



Brimmington Park Sports

Centre Hub

First public consultation report

Introduction and Background

- Brimington Park comprises of 1.8 hectares of Metropolitan Open Land located in a diverse and densely populated area in Nunhead & Queen's Road Ward.
- The site comprises of a recreational area with two 5 a side synthetic surface football pitches, a large area of hard surface play area, an outdoor gym, two table tennis tables and a small derelict sports centre building in the south that is not currently used.
- The site is surrounding by housing, a Network Rail line & train viaduct running parallel to the east of the site and the Old Kent Road to the north.

The project

- Southwark Council's [Playing Pitch Strategy](#) and the [Football Foundation's Southwark Local Football Facility Plan](#) have identified a need for more high quality all weather pitches in the borough.
- In this area of London it is unusual to find locations for new large sports facilities such as sports pitches suitable for football, therefore it has been recommended that existing facilities in poor condition should be upgraded, and made better use of.
- At Brimington Park the council proposes to upgrade the quality, and increase the number of sports pitches and provide a sports centre. A free-to-use ball court, enhanced planting and improved access to the park will also be included.
- The project aims to deliver the following outcomes:
 - improve the sports centre by refurbishing or replacing it with a larger building that includes changing facilities and a room for events or classes such as yoga
 - replace the poor condition sports pitches with new high quality all weather 3G Astroturf pitches, which will have controlled access via the sports centre
 - seek to reduce antisocial behaviour through design interventions and encourage positive use of the park
 - add a new free open access interactive [Toro ball court](#)
 - increase green space through removal of unnecessary tarmac areas

Consultation activity

- The first community consultation event took place on 19 September 2019 in Brimmington Park and the online consultation was available from 11 September to 14 October 2019.
- The proposed design was published on the Council website and notices were attached to the fences near the football pitches.
- An invitation to take part in the consultation was sent to residents living in close proximity to the park, and stakeholders including the Friends of Peckham East and sports clubs who potentially may wish to use the facility in the future.

Results and Summary of Key Points

This summary highlights the key findings from the first public consultation. See appendix 1 for a full list of comments received.

- 32 responses were received online, and approximately 10 people attended the event, leaving 3 written responses.
- Over 80% of respondents visit the park:
 - 19% every day
 - 25% a few times a week
 - The remaining either didn't answer the question or visit the park less than a few times a month
- A large majority (almost 80%) walk to the park, and 10% cycle to the park.
- The traditional ball court and the interactive ball court ([Toro](#)) were equally popular among respondents.
- Over 50% of respondents would like to use a cafe if this was part of the sport facilities.
- 20% of respondents use the gym at least once a month.
- 25% of the respondents play sport in the park using the current facilities.
- Respondents state that they mostly use the sports facilities on weekdays between 18:30 and 21:30, and weekend mornings and afternoons.
- Fewer respondents stated that they use the facilities on weekday mornings between 09:30 and 15:30 and weekdays after 21:30.
- Over 70% of respondents would like to see more seating within the park.
- Respondents requested to retain the tree proposed for removal, if possible and to keep the mature shrubs on site whilst increasing the flowering plants areas.

- Some also requested that other sport activities are included such as basketball, volleyball and facilities for skate sports.
- 75% liked or thought the design was ok.
- Concern was raised about access to the new pitches, and it appears that some respondents have assumed that the new pitches cannot be accessed without paying a fee, which is not the case.

Management of the pitches

- 10 people got in touch requesting the council provides free access to the new football pitches.
- The proposed new sports centre will include a dedicated reception with control gates inside the building foyer.
- The council's fees and charges will be implemented for use of the new pitches, which is expected to cover the maintenance of the facility and staffing costs.
- As a result of feedback, during the next consultation an example 'programme of use' will be provided. This will illustrate that as well as bookable sessions that require a fee, there will also be free and subsidised sessions informal kickabout sessions.
- For more information about management and community and free use please visit the project webpage at XXX
- Free-to-use sports facilities are available nearby at:
 - Cossall Park, Woods Road, multi-use-games area (MUGA), 10mins walk
 - Eckington Gardens, Monson Road, MUGA, 10mins walk
 - The Somerville, Queens Road, MUGA, 10mins walk

Conclusion

- Respondents to the consultation have provided useful suggestions that have been incorporated into the updated design, which now includes:
 - keeping the tree previously proposed for removal. This has been achieved by re-aligning a pathway
 - more benches
 - increased bicycle rack provision
 - an informal play area for young children with elements such as rocks, balance beams and logs
 - relocated and repaired / replaced outdoor gym equipment
 - Retention of graffiti where possible, such as at the railway arches

- More information about the access route was requested. The updated design shows the access route via the building, using arrows.

Next steps:

- The design has been updated and can be downloaded from the project website at <http://www.southwark.gov.uk/Brimmingtonparksportscentrehub>
- A second consultation will commence in summer 2020.
- Planning permission will be applied for and an application is expected to be submitted in late 2020.
- Construction is currently estimated to start in 2021.

Appendices

- Appendix 1 Summary of key points from consultation
- Appendix 2 Initial design consulted on

Appendix 1 Summary of key points from consultations

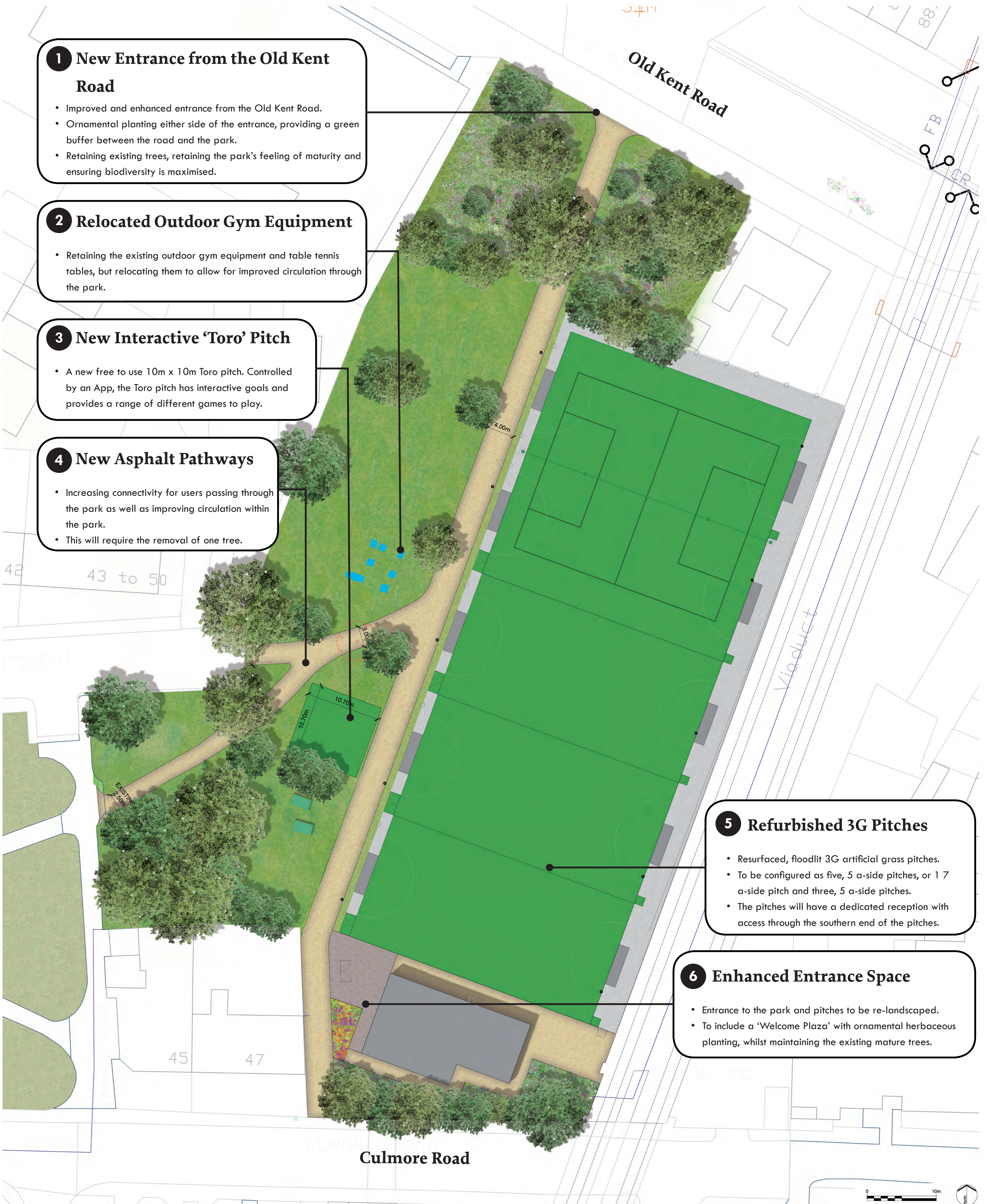
This summary highlights the key findings from the public consultation

<u>Suggestions we have incorporated</u>	
Consultation comment	Design response
Retain the proposed tree for removal	We have redesign the footpath so that the tree is retained
Retain the shrubs	Where possible we will seek to retain the current shrubs
Incorporate informal natural play	This has been incorporated near the gym equipment by adding rocks, balance beams and logs. The amount of the equipment may be limited by budget
Add more seating spaces	Some benches can be installed by the path
Park is dark at night	The current lamp posts will be relocated along the footpath and the floodlights on the football pitches updated
Ongoing maintenance	The park is maintained by the Parks Operational team
Small meeting room within the building	The proposal is to include a room where it will be possible to hold meetings in agreement with the operator of the facilities.
Public toilets	This has been incorporated within the proposed building
Increasing the footprint of the building	The project budget and impact on the park will limit the size of the building but we will ensure the size is sufficient for the facilities proposed
Outdoor sitting/cafe area	A small landscaped seating area is proposed near the entrance of the building
Interactive ball court (Toro) maintenance	If the Toro is installed, maintenance will be within current budgets
Fencing around the football pitches	Where possible we will retain the current fence and paint/repair as necessary

Some free access to the football pitches	A proposed programme will be presented during the second consultation with some free access
A mixture of 5 and 7 a side football pitches	We are proposing three 5 a side and one 7 a side football pitch
Green up the entrance near Old Kent Road	Shrubs and flowering parts will be planted in the park between the road and the sport facilities
Football pitches separated by boards/fence	The football pitches will be separated by boards and netting that can be removed to convert the pitches into 5-a-side
Retain Graffiti	The graffiti art by the rail arches will be retained
To consider safety. Drug dealers openly selling weed	The improve facilities will encourage parks visitors and hopefully reduce the antisocial behaviour. We will also consult with the Design Out Crime police officer
Path wider than proposed 4m	We aim to remove a lot of existing tarmac hard surface and keep a balance between tarmac and green space. The cycle path will be 4.5 width

<u>Suggestions we could not incorporate</u>	
Consultation comment	Design response
Include a basketball court	Unfortunately a basketball court cannot be afforded in the budget. However there are plans to upgrade 'Central Venture Park' (20 mins walk) which may include new outdoor basketball courts and also plans to include a new indoor sports hall on the Old Kent Road that will be suitable for basketball. There is also a basketball court at Leyton Square (15mins walk).
Include volleyball, netball or beach volleyball	Unfortunately we cannot incorporate this as the surface of the football pitches will be 3G artificial grass which is not suitable for those sports
Include skate park facilities	Brimmington Park is not large enough to provide high quality skate facilities. A proposed skate park is currently being designed for Burgess Park, which includes skate park facilities
Better access for authorised vehicles from Clifton Crescent	There will no be access for large vehicles to the football pitches as this would damage the 3G surface. A removable bollard will be installed at the entrance with the Old Kent Road to provide controlled vehicle access. There are also removable bollards at the two entrances to the Park from Culmore Road, providing controlled vehicle access to the rest of the park.

Plans for the children playgrounds	There is currently no budget to refurbish the existing playground as part of this project
Another drinking fountain	There is a drinking water fountain close to the sports facility, near Clifton Crescent. Water will also be available in the sports centre and a drinking fountain will be considered
Sand pitch	Unfortunately sand cannot be incorporated due to Health and Safety and maintenance issues
To acquire the houses near the park to increase passive surveillance	There is not sufficient budget for purchasing properties. The design will seek to reduce antisocial behaviour by “designing out crime”.
Drop kerb at the entrance from Old Kent Road	The road is managed by Transport for London, and therefore this is not possible. However a drop kerb is already at Culmore Road and a new one will be created at the entrance with Clifton Crescent
Black netting up behind the outdoor gym to conceal the graffiti	Climber plants are proposed to be planted near the fence to encourage them to grow and create a natural green wall. Other respondents were keen on retaining the graffiti
Parking restrictions	The Council will be consulting on the proposed implementation of a controlled parking zone shortly
Enclosed dog exercise area	Southwark Parks & Leisure department generally do not create new dog exercise areas as increases in population and demands on parks means that space needs to be shared by all park users. Experience has shown that previously dog areas have been misused, becoming smelly, muddy and unpleasant to visit



1 New Entrance from the Old Kent Road

- Improved and enhanced entrance from the Old Kent Road.
- Ornamental planting either side of the entrance, providing a green buffer between the road and the park.
- Retaining existing trees, retaining the park's feeling of maturity and ensuring biodiversity is maximised.

2 Relocated Outdoor Gym Equipment

- Retaining the existing outdoor gym equipment and table tennis tables, but relocating them to allow for improved circulation through the park.

3 New Interactive 'Toro' Pitch

- A new free to use 10m x 10m Toro pitch. Controlled by an App, the Toro pitch has interactive goals and provides a range of different games to play.

4 New Asphalt Pathways

- Increasing connectivity for users passing through the park as well as improving circulation within the park.
- This will require the removal of one tree.

5 Refurbished 3G Pitches

- Resurfaced, floodlit 3G artificial grass pitches.
- To be configured as five, 5 a-side pitches, or 1 7 a-side pitch and three, 5 a-side pitches.
- The pitches will have a dedicated reception with access through the southern end of the pitches.

6 Enhanced Entrance Space

- Entrance to the park and pitches to be re-landscaped.
- To include a 'Welcome Plaza' with ornamental herbaceous planting, whilst maintaining the existing mature trees.

