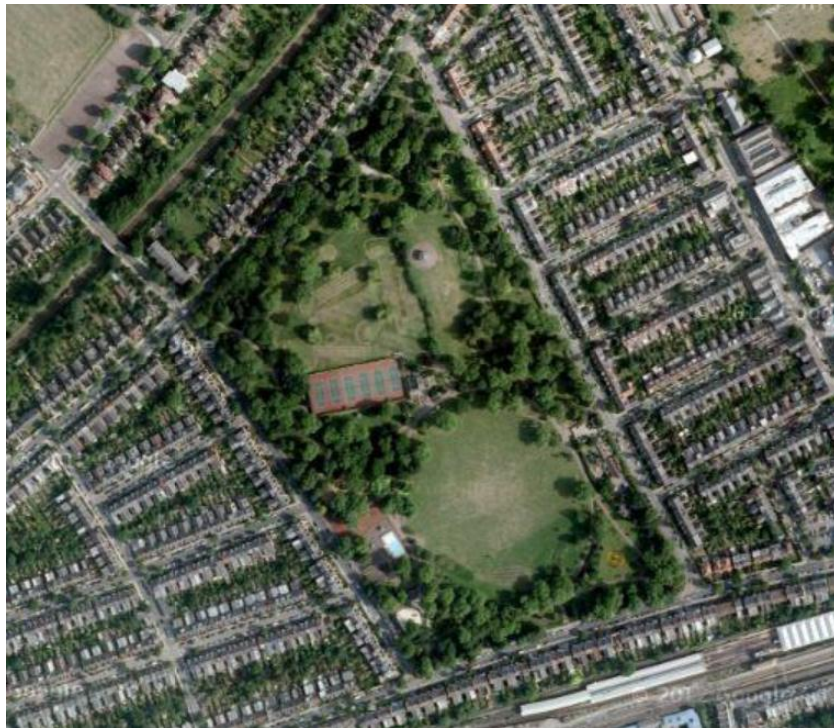


City of London

**Queen's Park
Conservation Management Plan**



DRAFT FINAL

May 2014



City of London

**Queen's Park
Conservation Management Plan**

Approved

A handwritten signature in black ink, appearing to read 'D. Watkins', enclosed within a circular flourish.

Dominic Watkins

Position

Director

Date

23rd May 2014

Revision

DRAFT FINAL

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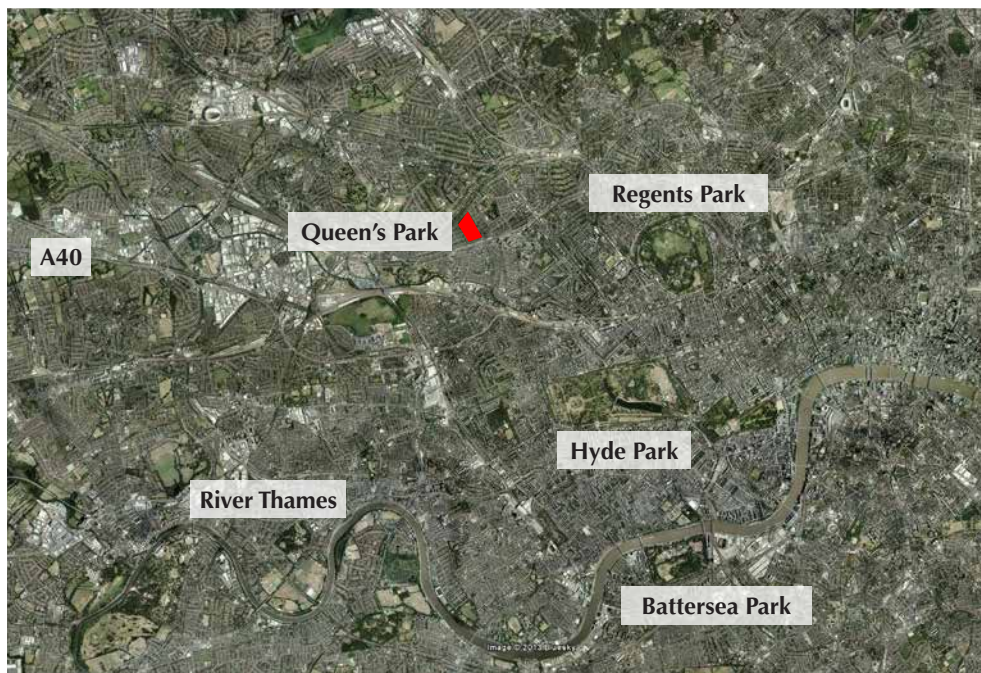
1.0 INTRODUCTION

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 consultation events in the park in September 2013 and April 2014, 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 Quiet 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. 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.



Map data ©2013 Google, Bluesky

 The Site



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 as well as the construction of The Hampstead Junction Railway, London and North Western Railway and 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 until 1875, when its population was 18,500. This however changed with the opening of the Metropolitan Railway¹ 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.

¹ Later the Metropolitan Line

- 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 Glasshouse 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, since the Staff Yard buildings were constructed during this time in the area where the Glasshouses 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, dug out 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 Glasshouses which stood there previously.
 - A nine-hole Pitch and Putt course was laid out 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 Quiet 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.
- 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, 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 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 is to 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 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 Glasshouse 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, the 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, Quiet Garden and new style of planting are introduced. The Lych Gate entrance on Kingswood Avenue/Harvist Road is closed as an entrance to the site and used as seating.

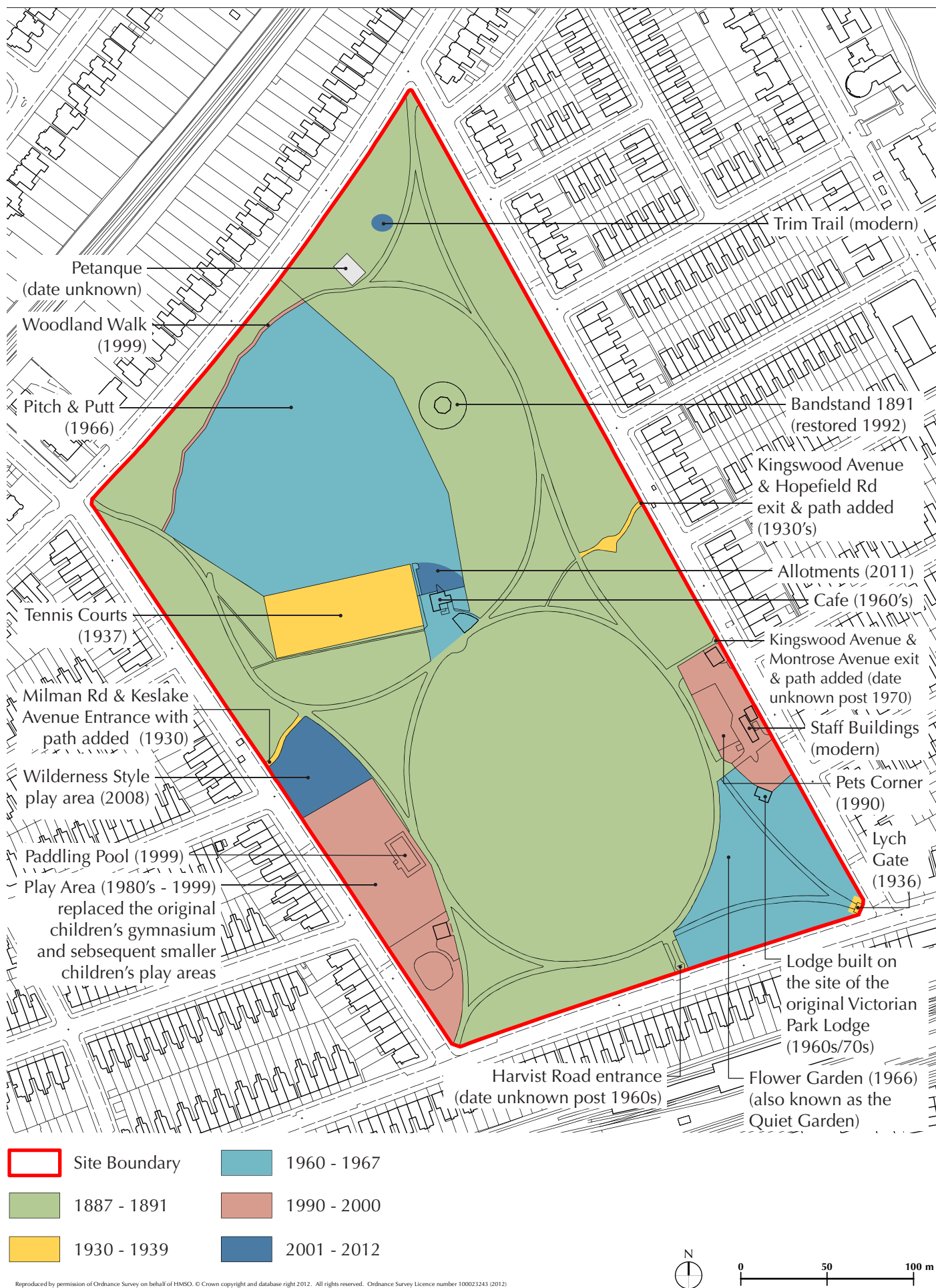
Owner	Date	Event
	1970s – 1980s	Dutch Elm Disease kills 150 trees in the park Kingswood Avenue/Montrose Avenue entrance introduced sometime after the 1970s Queens Park Area Residents Association was formed in 1973 Harvist Road added after the 1970s (exact date unknown) Children's Playground redesigned 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 ²	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>

² Defined as features that were part of the Park at its official opening in 1887

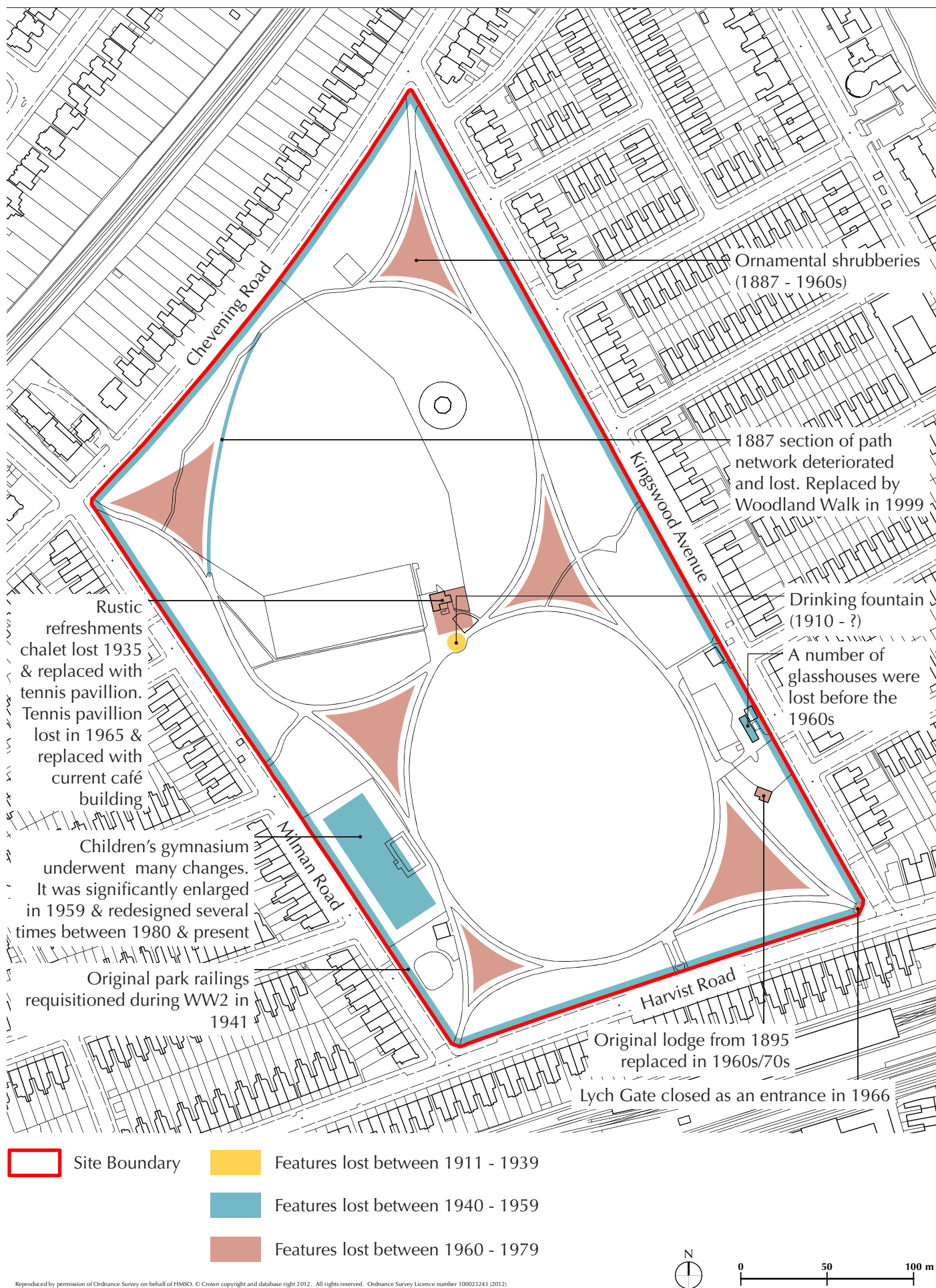


Features associated with the establishment of the park ²	Features not associated with the establishment of the park
The Park Lodge (although not present at the time of the park's opening, its location was shown on McKenzie's original design. It was built soon after the opening and was rebuilt in the 1960s)	<p>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>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 Quiet Garden (although laid out in the 1960s, does 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 Course (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 the site, categorised according to whether they were associated with the original 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 and replaced with a modern</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
children's Playground and Paddling Pool Access into the park from the Lych Gate entrance on Kingswood Avenue/Harvist Road Internal low fencing metal kick rails	

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 Area 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 - to assist in the day to day management and supervision of Queen's Park)
- A full-time Gardener (key duties - maintenance of the Quiet Garden and formal areas)
- A full-time Groundskeeper (key duties are: maintenance of sports areas and formal lawn areas).
- Two full-time Groundsmen (key duties - maintenance of park, Toilets and litter collection).
- Two full-time Play Attendants (key duties - maintenance of Play Area, Toilets and litter collection).
- A full-time Animal Attendant (key duties - maintenance of the Children's Farm).
- Four seasonal staff (employed between Easter and September) (key duties - maintenance of park, Toilets and litter collection).

2.3.5 In addition, the Queen's Park Manager benefits from support from a Human Resource Business Partner, Operations Manager, Assistant 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 Annual 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, 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 at The Queen's Park Area Residents Association's 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 Course, 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 and Pitch and Putt (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 barrier

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, three 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 the Queen's Park Area Residents Association. 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.



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

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



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- A book festival, organised by The Queen's Park Area Residents Association, is run by local residents from the association.
- The park also has a resident artist.
- The park is one of the destinations as part of the bi-annual Open Gardens and Studios event which takes place in the Queen's Park ward. This event is organised by the Queen's Park Area Residents Association.

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:

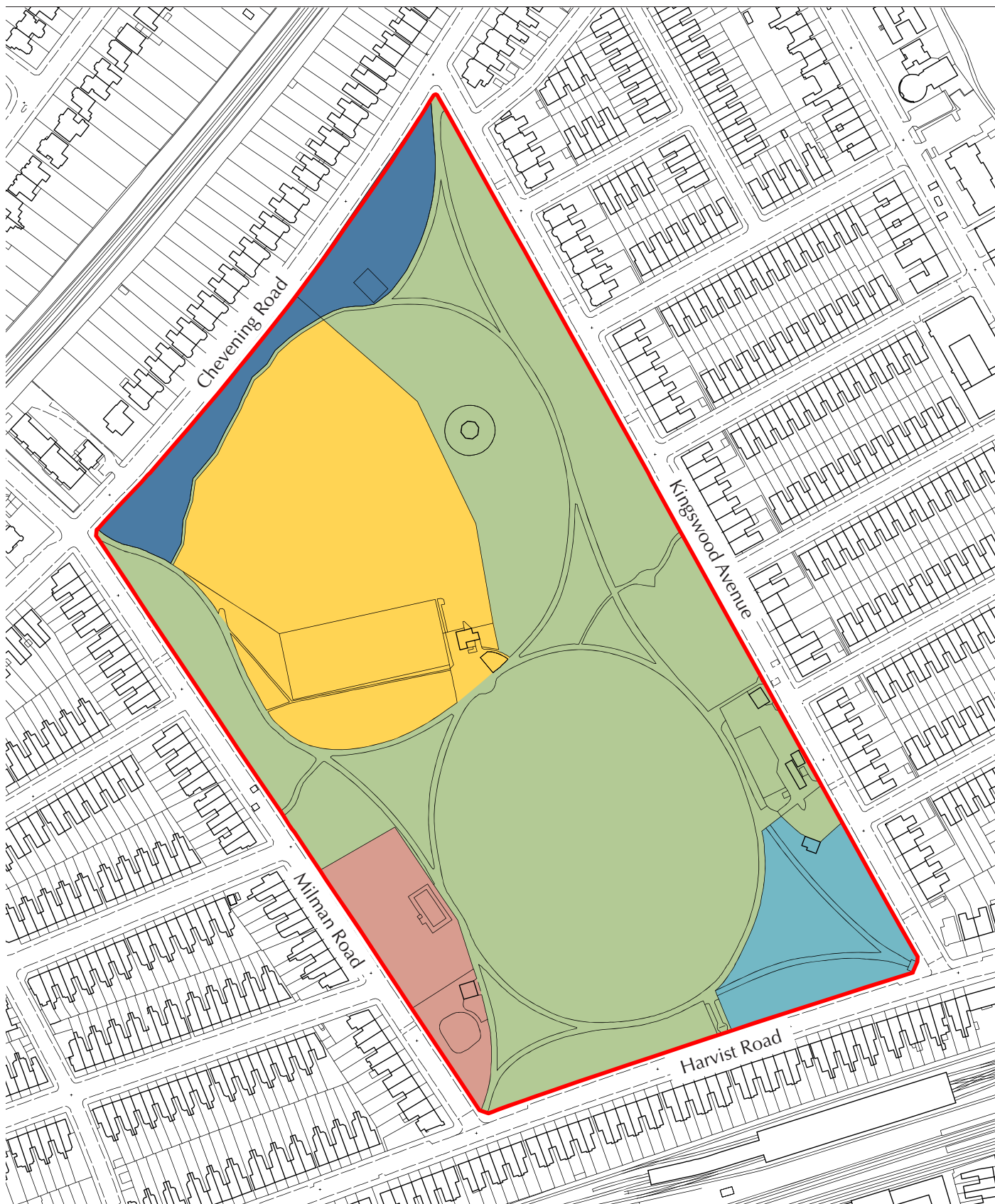
- Bulb Planting
- Tree whip planting
- Beekeeping sessions
- Ecology themed summer holiday sessions
- The Allotments are maintained by Transition Town on Wednesday afternoons

Character Areas

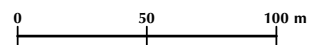
2.3.18 In order to understand and describe the current condition and use of the site it has been subdivided into five distinct character areas (see **Figure 5**)

- 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: Quiet 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**.



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



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- 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

Description and Condition

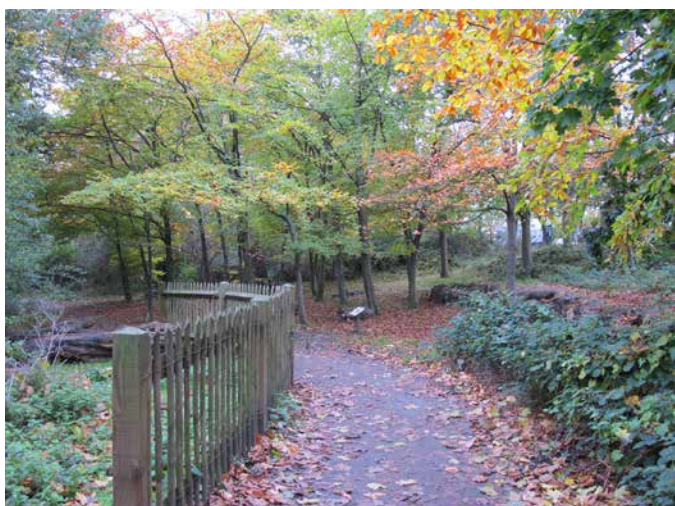
- 2.3.21 This character area is bounded to the north by Chevening Road, to the east by Milman Road, to the south by the Pitch and Putt and to the west by Kingswood Avenue. It is dominated by woodland (enclosed by wooden stake fencing and double gates at either end) but also includes a piece of Trim Trail equipment and a small Petanque Course 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 Course, of unknown date, and a Trim Trail, which was introduced in 2001. The Petanque Course 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



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

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.

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 Course.

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 Quiet 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 (associated 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



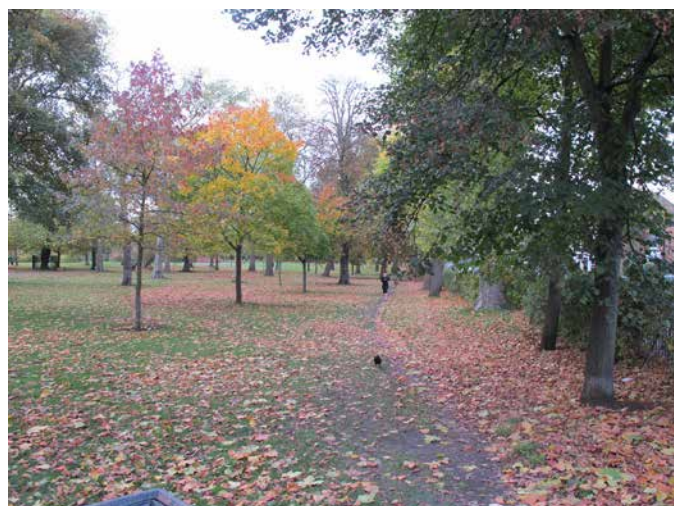
View east of Kingswood Avenue/Hopefield Avenue entrance



View west into park at Kingswood Avenue/Montrose Avenue entrance



Interpretation signs on park boundary



View north-west from service yard



View west towards main field



View south-east along figure-of-eight pathway



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

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 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 condition³ 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

³ There is a minor trip hazard caused by uneven surfaces around the goat pen

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, do not detract from it either. The staff area consists of:

- **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.
- 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 charge attached to it (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.



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

- 2.3.39 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 altered 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



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

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.
- 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: Quiet 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 Quiet 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 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.
- 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 in good condition although suffering from minor flaking on the soffits.



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 Quiet Garden



View south towards Quiet Garden



View south into Quiet Garden



View south of ornamental flower beds



View south-west across Quiet Garden



View south towards Lych Gate



View east along pathway in Quiet Garden



View north showing geometric flower beds

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 three metres wide and in good condition. In some areas root encroachment has caused lifting of the path surface.
- 2.4.3 Paths in the Quiet Garden are brick pavioured and bordered by black wrought-iron railings. They are in good condition, although there has been some minor damage caused by tree roots. The path through the Woodland Walk 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 shelter and seating in the Quiet 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 Children's Farm 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. Information panels on the planting scheme in the Quiet 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)



0 100 200 m

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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 SINCs 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, 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 the loss of the ornamental planting within the triangular-shaped beds/areas located at the corners of the grass circles. Only the 1960s Quiet 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 Quiet 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

- 3.5.4 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, sports⁴ 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

⁴ 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 Course 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 Some local schools currently visit the park for informal educational visits and to occasionally plant 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 as 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 Residents Association. The Café is generally popular among visitors, particularly families.
- 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 areas:

- 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 Quiet 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 Quiet 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 a stronger 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).
- Review and update interpretation, improving visitor's awareness of the park's heritage.

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 it a certain degree of protection from unsuitable development in and around it.
- All built features/infrastructure within the site are 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.
- The park is considered to be clean, well maintained and cared for.
- A 24 hour call out system is operated by the City Surveyors Department to deal with any incident or occurrence requiring major works.

- The Café is considered to be an important feature of the park and a good asset for the community,

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).
- 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.
 - 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 Course 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 of 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.
- Review location of park benches as there are very few on the western side of the park.

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's overarching proactive approach to sustainability and biodiversity.
- Queen's Park benefits from having an onsite team which is multi-skilled, experienced and has worked at the site for many years as well as a pool of specialists (e.g. ecologists and arboriculturalists from Hampstead Heath) who are available to carry out certain specialised 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.
- The Quiet Garden is a valued area of the park (see section 2.6).
- The Woodland Walk is a valued area of the park (see section 2.6).

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 the park.
- Minor problems are still caused by poor drainage across the site.
- In places, the high volume of visitors which comes to the park causes ground compaction which in turn affects tree growth.

Opportunities

- There is a need for ecological data collection and regular ecological surveying/monitoring. Specialists from Hampstead Heath and the wider Division 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 Hampstead Heath and the wider Division could assist with the development of a tree strategy for the site (e.g. advise on suitable tree species 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). There would also be benefit in considering what trees are suitable to plant in the park in the 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 and 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/cemeteries to increase the park's role as a green corridor/green stepping stone for wildlife to 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 to visitors e.g. on a chalkboard or a poster displayed in a prominent location.
- Reviewing and improving interpretation about the natural environment, such as labelling of trees and more information in the Woodland Walk.

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 Metropolitan Police Safer Neighbourhood Team.
- The site offers a wide range of recreational facilities which are popular with visitors.
- There is appreciation of the park being family orientated.
- 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 200,000 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, an independent vet 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 the Queen's Park Area Residents Association 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, however will be remediated with annual cleaning and treatment of the courts.
- Lack of provision for the under 5s following installation of new play equipment as part of Phase Two.

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, increased use of the Bandstand 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.
- Improve booking process for sports provision utilising an online booking system.
- Segregation of areas of use for dogs on/off lead in the park.

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.
- Concern about a dog off lead area being introduced in the park.
- Perception that the Pitch and Putt course is under-utilised.

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 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 Brent Local Authority 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 a 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.

- **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, 2.5, 3.0 and 4.3. 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 2.3, 3.4, 4.4 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, 4.5 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 maintenances 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 maintenances 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 Esmée 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, 3.6 and 4.6. 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. The Queen's Park Area Residents Association 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 Course, 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 Tai 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 enlarged 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 area.**

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:

- SUP – Superintendent Hampstead Heath
- 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	SUP; 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	SUP; 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)

Overriding Objective	Essential Actions	Priority	Timescale	Responsibility for Delivery	Indicative Costs
	1l: Conserve the historical value of the park and the surrounding area by opposing unsuitable development proposals (cross-reference with essential action 3d).	High	On-going	QPM	n/a
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

Overriding Objective	Essential Actions	Priority	Timescale	Responsibility for Delivery	Indicative Costs
4: Conserve and enhance the natural environment of the site	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
	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

Overriding Objective	Essential Actions	Priority	Timescale	Responsibility for Delivery	Indicative Costs
					Activity Plan)
	4o: Undertake systematic monitoring of all elements of the natural environment.	High	On-going	QPM	Covered within existing budgets
	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
- Craginsh Trust
- Dr Scholl Foundation
- Duke of Devonshire's Charitable Trust
- Elephant Trust
- Esme Fairbairn Foundation - Main Grants
- Frogal 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
- Girdlers' Company Charitable Trust
- H.B. Allen Charitable Trust
- Hamamelis Trust
- Headley Trust Grant
- John Ellerman Foundation
- Laing Family Trusts
- Landfill Communities Fund - Overview
- Leche Trust
- 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
- Frognal 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

6.0 ADOPTION AND REVIEW

- 6.1.1 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.
- 6.1.2 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.
- 6.1.3 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.
- 6.1.4 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 BIBLIOGRAPHY

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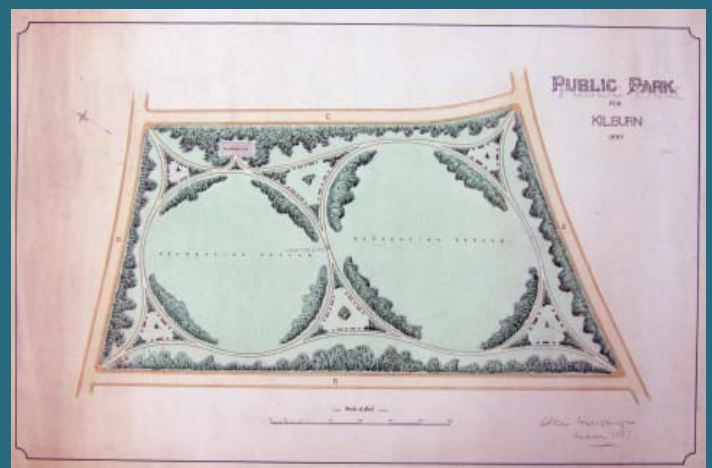
APPENDIX B

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

43 Chalton Street
London NW1 1JD
Tel: 020 7383 5784
Fax: 020 7383 4798
london@landuse.co.uk

14 Great George Street
Bristol BS1 5RH
Tel: 0117 929 1997
Fax: 0117 929 1998
bristol@landuse.co.uk

37 Otago Street
Glasgow G12 8JJ
Tel: 0141 334 9595
Fax: 0141 334 7789
glasgow@landuse.co.uk

28 Stafford Street
Edinburgh EH3 7BD
Tel: 0131 202 1616
edinburgh@landuse.co.uk

DOCUMENT CONTROL SHEET

Version	Issued by:	Approved by:
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	Senior Landscape Architect	Principal-in-Charge
	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

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

BIBLIOGRAPHY



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 **Administration¹:** 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

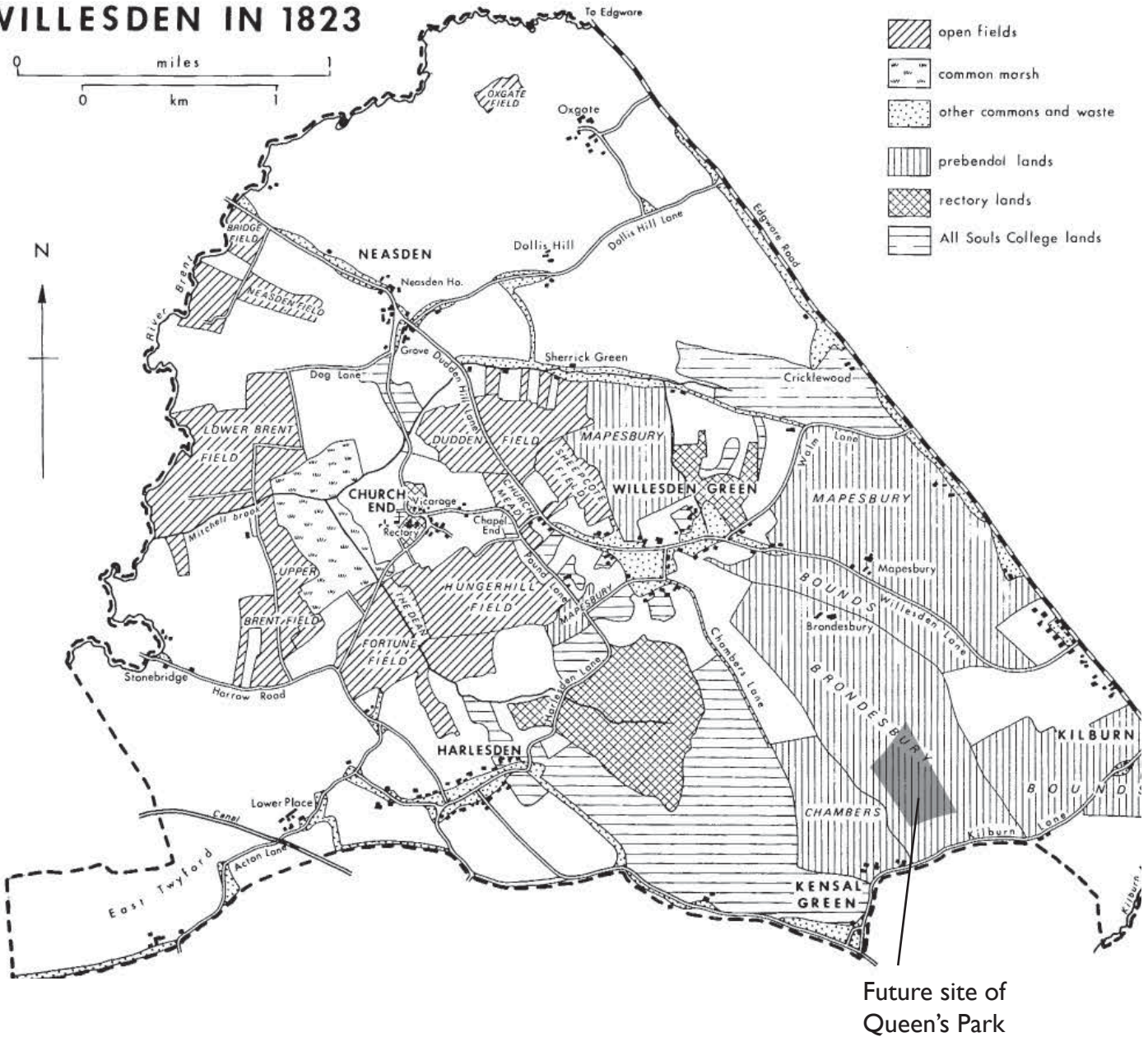


Figure 3: Map Showing Land Ownership in Willesden in 1823

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

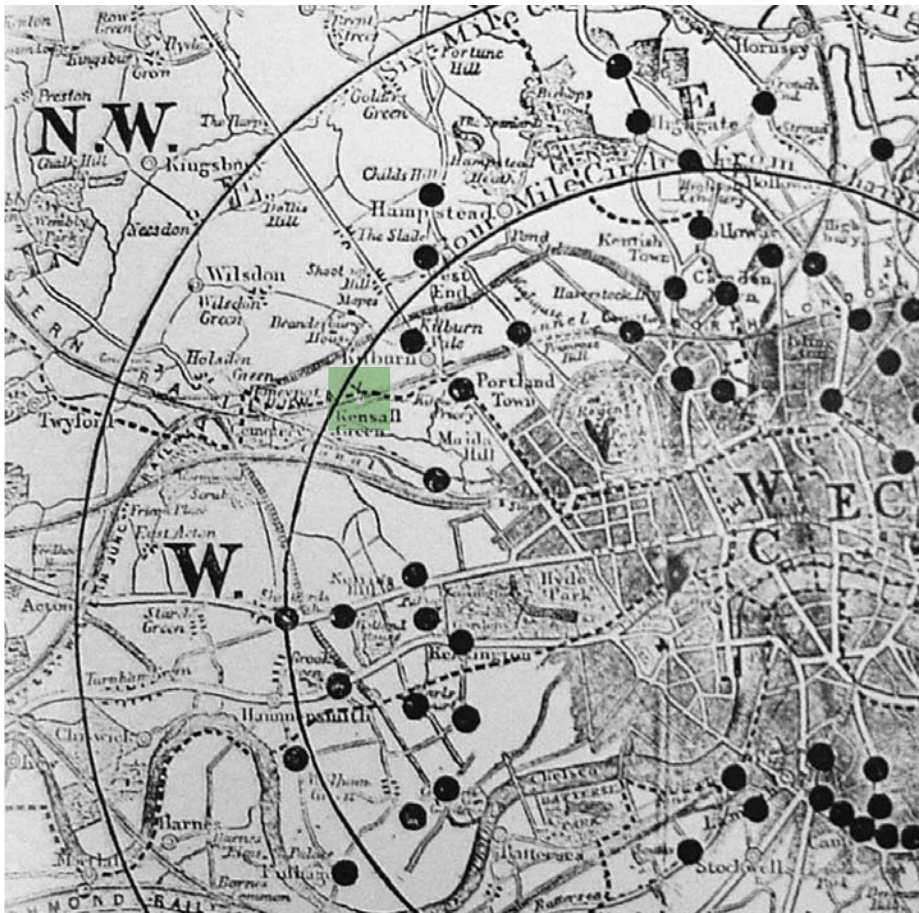


Figure 4: Kilburn in relation to Central London in 1857 Detail of 1857 map showing London Toll Gates, Kilburn and Kensal Green are still suburbs (future site of park indicated in green)



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.

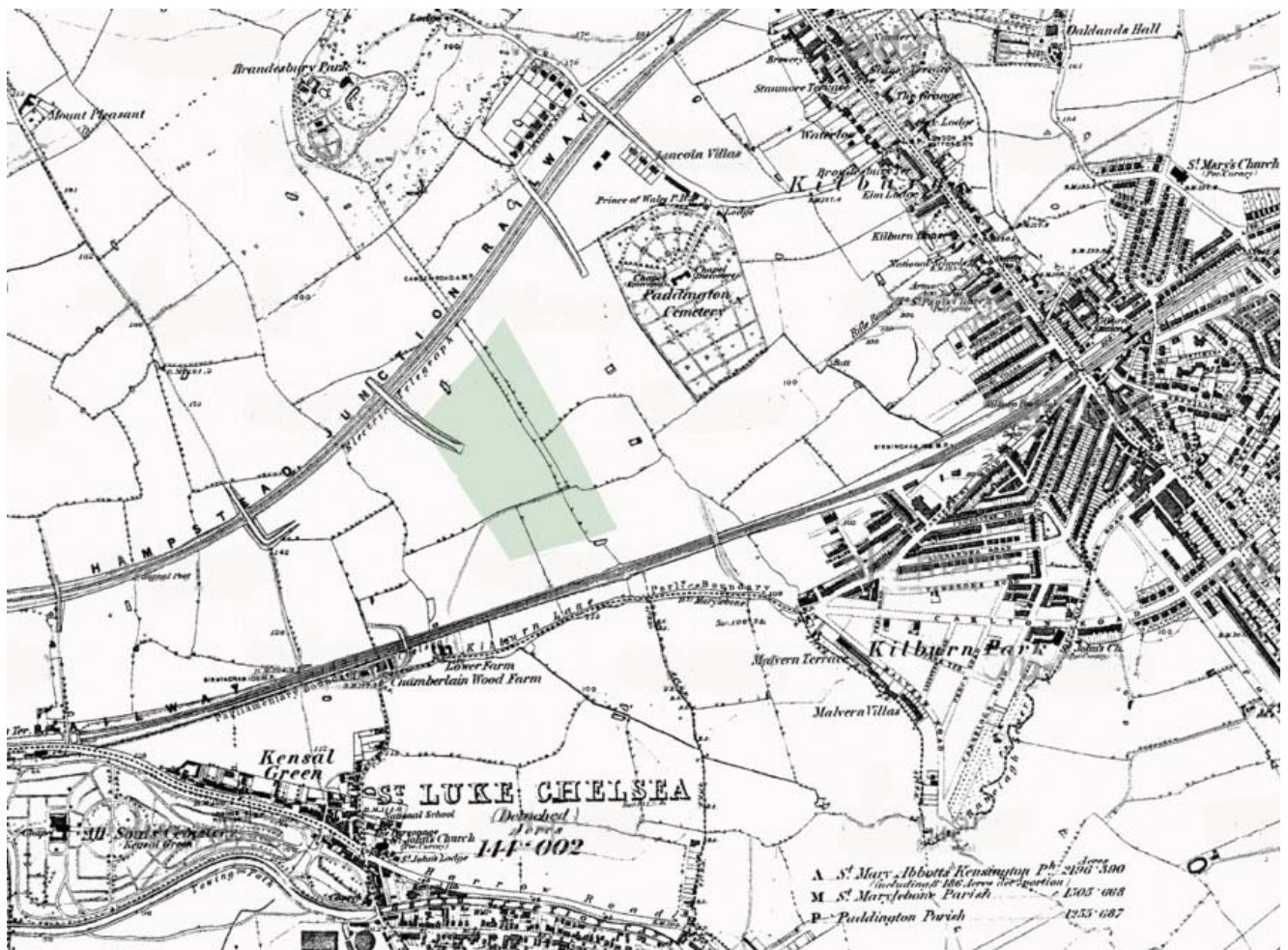


Figure 6: 1865- 1874 reduced from OS map

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.

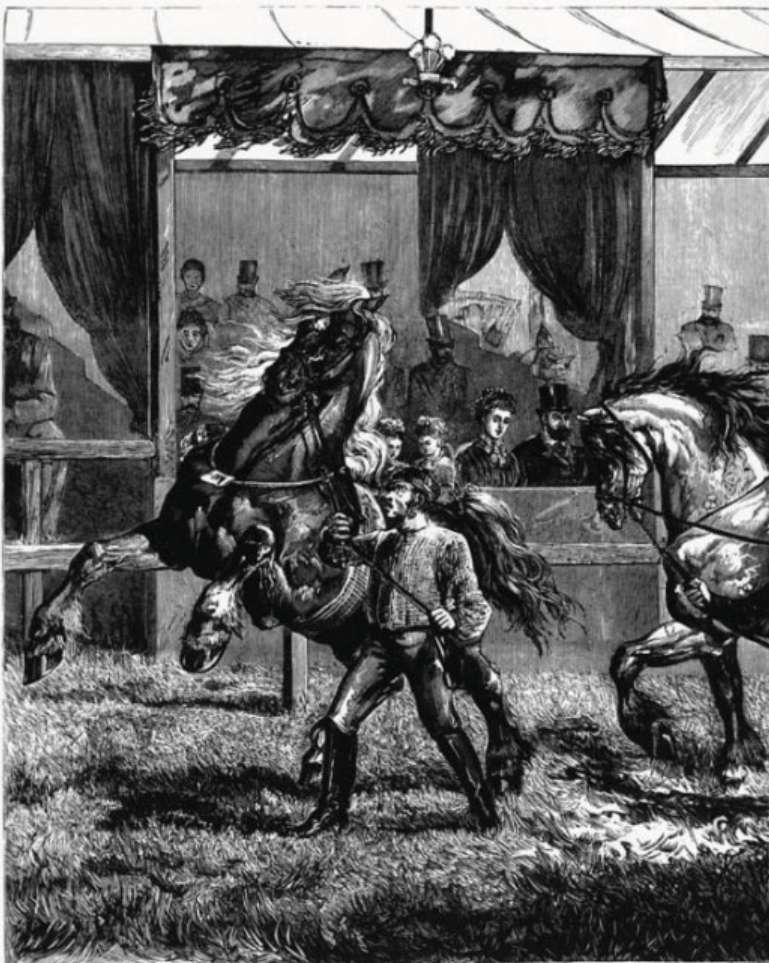


Figure 8 :1915 OS Map (reduced from original scale of 1:2,500) streets of terraced housing surround the park.

- 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 1971. 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



THE PARADE OF HORSES BEFORE THEIR ROYAL HIGHNESSES THE PRINCE AND PRINCESS OF WALES

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 every 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

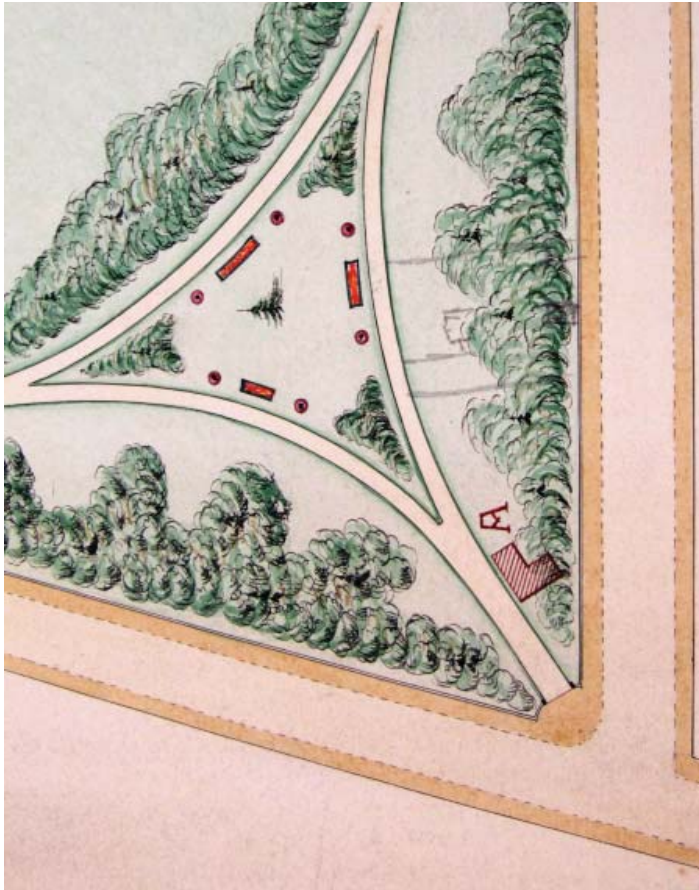
THE NEED FOR A PARK, THE VICTORIAN PARK MOVEMENT

- 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

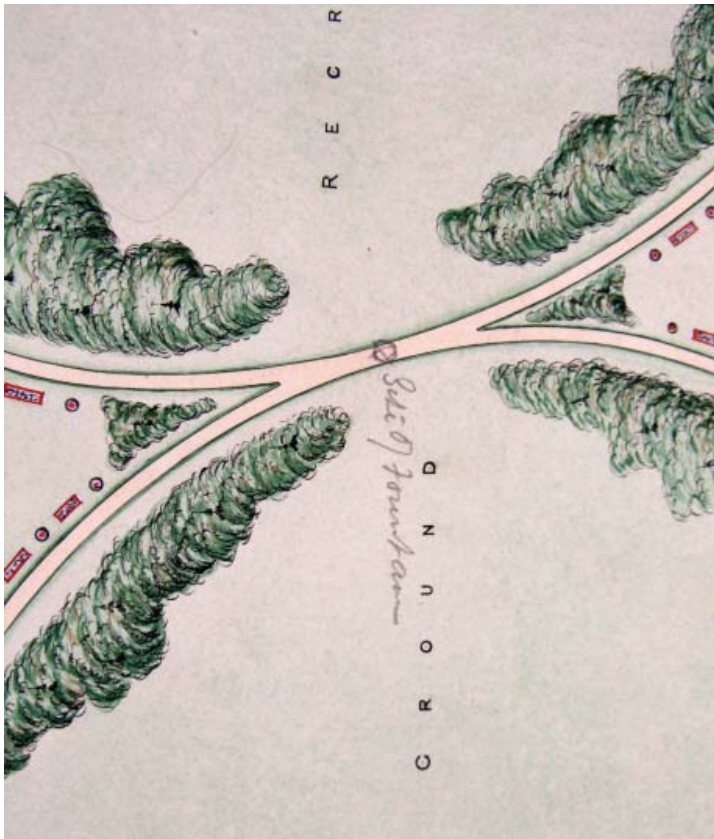
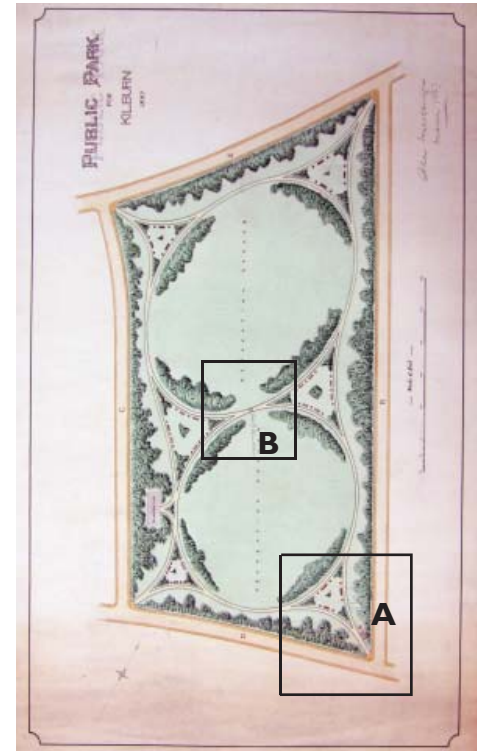
⁹ From Queen's Park Centenary Brochure 1987 The Royal International Agricultural Exhibition of July 1879 Researched by Margaret Chambers of the Grange Museum

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

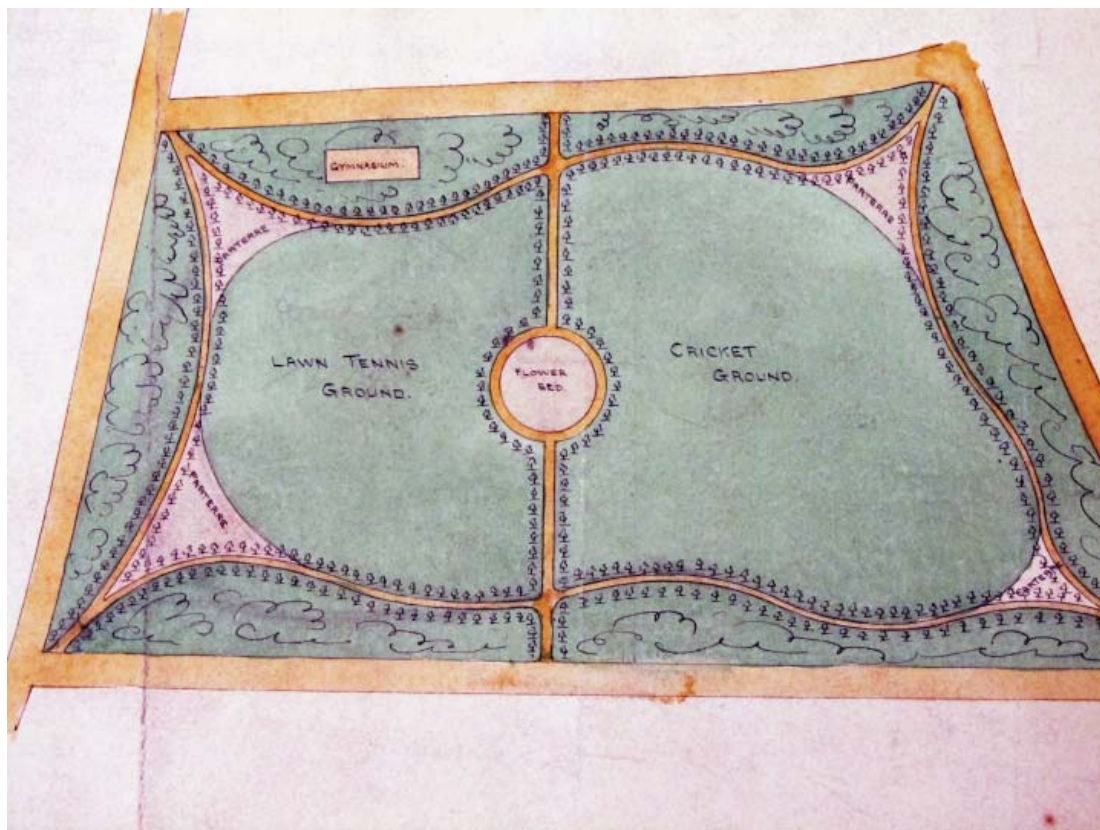


Figure 16: A similar plan undated and unsigned

Coal and Corn and Finance Committee.									
Kilburn Park									
Statement of Accounts for Laying out.									
1887		P	S	D	1887		P	S	D
March 10	To cash on account	500			March 5	By wages paid			1 36
April 23	- do	500			11	do			1 60
June 20	- do	200			18	do			1 20
					25	do			1 77
					April 1	do			1 71
					8	do			1 69
					15	do			1 70
					22	do			1 45
					29	do			1 45
					May 6	do			1 54
					13	do			1 54
					20	do			1 54
					27	do			1 54
					June 3	do			1 54
					9	cash paid W. Marshall			1 54
					10	wages paid			1 66
					17	do			1 31
					24	do			1 25
					30	balance in hand			1 14
									1 11
									1 1200

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

No. 7.
Special Report
Reference to Papers.

Metropolitan Police.
To Division, Kilburn Station
November 14th 1887

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 2-12-87 10. 6
Jesse [Signature] 15. 6
4. 15. 6

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

Nº 279

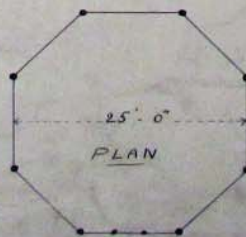
Cost complete de plan
détail Estimate £ 342. 11. 0

Estimate sur site
Juin 1891

Accepted by Comité
21^{re} July 1891



BASE AND STAIR TO BE SAME
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

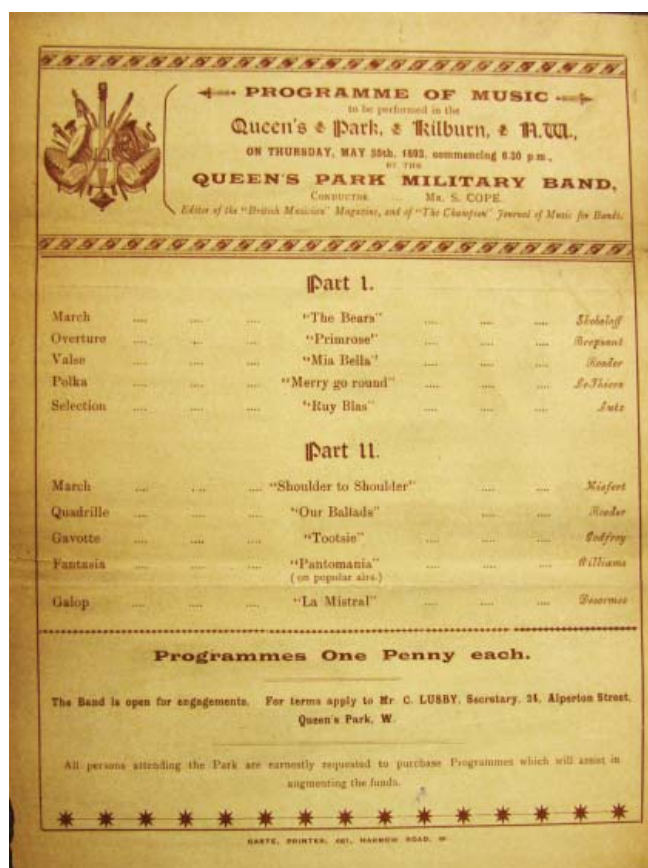


Figure 25: Queen's Park Military Band Programme for 25th May 1893

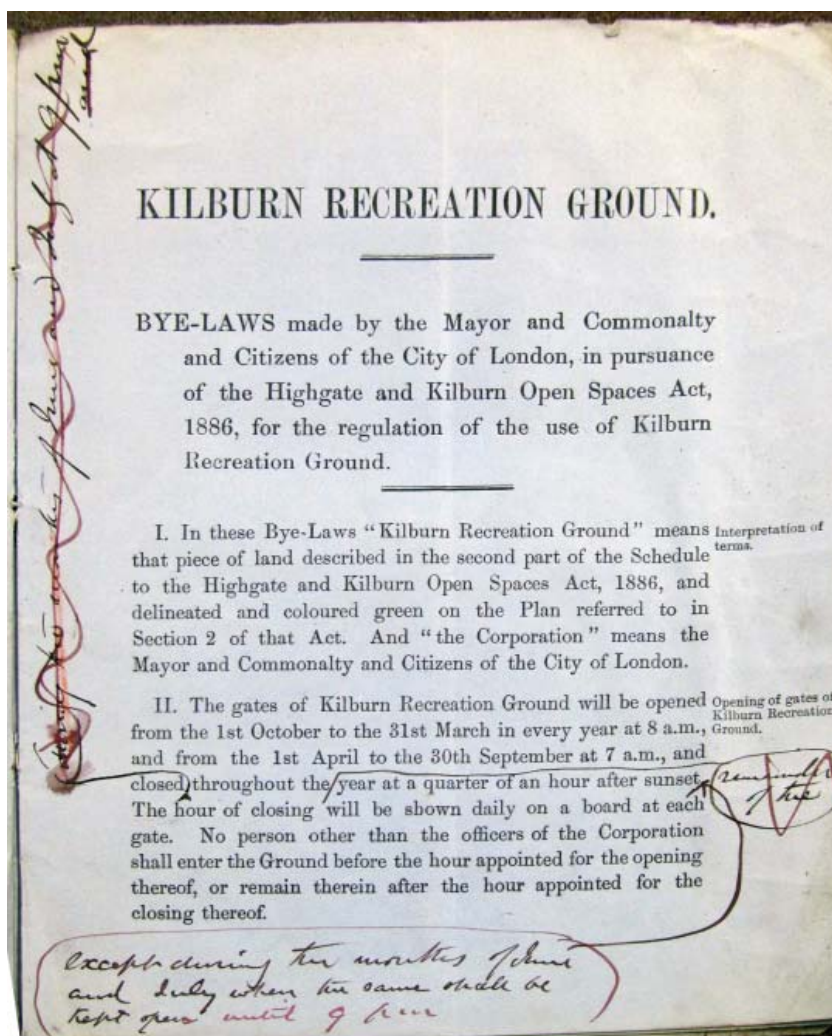


Figure 26: Marked up page of 1886 Bye-laws for the park

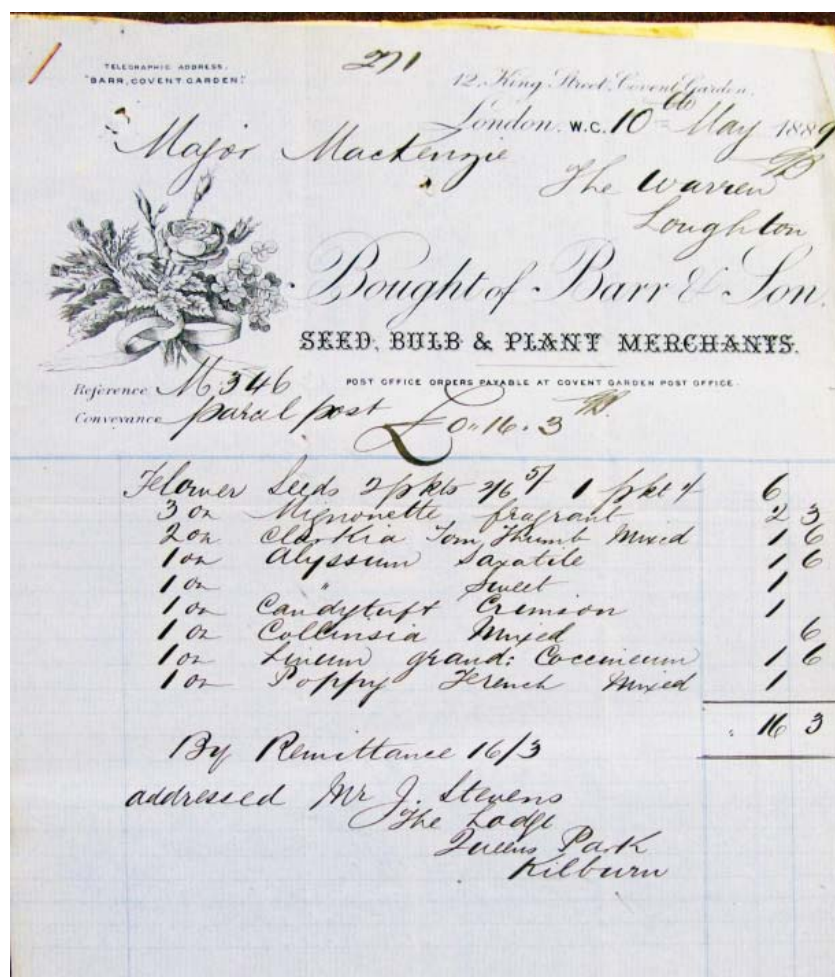


Figure 27: Invoice for seeds for annuals for the park 1889

- 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

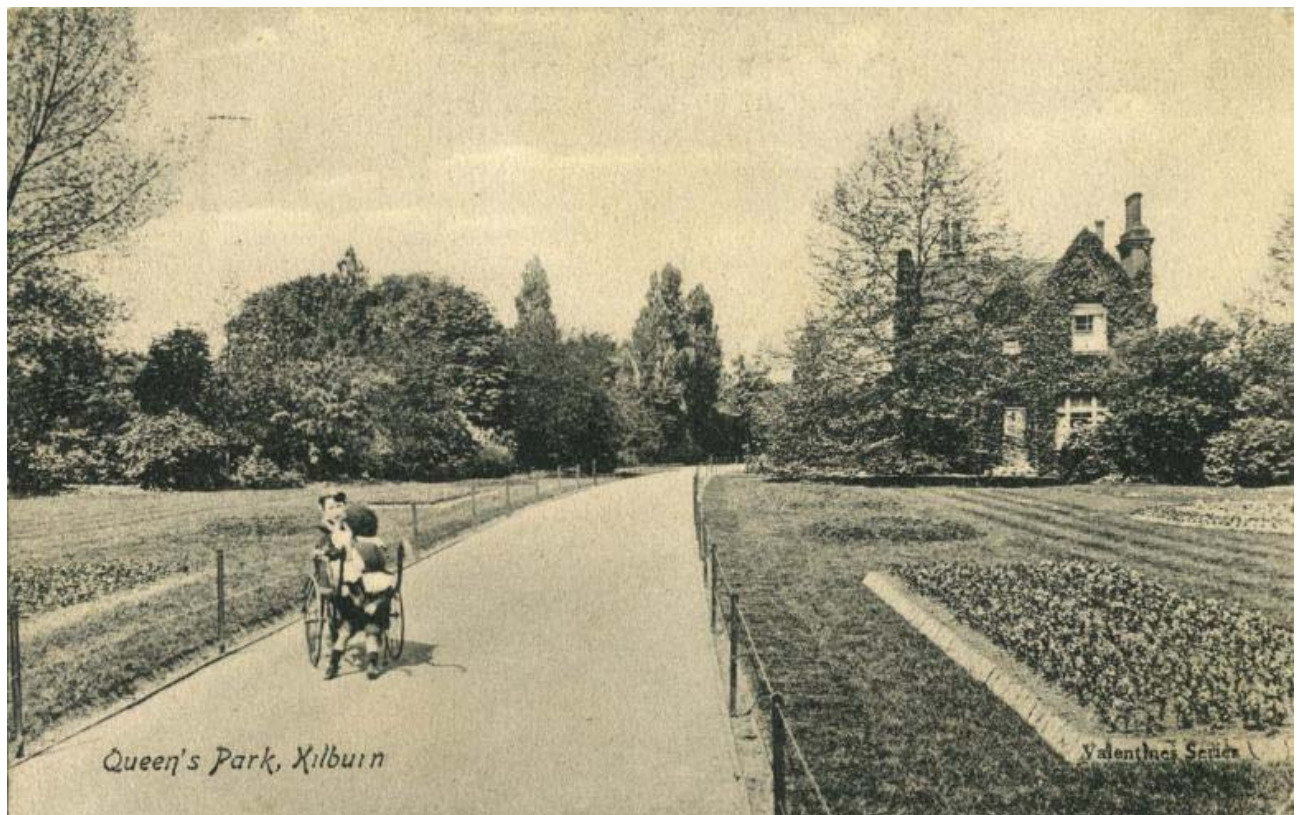


Figure 31: Postcard from 1900s showing lodge and post / wire fencing



Figure 32: Postcard from 1905

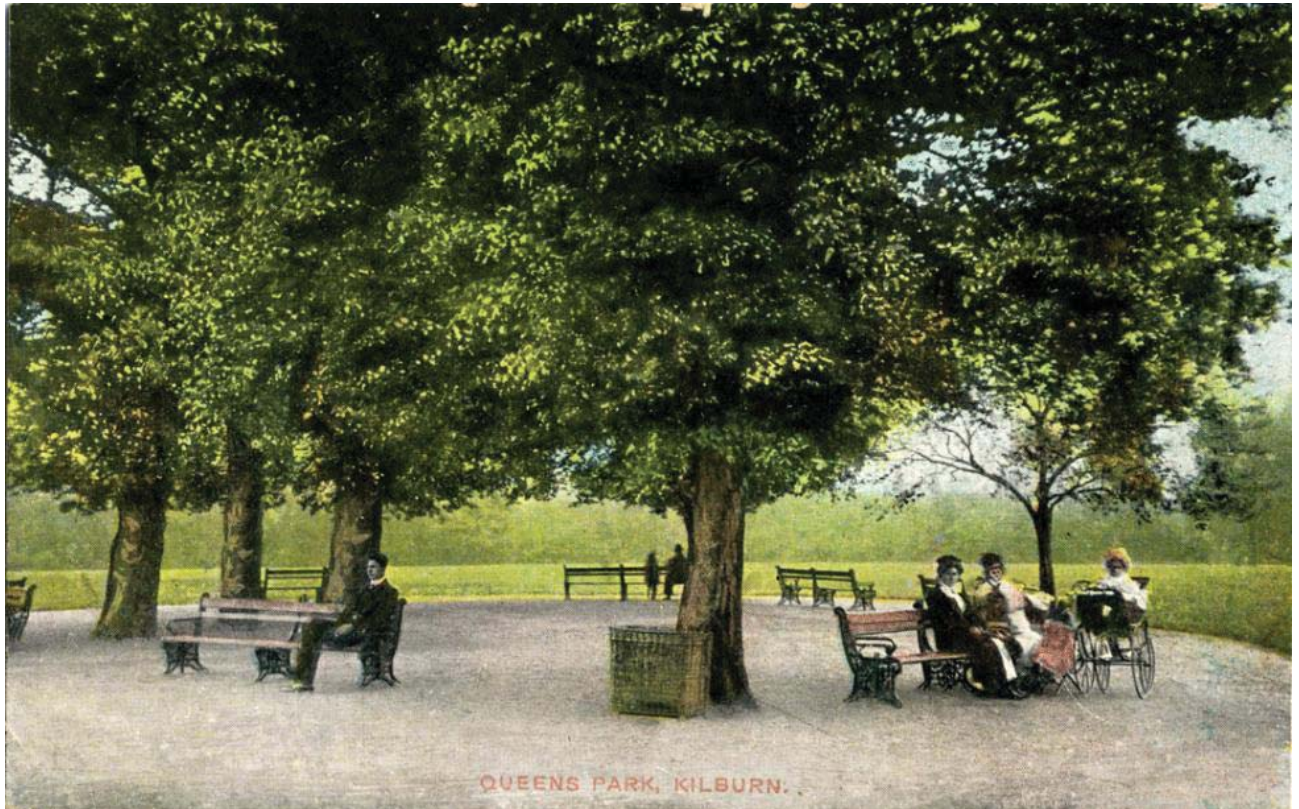


Figure 33: Postcard from 1915

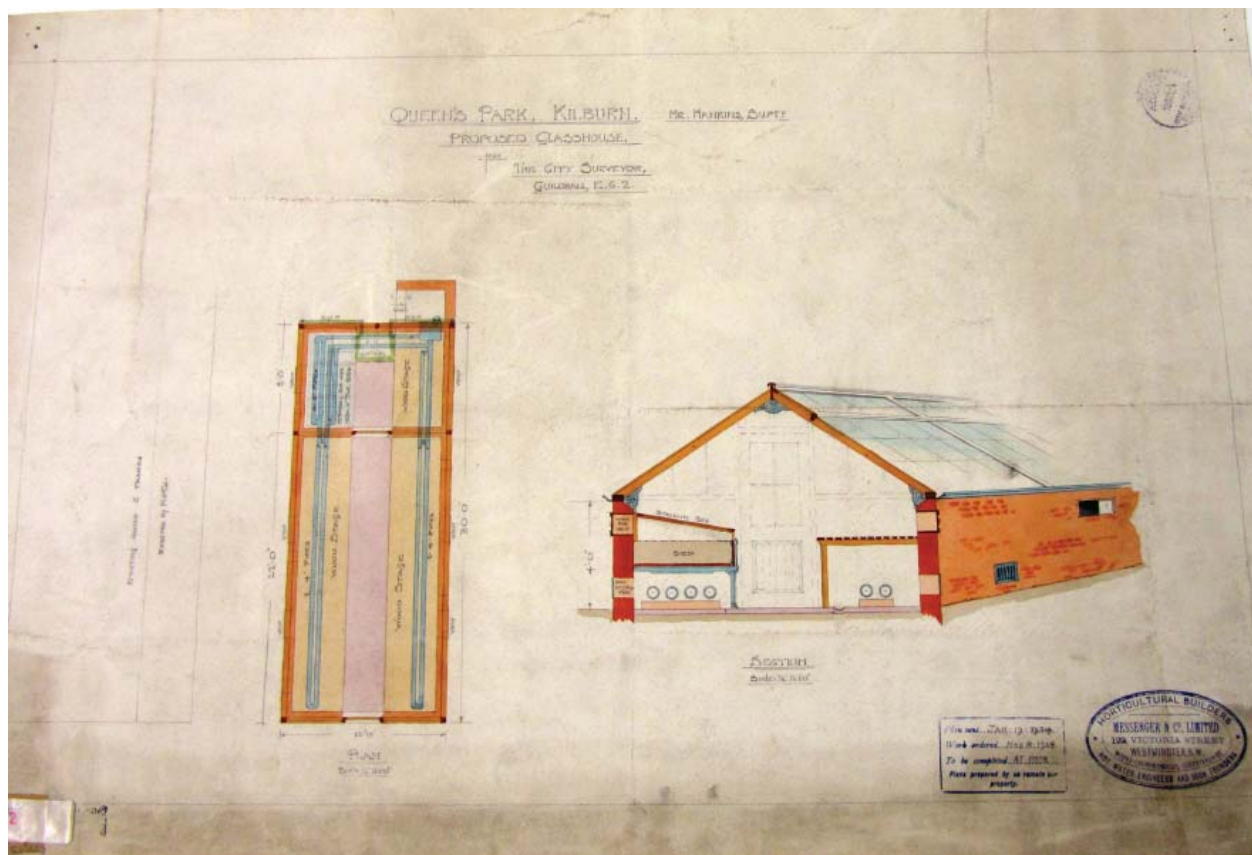


Figure 34: Plan for new greenhouse 1924



Figure 35: Postcard from 1930s, floral bedding display

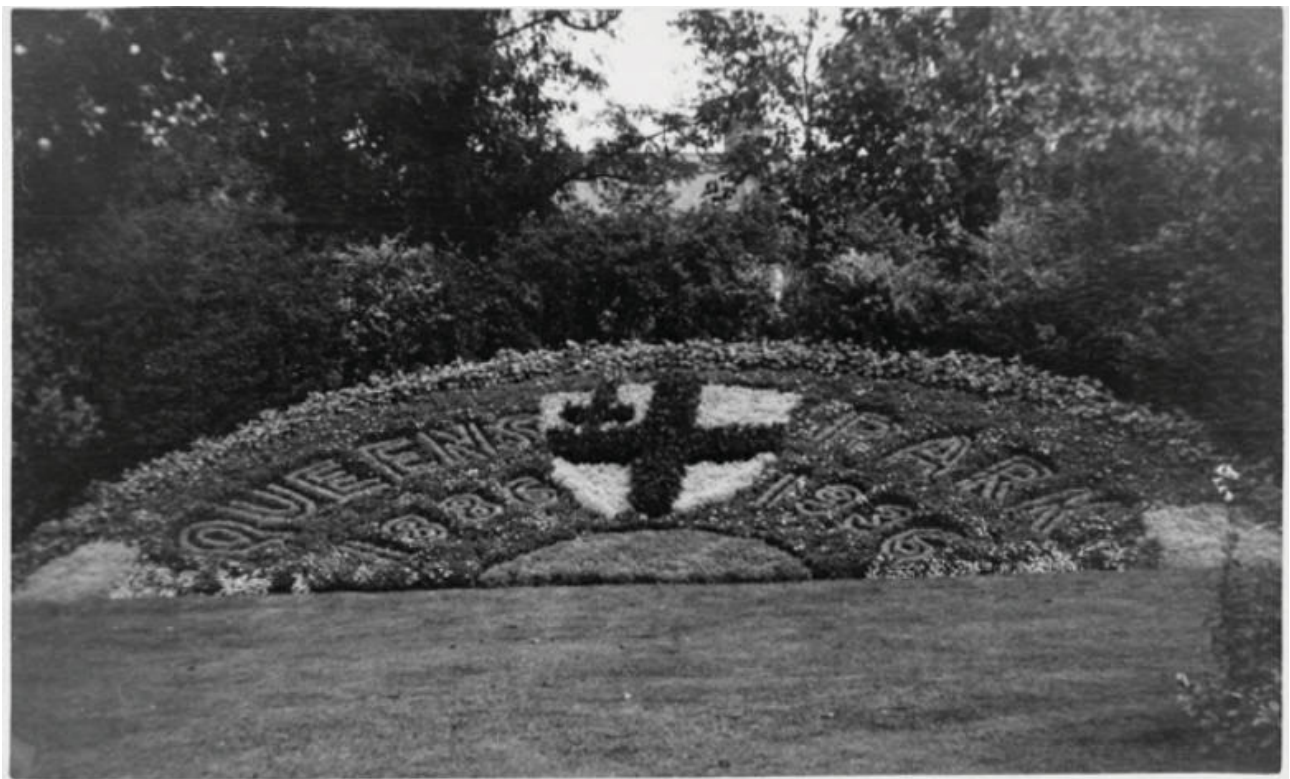


Figure 36: Postcard from 1936 showing display bedding commemorating 50 years of Queen's Park



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

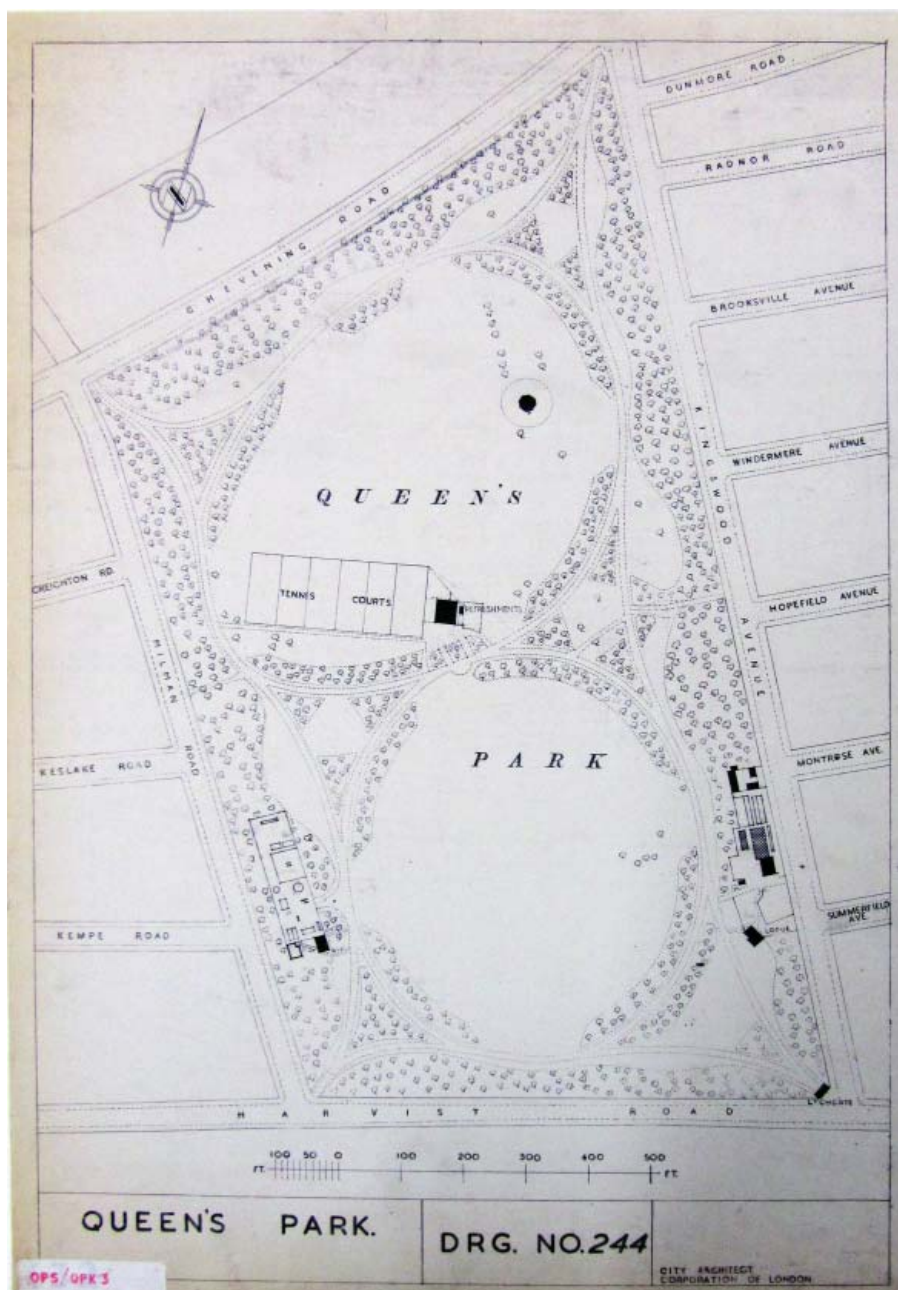
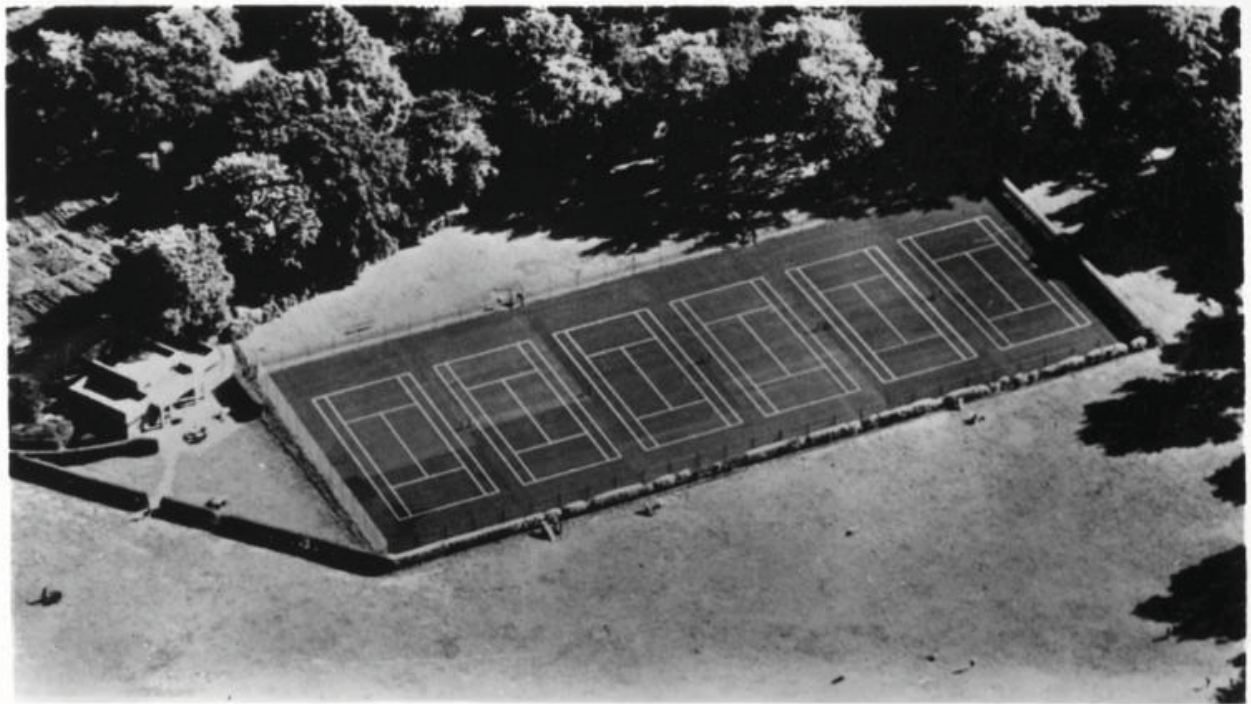


Figure 39: Plan of Queen's Park from archives. Dates from late 1930s and shows tennis pavilion which was proposed in 1935. Shows the shrubberies intact. New paths to Milman Road and opposite Hopefield Avenue. Lych Gate shown, this was built in 1936.



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

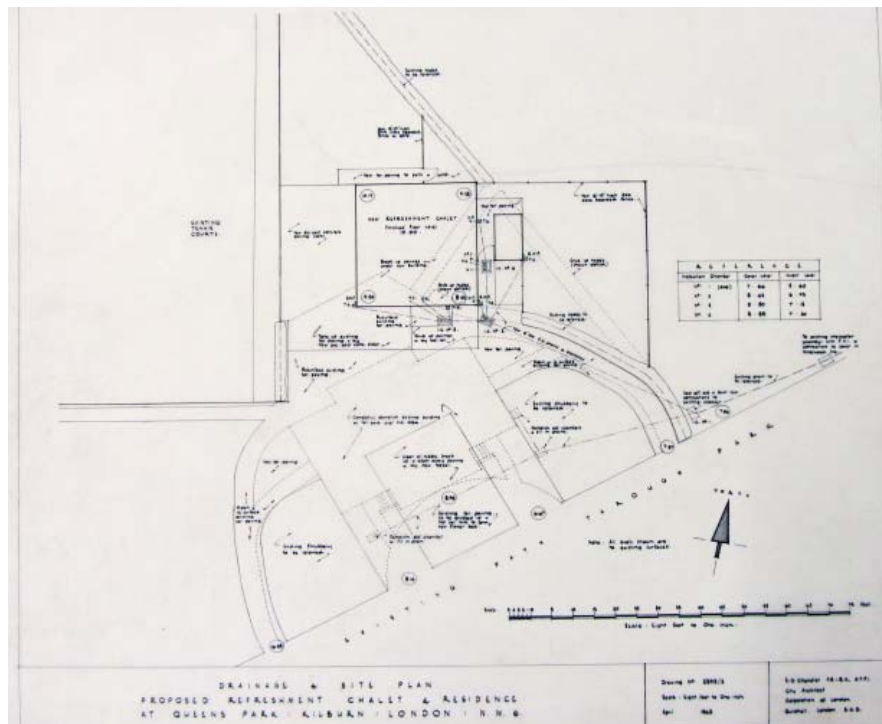


Figure 44: Site Plan of Proposed Refreshment Chalet and Residence 1963, located in place of tennis pavilion and refreshment cafe which dated from 1935

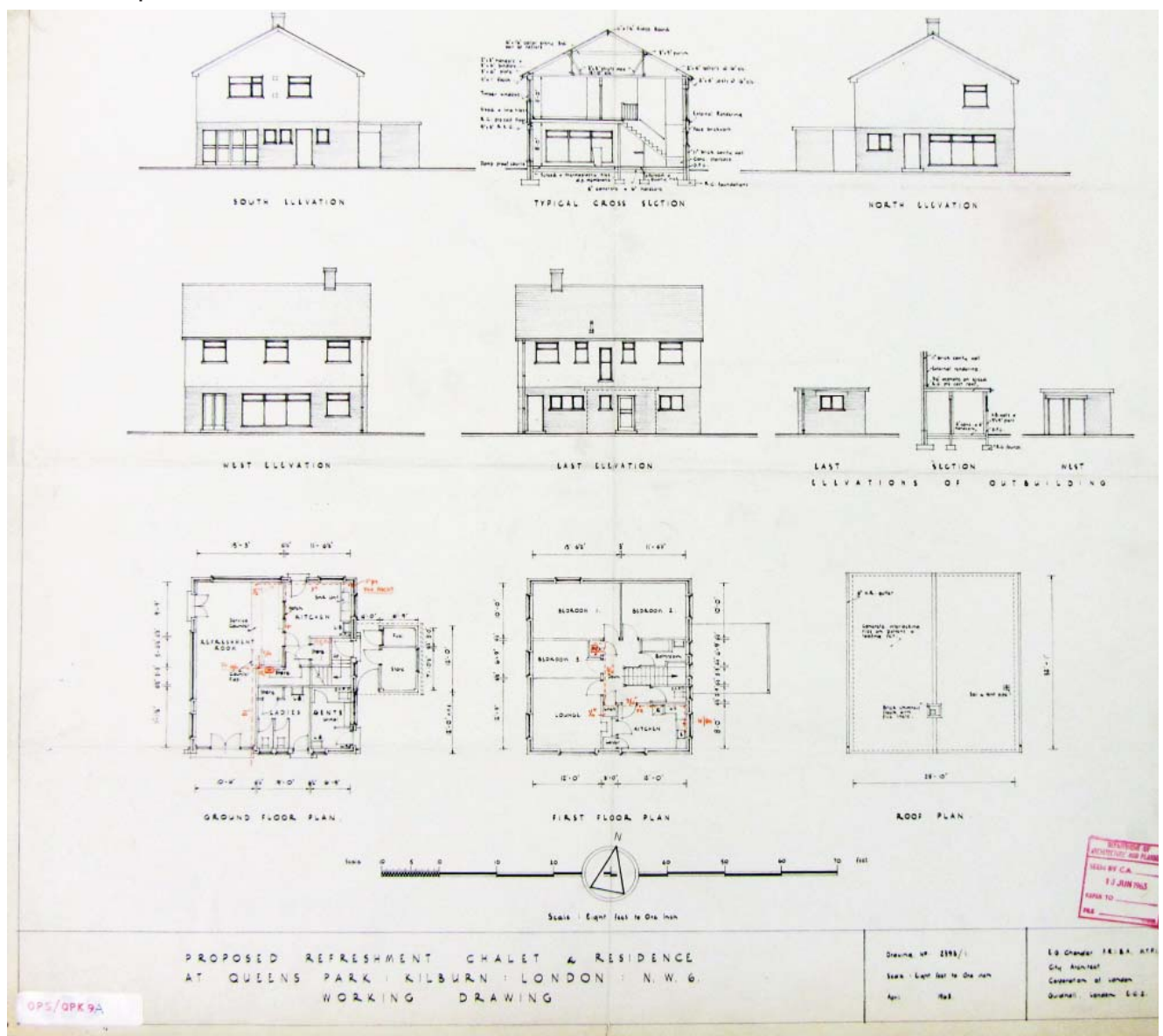


Figure 45: Elevations and floor plans of Refreshment Chalet and Residence 1963



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