

Beckenham Place Park

Design and Access Statement

May 2021

Application for new detached refreshment kiosk within the Pleasure
Grounds of Beckenham Place Park



HP ARCHITECTS LTD
7 Halifax Street, London SE26 6JA
Email: nickhaseltine@hparchitects.uk Tel. 07753 417270

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1. Introduction

1.1

The proposed included within this application relate to the provision of a detached refreshment kiosk to be constructed on a site within the Pleasure Gardens of Beckenham Place Park.

1.2

The site is currently landscaped and within the boundaries delineated by estate railings, overlooks the extensive children's playground and is to the north of the Gardeners Cottage.

1.3

The site was originally occupied by buildings as part of the original estate and kitchen garden.

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2. Existing site

2.1

The Pleasure Gardens are noted as the areas encompassing Beckenham Place Mansion, the Homestead stable block and the areas north including the Gardeners Cottage and the old kitchen gardens.

2.2

The site for the proposed kiosk is to the north of the Gardeners Cottage.

2.3

The position is in-line with the other buildings within the park and behind the building line.

2.4

The site is currently grassed and accessed via a pedestrian path.

2.5

It is situated within the boundary estate railings which form the limit to the Pleasure Gardens.

2.6

The site slopes downwards from west to east, with the level change from the estate railings to the path edge of about 1000mm.

2.7

Originally within the Pleasure Gardens, there were a number of outbuildings which have come and gone over the years. The site of the kiosk was originally occupied by garden buildings, possibly glasshouses, which were demolished in the early part of the 20th C. A later kiosk was constructed in the post war era, which was used for ancillary use to the benefit of uses of the park.

2.8

The site is:

- Metropolitan Open Land
- Green Chain area
- Area of nature Conservation Importance.
- Area of Archaeological Priority.

3. Site location

3.1

The location of the kiosk has been proposed as it was originally occupied by buildings within the state era of the site.

3.2

It is also in-line with the other listed buildings on the site and set behind the building line.

3.3

Other reasons for the position are:

- Close to a major entrance to the park and car park
- Close to the play area where many of our customers spend time
- Good access for deliveries
- Near to volunteers cottage and required services. Electricity & water can be run the short distance to the unit. (This has been confirmed as easy to do by Ash Contracting Ltd)
- In line with existing buildings and without being detrimental to lines of site.
- Likely to have least objections from planning.
- Proximity to recent unlicensed trading activity will act as a deterrent.
- Although it is within Metropolitan Open Land, it is in an area which is currently grassed as part of the Pleasure Gardens and play area, and not within an area which conflicts with the openness of the park or conflicting with views across the park.
- MOL also does not preclude development as such, as long as has no adverse effect on the use, management, amenity or enjoyment of the MOL; enhances the opportunities the MOL can offer; and is an appropriate development limited to a small scale structures to support outdoor open space use.

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Image 1:

Plan of site showing proposed kiosk (solid dark green hatch) in relation to the existing buildings (Gardeners Cottage and Stable block shown light green hatch); original buildings now demolished (the blue hatch denotes garden and estate buildings, and the orange denotes the later Local Authority kiosk). The building line is also shown.

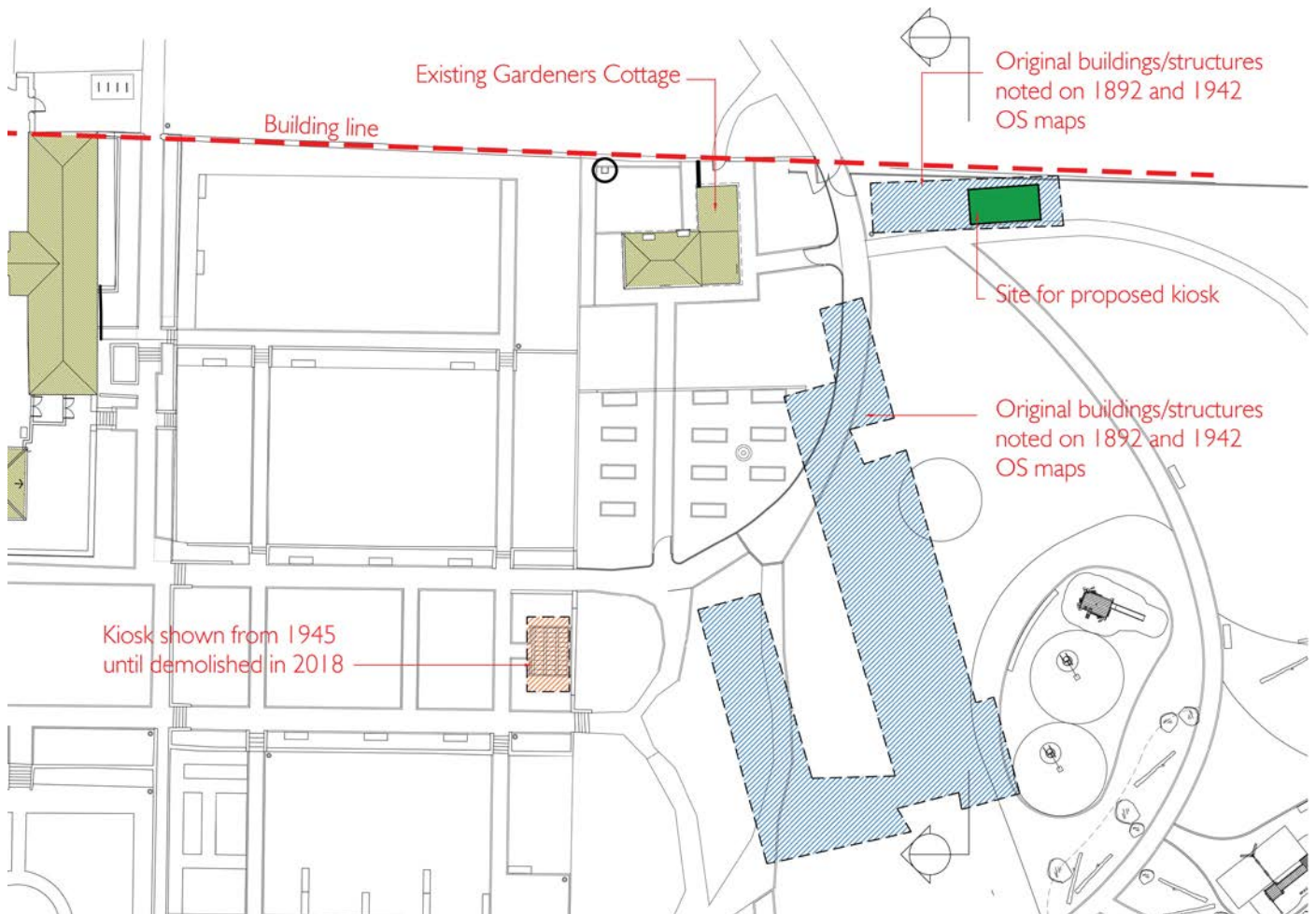
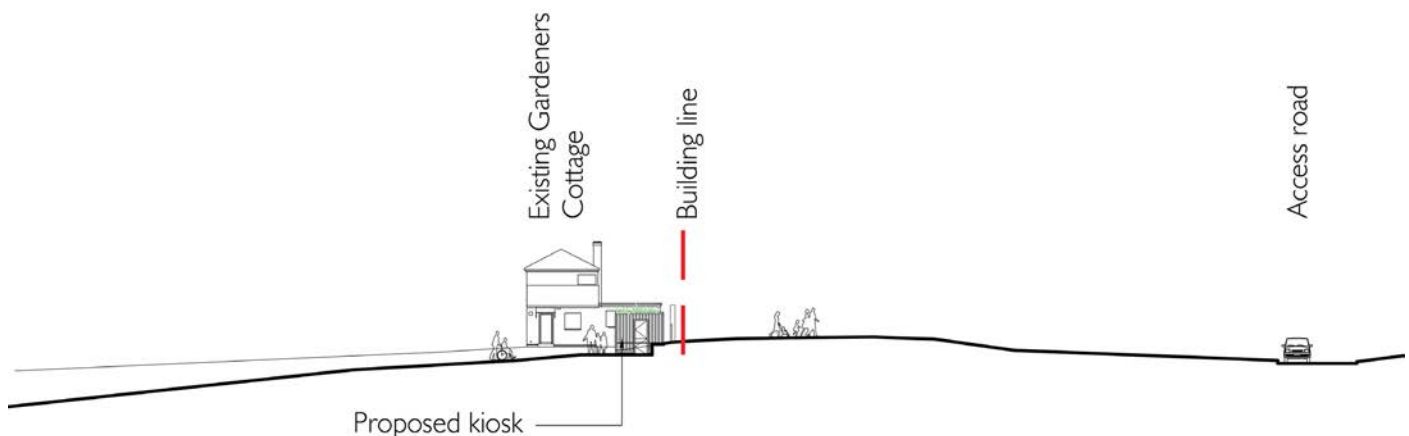


Image 2:

Section through the site showing how the new kiosk will sit below the heights of the Gardeners Cottage and is limited in appearance when seen from the approach road.



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4. Proposed brief

4.1

The Homestead Cafe has been trading successfully for 18 months and in 2020 served an estimated 300,000 customers. During peak times transactions exceed 6000 a week, with waiting times up to 30 mins. This is too long and a loss of trade and a congested Courtyard is inevitable.

4.2

There is high demand in the park and although social distancing has impacted queuing times adversely over the last 12 months, the increasing popularity of the park and subsequent increases in visitor numbers are likely to continue to rise after social distancing rules have eased.

4.3

Reducing queues in the courtyard will enable the space to be used for a wide range of activities and uses.

4.4

The provision of a new kiosk, providing additional refreshments offering Ice-cream, hot and cold drinks, snacks but within an area of high demand adjoining the playgrounds and within the Pleasure Ground, would alleviate pressure on the historic buildings and landscape within the park.

4.5

The key factor in providing adequate facilities is space. In order to maximise the benefits of having a satellite site and for it to contribute fully, it needs to be able to do the following:

4.6

The unit needs to be able to offer three key product ranges; Ice cream, hot drinks, cold drinks and be capable of serving this quickly and efficiently at peak times.

4.7

It is designed to accommodate 5 staff

4.8

The unit will need to have enough space to accommodate adequate stock to service demand including chilled storage to avoid constant restocking at peak times.

4.9

The unit will need to be able to house the equipment needed : Espresso machine, water boiler, ice cream freezers, hand wash sink etc.

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5. Design proposals

5.1

The kiosk will be 6400mm x 3000mm external dimensions in plan and 2650mm high.

5.2

The ground floor will be set down within the landscape, entailing the building to be reduced in bulk and appearance when seen from the main approach drive within the park. Therefore from the drive, the height of the building will be about 1950mm above the local ground level.

5.3

The elevations will be constructed and faced in timber with a brick plinth.

5.4

The east elevation will have a servery hatch within it with sliding doors opening either side. There will be a retractable fabric canopy which will extend over the servery by 1400mm and extended when required to shield from rain and sun.

5.5

The north elevation will contain a stable door allowing access to the kiosk.

5.6

The servery will be used for all ordering for drinks, snacks and ice cream, with drinks dispensed separately from stable door.

5.7

The servery will be on two levels to allow for disabled access.

5.8

The roof will be flat and finished with a living roof.

6. Appearance and materials

6.1

The timber will be sleeper sized and orientated vertically.

6.2

The sliding servery doors will be powder coated metal.

6.3

The plinth will be in brick to match those to the local garden walls.

6.4

The roof will be single ply with living roof finish.

7. Access statement

7.1

The servery has been designed to allow for full disabled access.

7.2

The door to the kiosk will provide wheelchair accessibility and the size internal will accommodate a 1500 turning circle.

8. Sustainability

8.1

The kiosk will be mainly constructed in sustainable wood with a living roof. Where possible the materials specifically the timber will be reclaimed.

8.2

There will be a free drinking water station at the kiosk.

8.3

The operators will source products in line with their current sustainability plan to reduce waste and increase the sustainability of our overall operation.

8.4

A well designed and clearly labelled 'recycling station' near to the kiosk will help ensure that any packaging enters the correct waste stream.

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9. Drainage

9.1

Any foul drainage and other services will be provided back to the existing drainage run at the Gardeners Cottage.

9.2

Surface water will be discharged via a soakaway.

10. Subsidiary benefits

- The kiosk will offer employment for up to 10 additional local people during peak trading times.
- Unlicensed traders will be deterred by its presence.
- Reduced queues in the courtyard will enable events like markets to take place more easily.
- Kiosk presence may help deter antisocial behaviour (kids bikes have been stolen)
- A daily litter pick of the playground area would be incorporated into the kiosks routine

11. Conclusion

11.1

The proposed kiosk will provide an essential and exciting opportunity to expand the facilities at the park, which is noticeably required given its success.

11.2

The proposal makes use of previously developed land and which meets the criteria and design guidelines as outlined within the Lewisham Council Core Strategy and London Mayor guidelines.

11.3

The height, size, bulk, and massing of the proposed kiosk has been designed to remain subservient to the other listed buildings and to avoid conflicting with views across the site.

11.4

It will create a sustainable and environmental building within the park which can be used by all members of society.

11.5

It is in an area which does not conflict with the openness of the site and within an area which has been recently remodelled providing visitor facilities, which complies with its position within Metropolitan Open Land.

4.10

It is a small low key building providing facilities purely for the enjoyment of the users of the MOL and will be deemed to be an ancillary building as such.

4.11

Therefore the proposals have no adverse effect on the use, management, amenity or enjoyment of the MOL; enhances the opportunities the MOL can offer; and is an appropriate development limited to a small scale structures to support outdoor open space use.

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Image 3:

Photo showing the existing landscape, the existing Gardeners Cottage and the proposed location of the kiosk.

Gardeners Cottage

Proposed location for
kiosk

