BDP 12.03.18

See BDP drawing BP(90)LP101 for amended design

SOUTH END LODGE & DEPOT

THE COMMON

See BDP drawing BP(90)LP 102 for amended design

Play path layout as per drawing 6429_LD_PLN_403

HOMESTEAD & PLEASUREGROUND

Existing path as existing See BDP drawing BP(90)

See BDP drawing BP(90) LP105 for amended design.

See BDP drawing BP(90) LP109, 110a 111

MANSION HOUSE

Paths to be removed, see drawing 6429_LD_PLN_215

See BDP drawing BP(90) LP106 for amended design

SUMMERHOUSE FIELD

Existing path as existing Localised repairs to where needed

SUMMERHOUSE HILL WOOD

FOXGROVE

See BDP drawing BP(90) LP115(F) for amended design (2.5m wide path, no change to surface)

CRAB HILL FIELD

Notes:

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4. Landscape drawing only.
5. All materials/items used to be as specified or alternatives to be approved by landscape architect.

Key

- Site Boundary.
- New self-binding gravel surface, build-up to vehicular standard, (i.e. Breedon gravel or similar) with timber edging & 1m wide grass verges. 3.0m wide for vehicles
- New self-binding gravel surface (i.e. Breedon gravel or similar) with timber edging & 1m wide grass verges. 2.5m wide to perimeter circuit loop only, (localised narrowing for existing features, and no dig sections).
- New self-binding gravel surface (i.e. Breedon gravel or similar) with timber edging & 1m wide grass verges. 1.8m wide (localised narrowing for existing features, and no dig sections - tbc).
- New self-binding grave surface (i.e. Breedon gravel or similar) with timber edging & 1m wide verge (grass seed). 1.5m wide
- Existing gravel path to receive new surface dressing (assume 30mm, Breedon gravel or similar) with timber edging installed where necessary & 1m wide verges to grass seed.
  Path widened to 1.8m wide where required
- Existing gravel path to receive new surface dressing (assume 30mm, Breedon gravel or similar) with timber edging installed where necessary & 1m wide verges to grass seed.
  Surface laid to existing path widths, and path widened to 2.5m wide where required (as part of circuit loop - shared surface route)
- New bonded gravel surface overlay to existing tarmac footpath.
  Approx. 1.8m wide to existing condition, except to Mansion frontage - 6m wide to roadway. Allow for 2 No. sett trim to termination points.
- New resin bonded gravel surface to stable yard and car park, full construction build up, (assume very occasional vehicular use).
  Allow for 1 No. sett trim to termination points.
- New reinforced grasscrete surface - vehicular standard to car park and coach parking bay (i.e. Golpla or similar).
- Existing tarmac/concrete paths to receive localised repairs
  Path widened to 1.8m wide where required
- Existing tarmac roadway to receive localised repairs to surface and PC kerbs
- Existing Yorkstone crazy paving to be cleaned, grass removed, and re-pointed with loose fines
  Linear length: 165m
- DEPOT AREA Compacted Type 1 Granular stone
- Localised tarmac repairs to existing Mansion House terrace surfacing + perimeter paths
- New timber walkway through proposed wet woodland 2.0m wide, and raised 1m above average water level. Allowance for 30m2 central platform area (+ additional 1 No. timber jetty to the main lake water body)
- Indicative locations for trim trail equipment (10 No.). Equipment to be timber based products, and set off the main path on appropriate surfacing - e.g. self-binding gravel with timber edging.
- Existing path, no works proposed

Sheet Notes:

Please read plan in conjunction with the below:

Demolitions & Removals: Allowance to be made for removal of existing paths and edging (and making good to soft) as part of the path repair and excavation for new

- **Signage:** Allowance for map boards, educational lecturns, & information signage to park wide path network and routes - where not covered in drawings 6429_LD_PLN_400-408

- **Site Furniture:**
  Allowance for (set on hard), where NOT included in PLNS 400-408:
  10 No. timber benches, (Woodscape or similar)
  10 No. litter bins, (Woodscape or similar)
  05 No. dog litter bins, (Woodscape or similar)

- **Proposed Levels:** New paths to be laid to existing levels, or to new profiled landscapes adjacent new elements such as the EA flood alleviation scheme. Allowance to be made for no-dig/cellweb (or similar) sections of path where tree RPAs will be affected.

0 20 40 60 80 100m

N

Rev	Date	Issue Notes	Auth	Ck	Apv
A	01.11.16	First Issue	AW	LE	AW

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Project
Beckenham Place Park
LOTTERY FUNDED

Client
London Borough of Lewisham

Title
Site Wide:
Hardworks Layout Plan

Scale	Status
1:2000@A1	Planning

Job No.	Drawing No.	Issue
6429	6429_LD_PLN_301	A

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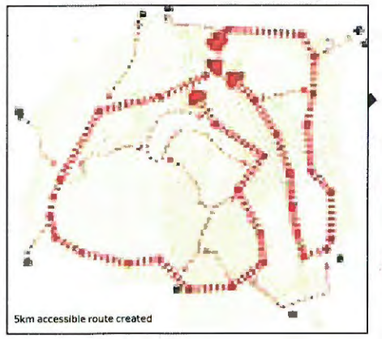
BDP 12.0318



Tweaks to path alignment as shown on BDP

(90) LP003 & LP103

Beckenham Hill Road

Beckenham Hill Station

Southend Lodge and Depot

Old Bromley Road entrance

Play

Skate Area

Railway bridge

BMX Track

The Common Adventure Play Area

Braeside

New car park

Pleasure Grounds

Gardeners' Cottage

Homesteads

Restored lake

Ash plantation

Borrow pit

Reed beds and wetland

Wet woodland habitat

Beckenham Place Mansion

Woodland tree planting

Railway Field

Summerhouse Hill Wood

Foxgrove

Borrow pit

Beckenham Place Park Road

Westgate Road

Crab Hill Field

Ravensbourne Station

Crab Hill

Notes:

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KEY

- Existing Green Chain Walk/ Capital Ring
- Existing primary park signposted routes
- Proposed new routes
- Vehicle access
- Occasional vehicle access to lake for maintenance and equipment
- Park entrance

No Changes to Site Access & Circulation Proposed by BDP

0 20 40 60 80 100m

N

Iss	Date	Issue Notes	LE	AM	AH
A	01.11.18	Planning	LE	AM	AH

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Project: Beckenham Place Park

LOTTERY FUNDED

Client: London Borough of Lewisham

Title: Site Wide Access and Circulation

Scale	Status
1:2000@A1	Planning
Job No. 6429	Drawing No. 6429_LD_PLN_304
	Issue

Do not scale from this drawing
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BDP 12.0318

See BDP drawing BP(90)LP 103 2105

Reinstated estate rail to Pleasure Ground, with 3 No. self-closing pedestrian gates, and 1 No. vehicular gate.

Reinstated arboretum style tree planting to Pleasure Ground

For the playground area, please refer to drawing 6429_LD_PLN_403 (scale - 1:100)

New shrub planting

Secondary parkland bench

Grass to be managed as long parkland grass

New 1.5m wide gravel path network within estate rail boundary with timber edging

New shrub planting

Secondary parkland bench

Grass to be managed as long parkland grass

Secondary parkland bench

Reinstated arboretum style tree planting to Pleasure Ground

Secondary parkland bench

VISTA TO LAKE >

Secondary parkland bench

New shrub planting

Secondary parkland bench

Community food growing area, with raised timber planters for inclusive access

BP(90) LP102 & LP103

Replanted orchard to reflect historic use of the Pleasure Ground

Interlinked play areas, through existing + proposed vegetation. Natural play elements for toddler play & up, 0-7)

Litter bin

Vehicular access gate

Secondary parkland bench

Litter bin

Replanted Rockery (by volunteers)

Gardener's Cottage

Replanted Rockery (by volunteers)

Replanted Rockery (by volunteers)

New 1.5m wide gravel path network within estate rail boundary with timber edging

Timber shelter

New ramped access

New lawn

New lawn

New lawn

Formal bench

Formal bench

Existing path network to be widened to 1.8m + re-surfaced with self-binding gravel

New herbaceous border + espalier trees (subject to wall surveys)

New low herbaceous border

Existing lawn

Formal bench

Formal bench

New low herbaceous border

Formal bench

All existing steps + ramps to receive surface repairs as required

Existing sunken gardens to be retained

Grass to be managed as long parkland grass

STABLES COTTAGES

Cafe terrace

Lighting bollards

New dog + litter bin

Reinstated estate rail to Pleasure Ground, with 3 No. self-closing pedestrian gates, and 1 No. vehicular gate.

See BDP drawing BP(90)LP102, 103 & 104 for design amendment

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Key:

- Structures/furniture for removal (existing building/shelter, fencing + furniture to be broken out + removed. See PLNs 215-221)
- Existing planting (retained shrub + ornamental planting, with localised cutting-back works, as required)
- Proposed planting (ornamental herbaceous/perennial, or shrub planting as indicated on plan)
- Existing grass (existing grass areas to be managed as per the Maintenance Management plan)
- Proposed amenity grass (new grass areas graded to marry into existing levels + managed as mown grassland)
- Parkland grass (reinstated grass areas to historic estate landscape. Managed as long parkland grass)
- Tree works or removal (trees identified for works/removal by council as part of on-going management - not in planning applicatic
- Proposed tree planting (native species for parkland planting + exotic species in the Pleasure Ground, see PLN 305)
- Existing hardstanding (existing surface, tarmac unless otherwise stated, to be retained as is)
- Existing paths repaired (paths to receive localised upgrade works, please refer to PLN 301 for scope/extents)
- Resin bonded gravel surface (proposed surface to drive + paths. Please refer to PLN 301 for scope/extents)
- Self-binding gravel surface (proposed surface to paths, with timber edging. Please refer to PLN 301 for scope/extents)
- Existing walls (height varies-brick boundary walls to historic core. Works as per condition/works survey)
- Estate railing-1.3m (proposed 5-bar metal decorative estate rail - black, with self-closing gates where required)
- Play sand (proposed play sand area, 400mm deep sand, with geo-textile + timber edging)
- Pea shingle surface (rounded stone shingle/no fines, for <2m fall height. Natural play areas, with timber edging)
- Proposed seating (new timber benches, incl. formal benches to historic core + secondary benches park wide)

Sheet Notes:

Please read the below in conjunction with the adjacent plan, the 400 drg series, and all relevant supporting documents:

Location Plan: For location plan please refer to drawing 6429_LD_PLN_002

Tree Removals: For more information on tree+shrub removals, please refer to drawings 6429_LD_PLN_210-212

Hard + Soft Work Demolition: For more information on demolition, please refer to drawings 6429_LD_PLN_215-221:
- Break out tennis courts, fencing, and remove existing timber shelter
- Remove/relocate/repair existing furniture

Existing Survey Plans: For more information on existing site conditions (e.g. fences, path extents), please refer to drawings 6429_LD_PLN_100-106

Proposed Levels: To existing levels, (except re-profiling to new play and proposed food production areas).

Services: New surface water drainage through soakaways, as required, to hard areas. Lighting bollards for access, as labeled.

Site Signage: As stated in the Interpretation Strategy document. Exact locations to be agreed at delivery stage, (unless otherwise indicated)

0 2 4 6 8 10m

Inset Map:
Scale NTS

A	01.11.12	First issue	LT	AM	AM
rev	Date	Issue Notes	-	-	-

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Project
Beckenham Place Park
LOTTERY FUNDED

Client
London Borough of Lewisham

Title
Detail Area:
Pleasure Ground

Scale	Status
1:250@A1	Planning

Job No.	Drawing No.	Issue
6429	6429_LD_PLN_402	A

Do not scale from this drawing.
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[BDP 12.03.20]

Lake Design Evolution as shown on BDP (90)LP109, 110, 111 and 112 Lake Edge Details (90)LD909 and Lake Mechanism Plan (90)LP116

Dog + litter bin
32.10
3m wide level crest to lake perimeter (using lake excavation arisings), adjacent path lengths to be level and laid to falls for drainage
Existing woodland retained and managed
Secondary parkland bench
LAKE - WEST
(water level +31.70)
+32.10
Indicative size of an Olympic Swimming Pool
Secondary parkland bench
+32.10
Litter bin
3 No. cycle racks
Timber jetty over the lake edge
Existing golf course footprint to be levelled and re-seeded with parkland grass mix.
New 1.8m wide gravel path with timber edging to lake perimeter. Levels to path to be graded as part of the lake excavations, (1:25 or greater where feasible)
Secondary parkland bench
Inlet from Foxgrove Spring
+32.10
Existing path to receive localised repairs
Existing woodland retained and managed
Existing tarmac path retained as is
Existing path network, + wet woodland perimeter path, to receive localised repairs
Outflow to wet woodland
Existing woodland retained and managed
Inlet from lake
Dog + litter bin
+29.80
+30.00
+31.00
+32.00
(Indicative proposed outflow connection (under existing path) to join existing water system outflow to River Ravensbourne. Route through woodland TBC
Dog + litter bin
Secondary parkland bench
+32.00
Secondary parkland bench
Raised timber boardwalk across wet woodland
+31.00
Gravel surface dressing to existing path route (up to 2.5m wide)
+30.00
Secondary parkland bench
Litter bin
Dog + litter bin
+29.80
WET WOODLAND
(water level varies seasonally)
+30.00
+31.00
New wet woodland planting: canopy (e.g. Alder, Crack Willow, Red Oak, Ash), and under-storey (e.g. Grey Willow, Osier Willow, Hawthorn) - to all areas within the existing path perimeter. Existing planting retained where feasible (+31m) and in good condition.
Existing woodland retained and managed
CATFORD LOOP RAILWAY

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Key:

- Site Boundary
- Existing planting (retained shrub + ornamental planting, with localised cutting-back works, as required)
- Existing grass (existing grass areas to be managed as per the Maintenance Management plan)
- Proposed amenity grass (new grass areas graded to marry into existing levels + managed as mown grassland)
- Parkland grass (reinstated grass areas to historic estate landscape. Managed as long parkland grass)
- Tree works or removal (trees identified for works/removal by council as part of on-going management - not in planning applicatio
- Proposed tree planting (native species for parkland planting + exotic species in the Pleasure Ground, see PLN 305)
- Existing paths repaired (paths to receive localised upgrade works, please refer to PLN 301 for scope/extents)
- Self-binding gravel surface (proposed surface to paths, with timber edging. Please refer to PLN 301 for scope/extents)
- Proposed seating (new timber benches, incl. formal benches to historic core + secondary benches park wide)
- Water depth - 1.8m (open water area su table for supervised natural swimming + kayaking)
- Water depth - 1.5m (open water area su table for supervised natural swimming + kayaking)
- Water depth - varies (1.0 - 0.5m marginal habitat, suitable for aquatic planting + reed beds)
- Proposed level +32m (minimal dig to existing ground, + use of arising to central island build up)
- Proposed level +31m (medium dig level to existing ground, + use of arising to central island build up)
- Proposed level +30m (main dig area to existing ground, + use of arising to central island build up)

Sheet Notes:

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Location Plan: For location plan please refer to drawing 6429_LD_PLN_002

Tree Removals: For more information on tree+shrub removals, please refer to drawings 6429_LD_PLN_210-212

Hard + Soft Work Demolition: For more information on demolition, please refer to drawings 6429_LD_PLN_215-221:
- Cut & fill to lake/path excavation & land modeling, please refer to Hydrology report + drawings
- Remove/relocate/repair existing furniture

Existing Survey Plans: For more information on existing site conditions (e.g. fences, path extents), please refer to drawings 6429_LD_PLN_100-106

Proposed Levels: To existing levels, (except for levels to reinstated lake area). Earthworks to lake to include extensive excavation to main water body, and land profiling to banks with graded slopes married into existing adjacent levels:

+29.80m: indicative water level for the wet woodland core flow, to be achieved through minor excavation + earthworks)

+31.70m: indicative water level to main lake, allowing for 1:3 - 1:10 graded slopes back from water's edge to marry into existing profile. Slopes typically profiled across 10-20m length

Waterside Furniture: 7 No. life rings & associated signage (1.7m high post)

Services: Surface water drainage system to be as per the hydrology system set out for the restored lake water body.

Site Signage: As stated in the Interpretation Strategy document. Exact locations to be agreed at delivery stage, (unless otherwise indicated)

0 10 20 30m

N

Inset Map:
Scale NTS

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Project: Beckenham Place Park — LOTTERY FUNDED

Client: London Borough of Lewisham

Title: Detail Area: Lake + Wet Woodland

Scale	Status
1:500@A1	Planning

Job No.	Drawing No.	Issue
6429	6429_LD_PLN_408	A

BDP 12.03.18

Secondary parkland bench

New 1.5m wide gravel path network within estate rail boundary with timber edging

New shrub planting

Reinstated arboretum style tree planting to Pleasure Ground

Grass to be managed as long parkland grass

New shrub planting

Secondary parkland bench

Existing rockery stones to be relocated to playground, as natural play features

New shrub planting

New 1.5m wide gravel path network within estate rail boundary with timber edging

05

Pea shingle with timber edging

Secondary parkland bench

03

04

02

Tigermulch safety surfacing

Natural play elements made out of re-used tree trunks + logs from site wide tree works (see PLNs 200-206 for removals)

Sand pit trail with timber edging

Secondary parkland bench

40.00

Secondary parkland bench

41.00

01

New shrub planting

Existing contours/land profile from golf tee to be altered for use as informal grass seating terrace adjacent to sand pit play

Sand pit with timber edging

New 1.5m wide gravel path network within estate rail boundary with timber edging

Secondary parkland bench

Replanted orchard to reflect historic use of the Pleasure Ground

VISTA TO LAKE >

Existing rockery stones to be relocated (from Gardener's Cottage area) to playground, as natural play features

Secondary parkland bench

See BDP BP (90) LP103 & LP105 for Pleasure Ground Design

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Key:

- Structures/furniture for removal (existing building/shelter, fencing + furniture to be broken out + removed. See PLNs 215-221)
- Existing planting (retained shrub + ornamental planting, with localised cutting-back works, as required)
- Proposed planting (ornamental herbaceous/perennial, or shrub planting as indicated on plan)
- Existing grass (existing grass areas to be managed as per the Maintenance Management plan)
- Proposed amenity grass (new grass areas graded to marry into existing levels + managed as mown grassland)
- Parkland grass (reinstated grass areas to historic estate landscape. Managed as long parkland grass)
- Tree works or removal (trees identified for works/removal by council as on-going management - not in planning applicati
- Proposed tree planting (native species for parkland planting + exotic species in the Pleasure Ground, see PLN 305)
- Existing hardstanding (existing surface, tarmac unless otherwise stated, to be retained as is)
- Existing paths repaired (paths to receive localised upgrade works, please refer to PLN 301 for scope/extents)
- Resin bonded gravel surface (proposed surface to drive + paths. Please refer to PLN 301 for scope/extents)
- Self-binding gravel surface (proposed surface to paths, with timber edging. Please refer to PLN 301 for scope/extents)
- Play sand (proposed play sand area, 400mm deep sand, with geo-textile + timber edging)
- Pea shingle surface (rounded stone shingle/no fines, for <2m fall height. Natural play areas, with timber edging)
- Proposed seating (new timber benches, incl. formal benches to historic core + secondary benches park wide)

Sheet Notes:

Please read the below in conjunction with the adjacent plan, the 400 drg series, and all relevant supporting documents:

Location Plan: For location plan please refer to drawing 6429_LD_PLN_002

Tree Removals: For more information on tree+shrub removals, please refer to drawings 6429_LD_PLN_210-212

Hard + Soft Work Demolition: For more information on demolition, please refer to drawings 6429_LD_PLN_215-221:

Existing Survey Plans: For more information on existing site conditions (e.g. fences, path extents), please refer to drawings 6429_LD_PLN_100-106

Proposed Levels: To existing levels, (except re-profiling to new play area over existing golf course landscape).

Services: New surface water drainage through soakaway to play as required, otherwise hard landscaping drains to soft areas.

Site Signage: As stated in the Interpretation Strategy document. Exact locations to be agreed at delivery stage, (unless otherwise indicated)

Play Pieces: equipment to be signed off by RosPa inspector:
01 - 2 No. mini-excavator (5.32000: Ritcher)
02 - Hut Combination 371 (2.13710: Ritcher)
03 - Hut Combination 214 (2.12140: Ritcher)
04 - Willow weave tunnel (live)
05 - Climbing Structure 10 (6.51010: Richter)

0 1 2 3 4 5m

Inset Map:
Scale NTS

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www.landuse.co.uk

Project: Beckenham Place Park — LOTTERY FUNDED

Client: London Borough of Lewisham

Title: Detail Area: Pleasure Ground - Play

Scale: 1:100@A1 | Status: Planning

Job No.: 6429 | Drawing No.: 6429_LD_PLN_403 | Issue: A

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