

Greening Evelyn

A Garden Ward Toolkit

Wonky
People Architecture Cities

JCLA

JONATHAN COOK LANDSCAPE ARCHITECTS LTD

 **National Trust**

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The National Trust commissioned this report with community partners as part of its aim to help address unequal access to nature, beauty and history where people live.

One of the founders of the National Trust – Octavia Hill – had a strong connection to Lewisham. Core to the establishment of the organisation was Octavia’s belief that everyone deserves access to green space for health and well-being and that urban green space should be protected, so that people and nature can thrive. This vision, at the heart of the Trust’s Urban Places work, is even more important and relevant today.

The *Greening Evelyn* Toolkit is the first step towards creating Lewisham’s first ‘Garden Ward’. It is based on community-led research carried out by WonKy Architecture and Jonathan Cook Landscape Architects as part of this commission. Its ambition is to make the existing green spaces and public realm work harder for people and nature, providing greater insight into how to deliver a healthy natural environment, in harmony with dense residential development.

Greening Evelyn will work with the community to celebrate what is already growing and living in the area; reveal and link hidden places and make existing areas greener and more accessible, with the vision of creating a garden network of biodiverse and climate resilient green spaces for everyone to enjoy in the long term.

We would like to thank all the community partners, residents and stakeholders, and Lewisham Council who have generously given their time to contribute to this work. The intention is for this Toolkit to be a living document, which will be developed over time in response to feedback.

We would like to dedicate the Toolkit to Moira Kerrane who helped get the Toolkit moving and whose memory will live on through the generations of children in Evelyn Ward who will benefit from her passion for green space and play.

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Preface

In 2020 the National Trust was invited to work with local group, Deptford Folk, on tree planting to celebrate Evelyn 200. This project developed into a street tree planting partnership with Street Trees for Living, Lewisham Council, and local residents called Lewisham Blossoms. Since 2021, over 260 trees have been planted in Evelyn and New Cross Wards, both areas with under 8% tree canopy cover. Consultation was carried out with local groups on locations for the trees and species selection. Blossom trees were planted at Grove Street on the Pepys Estate with Tenant and Resident Associations and at Grinling Gibbons and Deptford Park Primary Schools, where pupils committed to watering the trees.

Through this tree planting work, collective ambitions emerged around possibilities to 'green the grey', with the original focus being on Prince Street and Dragoon Road. This led to the idea of a green space masterplan, to help explore the community's aspirations for improving access to green space, alongside support to co-develop their vision. Since starting this work, the idea of a masterplan has developed into a Toolkit as a more pragmatic approach and way of turning aspirations into action. Going forwards, work will continue to build on the series of community consultation events held in 2022, feedback from which is contained in Appendix 1, and engage a range of local people and partners to collaboratively develop a comprehensive greening plan for Evelyn Ward. The 'catalyst' projects identified in the Toolkit will provide an initial phase of green space improvements. Over time, the context for the Ward will change and other opportunities may surface. So, whilst not all projects in the Toolkit will be realised, the ideas and proposals at the heart of this work will be developed with the community and the designs created used to source funding for implementation.



Blossom trees planted on the Pepys Estate as part of tree planting partnership 'Lewisham Blossoms', 2020.

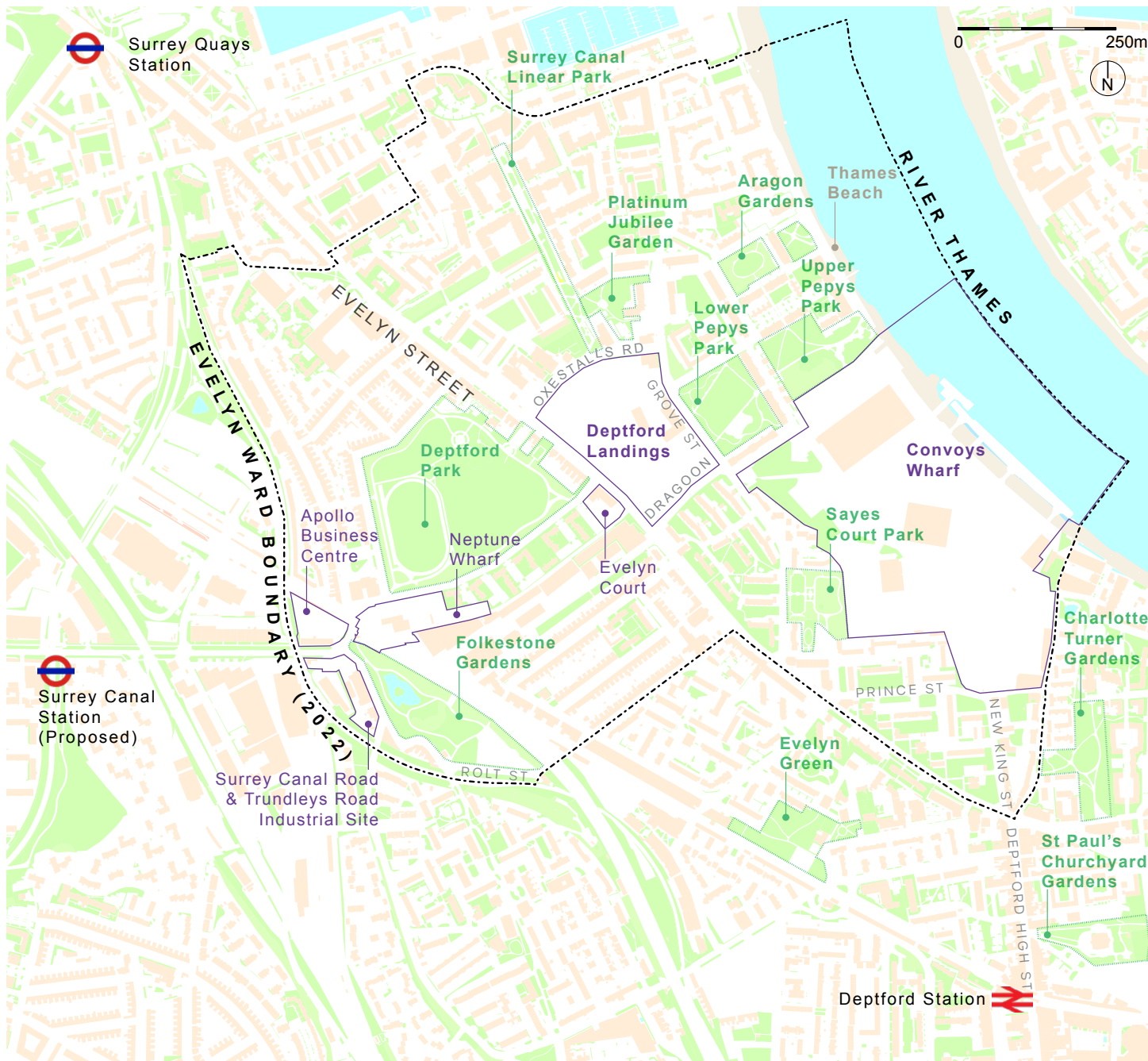
Location Plan



Evelyn Ward: Boundary & Context



-  Parks and Gardens
-  Strategic Development Sites



A Introduction & Context

- 1 Landscape History
- 2 Existing Green Infrastructure
- 3 Community-Led Green Space Design
- 4 Garden Ward Vision and Toolkit

1_Landscape History

Sources

- (1) Jess Steele, *Turning the Tide: the History of Everyday Deptford* (1993)
- (2) Tim Kendrick, *Housing safe communities: an evaluation of recent initiatives – Pepys Estate Coordinated Estate Improvement Scheme, London Safe Neighbourhoods Unit* (1993)
- (3) Gareth Potts, *Regeneration in Deptford, London* (2008)
- (4) London Borough of Lewisham, *Parks and Open Spaces 2020-2025*
- (5) London Borough of Lewisham, *Local Plan: Regulation 22 submission* (2023)

1500-1700, Royal Docks & Sayes Court

In 1513 Henry VIII created the Royal Dockyards at Deptford, to strengthen England's resilience against foreign threats from France and Spain. Over his reign and that of Elizabeth I, the dockyards grew exponentially. The physical expansion of Deptford at this time reflected the increasing development and sophistication of naval administration.

Evelyn Ward, is named in recognition of resident John Evelyn, who came to live adjacent to the dockyards in 1651. An obsessive gardener, polymath, and author of *Sylva, A Discourse of Forest Trees*, written at his home and gardens at Sayes Court, the word 'sustainability' was first coined by him in 1664, to encourage landowners to plant more trees and replenish those trees being felled for glass making and industry. In his pamphlet *Fumifugium*, Evelyn was one of the first to write about the growing problem of air pollution in London.

Nothing is left of Sayes Court and the famous gardens, apart from the newly discovered basement to the house, but Evelyn's life and work are still remembered in the ward as well as nationally and internationally. Today Sayes Court is mostly remembered as the London home of Russian Czar, Peter The Great, when he stayed there in 1698 to learn the English science of shipbuilding which, by then, was the envy of Europe. Deptford's Dockyards trace how London has developed to serve its inhabitants from shipbuilding to meat processing.

bottom, The dockyards and the arrival of the railways informed much of how Evelyn Ward developed over the centuries, however the biggest and most rapid changes occurred in the 20th century and have left us with the topography we experience today.



1800, Arrival of the Railways

Topographically, the ward is also marked by the world's first elevated railway. Construction of the London Bridge to Greenwich Railway started in April 1834 and it opened in stages: from Spa Road to Deptford in February 1836; from London Bridge to Deptford in December 1836; and from London Bridge to Greenwich in December 1838.

A continuous viaduct of nearly 3.5 miles, the longest run of arches in Britain, much of this cut through Evelyn Ward, notably along Folkestone Gardens. The arches remain and are Grade II listed. Early attempts to put housing underneath the arches were unsuccessful, and the spaces were used by local businesses, as they still are today.

Post-War Reconstruction

Following WW2 and the devastating effects of bombing across much of the capital, the County of London Plan sought to recreate the city. This included large scale slum clearances and the demolition of overcrowded Victorian terraces. This changed the urban fabric of Deptford and was the single most revolutionary change in Deptford's history. From the rubble and pulled up terraced roads, new housing estates and parks were created including Sayes Court Estate, Trinity Estate, The Pepys Estate including Pepys Upper and Lower Park, and Folkestone Gardens.

The housing estates were built with social ambition and hope for the future. The Pepys Estate, built on the former Naval victualling yard was completed in 1973 for 'the peaceful enjoyment and well-being of Londoners'. The red brick blocks combined some of the most advanced and innovative design principles of the day. The Greater London Council (GLC) believed 'It would be, from the outset, a community – a cradle to grave exemplar of welfare state ideals'.

As the GLC brochure celebrating the new estate proudly proclaimed, 'in planning the estate, one of the main themes has been the separation of pedestrian from vehicular traffic'. This was achieved by an extensive series of elevated walkways connecting many of the blocks. Long term residents remember a time when you could walk from Deptford Park to the river without your feet ever touching the ground.

The principles and care that were applied to the Estate's planning and construction was rewarded with a Civic Trust Award (1967) in recognition of 'its impeccable design'.

Regeneration Initiatives

The socio-economic conditions of the 1970s and 1980s, including high unemployment, had a profound impact on Lewisham, notably on its residents and the housing estates where many lived.

In the 1990s, many regeneration initiatives were introduced in Lewisham with a hope of urban renewal for the area. *Regeneration in Deptford (2008)*, a report by the British Urban Regeneration Association looking back on the 1990s, noted that Deptford had experienced 'every kind of UK regeneration programme, including City Challenge, four Estate Action Programme projects, six Single Regeneration Budget programmes, and a New Deal for Communities programme' while 'Evelyn and New Cross wards ...remain within the most deprived 10% of English neighbourhoods'.

Whilst evaluating the impact of social policy and regeneration initiatives is outside the remit of this report, the legacy of this period within the urban landscape of Evelyn Ward can still be felt.

The Pepys Estate Action Plan proposed refurbishing the existing buildings and constructing new mixed-use blocks with social housing but these plans were never realised. One block of flats, Merrick House, was replaced, not with new housing, but with low-rise shops and the 2000 Community Action Centre, and these continue to serve the community in 2023.

Deptford City Challenge Ltd, a central government funded regeneration partnership (1992-1997), funded the installation of high railings around almost every green space on the Sayes Court Estate that are still in place today.



top, The 2000 Community Action Centre sits on the former Merrick House and celebrates 21 years of serving the community in 2023.

bottom, view of Deptford Landings under construction, from Oxestalls Road bridge.



21st Century Development

Evelyn Ward has seen major construction over the last decade, including the building of many new homes, notably the mixed-use development of Plough Way, including Cannon Wharf and Surrey Canal Linear Park and the first phase of the Deptford Landings development.

Evelyn Ward’s landscape continues to be dominated by ongoing and planned development with several sites that are central to the delivery of Lewisham’s spatial strategy being situated in Evelyn Ward. The sites allocated for strategic development in the *Local Plan (2023)* are mapped on page 5.

Convoys Wharf is the largest development area in Lewisham, a brownfield site covering 16.6 hectares and approximately half of Lewisham’s River Thames frontage. All wharf activity ceased in 1999 and the site went through successive masterplans. The current developer-owners, Hutchison Whampoa, have plans approved for 3,500 homes, including three towers up to 40-storeys tall. Since 2014, progress on the site has been slow with none of the planned homes completed and the site, including a section of the Thames Path, remains inaccessible to the public.

The construction of thousands of new homes in the coming years will increase the population of an area that already has a much higher population density than the Southern, Western and Eastern areas of the borough (*Parks and Open Spaces Strategy*). A high proportion of the housing is flats without private gardens meaning that the growing community will be increasingly reliant on parks and open spaces for external amenity space and access to nature.

2_Existing Green Infrastructure

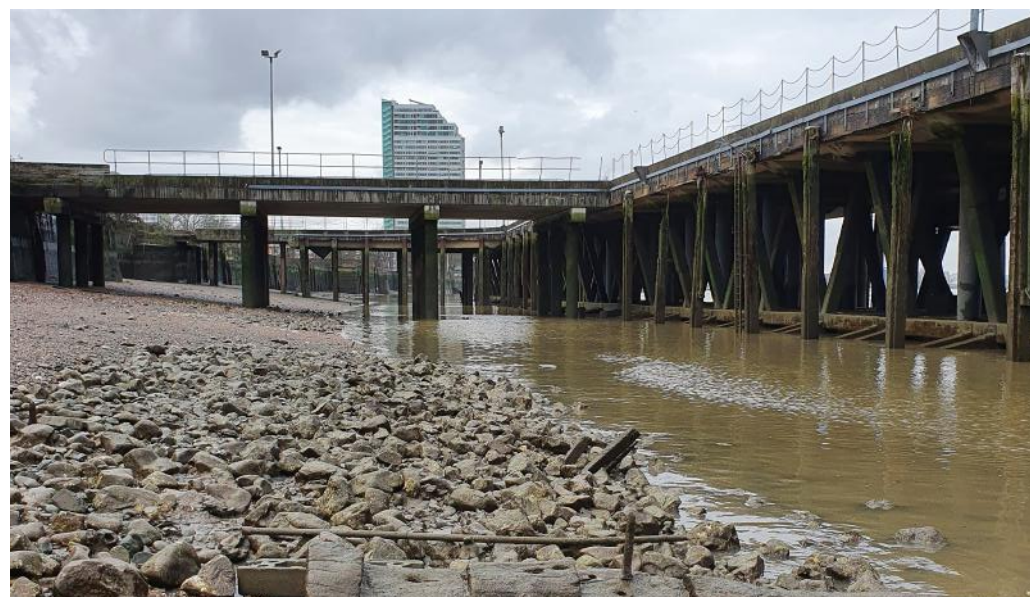
Lewisham’s network of green and open spaces, from public parks to private gardens, supports the Borough’s strategic objectives including promoting health and well-being, mitigating the impact of climate change and reducing flood risk, improving air and water quality and conserving natural habitats and species. In addition, Lewisham’s *Open Spaces Assessment (OSA, 2020)* highlights the significant social and economic value of green infrastructure. Evelyn Ward is home to a variety of green spaces, but the OSA identifies areas in the ward with poor access to open space and nature. As affirmed in Lewisham’s *Local Plan (2023)* ‘there are opportunities to improve the quality of open spaces and nature sites along with the connections between them’.



Folkestone Gardens nature pond, renovated in 2019.



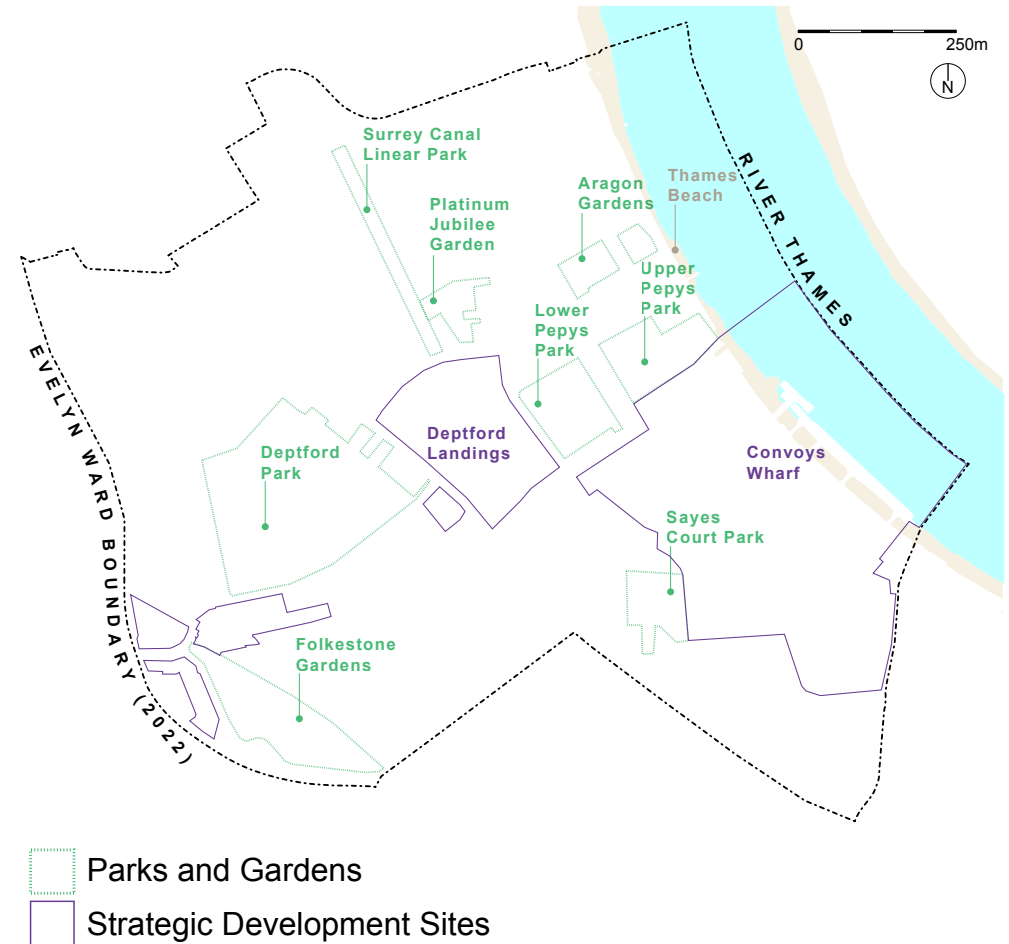
Pepys Park Nature Area: a former gravel sports pitch now covered in colourful wild flowers with areas of scrub.



Thames Beach: the historic jetty will be restored as part of the Convoys Wharf development.

Parks & Gardens

Evelyn Ward is home to a great variety of publicly accessible parks and gardens. These open spaces vary in age, scale, character and context including Upper Pepys Park fronting the Thames, the recently opened Surrey Canal Linear Park and the undulating Folkestone Gardens with its nature pond and skate park. Deptford Park, designated as a Local Park, is the largest open space at 3.5 hectares. The parks and gardens primarily fall within the jurisdiction and management of Lewisham Parks and Open Spaces or the Housing directorate (formerly Lewisham Homes) when situated within housing estates.



Deptford Park: a designated local park and the largest green space in the Ward.

Natural Green Space

Lewisham has designated certain green spaces as Sites of Importance for Nature Conservation for their nature and biodiversity value and these sites are similarly identified in the *Local Plan (2023)*.

There are four Sites of Local Importance for Nature Conservation in Evelyn Ward: Rainsborough Avenue Embankments; Pepys Park Nature Area; Folkestone Gardens; and Sayes Court Park.

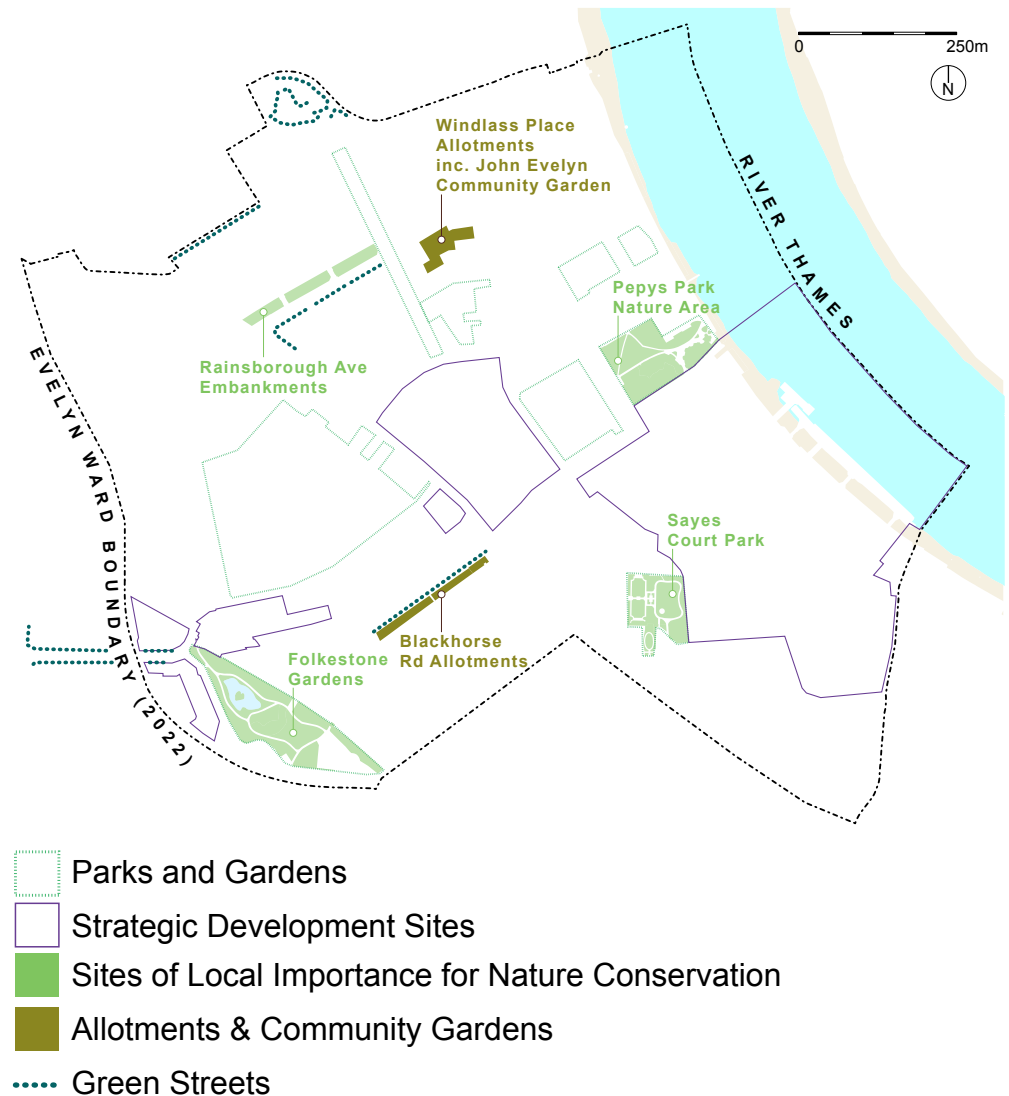
Lewisham Borough’s Biodiversity Action Plan, *A Natural Renaissance for Lewisham (2021-2026)* provides information on the conservation of locally important plants, animals and the landscapes in which they live.

Allotments & Community Gardens

Run by volunteers and allotment holders the Windlass Place Allotments, including the John Evelyn Community Garden, and Blackhorse Road Allotments are important places for residents with small or no gardens. Tended and managed, they are hugely significant to the wildlife and biodiversity in the area.

Green Streets

Whilst not formal designations, a site survey for *Greening Evelyn* identified ‘Green Streets’ where existing street trees and planting currently create natural green routes within the Ward.



Private and Estate Green Space

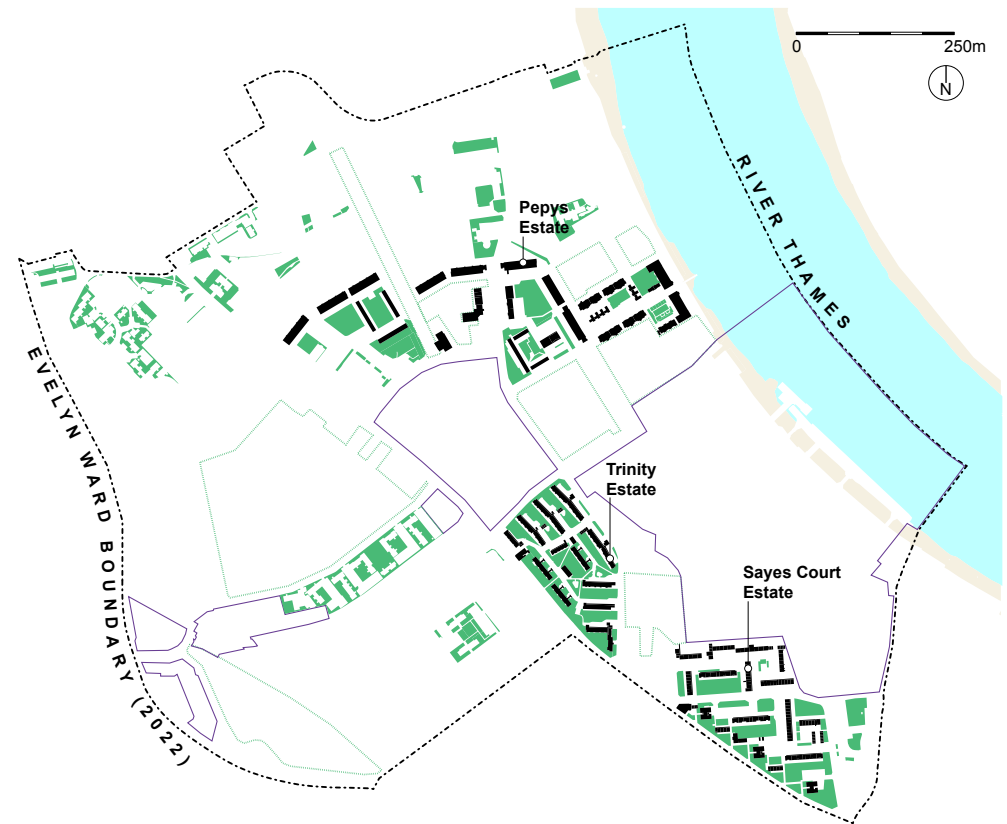
Evelyn Ward, within the Northern sub-area of the Borough, has a much higher population density than the Southern, Western and Eastern areas of Lewisham. A large proportion of the housing is flats without private gardens which means that the community rely on parks and open spaces for external amenity space and access to nature (*Parks and Open Spaces Strategy*).

Whilst varying in character and size, the urban design of the flatted housing (including the large band of social housing north of Evelyn Street) has created a series of courtyards between blocks accommodating a large number of semi-public gardens providing (or potentially providing) valuable external amenity space in addition to the aforementioned publicly accessible parks and gardens.

Some of these semi-public estate green spaces provide small-scale amenities including playspaces and have mature trees but many are underused lawns that have become primarily areas for exercising dogs and many are enclosed with high metal railings.

Water Bodies

The River Thames is undoubtedly the most significant natural feature in Evelyn Ward. Once considered biologically dead in the 1950s, decades of positive action now means the river is a nationally important tidal habitat. This rich biodiversity includes the ward's other notable water body at Folkestone Gardens: the recently revived pond surrounded by reed beds.



- Parks and Gardens
- Strategic Development Sites
- Private & Estate Green Space
- Major Post-War Council Housing (Lewisham Homes)

3_Community-Led Green Space Design

“Community engagement is key to almost all projects and work taking place in parks and green spaces...The key to delivering good community engagement work is to do it with people, not for people.”

Future Parks Accelerator (www.futureparks.org.uk, 2022)

The method of consultation for the Toolkit was primarily focussed on a series of community engagement events that are summarised in Appendix 1. In addition to the individuals that attended the events and provided feedback on the project, the analysis in this Toolkit has benefited from meetings and walkabouts in the ward with community groups, stakeholders and local resident groups including:

- CPRE London
- Deptford Folk
- Evelyn Green basketball community
- Evelyn Parents Forum at Deptford Park Play Club
- Evelyn Ward Councillors
- EVEREST (Pepys Estate steering group)
- Hönle Cafe, Folkestone Gardens
- Lewisham Blossoms
- Lewisham Housing directorate (formerly Lewisham Homes)
- London Borough of Lewisham
- Museum of Slavery and Freedom, London
- Platinum Jubilee Garden
- School of Skate, Folkestone Gardens
- Street Trees for Living
- Voice for Deptford



A member of the public providing feedback at a *Greening Evelyn* event.

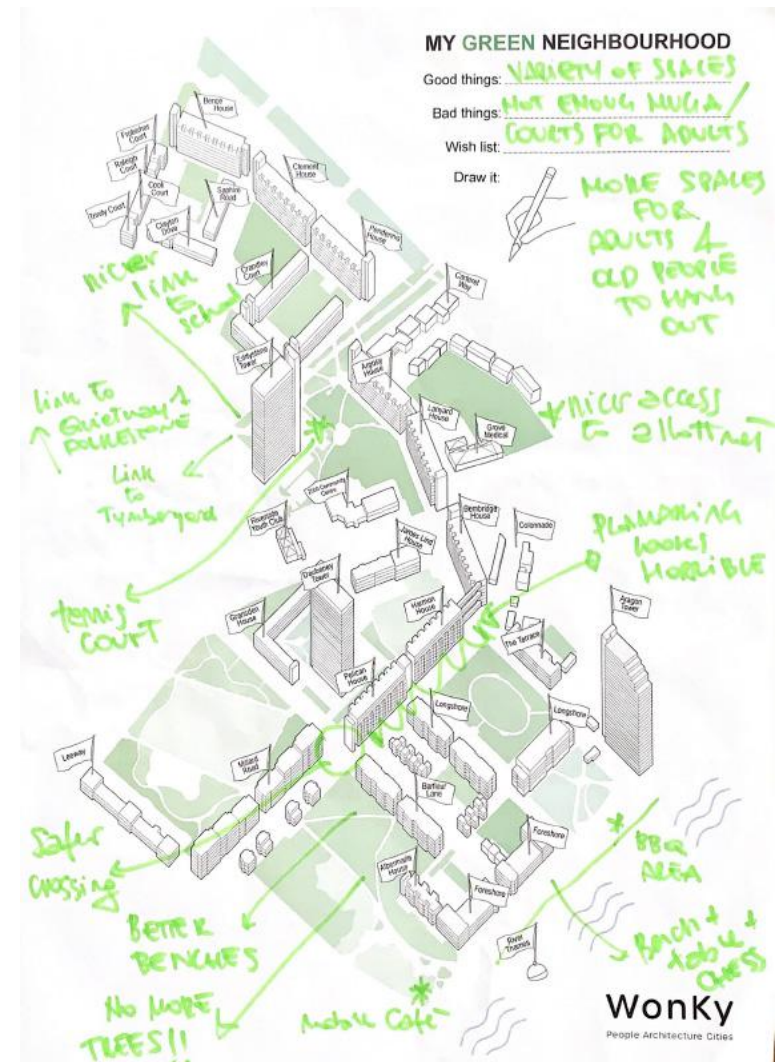
Five engagement events were held over the summer and autumn of 2022 to hear from as many residents as possible about local green spaces: their likes, dislikes and wishes for the future.

The events were planned with stakeholders in the local community to maximise the engagement’s reach. The events were publicised through a dedicated *Greening Evelyn* web page, posters, flyers and via the project’s network of contacts including local Councillors, Council Officers and community groups.

At each event, drawings were presented on existing green assets, greening opportunities, constraints and connections across the ward with a focus on the engagement event neighbourhood. The presentation facilitated discussion with the community and feedback was collected with a data capture form recording demographic information and a visual feedback sheet tailored to each event. The purpose of the visual feedback sheet was to orientate participants and enable them to focus on their neighbourhood’s green spaces. It asked what places and activities they enjoyed and to name or draw good things, bad things and a wish list for what they would like to see happen.

Incorporating the feedback from the engagement events regarding issues of access and connectivity to green spaces, a survey of the links and crossings that connect major parks and gardens in the ward was undertaken through mapping and photography. The Park Connections survey is laid out in Appendix 2.

The information from both the consultation process and subsequent survey and mapping work has been combined to shape the Garden Ward Vision and Toolkit.



A 3D drawing of the Pepys Estate and its green spaces, used by a participant at an engagement event, to provide comments and illustrate key issues.

4_Garden Ward Vision and Toolkit

Greening Evelyn presents a vision of a Garden Ward for Lewisham, emerging from community-led research, that is set out as a Toolkit to guide future funding applications and action in a cohesive manner. The Toolkit aims to help individuals, groups and organisations to develop projects which will contribute meaningfully to the wider Garden Ward vision. The Toolkit sets out proposals from micro to street-scale, from quick wins to long term visions that aim to align with the development of Evelyn Ward's strategic sites. The Toolkit includes guidance for a range of ideas from planting to public realm enhancements. The context for the Ward will change over time; so whilst not all projects will go ahead, or be delivered as envisaged in the Toolkit, the document provides insights into community aspirations and ideas for neighbourhood improvements.

A series of proposals have been identified which have been informed by key issues raised in the community engagement events. Projects have been conceived that can stand alone or be developed incrementally, depending on funding opportunities. For example, the removal of fencing around the green spaces on the Sayes Court Estate could tie in with road improvement works to Prince Street - collectively aiming to realise the vision for a linear park and garden network. This incremental approach takes in the realities of available funding and time-scales that accommodate strategic development sites such as Convoys Wharf. The Toolkit includes smaller catalyst projects that can be established locally but have wide impact on the ward, taking advantage of smaller available grants.

Map Key

-  Private & Estate Green Space
-  Sites of Local Importance for Nature Conservation
-  Allotments & Community Gardens
-  Green Streets
-  Major Post-War Council Housing (Lewisham Homes)
-  Parks and Gardens
-  Strategic Development Sites

Importantly, all the proposals will require further consultation and development. The Toolkit is publicly available for use by residents, community groups, public authorities, and other stakeholders to help get people involved, take ownership and co-deliver projects.

The Toolkit is structured by neighbourhood area which aims to make it an accessible resource for community users, such as resident associations and other local groups. The neighbourhoods are not rigidly contained within defined boundaries, rather they are presented as local green space visions, defined through the community-led design process, that collectively present a vision for Lewisham's first Garden Ward.

Central to the Garden Ward concept is improving connections to the major open spaces of the ward such as Deptford Park, the ward's largest park, and the River Thames, as well as increasing amount of good quality door-step green space locally.

Neighbourhood Visions for A Garden Ward Toolkit



B

Garden Ward Vision

- 1 Improved Park Connections
- 2 New, Extended & Enhanced Green Links
- 3 Catalyst Projects

1_Improved Park Connections

The Park Connections Survey (Appendix 2), consolidating site surveys and feedback from engagement events, describes the existing links and connections to green spaces within the local neighbourhood and the wider city, and the Toolkit builds on this analysis.

The Toolkit looks to establish broader landscape connections to environmental assets in the ward and connections between London-wide green corridors. By improving these connections, the character and influence of public parks and gardens will be extended along existing walkways and cycleways.

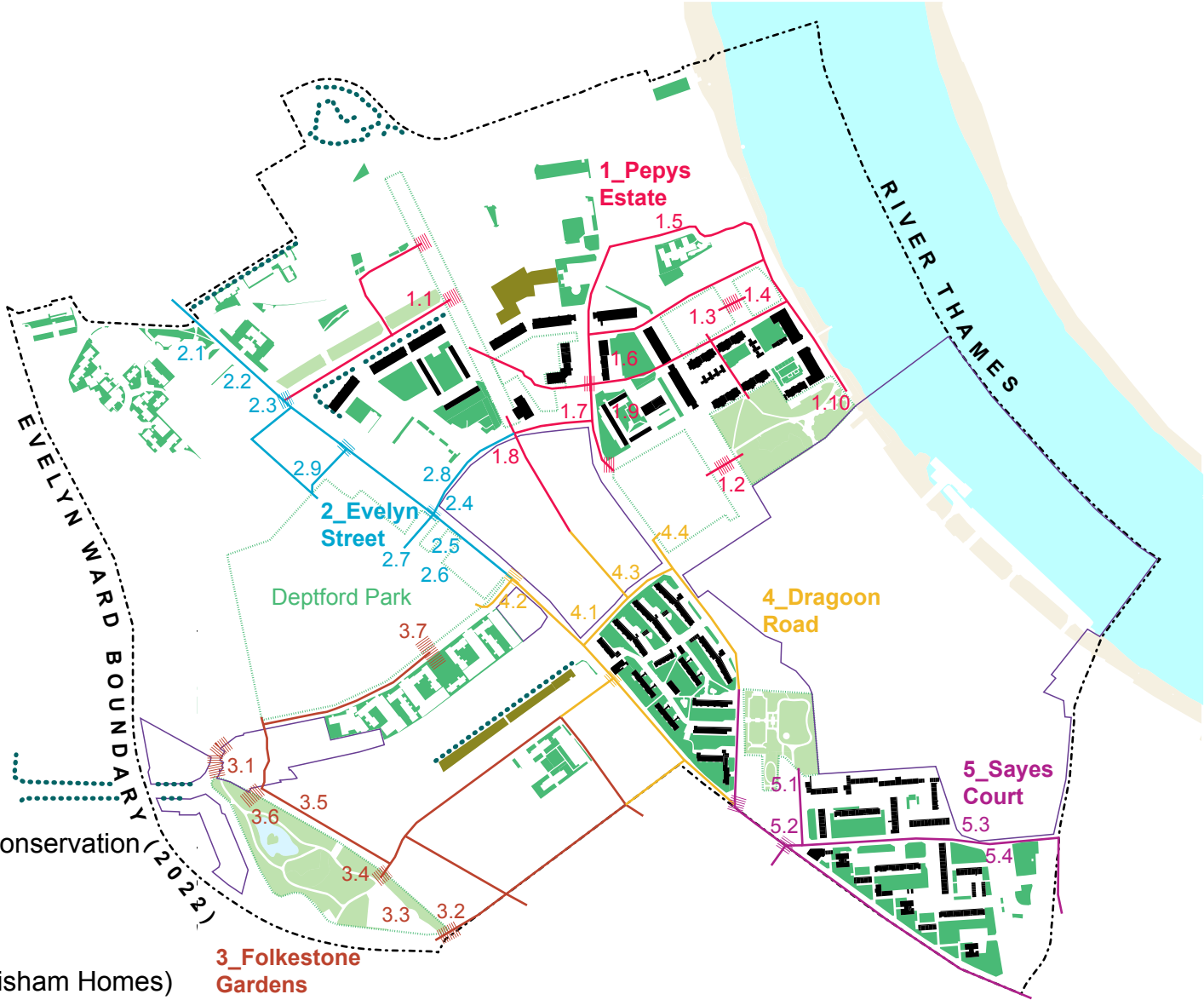
A range of interventions have been identified such as the introduction of rain gardens to streets and new trees. The Toolkit hopes to build on the existing links and allow the community and partners to enhance their open spaces, and collectively create high quality public realm, routes, and places for nature. The proposed interventions are not exhaustive and there will be opportunities to identify further improvements through future consultations in specific areas.

Improved Park Connections



Map Key

- Connections
- ▨ Crossings
- 1 Improvement Reference
- Private & Estate Green Space
- Sites of Local Importance for Nature Conservation
- Allotments & Community Gardens
- ⋯ Green Streets
- Major Post-War Council Housing (Lewisham Homes)
- Parks and Gardens
- Strategic Development Sites



2_New, Extended & Enhanced Green Links

The Toolkit presents a vision for new, high-quality green links that will form a network connecting Evelyn Ward's existing green infrastructure. The Links build on established and planned networks including existing community-led projects as well as ideas that have emerged from the community engagement events.

The Links will be developed to create engaging and safe routes through the ward; from Folkestone Gardens to the River Thames, from Deptford Park to the Richard MacVicar Adventure Playground; drawing in the main housing estates of Pepys Estate, Sayes Court Estate and Trinity Estate. The Links also aim to bridge the severance created by major infrastructure such as road and railway corridors.

Including the *Greening Evelyn* Links within the Toolkit aims to help users identify schemes that can be delivered in the short-term, such as catalyst or improvement projects. Equally, it is also an aspiration, as the Toolkit evolves, for the Links to deliver high-quality green spaces over the long-term, for example community feedback indicated an aspiration to support a reduction in car use and parking spaces along Green Links.

Map Key

1_Pepys Estate

Pepys Ecology Walk
Rainsborough Avenue

Park Network & River Connection
Green Street & River Connection

2_Evelyn Street

Alloa Road
Scawen Road

Street Trees
Green Street and Pocket Park

3_Folkestone Gardens

Canal Approach
Gosterwood Road
Rolt Street

Re-open tow path as walking & cycling route
Green Street
Park Enlargement & Improvements to the River

4_Dragoon Road

Grove Street
Dragoon Road

Green Street & Garden Network
Linear Park

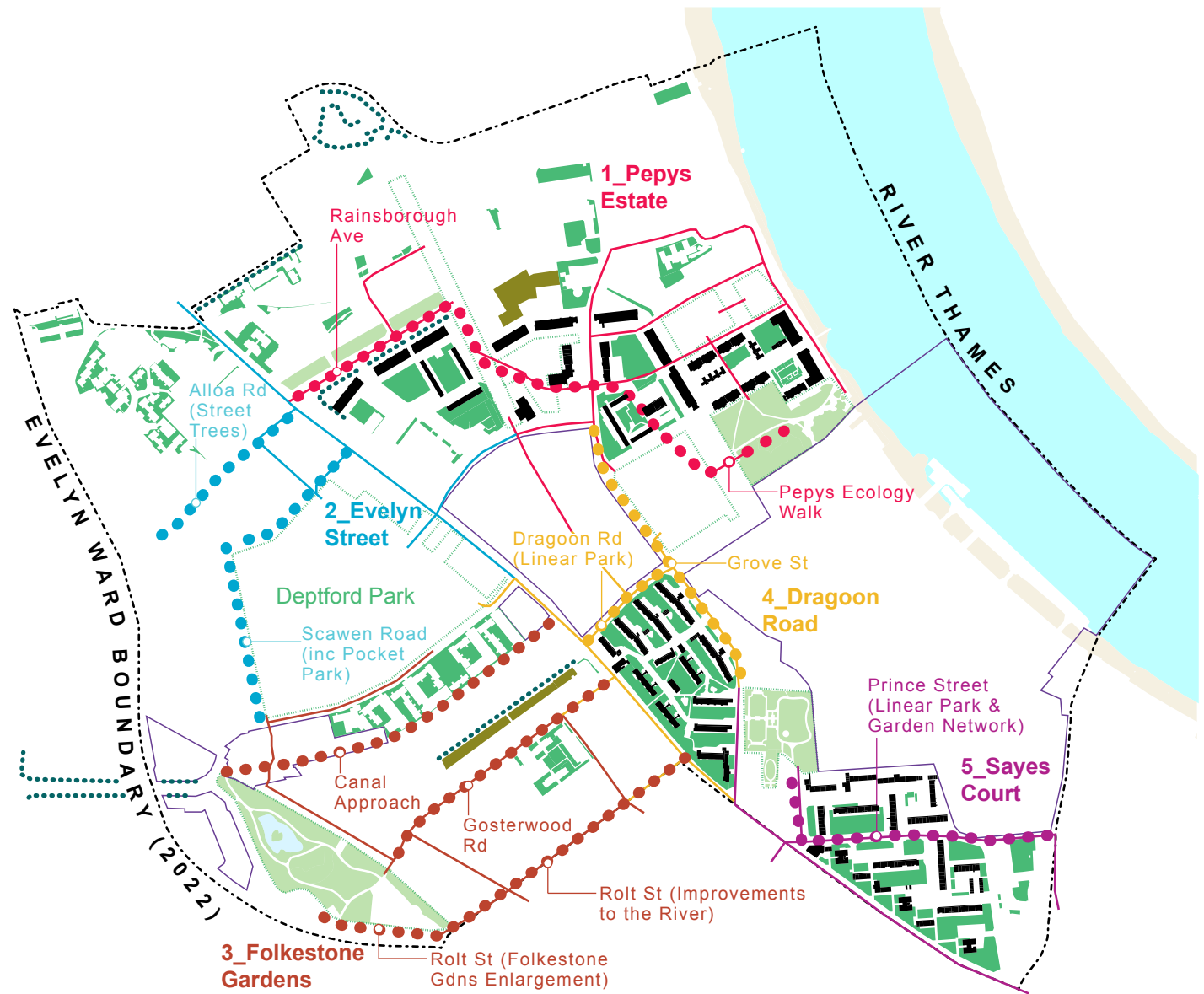
5_Sayes Court

Prince Street

Linear Park & Garden Network

-  Private & Estate Green Space
-  Sites of Local Importance for Nature Conservation
-  Allotments & Community Gardens
-  Green Streets
-  Major Post-War Council Housing (Lewisham Homes)
-  Parks and Gardens
-  Strategic Development Sites

New, Extended & Enhanced Green Links



3_Catalyst Projects

Catalysts are deliverable projects, achievable with relatively modest budgets and in reasonable time-scales; small in scale but impactful. Catalyst projects have been identified as both improving existing green space connections and helping to establish the network of *Greening Evelyn* Links. Importantly, feedback during the consultation process has identified Catalyst projects that appear to enjoy community and political support.

Garden Ward Catalysts are grassroots projects at varying stages of development, from concepts expressed at engagement events to developed designs. Where these projects have secured funding, this has been funded, partly or wholly, by money from developer contribution from planning obligations (Section 106) and the Neighbourhood Community Infrastructure Levy (NCIL). Catalysts should be considered in the context of relevant policy, see the Lewisham Policy Overlay (pages 56-57) for how Toolkit projects overlap with current Lewisham policies and strategies.

Community and user engagement should be accommodated throughout the planning of Catalyst Projects, to ensure the design continues to meet the needs of the community and that a wide group of users is reached. A successful community-led project should have a sense of community ownership from concept, through design development to delivery and use. Conversely a project that is progressed without fully engaging with all stakeholders and users may result in delays, abortive work and lack of engagement when complete. It is important to note that the engagement carried out for this Toolkit, at RIBA Stage 2 (Concept Design), should be continued and expanded for subsequent stages of work.

Map Key

1_Pepys Estate

1.a_Bence House Hyper-Greening
NCIL funding to develop design & consultation

1.b_Pepys Play Area & Outdoor Gym
NCIL & S106 funding to deliver project

1.c_Pepys Forest School
NCIL funding to develop design & consultation

3_Folkestone Gardens

3.a_Skate Park Early Years Addition
Stakeholders & Users to establish Project Team

3.b_Folkestone Gardens Playground
NCIL & other funding to deliver project

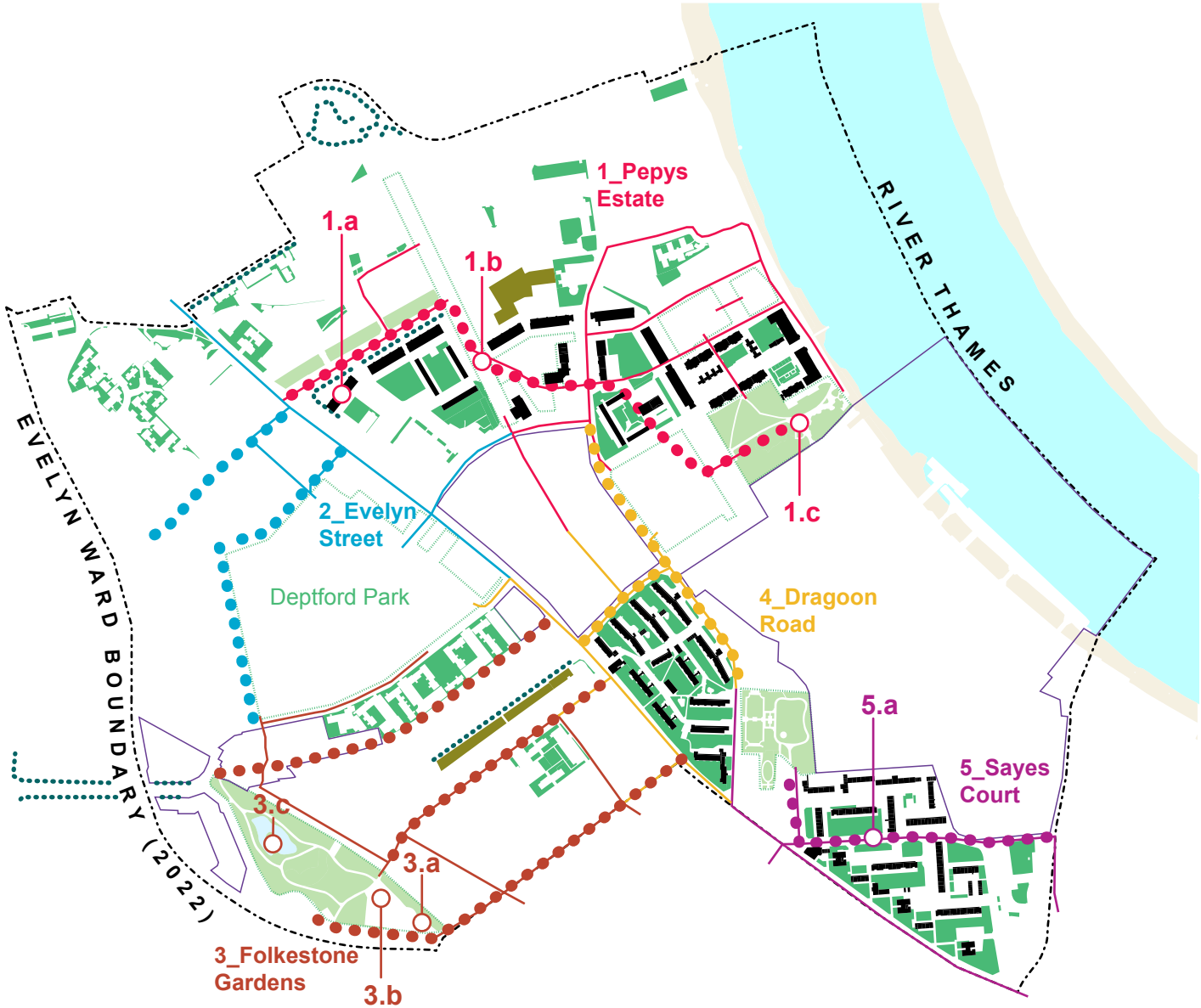
3.c_Folkestone Gardens Wildlife Pond Boardwalk
Stakeholders & Users to establish Project Team

5_Sayes Court

5.a_Sayes Court Estate Fencing and Garden Strategy
Stakeholders & Users to establish Project Team

-  Private & Estate Green Space
-  Sites of Local Importance for Nature Conservation
-  Allotments & Community Gardens
-  Green Streets
-  Major Post-War Council Housing (Lewisham Homes)
-  Parks and Gardens
-  Strategic Development Sites

Catalyst Projects



C

Neighbourhood Visions

- 1 Pepys Estate
- 2 Evelyn Street
- 3 Folkestone Gardens
- 4 Dragoon Road
- 5 Sayes Court

Greening Evelyn sets out a vision for Evelyn Ward to aspire to be the first Garden Ward in Lewisham. It is inspired by the celebrated and now lost 17th Century gardens at Sayes Court, the former home of John Evelyn who gave his name to the ward. However, it is also a statement of intent where the whole ward is considered a garden, a green public realm, for local residents to enjoy.

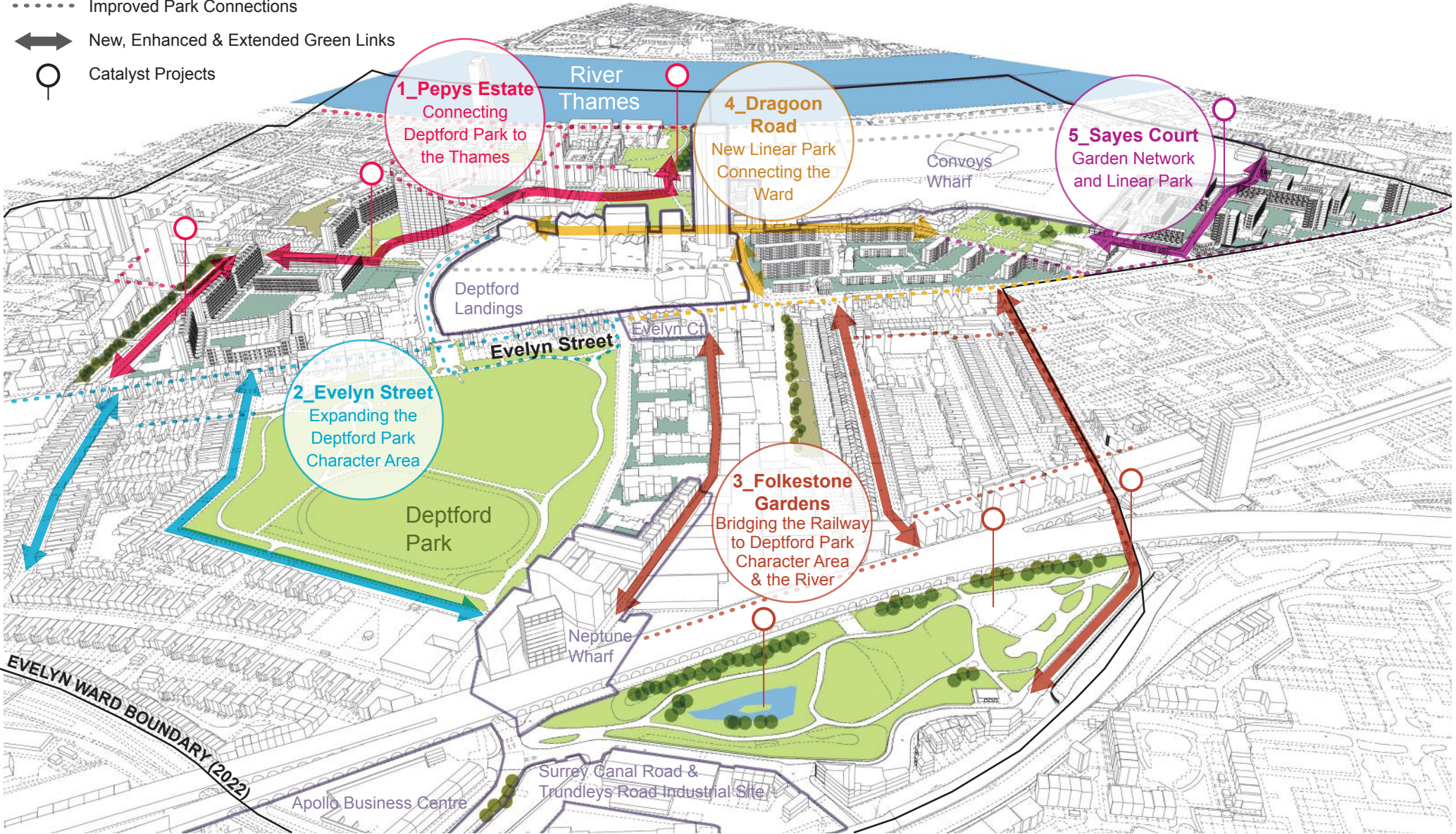
Informed by community engagement and input from a wide range of stakeholders this Toolkit aims to make the existing parks, the pavements and roads, the spaces outside housing estates, homes, shops, and businesses, greener and more accessible for everyone to enjoy and, equally, is designed to help community groups and local authorities to facilitate green space improvements. Neighbourhood visions should consider relevant local policy, see the Lewisham Policy Overlay (pages 56-57) for how Toolkit projects overlap with current Lewisham policies and strategies.

The vision for each neighbourhood looks to reveal hidden places and link them to existing green spaces, to increase impact and footfall. The neighbourhood visions are not simply about adding more green and more planting, but an ambition to make the existing green spaces and public realm work harder for people and nature.

By creating, extending and enhancing green links and spaces through the ward, the ambition is to improve access to green space, increase biodiversity, address the climate emergency, and celebrate what is already growing and living in the area. The primary components of each neighbourhood vision are: a suite of improvements to existing green space connections; ideas for new, extended and enhanced green links; and (in most cases) potential catalyst projects.

Toolkit Neighbourhood Visions

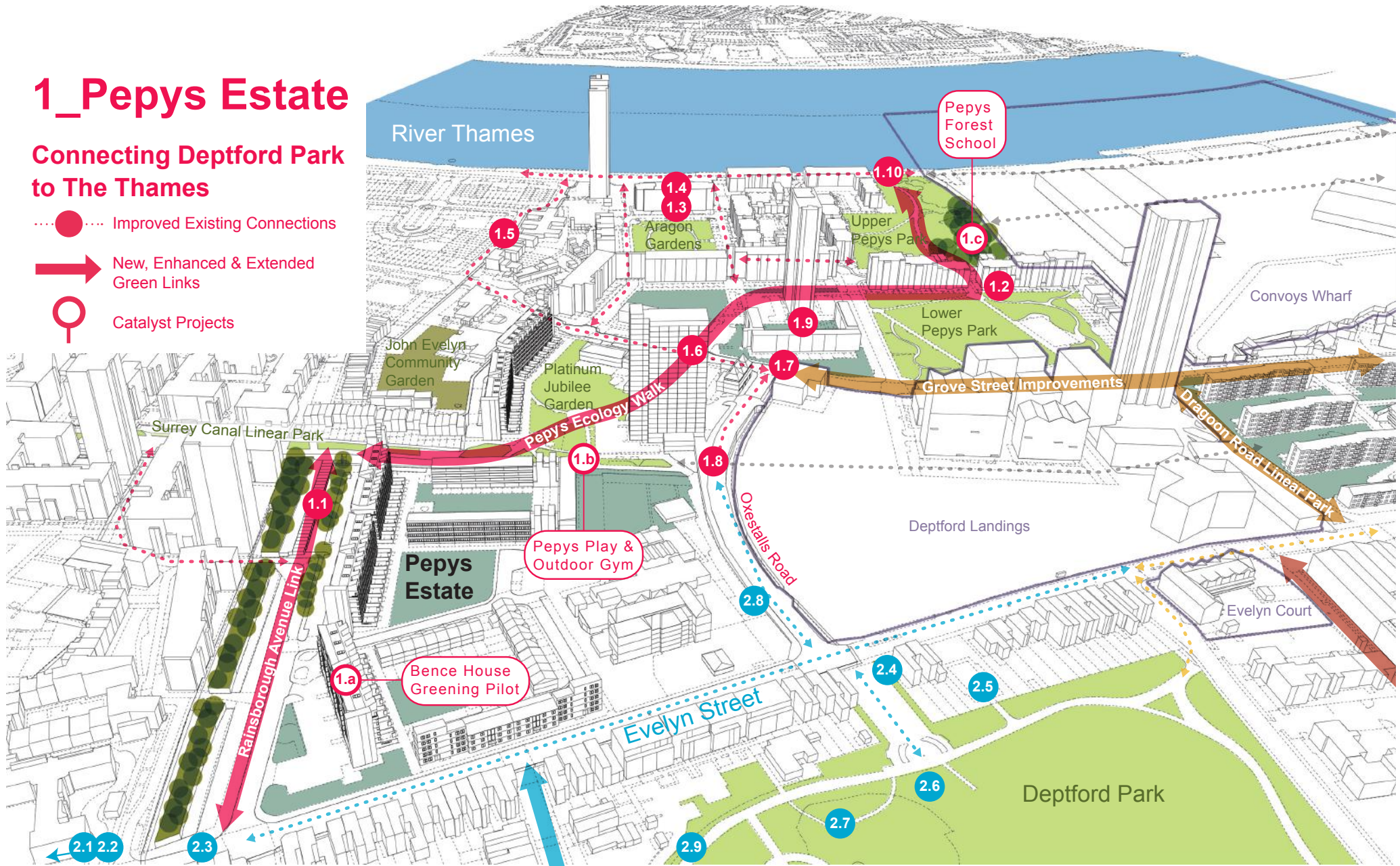
- Improved Park Connections
- ↔ New, Enhanced & Extended Green Links
- Catalyst Projects



1_Pepys Estate

Connecting Deptford Park to The Thames

- ⋯●⋯ Improved Existing Connections
- ➔ New, Enhanced & Extended Green Links
- 📍 Catalyst Projects



Catalyst Projects



1.a Bence House Greening Pilot

The Pepys Power and Hyper-Greening Project is a community power generation and hyper-greening feasibility project. Bence House TRA have been awarded NCIL funding to carry out a feasibility study and consultation exercise to see if measures can be applied to a typical housing block to deliver clean power, clean air, and prevent surface water retention. This study was activated by curious residents learning that the block's roof is due for replacement.

If successful it could be rolled out across the estate maximising efforts in the Climate Emergency.



1.b Pepys Play & Outdoor Gym

Surrey Canal Linear Park (SCLP) is a new park that connects the Pepys Estate and Marine Wharf development and follows the line of the covered Surrey Canal.

Whilst the park along Marine Wharf benefits from high-quality landscaping features, there are a lack of amenities where the park meets the Pepys Estate.

The playground project is at an advanced stage where S106 and NCIL funding has been secured to deliver a unique play structure re-purposed from a narrowboat similar to those that were once used along the old canal.



1.c Pepys Forest School

At present there is no Forest School in Evelyn Ward. The response of the local community to the proposed project indicates that the Forest School would provide a much-valued facility for the community to congregate and share experiences as well as a place for young people to learn about the wildlife on their doorstep.

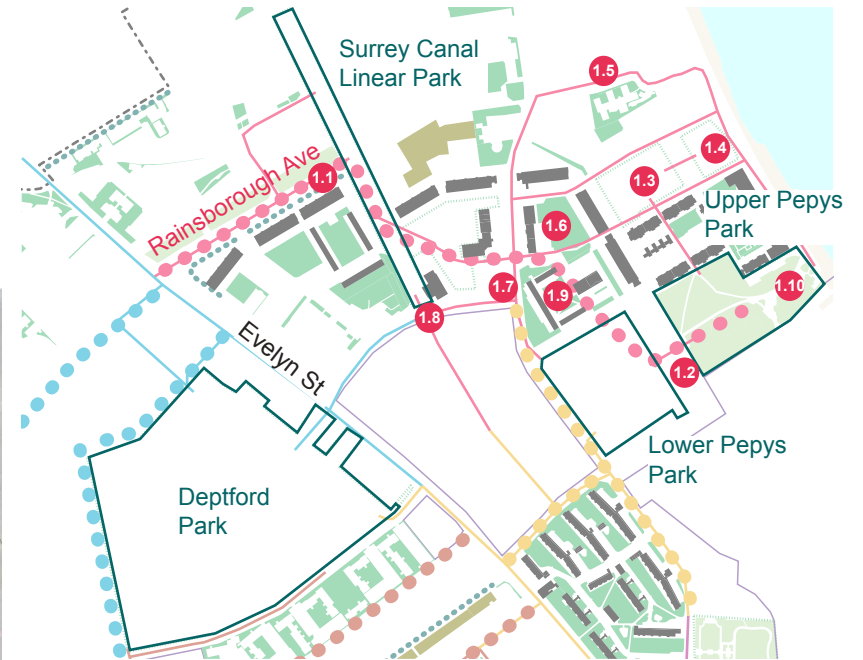
NCIL funding has been awarded to carry out an ecological and condition survey of the existing Rainsborough Avenue viaduct and conduct further consultation on the proposal for a forest school and ecology walk. The proposed Pepys Ecology Walk is a new *Green Link* connecting Pepys Park Nature Area and Rainsborough Avenue Embankments.

Rainsborough Avenue Green Link

Opportunities for linear rain gardens and seasonal planting, creating a green link between Deptford Park and Surrey Canal Linear Park, while creating a safer more relaxed pedestrian environment.



Improved Existing Connections



1.1 Rainsborough Avenue: Opportunity to provide improved pedestrian link through parking area.





1.2 Connection between Upper and Lower Pepys Park to be designed for pedestrian priority and reduced parking.



1.3 Removal of gate to create a better connection between the riverside and Aragon Gardens.



1.4 Opportunity for new park entrance to Aragon Gardens.



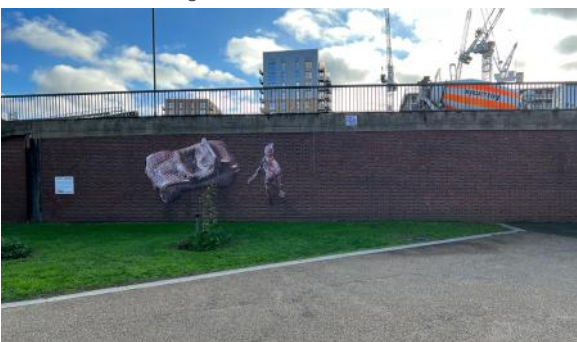
1.5 Enhance Jodane Street with additional trees and/or rain gardens.



1.6 Grove Street/Longshore Street: environmental improvements to improve crossing, remove unnecessary guardrails, improve rubbish facilities, and add trees and planting.



1.7 Opportunity to plant trees and create a rain garden on Oxestalls Road and Grove Street junction near to Scott House.



1.8 Opportunity to re-open the subway under Oxestalls Road to connect the Grand Canal Ave with the Deptford Landings development.



1.9 Greening landscape around Daubenay Tower including restoration of original brick planters.



1.10 Mobile cafe at Upper Pepys Park creating amenity and stopping point for Thames Path and proposed Pepys Ecology Walk.

2_Evelyn Street

Expanding the Deptford Park Character Area

Improved Existing Connections

The Lewisham *Parks and Open Spaces Strategy* identifies:

- Evelyn Street as a proposed park cycling link route
- Oxestalls Road as a proposed park walking link route.



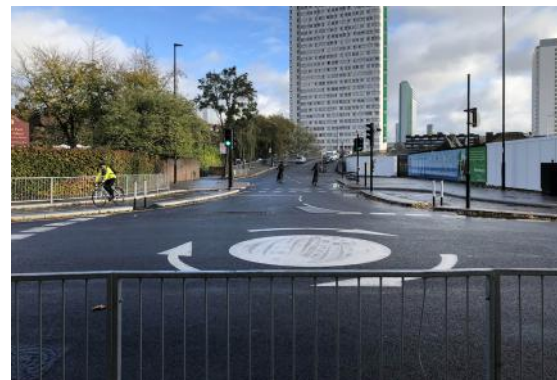
2.1 Introduce rain garden to McDonald's frontage on Evelyn Street.



2.2 Opportunities for rain gardens on wide footway, segregating pedestrians from traffic.



2.3 Opportunities for introducing street tree planting and rain gardens.



2.4 Consider redesigning roundabout as controlled junction with crossings.



2.5 Introduce tall tree planting on park boundary. Within the orchard, walnuts could be planted.



2.6 Consider installation of a water feature.



2.7 Enable amenities at the play club and public toilets to be open when the park is busy.



2.8 Provide rain garden verges on Oxestalls Road bridge, subject to weight restrictions.



2.9

(left, existing photo)
Scawen Road carriageway narrowing to enable street tree planting, to create green link to Deptford park.

(bottom, proposed)
Northwest entrance to Deptford Park: bringing the park out to Scawen Road, creating enhanced safe crossings to the park entrance, and kerb build-outs for street tree planting.



3_Folkestone Gardens

Bridging the Railway to Deptford Park Character Area and River

The Lewisham Parks and Open Spaces Strategy identifies:

- Rolt Street as a proposed park cycling link route.
- Childers Street as a proposed walking and cycling route and in North Lewisham Links (Key Project 4).



Catalyst Projects



3.a Skatepark Early Years Addition

The skatepark has become an important destination for skaters, locally and further afield, attracting users of all ages and backgrounds. There is a desire from some users to further expand the skating facilities to include a dedicated skate training area for young children.



3.b New Playground

The existing playground is well used; some feedback expressed concern about the proximity of play and skate but others appreciated having these facilities close, to cater for the needs of differing age ranges within the family. Following long-term engagement with local stakeholders a new playground, funded by NCIL and S106, is being delivered in Winter 2023. The new facilities will provide much-needed improved play for an area with a rapidly growing community.



3.c Wildlife Pond Boardwalk

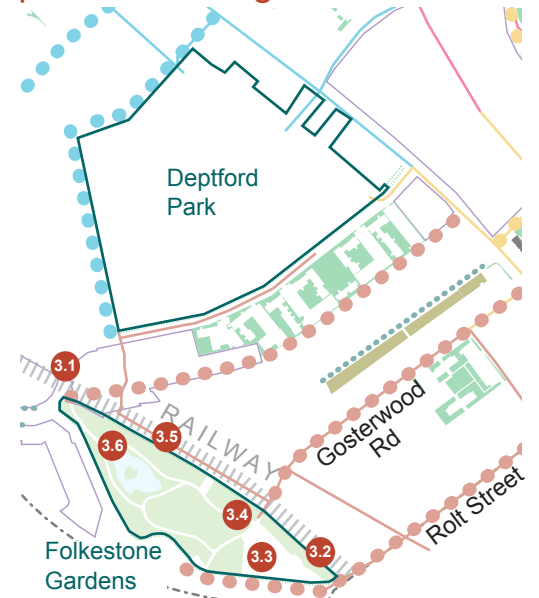
In 2019, funded by Veolia Environmental Trust and Lewisham Council, the wildlife pond was given a complete makeover when the resident duck-eating terrapins were removed, and a new pond liner installed. Since then, the pond has flourished with wildlife. The community and young ecologists have expressed a desire to get closer by constructing a boardwalk or jetty to allow the wildlife to be further explored and enjoyed. Stakeholders, users, and enthusiasts are looking to create a project team.

(view), Proposed boardwalk for pond dipping at Folkestone Gardens.

Rain Garden, Grinstead Road



Improved Existing Connections



3.1 Opportunities for linear rain gardens and seasonal planting at Grinstead Road, creating a green link between Deptford Park and Folkestone Gardens, while creating a safer more relaxed pedestrian environment.



3.2 Reduce carriageway width; increase space for pedestrians and cyclists. Enhanced lighting under the bridge.



3.3 Opportunity for character tree planting.



3.4 Entrance enhancements: remove surplus palisade fencing; enhanced lighting; replace scrub on banks with meadow in order to improve sightlines; segregate cycleway from footway under bridge.



3.5 Explore opportunities for activating railway arches and access routes (e.g. as per Abbey Street in Bermondsey).



3.6 Open new access through canal bridge, linking directly to Deptford Park (in collaboration with Galliard Homes).



3.7 Opportunity for new park entrance to Deptford Park, opposite Inwen Court.

4_Dragon Road

New Linear Park Connecting the Ward

.....●..... Improved Existing Connections

➔ New, Enhanced & Extended Green Links



Dragon Road Linear Park

Dragon Road sustainably drained and planted, incorporating linear rain gardens with tree planting, segregated foot and cycle links, and new connections into the Trinity Estate.

Improved Existing Connections



4.1 Opportunities for tree planting and rain gardens along Dragon Road.



4.2 Opportunities for tree planting and/or rain garden at Evelyn Street/Grinstead Road junction.



4.3 Enhance porosity and accessibility of housing estate by creating new direct entrance from Dragon Road.



4.4 Reduce carriageway width, improving facilities for pedestrians.

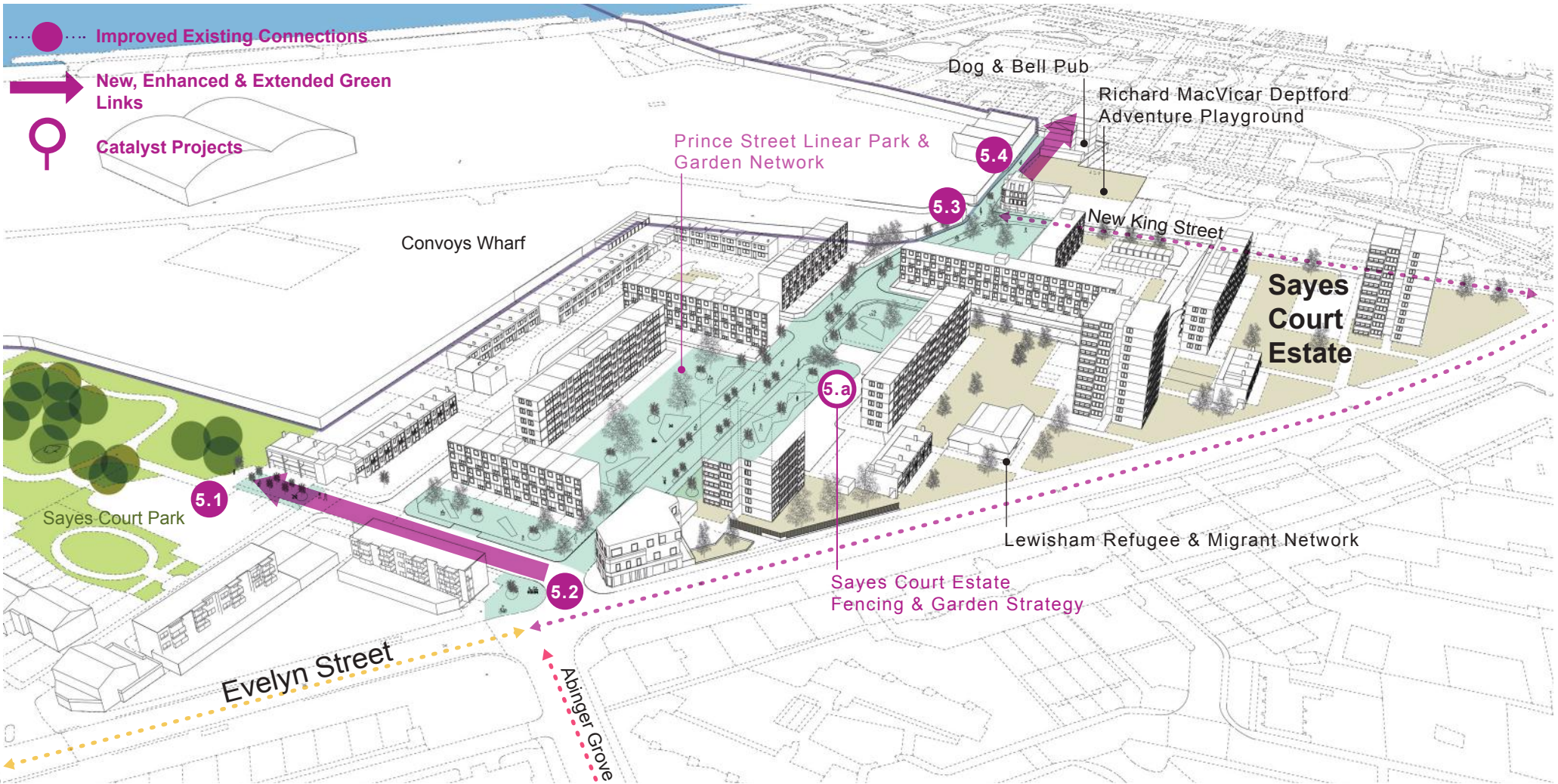


Proposed view of Dragon Road Linear Park looking north

5_Sayes Court

Garden Network and Linear Park

- The Lewisham Parks and Open Spaces Strategy identifies:
- Sayes Court Park as a park prioritised for improvement.
 - New King Street as a priority link for public realm improvements in North Lewisham Links (Key Project 12).



Prince Street Linear Park & Garden Network

A unified green and playful landscape incorporating the public realm, minimised railings, calmed traffic, sustainable drainage.



Prince Street, looking east: existing view above, proposed view left.





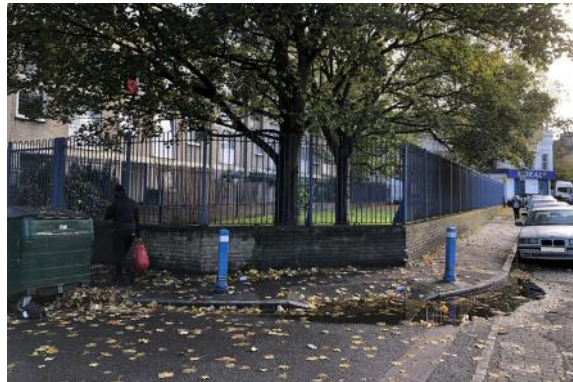
Catalyst Project

5.a Sayes Court Estate Fencing & Garden Strategy

The estate's appearance is marred by excessive railings and it is recommended to remove superfluous lines of railings and open up areas of common land. Where necessary smaller extents of railing can protect exposed ground floor windows. The removal of railings can be accompanied by hedge planting to reinforce key boundaries.

Many ideas for how the gardens could be used were discussed during the community engagement including community gardens, allotments and better play provision.

Further community engagement is recommended with local residents from the Estate, the Lewisham Refugee and Migrant Network, youth groups using the Richard MacVicar playground and other users/stakeholders. Further consultation can explore how community groups and project teams can be established to take ownership of the brief and deliver and manage the green spaces unlocked by the fencing strategy. Involving those responsible for looking after the spaces will be essential to ensure long term maintenance of the spaces is considered early.



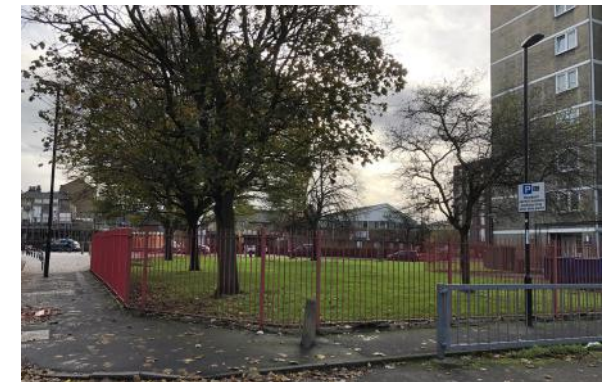
Lynch Walk



Arlington House



Lynch Walk



Woodcote House



5.1 Extending the influence of Sayes Court Park, introducing community orchard planting and seating into Sayes Court Park: existing view above, proposed view below.

..... Improved Existing Connections



5.2 Make pedestrian crossing clearer and consider re-appraising layout of junction to improve navigation for users.



5.3 Opportunity for rain garden and potentially trees on Prince Street, in front of Dryfield Walk.



5.4 Opportunity for trees, rain gardens and growing spaces on Prince Street.

D

Evelyn Planting Palette

- 1 History and Context
- 2 Trees
- 3 Buffer Plants & Hedges
- 4 Edible Landscapes
- 5 Rain Gardens

1_History and Context

The soils of Deptford tell a story of great change over the centuries: tracts of made ground resulting from infrastructural, industrial and more recently residential development; traces of in between spaces reflecting the original marshland and grazed fields, and edible landscapes harking back to the orchards and gardens that once supplied London's markets.

Evelyn Ward, with its rich horticultural legacy and association with John Evelyn's work and his gardens at Sayes Court, merits a palette of diverse planting species that can thrive in this location while also reflecting contemporary concerns including the climate and biodiversity crisis.

Trees and planting can soften estate grounds, enrich parks and line streets, forming a green infrastructure of connected habitats for wildlife, sequestering carbon and contributing to urban cooling, while providing seasonal interest and foraging opportunities for both people and wildlife. Additionally, street rain gardens can attenuate and filter water while alleviating flooding concerns.

Sources:

(1) Jess Steele, *Turning the Tide: the History of Everyday Deptford* (1993)

(2) Maggie Campbell-Culver, *A Passion For Trees: The Legacy Of John Evelyn* (2006)



A created landscape: the wildlife pond at Folkestone Gardens.



A wild space at the junction between the disused railway embankment along Rainsborough Avenue and the Surrey Canal Linear Park.

2_Trees

A selection of tree species are set out here, reflecting the historical legacy of John Evelyn's gardens at Sayes Court and his seminal work *Sylva: A discourse of Forest Trees (1664)*.

The street trees illustrated are suitable for urban environments, with regular growth habits and pollution tolerance. The elm cultivar is a disease-resistant variety that is being planted to replenish the elm stock, once so characteristic of the country.

Larger native forest trees can be planted in parks and open spaces for greater biodiversity and climate benefit, while large street and park trees can be accompanied by smaller 'companion' species bringing flower, fruit, scent and visual interest closer to the human scale.



Trees framing street

Street trees



Hornbeam



Sweetgum



Mountain Ash



Elm 'New Horizon'

Park Trees



Black Locust



Common Oak



Sweet Chestnut



Walnut

Companion Trees



Sweet Cherry



Crab Apple



Common Pear



Silver Birch

3_Buffer Plants & Hedges

A characteristic feature of the housing estates and open spaces within Evelyn Ward is the extensive railings, segregating and subdividing what could be 'common land'. Where safety and security concerns mean the boundaries have to stay, they can be softened or replaced with hedgerows and buffer planting.

Thus privacy can be maintained but views enhanced, with a palette of fruiting species providing foraging opportunities and wildlife habitat, and an appropriate component of evergreen species to ensure good planting structure through the winter months.

Character



Buffer planting



Hedges for screening

Edible hedges



Blackthorn



Common Hazel



Sea Buckthorn



Elder



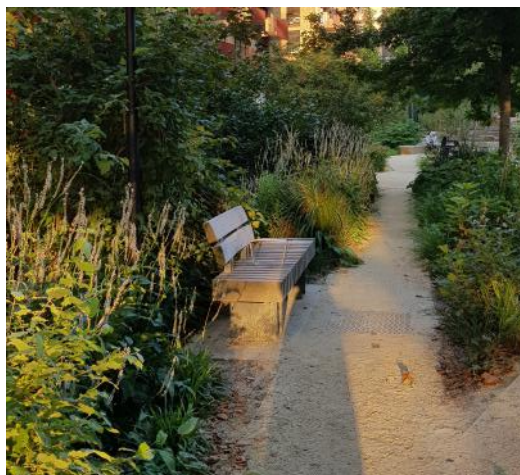
Blackberry



Raspberry



Honeyberry



Elephant Park, London

Native hedge



Hornbeam



Guelder-rose



Holly



Field Maple

4_Edible Landscapes

Deptford had a long history of productive land use and featured market gardens well into the 19th century. Evelyn’s Great Orchard at Sayes Court, laid out in 1651, featured hundreds of fruit trees – many varieties of apples, cherries and pears plus gooseberries, currants and roses.

Such ‘edible landscapes’, whether formal, as community growing gardens, orchards and allotments, or informal, such as a blackberry hedges or the inclusion of fruiting and berrying trees, shrubs and perennial herbs in the landscape – are increasingly recognised as a vital part of a healthy and biodiverse neighbourhood with active community participation.



Lamlash St Gardens, London.

Character



Planting orchards in the green spaces



Forest gardens

Edible trees



Horse Chestnut



Black Mulberry



Strawberry Tree



Sour Cherry



Walnut



Crab Apple

Edible shrubs



Common Hazel



Raspberry



Rosemary



Honeyberry



Elder



Gooseberry

5_Rain Gardens

Considerable opportunity exists for planted sustainable urban drainage features including rain gardens (generally linear and level planters that attenuate and filter urban surface water runoff) and urban swales (planted depressions or ditches in the landscape that provide positive drainage and a boundary feature). Planting for these features needs to be tolerant of both water inundation and drought (in dry periods); the predominantly native palette supports biodiversity and contributes to an interconnected green infrastructure.

The use of such features harks back to the area's historic character as flood plain marshland with drainage ditches.

Character



Planting tree pits between car parking spaces.



Grassy matrix (*Sesleria autumnalis*) with flowering highlights.



Rain gardens at Chestnut Road, London.

Rain gardens planting



Gaura



Hubricht's
Bluestar



Aster
'Little Carlow'



Tufted Hair
Grass



Rosemary



Switchgrass



Purpletop
Verbena



Pendulous
Sedge



Lady Fern



Wild Garlic



Hemp Agrimony



Soft Shield Fern



Great
Wood-rush



Royal Fern

E Unlocking Your Green Space

- 1 Environmental Justice
- 2 Open Space Provision
- 3 Climate Risk & Priority Areas
- 4 Aligning Community Visions
- 5 Lewisham Policy Overlay
- 6 Building a Project Team

1_Environmental Justice

“Everyone has the right to healthy places to live, work and enjoy themselves. When we improve environmental justice across our cities, we make sure everyone receives their fair share of nature’s benefits and has access to quality green space.”

Future Parks Accelerator (www.futureparks.org.uk, 2022)



Windlass Place Allotments including the John Evelyn Community Garden.

Addressing Environmental Justice in Evelyn Ward will be an ongoing process with major housing developments increasing population density and subsequent pressure on access to green space.

The following steps, are based on guidance from the Future Parks Accelerator to help projects such as *Greening Evelyn* to identify and address environmental inequalities. These principles can also act as a guide for others, to support funding applications and identify priority projects.

Identifying Environmental Justice Inequalities

These steps were undertaken to identify environmental justice inequalities that have come to light through the project's work:

- Gathering data on environmental justice indicators. These include access to green space and climate risk, including flooding and heating. Future studies could also include gathering data on health outcomes in Evelyn Ward.
- Using the data gathered to visualise the level of environmental justice in Evelyn Ward (see E2 & E3, pages 50-53). This gives a view of the places that benefit least from green spaces.
- Identifying priority areas to focus investment, with support from project partners (see E3, pages 52-53). Collaborating with different stakeholders and community partners to build support for unlocking green spaces and creating a shared sense of endeavour for the project, (see E4 & E5, pages 54-57)

Addressing Environmental Justice

The next steps suggest how environmental inequalities could be addressed in later stages of work:

- Establish a project team and prepare a plan of work to include meaningful engagement and co-design with users and stakeholders (see E6, page 58-59).
- Undertake audits of green spaces across the priority areas. This could involve determining suitable green space standards to help define improvements and exploring opportunities for investment that will impact on environmental justice inequalities.
- Create an environmental improvement plan for the priority areas that sets out proposed interventions and costs to address environmental justice inequalities.
- Share this plan with potential partners, key stakeholders and the wider community. This process will generate feedback that will help the project team re-evaluate priorities, standards, costs and interventions.
- Use the plan to seek funding to deliver the improvements that will begin to address environmental justice in Evelyn Ward.
- Develop the implementation plan to set out and deliver the priority interventions
- Monitor the impacts, establish a feedback mechanism for improvements and report on findings to gain further support and funding.

2_Open Space Provision

Sources:

London Borough of Lewisham documents:

- *Local Plan: Regulation 22 submission (2023)*
- *Parks and Open Spaces Strategy 2020-2025*
- *Open Space Assessment (2020)*
- *Play Strategy 2023-2028*

Greening Evelyn Park Connections Survey, see Appendix 2

Connections and Severances

Typical of many urban areas, major transport infrastructure such as busy roads and railway corridors that run through Evelyn Ward sever connections and undermine walking and cycling access to parks and gardens.

In recent years there have been many strategies to improve the cycle and pedestrian links in the area with investment for *North Lewisham Links (2012)* where the main emphasis was to connect development sites with local amenities.

In 2012 the Jubilee Greenway was completed to mark the Diamond Jubilee of Queen Elizabeth II and the London 2012 Olympic and Paralympic Games, winding its way through Evelyn Ward and along the river Thames.

Cycleway 4 aims to be a continuous segregated cycleway from Tower Bridge to Greenwich. In September 2022 the Evelyn Street section of the route opened with 1.4km of two-way protected cycle track. Quietway 1, being renamed as Cycleway 10, encourages cyclists to use back roads and traffic free routes.

Green Space

Local Park provision (parks between 2-20 hectares) in Evelyn Ward relies on access to Deptford Park and much of the ward lies in an area of deficiency to District Parks (minimum 20 hectares) although the area north of Deptford Park does benefit from proximity to Southwark Park. Consequently, mitigating this deficiency relies on access to good quality small parks and green spaces in and around the Ward. The Thames provides some further mitigation however the enjoyment of the river is restricted by lack of access through Convoys Wharf. Access problems are exacerbated by major road and rail corridors which create severance and divide the ward.

Playspace

Overall, play site provision across the borough is satisfactory, see *Open Space Assessment*, with good levels of provision to Neighbourhood Equipped Areas for Play (NEAP) but some areas can lack consistent access to smaller playspaces such as Local Area Playground (LAP). For further information on the Borough's strategy to highlight opportunities for play, see *Play Strategy 2023-2028*.

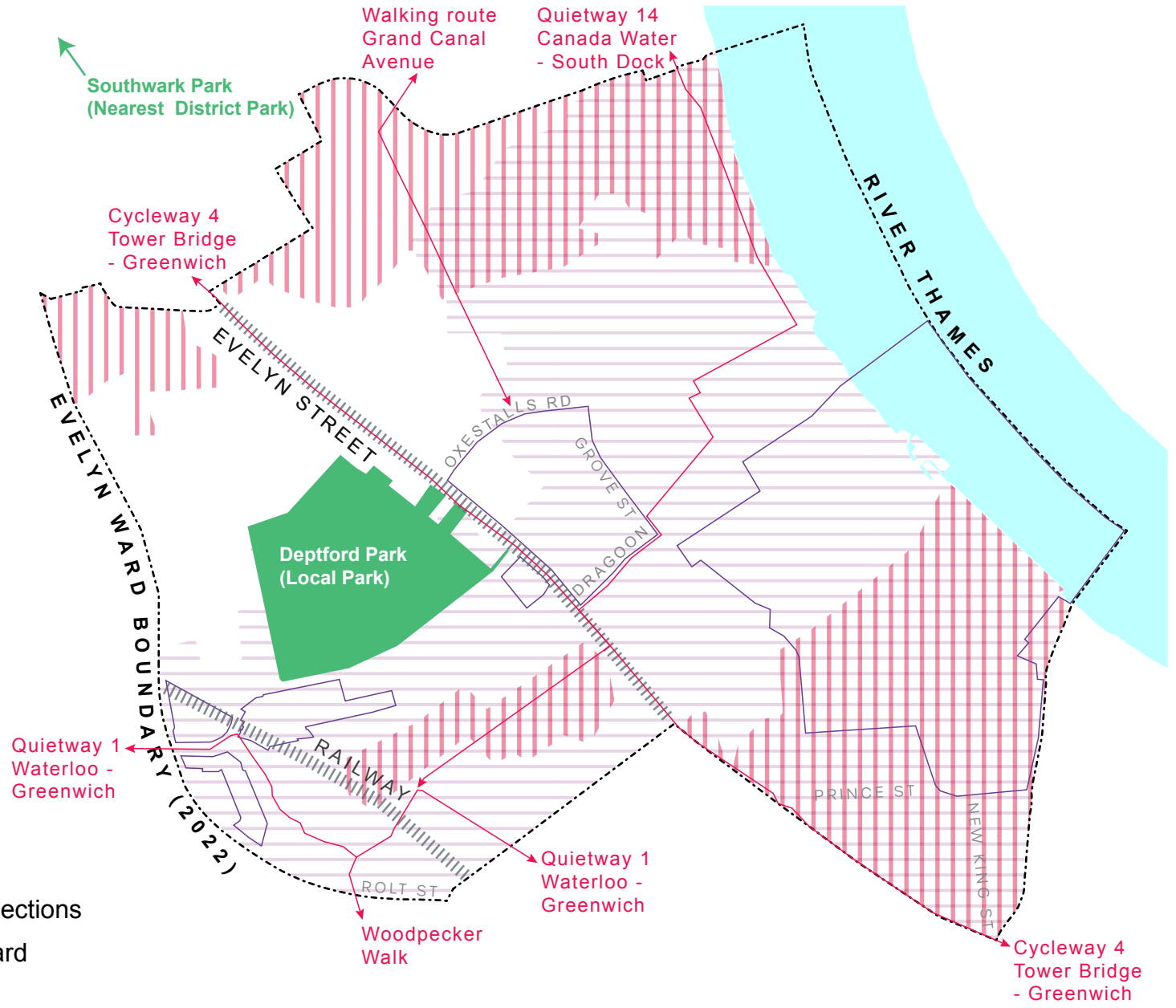
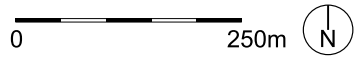
Quality

Deptford Park is rated as being of a good quality. However, over half the Ward's open spaces are rated fair or poor (*Parks and Open Spaces Strategy*).






Natural Green Space

A large swathe of the Ward, including the Pepys and Trinity Estates, have poor access to Sites of Metropolitan or Borough Importance for Nature Conservation. The closest sites are the embankments of the north-south railway corridors through New Cross, however these are mostly inaccessible.

Access to Green Space



Map Key

-  Deficient Access to Local Park
-  Deficient Access to District Park
-  Major Walking and Cycling Connections
-  Major Infrastructure Severing Ward
-  Strategic Development Sites

3_Climate Risk & Priority Areas

Evelyn Ward, as a whole, is an area of high risk for flooding, heating and overall climate risk. For further information on how Lewisham is responding to the Climate Emergency, see the *Lewisham Climate Emergency Strategic Action Plan 2020-2030*.

By gathering data on key environmental justice indicators you can start to map the places and communities that benefit least from green and blue infrastructure. This enables priority areas to be identified and visualised for funding applications.

For example, during the *Greening Evelyn* engagement process, it became evident that the Sayes Court Estate scored poorly on several metrics. The estate has poor access to both local and district parks and, like the whole ward, is a high risk area with respect to climate risks.

Furthermore, Lewisham's *Open Space Assessment (2020)* identifies the estate's open spaces within a cluster scoring poorly on certain characteristics such as a lack of natural features and information such as signage and way finding.



A garden on the Sayes Court Estate, an area scoring poorly on quality of open space, high climate risk and deficient access to local and district parks.

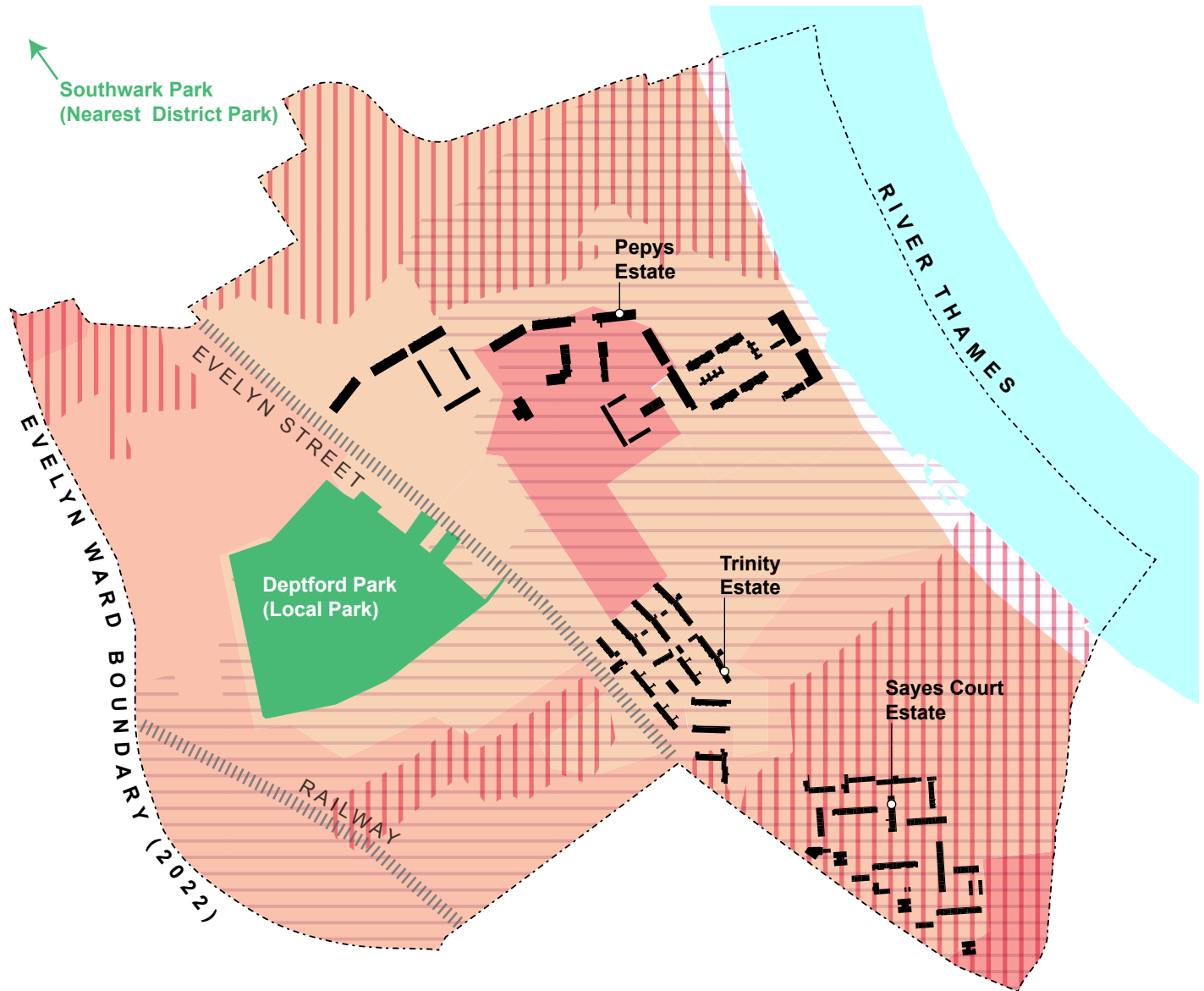
**Climate Risk,
Green Space Access &
Priority Areas**



Map Key

Source of Climate Data:
London Climate Risk Maps
www.london.gov.uk

- High Overall Climate Risk
- Low Overall Climate Risk
- Deficient Access to Local Park
- Deficient Access to District Park
- Selected Major Housing Estates
- Major Infrastructure Severing Ward



4_Aligning Community Visions

The Toolkit sits alongside and supports existing community-led initiatives that are developing and delivering green space projects in Evelyn Ward.

The *Deptford Parks Liveable Neighbourhoods Project (2017)*, led by Deptford Folk (local residents), aims to make routes connecting green spaces and schools healthier, safer and free of traffic. It is a collaboration with Lewisham Council and Sustrans and funded by Transport for London. Some aspects of the project have been completed such as traffic calming on Rolt Street and the part-closure of Prince Street. However, the project has been on hold since 2020 as TfL funding stopped during the pandemic.

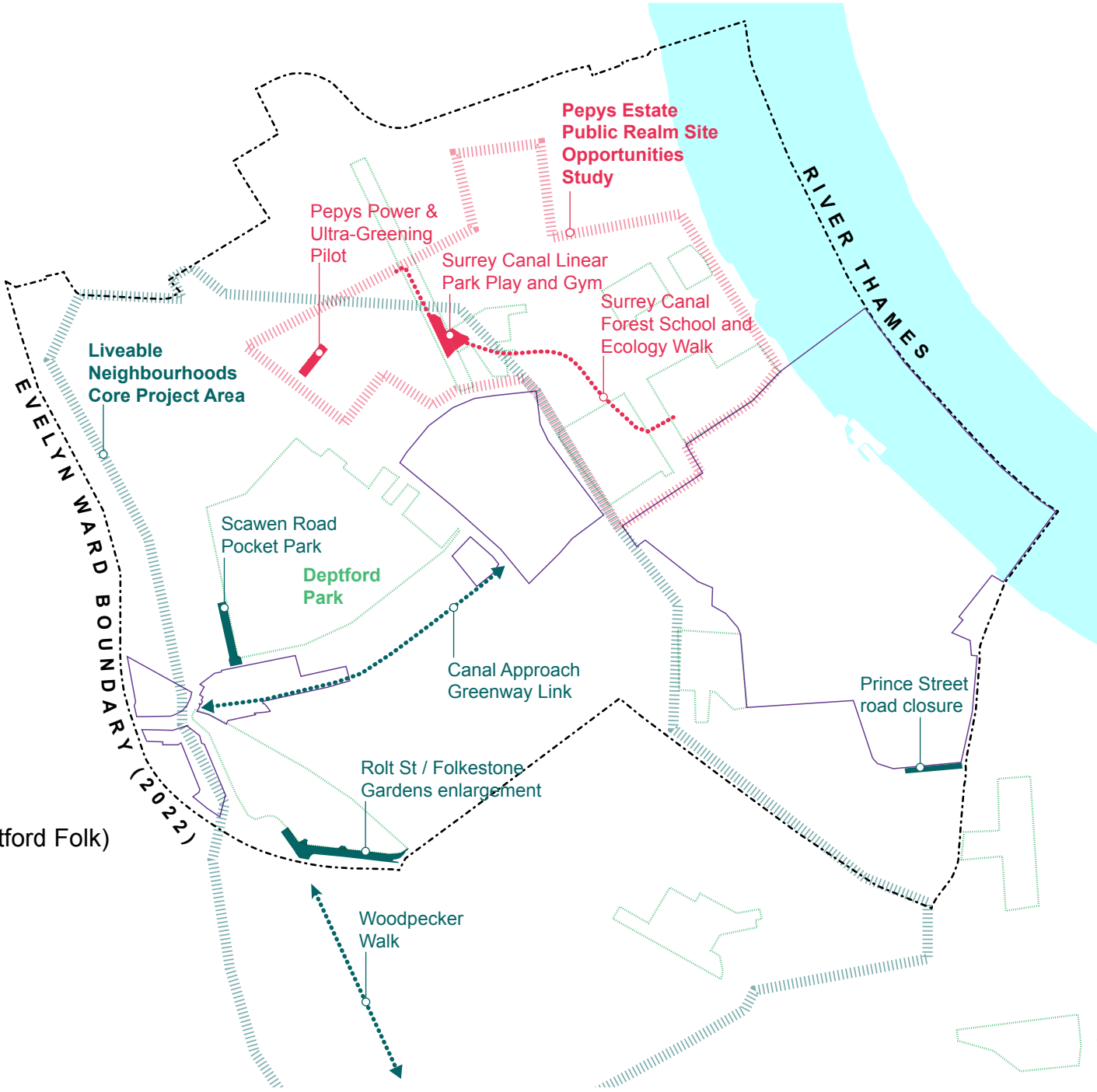
Tenant and Resident Associations on the Pepys Estate have successfully secured funding in 2022 for numerous green space projects and are aiming to deliver new playspace, ecological initiatives and further explore opportunities to improve the public realm on the estate.



top, Liveable Neighbourhoods engagement event at Scawen Road, 2018 (image courtesy of Deptford Folk).

left, Aerial drawing of the Pepys Estate showing green space opportunities, 2020.

Selected Existing, Ongoing & Future Green Space Projects



Map Key

- Pepys Estate Community-Led Projects
- Liveable Neighbourhoods Project (Deptford Folk)
- Parks and Gardens
- Strategic Development Sites

5_Lewisham Policy Overlay

The Council has an overarching strategy for the north of the borough which is set out in the *Local Plan (2023)*, see Section 15 ‘Lewisham’s North Area’ including North Area place principles. The *Local Plan* aims to continue to deliver and expand the North Lewisham Links (2012) with a network of high quality walking and cycling routes alongside the Borough’s Strategic Green Links such as the Thames Path. The *Parks and Open Spaces Strategy* has also identified parks prioritised for improvement within Evelyn Ward.



An overlay of the *Greening Evelyn* Toolkit with Lewisham policies and strategies, has been prepared in collaboration with Lewisham Planning, see facing map. Key differences in emphasis between Lewisham Policy and the *Greening Evelyn* Toolkit are referenced. The intention is for this Toolkit to be a living document, which will allow future iterations to address gaps with relevant policies and strategies.

Greening Evelyn projects could also consider connections to new green spaces and public realm proposals within strategic development sites, see Appendix 3.



The introduction of Lewisham Council’s Sustainable Streets programme could help support the Toolkit’s new, extended & enhanced Green Links. The programme aims to reduce the number of car journeys made in Lewisham and encourage more people to walk, cycle or use public transport, in order to reduce air pollution, traffic and congestion, improve road safety and lower carbon emissions (Lewisham Council website 2024).

Map Key

Greening Evelyn

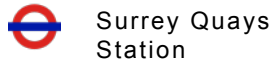
-  Improved Connections & Crossings
-  New, Extended & Enhanced Green Links

Lewisham Policy Overview

-  Lewisham Policy Routes
-  Open Space, identified for improvement

Key differences of emphasis:

- 1** Connecting Deptford Park to the Thames via Oxestalls Road and/or Rainsborough Avenue: Oxestalls Road is identified in Lewisham’s Open Space Strategy as a proposed park walking link route.
- 2** Bridging railway to connect Folkestone Gardens to Evelyn Ward via Gosterwood Road or Rolt Street: Rolt Street is identified in Lewisham’s Open Space Strategy as a proposed park cycling link route.
- 3** New King Street, identified in North Lewisham Links (Key Project 12).
- 4** Childers Street, identified in Lewisham’s Open Space Strategy as a proposed walking and cycling route and in North Lewisham Links (Key Project 4).
- 5** Evelyn Street, identified in Lewisham’s Open Space Strategy as proposed park cycling link route.
- 6** Sayes Court Park, identified in Lewisham’s Open Space Strategy as a park prioritised for improvement.



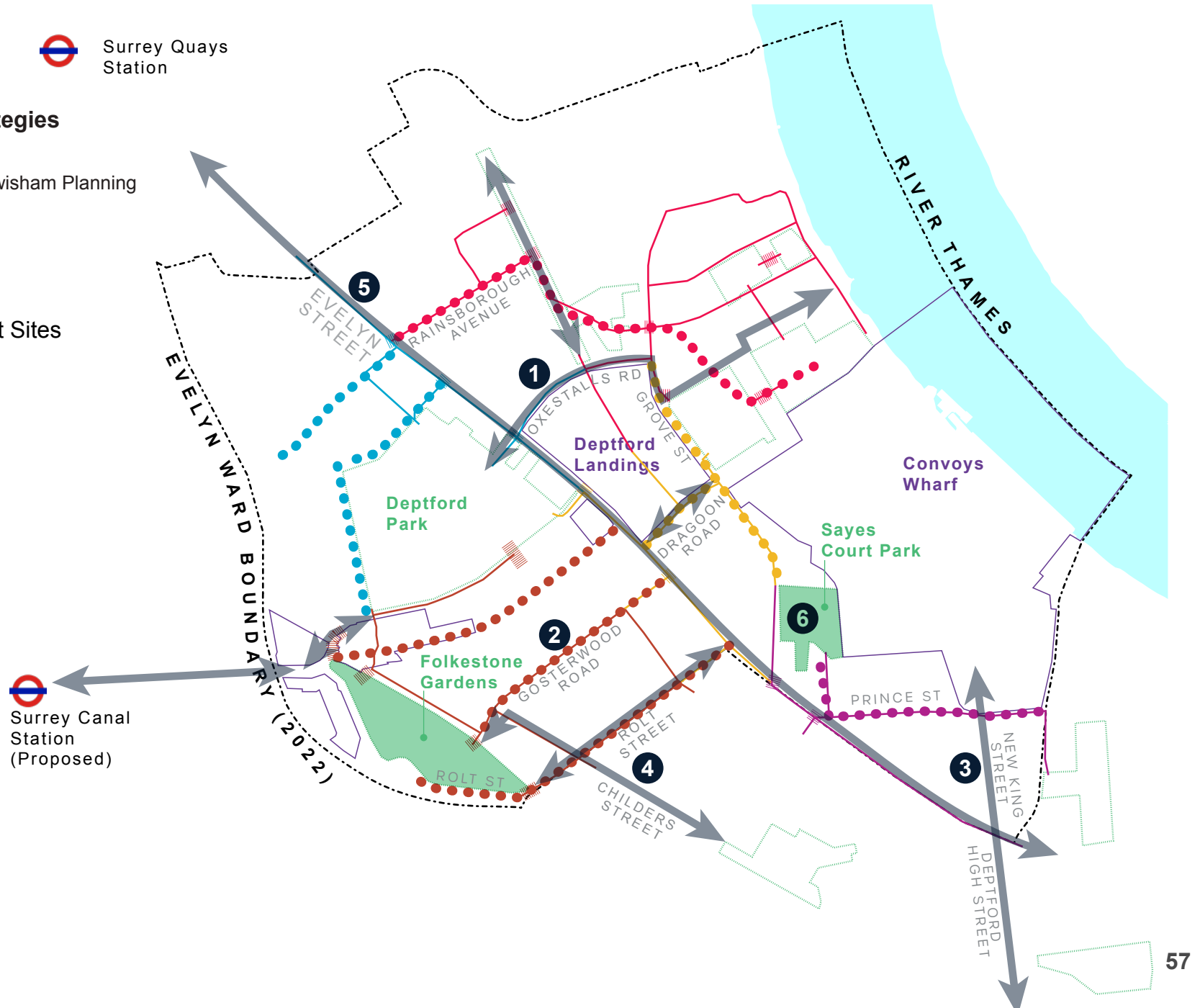
Surrey Quays Station

Lewisham Policies & Strategies and Toolkit Overlay

prepared in collaboration with Lewisham Planning



- Parks and Gardens
- Strategic Development Sites

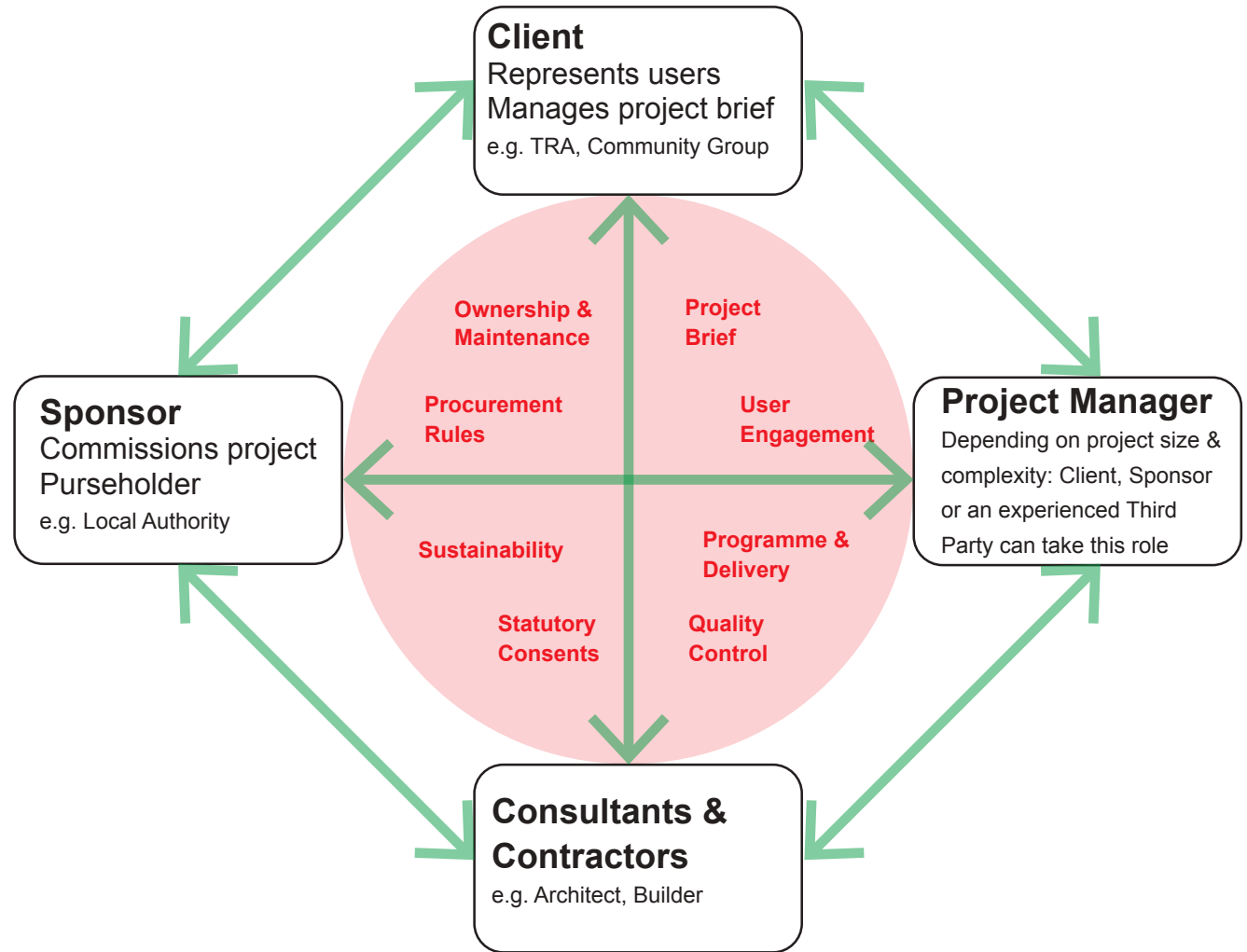


6_Building a Project Team

There is not a 'one-size-fits-all' method of delivering a successful project. Equally, there are key roles and responsibilities that need to be considered from the outset so that a suitable team is established to deliver the project and the team are able to work collaboratively.

Typically projects of the scale and complexity described in this report will be grassroots projects, where local residents or community groups assume the role of a client, representing the likely users and setting out the brief. Equally, the body that will commission the project and manage the funds is likely to be a local authority, housing association or similar - and they take the role of a sponsor.

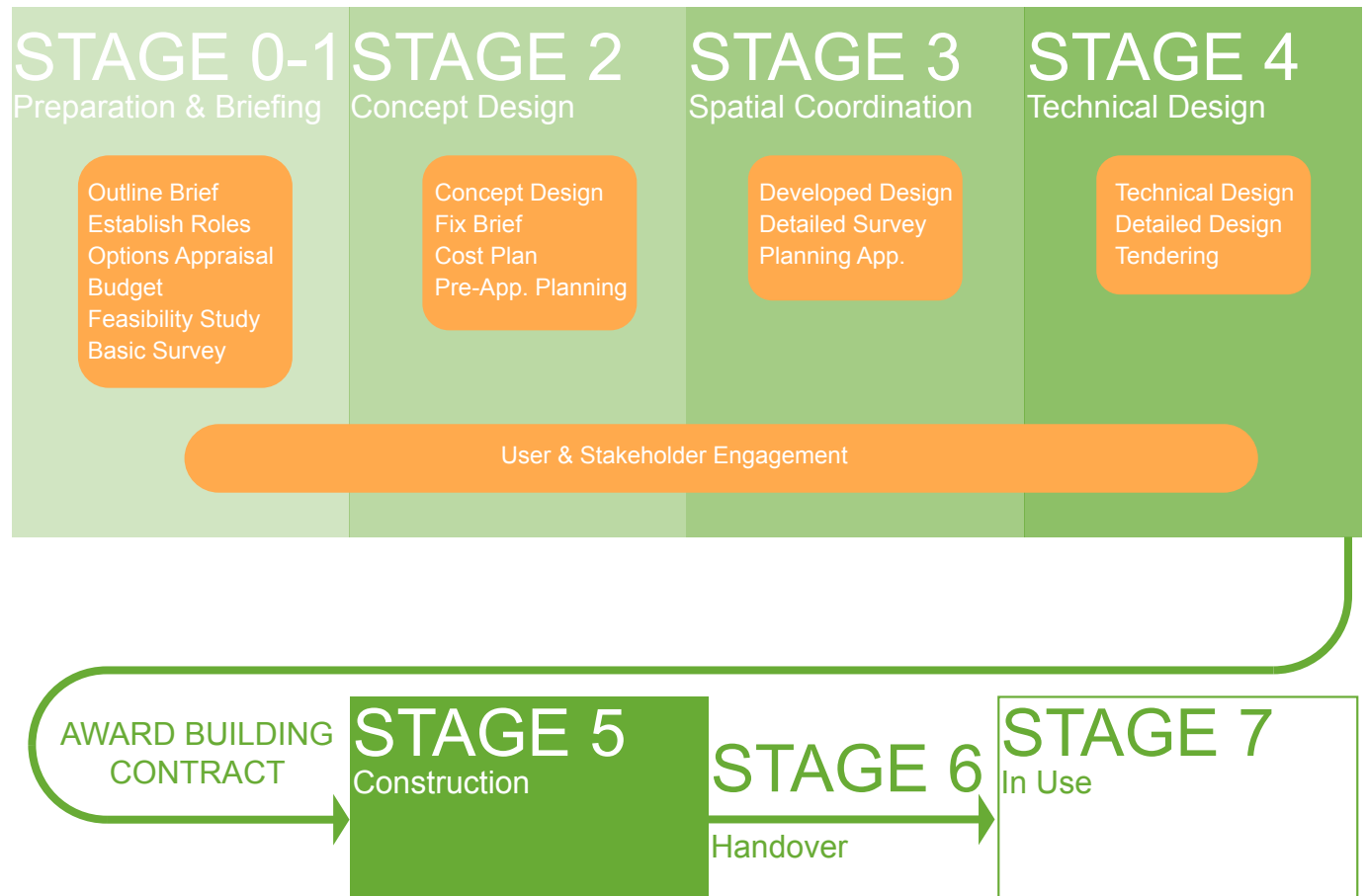
A project manager will be required to deliver the project, communicate with both the client and sponsor and also consultants and contractors. Depending on scale and complexity, the project manager could be from the client or sponsor or a third party.



There are key issues that need to be considered at the outset and responsibilities allocated to each role - for example, ensuring meaningful engagement with all users and stakeholders throughout the stages of the project.

Another key process is how the design team and contractors are procured, which will be subject to the rules of the sponsor, the commissioning body, and these procurement rules need to be set out so that the right team can be put together efficiently. In a few instances, there may be mitigating factors where procurement rules are not suitable for the project, e.g. where specialisms are needed.

A useful tool to work with when planning a project is an industry standard *Plan of Work* (e.g. from the Royal Institute of British Architects) where work stages are set out as a flow chart that can indicate tasks, actions and milestones for the project.



Appendix 1

- 1 Community Engagement Events
- 2 Overview of Engagement Feedback
- 3 Pepys Event
- 4 Deptford Park Event
- 5 Folkestone Gardens Event
- 6 Sayes Court Event

1_Community Engagement Events

A series of engagement events were held over the summer and autumn of 2022 to hear from as many residents as possible about local green spaces: their likes, dislikes and wishes for the future.

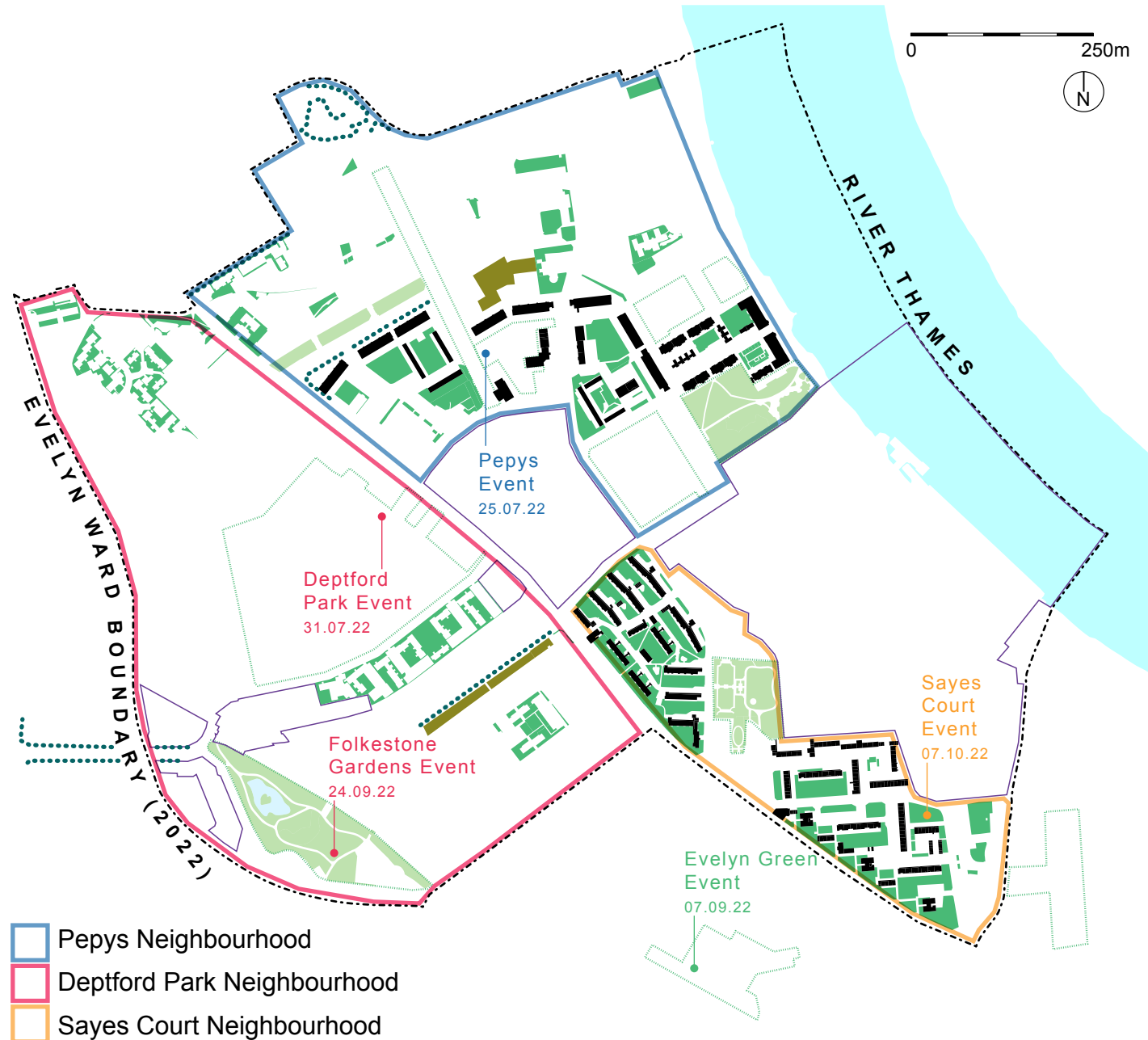
Community engagement within the large and dense urban area of Evelyn Ward was structured across three interconnected and overlapping neighbourhoods, conceived for this project, focusing on the existing green spaces which vary in character and needs: the Pepys Neighbourhood with its architecturally significant housing estate, gardens and parks; the Deptford Park Neighbourhood including Deptford Park and Folkestone Gardens; and the Sayes Court Neighbourhood with the historically significant Sayes Court Park and the Sayes Court and Trinity housing estates.

The events were planned with stakeholders in the local community to determine a suitable venue and time to maximise the engagement's reach. The events were publicised through a dedicated *Greening Evelyn* web page, posters, flyers and via the project's network of contacts including local Councillors, Council Officers and community groups.

At each event, drawings were presented on existing green assets, greening opportunities, constraints and connections across the ward with a focus on the engagement event neighbourhood. The presentation facilitated discussion with the community and feedback was collected with a data capture form recording demographic information and a visual feedback sheet tailored to each event. The purpose of the visual feedback sheet was to orientate participants

and enable them to focus on their neighbourhood's green spaces. It asked what places and activities they enjoyed and to name or draw good things, bad things and a wish list for what they would like to see happen.

Over 100 in-depth qualitative interviews were held over the five events that were recorded on feedback sheets and accompanied by questionnaires capturing demographic data. This was coupled with feedback secured from the various meetings and walkabouts in the ward with community groups, stakeholders and local resident groups outlined on page 14.



2_Overview of Engagement Feedback

In addition to the specific neighbourhood feedback received at the *Greening Evelyn* engagement events (see pages 64-67) respondents' wishes for their green spaces have been collated and summarised here under common themes.

Regardless of the time and place of the engagement event, certain **green space aspirations** were expressed strongly and regularly:

- Protect green spaces.
- Protect and enhance existing habitats and biodiversity.
- Provide more trees and shade.
- Provide more community growing opportunities.
- Improve amenities for children and adults alike.
- Support projects that improve mental and physical well-being.

Certain **green space projects**, to enhance existing parks and gardens, were commonly suggested:

- More benches, BBQ areas, cycle stands, and games areas.
- Improve and enlarge existing play areas, including in the Pepys Estate, Deptford Park and Folkestone Gardens.
- Improve and add to outdoor sports facilities, such as outdoor gyms, including in the Pepys Estate and Deptford Park.
- More cafés and public WCs and enable existing facilities to remain open when parks are busy.
- More blue infrastructure including water features for children.
- Enlarge the Folkestone Gardens skate park and provide a dedicated skate area for young children and ensure a safe boundary with the playground.

- Improve cycling safety in Folkestone Gardens and crossing points at viaducts including a single dedicated cycle path and make cycle-free pedestrian paths elsewhere.
- Open up the gardens of the Sayes Court Estate including removal of fencing where appropriate.

From local parks to housing estate open spaces, the **management and maintenance** of green spaces was regularly discussed:

- Better cleaning of existing green spaces.
- More consideration given to spaces for dogs in parks and gardens.
- A desire to see a long-term commitment to maintenance and management of the green spaces.
- Better cleaning and maintenance of the Folkestone Gardens wildlife pond and access to be provided such as a boardwalk.
- Resurfacing the Deptford Park sports field and maintaining it effectively.

Respondents talked about **activities** they would like to see more of in the ward's green spaces:

- Educational initiatives that draw on local environmental history and local expertise.
- Guided tours and field studies that strengthen connections between green spaces.
- Campaigns to raise environmental awareness on existing habitats and biodiversity.
- More creative and cultural activities.
- More organised sports events like park runs.

There was a clear message for **continuing engagement** and to keep participants informed and updated.

Importantly, whilst a significant number of individuals and groups have been consulted over the summer and autumn of 2022, the data capture from the feedback demonstrates that more work is needed.

This report should be seen as the basis for further public engagement rather than a complete picture of the community's wishes. Further engagement should endeavour to include as wide a group of users and stakeholders, tailored to the project and site, with a particular focus on involving young people and under-represented residents of the ward.



top & left, A willow-weaving workshop run by Creative Nature HQ was organised as part of the engagement event in Deptford Park, July 2022.

3_Pepys Event

Date: 25.07.22

Location: Platinum Jubilee Gardens

Key Feedback

Good things

- The many and varied green spaces in and around the estate and proximity to the Thames.
- Grove Square / Platinum Jubilee Gardens that has been transformed by local resident gardeners and is a 'lovely' and 'welcoming' community garden.

Bad Things

- Litter, dog mess, poor maintenance.
- Neglect of smaller gardens between the housing blocks.
- Lack of amenities including stopping points and outdoor sport facilities.
- Poor connection between the estate and the Thames, through Lower/Upper Pepys Park and Aragon Gardens.

Participants' Feedback

'informative event, well explained'
 'good to have public awareness and ask for ideas'
 'Make every effort to speak to as many community groups as possible as there are a lot of divergent views in the community'.



Visual feedback sheet: a 3D drawing of the Pepys Estate and its green spaces.

4_Deptford Park Event

Date: 31.07.22, in parallel with Climate Action Event

Location: Deptford Park, near Play Club

Key Feedback

Good things

- The park is a large and vital green asset for the local community.
- The playground, sand pit and sports field are valued amenities.

Bad Things

- Littering, poor lighting and key facilities such as café and toilets closed when park is busy and poor condition of sports field surface.
- Perceived lack of investment.
- Overcrowding, particularly during organised events.
- Loss of trees to surrounding residential neighbourhoods.
- Poor connection to other green spaces, notably Folkestone Gardens.
- Poor surface and maintenance of the Deptford Park sports field.

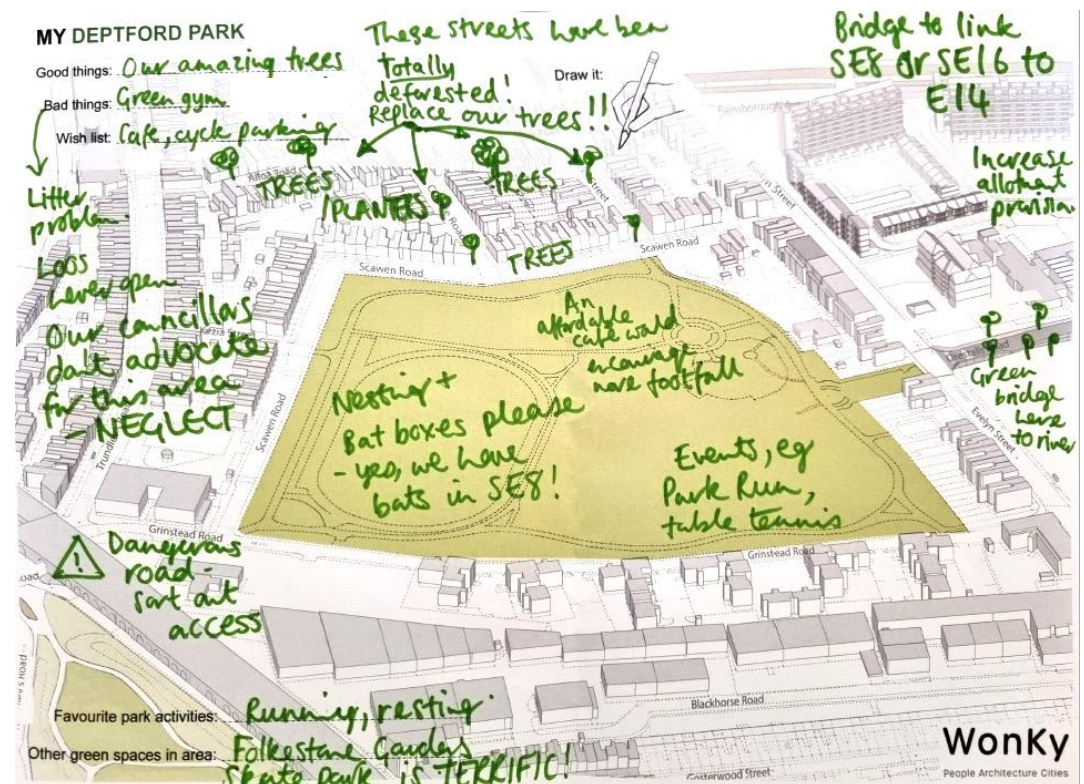
Participants' Feedback

'fantastic initiative'

'very interactive and taught me how to willow weave'

'please keep residents informed, engaged all along'.

A willow-weaving workshop run by Creative Nature HQ was organised as part of the engagement event in Deptford Park. The workshop had a dual purpose: create an additional attraction to bring people to the engagement event and to inspire ideas for an area of overgrown willow in Deptford Park.



Visual feedback sheet: a bird's eye view of Deptford Park and surrounding streets.

5_Folkestone Gardens Event

Date: 24.09.22

Location: Folkestone Gardens, near cafe and skate park

Key Feedback

Good things

- The park is a vibrant green space with popular amenities most notably the skate park, café and wildlife pond.
- The skate community including skate school supporting young children.
- The undulating landscape and diverse habitats.

Bad Things

- Littering, fly-tipping, poor lighting and anti-social behaviour.
- Unsafe and unkempt area along railway viaducts, adjacency to industrial sites and pollution.
- Inadequate and dated playground and potentially hazardous connection between playground and skate park.
- Dangerous cycle routes through the park and crossing points at viaducts.
- Poor connection with Deptford Park.

Participants' Feedback

'a good initiative'

'open and friendly with time for discussion'

'positive that the public were being consulted'

'the project should balance the people-centred focus of the consultation with supporting the wildlife and biodiversity of the green spaces'.



Visual feedback sheet: a bird's eye view of Folkestone Gardens and surrounding streets.

6_Sayes Court Event

Date: 07.10.22

Location: Sayes Court Estate, junction of Prince St & New King St

Key Feedback

Good things

- Sayes Court and new playground.
- Established community in low-rise social housing.
- The potential of lots of green space.

Bad Things

- Green spaces in the neighbourhood are fenced off, difficult to access, inactive and 'uninviting'.
- Dog mess, litter and fly tipping.
- Area is poorly connected to other green spaces in the ward.
- Concern about what 'Evelyn will be like with so many new residents' in new high-rise developments.

Participants' Feedback

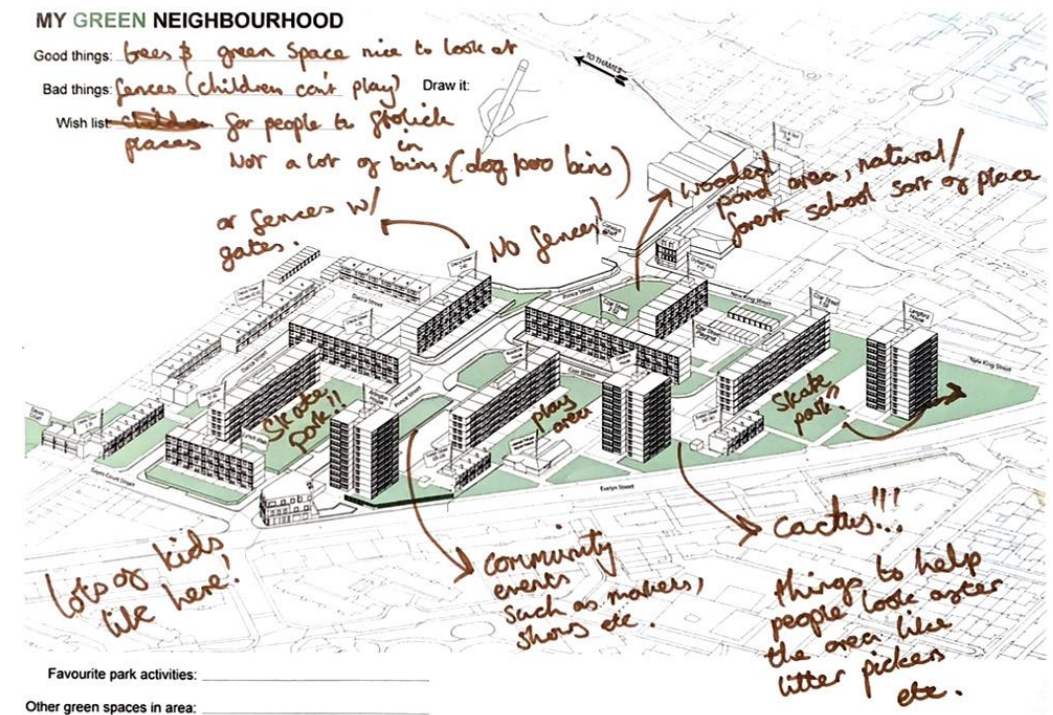
'Really informative'

'Gave everyone the opportunity to have a say about the community'

'Well-organised, questions answered well'

'Interesting new perspective on the green spaces around here'.

In conjunction with the Sayes Court event, a local gardening firm 'Barrow & Bee' were invited to give out free potted seeds and gardening advice to local residents of the estate.



Visual feedback sheet: a 3D drawing of Sayes Court Estate and its gardens.

Appendix 2

Park Connections Survey

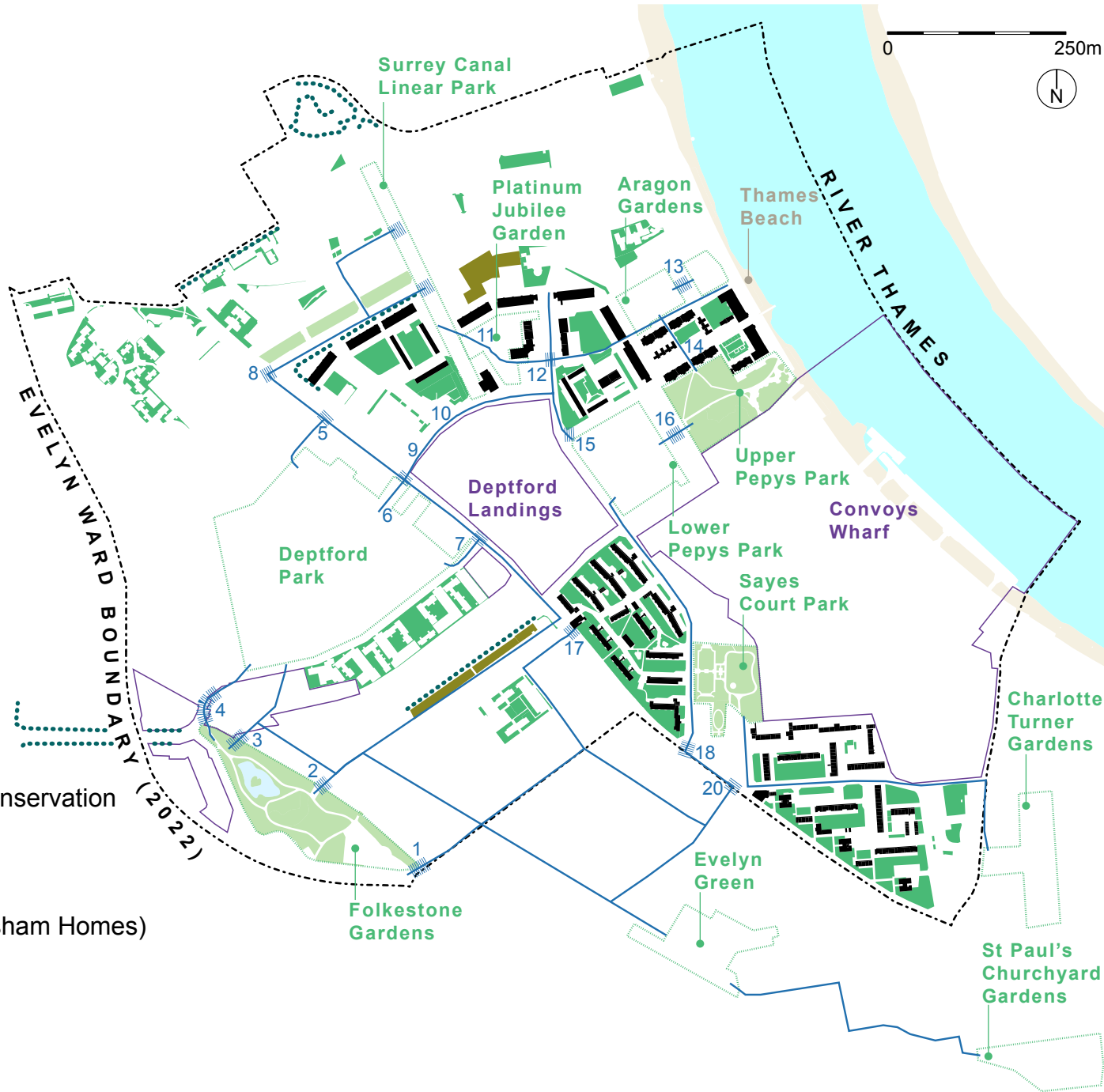
The engagement process indicated that connectivity of existing green spaces is an important issue for Evelyn Ward with key suggestions collated and summarised here:

- Strengthen the connections through the Pepys Estate to the river and to see the Thames Path extended through Convoys Wharf.
- Make new connections to the Deptford Landings development from the Surrey Canal Linear Park and create better links to the John Evelyn Community Garden.
- Improve the spaces that connect Evelyn Street to the Thames across the Pepys Estate where green links from Lower Pepys Park to Grove Square/Platinum Jubilee Gardens could be transformational.
- A 'green corridors' network centred on Deptford Park with safe pedestrian connections to Folkestone Gardens and Oxestalls Road bridge to link to the river.
- Expand Folkestone Gardens into Rolt Street and stronger control over car access.
- Open up the Folkestone Gardens viaducts for public, commercial use including an indoor skate park.
- Create an urban linear park through a network of interconnected green spaces along Prince Street.

In order to help illustrate and analyse these issues for the Toolkit, a survey of the links and crossings that connect the ward's major green spaces was undertaken.

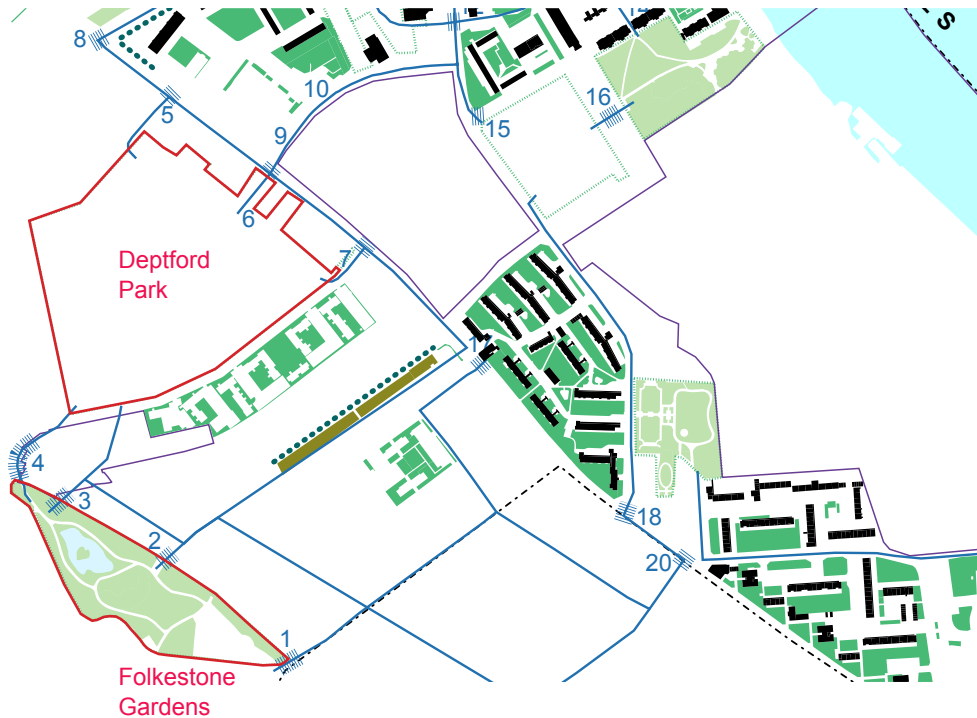
Park Connections Survey

Incorporating the feedback from the engagement events, a survey of the links and crossings that connect major parks in the ward was recorded and analysed through mapping and photography.



- Links
- ▨ Crossings
- 1 Survey Reference

- Private & Estate Green Space
- Sites of Local Importance for Nature Conservation
- Allotments & Community Gardens
- ⋯ Green Streets
- Major Post-War Council Housing (Lewisham Homes)
- Parks and Gardens
- Strategic Development Sites



Folkestone Gardens & Deptford Park

The engagement process demonstrated that the current paths that connect these sites are subject to anti-social behaviour; some members of the community reported that the place has poor lighting and feels unsafe.

The link from the Northwest side of the Gardens connecting to Deptford Park (**Photo 4**) under the viaduct arch is affected by heavy traffic and pollution. Likewise, the link shown in **Photo 1** has a very narrow footpath and poor sightlines.

Photo 3: This bridge used to cross the Surrey Canal. Although currently blocked, it could provide a useful connection.

Photo 2: Overgrown vegetation, affected by litter and fly tipping, at the tunnel from Childers Street.

Some consultees reported that the cycling path between the parks is not well defined and is unsafe.

There is a common consensus that a 'green corridor network' would be very welcome.



1



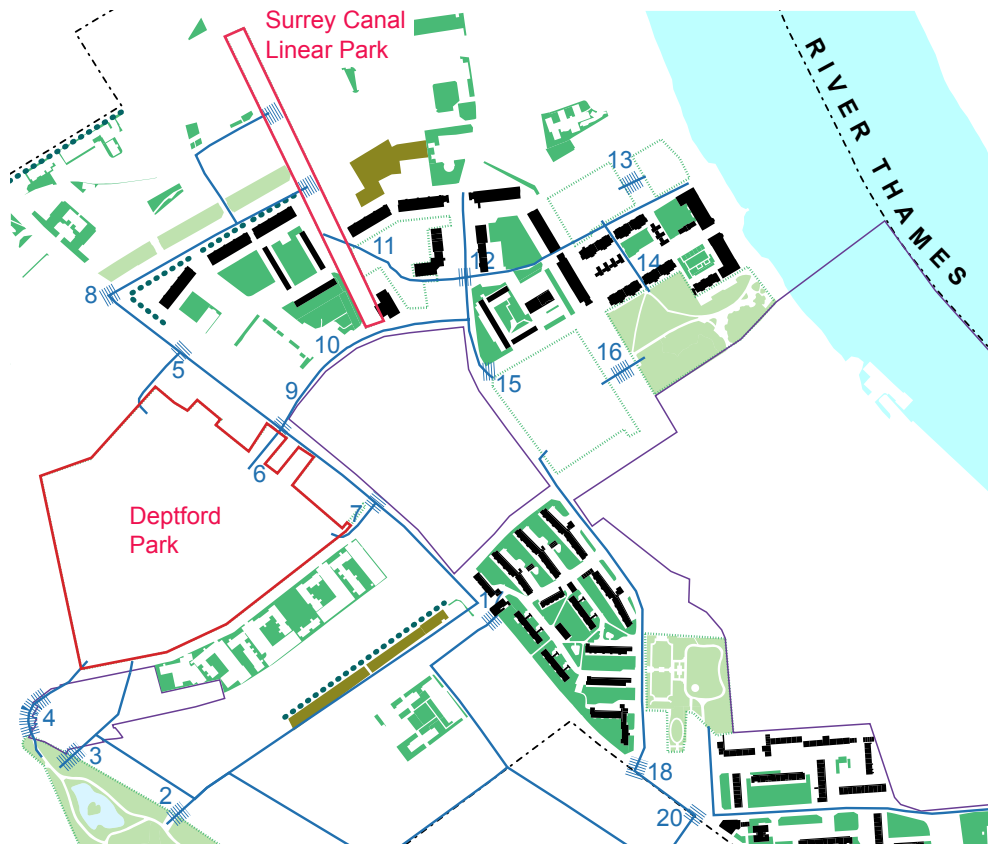
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3



4



Deptford Park & Surrey Canal Linear Park

The route between Deptford Park towards Surrey Canal Linear Park would benefit from improved links, particularly crossing Evelyn Street, a major severance.

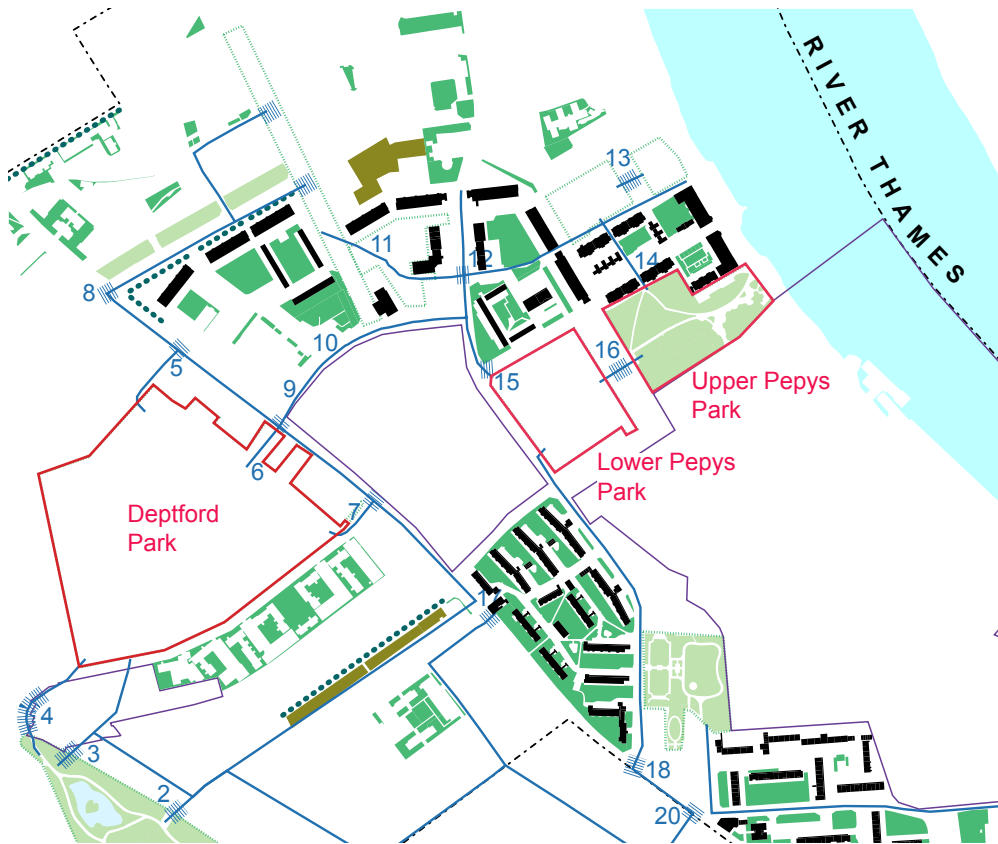
Attendees at the public consultation felt that park lighting is inadequate, making the park feel unsafe.

Evelyn Street is very busy and lacks convenient pedestrian crossings near the parks (**Photos 5 and 8**)

Photo 6: There is a good link from the park opposite Oxestalls Road; however there is no crossing across the Evelyn Street, (see also **Photo 9**).

Photo 7: The southernmost exit from Deptford Park connects to a pedestrian crossing, but this does not easily connect to the Surrey Canal Linear Park.





Deptford Park & Lower Pepys Park

Attendees at the public consultation felt that better links should be provided between Deptford Park and Lower Pepys Park and that the environment of Oxestalls Road in particular should be improved. (**Photo 10**)

It was also noted that there is no crossing over Oxestalls Road, and that traffic is fast as a result.

The Oxestalls Road bridge is a predominantly hard landscape and some people suggested it should be a green bridge.

Photo 9: There is no provision for pedestrians to cross from Deptford Park across Evelyn Street.

Photos 15 and 16: There are limited crossing provisions for pedestrians in the area.



9



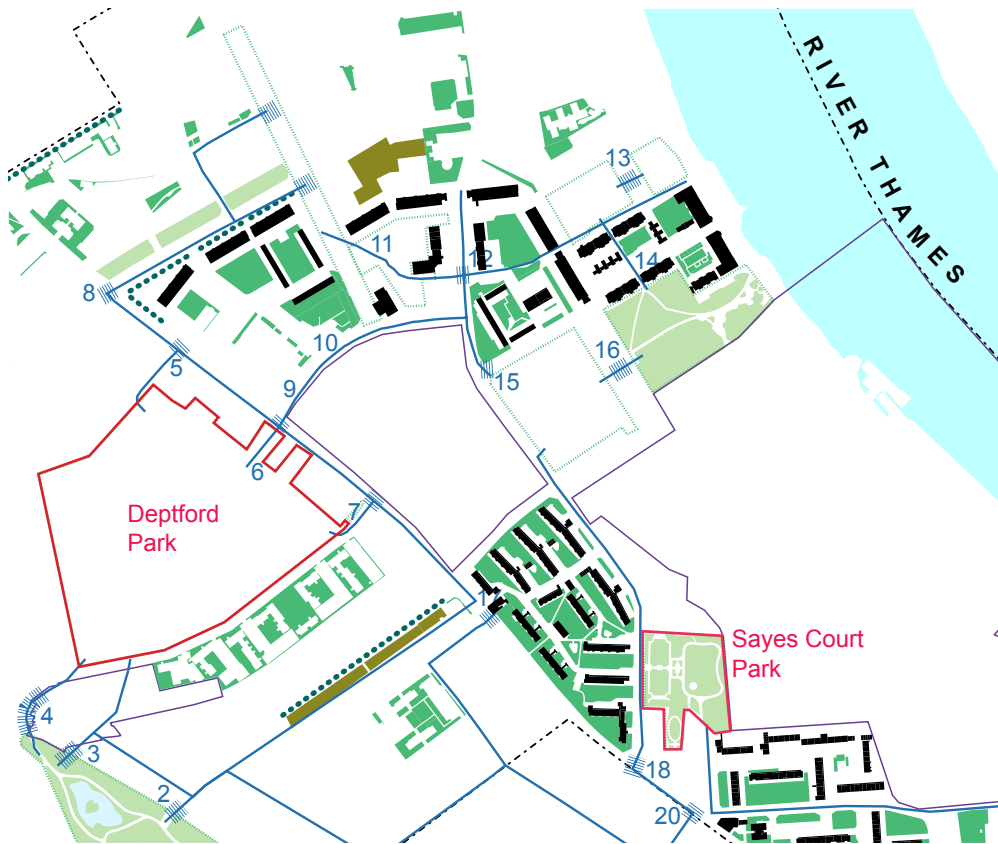
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15



16



Deptford Park & Sayes Court Park

The route between Deptford Park and Sayes Court Park would benefit from improved links.

The crossing locations along Evelyn Street, often busy with traffic, are not well located for connecting green spaces (**Photos 7, 18 and 20**).

Photo 17: Currently hard landscape, there is potential to transform Dragon Road into a green connector linking green spaces and estate grounds.



7



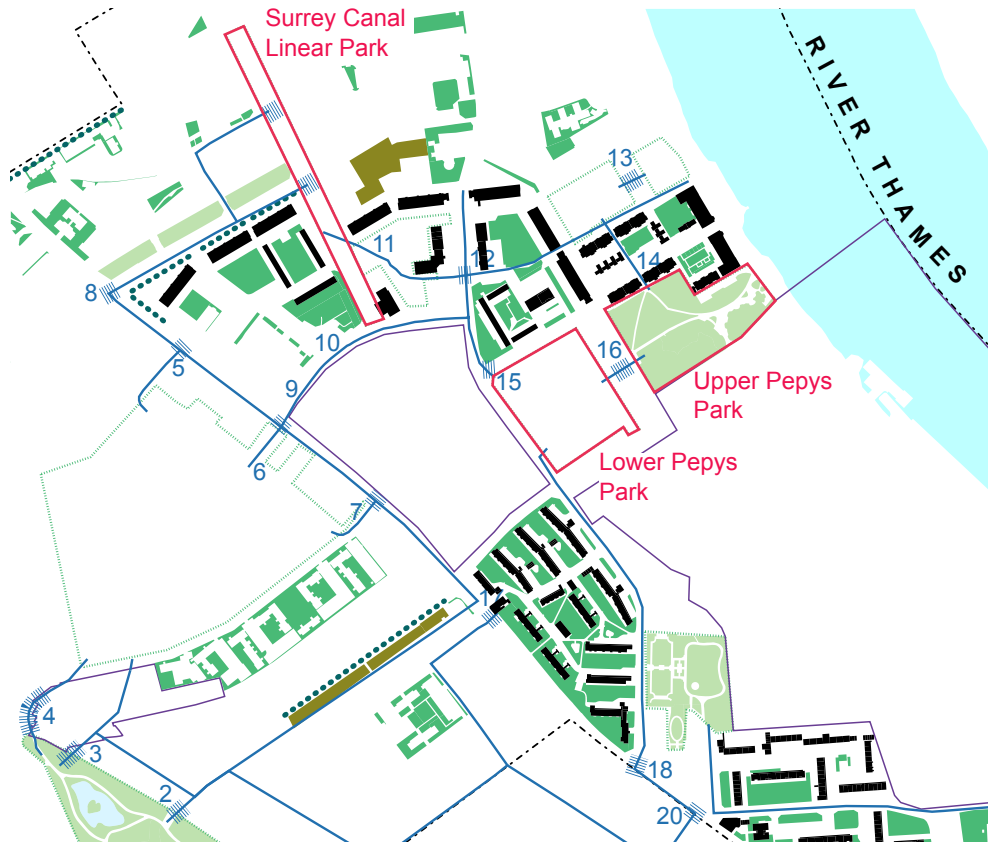
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18



20



Pepys Park & Surrey Canal Linear Park

The route from the Surrey Canal Linear Park towards Lower Pepys Park and Upper Pepys Park would benefit from improved links.

The link from Platinum Jubilee Gardens towards Aragon Gardens has no pedestrian crossing (**Photo 12**)

The building between Lower Pepys Park and Upper Pepys Park is currently being refurbished making crossing difficult (**Photo 14**).

Photo 11 and 13: The link between the Grand Canal Avenue and Aragon Gardens is in good condition. It would benefit from improved signage.



11



12



13



14

Appendix 3

Strategic Development Sites

Selected plans for major development in Evelyn Ward provided by Lewisham Planning (November 2023) highlighting proposed public spaces

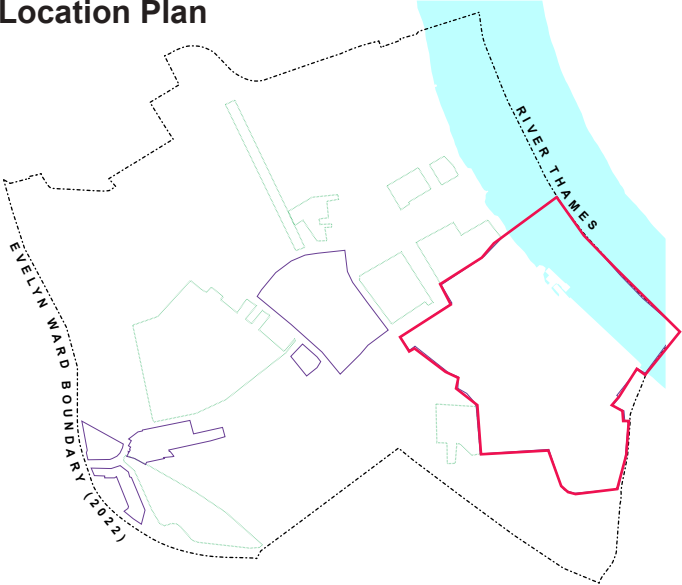
Convoys Wharf Masterplan

Key Public Spaces (identified by Lewisham Planning)

- 1 The Deptford Strand
- 2 Olympia Way North
- 3 The Eastern Gateway
- 4 The Western Gateway
- 5 Olympia Way South
- 6 Olympia Square
- 7 Evelyn Gardens
- 8 Raleigh River Gardens
- 9 Slipway Squares
- x The Protected Wharf (not part of application)

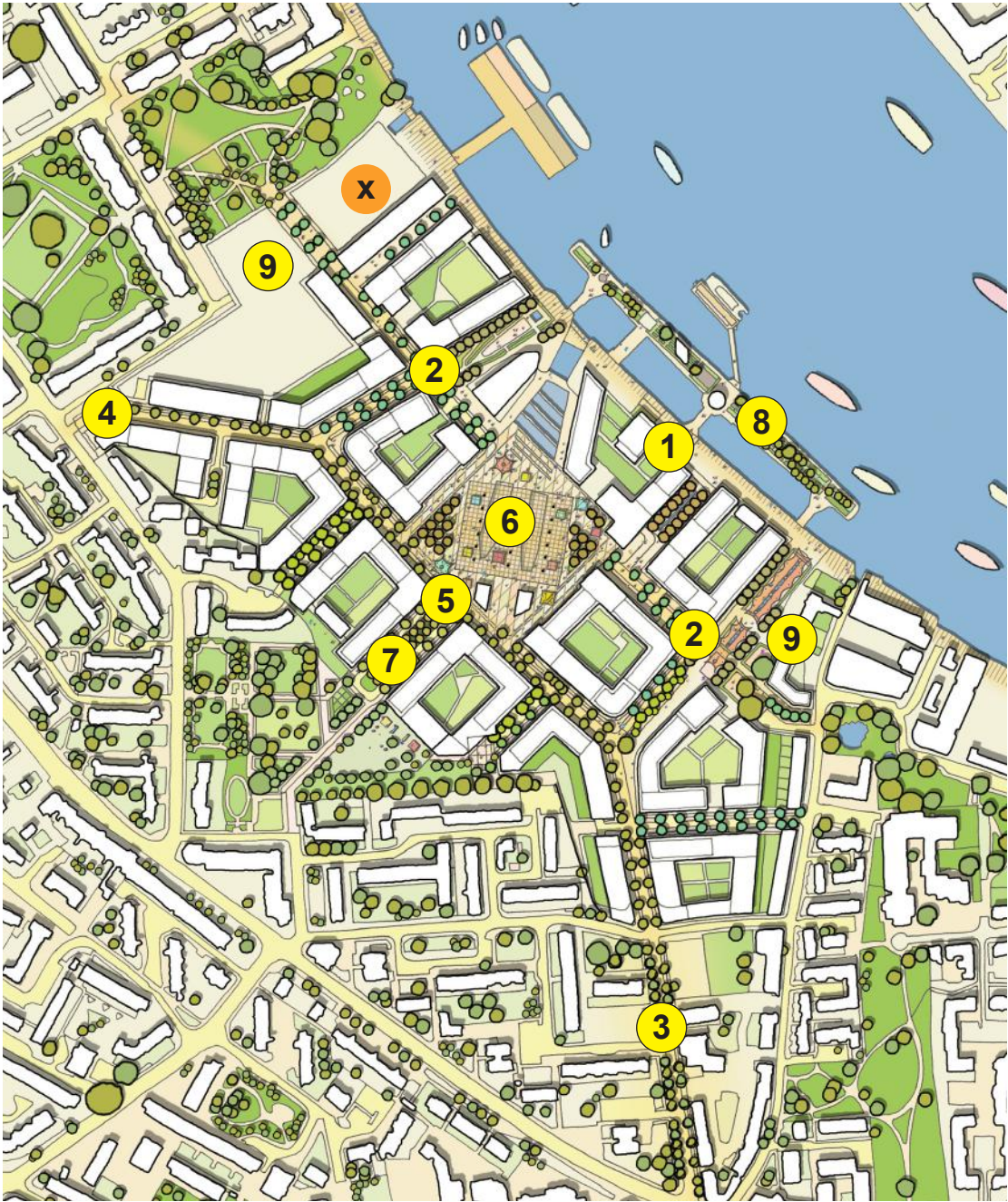
Convoys Wharf

Location Plan



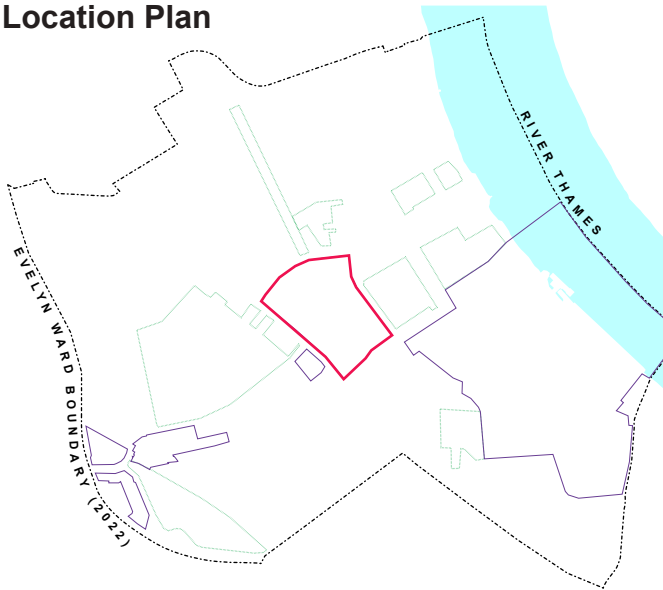
Base plan from outline planning application no. 083358

Credit: Farrells



Deptford Landings

Location Plan

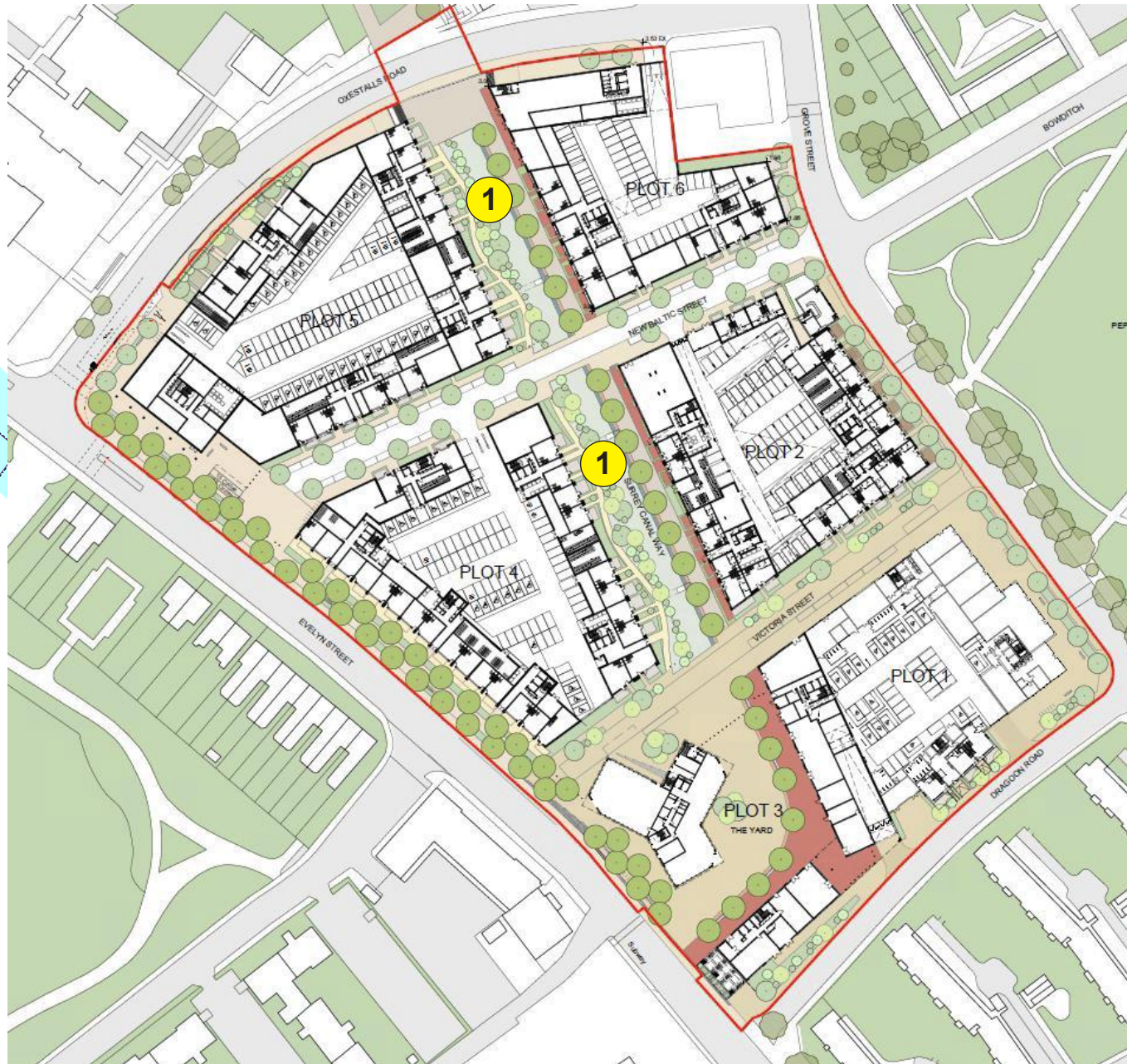


Base plan from outline planning application no. 92295

Credit: Lendlease

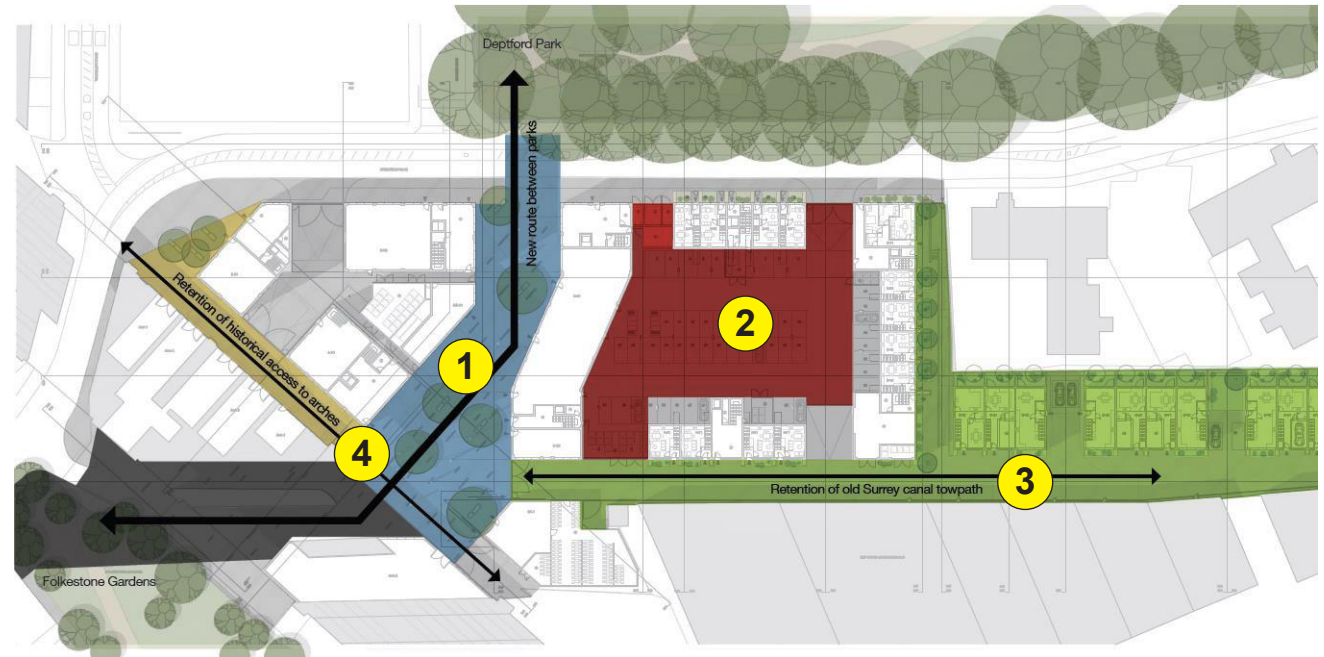
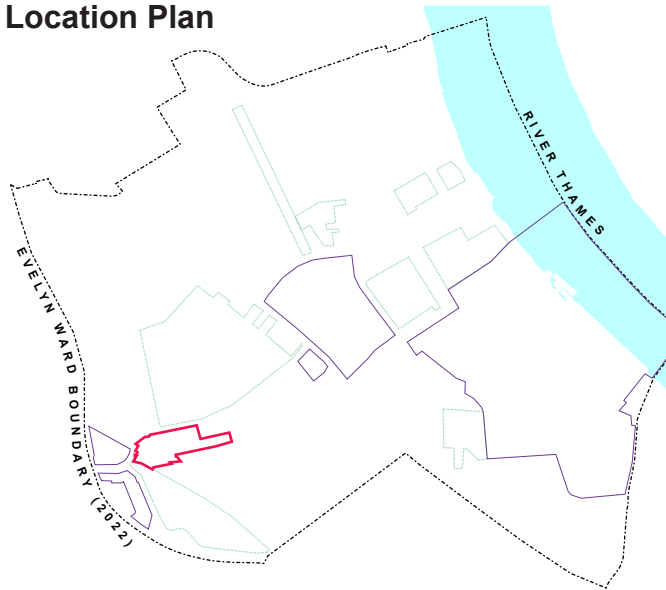
Key Public Spaces
(identified by Lewisham Planning)

- 1 Surrey Canal Linear Park



Neptune Wharf

Location Plan



Base plan from full planning application no. 075331

Credit: Duggan Morris Architects

Key Public Spaces (identified by Lewisham Planning)

- 1 Access between Folkestone Gardens and Deptford Park
- 2 Publicly accessible podium
- 3 Publicly accessible mews path
- 4 Archway commercial opportunities

Glossary

Term	Definition	How this term might be used
catalyst project	a small project that advances larger plans	<i>an example of a catalyst project could be revitalising underused green spaces along a street that can progress a long-term vision for a linear park through the local area</i>
environmental justice	the fair distribution of environmental risks and benefits	<i>environmental justice indicators reveal inequalities in an area, including flooding, overheating and poor access to green space</i>
park character area	an area around a park with its own 'sense of place'	<i>expanding a park character area could involve greening surrounding streets with rain gardens and street trees</i>
Garden Ward vision	considering the whole ward as a garden, a green public realm, for the benefit of all	<i>the ambition of the Garden Ward vision & toolkit is to enhance Evelyn Ward's existing green spaces, for people and nature, and provide guidance into how to deliver a healthy natural environment for a dense urban setting with a growing population</i>
Garden Ward toolkit	a community-led research report setting out the first step towards realising the Garden Ward vision	
green links	a network of high-quality, linear green spaces that connect parks & gardens	<i>examples of green links include linear parks, garden networks and rows of street trees</i>
options appraisal	the process of setting objectives, generating options, and deciding on the 'best' option by assessing pros and cons and potential costs of each option	<i>an options appraisal is an important part of the preparation and briefing stage of a project and determines what the project will be</i>
park connections	existing connections between major green spaces	<i>improving park connections can provide better access to existing green spaces</i>

Term	Definition	<i>How this term might be used</i>
planning app. (application)	a formal application to a local authority for planning permission for development or a change of use to land or buildings	<i>a planning application (app.) is a document asking a local government authority for official permission to build something new, or to make changes</i>
planning, pre-app. (pre-application)	a request for specific planning advice from planning officers employed by a local authority prior to the submission of a planning application	<i>pre-application (pre-app.) planning is usually an informal meeting with a planning officer to discuss the feasibility of ideas and any problems that could occur before completing a planning application</i>
playspaces LAP, LEAP, NEAP	an equipped area of play, using ‘Fields in Trust’ standards to assess levels of provision and accessibility	<i>a Local Area Playground (LAP) should be within a minute’s walk of a well-used pedestrian route and provide equipment for children up to 6-years old; a Local Equipped Area of Play (LEAP) within 5-minutes’ walk and serve 4 to 8-year olds; a Neighbourhood Equipped Area of Play (NEAP) should be within 15 minutes’ walk and serve older children.</i>
neighbourhood vision	considering local opportunities within the wider Garden Ward vision and toolkit	<i>an example of a neighbourhood vision could be expanding the character area of a park or connecting a green space with the river</i>
rain garden	a shallow, planted area which receives rainwater run-off from surrounding surfaces	<i>when used in cities, rain gardens are typically planters sunk within hard surfaces and level with the ground, that limit and filter urban surface water run-off</i>
tendering	the competitive process of choosing a company to do a job or supply goods by requesting several companies to make offers for doing the work or supplying the goods in response to a brief	<i>a tendering process involves a review panel who will assess the offers based on assessment criteria, followed by inviting the best companies to interview</i>

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'two-page-up' viewing with 'show cover page in two page view' selected.

