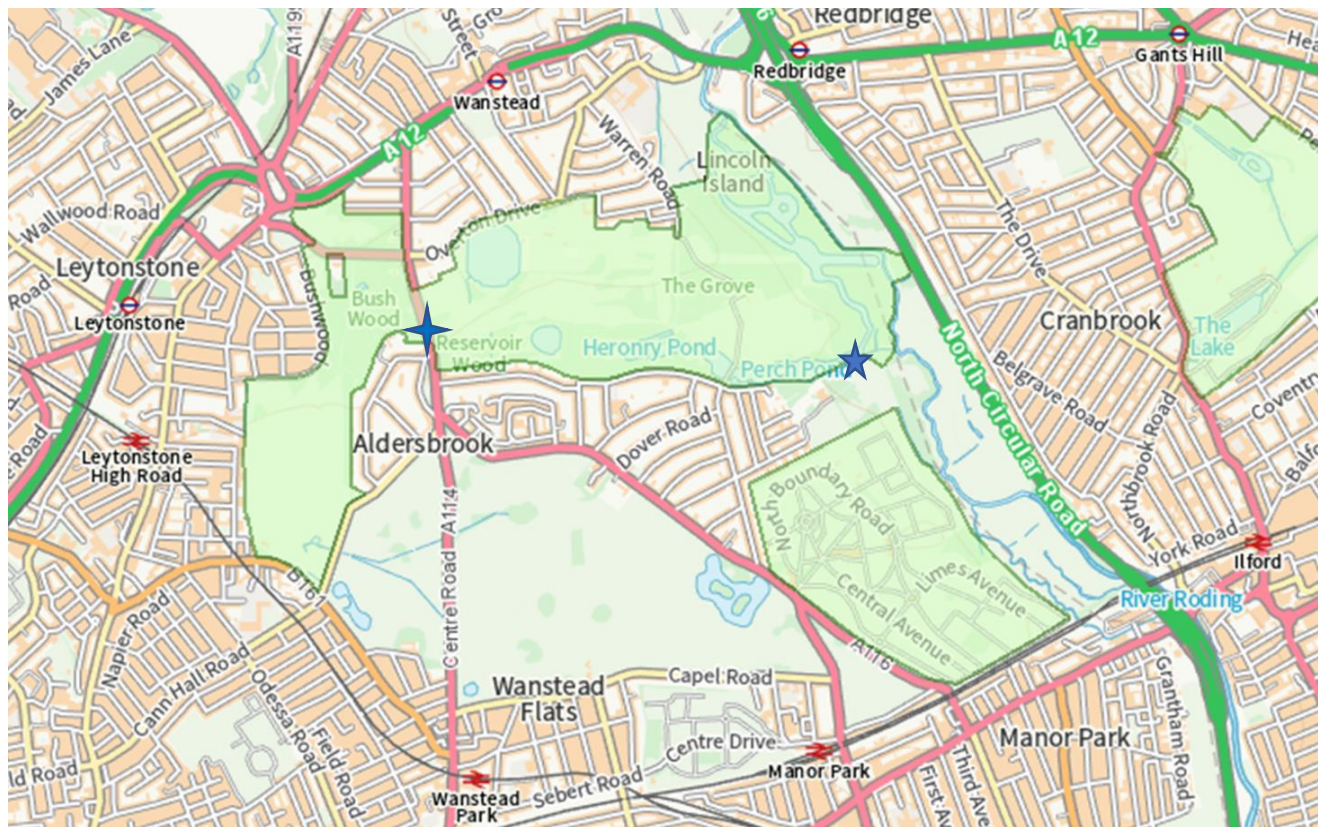


## SANGS Proposal for Wanstead Park



- ★ - Blake Hall Road entrance
- ★ - Roding Gate entrance

### ACCESS IMPROVEMENTS

#### Roding Gate

The Roding Gate is located to the south of Wanstead Park. It is currently an unofficial entrance because it is accessed over Thames Water land. City of London Corporation (CoLC) have been in discussion with Thames Water about formalising this access. Thames Water are currently taking this proposal through their internal process for agreement.

We would like to enhance this key entrance at the southeast of the park – which gives access to communities to the east of Wanstead Park in Ilford and Cranbrook. There is currently no other entrance from the east as the River Roding runs along the eastern park boundary.

Works would include path improvements, wayfinding signage, and new entrance notice board.





**View looking north over Thames Water Land towards the park (left photo)**



**View into Wanstead Park from Thames Water at what would be the Roding Gate entrance (right photo)**



**View looking out from Wanstead Park southwards onto Thames Water land.**



<b>Roding Gate Entrance</b>	
New Entrance creation - Notice Board and installation	3,000
Path works 100m new path @ £100	10,000
Improvement path works 250 m @ 40 per m	10,000
Way finding signage - 2 new finger posts	1000
Total	£23,000

### **Blake Hall Road Entrance and path**

At the west of Wanstead Park is the Blake Hall Road entrance.

This is the key gateway into the park from the west. At the moment it is underwhelming, and is not an obvious entrance with no notice boards to give key information.



Above – view from Blake Hall Road at the Wanstead Park entrance



Above view from the park looking out to Blake Hall Road

Blake Hall Entrance reconfiguration and Design	
Removal of old concrete fence and disposal	5,000
Install new fence - 70m x £150 a m	12,500
Vegetation clearance and management -improve welcoming aspect	COL works
Blake Hall Road Path improvements - 350m @ £100 per m	35,000
Install litter bin	800
<b>Total</b>	<b>£53,300</b>

**Management of the cycle way connecting exchange lands south of Wanstead Park to Manor Park**

The existing cycle path network is being enclosed by woody vegetation and is increasingly poorly accessible. Initial works to get the verge areas into a more easily maintained condition are required. Waymarking signage is limited and additional signage to improve orientation are required, see below

**Enhanced cycle path signage proposals**

**Empress Avenue**

Enhanced cycle signage





Above – Empress Avenue gate and cycle route

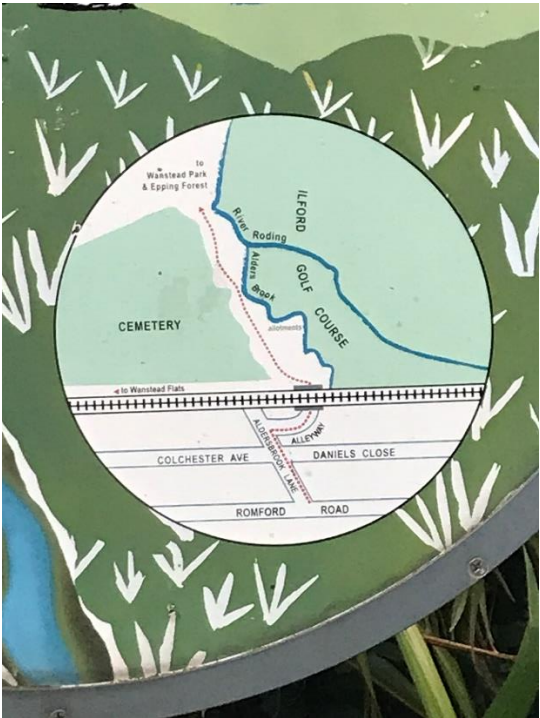


Above – view into Epping Forest from Empress Avenue

Empress Avenue could have wayfinding signage installed – directing visitors to Wanstead Park and the River Roding

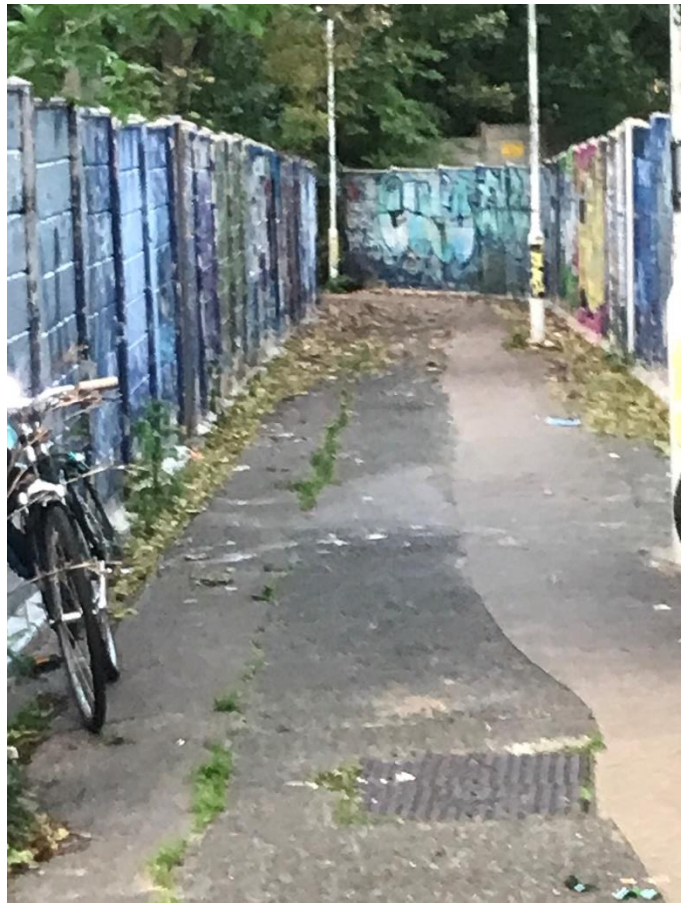
The south of the cycle Roding Valley Way – Newham Section

Newham section of RVW is overgrown and signage could be improved.



Aldersbrook Lane Signage above





Newham Entrance to the Roding Valley Way from Aldersbrook Lane

## ATTRACTING NEW VISITORS THROUGH ENHANCED FACILITIES

### Natural Woodland Play Area

The provision of a play facility at Wanstead Park is recognised as a feature that will draw visitors to the park and where undertaken to promote natural play will develop the park as the preferred destination for a families with children, a large user group of the natural greenspace in the area.

There is a deficiency of play areas in the west of Redbridge. This was highlighted in the Redbridge Open Spaces Study which states,

*“Despite possessing a good quantity of open space, the west of the Borough experiences poor provision of play facilities, with large sections of the community not within walking distance of an equipped local play space....Opportunities to provide play facilities should be considered to address deficiency e.g. provision of natural play features within natural and semi-natural green spaces.”*

One recommendation of the study was, “Partner with other open space managers. The Borough could work with the City of London (COL) to explore options for the installation of appropriate play spaces within COL open space sites,”

The deficit in play provision detailed in the Redbridge Play Strategy 2007 – 2012 giving the proportion of play areas across seven areas, per 1,000 population of children.

- For Snaresbrook & Wanstead area – child population 3,822, one play area at Christchurch Green. Giving 0.26 play areas per 1,000 children which is the second worst in the Borough.
- The most deficient is Cranbrook, Newbury and Valentines, at 8,003 total children, two play areas, at 0.25 play areas per 1,000 children. These areas are to the east of Wanstead Park,

- By comparison the least deficient was Bridge, Church End, Monkham's & Roding with 8,165 children, seven play areas and 0.85 play areas per 1,000 children.
- The worst area is east of Wanstead Park in Cranbrook ward. Valentine ward is also set for massive amounts of regeneration over the next decade with 6,000 new homes being built by 2030.

We have now secured planning permission under permitted development in October 2021 for the natural play area.

The proposal is to enhance the natural play features that have already been installed from arisings of Forest management operations. These include climbing tree trunks, and stepping stones from felled trees. The use of natural features for play within the more natural/wild setting of Wanstead Park which will introduce young people to the benefits of being out in the natural environment and in location separate from the SAC.

Funding applications are pending to help with the cost of some items. Funding is required to support three projects:

- The preparation of a shallow depression into a play feature with balance rails, bridge and play safe sand.
- The construction of 70m of new path to provide accessibility on the play area
- Provision of essential safety fencing and signage around the play area
- Supply and installation of two timber sleeper seats

<b>Play Area outline costing</b>	
Shallow pit improvements:	£5,500
Fencing and signage	£10,000
Two timber sleeper seats ( <i>These can come with a dedication plaque if required</i> )	£3,000
Path construction	£5100
<b>Total</b>	<b>£20,600</b>

#### SUMMARY COSTS

Play Area outline costing	£20,600
Blake Hall Entrance reconfiguration and Design	£53,300
Roding Gate Entrance	£23,000
<b>Total</b>	<b>£99,900</b>

Sarah Reid/Geoff Sinclair 07/12/2021