

Chestnuts Park Flood Alleviation Scheme Design and Access Statement

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Project Summary

Haringey Council successfully secured funding from the GLA, Thames21 and the Environment Agency to deliver a flood alleviation scheme within Chestnut Park.

Chestnuts Park falls within a critical drainage area with several properties immediately downstream of the park which have a history of flooding. The project seeks to create a rainscape / natural flood management feature within the park mindful of the sensitivity of the environment and heritage setting. Managing water more sustainably will provide opportunities for biodiversity, improve climate change resilience, and decrease flood risk to the wider catchment whilst increasing the social / environmental / education value of the park to the local community.

The design team (McCloy's and GHD) have worked in partnership with key stakeholders from inception of the project as well as undertaking wider public consultation to enable community input into the design of this feature ahead of planning submission.

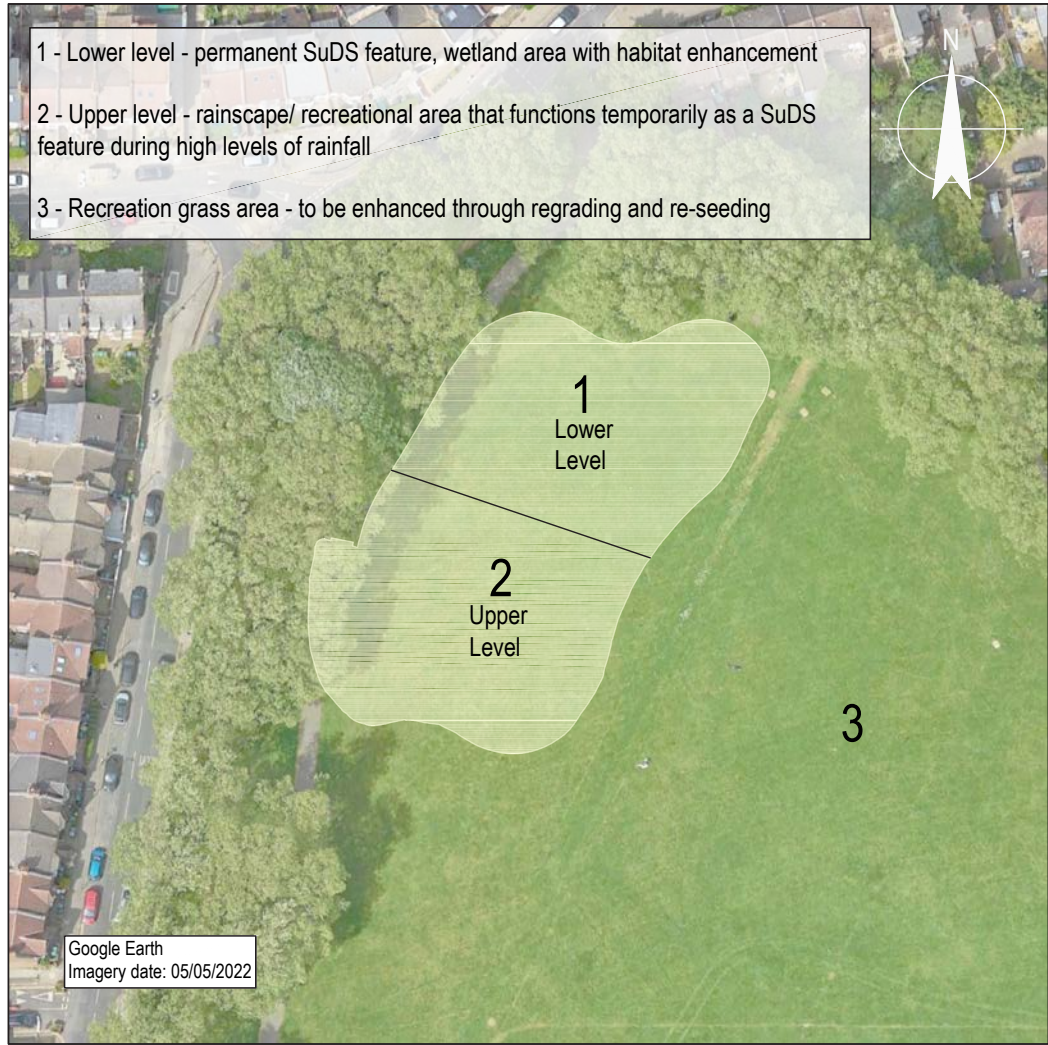


Figure 1 - Rainscape Concept Plan

Initial Brief

GHD was commissioned by Haringey Council to provide specialist planning and heritage support for the planning application alongside developing landscape design, specification and maintenance proposals for a flood alleviation scheme from RIBA stage 2 through to stage 5. The landscape design will need to develop a flood alleviation scheme which includes the following elements:

- Primary focus is to create a rainscape with high-quality amenity and recreational space, preventing flooding downstream into residential areas and flood risk to wider catchment.
- Increase value of the park to the wider community.
- Inclusion of biodiverse wetland habitats & pictorial meadow.
- Inclusion of benches/ informal elements relating to the wetlands/ storage basin.
- Opportunities for multiple recreational use of the upper terrace(s) and multi-use space of the shallower terraces.
- Accessible ramp (shallow gradient between 1:40 and 1:50 proving a safe route in/ out of the upper terraces(s) to allow recreational opportunities during non-flood conditions.
- Consider design layout and treatments to address any anti-social behavior.
- Enhance biodiversity/climate change resilience and provide opportunity for training in green jobs.

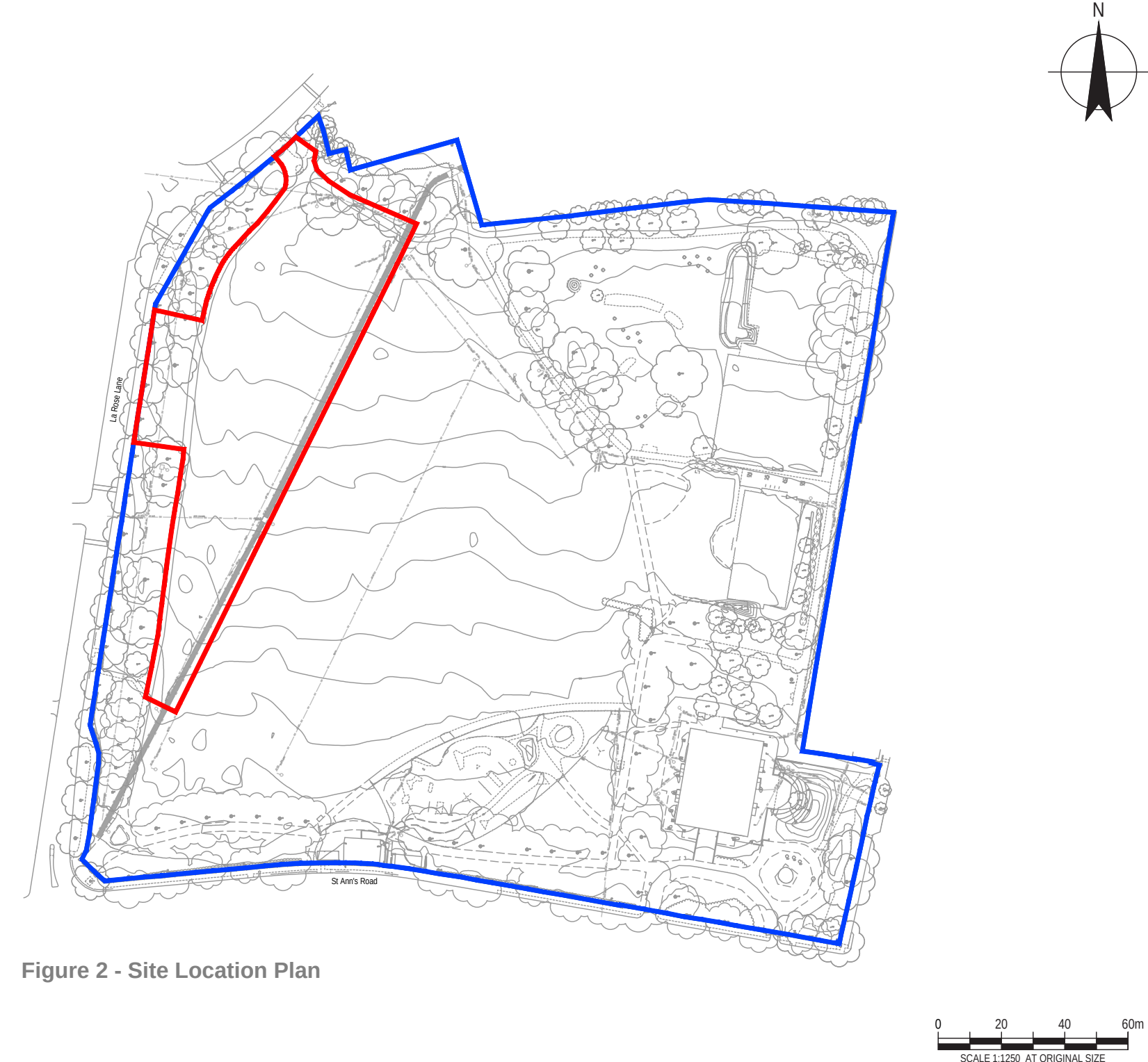


Figure 2 - Site Location Plan

Chestnuts Park Flood Alleviation Scheme



Design Requirements

A new attenuation basin to improve surface water (drainage / quality) and provide flood storage capacity.

Design proposals will need to be mindful of the any identified environmental constraints e.g. Tree Root Protection Areas as well as other ecological features of value.

Biodiversity enhancement that meets both policy and legal requirements alongside existing and future maintenance regimes.

Consider the sensitivity of the existing parkland setting plus wider heritage and Conservation Area context.

Consultation/ Engagement with key stakeholders/ steering groups and local community to help shape the design development stage prior to planning submission.



Figure 3 - Rainfall Masterplan Illustrative Concept

Chestnuts Park Flood Alleviation Scheme



Site Conditions & Location

The application site is part of the existing urban park situated between West Green, St. Annes, Haringey, London as shown within Figure 4 Site Context Plan. The green space is called Chestnuts Park, which is a mature tree lined rectangular open space with typical park land features offering a mixture on informal and formal amenity and recreational uses.

The park is situated within a Conservation Area and is a Listed Park and Garden. The space and associated buildings are managed by Haringey Parks Department and the Friends of Chestnuts Park. There are some signs of anti-social behaviour and the Council is currently undertaking a consultation exercise regarding a wider masterplan for the longer-term of the park.

The site photography (including Key Views) provides the current baseline with reference to the associated landscape, townscape, amenity and heritage setting that has informed the design development of the scheme proposals.

There are several accesses providing more than adequate pedestrian/ non-vehicular entry/ exit routes linked by a circular tarmac path and some interconnecting recreational direct links within the amenity grassland within the centre of the park. The mature London Plane trees and native mixed hedgerow provide a strong green edge and seasonal visual barrier helping to contain views into and within the park. There is a mix of other associated landscape/ ecological features that are typically situated towards the edge of the park boundary and the northeast corner. This ranges from ornamental shrub planting generally located around the cafe, play area and community centre, with more diverse habitat and ecological value resulting from wildflower grassland and understorey herb layer beneath the mature trees.



Figure 4 - Site Context Plan

Opportunities and Constraints

The scheme objectives are focused on delivering a flood alleviation feature within the recreational setting of Chestnuts Park which is a Listed Park and Garden and within a Conservation Area context. The design brief looked to review the functionality of the flood and drainage feature to potentially look at a dual use considering both wetland and recreational features to minimise any loss of recreational space.

The initial sketch proposal – Figure 3 -Chestnuts Park: A Rainfall Master Plan Illustrative Concept that supported the successful funding application was reviewed against the more detailed site information focused around the engineering and environmental context. Figure 5 - Opportunities & Constraints sets out the main design drivers that resulted from the supporting technical reports and surveys required to be submitted as part of the detailed planning application.

Engineering

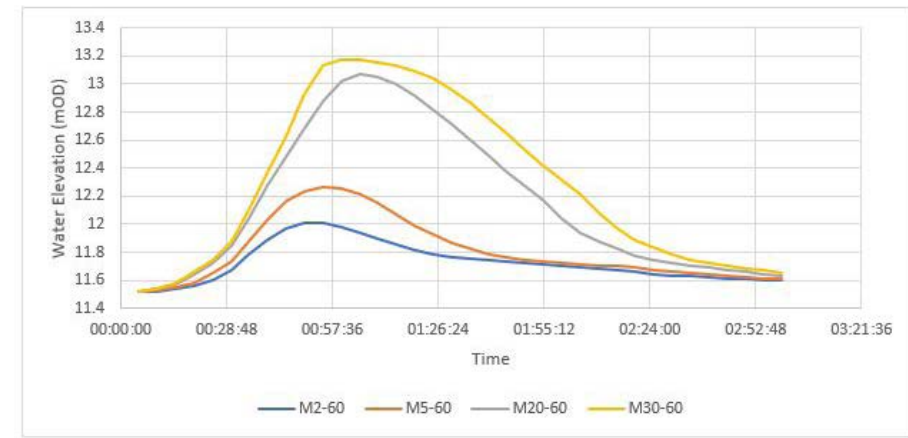
The original concept was to look at the potential 'daylighting' of the Stone Bridge Culvert. There are a number of existing elements including surface water culvert (storm water overflow), field drainage and other pipework, topography, natural water flow and storage capacity requirements that has influenced the location, size, shape and depth of the flood attenuation basin. The new basin has been designed to help improve surface water drainage and flood storage capacity. The park falls within a critical drainage area with a number of properties immediately downstream affected by historic flooding. The lower basin area will predominantly function as a wetland with a low flow channel and associated native sedge and reed species. The upper basin area will only seasonally inundate with water to function as a flood storage feature, typically during times of very heavy/ persistent rainfall and/ or storm like conditions at all other times the upper basin will function as amenity space with informal play and seating.



Figure 5 - Opportunities and Constraints Plan

The below chart shows the differing storm conditions and likely frequency plus timescales for the water levels to return back to normal conditions. The engineering detailing of the inlet/ outlet and ramped access has been considered mindful of the heritage and amenity sensitivity of the park therefore the final aesthetics reflect more natural finishes rather than a lot of hard engineering solutions.

Return Period	Peak Water Level (mOD)	Max Lower Basin Water Depth (m)	Max Upper Basin Water Depth (m)	50% Drawdown (mins)
2 (50% AEP)	12.01	0.49	0	30
5 (20% AEP)	12.26	0.74	0.10	30
20 (5% AEP)	13.07	1.55	0.91	45
30 (3.3% AEP)	13.17	1.65	1.01	55



Water levels

The planning submission requires the submissions of the following technical reports and documentation that has been used to inform the design and detailing of the flood alleviation feature.

- Drainage Strategy / hydraulical modelling
- Flood Risk Assessment
- Contamination / preliminary risk assessment

Environment

The location of the basin is also mindful of the existing topography and other environmental issues specifically relevant to the site context and conditions with particular reference to ecology, landscape, visual amenity and heritage issues. The final design including wider earthworks have been carefully considered looking at the current surface water cross flow paths. Figure 6 and 7 helps to illustrate the existing scenario where the new basin will look to pick up water within the recreational/ amenity grassland in terms of cross flow alongside the existing field/ land drainage system.

The planning submission requires the following technical reports and documentation that has been used to inform the design and detailing of the flood alleviation feature.

- Ecological Appraisal
- Biodiversity Net Gain Assessment
- Planning and Heritage Statement
- Detailed landscape design, specification and maintenance strategy
- Tree Survey – AIA/ AMS/ TPP

The landscape design has looked to sensitively integrate the flood alleviation proposals into the wider park, mindful of the ongoing master plan being undertaken in conjunction with the Council, key stakeholders and community. The creation of the 'rainscape' scheme reinforces the sustainability and usability of the park through providing opportunities for biodiversity, improve climate change resilience decrease flood risk to the wider catchment, whilst adding value (social/ educational/ environmental) to the local community.



Figure 6 - Primary surface flow routes



Figure 7 - Proposed SuDs and existing drainage infrastructure

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Recreational/ Social

The existing park is situated in a densely populated part of the borough with limited public green space nearby. The park is well used and in future, due to the likely new development in the area, demand will increase The park currently offers a range of formal and informal recreational uses. The park currently offers a range of formal and informal recreational uses, including a MUGA, Gym and Tennis courts and well as a childrens play area. The majority of the park is set aside for amenity grassland with informal flat area used for football and a number of other activities.

Educational

The park is situated within the catchment of 5 local schools, therefore the recreational, social and educational value to the children, staff and parents is significant. The scheme has the opportunity to reinforce teaching curriculum learning and regular sport activity including cycle proficiency, athletics and grass-based recreation/ leisure activities. The inclusion of the habitat and recreational dual function has created a unique learning environment where pupils and staff can experience nature within a playful setting which is safe and exciting.

Cultural Heritage

The park was historically the grounds of a Manor House and is registered as a Listed Park and Garden (London). Originally the land housed a watercress farm, utilising the adjacent watercourse and wet ground conditions. In around 1850 Chestnuts House was built for Mr Haynes, a timber merchant. At that time St Ann's Road was still a rural lane where city merchants were beginning to build houses. The stream which used to run through the park was changed into underground culvert due to development pressures and the demand for new housing in the area.

The OS Map of 1894-6 shows the house with a semi-circular carriage drive and distinctive white and red brick gate posts located at each of the main entrances to the park (which remains today). Behind the house were formal gardens with a fountain. The boundary of the site to the west follows the line of an old footpath, Blackboy Lane (now known as La Rose Lane). In March

1898 the house and grounds of 13 acres adjacent to Cornwall and St Ann's Roads were purchased for £7,760 by Tottenham Urban District Council after a poll of ratepayers' that it should be retained for public use. Following this success some additional land was purchased and site became Chestnuts Recreation Ground, originally intended to commemorate Queen Victoria's Diamond Jubilee it opened to the public in November 1900. The area of ornamental gardens was built over by 1913. The recreation ground layout included a circular ornamental fountain on a mound, surrounded by formal planting, and various areas of ornamental planting. Avenues of London Plane trees still remain today on the park's western, southern and northern boundaries creating a strong green edge to the suburban context. Chestnuts House was initially a public reading room and museum, then became a public library until St Ann's Branch Library was built in 1938. Subsequently it became a health clinic, but it was demolished in the 1980s to make way for the Chestnuts Arts and Community Centre including the new playground. During the 1980s and 1990s the site became very neglected and run down.

In 2000 the Friends of Chestnuts Park (FoCP) group was formed. Over the past 23 years the FoCP and Haringey Council have worked in partnership to protect, conserve and enhance the park for residents and wider community benefit. The park is protected in perpetuity as a site for public recreation with Fields in Trust, as part of the Queen Elizabeth II Fields Challenge Scheme. The park is 5 hectares (12 acres in size and was awarded its Green Flag Award in 2008.

The map from 1869 suggests that the grounds were more formally laid out earlier in the century:



Planning and Policy Compliance

The detailed planning and heritage statement submitted as part of the planning application covers the key matters and planning balance discussion. The design team have been informed of the specific site details, planning history and current policy context at a National (NPPF) and Local (Statutory Development Plan) which has provided clear guidance through the design development stage. Therefore, the proposed development and process undertaken to finalise the scheme to be submitted for planning approval we feel meets the following policy objectives in relation to:

- Principle of development
- Design (including Flooding & Drainage)
- Heritage
- Landscape & Ecology
- Consultation & Engagement
- Ground Conditions

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Concept Development Options

Based upon the initial engineering layout the landscape team looked to review the design of the basin mindful of the site-based information and discussions around the key design challenges –

Environmental effects – ecology/ heritage/ landscape/ visual amenity/ water quality and flood resilience

Form and function – wetland (flood & drainage feature) with possible recreational/ educational use

Previous design team experience and technical knowledge (including case studies)

Meeting the project objectives and funding requirements

Sustainability, climate change and future maintenance considerations

Improve drainage and recreational enhancement within the amenity grassland (regrading/ reseeding)

Landscape Sketch Option 1

Based upon the feasibility stage layout the following design considerations were incorporated:

Additional berm/ bund feature included along the northern edge of the basin to increase flood capacity

Added some variation to the cut slope and amend shape to improve earthworks fit into existing topography

Review of drainage inlet/ outlet locations due to mature tree context

Moved basin slightly south away from likely tree root protection area to the north of the basin

Landscape Sketch Option 2

Based upon the feasibility stage layout the following design considerations were incorporated:

Added some variation to the cut slope

Review of drainage inlet/ outlet locations due to mature tree context

Moved basin slightly east away from existing underground drainage infrastructure running north south to the east.

Landscape Sketch Option 3

Based upon the feasibility stage layout the following design considerations were incorporated:

Additional berm/ bund feature included along the northern edge of the basin to increase flood capacity

Added some variation to the cut slope

Review of drainage inlet/ outlet locations due to mature tree context

Moved basin further south away from likely tree root protection area to the north of the basin.

Moved basin slightly east away from existing underground drainage infrastructure running north south to the east.

Following subsequent discussion and input from the wider project team it was deemed sensible to progress with Landscape Sketch Option 1, due to highlighted environmental and engineering opportunities and constraints this option was preferred due to the more sensitive location, siting and earthworks design of the flood alleviation basin.



Figure 8 - Landscape Sketch Option 1



Figure 9 - Landscape Sketch Option 2



Figure 10 - Landscape Sketch Option 3

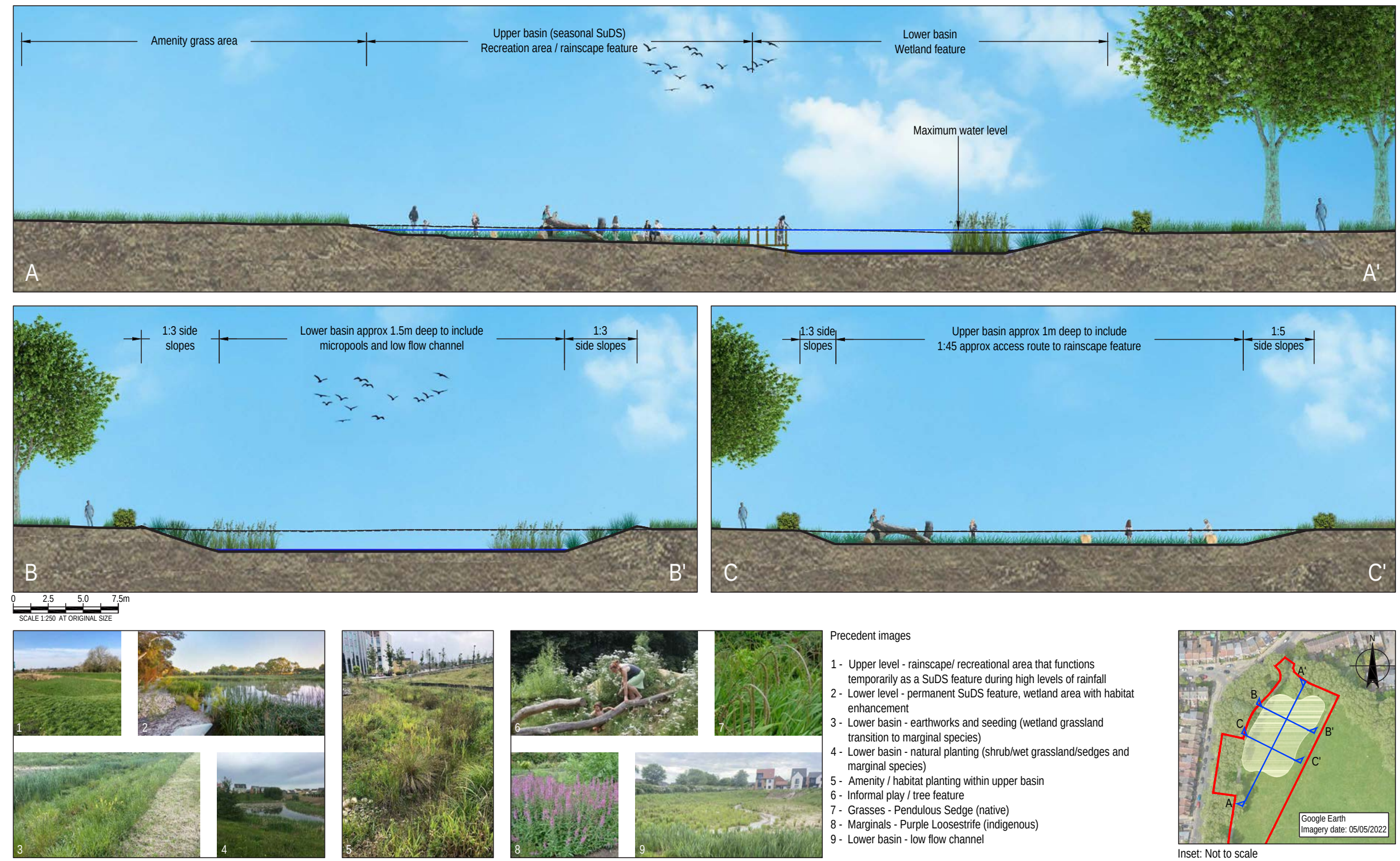


Figure 11 - Option 1 - Illustrative Landscape Cross Sections

Consultation & Engagement

As set out within the client brief, the project required specific dialogue and communication within the project team, established Stakeholder Focus Group, Haringey Rivers Forum and a wider consultation process to meet the planning application submission validation. During the inception meeting a consultation strategy was set out and then issued to the relevant interested parties (Stakeholder/ Steering Group) to agree. The process needed to be aware of the wider Chestnuts Park Master Plan initiative that was to be launched in mid-June.

The final approach is set out below:

- The Flood Alleviation scheme engagement started on Commonplace on 5th June and ran for 4 weeks
- Reference to the wider masterplan and future engagement was made on the information page following a meeting between the project team and Stakeholder/ Steering Group
- 2 Face-to-face drop-in sessions to be held for flood alleviation scheme on 21 June 10am-3pm and 24th June 11am-4pm
- Wider Masterplan engagement on Commonplace to start following the Friends AGM on 18th June and run for 6 weeks

Planning requirement

Looking at the validation checklist for the detailed planning submission a Statement of Community Involvement has been produced that captures the main issues informing the post feasibility stage design development work. The planning submission will be submitted on the Haringey Council planning portal website, where any formal responses from the public and statutory/ non statutory consultees can be made. Subject to any planning approval the next stage of design development can look to address any further comments deemed necessary to meet the planning approval. The application will be advertised, and notification will be provided to meet the planning regulations.



Public Consultation - pop up workshop / engagement event



Public Consultation Banner

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Stakeholder/ Focus Group

The client made it clear that the project required a comprehensive level of engagement during the post feasibility stage to consult with the Haringey Rivers Forum, Steering Group and more focused meetings/ workshops prior to the planning submission. The below summarises the agreed process and milestones/activities to gather information to better understand the key challenges/ issues to be addressed through design development, delivery and maintenance stages of the project.

Stakeholder/Steering Group Meetings (monthly) 23/05, 27/06, 25/07

- Progress update re wider master plan project and flood alleviation scheme
- Update on environmental and engineering (surveys and detailed design)
- Planning and approvals matters to be considered.

Engagement workshops/ events

- 12/06 – Engineering Design Review workshop (in community centre)
- 18/06 – Wider Park master plan engagement meeting in the park (introduce the flood alleviation scheme)
- 21/06 - Pop up workshop/ engagement event in the park (for the flood alleviation scheme)
- 24/06 - Pop up workshop/ engagement event in the park (for the flood alleviation scheme)

Meetings/ Discussions

- Meeting with Haringey Rivers Forum - 09/05 (to discuss landscape design, specification, maintenance matters alongside wider educational and social value opportunities
- Meeting with Adam and Sutherland Architects (wider site master plan and flood alleviation considerations)– 24/05
- Meeting with Friends of Chestnut Park and Haringey Rivers Forum representatives - 14/07 (to discuss the responses from the consultation exercise that informed the landscape design, specification, maintenance matters to be included within the planning submission).

Responses

The Haringey Council website on Commonplace dedicated to this project and the wider Chestnuts Park Master Plan was set up to capture the responses during the consultation exercise. The face to face ‘drop in’ sessions/ pop up workshops allowed people to either fill in a response card or scan the QR code shown on the consultation boards/ banners to complete the online questions and comments section.

Following the conclusion of the 4-week engagement period the responses were provided by Haringey Council and have been summarised below. These results subsequently set out the central themes that informed the Concept Development Options 1 & 2 as illustrated previously.

Which type of planting would you like to see around the new flood alleviation scheme?

Wetland = 24 Formal = 14 Wildflower = 51
Amenity = 4
Other = 10

What would you like to use this space for?

Observe biodiversity = 51 Art = 29 Seating = 42
Informal Play = 54
Other = 9

Which type of materials would you like to be used within the Upper Level?

Wooden = 55 Stone = 43

Which sorts of informal play do you think would work best in this space?

Carved imaginative play = 44 Logs = 48
Boulders =30

Out of 112 responses the majority were in favour of the flood alleviation scheme being developed in the park.

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Following feedback from the public consultation, two options were developed for consideration by the steering group:

Option 1

Natural Play and Wildlife – picking up on educational use/ viewing platform / interpretation/ timber play features and seating around an amphitheatre. Introduction of some shallow scrapes to help improve SuDS / surface water drainage/ biodiversity. Native hedge planting to create an appropriate framework between the functional wetland and recreational areas and routes. Habitat features to include wetland with reedbed/ sedges, south facing embankment seeded and managed for invertebrates. Grassland seeding and managed for wildflower/ conservation habitat enhancement.



Figure 12 - Option 1 - Natural Play / Wildlife



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Option 2

Imaginative Play/Art/ Interpretation – the central theme is more focussed around recreational use/ artwork & interpretation features alongside the wetland habitat introducing timber & stone walkway/ seating elements around amenity planting which is climate tolerant. Native hedge and specimen tree planting has been used to create an appropriate framework between the functional wetland and recreational areas and routes. Habitat features to include wetland with reedbed/ sedges, south and west facing embankment planted with native willow scrub species. Reinstatement grassland seeding conservation habitat enhancement within the immediate context of the basin and new undulating landform to the south. Introduction of some shallow scrapes to help improve SuDS / surface water drainage/ biodiversity.

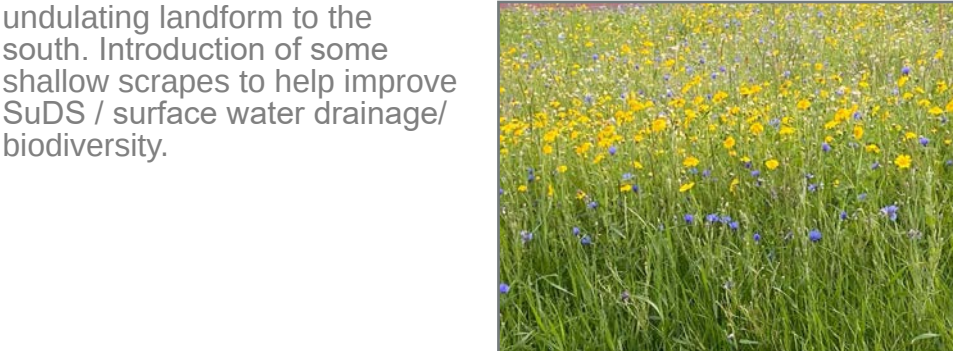


Figure 13 - Option 2 - Imaginative Play / Art / Interpretation

Chestnuts Park Flood Alleviation Scheme



Heritage Statement

The DAS including Heritage Statement has been prepared alongside the Planning Statement and other submission materials which relate to the proposed development at Chestnuts Park, Haringey.

This section sets out the Heritage context for the site alongside an assessment of significance of heritage assets using the methodology set out in Historic England Advice Note 12 and the NPPF. This assessment is then used to assess the impact of the development on the site and to justify any harm arising.

The Site

The proposed site is situated within St Ann's Conservation Area (CA) which is in the form of an east-west linear development along the busy B152 St Ann's Road. The road has a regular bus service between Northumberland Park & Waterloo and Wood Green & Aldgate. Chestnuts Park is a large open space surrounded by mature London Plane trees which forms an important feature of the western part of the Conservation Area.

The area to the South of Chestnuts Park is currently occupied by St Ann's Hospital, the northern section of which contains a series of Victorian buildings and is also included within the CA. There is currently a live Hybrid Application (HGY/2002/1833) for the development of a New Neighbourhood, including mix-use, residential-led development consisting of new-build and refurbished buildings and new public realm.

The area to the east, centred on the junction with Avenue Road, is characterised by the cluster of large intuitional and religious buildings including St Ann's Church, which forms the principle landmark.

At the east end of the CA, St Ann's Road is lined with residential properties and is characterised by a greater sense of consistency and by its domestic scale.

GLHER

Following a Greater London Historic Environment Record Search within a 500m radius of the site, the following sites have been identified.

Type	Name	Designation
Area	[76914] West Green Village	Archaeological Priority Area – Tier II
Monument	[96198] 247a West Green Road (Georgian House)	Listed Building (Grade II)
	[103973] Walls Around St Ann's Church Yard (Victorian Railings, Wall & Gate Pier)	Listed Building (Grade II)
	[105438] Chestnuts House (Victorian Country House)	Victorian County House
	[105726] Black Boy Lane (Late Medieval Road)	Late Medieval Road
	[110369] West Green Road (Early 20th Century War Memorial)	Early 20 th Century War Memorial. Listed Building (Grade II)
	[110492] 1-5 Avenue Road (Victorian Model Dwelling)	Listed Building (Grade II)
	[118889] Parish Church of St Ann (Victorian Parish Church)	Listed Building (Grade II*)
	[119754] St Annes Road (Jacobean Road)	Jacobean Road
	[121936] Avenue Road (Georgian Church School)	Listed Building (Grade II)
	[125026] St Ann's Hospital (Victorian Infectious Diseases Hospital)	
	[130808] West Green Road (Medieval Village)	
	[131230] Philip Lane (Elizabethan Road)	
	[138508] West Green Memorial Garden (Late Medieval Village Green)	Listed Building (Grade II)
	[146171] Downhills House (Restoration Country Estate)	
	[148519] West Green Road (Medieval Road)	
Activities	[153235] Desk Based Assessment at St Anne's Hospital	
	[163527] Watching Brief at 308 West Green Road	

There are 15 Monument records and two Activities, zero of which are Skeleton Activities.

Understanding Significance

To understand the impact of a proposal on a heritage asset the key is to understand the significance of the asset by understanding its history of development. Annex 2 of the NPPF sets out the definition of significance. It notes that significance derives not only from the physical presence of a heritage asset but also its setting.

Historic England state in its Advice Note 12: Statements of Heritage Significance that the requirement set out in the NPPF for an understanding of significance must stem from the interest(s) of the heritage asset, whether archaeological, architectural, artistic or historic, or a combination of these; and that this understanding:

- must describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal;
- should be sufficient, though no more, for an understanding of the impact of the proposal on the significance, both positive and negative; and
- sufficient for the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of the proposal.

The significance of the heritage assets can be derived from a number of different but interconnected values based on the evidence on site and through research. Historic England give advice on the analysis and assessment of heritage significance in line with the NPPF to assist all interested parties in implementing the legislation. Their advice advocates a staged approach to decision making. The stages are:

- Understand the form, material and history of the heritage asset;
- Understand the significance;
- Understand the impact on that significance;
- Avoid, minimise and mitigate negative impact;
- Look for opportunities to better reveal or enhance significance.



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The values and interest are aligned with the Planning (Listed Buildings and Conservation Areas) Act 1990 and are considered to be:

- **Historic Interest** - is measured by the historical people or events associated to a building.
- **Architectural or Artistic Interest** - is measured by the general character, appearance and aesthetics of the buildings as well as the spaces between.
- **Evidential or Archaeological Interest** - is measured by the evidence yielded from the fabric of the structure or evidence of human influence on change to the environment.

A value of high, medium or low is attributed in the conclusion of significance assessment based on the research and evidence set out:

- High** – the elements of the heritage asset which are of high value;
- Medium**– the elements of the heritage asset which are of moderate value;
- Low** – the elements of the heritage asset which are of limited value.

The following Designated Heritage Assets affect by the submission proposals are as follows:

St Anns Conservation Area

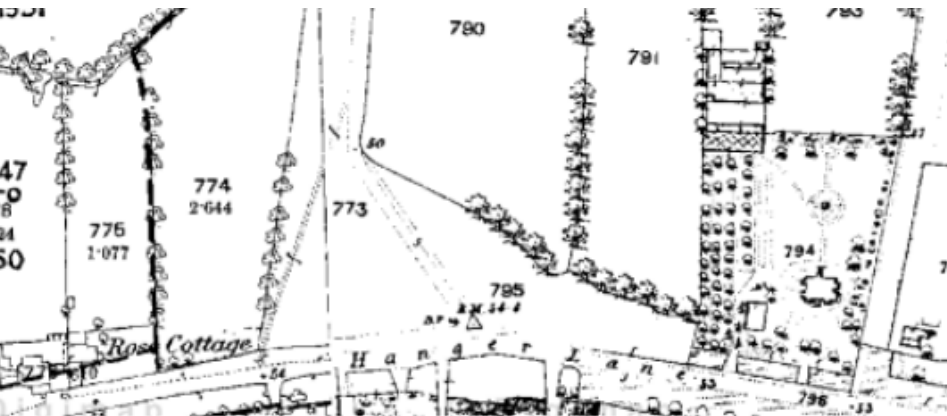
Other Heritage Assets, such as those listed above, have been considered to not be affected by this scheme.

Historic Interest

The area covered by the St Ann's Conservation Area is situated between Green Lanes and Tottenham High Road, to the south of West Green. A track broadly corresponding to contemporary Green Lanes was first recorded in the 14th Century. The name

of the route, which connected Central London with Wood Green, derives from the series of greens and commons through which it passed. The southernmost common, Beans Green, was situated immediately to the west of the current conservation area boundary, at the junction with Hangers Lane, (now St Ann's Road), which was an ancient route connecting Green Lanes and Tottenham High Road.

By the 13th Century much of the Parish of Tottenham, including the St Ann's area, was occupied by farmland following the deforestation of areas of the Middlesex Forest. Most of the area covered by the St Ann's Conservation Area was covered by open farmland, owned by a few large estates. Between 1229 and 1264 the Hospital of St Lawrence at Clayhanger was recorded to have occupied a site on Hangers Lane that may have been within the current conservation area boundary.



Site map in 1880's

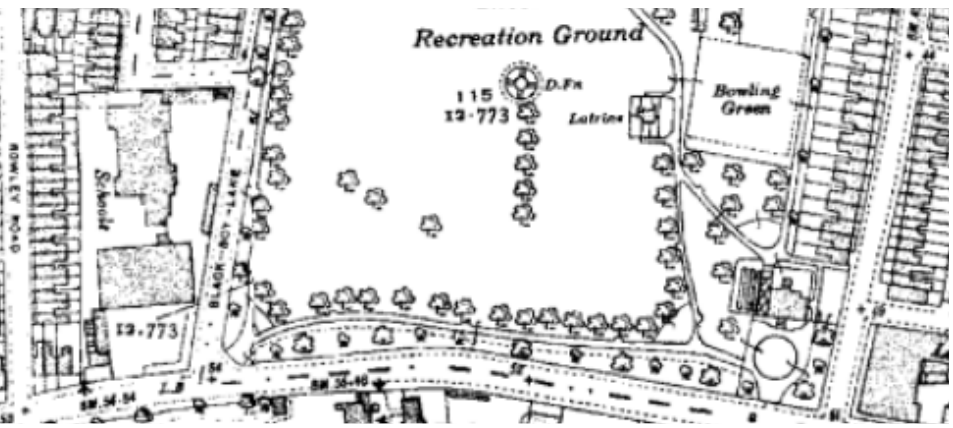
Between 1800 – 1864 the population of Wood Green grew steadily during the first half of the 19th Century as merchants and traders from the City began to colonise the area and by 1841 Wood Green was inhabited by approximately 400 people. New roads were laid out in the area during this period.

Between 1864 – 1894 the introduction of railways to Haringey had a considerable impact on the development of the surrounding area during the mid to late 19th Century. The new GNR line enabled mass transportation of workers into Kings Cross Station and had marked impact on the subsequent development of the Wood Green Area. The majority of streets within the area now covered by the St Ann's Conservation Area were laid out and developed for workers housing during this period, including Cornwall Road, Grove Road



Site map in 1910's

By the beginning of the 20th Century most of the residential streets within the area now covered by the Conservation Area were in place and subsequent developments were limited to isolated sites. The Chestnuts Recreation Ground (now Chestnuts Park) was formed from the gardens of Chestnut House, which became a public library, and the adjoining land north and west to Black Boy Lane and the rear gardens of the houses on the south side of Falmer Road and tennis courts and a bowling green were established in the north east corner.



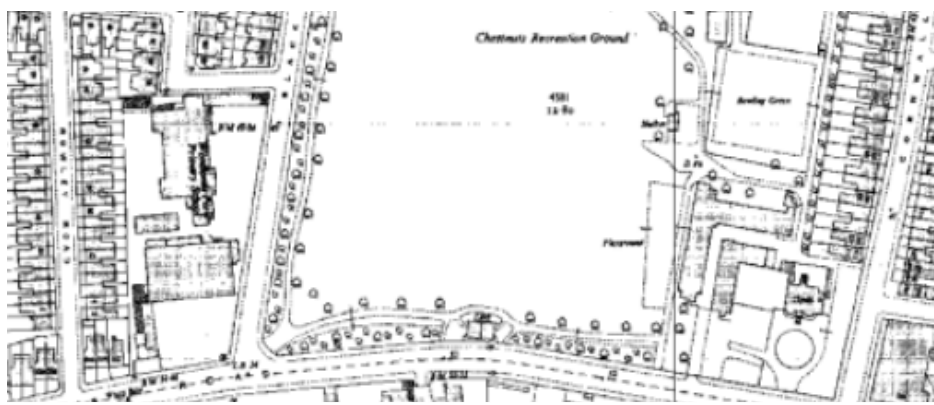
Site map in 1930's

Only noticeable changes between 1915 – 1955 were within the Chestnuts Recreational Ground, where the old house changed use from a library to a clinic and several new buildings were constructed between it and the bowling green. A new lavatory block was also built on the St Ann's Road frontage.

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Post-war developments within the CA have been relatively isolated in nature, or have involved minor alterations to existing buildings or change of use, this is until the recent Hybrid application for the redevelopment of St Ann's Hospital.



Site map in 1950's

Architectural Interest

The St Ann's Conservation Area covers a relatively small area, but has been split into sub-areas within the St Ann's Conservation Appraisal. Chestnuts Park falls within Sub-Area 2.

The park is surrounding to the north, south and west by mature London Plane trees and to the east by the range of community facilities. The park is overlooked to the north and east by the rear of the properties fronting Clarence Road, Falmer Road and Cornwall Road and to the west by the Chestnuts Primary and Junior School properties. The southern boundary is defined by St Ann's Road and the Hospital beyond it.

The main body of the park is characterised by its openness and surrounding mature trees and simple metal railings. The north eastern corner of the park is occupied by hard surfaced sports areas including a basketball court and tennis courts that are partly screened from the rest of the park by an attractive large mature willow tree and by the single storey bowls pavilion and adjoining play centre.

The southern side of the park along St Ann's Road contains two single storey buildings. The western-most building, No. 300 St Ann's Road, was built between 1935 and 1955 as a public convenience block to serve the area. It was designed in Art Deco style with a flat roof and high-level windows and entrance

doorways framed by horizontal grooved concrete mouldings. The building has since been altered to accommodate a café, involving alterations to the door and window openings although remnants of the original surrounds remain visible within the now white-painted rough-cast elevations. The cafe has unattractive and poorly integrated signage and shop blinds that detract from the character and appearance of both St Ann's Road and the park.

Adjoining to the east is a small late 20th Century single storey replacement block of public conveniences with a hipped tiled roof. It is built of yellow stock brick with red brick lozenge panels, quoins and stringcourses. The block makes a neutral contribution to the character of the road and park.

Summary of Significance

Chestnuts Park forms an attractive and well used public green space characterised by its sense of openness and by its mature trees, shrubs, railings and historic gates and gate piers that define its boundary.

It's built structures however, do not contribute towards the setting or significance of the Conservation Area.

The significance of the application site is considered to be **medium**.

Heritage Impact Assessment

This section assesses the impact of the submitted proposal on the Conservation Area as assessed previously.

The proposed development seeks to alleviate potential future risk of surface water flooding whilst enhancing the current recreational and biodiversity offer at Chestnuts Park.

The site photography (including Key Views) provides the current baseline with reference to the associated landscape, townscape, amenity and heritage setting that has informed the design development of the scheme proposals.

Following a number of site visits and initial engagement workshops/ meetings the design team were aware of the specific design considerations that needed to shape the scheme design proposals.

The existing open grassland area is well used throughout the year providing recreational use, social interaction opportunities and historically a key recognized feature of the parkland. The mature London Plane trees and formal entrances and linking circular path networks are also important features that contribute towards the strong sense of green buffer/ enclosure when situated within the park.

Following the initial response from the Heritage Officer and subsequent site visits the visual baseline, including heritage setting to be included within the suggested study area were established and as illustrated within the Key View Location Plan (See Figure 14 Page 19) and representative Key Views 1-7 as illustrated on pages 20-23.

View Classification and Receptor Type

Key Views 1 – 4 were chosen to illustrate the scale, nature and sense of place when users of the park are either passive (stationary) or transient (moving through).

Key Views 5 -7 were chosen to help convey the wider heritage, amenity and landscape context. Taking into consideration the suggested location of the basin and likely construction stage activity.

It should be noted that the site photography was taken where leaf cover was not fully developed in late April and then again in June (to help capture the seasonal screening offered by the existing trees, hedges and shrub planting within the park).

Summary of Likely Visual Effects

Key View 1 - has been included to show the representative view from the context of the park and key access route looking towards the scheme and the school to the left hand side of the view. The scheme will be slightly visible from this location due to the distance and open nature of the amenity space where there is intervisibility towards the scheme. The scale and nature of the design proposals due to the sensitive approach toward the earthworks design and low native hedge planting to the perimeter of the basin will not result in any significant change in visual/ landscape effects following the establishment of the seeding and planting proposals therefore the heritage setting is not adversely affected.

Chestnuts Park Flood Alleviation Scheme



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Key View 2 - has been included to show the representative view from the context of the park looking towards the scheme and the school to the left-hand side. The scheme will be visible slightly from this location due to the distance and open nature of the amenity space where there is intervisibility towards the scheme. The scale and nature of the design proposals due to the sensitive approach toward the earthworks design, natural design features for play/ seating and low native hedge planting to the perimeter of the basin will not result in any significant change following the establishment of the seeding and planting proposals. No harm caused to the landscape character, visual amenity and heritage setting in the long term. The Visualisation - Illustrative Montage View 2, as shown on page 27, has been produced to help illustrate the scheme proposals (once established).

Key View 3 - has been included to show the representative view from the context of the park and key access point directly adjacent to the scheme looking towards the school. The scheme will be visible from this location due to the distance and open nature of the amenity space where there is intervisibility towards the scheme. The scale and nature of the design proposals due to the proximity to the proposed basin required a sensitive approach toward the earthworks design and visual mitigation measures. The combination of low bund and native hedge planting to the perimeter of the basin helps to improve the environmental fit and reintroduces landscape features that respond to the existing context mindful of the heritage of the park. Consequently, this will not result in any significant change following the establishment of the seeding and planting proposals. No harm caused to the landscape character, visual amenity and heritage setting in the long term. The Visualisation - Illustrative Montage View 3 as shown on page 28, has been produced to help illustrate the scheme proposals (once established).

Key View 4 - has been included to show the representative view from the context of the school /streetscape and key access point directly opposite within the park. The scheme will be visible from this location due to the distance and open nature of the amenity space where there is intervisibility towards the scheme. The scale and nature of the design proposals due to the sensitive approach toward the earthworks design, natural design features for play/ seating and low native hedge planting to the perimeter of the basin will not result in any significant change following the establishment of the seeding and planting proposals. No harm caused to the landscape character, visual amenity and heritage setting in the

long term. The Visualisation - Illustrative Montage View 4 as shown on page 29, has been produced to help illustrate the scheme proposals (once established).

Key View 5 – has been included to show the representative view from the context of the school /streetscape and key access point directly opposite within the park. The scheme will not be visible from this location due to the distance and intervening landscape features that help limit the intervisibility towards the proposals. The siting of the scheme was mindful of the existing landscape framework and visual amenity when viewed from the wider Conservation Area designation. The combination of the retained landscape buffer along the western and southern boundary and sensitive approach toward the earthworks design, natural design features for play/ seating and low native hedge planting to the perimeter of the basin will not result in any significant change following the establishment of the seeding and planting proposals. No harm caused to the landscape character, visual amenity and heritage setting in the long term.

Key View 6 – has been included to show the representative view from the school and surrounding streetscape. The scheme will not be visible from this location due to the distance and intervening landscape features that help limit the intervisibility into the site. The siting of the scheme was mindful of the existing landscape framework and visual amenity when viewed from the wider Conservation Area designation. The construction stage works will require the removal of a small section of the boundary railings and 5m of the existing hedgerow will be temporarily relocated to allow for the vehicle access. The retained landscape buffer along the western boundary and sensitive approach toward the earthworks design, natural design features for play/ seating and low native hedge planting to the perimeter of the basin will not result in any significant change following the establishment of the seeding/ planting proposals alongside the reinstatement of the railing and native hedgerow. No harm caused to the landscape character, visual amenity and heritage setting in the long term.

Key View 7 – has been included to show the representative view from the surrounding streetscape looking southeast into the park. The scheme will not be visible from this location due to the distance and intervening landscape features that help limit the intervisibility into the park. The siting of the scheme was mindful of the existing landscape framework and visual amenity when viewed from the wider Conservation Area designation. The combination

of the retained landscape buffer along the western boundary and sensitive approach toward the earthworks design, natural design features for play/ seating and low native hedge planting to the perimeter of the basin will not result in any significant change following the establishment of the seeding and planting proposals. No harm caused to the landscape character, visual amenity and heritage setting in the long term.

There is considered to be no impact on the setting of any nearby listed buildings. There will be negligible impact upon the Conservation Area.

Fundamentally, the nature of Chestnuts Park is to remain an open, recreational ground. The proposals seek to alleviate the potential risk of surface water flooding whilst simultaneously retaining usability of the Park within the local community.

Any harm has been minimised by the proposed careful landscape/ environmental design including the choice of materials, seeding/ planting proposals concentrate on:

- Native Mixed Hedgerow
- Wetland with reedbed, sedges and marginal habitats
- Mosaic of conservation wildflower meadow and neutral grassland
- Natural play features that reflect the existing character of the park

Where there is any harm, there need to be public benefits to outweigh that harm. Whilst there is no harm as a result of this proposal. Increasing biodiversity within the park, providing additional informal play and an alternative recreational space within the park, provision opportunities for education and observation of the SUDs scheme and the key driver of the project the reduction of flood risk to downstream properties is a significance public benefit.

Therefore, on this basis, whilst there would be minor levels of change to the visual appearance of the park, the fundamental nature of its use will remain unchanged. As such, it is considered that the submitted proposals are in accordance with planning policy set out within the Development Plan.



Figure 14 - Key View Locations

Chestnuts Park Flood Alleviation Scheme



Key View 1



Key View 2

Chestnuts Park Flood Alleviation Scheme



Key View 3

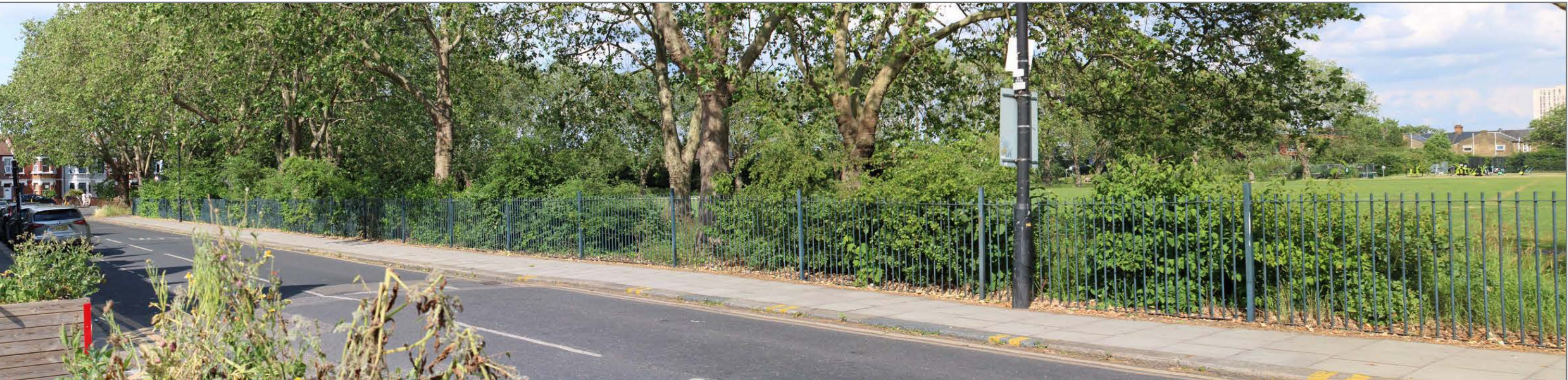


Key View 4

Chestnuts Park Flood Alleviation Scheme



Key View 5



Key View 6

Chestnuts Park Flood Alleviation Scheme



Key View 7

Chestnuts Park Flood Alleviation Scheme



Design Proposal

Following the detailed consultation and engagement stage the design evolution required further consideration bring in key stakeholders and project team specialists in landscape architecture, ecology, heritage and drainage to sense check the pre planning submission proposals.

The final round of comments and subsequent amendments were considered mindful of the original project objectives and common themes generated through the engagement, design reviews, workshops and meetings.

The drainage strategy and detailed design was developed following the review of more detailed site information and the integration of the engineering features was influenced by the heritage and visual amenity context of the public park. The planning application boundary was reviewed and reduced to reflect the importance of preserving and protecting the natural and cultural heritage features of the park.

The landscape architect and ecologist worked closely with the project team to assess the most appropriate mitigation measures to sensitively improve the environmental fit of the scheme plus looking to deliver value on a number of criteria.

- Social/ Recreational
- Environmental
- Educational
- Cultural

The design proposal was also mindful of the existing use of the park, the amount of space/ land required considering the layout, scale and site area to deliver the flood alleviation scheme, including likely construction stage activities and the phasing of the work.

The outline Construction Method Statement includes the more detailed description of the planned work. In summary, the construction access will be made from the west (along La Rose Lane). The construction route will require the removal of a couple of panels of the boundary railing plus the temporary relocation of the existing hedgerow. All works will be in accordance with the submitted AIA, AMS and TPP included within the planning submission. All areas will be made good post completion of the main earthworks operation.

The landscape proposals are set out in the following figures and text found within the planning submission and DAS.

- Landscape Proposals Plan
- Illustrative Landscape Cross Section A -D
- Illustrative Photomontage View 3
- Illustrative Photomontage View 4
- Illustrative Sketch View
- Landscape Seeding & Planting Palette (including specification and maintenance)

Surface & Boundary Treatment:

The ramped access has a very gradual gradient approximately 1:45 slope, based on site visits and meetings the design team have included some grass reinforcement detailing to improve accessibility, continuity of the surface finish which will be grass (mown to the same regime of the amenity area). The below images help illustrate the suggested treatment and aesthetic. The ramp access will tie into the existing tarmac path.

The viewing platform will be made of a recycled plastic product (composite decking) that has a similar aesthetic to hard wood. The finish will be similar to wooden decking (slip resistant) to include handrail detailing to help provide some degree of protection when viewing into the lower wetland basin. The composite decking is very robust, sustainable and requires very little maintenance.

Street Furniture:

The scheme design has been mindful of the existing features present within the park and other design precedents and case studies where rainscape/ playscape features have been introduced successfully within a recreational, educational environment.

From the Commonplace consultation exercise there was a strong response to natural play and wooden features being used within the scheme.

There was also a requirement to consider the inclusion of interpretation/ information boards too. The design team feel that this is a great opportunity to involve the surrounding schools to inform this element of the project bring together the 4 key value themes. This would be something to consider post planning (subject to any planning approval).



Figure 15 - Pre-establishment of inlet feature



Figure 16 - Post-establishment of inlet feature



Figure 17 - Grass reinforcement system

Chestnuts Park Flood Alleviation Scheme



Figure 18 - Viewing platform overlooking wetland habitat



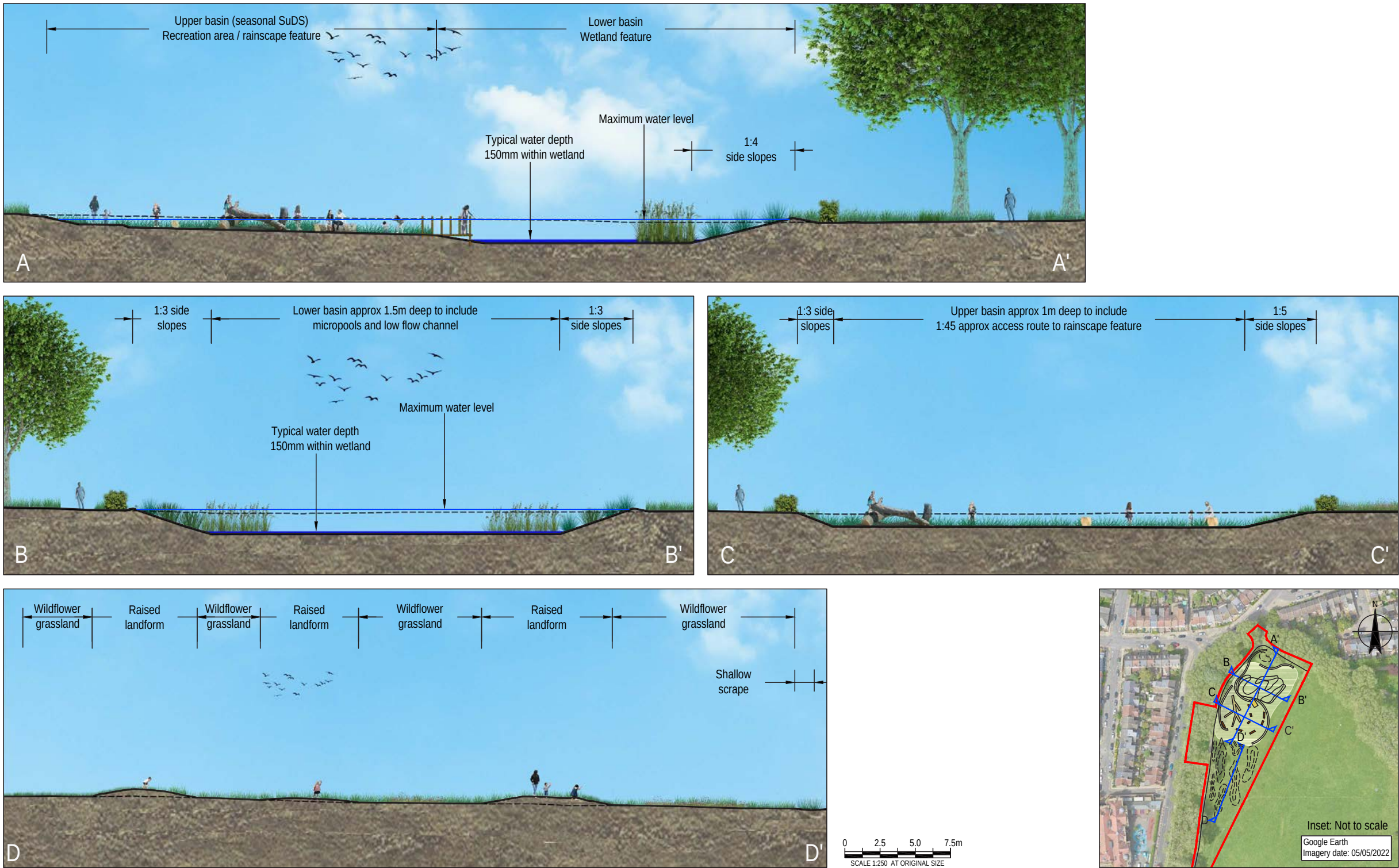


Figure 20 - Landscape Cross Sections A - D

Illustrative Montage View 2



Existing view



Proposed view

Chestnuts Park Flood Alleviation Scheme



Illustrative Montage View 3



Existing view



Proposed view

Chestnuts Park Flood Alleviation Scheme



Illustrative Montage View 4



Existing view



Proposed view

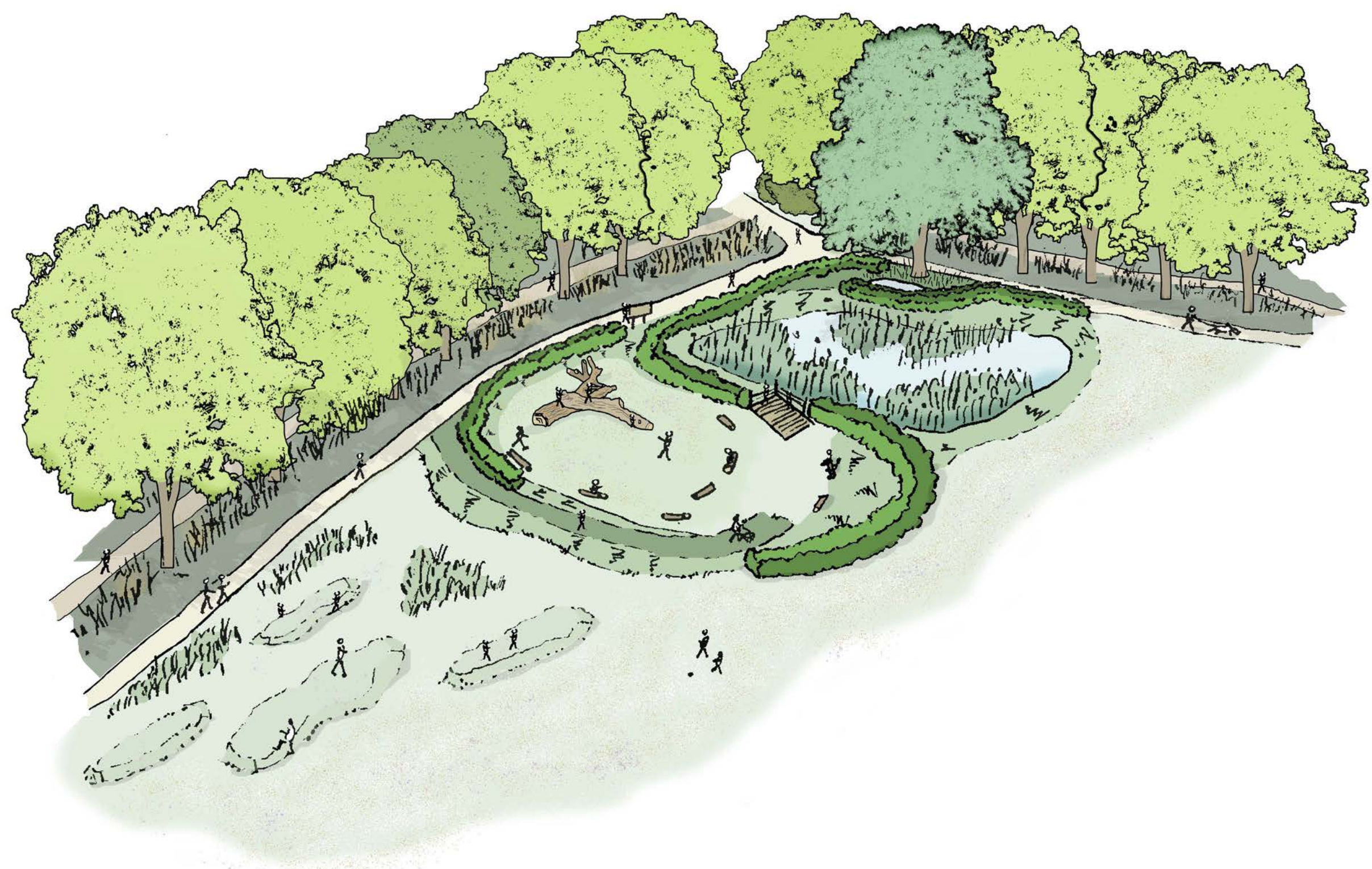


Figure 21 - Illustrative Sketch View

Case Studies and Precedents

The following case studies and design precedents have been included as appropriate projects that have been helpful in the consultation process or technical design of the planning stage information.

The schemes have a similar context or design approach which have informed discussion and have helped answer questions/technical queries during the various meetings, workshops or design review sessions.

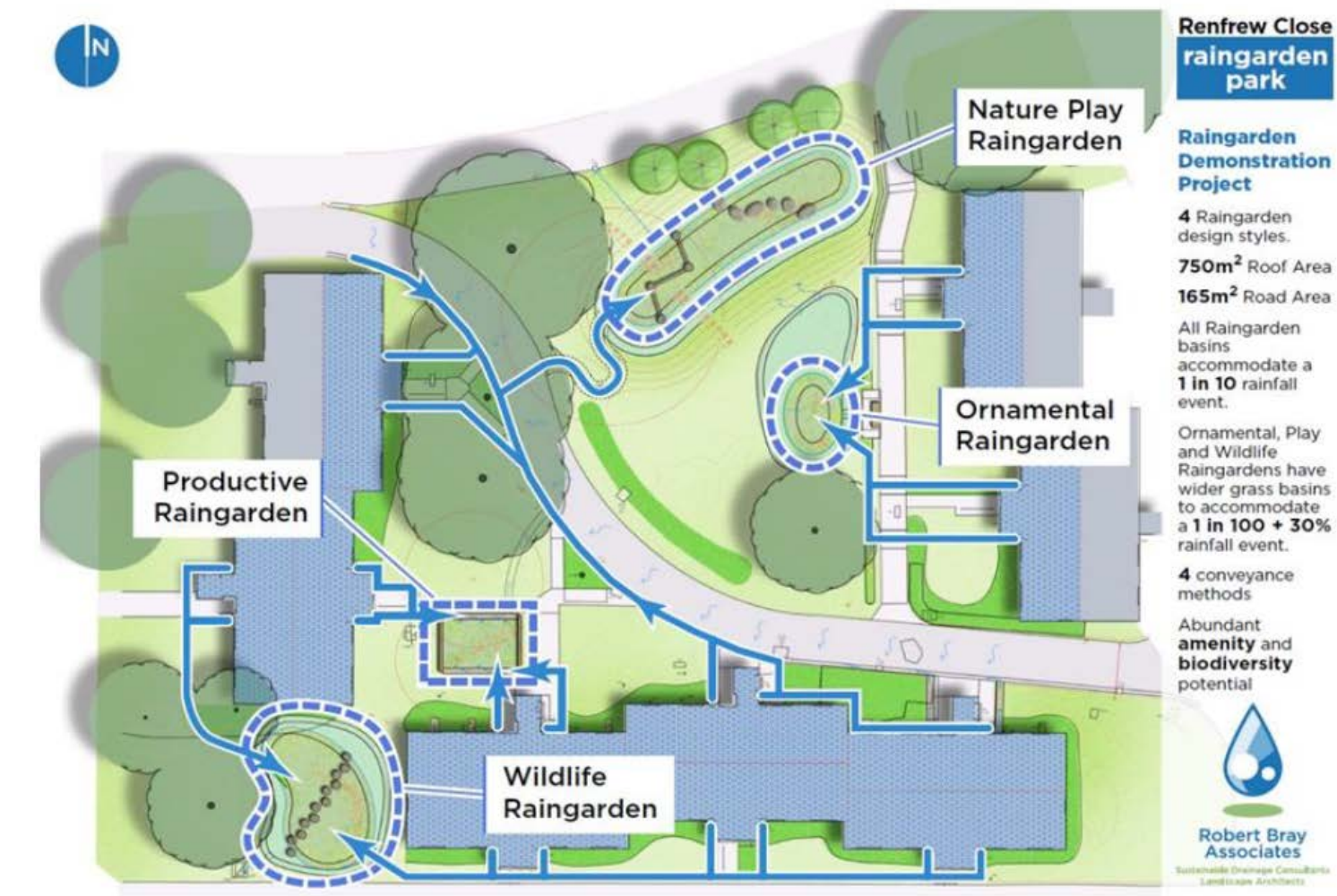


Figure 22 - SUDS in school - Renfrew Close, London

SuDS used

- Rain gardens
- Shallow rainwater conveyance channel
- Shallow detention basin
- Conveyance channels



Benefits

- Effective reduction in flood risk.
- Creation of attractive, biodiverse, playful and productive rain gardens for the community to enjoy.
- Introduction of the rain garden concept and a community gardening project to local residents and an adjacent primary school.
- Unemployed residents gained work experience and accredited qualifications in landscaping and horticulture.

Chestnuts Park Flood Alleviation Scheme



Figure 23 - Wetland amphitheatre / seating area



Figure 24 - SUDs in school scheme



Figure 25 - Wetland recreational scheme

