

Silk Stream and Montrose Park
Redevelopment Update Sept 2016

BARNET
LONDON BOROUGH

counterculture

JON SHEAFF & ASSOCIATES

tonkin liu

Silk Stream and Montrose Park Redevelopment Update

Sept 2016



counterculture



tonkin liu

Contents

<u>1. Introduction</u>	<u>4</u>
<u>2. Landscape masterplan</u>	<u>6</u>
<u>3. Consultation</u>	<u>17</u>

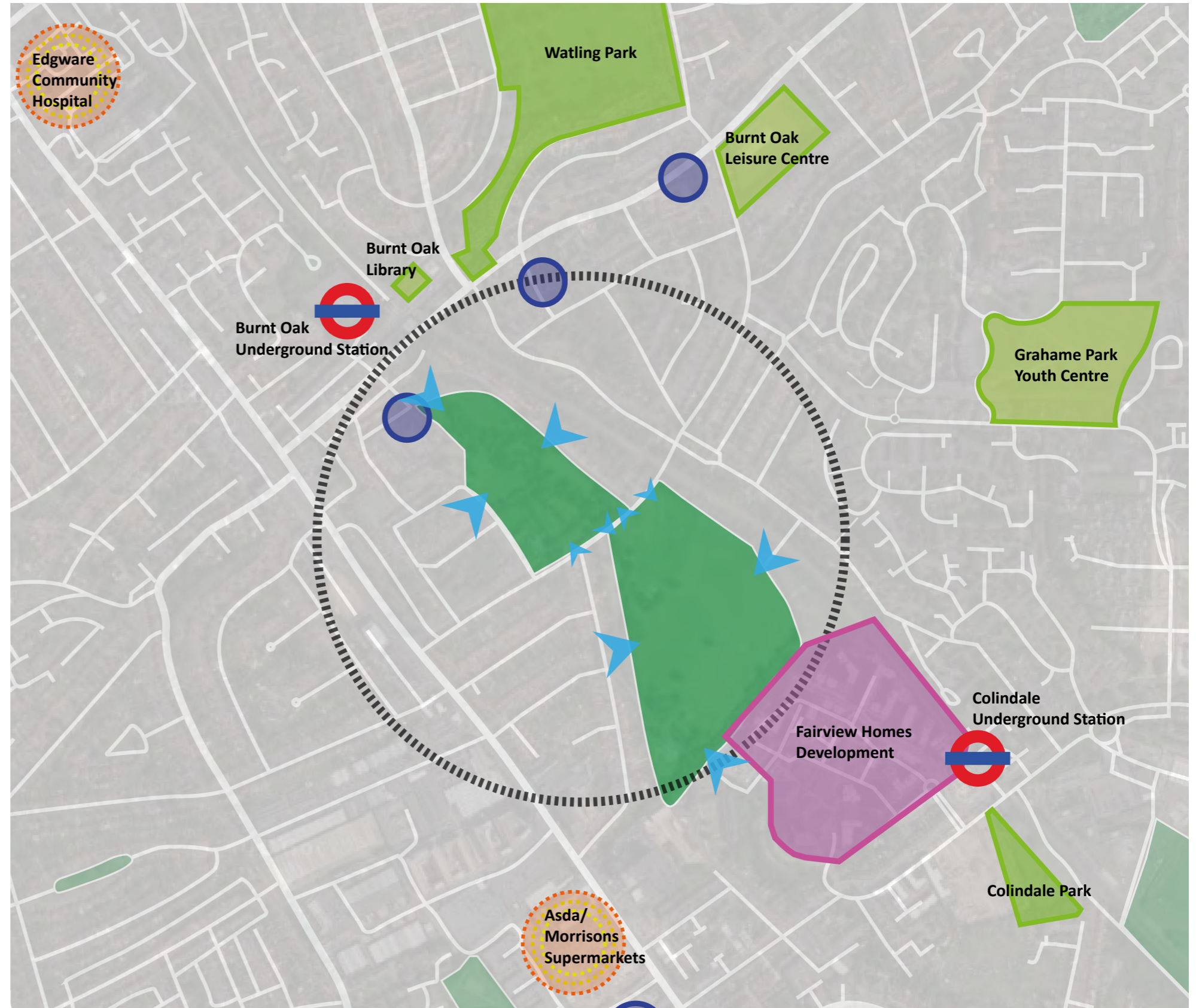
1

INTRODUCTION

SITE AND CONTEXT

Silkstream Park and Montrose Playing Field are two parks that make up one of the largest open green spaces in Colindale in the London Borough of Barnet. Due to the growing immediate population of the area (Rising population- 21% increase by 2041) there is a greater demand for a high quality open space that meets the requirements of the local residents. With the publication of the Barnet Open Space Strategy, a meaningful approach has been presented; creating open spaces that will aim to become a practical and well-used part of the fabric of the local community. The Silk Stream Valley project is the first park regeneration project in Barnet to express the strategy in action.

Silkstream Park and Montrose Playing Field are 2 of the 8 local parks within the Colindale area, Montrose Playing Field being the largest of these local parks, with an area of 11 hectares. Montrose Playing Field is predominantly used for organised sports as it currently provides a range of sports pitches including a Gaelic pitch, tennis courts and a hard court play area; Silkstream Park is 4.2 hectares of parkland located to the north-west of Montrose, and contains children's play facilities and several mature trees. The two parks are separated by Montrose Avenue, however there is a longitudinal connection created by the Silk Stream that runs through both.



SITE CONTEXT - KEY

500 metre radius from Montrose Avenue

Main entrances

London Underground Station

Schools

Amenity

Leisure

New housing development

Silk Stream and Montrose Park Redevelopment Update Sept 2016

2 LANDSCAPE MASTERPLAN



- | | |
|--|---------------------------------------|
| 1 Flood Attenuation/ Wet meadow | 11 Events space |
| 2 Floodable central social space | 12 Wildflower meadow |
| 3 Play area | 13 Refurbished pavilion |
| 4 Grass amphitheatre | 14 Formal entrance and sensory garden |
| 5 Flood Attenuation/ Accessible beach with incidental natural play | 15 Play zone |
| 6 Raised table and cycle crossing | 16 Football pitches |
| 7 Youth zone & social space | 17 Planted terraces |
| 8 Flood attenuating skate park | 18 Re-purposed tram shed |
| 9 Re-located tennis courts | 19 Community orchard & foraging zones |
| 10 Accessible beach with incidental natural play | 20 Natural play & picnic area |

KEY DESIGN PRINCIPLES

While designing the current masterplan for Silkstream Park our main goal was to create a dynamic, meaningful and practical environment.

The key design principles are:

- promote an array of activities connected by the stream;
- enhance the stream and promote it as a valuable amenity within the local area;
- reinforce visual and physical links between spaces and uses;
- promote movement through the site as a whole;
- enhance the natural characteristics of the site to develop flood attenuation
- reinforce the site's natural heritage
- enhance playability by providing incidental play across both sites
- develop a stronger play offer in Montrose Park



Scale 1:500 @ A3

1 FLOOD ATTENUATION/ WET MEADOW

Landform in this part of the park suggests water meadow. By re-grading the river bank, landform can be adopted for flood attenuation. This will create an ideal environment for different plant communities and an interesting environment for educational and recreational purposes. Surplus material will be relocated across the site to create interesting landforms and level playing pitches.

2 FLOODABLE CENTRAL SOCIAL SPACE

The new floodable social space will create a new focal point for Silkstream Park, creating a real sense of place and helping form a new park community. It will be engineered using the bioswale principles, providing further flood attenuation. A bioswale is a form of bioretention used to partially treat water quality, attenuate flooding and convey storm-water away from critical infrastructure. With well thought out planting and design this can have a significant impact on the volume of surface run off particularly in seasonal flood episodes.

Maintenance-free recycled plastic board walks will connect the park either side of the stream to allow free movement and interaction with other spaces across the park and will allow users access to the planted areas with the flood attenuation zone.



Flood attenuation/ Wet Meadow



Floodable central social space



Board walk



3 PLAY AREA

The main play area will remain in this current position. The play area has occupied this site the 1930s providing a link to the site's heritage.

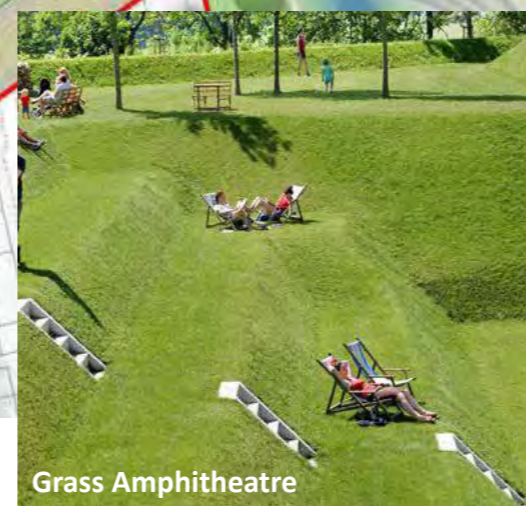
4 GRASS AMPHITHEATRE

Excavated material from flood attenuation areas will be mounded into sculptured landforms to provide a striking focal point at the centre of the park.

5 FLOOD ATTENUATION AND ACCESSIBLE BEACH WITH INCIDENTAL NATURAL PLAY

By introducing an accessible beach people are encouraged to interact with the stream and enjoy its natural characteristics. Creating a new functionality for the site, the beach will be designed to allow water to percolate into the meadow beyond, providing further attenuation. Incidental play will further enhance the utility of the space with stepping stones creating informal stream crossings.

Scale 1:500 @ A3



Grass Amphitheatre



Accessible Beach



Play Area



6 RAISED TABLE AND CYCLE ROUTE

The raised table between the two parks will connect the adjoining spaces, creating a single entity. The table will be a shared surface with appropriate calming measures and a dual cycle and pedestrian crossing. A designated cycle route run will run parallel with the main pedestrian route through the park linking Burnt Oak to the Fairview Homes development entrance.

7 NEW CIVIC, SOCIAL SPACE & YOUTH ZONE

The council intends to enter in an agreement with a third party provider for the new Youth Zone. The adjacent social space integrates building and landscape whilst providing a new civic space and social hub for Montrose Playing Fields, linking the skate zone, youth zone and sports and activity zone. The area is intended to be fully skate-able and along with the skate park provides skaters with a high quality skate offer within the park.

8 FLOOD ATTENUATING SKATE PARK

Two half pipe skating structures will be placed strategically along the stream. During flood episodes, these half pipes will fill and redirect excess water further downstream at a calmer velocity.

9 SPORTS AND ACTIVITY ZONE

The sports and activity zone features a new fenced multi-use games area, relocated tennis courts and a free sports area, with a basket ball net, free-style soccer area, outdoor gym and seating.

Scale 1:500 @ A3



Flood attenuating skate park



New Youth Zone building



Sports and Activity Zone



10 ACCESSIBLE BEACH WITH INCIDENTAL NATURAL PLAY

A second accessible beach will form part of the improved play offer across Montrose Park, with incidental natural play and stepping stones. This will encourage people to use the western bank of the stream and connect park users to the water body as well as providing an informal crossing point to the opposite shore.

11 EVENTS SPACE

A large multi-functional events space with good vehicular accessibility will allow the possibility of fairs, festivals and other seasonal events to take place in Montrose Park.

12 WILDFLOWER MEADOW

Wildflower meadows will increase the variety of wildlife habitats within the site and soften the landscape aesthetically.

Scale 1:500 @ A3



Accessible beach



Accessible beach



Wildflower meadow



13 REFURBISHED PAVILION

The existing pavilion building will be refurbished and used as a fully functioning cafe with community space for hire. The location is ideal as it is at a point where visual and physical paths converge. The cafe will become a focus for socialisation at a key entrance confluence of routes.

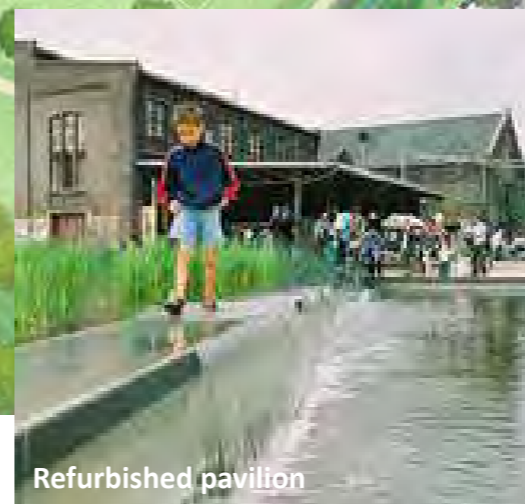
14 FORMAL ENTRANCE/SENSORY GARDEN

As one of the larger points of access, this provides the perfect formalised entrance. The linearity and angular nature of the design will offset the flowing structure of the park as a whole. This 'garden within the park' will provide an area of traditional, high quality, sensory park planting. The area also provides the residents of the Greenway Gardens and Southbourne Avenue environs the chance to have a pocket park/for quiet informal enjoyment. The entrance also forms a fitting gateway to the developing activity hub of the cafe and play areas and playing areas beyond.

15 NEW PLAY ZONE

A new play zone, centrally located and adjacent to the entrance and the stream, in the vicinity of the cafe will significantly improve the play offer in Montrose Park.

Scale 1:500 @ A3



Refurbished pavilion



Pavilion/Water edge



Formal Entrance



Scale 1:500 @ A3

16 FOOTBALL PITCHES

New football pitches have been arranged to meet the client's requirements. These include one senior, one 9 a-side, and two 7 and 5 a-side pitches. The site of the Gaelic football pitch is the location for the new senior pitch making use of the already engineered ground surface.

17 PLANTED TERRACES & WOODLAND WALK

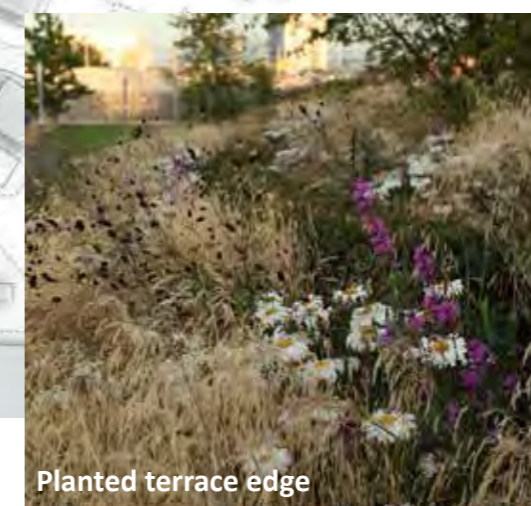
The existing terraces and copse adjacent to the stream to the south-west will be improved with new planting to create a textured valley. The existing copse will be thinned and replanted with native species creating new views to the park and a delightful woodland walk.

18 RE-PURPOSED TRAM SHED

The tram shed will be brought back into use, possibly as a fitness/active lifestyle centre or as a resource to support food growing and foraging.

19 COMMUNITY ORCHARD & FORAGING ZONES

The new community orchard offers guided views across the stream with the use of trees planted in a linear pattern. Edible planting such as nut and fruit bearing shrubs and plants to attract insects and birds across both parks will also allow foraging opportunities and increase biodiversity. New opportunities for quiet outdoor activities such as chess and petanque will animate this part of the park.



Planted terrace edge



Orchard



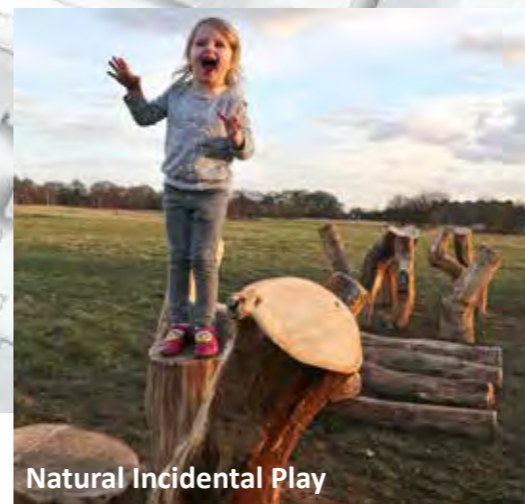
20 NATURAL PLAY AND PICNIC AREAS

Towards the north-east corner of Montrose Playing Fields the path has been re-aligned to form a more direct connection with the Fairview Homes entrance for both pedestrians and cyclists. A new natural play and picnic area nestles alongside the allotments.

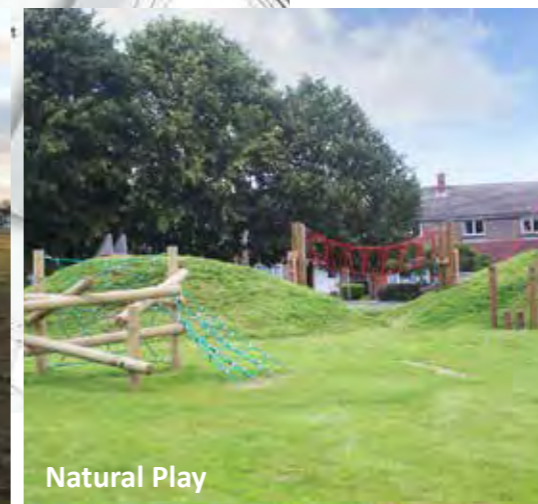
This area will also provide foraging opportunities with edible planting such as fruit trees and a native species hedge containing sloe bushes and gooseberries. This new planting will also provide a buffer planting between the new natural play area and the existing allotments.

Towards the south-east corner of Montrose Playing Fields a second natural play area and trim trail sits near to the new entrance. This will allow children from the new housing developments access to a brand new local amenity. With similar low key natural play equipment such as logs and boulders and a trim trail for fitness the area will become activated and safe.

Scale 1:500 @ A3



Natural Incidental Play



Natural Play



Picnic and Play



Silk Stream and Montrose Park Redevelopment Update Sept 2016



counterculture



tonkin liu



Silk Stream and Montrose Park Redevelopment Update Sept 2016



counterculture



tonkin liu

3

CONSULTATION

Consultation Project Outline

The purpose of the Silkstream Valley Parks project is to upgrade and restore the features and functioning of Silkstream Park and Montrose Playing Field as part of the Colindale regeneration programme.

In the latter context, the project is informed by the delivery of the key positive outcomes identified in the Parks and Open Spaces Strategy, principally through expressing:

- Ways in which the design for Silkstream Valley parks can reinforce local distinctiveness through high quality design
- Ways in which the design for Silkstream Valley parks can provide economic opportunities in the Colindale/Burnt Oak area (through creating employment, learning and skills and entrepreneurial opportunities and by supporting property values)
- Ways in which the design for Silkstream Valley parks can encourage residents to embrace active lifestyles through the provision of opportunities for physical activity, volunteering and food foraging
- Ways in which the design for Silkstream Valley parks can reinforce local heritage
- Ways in which the design for Silkstream Valley parks can deliver educational outcomes
- Ways in which the design for Silkstream Valley parks can address issues of environmental quality, biodiversity and climate change
- Ways in which the design for Silkstream Valley Parks can assist in local flood mitigation

Consultation Strategy Overview

In order for the restoration scheme to succeed, it is vital that local residents and stakeholders both understand the design approach and have the opportunity to influence specific aspects of scheme development. To this end, an engagement process has been developed to gather views on local priorities and areas of significance and to provide residents with an opportunity to participate in the design process.

The principal elements of the engagement process will be as follows:

- An all-day event in one or both parks where residents and stakeholders can comment on the design at Stage C
- An evening public event where residents and stakeholders can participate in the design process in a workshop format
- An on-line questionnaire that will gather contextual information on the current use of the park, issues surrounding these uses and responses to the masterplan and other drawings and documents
- A Facebook page to capture views on the project as it evolves
- School workshops where local schoolchildren can participate in a design workshop on play elements
- Face to face meetings and interviews with key stakeholders
- A river enhancement day for volunteers to allow residents the opportunity to participate in work to improve the river corridor through litter removal, planting and habitat creation

Consultation Events & Methodology Summary

‘Tea in the Park’ 25th June 2016

The first of the two face to face events was held on the 25th of June 2016 at the sports pavilion building in Montrose Playing Field as a ‘Tea in the Park’ consultation day. The location of the event was arranged to include an area for consultation boards, games area, tea/coffee and cakes table, and a seating area. This part of the site, which includes the sports pavilion, will function as an activity hub in the proposed scheme. By siting the event in this location participants were able to see the proposed plans for the park. Members of the consultation team were available to assist people in completing the on-line survey with tablets. Those who preferred to take part in the survey in their own time were provided with a link to the website and survey for further information. Participants were engaged in an open dialogue about the design proposals as well as any existing issues or aspirations for the project. With the use of a comment board the team were able to collect a number of responses and analyse any reoccurring comments that could be further examined and expressed in the following design stages. Children were also specifically engaged with the use of colouring sheets with an outline of the park so they could easily communicate their thoughts.

The second event was a drop in session on the 28th June 2016 held at the Burnt Oak Resource Centre. This was an opportunity for residents and stakeholders to voice their opinions and raise any queries and for the background to the project to be clearly explained to them.

Approximately 10 people from various different local community segments attended this meeting.

Summary of Responses

'Tea in the Park' 25th June 2016

Overall the responses were positive and residents were excited about the proposals. The key themes of their aspirations for the site were:

- Better provision of toilets
- Park wardens/Safety on site
- Cafe facility
- Better play facilities
- Practical parking strategy
- Active involvement of the local community in the running of the park.
Some suggestions included horticultural therapy and community spaces for different minorities such as those suffering with mental health issues to come together and interact with other.

Some of the concerns that were raised were:

- Replacing the nature and the biodiversity with concrete, (i.e. the floodable skate park)
- Sustainability of the projects running in the park (i.e. the Youth Zone and cafe)
- Tackling homeless people living in the park
- Rearrangement of certain activities such as tennis courts that are considered to deter burglaries. Other properties that back onto the park away from the tennis courts have had many reported burglaries according to feedback.

Participants were also asked if they would want to take part in an on-line survey and many expressed an interest in taking up this opportunity. The survey ran in July 2016 for those wishing to complete in their own time.

The event was successful in terms of community capacity building, as the open dialogue that had been created amongst participants allowed them to engage with each other for the first time, and provided a positive view into what the potential of the park to deliver positive outcomes if a focal activity hub could be provided through the scheme. The consultation also uncovered the severity of the issue of flooding, with residents recalling many flood incidents in previous years that had heavily impacted on the local area.



Park wardens
would make
us feel
safer

Clean up the
stream

People experiencing
mental health
difficulties
should have a
space-valued
input

Drop in session 28th June 2016

Generally participants were in agreement with most of the proposals, and were keen to participate in the process further.

The key themes of their aspirations for the site were:

- Improve security provision, (e.g more CCTV, lighting)
- No dog areas, (e.g. fenced playgrounds)
- Connecting park with the new development to the Fairview Homes development (new bridge)
- Provision of cafe/outdoor eating facilities
- Stream maintenance Clean the stream to avoid further flooding
- Fruit orchard with community involvement

Some of the concerns that were raised were:

- Boundary security may be compromised with relocation of activities (e.g. Tennis Courts)
- New location of tennis/ basketball court is too close to railway line (balls can get lost)



CONCLUSION

Overall the feedback from both events was positive, participants were generally happy and excited about the proposals. There were some concerns surrounding the practicality of parking, the capability of the park to withstand flooding, and significantly, the security of both park users and residents whose properties adjoin the park. The aspirations of the local community seemed to connect well with the Stage C proposals. There were also some complaints about the lack of publicity for the events, which have been noted for successive consultation and engagement strategies.

The face to face contact helped to engage and build better trust with the community. It has also been an interesting process to connect with people that are interested in playing a part in running the park such as horticultural therapists. This feedback and knowledge of the new potential use for the park will be combined into the next stage.

Moving forward, the project will involve completing a full design review and issue of new proposals as well as concluding flood attenuation and ground investigation studies to understand the capabilities of the flood attenuation and an efficient playing pitch strategy.

Tea in the Park' photographs





Comments collected from 'Tea in the Park'



Environment
More biodiversity
Bee garden
More greenery and no seating
Bird hide
Clean up the stream
More biodiversity
Keep the local wildlife unharmed/undisrupted
The stream is very contaminated, health implications
A lot of rubbish in stream and park
Accessible beach scheme seems to be unrealistic: Due to questionable water quality and constant fly-tipping in the area. More cost-efficient & innovative flood mitigation scheme may be necessary

Facilities and services
A bandstand would be nice
Better maintenance and more seating
Improve toilet facilities
Toilets!
Toilet facilities
Parking
Parking is required to access the park area
BBQ area- Permanent fixtures
Improve maintenance and more bins
Community space/Room to use
Well designed paths to facilitate people / cycle movement between neighbourhood area. (e.g. Between Morrisons on A5 Edgware Rd and Booth Road Entrance, Between Pulse Development and Burnt Oak)

Café
Café and multi purpose community space
We need a café
Can use plants in café
Picnic area
Café

Security
We need a park keeper
Needs a regular park ranger
Make Silkstream feel safer
Security needs to be improved
Park keeper
Alcohol free zone
Park wardens would make us feel safer
In the evening the park is quite creepy

Dogs
Dog area- Leads/Non Leads areas



Activities
Amphitheatre is fab
More play
Beach volleyball - people play in this park
Don't forget the play
Somewhere to ride bikes
Free tennis court
More playgrounds
I want to play in the water
Soil to supper
Paddling pools
We want a playground and better basketball court
Sand in playground please
Outdoor gym
Don't want fruit orchard, don't take tennis courts away
Move the tennis courts, no skatepark, no outdoor gym
Yes to infant play area
Outdoor café and gym is a good idea, and community space and more trees
Excited to see it. I think there should be swings put too
Improve safety at entrances
BMX and Bikes
Swimming pool
Make sure existing users of sports fields/basketball court are happy with plans
Painting and drawing outside. Woodwork
Fountains like granary square- close to playground so parents can see
The skate park is just another piece of concrete
Can we have a minimum of 4 x swings in the children's playing area, preferably in all in one place? This will certainly guarantee to bring in more young families in the area.
Dedicated Children's Cycle Practice Area: For example, Tiverton Green (https://tivertongreen.org/) has great cycle paths where children can learn and practice cycle skills without worrying about traffic. There are also a dedicated area where parents can relax and supervise their children
Sensory Park / Garden: Would it be possible to incorporate children friendly features, such as bamboo arches, timber play equipment, pebble paths etc. ?



General and Named Park Comments
Love the design
I like the idea of a café and a place to play
Sculpture and arts offer
Local school participation
Interaction is so important- especially for older and isolated people
Increase connections to The Pulse, Fairview and A5
Edgware road floods a lot, this needs to be checked
Sustainability and maintenance funding for projects
Where will the funding come from to keep Youth Zone going
It would be nice to know there's people regularly in the park
We want to be involved in running the park
Stop people defecating in the bushes
People experiencing mental health difficulties should have a space- valued input
Liven it up
Improve access from Fairview to park
Keep it natural
Better access through to fairview homes
Please think about the traffic implication in The Greenway
Really excited, worried about youth zone sustainability
Shops and mechanics are throwing rubbish in stream
Grass cutting vehicle is damaging the grass banks
Will people still live in the long grasses
People don't know this park exists, I found it by accident
Silkstream doesn't feel inviting
Bats in the tram shed

Drop-in session minutes

A1749 – Colindale

Silkstream Park and Montrose Playing Field

Consultation Event

28th June 2016 @ 7 PM

Burnt Oak Community Resource Centre, 102 Watling Avenue

Present:

(Event open for the public)
Ruth Miller
Jon Sheaff
Julia Halasz

Notes

Item No.	Issues / questions raised	Action
0.0	General comment: The event was very poorly advertised.	
1.0	Paths Leave paths as they are in Montrose PF around pitches.	
2.0	The pavilion as a new cafe Question: Will it be privately run or by the community? Ruth: It is up to you. "In Northampton they have done something similar in the park."	
3.0	Community orchard with fruit trees Some really liked the idea. Others wanted the old tennis court left in place and the orchard to be at the area along the edge of the park in front of the floodable skate park. It's an area not used and muddy. They were open to the idea of fruit trees to be planted by the community. Would be good to educate people about when/which fruit to pick.	
4.0	Cutting down trees in both open spaces "In Silkstream Park they have already started and it's much better."	
5.0	Montrose is better used than Silkstream. Why? Why don't people cross over to Silkstream Park from Montrose? "Montrose is bigger anyway" "The two tube stations (Colindale and Burnt Oak) are on the opposite sides of the parks and this divide people's routes."	
6.0	Fence around playground? "Would be nice, so dogs can't get in." What about a 'No Dogs' area?	

A1749 – Colindale

7.0	Parking Locals complained about bad parking conditions. Ruth advised them on the council's new parking strategy (new restrictions, CPZ areas etc.).	
8.0	New entrance onto Booth Road 'There needs to be more CCTV, lighting to avoid people dumping rubbish there on the railway lines.' Youngsters gather at night around old tram shed.	
9.0	Basketball and tennis courts They didn't like new location of basketball court (balls can get lost on railway tracks or land). Leave old tennis court in place! It's not in bad condition and people playing there provide security for neighbouring houses (there had been people breaking into gardens from the park).	
10.0	Connection to the new development (new bridge) People living in the flats of the new development can't access the park, they have to walk all around. Ruth said the new bridge was in Planning.	
11.0	Fly tipping, rubbish and motors entering Fly-tipping is a big problem. Stolen motors found dumped in stream. <u>We should find a way to 'design out' motors entering.</u> Please provide picnic benches around tram shed. Please provide big bins when fair is on.	
12.0	Flooding Jon advised on flood attenuation and the timing of the project. "Greenway floods." "Silkstream also floods (because of rubbish in it?) Maybe it would be enough just to clean the stream as a first step to avoid flooding." In general the locals were happy with the project and were backing it.	
Contacts	louise.rendall@yahoo.co.uk vivburgess@yahoo.co.uk Margaret.Stanhope@outlook.com Nicknowledge@yahoo.co.uk sue.hannington@madison.co.uk	