMP Glamis Road entrance during Tideway works from 2017



Detail of KEMP masterplan with overlay of 2016 layout marked in orange

--- Limits of land to be acquired or used (LLAU) - - - Zone within which all permanent site structures would be located

5.3 The Sports Courts

The sports courts are located at the west side of the Park and are interleaved with the sequence of play space. All courts can be accessed from the main north south route.

The level difference across the site is maximised to make informal seating along the edges of the courts and more formal seating is provided by the mini tennis courts.

Trees are planted around the courts and are located to prevent overshadowing (and the potential growth of moss) and are specified as non deciduous species to avoid leaf drop onto the courts.

The small existing building (a) is repurposed as a sports store.

All courts follow Sport England recommended pitch sizes and surfacing and are enclosed with perimeter fencing at a height of no less than 3m.

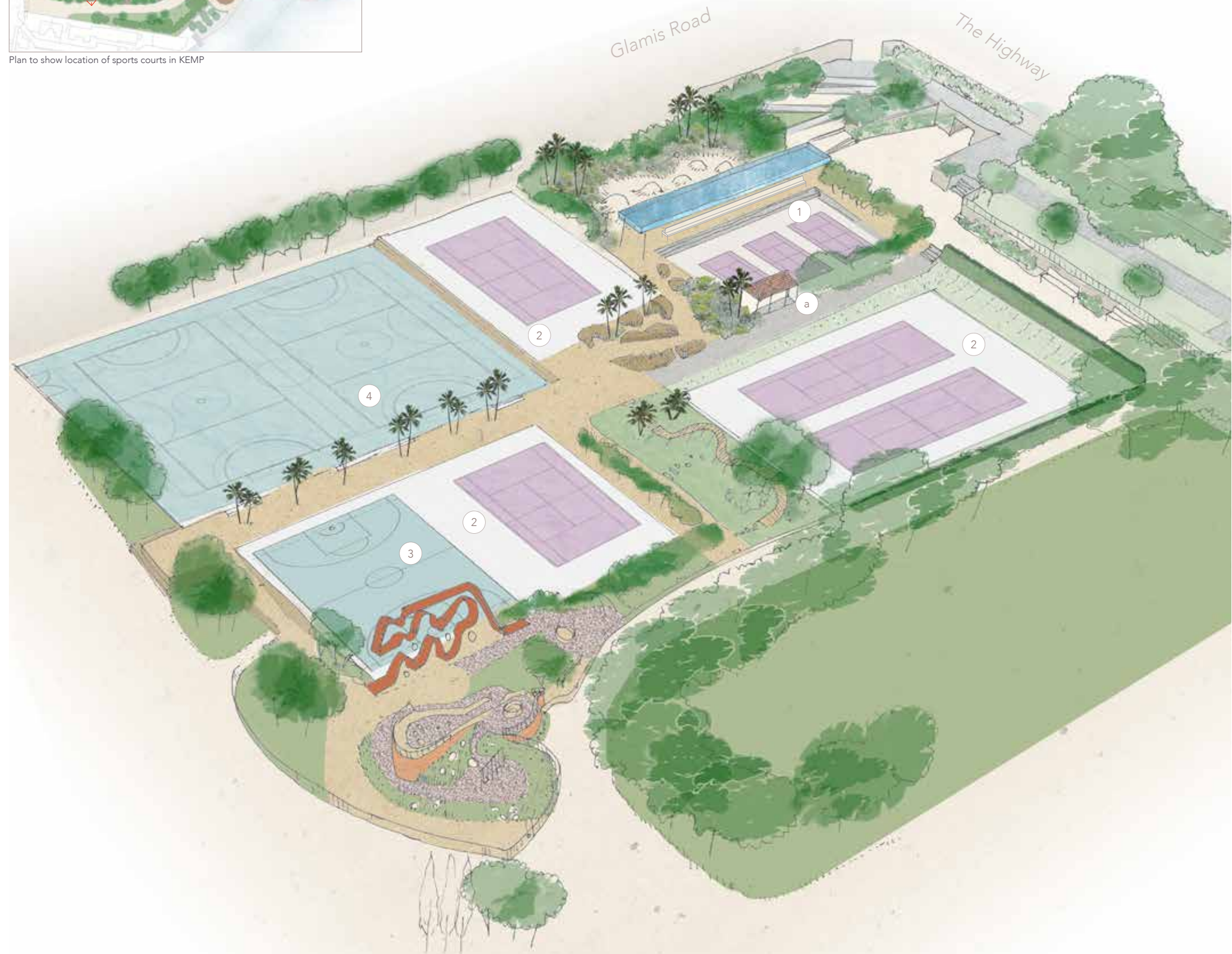
The large multiuse games area on the Glamis Road boundary is accessible to vehicles with a surface suitable for parking to accommodate use by film crews.

The sports courts comprise of:

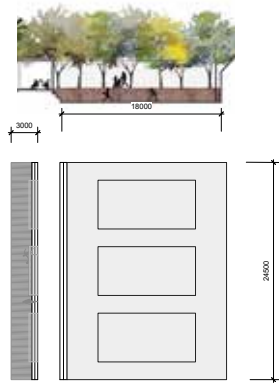
1. Three mini tennis courts
2. Four full size tennis courts
3. Multiuse games area for football and basket ball
4. Multiuse games area with two netball courts, two 5 aside and one 7 aside football pitch



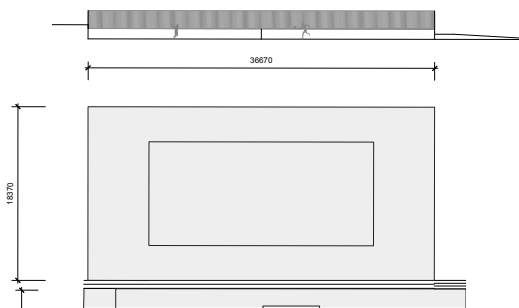
Plan to show location of sports courts in KEMP



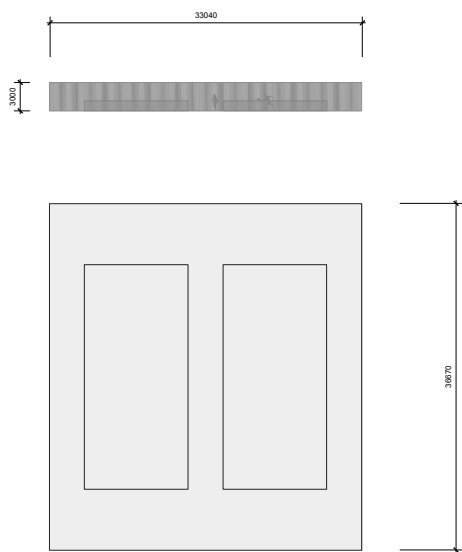
5.3.1 Sports Court Dimensions + Surfaces



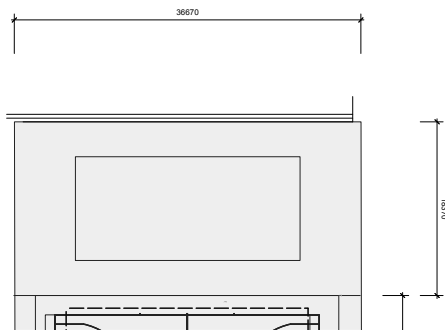
Court 1 Mini Tennis x 3
Dimension 24500 x 1800
Fence height 3000
Fence type ridged mesh weld
Court surface macadm with acrylic top
Tiered seating on West edge



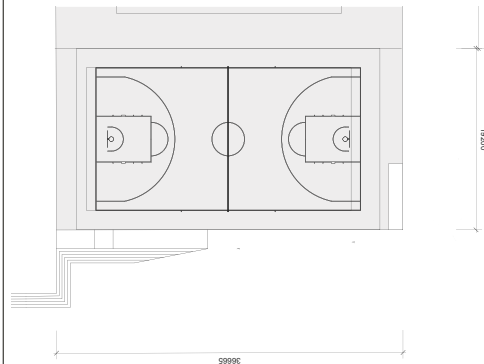
Court 2/1 Tennis
Dimensions 36670 x 18370
Fence height 3000
Fence type ridged mesh weld
Court surface macadam with acrylic top



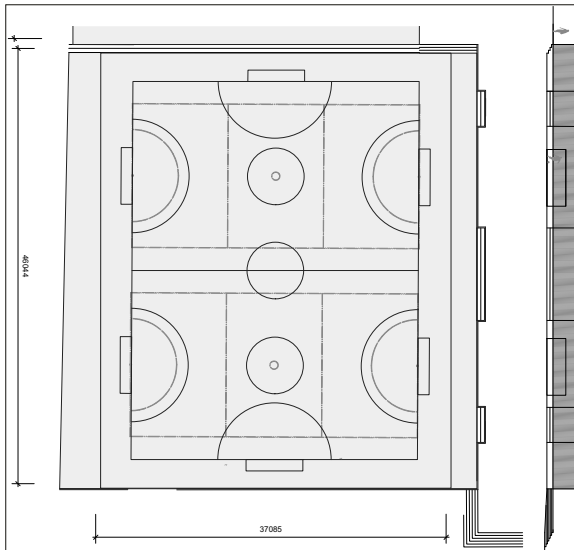
Court 2/2 Tennis x 2
Dimensions 33670 x 33040
Fence height 3000
Fence type ridged mesh weld
Court surface macadam with acrylic top



Court 2/3 Tennis
Dimensions 36670 x 18370
Fence height 3000
Fence type ridged mesh weld
Court surface macadam with acrylic top
Tiered seating on North edge



Court 3 MUGA
Basket ball & football
Dimensions 36665 x 19200
Fence height 3000
Fence type ridged mesh weld
Court surface macadam with acrylic top
Vertical play element on east boundary



Court 4 MUGA
Netball + 5-aside + 7-aside football (non standard)
Dimensions 37085 x 46044
Fence height 3000/3000+ on west boundary
Fence type ridged mesh weld
Court surface macadam
Tiered seating on North and East edge

5.4 Play

The play provision is designed as a sequence of accessible spaces interleaved with the formal sports courts. The spatial adjacency is designed to support an easy transition between informal play and formal sport and to mitigate the inert quality that results when a block of sports courts are not in use.

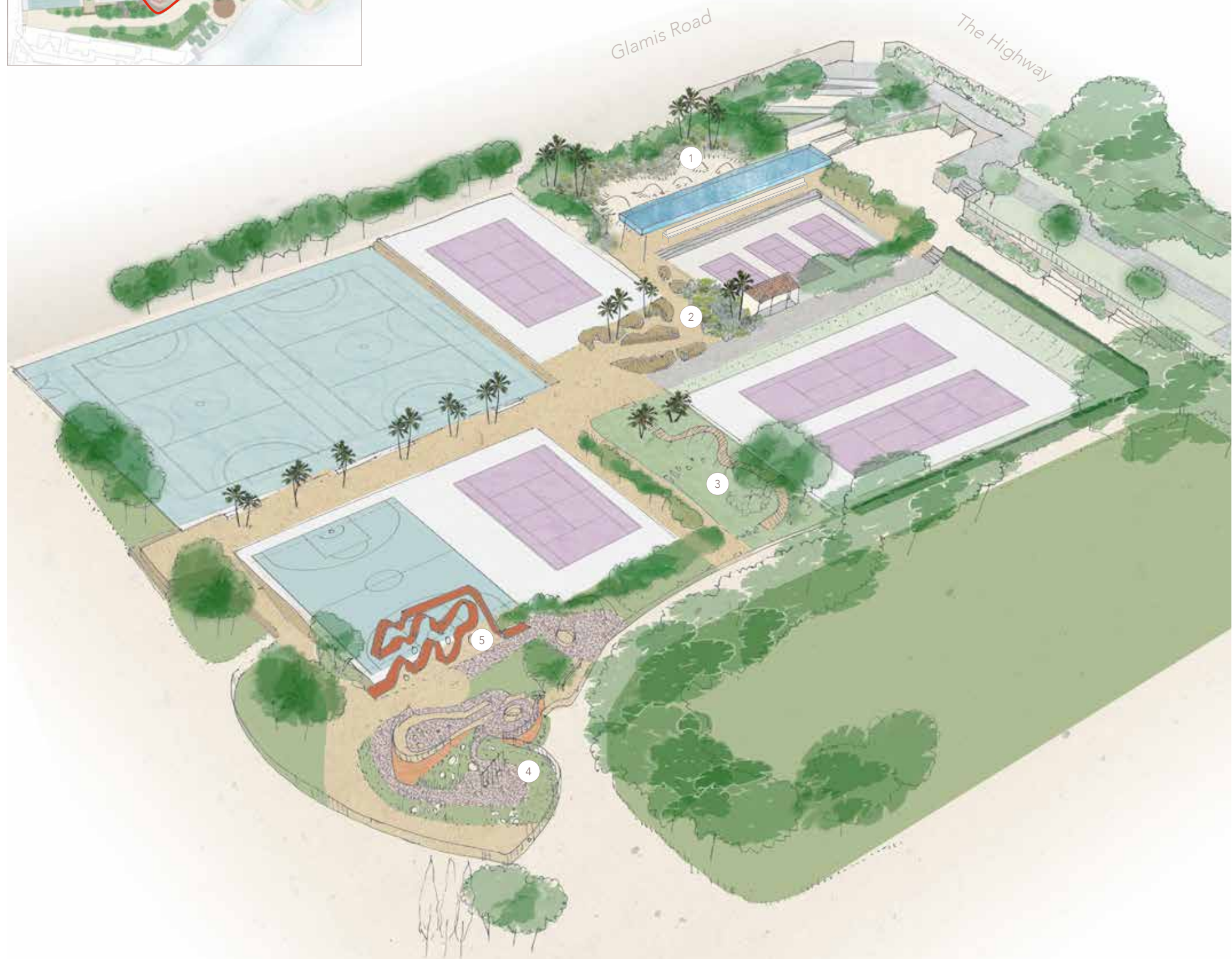
The sequence of spaces are linked by a playable route and a trail of objects, partially embedded in the ground, these objects are open to interpretation and hint at the many different previous occupations of the site.

Each play space is designed for a specific age range and has conventional play equipment, set within a landscape of made and natural forms that create an environment for exploration as well as play.

The design, colour palette and material resolution of all the play spaces, individually and collectively are in keeping with and contribute to the overall aesthetic and heritage qualities of the park.

The play spaces are as follows:

1. Undulating natural play landscape
2. Rocky maze
3. Climbing and social play structure
4. Accessible play mound
5. Vertical play structure as court boundary
6. Keep fit and adult play
7. Play Trail



Each play space is described in more detail below

5.4.1 The Trail

The play spaces are linked by trail of beguiling fragmented objects, some partially submerged in the ground, these can be climbed or sat on, and are placed without an explanation to encourage children to invent their own stories to make sense of the pieces.

5.4.2 Undulating Play

The play space closest to the Glamis Road west gate and the underpass is an undulating play landscape situated parallel to the mini tennis courts. This is a space for younger children of hills, planting, stepping stones, balancing and swing ropes and playable puddles with the pergola and long double sided bench between.

This playable garden makes a green edge to Glamis Road and softens the impact of the sports courts.

The pergola provides shaded seating along the east edge and the roof is designed as a rain reservoir with a simple mechanism of chain pulls to release the captured rain to supply playable puddles.

The play area has a fenced and planted boundary on three sides with a conventional gate on the north side.

5.4.3 Rock Path

The ramped path to the central route between the courts is designed as a rocky maze.

5.4.4 Over and Under

The area between the tennis courts east of the central route is designed as a space for active and social play for toddlers to children from eight years old and above.

A timber structure forms an elevated path and look out with a range of climbing and balancing challenges and swing ropes and ladders beneath.

The structure has the same material and formal language as the pergola.

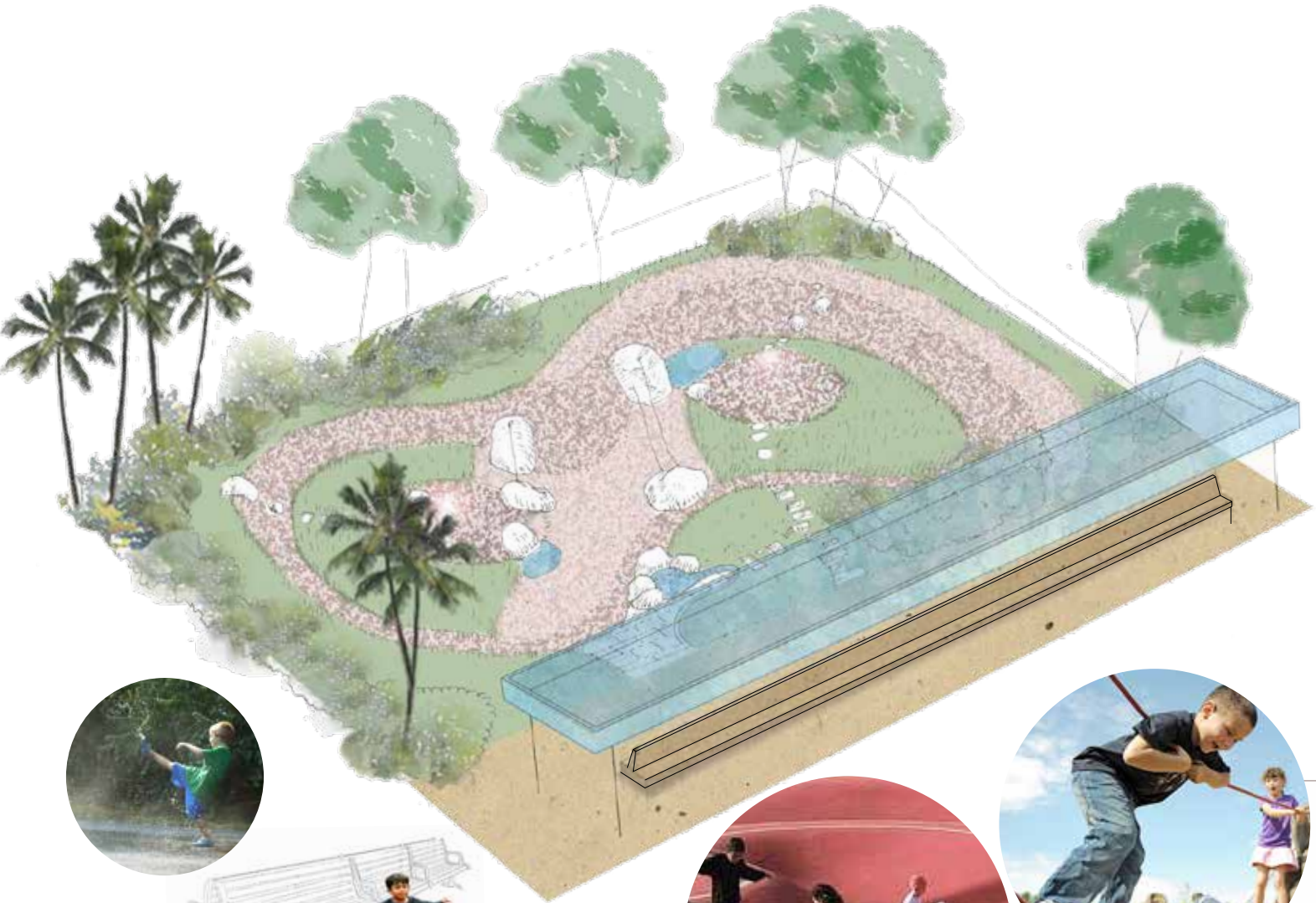
The existing trees in this area are retained and incorporated with new planting as part of the play landscape.



Use of natural stone to make playable landscapes and take up level differences, use of whole and fragmented pieces of statuary to create a playable trail



1. An undulating landscape for younger children of hills, planting, stepping stones, balancing and swing ropes and playable puddles with pergola and long double sided bench..



2. Over and Under, active and social play for children from toddlers to eight years old and above. An elevated timber path of climbing and balancing challenges with swings and rope ladders beneath.



5.4.5 Play Mound

The play mound west of the Rotherhythe tunnel ventilation shaft is designed for toddlers and for children from eight years old and above is situated next to the southern sports courts and will be delivered in advance of the master plan as part of the Tideway advance works.

The mound is designed as a play landscape between curved retaining walls that reference the adjacent Grade II listed Rotherhithe Tunnel Ventilation Shaft and the Italianate terrace to the north of the Park. A curved path, with accessible wheelchair gradients, winds up the mound and on each of the three levels of the ascent there are different play offers for a range of needs.



At the first level are a pair of toddler swings, at the second level a wheelchair accessible roundabout and talking tubes, with views out over the Park lawns, and at the final level, opposite and within speaking distance of what will be the mid level of the vertical play structure, is a slide which can be used by two people side by side, so less ambulant children can slide with a carer.

A large cantilever birds nest swing provides play opportunities for individual and groups of children as well as for non-ambulant or less mobile children who can lie in the 'nest'.

The upper levels of the mound can also be accessed by a range of climbing challenges, a scramble slope of boulders, a tiered climbing route and a more challenging vertical climbing wall, with a firefighters pole for a more speedy descent.

Seating is provided with views over the play area with shade from a multi-stem tree. The play area is fenced with a conventional gate on the east side from the main path and with a stile to provide an alternative playable way in or out and to avoid a cul de sac situation.

Provision of more challenging play for older children is located on the boundary to the sports court at the west edge of the play mound.

5.4.6 Vertical Play

The vertical play wall provides climbing and sliding challenges up to 4.5m as well as a social space to overlook the basket ball court and across the park.

Situating the play wall along the boundary to the sports court brings added value to what otherwise would be an inert fence.

The vertical wall is situated parallel to the play mound so children at the higher levels in both locations are close enough to wave and call across to one another.

Opportunities for adult recreation, both in the form of keep fit and as formal board games are provided through the adaptation of the park furniture.

Places to sit located in relation to the play spaces are adapted to make structures for pull ups and sit ups. The design avoids conventional off the shelf gym equipment with moving parts for reasons of maintenance and health and safety.

Selected benches along the promenade walks and the riverside are adapted to include boards for games, such as chess and Carrom, as part of the armrests.



Vertical play wall and play mound.



The play mound, designed as part of the masterplan and delivered as part of the Tideway advance works.



5.5 The Masterplan and the Tideway Foreshore Design

The masterplan sets out a blueprint for the renovation and design for the whole Park and within this Tideway will deliver a scheme, guided by the masterplan, but with a different design team to that of the masterplan, for the parts of the Park that are affected by their works.

At the time of writing this report the masterplan design is at RIBA work stage 2 and the Tideway foreshore scheme, outlined in this section, is at RIBA work stage 3

5.5.1 Context of the Tideway Works, The Thames Tideway Tunnel – a brief description

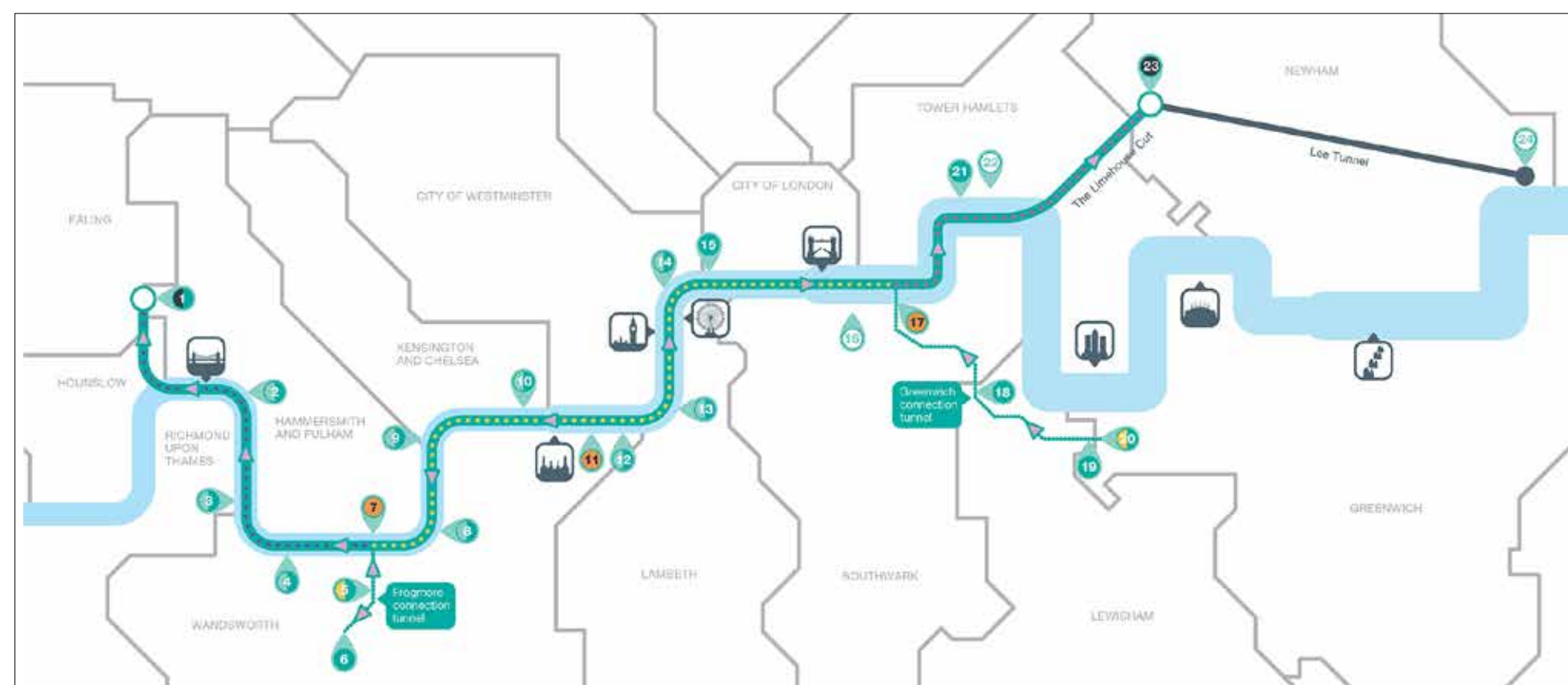
London's sewerage system relies on an integrated network of combined sewer overflows (CSOs). At the time it was built, the CSOs would release flows through discharge points along the river during heavy storms. Originally, this would happen once or twice a year, it now happens on a weekly basis and no longer requires a storm to trigger overflows.

By intercepting the sewage before it enters the river, the Thames Tideway Tunnel will help prevent the tidal River Thames from being polluted with untreated sewage which can stay in the river for up to three months before the ebb and flow of the tide finally takes it out to sea. The tunnel will be 25 kilometres long, more than 7m in diameter and up to 65 metres below the River Thames. It

will generally follow the route of the river to enable it to connect to and intercept the combined sewer overflows (CSOs) along the riverbanks.

The tunnel will be excavated by tunnel boring machines driven into the ground at three sites. [The eastern drive site is at Chambers Wharf in Bermondsey.] In total, there are 24 Tideway construction sites across London, where large concrete shafts will be dropped down to connect with the new tunnel.

Below: Route map of the Tideway Tunnel



5.5.2 The Thames Tideway Tunnel – what it means for King Edward Memorial Park

The construction site at KEMP is made up of part of the foreshore of the tidal Thames and an area of the south of the park. The engineering works will intercept the existing local CSO, known as the North East Storm Relief Combined Sewer Overflow, and connect it to the new tunnel via a drop shaft.

At this location, in a typical year, there are 31 discharges of untreated sewage with a volume of about 780,000 tonnes into the tidal River Thames. Once the tunnel is in operation it is expected that only four discharges would occur.

Most of the major new engineering structures will be underground and located beyond the existing park, to minimise disruption to the park and its community during construction and in the longer term, and to avoid damage to the historic Rotherhithe tunnel running under the park, or to its Grade II listed ventilation building. They include the drop shaft [around 20m diameter and 60m deep], the CSO interception chamber, and chambers for valves and for air treatment.

These will all be concealed under an extension to King Edward Memorial Park – an additional 2000 square metres of new land that will continue the current park out into the river. The new ‘foreshore’ will be public open space and will be surrounded by a new river wall.

A limited number of above-ground structures will be visible after completion of the project. These are - two ventilation columns for the drop shaft, three slimmer ventilation columns serving other chambers, and a small control pillar. There will also be an electrical kiosk located away from the river on the eastern boundary of the park.

5.5.3 King Edward Memorial Park Foreshore – planning consent process and impact on design

It is important to note –

- The designs for the new foreshore and the rest of the Tideway construction site shown in this document have not been finalised and are still being developed
- The Thames Tideway Tunnel project was granted

planning consent, through the Development Consent Order [DCO] in September 2014

- The details of the landscape and architecture for the site have to be submitted to the London Borough of Tower Hamlets for consent
- Acceptance of this masterplan by LB Tower Hamlets does not mean that the landscape design of the foreshore and Tideway site is approved by the Borough – these details will be submitted for consent under a separate applications process, incorporating commenting periods which will allow all stakeholders including the public to comment on the scheme.
- The emerging designs shown here are provided for information and not for approval through the masterplan

In securing consent for the tunnel scheme, Tideway provided a Section 106 payment of £3.1m to LB Tower Hamlets for enhancement works in King Edward Memorial Park and an additional sum for the production of a masterplan to determine what the works should be. The masterplan offers a unique opportunity to significantly improve the public realm and landscape at the park, providing a rich legacy for future generations of park users.

The Development Consent Order places certain limitations on how the permanent landscape for the Tideway construction site can be designed. A Site Works Parameter Plan defines zones within which proposed works can take place and where permanent above-ground structures like ventilation columns and the kiosk can be

located, and limits their maximum height. The detailed design must also adhere to various Design Principles incorporated in the DCO, for instance –

- The permanent access route to the site shall be fully integrated with the landscaping proposals for the park, as part of a new area of public realm
- Circulation onto and around the foreshore shall be clear, legible and integrated as far as possible with circulation around the park and along the Thames Path
- The design shall reinforce the character of the park by planting large tree species close to the river frontage wherever possible. Existing paths and landscaped areas shall extend onto the foreshore structure where practicable, in order to integrate it into the surroundings.

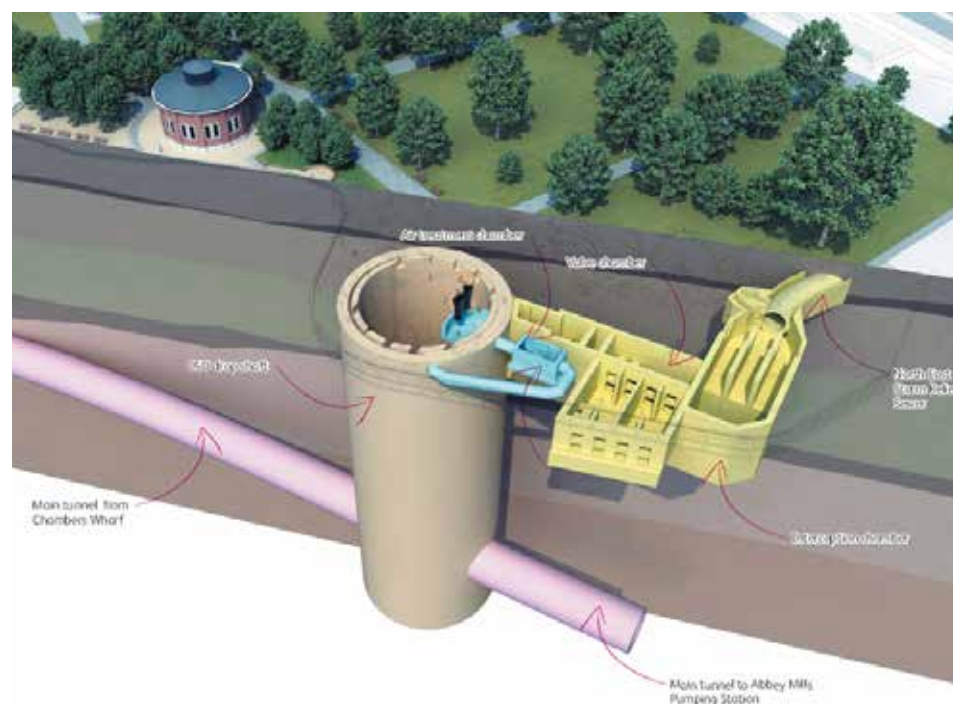
5.5.4 Engineering and operational maintenance - limitations on landscape design

- The high concentration of major below-ground engineering infrastructure in the new foreshore area places great constraints on how the landscape can be designed. Many of the underground structures are quite shallow and only allow sufficient depth for a paving treatment or low planting. Only where they are deeper is it possible to incorporate tree planting pits or changes in ground level. There is more scope for tree planting in other parts of the site, for instance along the new entrance from Glamis Road.
- For the new tunnel system to operate properly, the below-ground infrastructure depends on regular planned

maintenance. A large number of access hatches are needed - some maintenance cycles require access every three months and others only every ten years. This affects the way in which they can be incorporated into the landscape design. The hatches require some clearance around their perimeter, with set-down areas for removable covers near the opening. Most covers will be the 'recessed tray' type, filled with paving to match their surroundings and to blend into the landscape.

Unimpeded hard surfacing is required to reach the access hatches, parking and manoeuvring for smaller vehicles and, infrequently, for large cranes. The crane also places limits on the placing of trees or tall landscape features within the arc of the boom.

Below: 3D visualisation showing underground engineering structures at KEMP



5.5.5 King Edward Memorial Park Foreshore emerging landscape designs



The DCO-stage public realm design has been further developed by Tideway's Main Contractor's [CVB's] landscape and architecture consultants. The current proposals shown in this report for information are still evolving and will not be finalised until the details have been submitted in draft form to LB Tower Hamlets for public consultation, and then submitted as a final version to the Borough for approval.

The main change since 2014 has been the introduction of lower-level paths and terraces to provide a much richer and more interesting edge around the perimeter of the new foreshore. With a central social space framed by two grassed mounds at upper level, the arrangement of the landform in three dimensions breaks up the mass of the new structure [which extends KEMP by 2000 square metres] by creating a sequence of linked subspaces and different experiences of the river.

One of Tideway's requirements for the public realm design for the foreshore was that it must be coordinated with the wider park and the masterplan for park enhancements, and the need for good integration into the surrounding context was reinforced by the design panel of the Commission for Architecture and the Built Environment [Design Council CABE], which undertook an independent design review of the foreshore scheme at early concept stage. Coordination has been facilitated by having members of the same design team working on both the masterplan and the Tideway site projects.

Key officers at LBTH have been kept up to date on the emerging foreshore proposals. The CABE review panel was enthusiastic about the layout and rich river edge, as was the Environment Agency, another important stakeholder.

Engagement with stakeholders including the public will continue as design develops and questions of detail addressed, particularly through the formal application process for consent approval.

5.5.6 The design themes and proposals emerging to date include:

Bringing the river up to the park –

The possibility of creating a new stair down to the river was considered, but it raised serious safety concerns and was not supported by the Port of London Authority. So one of the key drivers of the landscape design has

been to 'bring the river up' to the park instead. Working closely with the engineers, low-level paths and planted terraces around the river front have been incorporated, allowing people to get closer to the water in safety. The lowest terraces are designed to be inundated slightly at exceptionally high tides, to intensify the feeling of proximity to the Thames and enhance aquatic biodiversity. The design of the new foreshore creates additional upper-level riverside walkway, plus 115m of brand new low-level path offering an experience of the Thames unique to KEMP.

Steps and feature seating allow visitors to pause and admire the views; much of the lower zone will be fully accessible to people with wheelchairs and buggies.

The central 'square' –

The hard-surfaced area needed to accommodate the access hatches and maintenance vehicles is treated positively, as a public space with integrated benches to be enjoyed by everyone. Feature paving contrasting with the other paths helps mark out the 'square' as a focal point. It is edged by two sloping grass mounds with seating edges, to make the most of the long vistas down to Canary Wharf or back upriver. Beds of low mixed planting and occasional carefully-placed new trees help define areas, make the connection with the rest of the park, enhance biodiversity and frame key views.



Children enjoy getting their feet wet at Greenwich at high tide

Integration with the wider park and masterplan –

The Tideway public realm design has been developed alongside the masterplan. Routes will connect into the park footpath network, and the improved Thames Path will lead directly to the new foreshore, linking to upper and lower level walkways around the river edge. The designers will study sightlines and ensure that important views to the river and through the park are kept open. The new design makes the most of KEMP's fantastic riverside views, and allows them to be enjoyed from further back in the park

The entrance from Glamis Road will be coordinated in more detail with the masterplan concepts for improving sports and play, and will incorporate new trees and soft landscape to create an inviting green approach to the park.

Some of the surfacing, furniture and other materials being used by the masterplan will extend onto the Tideway site. KEMP will appear as a single park; there will be no visible divisions.

New play area

Tideway's permanent public open space works also include a new play area, for construction in 2017 at the start of the site works. Fully coordinated with the KEMP masterplan [and by the same designers], the scheme combines traditional equipment with a fully accessible playable landscape offering rich and unusual play opportunities.

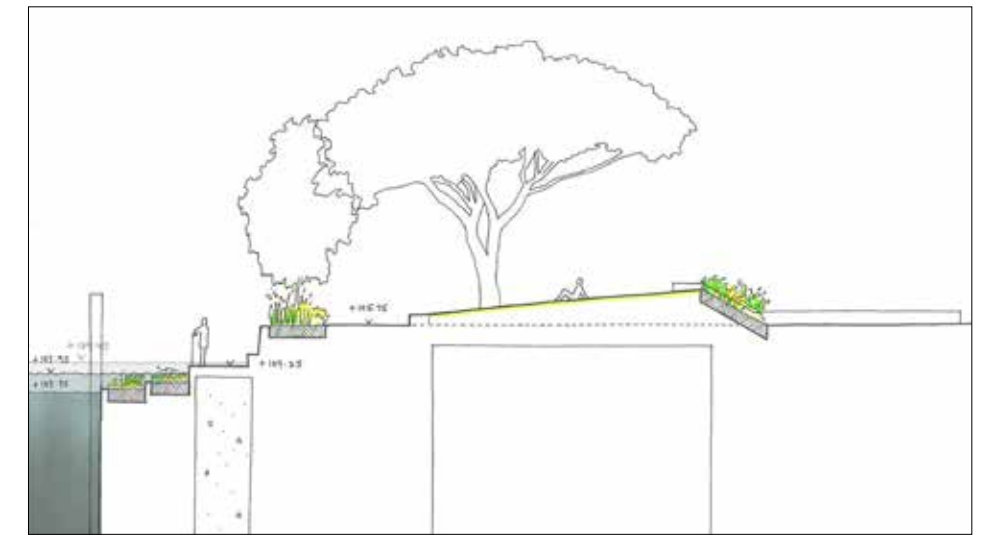
Above ground structures

The ventilation columns and electric kiosk are at an early stage of design. For technical reasons, the columns will have a metal cladding, and are required to be a certain

height, but the details of materials and finish are still being explored. Detailed designs are subject to separate consents approval from LB Tower Hamlets and the public will be formally consulted as part of this process

Integrated artwork

Tideway has a project-wide public art programme, including permanent artwork for each construction site, to be integrated into the architecture and landscape designs. The artist for KEMP, commissioned late January 2017, will be collaborating with the public realm design team to ensure that art contributes positively to the overall vision for the landscape.



Sketch section through western edge, low level path and intertidal terrace. Note that detailed designs are subject to separate consents approval from LB TH and the public will be formally consulted as part of this process



Visualisation of the western and eastern low-level paths. Note that detailed designs are subject to separate consents approval from LBTH and the public will be formally consulted as part of this process

5.6 Soft Landscaping Design

Overview

The soft landscaping design is integral to establishing the intended, distinct character areas of the park. This section sets out the approach to each planting type and a park wide strategic proposal.

5.6.1.Approach to Trees

The masterplan is composed of distinct areas which make up a varied park landscape. Trees will form just one of several categories of vegetation in the park which will include shrubs, ferns, perennials, ornamental grasses, wildflowers and lawns. Rather than seeing species that fulfil the botanical definition of 'tree' as a distinct element in the landscape, the master plan prioritises their use as part of a suite of plants to form the distinct character areas intended.

The intention of the master plan is to seamlessly integrate the works carried out under the Thames Tideway Tunnel main contract into the overall park design. Several of the proposed distinct character areas in the masterplan utilise both the land within and outside the Tideway works to eliminate clear divisions between the two. The coordinated use of trees is critical in achieving this aim.

The existing tree resource is made up of a range of species, in a variety of conditions as documented in the tree survey. Their amenity values differ as does their age and expected remaining lifespan. Several trees are due to

be felled and others planted for the Thames Tideway Tunnel main contract which has the potential to further complicate the tree structure of the park if not carefully considered. Tideway has a legacy aspiration to plant two trees at the park location for every one felled. Some of these may be outside of the site taken by the Tideway works and be located within the wider park (subject to the agreement of LBTH due to a lack of space owing to infrastructure and operational constraints).

As trees contribute significantly to a 'sense of place', it is vital that a clear strategic approach is adhered to throughout the future development of the park.

The process of removing existing specimens for spatial or public safety reasons will require careful public relations management and an up-to-date tree survey. Therefore, this masterplan is limited to setting out the strategy for each area of the park rather than dictating an approach on a tree-by-tree basis. It is intended to:

- Communicate an overall design vision as a blueprint to inform the Borough's management and planting strategy and ensure design intent is realised over time.
- Inform the tree removal and planting under the Tideway main contract, which may be in the wider park as well as within the area taken over for the tunnelling works.



5.6.2 Approach to Shrubs, Ferns, Perennials, and Ornamental Grasses

The park includes areas of successfully established planting (along The Highway road and historic terraces) which will be retained, maintained and replaced like-for-like as they reach the end of their lifespan. Other areas are in poor condition and need planting with more suitable species. Still others will be redesigned completely with new hard and soft landscaping and other features.

Proposed planting species should be judiciously selected to support the intend character of each proposed area of the park and be selected under the following criteria:

- Aesthetically appropriate with special regard for the Edwardian era of garden design.
- Adapted to micro climatic conditions.
- Encouraging further floristic biodiversity.
- Providing habitat and food for fauna.
- Low toxicity in areas accessible to the public.
- Planted at suitable densities with under-planting and/or groundcover for complete coverage of soil and the smothering of weeds.
- Low water demand and suitable for the current maintenance levels.
- Suitable mature size without the requirement for continual clipping.
- Consideration of views for large specimens.
- Visual interest.
- Commonly commercially available for procurement and replanting.

5.6.3 Approach to Lawns and Wildflower Meadow

The park has large areas of amenity grass lawns at its centre which are used for informal games and relaxing. These will be retained in the future park and should continue to be maintained in perpetuity with attention given to encouraging free drainage and developing a healthy and neatly kept sward. Similar areas of grass across the park will also be kept to the same green-keeping standard.

Rougher grassland with some wildflower species is present in the existing 'wildlife area' towards the east of the park. It is likely that this area has similar soils to the amenity lawn areas which have severely limited the successful establishing areas of a biodiverse wildflower meadow. Wildflowers need nutrient poor soils where they can out-compete more vigorous grass species.



The future 'wildlife area' site should include a combination of longer grass to provide a habitat for herpetofauna and wildflowers sown on to nutrient poor soil with a variety of moisture conditions. Longer grass areas should be limited as they can cause an allergic 'hay fever' response in some park users when they go to seed.

5.6.4 Strategic Proposal

This section describes the overall strategy of the soft landscape masterplan in relation to each proposed area of the park. Please refer to the Key Plan for the numbered location of each area and an indication of key views and the intended grouping of trees.

1. The existing containers will be removed and the area to the south of the new entrance planted with species to continue the evergreen shrub planting of the terrace

2. The upper terrace bordering The Highway will be supplemented with evergreen shrubs where gaps have formed to strengthen the parks character as a 'green oasis'. The green boundary will continue to indicate the presence of the park to road users.

3. The upper terrace Buxus hedging parterre will be planted with suitable low maintenance year round ground covering species, to include edible herbs. The existing trees in the parterres will be retained in perpetuity.

4. The Lower Terrace planting has well established shrubs. Existing plants will be maintained in perpetuity. and where sparse, infilled with species characteristic of the Edwardian era to include ground covering plants.

5. The strip of Leylandii trees in the south west corner of the Park are tall and create a dark corner but the trees in the west of this group are considered to provide the ground conditions that support the colony of Earth-satr fungi and these will be maintained, the trees will be thinned, some branches removed and some gaps replanted. Trees at the east end of this strip will be removed. A more detailed study in the next stage will identify which trees to remove. The remainder will be maintained in perpetuity until such time that as a group they reach the end of their life-span, wherein their value to the park will be reviewed.

A strip between the entrance from Glamis Road and the new foreshore promontory will incorporate new trees and low understorey planting either side of a hard landscaped route under the Thames Tideway Tunnel main works. It is intended that this approach to the park is a calm, simple setting which can accommodate major pedestrian flows. The Tideway designs for this area have not been finalised and are expected to be designed along these principles.

6. The existing grid of Ash trees will be maintained in perpetuity. If Ash Dieback (Chalara) occurs a more suitable tree may replace them insitu.

7. This area is within the Tideway main works site. The poorly structured shrubs around the Rotherhithe Tunnel Air Shaft Rotunda will be removed in some instances replaced with lower evergreen shrubs. Others may be pruned and thinned, in line with the Tideway Design Principles and works requirement to 'respect the Rotherhithe Tunnel Air Shaft'. Arboricultural advice should be sought for the existing trees growing in close proximity to the Rotunda which may pose a long term hazard to park uses. Structural implications on the Rotunda should be carefully considered.

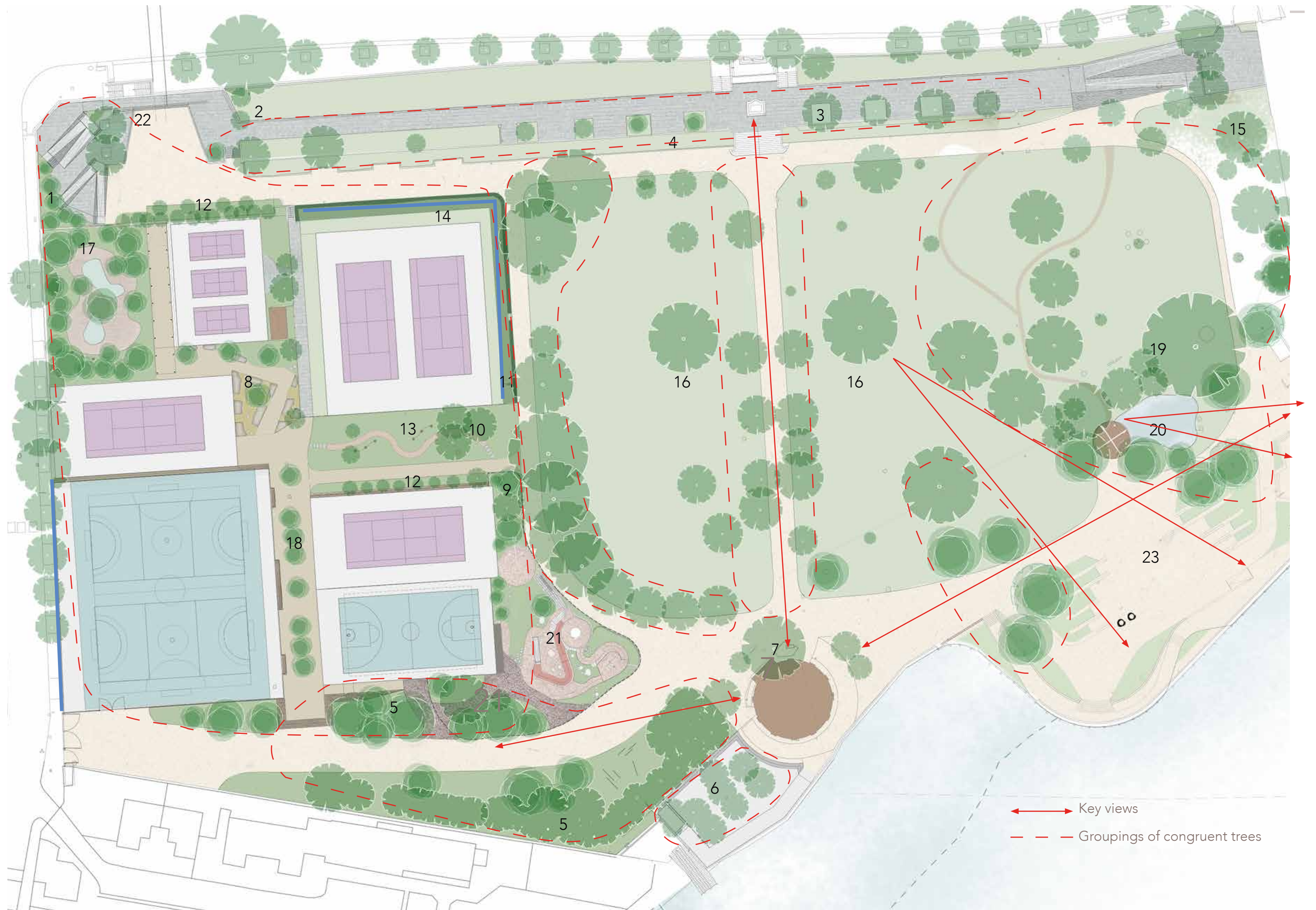
8. Palms or multistem trees will be planted with understory evergreen ground cover among the rocks.

9. Existing shrubs will be selectively removed and those remaining augmented with understory evergreen planting including nectar rich species. This area will be maintained in perpetuity.

10. This area will be planted with predominantly evergreen, nectar rich species giving all year colour and food for wildlife.

11. The existing hedge bordering the existing bowling green will be retained in the new proposal and maintained in perpetuity.

12. The row of existing trees will be retained and underplanted with new evergreen ground cover. The trees will be maintained in perpetuity.



13. The footprint of the demolished building will be grassed with amenity turf to form a lawn.

14. Evergreen climbing plants will be planted along the court fencing. The detailed species choice and fence design should give consideration to the long term loading and maintenance requirements.

15. Shade tolerant flowering evergreen shrubs planted in front of the existing wall will continue the continuous green enclosure of the park along its eastern boundary.

16. The central lawns are a major element of the original park design. Over time they have become encroached upon by additional parkland tree planting, (some of which are now attractive specimens) this has created an overgrown and rather claustrophobic atmosphere and subsequently blocked views to the river. The central avenue has been diminished both by planting of inappropriate species and not replanting gaps where trees have died or been removed. Consequently the avenue appears out of scale with the surrounding parkland trees and no longer defines the lawns and central axis.

The long term plan to clear the lawns of scattered parkland trees and open up key views from the lawns to the river, Rotunda and the foreshore requires great care given public sensitivity to felling of trees, and is to be reviewed at the detailed design stage.

The plan will entail managing valued trees to the end of their life while proposed trees mature elsewhere. Imme-

diately steps to partially improve the situation will involve crown lifting and canopy thinning of valued trees and the felling or relocation of less valued trees in locations which block key views.

The avenue trees should be replanted with species of an appropriate character and size to reestablish the axis between the existing Monument and the Rotunda and processional effect of travelling between both.

At the interface between the central lawns and the 'wildlife area', trees will be grouped informally to soften the transition into the more naturalistic area.

17. The proposed planting within the playable landscapes will be robust, profuse and exotic in nature composed of hardy specimens such as palms and tree ferns. They will provide a stimulating, year-round environment and will be in keeping with the Edwardian inclination for global plant collection.

18. The route through the games/ play area planted with small evergreen trees (and/or palms) in hard landscape forming small shaded subspaces. Evergreen climbing plants will feature along the sports court fencing adjacent to Glamis Road to soften its appearance.

19. The existing 'wildlife area' will feature a pond and wetland area. The planting types will include native marginal and aquatic shrubs, wildflowers and small coppiced tree planting to support invertebrates, and herpeto-

fauna. The existing trees will be retained and maintained in perpetuity with understorey shrub and basal growth removed in instances where they have become too dense.

20. Trees suitable for the context of the wetland and river will form a loose avenue framing a view towards Canary Wharf. Conversely these trees will frame the relocated existing band stand in its new pond setting from the eastern entrance to the park from the Thames Path.

21. The mounded play area will include a simple and robust palette of ground cover shrubs and ornamental grass species that will be resistant to trampling. An evergreen tree will provide shelter and shade adjacent to a new grass lawn for informal games.

22. Flowering evergreen climbing plants will partially cover and softening the existing underpass walls.

23. The foreshore promontory will be delivered under the Tideway works. The designs are in development. They currently include two lawns, a central hard landscaped space with seating, planting beds and intertidal terraces. Proposed terrestrial plant species are selected from the locations visited on the exploratory voyages that set sail from this site continuing the varied character of Edwardian plant collecting. Trees will form key connections from the promontory to the trees within proposed pond and lawn areas. Key views across the wider park must be respected in the placement of these trees.

5.6.5 Typical Species

The next section sets out principal species which should be included in each area to achieve the intended soft landscape character.

It is not a conclusive list, and it expected that further compatible species will be selected during the detailed design as part of the technical feasibility assesment .



1. Trees to include
Pinus pinea



Pinus pinea

2. Shrubs to include the following:

- Choisya ternata
- Caryopteris x clandonensis ‘Heavenly Blue’
- Hebe ‘Mrs Winder’
- Hebe ‘Autumn Glory’
- Iris sibirica
- Geranium x oxonianum ‘Wargrave Pink’
- Iris ‘Blue King’
- Iris ‘Empress of India’
- Iris ‘Sulphur Yellow’
- Acanthus mollis
- Ceratostigma willmottianum



Hebe ‘Autumn Glory’



Hebe ‘Mrs Winder’



Iris ‘Blue King’



Choisya ternata



Acanthus mollis



Ceratostigma will-
mottianum

3. shrubs to include the following

- Shrubs for parteers:
- Nepeta x faassenii
 - Lavandula angustifolia ‘Hidcote’
 - Stachys byzantina
 - Potentilla fruticosa ‘Abbotswood’
 - Phlomis fruticosa



Nepeta x faassenii



Melissa officinalis



Rosmarinus officinalis



Mentha spicata



Stachys byzantina



Anethum graveolens



Fragaria sp.



Coriandrum sativum



Lavandula angusti-
folia ‘Hidcote’



Phlomis fruticosa



Potentilla fruticosa
‘Abbotswood’

Edible herbs and vegetables:

- Rosmarinus officinalis
- Thymus ‘Silver Posie’
- Allium schoenoprasum
- Eruca sativa
- Anethum graveolens
- Mentha spicata
- Fragaria sp.
- Mentha arvensis
- Melissa officinalis
- Coriandrum sativum
- Petroselinum crispum
- Salvia officinalis ‘Purpurascens’



4. Shrubs to include the following:

Euonymus fortunei 'Kewensis'

Euonymus fortunei 'Emerald Gaiety'

Euonymus myrianthus

Prunus lusitanica



Camellia sp



Euonymus fortunei 'Kewensis'



Buddleja davidii



Laurus nobilis



Euonymus myrianthus



Phlomis fruticosa



Rosa Blanche Double de Coubert

Laurus nobilis

Rosa 'Blanche Double de Coubert'

Rosa 'Golden Wings' 37 No.

Camellia sp

Buddleja davidii

7. Shrubs to include the following:

Ruscus aculeatus



8. Trees and shrubs to include the following:

Juniperus communis 'Green Carpet'

Chamaecyparis 'lawsoniana' 'Grayswood Feather'



Juniperus communis 'Green Carpet'



Chamaecyparis 'lawsoniana' 'Grayswood Feather'

9 + 10 . Shrubs to include the following:

Viburnum tinus

Hebe pinguifolia 'Pagei'

Hebe 'Midsummer Beauty'



Viburnum tinus



Hebe pinguifolia 'Pagei'



Hebe 'Midsummer Beauty'



12 Ground cover

Vinca minor 'Gertrude Jekyll'

Vinca major



Vinca major



Vinca minor 'Gertrude Jekyll'

14. To include the following

Hedera Hibernica

Hedera helix 'Melanie'

Hedera helix 'Maple Leaf'



Hedera Hibernica



Hedera helix 'Melanie'



Hedera helix 'Maple Leaf'

15. To include the following

Camellia × williamsii 'Les Jury'

Camellia sasanqua 'Hugh Evans'

Vinca minor 'Atropurpurea'

Camellia 'Leonard Messel' (reticulata × (× williamsii))



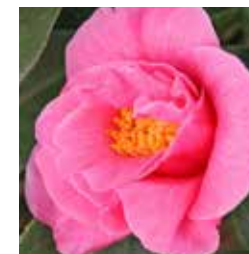
Camellia sasanqua 'Hugh Evans'



Camellia × williamsii 'Les Jury'



Vinca minor 'Atropurpurea'



Camellia 'Leonard Messel' (reticulata × (× williamsii))



17. To include the following

Sedum spectabile
Pachysandra terminalis
Phormium tenax
Stipa arundinacea

Cycas revolute
Phyllostachys Aureosulcata
'Aureocaulis'
Phyllostachys nigra
Stipa gigantean

Trees:

Cordyline indivisa
Musa basjoo
Ensete v Maurelii
Dicksonia Antarctica
Acer palmatum
Cordyline australis

18. Trees to include

Arbutus unedo
Quercus ilex



Arbutus unedo

Cordyline australis



Quercus ilex

19. Marginals to include

Narcissus pseudonarcissus
Lotus uliginosus
Mentha aquatica
Scrophularia auriculata
Stachys palustris
Carex pseudocyperus
Juncus articulatus

Caltha palustris
Lythrum salicaria
Phalaris arundinacea
Lychnis flos-cuculi
Aquatic plants to include
Myriophyllum spicatum
Nymphaea alba

19. Trees to include

Salix caprea (shrub)
Salix viminalis (stool)
Salix alba (multistemmed)
Alnus glutinosa (multis-
temmed)
Betula pubescens (multis-
temmed)



Stipa arundinacea



Phormium tenax



Stipa gigantean



Phyllostachys
Aureosulcata
'Aureocaulis' ,



Phyllostachys nigra



Narcissus pseudon-
arcissus



Lotus uliginosus



Mentha aquatica



Salix viminalis



Musa basjoo



Dicksonia Antarctica



Cycas revolute



Cordyline
australis



Acer palmatum



Stachys palustris



Caltha palustris



Betula pubescens



20. Trees to include

Salix x sepulcralis
'Chrysocoma'

21. Trees and shrubs to include

Arbutus Unendao
Stipa tenuissima
Stipa arundinacea
Vinca major

22. Shrubs to include

Passiflora 'Amethyst'
Clematis armandii
Hedera helix 'Minor Marmorata'

23. Trees to include

Betula spp
Quercus ilex
Pinus pinea



Salix x sepulcralis
'Chrysocoma'



Arbutus Unendao, multi stem and in fruit



Stipa tenuissima



Passiflora 'Amethyst'



Clematis armandii



Betula spp



Pinus pinea



Vinca major



Stipa arundinacea



Hedera helix 'Minor Marmorata'

5.7 Material and Park Furniture Palette

The material palette for King Edward Memorial Park builds on the existing fabric to determine a limited range of materials that are:

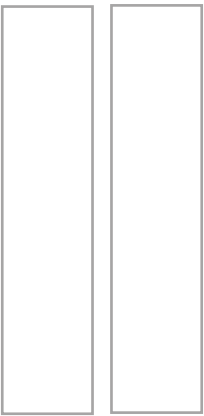
- Aesthetically appropriate with regard to the Edwardian design.
- Provide visual interest.
- Commonly commercially available for procurement and repair.
- Low maintenance.
- Affordable within the budget

The following pages show the existing materials and structures that have heritage and aesthetic value and the proposed structures and material palette.



Key to existing and proposed structures

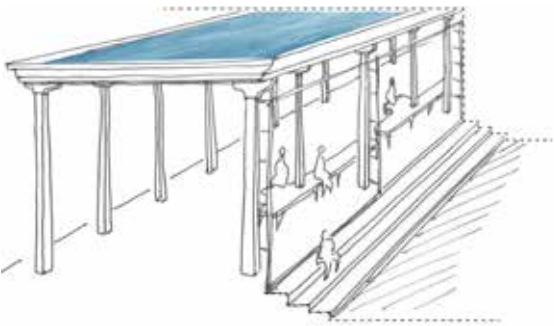
Proposed and Existing Large Scale Park Structures



1. Indicative scale of Tideway ventilation column structures (In scale to other park structures, design is under review at time of writing)



2. Concept for vertical play wall



3. Proposed rain garden pergola



4. Grade II listed Rotherhithe Ventilation Shaft rotunda



5. Existing bowling green pavilion to be renovated as sports store



6 Existing bandstand to be relocated and re purposed as a pond dipping platform and for performances



7. Existing Edward VII Memorial

5.7.1 Existing Path Surfaces



1. Sandstone flagstones on upper terrace to be retained



2. Sandstone crazy paving on bowling green path to be retained



3. Cobbles on north east entrance balcony to be retained



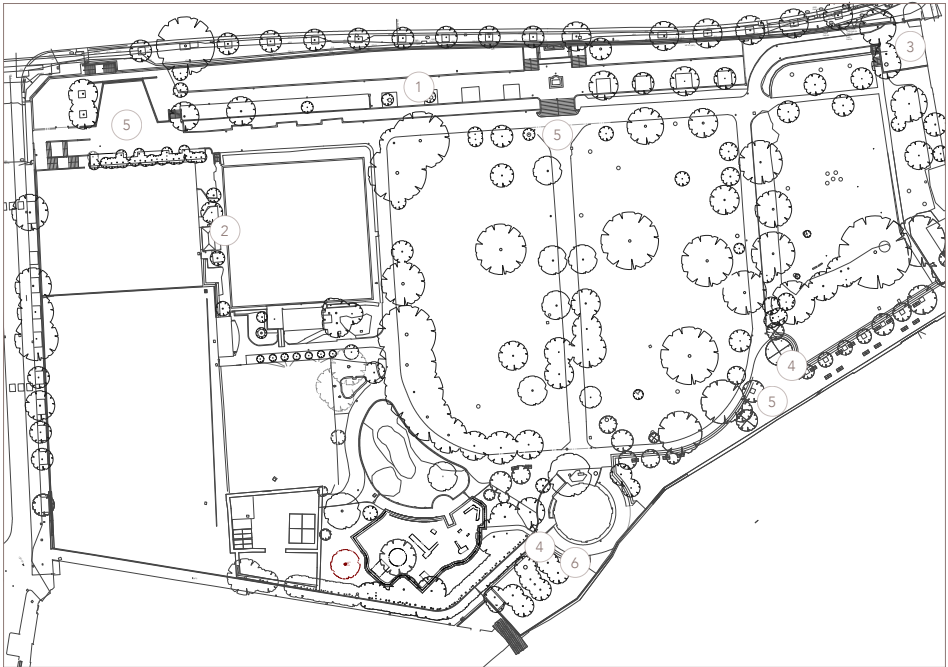
4. Grey/white granite sets on the riverside and around rotunda, to be partially retained.



5. tarmac paths throughout, replace



6. Concrete block pavers, replace



Above, key to existing, below key to proposed



Proposed Path Surfaces



1. Sandstone flagstones on upper terrace, retain and repair, similar for stepping stones in play areas



2. Sandstone crazy paving on bowling green path, retain, repair and extend and similar for stepping stones in play areas



3. Cobbles on north east entrance balcony, retain and repair.



4. Pigmented stone mastic asphalt, new path surfacing throughout



5. Clay paving 'Harlequin' path to landscape mound play space



6. Self binding gravel, paths in the naturalised east section of the Park

5.7.2 Existing Walls and Fences to be retained unless otherwise stated



1. Red brick with lime mortar and English bond



3. Range of weathered bricks, lime mortar and English bond



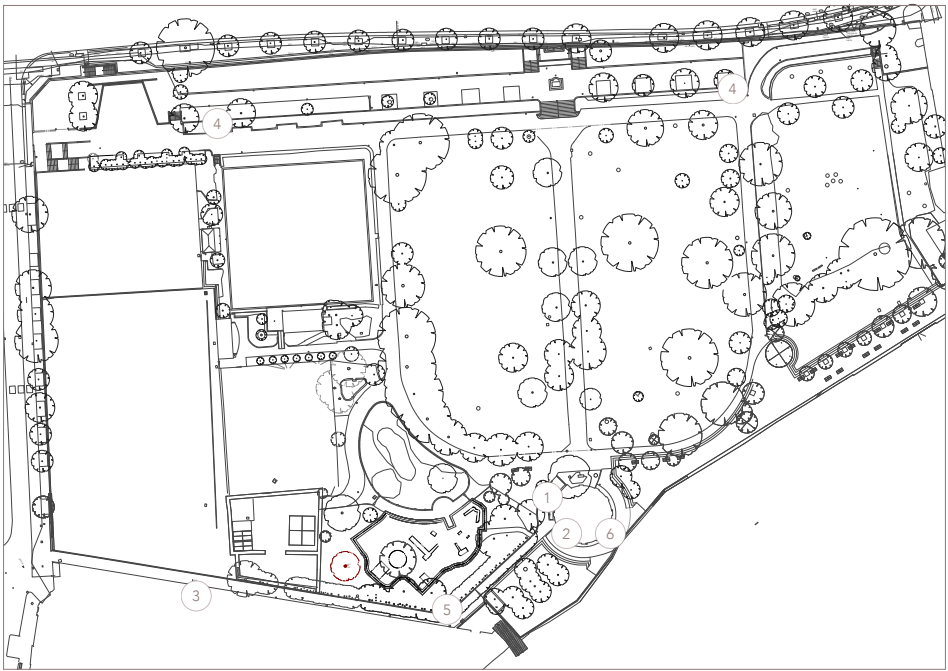
4. Brick and concrete capping decorative wall



5. Iron work spiked top fence, partially removal along existing Thames Path



6. Ornate iron work in rotunda windows and Portland stone surrounds



Above, key to existing, below key to proposed



Proposed Walls and Fences



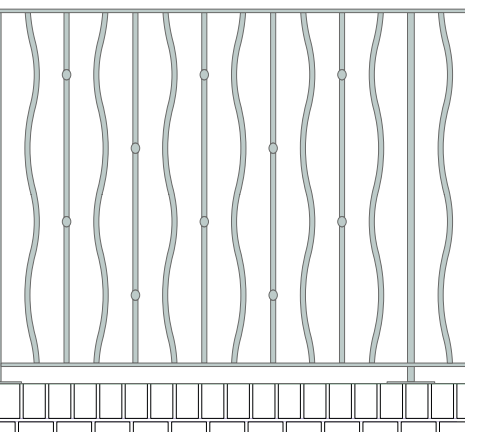
1. Swanage multi-red brick, English bond (not shown) and lime mortar



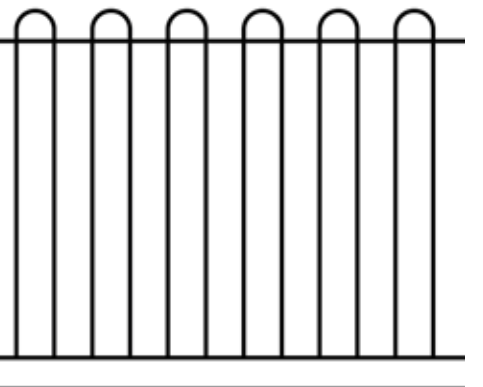
2. Hoskins Antro brick



3. Portland stone blocks as tiered climbing structure



4. Ornate balustrade RAL 7033 at upper levels of playground mound



5. Broxap bow top fence to all other play spaces, black throughout with bow top self closing gates

5.7.3 Safety surfacing and play elements (excluding large scale catalogue play equipment)



1. Safety surfacing: Resin bound rubber crumb, colour mix specified for play mound play, black 25%, beige 25%, brown 25%, eggshell 25%, colour mix for other areas TBC



2. Pergola, pond dipping platform and undulating path: FCS exterior grade treated timber.



3. Rounded glacial boulders



4. Stone slabs for rock maze. Quarry TBC



5. Sandstone York stone irregular shaped stepping stones



6. Example of trail object, cast concrete with ground stone and weathered finish, other trail objects TBC



7. Balance rope, steel wire core with PES yarn outer 19mm diameter, colour TBC



7. Acrylic top macadam sports courts for tennis/ basket ball/football



8. Macadam courts for netball



9. Rigid steel mesh weld fencing for all courts

Below key to proposed





5.7.5 Park Furniture

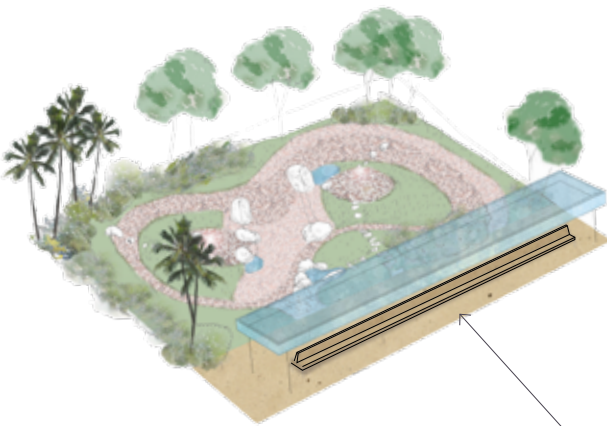
The masterplan strategy is to select an off the shelf standard bench designed to comply with DDA guidance and to work with the manufacturer to adapt the design to provide a suite of furniture that responds to the different Park environments.

The preferred standard is Furnitubes New Forest, black metal frame with hard wood slats with Broxap BX 2361 black heritage cast iron litter bin.

The pergola and pond dipping platform, as an adaptation of the bandstand, will follow the same formal language and material resolution as the park furniture, The dipping platform will have an upstand kerb edge.

The location and types of Park furniture are as follows:

1. Formal benches located on the upper terrace and main east west path, to be designed with arm rests, foot



rests and raised sections as tables with games boards. and in longer single length where appropriate.

2. Double sided bench under pergola facing the mini courts on one side and the play area on the other.

3. Stepped seating around the games courts for informal gatherings of players and spectators.

4. Benches adapted as keep fit stations.

5. Adaptation of the bandstand to include a pond dipping platform

6. Riverside benches integrated to the foreshore design

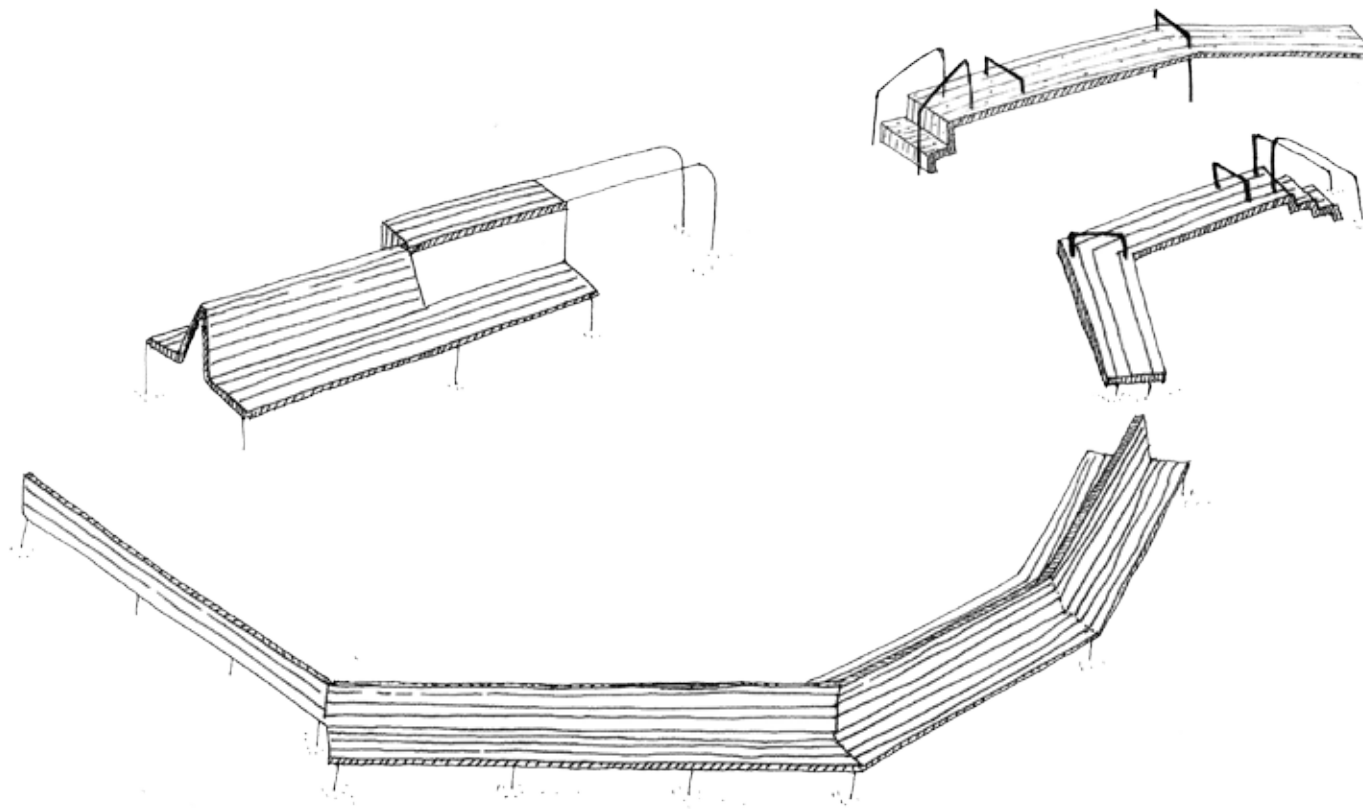
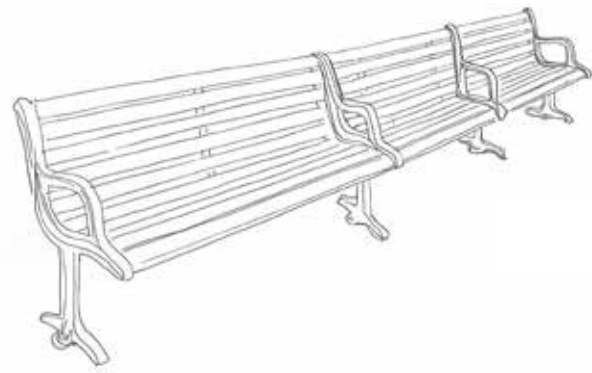
The existing memorial plaques will be collected reinstated in consultation with the families and friends of those commemorated.



Above, double sided seating adjacent to mini tennis courts

Below, pond dipping platform





Above New Forest bench, standard and extended.
 Right adaptation of a standard formal bench to provide sit up and pull up gym stations
 Below change in levels around the sports courts to provide informal seating



6.0 Implementation Strategy

6.1 Overview

The purpose of this section is to set out recommendations on implementing the KEMP Masterplan. The masterplan described in this report is at RIBA work stage 2.

LBTH procurement process requires the next stage of design is tendered. The appointed designer for the next stage will be responsible for the detail design and specification and will have a role in the tender, procurement and construction phase.

6.2 Consultation to Support Design Development and Detailed Design

The masterplan provides a framework for the next stage. To ensure the next stage of design accurately reflects the needs and aspirations of the end users, it is recommended that dialogue with stakeholders and park users is ongoing and this includes those dialogues already initiated with the following organisations.

The tennis coaching provider is able to input to the detailed layout, including location of access to courts and storage. There is an opportunity to secure additional funding with the tennis provider from the Lawn Tennis Association for court enhancements, for example lighting www.towerhamletstennis.org.uk

Shadwell Basin Outdoor Activity Centre are neighbours on the west boundary and use the park for orienteering and welcome inclusion of orienteering points as part of the interpretation. The centre has a climbing wall with expertise in the use and design of these features. www.shadwell-basin.co.uk

Provision for older people in the park was cited in consultation and as older people are less likely to access public space and parks, further dialogue with local organisations such as the Glamis Tenants & Residents Association, Cable Street Pensioners Club and Sonali Gardens Day Care will bring clarity to ensure the design is welcoming to older people, particularly park furniture.

Consultation with the local doctors surgery on Cable Street will enable the Park to be part of exercise prescriptions to address mental and physical health, for example to determine how many circuits of the Park equals a mile, how many miles result in calories lost, etc. and for this information to be part of the park interpretation. <http://www.cablestreetsurgery.nhs.uk>

The fitness stations are designed as part of the park furniture for pull ups, press ups and sit ups. They are located close to the children's play areas for parents and carers and can be located elsewhere. Dialogue with Fitability, who use the Park for fitness sessions and with Shadwell Centre who run exercise classes will ensure design accuracy and optimum locations. <http://www.fitability.co.uk>
<https://www.ideastoreonlinedirectory.org>

Glamis Road Adventure Playground + Play Association Tower Hamlets have expertise in the design and delivery of quality play spaces and additional dialogue with them in relation to both the detailed play design and the planting specification would be beneficial. <http://play-towerhamlets.org.uk>

The masterplan makes provision for two netball courts to address the gender imbalance and under-representation of girls in the use of public sports facilities. However, to further support girls into sport more proactive initiatives are required. Organisations that can support more equal access are Tower Hamlets Sports Foundation (<http://thysf.org>), Shadwell Basin Activities Centre (www.shadwell-basin.co.uk), who work with local young people and have an insight of local issues, and London Sport, an organisation dedicated to improving access to sports for all. (<https://londonsport.org>)

The heritage of the park is of great value to local people and the design of the interpretation and any heritage features should be undertaken in consultation with local groups. These can be contacted through Save KEMP. <http://www.savekemp.org.uk>

Detail design and implementation of all aspects of the design relating to play to be overseen and signed off by a RPII accredited safety officer.

6.3 Procurement Packaging Approach

LBTH has an established procurement process and rules to follow and this section does not cover that aspect, instead it focuses on the options for how the works might be packaged and tendered, concluding with a recommended approach.

6.3.1 Option One

The scheme is packaged as one tender to a single contractor with the following delivery option

- 1.1 A single phase, i.e. with the entire park closed for the duration of the works.

Pros: Cost effective

Cons: Whole park closed for duration of works

- 1.2 Separate phases, re-mobilising each time, i.e. closing parts of the park during each work phase with the remainder of the park open

Pros: Parts of the Park remain open at all times

Cons: Increased cost of mobilization (approximately £25,000 each time)

- 1.3 Separate phases, moving the site fencing each time, but not re-mobilising, i.e. keeping parts of the park open as the active work site moves around in planned phases

Pros: Parts of the Park remain open at all times

Cons: Increased cost of site fencing (though less than mobilization)

6.3.2 Option Two

Tender is split into a number of packages and tendered separately to multiple contractors managed by LBTH with the aim to deliver packages of works keeping the parts of the park open at all times.

Pros: Parts of the Park remain open at all times. Works to the park can be managed so they are not continuous as they would be in 1.1 and 1.3

Cons: Extremely cost ineffective, project management and administration fees as well as contractors overheads, profit and mobilization costs would absorb a major percentage of the budget.

6.3.3 Recommended Approach

The recommended approach is based on the most cost effective method of procurement and the requirement from LBTH that parts of the Park are accessible throughout the duration of the works.

This leaves two options, a main contractor completes the work in phases, either 1.2 leaving the site and re-mobilising each time or 1.3 moving the site fencing around the park.

Given the constraints on the budget 1.3 is the favoured option, a single tender to one main contractor, with a works program delivered sequentially to areas within the park by moving the site fence.

6.4 Construction Phasing

The masterplan works if delivered as a single continuous works package are estimated to take 12 months. The masterplan works cannot be fully complete until after the Tideway landscape works are finished, which is not due until December 2020. To coordinate with this date as a single phase the masterplan works would commence on site in December 2019

On the understanding that LBTH do not want to delay delivery but want improvements to the Park available to the community sooner rather than later, a hybrid approach to delivery (as outlined in the previous section) of the masterplan works is recommended.

The most cost effective plan is to undertake a single tender to one main contractor and to implement the masterplan in the following steps:

1. Undertake the bulk of the work in phases, moving the site fencing between each phase
2. The contractor demobilises and leaves site until the Tideway works are complete.
3. The contractor remobilise and finishes the last of the masterplan works.

This approach will incur one re-mobilisation cost, (approximately £25,000) LBTH consider this value for money to achieve earlier delivery of improved Park facilities .

The next section describes the phasing plan in relation to the Tideway works and is based on the recommended procurement package as outlined previously.

This is illustrated in the plan which shows Tideway's works shaded in orange and the masterplan works in purple, and is described as follows:

6.4.1 Phase 1 Tideway - Jan. 2017 – Aug. 2017 24 weeks

Tideway mobilised on 9th January 2017, site set up with cabins and hoardings and build the access road.

To create the access road, the existing play area is being relocated, for which work also started in January 2017. This is due to open around July 2017, with the old playground removed in mid-February so the access road can continue through.

The multi-use games area will be closed until June 2017 to enable creation of the site entrance and access road.

This phase ends with establishment of the fully hoarded / fenced Tideway site across the southern edge of the park. This allows the bulk of the park, including all sports courts, and the Thames Path to remain open. However, the latter crosses Tideway's construction access route at a controlled point. Existing park maintenance access is retained from the north-west and north-east entrances.

6.4.2 Phase 2

Tideway - May 2017 – Sept 2020 124 weeks

Masterplan - Oct 2019 - Sept 2020 40 weeks

To coincide with the end of the Tideway works the Masterplan works to start no later than mid October 2019

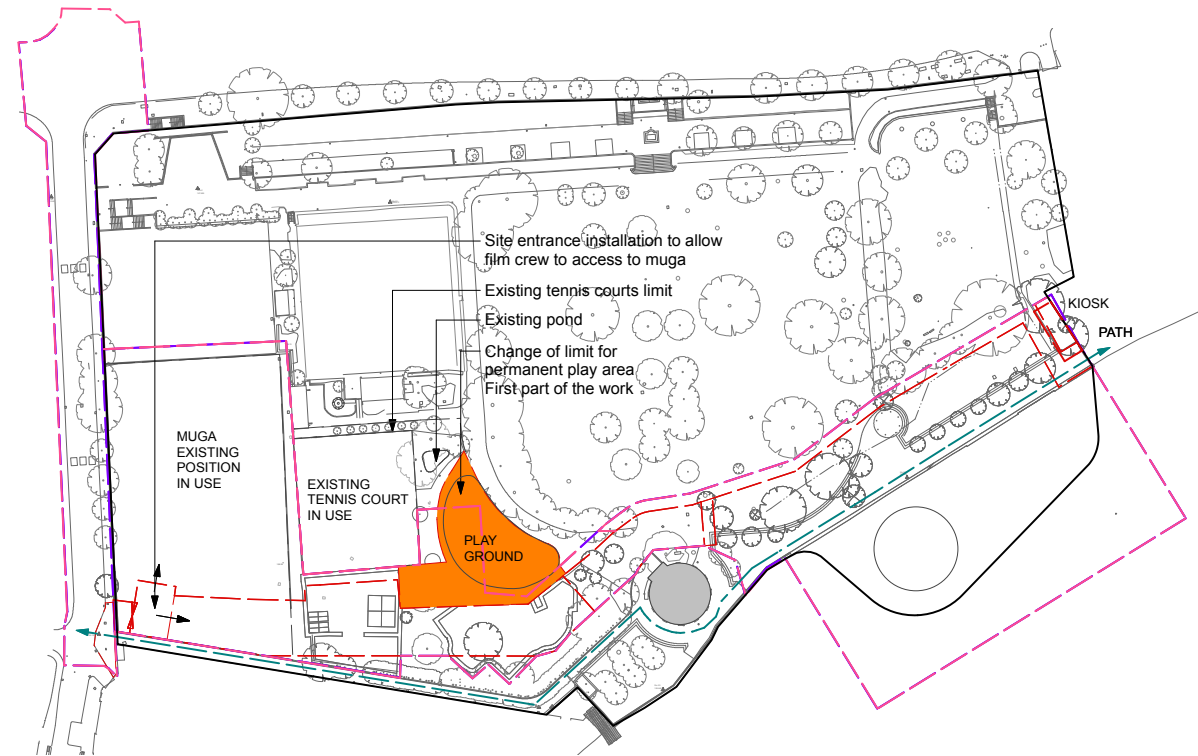
The second phase sees Tideway's site fully established and the first part of the masterplan works being implemented, including the new ramped entrance to the north-east, new tennis and other courts in place of the existing bowling green and further south and extension of the play space in between these new courts.

As is central to this approach, the remainder of the park remains open during this phase, including the existing north-west tennis courts, MUGA, main lawn area, east wildlife zone and terrace. Maintenance access is retained via the existing north-west entry only.

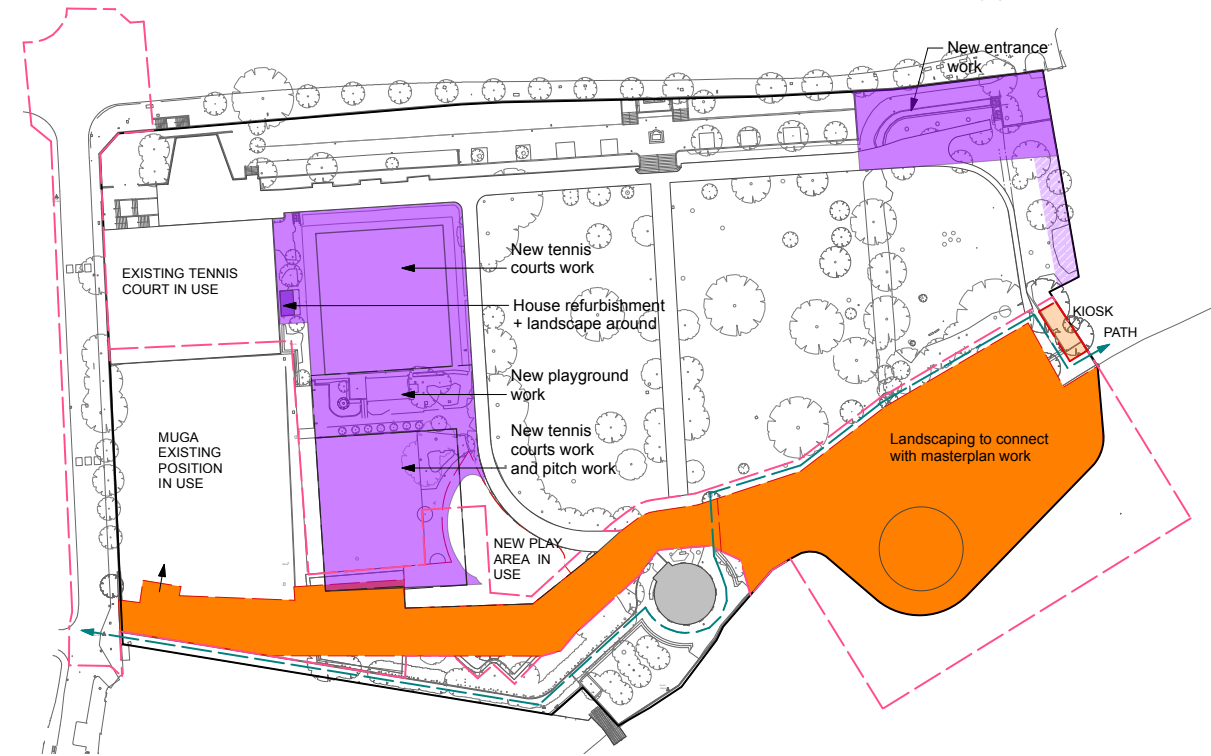
6.4.3 Phase 3 - July 2020 – Dec 2020 24 weeks

With the new north-east entrance and four new courts, 3 tennis and one football/basket ball and extended play space opened, this phase focuses on the north and west parts of the park, including one new tennis court and three mini tennis courts and further extension of the play space / route in between. This phase also includes upgrade of the terrace that runs along the north and the reinstatement of the wildlife pond in the east wildlife zone.

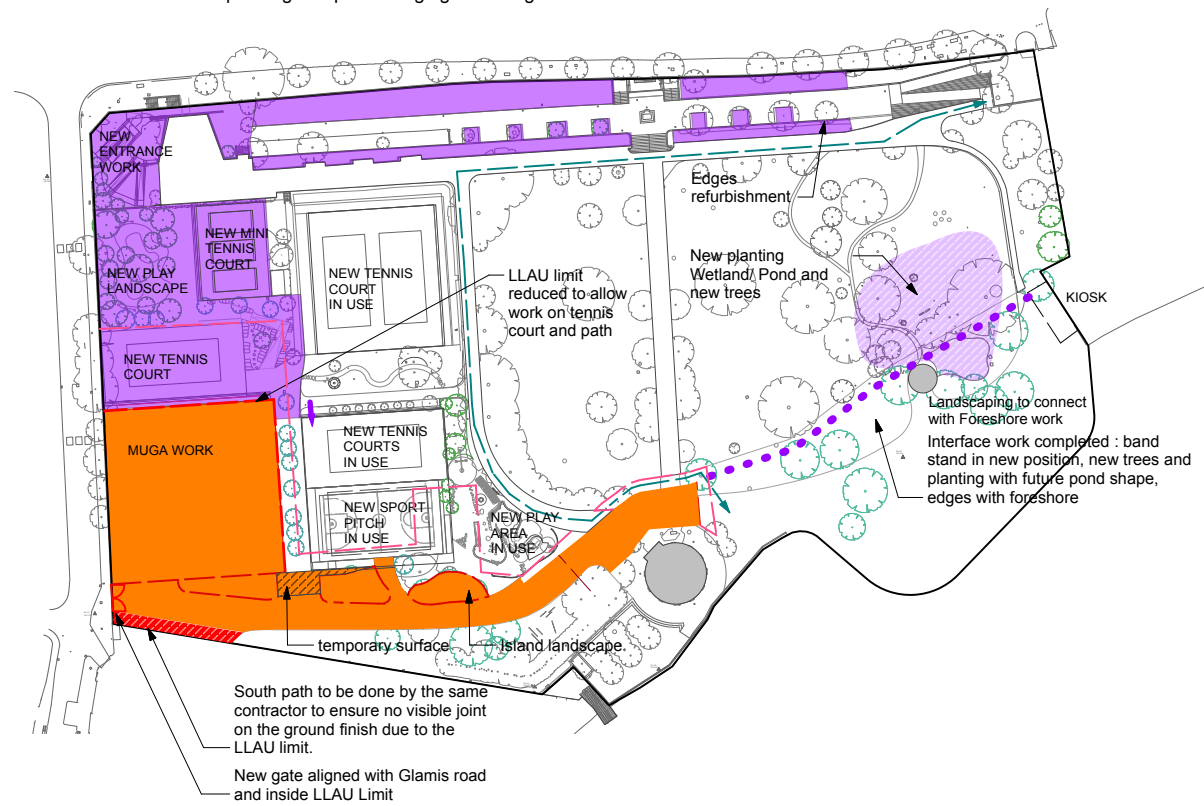
PHASE 1:
Tideway on site: Installation of fences, access to site and construction of the permanent playground



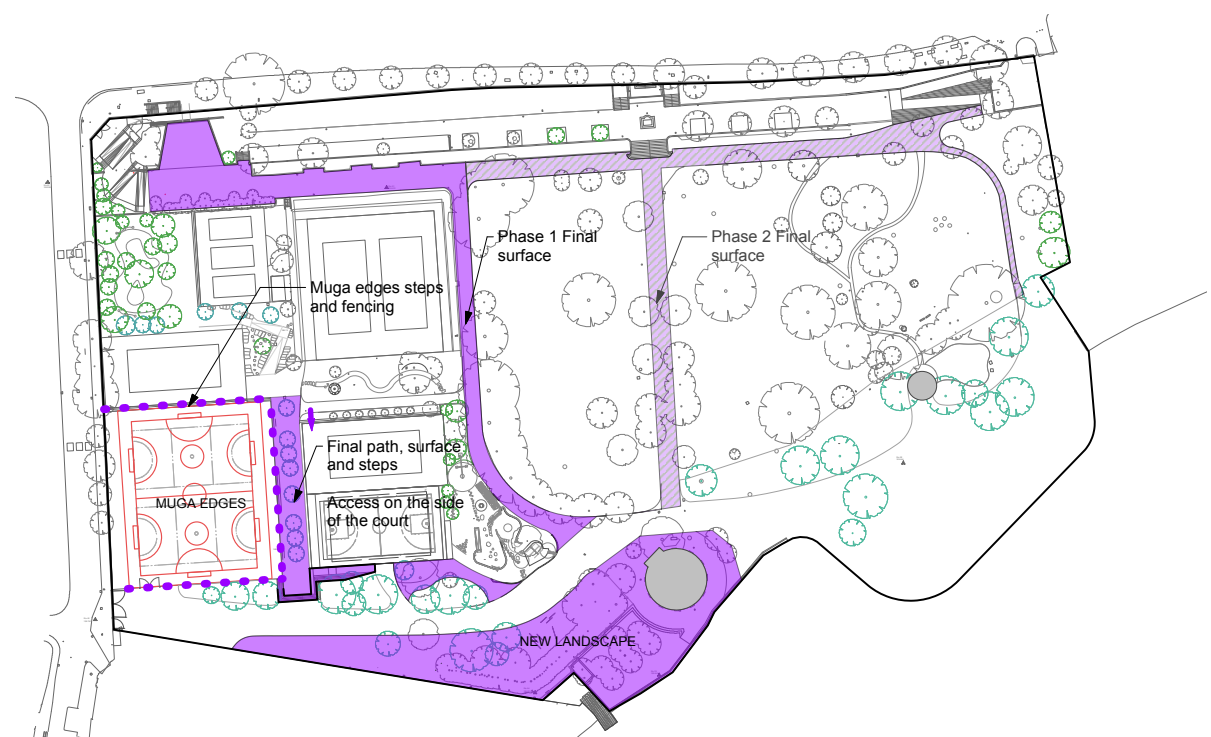
PHASE 2:
Tideway on site : Foreshore work
Masterplan work : New entrance - New tennis court and basketball/football court - landscape + play ground



PHASE 3:
Tideway on site : Muga, entrance and landscape works excluding steps and ramp
Masterplan work : New North-West entrance - New play landscape and tennis court - Pond and wetland planting - Repairs / Edging / Planting



PHASE 4
Masterplan work : New paths surface and steps - Interface with LLAU work
Edging of MUGA - South landscape



LEGEND



This phase allows the four new courts, extended play space and existing main lawn area to remain open throughout. As with the previous phase, maintenance access is retained via the existing north-west entry.

However, this phase, as shown, assumes that Tideway have vacated the east half of their site and are finishing off works to the access and MUGA, until which implementation of the pond cannot properly occur. There is flexibility here though as the pond could wait until the subsequent and final phase should this part of the masterplan works be carried out prior to Tideway scaling back their works. It is at the end of phase 3 that we have allowed for the masterplan contractor to demobilise whilst Tideway complete their works and vacate the site.

6.4.4 Phase 4 - December 2020 - March 2021 12 weeks

Once Tideway have gone, which is due around December 2020, the masterplan contractor can re-mobilise and finish the remaining works, which includes a new north-west entrance, a new stepped edge to the MUGA, ramp and step access from the south to the court area, new landscape to the southern park boundary and final surfacing to the indicated footpaths.

This phase allows the terrace, MUGA, all courts, play area and main lawn, wildlife and new foreshore areas to remain open during these final masterplan works.

However, the masterplan works are expected to require

somewhere in the order of 12-months to complete. The above phasing, particularly the allowance to demobilise between phase three and four, allows for the works to be started as soon as possible or delayed until later to suit the timing of the works start in relation to Tideway's activities.

7.0.1 Background

From the earliest discussions with the community about how to improve the Park, local residents have asked for toilet facilities in KEMP. From the perspective of the local authority, this would require the association of toilets with a commercial enterprise able to support and maintain toilets with public access.

Fewer residents expressed a desire for a café/ restaurant, however, this was mentioned as a desirable facility by some during consultation. Due to the need to associate toilets and café, part of the masterplanning process has been to explore a number of things about this:

- From a commercial point of view, what are the viable options for location of a café with publicly accessible toilets?
- What level of service would offer the greatest economic viability for such a business?
- What types of providers might be interested and what kind of offer would be most likely to succeed?

For some time, there has also been a thought within the Council that there might be scope for an outdoor swimming facility in Shadwell Basin adjacent to Brussels Wharf and that this might have an impact on and relationship to proposals for a café/ restaurant.

The Council is aware that in tandem with investigations into the potential viability of an outdoor swimming facility at Brussels Wharf, a local consortium (led by the Turk's Head) has been actively developing a similar proposal for swimming and restaurant at Brussels Wharf/ Shadwell Basin. This proposal is currently seeking planning permission. Regardless of the outcome of discussions between the Turk's Head and the Council on the two schemes, there is clearly potential benefit from having a lido of some sort on that site. As a consequence, alongside but separate from the masterplanning process, the Council has commissioned some work to determine the feasibility and costs associated with café provision in line with the investigations carried out as part of the masterplan, and of a lido.

This section of the report gives a brief summary of the three investigations:

- Commercial viability of a café carried out by The Leisure Consultancy
- Design feasibility of café/ restaurant as described by the Leisure Consultancy's findings carried out by Tower Hamlets Architectural Team
- Feasibility of a lido adjacent to Brussels Wharf carried out by Clear Water Revival

7.0.2 Café Business Study

A study was prepared by The Leisure Consultancy to inform the decision-making process for the provision of a café and toilet within KEMP. The purpose of the study was to review a number of locations identified within the Park and to determine a preferred option/s. The overarching requirement was to ensure that any catering and toilet provision is financially sustainable.

The Leisure Consultancy's work therefore included an analysis of leisure trends including catering in general and catering in parks specifically, an audit of relevant competitive supply in the area and is been supported by a review of good practice in parks catering.

Particular trends the report highlighted include the following: growth of a little over 2% is forecast in the leisure market (source: UK Commercial Leisure Q1 2015 Savills World Research); increased interest in the outdoor activity market (relevant to KEMP because of the current walking, running, cycling uses that are evident in the Park), with almost 9 million people currently active and a further 2.8 million expressing interest in becoming more active outdoors; and growth of 2.5% in the hospitality market – now valued at £85.4 billion in 2015 (source: M&C Allegra 2016).

In relation to catering in parks, it is notable that the majority of operators are family/sole operator/partnership businesses (as illustrated in the good practice section) with larger operators running the multi-site operations evident in larger parks such as Greenwich and Regents, where turnover is in excess of £750k. Cognisant of the foregoing, six potential sites were reviewed – five within the Park and one at Brussels Wharf. A pros and cons assessment was undertaken informed by a number of drivers including: access; market opportunity; footfall; proximity to the river and views; feedback from operator interviews; and operational considerations.

As a consequence, two sites were selected as preferred options: one in the Park close to the river and the second at Brussels Wharf. Linked to these is a proposed mobile offer. In this context, and conscious of the importance of delivery and the future financial sustainability of any new operation, the consultants recommended that larger, experienced catering operators (as opposed to small family owned businesses) would significantly reduce the risk to the Council, could potentially attract capital investment (e.g. fit out) and would enable a more secure commercial return to be delivered.

Distilling the research findings, the concept proposed is for two catering facilities, a Park based seasonal, “pop up” café which would include toilet facilities accessible both from the Park and the cafe combined with a seasonal mobile cart/pod; and a restaurant at Brussels Wharf which would be a year round destination with a daytime

“grab & go” offer but also establishing itself as a destination venue, particularly should the lido be developed on Brussels Wharf. The study was clear that a café within the locked Park site would not be viable, and the proposal for a seasonal café within the Park is dependent on the presence of a ‘parent’ establishment at Brussels Wharf. Their recommendation for these facilities is based on attracting larger commercial catering operators. Their conclusions are that a café-restaurant at Brussels Wharf would attract such operators with or without a lido. A lido would increase profits, but the Brussels Wharf cafe was still considered viable without the lido development. A rental income to the Council in the region of £100K per annum has been extrapolated on this basis.

7.0.3 Café Design Feasibility

The purpose of this feasibility was to look at likely costs for construction of primary café/ restaurant facility at Brussels Wharf and to look at the costs associated with constructing a modest, seasonal café and toilets on the riverside.

The costs of constructing (not fitting out) both facilities was estimated (inclusive of fees) in the region of £800,000. Of this, £573,000 relates to the facility on Brussels Wharf, and £227,000 to the seasonal café adjacent to the river. Further discussion and business planning is required to determine the most viable and cost effective configuration of catering and toilets. At this stage, a provisional sum of £600,000 has been earmarked within

the masterplan budget for catering/ toilets. This sum is not sufficient to provide both facilities, but should be sufficient to ensure some catering/ toilet provision is developed within the masterplan programme.

7.0.4 Lido Feasibility

As part of considering how catering might work at Brussels Wharf, it has been necessary to carry out further investigation into the viability and options for a lido, since such a venture may not rely wholly on the independent initiative coming from the Turk’s Head consortium. As a result, Tower Hamlets commissioned specialist consultants to establish options for physical interventions to create a lido. This has been created whilst reviewing the site constraints and opportunities, including water cleanliness issues, to provide an optimum location and model within the basin for outdoor swimming.

The extensive investigations, detailed designs and business plan have provided practical solutions and management models for providing an outdoor swimming facility alongside a café, including deliverability and cost implications. The case studies of relevant precedents, including cost and management regimes, have highlighted that a relationship with the basin water would enhance and increase the user activity within the café. The two would clearly be symbiotic, strengthening the business case for both.

The final design for both lido and cafe has responded to the existing site, legibility (defining new areas and establishing new public facilities / civic space) and accessibility (new bridge for existing runners).

The shared facilities of café and lido allow for a clear staffing, management & maintenance strategy, establishing a service that is both economical and efficient. The proposals include separate buildings for lido changing and cafe - allowing a phased approach to the potential development. The information presented establishes a clear direction for further detailed designs and a business plan to be commissioned by the Borough to produce a robust outcome.

The report identifies a number of options in development of a lido, depending upon decisions relating to heating the water and the methods of filtration. The study ruled out straightforward swimming in the basin for health and safety/ water quality reasons and recommended as the most viable option a closed heated pool within the basin area. The likely construction cost for this option is estimated in the region of £5,000,000. The projected usage and income varies substantially depending on whether the water is heated and the option selected for development.

There are a number of considerations regarding the development of this project, including whether the Council wishes to develop the lido itself, or work with an external third sector partner, e.g. the Turk's Head.



8.0 Cost Plan

The total cost to deliver the masterplan is £3,099,697

A summary of the build costs are itemised by each area with contractor's overheads and profit added. The design, engineers and management fees, contingency and inflation are also shown.

	Spend Item	Cost	Profit&Prelims	Total Cost
1	North West Entrance	84,400.00	16,006.46	100,406.46
2	North East Entrance	110,550.00	20,965.81	131,515.81
3	Upper Terrace	16,500.00	3,129.23	19,629.23
4	Lawn and Wetland	56,800.00	10,772.12	67,572.12
5	South Platform along River	46,125.00	8,747.61	54,872.61
6	Play landscape	207,900.00	39,428.24	247,328.24
7	Pergola	37,500.00	7,111.88	44,611.88
8	Games Courts	328,000.00	62,205.20	390,205.20
9	Route Ways	151,925.00	28,812.58	180,737.58
10	Steps	28,575.00	5,419.25	33,994.25
11	Buildings	11,500.00	2,180.98	13,680.98
12	Area around buildings	4,325.00	820.24	5,145.24
13	Paths	177,520.00	33,666.67	211,186.67
14	Fencing, Railings and Walls	10,100.00	1,915.47	12,015.47
15	Street Furniture	26,000.00	4,930.90	30,930.90
16	Catering Access	550,000.00	104,307.50	654,307.50
17	Signage and Information Boards	-	-	-
18	Planting	31,545.00	5,982.51	37,527.51
19	External Drainage	15,000.00	2,844.75	17,844.75
20	External Services	15,000.00	2,844.75	17,844.75
21	Site Clearance and Demolition	60,725.00	11,516.50	72,241.50
	Design, management, specialist fees	286,263.00		286,263.00
	Contingency (Risk - 15%)	243,803.00		243,803.00
	Inflation (11%)	226,033.00		226,033.00
		2,726,089.00	373,608.60	3,099,697.60

9.0 Documents (and on line resources) referred to in the Masterplan Report

The documents referred to in the report are available through the links below. For further information please email kempproject@towerhamlets.gov.uk

Tideway Development Consent Order (please use both links)

<https://www.tideway.london/media/1699/development-consent-order-as-made.pdf>

https://www.tideway.london/media/2183/thames_tunnel_tideway_correction_order.pdf

Tideway KEMP Book of Plans

https://www.tideway.london/media/1829/218_victoria_embankment_foreshore_plans.pdf

Office for National Statistics - <https://www.ons.gov.uk/>

2011 Census

<https://www.ons.gov.uk/search?q=census+2011>

Public Health England

<https://www.gov.uk/government/organisations/public-health-england>

Sport England - <https://www.sportengland.org/>

Lawn Tennis Association - <https://www.lta.org.uk/>

National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The London Plan 2016

<https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan>

The following documents are available and can be accessed at <http://www.towerhamlets.gov.uk>

LBTH Core Strategy 2010

LBTH Local Plan (draft)

LBTH Managing Development Document 2013

LBTH Biodiversity Action Plan

LBTH Open Spaces Strategy

The following Documents are available and can be accessed at <http://www.towerhamlets.gov.uk/parks>

The full brief including the LBTH masterplan sketch and appendix

Consultation Questionnaire Stage 1

Consultation Questionnaire Stage 2

Play Provision Audit

Tree Survey

Cafe Commercial Feasibility

Cafe and Lido Design Feasibility

Cost Plan

