

City of London
**Queen's Park
Conservation Management Plan**



DRAFT

March 2013



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**Queen's Park
Conservation Management Plan**

Approved

A handwritten signature in black ink, appearing to read 'D. Watkins', is written over a circular stamp or seal. The signature is fluid and cursive.

Dominic Watkins

Position

Director

Date

04/03/2013

Revision

DRAFT

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1.0 INTRODUCTION

1.1 Purpose and Scope of the Plan

- 1.1.1 Chris Blandford Associates (CBA) has been commissioned by the City of London Corporation (CoLC) to prepare a Final Draft Conservation Management Plan (CMP) for Queen’s Park (hereafter also referred to as the park or the site). The Plan has been developed to assist the Site Management Team in conserving the significance of the site. It will be used to inform future project proposals and funding applications; to guide repair, conservation and restoration works; to set out the long term maintenance and management strategy for the park and associated costs; and to support an application for Green Heritage site status. It follows the HLF’s Conservation Management Planning guidance and Green Heritage guidance notes.
- 1.1.2 The CMP provides an in-depth understanding of Queen’s Park – its historical development, the different types of heritage that can be found there today and their condition, its management and its use by visitors/community groups. This understanding helps inform the site’s statement of significance, which sets out the different values that are relevant to the park, and where possible, the key features that relate to those values. This statement of significance forms the central core of the CMP.
- 1.1.3 The understanding of the site and its significance allows identification of the key issues and risks facing Queen’s Park and its values as well as opportunities to enhance the site’s heritage. This informs the development of conservation management aims through which conservation and enhancement of the site and its values can be achieved and maintained over the long term. These are set out as a series of overriding objectives, essential actions and aspirational goals which provide a framework to help guide decisions about the site’s long term care, use and management.
- 1.1.4 The development of the CMP was informed by existing and new sources of information (a bibliography is provided in **Appendix A**), desk-top research, site visits, technical studies commissioned specifically for the project (e.g. condition surveys) as well as consultation with key stakeholders. A CMP Working Group (comprised of CoLC officers, local residents and representatives of local groups) was established to help inform, review and agree the CMP. A list of all members of the CMP Working Group is provided in **Appendix C**. Consultation took the form of focus group workshops and one-to-one meetings.

1.2 The Site

- 1.2.1 The CMP includes all of Queen's Park, which is entirely owned and managed by the CoLC. The boundary and context of the site is shown on **Figure 1**. Queen's Park is located in greater London, in the southern part of the London Borough of Brent, which has officially been recognised as the 'most ethnically diverse local authority area in the country'. Whilst many of Brent's residents are affluent, parts of the borough continue to suffer high levels of social and economic disadvantage.
- 1.2.2 Queen's Park sits within the Queen's Park Conservation Area, amid high quality residential development dating from the turn of the century. Whilst being of a fairly modest size, the park offers a wide range of facilities such as a flower garden, amenity grass areas, a café, a trim trail, play facilities, a pitch and putt and tennis courts. It is well-used and cherished by its local community, as well as visitors from further afield, which is reflected in its annual visitor numbers exceeding 1 million.
- 1.2.3 The site which is now Queen's Park formed part of the land used to host the 1879 Royal Agricultural Show and was sold to the CoLC in 1886 for use as a community recreational greenspace space. The park, designed by the nationally important landscape architect Alexander McKenzie, was opened to the public in 1887. Whilst new facilities have been introduced in the park to meet 21st century needs, the original layout is still very much apparent.



 The Site

Map data ©2013 Google, Bluesky



Map data ©2013 Google, Bluesky

 Site Boundary

2.0 UNDERSTANDING THE HERITAGE

2.1 General

- 2.1.1 This section sets out how the site has developed over time (a more detailed account is provided in **Appendix B**) as well as describing its current management, use and condition/character. This understanding helps inform both evaluation of the site's significance and values, and also identification of risks and opportunities for its future management.

2.2 Historical Development

Overview of Willesden's Development and Early History of the Site

- 2.2.1 For centuries the site of Queen's Park was within the parish of Willesden, the name of which derives from the Anglo-Saxon *Willesdune*, meaning the Hill of the Spring. A settlement bearing this name dates back to 939 AD and in 1086 a settlement bearing the name of *Wellesdon* was recorded in The Domesday Book. The pattern of settlement here continued remarkably unchanged from the Middle Ages until well into the 19th century, consisting of predominantly rural isolated farms and hamlets encircled by pasture, open fields and dense woodland. The latter had dominated the landscape for centuries but was progressively cleared to make way for pasture land.
- 2.2.2 The opening of Grand Junction Canal in 1801 caused momentous changes. Although initially slow to impact the sleepy rural landscape of Willesden, the construction of the canal marked the beginning of a move towards dense urban development, which gathered pace towards the end of the century. Nearby, Kilburn's strategic position on the toll road and the construction of The Hampstead Junction Railway, The London and North Western Railway and The Great Western Railway (between 1838 and 1860) were also key in encouraging development in the area. The new railways brought important rail links to an area which had formally been wholly reliant on horse drawn omnibuses.
- 2.2.3 The parish of Willesden remained predominantly rural up 1875, when its population was 18,500. This however changed with the opening of the Metropolitan Railway (later the Metropolitan Line) station of Willesden Green in November 1879. By 1906 Willesden's population had grown to 140,000 and it had recognisably developed into a suburb of London.
- 2.2.4 The proximity of the future site of Queen's Park to the railway network resulted in The Royal Agricultural Society of England deciding to hold its annual show there in June 1879. At this

stage the area was still farmland. It was the largest show of its kind ever held, attracting 187,000 visitors, many of whom came to see its royal patron Queen Victoria.

- 2.2.5 Willesden suburban development led to it becoming a municipal borough in 1933 and eventually becoming a part of the London Borough of Brent in 1965.

The Opening of Queen's Park -Late 19th Century

- 2.2.6 The steep rise in population numbers and residential development throughout London as a whole had led to a growing recognition that public parks were invaluable in an increasingly urbanised society. This was officially recognised in a report presented to parliament by the Select Committee of Public Works in 1833, which stated that as well as providing opportunities for financial investment, public parks had the capacity to confront some of the major issues of dense urban living. These included poor health and wellbeing, lack of fresh air and social tension. Additionally there was a belief that recreation should be combined with moral improvement, providing a pleasant area for social interaction in a wholesome environment away from the public house. Parks such as Queen's Park were created as isolated oases to provide green lungs amongst generally overcrowded and unsanitary living conditions.
- 2.2.7 In 1884, the land for Queen's Park was secured from The Ecclesiastical Commissioners who agreed to sell it to The City of London Corporation (CoLC). The Ecclesiastical Commissioners gave CoLC a deadline in which to raise the money to buy it as well as the £10,000 necessary to adapt it for public use. A bequest by William Ward left 'for the creation of some fund for the benefit of the poorer classes', combined with funds from the revenue on grain, allowed CoLC to acquire the land in 1886. Alexander McKenzie was approached to design the park for a sum of £3,000 and a year later, on the 5th of November 1887, the park was officially opened with several thousand members of the local population in attendance. The opening ceremony was carried out by the Lord Mayor of London, Sir Reginald Hanson, who said in his opening speech *'The Ecclesiastical Commissioners have given the 30 acre site for the free use and enjoyment by the public [...] I trust and believe that as time goes on there will be considerable improvement in the open space now so vastly improved from what it was eight or nine years before, when many of us present visited the exhibition there, and a greater part of the ground was a swamp'*.
- 2.2.8 Alexander McKenzie was one of London's foremost park designers. His most renowned work was Alexandra Palace, which he designed in 1863 to rival Joseph Paxton's Crystal Palace Park. He is also known for his design of Southwark Park, Finsbury Park and Albert Embankment Gardens. These are described by English Heritage as *'not rigid urban gardens, architecturally conceived such as might be found in The Tuilleries in Paris but almost suburban and local in feel....McKenzie believed in grass not flower beds, in informality and in winding picturesque*

paths. McKenzie's designs were met with substantial criticism, with the weight of public opinion in favour of a more formal architectural style favoured in France and Italy. McKenzie's 1887 plan shows two circular areas of grass set within the roughly rectangular shape of the park. These are both labelled 'Recreation Ground'. In a previous design, which was not implemented, these two areas were labelled 'Lawn Tennis Ground' and 'Cricket Ground'. This is reflective of the common approach to catering for sport and recreation in Victorian Parks - assigning space-requiring activities (such as cricket) a large central area and positioning more space-constrained activities to the peripheries of the park where they could be screened from view with planting. At Queen's Park, for example, the gymnasium (used for outdoor play/exercising) was placed on the outer edge of the park, to the south-west. McKenzie's spatial planning and design capitalised on the park's relatively small size to create a cohesive space suitable for a range of leisure activities.

2.2.9 At the time of its opening, Queen's Park contained:

- Four exits, one at each corner of the park. At this point the park was still bounded by fields on its western and eastern sides.
- Two circular areas of grass, one marginally larger than the other, both labelled 'Recreation Ground'.
- A figure of eight path network surrounding the circular grass areas, which provided access in and around the park and to all of its entrances.
- A gymnasium (used for **play**/exercise) located to the south-west, surrounded by fairly thick shrub/tree planting.
- Triangular-shaped planting areas (six in total), one at each corner of the two circular grass areas – planted up with shrubberies, a single tree at the centre and ornamental beds.
- Dense bands of informal tree and shrub planting around the outer borders of the park - These were scalloped on the inside edges where they adjoined the grass adding to the natural feel. The planting was thicker around the gymnasium area to screen it.
- Informal bands of shrubbery partly screening the circular grass areas from the outer paths – there were strategically placed gaps in these to preserve vistas and occasional views across the park which served to increase its apparent size.
- A central area intended for a drinking fountain. The drinking fountain was instated sometime after the park's opening and is shown on historic photos dated 1910. It was however subsequently removed.
- A proposed site for a lodge in the park's south-east corner.

Developments Subsequent to the Park's Opening and up until the Early 1940s

2.2.10 Improvements continued after the official opening of the park. Between 1887 and 1939 the following changes are known to have taken place:

- Soon after the Park's opening a gardener's lodge was built in the south-eastern corner of the site (where the lodge was originally proposed).
- In 1890 a rustic style refreshments chalet was constructed in the centre of the park (where the current café stands).
- In 1891 a cast iron bandstand was erected at a cost of £342.11s, for the sake of 'introducing the beneficial moral influence of music 'to the park.
- In 1905 a new women's WC was proposed next to the children's gymnasium. The current toilets were introduced in 1980 but it is not clear whether they replaced the 1905 toilets or a later building.
- A photograph taken c.1910 show that there was at this time a wooden paling fence skirting the perimeter of the park. It was replaced by iron railings at some point prior to 1941.
- In 1924 a second glass house was installed (it is unclear when the first glasshouse was built) in the south-eastern part of the park. From the 1900s Queen's Park grew most of its own plant material. These were removed at some point although the exact date is unclear. This would have been before the 1960s however, since the staff yard buildings were constructed during this time in the area where the glass houses stood.
- OS maps from the 1930s show that two new entrances were added - one on Milman Road (opposite Keslake Road) and one on Kingswood Avenue (opposite Hopefield Road). New paths were subsequently constructed to connect the central path circuit to these exits. In 1935 a tennis pavilion was constructed in the centre of the park.
-
- In 1936 the Lych Gate was erected at the entrance on Kingswood Avenue/Harvist Road in the south-east corner of the site.
- Six tennis courts were built in 1937 by Grassphalte Ltd of Middlesex in the western half of the northern field. They remain in this position today.
- The housing directly adjoining Queen's Park was built between 1897 and 1904, a period of dramatic change in the area. The Park's setting changed dramatically.

2.2.11 Visitors in the 1930s recall the park keeper, known locally as 'Long Tom', patrolling the park, armed with a stick to enforce the various byelaws (including keeping dogs on a leash and children out of the undergrowth). They also recall the main field being fenced off at the start of World War II in 1939 in order to provide a site for a barrage balloon. The airmen who controlled it requisitioned an existing thatched hut (although it is not clear what building this is a reference to) and a Nissen hut, which served as their quarters, was placed next to it. It is not

clear where these were located. The remainder of the main field was dug out and served as allotments for the local community. In the northern field, where the putting green is today, dugout shelters were created with earth covering the roofs. These were in fact used only briefly - they soon became waterlogged and the local community took refuge in Morrison shelters on their own properties.

2.2.12 In 1941 the government passed an order requisitioning all post-1850 iron park gates and railings for the war effort. The bandstand and boundary railings were sent to be melted down for munitions, destroying two fine examples of decorative ironwork. In 1940 a bomb fell in the middle of the north field and a second landed by the Chevening Road edge. The upheavals during this period were responsible for partially destroying parts of McKenzie's original path structure. OS maps show that the damage was mainly concentrated in the north of the site in what is now the Woodland Walk. The path alignment, as a result, has changed slightly from McKenzie's original design.

Developments between the mid-1940s and 1990s

2.2.13 Between 1945 and the 1990s a number of further changes were made to the park's layout and facilities, which were:

- Following the loss of the original McKenzie path layout the alignment of the northern paths, in what is now the woodland, was altered marginally. This was replaced with the woodland walk in 1999.
- The site of the original children's gymnasium was enlarged and children's play equipment was added, in keeping with its original function but closer to what we would recognise as a modern-day playground.
- At some point during the 1960s the original Park Lodge from 1890 was rebuilt.
- The Kingswood Avenue- Montrose Avenue road was added at some point during this period, although the exact date is unclear. It does not show on OS mapping from the 1970s indicating that it took place after this. The Harvist Road entrance was created at some point after the 1970s although the exact date is unknown. Secondary paths were also laid out to connect these with the central path network.
- In 1963 a two storey refreshment chalet and residence was erected, replacing the 1935 tennis pavilion.
- During the 1960s a number of staff buildings were added in the staff yard replacing the glass houses which stood there previously.
- A nine-hole Pitch and Putt course was constructed in 1966 in the North Field stretching over 2.3 hectares.

- The enclosed children's gymnasium was enlarged during this period. This is illustrated on the 1959 OS map although it is not clear exactly when these changes took place.
- A new style of planting was introduced around the café during the 1960s and a large number of the shrubberies removed in response to a need to reduce maintenance costs. Some shrubberies remained, clustered around the south of the park, but were eventually removed.
- In 1966 the Flower Garden was created, which preserved the ornamental planting of McKenzie's original design. In the same year the Lych Gate was also closed as an entrance to the public and became sheltered seating instead.
- During the 1970s over 180 elm trees were lost as a result of Dutch Elm disease.
- The paths were resurfaced using tarmac at some point during this period although the exact date is unknown.
- During the 1980s and 1990s the gymnasium which was an original feature of the site was increased in size and a modern children's playground and a paddling pool were introduced. It is not clear exactly when the paddling pool was constructed. The existing toilets were also introduced during this period.
- The Pets Corner was constructed in 1990.
- In 1992 the bandstand was restored.
- 1999 saw the restoration of McKenzie's figure-of-eight footpaths and a woodland walk. Although there were trees in this part of the site, it was not woodland as such prior to 1999, and the compacted earth pathway was a new addition.

2.2.14 An important development took place in 1973 with the formation of the Queen's Park Area Residents Association (QPARA), which was established to bring issues relating to the locality to the attention of the local community and to represent the interests of the residents. The association opposed the building of two new modern style houses for staff accommodation within the Park - these are shown in a plan dated 1970. They have since become an active community based organisation committed to the enhancement of the surrounding environment and improvement of quality of life of the community. In 1987 the park celebrated its centenary. This event was attended by The Lord Mayor and thousands of local residents. For this occasion, the Queen's Park Area Residents Association (QPARA) produced a souvenir guide and a history of the park and the local area.

Developments in the 21st Century

2.2.15 In 2001 trim trail equipment was introduced at the site and in 2002 land drainage was installed and connected to the main drain to combat the long-term flooding issues which had never been successfully dealt with. A masterplan for the play area was produced in 2008. It will be delivered in three phases, of which the first has now been completed. The play area is the

biggest visible change to the site which has happened over the recent years. The masterplan and vision for the play area is to upgrade the play facilities and create a more visually appealing and inclusive resource, whilst benefitting the environment of the park as a whole.

2.2.16 Transition Town, a community group concerned with environmental issues affecting Kensal and Kilburn, maintain a community allotment in Queens Park, behind the café. Two raised beds were built at the end of 2010 and a triangular bed is currently being constructed. Growing began in March 2011. In 2012, the bandstand was repainted. In the same year, a joint project was carried out with Sheffield University, researching the benefits of wildflower planting in urban areas. The wildflower bunds are a result of this. Recently, wooden sculptures created by a local artist were added to the site.

Summary of Key Changes

2.2.17 A summary of the key changes to the site is outlined in the table below.

Owner	Date	Event
Unknown	936AD-18 th Century	The future site of Queen's Park consisted of farmland
Ecclesiastical Commissioners unknown-1884 (86)	18 th Century	The future site of Queen's Park still consisted of farmland
City of London Corporation 1884-present	1884	Land secured from the Ecclesiastic Commissioners
	1886	Land officially acquired by CoLC
	1887	Park opened to public
	1887-1890	Gardener's Lodge and refreshments chalet added
	1891	Bandstand added
	1897-1904	Dense housing constructed around Queen's Park. Most of the housing forming the Queen's Park Conservation Area was built around this time
	1924	Second glass house built. The date of the first is not clear.
	1930s	New entrances added: Kingswood Avenue -Hopefield Road entrance, and Milman Road – Keslake Avenue entrance
	1936	The Lych gate is constructed
	1937	Six tennis courts are constructed by Grassphalte Ltd
	1939-1945	The Second World War brings a number of radical alterations to the park including the loss of the bandstand's ironwork, park's railings and the original path structure. The main field is dug up as allotments and fenced off for barrage balloon
	1946-1962	Playground enlarged on the site of the original gymnasium. It is not clear when this was first introduced.
	1960s	At some point during the 1960s, the Park Lodge was rebuilt.
1963	Refreshment chalet replaces tennis pavilion	
1966	Pitch and Putt course, Flower Garden and new style of planting are introduced. The Lych Gate entrance on Kingswood Avenue- Harvist Road is closed as an entrance	

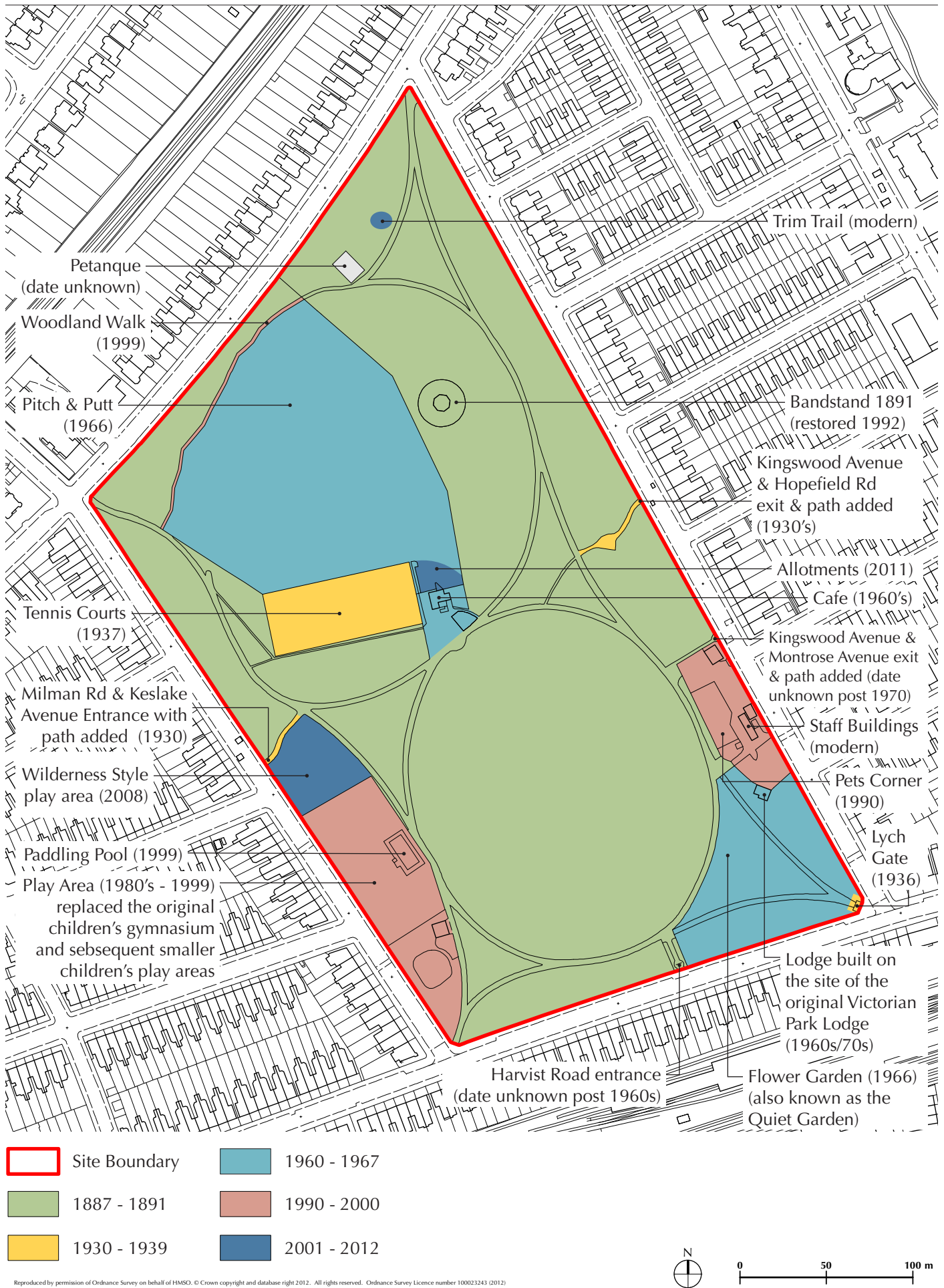
Owner	Date	Event
		to the site and used as seating.
	1970s – 1980s	Dutch Elm Disease kills 150 trees in the park Kingswood Avenue/Montrose Avenue entrance introduced sometime after the 1970s In 1973 the Queens park Area Residents Association was formed Harvist Road added after the 1970s (exact date unknown) Children's playground redesigned during the 1980s
	1987	Queen's Park celebrates its centenary
	1990s	Children's playground redesigned again during 1990s
	1992	Bandstand restored
	1999	Children's farm/pets corner constructed; restoration of McKenzie's figure of eight footpath design and creation of the woodland walk
	2001	Trim trail equipment installed
	2002	Land drainage installed
	2008	Three-phase masterplan for children's play area agreed
	2010-2011	Transition Town begin planting allotments by the café
	2012	Wilderness style children's play area completed; land drainage measures implemented. Bandstand repainted Joint project with Sheffield University to introduce wildflower bunds Wooden sculptures added

Summary of Surviving Features

2.2.18 The table below provides a summary of those features found in the park today, categorised according to whether they were associated with the establishment of the park or not. The historicity of surviving features is illustrated on **Figure 2**.

Features associated with the establishment of the park ¹	Features not associated with the establishment of the park
<p>The majority of the paths (although these would have originally been laid out with compacted light coloured gravel).</p> <p>The majority of the grass areas</p> <p>Five of the six triangular-shaped beds at the corners of the circular grass areas survive. Whilst they retain their original shape their planting no longer reflects the intended late Victorian planting style other than in the quiet garden.</p> <p>A number of trees</p> <p>The four entrances at each corner of the park, although the Lych Gate entrance on Kingswood Avenue-Harvist Road has been blocked off since 1966</p>	<p>The bandstand (the original ironwork was lost in 1941 and restored in 1992) – although not in the park at the time of its opening, this is a typical structure found in late Victorian public parks</p> <p>The Lych Gate structure (erected in 1936)</p> <p>The tennis courts (constructed in 1937)</p> <p>The Kingswood Avenue/Hopefield Road entrance and the Milman Road/Keslake Avenue entrance - added during the 1930s.</p> <p>The Kingswood Avenue/Montrose Avenue entrance and Harvist Road entrances added after the 1970s</p> <p>Secondary paths were laid out to provide access to all new entrances</p>

¹ Defined as features that were part of the Park at its official opening in 1887



Features associated with the establishment of the park ¹	Features not associated with the establishment of the park
<p>The Park Lodge (although not present at the time of the park's opening, its location was shown on McKenzie's original design. It was built soon after the opening and was rebuilt in the 1960s)</p>	<p>The pitch and putt course (laid out in 1966)</p> <p>The café and office building (built in 1963)</p> <p>The garden around the café building (date unknown)</p> <p>The small staff buildings and service area (built between 1960-present)</p> <p>The Pets Corner (constructed in 1990)</p> <p>The children's play area (which replaces the original gymnasium. In some respects it reflects original use of outdoor play/exercising provision)</p> <p>The Flower Garden (laid out in the 1960s – it does however reflect the original design/planting intention for the triangular beds/areas)</p> <p>New toilet facilities (likely to be contemporary with play area renovations in the 1980s)</p> <p>The woodland area/woodland walk (established in 1999)</p> <p>The Petanque rink (unknown date)</p>

Summary of Key Lost Features

2.2.19 The table below provides a summary of those features that have been lost from site, categorised according to whether they were associated with the layout of the site or not. These are also illustrated on **Figure 3**.

Lost features associated with the establishment of the park	Lost features not associated with the establishment of the park
<p>The drinking fountain (which formed part McKenzie's design but was only implemented after the opening of the park) (removed by 1935)</p> <p>The planting style around the park's outer edges which would have been much denser tree and shrub planting</p> <p>Many trees</p> <p>The planting style in the triangular beds, except in the quiet garden</p> <p>The alignment of the northern section of paths has changed</p> <p>The original gymnasium site was increased in size with a modern children's playground and paddling pool several times during the</p>	<p>Glasshouses (date when these were lost is unclear – however this would have been before the 1960s when staff buildings were built in the same area)</p> <p>The rustic style refreshments chalet built in 1890 (demolished in 1935).</p> <p>The original female WC opened in 1905 (presumably replaced when the gymnasium was redesigned)</p> <p>The 1935 tennis pavilion (demolished to make way for a two storey refreshment chalet)</p>

Lost features associated with the establishment of the park	Lost features not associated with the establishment of the park
<p>course of the 20th century, showing for the first time on OS mapping from 1959. It was redesigned in the 1980s and 1990s and a new design for the play area was agreed in 2008 and is in the process of being implemented</p> <p>Access into the park from the Lych Gate entrance on Kingswood Avenue-Harvist Road</p> <p>Internal low fencing metal kick rails</p>	

2.3 The Site Today

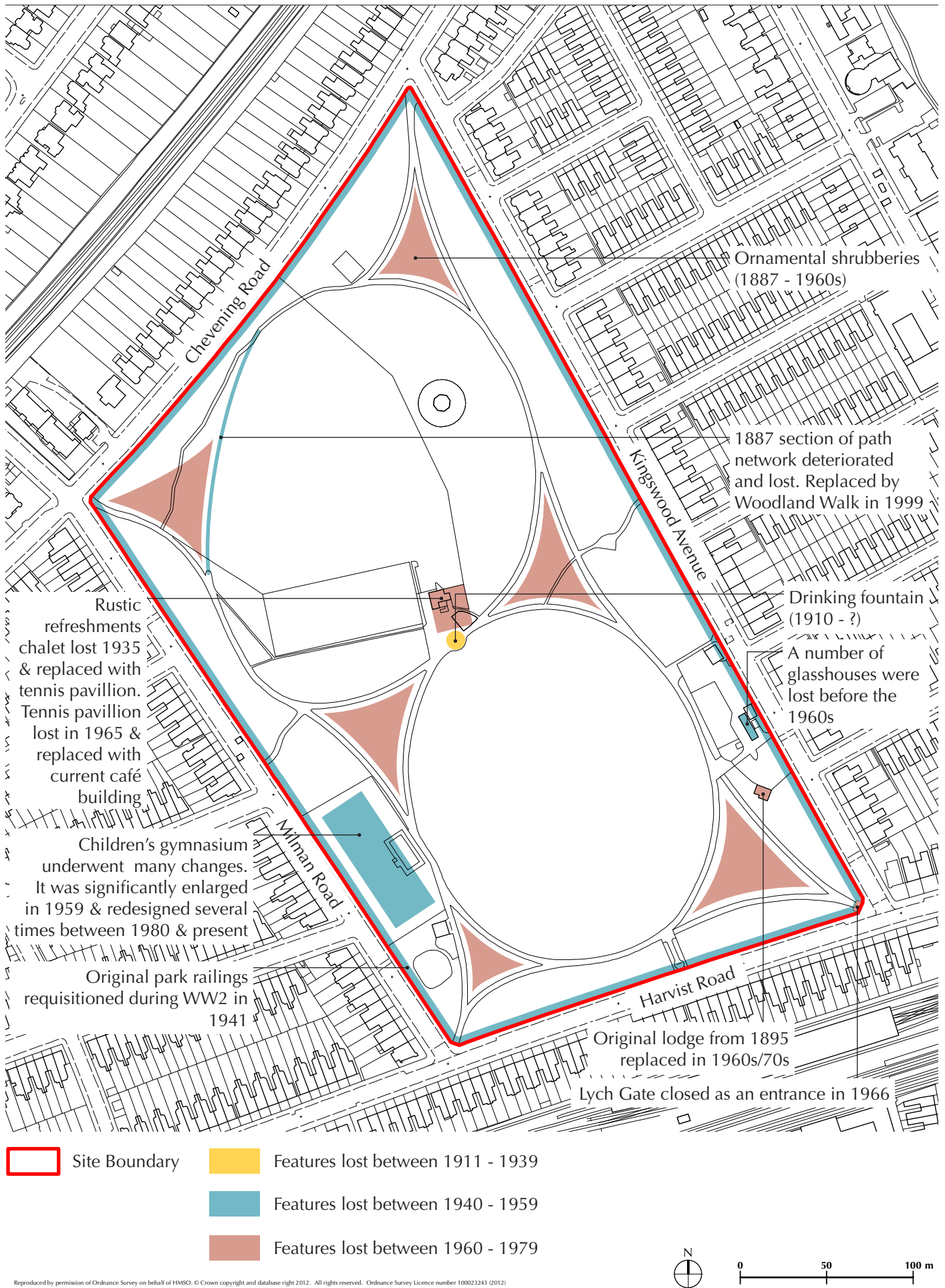
Ownership and Management

- 2.3.1 The CoLC altogether owns and manages, via its Open Space Department, nearly 4,250 hectares of open area in and around London, which includes Queen’s Park. The Queen’s Park Management Plan (2009-2014) states that:

The CoLC is statutorily obliged by virtue of various Acts of Parliament, and more specifically the Highgate and Kilburn Open Spaces Act 1886, to manage Queen’s Park, protect it and make it available as open space for exercise and recreation. Queen’s Park is also a registered charity. The CoLC is allowed to make by-laws for the regulation of the Park and for appointing and regulating the duties and conduct of the Keepers employed in the Park. The City is not permitted to use the Park for any other purpose other than as a public park for the perpetual use of the public.

- 2.3.2 It also describes how:

*The Park is managed by the CoLC through the **Queen’s Park and Highgate Wood Management Committee** consisting of twelve Members from the Court of Common Council. It meets six times per annum and undertakes site visits. [...] There is also the **Queen’s Park Joint Consultative Group**, which comprises members from local groups including Queen’s Park Residents’ Association, 3 Ward Councillors from the London Borough of Brent and a schools liaison contact (see the Management Plan for the Terms of Reference for these groups).*



2.3.3 The management of the park is also influenced by the CoLC's Open Spaces Committee and the Hampstead Heath, Highgate Wood and Queen's Park Management Committee.

2.3.4 The Director of CoLC's Open Spaces Department is responsible to the Management Committee and delegates strategic management to the Superintendent of Hampstead Heath. The Day-to-day management of Queen's Park is delegated to a full-time Park Manager, who is employed by the CoLC and is also responsible for managing the Hampstead Heath Constabulary. The Park Manager is supported by the following CoLC members of staff, all of whom are based solely at Queen's Park:

- A full-time Supervisor (key duties are: xxxx)
- A full-time Gardener (key duties are: xxxx)
- A full-time Groundskeeper (key duties are: xxxx).
- Three full-time Groundsmen (key duties are: xxxx).
- Two full-time Play Attendants (key duties are: xxxx).
- A full-time Animal Attendant (key duties are: xxxx).
- Four seasonal staff (employed between Easter and September) (key duties are: xxxx).

2.3.5 In addition, the Queen's Park Manager benefits from support from a Human Resource Business Partner, Operations Manager and an Arboricultural Manager and his team who carry out works to trees, all of which are employed by the CoLC but working across many sites. The café is currently leased out.

2.3.6 The 2009-2014 Management Plan for the Site currently provides the Park Manager with a strategic framework within which to manage and maintain the site. The Management Plan is reviewed annually and in more detail every 5 years. It deals with all elements within the site, with the exception of its buildings and structures. It sets out a detailed breakdown of the management and maintenance regime of each individual feature. This ensures that the quality of the site is maintained through rigorous monitoring, careful management and maintenance and early intervention where necessary.

2.3.7 The maintenance of the site's buildings and structures is covered under a 20 year Work Programme. This sets out the frequency with which maintenance works, servicing, redecoration and remedial work takes place for each building. However it does not include formal arrangements for a system of monitoring and inspection which would guard against large scale problems being detected too late.

2.3.8 Queen's Park is allocated an annual operational budget (paid for by the CoLC's 'City Cash'), the largest share of which is spent on employing staff. The remainder is taken up by a range of

'day to day' tasks that have to be undertaken, before any 'enhancements' can be considered. The CoLC's 'City Cash' is an endowment fund that has built up over a number of centuries and which finances activities mainly for the benefit of the Capital. As a result of numerous new financial pressures, this financial resource is declining, which is likely to have a knock-on effect on Queen's Park's operational budget. Consequently there is a growing necessity to investigate alternative funding sources for the site's future conservation and management.

Community Participation

- 2.3.9 As described above, the Queen's Park Joint Consultative Group (QPJCG), which was formed in 1986 and includes members of local groups, provides input on the management of Queen's Park. It meets twice a year.
- 2.3.10 The Queen's Park Area Residents Association (QPARA), which was formed in 1973, is represented on the QPJCG and has a liaison officer who meets with the Queen's Park Manager on a monthly basis. Any issues/comments about Queen's Park that have been raised QPARA meetings are discussed with the Park Manager as well as future works/plans for the park.
- 2.3.11 The views of the community are also harnessed through GreenSpace's 'Million Voices'' campaign, which is run through GreenSTAT and encourages residents to comment on their local park and provide their input on how they are being managed and maintained. The City of London has signed up to GreenSTAT and welcomes feedback about the parks in their management.

Overview of User Groups, Key Features and Events

User Groups

- 2.3.12 Queen's Park is a historic public park which provides a popular recreational amenity for local residents and visitors from further afield. It is used by a variety of user groups (including families, younger people and adults), visiting for a wide range of different reasons such as to play sports (e.g. tennis and football), walk the dog, jog, picnic, paint, use the playground, have a walk and enjoy nature. The most recent visitor count shows that approximately 1 million visitors come to the park annually. The playground alone attracted between 80,000 and 100,000 visitors in 2012. Some schools visit the park, but this is on an infrequent basis and is generally linked to sports days and bulb planting days.

Key Features

- 2.3.13 The park offers many different facilities/features which are shown on **Figure 4**. These include a quiet garden, a woodland area, large grass areas, a sensory garden, a vegetable plot, wildflower areas, a bandstand, an extensive play area (which includes play equipment, a sandpit and a paddling pool), a café and toilets, a children's farm, tennis courts, a petanque rink, trim trail equipment, ping pong tables, sculptures, and specimen trees. All facilities are free other than food and beverages from the café and use of the tennis courts (tennis players must bring their own rackets and balls). A reimbursable deposit has to be paid for hire of pitch and putt equipment. Ping Pong rackets can be borrowed at no cost.
- 2.3.14 The Park is opened to the public from 7am until dusk all year round. It is fully enclosed by railings and can be accessed from the following seven pedestrian entrances:
- Kingswood Avenue/Montrose Avenue (added after the 1970s)
 - Kingswood Avenue/Hopefield Avenue (added in the 1930s)
 - Kingswood Avenue/Chevening Road (original entrance)
 - Chevening Road/Milman Road (original entrance)
 - Milman Road/Keslake Avenue (added in the 1930s)
 - Milman Road/Harvist Road (original entrance)
 - Harvist Road (added after the 1970s) – includes a black iron cycling barrie

Events

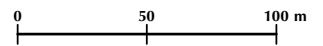
- 2.3.15 A range of events and activities take place at Queen's Park, some organised by the CoLC and others by community groups and other individuals. Anyone wishing to organise an event must fill out an events application form and pay a nominal fee, although those aimed at children are free. General interest events/activities at the park have included:
- During 2012, 3 ticketed movies were shown in the park (each attended by 1000 people). This was organised by the CoLC and run by the Lexi Cinema, an independent cinema based in Kensal Rise.
 - The annual Christmas gathering/Winter Wonderland is organised by the CoLC, attracts around 300 people and is a free event.
 - Queen's Park Day is an annual event and is organised by QPARA. This attracts around 15,000 people annually and is a free event, featuring arena events, music, competitions, stalls and fancy dress. The event is organised and run by volunteers and is non-profit-making.
 - Between July and August, weekly live music is held at the park bandstand, organised by CoLC.
 - A book festival, **organised by QPARA**, is run by local residents.



- Queen's Park Entrances**
- 1 Kingswood Avenue/Chevening Road Entrance
 - 2 Kingswood Avenue/Hopefield Road Entrance
 - 3 Kingswood Avenue/Montrose Avenue Entrance
 - 4 Harvist Road Entrance
 - 5 Milman Road/Harvist Road Entrance
 - 6 Milman Road Entrance
 - 7 Chevening Road Entrance

Map data ©2013 Google, Bluesky

- ① Site Boundary
- ② Petanque
- ③ Trim Trail
- ④ Cafe, Garden & Toilets
- ⑤ Pets Corner
- ⑥ Lodge Park
- ⑦ Lych Gate
- ⑧ Wildflower Bunds
- ⑨ Sandpit
- ⑩ Toilets
- ⑪ Paddling Pool



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- The park also has a resident artist.

2.3.16 Sporting events/activities have included:

- School sports days (12 schools used the site in 2012)
- Football coaching
- Tennis camp
- Personal Training

2.3.17 Events and activities based on the natural offer of the site have included:

- Bulb Planting
- Tree whip planting
- Beekeeping sessions
- Ecology themed summer holiday sessions
- The allotments are maintained by Transition Town on Wednesday afternoons

Character Areas

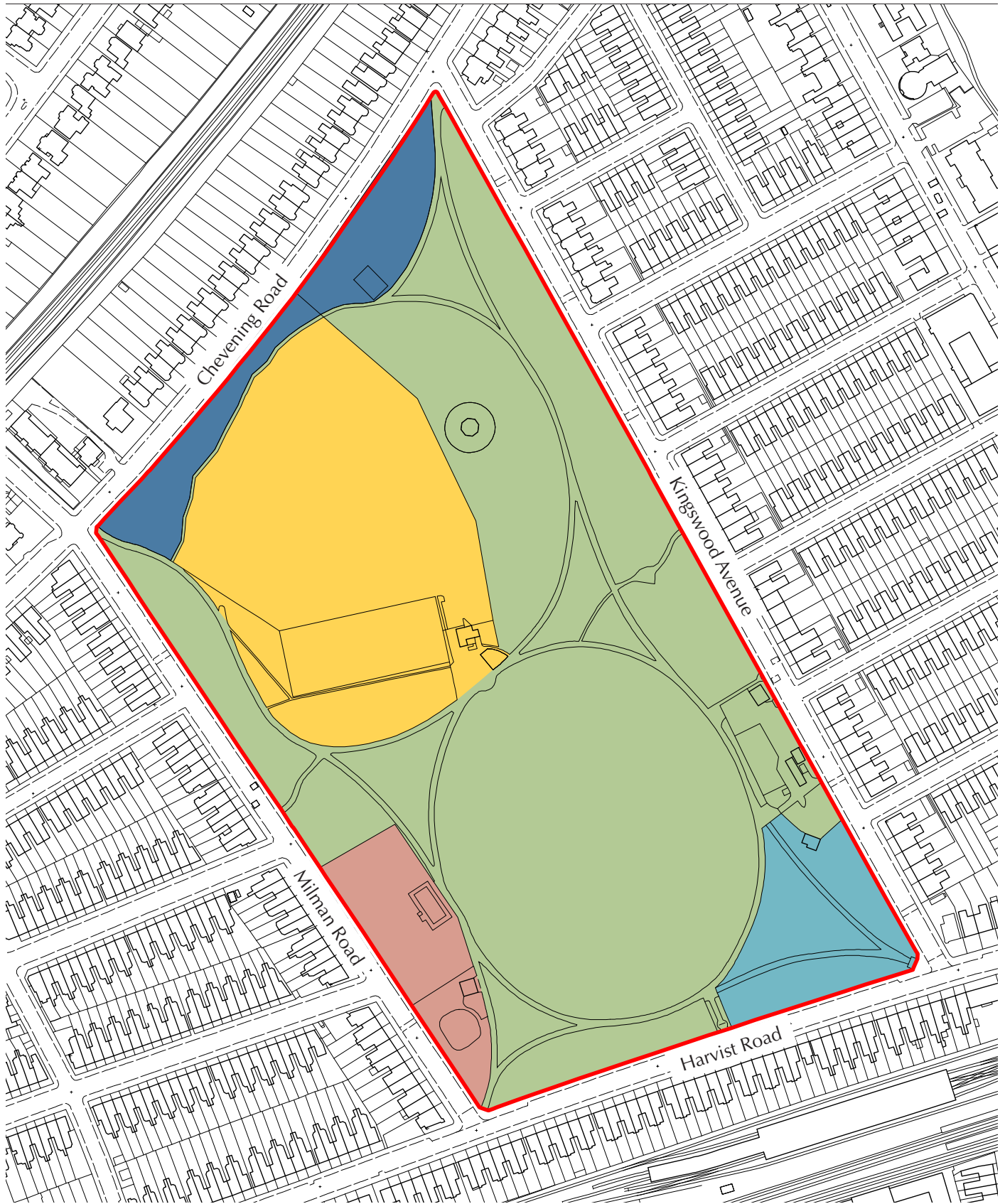
2.3.18 In order to understand and describe the current condition and use of the site it has been subdivided into five distinct character areas (see **Figure 5**)







- Character Area A: The Woodland (see **Figure 6a-b**)
- Character Area B: Main Field and other Grass Areas (see **Figure 7 a-c**)
- Character Area C: Pitch and Putt, Tennis and Café (see **Figure 8a**)
- Character Area D: Play Area (see **Figure 9a-b**)
- Character Area E: Flower Garden (see **Figure 10a-b**)

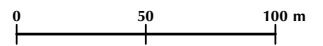
2.3.19 The character areas are based on an analysis of the site's historical development, present character and current management arrangements. A summary of the general character (including key features), condition and use of each character area is provided below and illustrated by photographs. A building condition survey was carried, the results of which can be found in **Appendix E**.

2.3.20 The topography of the site is gently undulating and the topsoil is sandy loam. The clay based nature of the soil makes the site liable to flooding and for this reason land drains are in place which feed into an underground tank. This helps to avoid water surface ponding.

Character Area A: The Woodland



- | | | | |
|--|------------------------------------|---|---------------------------------|
|  | Site Boundary |  | C Pitch & Putt, Tennis and Cafe |
|  | A The Woodland |  | D Play Area |
|  | B Main Field and Other Grass Areas |  | E Flower Garden |



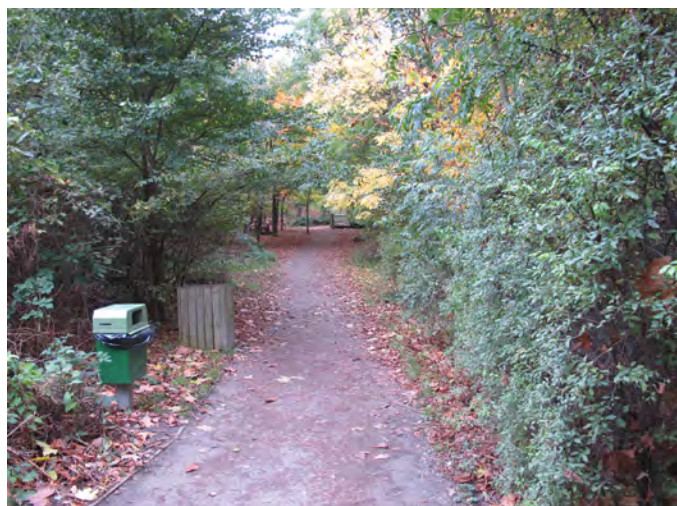
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Description and Condition

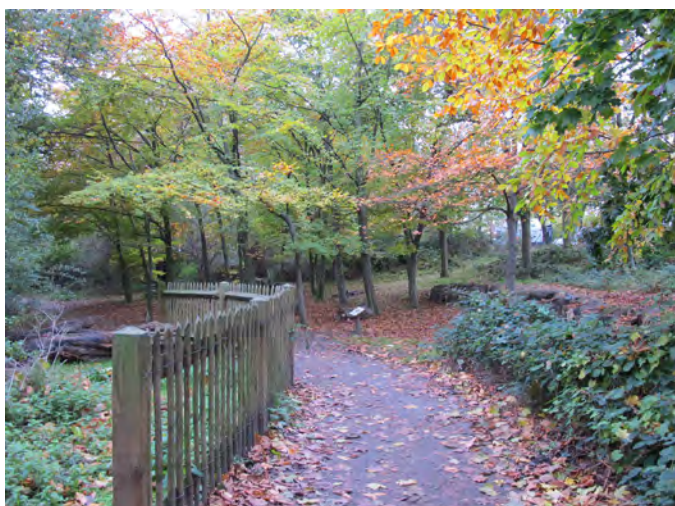
- 2.3.21 This character area is bounded to the north by Chevening Road, to the east by Milman Road, to the south by the Pitch and Putt and to the west by Kingswood Avenue. It is dominated by woodland (enclosed by wooden stake fencing and double gates at either end) but also includes a piece of trim trail equipment and a small petanque rink near the Chevening Road – Kingswood Avenue entrance.
- 2.3.22 Originally this part of the park was a grassy area containing a thick band of trees and shrubberies along its northern edge. During the Second World War the park suffered bomb damage which resulted in the original path layout in this part of the park being lost, but it was later reinstated. In 1999, it was decided that this part of the park would be set aside and managed as woodland. The aim was to provide an educational resource and ‘taste of the countryside’ to visitors, in an area of the park which had previously been difficult to access. The woodland area contains a meandering walkway (known as the woodland walk) through mature trees, which runs adjacent to the Pitch and Putt. It is maintained to allow access to all. The main path is wide and smaller paths of compacted earth lead off of it.
- 2.3.23 There is a variety of trees in this area, some of which are overmature. Species include *Salix* and *Sambucus Nigra* and in some places the woodland is pollarded and coppiced. Timber and willow structures provide natural play opportunities for children and some trees have been planted to allow future climbing. Deadwood provides habitats for fungi and nesting habitats for woodpeckers and logs are stacked up in places to provide wildlife habitats and ecotones. Stumps also provide shelter for stag beetles. Children from local schools planted a hedgerow of indigenous trees in the autumn and winter of 2000. Wildflowers and native grasses and bulbs are also present here.
- 2.3.24 East of the woodland, as noted above, is an area which contains a petanque rink, of unknown date, and a Trim Trail, which was introduced in 2001. The petanque rink has a wooden upstand of 200mm and is not accessible to wheelchairs and pushchairs. It also has a sign informing visitors about the feature. This is currently an underused feature and it is not immediately clear to visitors what its purpose is. The Trim Trail units have a safety surface under each one and are inspected for damage weekly. They are in good condition and are actively used.
- 2.3.25 Views out of the character area are afforded at different points. In the centre of the woodland, an open area with sparse tree planting allows views south of the Pitch and Putt. Views towards Chevening Road are mostly obscured by tree planting but occasional glimpses of the high quality three storey Victorian houses are visible from some areas.



Kingswood Avenue/Chevening Road entrance



View north-east along woodland walk



View south-west along woodland walk



View south-east towards Petanque rink and bandstand



View north-east along woodland walk



View south from woodland walk along pitch and putt



Wildlife interpretation along woodland walk pathway



View north from inner path towards trim trail equipment



View south through woodland towards pitch and putt



Chevening Road/Milman Road entrance



View south-east from Chevening Road/Milman Road entrance

Use

- 2.3.26 This area is mainly used as a place to have a walk and as an educational resource relating to wildlife and habitats. Visitors also use the trim trail and, less frequently, the petanque rink.

Character Area B: Main Field and other Grassy Areas

Description and Condition

- 2.3.27 This character area is bounded to the north by the Recreation Field, to the west by Milman Road and the Play Area, to the south by Harvist Road and to the east by the Flower Garden and Kingswood Avenue. It covers a large proportion of the site and includes the main field, the children's farm/pets corner, a staff yard, the bandstand, some trim trail equipment and other areas of grassland
- 2.3.28 The main field, which takes up a large portion of the southern half of the park, is a large area of amenity grass encircled by the southern circuit of the figure-of-eight pathway. It formed part of the original design of the park but was intended to include bands of shrub planting (with scattered trees) strategically located around its periphery. The shrubberies were removed during the 1960s due to safety concerns (associate with reduced sightlines) and to lessen maintenance costs. A number of trees remain around the main field's periphery. Two wildflower bunds, fed by the drainage system, were created in 2012 in the south-east and south-west parts of the main field with the assistance of the University of Sheffield. These formed part of an investigation into the value of urban wildlife planting and won an innovation award. They provide a teaching resource and an attractive contrast to the surrounding amenity grass. They are cut in the spring after flowering then allowed to self-seed but have not been as successful as was originally intended.
- 2.3.29 Four triangular-shaped beds, currently grassed over and containing scattered trees, are located in the south-west, north-west and north-east corners of the main field and to the north of the bandstand. These formed part of the park's original design but no longer reflect the intended late Victorian planting style. The planting was removed in the 1960s for the same reasons as the shrubberies were removed from the main field in the 1960s. There are also areas of grass between the main paths and the perimeter fence which contain irregularly-planted trees, which break up the views towards the residential streets and provide visual interest. The grass underfoot in these areas is in reasonable condition with worn and muddy patches in places. A number of wooden sculptures are located within this character area. There are two memorial trees in this area. One, an Oak is located in the eastern central triangular area near to the staff yard and was planted to commemorate the 40th anniversary of the Queen Elizabeth 2 ship. The



View north towards bandstand



Chicken enclosure in Pet's Corner



Pet's Corner



View north-west towards Trim Trail equipment



View south-west towards exit on Harvist Road



View west towards play area



View north towards bandstand



View east from 'Field of Hope' towards café and main field



View east to main field



Grade II listed Telephone Box on Harvist Road (adjacent to the park's boundary)



View north-west along Kingswood Avenue showing Queen's Park Conservation Area



View east from Milman Road entrance showing Queen's Park Conservation Area

second, a Poplar, is located behind the park bench next to the Harvist Road entrance and was planted as a private memorial.

- 2.3.30 A Grade II listed bandstand, which dates back to 1891, is located within the amenity grass to the north of this character area. Its railings were requisitioned for the war effort but were restored in 1999 and the structure repainted in 2012. The bandstand has a hard standing but lacks a formal pathway to its point of entry. This has created a muddy desire line and a dip in the grass where puddles are liable to form. The bandstand is octagonal in shape with sides measuring three metres long and one metre high. The steps up to the bandstand have unequal risers. The bandstand rests on a rendered and colour washed brick plinth which supports a cast iron and timber superstructure. The roof is made of timber and a central wrought-iron lantern rests on the top. A cast-iron balustrade leads to the stage. Cast-iron columns with ionic capitals, octagonal plinths and foliated infill depicting harps and scrolled consoles support the roof. Iron balustrades with wavy square-section verticals between straight stiles and double top and bottom rails are ornamented with foliated sun bosses. The bandstand is in excellent condition and only minor repairs are required.
- 2.3.31 A children's farm/pets corner, opened in 1990, is located east of the main field, immediately adjacent to the maintenance yard. It contains a range of non-exotic animals including rabbits, goats, chickens and other small animals and used to include a sheep. It is a popular facility, attracting between 80,000 and 100,000 visitors a year and can be accessed daily from 11am through a double gated entrance. Access around the farm is via a reasonably wide pathway which is in good condition² and forms a circuit around four outward-facing animal enclosures (located at the centre). There is also a larger goat enclosure and two aviaries. Hand washing facilities comprising a stainless steel trough sink on a brick plinth with long level arm taps is provided at the entrance to the farm. Several benches and bins are placed throughout, although their low level, intended for children, restricts their use by other visitors. The farm is enclosed by a high level fairly unsightly wire fence and there is a CCTV camera. The boundary treatment was chosen to provide adequate security. Whilst careful daily management and maintenance from staff has ensured that the farm is kept clean and maintained in a generally good state of repair, the overall impression is that it is slightly outdated.
- 2.3.32 Immediately adjacent to the northern end of the farm is a staff yard. The staff facilities comprise of a series of modern utilitarian buildings contained within a compound which is separated from the park's public areas. The buildings do not contribute anything to the character of the site but being mostly screened off by hedges, they do not detract from it either. The staff area consists of:

² There is a minor trip hazard caused by uneven surfaces around the goat pen

- **A storage lean-to:** this is a simple 'ad-hoc' structure built from salvaged materials. It is made of yellow stock bricks on two sides and has a timber and steel roof and York stone flooring. It is in reasonable condition with some small cracks but no repairs required.
- **Two garages:** the first garage is a pre-cast concrete structure with a felted roof on timber boarding, timber doors and steel framed putty glazed windows. The structure appears to be in good condition but would benefit from repairs to the windows. There is also some spalling of the concrete panels due to corrosion of the reinforcement but this does not require urgent attention. The second garage is made of concrete painted to resemble stock brick with a pitched roof and an embossed up-and-over steel door with vinyl facing. The mineral tiles on the roof potentially contain asbestos. The condition of the structure is reasonable although the gutters and downpipes are in need of repair.
- **Staff accommodation:** the staff accommodation is a single storey building made of reddish stock brick (with a light mortar) and a concrete tiled roof. The building is in good condition except for the paintwork which is beginning to fail in some places. Insufficiently blocked flue terminals potentially allow draughts and vermin to enter the building.
- **A machinery store:** the machinery store is a large garage which is identical to the staff accommodation. The building is in reasonable condition but the downpipe and gutters have become detached from each other and general redecoration is required
- **A barn:** this is a pre-cast concrete portal frame clad in corrugated steel panels with a corrugated steel roof. The building is in excellent condition with some areas of minor spalling due to corrosion of the concrete purlins.

2.3.33 There is also Trim Trail equipment in this area which was installed in 2001.

Use

2.3.34 This area has a variety of uses. The farm offers an educational and recreational resource for families whilst the main field provides a relatively large open space for sport or informal recreation and is used to host events. The Trim Trail provides exercise opportunities. The bandstand is also used to host events/activities in the park and is set within an area where people like to sit. The area as a whole is cherished as a place to wander/walk through.

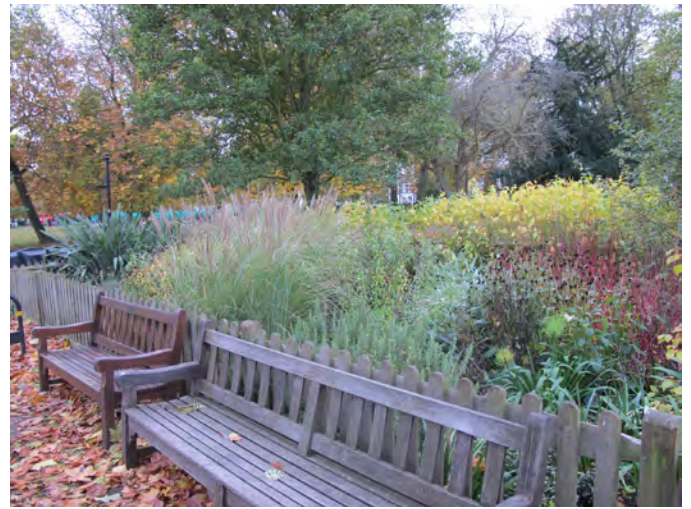
Character Area C: Pitch and Putt, Tennis and Café

Description and Condition

2.3.35 This character area is bounded to the north by Chevening Road and to the east, the west and the south by Character Area B. It contains the park's café as well as seven tennis courts and a pitch and putt course which are well-used resources.



View east of tennis courts



View east from café of sensory garden



View south of café and picnic area



View north-west of Pitch and Putt



View north towards café



View of allotment garden

- 2.3.36 The pitch and putt, the only example of a 9-hole inner city pitch and putt course, was introduced in 1966. It is opened all year round and has a charged attached (a deposit has to be paid for hire of a putter and wedge). Originally, this part of the park was an open grass field forming the other half of the figure-of-eight layout alongside the main field – the character would have been much more open with more extensive views east-west and north-south. There is low-level fencing around the pitch and putt, which allows views into it from the woodland and from beside the café. Entry into the pitch and putt is via a wide entrance gate. Once inside, the area consists of grass with scattered trees and a series of grass mounds that are fundamental to its function. The pitch and putt is in very good condition. There is a hedge between the bandstand area and the Pitch and Putt.
- 2.3.37 The tennis courts, located in the southern part of this character area, are in excellent condition. There have been tennis courts here since 1937. They are open all year round but contain no lighting, which restricts the hours of use, especially during the winter. There is currently a ramped entrance to the courts which enhances access and open-fronted shelter cabins by the courts. The tennis courts are screened from view on all sides by a high hedge.
- 2.3.38 The simple domestic-scale rectangular building adjacent to the tennis, constructed in 1963, serves as a café (downstairs) and offices for park staff (upstairs). It includes a recent single storey extension to the west and older single-storey extensions to the east and north. The majority of the ground floor is constructed of red stock brick while the first floor has a rough-cast render. The windows are replacement UPV/aluminium and the doors are timber flush doors in softwood frames with a painted finish. The building is in reasonable condition but the render requires renewal. There are also minor cracks in the walls and on the south, east and north elevations. The roof is in reasonable condition but is lifting along the southern edge and requires fixing. The joinery and metalwork are not in good condition.
- 2.3.39 The café is a popular resource for the local community, offering a wide range of hot and cold food and beverages. It is however felt that the range and quality of food provided could be enhanced. The café is spacious and has seating both internally and externally. The external seating is picnic-style with parasols on a concrete surface. The combined bench and table picnic-style seating is closed on the ends which does not accommodate wheelchairs. Inside, the chairs have no arm supports but the tables are more accessible.
- 2.3.40 There is an accessible toilet to the right of the café entrance which contains baby-changing facilities. It is in generally good condition but is not well signposted. There are two raised beds with natural-style planting to the south of the café and a small vegetable garden to the north. The latter was first planted in 2011 by Transition Town Kensal to Kilburn. These are tended by a local gardening club which meets every Wednesday. A compost bin and a water butt are located close to the vegetable garden. A first aid point is also located to the rear of the café.

2.3.41 There are also ping-pong tables to the south-west of the tennis courts. These are free to use.

Use

2.3.42 This area is popular with those visitors wanting to play tennis or use the pitch and putt. The café forms a central hub where visitors enjoy sitting indoors and outdoors whilst the vegetable garden is, maintained every Wednesday by Transition Town.

Character Area D: Play Area

Description and Condition

2.3.43 This character area is bounded to the north and the east by Character Area B, to the south by Harvist Road and to the west by Milman Road. It is situated in the south-west corner of the park and provides a free and popular facility which is open all year round (with the exception of the paddling pool which is only open in the summer). The Play Area is covered by CCTV.

2.3.44 This part of the park originally contained a small gymnasium which was surrounded by fairly dense tree/shrub planting. It was at some point before 1959, then again in the 1980s and 1990s, when a modern children's playground and paddling pool were introduced. Following visitor surveys and public consultation a new masterplan for the play area (all of the area north of the toilet block) was developed and agreed in 2008. The masterplan is being delivered in three phases, the first of which is now complete. The completed phase is located to the north and contains adventure-style timber play equipment facilities for children aged between 8-12 years old. The surface underfoot is bark chippings and the choice of natural materials complements the surroundings.

2.3.45 The southern and central sections of the play area currently contain traditional play equipment. There is a fenced paddling pool at the centre of the area which is a very popular facility during the summer. When open, the paddling pool is supervised by play attendants.

2.3.46 A fenced off play area for younger children and toddlers, which contains relatively new play equipment and a sandpit, is located south of the central play area. It was redesigned recently and as such is not going to be renewed as a result of the 2008 masterplan. The central part of the site has grass areas, a covered seating area and a bark play area with modern equipment. The latter is visually intrusive and considered to be of limited play value. This is the area on which the masterplan will concentrate in the ensuing stages.



View into Milman Road/Harvist Road entrance



View west towards Milman Road from play area



View east of childrens play area



View south of toilet block



View north-west towards new play area



View west towards old and new play areas



View east of swings towards tennis courts



View north of children's play area



View north-east of Milman Road/Harvist Road entrance



View north Harvist Road entrance

- 2.3.47 Much of the equipment in the central section is inappropriate, intrusive or low in play value in comparison with modern equipment. The equipment is characteristic of 1980s playgrounds with traditional swings, slides and climbing frames. A number of the items do not conform to current European Standards especially with regard to surfacing and spacing between metal bars.
- 2.3.48 There is a toilet block located on the south-eastern side of the character area, just outside of the playground boundary. It is a simple brick building, likely to date from the 1980s, which is in generally good condition. Its walls are brick plinth and support a rendered wall. The eastern elevation contains two door openings leading to the male and female toilets. There is ramped access to the doors with a handrail. The building's roof is in reasonable condition but is lifting along the southern edge. The joinery and metalwork are not in good condition and the fan grilles are in need of replacing. Internally, the toilets are in reasonable condition. There is an accessible WC in both the male and female toilets by the entrance but this is locked with a RADAR key. There is a baby-changing unit within the female facility. The mixture of paint colours on the building's eastern side (including yellow, red, green and black) is not visually pleasing.

Use

- 2.3.49 The playground is a very popular recreational facility used by families and children.

Character Area E: Flower Garden

Description and Condition

- 2.3.50 This character area is bounded to the north by the staff yard and the west by Character Area B, to the south by Harvist Road and to the east by Kingswood Avenue. It is known as the Flower Garden or the Quiet Garden and includes ornamental planting in amongst grass areas, and the historic Lych Gate.
- 2.3.51 This part of the park is gated at either end and dogs are prohibited. It is intended to provide a quiet place for contemplation and relaxation. The formal planting here is in contrast with the more natural feel of the rest of the park but reflects the intended late Victorian planting style. There are shrubberies containing a variety of evergreen and deciduous shrubs around the edges of the character area and geometrically-shaped flower beds, ornamental grasses and topiaried evergreens in planters set amongst the lawns. Seasonal bedding has been replaced by perennial planting due to budget restrictions. The lawns are in excellent condition and are regularly aerated, maintained and seasonally fed. Benches of different styles are positioned along wide



View north towards Lych Gate along Kingswood Avenue



View north of ornamental flower beds



Information panel on planting scheme



View north along pathway in the Flower Garden



View south towards Flower Garden



View south into Flower Garden



View south of ornamental flower beds



View south-west across Flower Garden



View south towards Lych Gate



View east along pathway in Flower Garden



View north showing geometric flower beds

brick paved paths, which are in good condition. Low metal kick fences run along the edge of the paths. There are two memorial trees in this area. One, a beech tree is located adjacent to the Lodge in the shrubbery and the second, an acer is located near the Harvist Road exit.

- 2.3.52 There is an original entrance to the park in the south-east corner, which is now blocked off. The Lych Gate, constructed in 1936, is located over this entrance. It consists of a brick plinth supporting an oak frame with rendered infill panels beneath a pitched clay-tiled roof. The north elevation which is open is secured at night by a steel roller shutter. A coat of arms attached to a steel plate is located at high level on the south and north elevations. The building has lost its original floor finish which is now concrete. A timber hardwood bench runs around the inside, providing seating for visitors. The location and the design of the Lych Gate suggest that it was intended to be a primary entrance to the site. The structure is in reasonable condition (requiring some minor improvements and repairs) but has suffered from a slight loss of character as a result of inappropriate repairs. These relate to the roof tiling, gutters and cracking in the timber framing. The frame is in generally good condition but in some places has suffered from distortion and fissuring. Droppings from roosting birds are also present on the floors, benches and timberwork.
- 2.3.53 The Park Lodge was built in the 1960s and replaced the original 1890 Lodge. The building is L shaped and not accessible to the public. The character of the building is neutral and relates more to the surrounding housing than to the park. It is currently covered in ivy and is in good condition although suffering from minor flaking on the soffits.

Use

- 2.3.54 This area is popular with visitors seeking a quiet refuge. Dogs are prohibited.

2.4 Paths, Circulation, Railings and Gates

Paths and Circulation

- 2.4.1 The park is designed around a figure-of-eight path structure. Lateral paths connect the four corners with the figure-of-eight and there are smaller paths leading to the exits (added in the 1930s to connect to the new entrances to the main paths). The footpath network in Queen's Park largely reflects the original layout from 1887. As a result of bomb damage, the most northerly path in the park was mostly destroyed and became largely inaccessible. It was replaced by the woodland walk/path in 1999 which slightly changed the alignment of the original path structure there.

- 2.4.2 The predominantly tarmacked paths are typically 3 metres wide and in good condition. In some areas such as the Flower Garden root encroachment has caused lifting of the path surface. The paths are bordered in the Flower Garden by black wrought-iron railings.
- 2.4.3 Paths in the Flower Garden are brick paved and are in good condition, although there has been some minor damage caused by tree roots. The path in the woodland is also in good condition and informal narrow pathways of compacted mud lead off the main route into the woodland.
- 2.4.4 There are a number of muddy desire lines between the paths and features such as the bandstand, caused by the lack of a formal pathway. Joggers have also created a number of desire lines around the outer edges of the park.

Railings and Gates

- 2.4.5 The park is enclosed by 1.6m high metal boundary fencing. It was originally fenced in with timber paling fences and gates, which were later replaced with metal fences and gates. An ongoing programme of maintenance and refurbishment is carried out to all railings and gates to ensure they are kept in a good state of repair. There is minor variance in the railings around the perimeter with circular steel standards and flat rectangular-section horizontal railings. Some sections have twin-top rails and others bow-topped rails. There are also cast-iron octagonal section gateposts at the east boundary, the north-west corner, the corner of the west boundary and the south-west corner. The railing along the southern boundary is in need of repainting. Due to a rise in the pavement level the bottom rail of the fence running along the park's eastern boundary has become buried in the surfacing causing it to deteriorate.
- 2.4.6 Inside the park there is a wooden post fence between the woodland walk and the pitch and putt, and between the bandstand and the Pitch and Putt. There is also fencing around the garden by the café. This is in generally good condition.
- 2.4.7 A hedge follows the perimeter of the park inside the railings. This is gappy in places.

The park's entrance gates are consistent in appearance and in generally good condition. In some places the hedge growing along the park's boundary has grown through the fence and has caused rusting. CoLC's policy is to allow free access to the site from 7am until dusk every day of the year including bank holidays.

2.5 Site Furniture, Lighting, Signage and Interpretation

Furniture and Lighting

- 2.5.1 There is a good provision of seating in the park, which is positioned at regular intervals. There however is no seating in the woodland except for some strategically placed logs. Benches are either made of wood, cast iron or a combination of the two and are in generally good condition. All benches are gradually being replaced by Kensington-style benches to create uniformity across the park. The Lych Gate also provides sheltered and seating in the Flower Garden.
- 2.5.2 The park is equipped with a range of litter and dog bins. The bins are carefully monitored and frequently emptied. The litter is bagged and put into a commercial compactor which is sited in the park yard. There is currently no lighting in the park.

Signage and Interpretation

- 2.5.3 There are notice boards located at each entrance which display prohibition signs and stating closing times. A few metres within each entrance is a large post mounted notice board which displays a map of the park. These give information on by-laws and display a map of the park. The map is very small and can only be viewed with some difficulty.
- 2.5.4 There is currently no signage promoting the Woodland Walk but two information panels relating to wildlife and habitats are located along the path. These relate to butterflies and other wildlife but are located at a distance from the main path and are not readily accessible.
- 2.5.5 Visitor information is provided in the Pets Corner on a number of animal shaped information boards which are mounted at a low level. There are also post mounted information boards in reasonable condition but the font on some of the panels is small and slightly faded in places.
- 2.5.6 Information panels on the planting scheme in the Flower Garden are provided along the path.

2.6 Ecological Overview

- 2.6.1 A Phase 1 Habitat Survey was undertaken at Queen's Park to provide an overview of the broad ecological characteristics of the site and identify potential opportunities for enhancing its wildlife and biodiversity value (see **Appendix F**). The survey found that the habitats present currently have limited ecological value but there is potential for them to be enhanced through sympathetic management.

- 2.6.2 A large proportion of the site is dominated by amenity grassland, with negligible ecological value, but there were also areas of mixed plantation woodland, dense and scattered scrub, scattered mixed trees, neutral semi-improved grassland, tall ruderals and species-poor hedges. These habitats were found in limited extent, mainly around the margins of the site, but do have some ecological value and present further opportunities to enhance the site's value in the future. For example the woodland, scrub, hedges and scattered trees are likely to provide foraging and nesting habitats for a number of common bird and bat species and the dead wood piles are an important resource for fungi and saproxylic invertebrates. The longer swards of grassland around the margins of the park and between the fairways of the golf pitch and putt course are likely to favour foraging birds and invertebrates.
- 2.6.3 There is potential to enhance some of the habitats and features considered important for wildlife on the site and also the potential to create new ones by plug-planting the woodland floor and rough grassland strips to increase its botanical diversity, erecting new bird and bat boxes, creating a new wildflower meadow, re-shaping and re-seeding the raised wildflower bunds and planting up existing hedgerows to create new species-rich ones.

2.7 Archaeological Overview

- 2.7.1 A search was conducted of statutory data, national designation records, non-statutory national data and local records including the Greater London Historic Environment Record, EH Pastscape and the NMR excavations index. No records of any archaeology at the site were found.

2.8 Setting and Key Views

- 2.8.1 Queen's Park is located in the south-east corner of the London Borough of Brent and falls within the Queen's Park Conservation Area. It is nestled among streets which run predominantly east-west linking with the park. The Conservation Area contains high quality two and three storey Victorian residential development which was constructed in response to the expansion of the national rail network. Kingswood Avenue, Harvist Road, Milman Avenue and Chevening Road face on to the park providing an attractive setting. Some original street signs survive and regular street tree planting, along with high quality street furniture/lampposts, enhance the surrounding public realm.
- 2.8.2 Views into the park are afforded from the surrounding streets and residential houses. Within the park, the generally open layout affords views between the different character areas/key features, although tree cover obscures views in to the woodland.

2.9 Strategic Context

2.9.1 A summary of the key national, regional and local strategic plans that provide important context for the CMP is set out in **Appendix D**. These plans have informed the development of conservation management policies for the CMP. They include:

- National Planning Policy Framework (NPPF)
- The London Plan 2011
- Green Flag Award Partnership
- Green Infrastructure and Open Environments; The All London Green Grid
- City of London Core Strategy
- City of London Open Space Strategy
- London Borough of Brent Parks Strategy
- London Borough of Brent Core Strategy
- London Borough of Brent Parks Strategy
- London Borough of Brent Sport and Active Recreation Facilities Strategy
- London Borough of Brent Sports and Physical Activity Strategy
- London Borough of Brent Food Growing and Allotments Strategy
- London Borough of Brent Health and Wellbeing Strategy
- London Borough of Brent Biodiversity Action Plan (2007)
- South Kilburn New Deal for Communities

3.0 STATEMENT OF SIGNIFICANCE

3.1 General

3.1.1 This Section identifies what is important about Queen's Park and why. This helps define the scope of what the CMP is seeking to protect and enhance, and therefore informs the conservation vision, aims and objectives for the park. This Section is organised into the following key categories:

- Designations
- Heritage/Historic Interest
- Built Environment/Architectural Interest
- Community and Recreation Interest

3.2 Designations

3.2.1 There are a number of statutory and non-statutory designations which apply to Queen's Park relating to its historic, architectural and biodiversity values as well as the high quality services it provides. The Conservation Area and Listed Building status reflect features of national importance, while the remainder reflect features of local importance. All designations are shown on **Figure 11**.

Statutory Designations

- **Queen's Park Conservation Area**

Queen's Park forms part of the nationally important Queen's Park Conservation Area, designated in 1989 as an excellent example of a Victorian Urban Park and residential area. It possesses a defined character and retains a considerable level of its original integrity with well-designed houses in a formal gridiron street pattern.

Conservation Area Consent is required for the demolition of a building or of most boundary walls within the Conservation Area, and planning permission is usually required for any material alteration to the external appearance of a non-residential building, change of use of any building, display of most advertisements and the lopping of trees with a trunk diameter of more than 7.5cm. In terms of consents, emphasis is placed on preserving or enhancing the character or appearance of the building/area or its setting, views into or out of the area, or any buildings or features of architectural or historic interest which it possesses.




- **Listed Building**

The late 19th century bandstand, located in the northern part of the park is a Grade II Listed building/structure (listing entry provided in **Appendix G**). Buildings on the statutory List of Buildings of Special Architectural or Historic Interest are protected by legislation. Listed building consent is required for 'all works, both external and internal, that would affect a building's special interest'. There is a general presumption against the demolition of listed buildings.

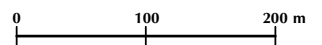
A Grade II Listed telephone box is located immediately adjacent to the south-east corner of the park, outside the park boundary (listing entry provided in **Appendix G**).



Map data ©2013 Google, Bluesky

-  Site Boundary
-  Queen's Park Conservation Area Boundary
-  Site of Local Importance for Nature Conservation

- ① Bandstand (Grade II Listed Building)
- ② Telephone Box (Grade II Listed Building) (adjacent to but outside park boundary)



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Non-statutory Designations

- **Site of Local Importance for Nature Conservation**

Queen's Park as a whole is designated a Site of Local Importance for Nature Conservation. It contains a number of valuable habitats and features described in further detail under Section 3.5 and **Appendix F**. Brent's Core Strategy puts emphasis on the protection of SINC's and states that *'the built environment is a key opportunity for wildlife habitat creation and measures to increase green infrastructure within development such as tree planting, living roofs, and vertical planting will be promoted.'*

- **Green Flag**

Queen's Park has been awarded a Green Flag for more than ten consecutive years in recognition of the high quality environment and services it provides. The Green Flag Award is the benchmark standard set for all parks and open spaces in the country. The scheme was set up in 1999 to recognise and reward open spaces which meet the high standards set out in the guidance, and excel in the following key areas: Environmental sustainability, biodiversity and heritage; community involvement; security; cleanliness and maintenance.

3.3 Heritage/Historic Interest

3.3.1 Queen's Park, opened in 1887, forms an important part of the open space heritage of the borough and a high-quality example of Victorian public park design illustrative of a style which at the time went against the prevalent formal French and Italianate style. The park, designed by the nationally important landscape designer, Alexander McKenzie, reflects a debate which had been building since the 1860s between those who supported the traditional symmetrical, architectural style and those, like McKenzie, who favoured a more natural informal layout. Sold to the City of London Corporation for use as a public recreational space, it retains its original function as a municipal park today. It was laid out upon the site of the 1879 Royal Agricultural Show and named Queen's Park in honour of Queen Victoria's Jubilee, which took place in the same year as the park opened.

3.3.2 By 1887, McKenzie was one of the country's most influential park designers. His best known work was the design of Alexandra Palace Park in 1863, was designed to rival Joseph Paxton's Crystal Palace Park. McKenzie also designed Victoria Embankment Gardens (Grade II*), Southwark Park (Grade II) and Finsbury Park (Grade II). McKenzie's designs display his characteristic use of winding paths, arboreta, lawns and shrubberies which was sharply in contrast with the parterres and avenues favoured by designers such as Paxton and Nesfield. Queen's Park, as an element in the portfolio of one of the most influential park designers of the late 19th century and thereby linked to his other celebrated work, has strong associative historical value.

3.3.3 A comparison between the park today and the illustration/plan produced by McKenzie in 1887 indicates that the park's overall historic layout remains largely intact, including for example the figure of eight path, central circular grass circles (despite the northern circle having been landscaped and fenced in for the use as pitch and putt) and areas of grass around the boundary

of the park. The historic character of the park has however been somewhat altered through the loss of the shrubberies (with scattered trees) along the outer edges of the park and within the circular grass circles and of the ornamental planting within the triangular-shaped beds/areas located at the corners of the grass circles. Only the 1960s Flower Garden reflects the ornamental style intended for triangular beds. Extant scattered trees, which hide and reveal views as the visitor passes through the park, do reflect McKenzie's original intent for the character of the park to emphasise informality.

- 3.3.4 The park still contains its four original entrances although one has now been blocked off. A number of historic features, erected after the park's opening still remain, namely the bandstand (erected in 1891 and restored in 1992), Lych Gate (erected in 1937) and tennis courts (first laid out in 1937). The play area and associated toilet block date from the late 20th/early 21st century but are located where the original 1887 gymnasium and early 20th century toilets once stood. The park lodge, which dates from the 1960s replaces an earlier lodge and is located in the location marked for a lodge on McKenzie's original plan. The drinking fountain in the centre of the park is the only structure included on the original plan that has entirely been lost from the park.
- 3.3.5 Queen's Park is tied in with the history of the City of London, of the public park/open space movement and development of the Queen's Park estate/residential area. It bears evidence to the growing understanding and social ideals of the time that open spaces had the ability to calm social tensions, promote health and offer opportunities for financial investment and that an appropriate balance between housing and green space needed to be achieved. Queen's Park, laid out some 10 years before the start of housing development immediately around it, was intentionally laid out and retained within the wider residential estate and now forms the focal element of the Queen's Park Conservation Area (which provides a nationally important example of a Victorian urban park and residential area).
- 3.3.6 The park also played a key role in the war effort and from 1939-1941 it was transformed from a recreational open space to a site of key importance for defence. Air raid shelters, army huts, a barrage balloon site and anti-aircraft guns all appeared on the site during this period. Dig for Victory allotments were also introduced.

3.4 Built Environment/Architectural Interest

- 3.4.1 The built environment/architectural interest relating to Queen's Park applies to some of its internal structures and also its relationship with the surrounding residential houses. The bandstand, introduced in 1891, is a Grade II listed structure. It is set on a colour washed brick plinth which supports a cast-iron and timber superstructure. The cast iron columns are highly

decorative with ionic capitals, scrollwork and infill consisting of harps and scrolled consoles. The outer balustrades have centrally placed foliated sun bosses. And the roof supports a central wrought iron lantern. The bandstand, whose original ironwork (restored in 1992) was supplied by Walter McFarlane and Co. of Glasgow, is characteristic of Victorian Park designs. It is an eye-catching feature in the park drawing the eye from a number of different locations.

3.4.2 The Lych Gate, a small building set diagonally across the south-eastern corner of the park, was constructed in 1936. It is likely that it was a main entrance into the park at one point but was closed off during the 1960s. It now contains seating for visitors to the Flower Garden. The Lych Gate consists of a timber frame with infilled panels and a hipped roof which is open on one side to allow access to benches. It is typical of park structures of its era and adds character to the site as well as being of functional use.

3.4.3 The Queen's Park Conservation Area lies within a large area of Victorian residential development (initiated by the expansion of the national rail network) but is distinguished by the special character of its natural and built landscape. The setting of the Conservation Area is dominated by the centrally located public park (Queen's Park), the open green setting of which is in contrast with the rectangular and relatively regular street pattern. Queen's Park thus forms a fundamental component of its built environment and is intrinsic to the setting of the surrounding residential housing.

3.5 Natural Environment Interest

Biodiversity and Nature Conservation

3.5.1 The park is designated as a Site of Local Importance for Nature Conservation, providing habitats for some nesting birds, small mammals and invertebrates. There are a number of valuable habitats and features which have led to the site being designated, the most important of these being:

- The woodland walk and scattered mature trees, including dead wood resources left in situ, with the potential to support a range of bird, bat, invertebrate and fungi species;
- The wet grassland areas with an interesting mix of flowering plants which provide a good foraging habitat for birds and invertebrates.

3.5.2 The park contains 480 trees, some of which predate the establishment of the park. There is a particularly significant oak tree which is over 250 years old.

3.5.3 Queen's park is also of local importance for its role as one of a number of adjoining green spaces which together provide 'stepping stones' linkages for wildlife through the urban area and to the wider countryside.

Climate Change

3.5.1 Queen's Park, amongst the wider network of parks and open spaces, plays an important role in relation to climate change adaptation and mitigation:

- It creates a micro-climate that helps with the stabilisation of urban temperatures and humidity, thus helping with the mitigation of the urban heat island effect.
- Its permeable surface helps alleviate issues with surface water run-off and flooding.
- Its tree cover provides carbon fixing and shade.
- It has the potential to become a source of recycled grey water.
- It forms part of a network of stepping stones/wildlife corridors essential for species migration.

3.6 Community and Recreation Interest

3.6.1 Queen's Park, as a product of the Victorian park movement, has a long and significant tradition of communal and recreational value. Bought and laid out by the City of London to provide a public space for recreation and leisure for the benefit of the local community, the park continues to fulfil its intended purpose and to offer a diverse range of passive and active recreational pursuits, open to all at nil or very low cost. Historic and current photographs of the park illustrate its on-going popularity, which is also reflected in the c. 1million annual visits made to the park by local residents and visitors from further afield.

3.6.2 Consultation has revealed that people particularly value the variety of amenities, open space/openness and naturalness/access to nature which Queen Park offers within a historic designed landscape. The park was found to be popular as a place for active recreational activities (such as play, sports³ and jogging) as well as more passive activities such as sitting, relaxing, meeting friends and walking. Its flowers, trees and greenery were all valued. The children's farm and play facilities are particular popular with families, the former attracting 30,000 annual visits and the latter 80,000.

3.6.3 There is a strong sense of ownership among local residents and a strong sense of attachment and connection to the Park, many local residents valuing the park for the numerous memories they associate with it. There is also a high level of community involvement in relation to the

³ The trim trail outdoor gym equipment, tennis courts, pitch and putt course (Queen's Park is the only inner city park with a 9-hole pitch and putt course) and ping pong tables are all very popular as well as the open grass areas for playing sports such as football. The petanque rink however appears to be under-utilised

management of the park. The Queen's Park Area Residents Association has been influential in the development of the site and regularly meets with the Park Manager. The Queen's Park Joint Consultative Group, which includes local councillors, representatives of local schools and other community groups, meets with the Park Manager twice a year to discuss the park's management and future development. The vegetable garden, established at the rear of the café by the group Transition Town, is tended by a local gardening club – it offers an additional amenity and community engagement activity as well as being of educational value.

- 3.6.4 Few schools currently visit the park, other than to occasionally plants bulbs and hold sports days. The site's educational potential and value is currently under-utilised.
- 3.6.5 The site hosts a number of popular events and activities (usually on the grass in the southern part of the park) such outdoor film screenings, football coaching sessions, and the annual Christmas Gathering, Queen's Park Day and Queen's Park Book Festival. The last two are organised and run by the community. The café is popular among visitors, particularly families and on Mondays it is used by a toddlers group.
- 3.6.6 The Green Flag awarded to the Park recognises its high standard of service delivery in a range of areas including contributions to community and recreation and the high standard of security on site. The site has been a Green Flag Park for over a decade, demonstrating a long-standing commitment to environmental sustainability, community involvement, standards of maintenance and security.

4.0 RISKS AND OPPORTUNITIES

4.1 General

4.1.1 This Section provides an assessment of the key risks and issues that affect the significance of Queen's Park, along with those that have the potential to do so in the future. It also sets out opportunities to enhance the heritage. Strengths, weakness, opportunities and threats are set out in relation to the following topic area:

- Heritage
- Built environment and infrastructure
- Natural environment
- Community and recreation
- Managing information about the heritage

4.2 Heritage

Strengths

- The original layout of the park is still clearly visible on the ground today. McKenzie's figure-of-eight path design is largely intact except for the section now known as the Woodland Walk, dating from 1999 - the original path was destroyed during the Second World War. The two main grass circles are extant, although the northern one now contains tennis courts and a pitch and putt course and not as open as it once was. The Flower Garden, located in the south-eastern corner of the site contains decorative shrubberies and ornamental beds, which provides a link to the park's Victorian heritage and intended planting style.
- The bandstand and Lych Gate are historic structures which are in a generally good state of repair. The park lodge, whilst dating from the 1960s, is located where Mackenzie had intended a lodge to stand. Equally, the play area, which dates from the late 20th/early 21st century is located where the 1887 gymnasium once stood, thus reflecting a general continuity of use (play/exercise) in this part of the park.
- The park has strong links with the social history of the surrounding area through its association with the Victorian park movement and through its role during the Second World War.
- Queen's Park has been owned and managed by the City of London since 1886. It is maintained on a day-to-day basis by a team of skilled and knowledgeable staff who have worked on the site for many years, providing valuable continuity. The site is regularly inspected and maintained to a high standard - this is a great strength of the site, ensuring that problems are picked up at an early stage and dealt with in a systematic and appropriate manner.
- Although a specific Conservation Management Plan has not existed up until this point, the heritage value of the site strongly features in the way it is managed and decisions made about future developments. Extant heritage features and the need to conserve them forms part of the management strategy for the site described in the Queen's Park Management Plan (2009-2014). This Plan sets out a schedule, not only for repair and maintenance works, but also for monitoring and inspection.

Weaknesses

- The historic character of the park has been somewhat altered through the loss of the shrubberies (with scattered trees) along the outer edges of the park and within the circular grass circles and of the ornamental planting within the triangular-shaped beds/areas located at the corners of the grass circles. Only the 1960s Flower Garden reflects the ornamental style intended for triangular beds.
- The pitch and putt course has reduced the intended open character in the north of the site but is a hugely popular visitor facility.
- Although the site has connections through its designer with a number of other celebrated parks (including Southwark Park and Alexandra Palace Park), there is a lack of partnership working/links made with these sites.
- There is a lack of interpretation and awareness of the different types of heritage and important historical events associated with the park such as the 1879 Royal Agricultural Show and the use of the park during the Second World War.
- Lack of a tree strategy.
- Lack of work with schools regarding the heritage value of the park.
- Lack of a Conservation Management Plan for the site, setting out the site's significance and values and a framework to conserve and enhance its significance.
- The park as a whole and the Lych gate are not designated as heritage features on any local heritage lists.

Opportunities

- Reviewing and updating, as appropriate, the park's management plan in light of the CMP.
- Strengthening the link between the park and other heritage organisations such as English Heritage, historical societies (e.g. Brent Historical Society or national groups such as the Garden History Society), local museums (who may host an exhibition about the park and its surrounding area), owners/managers of other historic parks. There is a significant opportunity for creating links between the site and other open spaces designed by Alexander McKenzie.
- Increasing links with local schools.
- Developing stronger a link with the London Borough of Brent. Whilst the City of London is the custodian of the park and responsible for its management, the site is located within the Borough of Brent and is therefore affected by local policy and strategy.
- Investigating opportunities to re-introduce shrubberies and/or ornamental planting evocative of the Victorian style of planting, bearing in mind on-going maintenance cost constraints and safety issues (raised in relation to shrubberies).

Threats

- Reduced funding in the future could negatively affect the heritage of the park by impacting on the resources available to maintain and manage it as well as for enhancement projects.
- The heritage of the site could potentially be impacted on by climate change in a number of ways. Changes in temperatures and rainfall pattern, for example, could threaten the site's valuable tree stock and alter the range of species suitable for planting. It could also lead to an increase in the diversity and activity of pests and diseases.

4.3 Managing Information about the Heritage

Weaknesses

- Visitors do not always fully appreciate the site's significance and values, its history and place in a broader historical context. There is also a lack of awareness of historic features that have been lost (e.g. the drinking fountain and gymnasium).
- There is currently very little interpretation in the park of its significance/values or specific features – either in the form of interpretation panels, leaflets or learning events/activities.
- There is also very limited information on the park's various values outside of the park.
- Information about the park is not centrally stored.

Opportunities

- Increasing interpretation of the site's values and key features through the provision of leaflets, boards and educational activities.
- Increasing intellectual access to and understanding of the site's significance amongst all visitors (including schools) through a range of media.

4.4 Built Environment and Infrastructure

Strengths

- The site retains historic structures - the Grade II Listed bandstand and the Lych Gate. These positively contribute to the site, both in terms of heritage value and attractiveness. They also both provide useful amenities. The bandstand provides an entertainment space and the Lych Gate sheltered seating.
- The original layout of the paths is evident and facilities associated with the park since it was opened/erected in the early part of the 20th century have been retained (e.g. tennis courts, café/refreshment facilities and play facilities)
- The park is located within the Queen's Park Conservation Area. This affords the park a certain degree of protection from unsuitable development in and around it.
- Other than the café and lodge buildings, all other built features/infrastructure within the site is maintained following an agreed regular maintenance programme. The condition of built features/the park's infrastructure is closely monitored and ad hoc works carried out as and when necessary.
- Minor repairs are identified and reported through formal and informal daily inspections by park staff.
- A 24 hour call out system is operated by the City Surveyors Department to deal with any incident or occurrence requiring major works.

Weaknesses

- A number of original buildings and features have been lost (the drinking fountain, tennis pavilion and glasshouses) whilst others have been replaced with more modern equivalents (the park lodge, gymnasium and refreshment chalet).
- There is currently no building improvements/maintenance plan which covers the café [does the lodge, staff buildings, bandstand and Lych Gate fall under 20 year annual works programme or site management plan?]. Repairs are reported on an ad-hoc basis to the property services desk and dealt with according to the severity of the problem.
- There are currently a number of issues relating to access:
 - Potential trip hazard in goat pen
 - Inadequate ramped access to central play area
 - Inadequate information on how to access RADAR key for accessible toilets
 - Insufficient access arrangements to and unacceptable condition of toilet by the café. This was highlighted by the recent Access Audit.
 - Information boards are generally too high, situated too far from paths and not always easy to read
 - Hand washing facilities in the children's farm are not sufficiently accessible to wheelchair users
 - Insufficient under-table clearance in café for wheelchair users and lack of arm supports on chairs
 - Outdoor picnic style benches not wheelchair friendly
 - Lack of low level seating in the park
 - Gate latch in playground too high for wheelchair users
 - Insufficient access to petanque rink for wheelchair users
 - Cycle barriers potentially hazardous for visually impaired visitors
 - Paths in some areas acceptable but not optimum width for wheelchair users
 - Lack of fully accessible pathway to bandstand
 - Lack of blue badge bays close to the park for disabled visitors
- Joggers have created desire lines around the periphery the park, which some users have described as unsightly.

Opportunities

- Reinstating lost features such as the drinking fountain and to provide interpretation about those which can't be reinstated.
- Possibly introducing lighting in the park which has been requested by the local community.

Threats

- Despite the park being in a conservation area, new planning applications for development adjacent to or visible from the park could affect its atmosphere or setting.
- There is currently no design guide for the park (setting out a colour policy, type of surfacing and furniture appropriate for the park etc) – a mix of different styles/finishes could detract from the historic character of the park.

4.5 Natural Environment

Strengths

- The park is recognised as a Site of Local Importance for Nature Conservation.
- Stag beetles and bats have been recorded in the park (both protected species).
- The park contains a variety of habitats for wildlife (see section 2.6).
- The site contains many trees including veteran trees.
- An environmentally-conscious approach to the site's management has been adopted – it includes minimum use of pesticides, no use of peat in planting and mulches and the use of a rainwater harvesting system for irrigation. Queen's Park benefits from the CoLC' overarching proactive approach to sustainability and biodiversity.
- Queen's Park benefits from having an onsite team which is skilled, experienced and has worked at the site for many years as well as a pool of specialists (e.g. ecologists and arboriculturalists from NLOS) who are available to carry out certain specialised work surveys and manage tree works on the site as necessary.
- The park provides valued access to nature within a densely urbanised area.
- The park provides opportunities for city dwellers to see a range of non-exotic animals and beehives.
- Queen's Park has a long history of flooding. In 2002 a comprehensive land drainage system was installed which allowed excess water to flow into the Local Authority's drains on Harvist Road. This has mitigated the problem and provided a level of protection against future flooding problems.

Weaknesses

- There is no schedule for ecological monitoring/surveying of the park's flora and fauna. Instead, monitoring is carried out on an ad hoc basis, if at all (except for trees). Fungi should also be recorded and surveyed on a regular basis.
- There are currently no links with other ecological/wildlife groups such as bat groups.
- Ecology/biodiversity is not fully integrated into the current management and maintenance of the site. There is potential to enhance the nature conservation value of the site through its maintenance and management e.g. by altering grass cutting regimes where appropriate.
- As mentioned previously there is a lack of a long-term strategy for tree replacement. This should be considered with reference to the Victorian nature of park.
- **Minor problems are still caused by poor drainage across the site.**
- In places, the high volume of visitors which comes to the park caused ground compaction which in turn affects tree growth.

Opportunities

- There is a need for ecological data collection and regular ecological surveying/monitoring. Specialists from NLOS could provide training and/or carry out/assist with surveys/monitoring of flora and fauna on site. The London Natural History Society and other wildlife groups may also assist.

- Specialists from **NLOS** could assist with the development of a tree strategy for the site (e.g. advise on suitable species trees which could be planted at the site/replacement programme and management). There is an opportunity to integrate the Victorian heritage of the park within the tree strategy (in terms of tree species selected and location) as well as to consider what trees are suitable to plant in the park in face of a changing climate and the role trees have to play in adaptation to climate change by shading, cooling, filtering air pollution and reducing ground water thus minimising flooding.
- Enhancing the management of existing habitats, e.g. by altering some of the grass cutting regimes; re-shaping and re-seeding the raised wildflower bunds; plug-planting of the woodland floor and rough grassland strips; expanding the woodland walk to a larger and more diverse woodland (including under planting such as fox glove, red companion, primrose, lesser celandine, shade tolerant grasses, bluebells); and planting up/thickening existing hedges.
- Creating new habitats, e.g. new wildflower meadow, laid hedges in the woodland; shrubberies underneath existing widely-spaced mature trees to imitate the shrub layer of natural woodland.
- Increasing the number of bird and bat boxes – one of which could be fitted with a camera to increase public interest.
- Monitoring deadwood.
- Encouraging community (including local schools) participation in delivering biodiversity enhancement works, possibly with assistance from BTCV/the London Wildlife Trust.
- Investigating the potential for the park to contribute to the objectives of the London Borough of Brent Biodiversity Action Plan (2003).
- Strengthening links with Sheffield University/assisting with their research into the value of sustainable urban wildlife plantings on earth-bunds.
- Strengthening links between the site and other open spaces/parks/cemeterie to increase park's roel as a green corridor/green stepping stone for wildlife allow the site to reach its potential as part of the Green Corridor, providing a stepping stone for wildlife into the countryside.
- Promoting sightings of wildlife in the park visitors e.g. on a chalkboard or a poster displayed in a prominent location.

Threats

- Loss of trees/deprecation of tree stock and no long-term tree strategy. Tree diseases currently affect 10-20% of all the oaks, horse chestnuts, ash and Indian Plain trees on the site. Disease is an ever-present threat to the tree stock. During the 1970s dutch elm disease killed a great number of the park's elms. The park is susceptible to losing its ash trees to ash dieback. Existing ash-trees are not currently affected by ash dieback but are in poor health.
- Potential impacts of climate change on the park's flora and fauna – loss of habitats, invasive species, increased number of predators and diseases, plants/trees no longer suitable for the climate. Potential increase in flooding occurrences and damage to the fabric of the park
- An increase in visitor numbers may increase compaction, affecting trees.
- Public perception – there may be objections to changing the management/maintenance regime in parts of the park (e.g. leaving longer grass in places) and/or introducing new hedges around the periphery (due to safety concerns/reduced visibility).

4.6 Community and Recreation

Strengths

- Strong links with the surrounding neighbourhood/community. The Queen's Park Area Residents Association, Queen's Park Consultative Group as well as the use of the site by community groups (such as Transition Town) is an asset to its management and maintenance.
- The Queen's Park Area Residents Association and Queen's Park Consultative Group offer the local community forums through which they can discuss the management and future of the park.
- High visitor numbers to the site (c. 1million annually).
- The park and its café act as a community hub.
- Successful programme of events/activities, e.g. Queen's Park Day, organised by the Queen's Park Area Residents Association, attracts up to 17,000 people.
- The site has been awarded a Green Flag for over 10 consecutive years in recognition of the high standards it has achieved in a number of key areas including community participation, security, quality of environment and sustainability. In line with this, 83% of visitors in 2006 rated the range of visitor facilities on the site as good or very good.
- High sense of safety/security amongst visitors to the park, reinforced by presence of CCTV. The site has a partnership with the local Safer Neighbourhood Team.
- The site offers a wide range of recreational facilities which are popular with visitors.
- The trim trail equipment has been popular and provides a link to the park's original use for exercise (it contained a gymnasium). The tennis courts and ping pong tables are also very popular. The pitch and putt is the only 9-hole facility within the capital is a unique asset to the park.
- The amenity grass areas provide valuable space for informal sport activities and events.
- The play area is hugely popular, attracting 80,000 visitors annually. This was reflected in a 2006 user survey where 80% of those surveyed gave a rating of 80% for the facilities provided for parents and their children.
- The recreational facilities are maintained to a high standard by virtue of the regular schedule of monitoring/inspections and maintenance which take place.
- The children's farm benefits from daily maintenance and cleaning. The animals are cared for by a trained member of staff and an external vet inspects them every three months. Twice a year, the City of London animal welfare unit visits the site to ensure standards are being met. This ensures that this valued and well-used community resource continues to be of a very high quality.
- The 2006 user survey revealed that satisfaction with access in the park was generally high with 76% rating access as either good or very good.

Weaknesses

- The park currently has no structured audience development plan. A plan which profiled current users and non-users, looked at the current provision of activities, events and facilities and set out a strategy for widening audiences, enhancing the visitor experience and providing learning and volunteering opportunities would ensure that the site continued to meet the needs of the community as well as their involvement in the heritage.

- There is currently a lack of volunteering opportunities on the site. Although QPARA play a central and voluntary role in the park they are a consultative body rather than active volunteers.
- There are currently a number of issues relating to signage and orientation:
 - Insufficient directional signage to the park from the surrounding area.
 - Entrances not readily identifiable due to lack of formal naming or labelling. This was pointed out in the Access Audit 2012.
- There are currently a number of issues relating to access (discussed under section 4.4):
- Some concerns have been expressed that the annual Queen's Park Day has become too big and commercial and no longer a local community event.
- While the café is a valuable asset, some users have raised concerns about it in relation to:
 - **Food:** There is a demand for more seasonal, sustainable and healthy food. Homemade and organic food could be offered.
 - **Management:** Some felt that the café could be run as to provide a better community facility.
 - **Décor:** Many felt that the décor of the café was disappointing.
 - **Toilets:** The toilets were not considered to be of an acceptable standard.
- There is some subsidence at the far end of the tennis courts and some issues with moss – this is however going to be remediated shortly.

Opportunities

- Enhancing engagement with the local community and community participation at the site, through:
 - **Developing stronger links with schools.** Resource packs could be developed for teachers to use in the park, linking with the curriculum. Formal learning activities could be offered such as planting days, building bird/bat boxes and bug hotels – thus exploring and engaging with the site's heritage. Calendar events could also be organised in partnership with local schools.
 - **Increasing the numbers of volunteers on the site.** Engaging with the community to build a resource of local volunteers who could contribute to the management and maintenance activities on the site.
 - **Creating links with community organisations.** Building links and partnering with local and national organisations such as the BTCV to enhance community involvement/volunteering opportunities.
- Encouraging increased use of the park for outdoor exercise and recreation through local schemes e.g. use of sports field and pitch and putt course by local schools and nature/healthy walks programme.
- Enhancing the programme of events and activities - community consultation revealed that the following events and activities would be popular on the site:
 - More summer events
 - Photography group/club
 - Farmers market/open-air theatre
 - Transition Town volunteering sessions
 - Chess sets.
 - Improvements to the petanque area or an entirely new use for the space
 - Community skills development workshops e.g. knitting, beekeeping, keeping chickens
 - More trim trail equipment/fitness equipment
 - Salsa in the park
 - Yoga in the park
 - More (Lexi) outdoor cinema events
 - Comedy events

- More music in the park e.g. jazz
- The children's farm current size restricts the size of group who can use the facility but there is an opportunity to expand it. This could help to encourage schools to visit the site more.

Threats

- An increase in visitor numbers could result in damage to the fabric of the park and may negatively impact on its atmosphere.
- Inappropriate use of the site or anti-social behaviour such as vandalism would be harmful to the site and could cause damage to its fabric as well as diminish the recreational and community value associated with it.

5.0 AIMS AND OBJECTIVES

5.1 General

5.1.1 This section presents recommended aims and objectives for the future management of the site based on the understanding of the heritage, its significance and the identified risks and opportunities. This section also provides a list of possible funding sources for future projects. Context, an overriding objective and associated essential actions and aspirational goals are provided for each of the following topic areas:

- Heritage
- Built environment and infrastructure
- Natural environment
- Community and recreation
- Managing information about the heritage

5.2 Heritage

Context

5.2.1 This section should be read in conjunction with more detailed background information provided in section 2.2 and 3.3. Queen's Park, designed by the nationally important landscape architect Alexander McKenzie and opened in 1887, is a site of historic significance, which forms an important part of the open space heritage of the borough. Its history prior to being a public park, its development amidst the Victorian public park movement and the role it played during the Second World War and as part of the social history of the area are all of historic interest. The park's overall historic layout remains largely intact and contains a number of interesting heritage structures.

5.2.2 The historic character of the park has however somewhat been changed due to the loss of shrubberies and other intended Victorian planting. There is very little interpretation about the site's heritage values, which has led to many visitors being unaware of its full historic importance and a lack of partnership working/links with other parks designed by McKenzie.

Overriding Objective

1: Conserve and enhance the park's historical values.

Essential Actions

- **1a: Adopt the Conservation Management Plan and refer to the Statement of Significance in the future decision making about the site.**

All parties making decisions relating to the management, conservation and enhancement of the site should do so with explicit regard to the statement of significance and all decisions that may affect the site should aim to conserve the significance(s) of the site.

- **1b: Conserve the heritage of the site by continuing to provide a high standard of maintenance and management.**

The park is managed and maintained to a high standard. It is crucial that regular monitoring of the site/its component features' condition and regular maintenance is continued. The management plan would benefit from being revised in light of the CMP in order to ensure a fully integrated management approach, taking into consideration the park's heritage, biodiversity and community needs. As well as a skilled onsite team, there is benefit in seeking assistance and advice from specialists, as and when necessary – e.g. ecologists, arboriculturalists, the Council's Heritage Conservation Officer.

- **1c: Provide adequate training to staff on managing and maintaining the heritage.**

Staff should continue to be provided with training, as and when required, to ensure the site is managed and maintained to high standard and in a manner appropriate to its heritage significance.

- **1d: Use appropriate methods and materials during the restoration and on-going maintenance of the site, including its buildings and structures.**

- **1e: Establish links with external heritage organisations.**

- **1f: Engage the local community in the site's heritage.**

Encouraging the community to take an active role in the park is of primary importance. This will help to foster a sense of ownership and belonging and increase use and support of the park. There is potential to increase the level of volunteering activities as well as providing events and activities which relate to the park's heritage. This could include developing stronger links with local schools and developing history projects in conjunction with them or talks and workshops focusing on history and heritage.

- **1g: Continue to engage the local community in the management of the park and decisions about future developments**

- **1h: Maintain an appropriate level of capital and revenue funding and resources for the management and maintenance of the site and explore possible new future funding sources.**

The park's heritage and values cannot be effectively safeguarded without the necessary skills and resources in place. Funding and revenue streams should be explored including grants which would support educational activities on the site or enhancement of its history and heritage, natural environment grants or funding for community projects. Revenue streams from community events should also be maximised by potentially increasing ticket prices and charging for some currently free events.

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Staff should continue to be provided with training, as and when required, to ensure the site is managed and maintained to high standard and in a manner appropriate to its heritage significance.

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- **1i: Interpret the site's heritage and history widely using a range of media.**
- **1j: Explore opportunities for including the park and the Lych Gate on local heritage lists.**
- **1k: Introduce new planting in the triangular beds/grass areas which reflects historic planting.**
- **1l: Conserve the historical value of the park and the surrounding area by opposing unsuitable development proposals.**

Aspirational Goals

- **1m: Explore the possibility of restoring shrubberies along the park's boundary and outer edge of the main field.**
- **1n: Carry out further research into the history of the Lych Gate.**
- **1o: Look into the history of the River Westbourne to determine whether the park has tributaries within its boundaries.**
It has been suggested that there are up to five tributaries of the River Westbourne in the park.

5.3 Managing Information about the Heritage

Context

- 5.3.1 This section should be read in conjunction with more detailed background information provided in section 2.2, 3.3 and 2.5. A thorough understanding of the park's significance should underpin all decisions made about the park and the management and maintenance approach adopted. This not only ensures the long-term sustainability of the park's values but also enables a proportionate response to change through a focus on conserving and protecting those specific aspects and attributes that contribute to the park's significance. A good understanding of the park's significance also informs priorities around learning and interpretation for visitors and also encourages visitors to behave in a way that does not undermine the park's values when they are on site. Information about the park is not currently centrally located and there is very little interpretation onsite and elsewhere. This has led a lack of awareness of the site's many values.

Overriding Objectives

2: Ensure good understanding of the park's significance through a systematic approach to managing information and high quality interpretation

Essential Actions

- **2a: Provide informative training on the park's history and values and the aims and objective of the CMP to staff and key stakeholders.**
- **2b: Collate all information about the park in a centrally stored, electronically accessible location and ensure it is kept updated with the most recent information.**
- **2c: Develop an interpretation strategy for the park.**
This should outline the format and content of interpretation for the site and cover all relevant themes (such as the history of the park before it opened; the Victorian park movement; stories about the site since it opened e.g. role during the Second World War; Alexander McKenzie's involvement at Queen's Park and at other parks; wildlife at the site/wildlife gardening; the farm and its animals; bee keeping etc). High quality and accessible interpretation panel with information about the park's history and key features should be introduced at the park. Interpretation should cover both interpretation on site and elsewhere (website) through a range of media
- **2d: Improve orientation and signage/wayfinding to the park's key features.**
- **2e: Develop a programme of informal learning events and activities.**
- **2f: Develop and promote a programme of formal educational activities and resources for schools including resource packs.**

Aspirational Goals

- **2g: Explore the possibility of introducing new technologies to create engaging interpretation of the site's features.**
In some parks and open spaces, new technologies have been successfully used to engage with existing and new audiences. This could include introducing audio trails, podcasts, smart phone apps or interactive features on the park's website.

5.4 Built Environment and Infrastructure

Context

- 5.4.1 This section should be read in conjunction with more detailed background information provided in section 3.4 and **Appendix E**. The site contains a number of extant historic structures as well as the original layout of the paths. It is sited at the centre of the Queen's Park Conservation Area, providing an important green and high quality setting to the surrounding Victorian houses, which in turn provide an attractive setting to the park.

- 5.4.2 The park continued to be developed after its opening and a number of historic structures were either replaced by modern equivalents or entirely lost. The park's built environment and infrastructure is in a generally good state of repairs, with only minor repairs/works having been identified during a recent condition survey.

Overriding Objectives

3: Conserve and enhance the park's built environment and infrastructure, ensuring it is fit for purpose, in good condition and in keeping with the character of the site.

Essential Actions

- **3a: Improve the condition of the park's structures and buildings** (see **Appendix E** for further details).

Garage 1:

- Redecorate rusted window frames

Garage 2:

- Repair downpipes
- Test roof tiles for asbestos and replace if necessary

Staff Accommodation:

- Redecorate external joinery and metalwork
- Re-putty windows
- Replace south window
- Repair render and brickwork where necessary
- Repair leaking joints
- Repaint and place rotten woodwork in staff area

Machinery Store:

- Repair downpipes
- Redecorate external metalwork and joinery

Park Lodge

- Remove ivy
- Redecorate eaves

Toilet Block

- Carry out general redecoration including all joinery and metalwork
- Repair damaged render and brickwork
- Remove plant growth where necessary
- Survey roof and repair
- Reduce ground levels to below DPC

Café/park office building

- Clear eaves, gutters and gullies
- Remove redundant fittings from exterior of building

- Redecorate generally

Lych Gate

- Remove tree root affecting the roof and re-bed tiles
- Repair gutters and realign brackets
- Investigate drainage
- Repoint where necessary
- Provide temporary support to timber posts on north side
- Obtain advice from structural engineer about stability of the structure
- Install spikes in the roof to deter birds

Bandstand

- Dismantle gutters and repair joints
- Rationalise signage
- Replace black lights and sensors
- Reinstall missing section of roof finial

- **3b: Improve the condition of the park's path network, furniture and boundary treatments.**
 - Explore options for improving drainage in the woodland to reduce issues relating to flooding.
 - Address access issues identified in section 4.4.
 - Explore the possibility of creating wood chip paths over desire lines created by joggers. Biodiversity enhancement opportunities around the outer edge of the park should be considered when making a decision relating to these paths.
 - Carry out localised refurbishment work to railings (removing rust/redecorating).
 - Redecorate the railings along the park's southern boundary
 - Replant/improve hedges along the boundary of the park.
 - Ground levels should be reduced and hedges should be cut back to expose railings (where it does not negatively impact on the park's nature conservation value).
 - Develop design guidelines for the park (including colour policy, type of furniture to be used, type of signage to be used, appropriate surface materials for paths etc) and ensure bins, seating and interpretation panels are all appropriate to the site and its historic character.
- **3c: Continue to maintain the buildings and infrastructure to a high standard**
Building condition surveys should take place on at least a five yearly basis and should inform the maintenance programme. Repairs should be carried out with appropriate materials which respect the historic character the site, with the appropriate permissions and by trained and experienced professionals. All works to listed structures should be undertaken with advice from the relevant statutory bodies and the local council's Conservation Officer and should only be undertaken having received Listed Building Consent.
- **3d: Support the protection of the character of the built environment surrounding the site by responding appropriately to planning applications/proposals**
- **3e: Review all buildings' waste management**
The waste management system carried out by all buildings should be prioritised for review. This will have an impact on the park's contribution to the Borough's sustainability agenda as well as having a positive impact on the park's environs.
- **3f: Re-introduce a drinking fountain.**

Aspirational Goals

- **3g: Explore the possibility of introducing lighting to the park.**
The possibility of introducing lighting would allow the park to stay open longer in the winter and increase the sense of safety and security.
- **1h: Explore the possibility of resurfacing some of the paths with a more historically appropriate surface material.**
- **3i: Explore the possibility of introducing low level seating throughout the site**
The possibility of introducing seating at a level of 400-500mm AFL should be considered for children or people of a reduced height.
- **3j: Explore the possibility of widening some pathways**
In some areas such as the children's farm the path width is acceptable but not optimum. A path width of 1800mm is desirable wherever possible.
- **3k: Consider redecorating the interior of the café**

5.5 Natural Environment

Context

- 5.5.1 This section should be read alongside section 2.6, 3.5 and **Appendix F**. The site is recognised as being of local importance for nature conservation and contains a range of habitats and species. Little information is however currently available regarding the site's flora and there is a lack of long-term ecological management/nature conservation strategy.

Overriding Objectives

4: Conserve and enhance the natural environment of the site

Essential Actions

- **4a: Ensure future management and maintenance of the site is guided by an integrated landscape, built heritage and ecological management plan supported by a detailed maintenance and monitoring programme.**
- **4b: Carry out targeted species data surveys and closely monitor the condition of the natural environment (identifying any new opportunities to enhance its value)**
Regular data collection and monitoring is essential to the future conservation and enhancement of the natural environment. .
- **4c: Where appropriate, enhance the ecological value of the site through management of existent habitats (e.g. grass cutting regime)**
- **4d: Provide training to staff, managing the natural environment, as and when necessary.**
- **4e: Seek advice and assistance from specialists, as and when appropriate.**

- **4f: Strengthen links with Sheffield University and wildlife groups.**
- **4g: Conserve and enhance woodland habitats**
To enhance the biodiversity values of the woodland the following should be carried out. Brambles should be cut back from the woodland floor and a more diverse range of flowering plants should be encouraged to grow. Some of these will need to be planted such as *Hyacinthoides non-scripta* and *Primula Vulgaris*. Selective thinning may be required to allow natural light to penetrate the floor of the woodland. Bird and bat boxes in this area should be repaired. Standing deadwood should be selectively retained and removed only where it poses a risk to health and safety in order to provide nesting places for birds as well as supporting fungi and invertebrates, including stag beetles. Fallen leaves from trees affected by leaf mining moths should be burnt or composted in order to kill the pupa in the leaves which usually emerge in the spring time.
- **4h: Conserve and enhance grassland habitats**
Rough grassland buffers have been created around the margins of the park but these are currently of low ecological value, being species poor and botanically of low interest. This may be related to the fertiliser used on the neighbouring lawns. It may be possible to increase the diversity and nature conservation interest of these areas by widening the strips of rough grassland so that they are around 8-10m across and reducing the usage of fertiliser and pesticides near them. Alternatively a better option may be to take one of the amenity grassland areas isolated by paths and convert it into a meadow, sown with a wildflower mix. The strip of amenity grassland running along the north-east boundary of the site may be suitable.
- **4i: Conserve and enhance the wildflower bunds**
The wildflower bunds would benefit from being stripped and prepared for sowing with a wildflower mix. In order to improve their general appearance and botanical diversity it is recommended that they are reshaped asymmetrically.
- **4j: Conserve and enhance hedgerow habitats**
The gaps in the hedges should be planted with appropriate species such as Blackthorn, Beech and Guelder Rose. This will create a screen and help to define the boundary between the park and surrounding residential areas as well as providing a foraging and nesting area for wildlife. The hedges should not be intensively managed especially during the breeding bird season. In addition the rough grassland buffer between the amenity grassland and the hedges should be retained or created where absent in order to protect wildlife living within the hedgerows.
- **4k: Erect new bird and bat boxes throughout the site**
Replace and provide a greater number of bird/bat boxes. It is recommended that the bat boxes are replaced with wood concrete, for durability.
- **4l: Develop a tree strategy.**
Trees are an important element of the park and its historic character. A tree strategy would help ensure the sustainable maintenance and management of the tree population and would provide a framework for the future replacement of trees. A tree strategy would also help guide decisions on tree removal, the planting of suitable tree species and maintenance works. It should identify opportunities to enhance the park's biodiversity values while taking into consideration the park's historic character and recreational values. Species which are in keeping with the Victorian character of the site and which are suitable to plant in the park in face of a changing climate should be identified.
- **4m: Seek to contribute to the achievement of the London and London Borough of Brent's Biodiversity Action Plans**
- **4n: Encourage community involvement in the site's natural offer**

This could be achieved in a number of ways from involving school groups in the management and maintenance of the natural environment, through activities such as bulb planting, to introducing volunteering and skills development opportunities for the local community, e.g. wildlife surveying, building bird boxes and hedge planting. Informal learning activities such as guided walks could be introduced along with formal educational activities for schools linked to the curriculum. Increased interpretation would also help to engage visitors in the ecological interest of the site. A chalk board could be provided in the park where visitors and members of staff could record wildlife sightings.

- **4o: Undertake systematic monitoring of all elements of the natural environment**
Regular inspections should be undertaken of the park's tree stock and all elements of the park's landscaping, to ensure that the planting remains in good condition and in keeping with the historic character of the site. Given that ecological habitats are also subject to change through time it is essential that assessments are undertaken on a regular basis in order to assess the effectiveness of enhancement measures or management and maintenance programmes. This could be achieved in partnership with the London Natural History Society and others who could help to collate data on the wildlife species on the site. User surveys should also be carried out in order to record visitor satisfaction with the natural environment and this should influence the management and maintenance programme, suggesting possible areas for improvement.
- **4p: Investigate potential funding sources to support environmental enhancement**
Potential sources of funding could be sought from the Lottery Fund, Waste and Landfill Grants giving schemes such as Biffa, Veolia or WREN, or larger grants giving bodies such as the Esmee Fairburn Foundation. Potential funding sources can be identified through searching GRANTnet.com.

Aspirational Goals

- **4q: Explore the possibility of creating a marshy grassland area**
The rough grassland in the south-eastern corner of the site appeared to have an underground water supply. If this turns out to be the case it would be possible to create a larger marshy grassland area which would be more botanically diverse and suitable for a number of terrestrial invertebrates. Plug-planting with species associated with grassland should be undertaken if this is the case. This could include Ragged Robin and Purple Loosestrife.
- **4r: Explore the possibility of collaborating with Sheffield University on research projects**
Further research projects based on the natural offer of the site could be developed in partnership with Sheffield University.

5.6 Community and Recreation

Context

- 5.6.1 This section should be read in conjunction with section 2.3 and 3.6. Queen's Park has been a public open space used by the local community for recreation and leisure for more than a century. It is a cherished popular local park, which forms a vital part of residents' everyday life as well as attracting visitors from further afield. It provides a wide range of facilities that cater for varied user groups. The park also hosts a range of events which are very popular and attract

a large number of attendees. The park however has no structured audience development plan and offers few volunteering opportunities.

Overriding Objectives

5: Conserve and enhance the site's community and recreational values, providing facilities and activities which meet visitor needs, whilst conserving the site's other values.

Essential Actions

- **5a: Develop an Activity Plan**

An activity plan will provide a solid understanding of who currently visits the park and who doesn't and why, existing barriers to access and opportunities to overcome these. It will set out aims and objective to encourage existing and new audiences to visit the park those heritage learning and participation activities which can be offered at the site. Build by strengthening links with local group/schools and through more outreach work and by building awareness of the park and its offer.

- **5b: Encourage users to participate more fully in the park**

Encouraging user groups to participate more fully in Queen's Park on an on-going basis is an important part of increasing community ownership and belonging in the park and ultimately of increasing support and use of the park. QPARA and the Queen's Park Joint Consultative Group play a central role in the site and this should be further promoted and developed. There is great potential to establish volunteering opportunities in the park as well as community skills development opportunities which could focus on a range of topics from horticulture, nature conservation and heritage with either an informal or formal educational purpose, to general interest events and activities. Volunteering opportunities should form part of the Activity Plan.

- **5c: Enhance the programme of events and activities for all users**

This should form part of the Activity Plan. Consultation suggested interest in a range of new events and activities. Events and activities should be appropriate and commensurate with the size and values associated of the site.

- **5d: Develop stronger links with local schools and explore opportunities to enhance the educational offer at the site**

Developing stronger links with local schools will be vital in realising the educational potential of the park. Engaging children will also have benefits in the long term by encouraging care of the natural environment from a young age. This could be achieved by developing resource packs for teachers, site based projects relating to the heritage and history of the site (e.g. Victorian style planting, spring bulb planting, building bug hotels or 'inspired by' art projects). There could also be educational activities in the children's farm, for example, staff giving talks to the children about the animals and their care.

- **5e: Develop links with local organisations and community groups**

Developing links with community groups and organisations (such as the Brent museum and local heritage and wildlife groups) will help build awareness of the site and its offer, develop a pool of local volunteers and possibly enhance the programme of activities and events (some local groups may become interested in delivering events/acuities at the park) .

- **5f: Continue to provide high quality visitor facilities**

The site currently offers a diverse range of visitor facilities which on the whole are very popular. There is a suggestion that the petanque rink, which is currently under-used, would be better utilised as a Ping-Pong area or for natural fitness equipment. Alternatively, it

could become an extension of the woodland walk or be returned to grass, potentially for use as a yoga or Ta'i Chi area. It could also be transformed into a natural area/wildflower meadow. The offer at the café would benefit from being enhanced. Any new/enhanced visitor facilities should not distract from the site's character or negatively impact on its significance.

- **5g: Ensure inclusive physical and intellectual access.**

As far as possible all areas of the site should be compliant with the guidelines set out in the Disability Discrimination Act 2010. The following guidelines should be referred for best practice guidance:

- Building Regulations Approved Document M 2004
- BS8300:2009 Code of Practice – Design of buildings and their approaches to meet the needs of disabled people
- BS7000-6:2005 Managing Inclusive Design
- Inclusive Mobility – Dept of Transport
- Sport England 2010 Design Guidance Access Note “ Access for Disabled People”

Information about the site and its key features should be widely available and interpreted using a range of media.

It is recognised that there currently isn't a formal path to the bandstand or DDA access onto the structure. The close proximity of the bandstand to a main path however allows good visual access and for this reason it is not considered necessary to provide a formal path to the bandstand which would detract from the historic layout. Ramped access could be provided on a temporary basis, as and when events attended by visitors with disabilities necessitate it.

- **5h: Carry out regular visitor surveys and access audit to monitor visitor satisfaction and accessibility**

Annual visitor surveys should be carried out and quinquennial access audits.

- **5i: Provide clear entrance signs and orientation panels at all entrances to the park and improve directional signage and information signage as required in the park**

- **5j: Identify possible sources of funding for improvements to community and recreational values associate with the park**

A number of grant giving organisations fund projects which benefit the community. Ways of gaining revenue from the park should also be explored - this could include charging personal trainers using the site.

Aspirational Goals

- **Explore the possibility of introducing blue badge bays close to the park**

- **Improve external directional signage to the site.**

- **Encourage the creation of a Friends Group for the site.**

- **Explore the possibility of expanding and reconfiguring the children's farm/pets corner**

The children's farm is a very popular feature but would benefit from being enlarges and redesigned in order to better accommodate visitors and school groups. Consideration should also be given to creating an interpretation space within the Pets Corner.

- **Explore the possibility of creating a better visual access into the tennis**

There is a desire amongst some visitors to be able to see into the tennis area and watch tennis games. Consideration should be given to providing seating where there are existing gaps in the hedge.

5.7 Action Plan Table

5.7.1 A summary of the overriding objectives and associated essential actions described in sections 5.2 to 5.6 is set out in the following table. The essential actions have been prioritised on criteria of importance and urgency. Actions which have a significant impact on the park's values and/or which are addressing urgent issues are defined as having high priority. Delivery timescales are defined as follows:

- Short Term is defined as delivery within 1-2 years;
- Medium Term is defined as delivery within 3-5 years; and
- Long Term is defined as delivery within 6 + years (all aspirational goals would fall in this category)

5.7.2 For each essential action the table also identifies the lead accountabilities for delivery and an initial broad indication of potential costs. The following cost bandings have been used:

- Low: <£1,000
- Low-Medium: £1,000-2,000
- Medium: £2,000-£10,000
- Medium-High: £ 10,000-£50,000
- High: £50,000-£100,000
- Major: >£100,000
- TBC: cost to be determined by feasibility study

5.7.3 The following acronyms have been used in the action plan table:

- OSD – open space Director
- QPM - Queen's Park Manager
- QPS - Queen's Park supervisor

5.7.4 A qualified quantity surveyor would need to be appointed to provide more detailed costs when actions are taken forward for implementation.

5.7.5 Potential sources of funding are listed in section 5.8.

Action Plan Table

Overriding Objective	Essential Actions	Priority	Timescale	Responsibility for Delivery	Indicative Costs
1. Conserve and enhance the park's historical values	1a. Adopt the Conservation Management Plan and refer to the Statement of Significance in the future decision making about the site	High	On-going	OSD; QPM	n/a
	1b: Conserve the heritage of the site by continuing to provide a high standard of maintenance and management.	High	On-going	QPM and all site based staff	See Maintenance and Management Plan
	1c: Provide adequate training to staff on managing and maintaining the heritage.	High	On-going	QPM	Covered within existing resources
	1d: Use appropriate methods and materials during the restoration and on-going maintenance of the site, including its buildings and structures.	High	On-going	QPM	Covered within existing resources
	1e: Establish links with external heritage organisations	Medium	Medium	QPM; QPS	Covered within existing budgets
	1f: Engage the local community in the site's heritage.	High	Short	QPM	To be costed as part of an Activity Plan
	1g: Continue to engage the local community in the management of the park and decisions about future developments	High	On-going	QPM; QPS	Covered within existing budgets
	1h: Maintain an appropriate level of capital and revenue funding and resources for the management and maintenance of the site and explore possible new future funding sources.	High	On-going	OSD; QPM	Covered within existing resources
	1i: Interpret the site's heritage and history widely using a range of media	High	Short	QPM	To be costed as part of an Interpretation Strategy/Plan (£5-10K to commission a specialist)
	1j: Explore opportunities for including the park and the Lych Gate on local heritage lists	Medium	Medium	QPM	n/a
	1k: Introduce new planting in the triangular beds/grass areas which reflects historic planting	High	Short	QPM; QPS	Medium (could be reduced if plant material sourced from CoLC)
	1l: Conserve the historical value of the park and the	High	On-going	QPM	n/a

Overriding Objective	Essential Actions	Priority	Timescale	Responsibility for Delivery	Indicative Costs
	surrounding area by opposing unsuitable development proposals (cross-reference with essential action 3d)				
2: Ensure good understanding of the park's significance through a systematic approach to managing information and high quality interpretation	2a: Provide informative training on the park's history and values and the aims and objective of the CMP to staff and key stakeholders.	High	Short	QPM	Covered within existing budgets
	2b: Collate all information about the park in a centrally stored, electronically accessible location and ensure it is kept updated with the most recent information.	High	Short	QPM; QPS	Covered within existing budgets
	2c: Develop an interpretation strategy for the park (cross-reference with essential action 1i)	High	Short	QPM	See Essential action 1i
	2d: Improve orientation and signage/wayfinding to the park's key features	Medium	Medium	QPM	Low
	2e: Develop a programme of informal learning events and activities	Medium	Short	QPM; QPS	To be costed as part of an Activity Plan
	2f: Develop and promote a programme of formal educational activities and resources for schools.	High	Short	QPM; QPS	To be costed as part of an Activity Plan
3: Conserve and enhance the park's built environment and infrastructure, ensuring it is fit for purpose, in good condition and in keeping with the character of the site	3a: Improve the condition of the park's structures and buildings	High	Short	QPM; QPS	Covered within existing budgets
	3b: Improve the condition of the park's path network, furniture and boundary treatments.	High-Medium	Short-Medium	QPM; QPS	Covered within existing budgets
	3c: Continue to maintain the buildings and infrastructure to a high standard	High	Ongoing	QPM; all site based staff	Covered within existing budgets
	3d: Support the protection of the character of the built environment surrounding the site by responding appropriately to planning applications/proposals (cross-reference with essential action 1l)	High	On-going	QPM	n/a
	3e: Review all buildings' waste management	High	Short	QPM	Covered within existing budgets
	3f: Re-introduce a drinking fountain	Medium	Medium	QPM	Medium
4: Conserve and enhance the natural environment of	4a: Ensure future management and maintenance of the site is guided by an integrated landscape, built heritage and ecological management plan supported by a detailed maintenance and monitoring programme	High	On-going	QPM; CoLC ecologist	Covered within existing budgets

Overriding Objective	Essential Actions	Priority	Timescale	Responsibility for Delivery	Indicative Costs
the site	4b: Carry out targeted species data surveys and closely monitor the condition of the natural environment (identifying any new opportunities to enhance its value)	High	Short/on-going	QPM; CoLC ecologist	Covered within existing budgets/covered through volunteering activities
	4c: Where appropriate, enhance the ecological value of the site through management of existent habitats (e.g. grass cutting regime)	High	Short/on-going	QPM; CoLC ecologist	Covered within existing budgets
	4d: Provide training to staff, managing the natural environment, as and when necessary.	High	On-going	QPM; CoLC ecologist	See Maintenance and Management Plan
	4e: Seek advice and assistance from specialists, as and when appropriate.	High	On-going	QPM	Covered within existing budgets
	4f: Strengthen links with the University of Sheffield and wildlife groups	Medium	Medium	QPM; CoLC ecologist	Covered within existing budgets
	4g: Conserve and enhance woodland habitats	High	Short	QPM and site based staff	Low
	4h: Conserve and enhance grassland habitats	High	Short	QPM and site based staff	Low
	4i: Conserve and enhance the wildflower bunds	Medium	Medium	QPM and site based staff	Low
	4j: Conserve and enhance hedgerow habitats	High	Short	QPM and site based staff	Low-Medium
	4k: Erect new bird and bat boxes throughout the site	High	Short	QPM and site based staff	Low
	4l: Develop a tree strategy.	High	Short	QPM; CoLC arboriculturalist	Covered within existing budgets
	4m: Seek to contribute to the achievement of the London and London Borough of Brent's Biodiversity Action Plans	High	On-going	QPM; CoLC Ecologist	Covered within existing budgets
	4n: Encourage community involvement in the site's natural offer	High	Short	QPM	Covered within existing budgets (costs associated with volunteering activities to be costed as part of an Activity Plan)
	4o: Undertake systematic monitoring of all elements of the natural environment	High	On-going	QPM	Covered within existing budgets

Overriding Objective	Essential Actions	Priority	Timescale	Responsibility for Delivery	Indicative Costs
	4p: Investigate potential funding sources to support environmental enhancement	High	On-going	QPM; CoLC Ecologist	Covered within existing budgets
5: Conserve and enhance the site's community and recreational values, providing facilities and activities which meet visitor needs, whilst conserving the site's other values.	5a: Develop an Activity Plan	High	Medium	QPM	Develop by CoLC or £7-10K to commission a specialist
	5b: Encourage users to participate more fully in the park	Medium	Medium	QPM	To be costed as part of an Activity Plan
	5c: Enhance the programme of events and activities for all users	Medium	Medium	QPM	To be costed as part of an Activity Plan
	5d: Develop stronger links with local schools and explore opportunities to enhance the educational offer at the site	High	Short	QPM	To be costed as part of an Activity Plan
	5e: Develop links with local organisations and community groups	Medium	Medium	QPM	Covered within existing budgets
	5f: Continue to provide high quality visitor facilities	High	On-going	QPM	Variable depending on project
	5g: Ensure inclusive physical and intellectual access	High	On-going	QPM	Covered within existing budgets/to be costed as part of an interpretation strategy
	5h: Carry out regular visitor surveys and access audit to monitor visitor satisfaction and accessibility	High	On-going	QPM	Surveys could be carried out by CoLC staff/volunteers or specialist commissioned
	5i: Provide clear entrance signs and orientation panels at all entrances to the park and improve directional signage and information signage as required in the park	High	Short	QPM	Medium
	5j: Identify possible sources of funding for improvements to community and recreational values associate with the park	High	On-going	QPM	Covered within existing budgets

5.8 Potential Sources of Funding

Heritage

- Alan Evans Memorial Trust
- Astor Foundation Grant
- Aurelius Charitable Trust
- Banks Community Fund
- Barbara Whatmore Charitable Trust
- Belsize Charitable Trust No. 1
- Bernard Sunley Charitable Foundation
- Charles and Elsie Sykes Trust Grant
- Charles Hayward Foundation
- CHK Charities Limited
- Craignish Trust
- Dr Scholl Foundation
- Duke of Devonshire's Charitable Trust
- Elephant Trust
- Esmee Fairbairn Foundation - Main Grants
- Frognaal Trust
- Gannett Foundation
- Garfield Weston Foundation
- Girdlers' Company Charitable Trust
- Gordon Fraser Charitable Trust
- H.B. Allen Charitable Trust
- Hamamelis Trust
- Headley Trust Grant
- John Ellerman Foundation
- Kenneth Hargreaves Trust
- Laing Family Trusts
- Langdale Trust
- Leche Trust
- Lennox and Wyfold Foundation
- Margaret Guido's Charitable Trust
- Marsh Christian Trust Grant
- Mercers' Charitable Foundation
- Oakley Charitable Trust
- Ofenheim Charitable Trust Grant
- Rees Jeffreys Road Fund
- Sainsbury Family Charitable Trusts
- Sir Edward Lewis Foundation Grant
- SITA Trust Enhancing Communities Programme - Core Fund
- Small Capital Grants
- South Square Trust
- St Modwen Environment Trust
- Steel Charitable Trust
- Veolia Environmental Trust
- William Adlington Cadbury Charitable Trust
- Woodward Charitable Trust - Main Grants

Environment

- Alan Evans Memorial Trust
- Banks Community Fund
- Barbara Whatmore Charitable Trust

- Biffa Award - Main Grants Programme - Community
- Biffa Award - Small Grants Scheme
- CEMEX Community Fund
- Charles and Elsie Sykes Trust Grant
- Charles Hayward Foundation
- Cory Environmental Trust in Britain
- Duke of Devonshire's Charitable Trust
- English Woodland Grant Scheme EWGS - Overview
- Frognal Trust
- Garfield Weston Foundation
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- Hamamelis Trust
- Headley Trust Grant
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- Lennox and Wyfold Foundation
- Margaret Guido's Charitable Trust
- Mercers' Charitable Foundation
- National Heritage Protection Commissions Programme
- On Demand Community Grant
- P F Charitable Trust
- Paths for Communities (P4C0)
- Rees Jeffreys Road Fund
- Robert Clutterbuck Charitable Trust
- Russell Trust Grant
- Sainsbury Family Charitable Trusts
- Sir Edward Lewis Foundation Grant
- SITA Trust Enhancing Communities Programme - Core Fund
- SITA Trust Enhancing Communities Programme - Fast Track Fund
- St Modwen Environment Trust
- Veolia Environmental Trust
- Waste Prevention Loan Fund (WPLF)
- Waste Recycling Environmental (WREN)
- William Adlington Cadbury Charitable Trust

Community

- Alan and Babette Sainsbury Charitable Fund Grant
- American Express - Philanthropic Programme
- Ancaster Trust
- ASDA Foundation
- ASDAN
- Ashley Family Foundation
- Astor of Hever Trust
- Aurelius Charitable Trust
- Basil Samuel Charitable Trust
- Bernard Sunley Charitable Foundation
- Big Lottery
- Bodfach Trust
- Bowland Charitable Trust
- Calleva Foundation
- Calmcott Trust
- Captain Scott Society - Spirit of Adventure Award
- Cayo Foundation

- Charles Hayward Foundation
- Charlotte Bonham-Carter Charitable Trust
- Cory Environmental Trust in Britain
- David Laing Foundation
- Denise Cohen Charitable Trust
- Djanogly Foundation
- Fidelity UK Foundation
- Frogna! Trust
- Gannett Foundation
- Garfield Weston Foundation
- GC Gibson Charitable Trust Grant
- Graham Kirkham Foundation
- John Lyon's Charity
- Kenneth Hargreaves Trust
- Langdale Trust
- Lennox and Wyfold Foundation
- Lord Faringdon Charitable Trust
- Mackintosh Foundation
- Manifold Charitable Trust
- Margaret Guido's Charitable Trust
- Oakdale Trust
- P F Charitable Trust
- Rayne Foundation
- Sainsbury - Gatsby Charitable Foundation
- Sainsbury Family Charitable Trusts
- Sir John Fisher Foundation Grant
- SITA Trust Enhancing Communities Programme - Core Fund
- SITA Trust Enhancing Communities Programme - Fast Track Fund
- Steel Charitable Trust
- Sylvia Waddilove Foundation
- The Charlotte Heber-Percy Charitable Trust
- The Dulverton Trust
- Trusthouse Charitable Foundation
- Veolia Environmental Trust
- Whitaker Charitable Trust
- William Adlington Cadbury Charitable Trust
- Wingate Foundation
- Biffa Award - Flagship Scheme
- Biffa Award - Main Grants Programme - Community
- Biffa Award - Small Grants Scheme
- CEMEX Community Fund
- Creative People and Places Fund
- Local Food Programme

5.9 Adoption and Review

- 5.9.1 It is recommended that the CMP is formally adopted by the CoLC and that the Park Manager is given responsibility for making sure it is used to inform conservation works and the management of the site.
- 5.9.2 Monitoring of progress against the essential actions and aspirational goals should take place annually and should assess which actions have been completed, identify any barriers to completions and revise actions as appropriate.

- 5.9.3 The CMP itself should be reviewed and refreshed every five years to reflect the progress that has been made in delivery, to take account of changes to the strategic context and to ensure that it is kept up-to-date in light of new research and information.
- 5.9.4 Digital and hard copies of the CMP should be made accessible to key members of staff as well as to appropriate organisations beyond the CoLC.

**APPENDIX A
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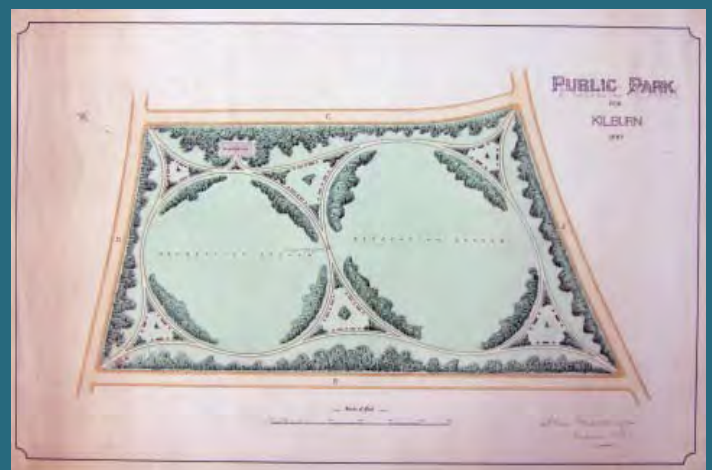
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APPENDIX B
A HISTORY OF QUEEN'S PARK

A History of Queen's Park

Prepared for
The City of London Corporation
by
Land Use Consultants

March 2011



LUC SERVICES

Environmental Planning
Landscape Design
Landscape Management
Masterplanning
Landscape Planning
Ecology
Environmental Assessment
Rural Futures
Digital Design
Urban Regeneration
Urban Design

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DOCUMENT CONTROL SHEET

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	20 th May 2011	20 th May 2011

Front Cover:

'Public Park for Kilburn' March 1887 by Alexander McKenzie (Corporation of London Record Office).

'Drinking Fountain' 1910

'1915 OS Map'

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Conway, Hazel Parks
for People
London Metropolitan
Archives

Figure 51: Cover of Alexander McKenzie's booklet 'The Parks, Open Spaces, and Thoroughfares of London' 1869

APPENDICES

Appendix:

'Beautiful Shrubberies' by Alexander McKenzie Esq. 1874 from The Floral World and Garden Guide Magazine

'Promenade Trees' by Alexander McKenzie Esq. 1875 from The Floral World and Garden Guide Magazine

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Figure 1: Location of Queen's Park NW6
1991 -1994 1:10,000 reduced from original scale



Figure 2 :View of Queen's Park looking towards the Lych Gate and Harvist Road from the Flower Garden

1 Introduction

- 1.1 Queen's Park is a 30 acre (12ha) park which opened in 1887. Situated in northwest London between Kensal Green, Brondesbury Park and Kilburn, it is bounded by Harvist Road to the south, Chevening Road to the north, Milman Road to the west and Kingwood Avenue to the east. The park forms the main focus of a neighbourhood which developed from around 1895 consisting of late Victorian and Edwardian houses. The park lies within the London Borough of Brent and the park and the surrounding streets are in a Conservation Area. The proposed park was initially called Kilburn Recreation Ground, and has been known as Queen's Park since the naming of the park by royal command in the Jubilee year of 1887, in honour of Queen Victoria.

2 Administrative History

- 2.1 **Acquisition:** Queen's Park comprising 30 acres of the site of the Royal Agricultural Show held in Kilburn in 1879 together with Highgate Wood was acquired in 1886 by the Corporation of London from the Ecclesiastical Commissioners under the provisions of the Highgate and Open Spaces Act 1886.
- 2.2 **Administration**¹: Formerly administered by the Corporation's Coal and Corn and Finance Committee 1886 -1966, Queen's Park is now managed by The City of London Corporation through the Queen's Park and Highgate Wood Management Committee². There is also the Queen's Park Joint Consultative Group, which comprises members from local groups including the Queen's Park Residents Association, local Ward Councillors and a schools liaison contact³.
- 2.3 At the time of the original acquisition the Corporation was considering how best to utilize the residuary bequest of the late William Ward (which had been left to the Corporation for the creation of a fund for the benefit of the poor). A scheme was therefore drawn up, by which the residuary bequest (called Ward's People's Ground Fund) was to be used for the maintenance of Queen's Park. Ward's People's Ground Fund is supplemented from City's Cash for the maintenance of the Park. The park is therefore maintained and run at no cost to the local or City council tax payers.
- 2.4 City merchant, William Ward (1796 -1881), is buried in St Matthews Churchyard, Brixton in South London, his monument is inscribed with the statement:

'...he was a liberal benefactor to the City of London charities and suburban institutes'.
- 2.5 The day-to-day physical management of the Park is undertaken under the guidance of the North London Open Spaces Division, based at Queen's Park, The Lodge, Kingswood Avenue, London NW6 6SG.

¹ Corporation of London Records Office Catalogue introduction for Archives held by the record office on Queen's Park Kilburn **CLA/078/07**

² The Committee consists of twelve Members from the Court of Common Council. It meets six times per annum and undertakes site visits.

The terms of reference for this Committee are:

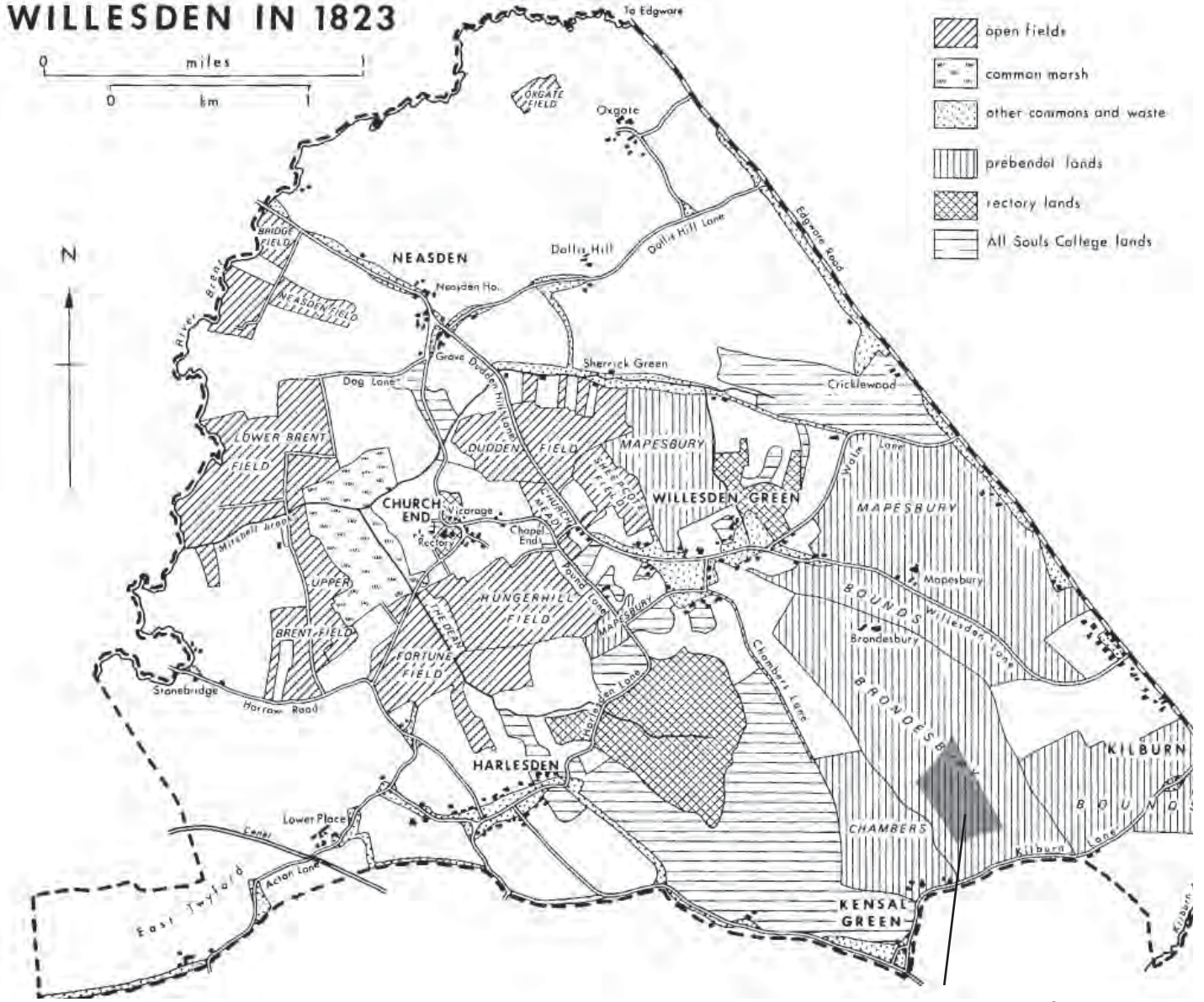
>Ownership and management of Queen's Park and Highgate Wood in accordance with the provisions of the Highgate and Kilburn Open Spaces Act 1886;

>writing off debts in accordance with such terms and conditions as are from time to time established by the Court of Common Council;

>Authorising the institution of any criminal or civil proceedings arising out of the exercise of its functions.

³ The Terms of Reference of this Group, which was established in 1986, include meeting formally twice a year, with the basic aims of furthering goodwill and better understanding, and of exchanging information about current and future developments in the Park.

WILLESDEN IN 1823



Future site of Queen's Park

Figure 3: Map Showing Land Ownership in Willesden in 1823

3 FARMLAND TO CITY – BACKGROUND HISTORY OF THE AREA

EARLY HISTORY⁴ – PARISH OF WILLESDEN

- 3.1 The area which is now Queen’s Park was in the parish of Willesden. In 1894 Willesden became an urban district and in 1965 it joined Wembley and Kingsbury in the London Borough of Brent.
- 3.2 Willesden was bounded in the north east by Roman Watling Street, later Edgware Road, on the north and west by the river Brent and on the south-east by Kilburn brook. An ancient lane, some of it forming part of Harrow Road and Kilburn lane, marked most of the southern boundary.
- 3.3 Much of the area lies on London Clay, the soil is mostly heavy and poorly drained and was once covered by thick oak forest which was progressively cleared and became a pasture land from the 18th Century.
- 3.4 Until about 1850 the area was rural and agricultural with isolated farms surrounded by pasture and woodland and hamlets with village greens separated by open fields. The settlement pattern changed little from the early Middle Ages until well into the 19th century.
- 3.5 Kensal Green to the west of the future Queen’s Park was one of the 10 manors of Willesden and was on the boundary of the parishes of Willesden, Chelsea and Paddington. All Souls’ College, Oxford owned lands in the area from the 15th century. There was also a small manor of Chamberlayne Wood. Other land in the area including Brondesbury, which is where Queen’s Park is now, formed part of old prebendal estates of the church from which the revenue went to support different ecclesiastical offices.
- 3.6 The village of Kilburn grew up around Watling Street (now Kilburn High Street, Shoot Up Hill and the Edgware Road), which has been an important route to the north since Roman times.

1800s

- 3.7 Small scale development of Kensal started with the opening of Grand Junction Canal 1801, goods barges carried coal and iron which were towed through the village and a brick works opened.
- 3.8 Further housing development was linked to the building of the first of London’s grand cemeteries, All Souls Cemetery built by the General Cemetery Company in Kensal Green to provide a large burial ground for London in 1832.

⁴ Sources include British History Online Willesden From **A History of the County of Middlesex: Volume 7 Acton, Chiswick Ealing and Brentford, West Twyford Willesden** 1982 Also **Places in Brent Kensal Green**, Grange Museum of Community History and Brent archive. Also Alan Godfrey Maps Kensal Green and Kilburn 1865 Alan A Jackson

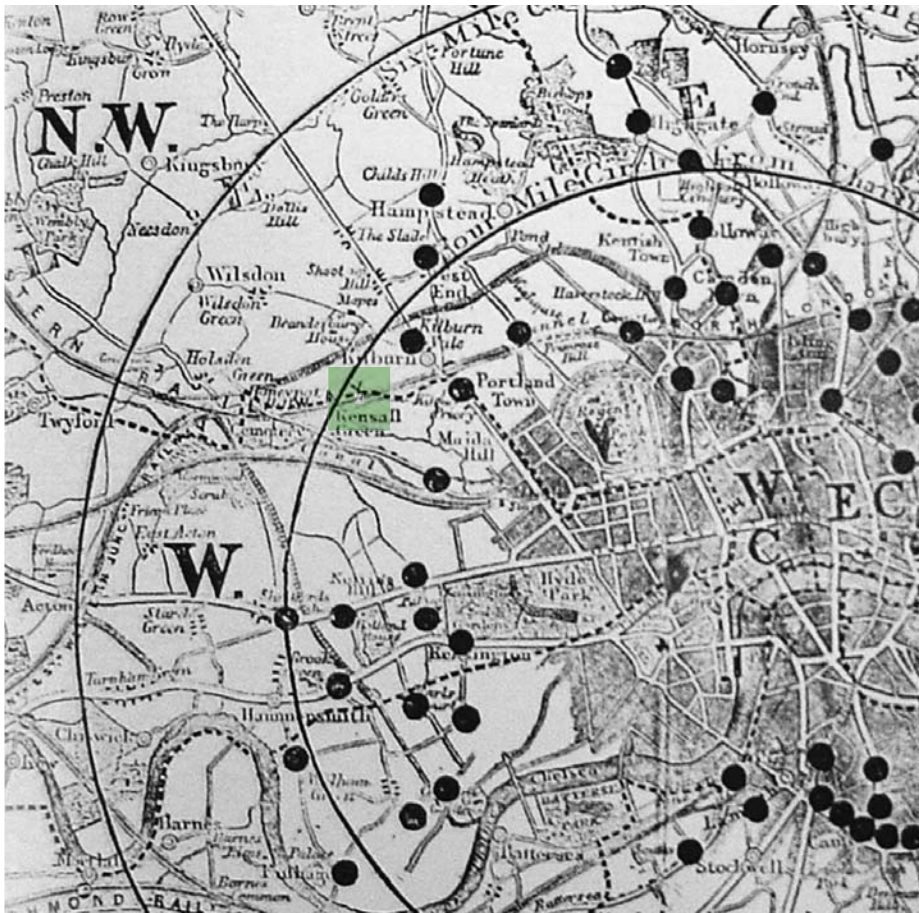


Figure 4: Kilburn in relation to Central London in 1857 Detail of 1857 map showing London Toll Gates, Kilburn and Kensal Green are still suburbs (future site of park indicated in green)



Figure 5: 1830-1840 Town Plan Kilburn

London and Northwestern railway runs along the south of the map.
 Opened 1837-1838 from Euston to Birmingham.
 Kensal Green Lane or Kilburn Lane marked

- 3.9 Kilburn was also developing at this time due to its strategic position on the toll road, there was building along the main road and to the west towards Hampstead. But these were still essentially villages separated by tracts of farmland

1850s TO PRESENT DAY – URBANISATION

- 3.10 **During the 1850s** the area was changing into a suburb of London, but although the 1865 Ordnance survey map shows three major railways running across the area; (the 1860 Hampstead Junction railway, the 1838 London and North Western Railway running from Euston to Birmingham, and the Great Western Railway Paddington to Bristol mainline 1838-41), the rapid development of the area did not take off until local railway stations were opened at Kensal Green in 1861 and Willesden Junction in 1866. Until then horse drawn omnibuses provided a regular service into London and these continued to compete with the railways as did the trams which started in 1888. In fact the London to Birmingham railway line in 1838 cut off farmhouses in Kilburn from much of their land and the presence of railways did not promote development in the area until suburban stations were opened.
- 3.11 **1854** The Paddington Cemetery opened to the west of the area which is now Queen's Park.
- 3.12 **1879** Royal Agricultural Show, Kilburn held on future site of the park.
- 3.13 **1887** Queen's Park opened; the detailed history of the park is described below in Chapter 4.
- 3.14 **1894** OS map Figure 7 shows the area around Queen's Park still undeveloped, the housing around Queen's Park was built between 1897 and 1904.
- 3.15 **1895 to 1905.** 10 years saw a rapid change in the area.
- 3.16 **By 1901** the whole area of Kilburn between the London and North Western Railway line to the south and the Hampstead junction Line was covered with streets of houses except for a small area north-east of the park which was built on by 1920 following the opening of Brondesbury Park Station in 1908. Queen's Park separated Kilburn from the new district of Kensal Rise to the west.
- 3.17 **1915** the Bakerloo Line was extended to Queen's Park station.
- 3.18 **From the late 19th century until after 1945** most of Kilburn was very densely populated and occupancy remained at 8 persons per house until well after the Second World War. There was overcrowding and some poor living conditions. The terraces and semi-detached houses were often divided into tenements and rooming houses. However around Queen's Park itself, although there were areas of overcrowding to the west of the park, the area around Queen's Park and the area between the park and the Paddington Cemetery consisted of late 19th century houses which were occupied by a 'better standard of tenant' for example employees of the London Passenger Transport Board and the borough council or the post office.



Figure 6: 1865- 1874 reduced from OS map

Future site of Queen's Park still farmland

To the north the Hampstead Junction railway which opened in 1860, runs from Hampstead Heath to Richmond via Camden Road.

The Great Western Railway is to the south of this plan (not shown above) Paddington to Bristol opened 1838-1841.

All Souls Cemetery Kensal Green opened in 1833 first of the large commercial burial grounds

Paddington Cemetery Opened in 1854.



Figure 7 :1893-1896 Edition reduced from 1:2500 OS map.

First appearance of the park on the OS map. This edition was surveyed 1891 -1893

The park opened 1887 but the surrounding housing is still to be built or surveyed.

Queen's Park Station is shown. The National Athletic ground to the west of the park was laid out in 1890 and was used briefly by Queen's Park Rangers football club.



Figure 8 :1915 OS Map (reduced from original scale of 1:2,500) streets of terraced housing surround the park.

- 3.19 After the war the many parts of the Kilburn area became run down, many houses were divided into single rooms. Post war, immigrants formed an increasing proportion of the population. The changing ethnic composition of inner London is the most significant sociological change the city has seen in the past half century.
- 3.20 At the present day the area's good transport links have led to many houses being converted back to single family occupancy and it is becoming a relatively expensive area of London especially the houses overlooking the park.
- 3.21 The area is still densely populated. The following statistics illustrate the vast changes in the area from 1861 to 1871. The population of Kilburn was 3,869 in 1861, 15,869 in 1871, 61,265 by 1891 had more than doubled in size to 154,214 by 1911, it was 185,025 in 1931 but decreased after the Second World War to 179,697 in 1951 and it was 153,380 in 1971.



Figure 9 Royal Agricultural Show, Kilburn people with umbrellas visiting display of agricultural steam engines. It is raining and the ground is very muddy 1879 Brent Archives number 439



Figure 10 Parade of horses before their Royal Highnesses the Prince and Princess of Wales, Royal Agricultural Show, Kilburn, 1879 Brent Archives image 438

4 TIME LINE OF QUEEN'S PARK

1879 ROYAL AGRICULTURAL SOCIETY SHOW AT KILBURN

- 4.1 1879 Royal Agricultural Society of England's annual show was held on an area which later became Queen's Park. The Kilburn show was opened on 30th of June 1879 by the Prince and Princess of Wales. The 100 acre site was chosen for its proximity to the railway network, Queen's Park Station having opened on 2 June 1879 on the main line from London to Birmingham, just in time to facilitate the movement of heavy machinery and stock.
- 4.2 By the 1870s the annual shows had become major events and the Kilburn show was to be the largest ever held. It saw an entry of 11,878 implements, 2879 livestock entries and over 187,000 visitors⁵. There were many international entries and there was a Royal Box which was part of an arena seating 3000 people, the winning cattle and horses were paraded here every day⁶.
- 4.3 The Royal Agricultural Society of England was formed in 1838 to promote the potential of science for raising agricultural productivity. Annual agricultural shows held in different parts of England, were seen as an important way by which the Society could achieve its aims of the spread of agricultural knowledge and to bring new techniques and improved farming methods to the attention of farmers.
- 4.4 The relative agricultural prosperity of the third quarter of the nineteenth century led to the shows taking on the character of agricultural carnivals or festival occasions. The streets of the host towns would typically be decorated and festooned with banners proclaiming 'Peace and Prosperity' and 'Success to Agriculture'.⁷
- 4.5 The 1879 Kilburn Show, took place during one of the wettest summers on record. Because of this the showground presented a 'thoroughly wet and dreary appearance', the Society made a substantial financial loss on the event, £15,000, and twenty-three years later Joseph Darby recalled that:
'... everyone who visited Kilburn retains vivid recollections of its excessive downpours; of the planks laid down the leading avenues and without which they would have been perfectly impassable... one man slipped and falling between two of the planks was so tightly wedged that it was difficult to pull him out.'⁸
- 4.6 The show ran for a week but the poor weather meant people had to struggle through deep mud and attendances fell disastrously. The visit to the show by Queen Victoria on the fifth day rallied visitors and nearly half the people who visited the show went on that day. The Queen was driven on a specially

⁵ RASE At the cutting edge from 1838 to 21st century Philip Sheppy Royal Agricultural Society of England

⁶ From Queen's Park Centenary Brochure 1987 The Royal International Agricultural Exhibition of July 1879 Researched by Margaret Chambers of the Grange Museum.

⁷ Ibid

⁸ Ibid

constructed drive of ballast and brick from the new station along Salisbury Road on a route lined with cheering crowds.⁹

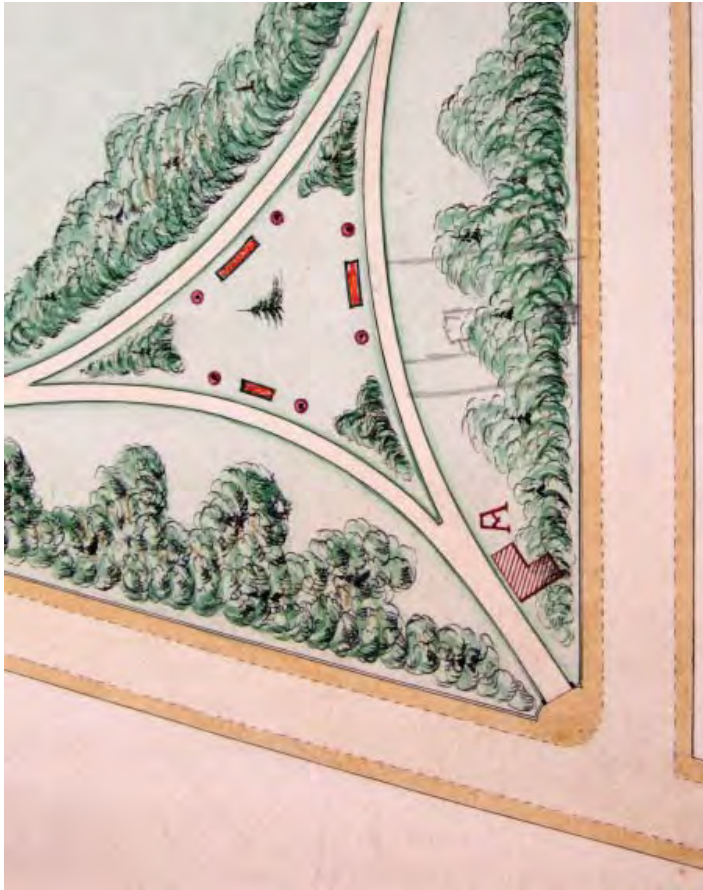
THE NEED FOR A PARK, THE VICTORIAN PARK MOVEMENT

- 4.7 From 1870s the area had a rapidly increasing urban population. Earlier in the century the need for public parks in an increasingly urbanised society had been identified and from the 1820s there had been a growing sense that recreation should be associated with moral improvement. Official recognition of the need of parks dates from 1833 when the Select committee on Public Works presented its report to Parliament. Parks would improve the health of those living in cities and provide accessible open space for recreation. The Parks movement developed as a result of the need to confront some of the major problems of urban living, parks provided a source of fresh air, opportunities for financial investment, a means of diffusing social tensions and improving the moral and physical condition of urban citizens and an alternative to the public house. Parks like Queen's Park were created as isolated elements, lungs and oasis of green.¹⁰
- 4.8 **1884** ¹¹Formation of the North West London Park League for the purposes of securing as a people's park the site at Kilburn, Honorary Secretary was George Higgs. The League appealed to the Ecclesiastical Commissioners not to sell the land for building until the future of the site could be assured as a public open space.
- 4.9 **1885** (January) The Estates Committee of the Commissioners agreed to offer the use of the central portion of the land of 30 acres for public use and that the remaining portion of the site would be laid out as housing to derive the most benefit from the frontage onto the proposed park, the offer also included Gravel Pit Wood Highgate. The offer was to be made through the Lord Mayor to the Corporation of London. The offer was conditional on the Corporation obtaining Parliamentary sanction.
- 4.10 **1885** (May) the Corporation of London (Coal and Corn and Finance Committee) were satisfied with the possibility of maintaining Gravel Pit Wood as an open Space but were unable to recommend the Kilburn site as it required great expense, £10,000 for it to be adapted for public use. The Ecclesiastical Commissioners would not agree to amend the offer, and gave the Corporation a deadline to raise the money.
- 4.11 **1885** (June) Public meeting held by the North West London Park League on the site attended by 800-900 people.
- 4.12 **1885** (October) At the same time the Corporation had been considering the use of the residuary bequest of William Ward and the Corporation Council agreed in October to it being used to set up a fund to maintain the Kilburn recreation ground. The sum left by William Ward was toward the establishment of a high school for girls in the City of London. The residuary

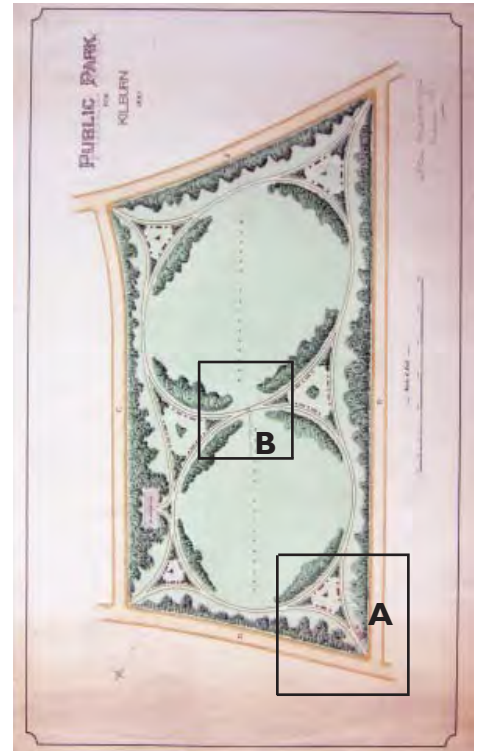
⁹ From Queen's Park Centenary Brochure 1987 The Royal International Agricultural Exhibition of July 1879 Researched by Margaret Chambers of the Grange Museum

¹⁰ Conway, Hazel Peoples Parks p7

¹¹ From Queen's Park Centenary Brochure 1987 Janet Cummins How Queen's Park came into being



A



B

Figure 14

A: Detail of south west corner showing ornamental planting beds and proposed position of lodge.

B: Detail of central area showing proposed site of fountain, from Alexander McKenzie's Final Design for the Park 1887

bequest was “to be applied and expended in the erection and maintenance of some institution and the creation of some fund for the benefit of the poorer classes.”

- 4.13 The City also made money available from funds derived from a proportion of duties on grain coming into the Port of London.
- 4.14 **1886** The Kilburn and Highgate spaces formally acquired by the City of London Corporation by the Highgate and Kilburn Open Spaces Act 1886.
- 4.15 The Church commissioners built two approach roads to the park, Chevening and Mortimer (now Harvist) Roads at the cost of £16,000.
- 4.16 **1886-87** Alexander McKenzie was asked to design the new park. Laying out took place under his supervision from March 1887 until June 1887. The Corporation spent £3000 on laying out, planting and completing the drainage of the park.
- 4.17 **1887** Queen’s Park officially opened on Saturday 5th November. Newspaper reports of the opening ceremony ¹² said that at 3 o’clock that afternoon several thousand people were present together with a number of policemen brought there by rumours of a probable invasion of the ‘cream of ruffianism’.
- 4.18 In the event there was no trouble, the opening ceremony was carried out by the Lord Mayor of London, Sir Reginald Hanson, he said in his opening speech ‘The Ecclesiastical Commissioners have given the 30 acre site for the free use and enjoyment by the public and that he trusted and believed that as time went on there would be considerable improvement in the open space now so vastly improved from what it was eight or nine years before, when many of those present visited the exhibition there, and a greater part of the ground was a swamp’.
- 4.19 **1887** A plan for the proposed Head Gardeners House showing first and ground floors was referred to the Coal and Corn and Finance Committee on 14th November of that year.¹³ The inference from this is that this was not built until after the official opening of the park. Postcard dated the 1900s show (see figure 20) a substantial lodge building.
- 4.20 **1889** Order from seed merchants for 16s. 3d. for seeds for annuals for Queen’s Park Kilburn. Sent to Mr J Stevens, The Lodge, Queen’s Park, Kilburn. Addressed to Major McKenzie in his role as Superintendent of Epping Forest at The Warren, Loughton.
- 4.21 **1890** Refreshments building built, a rustic style chalet.
- 4.22 **1891** The Bandstand was erected in the park. The cast iron bandstand by Macfarlane and Co. of Glasgow at the cost of £342. It was approved by committee in July 1891. Bandstands were seen as essential features of parks large and small in the late 19th century. Music was seen as an important moral influence, and was an aspect of the reforming potential of parks¹⁴.

¹² Newspaper cuttings held at Corporation of London Records Office CLA/078/07

¹³ Corporation of London Records office COL/SVD/PL/10/0575

¹⁴ Conway, Hazel P131 Peoples Parks

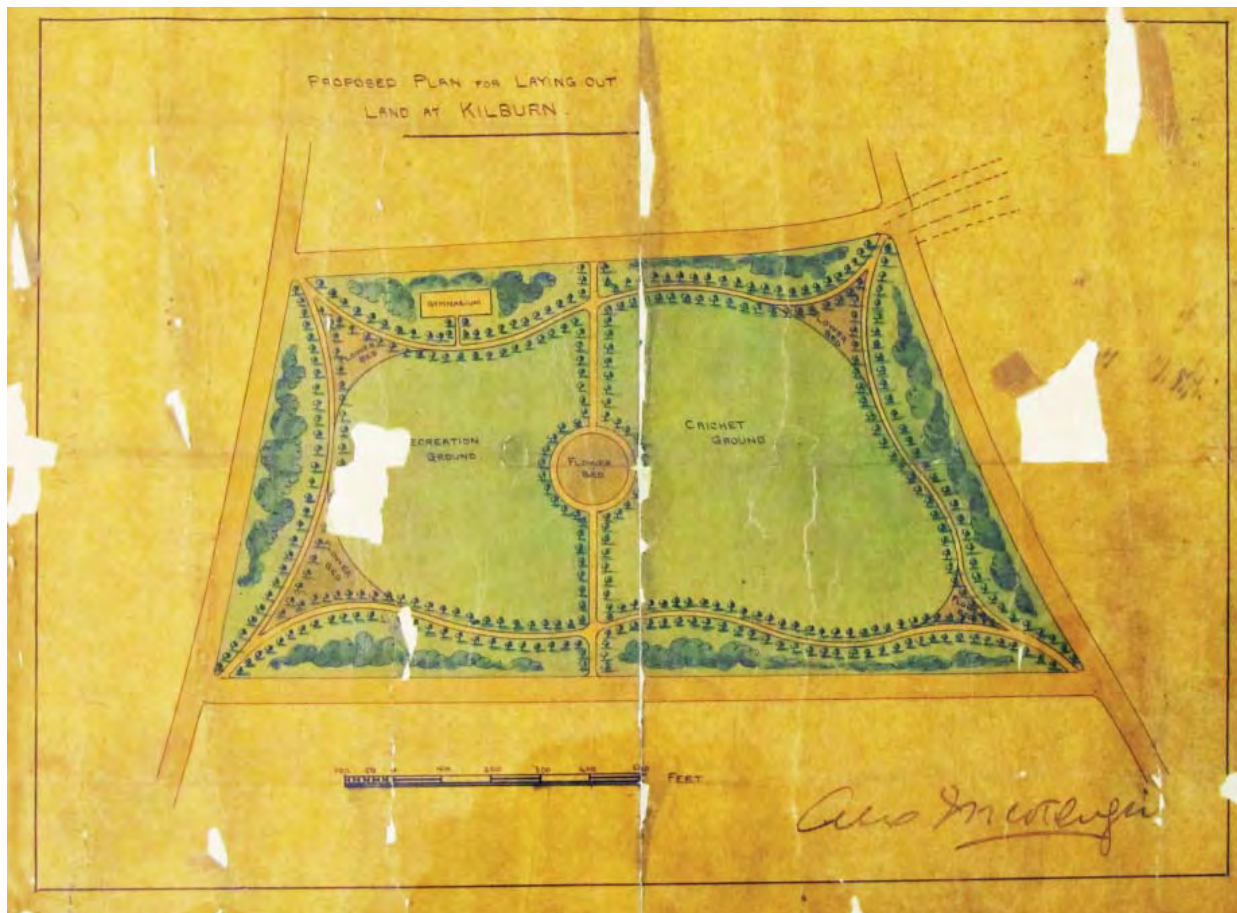


Figure 15: Earlier version of the design signed by McKenzie

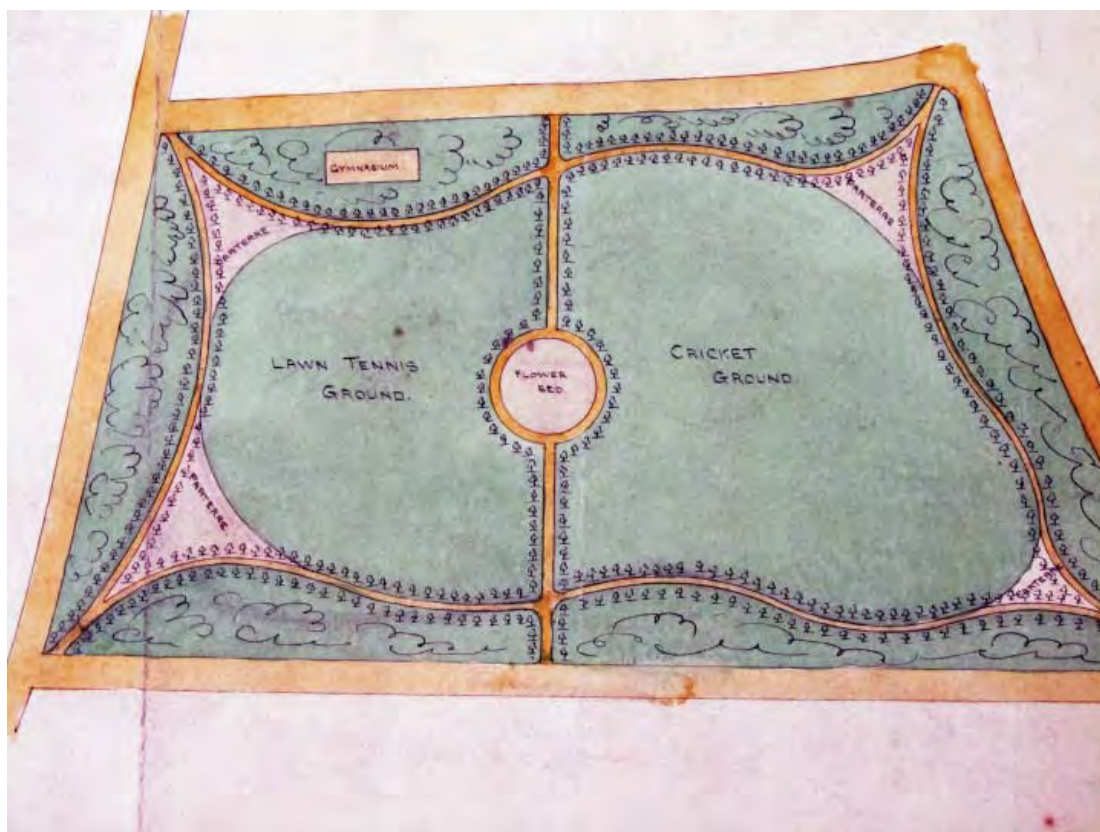


Figure 16: A similar plan undated and unsigned

Coal and Corn and Finance Committee
Queen's Park
Statement of Accounts for Laying out

1887		£	s	d	1887		£	s	d
Jan 3	To cash on account	500			Jan 3	By wages paid			400
Jan 23	- do	500			11	- do			50
March 20	- do	200			18	- do			50
					25	- do			50
					Apr 1	- do			77
					8	- do			71
					15	- do			69
					22	- do			70
					29	- do			5
					May 6	- do			2
					13	- do			5
					20	- do			5
					27	- do			5
					June 3	- do			82
					9	- cash paid to Matthews			8
					10	- wages paid			66
					17	- do			31
					24	- do			26
					30	- balance in hand			214
									1800
									1800

John T. Bedford
W. T. [unclear]

Figure 17 A statement of account to the Coal and Corn and Finance Committee for the Laying out of Queen's Park for March, April, May and June 1887

Metropolitan Police.

No. 7. Division, Kilburn Station
November 14th 1887

Special Report
Reference to Papers.

Major A Mc Kenzie to Police for services at opening of New Park Kilburn on Saturday November 5th 1887

15 Police Constables @ 3/- each £ 3-15-0
1 Sergeant @ 6/- - - - 6-0
Total £ 4-1-0

Received [Stamp] 10. 6
Discharge to Major 15. 6
Total £ 4-1-0

[Signature]

Figure 18: A receipt from the Metropolitan Police for the provision of 15 Police Constables and one sergeant for the opening of the park on November 5th 1887



Figure 19: The Drinking Fountain which was located in the middle of the park c1910 Queen's Park



Figure 20: 1900's The Lodge

№ 279

Cost complete design
detail estimate £342.11.0

Estimated cost
July 1891

Accepted by Comtee
20 July 1891



BASE AND STAIR TO BE SHIP
DESIGN AS FOR NO 222



WALTER MACFARLANE & CO
GLASGOW
SARACEN FOUNDRY

Figure 21: Drawing of the Proposed Bandstand from Walter MacFarlane & Co. dated July 1891. Has a note saying cost £342.11s



Figure 22: Postcard showing the Band Stand dated 1905



Figure 23: Postcard of bandstand no date



Figure 24: Flyer for Queen's Park Military Band Season 1891



Figure 25: Queen's Park Military Band Programme for 25th May 1893

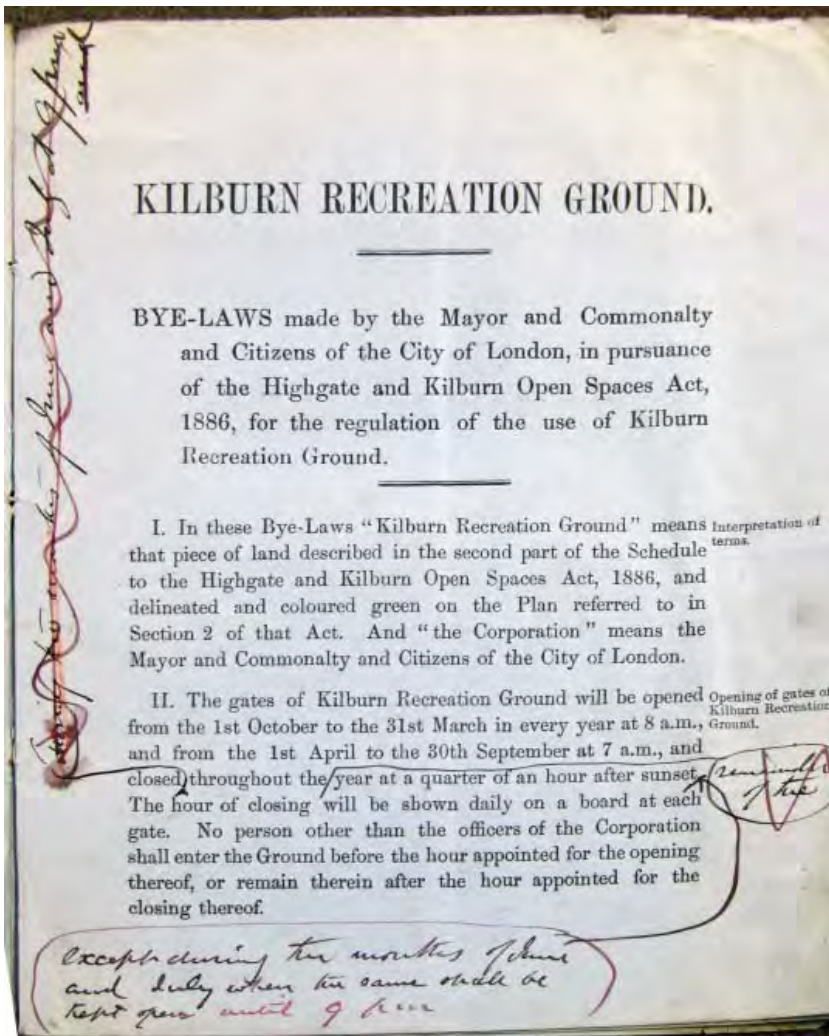


Figure 26: Marked up page of 1986 Bye-laws for the park



Figure 27: Invoice for seeds for annuals for the park 1889

- 4.23 **1894 Queen's** Park appears for first time on an OS Map. The line of trees running north west from the bandstand are likely to be remnants from the field boundary shown on the 1874 Map, these trees are shown on the OS maps through until 1959.
- 4.24 **1905** A proposal for a new WC for women¹⁵.
- 4.25 **1913** Plans for new drains for Head Keepers Lodge¹⁶.
- 4.26 **1924** A second glass house was installed. From the beginning of the 1900s the park grew most of its plant material. The park also provided plants for St Paul's Cathedral, the green houses were demolished in 1970.

1920 AND 1930s 'THE PARK REMEMBERED'

- 4.27 John Snelling a local resident recalled to Margaret Chambers of the Grange Library in 1987¹⁷ that in the mid-thirties the park keeper they called Long Tom patrolled the park in a peaked cap and armed with a stick, he would chase children out of the bushes that at that time surrounded the park. No dogs were allowed off the lead. He recalled there being a children's playground not as large as the present one, with a wooden thatched shelter opposite it. He also remembers a log built kiosk selling sweets near the Hopefield Avenue entrance.
- 4.28 At the start of WWII in 1939 John Snelling says the south field was fenced off. Part of it provided a site for a barrage balloon. The airmen controlling the balloon had the thatched shelter altered for their use and a Nissen hut which served as their quarters was placed next to it. The rest of the field was dug over and staked to become allotments for the local community. In the north field where the putting green is now, dugout shelters were created with mounds of earth on the roof. The decorative iron work around the bandstand and the railings enclosing the park went to be melted down for munitions. During the blitz in 1940 a bomb fell in the middle of the north field and another by the edge of the temporary wooden fencing along Chevening Road.
- 4.29 Another resident Marjorie Moses recalls that the air-raid shelters in the park were only used for a short time as they soon became waterlogged and after that people had their own Morrison shelters at their homes.
- 4.30 Charles Poulter remembers growing up near the Park from 1925 to 1930. He recalls that the shrubberies were a favourite place to play, keeping a wary eye open for the park keeper, the shrubberies are long since removed. He also remembers the banked beds of display bedding and playing football and cricket on the north field, and games in the south field where you were not allowed to use a hard ball.
- 4.31 Dennis Toombs remembers the many more flower beds and thick bushes in which one could hide or make trails away from the eyes of the park keepers. He remembers it as an orderly park where people could sit and admire the

¹⁵ Corporation of London Records office COL/SVD/PL/10/0591

¹⁶ Corporation of London Records office COL/SVD/PL/10/0818

¹⁷ From Queen's Park Centenary Brochure 1987 'I remember' ...Researched by Margaret Chambers of the Grange Museum

flowers or listen to the band on a Sunday, and that people respected the facilities.

- 4.32 **1935** Plans for a proposed tennis pavilion (these not accessed for this report but are at the Corporation of London record office). A refreshments building is shown on the 1930's detailed plan of the site which was demolished for the 2 storey building in 1963.
- 4.33 **1936** Lych Gate with seats built, at the entrance on corner of Kingswood Avenue and Harvist Road. This was closed as an entrance in 1960.
- 4.34 **1937** Six tennis courts built by Grassphalte Ltd, Hampton Hill, Middlesex.
- 4.35 **1939 - 45** Second World War as in 'The Park Remembered' above, air-raid shelters were built in the park, a barrage balloon station established and the South field given over to allotments. Parts of the bandstand and the perimeter railings were removed for melting down for munitions. The designed path structure was partially removed.
- 4.36 **1960** Many of the shrubberies removed to reduce maintenance costs. A small amount remained in the south of the park.
- 4.37 **1963** Refreshment Chalet and Residence built, the 1935 Tennis pavilion was demolished to make way for this. The building was refurbished in 2004.
- 4.38 **1966** A nine hole Pitch and Putt course was constructed in North field and covers seven acres of the park.
- 4.39 **1970's** Over 180 elms lost to Dutch Elm Disease.
- 4.40 **1973** Two houses for staff accommodation proposed by the Corporation, for inside the park. Also at the same time the Council proposed that the area around park become a General Improvement Area. Queen's Park Area Residents Association (QPARA) formed to make residents aware of the proposals and to oppose them. QPARA have since become an active community based organisation dedicated to improving and protecting the quality of life and the environment.
- 4.41 **1987** Centenary of the Park, celebrations were attended by the Lord Mayor and thousands of local residents. Souvenir Brochure and Guide produced by QPARA containing articles on the history of the park and the local area.
- 4.42 **1990** A Children's Farm constructed.
- 4.43 **1992** Bandstand restored.
- 4.44 **1999** McKenzie's figure-of-eight footpaths reinstated and a woodland walk. The original gymnasium site was increased in size with a modern children's playground and paddling pool.
- 4.45 **2002** Land drainage installed and connected to the main drain in Harvist Road. The park has had a long history of flooding and several drainage schemes have only had limited success in the past. The park has 5 springs rising within it's boundary.¹⁸

¹⁸ Queen's Park Management Plan 2009 -2014 City of London



Figure 28: Floral Bedding Queen's Park, no date. Lodge can be seen in the background



Harvist Road, Queen's Park, W

Figure 29: Harvist Road c1910 showing boundary of Queen's Park with timber paling fences and gates



Figure 30: Postcard from 1900s shows the dense shrubberies



Figure 31: Postcard from 1900s showing lodge and post / wire fencing



Figure 32: Postcard from 1905



Figure 33: Postcard from 1915

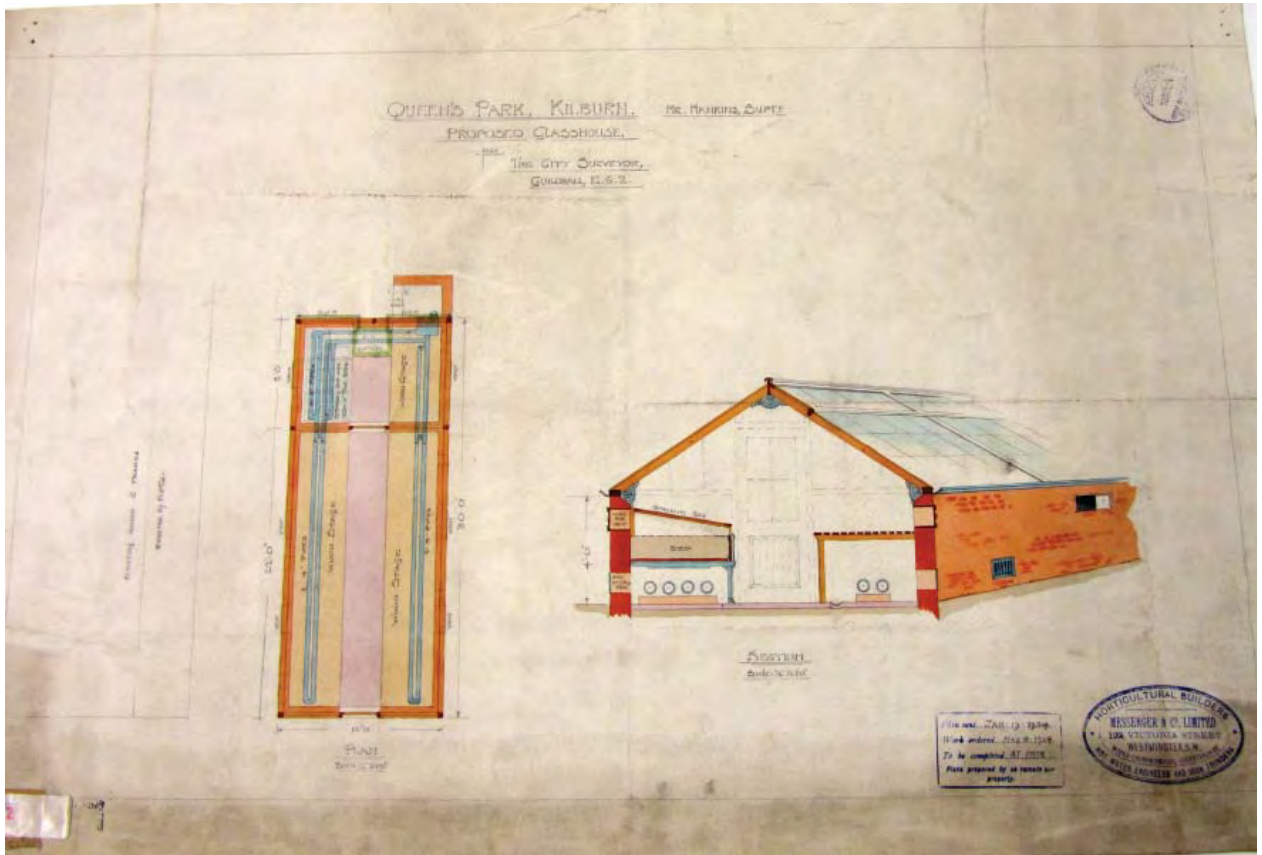


Figure 34: Plan for new greenhouse 1924



Figure 35: Postcard from 1930s, floral bedding display

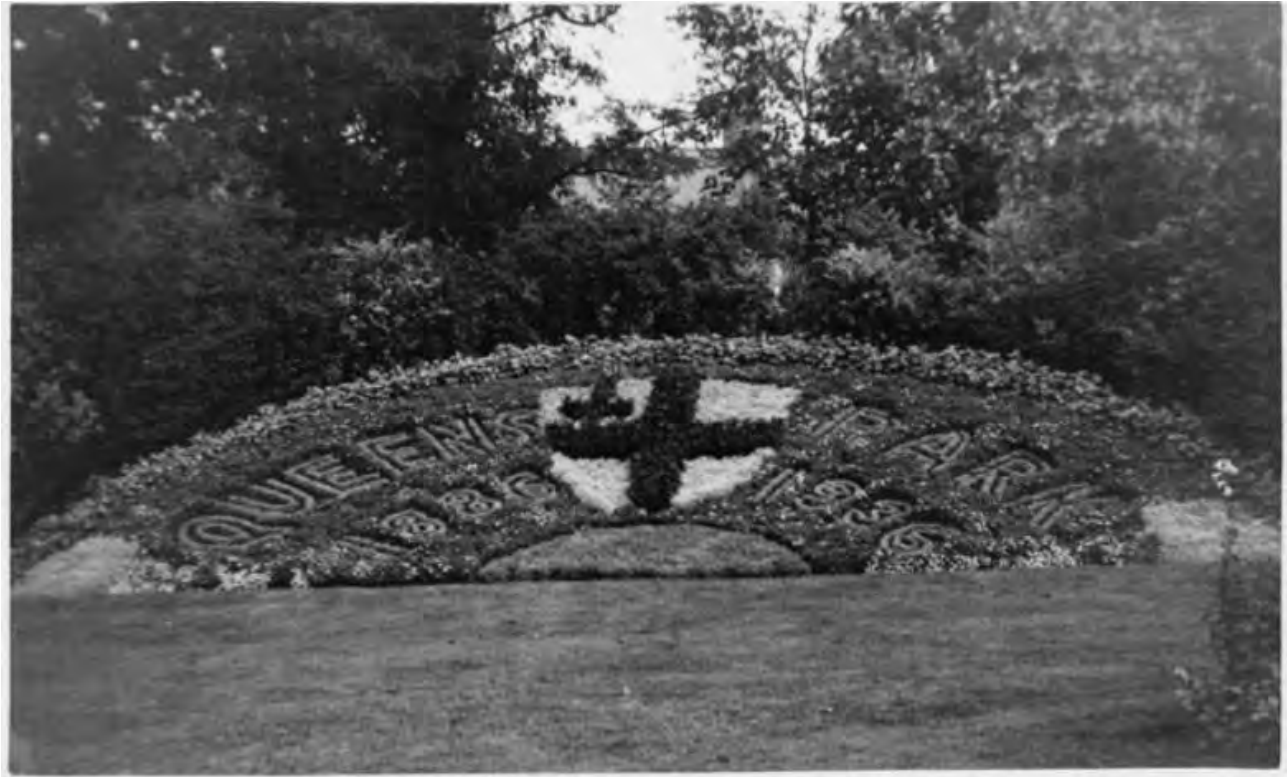


Figure 36: Postcard from 1936 showing display bedding commemorating 50 years of Queen's Park



Figure 37: Revision of 1935 OS Map reduced from original scale of 1:2,500
New streets shown to the north west of park.
In the park new tennis courts shown and Lych Gate shown on South East Entrance to Park. Number of glasshouses have increased from number shown on 1915 map. The maintenance yard has also been extended

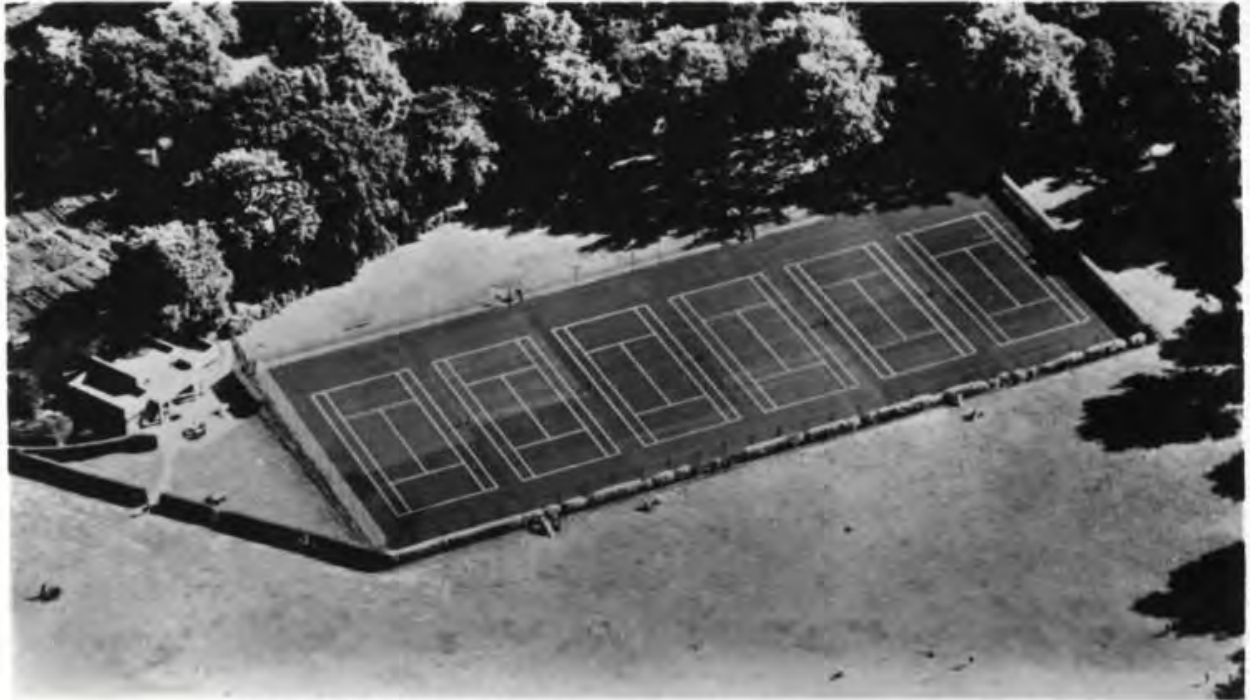


Figure 38: Revision of 1959 OS Map reduced from original scale of 1:2,500

Enclosed gymnasium/playground area near lavatory enlarged



Figure 39: Plan of Queen's Park from archives. Dates from late 1930s and shows tennis pavilion which was proposed in 1935. Shows the shrubberies intact. New paths to Milman Road and opposite Hopefield Avenue. Lych Gate shown, this was built in 1936.



9710.

QUEENS PARK, KILBURN FOR THE CITY OF LONDON CORPORATION.
GRASSPHALTE LIMITED, HAMPTON HILL, MIDDX.

Figure 40: Grassphalte tennis courts. No date on photograph, but courts were built in 1937



Figure 41: Tree struck by lightning, 1932



Figure 42: Tug of war, no date



Figure 43: 1960

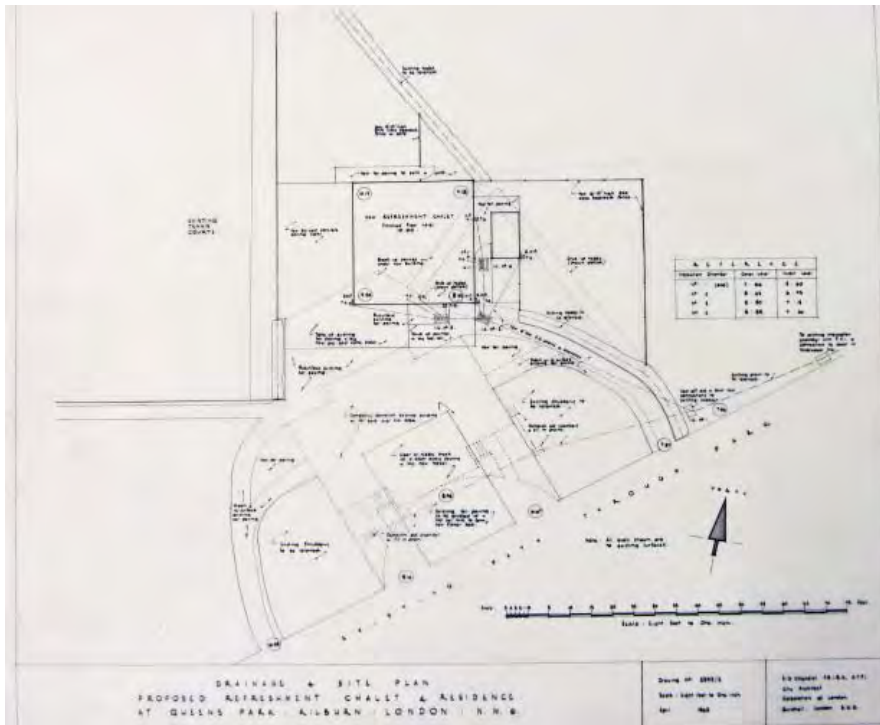


Figure 44: Site Plan of Proposed Refreshment Chalet and Residence 1963, located in place of tennis pavilion and refreshment cafe which dated from 1935

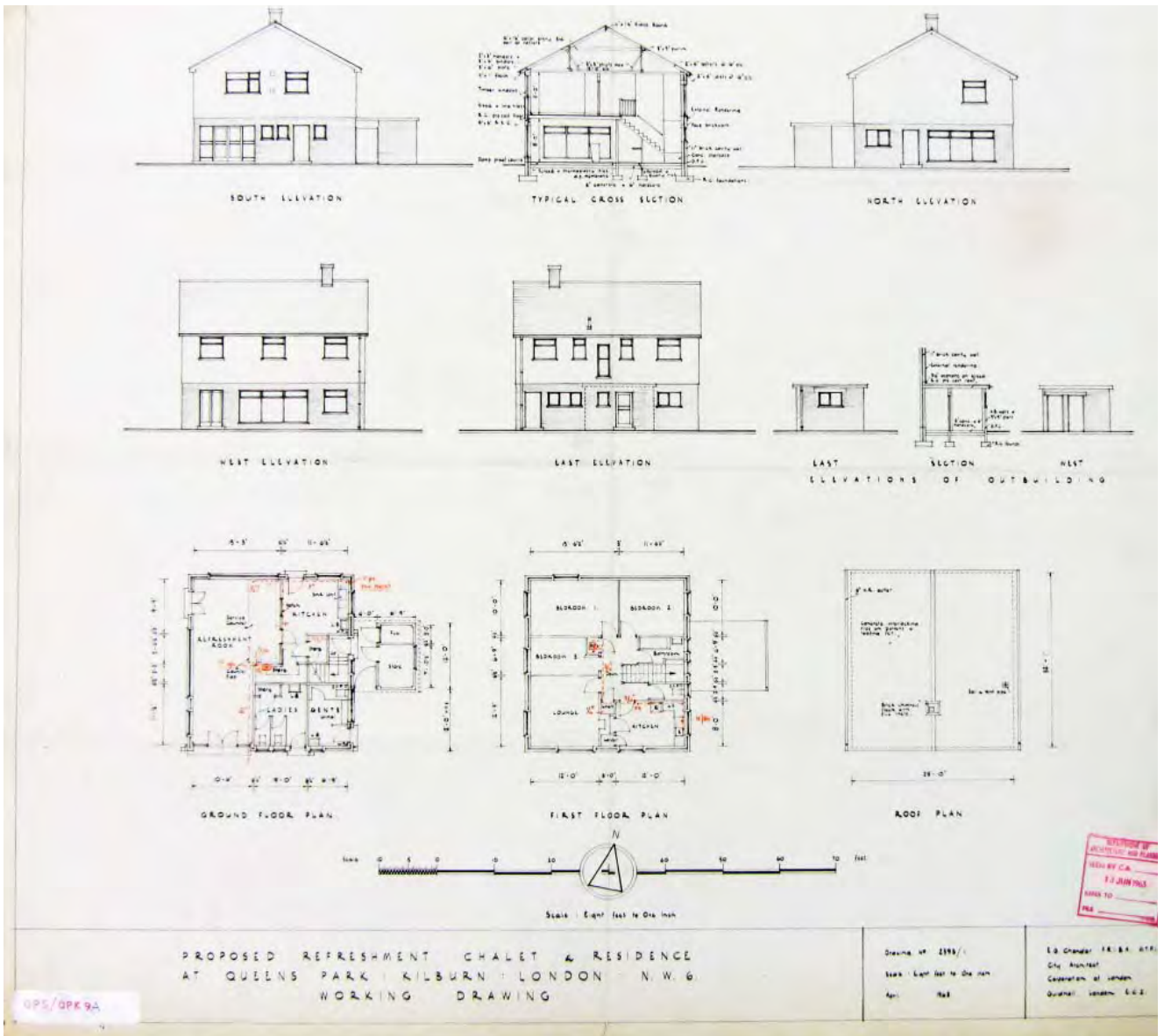


Figure 45: Elevations and floor plans of Refreshment Chalet and Residence 1963



Figure 46: Proposal for new Keepers Houses in Queen's Park 1970

5 TWENTIETH AND TWENTY-FIRST CENTURY CHANGES

SURVIVALS

- The park as a whole retains its original boundary on plan
- The original layout of paths is largely intact
- The bandstand remains

LOSSES

- The original entrance on corner of Harvist Road and Kingswood Road, where Lych Gate is, has been blocked off
- The original rustic refreshment lodge near the gymnasium (playground) has been lost
- The plantings in all but one of the original 6 formal parterre triangles have been lost
- All of the original shrub planting and many trees have been lost
- The original gymnasium has been replaced with a larger children's play area
- The drinking fountain has been removed
- The alignment of the northern section of paths has changed
- The Gardeners House dating from 1887 has been replaced with a modern building
- Green houses
- Internal low fencing metal kick rails
- Post card from circa 1910 indicates that park perimeter originally had timber paling. This has been replaced with metal railings and gates.

ADDITIONS

- The café building and offices
- Pitch and putt course obscures historic design
- Pets Corner
- Lych Gate
- Three new entrances have been formed
- New style of planting around the café
- Tennis courts
- New toilet facilities
- Larger play area, including paddling pool and toddlers play

6 THE IMPORTANCE OF THE HISTORIC LANDSCAPE AT QUEEN'S PARK

- 6.1 Queen's Park was designed by Alexander McKenzie a leading figure in Victorian park design. Although it does not have the scale and complexity of his other parks, namely Alexandra Palace Park, Southwark Park, Finsbury Park and Albert and Victoria Embankments, it is a perfect example of McKenzie's naturalistic landscape style. Queen's Park is designed without any straight lines or architectural features. His original 1887 layout plan shows that he made extensive use of bold tree planting and shrubberies with natural outlines which contrasted with large open areas of lawn which acted as spaces for recreation and sport. The original drawings still exist and the bones of the design can still be clearly seen on the ground.
- 6.2 McKenzie was part of a very influential group of landscape designers which included Robert Marnock, Joseph Meston and William Robinson, they led garden design away from the parterres and geometry of earlier Victorian gardens to a more natural style of gardening, they challenged many gardening traditions and introduced new ideas that have become commonplace today.¹⁹
- 6.3 The paths of intersecting circles that form the structure of Queen's Park also demonstrate the influence of the French park design on English parks of the time. Édouard André reimported the English landscape style back to England from France in the late 1860s.
- 6.4 In our view there is a good case for Queen's Park it be considered to be of sufficiently high level of interest to merit recognition by English Heritage. McKenzie's four other London parks are listed on English Heritage's Register of Historic Parks and Gardens of special historical interest in England. Although much of Queen's Park's original design has been obscured by twentieth century changes, these could be modified and even partially reversed by sympathetic restoration whilst still retaining the facilities required of a modern park.

¹⁹ Elliot, Brent Victorian Gardens



Figure 47: Alexandra Palace, watercolour by Alfred Meeson c1863.



Figure 48: Alexander McKenzie

7 ALEXANDER MCKENZIE AND THE DESIGN OF QUEEN'S PARK KILBURN

- 7.1 Alexander McKenzie designed and laid out Queen's Park in 1887. By this time McKenzie was one of London's most influential park designers²⁰. His first well known work was Alexandra Palace Park which he designed in 1863. Alexandra Palace was owned and managed by a private company which set out to rival Joseph Paxton's successful Crystal Palace Park; McKenzie laid out the park in a style that was very different to Crystal Palace. He emphasised informality and there was hardly a straight line to be seen.²¹ In contrast Paxton's Crystal Palace Park was dominated by strong formal elements and symmetry (although there were informal elements with winding paths, lakes and trees in the lower park).
- 7.2 In 1869-70, while still based at Alexandra Palace where he was superintendent, McKenzie designed Southwark Park (Grade II), Finsbury Park (Grade II) and Victoria and Albert Embankment Gardens (Grade I*).
- 7.3 On the design of Victoria Embankment Gardens, Simon Thurley of English Heritage comments:
- 'These were not rigid urban gardens, architecturally conceived such as might be found in the Tuilleries in Paris, but almost suburban and local in feel. Thus while the great plane trees of the embankment, and its broad proportions, its granite walls and its handsome street furniture gave a grandeur and monumentality to London that it had not had before, the gardens, arguably its largest visual component, provided a strongly contrasting aesthetic. McKenzie believed in grass, not flower beds, in informality and in winding picturesque paths. His designs were met with quite a lot of criticism at the time, although the skeleton of them survives today.'²²
- 7.4 The controversy over the design refers to debate that had been building in the 1860s against the French and Italian formal style exemplified in the architectural garden style of designers like Nesfield. The architectural press at the time supported this more architectural style and lamented the lost opportunity at the Embankment for creating an urban garden with a screening wall, a central avenue and parterre. Instead of formality McKenzie and his co-designer Joseph Meston had created winding paths, an arboretum and lawns.²³

²⁰ Town and Crown: Why London never became an imperial capital, Thursday, 11 March 2010 Dr Simon Thurley architectural historian, the Chief Executive of English Heritage, Gresham College lectures. <http://www.gresham.ac.uk/lectures-and-events/town-and-crown-why-london-never-became-an-imperial-capital>

²¹ Conway, Hazel P.95 Peoples Parks The Design and Development of Peoples Parks in Britain by Cambridge University Press 1991

²² Town and Country as above Dr Simon Thurley

²³ Elliot Brent P166- 169 'The reaction in Landscape' Victorian Gardens

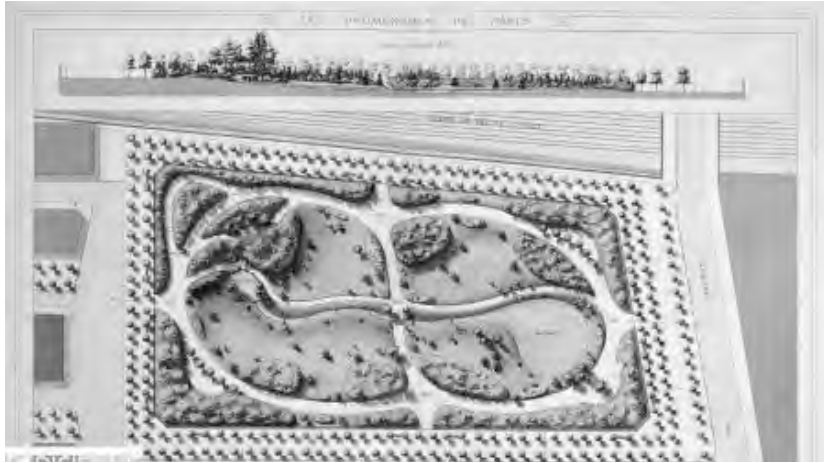


Figure 49: Square des Batignolles ‘Les Promenades de Paris’ by Aldophe Alphand 1868

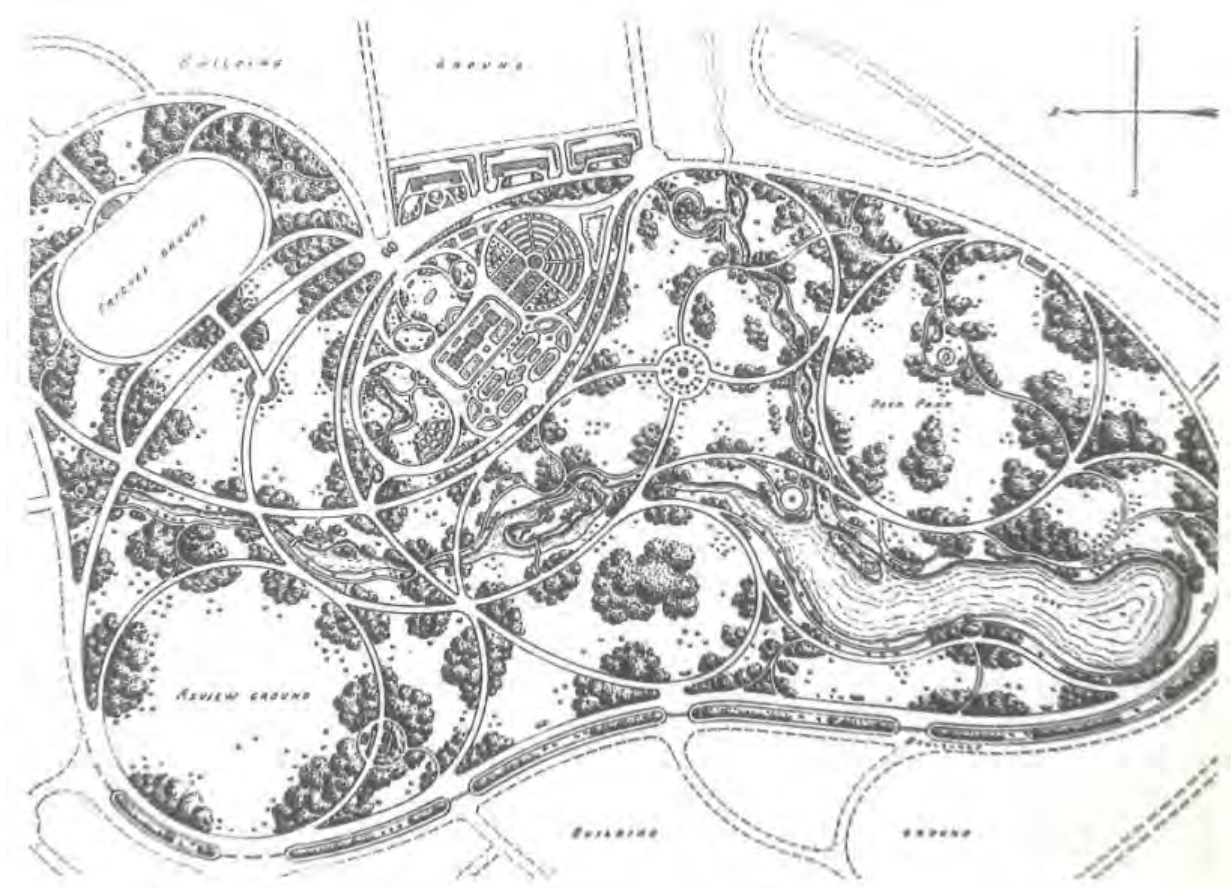


Figure 50: Sefton Park Liverpool 1867

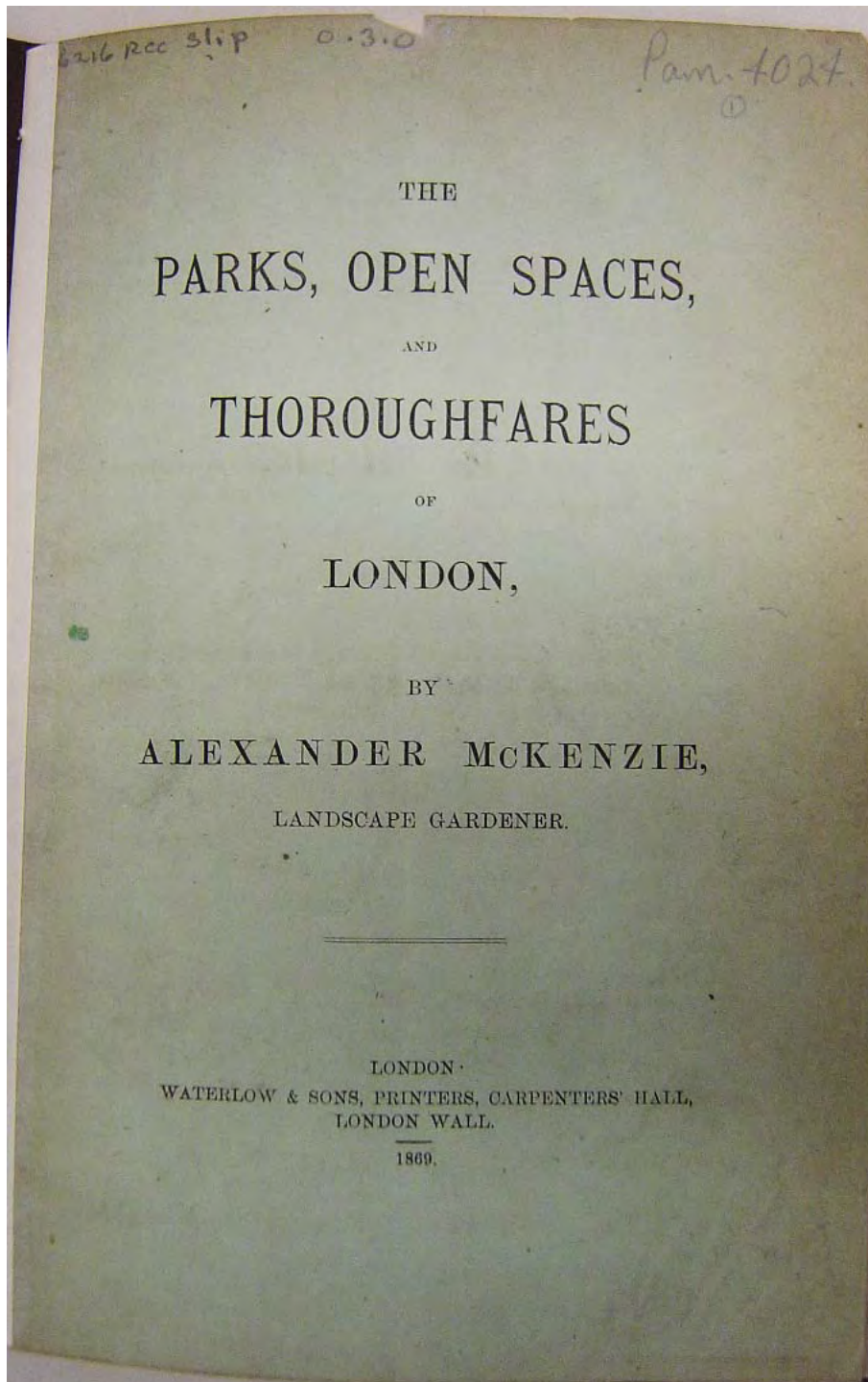


Figure 51: Cover of Alexander McKenzie's booklet 'The Parks, Open Spaces, and Thoroughfares of London. 1869

- 7.5 McKenzie and Joseph Meston along with William Robinson (1838 -1935 of Gravetye Manor and ‘Wild Gardening’ fame), were part of a group of pupils and protégés who Robert Marnock (1800 -1889) had gathered around him. William Robinson founded the magazine ‘The Garden’ in 1871 in order to promote a return to the ‘pure horticulture of the natural’. This natural style, also described as the English landscape style as improved by horticulture, was to be free from formalities, meretricious ornaments, powdered bricks, cockleshell and bottle-ends. ‘The Garden’ praised Marnock as ‘the greatest landscape gardener of the day, and as the saviour of English gardening from the formality of the High Victorian years.’²⁴ Robinson and McKenzie took Marnock ideas a stage further to an assertion of the absolute independence of garden design from architectural style.
- 7.6 In 1869 McKenzie wrote a booklet titled ‘Parks Open Spaces and Thoroughfares of London’ in which he writes that:
- ‘for some years past I have devoted much attention to the best modes of improving the British Metropolis with a view first, to the health of its dense population and next, in order to render it in somewhat more worthy of comparison with that of France than it is at present.’
- 7.7 Interestingly it was the French park designs of Jean-Claude- Adolphe Alphand and Édouard André that strongly influenced British Park design for the latter half of the 19th century. Alphand had laid out new parks in Paris for Baron Haussmann from about 1853, these include the Bois de Boulogne, Parc Monceau and Buttes-Chaumont which at Napoleon III’s request were laid out in the English landscape style. Alphand’s Square des Batignolles of 1862 has striking similarities with McKenzie’s design for Queen’s Park. Square des Batignolles is in a naturalistic style with areas of grass enclosed by winding paths and shrubbery.
- 7.8 In 1867 Édouard André, who had worked with Alphand in Paris, introduced Parisian principles of park design to Britain with Sefton Park in Liverpool. Andre collaborated with a local architect Lewis Hornblower. Critics of Sefton Park said that the circles and intersecting paths gave the appearance of a network of railways; this was probably written in the knowledge that Andre’s mentor Alphand, had in fact been a railway engineer.
- 7.9 Robert Marnock repudiated the idea that there was anything English in this style of monotonous circles. However Hazel Conway in her study of Victorian parks in Britain says that the most important innovation was André’s layout of the paths and drives within Sefton Park. These enclosed a series of open spaces for a variety of activities screened by peripheral planting which potentially offered a solution to the problem of accommodating different sports.²⁵
- 7.10 Sport was one of the main uses for open spaces in parks in the 19th century. The generally accepted approach in Victorian parks to the problem of accommodating sports was to provide centrally located larger open spaces for such sports as cricket and to position activities requiring small spaces

²⁴ Ibid

²⁵ Conway, Hazel Peoples Parks P. 96-97

around the periphery of parks where they could be screened by planting.²⁶ At Queen's Park, McKenzie's 1887 design shows two circular areas of grass one slightly larger than the other, on this plan these are both labelled recreation ground and on the untitled plan with the straight central path, which is presumably an earlier design for Queen's Park, the smaller area is called a Lawn Tennis Ground and the large one a Cricket Ground.

- 7.11 The gymnasium shown on the McKenzie's design is in the position of the current children's playground near the periphery of the park. No specific information is known about the original set up of the gymnasium but other parks at around the same period contained pole and rope climbing and climbing up an inclined plank. Children's play equipment included swings and see saws.
- 7.12 A place in the centre of the park is marked as the location of drinking fountain. It was installed before 1910, as it is shown in a postcard of the 'Queen's Park Drinking Fountain' of that date.
- 7.13 The amount of planting on McKenzie's plan is notable and shows how much has been removed in more recent times.
- 7.14 McKenzie's design has six triangular, formal planting areas formed at points between the outer paths and the two circles. Today only one of these formal areas survives in the Quiet Garden or Flower Garden on the south east corner of the park.
- 7.15 Around the outer borders of the park the original plan shows dense bands of informal tree and shrub planting. These are scalloped on the inside edges where they adjoin the grass adding to the natural feel. The planting is thicker around the gymnasium area to screen it. Similarly a lodge building shown on the eastern side of the plan is half hidden in planting.
- 7.16 Informal bands of shrubbery also screen the circular grass areas from the outer paths but there are strategically placed gaps in these to preserve vistas and occasional views across the park which serve to increase its apparent size.
- 7.17 Therefore in a relatively small space McKenzie had achieved remarkable variety within the landscape, small scale formal areas with colourful bedding plants and topiary, open expanses of lawn, dense shrubberies and trees that both act as a buffer between the park and the yet to be built surrounding houses and which also hide and reveal views across the park as you walk around the curving paths.

²⁶ Conway, Hazel Peoples Parks pages 192

8 TIME LINE – The Career of Alexander McKenzie

Major Alexander McKenzie Landscape Gardener born 1829 died 1893

1863 Designed and laid out the grounds of Alexandra Palace, first superintendent of Alexandra Palace Park, which was owned and operated by a private company.

1869 Booklet published 'The Parks Open Spaces and Thoroughfares of London' By Alexander McKenzie Landscape Gardener, Alexandra Palace, Muswell Hill.

1869 Designed Finsbury Park.

1869 Designed Southwark Park.

1869 Designed Albert Embankment Gardens.

1870 Designs for Victoria Embankment Gardens approved by Metropolitan Board of Works.

By 1870's Superintendent of all open spaces that were in the charge of the Metropolitan Board of Works*, including Southwark Park, Victoria Embankment, Albert Embankment, Hampstead Heath, Blackheath, Shepherd's Bush Common, Stepney Green, Hackney Commons and London Fields.

Also as landscape architect to other patrons of a public and private nature in England Ireland and Scotland including the Alexandra Palace Company, other clients included the directors of the Metropolitan and City police orphanage, the board of management of the Middlesex County Asylum, Birmingham Town Council and the Lord Provost, magistrates and the Council of City of Edinburgh.

Other clients included owners of private estates including Park Place, Henley on Thames, and Easton Neston in Northamptonshire.

1871 Brenchley Gardens, Maidstone, Kent a public park of 2 hectares (4.9 acres), laid out to the 1871 plans of Alexander McKenzie. Brenchley Gardens were presented to the town by Mr Julius Brenchley in 1873.

1869-1879 Various entries in McKenzie's private note book²⁷ regarding actions for him to perform as agreed by the Parks Commons and Open Spaces Committee and Works Committee of the Metropolitan Board of Works in his capacity as Superintendent of Parks and Open Spaces, for example:

- A McKenzie to measure cubic capacity of lake in Finsbury Park and ascertain sum for which East London Waterworks Co would fill it for.
- Noted that path gravel needed for Southwark Park.

²⁷ London Metropolitan Archives CLC/B/227/MSI 6861-

- Dec 21st AM to prepare an estimate of planting of Hampstead Heath with Gorse Heather Broom and Fern.
- Committee approved expenditure for plants for Stepney Green.
- AMc to view Shepherds Bush Common and report as to its condition and requirements.
- Planting of Thames embankment.
- Complaint of boys crawling under fence at Southwark Park, A McKenzie to see how it can be prevented.
- Committee approved £10 of flower seed for Finsbury Park.
- Expenditure for £25 for bedding at Finsbury Park authorised.
- McKenzie to report of condition and requirements of Hampstead Heath including the question of a drying ground.

1874 Article by Alexander McKenzie 'Beautiful Shrubberies' in the Floral World and Garden Guide, Ed Shirley Hibberd²⁸.

1875 Article by Alexander McKenzie 'Promenade Trees' in the Floral World and Garden Guide Ed. Shirley Hibberd²⁹.

1875 Official opening of Alexandra Palace (the first having been destroyed by fire) and park on May Day, reported in The Floral World and Garden Guide 1875 Ed Shirley Hibberd³⁰.

'Mr Alexander McKenzie the landscape gardener to the company has constructed a first class nursery near the west end of the building to supply the park and gardens with bedding plants and the Palace with the nobler forms of vegetation'.

1877 Designed Grounds of Middlesex County Asylum Banstead, Surrey.

1878 Designed Victoria Park, Portsmouth. Victoria Park covers approximately 3.5 hectares, and dates from the late-19th century. Features include a gate lodge, perimeter walk, aviary, a fountain and several listed monuments. Victoria Park was laid out in on land which had previously formed the glacis and open land of the defences of Portsea.

1879 Appointed Superintendent of Epping Forest.

1879 Letter from McKenzie to Committee in which he says that he does not intend to seek reappointment as MBW Superintendent of Parks, will be more than happy to give my best attention to anything they may wish me to do for them should at any time require my services³¹.

1887 Designed Queen's Park, Kilburn. Correspondence re Queen's Park from McKenzie gives address as 'Superintendents Office, The Warren, Loughton, Essex' therefore still superintendent of Epping Forest at this date.

²⁸ Pages 329 -394

²⁹ Page 74-76

³⁰ P154 155 Horticultural Affairs

³¹ Letter in copy out book McKenzie Metropolitan Archives

***Metropolitan Board of Works**

In 1855 the Metropolitan Board of Works was created, a new London-wide body with the power to raise money from Londoners to effect improvements, but still requiring an act of parliament for any major works. It was not directly elected but made up of representatives from the vestries. Despite the huge pressure for roads their first priority was dealing with sewage.

The greatest achievement of the MBW was the Embankment. The project, led by Sir Joseph Bazalgette, was not just about sewers, there were gas and water mains and eventually an underground railway. The road on top was designed to relieve traffic on the Strand and Fleet Street; it was opened in July 1870.

In 1889 the MBW was wound up and the London County Council came into being.

Appendix

Articles by Alexander McKenzie in The Floral World and Garden Guide

1874 Beautiful Shrubberies

1875 Promenade Trees

of the best for garden decoration, for it is vigorous in habit and free flowering, as well as producing large handsome flowers. Another good rose of 1872, the year in which the four last-mentioned varieties were distributed, is *Françoise Michelon*, a beautiful flower, the colour clear rose, the reverse of petals silvery; this also is an excellent garden rose. *Madame Lacharme* is in a certain sense disappointing: the flowers are not pure white, and even with a dozen or so of plants there is a difficulty in obtaining a really first-class bloom. As a blush rose when grown under glass, it is simply superb, but as a garden flower it is quite surpassed by *Pérole des Blancches*, which produces its pure white flowers in large clusters. *Coyette des Blancs* is another good pure white variety. *Ferdinand de Lesseps*, a fine dark rose, the colour crimson with violet shade, is rapidly gaining ground in the estimation of rosarians, as it well deserves to do, for it is one of the best roses of its colour for exhibition as well as for the garden. *Paul Yvon* and *Marguise de Castellane* are rather too old to have a place amongst the foregoing, but they are so very attractive in the garden, as well as being valuable for exhibition, that they are well deserving of a place in the smallest roseary.

In turning to the new roses to be distributed during the ensuing winter and spring, I shall say nothing of the new continental varieties, of which lists have been received from the raisers. It is possible that *Bernard Varion*, *Henry Ward Beecher*, *La Souveraine*, and *Souverain de Duches*, offered by Eugene Verdier, and Damazin's *La Rosière*, Levet's *Antoine Montan*, and Liabaud's *Anne Blancion*, may be first-rate, but it is purely a matter of chance, as so little reliance can be placed on the raisers' descriptions. The new English roses that have been offered, have been exhibited several times during the past season, and no difficulty whatever is experienced in speaking of their merits; *Duchess of Edinburgh*, a tea-scented variety, in the hands of Messrs. J. Veitch and Sons, is as remarkable for its distinctness, as it is for its superb qualities; the flowers which are of good form and produced abundantly, are of a deep rich purplish crimson, and therefore perfectly distinct from every other variety in the same class. As exemplified by the plants exhibited at the winter meetings of the Royal Horticultural Society, it forces well, and is consequently valuable for supplying winter flowers. The *Duchess of Edinburgh*, in the hands of Mr. H. Bennett, is a hybrid perpetual in the way of La France, but much superior to that justly famous light rose; the flowers are larger, fuller, and of better form, and the colour is several shades deeper. *Sir Garnet Wolseley*, a hybrid perpetual, now being offered by Messrs. Cranstoun and Mayos, is a high-coloured variety of great merit; the flowers are large, globular, and full; the colours brilliant crimson; it is first-class both for exhibition and the garden, as the growth is vigorous and the flowers stand out boldly. *Crimson Bedder*, in the hands of this firm, belongs to the same class as the preceding, and is remarkable for its floriferous character and brilliant colour, and will be most valuable for planting in masses in the flower garden. *Climbing Jules Margottin* is a scandent form of one of the best known of pink roses, and as it differs in habit only from the parent, it need

only be said that it is a valuable addition to the list of climbing roses. Mr. Charles Turner has also exhibited several remarkably fine seedlings, of which the undermentioned, belonging to the hybrid perpetual section, are especially deserving of attention, namely, *Rev. J. B. Carr*, a dark rose, rich in colour, and superb in form. *Royal Standard*, a light variety which without doubt is the most perfect rose we have, the flowers are as round as a ball, and very full. *Miss Hassard* is a pink variety, of the most attractive character, and although not equal in quality to the two preceding, it possesses sufficient merit to justify its taking high rank amongst garden roses.

To speak of the established varieties, would occupy more space than can be well afforded. Moreover, it is not needful to do so, for selections of the best roses arranged according to the purpose for which they are, specially adapted, are given in the new edition of the "Amateur's Rose Book," of which doubtless the majority of the readers of the Floral World possess a copy.

BEAUTIFUL SHRUBBERIES.

BY ALEXANDER KENZIE, ESQ.,
Alexandra Palace, Muswell Hill, N.



IF late years more attention has very properly been paid to trees and shrubs remarkable for their picturesque appearance or richly coloured leafage, and as a natural result the shrubbery borders in many gardens are beginning to present a more attractive appearance than in years gone by. There, however, yet remains much more to be done in this direction, for even in some of our best gardens the planting of the commoner kinds of trees and shrubs is carried on as if there was nothing better obtainable. This may, in a large measure, be attributed to a lack of knowledge of such things as the richly marked foliage of the golden hollies, the elegant plummy growth of the choicer *Betnosporas* and *Cupressus*, or the startling colours of the variegated Spanish Chestnut and the ash-leaved Maple. Then, again, there are a considerable number of the most beautiful flowering trees which are very sparingly planted, some of them being hardly known beyond the principal nurseries. People who have hitherto confined their observations to the shrubberies in private gardens which have been planted some years, would be quite astounded were they to visit a first-class nursery, at the vast number of beautiful trees and shrubs available for the embellishment of the garden.

I would here pause to say that the garden should be planted in a quite different manner to the park. There are plenty of people who think that park and forest trees are the most suitable for the garden also; but nothing more directly opposed to the principles of garden decoration could well be advanced. In the garden we require materials of the richest description, which are also remark-

able for distinctiveness. The chief charm of park trees consists in the striking effect they produce in masses; but in the garden it is impossible to plant them in sufficient numbers to form good masses, and even were this formation possible, they would be too close to the eye to produce the desired effect. We, in fact, require the gardens to be furnished quite differently from the park and the forest, in precisely the same manner as we require the dining and drawing-room furniture to differ from that of our kitchen and store-room. In suggesting the planting of the garden with trees and shrubs most suitable to it, I am not advising an extravagant outlay of money, for many of the very finest in the respective classes can be purchased at a trifling increase on the cost of the most common.

It has been considered desirable to direct attention to the subject now, because the current month, and the one immediately succeeding it, form the best period of the whole year for carrying on planting operations. The soil is then in a capital working condition, and much warmer than it is after it has been subjected to a winter's rains, snows, and frosts. Trees and shrubs planted during the period here mentioned are, therefore, placed under conditions more favourable to the production of new roots and becoming thoroughly established, than others planted in the spring. Many of the failures which occur are entirely due to planting at the wrong season, and yet it is not often the fact strikes the planter that the failure has been caused by spring planting. This appears to be one of the hardest of all lessons relative to garden management to learn; for, notwithstanding its being repeated in some gardens year after year, it most signally fails in teaching the planter where he is at fault. Spring planting cannot, in some cases, be avoided, and where it is carried out with skill, and the trees receive the attention most conducive to their becoming established afterwards, they do not suffer materially; but in small gardens, especially where very little time can be spared for watering in the summer, it should, if possible, be avoided. By planting in autumn, when garden work is slack, spring work, which brooks no delay, is not interfered with, a considerable amount of extra labour is avoided, and a chance exists of the work being executed in a better manner, because of other matters not pressing so heavily on the attention of those who have charge of it.

As I am anxious not to occupy too much space, I shall not say very much in reference to the planting operations. The roots of the shrubs and trees must, during the time they are out of the ground, be carefully protected from the air. As a rule, when they are received, they should be laid in by the heels in a spare corner, and then drawn out as required for planting. The roots do not suffer so much from exposure in the autumn as they do in the spring, but it is nevertheless desirable to avoid exposing them unnecessarily. Over-crowding is objectionable, because it necessitates, in the course of a few years, the lifting and re-planting of the whole of the shrubs. It is much better to plant the choicer shrubs at a proper distance apart, and then fill in with a few common things, which can be removed altogether as soon as the others require more space, or to

plant between the shrubs a few showy hardy herbaceous plants, to prevent the border having a naked appearance during the first two or three years of its formation. The variegated and green-leaved subjects should, as far as practicable, be distributed somewhat regularly over the border, and the variegated hollies be kept well towards the front, as they appear to greater advantage when supported by a background of green. The deciduous subjects and the evergreens, must also be regularly intermixed, unless, as will sometimes be the case, it is desired to produce a distinct effect by planting groups of each. The standard trees must, of course, be planted towards the back of the border. In the formation of isolated groups in the pleasure grounds, the planter must be guided entirely by the situation, and the effect it is desired to produce in combination with surrounding objects.

In the case of newly formed shrubberies, the soil should be trenched over to a moderate depth previous to planting, but none of an uncongenial subsoil should be brought to the surface. When the shrubbery is improved by the addition of a few specimens at intervals, it will only be necessary to mark out a circle about twelve inches greater in diameter than will be requisite to spread the roots out horizontally, and then take out the soil to the necessary depth. The roots must be spread out quite straight, and be covered with the most friable soil obtainable from the surrounding surface. As the holes are in course of being filled in, the soil must be well trodden, and after the planting is completed put a stake to all that are of sufficient height to render support necessary. Puddling the roots, by pouring water over them as the soil is thrown into the holes, is a most objectionable practice. It not only involves extra labour, but it is hurtful to the tree or shrub, because the roots are enclosed in a soil of pasty mortar-like consistency, instead of in nice friable stuff, into which they can push without difficulty.

In the planting of gardens and pleasure-grounds, the under-mentioned subjects, which have, for the convenience of the planter, been thrown into groups, are by far the most preferable:—

DECIDUOUS TREES AND SHRUBS, FLOWERING IN SPRING:—The snowy Mesquius, *Amelanchier botryapium*, a most light and elegant tree, with white flowers. The common Almond, *Amygdalus communis*, is a capital companion to the foregoing; with pink flowers; this is one of the best known flowering trees, as it is so frequently met with in suburban districts. The double-flowering Peaches, *Amygdalus persica* fl. pl. and its varieties, are amongst the finest of early spring flowering trees; especially are they useful for planting towards the front of the border, and kept to a height of six or eight feet, as they produce their flowers before the foliage, and require the assistance of the lenthage of other things to bring out the colours to the best advantage. The Thorns constitute one of the most valuable groups of flowering trees we have. They are remarkably well adapted for garden planting, as they have a very cheerful appearance during the autumn season, when loaded with their brilliant berries. The best of these are *Cytisus caryanthia coccinea plena*, *C. o. panicata*, *C. o. multiplax*, *C. o. rosea* fl. pl. The Laburnum, not-

withstanding its being common, is much too good to be omitted, even from a small garden, as its bright golden flowers have a most attractive appearance, associated as they are with the flowers of the Plum, which are known as *Cerasus domestica*, *pl.* and *Prunus domestica*, *pl.*, are useful, as they afford a pleasing variety, but they are not for a moment to be compared with the Siberian and other crabs. These latter are of the utmost value, for they bloom most profusely, and the flowers are exquisitely beautiful. The Siberian crab, *Prunus malus borealis*, is a small tree, remarkable for its floriferous character in spring, and for its attractive appearance when loaded with its small but brilliantly coloured fruit in the autumn. *P. malus hortensia* is also of small stature, and blooms even more profusely than the foregoing. The outside of the petals are of rich reddish crimson, and previous to the expansion of the flowers the fruit; and as they are white inside, the contrast of the white and crimson, while the flowers are fully expanded, is very pleasing. These are two of the finest foreground flowering trees we have, and as they are very cheap, they should be planted extensively. The double flowering Chinese Crab, *Prunus spectabilis roseo-plena*, is a capital companion to the other two members of the same genus, for it blooms very freely, and is exceedingly beautiful. The Lilies are too well known to need comment; but it is not so widely known as it should be that the two varieties of the common form, known respectively as *Charles X.* and *Dr. Lindley*, are the finest known. The *Persian Lilac* is also useful, especially for front lines. *Yucca macrocephala*, *Y. opulus*, and *Y. phloxiana*, three distinct forms of the Guelder rose, or snowball tree, are useful for planting at the back of large borders. In addition to the foregoing, there are the Ghent Azaleas, which are of immense value for planting in the second lines of the choice borders.

DECIDUOUS TREES AND SHRUBS FLOWERING IN SUMMER.—The well-known *Althea frutes* claims attention because of its showy flowers and the lateness of the season in which they are produced. The double varieties are simply superb. The Altheas succeed uncommonly well in smoky districts, provided they are in a sunny position. *Deutzia scabra* is also useful, and can be strongly recommended. *Hypericum nepalense* flowers profusely throughout the greater part of the summer, and its large yellow flowers render it very effective. *Lycesteria formosa* is another useful subject. *Rhus coccinea* produces brownish foam-like flowers comparatively late in the season, but it is well worth a place in the most select borders independent of its flowers, for it has elegantly pinnate leaves, which in the autumn die off bright yellow and red. There is, again, that little known but handsome shrub, *Thibet spectabilis*, which has large purple flowers, and the shrubby Spireas, of which may be mentioned as being of especial value, *S. artemisia*, *S. callosa*, *S. cornubona*, *S. Douglasi*, *S. Portneri*, *S. Lindleyana*, *S. Nobiliana*, *S. Racemosa*, and *S. sorbifolia*.

CHOICE EVERGREENS.—*Arbutus unedo* and *A. v. Crooni* are

two fine dark-leaved subjects for select positions. *Acunias* are too well known to need comment. They all succeed admirably in towns, and the green-leaved forms are the most effective. *Berberis Bedii*, *B. glumacum*, and *B. japonica* are valuable for planting in shady situations, and when the soil is tolerably good they grow freely and are highly ornamental. The variegated and the best of the green-leaved forms of the Box tree, *Buxus arborescens*, are useful for front lines, but they have a common appearance, and must be planted sparingly. The common *Euonymus*, *E. japonicus*, although one of the cheapest of evergreens, is still one of the best, for it grows freely in the most unsuitable situations, and in smoky districts it invariably presents a cheerful appearance, as even a slight shower is sufficient to wash the soot off the highly polished surface of the foliage. The variegated varieties, *E. latifolius aureus marginatus* and *E. l. albo-variegatus*, are valuable for the front row. The prostrate-growing species, *E. radicans variegatus* forms an excellent marginal band to a shrubbery, and it is also suitable for planting at intervals along the front. Of the Hollies it would perhaps be difficult to have too many. The common holly, *Ilex aquifolium*, is useful for filling in towards the back of the border, but for planting in more conspicuous positions, the choicer varieties alone should be planted. The most distinct and beautiful of those with green leaves are *I. v. crassifolia*, *I. v. fennia*, *I. v. flava*, *I. v. halimifolia*, *I. glabra*, *I. Hodgkissi*, and *I. Shepherdi*. The richest coloured forms with variegated leaves are the *Siberian Queen* and *Golden Queen*. The *Larax sinensis* is only adapted for nice warm soils, as under adverse influence it grows but slowly, and the flowers perish before expansion, and renders the plants unsightly. A pretty thing is *Schinus japonica* for front lines in shady places; it is presentable at all times, but when loaded with its brilliant berries it is singularly attractive. It would be a waste of space to allude to the Laurels, the Phillyreas, and such subjects that are thoroughly well known; but it may be mentioned that *Ligustrum japonicum*, *L. ovalifolium* and *L. lucidum* are three fine Privets that can be strongly recommended.

DECIDUOUS TREES WITH DISTINCT FOLIAGE.—The following are useful for planting at intervals towards the back of broad borders and for planting in groups for producing distinct effects:—*Acer negundo variegatum*, the well known "Ghost Tree," with pure white variegation. The golden-leaved Spanish Chestnut, *Castanea vesca variegata*, one of the most beautiful of golden variegated trees; the leaves are as richly marked as our exhibition Croton. The golden leaved Catalpa, *C. sycocarpifolia aurea*, a variety of this fine old tree, with lemon yellow leaves, is also desirable. Purple-leaved nut, *Corylus avellana purpurea*, is useful for shrubberies, as it takes the place of the purple-leaved beech, which is much too large for borders. The Golden Oak, *Quercus concorta*, is a most richly coloured tree, and although it may in time become too large for shrubberies, it is too good to be omitted from this selection. *Rubinia pseudo-acacia aurea* is also effective, but as it has a more vigorous habit than the Golden Oak it is not so suitable for gardens. The most beautiful of the trees with elegant green leaves, are the fern-leaved Alder, *Alnus*

imperialis asplenifolia, the cut-leaved weeping birch, *Betula alba incana pendula*, the fern-leaved beech, *Fagus sylvatica asplenifolia*, and the Sumachs, *Rhus glabra*, *R. glabra*, and *R. typhina*.

There are numerous other subjects well deserving of a place in these selections, but I think sufficient have been enumerated to show that there is no dearth of beautiful trees, and that it is quite unnecessary to fill the borders with the everlasting laurels, aucubas, and common haws.

NOTES ON NEW FRUITS AND VEGETABLES.



ANNALS OF THE MUSCAT OF ALEXANDRIA.
FENN'S BLACK MUSCAT GRAPE.—This has been well shown and tasted by good judges during the past four years, and there cannot be a question as to its distinctive character and high quality. It was raised by T. T. Venn, Esq., of Sneyd Park, Bristol, and has been handed over to Mr. Dodds for distribution. The bunches are usually rather tapering, but well shouldered, the berries round or roundish oval, the colour intense black, with a thin bloom, the flesh slightly crackling, richly saccharine, with a decided muscat flavour. It will be a fine companion fruit to the Muscat of Alexandria.

PEASEGOOD'S NONSUCH APPLE.—This is a fine fruit of the Blenheim type, raised by Mr. Peasegood, of Stamford, and now offered by Mr. Brown, of the same place. In size and style it combines the features of a Blenheim and a Nonsuch; it is extra large, somewhat oblate, the colour a fine yellow, richly streaked with red on the sunny side. The flesh is yellow, tender, juicy, with a sweet and sprightly flavour. It is scarcely a dessert apple, though quite equal to the Blenheim as a table fruit. In use from September to November, and may sometimes be kept until Christmas.

LADY HENRIETTA APPLE.—This is a remarkably fine exhibition fruit, raised by Mr. John Perkins, gardener, Thornham Hall, near Eye, in Suffolk. The fruit is very large, roundish, with prominent ribs, which terminate in ridges round the eye. The skin is a fine yellow colour, with a flush of red and streaks of crimson on the sunny side. The flesh is tender, but slightly crisp or breaking, with a good flavour. It is a first-rate kitchen fruit, in use from October to February, and is admissible to the dessert, for which it is well adapted on account of its size and beauty.

COOLE'S SEEDLING APPLE.—This was raised by Mr. Coole, of Cheltenham, and is now for the first time offered by Messrs. Veitch and Son. It is of medium size, roundish, ovate, even, the colour rich yellow, with streaks of crimson on the sunny side; flesh very tender, juicy, with a fine flavour. An excellent dessert apple, in use from October to January.

WELFORD PARK NONSUCH APPLE.—This was raised by Mr. Rose, gardener at Welford Park, Newberry. It is of medium size, roundish, the colour pure lemon yellow on the shaded side, bright crimson on the side next the sun. Flesh exceedingly tender, with a pleasantly subdued sweet flavour and rich aroma. A first-rate dessert fruit, in use during November and December.

GIRBERT'S GREEN FRESH MELON. takes precedence of all others in the green flesh class, there being few to equal it in beauty, and none to equal it in flavour. It is of full medium size, with yellow skin and deep green flesh of the most delicious flavour.

The SHAW is a remarkably fine red flesh melon, that took first place in its class at the last Crystal Palace Fruit Show, being shown by Mr. Webb, of Calcutt. It is of medium size, perfectly round, with bright yellow skin, rather heavily netted. The flesh is light red, with a distinct breadth of green next the rind. It is quite melting and of the finest flavour. We believe this to be the best variety of its class.

TUNNER'S DR. MACLEAN PEAS.—This is the most prolific pea of high quality in cultivation. It is a green marrow, rising three to four feet, branching freely, and therefore requires to be sown very thin. The pods are straight, rather narrow for their length, with a short beak, the colour a fine deep green, the peas averaging seven to nine in a pod. In quality it is equal to the very best of the green narrows, and it surpasses them all in productiveness, the branches being literally smothered with pods from top to bottom.

SUTTON'S GIANT BARRARD MARROW PEAS.—This is a strong growing white wrinkled marrow pea of excellent quality, and highly productive. The pods are straight, with a slight beak of a light grass green colour, each pod containing six to nine large peas.

BARR'S NEW DWARF CABBAGE.—This is a member of the useful group of which Shilling's Queen and Ward's Incomparable were formerly representatives, but is in advance in point of quality and purity on those excellent types. We have grown it four years, and repeatedly compared it with the best varieties of its class, and always found it superior to them all. It is of compact growth, quickly produces solid globular or bluntly conical hearts of a large size in proportion to the very small extent of ground the plant covers. For autumn and winter use it is the best garden cabbage in cultivation.

SUTTON'S DIXIE OR CONYATGHT CUCUMBER.—This is a large fast-growing white spine variety of the most perfect proportions, and adapted for any and every purpose for which a cucumber can be grown, whether to supply the market or the table, or take the lead in an exhibition. It may be grown to any size, but is very fine in quality and proportion, at from 20 to 24 inches. We have made notes on a fruit 22 inches in length; it was of the same width through, nearly rounded, without the slightest prolongation of the nose, and absolutely without a handle, for it contracts to the stalk suddenly, and may be sliced to the very hilt. The skin is grass green, glossy, and shows a few inconspicuous white spines.

CUCUMBER BLUE GOWN'S worthy of a note, although no longer a new variety. It has proved the finest black-spined cucumber out, and it will be no easy matter to beat it. Having grown it in the same house with a selection of varieties noted for high quality, we find it not only the handsomest of its class, but the most prolific; in fact, in productiveness it surpasses the Ston House breed, but requires just a little more heat. Blue Gown and Duke of Connaught are undoubtedly the two finest cucumbers in all the long list.

S. H.

1875

busy at work. At such times the birds will often help by dancing up and down, with wings drooping, and all feathers up, and perhaps now and then giving the bare arms a gentle, playful nip. Yet the confidence shown in this way has never been betrayed, and a real case of cruel biting is in our house quite unknown.

PROMENADE TREES.

BY ALEXANDER McKENZIE, ESQ.,
Landscape Gardener, etc., Alexandra Park, Muswell Hill, N.



OR the promenade, the terrace, and the Italian garden, we require trees of a quite distinct character of growth to those best adapted for park and wilderness planting. In the one case, close-growing trees of an upright columnar habit are alone suitable, and in the other, trees with widely spreading heads, or remarkable for their gracefully flowing outlines, are the most appropriate. They are not only more in strict accordance with the straight lines with which they are surrounded, but they help to create a greater diversity in the garden scenery than would be the case were trees of all classes mixed up indiscriminately over the whole of the garden and park. Some writers would fain have us believe that we should bring the wilderness to the hall door and the drawing-room window; but those who have any knowledge of the principles of landscape gardening will, I feel assured, agree with me when I say that the garden contiguous to the house should be somewhat formal and highly dressed, and the wilderness and other rustic scenes be arranged at extreme points in the grounds, so that the transition from the warmth and richness to be found indoors to the wildness of nature may be as gradual as possible.

It is not my intention to enlarge upon these points, as my object in writing now is to indicate a few of the more important trees for promenade planting, and I have merely alluded to generalities in passing, to show how important it is to select trees of a character suitable to the position they are intended to occupy. Granted that trees of a close upright habit are required for the promenade, we have next to consider the length, breadth, and position of the latter, and to select the trees according. It would never do to select the same trees for small as we would for large promenades. No, the trees must be proportionate. For example, for walks eight or ten feet or so in width and several hundred feet in length, large trees of a close yet somewhat free habit, such as the *Wellingtonia* and *Picea pinsapo*, may be planted; but for ordinary promenades, especially on terraces near the dwelling-house, smaller trees, like the *Thuja* and *Junipers*, will be more appropriate.

Before passing on to give the names of the finest promenade trees, I am anxious to say that for the sake of uniformity the same class of trees should be planted throughout the promenade, and

what the trees on both sides must be planted opposite to each other. The trees ought also to be of the same height, the same size, and, as far as practicable, of an equal degree of rigour; for if they differ materially in the latter respect, some will grow more freely than the others, and in the course of a few years the lines will present an uneven appearance. But with ordinary care in selecting the trees, and a little regulation of the growth when needful, there will be no difficulty in keeping all the trees to precisely the same shape and size. The trees which can be the most strongly recommended for promenade walks and geometrical schemes are—
Cupressus Lawsoniana, a handsome tree of medium growth, eminently suitable for rather broad walks, cheap, and thriving in ordinary soils.

Cupressus Lawsoniana erecta viridis is a fine form of the preceding; in growth more erect, and in colour of a much brighter green; it is one of the finest of promenade trees.

Cupressus Lawsoniana argentea is less erect than either of the preceding, and forms roundish and dense specimens; the tips of the shoots silvery, and drooping gracefully.

Juniperus chinensis, a hardy and beautiful tree of medium growth, and elegant pyramidal habit.

Juniperus excelsa striata, a beautiful small growing tree, with a neat pyramidal habit and glaucous green foliage.

Juniperus communis hibernica is the Irish juniper, well known for its upright columnar habit; it can be clipped and kept to a small size, and is, therefore, well adapted for terrace promenades.

Juniperus hispanica has a dense pyramidal habit, and is very handsome when from four to six feet high.

Libocedrus deurirens, a rather robust tree, columnar in growth, and exceedingly handsome, resembling in some respect a gigantic lycopod. The colour is exceedingly rich.

Retinospora obtusa is a hardy and most elegant tree, forming dense roundish specimens; but it is not so generally useful as the other things mentioned.

Taxus fastigiata is the Irish yew, so well known for its columnar habit, and is one of the best trees for promenades and geometrical gardens. It can be clipped to form neat columns three feet in height, or it may be allowed to grow into specimens twelve or fifteen feet high.

Taxus japonica is similar in character to the preceding, but dwarfier.

Thuja Lobii, a handsome tree of upright growth, somewhat similar to *Libocedrus deurirens*.

Thuja orientalis aurea is dwarf and distinct in character. It forms dense round bushes, and is one of the finest of its class for geometrical gardens and terraces. The young growth has a golden hue in spring, and the plants are then very attractive.

Thuja orientalis elegantissima differs from the preceding in being of a more erect and columnar habit.

Myopis borealis, a fine upright evergreen, of rather free growth, and exceedingly handsome for broad promenades.

For very broad promenades in large gardens, and for carriage drives in those of a smaller size, *Aranea imbricata*, *Cedrus deodara*, *Picea grisea*, and *Wellingtonia gigantea* are the most valuable of all the hardy coniferous trees. The three last mentioned are most preferable. The two last mentioned are perhaps the most symmetrical of the large growing trees in the class to which they belong.

NOTES ON SEED SOWING.

BY WILLIAM COLE,

Head Gardener, Ealing Park, Middlesex, W.



SEED sowing of necessity occupies a large share of attention during the month of March, for nearly all the principal kitchen garden crops and numbers of flower seeds have to be sown. As so much depends upon the way in which seeds are sown, especially those of small size, I shall offer a few remarks bearing on the subject, for the purpose of assisting those amateurs who have not had much experience in work of this kind. The seeds to be sown now many, for convenience, be divided into three classes:—large seeds, such as the peas and beans; seeds which are to remain in the beds in which they are sown—as, for example, onions; and those which are usually sown in beds and transplanted, such as cabbage and lettuce. The sowing of peas and beans is simple enough, but as so many amateurs spoil their crop by sowing so thickly that the plants crowd each other in a manner that renders their proper development impossible, it will do no harm to point out briefly the proper way for sowing the seed to avoid waste, and at the same time secure a good crop.

Peas, more especially the tall-growing sorts, produce the heaviest crops when sown in rows from twelve to twenty feet apart, as both sides of the rows are fully exposed to the light and air. This has been pointed out in these pages on more than one occasion, and it is not needful to do more than allude to it in passing. In sowing the main crop sorts, it is an excellent plan to sow in trenches about nine inches in width and six inches in depth. The soil to be trenched over to a depth of two feet, and six inches of the subsoil to be thrown out of the bottom of the trench; for it would never do to remove six inches of the well-pulverized soil from the surface to form the trench. It is good practice to mix with the soil as it is turned over six inches or so of good rotten manure, and when this is done rather more soil must of necessity be removed. When trenches are prepared, it will be simply necessary to sow the seed on the surface and cover with three inches of soil.

In sowing on the level the drill should be three inches in depth and six inches in width at the bottom. The seed must then be

distributed thinly and evenly over the bottom and covered carefully. When sown in a very narrow drill and covered with lumpy soil, as is frequently done, the growth is unsatisfactory from the first, and in most instances the crop is less than it otherwise would be.

Broad and French beans should be planted with the hand in a double row in each trench; the rows to be four inches apart, and the seeds to be six inches apart in the rows. If a few miss it will be a matter of no consequence. In sowing these things in heavy soil, it is a most excellent plan to cover with fine soil, such as the siftings from the potting bench mixed with wood ashes and vegetable refuse decayed to a powder.

The surface of beds intended for onions, carrots, beetroots, and similar things, cannot well be too fine, for the seeds are small, and do not come up so strong and regularly when covered with rough lumps. Soils of a heavy character seldom work well when newly dug over, and a quarter which was turned over in the autumn, and the surface thoroughly pulverized by the action of the weather, should be devoted to these crops. Drills for all these things should be an inch in depth, and in the distance apart vary according to the character of the crop. The drills for onions and carrots should be twelve inches apart, pursnips fifteen inches, and beetroots eighteen inches. After the seeds are sown and the drills filled in, the surface should be well trodden and then raked over, and the alleys marked out, and the beds finished off in the usual way.

It is customary to sow cabbage, lettuce, broccolis, and winter greens in square beds; and as the plants become crowded immediately they are a few inches in height, and spoil unless transplanted quickly, sowing in these beds cannot be recommended. But by sowing in lines fifteen or eighteen inches apart, the plants have sufficient room to acquire strength before it is needful to transplant, and if from any cause a delay should arise, it will not matter much if the plants remain a fortnight or so beyond the proper time. By this plan of sowing, which I have had in practice for many years past, a supply of short stocky plants is obtained, which at once take possession of the soil when put out in their permanent quarters, without any of the labour and worry incidental to transplanting into nursery beds, so much recommended by some writers.

STENOCASTRA MUTIFLORA.



SE have selected this pretty subject as an example of a genus of gesneraceous plants that amateurs have hitherto too much neglected. Not only stenogastria, but eucodonia, magna, and other sections of the family are neglected, whereas they should have a little extra attention because of their beauty, their rapid development, and the very little trouble they occasion. The first requisite certainly is a moist stove, which, perhaps, comparatively few amateurs possess. But given this, the production of fine specimens of these handsome

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**APPENDIX C
MEMBERS OF THE QUEEN'S PARK
CMP WORKING GROUP**

Members of the Queen's Park CMP Working Group

- The Queen's Park Supervisor.
- The Queen's Park Head Gardener.
- The City of London Communications Officer.
- The Queen's Park Trainee Ecologist.
- The City of London Conservation Manager.
- The Assistant Operational Services Manager for Hampstead Heath, Highgate Wood and Queen's Park.
- The Brent Museum Curator.
- Members of the Queen's Park Residents Association (QPARA).
- Local residents (including personal trainers, tennis coaches and those with a particular interest in one of the five key topic areas; Heritage, Natural Environment, Community, Recreation and Built Environment)

**APPENDIX D
STRATEGIC CONTEXT**

Strategic Context

Overview

This Section provides a summary of the key national, regional and local strategic plans that provide important context for the CMP. The strategic plans for the City of London have been considered as well as those relating to the London Borough of Brent. These plans have informed the development of the vision, aims and objectives for the CMP. The Following are considered relevant to this document:

- National Planning Policy Framework (NPPF) 2012
- The London Plan 2011
- Green Flag Award Partnership
- Green Infrastructure and Open Environments; The All London Green Grid
- City of London Core Strategy
- City of London Open Space Strategy
- London Borough of Brent Core Strategy
- London Borough of Brent Parks Strategy
- South Kilburn New Deal for Communities
- London Borough of Brent Sports and Physical Activity Strategy
- London Borough of Brent Food Growing and Allotments Strategy
- London Borough of Brent Health and Wellbeing Strategy
- London Borough of Brent Biodiversity Action Plan

National Context

National Planning Policy Framework (2012)⁴

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. The NPPF identifies a set of core land-use planning principles which should underpin both plan-making and decision-taking, those of most relevance to this CMP are:

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas [...].
- Contribute to conserving and enhancing the natural environment and reducing pollution [...].
- [...] Encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generation.
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

⁴ Department for Communities and Local Governments (2012) *National Planning Policy Framework*

A high-level overview of the policies within the NPPF as they apply to the historic environment is set out below:

- All the policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. So development that fails to adhere to the historic environment policies, because it fails to give due weight to conservation for example, is not sustainable development.
- One of the key dimensions of sustainability is protecting and enhancing our historic environment. Economic, social and environmental improvement should be sought jointly and simultaneously. Pursuing sustainable development involves seeking improvements to the quality of the historic environment, amongst other things.
- There is a presumption in favour of sustainable development, which means that development needs should be met by the way local plans are made and planning decisions taken, unless policies within the NPPF, such as those protecting designated heritage assets, indicate development should be restricted.
- Account should always be taken of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; their potential to contribute to sustainable communities; and the desirability of new development making a positive contribution to the historic environment's local distinctiveness.
- Local plans should be consistent with the principles and policies set out in the NPPF, including those relating to the historic environment. Local plans should include strategic policies to deliver conservation and enhancement of the historic environment, including landscape.

In relation to promoting healthy communities, the NPPF states that:

- Local councils should promote safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.
- Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

The NPPF states that the planning system should contribute to and enhance the natural and local environment by:

- Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- Local planning authorities should set out a strategic approach in their local plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.
- Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted.

The NPPF also states that *'local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.'*

Green Flag Award Partnership⁵

The Green Flag Award is a national scheme which seeks to help to create public recognition of good quality green spaces. The objective of the scheme is to encourage the provision of good quality public parks and green spaces that are managed in environmentally friendly ways.

The guidance manual highlights several issues that should be considered if a park is to achieve Green Flag status and features that should be at the forefront of thinking in terms of the park management. Those relevant to Queen's Park are:

- Parks and green spaces should recognise their wildlife value and seek to conserve it. Wildlife habitats should be identified and evaluated, and the importance of individual plant species for wildlife, particularly invertebrates, recognised.
- Designated historic landscapes...provide opportunities to promote an understanding of the value of historic environments and landscape design. Careful conservation and management can make sure a park's design intentions and historic character make a strong contribution to contemporary park use.
- If possible, the historic features should be intact and in use. For example, if there is a bandstand, as well as being properly restored, it should be in use with a programme of music and entertainment. Similarly, sports pavilions, cafes and other buildings should also be usable. There should be sufficient information to help people understand and enjoy the site's heritage value.

Regional Context

The London Plan (2011)⁶

The London Plan is the overall strategic plan for London. In summary, it:

- Sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.
- Brings together the geographic and locational (although not site specific) aspects of the Mayor's other strategies.
- The framework for the development and use of land in London, linking in improvements to infrastructure (especially transport); setting out proposals for implementation, coordination and resourcing; and helping to ensure joined up policy delivery by the GLA Group of organisations (including Transport for London).
- The strategic, London-wide policy context within which boroughs should set their detailed local planning policies.
- The policy framework for the Mayor's own decisions on the strategic planning applications referred to him.
- An essential part of achieving sustainable development, a healthy economy and a more inclusive society in London.

The Mayor's overall vision for the sustainable development of London is as follows:

⁵ Communities and Local Government (2009) Raising the Standard; The Green Flag Award Guidance Manual

⁶ Mayor of London (2011) The London Plan: Spatial Development Strategy for Greater London

- Over the years to 2031 – and beyond, London should: excel among global cities – expanding opportunities for all its people and enterprises, achieving the highest environmental standards and quality of life and leading the world in its approach to tackling the urban challenges of the 21st century, particularly that of climate change.

This high level, over-arching vision is supported by the following six detailed objectives. Ensuring London is:

- 1. A city that meets the challenges of economic and population growth in ways that ensure a sustainable, good and improving quality of life and sufficient high quality homes and neighbourhoods for all Londoners, and help tackle the huge issue of deprivation and inequality among Londoners, including inequality in health outcomes.
- 2. An internationally competitive and successful city with a strong and diverse economy and an entrepreneurial spirit that benefit all Londoners and all parts of London; a city which is at the leading edge of innovation and research and which is comfortable with – and makes the most of – its rich heritage and cultural resources.
- 3. A city of diverse, strong, secure and accessible neighbourhoods to which Londoners feel attached, which provide all of its residents, workers, visitors and students – whatever their origin, background, age or status – with opportunities to realise and express their potential and a high quality environment for individuals to enjoy, live together and thrive.
- 4. A city that delights the senses and takes care over its buildings and streets, having the best of modern architecture while also making the most of London’s built heritage, and which makes the most of and extends its wealth of open and green spaces, natural environments and waterways, realising their potential for improving Londoners’ health, welfare and development.
- 5. A city that becomes a world leader in improving the environment locally and globally, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively.
- 6. A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities with an efficient and effective transport system which actively encourages more walking and cycling, makes better use of the Thames and supports delivery of all the objectives of this Plan.

The plan sets out the policies for London which are designed to help achieve these objectives. Those which are of relevance to Queen’s Park are:

- Policy 2.18 Green Infrastructure: the Network of Open and Green Spaces
- Policy 3.16 Protection and Enhancement of Social Infrastructure
- Policy 7.4 Local Character
- Policy 7.5 Public Realm
- Policy 7.18 Protecting Local Open Space and Addressing Local Deficiency
- Policy 7.19 Biodiversity and Access to Nature

Green Infrastructure and Open Environments; The All London Green Grid⁷

The All London Green Grid (ALGG), published by the Greater London Authority, establishes the strategic ambition for London’s open spaces to promote a shift from grey to green infrastructure. The ALGG is an adopted Supplementary Planning Guidance Document that is non-statutory but has material planning weight.

⁷ Mayor of London (2012) Green Infrastructure and Open Environments; The All London Green Grid

The ALGG separates London into 12 Green Grid Areas, one of these being Central London which incorporates Queen's Park. Although the ALGG does not refer directly to Queen's Park, it makes a number of strategic objectives for the Central London area. It states that:

"The area is the most urbanised part of London and this presents unique challenges in implementing green infrastructure interventions but it is also the place where new and improved green infrastructure could provide significant benefits in relation to surface water flood management, mitigating the urban heat island effect and increasing access to open space." It also states that "Trees and vegetation in the open spaces, streets and civic spaces within the central area can provide green links through the urban area, linking with green spaces and transport nodes and are as much a feature of London as the terraced houses and street themselves."

Local/City of London Context

London Borough of Brent Core Strategy⁸

This document sets out the spatial vision, objectives and key policies for the London Borough of Brent up to 2026 and takes a holistic approach to the delivery of a sustainable borough. The Core Strategy also supersedes the London Borough of Brent Unitary Development Plan 2004.

The Core Strategy prescribes a number of strategic objectives which it sets out to achieve. Those relevant to this CMP and Queen's Park are:

- Objectives 6 – To promote sports and other recreational activities.
- Objective 9 – To protect and enhance Brent's environment.
- Objective 12 – To promote healthy living and create a safe and secure environment.

The policies which have been designed to help achieve these objectives and that are relevant to our site are:

- CP 9 – South Kilburn Growth Area
- CP 18 – Protection and Enhancement of Open Space, Sport and Biodiversity
- CP 23 – Protection of Existing and Provision of New Community Space and Cultural Facilities

City of London Core Strategy⁹

This document outlines the spatial framework for how the City Corporation wants to see the City of London develop to 2026 and beyond. Queen's Park is owned by the City of London although it falls within the boundary for the London Borough of Brent. The core strategy sets out a number of policies which are relevant to the site. They are:

⁸ London Borough of Brent (2010) Local Development Framework; Core Strategy

⁹ City of London (2011) Local Development Framework; Core Strategy Development Plan Document, Delivering a World Class City

- Policy CS12 – Historic Environment: To conserve or enhance the significance of the city’s heritage assets and their settings, and provide an attractive environment for the city’s communities and visitors.
- Policy CS19 – Open Spaces and Recreation: To encourage healthy lifestyles for all the city’s communities through improved access to open space and facilities, increasing the amount and quality of open spaces and green infrastructure, while enhancing biodiversity.
- Policy CS22 – Social Infrastructure and Opportunities: To maximise opportunities for the city’s residential and working communities to access suitable health, social and educational facilities and opportunities, while fostering cohesive communities and healthy lifestyles.

City of London Open Space Strategy¹⁰

This strategy sets out the vision for open spaces within the City of London and open spaces owned by the City Corporation. Queen’s park is one of these sites owned by the City Corporation and falls under the North London Open Spaces department.

The vision which the strategy sets out for the City is as follows:

“The creation of a network of high quality and inspiring open spaces which helps to ensure an attractive, healthy, sustainable and socially cohesive place for all the City’s communities and visitors.”

The objectives set out to achieve this vision and relevant to this CMP are:

- Objective 1 – To maintain and increase public access to existing open spaces and enhance the quality of these spaces, in terms of both design and management.
- Objective 3 - Ensure that all open spaces are designed and managed to be safe and accessible to all and, where appropriate, provide opportunities for different activities at different times of the day and year.
- Objective 5 - Maximise the provision of additional green open spaces and trees to ensure that existing and new spaces make a positive contribution to the biodiversity value of the City.
- Objective 9 - Improve physical access to and use of open spaces in neighbouring Boroughs.

Brent Parks Strategy¹¹

This strategy has been set out to provide good quality, attractive, enjoyable and accessible green space which meets the diverse needs of all Brent residents and visitors. The strategy outlines a number of objectives aimed at enhancing the quality of open spaces throughout Brent. They are as follows:

- To ensure that Brent retains a diverse array of park settings and recreational opportunities that satisfies a wide range of community and ecosystem needs;
- To ensure that Brent’s natural and built heritage is protected and enhanced;
- To manage parks to ensure that they are safe and therefore accessible to all who want to use them;
- To ensure all parks and green space are maintained to encourage health, sustainability and biodiversity;
- To ensure that all parks are maintained to a consistently high standard and that independent assessment of performance is regularly undertaken;
- To ensure mechanisms are in place to ascertain community needs, to identify barriers to use and to increase customer satisfaction;
- To promote parks and raise community awareness and participation;

¹⁰ City of London (2008) Open Space Strategy

¹¹ London Borough of Brent (2010) Brent Parks Strategy: Executive Summary 2010-2015

- To develop and train staff who are competent and empowered to provide a quality service which reflects community needs.
- To create financial solutions through good financial management and work to secure additional funding through collaborative process;
- To increase partnership working; and
- To continue to determine existing parks use and user patterns, enable community parks management and ensure future provision represents this diverse Borough.

The strategy seeks to achieve these objectives by focusing their efforts into a number of themes. These themes are:

- Theme 1 – Improving existing parks and open spaces
- Theme 2 – Creating new parks and open spaces
- Theme 3 – Developing new activity programmes in parks
- Theme 4 – Achieving greater community involvement and working towards inclusivity
- Theme 5 - Maintaining and improving biodiversity in our parks
- Theme 6 – Mitigating climate change impacts
- Theme 7 – Promoting our parks and open spaces for their value

South Kilburn New Deal for Communities¹²

This document is a piece of Supplementary Planning Document (SPD) that supported the production of the London Borough of Brent Core Strategy. The objective of the SPD is to ensure the long term physical, social and environmental regeneration of South Kilburn, the area located next to Queen’s Park.

Sport and Physical Activities Strategy 2010-2015¹³

The overarching vision of this strategy is:

“To increase opportunities for, and levels of participation in sport and physical activity by all sections of the community resulting in improved health, wellbeing, community cohesion and enhanced quality of life for those people who live, work, learn and play in Brent.”

This is organised around 7 themes:

- Theme 1 - Increase provision of appropriate facilities
- Theme 2 - Increase knowledge of the wider benefits of an active lifestyle
- Theme 3 - Get more people active
- Theme 4 - Develop local sports providers
- Theme 5 - Increase sports opportunities for young people
- Theme 6 - Make the most of London 2012 and Wembley as a major sporting venue
- Theme 7 - Improve partnership working

¹² Brent Council (2005) South Kilburn New Deal for Communities; Supplementary Planning Document

¹³ Brent Council (2010) Sport and Physical Activities Strategy 2010-2015

London Borough of Brent Food Growing and Allotments Strategy¹⁴

The vision of the strategy is to: “To provide a range of food growing opportunities accessible to all parts of the community and to promote the benefits of a healthy lifestyle within a greener borough.” The strategy has three main objectives:

- 1. To provide efficiently managed allotment sites that offer good value for money and are accessible to all.
- 2. To develop and broaden the range of food growing opportunities available through partnership working.
- 3. To promote the benefits of food growing as part of a healthy lifestyle within a greener borough.

London Borough of Brent Health and Wellbeing Strategy 2008-2018¹⁵

The vision of the strategy is as follows:

- To ensure that safe, high-quality services will be provided to everyone in the borough; services that are more flexible, responsive and easier to access, particularly to those in the community with the greatest needs.
- 2. Preventing ill-health and promoting wellbeing will be embedded in everything we do; people will be supported to stay healthy and independent; with early interventions to prevent existing problems getting worse.
- 3. That improved health and wellbeing outcomes will be achieved through reducing wider inequalities present within the borough; improving the economic, social and environmental conditions which influence a person’s life chances.
- 4. Service provision will be customer-focused and based on a thorough understanding of the different needs and issues which affect our diverse borough.
- 5. People will be provided with greater choice and control over the services they receive; information will be available and easily accessible to support choices.
- 6. All partners in public, private and voluntary settings will work together to ensure seamless service provision to those requiring care and treatment.
- 7. More services will be provided in the community and closer to people’s homes, not in hospital or institutional settings

This will be achieved through the following five works streams:

- 1. Ensuring safe, modern, effective and accessible services.
- 2. Supporting individuals to lead healthier lives, focusing on health and wellbeing behaviours.
- 3. Improving the economic, social and environmental factors which promote good health and wellbeing.
- 4. Improving prevention, management and outcomes for the priority health conditions in Brent.
- 5. Improving outcomes for children, young people and their families.

Brent Biodiversity Action Plan ¹⁶

¹⁴ Brent Council (2010) Food Growing and Allotments Strategy

¹⁵ Brent Council (2008) Health and Wellbeing Strategy 2008-2018

The Brent Biodiversity Action Plan is concerned not just with biodiversity in green spaces, but with biodiversity throughout the environment including in urban areas and the built environment. The purpose of the Brent Biodiversity Action Plan is:

- To focus on implementation of the Biodiversity Action Plan by improved action and integration across Brent Council and with partner organisations in the Borough.
- To introduce biodiversity into the decision making process of all appropriate functions as required by the Natural Environment and Rural Communities Act 2006.
- To provide a Brent Biodiversity Action Plan for use throughout the Borough with links to more detailed plans, strategies and guidance as necessary. To save resources, we have not attempted to reproduce all the detail in the Brent BAP, but links to other geographic, and to Habitat and to Species Action Plans can be accessed via the Brent Council Biodiversity Action Plan web-pages or via direct searches via the internet (e.g. for 'UK BAP').
- To adapt and mitigate for the effects of climate change. Whilst this should be aimed at the conservation of biodiversity, the opportunity should arise to design for increased vegetation and tree cover to reduce atmospheric carbon dioxide, to provide shade, reduce winter cooling of nearby building exteriors, and potentially to provide a source of renewable biomass energy. The role of biodiversity in ameliorating both the extremes of dry summers and of extreme flood events in the urban area should be considered.

¹⁶ Brent Council(2007) Biodiversity Action Plan

APPENDIX E
BUILDINGS CONDITION SURVEY

CMP Survey

October 2012

1. Introduction

1.1 This report contains brief surveys of a range of buildings and structures within Queen's Park, Brent, undertaken on 5th October 2012, under instructions from Chris Blandford Associates.

1.2 The survey was undertaken by:

Clive England, BA Hons, Dip.Arch, RIBA, AABC	
Address:	Thomas Ford and Partners
	177 Kirkdale
	London
	SE26 4QH
Telephone Number:	020 8659 3250
Facsimile Number:	020 8659 3146
E-Mail Address:	clive.England@thomasford.co.uk

The Report

1.3 This is a summary report only. It is not a Specification for the execution of the recommended work and must not be used as such.

1.4 The Inspecting Architect is willing to advise on the recommendations arising from the survey, to draw up a specification for dealing with them, invite competitive tenders and inspect the work during progress and on completion. In any application for grant-aided work a full specification is invariably required.

1.5 We normally recommend that the Inspecting Architect be involved in any substantial work. It is appreciated that funds are often limited, however it is our experience that repairs carried out solely by a builder can be ineffective and may in the long term prove uneconomic.

The Limitations of the Report

1.6 This report is based on the findings of an inspection made from the ground or other places which can be easily and safely reached, using any ladder provided.

1.7 We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defects.

Maintenance between Inspections

1.8 Serious trouble may develop between surveys if minor defects, such as displaced tiles or slates, blocked or leaking gutters and downpipes, are left unattended. To avoid this situation it is recommended that arrangements are made for regular maintenance inspections of the building.

2. Lychgate



Description

- 2.1 A small building set diagonally across the south corner of the Park, consisting of a brick plinth supporting a timber frame with rendered infill panels, beneath a clay-tiled roof.
- 2.2 The roof is pitched at around 45° and is half hipped on the south and north faces, leaving a very small central ridge. The roof is finished in plain clay tiles with matching half round ridge cappings and bonnet hip tiles. The verges of the slopes are stopped with cement mortar.
- 2.3 Gutters to the half-hips are a shallow ogee section in cast aluminium. These return to discharge back onto the main roof slopes. The main slopes are fitted with similar eaves gutters. The gutters are connected to small-diameter, cast iron, rainwater pipes which appear simply to discharge on the ground
- 2.4 The original timber frame is in oak with pegged joints. The corner and intermediate posts of the east and west elevations sit on the brick plinth while the intermediate posts on the north and south faces continue down to ground level, where they originally framed a pair of tall openings which would have provided the main access point to the park. All of the joinery is finished with a black paint or stain giving a consistent appearance to the different types of timber. It is not clear whether the oak frame was originally left unfinished or has always had a dark stained finish. A darker finish seems most likely, as this was a typical treatment at the time.
- 2.5 The brick plinth is reddish brick laid Flemish Bond in a gritty cement mortar. The rendered panels have a roughcast finish and are painted. The panels are recessed back from the

frame and the brick plinth and are finished over the plinth with a bell-mouth detail over a bituminous dpc. From the inside of the structure it is clear that the infilling to the frame is blockwork which, on the inner face, has a rough textured paint finish.

- 2.6 At some stage, the central opening on the south side has been reduced in size by the addition of two further cross beams, in softwood, with a render on masonry infill above the upper beam, and a brick infill below the lower beam. The remaining central aperture is finished with cast iron diamond pattern grilles. The infill brickwork at low level is a reasonable match for the original brickwork although lighter in colour. The render infill have a slightly rougher texture than elsewhere but is otherwise a decent match.
- 2.7 The north elevation of the Lychgate retains its central opening, including diagonal braces across the upper corners, which have clearly been lost on the southern side. A galvanised steel roller shutter has been set across the head of the northern opening, presumably to enable the Lychgate to be secured at night. The north elevation has also been modified by the removal of the rendered side panels. The resulting openings have been infilled with unattractive oak wood frames containing welded steel screens which roughly approximate to the appearance of the cast iron infills on the southern side.
- 2.8 At the centre of the south and north elevations, at high level, a painted coat of arms, possibly executed in fibreglass, attached to a steel plate. To either side of the south elevation is a timber framed, glass-fronted, notice board.
- 2.9 Inside the building the roof structure is exposed with plain rafters and boards, possibly in oak but all of a dark stained finish. At high level there are braced purlins, the braces with a slightly wavy face, seen on braces elsewhere in the building.
- 2.10 The floor is finished in concrete pavings - probably not the original finish.
- 2.11 A continuous hardwood bench runs around three sides of the interior. A hardwood batten, screwed to the timber posts above it, serves as a backrest.

Character



View north from outside the Park



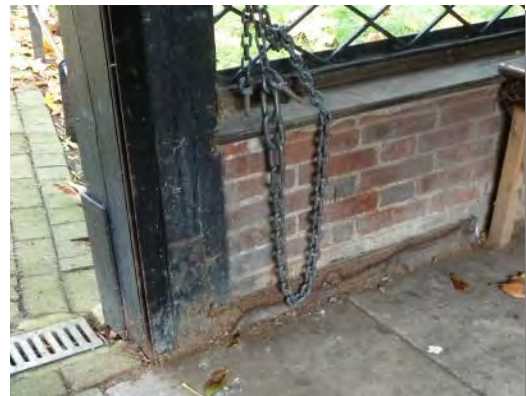
View south from inside the Park

- 2.12 One of the more characterful structures in the park and is typical of park structures of its date. However its character has been eroded by the infilling of the central opening and it is inappropriate to refer to it as a 'Lychgate' in its present form, since it is not in any way a gate. Loss of character is reinforced by the fact that both the location and design show that this was clearly intended as the primary entrance to the park, a fact still reflected by the layout of the paths and planting internally.

- 2.13 The closure of the entrance is made even more emphatic by the 'Wood Avenue' road sign which has been erected, slightly off-centre, in front of the infilled opening.

Current Condition/Issues

- 2.14 A small number of recent matching replacement roof tiles have been inserted and are relatively noticeable, although only because of an absence of the moss, which is present, to some degree, in most areas. The roof appears overall to be in sound condition.
- 2.15 At the south east corner of the roof the tiling has been lifted away from the mortar bedding/stopping by plant growth. The plant has been killed but it would be desirable to remove the remaining root and properly re-bed the tiles.
- 2.16 The gutter on the west face has come apart at its central joint and needs to be repaired. The gutter brackets may also be distorted and require re-alignment.
- 2.17 The majority of the frame appears in good condition. On the south face a pegged mortise and tenon joint to the right of the central opening has pulled apart, however a horizontal steel tie has been inserted behind this, presumably to counteract any further horizontal spreading. It seems that this movement may have occurred very early in the history of the building, as there is no corresponding gap around the edges of the rendered panel.
- 2.18 The oak frame has some fissuring which is entirely typical of large oak sections of this type and is not a cause for concern.
- 2.19 At the lower left hand corner of the south face there is a vertical crack through the brickwork approximately on the line of the inner face of the corner post. This cracking appears to be of long standing. The adjacent bed joint just above ground level is also open.
- 2.20 The northern elevation has suffered from movement which has distorted the frame and caused a number of the mortise and tenon joints to pull apart. This has possibly been caused by the rotting of the bases of the principal posts. These could not be in a more inappropriate location; buried in soil, at the foot of a slope and, in the case of one of the posts, at the termination of a drainage channel. There is also a channel drain across the base of the opening between the posts, which may well also terminate against the feet of the posts. This should be investigated further in order to improve the detail and to confirm the structural effectiveness of the current repairs.



Rotten oak post adjacent to drainage channels (2.20).
Steel reinforcement bolted to brickwork(2.21)

- 2.21 The rotten bases of the posts are reinforced with steel angles. Unfortunately the steelwork appears to be bolted only to the adjacent brickwork panels. It is unclear whether this is effective in structural terms and it seems possible that settlement is still occurring. It is recommended that structural advice is obtained.
- 2.22 A galvanised steel roller shutter has been set across the head of the opening on the north side, presumably to enable the Lychgate to be secured at night. The considerable weight of the shutter is likely to contribute to any settlement and distortion of the frame.



Dislocation of frame (2.20)



Roller shutter (2.22)

- 2.23 The removal of the rendered panels on the north side of the lychgate will undoubtedly have affected the stiffness of the structure and it is unclear whether the modern steel-framed infill panels were designed to replace these in structural terms, although it certainly seems possible. It is recommended that structural advice is obtained.
- 2.24 Two high level tie rods have been inserted across the upper part of the north wall, one on the inside and one externally across the head of the main opening, where it passes through the diagonal braces. The external bar has been distorted by subsequent movement of the frame. It is recommended that structural advice is obtained.
- 2.25 A minor vertical crack on the left hand side of the north elevation, again on the line of the corner post. This does not require any attention.
- 2.26 On the eastern face there is a more noticeable vertical crack beneath one of the central posts which should be repointed.
- 2.27 The floor, bench and parts of the roof timberwork are marked by bird droppings. It is recommended that spikes or wires are installed to prevent birds from roosting in the roof.

Repair Schedule

- 2.28 Roof. Remove tree root at south east corner of the roof. Lift and re-bed tiles.
- 2.29 Repair west gutter and re-align brackets.
- 2.30 Lower left hand corner of the south elevation. Repoint vertical crack and open bed joint (1.5 linear metres in total).
- 2.31 Investigate area around timber posts on north side, clear out / reroute drainage locally if necessary

- 2.32 Provisionally, provide temporary support to 2 no. timber posts on north side, remove existing steel angle support structure, excavate for and cast new mass concrete foundations 300 x 300 x 600mm, cut off rotten ends of posts, resin and dowel new seasoned oak sections to ends of posts (250 x 250 x 300mm approx.) all to structural engineer's detail.
- 2.33 Obtain structural advice on stability of structure following previous alterations and interventions, including the removal of two masonry panels on the north side, the opening of various joints, the distortion of the tie rod on the north side, and the additional loads imposed by the roller shutter.
- 2.34 Repoint vertical crack beneath one of the central posts on the eastern face (about 0.5 linear metres).
- 2.35 Install spikes or wires within roof space to prevent birds from roosting.

3. Bandstand



List Description

TQ 2483 CHEVENING ROAD 935/14/10063 Queen's Park 16-AUG-00 (Southeast,off)
Grade II

Also Known As: Bandstand in Queen's Park, HARVIST ROAD, Queen's Park
Bandstand. 1887. Ironwork supplied by Walter Fariane & Co. of Glasgow (Saracen Foundry). Rendered and colourwashed brick plinth supporting cast-iron and timber superstructure; leaded roof. Octagonal on plan. EXTERIOR: on the east side 6 steps with cast-iron balustrade lead to stage. Roof supported on 8 cast-iron columns with octagonal plinths, reeded circular bases and circular shafts. Ionic capitals, from which rise scrolled arches to wall plate, with cast-iron foliated infill consisting of harps and scrolled consoles. Between columns is balustrade: wavy square-section verticals between straight stiles, and double top and bottom rails. Each casting of 3 sections: outer sections with centrally-placed foliated sun bosses, inner section with central square panel with circular foliage design and flower spandrels in the corners. Stair balustrade repeats outer section pattern. Timber roof with wrought-iron scrolled devices to each facet, and a central wrought-iron lantern.

National Grid Reference: TQ 24175 83523

Description

- 3.2 The main structure consists of an ornate cast iron frame, standing on a rendered and painted plinth.
- 3.3 The roof has been refinished in copper, traditionally detailed with standing seams. Copper may well have been the original finish. It is a minor miracle that it has not been stolen or vandalised.
- 3.4 The roof soffit is painted boarding, presumably softwood. There is a turned central pendant moulding.
- 3.5 The eaves gutters and downpipes have been replaced in cast aluminium although presumably to something approximating the original profiles.
- 3.6 The floor area internally has been fitted with a slip-resistant welded sheet vinyl coating with a rubberised edge strip. The same material has been used for the treads of the steps, together with aluminium edge details.

Character

- 3.7 The bandstand is undoubtedly the most characterful building in the park and a complete and decorative example of its type. It appears that the bandstand was restored for the park's centenary in 1987 and it remains in excellent condition. It is assumed that the rather (to modern eyes) garish paint scheme is based on historical analysis. This should be confirmed, if possible.



Damaged finial (3.14)



Detail of column bracketry



Detail of ceiling



Detail of balustrade

Current Condition

- 3.8 The bandstand is in good condition.

Repairs

- 3.9 The gutters are leaking in a number of locations and the joints should be taken apart and re-made.
- 3.10 It appears that the capping of the plinth wall was originally a fair-faced stone but this is now covered in multiple layers of impermeable paint. This is flaking away in some areas, as the surface of the stone is quite powdery. The stone does not appear to be suffering any particular ill effects because of this and this is likely to remain a maintenance issue. It is possible that some of the stonework is in poor condition and has been repaired in the past, and so exposing the stone would not necessarily be desirable.
- 3.11 The accumulation of signs around the steps is detrimental to the character of the bandstand and it would be desirable if these could be removed.
- 3.12 The lights and sensors which are attached to the roof soffit are rather prominent, primarily on account of their black finish. It would be desirable if these had a white finish.
- 3.13 The only visible damage is a missing section of the cast finial at the apex of the bandstand roof, which could be reinstated relatively simply.

Repair Schedule

- 3.14 Dismantle gutters and re-make joints (allow 3 No). Redecorate.
- 3.15 Rationalise signs around steps.
- 3.16 Replace black lights and sensors attached to the roof soffit with new (white finish).
- 3.17 Reinststate missing section of the cast roof finial.

4. Machinery Store/Staff Facilities in Works Yard

General Description

- 4.1 The staff facilities comprise of a series of relatively modern utilitarian buildings, contained within a compound which is separated from the public areas of the Park.

General Character

- 4.2 None of the buildings contribute anything to the character of the park although, equally, none of them detract from it.

General Condition

- 4.3 Each building is described in turn, working north from the southern end of the yard (adjacent to the Lodge).
- 4.4 There are a number of site safe storage units which are not described.

General Repair Schedule/Actions

- 4.5 Repairs are noted under each individual subheading.

Storage Lean-To



- 4.6 A simple, ad-hoc structure, apparently built from salvaged materials. Consists of a yellow stock brick wall on two sides and dwarf brick walls on the remaining two sides, constructed over a concrete base which is possibly older than the brickwork. The roof structure is a mixture of treated timber and steel supported on timber posts at the high end, and from the brick wall at the low end. The roof is finished in what appears to be a re-used steel roller shutter. The floor within is finished in York stone pavings.

Current Condition

- 4.7 Minor vertical cracking of the wall on the east side, which appears to be of some age.

General Repair Schedule/Actions

- 4.8 No items noted.

Garage 1



Description

- 4.9 A pre-cast concrete sectional garage with a felted roof on timber boarding, steel-framed putty glazed windows and timber board doors on strap hinges.

Current Condition

- 4.10 The structure is overall in reasonable condition with some minor spalling of the concrete panels due to corrosion of the reinforcement. It is not felt that this requires any attention at present.
- 4.11 The timber fascia panel above the doors is warped, possibly due in part to the fascia only being fixed along its lower edge.

General Repair Schedule/Actions

- 4.12 The window frames are rusted in places and would benefit from redecoration.

Staff Accommodation



Description

- 4.13 A long, single storey, building, constructed in a reddish-purple multi-stock brick, laid stretcher bond in a light coloured cement mortar. The roof is finished in interlocking concrete tiles with matching ridge cappings and ridge vents and pre-formed plastic eaves closers. The rainwater goods are half round plastic gutters connected to circular section plastic downpipes. The fascia boards are painted softwood and the soffits are painted softwood with continuous plastic ventilators. The door and window frames are painted softwood; the doors are flush painted plywood with softwood drips over hardwood sub-cills.

Current Condition

- 4.14 The building is in good condition with the exception of the painted finishes which are beginning to fail. Redecoration should be carried out within the next 12 months.
- 4.15 A number of the windows require re-puttying. The window frame at the southern end of the building has some rot. The damage appears to be localised and can possibly be dealt with by a resin repair. However replacement may be required.
- 4.16 Around the southern and eastern sides of the building are four circular openings, probably the original locations for balanced flue terminals. A number have been covered over on the inside although one is neither blocked on the inside nor fitted with a grille outside, potentially allowing draughts and vermin to enter the building. It is recommended that all of the holes are properly infilled.

General Repair Schedule/Actions

- 4.17 Redecorate external joinery and metalwork.
- 4.18 Re-putty windows (allow 6 linear metres in total).
- 4.19 Provisionally replace south window (overall size 1200 x 1000mm, with a single top-hung opening light, all fitted with Georgian wired glazing).
- 4.20 Infill four circular openings around the southern and eastern sides of the building in brickwork and render (4 No. 120mm in diameter).
- 4.21 A plastic SVP on the north elevation appears to be leaking from one of the lower joints. This should be repaired.

Garage Two (Located behind Staff Accommodation)



Garage 2
Description



Friable roof surface (4.14)

- 4.22 Pitched roof finished in mineral cement pantiles with matching ridge cappings. Sectional concrete wall panels with mineral chipping facing. Plastic fascia panels, bargeboards and gable facings.
- 4.23 Embossed steel up-and-over door with vinyl facing, slightly dented but otherwise in good condition. The door is flanked by vertical concrete panels with an imitation brick finish.

Current Condition

- 4.24 The roof tiles are becoming friable with localised damage to the surface and the lower edges gradually disintegrating. It seems possible that the tiles contain asbestos fibres, which will be released into the atmosphere as a consequence of the ongoing damage.
- 4.25 Plastic eaves gutters and downpipes. The downpipe on the east side is completely missing and that on the west side is detached from the gutter.

General Repair Schedule/Actions

- 4.26 Test roof tiles for asbestos content and replace if necessary.

- 4.27 Repair downpipes (as above).

Machinery Store



Description

- 4.28 A large garage identical in construction and detailing to the staff accommodation (see description above). On the north side is a large painted up-and-over door set within a painted softwood sub frame.

Current Condition

- 4.29 The downpipe on the east side is completely detached from the gutter.
- 4.30 As with the Staff Accommodation, the painted finish of the windows and fascia boards is beginning to fail. These areas should be redecorated within the next 12 months.

General Repair Schedule/Actions

- 4.31 Repair downpipes (as above).
- 4.32 Redecorate external joinery and metalwork.

Barn



Description

- 4.33 The building has a pre-cast concrete portal frame which has been recently re-clad. The frame is entirely sectional with the three frames linked by pre-cast concrete purlins and braced in the plane of the roof by painted steel angle diagonal braces. A secondary lightweight steel structure has been inserted between the concrete rafters to support the new roof finish. At the eaves, deep concrete 'U' sections form part of the frame, but also serve as gutters. On the west side two large openings fitted with painted steel rollers shutters with steel fascia panels above.
- 4.34 During the recent refurbishment, the walls have been clad in steel panels, corrugated externally and almost flush internally, and presumably containing a layer of insulation. The roof is clad in a similar material with two semi transparent sections in a matching profile on the west slope. The ridge and verges are closed with a folded metal profile. The concrete gutters appear to have been re-lined with a bituminous material.
- 4.35 The east gutter drains to downpipes at both its northern and southern ends. The downpipe at the southern end is fitted with an interceptor to divert water to a series of rainwater harvesting tanks. Interestingly the end of the gutter is left open, providing an overflow in the event of blockages (which are likely to be frequent, given that the gutter is overhung by a large ash tree).
- 4.36 The western gutter discharges to a single large-diameter downpipe at its southern end only.

Current Condition

- 4.37 The building is overall in excellent condition, although there is some minor spalling due to the corrosion of reinforcement in the exposed external concrete sections.

General Repair Schedule/Actions

- 4.38 No item.

5. Toilet Block



Description

- 5.1 A square plan building in brick and render of indeterminate style and age, possibly 1970s or 1980s. The walls consist of a brick plinth, supporting a rendered wall, a deep brick fascia, a narrow rendered band course and a thin brick cornice. The bricks are a relatively hard orange smooth faced machine made brick, laid English bond in a cement mortar. Cant bricks are used at the top of the plinth and also at the head of the wall. Matching bullnose bricks are used for the jambs of the two principal doors on the east elevation.
- 5.2 The rendered panels are set back around 60mm from the face of the brickwork and the junction between the two is formed by a raked render detail, which is painted in the same colour as the wall panels.
- 5.3 The principal elevation is the east, which contains two large door openings leading to the Male and Female toilets. Around these openings, the bricks are laid in groups to form a type of quoining. Between the two toilet doors is a plain rendered recess containing a single service access door. The two principal openings are fitted with steel rollers shutters while the central door has a painted flush door in a painted softwood frame. Above the two doors, within the brick fascia, are two long narrow horizontal openings fitted with painted steel louvers.
- 5.4 The remaining three elevations are similarly detailed to the east. The north and south elevations each have the same pairs of louvered openings, together with a single extract vent unit set within the brickwork towards the western end of each brick fascia.

Character

- 5.5 The building is very much of its period, with slightly quirky detailing but is, nevertheless, an improvement on many similar buildings elsewhere.

Current Condition

Roof

- 5.6 The building has a flat roof which could not be inspected. Above the cornice detail the edge of metal sheeting can be seen. This is screwed to the brickwork capping, at relatively wide centres. Along the southern edge the finish has lifted and a number of open fixing holes can be seen. It is recommended that this is refixed. The roof drainage must be internal since there is no external pipework.

East Elevation

- 5.7 On the eastern elevation there is some minor cracking of the render at low level towards the northern end. This could be cut out and replaced. The elevation would also benefit from some localised repointing.
- 5.8 Centrally above the door to the Ladies toilet is a noticeable vertical crack which continues from the upper left hand corner of the louvered opening through the fascia and cornice to roof level. There is some further minor cracking above the central door opening. These do not appear to be significant but a structural engineer might be asked to comment if other work is undertaken in the Park.
- 5.9 There is some minor blistering to the paint to the left of the door of the Men's toilet, but nothing of any significance.
- 5.10 Steel brackets, presumably intended to support hanging baskets have been fitted to the brick fascia of the east elevation. These seem rather unattractive and should be removed if not in use.
- 5.11 The appearance of the east elevation is not improved by an accumulation of signs and electrical fittings. It would be desirable if these could be reduced. There is certainly no need for two adjacent signs advertising the presence of CCTV cameras.

South Elevation

- 5.12 Approximately 50% of the south elevation is covered in ivy. There is a small area at the lower right hand corner of the elevation where it appears that a fitting has been removed. There is some unevenness in the render, and no paint. This could be dealt with at the next redecoration.
- 5.13 At high level on the south east corner of the building there is some plant growth in an open joint in the brick capping, and localised minor cracking in the same area. There is also some similar cracking at the opposite end of the elevation. It is recommended that the brick joints are cleaned out and repointed.
- 5.14 The ground level against the southern elevation is too high and should be reduced.

West Elevation

- 5.15 The west elevation is similar to the others, but has only one of the louvered openings, and the location of the second is a door opening, consisting of a flush door in a timber sub frame and a perforated plywood over panel, all paint finished. The paintwork is deteriorating and should be renewed within the next twelve months.
- 5.16 Virtually all of the rendered surface is covered by a growth of ivy. The soil at the base of the wall is mounded up in several areas and must be much higher than the level of the DPC. It is recommended that the ground level is reduced.
- 5.17 Above the door opening is a minor vertical crack running up through the fascia and cornice with further minor cracking to the right.

North Elevation

- 5.18 The majority of the rendered surface to the northern wall is covered in ivy. A section of render has been lost at low level towards the eastern end of the elevation.
- 5.19 The painted finish of the all of the high level louvers has deteriorated and these should be redecorated within the next twelve months.
- 5.20 The grille of the extract fan on the southern elevation is dislodged and should be refixed.
- 5.21 The building would benefit from some localised repointing to the brickwork, particularly at cornice level.
- 5.22 On the eastern side a dwarf brick wall in matching brickwork retains a ramp. The wall supports a sectional tubular steel balustrade.
- 5.23 The mixture of paint colours around the eastern side (yellow, red, green and black), is not terribly pleasing on the eye, and might be toned down.

Repair Schedule/Actions

- 5.24 Generally. Redecorate all external joinery and metalwork.
- 5.25 Check flat roof. Resecure metal edging along south side.
- 5.26 East elevation. Cut out and replace damaged area of render (1000 x 200 x 15mm).
- 5.27 Remove steel brackets from the brick fascia of the east elevation if no longer required.
- 5.28 Rationalise signage on east elevation.
- 5.29 Repoint parapet joints generally. Remove plant growth south east corner (0.25 sq.m.).
- 5.30 Reduce ground levels adjacent to west and south elevations to 150mm below dpc.
- 5.31 West elevation. Repoint minor vertical crack above door opening.
- 5.32 North elevation. Reinstate missing area of render (200 x 200 x 15mm).
- 5.33 South elevation. Refix dislodged extract fan grille.

6. Café & Park Offices



Description

- 6.1 The core of the building is a simple, rectangular plan, domestic scaled, two-storey building beneath a pitched roof. There are older plain single-storey extensions to the east and north. To the west side is a recent single storey extension (see below).
- 6.2 The main roof of the original building is pitched at around 35° with overhanging eaves and verges. The roof is finished in interlocking plain concrete tiles with matching ridge cappings. There is a small brick chimney stack projecting through the ridge towards its southern end. The flat roofs of the extensions all appear to be finished in felt, although it was not possible to inspect these due to a lack of access.
- 6.3 The main eaves gutters are half round section cast metal, connected to matching circular section downpipes. The flat roofed extension to the north has plastic gutters and downpipes,
- 6.4 The ridge, gutters and southern verge are all fitted with spikes to discourage birds from roosting.
- 6.5 The majority of the ground floor of the building and the two older single storey extensions are constructed in a reddish stock brick, laid stretcher bond in a cement mortar, with weather struck joints. The first floor is finished with a rough cast render whose lower edge is terminated with a bell mouth detail.
- 6.6 The windows are all replacement units in either UPV or aluminium and the few doors are timber flush doors in softwood frames, all with a painted finish. The bargeboards, soffits and fascia boards all appear to be painted softwood.

West Extension

- 6.7 A brick plinth with rendered walls above. The west wall contains aluminium framed windows. The north and south walls are made up of aluminium framed sliding folding doors.
- 6.8 The flat roof of the extension appears to be finished in felt over a lead perimeter drip detail. The roof could not be inspected. The roof is extended across the main south elevation of the main building, and also across a smaller section of the north elevation, to form a covered canopy. This is supported on massive softwood beams with bolted metal connections to similarly massive timber posts sitting in galvanised steel shoes.
- 6.9 The eaves gutters of the are rectangular section aluminium with matching circular section downpipes. The eaves and fascia board appear to be painted timber.

Character

- 6.10 The modern extension has added more character to the main building than it may previously have possessed. Some localised redecoration will be required to the joinery work within the next one to two years. The appearance of the building would be improved if the main south elevation was less cluttered with wires and electrical equipment.

Current Condition/Issues

- 6.11 The main roof is in good condition, other than a slight build-up of moss.
- 6.12 The gutters are fitted with spikes to prevent birds from roosting. They must make the gutters difficult to clear and may, in part, be responsible for the blockage of the eastern eaves gutter. A number of tennis balls are lodged against the bird spikes in the west gutter.
- 6.13 The downpipes serving the main roof seem relatively small in size for the roof area which they serve.
- 6.14 The gutter of the west extension is leaking at its north west corner, and the gully in the same area appears to be completely blocked with soil.
- 6.15 The timber posts and beams have a number of large fissures and splits, which is not unexpected with this type of construction. The structure is carrying relatively little load and the splits are not a cause for concern.
- 6.16 There is some flaking of the paintwork to the main south bargeboard, and to the fascia of the east extension. The painted finish of the west fascia of the north extension is starting to deteriorate and is possibly a consequence of poor preparation.

Repair Schedule/Actions

- 6.17 Clear eaves gutters generally.
- 6.18 Clear blocked gully at north west corner of new extension.
- 6.19 Remove any redundant fittings or wiring from main south elevation.
- 6.20 Localised redecoration to main south bargeboard, fascia of east extension, and west fascia of north extension.

7. Park Lodge



Description

- 7.1 Built on the site of the Victorian Park Lodge in the 1960s or 70s. Only a partial inspection from the adjacent public park was possible due to a lack of access.
- 7.2 The building is L-shaped on plan, with a single storey extension to the south.
- 7.3 Concrete pantile roof with matching half-round hip and ridge cappings. The walls are constructed in a yellowish-brown, multi-stock brick, laid stretcher bond and pointed flush in a gritty cement mortar. Windows, doors and the small north west porch all appear to be UPVC and double glazed. The upper part of the west gable is finished in stained shiplap boarding. The single storey south extension has concrete copings and, possibly, a felt roof,.

Character

- 7.4 The building is relatively neutral in character in terms of the Park. The boundary location means that it tends to relate to the adjacent housing, rather than to the Park itself.

Current Condition

- 7.5 Much of the west elevation is covered by ivy and it is understood that this is to be removed in the near future. It was not possible to see the south elevation and parts of the north and east elevations. What could be seen of the building appeared in sound condition.
- 7.6 The decorations are generally in reasonable condition. The eaves soffit is peeling.

Repair Schedule

- 7.7 Remove ivy from elevations generally. Cut back plant growth to south.
- 7.8 Redecorate eaves soffits where flaking.

8. Boundary



Fence type 1



Fence type 2



Cast iron gatepost



Fence type 3

Description

- 8.1 With minor variations in detail, the railings are consistent around the entire perimeter with circular steel standards and flat, rectangular section, horizontal rails. In some sections there are twin top rails and, in others, the tops of the standards are hooped.

- 8.2 Cast iron, octagonal-section, gateposts of varying heights are found at the centre of the east boundary, the north west corner, the centre of the west boundary, and the south west corner.

Character

- 4.39 The railings are relatively low key, but are appropriate, continuous, complete, and generally in good condition.

Current Condition

- 4.40 In many areas the hedge has grown up to, or through, the fence, and in these areas the decorations seem to be in poor condition, with some rusting. Along the eastern edge of the Park a rise in pavement levels has meant that the bottom rail has become buried, which will also have led to deterioration.

Repair Schedule

- 4.41 Reduce ground levels and cut back hedges to expose railings. Remove rust, prepare and redecorate. Provisionally allow 30 linear metres in addition to any requirement for periodic redecoration of existing painted surfaces.

APPENDIX F
PHASE 1 HABITAT SURVEY



City of London Corporation

Queen's Park CMP

Phase 1 Habitat Survey Report

DRAFT

NOVEMBER 2012



City of London Corporation

Queen's Park CMP

Phase 1 Habitat Survey Report

Approved

Dominic Watkins

Position

Director

Date

9th November 2012

Revision

Draft

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- 1. Total Species List Recorded During Phase 1 Habitat Survey**
- 2. Site Photographs**

INTRODUCTION

- 1.1.1 A Phase 1 habitat survey was undertaken of Queen's Park London, on behalf of the City of London Corporation on the 2nd October 2012.
- 1.1.2 The purpose of the survey was to provide an overview of the broad ecological characteristics of the Site, and to identify potential opportunities for enhancing its wildlife and biodiversity value, as part of the overall scheme.
- 1.1.3 The survey was undertaken just outside the optimal period for conducting Phase 1 habitat surveys (April-September) but this was not considered to pose a major constraint to the results. Many species of flora have finished flowering by October but can be identified in their vegetative state.

2.0 METHODOLOGY

2.1.1 The survey was carried out using the methodology outlined in the 'Handbook for Phase 1 habitat survey - a technique for environmental audit'¹ to identify, map and describe the main habitats present on the site along with their associated species. Target notes were taken on features of ecological interest and to describe in more detail habitats not easily categorised using the Phase 1 classification. Photographs of the landscape, main habitats and other features of ecological interest were taken to supplement this report.

¹ JNCC (2010) *Handbook for Phase 1 habitat survey - a technique for environmental audit*. ISBN 0 86139 636 7
November 2012

3.0 RESULTS

3.1.1 **Figure 1** is the Phase 1 habitat map of the site, illustrating the distribution and extent of habitats present within the survey area and shows the locations of Target Notes (TNs), which highlight features of ecological interest, or provide further information on the habitats or species present. Details of the Target Notes are listed in **Table 1**.

3.1.2 The following habitats and features were identified on the site and are discussed in more detail below:

- Mixed plantation woodland – A1.3.2
- Dense scrub – A2.1
- Scattered scrub – A2.2
- Scattered mixed trees – A3.3
- Neutral semi-improved grassland – B2.2
- Improved grassland – B4
- Tall ruderal – C3.1
- Standing water – G1
- Arable – J1.1
- Amenity grassland – J1.2
- Introduced shrub – J1.4
- Intact species-poor hedge – J2.1.2
- Defunct species-poor hedge – J2.2.2
- Fence – J2.4
- Buildings – J3.6
- Bare ground – J4

Table 1 Phase 1 Habitat Survey Target Notes

Target Note (TN)	Habitat/feature	Comments
1	Flower beds/species-poor intact hedge	The southern entrance to Queen’s Park off Harvist road is lined with beds containing a mix of ornamental flowering plant and grass species including lavender and glandular globe-thistle. There are wood chippings at the base, maintaining moisture and creating an overall tidy and manicured appearance. To the east and west of the flower beds is a managed hawthorn hedge approximately 1.5m high. There are small amounts of sycamore and elder mixed in to the hedge and also some nettle and bramble at the base.

Target Note (TN)	Habitat/feature	Comments
2	Amenity grassland	A mown lawn with an extremely short (1cm) sward. There are only a few species present typical of sown grassland including perennial rye grass, greater plantain and white clover. There are planted broadleaved and coniferous trees throughout the lawn including yew, field maple and silver birch. All are quite young specimens. The area is quite damp, possibly resulting from an underground spring and the combination of heavy shading by trees overhead. Due to this wet influence the proportion of bryophyte cover in the turf is quite high and includes species such as <i>Rhytidiadelphus squarrosus</i> and <i>Mnium hornum</i> .
3	Neutral semi-improved grassland	A strip of rough grassland ≈5m wide that has developed to the south of the amenity grassland described above. The sward is ≈10cm high and perennial rye grass is abundant but there are a number of other species present including Yorkshire fog, creeping buttercup, ribwort plantain and red clover. Thistle and broad-leaved dock indicate some local enrichment of the soil and the presence of water avens and meadowsweet suggest, as with the amenity grassland just to the north, that the soil is quite damp. Some bramble scrub has been creeping in from the adjacent hedgerow and cut back. There are several mature trees scattered throughout including London plane and lime. There are also some younger mixed broadleaved and coniferous trees and ornamental shrubs that have been planted. Several songbirds were seen foraging including blackbirds and robins.
4	Amenity grassland/flower beds	The 'quiet gardens' comprise an area of amenity grassland with several ornamental flower beds and yuccas. Planted within the beds are fuchsias, marigolds and a number of other plants deemed suitable for pollinators. The introduced shrub bed to the west of the garden has recently been planted with buddleia in an attempt to attract butterflies.
5	Introduced shrub	Ornamental shrubbery to the east of the quiet garden that creates a dense cover suitable for nesting birds. There are scattered mature broadleaved and coniferous trees throughout including London plane and ash. Several bee hives are situated behind the shrub screen.
6	Dead tree stump	One of several tree stumps situated around the park that has been retained in situ after the felling of a mature tree. Currently acting as a seat/wildlife feature, a fungus was seen growing from the stump and it is also likely to be an important resource for saproxylic invertebrates.
7	Amenity grassland/scattered trees	Large area of grassland central to the park with several mature lime trees, London planes and horse chestnuts around the margins. Young broadleaved trees have recently been planted between these. No obvious features were spotted during the survey but some of the mature trees could have the potential to support roosting bats. The grassland turf is in a pristine condition and there is no obvious recreational use of the area. Casual use by members of the public and schools is suspected as a group of schoolchildren was seen on site whilst carrying out the survey.

Target Note (TN)	Habitat/feature	Comments
8	Tall ruderal	A raised 'wildflower bund' that has been naturally colonised by a number of ruderal species including musk mallow, ragwort, greater chickweed, hedge bedstraw, white campion, hedgerow crane's-bill and red dead-nettle. The presence of broad-leaved dock, thistle and nettle indicates some level of disturbance or soil enrichment. Overall there is a varied mix of species and it is a good habitat for terrestrial invertebrates.
9	Improved grassland	A raised wildflower bund that has developed into a monoculture of perennial rye-grass. The sward is ≈5-10cm tall and likely to be harbouring a few invertebrates as several crows and pigeons were seen foraging.
10	Children's play area	A playground, sand pit and swimming pool with small amounts of amenity grassland around the margins and scattered broadleaved trees. Much of the area is covered by tarmac or wood chippings and there are just small sections of species-poor hedge.
11	Scattered trees	A cluster of young, recently planted sessile oak and Norway maple trees. Where the trees have been so densely planted the grassland underneath the canopy has been lost and it is now mostly bare soil. Some older tree specimens in the surrounding area include poplar hybrids.
12	Amenity grassland/improved grassland/scattered trees	A pitch and putt golf course comprising mainly a short, amenity grassland sward. Around the margins and between the fairways the grass has been allowed to grow longer, and these areas have been classified as improved grassland, being significantly different only in terms of their management rather than species assemblage. There are scattered mature trees throughout the grassland including weeping willows and a wooden fence enclosing the entire area. Some hawthorn scrub has been planted on the eastern boundary to create an effective screen from the surrounding park and in the western corner some bramble and nettle have created a small ruderal patch.
13	Mixed plantation woodland/dense scrub	The 'woodland walk' has been created using the mature London plane and horse chestnut trees that have long marked the boundary of the park. Around these a number of broadleaved and coniferous trees have been planted in recent years, hence the canopy is highly varied and contains ash, hornbeam, yew, elm and pedunculate oak amongst other species. The understory is also highly varied and contains Norway maple, hawthorn, hazel and sycamore. In some places bramble is dominant and blocks out all other vegetation leaving a very sparse ground layer comprised mainly of bare soil. There is some standing dead wood and log piles which are important for fungi and invertebrates and several songbirds were heard singing. Some of the trees have bat and bird boxes that look rather tatty and old. The woodland grades into an area of dense bramble scrub to the north.
14	Improved grassland	An improved grassland sward with a similar species assemblage to the amenity grassland on site. Having been allowed to grow 10cm+ high, plants in the sward such as greater plantain are much more robust. Potential to become more species-rich.

Target Note (TN)	Habitat/feature	Comments
15	Species-poor defunct hedge	A gappy species-poor hedgerow approximately 1.5m high. Less intensively managed than the other hedgerows on site and includes a few more native species including field maple, blackthorn, hazel, beech and ash but mainly comprised of hawthorn.
16	Pets corner	A number of enclosures containing cockatiels, goats, geese, rabbits, chickens etc. The area is mainly on hard standing with some small areas of improved grassland grazed by the animals. The enclosures and signs are rather old, tatty and out-dated.

Woodland, Scrub and Trees

- 3.1.3 There is just one block of woodland on site (**TN13**) that has been created in recent years by planting young trees around the mature London plane *Platanus x hispanica* and horse chestnuts *Aesculus hippocastanum* that have long marked the boundary of the site. A number of different species have been planted and some established naturally, hence the canopy and understory are highly varied in age and structure and contain a mix of coniferous and broadleaved trees and shrubs including ash *Fraxinus excelsior*, hornbeam *Carpinus betulus*, yew *Taxus baccata*, English elm *Ulmus minor*, Norway maple *Acer platanoides*, hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, sycamore *Acer pseudoplatanus* and pedunculate oak *Quercus robur* amongst others. In some places bramble *Rubus fruticosus agg.* is dominant and blocks out all other vegetation leaving a very sparse ground layer comprised mainly of bare soil. There are some dead tree stumps and log piles that have been stacked in the wood which are an important resource for fungi and saproxylic invertebrates. The wood also provides foraging and nesting habitats for a number of common bird and bat species. Some of the trees have had bird and bat boxes erected on them but these are now starting to look rather tatty and old.
- 3.1.4 The woodland described above grades into a small strip of dense bramble scrub to the north. Apart from this the only other scrub on site is present as scattered sections of old hawthorn hedge or planted native and ornamental shrubs. Botanically these areas are of negligible ecological value, however they do provide foraging and nesting habitat for a number of common bird and terrestrial invertebrate species.
- 3.1.5 There are a number of scattered trees on site that have been planted for their landscape and nature conservation value. Most of the mature specimens are London planes, horse chestnuts and limes *Tilia spp.* and some of these could support bat roosts, although no obvious features such as woodpecker holes and standing dead wood were noted at the time of survey. These species of tree are not known to support large numbers of terrestrial invertebrate however the horse chestnut is attacked by the invasive leaf mining moth *Cameraria ohridella*, leading to a high proportion of brown leaves and a generally poor appearance. Other trees on site that are

more suitable for foraging birds and terrestrial invertebrates include willow *Salix spp.* and sessile oak *Quercus petraea*.

Grassland

- 3.1.6 The majority of grassland on site is classed as amenity grassland, being intensively mown and managed as a lawn or sports pitch. The sward is very short and comprised of a few common and widespread species typical of sown grasslands including perennial rye grass *Lolium perenne*, white clover *Trifolium repens* and greater plantain *Plantago major*. This habitat is of negligible botanical interest and of little use to foraging birds or terrestrial invertebrates.
- 3.1.7 Around the margins of the park and between the fairways of the golf pitch and putt course, some areas of grassland have been less intensively managed and allowed to develop a sward approximately 5-10cm long in an attempt to create habitat suitable for wildlife (TN14). These areas, classed as improved grassland, mostly contain the same species as the amenity grassland so are also of negligible botanical interest, but the longer sward is likely to favour foraging birds and invertebrates. Four out of five of the raised wildflower bunds on site have failed to develop anything other than a sward dominated by perennial rye grass so these too are classed as improved grassland areas (TN9).
- 3.1.8 Along the southern boundary of the site there is a rough grassland buffer that has been classed as neutral semi-improved grassland (TN3). This contains a number of species not typically found in the grassland elsewhere on site including Yorkshire fog *Holcus lanatus*, creeping buttercup *Ranunculus repens* and red clover *Trifolium pratense*. The presence of thistle and broad-leaved dock *Rumex obtusifolius* suggests there is some local enrichment of the soil and there is also some water avens *Geum rivale* and meadowsweet *Filipendula ulmaria*, suggesting there may be an underground spring making the soil quite damp. Some bramble scrub has been creeping in to this area from the adjacent hedgerow and cut back. At the time of survey several songbirds were seen foraging including blackbirds and robins.

Tall Ruderal

- 3.1.9 Due to the nature of the site the extent of tall ruderal species is very minimal. Just a small patch of thistle and nettle *Urtica dioica* was seen in the western corner of the golf course, which provides very little nature conservation interest or value.

Introduced Shrub and Flower Beds

- 3.1.10 The shrubberies and flower beds on site are comprised of various non-native and ornamental plants such as fuchsias *Fuchsia spp.* and marigolds *Tagetes spp.*. These are usually considered to have negligible ecological value; however they can provide a food resource for some birds and terrestrial invertebrates. For example buddleia *Buddleja davidii* had been planted specifically to attract butterflies and bees, and provide them with a source of nectar. Some of the shrubberies also provided quite dense cover that would be suitable for nesting birds.

Hedges

- 3.1.11 All of the hedges on site are classed as species-poor, and defunct or intact depending on the extent of the gaps within them. Around the margins of the park they are mainly dominated by hawthorn and those within the park are comprised of privet *Ligustrum ovalifolium* or other non-native shrubs typically planted in urban hedges. Some of the flower beds are lined with a small box hedge *Buxus sempervirens*. The hedge running along the north-eastern boundary of the site (TN15) was less intensively managed than the other hedgerows on site and included a few more native species field maple *Acer campestre*, blackthorn *Prunus spinosa*, hazel, beech *Fagus sylvatica* and ash, but was still mainly comprised of hawthorn. Most of the hedges on site are too gappy, intensively managed or open to disturbance from members of the public to represent good nesting sites for birds. However they will provide a source of food for a range of common bird species and terrestrial invertebrates.

4.0 EVALUATION

4.1 Opportunities for Ecological Enhancement on Site

- 4.1.1 It is obvious that some attempts to enhance the nature conservation value of the park have already been made. However there is still some scope to develop these enhancements further and create new opportunities for wildlife.

Woodland, Scrub and Trees

- 4.1.2 The woodland walk (**TN13**) has some dirt paths cutting through it that didn't appear to be regularly used by members of the public visiting the park during the day, who favoured instead the main path to the south-east. It was noted that a fire had been lit in the woodland and there was rubbish strewn across the ground, suggesting these dirt paths were enabling some anti-social behaviour to take place. Being only 40m across at its widest point, it is deemed unnecessary for paths to be created through this woodland as much of it can be viewed from the main path. There are sufficient numbers of mature trees surrounding the main path so that you feel as if you are walking through the middle of the woodland regardless. It is recommended that the brambles are cut back from the woodland floor and a more diverse range of flowering plants are encouraged to grow. It may be necessary to plant some of these, such as primrose *Primula vulgaris* and bluebell *Hyacinthoides non-scripta* but with reduced trampling from visitors it is possible to establish a ground flora attractive to terrestrial invertebrates such as butterflies. Most flowering plants require plenty of natural light so some selected thinning of the trees and shrubs will be required over a long-term basis.
- 4.1.3 There is a lack of cavities within the mature trees on site suitable for hole-nesting birds or bats and it was noted that some bird and bat boxes had been erected in the woodland in an attempt to compensate for this. However only 2-3 boxes were seen during the visit and all looked in a state of disrepair with damage to the wood, possibly caused by woodpeckers or squirrels. It is recommended that these boxes are replaced and a larger number situated throughout the park, the bat boxes preferentially replaced with schwegler boxes made of wood-concrete, which last longer than the average wooden box. The need to remove dead wood and fell trees that pose a health and safety risk is recognized but it is recommended that standing dead wood is retained where possible or that the logs are continued to be stacked on site and tree stumps retained as these provide an important resource for fungi and invertebrates such as the endangered stag beetle *Lucanus cervus*.

- 4.1.4 The damage to the horse chestnuts by the leaf mining moth is mainly an aesthetic problem, as there is no evidence this insect causes a decline in tree health or tree death in the long term², therefore there is no reason to remove the trees or look to replace them. In order to reduce the damage to the trees it is recommended that the fallen leaves are removed from the floor during autumn and winter and burnt or composted to kill the pupa in the leaves, which usually over-winter on the ground and emerge the following spring.

Grassland

- 4.1.5 An attempt has been made to create rough grassland buffers in and around the margins of the park but unfortunately due to the close proximity of these to the intensively managed amenity grassland, they are species poor and botanically of very low interest. It is likely that they are receiving some of the seed, pesticide and fertiliser that are being used to treat the lawns. It may be possible to increase the diversity and nature conservation interest of these areas by widening the strips of rough grassland so that they are around 8-10m across and reducing the usage of fertiliser and pesticides near them. Relying on the natural ability of wild plants to colonise these areas after a reduction in nutrient content of the soil may not be enough and some management intervention will be required. Plug-planting is a rapid means of increasing species diversity where the vegetation is already established and attractive, native species such as ox-eye daisy *Leucanthemum vulgare* and selfheal *Prunella vulgaris* will establish fairly readily in a wide range of soils.
- 4.1.6 Alternatively a better option may be to take one of the amenity grassland areas isolated by paths and convert it into a meadow, sown with a wildflower mix. The strip of amenity grassland running along the north-east boundary of the site may be suitable, given the openness of the area with plenty of natural light and its natural feel with the woodland walk nearby. The soil needs to be prepared by reducing its fertility and creating areas of bare ground else the seedlings will fail due to competition from the vigorous grasses and weeds; this is usually done by removing the top soil, using a rotavator or applying herbicides. It is best to sow a seed mix in the spring or autumn and choose one with native species such as birds-foot trefoil *Lotus corniculatus*, wild carrot *Daucus carota* and yellow rattle *Rhinanthus minor*. Yellow rattle is a hemi-parasitic plant that reduces the vigour of competitive grasses such as perennial rye-grass so is a particularly useful inclusion when trying to establish a wildflower meadow. Bird's foot trefoil is an important larval food plant for many species of moth and butterfly. Meadows can take a long time to get established so if, from a landscape point of view, having a large area of bare ground adjacent to one of the park's main entrances is not

² Forestry Commission (2012) *Managing horse chestnut leaf miner*. Available at <<http://www.forestry.gov.uk/fr/INFD-6Q3DPF>> Accessed 26/09/12
November 2012

acceptable then another location such as the 'field of hope' north of the playground could be used instead.

- 4.1.7 The four raised wildflower bunds situated around the park that are dominated by perennial rye grass should be stripped and prepared for sowing with a wildflower mix as with the proposed meadow areas above. To create microhabitats, enhance the botanical diversity of the bunds and improve their overall appearance, it is recommended that they are re-shaped asymmetrically. This might involve digging troughs into the surface of the bund and spreading the soil out from the edges to create odd shapes rather than uniform ovals. Sports seed, pesticide and herbicide should be used sparingly in the vicinity of the bunds to prevent them reverting to a monoculture of perennial rye grass.
- 4.1.8 The rough grassland mentioned in the south-east corner of the site (TN3) appeared to have an underground water supply. If this is the case, then this could be utilised to create a larger marshy grassland area more botanically diverse and suitable for a number of terrestrial invertebrates. Plug-planting with species associated with damp grassland such as ragged robin *Lychnis flos-cuculi* and purple loosestrife *Lythrum salicaria* may be the best course of action.

Hedges

- 4.1.9 Most of the hedges surrounding the park have become rather gappy, providing an opportunity to plant the gaps up with a mix of suitable native species such as blackthorn, beech and guelder rose *Viburnum opulus*. This will not only create a screen and help to define the boundary between the park and surrounding residential areas but also provide an improved foraging and nesting resource for wildlife. The less intensively managed the hedges, the better, and care should be taken not to cut them during the breeding bird season. It is recommended that the rough grassland buffer between the hedges and the amenity grassland is retained or created where it is absent, to help protect the hedgerows and wildlife found within them.

5.0 CONCLUSIONS

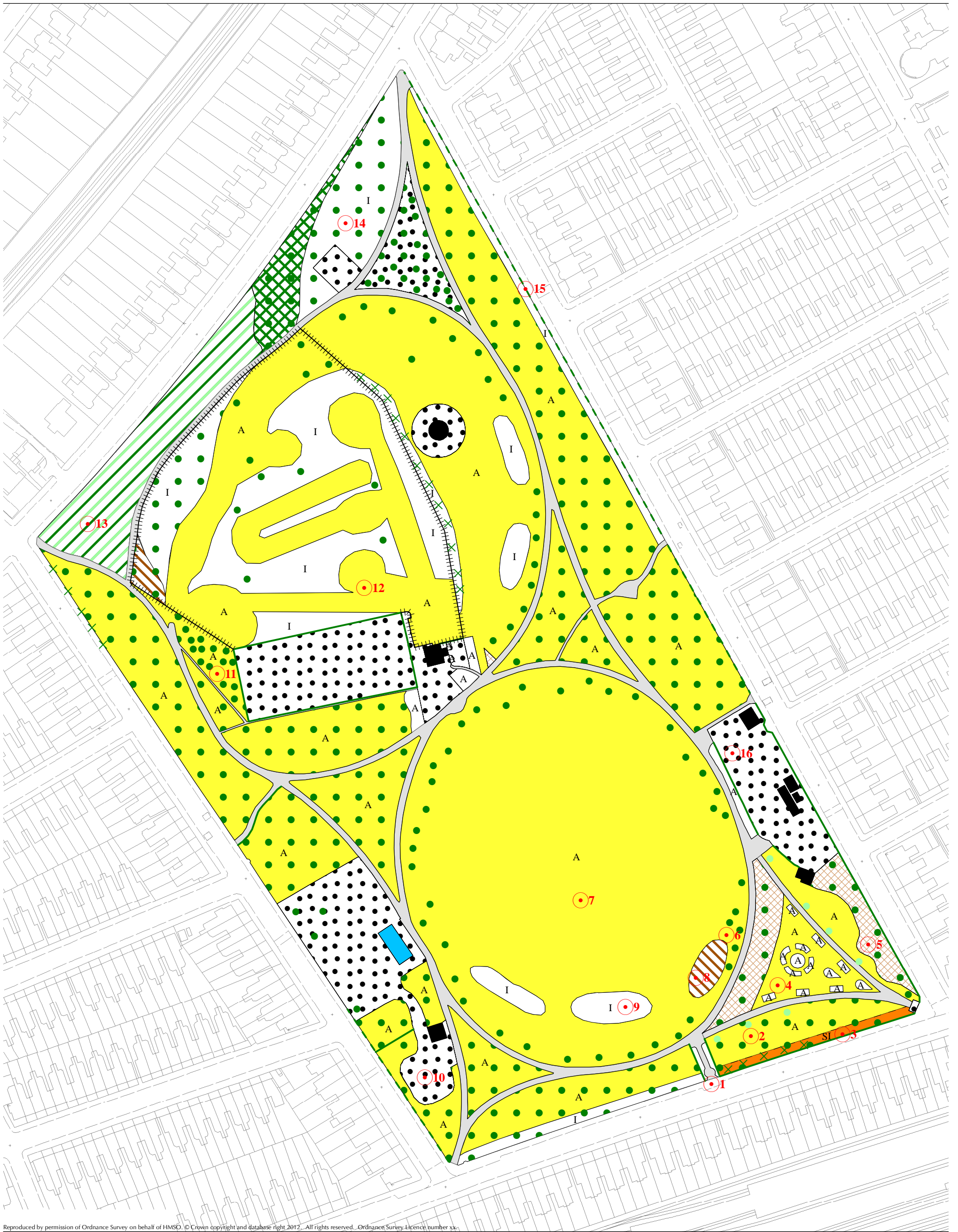
5.1.1 There are a number of valuable habitats and features which have led to the site being designated as a Site of Local Importance for Nature Conservation. The most important of these include:

- The woodland walk and scattered mature trees, including dead wood resources left in situ, with the potential to support a range of bird, bat, invertebrate and fungi species;
- The wet grassland areas with an interesting mix of flowering plants which provide a good foraging habitat for birds and invertebrates.

5.1.2 As discussed above, there is scope to ecologically enhance some of the habitats and features considered important for wildlife and also the potential to create new ones. This could include:

- Plug-planting of the woodland floor and rough grassland strips;
- The erection of new bird and bat boxes;
- Creation of a new wildflower meadow;
- Re-shaping and re-seeding of the raised wildflower bunds;
- Planting up existing hedgerows and creating new species-rich ones.

FIGURES



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KEY	Mixed Plantation Woodland	Tall Ruderal	Introduced Shrub	Intact Species-Poor Hedge	Scattered Broadleaved Trees
Dense Scrub	Standing Water	Buildings	Bare Ground (Soil, Sand, etc.)	Defunct Species-Poor Hedge	Scattered Coniferous Trees
Neutral Semi-Improved Grassland	Arable (Flower Beds)	Paths	Fence	Scattered Scrub	Target Note
Improved Grassland	Amenity Grassland				

DRAFT

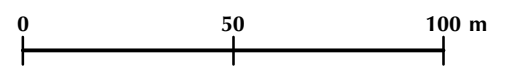


FIGURE 1
Phase 1 Habitat Map

QUEEN'S PARK CMP
Phase 1 Habitat Survey

APPENDIX 1

Total Species List Recorded During Phase 1 Habitat Survey

Total Species List Recorded During Phase 1 Habitat Survey (02/10/12)

Common name	Scientific name	Relative abundance on site (DAFOR* scale)
Ash	<i>Fraxinus excelsior</i>	Occasional
Beech	<i>Fagus sylvatica</i>	Occasional
Blackthorn	<i>Prunus spinosa</i>	Rare
Box	<i>Buxus sempervirens</i>	Occasional
Bramble	<i>Rubus fruticosus</i> agg.	Occasional
Broad-leaved dock	<i>Rumex obtusifolius</i>	Frequent
Buddleia	<i>Buddleja davidii</i>	Rare
Cherry	<i>Prunus</i> spp.	Occasional
Common mouse-ear	<i>Cerastium fontanum</i>	Frequent
Creeping buttercup	<i>Ranunculus repens</i>	Occasional
Dandelion	<i>Taraxacum officinale</i> agg.	Frequent
Elder	<i>Sambucus nigra</i>	Occasional
English elm	<i>Ulmus minor</i>	Rare
False acacia	<i>Robinia pseudoacacia</i>	Rare
Field maple	<i>Acer campestre</i>	Rare
Fuchsia	<i>Fuchsia</i> spp.	Occasional
Garden privet	<i>Ligustrum ovalifolium</i>	Occasional
Glandular globe-thistle	<i>Echinops sphaerocephalus</i>	Rare
Greater chickweed	<i>Stellaria neglecta</i>	Rare
Greater plantain	<i>Plantago major</i>	Abundant
Hawthorn	<i>Crataegus monogyna</i>	Abundant
Hazel	<i>Corylus avellana</i>	Occasional
Hedge bedstraw	<i>Gallium mollugo</i>	Occasional
Hedge bindweed	<i>Calystegia sepium</i>	Occasional
Hedgerow crane's-bill	<i>Geranium pyrenaicum</i>	Rare
Hornbeam	<i>Carpinus betulus</i>	Rare
Horse chestnut	<i>Aesculus hippocastanum</i>	Frequent
Ivy	<i>Hedera helix</i>	Occasional
Lavender	<i>Lavandula</i> spp.	Rare
Lime	<i>Tilia</i> spp.	Frequent
London plane	<i>Platanus x hispanica</i>	Abundant
Marigold	<i>Tagetes</i> spp.	Occasional
Meadowsweet	<i>Filipendula ulmaria</i>	Rare
Midland hawthorn	<i>Crataegus laevigata</i>	Rare
Musk mallow	<i>Malva moschata</i>	Rare
Nettle	<i>Urtica dioica</i>	Occasional
Norway maple	<i>Acer platanoides</i>	Occasional
Pedunculate oak	<i>Quercus robur</i>	Occasional
Perennial rye grass	<i>Lolium perenne</i>	Abundant
Poplar hybrid	<i>Populus</i> spp.	Frequent
Ragwort	<i>Senecio jacobaea</i>	Rare
Red clover	<i>Trifolium pratense</i>	Occasional
Red dead-nettle	<i>Lamium purpureum</i>	Rare
Ribwort plantain	<i>Plantago lanceolata</i>	Frequent
Sessile oak	<i>Quercus petraea</i>	Occasional
Silver birch	<i>Betula pendula</i>	Occasional
Springy turf-moss	<i>Rhytidiadelphus squarrosus</i>	Frequent
Swan's-neck thyme moss	<i>Mnium hornum</i>	Occasional
Sweet chestnut	<i>Castanea sativa</i>	Rare
Sycamore	<i>Acer pseudoplatanus</i>	Occasional
Thistle spp.		Occasional
Wall barley	<i>Hordeum murinum</i>	Occasional
Water avens	<i>Geum rivale</i>	Rare
Weeping willow	<i>Salix</i> spp.	Rare
White campion	<i>Silene latifolia</i>	Rare
White clover	<i>Trifolium repens</i>	Abundant
Wood avens	<i>Geum urbanum</i>	Rare
Yarrow	<i>Achillea millefolium</i>	Occasional
Yew	<i>Taxus baccata</i>	Frequent
Yorkshire fog	<i>Holcus lanatus</i>	Occasional
Yucca	<i>Yucca</i> spp.	Rare

APPENDIX 2
Site Photographs

Site photographs



Ornamental flower bed at **TN1**



A contrast between the amenity grassland to the left at **TN2** and the rough grassland to the right at **TN3**



The 'quiet gardens' (**TN4**)



The dense introduced shrub at **TN5**



Dead tree stump at **TN6**



The central area of the park (**TN7**) with amenity grassland and scattered trees



The raised bund at **TN8** with a mix of ruderal species



The pitch and putt golf course (**TN12**)



The dense bramble understory in the woodland at **TN13**



Standing dead wood in the woodland at **TN13**



The improved grassland at **TN14** with abundant greater plantain



The species-poor hedgerow at **TN15**



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**APPENDIX G
LISTED BUILDING ENTRIES**

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: K6 TELEPHONE KIOSK NEAR MILMAN ROAD, ENTRANCE TO QUEENS PARK

List Entry Number: 1078891

Location

K6 TELEPHONE KIOSK NEAR MILMAN ROAD, ENTRANCE TO QUEENS PARK, HARVIST ROAD
NW6

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Brent

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 29-Jun-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 198796

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

1.
5006 HARVIST ROAD, NW6
TQ 2483 K6 Telephone Kiosk near
Milman Road, entrance to
14/21 Queens Park

II GV

2.
Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Listing NGR: TQ2418983153

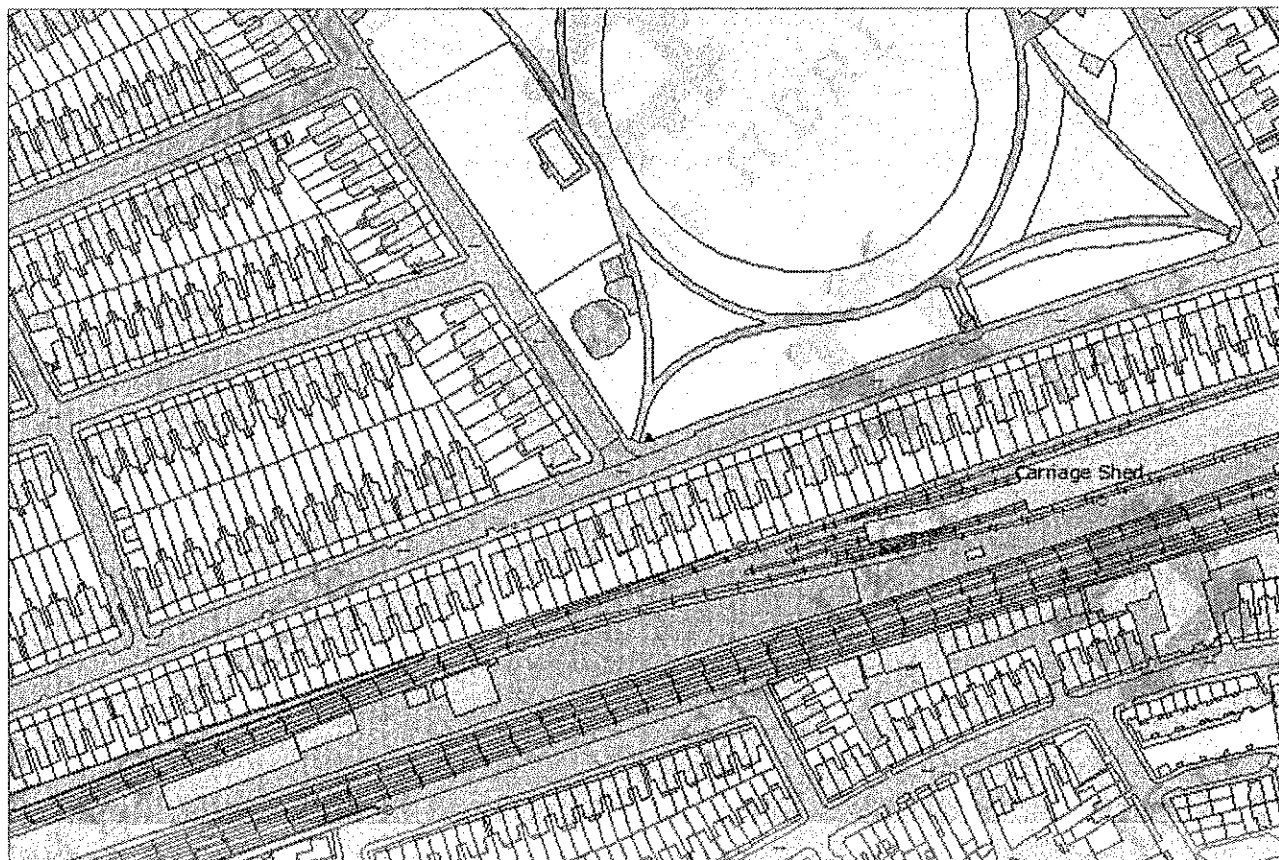
Selected Sources

Legacy Record - This information may be included in the List Entry Details.

Map

National Grid Reference: TQ 24189 83153

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1078891.pdf](#)



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List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: BANDSTAND IN QUEENS PARK

List Entry Number: 1382063

Location

BANDSTAND IN QUEENS PARK, CHEVENING ROAD

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Brent

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 16-Aug-2000

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 482428

Asset Groupings

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List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

TQ 2483 CHEVENING ROAD
935/14/10063 Queen's Park
16-AUG-00 (Southeast,off)
Bandstand in Queen's Park

II

Also Known As: Bandstand in Queen's Park, HARVIST ROAD, Queen's Park

Bandstand. 1887. Ironwork supplied by Walter Fariane & Co. of Glasgow (Saracen Foundry). Rendered and colourwashed brick plinth supporting cast-iron and timber superstructure; leaded roof. Octagonal on plan.

EXTERIOR: on the cast side 6 steps with cast-iron balustrade lead to stage. Roof supported on 8 cast-iron columns with octagonal plinths, reeded circular bases and circular shafts. Ionic capitals, from which rise scrolled arches to wall plate, with cast-iron foliated infill consisting of harps and scrolled consoles. Between columns is balustrade: wavy square-section verticals between straight stiles, and double top and bottom rails. Each casting of 3 sections: outer sections with centrally-placed foliated sun bosses, inner section with central square panel with circular foliage design and flower spandrels in the corners. Stair balustrade repeats outer section pattern.

Timber roof with wrought-iron scrolled devices to each facet, and a central wrought-iron lantern.

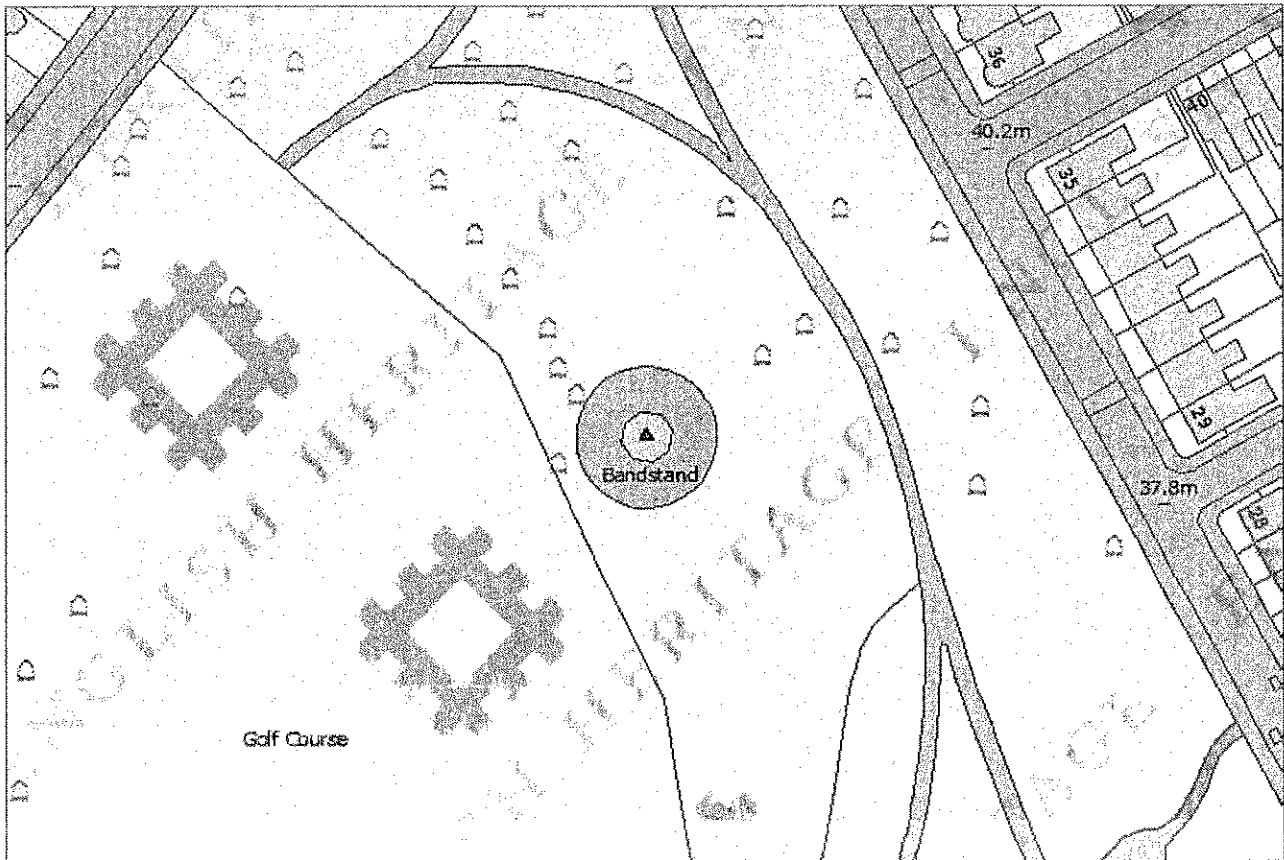
Selected Sources

Legacy Record - This information may be included in the List Entry Details.

Map

National Grid Reference: TQ 24175 83523

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