

## **5 TWENTIETH AND TWENTY-FIRST CENTURY CHANGES**

### **SURVIVALS**

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

### **LOSSES**

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

### **ADDITIONS**

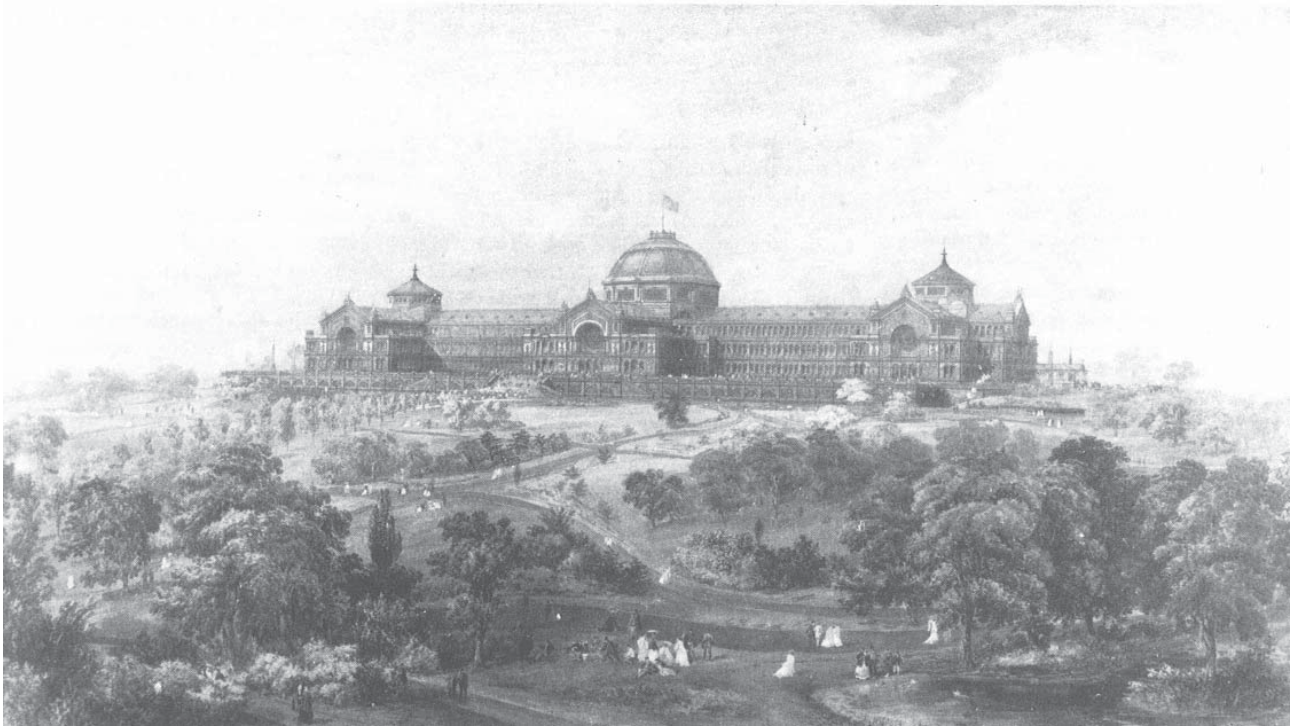
- The café building and offices
- Pitch and putt course obscures historic design
- Pets Corner
- Lych Gate
- Three new entrances have been formed
- New style of planting around the café
- Tennis courts
- New toilet facilities
- Larger play area, including paddling pool and toddlers play

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

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

---

<sup>19</sup> Elliot, Brent Victorian Gardens



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



**Figure 48:** Alexander McKenzie

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

- 7.1 Alexander McKenzie designed and laid out Queen's Park in 1887. By this time McKenzie was one of London's most influential park designers<sup>20</sup>. His first well known work was Alexandra Palace Park which he designed in 1863. Alexandra Palace was owned and managed by a private company which set out to rival Joseph Paxton's successful Crystal Palace Park; McKenzie laid out the park in a style that was very different to Crystal Palace. He emphasised informality and there was hardly a straight line to be seen.<sup>21</sup> In contrast Paxton's Crystal Palace Park was dominated by strong formal elements and symmetry (although there were informal elements with winding paths, lakes and trees in the lower park).
- 7.2 In 1869-70, while still based at Alexandra Palace where he was superintendent, McKenzie designed Southwark Park (Grade II), Finsbury Park (Grade II) and Victoria and Albert Embankment Gardens (Grade I\*).
- 7.3 On the design of Victoria Embankment Gardens, Simon Thurley of English Heritage comments:
- 'These were not rigid urban gardens, architecturally conceived such as might be found in the Tuilleries in Paris, but almost suburban and local in feel. Thus while the great plane trees of the embankment, and its broad proportions, its granite walls and its handsome street furniture gave a grandeur and monumentality to London that it had not had before, the gardens, arguably its largest visual component, provided a strongly contrasting aesthetic. .... McKenzie believed in grass, not flower beds, in informality and in winding picturesque paths. His designs were met with quite a lot of criticism at the time, although the skeleton of them survives today.'<sup>22</sup>
- 7.4 The controversy over the design refers to debate that had been building in the 1860s against the French and Italian formal style exemplified in the architectural garden style of designers like Nesfield. The architectural press at the time supported this more architectural style and lamented the lost opportunity at the Embankment for creating an urban garden with a screening wall, a central avenue and parterre. Instead of formality McKenzie and his co-designer Joseph Meston had created winding paths, an arboretum and lawns.<sup>23</sup>

---

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

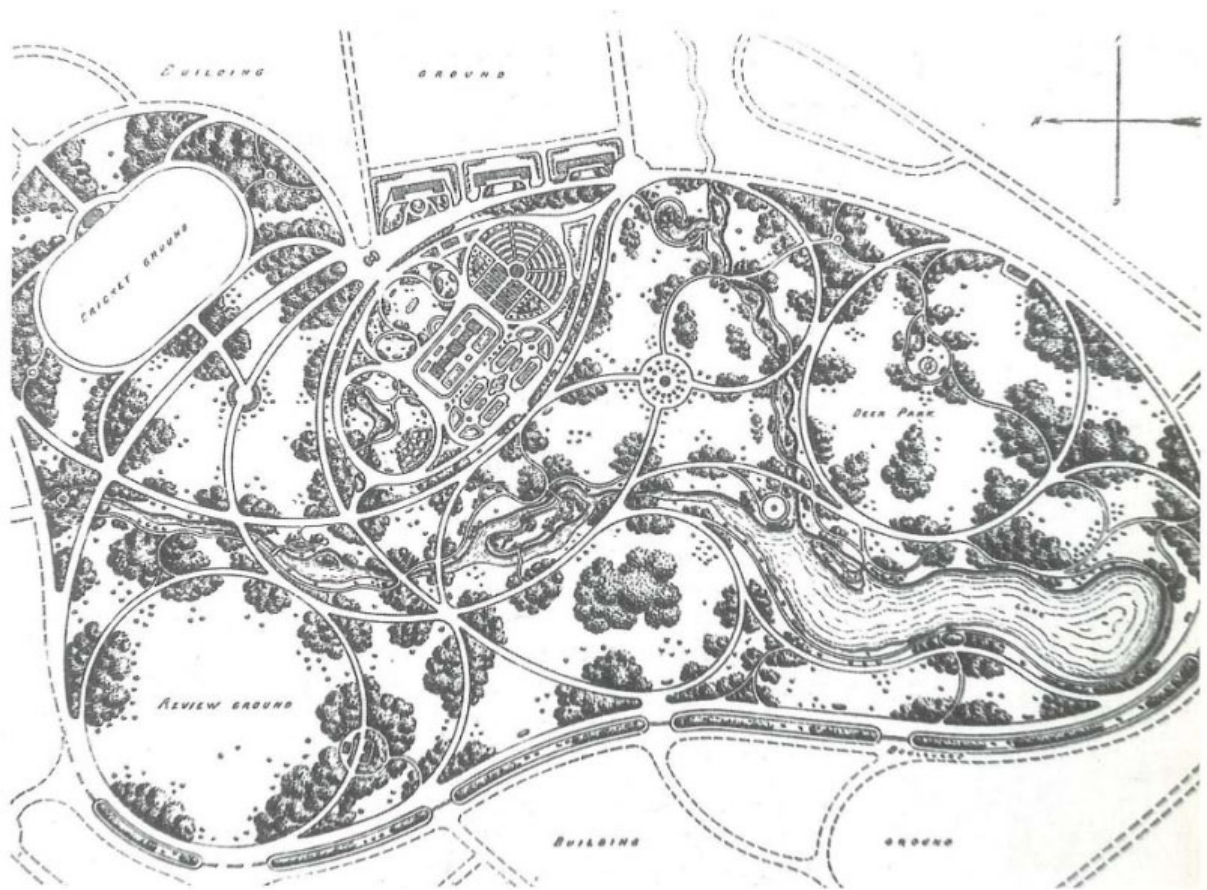
<sup>21</sup> Conway, Hazel P.95 Peoples Parks The Design and Development of Peoples Parks in Britain by Cambridge University Press 1991

<sup>22</sup> Town and Country as above Dr Simon Thurley

<sup>23</sup> Elliot Brent P166- 169 'The reaction in Landscape' Victorian Gardens

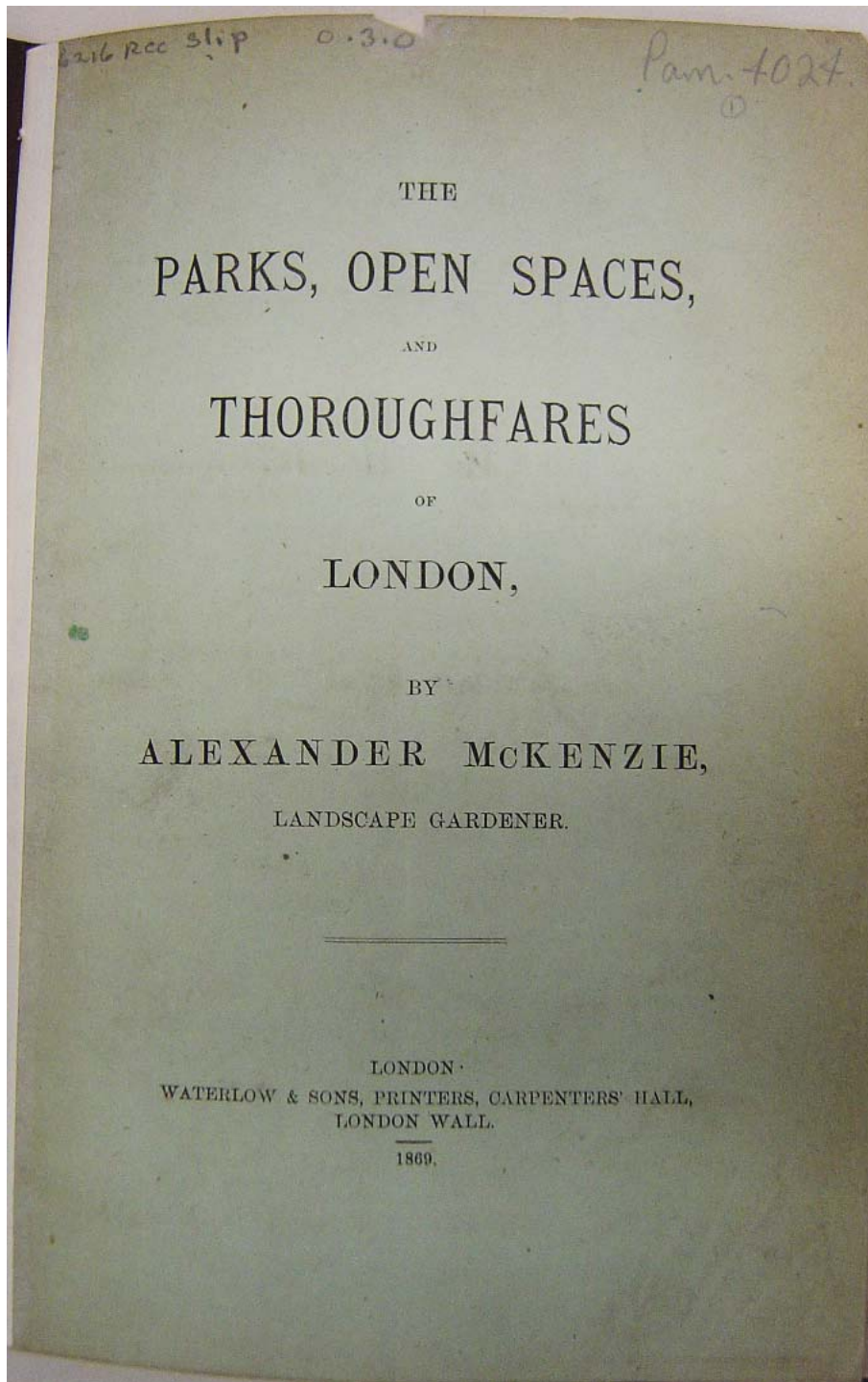


**Figure 49:** Square des Batignolles ‘Les Promenades de Paris’ by Aldophe Alphand 1868



**Figure 50:** Sefton Park Liverpool 1867





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

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

---

<sup>24</sup> Ibid

<sup>25</sup> Conway, Hazel Peoples Parks P. 96-97

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

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

---

<sup>26</sup> Conway, Hazel Peoples Parks pages 192



## 8 TIME LINE – The Career of Alexander McKenzie

### **Major Alexander McKenzie Landscape Gardener born 1829 died 1893**

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

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

**1869** Designed Finsbury Park.

**1869** Designed Southwark Park.

**1869** Designed Albert Embankment Gardens.

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

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

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

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

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

**1869-1879** Various entries in McKenzie's private note book<sup>27</sup> regarding actions for him to perform as agreed by the Parks Commons and Open Spaces Committee and Works Committee of the Metropolitan Board of Works in his capacity as Superintendent of Parks and Open Spaces, for example:

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

---

<sup>27</sup> London Metropolitan Archives CLC/B/227/MSI6861-

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

**1874** Article by Alexander McKenzie 'Beautiful Shrubberies' in the Floral World and Garden Guide, Ed Shirley Hibberd<sup>28</sup>.

**1875** Article by Alexander McKenzie 'Promenade Trees' in the Floral World and Garden Guide Ed. Shirley Hibberd<sup>29</sup>.

**1875** Official opening of Alexandra Palace (the first having been destroyed by fire) and park on May Day, reported in The Floral World and Garden Guide 1875 Ed Shirley Hibberd<sup>30</sup>.

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

**1877** Designed Grounds of Middlesex County Asylum Banstead, Surrey.

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

**1879** Appointed Superintendent of Epping Forest.

**1879** Letter from McKenzie to Committee in which he says that he does not intend to seek reappointment as MBW Superintendent of Parks, will be more than happy to give my best attention to anything they may wish me to do for them should at any time require my services<sup>31</sup>.

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

---

<sup>28</sup> Pages 329 -394

<sup>29</sup> Page 74-76

<sup>30</sup> P154 155 Horticultural Affairs

<sup>31</sup> Letter in copy out book McKenzie Metropolitan Archives

**\*Metropolitan Board of Works**

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

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

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

## **Appendix**

### **Articles by Alexander McKenzie in The Floral World and Garden Guide**

**1874 Beautiful Shrubberies**

**1875 Promenade Trees**

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

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

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

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

### BEAUTIFUL SHRUBBERIES.

BY ALEXANDER M'KENZIE, ESQ.,

Alexandra Palace, Muswell Hill, N.



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

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

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

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

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

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

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

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

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



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

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

CHOICE EVERGREENS.—*Arbutus unedo* and *A. u. Croomi* are

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

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

November.

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

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

#### NOTES ON NEW FRUITS AND VEGETABLES.



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

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

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

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

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

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

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

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

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

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

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

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

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

### PROMENADE TREES.

BY ALEXANDER M'KENZIE, ESQ.,

Landscape Gardener, etc., Alexandra Park, Muswell Hill, N.



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

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

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

that the trees on both sides must be planted opposite to each other. The trees ought also to be of the same height, the same size, and, as far as practicable, of an equal degree of vigour; for if they differ materially in the latter respect, some will grow more freely than the others, and in the course of a few years the lines will present an uneven appearance. But with ordinary care in selecting the trees, and a little regulation of the growth when needful, there will be no difficulty in keeping all the trees to precisely the same shape and size.

The trees which can be the most strongly recommended for promenade walks and geometrical schemes are—

*Cupressus Lawsoniana*, a handsome tree of medium growth, eminently suitable for rather broad walks, cheap, and thriving in ordinary soils.

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

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

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

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

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

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

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

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

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

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

*Thuja Lobbi*, a handsome tree of upright growth, somewhat similar to *Libocedrus decurrens*.

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

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

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

March.

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

### NOTES ON SEED SOWING.

BY WILLIAM COLE,

Head Gardener, Ealing Park, Middlesex, W.



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

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

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

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

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

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

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

### STENOCASTRA MULTIFLORA.



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

March.

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





## **Members of the Queen's Park CMP Working Group**

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



**APPENDIX D  
STRATEGIC CONTEXT**



## Strategic Context

### Overview

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

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

### National Context

#### National Planning Policy Framework (2012)<sup>5</sup>

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

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

---

<sup>5</sup> Department for Communities and Local Governments (2012) *National Planning Policy Framework*

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

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

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

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

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

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

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



## Green Flag Award Partnership<sup>6</sup>

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

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

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

## Regional Context

### The London Plan (2011)<sup>7</sup>

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

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

---

<sup>6</sup> Communities and Local Government (2009) Raising the Standard; The Green Flag Award Guidance Manual

<sup>7</sup> Mayor of London (2011) The London Plan: Spatial Development Strategy for Greater London

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

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

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

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

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

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

## **Green Infrastructure and Open Environments; The All London Green Grid<sup>8</sup>**

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

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

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

## **Local/City of London Context**

### **London Borough of Brent Core Strategy<sup>9</sup>**

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

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

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

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

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

---

<sup>8</sup> Mayor of London (2012) Green Infrastructure and Open Environments; The All London Green Grid

<sup>9</sup> London Borough of Brent (2010) Local Development Framework; Core Strategy

## City of London Core Strategy<sup>10</sup>

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

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

## City of London Open Space Strategy<sup>11</sup>

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

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

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

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

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

---

<sup>10</sup> City of London (2011) Local Development Framework; Core Strategy Development Plan Document, Delivering a World Class City

<sup>11</sup> City of London (2008) Open Space Strategy

## **Brent Parks Strategy<sup>12</sup>**

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

- To ensure that Brent retains a diverse array of park settings and recreational opportunities that satisfies a wide range of community and ecosystem needs;
- To ensure that Brent's natural and built heritage is protected and enhanced;
- To manage parks to ensure that they are safe and therefore accessible to all who want to use them;
- To ensure all parks and green space are maintained to encourage health, sustainability and biodiversity;
- To ensure that all parks are maintained to a consistently high standard and that independent assessment of performance is regularly undertaken;
- To ensure mechanisms are in place to ascertain community needs, to identify barriers to use and to increase customer satisfaction;
- To promote parks and raise community awareness and participation;
- To develop and train staff who are competent and empowered to provide a quality service which reflects community needs.
- To create financial solutions through good financial management and work to secure additional funding through collaborative process;
- To increase partnership working; and
- To continue to determine existing parks use and user patterns, enable community parks management and ensure future provision represents this diverse Borough.

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

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

## **South Kilburn New Deal for Communities<sup>13</sup>**

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

---

<sup>12</sup> London Borough of Brent (2010) Brent Parks Strategy: Executive Summary 2010-2015

<sup>13</sup> Brent Council (2005) South Kilburn New Deal for Communities; Supplementary Planning Document

## **Sport and Physical Activities Strategy 2010-2015<sup>14</sup>**

The overarching vision of this strategy is:

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

This is organised around 7 themes:

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

## **London Borough of Brent Food Growing and Allotments Strategy<sup>15</sup>**

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

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

## **London Borough of Brent Health and Wellbeing Strategy 2008-2018<sup>16</sup>**

The vision of the strategy is as follows:

- To ensure that safe, high-quality services will be provided to everyone in the borough; services that are more flexible, responsive and easier to access, particularly to those in the community with the greatest needs.
- 2. Preventing ill-health and promoting wellbeing will be embedded in everything we do; people will be supported to stay healthy and independent; with early interventions to prevent existing problems getting worse.
- 3. That improved health and wellbeing outcomes will be achieved through reducing wider inequalities present within the borough; improving the economic, social and environmental conditions which influence a person’s life chances.
- 4. Service provision will be customer-focused and based on a thorough understanding of the different needs and issues which affect our diverse borough.
- 5. People will be provided with greater choice and control over the services they receive; information will be available and easily accessible to support choices.
- 6. All partners in public, private and voluntary settings will work together to ensure seamless service provision to those requiring care and treatment.

---

<sup>14</sup> Brent Council (2010) Sport and Physical Activities Strategy 2010-2015

<sup>15</sup> Brent Council (2010) Food Growing and Allotments Strategy

<sup>16</sup> Brent Council (2008) Health and Wellbeing Strategy 2008-2018

- 7. More services will be provided in the community and closer to people's homes, not in hospital or institutional settings

This will be achieved through the following five works streams:

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

### **Brent Biodiversity Action Plan** <sup>17</sup>

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

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

---

<sup>17</sup> Brent Council(2007) Biodiversity Action Plan





**APPENDIX E**  
**BUILDINGS CONDITION SURVEY**





## CMP Survey

October 2012

### 1. Introduction

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

1.2 The survey was undertaken by:

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

### The Report

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

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

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

### The Limitations of the Report

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

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

### Maintenance between Inspections

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

## 2. Lychgate



### Description

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

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

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

## Character



View north from outside the Park



View south from inside the Park

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

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

#### Current Condition/Issues

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



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





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



Dislocation of frame (2.20)



Roller shutter (2.22)

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

### Repair Schedule

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

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



### 3. Bandstand



#### List Description

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

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

National Grid Reference: TQ 24175 83523

## Description

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

## Character

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



Damaged finial (3.14)



Detail of column bracketry



Detail of ceiling



Detail of balustrade

### Current Condition

- 3.8 The bandstand is in good condition.

### Repairs

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

### Repair Schedule

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

## 4. Machinery Store/Staff Facilities in Works Yard

### General Description

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

### General Character

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

### General Condition

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

### General Repair Schedule/Actions

- 4.5 Repairs are noted under each individual subheading.



## Storage Lean-To



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

### Current Condition

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

### General Repair Schedule/Actions

- 4.8 No items noted.

## Garage 1



### Description

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

### Current Condition

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

### General Repair Schedule/Actions

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



## Staff Accommodation



### Description

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

### Current Condition

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

## General Repair Schedule/Actions

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

## Garage Two (Located behind Staff Accommodation)



Garage 2  
Description



Friable roof surface (4.14)

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

## Current Condition

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

## General Repair Schedule/Actions

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



- 4.27 Repair downpipes (as above).

### Machinery Store



### Description

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

### Current Condition

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

### General Repair Schedule/Actions

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

## Barn



### Description

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

### Current Condition

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

### General Repair Schedule/Actions

- 4.38 No item.

## 5. Toilet Block



### Description

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

### Character

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

### Current Condition

#### Roof

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

#### East Elevation

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

#### South Elevation

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

#### West Elevation

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

#### North Elevation

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

#### Repair Schedule/Actions

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



## 6. Café & Park Offices



### Description

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

## West Extension

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

## Character

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

## Current Condition/Issues

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

## Repair Schedule/Actions

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

## 7. Park Lodge



### Description

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

### Character

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

### Current Condition

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

### Repair Schedule

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



## 8. Boundary



Fence type 1



Fence type 2



Cast iron gatepost



Fence type 3

### Description

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

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

#### Character

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

#### Current Condition

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

#### Repair Schedule

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

**APPENDIX F**  
**PHASE 1 HABITAT SURVEY**





City of London Corporation

**Queen's Park CMP**

Phase 1 Habitat Survey Report

## CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>2.0</b>	<b>METHODOLOGY</b>	<b>2</b>
<b>3.0</b>	<b>RESULTS</b>	<b>3</b>
<b>4.0</b>	<b>EVALUATION</b>	<b>9</b>
<b>5.0</b>	<b>CONCLUSIONS</b>	<b>12</b>

## FIGURES

- 1. Phase 1 Habitat Map**

## APPENDICES

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

## INTRODUCTION

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

## 2.0 METHODOLOGY

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

---

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



### 3.0 RESULTS

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

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

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

**Table 1** Phase 1 Habitat Survey Target Notes

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

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

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

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

### Woodland, Scrub and Trees

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

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

### **Grassland**

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

### **Tall Ruderal**

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

### **Introduced Shrub and Flower Beds**

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

### **Hedges**

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

## 4.0 EVALUATION

### 4.1 Opportunities for Ecological Enhancement on Site

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

#### **Woodland, Scrub and Trees**

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



- 4.1.4 The damage to the horse chestnuts by the leaf mining moth is mainly an aesthetic problem, as there is no evidence this insect causes a decline in tree health or tree death in the long term<sup>2</sup>, therefore there is no reason to remove the trees or look to replace them. In order to reduce the damage to the trees it is recommended that the fallen leaves are removed from the floor during autumn and winter and burnt or composted to kill the pupa in the leaves, which usually over-winter on the ground and emerge the following spring.

## Grassland

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

---

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

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

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

### **Hedges**

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

## 5.0 CONCLUSIONS

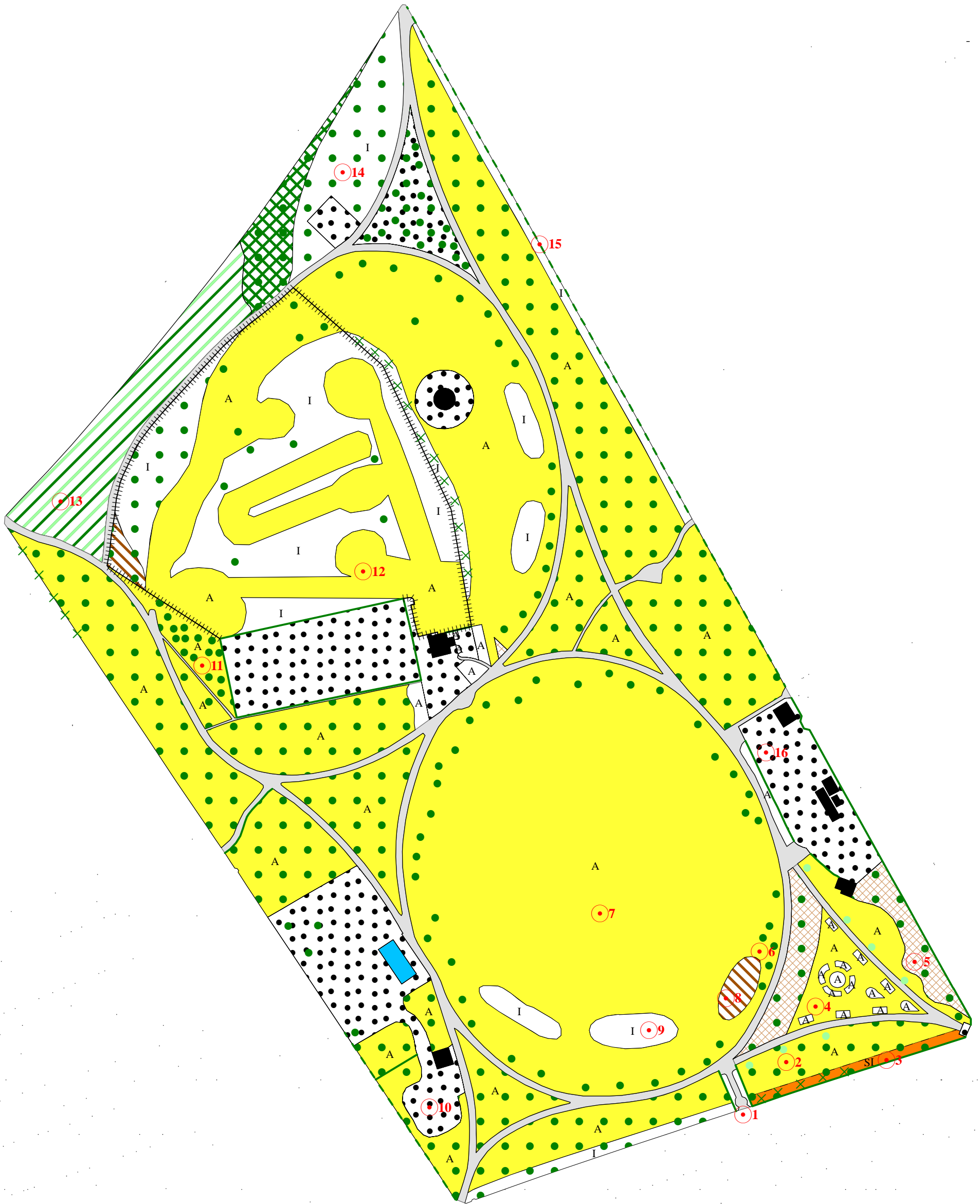
5.1.1 There are a number of valuable habitats and features which have led to the site being designated as a Site of Local Importance for Nature Conservation. The most important of these include:

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

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

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

# FIGURES

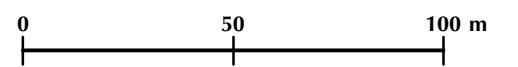


Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. All rights reserved. Ordnance Survey Licence number xx.

**KEY**

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

**DRAFT**



**FIGURE 1**  
Phase 1 Habitat Map

**QUEEN'S PARK CMP**  
Phase 1 Habitat Survey

## **APPENDIX 1**

### **Total Species List Recorded During Phase 1 Habitat Survey**

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

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



## **APPENDIX 2**

### **Site Photographs**

## Site photographs



Ornamental flower bed at **TN1**



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



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



The dense introduced shrub at **TN5**





Dead tree stump at **TN6**



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



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



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





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



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



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



The species-poor hedgerow at **TN15**



---

**South East Office** The Old Crown High Street Blackboys Uckfield East Sussex TN22 5JR T 01825 891071 F 01825 891075 E [mail@cba.uk.net](mailto:mail@cba.uk.net) W [www.cba.uk.net](http://www.cba.uk.net)

**London Office** 1 Swan Court 9 Tanner Street London SE1 3LE T 020 7089 6480 F 020 7089 9260

**Directors** C J Blandford BA DipLD MLA FLI • M E Antonia BSc EnvSci RSA DipPA • D Watkins BSc MSc AMIEnvSci

Chris Blandford Associates is the trading name of Chris Blandford Associates Ltd Registered in England No 3741865. Registered Office: The Old Crown High Street Blackboys East Sussex TN22 5JR



**APPENDIX G  
LISTED BUILDING ENTRIES**





## List Entry Summary

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

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

**List Entry Number:** 1078891

### Location

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

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

**County:** Greater London Authority

**District:** Brent

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 29-Jun-1987

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

---

## Legacy System Information

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

**Legacy System:** LBS

**UID:** 198796

---

## Asset Groupings

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

---

## List Entry Description

### Summary of Building

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

## Reasons for Designation

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

## History

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

## Details

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

II GV

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

Listing NGR: TQ2418983153

---

## Selected Sources

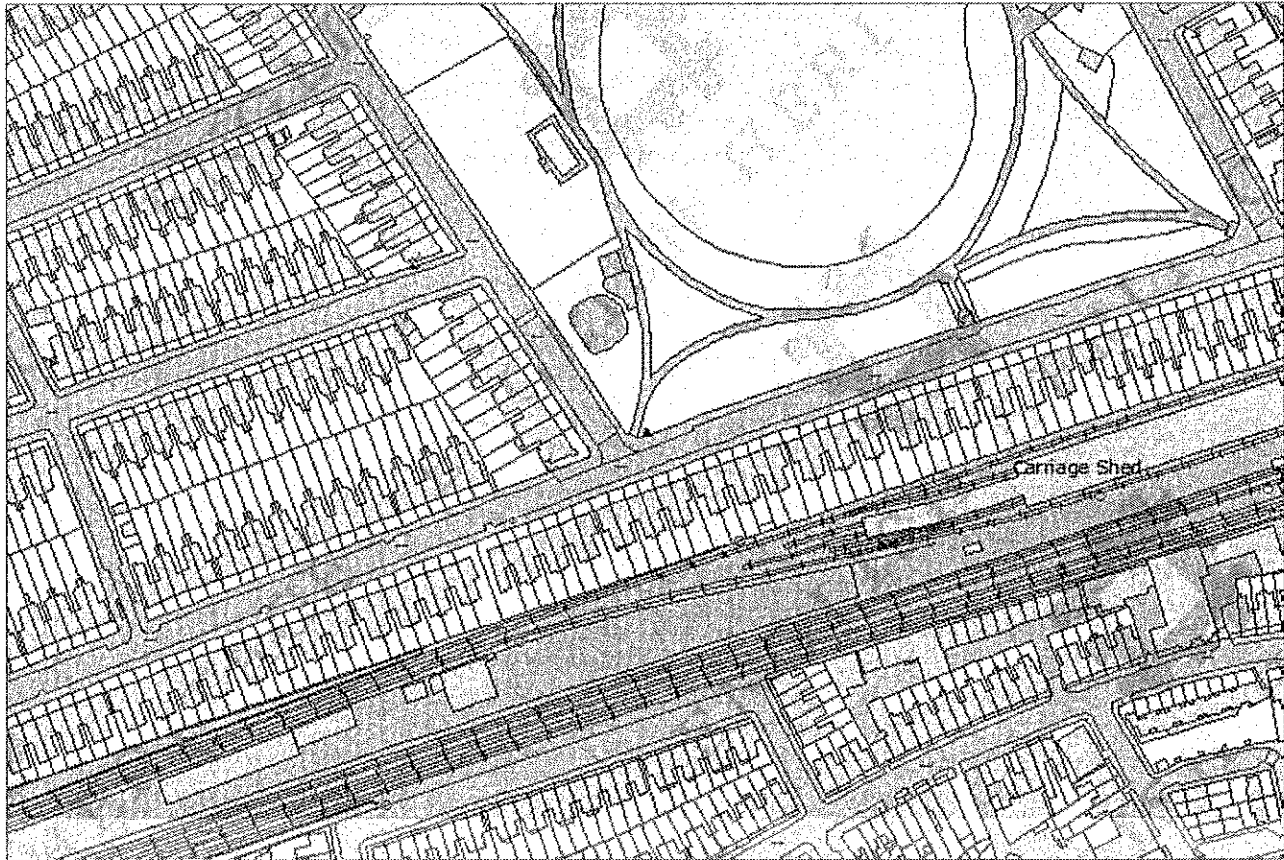
Legacy Record - This information may be included in the List Entry Details.

---

## Map

### National Grid Reference: TQ 24189 83153

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



© Crown Copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100019088.

© British Crown and SeaZone Solutions Limited 2012. All rights reserved. Licence number 102006.006.

This copy shows the entry on 10-Jul-2012 at 11:38:33.



## List Entry Summary

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

**Name:** BANDSTAND IN QUEENS PARK

**List Entry Number:** 1382063

### Location

BANDSTAND IN QUEENS PARK, CHEVENING ROAD

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

**County:** Greater London Authority

**District:** Brent

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 16-Aug-2000

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

---

## Legacy System Information

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

**Legacy System:** LBS

**UID:** 482428

---

## Asset Groupings

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

---

## List Entry Description

### Summary of Building

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

### Reasons for Designation

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

## History

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

## Details

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

II

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

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

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

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

---

## Selected Sources

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

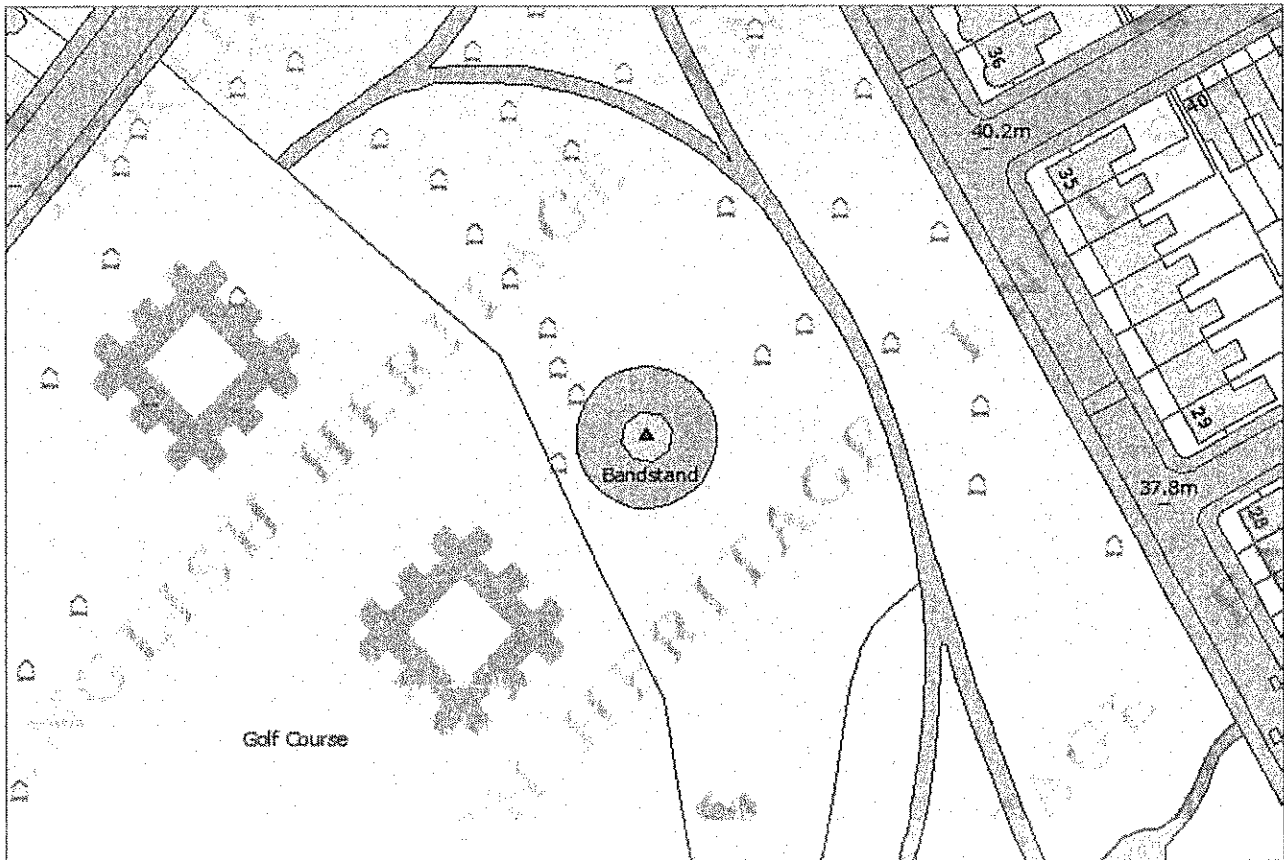
---

## Map

**National Grid Reference: TQ 24175 83523**

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1382063.pdf](#)





© Crown Copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100019088.

© British Crown and SeaZone Solutions Limited 2012. All rights reserved. Licence number 102006.006.

This copy shows the entry on 10-Jul-2012 at 11:39:43.



---

**South East Office** The Old Crown High Street Blackboys Uckfield East Sussex TN22 5JR T 01825 891071 F 01825 891075 E [mail@cba.uk.net](mailto:mail@cba.uk.net) W [www.cba.uk.net](http://www.cba.uk.net)

**London Office** 1 Swan Court 9 Tanner Street London SE1 3LE T 020 7089 6480 F 020 7089 9260

**Directors** C J Blandford BA DipLD MLA FLI • M E Antonia BSc EnvSci RSA DipPA • D Watkins BSc MSc AMIEnvSci

Chris Blandford Associates is the trading name of Chris Blandford Associates Ltd Registered in England No 3741865. Registered Office: The Old Crown High Street Blackboys East Sussex TN22 5JR