

Avery Hill Park

Management Plan 2021 to 2026

(Minor updates January 2024)



Avery Hill Park View of Winter Garden



CONTENTS

PART 1: WHERE ARE WE NOW?	2
I.1 Park Address and Contact Details	2
I.2 Introduction - What is a Park Management Plan?	2
I.3 Description of the Park	3
I.4 Access to the Park	4
I.5 Ecology and Landscape	6
I.6 Park Infrastructure	7
I.7 Recreational and Sporting Facilities	8
I.8 Park User Information	11
I.9 Management of the Park	12
PART 2: WHERE DO WE WANT TO GET TO?	17
Vision	17
Analysis & Assessment	17
Strengths	18
Challenges	18
Recommendations	18
PART 3: HOW WILL WE GET THERE?	19
Action Plan	19
PART 4: HOW WILL KNOW WHEN WE HAVE ARRIVED?	23
Monitoring and Review	23
APPENDICES	24
Appendix 1: Legislation, Policies & Strategies	24
Appendix 2: Site Heritage & History	28
Appendix 3: Ecological Assessments	30
Appendix 4: Examples of advertising for events	34
Appendix 5: Parks, Estates & Open Spaces Management Structure	36
Appendix 6: Annual Maintenance Schedule	37
Appendix 7: Inspection Schedule for outdoor gym	38
Appendix 8: References	39

PART I: WHERE WE ARE NOW?

1.1 Park Address and Contact Details

Site Address: Avery Hill Park
Bexley Road
Eltham
London
SE9 2PQ

Contact details: Parks, Estates & Open Spaces,
Oxleas Woods Centre, Crown Woods Lane, London SE18 3JA
Telephone: 020 8856 0100
Email: parks@royalgreenwich.gov.uk

If you require any further details about this Management Plan, please contact the Parks Strategy & Development Team who can be contacted using the information provided above.

Friends of Avery Hill Park Contact Details:

Email: averyhillpark@hotmail.co.uk

1.2 Introduction - What is a Park Management Plan?

Management Plans are an important aid to the efficient and effective management of a site. A Plan forms part of a process for evaluating performance, consulting and involving people, strategic planning and providing continuity. Individual plans will be specific to each park and will deliver aims and objectives specific to the needs of the local community who will be directly involved in its formulation. A Park Management Plan also provides an opportunity to collate information relating to the park into a single comprehensive document.

The Purpose of this Management Plan

The Avery Hill Park Management Plan was first published in 2010. It is updated annually by Parks Officers. A full review of the Management Plan for Avery Hill Park took place in 2021.

It is hoped that this Management Plan will help engender relationships between The Royal Borough and the local community, leading to greater community involvement in the park. In addition, it is hoped that the Plan will provide a framework around which any future decisions concerning the site will be taken. The Royal Borough of Greenwich's Parks, Estates and Open Spaces department operates within a wide framework of national, regional and local policy statements and strategies. The main documents influencing the development of this plan can be found in Appendix I.

Future actions / priorities for this site are identified in the 'Action Plan' within this document. This Management Plan therefore provides a benchmark against which future progress can be measured.

1.3 Description of the Park

Avery Hill Park is a large suburban park with a rural aspect. It comprises undulating areas of ‘amenity grassland’ (i.e. mown) and ‘conservation grassland’ (i.e. left to grow and mown in the late summer). Various mature tree specimens are to be found throughout the site. There are also areas of young woodland and scrub. The headwaters of the River Shuttle flow south, then east, through the park.

Amenities within the park include a Café, sports pitches and changing rooms, a multi-use games area, an outdoor gym and a children’s playground. Access to the Winter Garden can be gained from the park.

There is a circular shared pathway around the park for pedestrians and cyclists. The Green Chain (a pedestrian route linking various public open spaces in the Royal Borough of Greenwich and neighbouring Boroughs) also passes through the site. <http://www.greenchain.com/>



Location of Avery Hill Park within the London Borough of Greenwich

Avery Hill Park is in the Eltham Town and Avery Hill ward of the Royal Borough of Greenwich. Map Reference is TQ 443 742. Avery Hill Park (and Phippenhall Meadow) is open to the public 24 hours a day.

Avery Hill Park is bordered by Bexley Road to the north and Avery Hill Road to the east. The western side of the park borders onto open land, the majority of which is used for private sports pitches. A student accommodation village lies adjacent to the southern boundary of Avery Hill Park. Phippenhall Meadow, a medium-sized area of natural meadowland is situated to the north of Avery Hill Park. Conduit Head, a brick structure of Tudor origin that originally housed a weir, which formed part of a water-pumping system to the nearby Eltham Palace is situated on the Green Chain, to the west of Avery Hill Park. Additional information on the ‘Heritage & History can be found in Appendix 2.

Tenure and leases covering the park

The geographical area owned by the Royal Borough of Greenwich and maintained by the Parks, Estates & Open Spaces team is shown in green on the map below. Pippenhall Allotments, Pippenhall Meadow and Conduit Head are not included in this management plan.

Private land within the park includes former Greenwich University buildings, greenhouses that were leased out to a private contractor, a dis-used carpark and the “Winter Garden” which dominates the skyline when looking from the south. This land, previously owned by the University of Greenwich, was sold in 2021 to the Department of Education. Plans were approved to build a new school on the site but the project has stalled.

There is one lodge at the eastern gates of the park, which is leased as residential accommodation. The café within the park has recently changed operator, and the lease includes the maintenance of the café building, including its integral public toilets.



Map of Avery Hill Park and surrounding land. Features are labelled with other grassed areas managed to increase biodiversity.

1.4 Access to the Park

While the perimeter of the park is largely fenced, the park is open at all times. The car park can be accessed via Reinickendorf Avenue from Bexley Road (A210). Entrance to the car park from Avery Hill Road (B2214) is temporarily not available. Car parking is also available in the surrounding side streets.

The main entrance is on Bexley Road, with additional entrances on Avery Hill Road. The park can also be accessed via Green Chain footpaths from Sparrows Lane, Southend Crescent (next to Holy Trinity Church) and Phippenhall Meadow (Bexley Rd). Additional footpaths into the park are from Avery Hill Road (Forty Foot Way) and from Footscray Rd (opposite Ladysmith Rd).

Public Transport to the park:

Nearest Bus Stops

- 132, B15** (Bexley Road)
- 162** (Avery Hill Road and Bexley Road)
- 286** (Avery Hill Rd and Bexley Road)
- B13** (Avery Hill Road)
- 160, 314, 321** (Footscray Road)

Bus **B15** goes to Falconwood Railway Station.

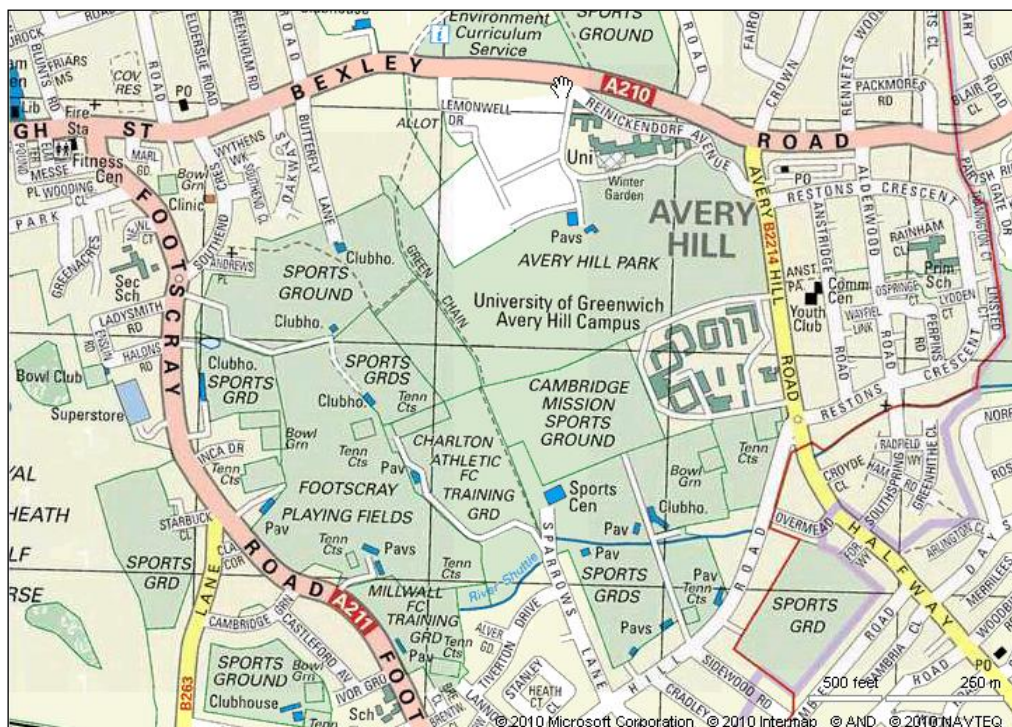
Buses **B13, 160, 162, 314** and **321** go to New Eltham Station.

Nearest Train Stations

Both Falconwood Railway Station and New Eltham Railway Station are approximately ¾ mile from the park. A walk from either will take approximately 15 minutes. Both stations are on the South Eastern Railway Line.

Directions by car:

From the London bound Sidcup Rd (A20): Bear right at the traffic lights at ‘Fiveways’ into Southwood Road, heading towards New Eltham. At the next set of traffic lights, carry straight on into Avery Hill Road (B2214). Continue straight over the mini roundabout. At the second roundabout, take the first exit, continuing along Avery Hill Road. Avery Hill Park can be found on the left-hand side, just past the University of Greenwich’s Southwood campus.



A map of Avery Hill Park and the surrounding area

Wheelchair access is generally available on pathways through the park, although some pathways are greater than 1:14. Access to grassed areas by wheelchair is possible, if weather conditions are favourable.

1.5 Ecology and Landscape

The majority of the area of the park is formed of large open areas of grassland, some of which is maintained as 'amenity grass' for sports provision. The geology underlying Avery Hill Park is composed mainly of Woolwich & Reading Beds, plus a small area of Blackheath Pebble Beds. Drainage in some low-lying areas of the park is poor.

Biodiversity

The Parks, Estates & Open Spaces team aims to promote Avery Hill Park for general recreational use whilst protecting and enhancing the natural habitats it offers. Where possible, the Parks, Estates & Open Spaces team increase the biodiversity value in the park, in accordance with the Royal Borough's Biodiversity Action Plan and the BS EN ISO 14001 Environmental Standard.

- leaving dead wood standing (where safe to do so) to maximise habitat for insects and birds
- leaving felled wood in situ wherever possible (as above, plus habitat for the Stag beetle)
- increasing uncut areas of grass around trees and along boundaries, to maximise habitat for insects
- increasing areas of naturalised bulbs and whips
- the installation of bird, bat and insect boxes around the park.
- maintaining the historic, well-established mixed native hedge to maintain diversity and provide habitat to animals, birds, invertebrates and insects.
- Keeping pesticide / herbicide use to a minimum.
- Planting native whips in the park to support the hedgerows and increase biodiversity.

Much of this work has been carried out by members the Parks Friends, involving local schoolchildren. An ecological survey of Greenwich's meadows within public parks and open spaces was commissioned by the Parks and Open Spaces department in August 2005. The survey, which included Phippenhall Meadow, was performed by 'Groundwork Southeast London'. The section of the survey dealing with Phippenhall Meadow is included in this Management Plan within Appendix 3.

The area on the main field (between the two ancient hedgerows) has been prepared and sown with wildflower. This project was funded by the Butterfly conservation group and supported by the friends and RBG.

The Winter Gardens

University of Greenwich site was sold to the Department of Education in 2021 and there are plans to develop the site into a secondary school.

The historic Winter Garden buildings have been handed back to the Council and plans are currently being developed to identify how the Winter Garden will be managed and developed.

Trees

Avery Hill Park has a variety of mature trees, many of which were lost during the hurricane of 1987. Replanting has taken place since then to restore the stock.

A row of flowering Cherry trees (*Prunus serrulata*) are in Reinickendorf Avenue, the access road which runs through the northern part of the park adjacent to Bexley Road. They were presented to the Borough of Greenwich by the Burgermeister of Greenwich's 'twin town' of Reinickendorf (in Germany) after the hurricane. In 2018, an avenue of Grey Alders were planted along the pathway leading from the Avery Hill Road entrance to the Winter Garden. Six specimen trees including species such as Black Poplar and Tulip tree were also planted to create an Arboretum Area within the park. In 2020 three London Planes were planted near the playground and picnic area.

Whip planting continues each year to increase the area of natural planting in the lower field.

An Arboriculture Survey within Avery Hill Park was carried out during 2023 and is available upon request.

Formal Gardens

Avery Hill Park has a small terraced area of landscaped gardens next to the Winter Gardens. The area used to have seasonal bedding but the parks department are working with the friends and have been introducing alternative planting and installing additional seating. An access has also been created from the carpark and a ramp installed to improve access for those using mobility scooters or similar aids. Maintenance of the terrace garden is shared between the parks team and friends group.

To the front (south) of the Winter Garden building is a rockery area, situated on a gentle incline, which is planted with conifers and other evergreen shrubs.



The rockery area looking towards the Winter Garden

1.6 Park Infrastructure

Park Furniture, Fencing, Signage and Pathways

The perimeter railings along Avery Hill Road boundary were replaced in 2011 and additional signage was installed during 2012 funded by the Mayor for London's 'Priority Parks' Programme. The signage included interpretational signage, directional signage, and entrance signage.

Damaged or life-expired items of park furniture such as bins and benches are replaced with one design of park furniture to give a unified and coherent look to the park. The Royal Borough now purchases its park litter bins and park benches from Ogilvie Engineering Ltd.

Park Café

The café was constructed in 2010, replacing a previous café that had been destroyed in an arson attack some years before. Public toilets are included within the building and these are accessible from the outside of the café.

The café's design utilised numerous 'green' elements which can be summarised in two parts:

- 1) Embedded energy: Clay 'ziegel' block and Lime render construction, avoiding concrete, Portland cement and gypsum.
Gypsum-free lining boards used internally and all the insulation is sheep's wool, rather than mineral fibre.
- 2) Energy efficiency: Heating and hot water comes from a ground source heat pump and the rainwater is collected and is used to flush the toilets

The café has recently been taken over by a new lease holder who has redecorated the café.

Old Toilet Building

The old toilet block was subject to episodes of vandalism and was closed following the opening of the new café (which has public toilets). However, this toilet block is opened when large events take place within the park. A section of the old toilet block has been refurbished as a storeroom for use by the Friends of Avery Hill Park.

Sports Changing Rooms:

The Royal Borough of Greenwich maintains the Changing Rooms (which are sited adjacent to the café). The changing rooms are a large square red brick and concrete building, built in the 1960's. In 2008 / 2009, they underwent internal improvements. A mess room was built in part of the redundant boiler room and the building was redecorated. The changing rooms had substantial renovations in 2022 and now have a ground source heat pump and solar panels to make the building more energy efficient.

1.7 Recreational and Sporting Facilities

Sports Pitches

One of the main uses of the park is for organised sport. Regular football and rugby training takes place in the park at the weekends. Football pitches are marked out according to demand and are booked through The Royal Borough of Greenwich's website.

There is a grass cricket table also bookable for matches in the summer via the website.

Artificial Cricket Wicket

An artificial cricket wicket was installed in the park in 2018. Located on the main field, it was funded by the London Cricket Trust. The London Cricket Trust is working with the England and Wales Cricket Board (ECB) to 'put cricket back into London's parks' continue to encourage the playing of cricket in the area.

Outdoor Table Tennis

Two table tennis tables were installed in the park in 2010. They are situated next to the café and were funded by the English Table Tennis Association.

Cycle Route

A cycle route of 1.8km was installed around the perimeter of Avery Hill Park in 2013, funded by The London Cycle Network (TFL). The pathway is 2.5m wide to facilitate shared cycle / pedestrian use and is of a bonded gravel finish.

Green Chain Walk

Avery Hill Park is featured in section seven of the Explore Southeast London's Green Chain information pack. <https://tfl.gov.uk/modes/walking/shepherdleas-wood-to-middle-park-eltham>
Conduit Head is featured in section six. <https://tfl.gov.uk/modes/walking/oxleas-woods-to-mottingham>

Running / Jogging

The circular pathway is also very popular with joggers and is used by local running groups on a regular basis. A free weekly 5k timed run is held in Avery Hill Park every Saturday and organised by Park Run volunteers. <http://www.parkrun.org.uk/greenwich>

Children's Playground

The children's playground at Avery Hill Park is well used and in good condition. The play equipment is visually inspected on a daily basis and a bi-monthly inspection is carried out. An independent inspection is carried out annually to ensure that the play equipment conforms to EN 1176 / 1177 safety standards. The playground was re-configured and improved as part of the new café build in 2010 and caters for children from 3 to 13 years of age. In 2017 a new toddlers multi play unit was installed. And in 2019 additional items such as an inclusive roundabout, toddler train, basket swing and see saw were installed. The playground was also extended to include a picnic area. The play area is designated as a 'Dog-free Zone' in order to maintain a hygienic and safe environment for children.



Looking towards the children's playground and outdoor gym 2015

Outdoor Gym

An outdoor gym was installed in 2010 next to the children's playground and comprises of several pieces of equipment and is free to use. It was funded through the 'Playground to Podium' (Olympic Legacy) scheme. The outdoor gym equipment is inspected on a bi-monthly basis and has an annual independent inspection carried out.

Multi Use Games Area (MUGA)

The Multi-Use Games Area was constructed in 2011. It is sited near to the changing rooms and café. The facility is floodlit, thus allowing play after dusk.

Other Recreational Facilities

Park users visit Avery Hill Park for a variety of reasons, e.g. dog walking, picnics, informal sport, jogging, nature study, rambling, using the café, bird and bat watching. The park plays an important role in providing a link between the various local parks and woodlands with the residential area, and the aesthetic value of the park is considerable. The park is also used as a short cut for schoolchildren and commuters walking to and from Eltham / New Eltham.

Park Events

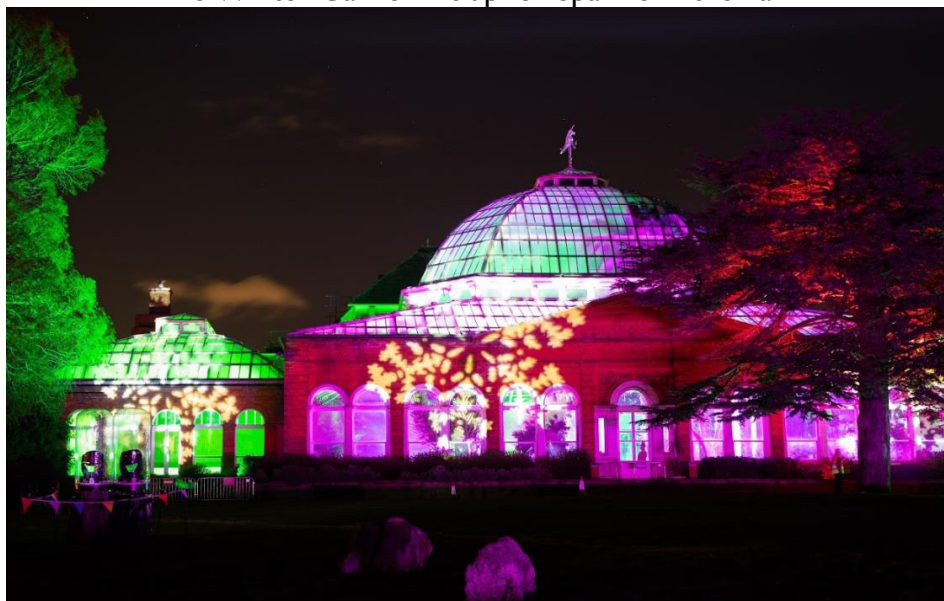
The site has the flexibility to provide a variety of informal outdoor sports activities and events. The Friends of Avery Hill Park and other organisations hold events on site. Events that have been held at Avery Hill Park include the Annual Park Fest, Easter Egg Hunts and a Movie Drive In. For further information about Parksfest, see www.parksfest.org. The park is also used by local schools for sports days during the summer term. The Friends of Group also organise work days within the park e.g. planting bulbs and trees. Literature advertising events in Avery Hill Park can be found in Appendix 4.

Over 27,000 people attended the Council's free 2023 festive event, Sparkle in the Park in Avery Hill Park.

For four spectacular nights, the park was transformed into an enchanted winter wonderland and the historic Winter Garden was illuminated, alongside stunning light features.

Festive market stalls and street food, a fun fair and musical performances entertained families from across the borough and beyond.

The Winter Garden Lit up for Sparkle in the Park



I.8 Park User Information

Stakeholders associated with the site

Within the Royal Borough of Greenwich

- Directorate of Communities, Environment and Central (PE&OS, Sports Development, Communications / Community Engagement, Events)
- Directorate of Regeneration, Enterprise and Skills (Property Services, Planning Control, Green Chain)
- Neighbourhood Services (Neighbourhood Panels / Representatives)
- Education (local Primary Schools are: Alderwood School, Eltham Church of England School, St Mary's Roman Catholic School, Wyborne School. The local Secondary Schools are: Crown Woods Academy, St Thomas Moore Roman Catholic School)
- Children's Services (Detached Youth Team)

Emergency Services

- Police, Fire & Ambulance Services

Businesses

- The University of Greenwich
- Businesses in the local shopping parade (Bexley Rd)
- The operator of the park café
- Nursery (garden) operators (CJS Plants - leasee)
- Charlton Athletic F.C. (Its training ground complex is adjacent to Avery Hill Park)

Community

- The Friends of Avery Hill Park
- The Eltham Society (History, Amenity)
- Avery Hill Allotments & Garden Society
- Phippenhall Allotments users

Parks users

- Students (University of Greenwich)
- Local running clubs
- Ramblers (Green Chain, Capital Ring, River Shuttle Walk)
- Café users
- Local residents & park users
- Old Roan CC and other sports clubs

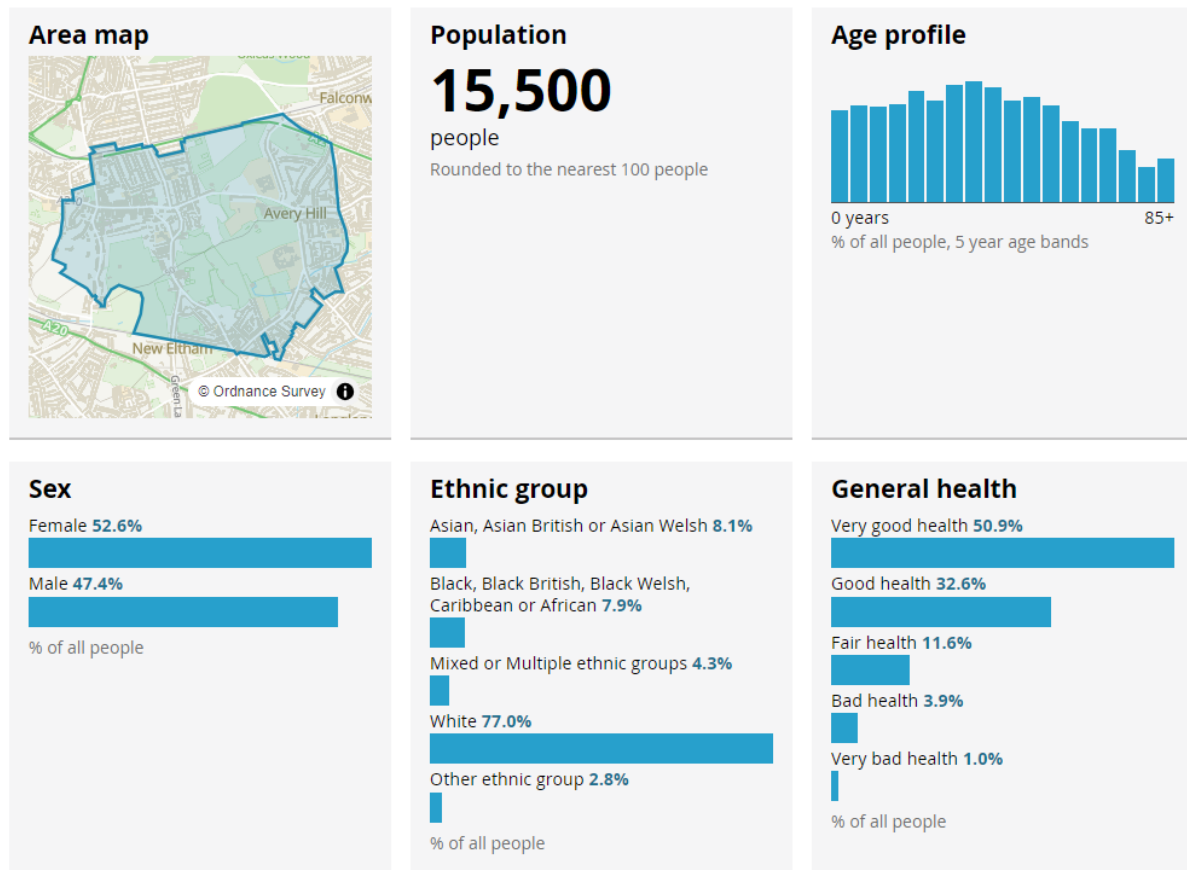
Politicians

- Clive Efford, MP for Eltham
- Ward Members (Eltham Town and Avery Hill ward)

Demographic Information

Avery Hill Park appears to have a wide catchment of users, due, in part, to those who participate in sports, some of whom travel from beyond the immediate area. The information shown below is taken from the 2021 Census and relates to the Eltham Town and Avery Hill Ward as a whole and not specifically to Avery Hill Park.

Eltham Town & Avery Hill



Source: Office for National Statistics - Census 2021

Site Observations

The majority of the sports that occur in the park are played during the weekends, thus bringing a large number of visitors into the park during these times. Weekday summer evenings are also popular for sport, especially training and practice. A central hub of facilities, comprising the café and children’s playground is particularly popular.

Avery Hill Park is also popular with local people and throughout the day people can be seen walking, sitting and sunbathing on the grass when the weather permits. The Winter Garden is a popular attraction and school groups and members of the public from around the world have signed the guestbook. The easiest access to the Winter Garden is through the park, so it is logical to assume that at least a few of these visitors also use the park’s other facilities. Avery Hill Park is frequently used by university students and pupils from the nearby Crown Woods Academy.

1.9 Management of the Park

The management of the park described in this Management Plan is the responsibility of the Parks, Estates & Open Spaces Service within Royal Borough of Greenwich. The Senior Management Team is accountable for the overall management responsibility of the Service. Management Structure can be found in Appendix 5. Individual management functions are devolved and key functions are:

- Horticultural Grounds Maintenance
- Park Rangers Service

- Arboriculture Maintenance
- Parks Strategy & Development
- Business Support – Sports lettings, complaints monitoring.

Staff Presence on Site

Horticulture and sports pitch maintenance is provided by The Royal Borough's own workforce. A small team of gardeners is based at Avery Hill Park and their duties also involve horticultural maintenance of 'satellite' parks in the Eltham area. Scheduled / planned maintenance takes place in accordance with the work programme. (Appendix 6). Un-programmed and corrective maintenance takes place on an ad-hoc basis, according to need.

Avery Hill Park is assigned one 'static' (i.e. parks-based) Park Rangers who provide a staff presence during the hours of daylight. The broad role of the Park Ranger is to:

- Ensure the safety of the public visiting the park & providing assistance where appropriate
- Carry out daily inspection of the playground, outdoor gym and MUGA (Appendix 7)
- Open and close park facilities
- Maintain the park free of litter and empty litter bins

Safety and Security of the Park

The Royal Borough operates an 'Out of Hours' service (all night) through the main switchboard on 020 8854 8888. Depending on the incident, the Parks Officer on call may be contacted or the police. The local "Metropolitan Police Safer Neighbourhood Team" for the Eltham South Ward is based on the Coldharbour Estate, Eltham, and work with Parks, Estates & Open Spaces to combat anti-social behaviour within parks. When anti-social incidents occur PE&OS works closely with the local police & PCSO's. A lone working policy is in place for RBG workers.

Community Involvement at the Park

The Friends of Avery Hill Park was established in 2005 and works in partnership with Parks, Estates & Open Spaces. Being a formal group, with a Constitution and management committee, the group may seek grant aid from various 'community funders'. Along with the Borough's other Park Friends' groups, the Friends of Avery Hill Park is a member of the Greenwich Borough Parks Friends' Forum. The 'Friends' are involved in practical conservation tasks, such as bulb and tree planting and community litter-picks. Recent activities have involved planting an avenue of grey alders leading to the Winter Garden and renovation of the Terrace Garden. Previously local Cubs, Scouts, Brownies, Guides and local schoolchildren have been involved in the park. From time to time, Park Friends also conduct Bat Walks.

The friends also manage their own [Facebook](#) page.



Tree planting at Avery Hill Park funded by the Friend Group and the Greener City Fund

Thames 21 is an environmental charity that works with volunteers to clean up the River Thames and its tributaries. Working in conjunction with the Friends of Avery Hill Park and The Royal Borough a series of river-based events at Avery Hill Park are arranged on an ongoing basis.

Events in the Park

A Borough-wide programme of music, dance and drama called Parksfest began in 2009. Parksfest events are managed by individual Parks Friends' groups, utilizing funds provided to the Parks Forum by The Royal Borough of Greenwich. The Friends of Avery Hill Park organise an annual Parksfest event in Avery Hill Park every year. Other events are advertised using the filters on the RBG website [Events | Royal Borough of Greenwich \(royalgreenwich.gov.uk\)](https://royalgreenwich.gov.uk)



Parksfest at Avery Hill Park

A publicity poster for the Parksfest event in July 2023 can be found in Appendix 4. For further information about Parksfest, see www.parksfest.org The Friends of Avery Hill Park have also assisted in the organisation of a number of park-based public events, for example Carol Singing and Easter Egg hunts.

Events run by other organisations are held in the park throughout the year such as Greenwich Park Run, a free timed 5K run held every Saturday at 9am in the park. In addition other charity / community events are held in the park such as the Demelza Bubble Rush, which supports the local Demelza Children's Hospice in Eltham.



Environmental Management of the Park

The Royal Borough Parks, Estates & Open Spaces department is accredited with the BS EN ISO 14001 Environmental Management System. The Parks and Open Spaces team is committed to ensuring that its activities are undertaken in an environmentally-friendly manner and that effects on the environment are controlled.

Parks, Estates & Open Spaces recycles all of its green waste. Green waste is transported from the parks to Holbrook Yard at Shooters Hill, where it is recycled into mulch. The mulch is then used in the parks, both as a provider of nutrients, a moisture retainer and a suppressor of weeds.

Parks, Estates & Open Spaces use herbicide only as necessary for the control of invasive species such as Giant Hogweed and Japanese Knotweed and where mechanical weed control on hard surfaces would cause deterioration to that surface.

Due to its negative environmental impact, peat is not used by the team at this site.

Maintenance equipment is serviced regularly to ensure that fuel consumption of mechanical equipment is minimised. We continue to trial the latest battery-operated machinery and where suitable have purchased battery operated equipment such as small chain saws, hedge cutters and strimmers.

Budget Information

Horticultural / Park Rangers Operations

2022/23 Revenue Spend £107,595

2022/23 Capital Spend £1,119,648 (includes major investment in changing block)

Property Services

The corporate budgets for both planned and responsive maintenance of the Council's property infrastructure are held by Greenwich Property Services in the Directorate of Regeneration,

Enterprise and Skills. Planned works are carried out on a strict basis of corporate priorities. Responsive repairs are carried out for minor items, as and when they arise.

External Funding

Major investment was secured from a number of sources – the Mayor for London’s ‘Priority Parks’ Programme, the ‘Playground to Podium’ (Olympic legacy money) and other Council funding from 2011 to 2013. This provided a new park café (with public toilets) and a hub of new recreational facilities in the park, consisting of an outdoor gym, multi-use games area, outdoor tennis table and ‘performance area’. The children’s playground was also updated and improved during this time. This funding also allowed old fencing to be replaced, additional signage and a new cycle route in the park.

The Friends of Avery Hill Park supported by the Parks, Estates & Open Spaces department regularly apply and have been successful in a number of external funding bids for improvements to the park. Successful funding streams include, Greenwich Neighbourhood Growth Fund, Green City Fund, Tesco’s Bags of Help Funding and Nisa’s Make a difference funding.

Marketing of the Park

Information about local parks within the borough can be found on the Royal Borough of Greenwich’s website www.royalgreenwich.gov.uk

Currently, Avery Hill Park is marketed through:

- The relevant parks pages of the Royal Borough of Greenwich website and social media
- Public events organised by the Friends of Avery Hill Park
- Promotional literature from the ‘Green Chain’ office
- The University of Greenwich’s leaflet entitled ‘Welcome to the Winter Garden’.

Green Flag Award

Avery Hill Park has successfully retained the Green Flag Award for a number of years. The Green Flag Award® scheme is the benchmark national standard for parks and green spaces in the UK. It was first launched in 1996 to recognise and reward the best green spaces in the country. Many years later it continues to provide the benchmark against which parks and green spaces are measured. It is also seen as a way of encouraging others to achieve high environmental standards, setting a benchmark of excellence in recreational green areas.

Additional information can be found on their web site <http://www.greenflagaward.org.uk/>

Green Flag Award® applications are judged against eight key criteria.

1. A welcoming place
2. Healthy, safe and secure
3. Clean and well maintained
4. Sustainability
5. Conservation and heritage
6. Community involvement
7. Marketing
8. Management

PART II: WHERE DO WE WANT TO GET TO?

VISION

“To manage and maintain Avery Hill Park to a high quality and sustainable standard and to develop the sports, children’s and visitors’ facilities, in partnership with the Friends of Avery Hill Park and the local community”.

The Plan aims to aid the efficient and effective management of the site in order to:

- Create a safe, clean and enjoyable experience for the local community and visitors
- Help achieve the Council’s strategic intentions for the Green Space Strategy by developing a vibrant and sustainable park.

General Objectives

- To improve the health and wellbeing of visitors and residents by offering a well-maintained and quality park for active recreation and /or relaxation.
- To implement improvements, through external funding schemes and other strategic projects, in consultation with Park Friends and other stakeholders
- To reduce antisocial behaviour in the park.
- Continue to maintain the Park to a Green Flag Standard and retain the Green Flag Award

ANALYSIS & ASSESSMENT - STRENGTHS

- The park has an active and supportive Friends’ group
- The park is popular and well visited
- The park offers a large open space that is used by local and regional sports clubs
- The park has an interesting history
- The park has a ‘Site of Importance for Nature Conservation’ designation (SINC)
- The park has a unique Winter Garden and a formal Terrace Garden
- The park benefits from regular staff presence
- There is a large open area suitable for events
- The park benefits from a modern café, with public toilet facilities
- The park has been successful in securing funding from various sources
- The park on the route of both the ‘Green Chain’ and ‘Shuttle Riverway’ walks
- The park has a variety of wildlife and is rich in biodiversity value
- Has excellent public transport links

ANALYSIS & ASSESSMENT - CHALLENGES

- Elements of the built infrastructure are in need of repair / replacement (i.e. the Terrace Garden)
- The park suffers from bouts of antisocial behavior (e.g. graffiti, illicit motorcycling, dog fouling, and vandalism)
- Some areas of the park suffer with poor drainage.
- No recent studies or assessments have been undertaken regarding the SINC designation, hedgerows, or grassland habitat.
- There are insufficient parking facilities at peak times (which is causing conflict between car-owning students and visitors to the park who drive.
- The children's play area is limited in terms of age-range (mitigated to some extent by the recent installation of the Multi-use games area)

ANALYSIS & ASSESSMENT - RECOMMENDATIONS

- Undertake further consultation with the community and other park users to ascertain on-going aspirations and incorporate findings into this Plan
- Seek to reduce antisocial behaviour
- Follow through CPZ proposals to improve the parking situation in the council-managed car park and the surrounding area.
- Investigate feasibility of sensitively repairing the Terrace Garden walls and creating access for people with disabilities.
- Assess SNCI (SINC) designation and impact of sports activities on it
- Seek funding / resources to undertake a definitive survey of flora and fauna of the entire park to measure whether the bio-diversity of the park has improved and if remedial action is required.
- Support any proposal for restoration of the Winter Gardens and the protection of Conduit Head as listed / ancient monuments in the park
- Make improvements the children's playground
- Improve the marketing of the site and promote awareness / use of site by all sections of the community

PART 3: HOW WILL WE GET THERE?

ACTION PLAN (What has been achieved and what we hope to achieve 2021 - 26)

Short Term – Within one to two years

Medium Term – Within three to four years

Long Term – Five years and more

(Note: Actions requiring investment are subject to adequate funding being secured)

Recommendation	Action Required	Timescale Long/ Short Medium/	Action By	Status of Work
Continue to maintain the park to a green flag standard and retain green flag award	Undertake annual application for the green flag award and respond to judge's feedback as appropriate	Ongoing	PE&OS	Achieved 2021-2023
Continue consultation with local community to identify priorities for improvement	Undertake further consultation to explore issues such as priorities for improvement, barriers to 'good' use, issues around ASB, etc. (see other actions)	On-going	PE&OS	Open
Assess SINC designation and impact of sports activities on 'wildlife areas'	Seek funding / resources to measure whether the bio-diversity of the park has improved and if remedial action is required.	Long Term	PE&OS	Open
Develop proposals to improve and control parking in the Park car park and the surrounding area.	Work with other stakeholders to develop proposals and consider introduction of CPZ	Long Term	PE&OS	Open
Consult with conservation / heritage groups with regard to preservation of the ancient ridge and furrow at Pippenhall Meadow.	Liaise with English Heritage, Hadlow College and the London Wildlife Trust. Support the Friends Group with the consultation.	Long Term	PE&OS	Open

Recommendation	Action Required	Timescale Long/ Short Medium/	Action By	Status of Work
Increase the natural area in the lower field to support biodiversity (subject to sports provision needs)	Obtain funding from the GLA or other providers to extend the natural areas of the lower field.	Medium Term	PE&OS	Open
Contribute to the councils Carbon Neutral aim by reducing fuel usage	Replace handheld two-stroke machinery with battery operated machines by 2030	Long Term	PE&OS	Ongoing (38% as of Jan 2024)
Continue consultation with local community to identify priorities for improvement	Install disabled accessible ramp to the terrace garden area	Medium Term	PE&OS	Completed 2023
Continue consultation with local community to identify priorities for improvement	Install additional seating along the southern pathway	Medium Term	PE&OS	Completed 2023
Continue consultation with local community to identify priorities for improvement	Work with friends and Butterfly Conservation group to obtain funding for the creation of a wildflower area to help increase biodiversity	Medium Term	PE&OS	Completed 2023

PREVIOUS ACTIONS (What has been achieved 2010 - 2020)

Recommendation	Action Required	Timescale Long/ Short Medium/	Action By	Status of Work
Complete construction of a new café, including public toilets. Secure a tenancy arrangement to manage the café and toilets for public use.	Oversee completion of the build and work with colleagues in DRES to let the new facility	Short Term	PE&OS	Completed
Complete historic landscape study on Avery Hill Park.	To be completed in April 2010, for consideration by Officers to inform development / implementation of improvement proposals.	Short Term	PE&OS	Completed

Improve infrastructure, recreation offer funded via the Mayor's 'Priority Parks' Grant and Council's 'Playground to Stadium' funding.	Investment proposals include creating a hub of facilities near the new café including a multi-use games area, fences and paths.	Short Term	PE&OS	Completed
Repair / Replace damaged drain covers in Avery Hill Park.	Contact colleagues in the Council and arrange repair / replacement	Short Term	PE&OS	Completed
Replacement / new planting of shrubs and trees (taking into account the Universities assessment of tree planting and landscaping)	Undertake tree survey. Liaise with University of Greenwich. Carry out planting as appropriate. Two thousand whips (young trees) and 1,500 bulbs and herbs were planted in 2008/9	Medium Term	PE&OS	Completed
Replace out-dated signage and furniture	Install signage as soon as signs are available. Planned 2012 as part of MPPF	Medium Term	PE&OS	Completed
Refurbishment of toilet block for alternative use.	Retain toilet block as an ancillary building for use by the Friends' Group.	Medium Term	PE&OS	Completed
Seek to increase the variety and improve the quality of equipment in the enclosed children's area to suit a wider age range.	Work with Friends / young people to design, cost and implement improvements. Redundant sand pit removed and new item of equipment installed 2009.	Short Term	PE&OS	Completed
Provide an outdoor performance space within Avery Hill Park	Performance space for use of the local community and Friends Group Location with friends. Installation planned for early 2012	Short Term	PE&OS	Completed
Recommendation	Action Required	Timescale Long/ Short Medium/	Action By	Status of Work
Install table tennis tables (funded by the English Table Tennis Association).	Install near to the café, agreeing an exact location with the Friends Group.	Short Term	PE&OS	Completed
Install additional signage at key entrance points within the park during 2012	Seek funding from the Playground to Podium Scheme and liaise with the Friends of Group regarding location of signage. Order and install signage	Short Term	PE&OS	Completed

Host a public meeting to increase membership of, and active participation in the Friends of Avery Hill Park	Liaison with Ward Councillors and other interested parties (e.g. local schools, sports clubs, the University, the Eltham Society, etc.).	Short term	PE&OS	Completed
Improve cycling facilities within the park and for the London Cycle Network	Undertake consultation, apply for funding and carry out installation of cycle route.	Short Term	PE&OS	Completed
Make provision of a separate picnic area adjacent to the Café that is dog inclusive.	Install fencing around the café and plant a hedge of mixed native species next to the café to create an area with picnic benches for visitors with dogs.	Short Term	PE&OS	Completed
Make improvements to the lower Terrace Garden	Friends group, supported by PE&OS to secure funding for improvements to the Terrace Garden, including planting of trees and shrubs, installation of benches and arbours and new accessible entrance from car park.	Short Term	PE&OS	Completed
Increase biodiversity and interest along the new cycle pathway	Plant island beds of whips and small trees along the new cycle pathway and increase	Short Term	PE&OS	Completed
Provide additional and varied tree provision in the park.	Secure funding to plant an avenue of trees leading up to the Winter Garden, provide an area for specimen trees, and plant whips to gap up naturalised areas.	Short Term	PE&OS	Completed
Install an artificial cricket wicket to encourage cricket back into London's parks'.	Work with the London Cricket Trust who are working with the England and Wales Cricket Board (ECB) to fund and install.	Short term	PE&OS	Completed

PART 4: HOW WILL WE KNOW WHEN WE HAVE ARRIVED?

MONITORING AND REVIEW

There will be a need to keep a 'working copy' of the Management Plan within the parks office, so that new information and matters arising can be documented as part of the Parks Service's planning process.

Various 'to do' items have been achieved over the past couple of years (as evidenced in the table above). This was largely achieved due to the securing of large funds that allowed improvements to be made.

Avery Hill Park is a splendid park, with good facilities and complaints from the visiting public are very low in number.

APPENDIX I

Legislation, policies and strategies affecting park management

The Royal Borough of Greenwich's Parks and Open Spaces department operates within a wide framework of national, regional and local policy statements and strategies. The main documents influencing the development of this plan are:

Parks and Open Spaces Strategy (full document available on request)

The ten-year Strategy, adopted in 2017, is centred on the following seven themes:

Park and open spaces management: Ensuring our parks and public spaces are well managed, maintained in good condition and are safe to use;

Community engagement: Ensuring we actively engage and work in partnership with residents to provide good quality parks that meet the needs of the local community;

Nature and biodiversity: Ensuring that Parks and Open Spaces protect areas and habitats for wildlife, and from inappropriate development;

Environmental management: Maximise resource efficiency by increasing recycling opportunities, establish better use of essential energy sources and controlling the use of pesticides and chemicals;

Recreation, health and wellbeing: Ensuring that parks provide spaces for active relaxation and quiet reflection and contribute to the health and well-being of the local community;

Regeneration and regional economy: Ensuring our parks are well designed, attractive to visitors and encourage enterprise and employment of local people; and

Culture and heritage: Ensuring our parks are places for learning and that their legacy is preserved and celebrated.

The Greenwich Strategy

The Greenwich Strategy sets out the vision for Greenwich Borough as being the place to live, work, learn and visit. This vision underpins all of the strategies produced by Royal Borough of Greenwich and directly impacts on all service plans and service delivery.

The Cultural Strategy

Parks and Open Spaces is one of six 'areas' considered by the Cultural Strategy. The Strategy has five over-arching themes: - Equality and Access, Sustainability, the Cultural Economy, Achievement and Excellence and Partnerships. All of these aims are relevant to this management plan and have been considered in developing the opportunities and priorities for this site.

Green Space Strategy

The Green Spaces Strategy sets out the Council's strategic intentions for its green assets and its vision of the positive contribution that Greenwich's open networks make to our lives.

The thematic objectives (community safety, biodiversity, education and culture, culture and events, tackling inequality, sport, health and wellbeing) are all relevant to the Management Plan for Avery Hill Park.

Parks, Estates & Open Spaces Service Plan

The Parks and Open Spaces department aims to develop, manage, ensure accessibility and maintain to a high standard the borough's parks, open spaces, woodlands, 'street trees', cemeteries, children's playgrounds, sports pitches, allotments and other outdoor facilities. 'Vision statement':

"To meet the needs of the community and deliver the Council's core objectives where applicable to

the service, and specifically regarding the provision of a clean and well cared for environment and supporting Health and Quality of Life for the local community”.

Through consultation with local residents / visitors, the Management Plan for Avery Hill Park supports these aims by ensuring accessibility of the site and that it meet the needs of the local community. It is envisaged that it will also assist with achieving the aim of mainlining the site to a high standard. This document assists with achieving the following key tasks from the Action Plan: -

- Develop Investment Strategy (the findings of this management plan will be used to inform the development of an Inward Investment Strategy).
- Commence implementation of recommendations from the Green Space Strategy (a number of the points in the GSS Action Plan have been addressed in this document, see below).
- Identification of priority parks for investment which will be linked with intentions for Green Flag Applications 2007 - 9

ISO 9001:2015- Quality Management System

The Parks, Estates & Open Spaces arboricultural services is accredited to the ISO 9001:2015. The ISO 9001 Quality Management System is used by the Royal Borough to manage their activities and resources to guarantee a quality service. The ISO 9001 helps the Royal Borough achieve customer satisfaction because it provides a framework for service analysis and definition and for the improvement of processes. The four main parts covered under the Quality Management System are (i) management responsibility (ii) resource management (iii) process management and (iv) measurement, analysis and improvement.

ISO 14001: 2015 – Environmental Management System

The Parks, Estates & Open Spaces horticultural and arboricultural services are managed in conjunction with an Environmental Management System that is accredited to the internationally respected EN ISO 14001:2015 Environmental Standard. The Royal Borough’s grounds maintenance and tree maintenance activities are controlled to ensure the service is delivered in an environmentally sustainable manner and to reduce any negative effects on the environment that may be their operations. Parks, Estates & Open Spaces works towards sustainable development and continual environmental improvements.

ISO 45001:2018 – Health, Safety & Wellbeing Management System

The Parks, Estates & Open Spaces arboricultural services is accredited to the ISO 45001:2018 which provides a framework for managing Occupation Health & Safety risks and opportunities. The aim is to prevent work related injury and ill health to workers and to provide safe, healthier workplaces by eliminating hazards minimizing risks by taking effective preventative and protective measures. The intended outcomes of the Health, Safety and Wellbeing Management System include (i) continual improvement of performance, (ii) fulfilment of legal and other requirements and (iii) achievement of Health & safety objectives.

RBG Core Strategy

Local Councils have a duty to prepare a Development Plan by law. The Greenwich Core Strategy (CS) sets out the vision for use of the land in the Borough, and provides the main guidance for making decisions on individual planning proposals.

The CS is a legal document with the following purposes:

- To provide a framework of acceptable uses within the Borough, defining areas where development is not desired or where it needs to be carefully directed and;

- To provide a detailed basis for the control of development

The CS may be viewed at the Directorate of Regeneration, Enterprise and Skills, Planning Department, The Woolwich Centre, 35 Wellington Street, SE18 6HQ, at a local library or alternatively or on the Greenwich website.

Avery Hill Park is designated by the Core Strategy as 'Metropolitan Open Land'. Parts of the park are listed, additionally, as 'Green Chain', 'Conservation Area' and an 'Area of Special Character'.

Metropolitan Open Land

The CS designates Avery Hill Park as **Metropolitan Open Land (MOL)**. Policy references **O1**, **O2** and **O3** under the section 'Protecting Open Land' set out what the acceptable land uses and allowable developments are within areas designated as MOL. These policy references are too lengthy to reproduce here. The policies are broadly meant to control development or alterations to existing land that would be inappropriate to MOL and has an adverse effect on the character and usage of the open space.

Policy reference **O3** of this section specifically refers to Avery Hill University Campus, which is located within the Avery Hill Park and states: - 'The University of Greenwich Avery Hill Campus, Mansion Site and Southwood Site are identified as Major Development Sites (MDS) on the Proposal Map and in the Site Proposals Schedule. Proposals for expansion are to meet the following criteria

- form part of a comprehensively planned development for each site;*
- would not lead to an increase in the height of the existing development or previously approved schemes;*
- would not have an unreasonable effect on the surrounding environment and amenity of adjoining residents;*
- would not have an unacceptable effect on traffic flow or safety and includes adequate parking and access arrangements;*
- would be well served by a variety of means of transport other than the private car;*
- have no greater impact than existing or previously permitted development on the open character of MOL; and*
- Not exceed 21,700 sq. (gross) of additional floor space.'*

The main reason for this development can be summarized as an identified need for additional teaching and floor space at the Avery Hill Campus.

Green Chain

The CS also designates Avery Hill Park as **Green Chain**. Policy reference **O5** under the section 'Protecting Open Land' sets out what the objectives of this designation are. The objectives are as follows

- To improve and encourage the provision of suitable recreational facilities, with an emphasis on those serving a wide area of South East London and/or requiring open land.*
- To safeguard the open land from built development and maintain its positive contribution in providing a visual and physical break in the built-up area of London.*
- To conserve and enhance the visual amenity and ecological aspects of the landscape.*
- To improve public access to and through the area.*
- To promote an overall identity for the area in order to increase public awareness of available recreational facilities.*
- To encourage the collaboration and co-operation of the various public and private agencies, owners, organisations, clubs, etc. in the area to achieve the above objectives.*

For the extent of the Green Chain Area, refer to the CS proposals map and second draft alterations maps.

Green Chain Walk

Policy O15 refers to the Green Chain Walk, which passes through Avery Hill Park.

O15 *Existing footpaths will be safeguarded and new footpaths created to and through open spaces and places of interest, where they do not adversely affect nature conservation. The Council will endeavour to create a signposted network of continuous and circular routes. In particular the 'Green Chain Walk' footpath network will be improved and extended and new links created wherever possible.*

The CS (Section 2.4) says that the Mayor's Transport Strategy has identified the Green Chain Walk as being one of six strategic walks in London

Nature Conservation

The CS identifies two parts of Avery Hill Park as being a **Site of Nature Conservation Importance** (SNCI), listed in the CS as a Site of Borough Importance Grade I (Also known as Site of Importance for Nature Conservation (SINC))

And designated as SNCI NC10. reasons given for this designation are as follows: -

'Contains some of the oldest hedgerows in the Borough, a pond and an interesting area of wet natural grassland.'

The CS refers to SNCI's as following: -

O17 *A network of Sites of Nature Conservation Importance (SNCI) throughout the Borough has been identified for protection. These include Sites of Special Scientific Interest (SSSI) and sites declared as Local Nature Reserves (LNR). They are defined on the Proposals Map and listed in Table O2 as sites of Metropolitan, Borough or Local importance for nature conservation or geology. There will be a presumption against the development of these sites: the level of protection accorded to a site will be commensurate with its designation. Conservation and enhancement of important scientific features will be sought by appropriate management.*

In addition, It says: -

Plans need to be based on adequate information about species and habitats... To achieve these goals, baseline data needs to be established where ecologically friendly management is already in place. Therefore, Ecological assessments must be undertaken in order to establish baseline data.

For the extent of the SNCI Areas, refer to the CS proposals map and second draft alterations maps.

Areas of Special Character

Also, the Greenwich CS in part 2.6 refers to Avery Hill Park as part of a larger area designated as **Special Character of Metropolitan Character**.

D28 *Within Areas of Special Character defined on the Proposals Map, special consideration will be given to the safeguarding, restoration and enhancement of character, scale and quality of open spaces and associated buildings. Skylines and distant views both to and from the Areas of Special Character will be protected.*

The Biodiversity Action Plan

The Greenwich Biodiversity Action Plan will be the first co-ordinated approach to conserving Greenwich's biodiversity. The aim of the plan is: 'To ensure the conservation, enhancement and

public appreciation of the biodiversity of the London Borough of Greenwich’.

http://www.royalgreenwich.gov.uk/info/200105/sustainability/707/biodiversity_action_plan

The Biodiversity Action Plan focuses on locally important habitats and species and has actions drafted to ensure that they cover all relevant habitats and species. Initially actions may be focussed on those under the most pressure or where most advantage can be gained. However, it allows for all important habitats and species to be covered.

The Biodiversity Action Plan has been developed in partnership with local and regional groups and organisations and has been adopted by the Council.

Legislation

The Parks, Estates & Open Spaces department operates within the frameworks set out by the following legislation, and therefore, the legislation may impact upon the delivery of service of the Parks and Open Spaces department both financially, through planning and human resources. This is not a comprehensive list but is indicative of key pieces of legislation relating to PE&OS.

- Alcohol Consumption in Public Places Order 2003
- Clean Neighbourhoods Act 2004
- Control of Pesticide Protection Act 1986
- Country Code 1981
- Countryside and Rights of Way Act 2000 and increments
- Countryside & Right of Way Act 2000
- Disability Discrimination Act 1998
- Health & Safety at Work Act 1974
- Litter Act 1983
- Ministry of Housing and Local Government Provisional Order Confirmation (Greater London Parks & Open Spaces Act)1967
- Occupiers Liability Act 1957
- Road Traffic Act 1988 (as amended 1991)
- The 2004 Country Code
- The Anti-social Behaviour Act 2003
- The National Parks & Access to the Countryside Act 1949
- The Weeds Act 1959
- The Wildlife & Countryside Act 1981
- Safer Neighbourhood Act 2005

In addition there are numerous bye-laws that relate to specific parks.

Dog Control

The Royal Borough of Greenwich’s parks and open spaces acknowledges dog fouling as a problem within many areas of the borough. The Public Space Protection Orders, Anti-social Behaviour, Crime and Policing Act 2014 makes it possible for local authorities to introduce Dog Control measures. The Royal Borough of Greenwich has adopted five separate control orders across the borough including Avery Hill park, which provide a fixed penalty for non-compliance. These orders would make it an offence for persons in control of their dog(s) to:

- Not clean up after their dog has fouled.
- Have more than four dogs in their control at one time.
- Not to have their dog on a lead in designated areas
- Not to have their dog on a lead and kept on a lead when instructed to do so by an authorised officer.
- To allow their dog(s) to access designated dog exclusion areas.

Tenancy Services Officers, Officers from Parks and Open Spaces, Police Community Support Officers and the Dog Warden are authorised to issue fixed penalties.

APPENDIX 2

Site Heritage & History

The land around the village of Eltham can be traced in ownership and usage back to the Domesday Book, where it was called 'Eald Ham' by the Anglo-Saxons. It was in the possession of Odo, Bishop of Bayeux, and was held for him by Haimo, Sheriff of Kent.

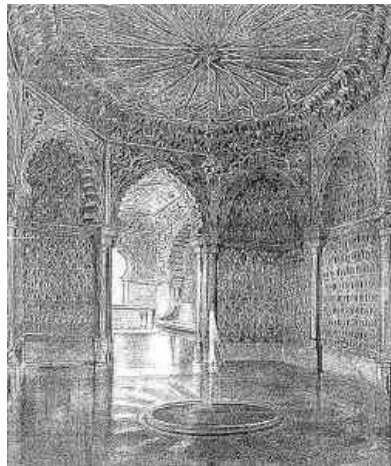
The area of land that is now Avery Hill Park was made up of a number of individual farms and it was not until the early eighteen hundreds that these were combined to make up the estate of 'Avery Hill'.

The original mansion house on the site, constructed circa 1841, was the family home of James Boyd, a Scot, who had gained his wealth as a sugar refiner. In 1883, following Boyd's death, John Thomas North, an entrepreneur, rented the mansion, together with 37 acres of land, from Boyd's widow. North would later purchase the entire estate and add a further 100 acres to it, including the land of Ox Leas and Shepherd Leas woods.



North (born January 30th 1841) was the self-made son of a Yorkshire coal merchant. Widely known as 'Colonel' North, he made his fortune by importing nitrate deposits, in the form of bird droppings, into England, from South America. The nitrates in the droppings, which were mined from cliffs, were used as fertiliser. North's wealth was amassed swiftly, and he became known by many as 'the Nitrate King'.

North purchased the house from Mrs Boyd in 1888 and, though it was by no means small, decided to enlarge it in order to build, amongst other things, galleries to house his art collection. He commissioned architect T.W. Cutler (who had recently designed an Italianate Exhibition in London) to design and build the improvements. One of the large domed structures of [pictured on the front page of this document] - in which North had an ornate Turkish bath



most striking features of the plan was a iron and glass - the Winter Garden page of this document] - in which North had also added a Fernery, a conservatory and house.

A separate stable block was, like the mansion itself, centrally heated and lit by electricity generated in an engine room to the west of the main building. The final cost for all the improvements to the estate was approximately £200,000.

North lived in his completed house for a little over five years. He died, suddenly, in his office in the City on 5th May 1896. His family almost immediately put the house on the market, but it was two years before they found a buyer (at a price much less than it had cost North to construct). The estate was sold to Alonzo Henry Stocker, MD, who was one of the best-known specialists in 'lunacy'. However, Stocker never took up residence at Avery Hill and the house remained empty for another eight years.

In 1902 the house was bought, along with twenty-eight acres of parkland, by the London County Council (LCC), for £25,000. The house was refurbished by the LCC as a residential training college for women teachers (the first in London) and this was opened by the LCC's Education Committee in 1906. It was to become known as 'Avery Hill College'.

The mansion suffered extensive bomb damage during the Second World War and the Turkish bath house was destroyed. Avery Hill College operated until 1985, when the Inner London Education Authority was abolished. The buildings now form part of the 'Avery Hill Campus' of the University of Greenwich, and remain a venue where teachers are trained.

When the parkland was purchased by the LCC in 1902, the Metropolitan Boroughs of Camberwell, Deptford, Greenwich, Lewisham & Woolwich were all invited to share the cost. All having refused, it fell to the LCC to maintain the grounds and gardens as public open space. The name 'Avery Hill Park' was adopted.

Initially, part of the gardens was used to supply plants to small parks, whilst another area was reserved for growing specimens for special demonstration. To the west side of the house were three formal, terraced gardens, one containing roses and another fruit trees. Of these, only the rose garden remains. A car park was constructed on the site of the fruit garden. In front of the mansion house there was originally a sloping lawn and large flowerbeds. The greater park area consisted of open meadows, interspersed with trees (much as it is today).

The Greater London Council, formed in 1965, took over the maintenance of Avery Hill Park and this remained the case until its abolition twenty years later, when ownership and maintenance passed to the London Borough of Greenwich (the name of which was changed to the Royal Borough of Greenwich in 2012).

The Conduit Head (area not under this management plan)

Situated near to Holy Trinity Church, and accessible from Southend Crescent (on a footpath, part of the Green Chain) is a brick conduit house, probably dating from the sixteenth century. It was built to provide a supply of water to nearby Eltham Palace. The structure was recently renovated by English Heritage, having previously been on a 'Heritage at Risk' list. It is listed as a 'Scheduled Monument'. An interpretational panel on site gives more details.

The remains of the old conduit is recorded in R.R.C. Gregory's *'The Story of Royal Eltham'* (1909). Gregory describes how the water was originally brought to the reservoir here through wooden pipes from a spring in the Warren [situated to the north of Avery Hill Park and to the north of the Bexley Rd] and from the conduit it was 'conveyed to all the houses of the Crown. It was first conducted to "Step-stile" house and gardens, thence through the Park, supplying on its way the Mansion, thence, by way of what is now the "Chestnuts" it went to the Palace. By means of branches it supplied the old houses about the Court Yard.' The old conduit was discarded in 1838 when a new conduit was built with iron replacing the wooden ones. Holy Trinity Church was erected in 1889, designed by G L Street.

APPENDIX 3

Ecological Assessments (including Pippenhall Meadow)

London Ecology Unit; Ecology Handbook 10

The London Ecology Unit refers to both 'Avery Hill Fields' and 'Pippenhall Meadows' in its *Ecology Handbook 10; Nature conservation in Greenwich*. It says of **Avery Hill Fields** "This large expanse of playing fields has been included as a Borough site (SNCI of Borough significance) because it contains some of the oldest hedgerows in the Borough and a good pond. The fields and hedgerows are a continuation of those of... Pippenhall meadows, and although they are not of the same quality they form a valuable site for conservation in Borough terms.

Although some of the hedges are of recent origin and are composed purely of hawthorn, others contain a wide variety of shrubs such as hawthorn, Midland hawthorn, blackthorn, holly, hazel, field maple, dogwood, elder, oak and ash. In the hedge bottoms can be found Lords-and Ladies and hedge garlic together with bluebells and lesser celandines forming blue and yellow drifts in spring. The age of one of the hedgerows was estimated by Nicholson (1985) to be about 600 years old, according to Pollard and Hooper's dating technique. (See below)

The river Shuttle flows directly south through the centre of Avery Hill Fields from Pippenhall meadows. This small stream flows beside the hedges between earthen banks, shaded by the overhanging hawthorns. The stream is relatively poor in terms of aquatic vegetation but the deep blue flowers of brooklime and white umbels of fool's watercress do appear in places along its length in summer. Towards the southern boundary of the site, the stream turns sharply to the left and then right again, following the perimeter of an old field. Here can be seen an excellent example of an ancient and overgrown hedgerow composed of hawthorn, oak, blackthorn, ash, willow and elder.

On the western side of the site, a large pond lies on the edge of the London Electricity Sports and Social Association (LESSA) sports ground. A survey of 1605 states that the area now covered by the pond consisted of 'Marle Pits'; presumably these sooner or later filled with water. The LESSA pond as it is now known once covered a much greater area but development has slowly encroached upon it; the last piece to be lost disappeared under the enlarged car park. On three sides, but particularly in the east, tall trees including sycamore, oak, willow and Scots pine, together with scrub of elm suckers, shade the pond margin. The leaves of yellow flag protrude from the shallow water, joined by other aquatics such as fool's watercress and duckweed. The pond supports a large population of frogs, toads and newts as well as a wide range of invertebrates. The LESSA pond is managed under license by the London Wildlife Trust as a nature reserve."

"Pippenhall Meadows consist of a group of hedge-lined fields lying on a series of gently sloping, shallow terraces. The meadows display varied vegetation with a complicated mosaic of different grassland and wetland habitats. The main conservation value however, lies in the grassland, which is rich in species, both in the damp and some of the drier regions. Wet meadows are now rare and still declining in numbers. The survival of such a site so close to the centre of London is very unusual and its value for nature conservation cannot be understated.

In the 19th century, Pippenhall Meadows belonged to Pippin Hall Farm, together with a garden and orchard. By the 1890's, it had become part of the estate of J.T. North of Avery Hill. On North's death in 1896, his estate was put up for sale, and via the hands of Alonzo Stocker, passed eventually into local authority ownership.

It still retains the character of traditionally managed pastures and is now used for horse-grazing and riding. Across the centre of the site runs a terrace formed by the pebbles and sands of the Blackheath Beds, which lie on top of the clays, sands and loams of the Woolwich Beds. The Blackheath Beds are more permeable than those below, causing springs to emerge at the junction of the two strata, making

the centre and parts of the southern part of the site wet and occasionally flooded. These are the headwaters of the River Shuttle, a tributary of the River Cray. A large wet area or flush, fed by springs occupies the most water-logged ground at the foot of the embankment, highlighted at a distance by bristling, grey-green tussocks of hard rush, protruding from the grass sward. The slopes are clothed by a scrub of hawthorn and brambles. The marsh's surface is covered by a mosaic of yellow-green moss, bright green leaves of fool's watercress and blue-green patches of delicate, cellophane-like liverworts. The flush and surrounding damp meadow is extremely rich in herbaceous species. In the wettest hollows of the flush, plants of shallow water thrive such as brooklime, water plantain, green water-cress and ivy-leaved water crowfoot. Lesser spearwort, together with glaucous sweet-grass, a characteristic plant of trampled pond margins, and celery-leaved crowfoot can be found on the less damp areas.

The grassland surrounding the flush is very diverse in terms of species, as can be seen by drifts of colourful wild flowers in the summer and a more subtle patchwork of different greens of the grasses themselves in winter. Here the pale mauve flowers of lady's smock first appear in April followed a few weeks later by an abundance of the pink, shaggy flowers of ragged robin. The latter is a typical plant of old damp meadows and is becoming less and less common nationally as this habitat becomes increasingly scarce. Lady's smock is one of the two food plants most frequently used by the orange-tip butterfly in the London area according to Plant, 1987.

There is fragmentary marginal vegetation alongside a stream which flows from a spring at the centre of the meadows. Species present here include great hairy willow-herb, hard rush, soft rush, brooklime, plicate sweet grass, star-wort, green water-cress, celery-leaved crowfoot and bur-reed.

To the south-west of the flush and channel, lines of badly degraded dry acid grassland can be traced along the tops of drainage ridges where the soil is sandy and better drained. In winter these lines show up as yellowish-green stripes with dark green moss patches, contrasting with the bright green grasses of the relatively nutrient-rich troughs. Three species that are uncommon in Greater London grow in this part of the site: sand spurrey, parsley piert and centaury.

In a field on the western side of the site can be found a colony of the rare corky-fruited water dropwort, growing amidst a host of more common wild flowers. Buck's Horn plantain, with its rosette of neatly toothed leaves, is abundant in two patches towards the centre and northern end of the meadows.

Ancient hedgerows of tall shrubs and occasionally trees surround the meadows. The hedges are so overgrown that from a distance the site gives the impression of patches of woodland interspersed with grassy glades rather than a field system. The ancient character of the hedges is betrayed by the exceptionally wide variety of species within them. Field maple, sycamore, ash, hawthorn, blackthorn, elder, pedunculate oak, hazel, dogwood, English elm, holly and spindle line up to provide nesting and roosting sites for birds. They also have a good associated ground flora of bluebell, Lords-and-Ladies, lesser celandine and wood sorrel.

To the east, adjacent to the northernmost field is an area of open land which has not been included in the Metropolitan site, but which still has value for nature conservation. The western side of this open space, shaded by mature willow trees, is very wet as water running down the hill from the direction of Eltham Warren Golf Course runs through it before finally entering Phippenhall Meadows. The sward is regularly mown and a few trees have been planted. However, the sward in the southern half of the field is clearly a mixture of species that would, if suitably managed, return to a state similar to those of the neighbouring meadows. Most of the Phippenhall Meadows are owned by the Borough and are leased to tenants, while the rest is in private ownership. There is no public access, but the Green Chain Walk, which is split into two at this point, passes along both the eastern and western boundaries and gives good views of the meadows. A more detailed description of this site can be found in Ecology Handbook 8."

The method of dating hedgerows described earlier involves counting the number of species in a 28 meter (30yards) length of hedgerow. The greater the number of species present in that stretch, the older the hedge is likely to be. This method is not definitive and can be up to 200 years out, but it can provide a good field estimate. A more reliable method is to examine old maps and other historical records to provide more exact information.

Groundwork Meadows Survey 2005

2.12 Pippenhall

Brief Description

This site contains a small area (approx. ½ha.) of rough meadow with some wildflower species amongst the sward. There are hedges and scattered trees on the south, east and west boundary and a road and housing to the north. The topography of the site is generally flat with a very gentle slope to the south.

Recommendations

This area in its current state has value as a piece of traditional hay meadow. However, the botanical interest and number of meadow flowers within the sward could be improved. Taking earlier hay cut in mid to late July would remove a greater amount of biomass, (and hence nutrients) from the system.

This would favour the establishment a more diverse meadow sward and would also enable the production of good quality hay. The area should then be mown regularly (every 2-3 weeks) in the late summer / early autumn until the end of the growing season. This will further encourage the establishment of a sward of finer grass and meadow flower species.



Pippenhall Meadow: Looking south across the site

Species record:

Common name	Latin Name
Yarrow	<i>Achillea millefolium</i>
Dandelion	<i>Taraxacum officinale agg.</i>
Common Mallow	<i>Malva sylvestris</i>
White Clover	<i>Trifolium repans</i>
Creeping Cinqfoil	<i>Potentilla reptans</i>
Black Knapweed	<i>Centaurea nigra</i>
Common Ragwort	<i>Senecio jacobaea</i>
Rosebay Willowherb	<i>Chamaenerium angustifolium</i>
Common Bird's-Foot-Trefoil	<i>Lotus corniculatus</i>
Great Willowherb	<i>Epilobium hirsutum</i>
Ox-eye daisy	<i>Chrysanthemum leucanthemum</i>
Goats beard	<i>Tragopogon pratensis</i>
Nipplewort	<i>Lapsana communis</i>
Common Vetch	<i>Vicia sativa</i>
Common Sorral	<i>Rumex acetosa</i>
Perennial Sow-thistle	<i>Sonchus arvensis</i>
Spear thistle	<i>Cirsium vulgare</i>
Autumn Hawkbit	<i>Leontodon autumnalis</i>
Ribwort Plantain	<i>Plantago lanceolata</i>
Perennial Ryegrass	<i>Lolium perenne</i>
Yorkshire Fog	<i>Holcus lanatus</i>
Rough Meadow Grass	<i>Poa Trivialis</i>
Cock's foot	<i>Dactylis glomerata</i>
False Oat Grass	<i>Arrhenatherum elatius</i>
Red Fescue	<i>Festuca rubra</i>

APPENDIX 4

Example of Events held in Avery Hill Park

PARKSfest 2023
The Friends of Avery Hill Park
AVERY HILL PARK
Bexley Road, SE9 2PG

Summer Music
Sunday 2nd July 12-4:30pm

**Live Music ♦ Theatre ♦
♦ Story Telling**

University of Greenwich Big Band
2 - 4pm

tramshed presents: Theatre, the
Woolly Wonder 12 , 1 and 2.50pm
Storytelling 12.30, 1.30 and 4pm

**The Park Cafe will be open for
drinks, snacks and ices**

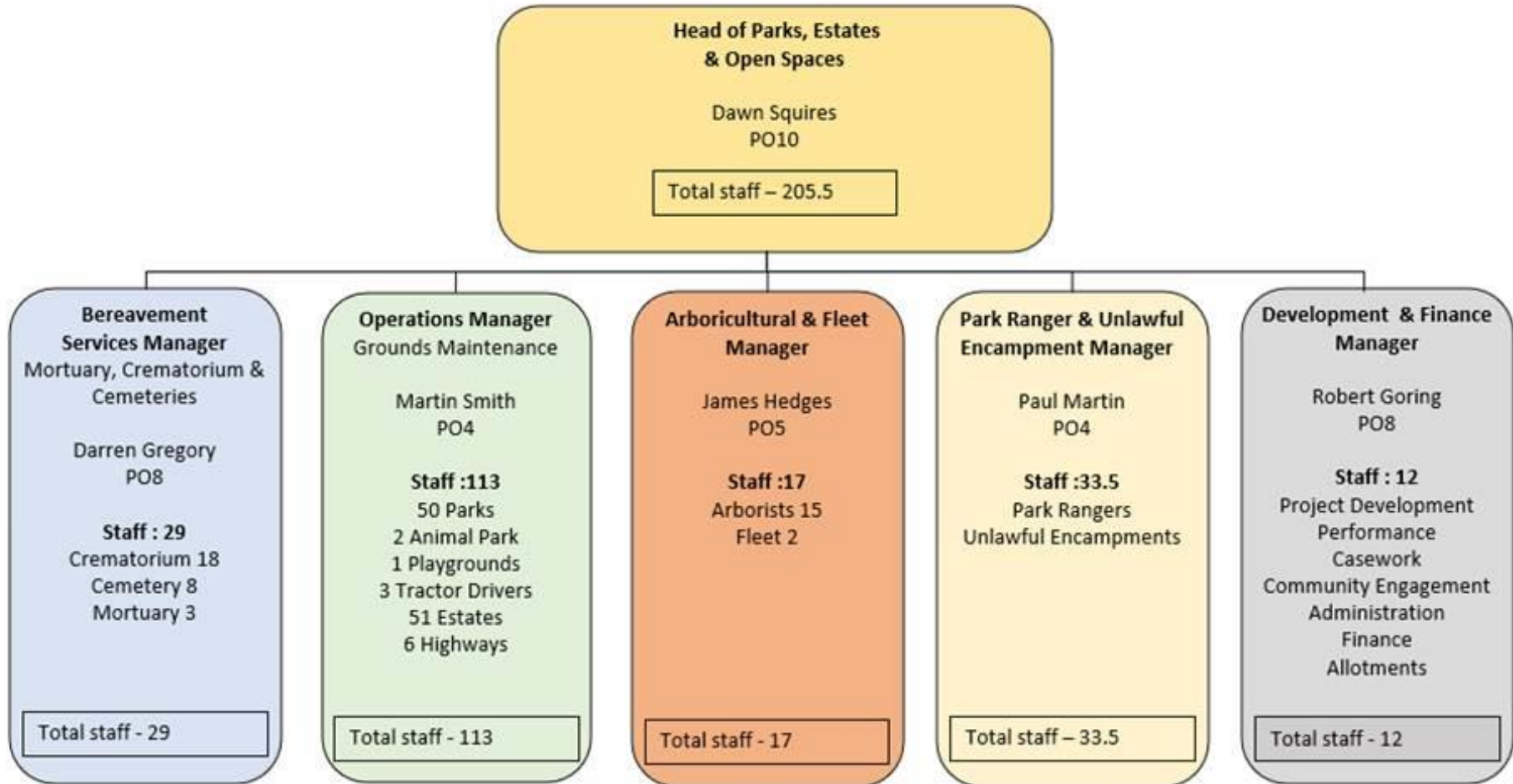
www.averyhillpark.org.uk
www.parksfest.org


**TUDOR
BARN**

in partnership with

ROYAL borough of
GREENWICH

APPENDIX 5 Parks, Estates & Open Spaces Management Structure



APPENDIX 6 Annual Maintenance Schedule for Avery Hill Park and Pippenhall Meadow

Des cription of task	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
cricket fertiliser x 2				1					1			
cricket wicket mow x 2				3	4	5	4	5				
mark boundary cricket x 2				3	4	5	4	5				
cricket table irrigation x 2				1	4	4	5	4	2			
cricket table mowing x 2				5	6	7	5	4	4	2		
cricket wicket rolling x 2				3	4	4	5	4				
cricket wicket reinstate x 2				3	4	4	5	4				
square off table x 2				1								
cricket table renovate x 2									1			
cricket wicket marking x 2				2	4	4	4	4	1			
cricket table spike x 2										1		
ditch maintenance			1	1	1	1	1	1	1			
ditch maintenance (winter)	1											
spray hard-standing areas & weedkill channels				1								
edging half moon		1										
edging longhandle shears				1	1	1	1	1	1	1		
flower bed maintenance	1	1	1	2	2	2	2	2	2	1	1	1
flower bed clear dig preparation					1					1		
flower bed planting						1				1		
football seeding 11 pitches					1							
erect football equipment 11 pitches									1			
dismantle f ball equipment 11 pitches				1								
initial mark 11 football pitches									1			
re-mark 11 football pitches	5	4	4	4					3	4	5	4
mowing rough grass				1					1			
Green Chain Walk				1						1		
pedestrian grass mowing			2	2	3	3	3	2	2	2	1	
box mowing			3	3	3	3	3	3	3	2	1	
brushcutting & obstacles			1	1	1	1	1	1	1	1	1	
hedge base maintenance	1		1		1		1		1		1	
leaf clearance	1										1	1
deadhead roses					1	1	1	1	1			
rose bed maintenance			1	1	1	1	1	1	1			
rose bed maintenance												1
prune roses			1									
rose bed prune											1	
rugby contravator seed												
rugby erect / dismantle posts												
rugby initial mark												
rugby re-mark pitch												
shrub bed maintenance			1	1	1	1	1	1	1			
shrub bed maintenance												1
special rockery maintenance			1	1	1	1	1	1	1			1
clean messroom daily	21	20	23	21	20	22	21	21	21	22	22	18
sweeping paths	5	2	2	2	3	2	2	3	2	4	5	4
tree feathering, stake / tie & base weeding			1				1					
gang mowing			2	2	3	3	3	2	2	2	1	
football chain harrow	5	4	4	3					3	4	5	4
Spike football pitch	5	4	4	3					3	4	5	4
rugby harrow pitch												
'mini triple' mowing			2	2	3	3	3	2	2	2	1	
'mini triple' mowing (Pippenhall Meadow)			2	2	3	3	3	2	2	2	1	

The figures within the boxes refer to the number of times per month that a task is undertaken.

APPENDIX 7

Inspection Schedule for Outdoor Gym

Parks, Estates & Open Spaces Visual Inspection Sheet for Playgrounds, Outdoor Gyms, Skate Parks & Other Outdoor Facilities

Site Name:	AVERY HILL				Date and Time:	25-1-18 11-Am				
Check Type:	WEEKLY CHECK				MONTHLY CHECK					
Facility Inspected: (please circle)	Playground	Skate Park	Outdoor Gym	MUGA	Public Toilets	Buildings	Tennis Courts	Pathways / fencing	Other (Please list)	
Visual Assessment	Yes	No	If No; confirm the action taken below			Tick	Or details of other action taken			
Is facility free from damage?		✓	Report damage to supervisor for repair			✓				
Is facility safe to use?	✓		Tape off with "do not use" sign or padlock shut							
Is facility free from graffiti?	✓		Remove all graffiti with graffiti wipes							
Are self-closing gates working / is the fencing intact?	✓		Adjust with spanner or report to supervisor							
Is facility free from litter or glass?	✓		Remove all litter and glass from site							
Is the facility clean and tidy?	✓		Wipe / sweep clean all dirty surfaces							
Checked by (print name):	PAUL RUSH				Signature:	P.T.R.				
To be completed by Park Ranger Team Leader	Yes	No	Date	Details of Action Taken						
Is further action required?										
Report damage / repairs to the appropriate team with photo Michael.farrow@royalgreenwich.gov.uk Maintenance-team@royalgreenwich.gov.uk Cleaningservices@gsplus.org for cleansing issues of park toilets	✓		25/1/18	reported to MARK FARROW.						
If applicable, confirm equipment / facility has been made safe until the problem is resolved.										

APPENDIX 8

References

- Ordnance Survey Map for 1869 – Map 24
Royal Borough of Greenwich GIS mapping system
E. Cecil, London Parks & Gardens, 1907
London Ecology Unit; *Ecology Handbook 10*, 1989
Royal Borough of Greenwich Unitary Development Plan
Royal Borough of Greenwich' Biodiversity Plan http://www.royalgreenwich.gov.uk/info/200105/sustainability/707/biodiversity_action_plan
Royal Borough of Greenwich website page for Avery Hill Park http://www.royalgreenwich.gov.uk/directory_record/3756/avery_hill_park
Green Chain (Section 6) <http://www.greenchain.com/walks/section-06.php>
Green Chain (Section 7) <http://www.greenchain.com/walks/section-07.php>
Shuttle Riverway information <http://www.bexley.gov.uk/index.aspx?articleid=3263>
RRC Gregory 'The Story of Royal Eltham' (1909) www.gregory.elthamhistory.org.uk
Park Friends' Forum <http://www.greenwichparksfriends.org/>
Parksfest www.parksfest.org
Metropolitan Police Safer Neighbourhood Team for Eltham South Ward <http://content.met.police.uk/Team/Greenwich/ElthamSouth>