

VICTORIA PARK FINCHLEY

MASTERPLAN REPORT

OCTOBER 2018



VICTORIA PARK - MASTERPLAN



1. New café building with indoor toilets and outdoor covered seating. The existing toilets near the main entrance would be closed.
2. Secret garden; a children's nature garden created from a currently overgrown area. This tucked away space includes nesting boxes, wood piles and other enhancements. Closed to dogs but open to the public.
3. Reflection /Sensory Garden; a quiet haven for the community to maintain/ develop. This accessible space includes a wisteria-covered arbour - reflecting the popular 'magic' tree adjacent to the playground. Climbers will be trained up against the bowls club walls to soften the brickwork and create habitat. The existing sensory garden will be removed.
4. Cafe terrace with table tennis, picnic lawn .
5. Stumpery Garden; a Victorian favourite to acknowledge the park's history. This sculptural mound created from logs, dead trees, ferns, mosses and lichens provides habitat for key species and a shady area to walk through.
6. New meeting point beneath oak tree with seating and surface feature.
7. Community orchard for fruit and spring colour. Exact location to be determined.
8. Calisthenics equipment.
9. Active trail for walking and running 1 km in length with distance markers.
10. Trim trail.
11. Tree trail to showcase the park's most interesting trees.
12. Play for 2-10 years; to include landform, dog-free kickabout area and space for picnics.
13. Multi Use Games Area to replace one of the tennis courts.
14. Resurface 3 tennis courts.
15. Play for 7-14 years; enhanced and more challenging adventurous older play at the southern playground area.

Additional Park Enhancements (not shown on plan)

- A. Additional tree planting. The Wisteria next to the playground will also be fenced off for some 'recovery' time.
- B. New path from cafe to northern playground.
- C. Widening the path between the tennis courts and northern playground to achieve comfortable access.
- D. Widening paths where vehicles access the site and overrun the grass. This would reduce the amount of mud that covers the paths during the winter months and avoid soil compaction around the trees.
- E. Resurfacing paths where tree root heave has led to an uneven surface and trip hazards.
- F. Enhancement of existing habitat and introduction of new habitat areas, including new mowing regimes.
- G. New and replacement park furniture.

VICTORIA PARK - AREAS

CALISTHENICS

Shown as '8' on the Masterplan



TRIM TRAIL

Shown as '10' on the Masterplan



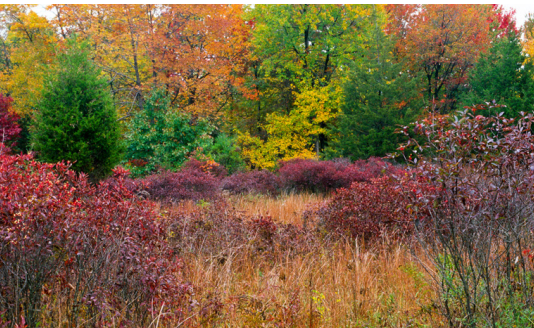
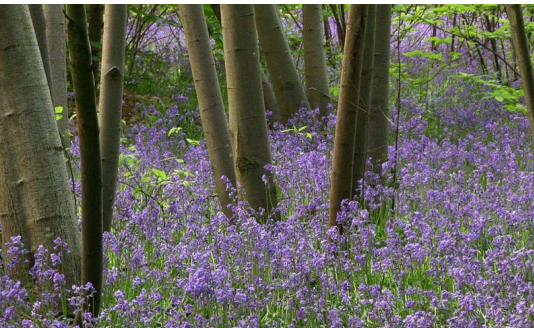
MUGA

Shown as '13' on the Masterplan



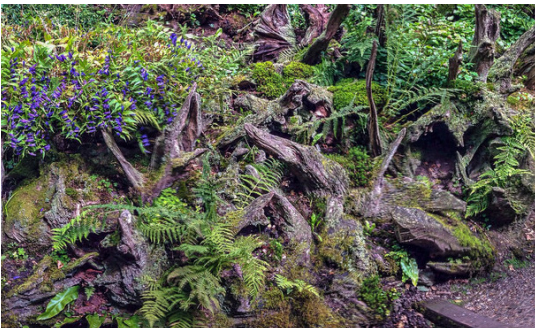
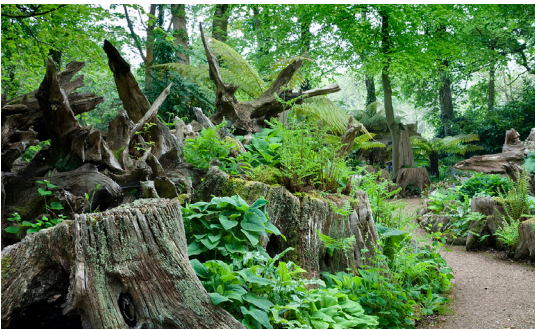
NATURE GARDEN

Shown as '2' on the Masterplan



STUMPERY

Shown as '5' on the Masterplan



VICTORIA PARK - PLANTING

REFLECTION AND SENSORY GARDEN:

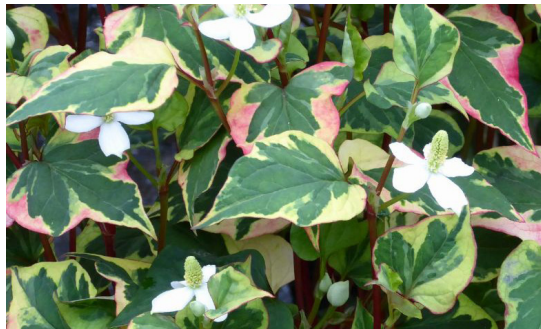
SIGHT



Sunflower



Swiss Chard



Chameleon Plant



Love-in-a-mist

TASTE



Chives



Basil



Spearmint



Rosemary

SMELL



Lavender



Oregano



Lemon Scented Geranium



Chocolate Cosmos

SOUND



Small Japanese Silver Grass



Fountain Grass



Greater Quaking Grass

TOUCH



Lamb's Ears



Silver Sage



Jerusalem Sage

VICTORIA PARK - ITEMS IN PRIORITY ORDER WITH ESTIMATED COSTS

Items	Estimated Cost
New playground facilities (2 – 14 years)	200,000
New café with indoor toilets	150,000
Resurfacing paths where tree roots have led to uneven surface	5,000
Additional tree planting	1,500
Tree removals: dead and poor species and canopy lifting to allow for re-planting	4,000
Fence off and mulch Wisteria to allow for recovery	300
New multi-use games area	80,000
Additional and replacement park furniture	16,000
New café terrace with table tennis	9,500
New children's nature garden	5,000
Extending and enhancing wild area	5,000
Enhancement and new habitat areas	3,000
New active trail for walking and running	6,000
Resurfacing three tennis courts	75,000
New calisthenics equipment	16,000
New reflection/sensory garden	20,000
Traditional bedding replaced with contemporary, sustainable planting	7,000
New seating under oak tree	3,000
New stumpery garden created from logs and dead trees	10,000
New community orchard	3,000
New tree trail	6,000
New trim trail	10,000
Widening paths where vehicles overrun the grass	12,000
New path from northern playground to café	3,000
Widening path between tennis courts and northern playground	10,000
TOTAL	£660,300.00

Notes

The existing depot building has been removed from the masterplan. However in the longer term the intention is that the building will be of benefit to the park and therefore a suitable partner is being sought to take over the facility.

Park sculpture: there is interest in commissioning a sculpture for the park to mark the improvements. This is something that could be explored separately.