

Friends of Burgess Park

Old Kent Road Area Action Plan consultation response October 2016

Friends of Burgess Park is an association of people and other interested groups who are concerned to protect, promote and enhance an important, inner-city London park. The FOBP keeps local people informed about issues impacting on Burgess Park through monthly mail outs to our 350 mailing list; regular updates to our Facebook group, 378 members and Twitter, 2600 followers. We engage with park users through events in the park which bring the community together.

Our main concern is that the plans and proposals on the impact of an increased local residential population on Burgess Park; therefore there needs to an acknowledgement of Park planning needs around facilities (toilets, bins, cycling/cycle routes) without overcrowding the Park and losing valuable wildlife spaces.

Detailed comments

Green routes

1. The pedestrian and cycling routes must link properly to other walking and cycle routes.
2. The increased numbers of cyclists is very likely to increase cyclist numbers likely to use Surrey Canal Walk and Burgess Park. We would like Southwark Council to address this.
3. Quality and linkage of green space around and between housing and other developments essential. For example to pre-planning designs for the Malt St/Berkeley Homes plans show substantial amounts of hard surfaces with islands of planting. The proposed planting must contribute towards quality green space for the residents which is usable for recreation and leisure use – not just visual through inaccessible planters.
4. The proposal to re-establish the route of the old Surrey Canal is welcome in order to increase navigation/walkability across the area. However, it's delivery is reliant upon land becoming available.
5. AAP22 Green Infrastructure – improvements to Brimington Park and Burgess Park green route and Surrey Canal Walk - The Surrey canal Walk is already under pressure and an alternative high quality route must be established for commuter and quietway cycling at busy/peak times.

Old Kent Road frontage /height of buildings

6. The height of buildings immediately surrounding the park will have an impact on natural daylight, sunshine, wind and a knock-on impact on wildlife. We want this to be taken into consideration on buildings in the immediate vicinity of the park/opposite/adjacent and would expect heights not to exceed six stories. The current tower proposed for the Malt St Berkeley Homes site is indicative of Developers proposals.

Facilities

7. OKR AAP Part 2 P4 large centre for play Burgess Park for 40k new people - we would recommend that the existing masterplan for Burgess Park is reviewed and that natural play, forest school provision and other types of play explored instead of a hard landscaped play area.

8. Page 43 New neighbourhoods, play facilities and youth opportunities - this does not seem to link with or align to the current plans for Burgess park as expressed in the master plan produced by Parks. The Park is MOL and as such green space should be treasured.

9. P57 Wells Way not shown on the map - this is misleading in terms of the size of space, the impact for cycling

Conservation

10. We support retention of historic buildings of both commercial, industrial and residential types and the concept of a mixed space with varied use. The mix of commercial/residential will have a substantial impact on the numbers of users for green space. The amount of green space for the area should be increased.

11. Burgess Park already contains three Grade II listed buildings as well as the conservation areas at Trafalgar Square/Glengall Road. The park was created from the London of the Georgian and Victorian period and we consider that retention of buildings which help to locate and illustrate the development of the area add to the character and human interest for the area.

12. As local residents we are also users of existing local businesses and recognise that without business provision and economy the area and the wider Southwark area will lose out.

13. A mix of business space is needed and not all can be for small studios. Larger spaces will be needed for large employers and they will be the “anchor” businesses for the area. There is already significant churn and this is not good for building neighbourhoods and communities of long term residents .