produced on behalf of LDA by:

**Latz + Partner**

**Landscape Architects**  AKH ByAK BDLA OAI Lux  
Ampertshausen 6  
D-85402 Kranzberg, GERMANY  
Tel:  +49 (0)8166 6785 0  
Fax:  +49 (0)8166 6785 33  
post@latzundpartner.de  
Highgate Business Centre, Studio 1A  
33, Greenwood Place  
LONDON NW5 1LB  
Tel:  +44 (0)20 7482 6320  
Fax:  +44 (0)20 7485 0254  
cpp@latzundpartner.de

**Meadowcroft Griffin**

**Architects**  
Highgate Business Centre, Studio 1A  
33, Greenwood Place  
LONDON NW5 1LB  
Tel:  +44 (0)20 7485 0494  
Fax:  +44 (0)20 7485 0254  
cpp@meadowcroftgriffin.co.uk
Crystal Palace Park is one of the most important parks in the country, and is of strategic significance. Created in 1853-5 by Sir Joseph Paxton, it was to be the permanent home for his 'Crystal Palace' that housed the Great Exhibition of 1851 in Hyde Park. Overall, it was to be a celebration of past, present and future, a people's Versailles, a showcase from the prehistoric to the most up to date thinking on park design and use. Crystal Palace Park today has significant remains from Paxton’s design, although the Palace itself burned down in 1936. Changing use and status over the years have taken their toll, however, and the Park has lost the coherent vision of its designer.

The LDA took over the National Sports Centre (NSC) in March 2006. It has an option to take over the rest of the Park. This option expires in March 2009. The Masterplan Outline Planning Application - which this document supports - sets out the vision for a rejuvenated Park. Underlying the Masterplan is an understanding of the site and its many challenges, the needs and aspirations of a deeply-committed and motivated community, and the practicalities of striking a balance between preserving its heritage both as a Park and major sports centre, and creating a Park for the 21st century.

The LDA's vision is to rejuvenate Crystal Palace Park as a metropolitan park, heritage asset, cultural, leisure, educational and recreational resource to meet the needs of the local people, sports people whether elite or amateur, and the public at large. It is anticipated that the regeneration and rejuvenation of the Park should act as a catalyst for the wider regeneration of the area.

LONDON, October 2007
Development proposals parameters

The upper and lower limits for height, width and length of each building included in the development proposals are as stated on the submitted Parameter Plans unless otherwise agreed by the local planning authority following the grant of planning permission and in allowance with planning conditions attached to the permission granted.

Use of images in this Design and Access Statement

Images in this document are intended to convey an idea of the nature of the proposals within the limits set out in the parameter plans accompanying the Masterplan application. Similarly, photographs of examples from other sites or developments are intended to provide the reader with an impression of what the proposals could look like. The images depict one of a number of potential options that could be carried out. In no way should any of these images be considered to definitively represent the final form of the proposals. The final design of the development will be brought forward following the grant of outline planning permission and will be contained within the parameters set by the plans, conditions and obligations imposed by the outline planning permission.
EXECUTIVE SUMMARY

This summary gives an overview of the Design and Access Statement which accompanies the outline planning application for the proposed Masterplan for Crystal Palace Park. The Design and Access Statement has been developed in accordance with the Commission for Architecture and the Built Environment (CABE) guidelines. It explains the process that has guided the Masterplan’s development. The Design and Access Statement has been structured to reflect the unique and extraordinary nature of the Park which is first and foremost a historic landscape of significant status and scale and is to be rejuvenated and transformed incorporating heritage assets, Park-associated facilities, reconfiguration of existing and new sports facilities and residential development adjacent to Park entrances at Sydenham and Rockhills Gates.

The aim of the Masterplan is to create a 21st century Park which reflects Paxton’s original ideas while responding to today’s concerns and opportunities. It would respect and build on the history of Crystal Palace Park while addressing the need for a site-wide reinterpretation and redevelopment of a large park suffering from decades of incoherent development, management and neglect. The Masterplan aims at establishing a park that is:

- Innovative
- Inspirational
- Trend-setting
- Recreational, fun and educational for all
- An exemplar of a modern sustainable park.

The vision responds to heritage, current condition and future needs, with an overall aim of re-establishing the Park’s local, regional, national and international significance.

**Process**

To develop the proposals for the Masterplan and to grasp fully the significance of the Park – particularly in terms of heritage, landscape, sport and ecology – an extensive and specialist team of consultants has been required. In addition to the core design team, a number of other consultants have provided planning, legal and consultancy advice in relation to the application. The development of the Masterplan relies on four components working closely together. They are:

- The LDA and the Planning Framework with specialist support from Design for London
- The context, identified and researched by consultants and specialists
- The consultation team, involving stakeholders and special groups
- The design team.

All four provide input and advice to address the complexity and sensitivity of the project, ensuring that an integrated Masterplan has been produced that addresses the whole range of information and factors that affect the Park. The process ensures a constant interaction between the design participants and results in an evolving design which is constantly checked against these factors and regular feedback.

The Masterplan has gone and continues to go through a rigorous consultation process. The premise of both Paxton’s original design and this proposed Masterplan is the creation of a park for the people. In this context, a thorough, all-inclusive consultation process is a critical aspect of the design process (see Consultation and Communication, Chapter 1, Section 1.8).

The gathering of information and input from both the consultant team and the community plays an integral role in the design process and further development of the masterplan. The design process pursued for Crystal Palace Park is based on a performance process. Rather than develop multiple design options to be chosen from, the design team is continually evaluating and re-evaluating the design based on input received in order to develop the most appropriate overall design (see Design Evolution, Chapter 1, Section 1.7).

The approach of the Masterplan has been to conserve the most complete parts of the original Park design as well as to work with, reveal and celebrate past layers of history. New layers of design, ecology and interpretation are also proposed. This would continue the site’s history of evolution and accommodating change. The aim is to reflect a dynamic landscape, rather than a reconstruction of Paxton’s Park, but to celebrate and integrate fragments of heritage as part of the regeneration process (see Park-wide Strategies, Chapter 2).

**Use**

Crystal Palace Park and its associated facilities will serve both as a neighbourhood park, a city-wide destination and a regional, national and international attraction. The development of the overall Masterplan as well as individual elements - both in the landscape and architecture – is based on a carefully considered balance of aspirated uses, inspired by the spirit of Paxton’s original design philosophy, and the design process informed through extensive consultations of needs and aspirations (see The Masterplan, Chapter 3, Section 3.3).
It is envisaged that Crystal Palace Park will host a wide range of uses, from passive and active recreation, formal and informal events, educational facilities to athletic training facilities. The aim of the Masterplan is to create the required facilities on a multitude of scales within the context of the greater Park, as envisaged by Sir Joseph Paxton.

The Masterplan design development is based on five core principles defined in the Planning Framework published in October 2005 by the LDA, created to guide the Masterplanning process.

These five core principles are:

- A revived metropolitan park and heritage asset – to create a park which acknowledges its historic past, yet embraces the 21st century through its design, the range of activities and its accessibility, and acts as a catalyst for the regeneration of Crystal Palace Park and the wider area.
- A sports and events park – which celebrates its past sporting and other events and casts them in a rejuvenated Park with state-of-the-art facilities to host a wide range of events and activities in a spectacular setting.
- A sustainable park – which embraces the principles of sustainable development and inclusive design in respect of its physical, social, ecological and economic context by improving the distinctive nature of the Park and its surrounding area, thereby enhancing environmental quality and maximising opportunities for the local community both now and in the future.
- An accessible and integrated park – which is better connected with the surrounding area and London, is accessible to all with improved Gateways and is safe and convenient to navigate around.
- An educational park – which enables visitors to learn and enjoy the Park and its facilities building on improved interpretation facilities for the Park in terms of nature and ecology, sustainability, natural history (such as the dinosaurs), the geology of the Park, and the provision of educational facilities within the Park: a learning experience in an exceptional landscape setting.

Amount and Layout

Crystal Palace Park comprises an area of roughly 80 hectares (198 acres), making it one of the largest, most significant parks in southern London. The design rationale for the layout of the Masterplan is based on an intricate understanding and balance of both Paxton's original design philosophy and intent for the park and the modern day requirements and pressures for a contemporary multi-functional public open space. The vision for the Park aims to conserve and strengthen the historic landscape character by re-interpreting and revitalising Paxton's configuration and so restoring the unified character of the Park. There are four key components that structure the Masterplan:

- Better accessibility to and within the Park with entrances from all sides that provide facilities and attractions and link the Park to surrounding neighbourhoods
- A re-interpretation of the Palace Terrace to highlight its awe-inspiring scale
- A restored Paxton Axis which reinstates the essential heritage structure of the Park
- A totally reconfigured centre of the Park, returning tarmac to turf and, for the first time, positively integrating the sports facilities into the Park heritage and future Masterplan (see The Masterplan, Ch. 3).

Scale

The Masterplan would reintroduce a hierarchy of spaces reflecting the spatial quality of the original Victorian Park. It would recall the grandeur of the Park and reinforce its most significant structural elements: the Palace Terrace, the Italian Terraces and the Paxton Axis.

Overall, the Masterplan approach echoes Paxton’s own – a grand experience sweeping down from the extraordinary impact and technological excitement of the Palace and water towers, through intermediate areas reflecting different aspects of landscape and horticulture, to the prehistory displays with dinosaurs and geological displays at the Tidal Lakes.

There are three clear hierarchies of scale – the larger than human, a medium (more human-related) scale and detailed scale of original features designed by Paxton. These scales would all be incorporated throughout the design concept – both in the landscape and architecturally – and be based on this clear design intent within the Park. Architectural proposals, in particular, would respond in appropriate scale to context, both within the Park and in relation to surrounding neighbourhoods (see The Masterplan, Ch. 3).
Landscape and Architecture

The Masterplan would unite landscape and architecture to form an integrated whole, as they did in Paxton’s park. The intent is for the buildings to serve the Park rather than the Park serving the buildings. In this regard, both are treated holistically and considered within the context of the other. Built structures within the Park, such as the Greenhouses on the Italian Terraces, would be conceived to complement and strengthen the Park layout and structure.

In the spirit of Paxton, the aim is to create buildings which are contemporary, innovative and distinctive, utilising modern construction methods and prefabrication techniques which are exemplary in terms of sustainability and environmental design. The character and materials of the buildings have been considered carefully in terms of their specific context and relation to nearby buildings. It is important they are related to their particular location and situation but also form a part of a recognized ‘family’ of architecture related to the Park. Buildings and new public spaces have a key role to play in creating the connections between the Park and its surroundings and in the provision of essential park associated facilities. From its inception, the Park has housed a variety of different structures that have significantly contributed to its overall attractiveness and use as well as helping to define the park edges. (see The Masterplan, Ch. 3)

Appearance

The design philosophy and Masterplan approach would be reflected in the appearance of the Park. Heritage, ecology, use and scale have directly informed the manner in which historic features and contemporary elements are integrated, the choice of materials and the development of a sequencing and variety of spaces relating to scale, ecology, use and user experience. The appearance of the Masterplan responds directly to the registered park setting and the heritage and legacy of the Park, both in the design philosophy that has shaped the proposals, the tree planting and management scheme. The Masterplan aims to build on the original structure of the Park by enriching the Park experience, both in terms of more textured and varied grassland management and carefully choreographed spatial experiences and controlled views throughout the Park.

Materials chosen throughout the Park would celebrate a 21st century approach to sustainability and reflect a series of Park-wide strategies that exemplify the Masterplan’s dedication to contemporary, sustainable design. Individual elements in the Park would be designed to complement the whole, rather than function as stand alone elements.

A ‘Pattern Book’ of treatments is included as Appendix 2. This illustrates the principles of the intended appearance and explains how they will inform the final design.

Access

The Masterplan identifies access to, from and within the Park as a critical element in the successful regeneration of the Park and its subsequent impact on the surrounding neighbourhoods. The topography of the Park (a significant east-west level change, described in Chapter 1) represents a significant challenge concerning accessibility, particularly in regard to providing inclusive access for disabled people throughout the Park. Issues of security are also closely linked to remedy - ing issues of access both within and particularly on the edges of the Park. The Masterplan identifies several innovative, fully integrated approaches to resolving these issues.

Park edges such as that to Anerley Hill are currently non-negotiable obstacles between the community and the Park. A combination of topography, walls, fences and self-seeded vegetation creates a separation between the Park and its surroundings. By levelling the edge of the Park and removing barriers, the Park would become safer and more inviting through greater natural permeability both physically and visually. The significant level change along the central axis is generally negotiated through a series of staircases with integrated ramps. Fully-integrated access to the Italian Terraces and the Transitional Landscape would be provided through the creation of two sunken gardens on the Italian Terraces. These gardens would provide a horticultural and ecological point of interest while also negotiating the significant level change between the terraces and the Transitional Landscape below, without interfering with the grand scale of the Italian Terraces.

Part of the Masterplan proposal is to provide the public with an understanding of the complex layers of the Park and creates interpretation elements that are accessible to all. A Tree-top Walk, for instance, that begins and ends with level access, but uses the natural topography to provide an exciting, novel aerial perspective on the Park, its heritage and ecology. The Masterplan illustrates a clear hierarchy of paths that would clarify routes of travel and help orientate, circulate and direct people within the Park. The main circulation routes would connect all the entrance gates and provide positions of clear sidelines to reinforce a sense of orientation, and to create points of positive connection with the surrounding neighbourhoods (see Design Evolution, Chapter 1, Section 1.7 and The Masterplan, Chapter 3).
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1 THE PARK HISTORY AND THE CURRENT SITUATION

1.1 Situation

Crystal Palace Park is one of the largest parks in south London and one of the most significant parks in Britain. It covers 80 hectares (198 acres) and slopes down dramatically to the east over a 58m level change. The Park’s location is shown in the figure on page 010.

It is within the London Borough of Bromley, and also on the boundaries of the London Boroughs of Croydon, Lambeth, Lewisham and Southwark. Crystal Palace Parade is to the west, Anerley Hill to the south, Crystal Palace Park Road to the north and Thicket Road to the east. Crystal Palace Station is located just outside the southern boundary, with Penge West Station to the east.

The Park comprises open parkland (grassland and semi-mature and mature trees) with pathways, access roads and car parking facilities, and buildings and structures related to Park maintenance and to the sport and recreation facilities that are mostly located in the centre of the Park. The main built elements include the NSC and Athletics Stadium. Other key features of the Park include the Italian Terraces, the Grand Centre Walk that runs centrally through the Park from top to bottom, the Crystal Palace Transmitter, and lakes to the north and the south-east.

There are four main entrances: Anerley Hill by Crystal Palace Station to the south; Norwood Triangle at the junction of Crystal Palace Parade and Anerley Hill; Sydenham to the north along Crystal Palace Park Road; and Penge at the junction of Crystal Palace Park Road and Thicket Road. Rockhills, by Old Cople Lane to the north-west, primarily provides access to the Caravan Club rather than to the Park.
1.2 The surrounding area

The character of the area is determined by its location on a swathe of high ground visible from across London and beyond. The CP Transmitter is readily identifiable as a major landmark today and is a highly visible point of orientation from the surrounding areas. The hilly topography gives it a particular character. In the Park the ground falls steeply away from the high point of the Palace Terrace. There are potentially spectacular views, particularly to the west and east.

Most roads within the immediate vicinity are, therefore, also at a steep gradient, creating either restricted or dramatic long views. This is particularly the case around and within the Park due to the high elevation of Sydenham Ridge, on which Paxton sited the Palace. Crystal Palace Parade runs along the ridge and is therefore unusual in its grand width and level gradient. There is a general sense of roads converging on the Park edges, particularly at the top of the Park.

The character of the surrounding areas is suburban, particularly to the north. On Crystal Palace Park Road there are large and impressive arts and crafts style villas, many four or five storeys high and some of which were purpose-built as flats or have been subsequently subdivided. Beyond these, Upper and Lower Sydenham and Dulwich comprise more large-scale houses set within a mature green landscape. The southern neighbourhoods are more urban in character. All residential areas are interspersed with residential estates of diverse quality, character and socio-economic make up. There are also more recent apartment blocks of varying heights and scales on the edges of the Park.

Crystal Palace Parade to the west still has a sense of the grandeur of the Palace frontage: the Parade is wide enough for buses to u-turn in the road, as they did before the bus terminus was built. But there is little to encourage pedestrians along its length.

Upper Norwood is the town centre that relates most directly to the Park. There are other centres in relatively close proximity - Penge to the east and Anerley to the south - but they have no real sense of connection. A vestige of the once dense and vibrant high street of Anerley Hill remains, with a small and rather depleted parade of shops close to the Crystal Palace Station. The Upper Norwood Triangle has a diverse mix of uses, typical of a small town centre, within mainly three storey buildings: the area is vibrant and active.

As with all the other parts of the perimeter, however, there is a sense of distance and separation from the Park due to the scale and poor environment of traffic-dominated roads and junctions. Buildings within the Park are not evident from the outside – even the Station has no real presence onto Anerley Hill as its main façade faces west toward the Palace site. There is very little sense of the scale and grandeur of the Park from the outside, when 150 years ago all views locally and from some distance were dominated by the sheer scale of the Palace and its water towers.

The Park sits in a cluster of smaller green spaces and local parks, which provide activities and facilities for their immediate communities. While there is considerable interaction between these spaces, Crystal Palace Park is effectively the centre of this group and provides wider-reaching services to the area.
1.3 A brief history

The Crystal Palace and Park were built by Sir Joseph Paxton's Crystal Palace Company between 1852 and 1855.

It occupies an area of south London that had been part of the medieval Great North Wood, with a landscape including areas of woodland with enclosed fields, tree-planted hedgerows, parkland with scattered trees, chains of small ponds and enclosed gardens associated with rural properties including what was to become Paxton's own home, Rockhills.

The Park was created for one reason: to be the magnificent setting for the relocated and enlarged Crystal Palace, which Paxton had designed and built for the 1851 Great Exhibition in Hyde Park. The whole site was designed to impress, educate, entertain and inspire, and it quickly became an international attraction. The design was an integrated whole, structured around the educational themes of discovery and invention and ranging from the pioneering geological illustrations and full-scale models of Dinosaurs at the base of the Park to the sophistication and technical engineering achievements in the Palace itself. The Palace was situated on Sydenham Ridge with views all over London: it, in turn, could be seen from across the City.

Paxton's design for the Park included elements from the original landscape, such as woodland and mature parkland trees. But he imposed a strong symmetrical design for the landscape, orientating it around a Grand Centre Walk with a Maze and with Rosary Gardens, cascades, fountains and basins on either side.
Water featured prominently, with 11,788 jets of water fed at more than 500,000 litres (120,000 gallons) a minute from two 87m (285ft) towers designed by Isambard Kingdom Brunel and placed at either end of the Palace.

The vision was one of Victorian grandeur and innovation, and it was an exceptionally ambitious project. The Park and Palace were financed by paying visitors – turnstiles controlled all entrances – but, despite its huge popularity, the Crystal Palace Company faced continuing financial difficulties.

From the time the Park was inaugurated in 1856, a great range of displays, events and sporting activities were introduced to increase visitor numbers. Following Paxton’s death in 1865, the rate of change increased in an attempt to improve revenue and as a response to a series of accidents. Within twenty years, parts of the lower fountain series failed and in the 1890s the Great Fountain Basins were filled in, making way for greater sporting activity. In the 1870s, parts of the Park along Crystal Palace Park Road were sold for residential development.

Following the bankruptcy of the Crystal Palace Company, the whole site was transformed for the 1911 Festival of Empire. A railway was installed and some of the many buildings representing the Empire remained until the 1940s.

The Palace was destroyed by fire in 1936, leading to a period of dereliction and decay during which numerous plans for rebuilding on the Palace site and redeveloping the Park were considered, but none were fully implemented.

In 1937 a motor racing circuit was opened and remained in use until 1972. During the war the two water towers were demolished as they were felt to provide a landmark for German bombers, and the upper site was used for military vehicle dismantling and later as a dump for bomb damage rubble. But the greatest changes occurred in the 1950s and early 1960s when much of the stonework was sold, and major groundworks associated with the construction of the NSC remodelled large parts of the centre of the Park.

The NSC and Athletics Stadium were planned in the 1950s and completed in 1964 as part of a larger masterplan by Sir Gerald Barry commissioned by the London County Council. The ‘sports park’ concept was the first of its kind in the UK, and the multi-use nature of the area is still unique in London. In 1977 the Queen Elizabeth II Jubilee stand was added to the stadium but no other aspects of Barry’s masterplan were realised.

In 1986 the London Borough of Bromley took ownership of the site and from 2001-3 undertook a first phase of restoration work of approximately one third of the site, including the Geological Illustrations and Dinosaurs.
1.4 Heritage assets

The following is a summary of the issues currently facing the heritage assets in the Grand Central Walk and each of the eight zones identified by the Masterplan (see figure below).

**Grand Centre Walk**

The Grand Centre Walk defined the structure of the Park and was one of its most significant features, although it was never completed with the planned large circular basin at the Penge end. It was flanked by formal planting, spectacular water temples, cascades and fountains, and it crossed through and united all of the historic park areas.

The cascades soon fell into disrepair, however, and parts of the Walk were planted in the 1870s and early twentieth century. A motor racing track was opened in 1937 crossing the Walk but, even so, the strong axis survived until the construction of the NSC in the 1960s.

The NSC entrance structures and elevated walkway are major obstructions to views and access along the Walk: they divide the Park. A significant survivor is the bust of Sir Joseph Paxton. It was originally sited on the top terrace looking east down the Walk, re-mounted on a column facing west on the site of the central fountain basin in 1934, and in 1966 re-sited at the entrance to the Sports Centre, facing east.
1.0

Issues

As well as being one of the most significant features, the Grand Centre Walk is also one of the most damaged and fragmented in the Park. Essential views and connections are interrupted by vegetation on the Palace Terrace and by the concrete structures, elevated walkway and steps. All have the effect of isolating pedestrians from the landscape and preventing their appreciation of the structure of the Park.

Although the line of the walk still exists, it varies in width and surface, and is interrupted by barriers and large areas of car parking.

The Park during the Festival of Empire, 1911, courtesy Michael Gilbert/Crystal Palace Foundation

Formula II racing below the terraces, 1964, City of London, London Metropolitan Archives ref 48.1CRY/1093/11949/3

Grand Centre Walk from the east, showing the NSC podium which forms a major barrier, CPP 2006
**Crystal Colonnade and Anerley Hill (A)**

This narrow strip included the service area for the Palace, the former Crystal Palace School of Practical Engineering (opened in 1871) and now the Crystal Palace Museum, and the southern of the two great Water Towers which powered the largest fountains. It was also the site of the Crystal Colonnade that formed the principal pedestrian access from the Crystal Palace Station. The Colonnade was the southern boundary to the Park and acted as backdrop to it from within. The Colonnade and south wing of the Palace survived the 1936 fire but were cleared after another fire in 1950. The locally-listed base of the south Water Tower and the fragment of the brick back wall of the Crystal Colonnade are some of the few historic elements from the original Park design that still remain.

The main Crystal Palace Station building and façade, facing west and uphill, are grand in scale. Originally there would have been a view of the Palace and Water Towers, and hence an immediate sense of orientation and expectation. Prior to recent improvement works, access to the Park from CP station was limited and views into the Park were obstructed.

**Issues**

Although much of the area is now accessible, it is hidden and poorly connected with the rest of the Park and surrounding area. Direct access and views from the Station into the Park were, until recently, adversely affected by the 1960s turnstiles and bridge structure.

The bridge and turnstiles were demolished in April 2007, opening up this entrance. A new boundary wall and railings were built in the late 1980s which do not have historical precedent. Adjacent to the Crystal Palace Museum, a section of the back wall of Paxton’s tunnel, part of the substructure of the Palace, is exposed which is of great interest. However, as with the tower base, these elements lack an appropriate setting and interpretation, and some structures may have been disturbed by the construction of a raised terrace in the 1980s. The southern, semi-circular part of a garden made in the 1980s was built over the site of former Palace service buildings. This garden does not relate to the Park as a whole, and the north part covers the original Palace footprint.
Site of the Palace (B)

The site of the Palace and any remains of the former structure are highly significant. The Palace was the reason for the construction of the Park, providing its focus and enclosed the terraced gardens. It was sited on a prominent ridge and exploited the slope of the site to accommodate a basement level facing the Park. This area has been subject to the most severe change. Following the destruction of the Palace by fire in 1936, the site was used for vehicle breaking, the disposal of bomb damage and, from 1951 until 1988, was partially used as a caravan park.

The area to the north underwent changes following the loss of the north transept in 1866 to fire. The sea water Aquarium and North Tower Gardens were laid out on part of the site, which became a major attraction as a Water Park continuing into the early 20th century. Between 1954 and 1956 the CP Transmitter, building and compound were constructed on the gardens and the majority of the remains of the Aquarium site, creating a physical and visual barrier, but also providing a new landmark. Crystal Palace had been the site of John Logie Baird’s pioneering work on the development of television in the 1930s, and in 1967 the BBC began regular colour broadcasts here.

Issues

The scale, drama, views and impact of the Palace site were lost with the building. Fenced areas and scrub impede an appreciation of the scale of the former building and deny the view down the Grand Central Walk. The site cannot be appreciated or viewed from Crystal Palace Parade and has lost its connection with the Park. Known surviving features include the curved walls and the railings which formed the entrance to the centre transept, the vaulted subway which provided the entrance from the Crystal Palace Station between 1865 and 1936, the back wall of a subterranean tunnel and the part-excavated remains of the Aquarium and base of the north water tower. Many of these features require repair and improvements in setting and interpretation. The subway is currently inaccessible to the public.

A limited archaeological investigation for this study in 2007 revealed brick foundations to a nave fountain, internal walls (and the external wall of the North Wing), truncated column bases and floor surfaces to the tunnel, adjacent areas, and the North Wing still surviving below modern ground level. They are damaged to varying degrees at all three of the locations investigated. Burnt deposits from the fire of 1936 and associated artefacts and structural fragments are also present. These are overlain by varying depths of imported 20th-century building rubble.

There are no visitor facilities in this part of the site, apart from some seating in the recent small garden. Part of the site is used for large events or informal access, despite inappropriate surface conditions. What was once the most sophisticated and highly serviced area of the Park is now the most run down.
**Italian Terraces (C)**

The Italian Terraces were the highpoint of the architectural and horticultural design of the Park, and formed an impressive setting for the Palace. They provided gardens for promenading, relaxation and entertainment which survived until the fire of 1936. The statuary and much of the stonework, including some stairs, were sold in the 1950s: spoil was spread and this became a grassed space for events.

The impressive retaining walls and balustrades, with remnants of statuary, are the principal remains of the built structures of Paxton’s landscape. At 480m and 580m (1,575 and 1,900ft) long, they provide the best standing evidence of the sensational scale and grandeur of the Park.

**Issues**

The terraces are no longer flanked and framed by the Palace and its wings. Despite previous repairs, large sections of the balustrades are fenced off for safety. Some substantial sections of the balustrade are missing and what remains has suffered from surface decay, localised cracking, weathering, root damage from vegetation and inappropriate repairs.

At four locations of former stairs from the upper to the lower terrace, the stone steps have been removed, and only the damaged brick supporting walls survive. Access between levels is poor and no visible garden features remain. The terraces are compacted from vehicle access and overflow car parking and are inadequately drained.
Informal Transitional Landscape (D)

Paxton designed this area to act as the transition between the sophisticated Italian Terraces and the wider landscape setting. It was an informal area that included the ‘the valley of rhododendrons’ with fashionable rhododendrons and shrubs in island beds set in rolling lawns between winding paths. Trees included cedars and a cherry which were retained from the previous Penge Place landscape. One of the most prominent features was the wrought iron Rosary built on the south mound, which acted as a landmark and vantage point with lattice work arches 10m high. The mound survives in altered form. In 1904 the Rosary was replaced with Maxim’s captive flying machine, which remained until 1946. This area included a range of temporary and more permanent buildings, particularly during and after the 1911 Festival of Empire. The racing circuit added in 1937 ran to the west, just below the terraces.

Issues

This area is greatly altered, retains little original planting and has lost much of its parkland quality. Much of the topography has been altered to accommodate access roads and structures associated with the NSC. There are extensive and intrusive areas of car parking throughout. The student accommodation residential tower (the Lodge) is visually intrusive and the smaller scale housing is out of place within the Park. The Rosary mound survived until the landform was altered as part of the NSC construction in the 1960s: it is the most significant surviving feature in this area.

Great Fountain Basins (E)

Two large sunken areas containing Paxton’s Great Fountain Basins, the largest features along the Grand Centre Walk, formed the climax of the lower series of fountains. The fountains only operated a few times a year, and the basins were filled in and grass planted in 1894. The area to the east - including the ‘Grand Plateau’ - was retained, however, and formed an enclosure for sports until the construction of the dominant NSC and stadium buildings and associated infrastructure in the 1960s and 1970s. The area is significant for its history of sporting use, for instance the FA cup final was held here from 1895 until 1914.

Issues

The NSC, stadium security fencing and surrounding structures have a major impact on the landscape, both physically and visually, in the centre of the Park. They break up connections and views, and make it difficult to access and appreciate the designed landscape.

High leylandii hedges surrounding the NSC increase the fragmentation of the landscape. There is very little planting in this area, with only a few trees on the eastern side which are surviving from the 19th century.
1.0
THE PARK HISTORY AND THE CURRENT SITUATION

Tidal Lakes (F)

This is one of the most significant areas of the Park where the Geological Illustrations and models have great significance. It was a unique demonstration of the Victorian appreciation of knowledge, and the first attempt in the world to interpret life-size models of extinct prehistoric animals in a representation of their geological setting. The Dinosaurs caused a sensation. The area also included a farm, coal feature and lead mine.

During the construction of the NSC in the 1960s, the limestone cliff was lost, the lead mine - including artificial stalactites and crystal grotto - was structurally damaged, and part of the area was remodelled as a rock and water garden.

In 2002-3 a major conservation project included the repair of the Dinosaurs and their landscape setting, and four of six lost figures were replaced. A new farm building was constructed. This area contains some significant mature trees from the pre-Paxton landscape.

Issues

The Dinosaurs and Geological Illustrations require regular maintenance. The current high, timber fencing around statues, planting areas and the lake forms unsightly, disruptive barriers that limit access and views. There are also recent issues of plant failure and path erosion.

One Paxton fountain basin remains, but has been partly dismantled and is in a greatly altered setting, enclosed by a new gabion wall and high banks.

The new farm building remained unoccupied to May 2007, and has suffered fire damage. It is to be reused as an Urban Farm and animal training centre.

The coal measures have not been restored although the north end would benefit from the removal of geologically incorrect additions. The lead mine is no longer open to the public, and restoration is unlikely to be feasible given the health and safety measures that would be needed. The Tidal Lake was used for pleasure boating, but this activity ceased prior to the recent conservation works.
1.0

**Cricket Ground (G)**

This area is significant as it was one of the first sports grounds in the Park, used for first class cricket from 1857. It later became the home of a London County team led by WG Grace and that included CB Fry, JH Douglas and Ranjitsinhji. Cricket continued until the 1990s, when demand decreased and the pavilion was demolished.

The ground was set within an informal landscape, defined with shrubberies and trees. Additional planting was part of a Heritage Lottery Fund project undertaken in 2001-3. Some parts of the northern perimeter which were let for housing after the 1870s have been re-incorporated into the Park.

**Issues**

There are some good mature trees to the north and west of the field, but overall tree cover has been reduced over time and an area of planting which helped enclose the circular cricket area has been lost. Together with recent planting, this has adversely affected the shape and enclosure of the ground, which is not well integrated into the landscape. The area is not currently maintained for cricket, and there is no pavilion. There is a Royal Naval Volunteer Reserve memorial to HMS Crystal Palace, but it lacks explanation.

**English Landscape (H)**

This area contained two important landscape features: the English Landscape garden and the site of Paxton’s villa, Rockhills. The character of the English Landscape was adapted from the pre-Paxton landscape of woodland. Lawns were introduced, the lakes enlarged and exotic planting added including cedars, copper beech, shrubs and rhododendrons. The large sloping lawn was used initially as an archery range, later for ballooning, and a stand was erected on it for the Pageant of London during the 1911 Festival of Empire.

The Maze was created on the north mound in 1870-1, and was replanted with hornbeam hedges in the 1980s. The first of several concert structures was opened on the smaller lake in 1961.

Until its demolition in 1959, Rockhills and its garden remained a separate property, owned by the Crystal Palace Company. The garden Paxton laid out at Rockhills displayed many of the elements of Crystal Palace Park, with its glass-roofed veranda, ornate beds, lawns, serpentine paths and exotic planting. It was separated from the Park by a ha-ha behind which was a terrace walk, terminated by two crystal pavilions. Rockhills contained several greenhouses, some of which were used for the Park until new hot houses were built behind the north wing.

Following the demolition of Rockhills, the area was absorbed into the Park for a short period but, in 1988, the Caravan Club moved to the site, occupying the garden and part of the Park.
There are no visible remains of Rockhills and the other outbuildings which once occupied the edge. The west part of the perimeter wall, near the house, originally consisted of a plinth with railings and has been in-filled in a piecemeal way. The east part of the perimeter brick wall is an historic remnant of the boundary to the villa grounds. Gateposts remain to the east which originally served the greenhouses. There is a pair of listed cast iron posts at the corner of Old Cople Lane. The back wall of the north wing survives in fair condition: there are arched openings which formerly gave service access visible within the caravan site. The garden still contains important elements, such as the rhododendron-planted terrace and ha-ha, and some fine trees, some of which would have been planted by Paxton. The area of the proposed residential development is currently used by the Caravan Club and is inaccessible to the general public behind a perimeter brick wall which forms an exclusive rather than connecting element. Old Cople Lane only services the CP Transmitter, and the reservoir and National Grid site are also closed to the public. As a result, the whole north-west segment of the Park is not visible from the immediate surroundings so that the Park is disconnected from its wider context, and the leased land parcels form a major barrier between the English Landscape and the Palace Terrace.

The area is a key point on the perimeter of the Park where a number of major roads intersect, and is dominated by traffic. It is perceived as a major potential threshold, with the opportunity to create a significant new entrance, knitting it into its surroundings more effectively and creating more generous pavements.

Crystal Palace Park Road is characterised by a coherent rhythm of large-scale arts and crafts villas, with gaps between providing regular glimpses into the Park. Some of the villas are four to five storeys high and feature gables, dormers, oriel windows and are timber-framed to upper floors with double-height windows. There are many mature trees, which are visible over the boundary wall, some are categorised Grade A. This area is well served by public transport.

**Issues**

The English Landscape has maintained much of its character, although the landscape has developed into one of woodland and shrubbery with small glades, rather than a classic landscape of open parkland with trees and lakes.

Significant replanting has been undertaken recently, funded by the Heritage Lottery Fund, although much has failed to thrive. There are some important mature trees, including original poplars around the Maze. But they are in poor condition and need careful management to reduce losses, and need a replanting plan which respects the landscape character. The hornbeam hedge also needs attention. Over time the woodland and lake banks have become overgrown, obscuring and shading the water and separating it from the landscape. Access and views are limited. The recently constructed Concert Platform is not well integrated in the landscape. The Caravan Club site is inaccessible to the general public, so the north-west corner of the Park is not visible or accessible from the surrounding area. Access via Old Cople Lane is private.
1.5 Planning policies

A full account of the planning considerations affecting the Park and the Masterplan proposals is given in the Planning Statement, but significant elements are outlined below.

The relevant development plan is the London Borough of Bromley Unitary Development Plan (UDP) 2006 and the London Plan 2004 (including early alterations 2006). National planning policy in the form of Planning Policy Guidance Notes (PPGs) and more recent Planning Policy Statements (PPSs) are also considerations. At a national level PPS1 (Delivering Sustainable Development) requires good quality, inclusive, sustainable design and proper engagement with the local community and other stakeholders.

Development Plan Design Principles

Design must respect the natural environment and London’s built heritage (LP Policy 4B.1), should enhance the public realm (LP Policy 4B.4) be accessible and sustainable (LP Policies 4B.5 and 4B.6) and most of all be of a high standard, particularly in Conservation Areas (UDP Policy BE4).

Metropolitan Open Land

The Park is also designated as Metropolitan Open Land (MOL). MOL designation protects strategically-important open spaces within the built environment which have more than a Borough significance, generally because of their catchment areas. Metropolitan Open Land is given the same policy protection as Greenbelt and subsequently PPG2 Green Belts is relevant.

There is a general presumption against inappropriate development within MOL as it is by definition harmful to such land (PPG2 Para 3.1). Very special circumstances to justify inappropriate development, which outweigh this harm, must be evident if such development is to be deemed acceptable (PPG2 Para 3.2). There are other policy facets in relation to MOL, including the need to protect visual amenity and criteria governing infill and redevelopment of Major Developed Sites. Regional and Local planning policy reiterates much of PPG2.

Listed Buildings

The NSC is Grade II* listed as of outstanding architectural or historical interest. A number of other structures within the Park are also listed - the Dinosaurs and geological illustrations have recently been upgraded to Grade I. There are strict controls on carrying out works to a listed building. Guidance in relation to the control exercised over Listed Buildings is set out in PPG15 (Planning and the Historic Environment). It recognises that many Listed Buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses (PPG15 Paragraph 3.13). Paragraph 3.15 of PPG15 goes on to state that “achieving a proper balance between the special interest of a listed building and proposals for alterations or extensions is demanding and should always be based on specialist expertise; but it is rarely impossible, if reasonable flexibility and imagination are shown by all parties involved.” The exact nature of the Listed NSC Building requires consideration and changes need to be balanced against the special interest of the building.

Crystal Palace Park is also registered as Grade II* on the Register of Parks and Gardens of Special Historic Interest in England: there are only 28 parks so listed. The II* designation includes those sites that would be Grade I if their condition had not deteriorated, and there is little doubt that Crystal Palace Park falls within this category. (There is only one Grade I listed park, also designed by Paxton at Birkenhead.) Whilst no additional statutory controls follow from the Grade II* listing, it influences any planning applications affecting the Park.

Conservation Areas

With the exception of the hilltop area, the Park is designated as a conservation area – ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to enhance’. In Conservation Areas, proposals should preserve or enhance the character or appearance of that area. The general presumption will be in favour of retaining buildings which make a positive contribution to the character or appearance of the Conservation Area. London Borough of Bromley has produced a supplementary planning guidance document for the Crystal Palace Park Conservation Area. This document identifies the buildings, structures and features that contribute positively to the area whilst also identifying those aspects that warrant intervention by way of improvement, renewal, removal or replacement.
1.0 THE PARK HISTORY AND THE CURRENT SITUATION

Accessibility

PPS1 calls for inclusive design. The London plan reflects this need for equality of access. Policies 3A.14 and 4B.5 recognise that disabled people continue to be excluded from many mainstream activities which other people take for granted. The Mayor therefore requires that all future development meet the highest standards of accessibility and inclusion. At a local level, the Bromley UDP requires that all development is designed to ensure ease of access for people with restricted mobility (Policy T5). Design and access guidance is set out in the SPG: Designing for Accessibility (Centre for Accessible Environments and Royal Institute of British Architects (RIBA) Enterprise 2004). CABE have also produced a document entitled ‘The principles of Inclusive Design’ which seeks to encourage developments to be inter alia inclusive, responsive, flexible, convenient, and welcoming.

Acts of Parliament

Finally, there are three Acts of Parliament that affect Crystal Palace and Park:

- Crystal Palace Act 1914 provisions saved by the 1951 Act
- London County Council (Crystal Palace) Act 1951
- Bromley London Borough Council (Crystal Palace) Act 1990.

The over-riding purpose of these Acts is to ensure that the land is held in place for education and recreation and for the promotion of industry, commerce and art. The Acts also restrict certain uses and the ability to sell, exchange, let or mortgage parts of the Park.

The LDA subsequently published a Framework Addendum in February 2007, which highlighted changes as a result of further consultation. A revised vision was agreed between the LDA and English Heritage, and included this statement:

‘Crystal Palace Park is one of the most important 19th century urban parks in the country. It contains not only significant remains from its original Joseph Paxton design but also later layers of history that reflect its changing use and status over the years. Our vision is to rejuvenate Crystal Palace Park as a metropolitan park, heritage asset, cultural, leisure, educational and recreational resource for the 21st century to meet the needs of local people, sports people and the public at large while interpreting and conserving its national significance.’

A Technical Brief also outlined the scope of work and outputs required, aspects of the Masterplan to be addressed and the range of information needed for a preparation of a hybrid application with the Park submitted in outline, and the works around and directly related to the listed NSC, submitted in detail. A series of core documents was provided to support the Masterplan process.

Appointment process

In August 2006 landscape architects Latz and Partner were appointed, through the Official Journal of the European Union process, from a short-list of six companies to lead a design team heading the Masterplan process. They have subsequently built-up a specialist team of sub-consultants.

1.6 The brief and scope of work

The Draft Crystal Palace Planning Framework published by the LDA in October 2005 provided the outline scope for the Masterplan and formed the basis for the design process that started in August 2006. Throughout its work, the Masterplan team has been guided by the five main principles outlined in the Framework. They are that the Park should be:

- A revived metropolitan Park and heritage asset
- A sports and event Park
- A sustainable Park
- An accessible and integrated Park
- An educational Park.

The brief and scope of work

The London Development Agency subsequently published a Framework in February 2007, which highlighted changes as a result of further consultation. A revised vision was agreed between the LDA and English Heritage, and included this statement:

‘Crystal Palace Park is one of the most important 19th century urban parks in the country. It contains not only significant remains from its original Joseph Paxton design but also later layers of history that reflect its changing use and status over the years. Our vision is to rejuvenate Crystal Palace Park as a metropolitan park, heritage asset, cultural, leisure, educational and recreational resource for the 21st century to meet the needs of local people, sports people and the public at large while interpreting and conserving its national significance.’

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- A revived metropolitan Park and heritage asset
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- A sustainable Park
- An accessible and integrated Park
- An educational Park.
1.7 Design evolution

Methodology

The development of the Masterplan relies on four components working closely together. They are:

- The LDA and the Planning Framework with specialist support from Design for London
- The context, identified and researched by consultants and specialists
- The consultation team involving stakeholders and special groups
- The design team.

All four provide input and advice to address the complexity and sensitivity of the project. This ensures that an integrated Masterplan has been produced that addresses the whole range of information and factors that affect the Park.

The methodology involves a constant interaction between the design participants and results in an evolving design which is constantly checked against these factors and regular feedback.

This process ensures that no aspect of the Masterplan is eclipsed by any other and that no one element dominates. All components equally support the Masterplan vision.

Further consultation will be required to ensure that the proposed new Park meets the needs and expectations of the public in detail (see chapter 1.8).
The Park History and the Current Situation

CONSULTEES

May 2005

CONSULTEES

Psychology

Main Group Meeting

Key Meetings

Park Working Group

Sport Working Group

English Heritage

LBB

Police & Park Rangers

Illustrative diagram showing
the Masterplan design development and timeline

Produced on behalf of LDA by Latz + Partner / Meadowcroft Griffin
**DESIGN AND ACCESS STATEMENT**

|-------------|----------------|--------------|---------------|---------------|--------------|--------------|

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### 1.0

**B: Conceptual planning phase**
- Refine key elements and objectives
- Balance conceptual design and park needs
- Develop landscape architecture concepts for CPP in terms of:
  - Heritage conservation
  - Accessibility and traffic management
  - Daily usage, education, as well as arts and events
  - Lighting design
  - Global sustainability
  - Ecology and biodiversity
  - Cost and business planning
  - Environmental Impact

---

**LDA**
- Framework principles
- Technical Brief
- Core Documents
- Project structure

**CONTEXT AND CONSULTANTS**
- On-site surveys and analyses
- Desktop review and research

**INPUT**

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**A: Preparation and analysis phase**
- Review of available Documents
- Desktop analyses, research and surveys
- Meeting with stakeholder groups
- Analyses of the current physical situation
- Evaluation of Analyses

**INPUT**

---

**CONTEXT AND CONSULTANTS**
- Elaborate strategies and concepts for multiple layers of Masterplan
- Interlink strategies
- Inform design concept with scientific detail

**LDA**
- Refine conceptual parameters and framework
- Review technical brief
- Develop presentation strategy
- Presentations to panels and authorities

**INPUT**

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**CONSULTATION**
- Review dialogue process documentation
- Review and evaluate proposals and individual ideas
- Collect public needs and desires
- View relevant checklists and established assessments

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**DESIGN**
- Establish outline designs for different landscape zones
- Work out connections and junctions between different zones
- Condense and merge all information from the above input and feed into the design for zones and elements

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**CONSULTATION**
- Public workshop
- Fireworks events
# Crystal Palace Park - Masterplan

## The Park History and the Current Situation

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### Context and Consultants
- **March 2007**: Mayor of London
- **April 2007**: Richard ROGERS
- **May 2007**: LBB Councillors
- **June 2007**: CABE
- **July 2007**: LBB Councillors
- **August 2007**: Richard ROGERS
- **September 2007**: LBB Councillors
- **October 2007**: Richard ROGERS

### Design
- **Context and Consultants**
  - Finalise overall and conceptual design
  - Isolate special topics and areas for detailed focus
  - Detailed co-ordination with consultant team members
  - Final adjustment to all consultant materials

- **Design**
  - Collect all detailed material and information
  - Produce final documents for outline planning application
  - Produce final illustrative material
  - Produce material for exhibition

### Consultation
- **March 2007**: Mayor of London
- **April 2007**: Richard ROGERS
- **May 2007**: LBB Councillors
- **June 2007**: CABE
- **July 2007**: LBB Councillors
- **August 2007**: Richard ROGERS
- **September 2007**: LBB Councillors
- **October 2007**: Richard ROGERS

### C: Detailed Planning Phase
  - Finalise overall and conceptual design
  - Isolate special topics and areas for detailed focus
  - Detailed co-ordination with consultant team members
  - Final adjustment to all consultant materials

### D: Final Production Phase
  - Preparation of final planning application materials
  - Preparation of final illustrative materials
  - Preparation of exhibition material

### E: Further Phases
  - Exhibition
  - Approval Process
  - Planning Permission
  - Detailed Design
  - Construction in Phases

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Produced on behalf of LDA by Latz + Partner / Meadowcroft Griffin
1.8 Consultation and communication

Consultation on the Masterplan has consisted of two different but complementary processes - the Dialogue Process, which has been running since 2002, and a wider community consultation programme that has run simultaneously since September 2006.

Regular meetings and information sharing have allowed the two consultation teams to share the views, expectations and concerns of a wide range of representatives from the local community and stakeholders with the Masterplaners. This feedback has helped to inform the Masterplan design process, allowing the masterplaners to incorporate suggestions and innovative ideas resulting from people’s comments where possible. This section provides an outline of the two different processes. More detailed information is available in the Statement of Community Involvement (SCI) that also forms part of the planning application.

1.8.1 The Dialogue Process

The Dialogue Process is a forum for in-depth discussion of matters relating to the future of Crystal Palace Park and the NSC. It was set up following the withdrawal of plans for major development in the Park by the London Borough of Bromley, and the first meeting was held in June 2002. It did not gain momentum until 2003, however, when it was jointly funded by the London Borough of Bromley and a number of local community organisations. Since the Masterplan team was appointed in mid-2006, members of the Dialogue Process have worked closely with the planners, responding to draft proposals before they have been finalised.

Structure

All Dialogue Process members are invited to Main Group meetings and these are normally held every three to six months, depending on the needs of the process. Minimum turnout is about 50 people, although recent meetings have been attended by 80-120 people. There are also three working groups, one focusing on Park-related issues, one on sports and (since mid-2006) one focusing on Park interpretation and the future Museum. Membership of the working groups is agreed at Main Group meetings.

Membership

The dialogue process has a membership of about 250 local organisations and individuals with an interest in the Park and the NSC, including representatives of local community groups, heritage groups, tenants and residents associations, amenity societies, relevant London Boroughs (Bromley, Croydon, Lambeth, Lewisham and Southwark (members & officers), English Heritage, Sport England, Metropolitan Parks & Gardens Association, sports clubs, the Greater London Authority (members & officers), LDA, local traders, wildlife organisations, the Green Party, young people, Park Rangers, campaigning groups, individual residents and the Masterplan consultants.

1.8.2 Wider community engagement

Independent consultants, Local Dialogue, were introduced by Latz + Partner in September 2006 with a remit to undertake a comprehensive programme of community engagement with the wider local communities across the five boroughs surrounding the Park.

Through use of diverse methods, including public workshops and involvement in Park activities, the wider community consultation activity aimed to raise the profile of the emerging masterplan, engage the local population in the design process - particularly with traditionally excluded or “hard-to-reach” groups such as young people and Black & Minority Ethnic communities – and feed back views, opinions and ideas on emerging options. Some highlights include:

- Distribution of 228,000 copies of a regular newsletter (Park News) door-to-door and 24,000 by post to stakeholders
- More than 3,000 visitors to public workshops and other audience-specific and weekend events
- Over 300 attendees at 13 different workshops for BME groups
- Distribution of around 1,000 information packs at Christmas roadshows
- An average of around 1,000 unique visitors to the website every month since its launch
- School visits involving over 3,000 children and 250 of their parents

1.8.3 Consultation outcomes

Consultation on regeneration of Crystal Palace Park, through both the Dialogue Process and the wider community engagement programme, has shown that there is overwhelming support for lasting improvements to the Park. There is a high degree of consensus on the bulk of the proposals and in most respects the picture is one of strong support for the Masterplan. There were a number of issues that were of particular interest to the community, whether in support or opposition, during consultation.
1.0 THE PARK HISTORY AND THE CURRENT SITUATION

These are covered in detail in the Statement of Community Involvement and include:

- Housing
- Hilltop site
- Park facilities
- Security
- Events and activities
- Ecology and natural resources
- Museum, education and information
- Paths and access

The LDA considers that the two complementary consultation processes have engaged a wide cross-section of the local community and its representative groups and that they have helped to deliver a Masterplan for the Park that as far as possible reflects the needs and wishes of the local community.

Next steps

The LDA is committed to continuing consultation on the proposals for Crystal Palace Park throughout the planning process. An exhibition to gather feedback from the community on the masterplan application will be held at Crystal Palace Station from 18 – 30 October 2007. A separate report of the outcomes of this event will be published shortly after the completion of the exhibition.

Consultation will be carried out by the LDA in advance of the submission of any detailed planning applications. Both the Dialogue Process and the wider community consultation programme have resulted in the establishment of some useful structures that could very helpfully play a role in future consultation. In the coming months, the LDA will work with stakeholders to agree the best format for future consultation that makes the best use of existing groups in a single consultation programme and is appropriate to each stage of the Masterplan process.

1.9 Core issues identified

- The Park no longer inspires a sense of wonder: its unique qualities and former magnificence are no longer apparent and not generally understood
- The most significant structural elements of the Park - the Palace site, terraces and Grand Centre Walk - are the most damaged and least enjoyable
- The Park still welcomes large numbers of visitors for sports and music events but people are drawn less widely to the Park in itself
- Access, views and connections are difficult and obscured
- The Park is fragmented and is no longer an integrated design
- The Park is no longer associated with innovation or displays of design excellence
- Its international significance and exceptional influence are not well understood
- Some areas are inadequately maintained: woodland and significant trees require specific management.

Photos showing: 1 Easter consultation event, 2 Outreach consultation with local school children, 3 Cycle tour in CPP with the Masterplanners, 2007
Illustrative drawing:
Bird’s eye view of the proposed Masterplan from the southwest
2 THE MASTERPLAN
Illustrative drawing showing the Masterplan for CPP
2.1 The Masterplan vision

The aim of the Masterplan is to create a 21st century Park, which reflects Paxton’s original ideas while responding to today’s concerns and opportunities. The aim is that the Park should be:

- Innovative
- Inspirational
- Trend-setting
- Recreational, fun and educational for all
- An exemplar of a modern sustainable park.

The vision responds to heritage, current conditions and future needs, with an overall aim of re-establishing the Park's significance. It aims to conserve and strengthen the historic landscape character, by re-interpreting and revitalising Paxton’s configuration and so recreating the character of the Park as a whole.

In particular it aims to re-establish the prominence of the Palace Terrace as an inspirational and usable place for the people. The reconfiguration of the main Grand Centre Walk as the Paxton Axis is designed to create a spine, providing an effective orientation system and re-establishing the historic landscape.

There are four key components which structure the Masterplan:

- Better accessibility to and within the Park, with entrances from all sides that provide facilities and attractions and link the Park to surrounding neighbourhoods
- A re-interpretation of the Palace Terrace and Italian Terraces to highlight their awe-inspiring scale
- A restored Paxton Axis which reinstates the essential heritage structure of the Park
- A totally-reconfigured centre of the Park, returning tarmac to turf and, for the first time, positively integrating the sports facilities into the Park heritage and future Masterplan.

The remainder of this Design and Access Statement looks at accessibility and other general considerations, the Park heritage and buildings, and introduces changes proposed for the component parts of the Park.
2.2 Park Zones

Eight areas of distinct character and significance were identified in the Masterplan (see figure on the right). The Paxton Axis unites these different Zones. The definition of these areas is based on Paxton’s design philosophy that informed the original arrangement of the Park, the progression of spaces within the site as well as subsequent and natural delineations of landscape typologies. By identifying these eight distinct zones within the Park the masterplan will build upon Paxton’s legacy, distilling the essence of each individual zone and thereby strengthening the coherence of spaces and overall Park design.

Paxton Axis

The Masterplan proposes the restoration of Joseph’s Paxton’s Grand Centre Walk, linking the old Palace site with the Penge Gate. During the 1960s, the walkway was blocked by the construction of the NSC and Athletics Stadium, and the concrete podium that contains the indoor athletics track. All that remains of the original walk is a short stretch by Penge Gate. Under the new plans, the podium would be demolished and the axis once again returned to ground level along the full length of the Park.

Anerley Hill Edge (A)

The gate and wall at the junction of Anerley Hill and Crystal Palace Parade would be opened up with new public spaces, creating extensive views into the Park. Although outside the remit of the Masterplan, it would be a priority to create a more pedestrian-friendly environment to help pedestrians cross heavily trafficked roads. Removing the wall and levelling the ground along Anerley Hill would provide a Park edge at pavement level along the length of the hill. There would be stairs and ramps to ease ascent and descent, stopping places and points of activity along the way. This would transform this important boundary from one of exclusion and impermeability, to a vibrant Park edge of activity, openness and access. The Station would be reconnected by opening up the original ticket hall with direct connection into the Park to the north. The removal of the turnstiles has already improved access. Anerley Hill would be the site for the replacement Lodge once the tower block in the Park is demolished, providing temporary accommodation for visiting athletes and school parties and teaching facilities.

Palace Terrace (B)

The Masterplan envisages re-establishing the site of the Palace on the top terrace, and reflecting the scale and grandeur of the former Crystal Palace. The extent of the original Palace footprint would be expressed with a grid of large trees echoing its structural grid, beneath which an open, multi-functional events and recreation space would be created capable of supporting an intensity of use not seen since the demise of the Palace itself. This would bring the hilltop back into full public use, creating an impressively-scaled public promenade along the Park edge where all five of the local boroughs connect. The trees would be planted with high clear stems of 5 to 10m, with open glades for various activities, and integrating the ecology of the existing site within the concept. A proposed Crystal Palace Park Museum and a range of active spaces including playgrounds, all serviced by kiosks, would further attract activity and use of this key area.

Italian Terraces (C)

The Italian Terraces were a key feature of Paxton’s Park but have fallen into disrepair. Under the Masterplan, it is proposed to restore and revive some of their original splendour by flanking the Lower Terrace with two large greenhouses at either end, that would contain different specific plant groups. Their scale and position would echo the original wings of the Palace, and together with the Tree Palace, would frame the broad expanse of the terraces. In addition, the Masterplan proposes two new, more intensively-designed, sunken gardens to enhance access to the terraces located where the original stairways existed. These would incorporate a series of sloping ramps around the sunken garden areas, providing access between levels without interrupting the large scale setting of the historic scenery.
The Transitional Landscape (D)

The centre of the Park is currently dominated by tarmac car parks and roads. The Masterplan would return this area to parkland. Key features would include an Adventure Playground, (built on the foundations of the current 11 storey Lodge tower, which would be demolished), new water features; a centrally-located police, first aid and information pavilion and an enhanced ecological landscape of undulating terrain. The landscape treatment, as its name implies, provides a transition between the ‘wilder’ elements of the Tidal Lakes and English Landscape with the more formal architecture of the Italian Terraces.

The Central Sports Area (E)

The Grade II* listed NSC building would be retained, but converted into a dry sports centre for activities such as 5-a-side football and hockey. The NSC is currently located on the site of the northern Grand Basin. The proposal is to fill the sunken area around the NSC, raising the levels so that the parkland landscape and the entrance level of the building are the same. The Olympic sized 50m swimming pool would be moved to a new Crystal Palace Regional Sports Centre (CP RSC) within the Park after the Olympics. The CP RSC would be located below ground taking advantage of the topography of the Park, with an accessible green roof as an extension of the Transitional Landscape parkland. It would be open to the existing track.

Tidal Lakes (F)

New landscape connections are proposed to improve access from Penge West Station into the Park. Direct access from Penge Gate to the lakes and Dinosaurs would be a major objective. A new Café and Dinosaur Interpretation Centre would be built to replace the delapidated building that currently exists. This would provide a new educational focus for the lower part of the Park, as well as wider community Park interpretation, information facilities. The café would have seating at lake level. Boating would be re-introduced on the lake, while much of the existing unnecessary and unsightly fencing would be removed. The much-loved Urban Farm is due to re-open to the public in September 2007.

Cricket Ground (G)

The Masterplan proposes that the pitch would be restored with enhanced drainage and a new cricket pavilion built. A series of ecological ponds would be created nearby on land that is currently prone to regular flooding to take the drainage waters from the pitch. The Park Rangers’ facilities would be relocated to the site of the existing Rangers’ Lodge. The Masterplan would enhance Sydenham Gate as a prominent new entrance to the Park. Six villa-style blocks are proposed where villas previously existed on Crystal Palace Park Road to raise capital for the Park improvements and create a coherent edge to the Park.

English Landscape (H)

The traditional English Landscape is perhaps the best preserved aspect of the original Park. The plans here are to maintain and enhance the character of the area. Proposals include a restored Maze and improved Concert Bowl area, with a small café housed in the North Greenhouse.

A Treetop Walk would take visitors through the wooded areas of the landscape, and linked to woodland interpretation material. Because of the steep landscaping, the walkway could start at ground level at both ends, running from the North Greenhouse to the Perimeter Walk near the Crystal Palace Park Road boundary. A new gateway could be created at Rockhills, opening up access to communities north and west of the Park. Currently the Caravan Club occupies 2.4 hectares (six acres) of parkland on a long-term lease. If relocated, it would be possible under the Masterplan to return just under five acres to public parkland, with little over an acre at the edge of the Park developed for residential use to support Park improvements.
3 MASTERPLAN PARK-WIDE STRATEGIES

3.1 Movement and access

3.1.1 Forecast visitor catchment

A Public transport
The public transport catchment of the Park at present is considered good by both rail and local bus services. The Park is accessible by rail through either Crystal Palace, Penge West or Sydenham Stations. This means that a significant proportion of inner London boroughs south of the River Thames are within 20 minutes’ travel time by train: the majority of the resident population in south London is within 30 minutes travel time of the Park. The figure overhead shows the rail and major road connections to the Park.

The location of the bus interchange at the south-west corner of the park provides good access by around 13 bus services giving direct links with Oxford Circus, Plumstead, Blackheath, Orpington, Croydon, Wallington, Morden, Clapham Common, Balham, Elephant & Castle, Bromley and Brixton. Nearly 650,000 local residents can access the park by bus within a 45-minute off-peak period. In addition to the existing public transport services available in the vicinity, there are two future transport schemes which will further enhance the catchment of the Park. The East London Line extension will provide additional rail services via New Cross Gate up to Dalston Junction and Highbury & Islington. This will improve access to the Park from the north and east. These extensions are under construction and the services from Crystal Palace are to begin in 2010.

A proposed extension to Croydon Tramlink is currently being considered by Transport for London. This scheme, providing funds for implementation are made available would provide an additional route from Harrington Road to the Crystal Palace Parade bus interchange, providing links to Croydon and the rest of the Tramlink network.

The Masterplan has been developed to accommodate a potential route for the tram extension within the Park boundary. There are three route options for the northern part of the proposed extension, between Anerley Road and Crystal Palace Parade. All three route options would terminate next to the bus terminus. One option runs on-street up Anerley Hill, the two other options run off-street parallel to Anerley Hill within the Park boundary. A new public transport interchange facility is proposed to replace the existing bus facility, with access from the interchange directly onto the top Terrace of the Park. The construction of the Tramlink alignment and public transport interchange is subject to TfL securing approvals and funding, and do not form part of this planning application.

B Walking
Over 65,000 people live within 30-minutes of the Anerley Hill gateway, and just under 55,000 of the Rockhills gateway.

C Cycling
The London Cycle Network runs through the existing park providing links for cyclists to the rest of south London. Over 2.2 million local residents can access the park by cycle within a 45-minute period.

D Driving
The Park is bounded on three sides by ‘A’ roads which give good access by car to the Park from south London. Over 3 million local residents can access the Park by car within a 45-minute period. The emphasis within the Masterplan is access to the Park other than by private car however, it is acknowledged that a significant proportion of visitors would continue to use their cars and the Masterplan therefore includes appropriate levels of parking for Park visitors.

3.1.2 The Park and its connections

Paxton’s Park was for paying visitors, so boundaries and buildings were designed to exclude and separate those inside the Palace and Park from the outside, physically and visually. For the Park to work today as a local, regional, and national park, it needs to be visible and open, with entrances more clearly defined and inviting. Buildings at the gates to the Park should contribute to its vitality and character, creating activity at different times of the day to animate the new public spaces and also to enhance permeability and the sense of safety and security. The appearance and configuration of the Park edges would be informed by the character of the immediate neighbourhoods. The design aims to enlarge the Park, to draw people in, to bring it alive and to create interaction with its surroundings.

A Around the Park
The Park forms part of the Green Chain through South East London, which goes through the Park and links with Brockwell Park and Dulwich to the north and west, and Beckenham to the east. Its surrounding area is mainly residential, but the busy main roads on three sides create a barrier to pedestrians and diminish accessibility from the surrounding neighbourhoods.
The aim is to strengthen connections with parks in the surrounding areas, to reinforce connections with local green corridors and the Green Chain Walk. Improved points of reference and landmarks in the Park, with an integrated signage and interpretation strategy, would help orientate and guide visitors into the Park from surrounding neighbourhoods and public transport links.

The current situation requires local knowledge to easily access the Park. In general access is not straightforward. The whole infrastructure, outside and within the Park, is geared to car accessibility rather than cycle or pedestrian access.

The Park is well served by public transport, with rail to Crystal Palace Station or Penge West, and many bus routes. The extension of the East London line and the potential extension of the Croydon Tramlink will improve this further.

The reasons for this include:

- Lack of visual connections to the Park
- Lack of signage
- Busy roads to cross
- Lack of pedestrian-friendly crossings
- Poor connections at gates, major traffic junctions
- Numerous barriers and street clutter, guard railings, walls, fences
- Lack of identity and poor design of entrances
- Poor quality of boundary fencing, walls
- Restricted pathways, discontinuity of surfaces
At each access point into Crystal Palace Park, the following specific problems occur:

**Upper Norwood Triangle**

The intersection between Westow Hill, Anerley Hill, Church Road and Crystal Palace Parade is dominated by noise and traffic, with unattractive and complicated crossings. Pedestrians have to cross from island to island, and deal with many barriers and with traffic light sequencing favouring traffic flow. The gateway is low in design quality and uninviting. The bus terminus pays little attention to the quality of the public realm for passengers, and there is no visual connection with the Park through the clutter of associated street furniture and signage.

**Crystal Palace Parade**

Pedestrian movement along the Parade on the Park side is unattractive due to traffic noise, poor surface quality and lack of interest. Changes in level restrict access to the Park, although this edge appears to be open at first glance. Again, views into the park are blocked and there is no atmosphere of an urban boulevard, though a fine view can be enjoyed from the west side of the road.

**Anerley Hill Edge (Upper Norwood to CP Station)**

The high wall and raised Park levels create a physical barrier to the Park. The hill is steep and the pavement is narrow. A gated entrance exists beside the Crystal Palace Museum but this leads to an secluded area, giving a feeling of insecurity. In general there is a poor connection between Anerley Hill and the Park. The views into the Park are completely blocked by the mound and dense vegetation.
**Crystal Palace Station**

Until April 2007, the entrance from Station Road was blocked by turnstiles. Their removal has improved accessibility from this important point of entry.

**Penge Gate**

This entrance is not visible from outside the Park, and visitors need local knowledge to find their way in. There is no visible connection from Penge West Station.

**Rockhills entrance**

There is no defined entrance into the Park at Rockhills, despite it being at a significant road junction. Old Cople Lane is private and only gives access to public service utilities, isolating this area from the rest of the Park. The Caravan Club entrance is private too, with no links into the Park. Secondary entrances, through small gates, in Crystal Palace Park Road, Westwood Hill and Thicket Road have limited visibility into the Park, and are surrounded by dense vegetation as another disincentive. Car parking along Crystal Palace Park Road is of poor design quality.
Within the Park

The strong system of roads and pathways laid out by Paxton has suffered serious damage and change over time, especially with recent interventions seriously reducing the Park pathway network. The raised podium of the NSC constitutes a severe barrier to pedestrian movement.

The pedestrian routes within the Park vary in quality, not only in surface quality but also in width and character. There is no recognisable hierarchy or Park-wide system of pathways, resulting in disconnection and disorientation.

A network of good paths exists from the Tidal Lakes up to the Concert Platform, but others are poorly constructed and maintained. Grassed areas, especially the Italian Terraces and the Cricket Ground, are badly drained and do not encourage access.

Constraints include:

- Challenging topography, the natural slope of the Park is significant
- Overgrown vegetation and lack of visibility and safety
- The clutter of buildings, fencing and barriers
- A lack of attractions to draw visitors into the centre of the Park
- Substantial physical barriers created by the NSC, Caravan Club, CP Transmitter compound, National Grid site, Thames Water reservoir and railway cuttings.

3.1.3 Movement strategy

The Masterplan for Crystal Palace Park has a number of transport and access elements. Overall, it is designed to improve access by making it a more pedestrian- and cycle-friendly environment and, unlike in Paxton’s day, it aims to be an open Park.

The entrances would be clearly visible and well-designed, providing views right into the Park to attract visitors as well as those passing by. A network of pathways would be laid out with the Paxton Axis (based on the Grand Centre Walk) re-established as the main connecting element. Movement in all directions would be possible so that all Park areas and levels are connected: this holds true, with few exceptions, for visitors on wheels of any kind.

The surfaces would be durable and low maintenance, with a unifying character but providing varieties for different levels of use.

Internal routes and access

The figure on page 044 shows the main access points to the Park and the enhanced hierarchy of routes within it. The introduction of wide promenades provides a more attractive, safe and accessible pedestrian environment. The reinstatement of the Paxton Axis would provide a clearly-visible primary route linking the eastern and western sides of the Park.

At present the Park is rarely used by pedestrians wishing to pass through the area. The improvements to entrances, pedestrian routes and signage is designed to make the Park
3.0

Movement and Access

more attractive to those travelling through as well as those wishing to visit the Park itself. Accessible routes to the local rail and bus interchanges would also serve to discourage access by private vehicles. In particular, the entrance adjacent to Crystal Palace Station would be greatly improved with a wide promenade from the Station leading directly into the heart of the Park. Where this route interacts with the vehicle access road, a raised table would be implemented to ensure the safety of pedestrians and to ensure that traffic within the Park is travelling at a safe speed.

The Park edges would be opened up to enable permeability, in particular along the Anerley Edge where pedestrian users can access the Park along this length of the Park boundary. The enhancements of the gates at either end of Crystal Palace Parade would provide much-improved visual access to the site from the western side, in particular the Norwood Triangle. Pedestrian access to these gates is to be improved through pedestrian crossing facilities and adjustments to the highway junctions.

The reinstatement of the Rockhills gate for public access would provide a much-needed link to the area northwest of the Park. This gate would provide vehicular, pedestrian and cycle access.

A small car park would be provided here along with a vehicle route for disabled visitors to the proposed North Greenhouse entrance. The pedestrian links and crossing facilities in the vicinity of this junction would be improved to ensure the gateway is effective.

Cycle routes would be improved throughout, making use of the London Cycle Network (LCN). The network, which currently runs through the Park, would be highlighted by improved signage and designated cycle paths. The removal of raised walkways and stepped routes would enable a much greater proportion of the Park to be accessible by cyclists. Cycling in the Park would be further encouraged through the introduction of cycle hire.

It is proposed that internal mobility could be further improved by the introduction of a light passenger vehicle route linking up the main entrances with the main attractions within the Park. This is an option for the future not subject to detailed consultation at this stage, but it could take the form of small electric buses running specific routes during busier periods of the year. The main vehicle access point to the Park would be via the existing access along Anerley Hill. The Anerley Hill Park boundary would be redesigned to accommodate the proposed Tramlink, and would provide access to the main parking areas within the Park, adjacent to the proposed Crystal Palace Regional Sports Centre (CP RSC). Vehicle access to the areas beyond this would be restricted through barriers to prevent access by private unauthorised traffic.

It is proposed that, in order to provide convenient access for large visitor groups to the Rockhills area of the Park and in particular the proposed North Greenhouse and Museum, a coach drop-off facility could be provided along Crystal Palace Parade. This would be used for coach parties such as schools and colleges to drop-off near to the Terraces to allow quicker and safer transfer to the proposed North Greenhouse and Treetop Walk.

This would operate outside peak traffic hours and only be available for short-term waiting. It is proposed that coaches drop-off and pick-up in this location before parking within the coach parking facility provided in the Park.

The proposed Museum would be accessed by pedestrians from Crystal Palace Parade. Servicing access for the Museum will also be via Crystal Palace Parade. A coach drop-off could be from either Crystal Palace Parade as detailed above or from within the Park via Anerley Hill.

The key traffic junctions are Anerley Hill and Rockhills. Proposed amendments to the junctions to improve their operation for both pedestrians and vehicles are to be put forward to ensure the impacts of the Park on the local highway network are kept to a minimum.
Within the Park, there will be a hierarchy of routes, using different surface qualities:

**A  Primary routes**

The Inner Circuit and the shortcut between the Intermediate Lake and the Maze, and the connecting road to Anerley Hill, would be made out of smooth black tarmacadam suitable for high-loading, large vehicles.

**B  Secondary all-weather pathways**

The next hierarchy of path would be paved with a tar and chip surface, the top layer of which should consist of small crushed stone material whose colour would match the existing stone elements in the Park. This category covers all important access and connection routes to allow convenient passage by foot and on wheels in all weather conditions, and capable in specification and width to take Park maintenance and emergency services’ vehicles.

**C  Tertiary minor pathways**

The lowest category would be a water-bound gravel path. This category would be specified for shortcuts, minor paths and as overflow areas in addition to tar and chip walkways. The same surface would also be used to cover areas designed for temporary uses (fares, parking, occasional high visitor frequency areas), as a transitional surface between paved pathways and turfed areas.
3.1.4 Parking and event considerations

The emphasis in the Masterplan is on reducing the visual intrusion of parking and removing the dominant car parking in the centre of the Park. Landscaped parking would be provided to the east of the stadium. Further parking adjacent to the proposed CP RSC entrance would be provided for disabled users and coaches within the south entrance court.

With the introduction of the Rockhills Gate, an additional parking area would be provided adjacent to this entrance. This would provide a small number of spaces for use by Park visitors.

The Sydenham and Penge Gate car parks are proposed to retain similar levels of capacity as is available at present, whilst providing enhanced landscaping to improve integration. Parking for disabled people would be provided at all parking areas around the Park. The proposed residential developments would be provided with off-street residents’ parking.

The Park would continue to host major events with significant visitor numbers. It is proposed that a transport event-management strategy be implemented to ensure minimal impact on the local highway and public transport network, whilst providing sufficient transport capacity for visitors to access and egress the Park in a safe and timely manner. Where events are held within the stadium, appropriate emergency exit facilities would be provided. This would be based on existing stadium guidance in line with Health and Safety legislation. Where very large events are held, temporary additional exit stairways and walkways would be provided.

Overflow parking is currently provided within the Park to cater for large events. It is proposed that occasional overflow parking for special events up to an additional 750 vehicles be provided on the Palace Terrace and along the circuit road.

It is envisaged that the largest likely events at the Park would be concerts held within the stadium with attendances of up to 30,000. For these events it is proposed that limited parking is provided with tickets for essential personnel and disabled attendees. It is proposed that additional public transport services should be operated both on rail and bus routes, visitors would be encouraged to travel by public transport or sustainable modes. For smaller events such as markets, particularly those held on the Upper Terrace, overflow parking would not be made available and any existing parking would be prioritised for exhibitors.

Where sporting events are taking place at the CP RSC or within the stadium, provision would be made for competitor parking. Coach parking would be permitted within the CP RSC car park and along the inner circuit with prior permission.
3.1.5 Ensuring inclusive design

Inclusive design is an integral part of the Masterplan design process. People have complex needs that cannot simply be itemised in a checklist. Inclusive design is not solely about disabled people’s access requirements but about access for all.

Buro Happold Inclusive Design has advised on all aspects of inclusion. Buro Happold Inclusive Design developed a set of parameters for the Masterplan design team to work within. The intention was to establish the broad principles to which the development would aspire to, and - in doing so - to meet the requirements of planning guidance and Building Regulations. The parameters covered the following areas:

- Footpaths including gradients
- Steps
- Accessible toilets, including faith provisions
- Car parking facilities
- Walking and rest facilities.

In addition throughout the consultation processes input from disability groups has been sought and valued. An illustrative plan of the proposed inclusive design strategy is shown in the figure on the left.

A The challenge

The Park is set on the highest ridge in London, and is one of the largest in south-east London. Whilst generally well-served by public transport, it is still disconnected with poor and almost incidental gateways, and poorly defined boundaries, deteriorating surfaces, facilities and signage.
From top to bottom, the site falls 58 metres and has a maximum length of just over 1km – an overall gradient of 1 in 17. Anerley Hill has a gradient of greater than 1 in 10 in places. The route along the Paxton Axis for example is repeatedly disrupted by a series of stairs.

Within the Park, the network of routes for pedestrians and cyclists is unclear and confused, hampered by a maze of temporary and permanent fencing creating barriers to free movement. Sitting within the centre of the Park, the NSC effectively splits the Park in two, creating a physical barrier particularly for those with limited mobility. Most paths are in a poor state of repair, limiting access to many. The Concert Bowl is a graded grass viewing area, which many people with restricted mobility would find difficult to access. There is limited seating, and existing facilities such as toilets do not reflect good practice and do not meet the needs of Park users.

**B Accessing the Park**

Improved gateways, will create focal points of activity around the access areas and will help re-connect the Park with its surroundings and the local communities that use it. The new gateways would improve accessibility and connectivity with the surrounding areas. There would be improved crossing facilities for pedestrians at or near them so that pedestrians can safely reach the Park across the busy roads that surround it (although these facilities are not included in the Masterplan outline planning application). It would be important to reflect key desire lines when determining where these crossing facilities are located.

Controlled crossing would also be provided where vehicles have access to allow for safe crossing, especially from those entering from Crystal Park Station. Again, it should be noted that these highway works are not included in the Masterplan outline planning application. Coach parking would be provided at the proposed CP RSC and a coach drop off point will be provided adjacent to the Rockhills Gate. These would be designed for all coach users including those who are wheelchair users.

Car parking would be provided at Rockhills Gate, the proposed CP RSC, the Athletics Stadium and NSC, and at the Penge Gate entrance. The percentage of blue badge bays across the will be in accordance with BS8300:2001.

Accessible bays for disabled cyclists, accommodating adapted cycles and tandems would be provided at all cycle parking provisions. Level access would be provided across the main axis. Easy graded routes would be provided down to the balcony parade.

The proposed Tramlink would provide access from the top of Anerley Hill to the Crystal Park Station entrance.

**C The pedestrian environment**

As stated, the Parks falls overall by 1 in 17. To overcome the changes of level from the terraces, new graded routes would be provided with steps from the upper terrace replaced with a ramped section down. The new Sunken Gardens would provide stepped and ramped access connecting the Terraces to the Transitional Landscape.

The site would be developed in a manner which minimises the gradients along the routes. The proposals would provide new graded routes, which will be 1:21 or less, along the Paxton Axis. Where steps would be provided, easy-going routes would be available. The primary easy access routes are highlighted on the figure on page 046. Tapering steps, where the tread depth varies along the width of the tread, can be a hazard - particularly for visually impaired people. This detail would be avoided. Where new steps are provided, these will be in accordance with good practice guidance. Existing steps would be upgraded, with due regard to their listed status, to improve their accessibility.

For many people long distances are problematic and for some this distance can be as short as 50m. Therefore, the provision of seating at strategic locations along routes would be important. In addition to the seating, a mobility scheme, internal transport system is proposed to provide access across the Park at peak periods throughout the year. The surfaces of the routes throughout the Park would be improved. Care would be taken within the specification and installation of the surfaces to ensure they are accessible to wheelchair users and those with limited mobility, using walking aids.

**D Way-finding**

The design and layout of the Park is designed to be logical and assist with way-finding around the Park. Way-finding within the environment is also important to a visually impaired person’s experience.
The use of visual contrast and non-visual clues, such as changes in the texture of paving materials, are important. The use of such approaches would be addressed during detailed design. All signage within the Park would be consistent and will not only highlight routes, but also be designed to minimise the time and or energy spent way-finding.

E Lighting

Lighting is an important facet of accessibility. Levels would follow relevant guidance with minimal requirements and would be uniform, avoiding glare and pooling. There would also be lighting at low level to indicate pathways and routes.

F Park furniture

Street furniture such as seating, signage, litter bins and lighting posts would all be designed to established principles, in accordance with the inclusive design strategy that will be developed. All street furniture would incorporate elements to ensure that long cane users can locate obstacles.

G Sanitary accommodation

The Masterplan includes a significant improvement in the number and quality of public toilets provided. The requirements of faith groups would also be addressed.
3.2 Urban Realm

Currently, the Park has a poor relationship with its surroundings. There are a number of entrances into the Park but they are inconspicuous and suffer from poor quality public spaces serving them. Visual connections between the Park and its surroundings are poor and often obstructed by high walls, fences and dense vegetation. Park entrances are poorly defined and lack landmark qualities. Edge conditions of the Park currently do not facilitate the integration of Park and neighbourhood, depriving the immediate Park surroundings of the benefits of the Park and the Park of the structure and vibrancy of its urban context. The Masterplan aims to establish the Park and its edges in particular as part of the urban realm. The goal of the proposals is to create inviting, dynamic and permeable edges that respond to both the Park and its surroundings. By identifying 3 basic types of edge condition (see figure on this page), the Masterplan aims to respond directly to the immediate surroundings, strengthening the relationship between the Park and the communities it serves, thereby re-establishing the Park as a public open space:

1. The vibrant Park edge aims at creating a highly permeable, inviting edge to the Park that ensures visual connections in and out of the Park.

2. The suburban Park edge embraces the relationship of private housing and parkland by creating a soft, green boundary that is secure yet remains comfortable for park users and does not reduce the perceived park experience.

3. An enclosed Park edge will create the necessary secure boundary to edges such as the rail corridor. It aims at creating positive, inhabitable spaces.
3.2.1 Vibrant Park Edge

The vibrant Park edge responds to urban structure, specific buildings and identified use patterns. In response to and recognition of Norwood Triangle as a vibrant urban centre, the Masterplan aims at creating an open, inviting space that would draw people into the Park while establishing a positive urban experience. The proposals recognises the importance of re-establishing Crystal Palace Parade as the grand promenade it once was. A green, pleasant context of appropriate scale for the promenade would be created on the Palace Terrace, creating a multiplicity of spaces and permeability that would provide a suggestion of what lies beyond.

Redefining the edge of the Park along Anerley Hill would reconnect the neighbourhood, from the Triangle down to the Station, with the Park.
3.2.2 Suburban Park Edge

The suburban Park edge is defined mainly by private properties punctuated by gates. Existing entrances would be improved, ensuring visual connections into the Park are retained and enlivened by creating opportunities for community activities.

The general strategy for this edge is to bring the park closer to the perimeter by re-aligning the perimeter path and thereby extending the Park towards the edge. This would facilitate the integration of the residential edge into the park structure while minimizing negative ‘no go’ spaces on the park’s edges. The Masterplan recognises and acknowledges existing neighbourhood structure and green corridors, such as at Rockhills and Westwood Hill, and aims to establish connections that would facilitate the inter-linkage of green spaces beyond the boundary of the Park.

3.2.3 Enclosed Park Edge

An enclosed edge will be necessary in specific locations, such as along the railway corridor. In these situations a fence will provide a physical secure barrier with planting on the park side to soften its appearance. The Masterplan would minimise unsafe, hidden corners along this edge. Controlled views into the Park would allow intriguing glimpses, inviting visitors into the Park. Views out of the Park would be carefully choreographed as to minimise intrusiveness while maintaining a sense of appropriate context. The careful management of views and fence condition and appearance would create a balance of necessary security and delightful park experience.
3.2.4 Public and private spaces

Public space in Crystal Palace Park comprises 90% of the Park area, but its coherence as a Park is disrupted by areas that are subject to separate leases for specific, exclusive use - from fishing to broadcasting.

These areas create fragmentation by:

- Their restrictive and, in some cases, inappropriate uses
- Single use elements and spaces
- Inappropriate zoning
- Lack of permeability in terms of access and visually through these spaces
- Lack of connection with the rest of the Park.

The Masterplan seeks to remove areas of private and exclusive use and to improve access, park facilities, education facilities, interpretation options and events of every scale. It aims to help reclaim the Park’s former status as an essential destination for local, national and international visitors and, in doing so, contribute to the environmental, economic and social vitality of the area.
3.3 Landscape

3.3.1 Topography

Recalling Paxton’s approach, the Masterplan embraces the natural topography of the Park to enhance every dimension of the landscape. It would reveal expansive views over London and into the Park from the Palace Terrace, and would provide innovative ways of celebrating the gradients of the terraces with a variety of stairs, ramps, slopes and slides.

The Treetop Walk would give a new topographic layer to the Park at tree canopy level and the topography would also be expressed through the water system designed to best practice sustainable standards, highlighting the varying gradient. Proposed modeling to the landscape would improve access and permeability.

The most extensive change would be along Anerley Hill Edge and in the centre of the Park within the Transitional Landscape, with undulating terracing and significant ground modelling to facilitate level access into the Park and to integrate large buildings like the NSC, the Athletics Stadium and the new CP RSC into the parkland while reducing their dominance.

The Masterplan proposes some significant changes in topography. As illustrated in the central figure below the Masterplan strives to achieve a balance between removed (cut) and deposited (fill) materials. By achieving this cut and fill balance and maintaining short distances between areas, the Masterplan’s core principle of sustainability would be a driving factor during the implementation phases.
3.3.2 Visual connections

When originally built, the Palace with its Water Towers and the Park formed a remarkable landmark due to its sheer size and setting on Sydenham Ridge. Since the loss of the Palace and the Water Towers, this impact has been lost. Although the CP Transmitter does mark the Park location, it is not integrated into the Park at ground level. With the newly defined Palace Terrace and the CP Transmitter better integrated into the Park. Crystal Palace Park would once more have a series of strong elements to reinstate its presence in London and make it visible from afar.

Within the Park, the original aim of enabling an overview from the top has been lost, mainly because of overgrown vegetation, and there is little sense of orientation. The view down the former Grand Centre Walk today is only possible in short, broken sections and has lost its strong impact on visitors’ perceptions of the space as a whole. This central axis has been heavily built over, historically by temporary structures and more recently by the NSC. Large leylandii hedges and other self-seeded, overgrown vegetation in the central area around the NSC divide the Park visually into an upper and lower part. The leylandii hedge by the CP Transmitter blocks views to the historic Aquarium and disconnects the Park from Rockhills. Today, only the Italian Terraces provide an accessible view over the Park. The figure on this page illustrates these visual barriers.

The Masterplan would re-open some important historic views lost in recent years - particularly views along the length of the Palace site; views from the Palace and terraces down the Grand Centre Walk; and views from the Crystal Palace Station and nearby Rosary up to the Italian Terraces.
3.3.3 Scale

The Masterplan identifies the possibility of incorporating one if not two Energy Towers located on the bases of the original Brunel water towers and built to a similar height of 87m (285ft). They are not included in this application, however. Just as the tree grid on the Palace Terrace makes reference to Paxton’s original Palace, so the possible Energy Towers refer back to the original water towers and their contribution to the townscape and key views. These possible Energy Towers would be iconic elements that would not only generate energy, but would provide a significant visual point of reference for the Park. They would visibly demonstrate the sustainable energy theme of Crystal Palace Park, by using innovatively the combined energy of heat, wind, and solar energy.

Overall, the Masterplan approach echoes Paxton’s own – a grand experience sweeping down from the extraordinary impact and technological excitement of the Palace and water towers, through intermediate areas reflecting different aspect of landscape and horticulture, to the prehistory displays with Dinosaurs and Geological Illustrations at the Tidal Lakes. All are united by the imaginative use of water features, and with all areas offering intimacy as well as openness and magnificence. There are three clear hierarchies of scale – the larger than human, a medium (more human-related) scale and detailed scale of original features. These scales would all be incorporated throughout the design concept.
3.3.4 Vegetation and ecology

The Park is an important site for ecology and is designated as a "Borough Grade 1" Site of Importance for Nature Conservation (SINC) as a function of its size, diversity of habitats, and variety of species some of which are scarce. The Park contains important trees and vegetation from several phases of its history, although overall the Park suffers from excessive overgrown vegetation.

Existing Biodiversity

There is a reasonable amount of habitat diversity within the Park but some of the habitats, especially those of woodland and scrub, require management. Principal habitats include:

- Amenity grassland – largely of low value for wildlife although potentially providing foraging habitat for a restricted number of bird species
- Tall herb vegetation – often to be found as a mosaic with grassland and scrub habitat. This is a good habitat for a range of wildflower species, the invertebrates that they support and thus seed-eating and insectivorous bird species
- Woodland and plantation – planted and self-established woodland is present throughout the Park, especially in the north. This provides a variety of habitat conditions likely to favour invertebrates, birds and bats. There are good, mature trees and some veteran specimens
- scrub – a significant habitat type, especially on the former Palace site, and valuable for invertebrates, and as foraging and nesting habitat for a variety of bird species
- Standing water – the Park includes three significant water bodies. These are generally of restricted interest for wildlife, although they have significant potential. The Tidal Lake is one of the most important places for waterfowl in the London Borough of Bromley.

These habitats support:

- 230 species of flowering plant (including the rare broad-leaved helleborine)
- Four species of bat (legally protected under UK and European legislation)
- A variety of bird species including breeding, passage and over wintering birds
- 172 species of invertebrate – of these 14 species are considered Nationally Scarce and 11 species are of Local Importance.

Amphibians appear to be restricted to frogs and common newts, with no evidence of the protected great crested newt or reptiles. The different landscape characters and associated vegetation in the Park are generally weak. There is good potential to strengthen the character zones with additional planting and related management regimes.

Ecological assets

The trees and other vegetation have been surveyed and assessed for their contribution to the historic landscape as well as for their arboricultural interest and quality. The Park retains relatively few trees from the mid 19th century. Of the 1,968 trees surveyed, only 43 or 2.2% are likely to pre-date the creation of Crystal Place Park. These include oaks and a few sweet chestnut that derive from the former Great North Wood on the north-west and south boundaries of the Park. Two large cedars from the former Penge Place Park were lost in the later 20th century. Another 33 trees or 1.7% are likely to date from the time Paxton laid out the Park until his death (1852-1865).
These include English oak, Turkey oak (including a fine tree in the garden at Rockhills), cedars, lime, horse chestnut, beech and London plane. These few trees are highly significant to the history of the site. Trees which were known to be planted by Paxton and among his favourites were a large number of deodar cedars, lining walks and the colonnade, and monkey puzzle trees.

The mix of exotics and native planting introduced by Paxton and continued in the 19th century is disappearing; this mix should be reinforced using the original palette, including sweet chestnut, beech, English oak, Turkey oak, common lime and cedars (Atlantic deodar, and Lebanon) in the landscape areas and monkey puzzle, for instance, in the former garden at Rockhills.

Trees and planting which form Park design features are also significant. These include the poplars planted in 1870-1 around the Maze and the planes planted along lower parts of the Grand Centre Walk after Paxton’s death and largely replanted in the mid 20th century. Rhododendrons were planted extensively, forming the much-admired valley of rhododendrons and there are some important survivors that should be identified and retained.

Ecological surveys

Crystal Palace Park is well-documented in respect of wildlife species and habitats. The London Borough of Bromley has produced various documents relating to ecology and, in 2005, the LDA commissioned a number of ecological surveys.

These surveys and the work carried out by Ecology Consultancy Ltd have built a detailed picture and inventory of the ecological interest and value of the existing Park. The figure on page 058 shows the findings of these surveys. They have informed the design process to ensure that the Masterplan provides the overall biodiversity enhancements agreed through the design and consultation process, which are so widely supported.

Tree survey

A survey to BS 5837 2005 has been undertaken. The subsequent report identifies all the trees within the Park and records several characteristics including species, size, condition and quality. Trees are allocated a retention category according to their quality, amenity and life expectancy. Some trees are recommended for removal for safety reasons. This survey acts as a basis for the ecologists and historic landscapers to identify trees of interest within their specialist areas.

There has been a history of under investment and inadequate tree management within the Park. As a result, there are a high number of poor quality trees that require removal or remedial action for reasons of public safety.

A lack of vision and removal of self-sown specimens has resulted in occasional rows of poor quality trees that follow fence lines and grow through wire fences. Since these fences follow arbitrary routes and are in a state of collapse, such trees would be better to be removed and replaced with higher-quality specimens. Where this would have a high ecological impact, alternative management proposals are being considered, for example the retention of standing deadwood stumps.

Many of the older trees have a limited safe life expectancy and may require removal within the next few decades. There are many excellent horse chestnut trees within the Park. Sadly, the majority of these trees are suffering from Bleeding Canker and the remainder are expected to become infected within the next few years. The spread of this disease has become epidemic throughout the country and plans need to be made to mitigate their loss.
Amenity Grassland
Bare substrate
Felled woodland
Hedge
Herbaceous planting
Japanese knotweed
Plantation
Planted shrubbery
Scattered trees
Scrub
Sedge
Low ruderal vegetation
Neutral grassland
Standing water
Tall herbaceous vegetation

Illustrative figure representing ecological survey of CPP 2006/2007, existing condition
Ecological Strategy

The concept behind the Masterplan is to create a Park with sustainability as one of its guiding principles. Biodiversity is a key aspect of sustainability. The emphasis of the Masterplan is to enhance the biodiversity interest of the Park through the creation of new habitats within landscapes and buildings, and by fully mitigating those that have been and would be lost during its regeneration.

The Park currently has significant ecological interest as shown in figure on page overhead. The intention would be to retain woodland and scrub areas, create new ones, maintain existing landscape areas for greater biodiversity value through management - in particular the 'Nature Garden' on the Palace Terrace - and to ensure that certain areas of existing woodland are principally managed for their ecological interest. Areas of grassland and ruderal plants would be increased in size and diversity, utilising different substrates and seed mixes to create a variety of grasslands, annual and perennial meadows, and wildflower habitats.

The number of wetland areas would be increased and would be designed to vary in character and performance from formal permanent ponds and lagoons to more natural and ephemeral ponds. In places these would be linked together by open channels and rills. These would be planted with a range of aquatic, emergent and marginal plant species that in turn would attract a variety of wetland wildlife including invertebrates and amphibians.

In addition, the Masterplan proposes that buildings and other structures would contribute to the biodiversity of the Park with bird and bat boxes incorporated within the walls of buildings and in special bat towers.

Walls would be created that would be attractive to burrowing insects, especially bee species. A bird garden could be created with bird tables, feeders and baths set out in a discrete area for observation. Overall a number of principles were set at the start of the design process that were adopted by the team:

- Overall ecological value of the Park to be enhanced
- Mitigate for any loss of ecologically valuable habitat by creating at least an equivalent amount of habitat elsewhere
- Ensure no loss of veteran trees, especially oaks
- Recognise certain areas as being managed principally for ecological value.

These principles were supported by a number of more focused objectives:

- Retain and integrate the 'nature garden' on the Palace Terrace, retaining in particular significant trees and enhance for greater biodiversity and public access
- Create small ponds and wetland areas and, where possible, habitat linkages between them
- Enhance wooded areas by:
  - Planting with appropriate species of trees and shrubs
  - Creating more diverse ground flora
  - Creating woodland glades and rides through coppicing and pollarding
  - Removing, where necessary, any inappropriate planting, eg rhododendron, cherry laurel
  - Creating more woodland edge habitat
- Retain dead wood both as standing and fallen habitat
- Enhance the lakes by planting the water’s edge with appropriate emergent and marginal plant species
- Construct and erect structures for wildlife including bird nest boxes, bat roosting boxes and invertebrate breeding structures. Consider these within the context of green roofs and walls throughout the Park
- Create new habitats including wildflower meadows within the overall context of innovative landscape design
- Enable public access to all ecological areas by creating pathways, providing interpretation and guidance, and providing educational facilities
- Improve connectivity between habitats through strategic planting and the creation of new habitats. Extend this connectivity with sites outside the Park, especially those that include similar habitats, in order to form and strengthen green corridors and ‘stepping stones’ through this area of south London
- Increase plant diversity within existing grassland habitats through simple changes to management techniques, such as relaxing the cutting regime at particular times of the year
- Design buildings and structures so that they do not adversely affect wildlife, such as lighting, flight lines etc
- Endeavour to contribute to London and local Biodiversity Action Plans in regard to both habitats and species, for example through the creation of areas of acid grassland
- Use sustainable horticultural practices including minimum use of irrigation, fertilisers, and pesticides; use of peat-free composts and, where possible, the re-use and recycling of materials
- Use native and exotic species of proven wildlife value in any ornamental, formal planting.
Illustrative figure showing the potential tree and shrub planting scheme for the future CPP

KEY
- Planning application boundary
- Zone boundary
- Vegetation
  - Existing tree
  - Key existing tree
  - Key tree to be planted
  - Proposed area to be planted

Photograph of Paxton Axis near Penge Gate, CPP 2007
3.3.5 Planting

There are eight zones of particular character identified within the Park. In each, the planting proposed has been chosen to respond to the existing patterns of vegetation, to enhance its future character, and to fulfil and expand the potential for expression of all aspects of horticulture, arboriculture, historic context, ecology and design. An account of the proposals for each area is given below. The figure on page 060 is an illustrative plan of the planting scheme and further information is provided in the Environmental Statement.

Crystal Palace Parade

This busy street runs the length of the Park on the ridge. The key issue is to retain the existing trees (lime) and reinforce the character of the urban boulevard by maintaining and enhancing the tree planting and enhancing the Park and road interface with open meadows and hedges.

Palace Terrace (B)

This area defined by the footprint of the historic Palace would feature a grove of London plane trees (Platanus x hispanica) arranged to reflect Paxton’s structural Palace grid and so bringing back with living structures the original’s sense of grandeur and scale. The planting scheme aims to place the trees on the outer diagonals of the original column spacing, to avoid potential damage to underground historical structures. Additionally, root protection methods would be used to reduce any further damage to these remains. On the east-facing slope to the Park, the planting would celebrate ecology, and the former entrance of the Palace would be marked by a single row of poplars (Populus nigra ‘Italica’).

Anerley Hill (A)

Trees with high clear stems, pinnate leaves and scented blossom characterise this open Park edge, to invite entry, activity and promenading. The trees constitute an informal grove partly planted in grass, partly in hard surfaces. The species would include Sophora japonica with Fraxinus oxycarpa ‘Raywood’, Gleditsia triacanthos and Robinia ‘Casque Rouge’, with Cedrus deodara along the remnants of the historic colonnade wall. Photographs of these trees are shown on the left.

Italian Terraces (C)

This space is characterised by the historic structures and the substantial new flanking greenhouses containing exotic vegetation. The Terraces would be re-interpreted as a horticultural showroom, including the two Sunken Gardens and with the possibility of providing for temporary art or garden festivals on its wide lawns. On the Terraces, trees would be planted as individual specimens or in small groups along the promenades so as not to block long views across the landscape, including Cedrus lebanii, Magnolia, Paulownia tomentosa, Cornus florida and Trachycarpus fortunei.

Alongside the Sunken Gardens there would be strips of ornamental grass planting, sloping down to the bottom of the Gardens. In the southern Garden, a highly sophisticated horticultural scheme would be laid out.
Note:
Removal figures are based on estimated useful life expectancy as quoted in the tree survey. The figures assume that 80% of the horse chestnuts will require removal within 10 years and a further 15% within 20 years due to Bleeding Canker. Regeneration tree planting has been classified as Category B. It is assumed that through successful a maintenance regime 20% of Category B trees will improve to Category A after 20 and 40 years.

Statistics are based on the Arboricultural Survey Report carried out by JCA Ltd Consultants carried out autumn 2006 to spring 2007. Survey numbers are of items of vegetation, including groups. In order to derive an actual number of trees 15% of surveyed numbers for each category have been added.

### Illustrative figure showing the potential percentage of trees in relation to tree categories as defined by the arboricultural report

**Category A** trees: These are high quality, high amenity trees which should be retained if at all possible. Significant amendments to any proposed development should be considered before removing these trees. These are marked green on the plan.

**Category B** trees: These are reasonably high quality trees whose retention is desirable. Minor amendments to any proposed development should be considered before removing these trees. These are marked blue on the plan.

**Category C** trees: These are lower quality trees, the removal of some of these should be considered acceptable, if required to facilitate any proposed development. These are marked grey on the plan.

**Category R** trees: These are trees in such poor condition that they should be removed. These are marked red on the plan.
Transitional Landscape (D)

The open undulating grass terraces with small tree clumps characterise this area, with the focus on trees that fruit or flower, including old fruiting varieties of apple and cherry. The tapestry of meadows would display different varieties of grassland managed by seeding, mowing and soil composition, each displaying a special characteristic. The row of Plane trees along the Paxton Axis is reinforced by a second row. The Rosary Mound would be planted with a collection of old English roses and complementary shrubs and herbs.

Central Sports Area (E)

Planting in groups of trees would connect the openness of the centre of the Park with the surrounding denser pattern of vegetation to the north and south. Trees species similar to those in the adjacent landscape areas are proposed such as Quercus robur and high clear stemmed Cedrus deodara with Tilia x europaea, Fagus sylvatica, Acer pseudoplatanus, Sorbus aucuparia and Prunus avium. Rhododendrons in small groups would mark the edge without blocking views from the adjacent Cricket Ground. Special design and horticultural elements would be two enclosed gardens formed by cut hedges located and dissected by the Paxton Axis.

Tidal Lakes (F), Cricket Ground (G) and English Landscape (H)

Majestic mature trees characterise this area, comprising forest species as well as exotics, some dating back to or before Paxton’s time. The key issue in this area would be to maintain the existing character with careful pruning and replanting. Proposed species would include Quercus robur and Quercus cerris, Fagus sylvatica and Castanea sativa, Cedrus deodara, Tilia x europaea, Acer pseudoplatanus, Fagus purpurea, Prunus avium and Sorbus aucuparia. Adjacent to the suggested residential development at Rockhills, Quercus robur ‘Fastigiata’ is proposed. Special elements include the Maze encircled by poplars (Populus nigra ‘Italica’) and the Concert Bowl where Taxodium distichum would thrive in the marshland. Elsewhere in this area, the woodland opens out onto meadows and open parkland with informal tree groups and single specimens. The Cricket Ground and the lakes form open spaces with tree-embroidered edges. The plane trees that form an impressive green tunnel along the Paxton Axis are a special feature, as well as the Victorian planting around the Tidal Lakes. The general focus would be to maintain the existing character with careful pruning and replanting, particularly with Quercus robur, Tilia x europaea, Alnus cordata and Castanea sativa along with Fagus sylvatica, Quercus cerris and petraea, Sorbus aucuparia, Acer pseudoplatanus, Prunus avium. The lakeshores offer the possibility to establish aquatic and marginal vegetation, enhancing biodiversity in this area and improving the edge condition visually and in terms of biodiversity.

Proposed developments

During development works, specific tree protection measures would be incorporated, in accordance with good arboricultural practice and in conjunction with BS 5837: 2005 (Trees in Relation to Construction, Recommendations). This would ensure that trees remain in good health and continue to provide a high level of visual amenity throughout, and following, development.
3.3.6 Water

Analysis

In Paxton’s design for the Park, water played an important role in linking the different areas, stressing the topography dynamically through sound and movement, and showing the state-of-the-art technology of that time. Water features could be found all over the Park but were especially associated with the Grand Centre Walk which was animated with spectacular fountains and cascades.

Most of the water elements have disappeared or have fallen into disrepair. This happened partly due to their immense maintenance costs and changing priorities such as the development of sports facilities.

Many of the remaining water features are fenced off, inaccessible or hidden behind dense vegetation. There are no water elements visible at all on the Palace site, the Italian Terraces or around the NSC. Those that do remain are the Tidal and the Intermediate Lakes, the pond around the Concert Platform and the historic fountain basin by the farm. In general, water is no longer recognisable as a key element in the Park.
The Masterplan aims to re-instate the status of water as a primary landscape element and unifying parkland feature, much in the spirit of Paxton. It would also be a fundamental resource towards the sustainability and ecological strategy of the Park. Water would occur in different forms and aspects related to the various functional performance requirements, such as retention, purification, play, contemplation, positive sound and the interpretation of historic elements. From the Palace Terrace down through the Park, the visitor would be able to appreciate and trace a series of water elements and features. After rainfall, the drainage system would become operational with the aim of providing sustainable urban drainage techniques and retaining as much water gathered within the Park as possible on site. All water could eventually be circulated with energy generated within the Park.

Active water path

The Palace Terrace would incorporate several water features, most of them encouraging visitor contact and therefore of high water quality. Situated close to the busy and traffic-dominated Norwood Triangle, and marking the entrance to the Park from the south-west, the Palace Fountain would be located on the axis of the historic nave. Its sound would mask the traffic noise, and its evaporation loss made good with water from the Water Lily Basin adjacent to the proposed Crystal Palace Park Museum. The Water Lily Basin would display opposite characteristics of the lively fountain it feeds, forming a large quiet basin of still open water, planted with irises and lilies, reflecting the tree canopy and the façade of the adjacent building, and creating a space for contemplation.
Mirrored to the north, on the Paxton Axis, there would be a second basin of equal size. The Water Treatment Basin would be filled by water pumped from the storage ponds in the Transitional Landscape, and purified by specific plants in three open and observable steps. The outlet of clean water would replenish the Water Lily Basin.

Between these basins and in the central axis of the Park, the New Paxton Fountain would comprise two rows of level nozzles 2.4m (8ft) apart that could produce two vertical walls of water, the water then being collected through perforations in the paving of the fountain surface. When not in action, this feature would be completely invisible and could be crossed by pedestrians and vehicles alike. When active, it would be an attractive play feature for both children and adults, a choreography of little fountains.

Fed with water from the Palace Terrace, the visible water path would start at the historic aquarium, where the mist garden within the ruins would present a mystic scene and a display of ferns, mosses and other plants of humid and shady environment. Adjacent to it and welling out of the stone at the New Paxton Spring, water would run through the Water Channel to the Italian Terraces, the route of the water within that channel would always be perceptible, accompanying the pathways and covered as necessary by a grill. At the Upper Terrace, the water would fall into an underground reservoir, resurfacing on the lower level in the historic alcoves, spilled into the shallow basin of the Alcove Fountain. Following this, it would flow to the next, deeper set feature within the Northern Sunken Garden, cascading the steep slope of the garden within a stepped channel and collected in a central basin.

The water would run the length of the garden, murmuring over a few steps and taken, again by the Water Channel, towards the Filtration Pond adjacent to the Paxton Axis. This pond would serve to ameliorate water quality by biological means and storage, while its counterpart on the other side of the axis would be exclusively dedicated to storage, serving as a buffer reservoir for the active water features. Sitting between the two ponds in the middle of the axis, the Water Tables would play with the themes of water and topography, inducing the water to climb upwards. The artificial character of this feature responds to and emphasises the linear setting of the Paxton Axis.

From the Terrace Ponds the water would continue in the Water Channel towards the reshaped lake surrounding the Concert Bowl, and flows to the Intermediate Lake via an area of flooded meadows, its path slowed by a series of crossing grass dams to produce a marshland habitat within the surrounding woodland. At its overflow on the southern bank, the water is cleaned and treated and continues its journey through the Central Sports Area, flowing within more landscape-like gravel rivulets along the pathways.

Beyond the Central Sports Area the water crosses the Paxton Axis at the Central Pond which would have shallow marginal areas with quick running water and a deeper, still zone with water plants: crossing would be by a board walk. Here a volume for replenishing the loss of the features would be held, this time fed by water out of an artesian borehole situated further down the axis. Underneath the footbridge crossing the deeper part of the pond, all facilities for treatment and pumping would be stored.
The water follows its path downhill and, after several passages of the gravel bed creek and channel, finally feeds into the Tidal Lakes. The lake would be used both as a reservoir for the water features and a retention element. The surface water collected all over the Park finally ends up here, and would lead to a variance of the water level of 30-40cm (12-16ins). In case of heavy rainfall, an overflow element close to the Café and Dinosaur Interpretation Centre would adjust the outlet volume and send the water into the a series of water steps adjacent to the walkway before issuing into the main sewer at Penge Gate.

Retention system

Generally, there would be a minimal number of sealed surfaces within the Park. Furthermore, many proposed Park buildings would have green roofs – again aiding water retention and storm water attenuation. There would be water running off pathways and some drainage needed in certain soft landscape areas to ensure that vegetation does not become water-logged. All such volumes would be collected and retained within the Park. On the Palace Terrace, surface water would be collected in rivulets and led south-east into the Park by underground pipes. Along the steep slope to the balcony promenade, it would resurface into a retention swale situated behind a long seating wall at the top of the Italian Terraces. Displaying a variety of marginal plants, this swale would hold back the water and delay its infiltration. From here it would be taken to the Terrace Ponds where it would be purified and stored.

The surface water of the Transitional Landscape and the Central Sports Area would be discharged into the Central Pond, with the Water Rill located in the centre of the Paxton Axis.

Water run-off in the area of the Tidal Lakes is retained in the Tidal Lakes. In the English Landscape, water is retained in small, temporarily-flooded ponds set within the woodland, and would flow through the reed bed and swale system alongside the Cricket Ground on the eastern Park edge to Penge Gate. The temporarily dry and flooded habitats not only add amenity but also greatly increase the biodiversity of the Park. Finally, just as with the surplus water collected on the southern side of the axis, the remaining water is discharged into the sewer system near Penge Gate along an open channel.
3.4 Sustainability

The vision for the Masterplan is to create a Park that can be regarded as the first truly sustainable Park in the UK through integrating the following initiatives:

- Providing a balanced approach to integrating social, economic and environmental issues;
- Using building design that incorporates flexibility, quality and sustainability objectives to recognised standards;
- Promotes the conservation and efficient use of natural resources;
- Addressing carbon emissions through design, efficiency, low carbon technology and utilising renewable energies;
- Controls flood risk, improves water quality and recycles rainwater within the Park;
- Adopts waste strategy to achieve recycling targets, maximises opportunity to re-use and recycle green and construction waste, procures local and low embodied energy materials whenever possible;
- Protects and enhances the biodiversity of the Park;
- Maximises accessibility and movement through the Park to enable fully inclusive environment that promotes sustainable transport usage;
- Improves environmental quality and reduces pollution
- Provides facilities and amenity space to encourage community activity and leisure pursuits, increasing health, leisure, sport and economic prosperity opportunity in the local and wider community;
- Provides an opportunity to showcase and educate people about sustainability using practical examples that are interwoven in the Park character and function;
• Provides an opportunity to showcase and educate people about sustainability using practical examples that are interwoven in the Park character and functions; and
• Conserves and restores heritage assets and provides an opportunity for education and interpretation, promoting the long term regeneration of the Crystal Palace Park.

3.4.1 Energy

The Crystal Palace Park Masterplan seeks to address the challenge faced by climate change whilst ensuring that energy supplies for the Park are secure, efficient and clean. The energy strategy forms part of the wider sustainability strategy and responds to these challenges to set out targets that fall in line with current and proposed policies and standards. In particular, the residential units will be designed to achieve a Code for Sustainable Homes level 4, and a BREEAM ‘very good’ standard will be targeted at for the non-residential buildings. The Crystal Palace Park energy strategy will aim to:

• Reducing carbon emissions by 40% below Building Regulations (2006) through passive design, energy efficiency measures and low carbon technology;
• Contribute a minimum of 20% from on-site renewable energy sources;
• Creating a flexible infrastructure to allow for an increased integration of low and zero carbon energy sources in the future, where economically and technically feasible; and
• Optimise energy consumption while ensuring environmental comfort for the buildings’ occupants.

3.4.2 Water

The water strategy has been designed to respond to all relevant planning policies, standards and best practice guidance including the standards set out in voluntary standards such as BREEAM and the Code for Sustainable Homes. A Flood Risk Assessment has been undertaken for the site (and a report has been submitted within the Environmental Impact Assessment). The overall Masterplan will reduce the total impermeable area of the Park and combined with the use of SUDS will reduce the surface water discharged from the Park and reduce flooding elsewhere.

The water strategy for the site aims to, protect and enhance aquatic ecosystems, conserve water resources, contribute to mitigating the effects of flood risk and address climate change which includes:

• Implementation of a sustainable urban drainage (SUDS) systems including green roofs, ponds, lakes, reed beds, ditches and retention tanks;
• Provision of rainwater harvesting and reuse within on each building;
• Restoration and improvement to the existing ponds and lakes including re-profiling of the lakes edges to provide areas for planting a variety of emergent and semi-emergent aquatic plants; and
• Achievement of water efficiency targets in line with Code for sustainable Homes and BREEAM standards.

The water strategy would be implemented in phases to ensure flood risk is not worsened during the construction phase of the proposals in terms of sustainability.

3.4.3 Waste

The waste strategy proposed for the site would be in line with the aims of waste strategies, policies and standards in the UK. The strategy includes a commitment to manage and minimise waste during the demolition and construction phase and adoption of key best practice management such as the adoption of site waste management plans, demolition protocols and Considerate Constructor Schemes.

The operational waste strategy would focus on:

• Managing waste by providing efficient collection schemes and facilities for waste and recyclables to maximise sustainable waste management;
• Providing waste storage facilities to cater for recycling and re-use both in residential and public buildings in line with Code for Sustainable Homes and BREEAM standards and for general Park arisings;
• Collection and storage of green waste to provide opportunity to enable green waste to be used as a potential biomass source, composting and use of some deadwood for creating animal and insect habitats; and
• Educating site visitors and occupiers on the benefits of minimising waste.
3.4.4 Materials

The Government’s Sustainable Development Strategy – Securing the Future (2005), along with other key policies and standards, recognises the importance of the sustainable consumption and production. Therefore the use and procurement of materials has been a key area of sustainability considered in developing the Masterplan proposals. Considerations for the sustainable use and procurement of materials at Crystal Palace include:

- The reuse of waste generated from demolition on site with an aim to achieve a cut and fill balance to reduce the use of new aggregates and materials on site;
- Seek to specify materials taking account of the low-embodied energy spectrum in line with BREEAM and the Code for Sustainable Homes guidelines;
- Specify where feasible recycled products for buildings and Park use;
- Development of a green procurement strategy;
- Use non-peat based products and other sustainable horticultural materials; and
- Give preference for using local materials that meet the specified criteria where feasible.

3.4.5 Environmental air quality

The environmental strategies adopted to protect and improve air quality and the noise environment around the Park would be in line with all relevant air quality and noise standards. The impacts of the proposals relating to air and noise have been fully considered as part of the Environmental Impact Assessment that accompanies the planning application.

3.4.6 Biodiversity

The Masterplan has responded to policy guidance and the fact the Park already supports a huge variety of animals, plant and invertebrate species many of which are scarce in other parts of London and the UK. As result the biodiversity strategy seeks to protect and enhance habitats that will support the current population of ecology and increase its diversity in the future.

Proposals include:

- Protection and expansion of open space provision in the Park;
- Protection of current species and habitats;
- Increasing the extent of existing wildlife habitat, and creating new habitats including various grasslands and wetlands;
- Planting proposals to include a mix of deciduous and evergreen pollution-resistant trees;
- Measures to provide bat and bird boxes into built structures; and
- Implementation of biodiversity management programme.

3.4.7 Community

The Masterplan will deliver improvements to the Park that will benefit the local community including:

- Provision of education and interpretation facilities through the new museum and dinosaur interpretation centre;
- Improved provision of sports facilities available for the local and wider community;
- Conservation and restoration of listed buildings and features and overall improvement in the heritage landscape;
- Improvements in access and safety including improved walkways and lighting strategy; and
- Commitment to prepare and deliver a management and maintenance plan and a conservation management plan.
3.5 Security and safety

Analysis

Security in the Park is problematic. Issues include unwanted vehicle access, motor vehicle crime (joy riders, stolen cars, arson attacks and road accidents), gathering youth and gang clashes, pick-pockets, drug-dealing, squatting and fly-tipping. Factors contributing to these are identified below.

A Fragmentation

The Park is divided by fences and gates (mostly in poor condition), walls, insurmountable barriers and different architectural interventions like the NSC, the CP Transmitter and Thames Water compounds, the Caravan Club site and a fishing club on the Intermediate Lake. There is also an overgrown self-seeded lower scrub layer as well as many naturally regenerated trees which have not been managed. Car parking has been imposed to service the NSC with little relation to the layout of the Park.

B Built structures

Abandoned or secluded buildings, usually in a poor state, together with building structures of low design quality invite vandalism and hide unsociable activity. Many of the NSC ancillary buildings fall into this category. In addition, the provision and quality of toilets is below standard with some burnt out or locked.

C Isolated areas

The Park is in parts quite isolated, with certain areas separated by walls, fences, mounds, dense vegetation and busy roads. From the surrounding roads, there is little visual connection. The Park itself lacks structure to help give a sense of basic orientation as a pedestrian. Encouragement for everyday recreational activities such as promenading, informal ballgames, picnicking or sunbathing is lacking.

D Lighting

The after-dark environment of the Park is unsatisfactory. There is no overall lighting strategy and most light levels are substandard. Only the car parks are adequately lit, although glare reduction is not incorporated so that illumination to adjacent areas is poor. There is little architectural floodlighting to highlight Park features and only Anerley Hill is illuminated sufficiently, though the lighting quality and visual comfort is poor. The current lighting situation does not consider visual comfort, orientation or safety aspects for pedestrians.

E Low-key management

Ten Rangers in total work for the Park, and they are responsible for the maintenance of all 80 hectares. Nobody is on duty at night, although staff are located in some of the central NSC buildings and associated residential accommodation.
**3.0**

**F Perceived lack of safety and security**

There is a general perceived lack of safety and security. There is no designated, permanent help point to report problems in the Park – whether they be crime related or other.

**G Policing and control**

The police forces of the five relevant boroughs (Bromley, Croydon, Lambeth, Lewisham and Southwark) are located at some distance from the Park, meaning that response times to incidents are relatively long. Although co-ordination between the police and Rangers is taking place, the scale of the challenge is formidable. Natural surveillance and oversight, other than by Park visitors, is only offered in areas where the Park is bordered by residential properties or surrounding the NSC Lodge in the centre of the Park. As a result, there is vandalism and crime. The closed circuit television is out of date or does not function fully, although attitudes towards CCTV are mixed as to whether it is useful or even desirable in a park environment.

**H Fencing**

There is no continuous fence around the Park, although certain gates enclosing particular areas (Tidal Lakes and the NSC car park) are opened and closed at set times. Much of the Park - the sports facilities, the Lodge and housing – needs 24 hour access. Therefore, it is not possible to fully control Park access and use. At present, it is possible to enter the Park at some entrances and then find that other gates are locked. This creates a sense of being trapped and can lead to vandalism of fencing and other enclosing features.

**Strategy**

A public park should be a space where people can meet each other, relax, play, be active and express themselves freely. A sense of security is an important pre-cursor to this, and the Masterplan's aims are for a safe and accessible park.

There are many factors that contribute to this. Lighting, considered above, is an important element to enhance a feeling of wellbeing after dark. Other physical security measures are important too, and are considered below. But there are some more fundamental issues that can make a major contribution to ensuring security and safety, and making people believe that the Park is safe.

A good park is an active and well-used park – at day and at night – and the measures outlined in the Masterplan to encourage greater use at all times throughout the Park would also enhance individual safety. Fragmentation and dilapidation encourage anti-social behaviour, and the Masterplan's proposals to remove physical and visual obstructions, demolish unnecessary buildings and improve the heritage and landscape would help to remove no-go areas. Car parking would be reduced to a necessary minimum, concentrated in fewer locations outside the centre of the Park. Increased opportunities for interpretation and education would also lead to people valuing the Park more, and consequently engendering more respectful behaviour.

The Park currently has many boundary fences, but little boundary security. The Masterplan proposes to remove fences and barriers and to recognise that Park use would be open day and night. Lighting and supervision would need to reflect this ambition.

Park management needs to be reinforced and structured to achieve not only good maintenance but also to increase presence in Park. It is well appreciated that Park Rangers provide reassurance for all users. Physical security measures have a part to play. Fencing is essential in certain areas and closed-circuit television (CCTV) would be needed but would be imposed in a positive way related to specific requirements. The farm is one such area.

Overall, the Masterplan attempts to humanise the Park through design and management strategies, working closely with the local community as well as with visitors and volunteers who would help to sustain it. The Park needs to be a positive, multifunctional, and attractive place, open and welcoming to everyone whenever they visit and whatever their interest.
3.6 Lighting

The lighting Masterplan for the Park would provide a cohesive lighting concept for key pedestrian areas, buildings and structures. The aim is to create a low energy, distinctive and high quality nocturnal landscape, to enhance the beautification of the Park at night, improve the sense of personal safety, and to promote well-being for visitors, neighbours and the public at large. The lighting scheme is intended to support all Park-related activities, games, events and projects that are likely to occur after dark.

A balanced mix of vertical and horizontal lights would enable the visitor to orientate, feel comfortable and safe. Glare-reduced lighting elements would enhance visual comfort, and minimise light pollution and energy consumption. Apart from specific elements, the lighting throughout would be warm white. An example of the type of lighting used is shown in the illustrative visualisations on pages 074 and 075.

Sustainability and economical lighting techniques are key issues in urban and landscape lighting design and would be considered accordingly. The careful consideration of Dark Sky and ecology recommendations is implicit.

The lighting Masterplan takes into account the CIBSE Environmental Considerations for External Lighting 2003, and the ILE Guidance Notes for the Reduction of Obtrusive Light 2005. Lux levels in the Park would meet 'CIBSE and BS 5489-1 Lighting of roads and public amenity areas, where applicable'. An Illustration of the potential lighting strategy is provided on page 074.
Outer lighting circle

The outer lighting circle follows the perimeter walk in the Masterplan. All gates, car parking and adjacent areas would be treated similarly and coordinated with signage. The aim would be to connect neighbourhoods more effectively to the Park, while helping to minimise the vandalism and criminal activity on the Park boundaries.

Inner lighting circle

The inner lighting circle follows the inner circuit in the Masterplan. This would have lower lighting levels than the outer circle, with low, glare-free lighting elements washing parkways with light. Highlighted areas would include the Paxton Axis, stairs, and event spaces. At night, the Paxton Axis would transform into an illuminated central feature, clearly visible from a distance.
The central area would be treated as a place for night-time activity, for meeting, strolling, performing, attending lectures and theatrical events. The lighting should be pleasant and inviting, allowing easy recognition of visitors’ faces. Selected buildings would function as glowing beacons. Specific trees and other features would be illuminated, and certain heritage features – including the Dinosaurs – could be spectacularly lit with coloured illumination.

The Palace Terrace

After dark, the grandeur of the Palace Terrace could be fully revealed through the up-lighting of the trees recalling the scale of Crystal Palace. The lighting quality goal would be to create a comfortable and inviting atmosphere with high facial definition and performance for events. Elements that would be highlighted include the Paxton Bust, specific water features and the grid of trees. Illustrations of the illumination of the terraces are shown on the right.
3.7 Park furniture

Analysis

The Park currently provides some furniture distributed without any perceptible logic or co-ordination. Only areas around the Tidal Lakes and the Cricket Ground seem to be equipped with sufficient seating. The existing furniture provided is generally in poor condition and is not adequately maintained. The mixture of styles does not contribute to a unifying definition of the Park or to enhancing the Conservation Area (see photographs on this page). Throughout the Park, large quantities of fencing screen historic structures and prevent access, sometimes for no identifiable reason.
**Park furniture strategy**

The overall aim is to treat the Park as a single entity, with Park furniture generally being simple and uniform. The furniture should serve the Park and should not dominate or clutter it. Existing furniture of historical significance or in a good condition would be retained where possible. New furniture should be integrated and unobtrusive, yet highly functional, robust, convenient and of contemporary simple elegance. The prime material of bins, signs, bicycle racks would be galvanised and varnished steel of one single characterising colour, preferably dark grey. A co-ordinated strategy for the design, content and location of signage would be instigated to ensure a park-wide design language (see examples of furniture from the same design family on this page). Benches would be integrated where possible or freestanding in a combination of either concrete and timber (weather resistant, fire safety-certified and naturally greying) or steel and timber. The Park’s unique character and the Conservation Area should be reinforced and enhanced.

Photograph of bicycle racks, Regent’s Park 2007

Photograph examples of a service station, a litter bin and wooden benches, Bremerhaven 2007
3.0

1 Crystal Palace Museum
2 Water Tower base
3 Park Ranger Office
4 Rangers' Maintenance Building
5 CP Transmitter/Thames Water
6 Caravan Club
7 Concert Platform
8 One o'Clock Club
9 St John Ambulance
10 Penge Café
11 Farm buildings
12 Lodge Tower/Paxton Suite
13 National Sports Centre (NSC)

*All photos on this page are from the site 2007.*
3.8 Buildings and fixtures

Analysis

The Park’s existing buildings and fixtures serve specific functions but - without a clear overall vision or framework - they do not relate to each other or contribute to a greater whole. They tend to be:

- Run down, suffer from vandalism and lack of maintenance
- Redundant, in several cases
- Locked or fenced for security reasons
- The target for heavy vandalism
- Lacking character for a Park of national status
- Separated from the landscape, with a lot of tarmac and hard surfacing
- Poorly signposted, with a range of signs from different periods which add to the general clutter. The NSC signage is particularly dated and gives the impression that the Park has stagnated.

A brief account is given here of the main Park buildings:

1. Crystal Palace Museum - This is a building of historic importance, one of the few remaining from the 19th century. Formerly the Crystal Palace School of Practical Engineering, it is in poor condition, surviving only due to personal commitment of those who run the Museum.
2. Water Tower bases - important historic elements, but overgrown, decaying and not celebrated.
4. Rangers’ Maintenance Building, a recent addition funded by the Heritage Lottery Fund.
5. Buildings associated with the CP Transmitter and Thames Water - These are in areas not accessible to the public and do not contribute to the Park as a whole.
6. Caravan Club facilities for its members - including a reception block with WCs and showers etc.
7. Concert Platform - The platform and canopy is a striking, modern feature. But it provides poor protection from the weather to performers on stage.
8. One o’Clock Club - A single storey blockwork building with an external play area in need of maintenance, refurbishment and probably extension. It is well-used and well-liked.
9. St John Ambulance - By the Rangers’ compound. This is another building which does not contribute to the Park.
10. Penge Café – A single storey brick building of poor design. The terrace and garden are not integrated into the Park. It is popular because there is no other café facility, and it is in a visible location close to the Park entrance on Thickett Road.
11. Farm buildings – These have been subject to vandalism, and are currently unused but are to be opened to the public in the Autumn 2007.
12. Lodge Tower and Paxton Suite – A large building in the centre of the Park surrounded by tarmac. The building has limited access for disabled people, with limited opportunities for improvement.
13. NSC, Training Pool, Auxiliary Building, Turnstile and array of ancillary buildings and structures – The listed NSC is an impressive building but suffers because of the quality of its immediate surroundings and ancillary building. It has been poorly maintained, with plant falling and the pool no longer meeting international standards. Its use and status will change with the coming of the London Olympics.
14. Athletics Stadium and Jubilee Stand – An active and important national stadium which can be seen from the Crystal Palace Station. It is not integrated within the Park landscape, and external areas are of poor quality. Its status will change with the coming of the London Olympics.

Buildings and fixtures strategy

The buildings within the Masterplan proposals form an integrated whole with the landscape, as they did in Paxton’s Park. In that earlier layout, built elements defined spaces, scale, key views and geometries. The Design Team has considered all of these, and their inter-relationship, in making decisions about buildings, their location, scale, function and character. The figure on this page shows the location of the potential Park buildings.

All buildings would be closely integrated with the landscape, with the landscape design informing the buildings to ensure that the buildings serve the Park not the Park serving the buildings. They would be distinctive and well-mannered, using rhythm, uniformity and natural materials in character with their role as a backdrop to the landscape, and would not try to be visually dominant or over-spectacular.

In the spirit of Paxton, the aim is to create buildings which are contemporary, innovative and distinctive, that are sensitive to their historic landscape setting, utilising modern construction methods and prefabrication techniques, and that are exemplary in terms of sustainability and environmental design. They would enhance and increase the ecology and biodiversity in the Park by providing greenery through green walls, green roofs, trellises, climbing plants and habitats for animals, bats and birds. The character and materials of the buildings have been considered in terms of their specific context and relation to nearby buildings. It is important they are related to their particular location and situation but also form part of a recognisable family relating to the Park.
A palette of materials has been developed to allow variation to suit building functions and allow buildings to be related through, for example, similar use of timber and glass.

Buildings and new public spaces have a key role to play in creating the connections between the Park and the surroundings. They mark the major gateways, provide orientation, activity and play a vital role in connecting the park to surrounding areas. They define key thresholds into the Park and provide a link that is currently missing between inside and outside. They also support the activities of the Park, providing services and facilities that help to make it safe and functional, and that offer support, recreation, entertainment and education to the local communities and visitors from further afield. Details of individual buildings throughout the Park are provided in section 4.

**Housing**

Residential accommodation at the Rockhills entrance and the Sydenham edge of the Park, forms part of the regeneration proposals. The income generated by this residential development would be used solely to fund base improvements to the Park. The development would also provide activity and natural surveillance in areas of the Park where they are needed, and would also help define the edges of the Park.

The Crystal Palace Park draft framework suggested some residential development could be brought forward at Norwood Triangle, Rockhills and Sydenham Gate. Through the public consultation process for both the framework and the Masterplan it became clear that residential development at Norwood Triangle was not supported and therefore this was removed from the Masterplan proposals, and replaced with a landscaping proposal. The design process has ensured that the residential development at Rockhills and Sydenham will provide a high quality design solution and provide significant funding for the Park improvements.

The residential development at Rockhills will be within Metropolitan Open Land (MOL). There is a general presumption against inappropriate development within the MOL as it is by definition harmful to such land. Very special circumstances to justify such inappropriate development which outweigh this harm must be evident if such development is to be deemed acceptable (Paragraph 3.2, PPG2). Details of the very special circumstances (vsc) are provided in the Planning Statement, however the primary vsc's can be summarised as follows:

1) Contribution of entire proceeds from development into the basic Masterplan works which have no other secured funding source;

2) With removal of the caravan site, the total land returned to public park use and therefore contributing to improvements to the MOL exceeds that which will be taken by the proposed housing;

3) Enhanced surveillance to enhance safety, define perimeters and access points, and create a sense of place at Rockhills gateway.

<table>
<thead>
<tr>
<th>BUILDING REFERENCE NUMBER</th>
<th>BUILDING NAME</th>
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<tbody>
<tr>
<td>01</td>
<td>College and Lodge</td>
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<tr>
<td>02</td>
<td>South Greenhouse</td>
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<tr>
<td>03</td>
<td>Former Crystal Palace Museum</td>
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<td>04</td>
<td>Brunel Tower Base</td>
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<td>06</td>
<td>Palace Kiosks</td>
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<td>07</td>
<td>CPP Museum</td>
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<td>08</td>
<td>Rockhills Residential</td>
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<td>09</td>
<td>North Greenhouse</td>
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<td>10</td>
<td>Park Ranger Building</td>
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<td>11</td>
<td>Sydenham Residential</td>
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<td>12</td>
<td>Cricket Pavilion</td>
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<td>13</td>
<td>Café and Interpretation Centre</td>
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<tr>
<td>15</td>
<td>CP Regional Sports Centre</td>
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<tr>
<td>16</td>
<td>Central Pavilion</td>
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</table>
The housing proposed is 100% open market although the LDA would include affordable housing if provision would be cost-neutral. This is in order to ensure maximum financial return for the restoration of the Park whilst taking the minimum amount of Park land.

The London Plan encourages London Boroughs to require that 100% of all housing should be built to Lifetime Homes standards and 10% should meet Wheelchair Housing standards. Lifetime Homes are designed to provide a degree of adaptability to meet people’s changing needs throughout their lifetime. This standard of housing is not suitable for someone who requires the use of a wheelchair within their home. Wheelchair Housing is intended for use by wheelchair users and their families.

The housing developments would be designed to meet these standards. Ten percent of the car parking, in addition to those provided for the wheelchair housing units, would be accessible in accordance with BS 8300:2001. All new buildings will comply with inclusive design standards as set out within applicable good practice including BS 8300:2001 and will comply with the guidance within the Approved Document to Part M of the Building Regulations.
3.9 Activities and use

Analysis

Crystal Palace and its Park was conceived as a place for the people – somewhere to gather and be entertained, inspired by the wonders of the Victorian era of invention and exploration. The Park today has lost its raison d’être.

An analysis of current Park users and potential audiences has shown that people visit the Park for various reasons. However, the Park is not providing quality and value for these users. This information has been gathered through the consultation process, enhanced by additional visitor surveys of Dialogues members, the Friends of Crystal Palace and informal meetings with key stakeholders and Park employees. Observation and assessment of the current Park facilities were also undertaken.

Local residents come to the Park for leisure sport and recreation, both as individuals and in family groups. But the reality is that:

- The play and catering facilities are underused as they are insufficient and of poor quality
- The many physical and psychological barriers in the Park inhibit access and result in the site being divided, even regarded as two distinct parks, upper and lower
- There is little on offer for recreational users to extend time taken in the Park and to provide an opportunity for engagement

- Many visitors come exclusively to use the Park’s sports facilities, although the sporting provision does not make use of the landscape apart from occasional events. These sports users rarely visit the Park for leisure purposes
- Many local residents who use the Park feel they are unable to make use of the sports facilities as they are predominantly catering for the elite.

A number of varied organised groups use the Park, from school children to healthy living walking groups. The reality here is that:

- The lack of facilities, resources and marketing means that there are only a small number of these groups and they are restricted in their activities
- There are a number of independent bodies offering learning in the Park – Park Rangers, Crystal Palace Museum Trust, and Crystal Palace Accredited Tour Guides. But they work independently and may cause confusion to groups seeking to visit.

The Park attracts a wide range of specialist audiences with interests in particular themes such as history, engineering, geology and nature. Here too there are disincentives:
• There is little explanation in the Park, and nowhere are themes explored at a level to satisfy these audiences.
• The Crystal Palace Museum, which only tells the story of the Palace, is under-funded with limited opening hours and lack of signposting. The Museum is currently open on Saturdays, Sundays and Bank Holidays from 11am to 4.30pm, or by appointment.

Many visitors come for specific events and performances in the Park. The market for such events is large, with great regenerative opportunities for the local area. But the Park at present is unable to meet this challenge, and the number of events has diminished in recent years leaving dedicated spaces such as the Concert Platform underused. Contributing to that are factors including:

• There is no single point of contact for events due to the Park’s joint management between the London Borough of Bromley and the LDA
• The events spaces are not properly equipped, limiting the kinds of events that can be held
• The ground surface in the events areas is inadequate to deal with high intensity use
• The limited access and restrictions on movement in the Park mean that, during events, many Park users are displaced and cannot access the Park in their normal ways
• There is currently no transport impact assessment or management scheme for large-scale events in the Park.

Finally, tourists come to the Park as a result of its international fame as the home of Paxton’s Crystal Palace or, in the case of visiting friends and relatives, are brought to the Park by their hosts as a destination day out. However:

• Many of these groups are seeking a quality attraction to compete with the offer of central London and, whilst in terms of its historical significance, the Park is on a par, the visitor experience is well below standard
• There is very little to engage children in the Park
• The explanation of the Park’s history, ecology, and significance is very limited: what small elements exist within the site are inaccessible and of poor standard.
Activities and use strategy

The Masterplan aims to unite individual components. The following objectives for activity and use have influenced the design:

• Draw visitors into the Park by opening its edges and blending them into the surrounding areas. By drawing the landscape out into the surrounding urban environment, it is intended that the border to the Park will become more permeable, increasing the visibility, connectivity and accessibility of the Park from the outside and, in turn, raising awareness of the Park and what it can offer
• Encourage Park users to use the whole landscape and view the Park as one site by re-integrating the Park, continuing the threads of visibility, connectivity and accessibility inside the grounds, and offering a number of different opportunities for activity dispersed across the whole
• Embrace and conserve the Park’s significance and values, raising the quality of the landscape to do justice to its inheritance and interpreting its hidden stories for the benefit of the visitors
• Encourage visitors to widen their uses of the Park, changing their behaviour by raising their awareness of the opportunities available
• Encourage use by disabled people - due to its current state many disabled people do not use the Park - an ethos behind the Masterplan design is to embrace diversity and attract new users.

Reinstate the Park’s historic role as a showground for the people, expanding the range of activities and widening audiences for the events programme.
• Build on learning opportunities in the Park - both organised and informal, conscious and unconscious – through offering information for those who seek it and by inspiring people with the Park’s ecology, design and use of sustainable practices.

A Visitor services

Visitor services in the Park would be upgraded to better serve regular park users as well as visitors coming for the first time. The services include:

• Clear entrance points, welcoming and inviting visitors into the Park
• Information at each entrance point, orientating visitors, informing them about all that is on offer to them during their stay, and enabling them to make choices about how they spend their time in the Park. They will also be made aware of the code of conduct for Park users
• Straightforward hierarchies of pathways combined with accessible and simple signage, to encourage visitors to navigate the Park, feeling comfortable and in control
• Identified key destination points, with clear routes to major features

Activities and use by type

For ease of description, activities and uses in the Park have been broken down into groups as below. However, elements of the Masterplan have been designed to serve more than one group, so please read across the headings.

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• Identified key destination points, with clear routes to major features

Photograph of informal leisure and picnic in the Park, CPP 2007

Photograph of spaces to rest, CPP 2007
• Information, assistance and support points acting as the human face of the Park, offering a range of services from first aid and emergency assistance to the promotion of Park events and provision of self-guided tours. These will be integrated with other services
• A Central Pavilion for security and emergency services
• Wider availability of comfort services with additional toilet facilities including accessible and family toilets located in all public buildings
• Enhanced park furniture – for example benches, bicycle stands, rubbish bins, dog-waste bins.

B Daily use and recreation

One priority for the Masterplan is to restore the site to be a high quality local Park and resource for local communities. The design therefore includes the following features required by local residents, based on their typical uses of the space.

• Quiet areas for rest and contemplation
• Paths for promenading around the Park, suitable for gentle walks and fully accessible to all
• Routes linking key locations outside the Park, enhancing its use as a shortcut by local residents
• An improved range of surfaces which promote and broaden the range of activities
• Areas suitable for dog-walking with easy access to dog-waste bins
• Places for people to meet and socialise
• A range of opportunities for entertaining children of all ages
• Identified locations of viewpoints and restored vistas
• A variety of catering opportunities.
Crystal Palace Park has a long tradition of hosting a wide variety of sporting activities - including football, cricket, motor racing, swimming and athletics - at a national level. It is also highly used as a space for a range of recreational physical activity, from families playing ball games to groups of walkers to people training for marathons. The Masterplan builds on this by widening the access to sporting opportunities, increasing the availability of both formal and informal involvement in physical exercise, and integrating the sporting elements with the surrounding parkland. This blending of sport locations and Park aims to encourage more local people to use the sports facilities, and to encourage sports-users to make better use of the Park. This also ties in with the number of healthy living initiatives currently undertaken within the Park and the surrounding five boroughs, and will assist groups by providing a safe environment created to suit their needs.

The formal sporting facilities proposed for the Park are:

- The former NSC, where the listed building would be conserved and made sustainable by transforming it into a multifunctional pavilion housing a range of dry sports and events spaces
- The new Regional Sports Centre, which would offer the full range of activities currently available in the NSC, including swimming facilities, in a bespoke new building built into the landscape to serve a regional audience
- The stadium, which would be integrated into the landscape and maintained for sports and general events
- Strategic planning across the Park landscape for organised sporting events which require formal sports facilities as well as space to undertake runs and cycle routes (for example, schools sports days and triathlons)
- The Intermediate Lake, which would be retained for fishing use whilst re-integrating it into the Park by widening its visual access
- The Cricket Ground and pavilion - upgraded to club standard and available for public use, supported by a multifunctional community resource sports building.

Informal sports and physical exercise in the Park are reflected in the design by the following:

- Ball games would be permitted anywhere in the Park, but encouraged in specified areas such as the Central Area and the area around the Cricket Ground
- Measured routes for running, rollerblading and cycling for individual training and exercise purposes
- A range of clearly defined and accessible walking routes to suit all abilities and support the healthy living groups who use the Park on a regular basis
- Clearly-marked cycle routes linking to established cycle paths around the Park
- Wide promenades suitable for pedestrians, cyclists and roller-bladers etc to use simultaneously, yet comfortably and safely
- A skate-board park and Adventure Playground
- A number of play areas for all ages, including dedicated playgrounds for toddlers and 5-11s, an Adventure Playground for over 12s, and an adult exercise route.
E Interpretation

The Masterplan identifies the need to encourage every visitor to the Park to understand and appreciate the importance of the landscape around them, even if they are only coming to use the gym or walk their dog. As important is the need to satisfy visitors who have come seeking in-depth information on the Palace and its history. An Interpretive Strategy will therefore be developed to accompany and inform the Masterplan. Highlights include:

- It is important that every visitor to the Park has the opportunity to realise that he or she has entered an important place. Through a clear welcome, visitors would be informed about the range of experiences on offer so that they can make choices about their visit. High-quality signage and a simple hierarchy of pathways would encourage them to navigate the Park and access the many opportunities on offer.

- Performances, events and public art are the best way to tell the stories of the Palace to its current audiences. Therefore a number of events spaces have been created to host a varied and vibrant programme of activity in the landscape.

- Interpretive markers within the landscape would draw attention to key features of interest and indicate where visitors can go to learn more.

- Themed play areas would engage younger visitors in the stories of the Park.

- Nature and ecology in the Park would be told by an interactive trail through the woodland in the English Landscape, with links to the Treetop Walk and North Greenhouse.

- The new Museum would house permanent and temporary exhibitions offering a more in-depth telling of the stories of the Park, alongside interpreting the Subway to the public.

- The Dinosaur Interpretation Centre would explain the significance of the Grade 1 listed sculptures and Geological Illustrations, linked to improvements to the interpretation in the Dinosaur area.

- The role that the Park Rangers currently play in the visitor experience of the Park - providing much-needed help and assistance to visitors whilst also offering insights into its rich history - would be improved by the provision of at least two information points to serve the re-integrated park. One would be in the new Museum and one in the Dinosaur Interpretation Centre.
F  Play

Many regular Park users are young people and families – including grandparents - with children. The Masterplan provides a range of rich environments that are multifunctional in use and provide a high quality play experience for all ages. This is in line with the current understanding that ‘stimulating play facilities are essential for a child’s welfare and future development’ (The London Plan, Supplementary Planning Guidance: Providing for children and young people’s play and informal recreation, October 2006).

Whilst the entire landscape is designed to facilitate engagement with the environment in a playful manner, some enhanced play features would be provided to cater specifically for children’s needs for inclusive, accessible and safe play spaces and to encourage social, physical and intellectual development through play. The following principles will apply to the play areas:

- They will be located and themed to complement other Park features, for example the Museum, dinosaur sculptures, Treetop Walk, and cafés
- Artists would be invited to work with play specialists to create unique and exciting themed experiences
- As far as possible, materials appropriate to the site and landscape would be used to create the play areas and equipment
- The play areas would not be restricted by age, rather a number of experiences would be created and grouped, each tailored to challenge and engage a specific range of abilities: under 5s, 5-11s and over 12s
- The play equipment would allow managed opportunities for young people and children to take risks

- Built into the play spaces would be places to gather and socialise and for carers to sit and observe the young people at play
- Whilst it is envisaged that some of the play areas would be enclosed using clipped hedges, current best practice advice counters the use of fencing and suggests open play areas with creatively designed seating ledges forming borders for under 5s areas. For this reason most of the play areas would not be fenced in the traditional manner
- All play features, areas and equipment would comply with relevant regulations.

The play features are likely to include:

- A Crystal Palace themed play area on the Palace Site, with unfenced play equipment designed to engage under 5s and the 5-11 age group, situated alongside interactive water features, the Museum and café, the Palace Terrace Kiosks, the contemplative space around the lily pond and the ecology area
- A contemporary reinterpretation of the lost terrace stairways through the installation of slides
- A horticultural themed play area in the Transitional Landscape designed to engage the under 5s and the 5-11 age group
- An Adventure Playground and skateboard park constructed in the foundations of the former Lodge complex designed to engage the over 12s
- A ‘Sports in Crystal Palace Park’ themed play area designed to engage the under 5s and the 5-11s built into the slope between the Sports area and the Cricket Ground
- A climbable artistic interpretation of a dinosaur skeleton located in the vicinity of the Café and Dinosaur Interpretation Centre
- A woodland interpretive play trail constructed of a series of dynamic natural installations encouraging intellectual development as well as play, designed for the over 5s
- A more traditional woodland themed play area with similar experiences to the woodland trail on a smaller scale, designed for the under 5s
- A defined, potentially enclosed, nature themed play area designed for the under 5s to serve the Rockhills nursery.
**G  Performances, arts and events**

The Crystal Palace and its Park were conceived as a major landmark hosting exhibitions, concerts and demonstrations of scientific and engineering achievements. The LDA seeks to reinstate a multifaceted events programme to increase usage and activity in the Park. The following areas have been identified as potentially serving this need:

- The Palace Terrace – the glades within the trees would provide a variety of events spaces, serviced with power, water, waste removal and a surface appropriate for vehicular access. The events would also be served by the Kiosks in this area. The range and size of the spaces would allow for a number of events to take place simultaneously, without restricting public access to this area. The Terrace is particularly suited to events such as a farmers market, annual fireworks shows, car shows and a temporary ice skating rink.
- The Italian Terraces allow the Park to host temporary arts and horticultural festivals.
- The Concert Bowl – this area with its stage is already a successful performance space previously used by the Royal Philharmonic Orchestra and staging the annual Sounds of the Suburbs community music festival. The Masterplan’s design would enhance the area’s suitability for events by improving accessibility, and increasing safety and security.
- Central Area - the former NSC and Athletics Stadium can hold events independently or act together for a variety of uses.
- The Cricket Ground lends itself to hosting festivals and smaller events, such as the annual Churches’ Fair and Victorian Weekend.
H Learning

The Park has great potential to assist organised education. It currently has a steady educational audience, to be enhanced by the opening of the Urban Farm by Capel Manor College as a centre for animal husbandry. Research into the market for the educational value of the Park has shown that this is an area that can grow significantly, with the Park providing a much-needed resource for its surrounding areas.

In order to make the most of the Park’s considerable potential for learning, multifunctional learning suites have been incorporated into the Masterplan to provide best practice physical support throughout the landscape.

The proposed locations for these learning suites are:

- The Museum building containing a learning space suitable for a class of 30 children and large enough to seat 50 adults for a lecture
- The learning suite in the Café and Dinosaur Interpretation Centre with classroom space for 30 children that can be used for ‘wet’ activities and can be opened out to increase the public space on peak days
- Learning space in the North Greenhouse linked to the Nature and Ecology Interpretation Trail in the English Landscape and the Treetop Walk
- Urban Farm Education Building.

I Food and drink

The Masterplan would improve the catering opportunities within the Park, updating the facilities in line with current trends in healthy eating and expectations of quality food provision, ensuring that the facilities are well distributed around the Park. A range of catering experiences would be on offer, spread throughout the landscape, from a formal sit-down restaurant through a family-focused café to a coffee shop bistro. The catering provision would be as follows:

- Penge family focused café situated within the Dinosaur Interpretation Centre
- Restaurant in South Greenhouse
- Coffee shop bistro in the Museum building above the subway
- Coffee shop in North Greenhouse
- Café in Rockhills community building
- Café in the former NSC
- Café in the College and Lodge
- Kiosks on the Palace Terrace and in temporary locations throughout the Park when required, for example to serve events.
- Picnic areas particularly in areas including the Transitional Landscape.
3.10 Management and maintenance

Analysis

The majority of the existing Park is managed and maintained by the London Borough of Bromley's Environment and Leisure Services. Current contracts are summarised below:

- Grounds maintenance (incl. some cleansing duties)
- Arboriculture
- Specialist play infrastructure (incl. Rospa inspections by Playsafe)
- Planned maintenance – premises, pest control, graffiti, etc
- Historic structures - Dinosaurs and geological time lines.

There are also ten Park Rangers, including two Senior Rangers, employed by the Borough, based onsite from the Information Centre. The Rangers undertake visitor management, education and interpretation, community outreach, policing and some minor maintenance/repairs to park furniture and features. They operate a shift system to cover all Park opening hours and to provide additional resources during peak times and for major events.

The remaining areas of the Park include leased properties:

<table>
<thead>
<tr>
<th>Site</th>
<th>Maintained by</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crystal Palace Transmitter</td>
<td>National Grid Wireless</td>
</tr>
<tr>
<td>Reservoir</td>
<td>Thames Water Utilities Limited</td>
</tr>
<tr>
<td>Caravan Site</td>
<td>Crystal Palace Caravan Club</td>
</tr>
<tr>
<td>Intermediate Lake</td>
<td>Crystal Palace Angling Association</td>
</tr>
<tr>
<td>Urban Farm</td>
<td>Capel Manor College</td>
</tr>
<tr>
<td>National Sports Centre and Athletics Stadium (NSC)</td>
<td>Leased to the LDA Maintained by Greenwich Leisure Ltd (GLL) Grounds maintenance by Waterers</td>
</tr>
<tr>
<td>Crystal Palace Museum</td>
<td>Staffed by Crystal Palace Museum Trust</td>
</tr>
<tr>
<td>St John Ambulance Premises</td>
<td>St John Ambulance</td>
</tr>
<tr>
<td>Park Café</td>
<td>Mr Ali (Café operator)</td>
</tr>
</tbody>
</table>

Overall current maintenance is characterised as follows:

- The current regimes provide for the maintenance of the Park to the standards defined in the current contracts, providing a safe environment for Park users
- The main areas of the Park accessible to the public (principally the areas maintained by the London Borough of Bromley and the NSC land maintained by GLL on behalf of the LDA) are maintained to a relatively consistent standard, typical of local authority urban parks
- Higher standards are evident in some leased properties, notably the caravan site
- There is evidence of a decline in the condition of the overall Park infrastructure (furniture, footpaths, fences and some areas of planting) which indicates that more significant capital investment is required
- Under the current regimes there is limited intervention to areas of semi natural habitat
- There have been substantial failures in areas of more recent planting funded through the Phase 1 Heritage Lottery Fund scheme
- As the responsibilities for different Park areas and buildings are spread between authorities, no consistent management for the Park as a whole is possible and this, in combination with very low budgets for maintenance, has had an adverse impact on the fabric of the Park
- The presence of the ten Rangers is not adequate for a Park of this significance, although they are putting great efforts into maintaining standards as best they can.
Management and maintenance strategy

The Management and Maintenance Plan will describe the approach to the long-term management and maintenance of the Park. It will build on the strengths of the existing Park structure, and suggests new approaches to meet the improved standards that would be needed.

A key proposal is to ensure that Park management is co-ordinated, administered and implemented by teams based in the Park combining traditional term maintenance contracts, work by in-house staff and partnerships.

The principal aims behind this approach are to:

- Ensure that Park maintenance achieves desired safety and environmental standards as defined in the Management and Maintenance Plan
- Enable the most efficient use to be made of resources by outsourcing routine maintenance operations
- Allow for the more-focused management and maintenance of specialist or high quality landscape areas or features through a combination of in-house staff and partnering
- Promote greater ownership of the Park among in-house staff, contractors, partners and Park users.

Specific measures to achieve these improved standards are summarised below:

- The Management and Maintenance Plan will define minimum standards and management prescriptions for the whole Park
- The plan sets out recommendations for the re-instatement and replacement of failed hard and soft landscaping undertaken by the recent Heritage Lottery Fund (HLF) works. This will be subject to agreement with the HLF and the London Borough of Bromley, as the joint funders of the original scheme. A key objective is to remove the fencing around the Dinosaur lake (Tidal Lakes) by improved edge and marginal planting
- Grounds maintenance and other principal term maintenance contracts - arboriculture, cleansing and the maintenance of structures and furniture - will be let as Park-specific contracts. All contract administration will be based in the Park
- Management prescriptions and performance requirements or standards which will be defined in the Management and Maintenance Plan will form the basis for the drafting of the subsequent Park maintenance contracts
- Management prescriptions for semi-natural areas within the Park are based on the advice of the Masterplan ecologist. Prescriptions seek to protect areas of current habitat interest and to enhance or enrich other areas. They will seek to address national and local biodiversity action plan targets
- There will be an expanded site staff structure with teams focused on specific aspects of Park, visitor and events management
- Improved visitor information, catering, signage and interpretation will be provided, giving higher standards of customer care and visitor management.
- An increased use of partnering arrangements in the management and maintenance of key areas may include partnerships with:
  - Local wildlife and naturalist groups and societies and other London-wide and regional organisations (London Wildlife Trust, Groundwork South East London) in the management of ecological areas
  - Friends and other local groups in the management of community allotments and orchards
  - Education establishments in the management of specialist horticultural areas, principally Capel Manor College
  - A local cricket club in the management of the Cricket Pitch and pavilion
  - A local athletics club in the management of the sports arena
  - Crystal Palace Angling Club in the management of the Intermediate Lake
  - Greenwich Leisure Ltd in the management of the NSC building and events
- Specialist survey, inspection and maintenance arrangements and prescriptions are described for:
  - Key heritage features such as the Dinosaurs and Terraces
  - Ecological monitoring and habitat management
  - Water quality monitoring and management
  - Arboriculture and tree management.
Management structure

The options for the Park Management Organisation and the Management Structures which will be set out in the Management and Maintenance Plan reflect both the enhanced status and the expanded facilities proposed in the Park. Staff training is seen as key to the success of Park management and maintenance. Training plans and job descriptions are defined for key posts in the Management and Maintenance Plan.

The anticipated Park Management Structure encompasses skills and teams in five key areas:

- Park Management and Maintenance – The administration of Park maintenance contracts and partnering work in specialist horticultural areas, habitat management and sports facilities, working with Friends and other local volunteer groups
- Events Management and Marketing – Raising the profile of the Park and events management
- Education and Interpretation – Community outreach, working with local schools and other educational establishments, promoting the Park as an educational resource and working with the Park management team and other local interest groups on interpretation and other educational events such as guided walks
- Visitor Services and Management – Providing the front-of-house face of the Park, dealing with all aspects of visitor enquiries and management
- Security and Policing – Working with local police and community groups and indirect Park security in association with the Park management team.

Maintenance facilities

The Masterplan provides for improved on-site maintenance facilities as follows:

- A re-located and improved maintenance compound, offices and storage facilities located on Crystal Palace Park Road
- A new recycling area located to the east of the Sydenham entrance for general recycling, and another by the Urban Farm providing recycling for all green waste generated on site
- An improved vehicular access and traffic management plan.

Vehicles and machinery

Access to the NSC and parking for the Athletics Stadium will be via the Inner Circuit, with parking for major events on reinforced grass areas fronting the NSC. In normal circumstances, parking would be restricted to the public parking area to the east of the sports arena. Other public parking is provided in parking areas on the Park perimeters.

The Management and Maintenance Plan will define a traffic hierarchy throughout the Park. This hierarchy defines routes accessible to different maintenance vehicle categories and, in some cases, sets time constraints for certain vehicle types and or operations. The hierarchy and traffic plans are designed to minimise the conflict between vehicles and Park users. Contractors and staff vehicles would access the maintenance compound from Crystal Palace Park Road. Maintenance of all vehicles and machinery would be carried out in the main maintenance compound.

Phasing and handover

The Management and Maintenance Plan will set out procedures for the phased implementation and handover of the Masterplan areas, in accordance with the current phasing programme. It is recognised that implementation would require partial closure of some areas of the Park as construction phases are carried out. Park and visitor management teams would work closely to ensure visitors are informed of pending partial closures, and advised of the anticipated duration of closures.

Construction works would seek to ensure that as much of the Park as possible remains open at any one time. The Management and Maintenance Plan will also define proposed defects periods for various elements of landscape works. In the majority of cases it is anticipated that responsibility for routine maintenance tasks would be handed back to the term Park maintenance contractor on completion of construction works. Areas or features subject to a defects period would be handed over on completion of that period.
<table>
<thead>
<tr>
<th>Park zones (Plan number)</th>
<th>Specific Landscape Elements Illustrated on the Masterplan (Code)</th>
<th>Buildings and Park related structures, features (Code)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Anerley Hill Edge (1200)</td>
<td>College and Lodge (01) South Greenhouse (02) Former CP Museum (03)</td>
<td>Palace Terrace Kiosks (06) Subway and CPP Museum (07) Paxton Bust</td>
</tr>
<tr>
<td>B Palace Terrace (1300)</td>
<td>Palace Fountain (B) ECO Water Ponds (C) Playground (D) Paxton Fountain (E) CP Transmitter (F)</td>
<td></td>
</tr>
<tr>
<td>C The Terraces (1400)</td>
<td>Alcove Fountain (J) Sunken Garden North (L) Sunken Garden South (M) Italian Terraces structures (K, N)</td>
<td></td>
</tr>
<tr>
<td>D The Transitional Landscape (1500)</td>
<td>Rosary (A) Water Tables (O) Terrace Storage Ponds (P) Adventure Playground (T) Water Rill (U) Water Channel (V)</td>
<td>Central Pavilion (16)</td>
</tr>
<tr>
<td>E The Central Sports Area (1600)</td>
<td>Playground (W)</td>
<td>NSC (14) CP RSC (Crystal Palace Regional Sports Centre) (15)</td>
</tr>
<tr>
<td>F Tidal Lakes (1700)</td>
<td>Playground (Y) Paxton Fountain Basin (Z)</td>
<td>Café and Dinosaur Interpretation Centre (13)</td>
</tr>
<tr>
<td>G Cricket Ground (1800)</td>
<td>Cricket Pitch (X) Park Management Facility</td>
<td>Park Management Facility (10) Sydenham Gate Residential (11) Cricket Pavilion (12)</td>
</tr>
<tr>
<td>H English Landscape (1900)</td>
<td>Aquarium Mist Garden (G) Informal Woodland Playground (H) New Paxton Spring (I) Concert Bowl (Q) Treetop Walk (R) The Maze (S)</td>
<td>Rockhills Residential (08a) Café - Community Facilities (08b) North Greenhouse (09) Concert Platform</td>
</tr>
</tbody>
</table>
4 PARK ZONES

The Masterplan identifies specific Zones, relating to the original Park layout. These Zones are connected by the historic Paxton Axis that acts as the central spine of the Park. Each of these Zones incorporates a number of specific landscape and building elements, as shown in the figure to the right and the table to the left.
4.1 Paxton Axis

The Paxton Axis echoes Paxton’s Grand Centre Walk and re-instates the original spine of the Park, creating a main central route to enhance a sense of orientation. The axis would be returned to ground level, and steps and ramps introduced in a way similar to the 1911 layout. Views along the axis would be revealed again and the unsatisfactory upper section increased to its former width. New water features would recall Paxton’s design, to a new sustainable design. Other ornamental areas along the axis would include new hedged gardens, features to mark steps and ramps, and to help define the different areas based on former park divisions and a Park Square on the site of the former central basin. The figure to the left is an illustration of what the Paxton Axis could look like.

The treatment of the planting would be sympathetic to the site’s history. Existing trees along the axis are replacements of trees planted in the 1870s, ie not part of the original Park. The most significant part of the axis is the lowest section, which would be maintained, flanked by magnificent rows of plane trees. The central axis planting is largely retained with an outer row added to retain the original width; the top section was never planted as an avenue and would be left open; new cedars planted on the new sports terrace would echo the original planting.

The proposal to return the Paxton Bust to the top of the site is appropriate, as it was originally on the upper terrace, surveying the entire Park, but has been moved twice in the lower Park since then. The setting of the axis feature would be improved by the removal of dilapidated buildings. The work to the axis would give the opportunity to record and exhibit any remaining evidence of former basins, cascades and steps.
Design considerations

The recreation of the Paxton Axis plays with the Park’s topography, incorporating staircases, level changes, sunken sections and differing scales along its length. Stairs and ramps refer back to original positions and respond closely to the topography. While using the same design language down the full length, variation would be created through different features.

The central axis has changed throughout the Park’s history, first with steps, then slopes with varying steepness, and more recently - with car parking. The Masterplan proposes radical improvement including significantly improved axis for disabled people, easy access routes, resting places for those with less stamina and fun for children and so rebuilding a connecting element both crossing the Park and linking its zones.

The composition of view corridors from the Paxton Axis is important, to reinforce the symmetry of Paxton’s design, allowing asymmetrical elements and spaces to play off this symmetry as a contemporary interpretation. The Masterplan re-instates most of the active spaces around the Paxton Axis, in particular, a new square to the NSC, as the centre of sports and events activity.

Integral to the symmetry of the Park is the tree layout of the Palace Terrace with a main transept and the two greenhouses creating framing wings on the Italian Terrace. These elements provide a strong geometrical order as in the original Park, with an overlay of free-flowing and asymmetrical contemporary elements to establish a dialogue between order and informality, structured and natural landscape.
4.2 Anerley Hill Edge (A)

The proposal will improve the integration of the Park and its urban surroundings along Anerley Hill between Crystal Palace Station and Crystal Palace Parade. This would create a much more inviting and welcoming entrance to the Park and make a major contribution to improving park security.

The proposal includes the removal of walls and gates at the Norwood Triangle entrance to improve connections to the Park. These recently-constructed walls are not of historical significance, whereas significant historic features, some of which are locally listed, would be conserved and re-used. These would include the former Crystal Palace School of Practical Engineering that would be converted as a Rangers’ centre with public access, and the base of Brunel’s south water tower conserved as a record of a major engineering achievement.

It is important that the layout and materials, as well as the design language of the public transport interchange, respects and reflects the principles of the registered Park and Masterplan design. Connection to the Italian Terraces and Palace Terrace would be greatly improved in a new design with wide steps on the corner of the Palace, to strengthen the definition of the Palace footprint where the current exposed section of Paxton’s tunnel wall is buried under vegetation.

This area also contained the major entrance to the Palace and Park from the Crystal Palace Station via the Crystal Colonnade. The recent demolition of the 1960s turnstiles and bridge has improved the setting of the Station and entrance to the Park. The Masterplan also proposes to re-open the exit from the Station direct to the Park, as would have originally been the case (via the vestibule to the colonnade). The route of the former colonnade would be marked by planting and a pedestrian route. The rear wall of part of the railway colonnade survives and would be integrated into the design.
Design considerations

The design embraces the historical features of the edge of the terraces and the steep topography of Anerley Hill to create a union of urban and Park landscapes in a highly usable and versatile space. The result would improve visual and physical access, ensuring the area becomes a natural meeting and gathering point, a convenient thoroughfare, and gateway between the Park, the Station and the Norwood Triangle as shown in illustrative figure overleaf. At the upper Norwood Triangle, the intention is to create a more successful entrance into the Park by redesign with an emphasis on pedestrians and improving connections to the rest of the Park. The Masterplan opens up the space at the Upper Norwood Triangle gate, creating a well-serviced urban area and improving views to the Palace Terrace for those entering the Park. The layout of this area would respect and make visible the footprint of the historic Crystal Palace as an area to be kept clear of any non Park-related design or structures.

Illustrative drawing looking up new proposed vibrant park edge along Anerley Hill

Photograph looking up Anerley Hill, CPP 2007
The Masterplan suggests a significant change to the Park edge from Crystal Palace Station to Norwood Triangle, including significant regrading. The new Park edge would allow for small-scale, temporary uses but mainly to provide an interesting hard-wearing walk up and down the hill with adjacent Park facilities. This would open up views onto the Italian Terraces from the outside.

The walkway would incorporate scattered tree planting groups within organic-shaped grassed islands. The existing trees in this section of the Park are mostly self-seeded. As a result, very few individual specimens are of high arboricultural or amenity value. Only one category A tree would be removed as a consequence of these earthworks with the vast majority of trees to be removed being category C.

Hard surfaces would be tar and chip, with a generous dimension to allow for traversing movement at a more acceptable gradient than that of the natural topography. Anerley Hill edge has been developed as a clearly-defined urban park landscape to strengthen the connection between the Norwood Triangle town centre and the Park.

The Masterplan for this area takes into account the potential provision of a route for the tram extension. Should the tram proposals come forward at a later date they can be integrated into the Masterplan proposals.
Crystal Palace Museum

The Crystal Palace Museum building would be renovated to create accommodation for Park Rangers and as a Park information point. Building work would involve a condition survey and any necessary renovation of the building fabric with minimal adjustments to the fabric and external appearance. The aim is to accommodate as much as possible within the existing building layout. A more open and visible entrance may be incorporated to welcome visitors. Levels around the base of the building would need to be adjusted along with stairs and ramps to accommodate proposed changes in landscape levels.
4.0

Illustrative drawing: overlooking the Italian Terrace

Photograph showing the Italian terrace, CPP 2007

Illustrative section showing potential option for the South Greenhouse

Photographs showing examples of interiors of greenhouses at Kew Gardens and La Villette

Produced on behalf of LDA by Latz + Partner / Meadowcroft Griffin
South Greenhouse

A sub-topical dry greenhouse is proposed that would:

- Frame the Italian Terraces in the manner of the original glazed Palace wings
- Introduce Park-related attractions
- Follow the rhythm of Paxton grid
- Mediate between outside and inside
- Complement the proposed North Greenhouse.

The greenhouse would be visible and accessible from the new public space along Anerley Hill. It would be open at its east and west ends to give direct visual connections and access from Anerley Hill and the Italian Terraces.

It is proposed that the planting would be sub-tropical (Mediterranean) plants, and there would be a café, restaurant with spill out into the Park between the planted beds. It is envisaged that it would also provide an appropriate setting for musical performances and other events. Servicing is located under the terrace to the west.

The height and scale of the new greenhouses relate directly to the height and scale of the original Palace wings, to the scale of the Italian Terraces and to a specific height of 21m (69ft) to provide the right headroom for the cultivation of the tallest palm trees. It has also been important to make it appear as light and transparent as possible. It is a simple rectilinear form, single glazed, and to Paxton’s 24ft (7.315m) primary grid. These dimensions also determined the spacing of the piers in relation to the stone balustrades of the terrace. The greenhouses would follow this grid as a way of relating the new buildings to the historic setting and emphasising the latent rhythm of the original Park.

The greenhouse structure consists of steel structural columns on the 7.315m (24 ft) Paxton grid. The footprint of the structural frame occupies 14 x 2 bays. The enclosed area of the South Greenhouse occupies approximately 6 x 2 structural bays with the rest left as open frames with horizontal pivoting fins which reflect sunlight on to the terraces below and provide shade on hot days.

Vehicular deliveries and maintenance access would be from Anerley Hill Edge to the west end via a designated route defined by permanent and demountable bollards. No vehicular access would be allowed from the Italian Terraces. The scale and the glazed façade treatment would be designed to provide ideal growing conditions for subtropical (Mediterranean) plants.

The Figures on pages 102 and 103 illustrate what the South Greenhouse could look like.
College and Lodge

The proposed College and Lodge would be located to the west of Crystal Palace Station bordering the southern edge of the Park on Ledrington Road. It would be a key building that, together with the Crystal Palace Station, activates the Park edge at the main arrival point into the Park. The new Lodge:

- Reinforces the Station gate and public space around the railway cutting
- Links visually with the South Greenhouse on Anerley Hill
- Provides active functions at the gateway
- Reinforces the historic boundary
- Mediates between the Park and Anerley Hill
- Responds to the scale of the Station and houses
- Has the identity of a Park building
- Has a number of possible uses:
  - Replacement for sports lodge relocated from the Park
  - College Resource and Education Centre

The building sits within the context of the new public space stretching from Norwood Triangle to the Station. It would be one of a series of buildings with uses that create an active and accessible edge. As a part-residential building, it would create an animated and populated entrance during the day and evening in line with the key Masterplan principles for active gateways.
The Station gate would be the main thoroughfare and introduction to the Park, a role that would increase in importance with the arrival of the East London line and possible Tramlink. It responds to the need for a coherent place of arrival – a key public space to give orientation and an immediate sense of being in the Park.

With the removal of certain trees on the western edge of the cutting, the main Lodge façade would be visible from the Station: its location, scale and mass has been carefully considered to define and relate to the scale of the public space and to the scale of the Station architecture. It also responds to the scale of houses along Ledrington Road. The gradient of the hill and stepped section has been used to vary the proposed height of the building from five storeys opposite the Station to three storeys closer to houses at the western end.

The building reduces in scale from north to south from five storeys to four. This would achieve an appropriate scale facing the Park, reduced towards the south. The building is located:

- To align the northern façade with the historic Crystal Palace Colonnade wall
- To maximise the width of the public space to the south
- To reduce its visual impact to the houses along the southern edge of Ledrington Road.

 Its northern façade is located on the line of the MOL boundary and integrates the historic colonnade wall. It reinforces the historic edge to the Park and creates a visual backdrop when viewed from the north.
A generous public open space along Ledrington Road is created that can be tree lined, as the approach to and from the Station, and also increases the distance between the building and the backs of houses to the south. It is part of the continuous public space between the Station and Norwood Triangle. It allows a minimum of 5m (16ft) between the possible Tramlink alignment and the building. The alignment and heights have been designed to fall well within 45 degrees from ground floor windows of houses opposite thus ensuring rights of light. The figure on page 100 is an illustration of what Anerley Hill could look like if Tramlink is installed.

The layout has been designed to locate larger, more active spaces on the lower storeys with smaller, more private rooms higher up. Residential rooms occupy parts of the third, fourth and fifth storeys with varying orientations. A propagation greenhouse with roof garden is located at roof level.

It is envisaged that timber and glass might be used as materials that relate to the Park. The timber consists of a combination of vertical boards, battens or open slats to give a vertical grain against strong horizontal lines. The use of moving elements (shutters, fins) allows the building to subtly change its appearance depending on use and the habitation of rooms. This continues the theme of an active, animated building in relation to the key public space.

The historic brick walk that bordered the Crystal Colonnade would be retained and integrated into the new building fabric, recognising its role in defining the edge of the Paxton’s Park and its significance as a historic remain. Residential rooms occupy parts of the third, fourth and fifth storeys with varying orientations. A propagation greenhouse with roof garden is located at roof level.

It would form part of the lower storey north elevation, with limited openings to provide entry and light. This respects the existence of the wall and gives it new life within a contemporary setting.

The historic brick walk that bordered the Crystal Colonnade would be retained and integrated into the new building fabric, recognising its role in defining the edge of the Paxton’s Park and its significance as a historic remain. It would form part of the lower storey north elevation, with limited openings to provide entry and light. This respects the existence of the wall and gives it new life within a contemporary setting.

Access for deliveries and maintenance is from Ledrington Road. Demountable bollards would offer privileged access for maintenance and limited parking.

Figures on pages 104, 105 and 106 illustrate what the College and Lodge could look like.
4.3 Palace Terrace (B)

The proposals are for a continuous tree sheltered space across the whole site, which would be suitable for different activities such as events, relaxation, reflection and play (see figure this page). The formal planting of trees would reflect the old Palace layout, using its 24 foot (7.315m) grid and clearly referring to the outline of the Palace. In places, the existing valuable, mature trees will remain, set off this grid of new planting.

The Palace Terrace is intended to dominate the Park and, along with the Paxton Axis, to provide the basic structure for design and orientation in the Masterplan. The proposed tree planting would re-interpret the scale and layout of the Palace as a living structure, with the nave and centre transept expressed as wide tree-lined promenades. This approach would benefit the most significant elements of the historic landscape by re-opening views to the Park and revealing the awe inspiring scale of the former Palace. The removal of part of the 1980s garden from the Palace site would assist this. New water features are proposed on the main walks and within the glades created within the tree cover echoing the former courts of the Palace and also the fountains which embellished the nave.

There is a great deal of fill over the Palace Terrace and the risk of disturbing buried features of Palace archaeology has been indicated by archaeological investigation undertaken in May 2007. Foundations and floors from the Palace were present at the three locations investigated, along with associated structural fragments, artefacts, and burnt material, at depths varying between 0.55 to 4.0m or more below modern ground levels. There is therefore potential for similar remains at other locations within the Palace Terrace.
The exposure of archaeological excavations and remains would contribute to the interpretation strategy for the whole site and strengthen the educational aspects of the Park. All new features would be laid out and constructed to minimise damage to any remains buried under this area.

The nationally-significant listed railway subway structures of the old ‘high-level’ railway station would be conserved within a proposed new Museum. The former ridge and furrow glazed roof over the courtyard would be replaced to create an internal space. The new Museum structure would be located and integrated with the historic staircases. The spectacular subway would be a high quality event and interpretation space ensuring that its spatial qualities would be retained intact. The proposed Museum would allow public access to this important structure. The new Museum building would not impinge on the Palace footprint and the upper level would provide an overview of the Palace, as laid out in trees, and views of the Park and beyond. It would also provide a much-needed landmark and destination along Crystal Palace Parade (see illustration page 110).

Design considerations

The design for the Palace Terrace creates a grand entrance into the Park on the main axis and opens views along and across the original Palace Site to east and west, referring back to the vistas created as part of the original Park design.

Creating a large, levelled area, the site would be expanded to the south-east to the extents of the former Palace footprint. A steeply-graded “eco-wall” defining the Palace Terrace on this park-side edge would be fronted by a promenade overlooking the Italian Terraces and the entire Park. A grand staircase at or near the original Palace entrance stairs would lead to a lower promenade and the Park beyond.

A wide pavement for promenade would be created along Crystal Palace Parade helping to reconnect the streetscape with the former Palace site and the Park beyond. The trees (London plane) would be pruned, with trunks clear from 5 to 10m. Under the trees, the Palace Site would be a broad continuous open space, with no barriers or enclosures.

This canopy would be arranged to frame, form and build an impression of the main centre nave and the middle transept of the former Palace. These promenades would offer well-served areas with hard wearing surfaces of tar and chip for high intensity use. The scale and spaces allow flexibility for events such as fairs, circuses, or an ice rink. The main walk, recalling the nave, is generous enough to accommodate markets or similar activity.

Restricted vehicular access would be provided via Crystal Palace Parade controlled by a boundary treatment system such as bollards or similar.

The Bust of Paxton would be relocated on the Palace Terrace and placed in the centre transept looking down the Park along the Paxton Axis. Within the grid of trees, there are open clearings that provide space for a wide range of specific uses. At the northern end of the Terrace, the existing ‘Nature Garden’ is incorporated into a series of ecological spaces, enhancing existing ecologies and creating opportunities for increasing biodiversity.

Photographs showing examples of Food Market in London, Ice ring at Hampstead Heath, Park spaces in Riem/Munich and a Fun Fair in CCP
The Masterplan allows for the provision of play areas, and options for erecting small-scale facilities such as kiosks and pavilions for refreshments and information. There would be additional services provision, including toilets, in the new Museum. The surface under the tree grid would vary from porous water-bound gravel over mown, reinforced grass, using appropriate substructure and surface aggregates, to grass. The type of surface material reflects the intensity of use, frequencies and loadings. The footprint of the Palace would be marked by an outline of stone set level with the immediate surfaces.

An open Playground (D) would be positioned as a themed play area in this zone which will not block views along the Terrace. Located in a glade within the trees, it would provide an opportunity to engage young visitors to the Park with the story of the Palace using, for example, themes of the Palace’s sculpture collections, Paxton’s structural design or Brunel’s water engineering. There would be several other water features alongside the New Paxton Fountain (E) including the Palace Fountain (B) and an eco Palace Water Pond (C).

Incorporated in the potential long-term vision of the Masterplan is a proposal to open up the current National Grid site and to connect the Palace Terrace to Rockhills Gate while the transmitter mast would remain. This vision does not form part of this application. To improve the situation around the current bus terminus and to incorporate the possible future Tramlink, the bus stand area would need to be extended in length and narrowed in width in order to respect and reflect the principles of the Masterplan design, and not encroach into the Palace footprint.
Building details

Palace Terrace Kiosks (06)

These would have a range of uses that would be likely to change over time and with the seasons, as use of the Park changes, or for specific events (markets, circuses, ice rink etc). They could be places to buy newspapers, refreshments or tickets for events, and they could be information, medical points or provide bike hire and repair facilities.

Construction may be timber and/or metal with lockable, sliding and folding shutters and screens so that they can be closed when required. Access would be from the Palace Terrace. Occasional vehicular access could also be provided from Crystal Palace Parade.

Subway and Crystal Palace Park Museum (07)

The brief for a new Museum has been developed with the LDA’s Interpretation Officer. Its location has been selected for the following reasons:

- It is the highest point of the Park
- It is adjacent to the historic subway that is one of the most important and well-preserved historic assets of the Park
- As a site of historic importance, visible from Crystal Palace Parade, Norwood Triangle, the Palace Terrace and from the top of the Paxton Axis
- Proximity to Norwood Triangle
- As a major attraction to encourage people along Crystal Palace Parade
- Adjacent to the Palace but outside the footprint
• As the symbolic entrance to the new Park in the location of the original entrance to the Palace. It would be the place where visitors could begin their journey by being introduced to the Park, its historic and contemporary Park themes. It is a key place of orientation.
• The building would integrate the grand staircases which served the Palace entrance.

The proposal brings together historic and contemporary components to reflect the link between old and new. The integration of the subway, courtyard and stairs would give a strong sense of the scale, drama and theatricality of the original Palace entrance and exit. It situates the historic fragments of the subway, court and stairs within a sequence of spaces allowing their original role to be perceived and explained. The new building provides space for permanent and temporary exhibitions to explain the history of the Park.

The new building would be approx 20m (66ft) high to give views from the top over the mature trees. It would be a glazed structure with external envelope designed and detailed to the same fenestration detail as the greenhouses as part of the ensemble of glazed structures within the Park. This is a direct reference to Paxton’s design for the Palace and associated structures, which followed the same logic, rhythm and consistency of detail.

Entry for pedestrians would be from the Palace Terrace. A number of entrances could be opened and closed to choreograph the way different people enter and move around the spaces to facilitate, for example, school classes and/or private events to be separated from the general public. The original staircases would be integrated within this choreography so that they could be used generally and also provide separate access with lift access.

Vehicular access for coach drop off, servicing and maintenance would be from the Palace Terrace via a ramp from Crystal Palace Parade. Demountable bollards would give access for drop-off and designated parking for disabled people.

Illustrative section showing potential option for a new CPP Museum adjacent to the subway.
4.4 Italian Terraces (C)

The Italian Terraces would be restored, flanked by the two new greenhouses and the introduction of two new Sunken Gardens. The listed Terrace Structures would be sensitively repaired, and missing sections of balustrades and copings replaced in stone or cast stone. Where elements are completely lost, such as some of the staircases, replacements would be to a new design allowing for the introduction of new functions, such as ramps and slides, to aid both accessibility and enjoyment.

This area is also the location of the iconic Crystal Palace Sphinxes, providing opportunities for imaginative play as well as an access point for interaction with the historic stories of the Park. The two missing Sphinxes on the north end of the Terrace provide an opportunity for the display of a changing temporary art exhibit, for example. The figures on pages 112, 114 and 115 are illustrative drawings of what the Italian Terraces could look like.

Design considerations

For the Upper Terrace, the idea is to retain the views over the Park and keep this as a wide, open area that encourages quiet recreation among the Upper Terrace Structures (K). It could be used for smaller events, design competitions and displays, games and for relaxation. It would provide:

- Views over the Park
- A promenade area with views to both sides
- A clear shaped slope between the upper and lower promenades.
The Lower Terrace with its restored Terrace Structures would provide:

- A permanent ground for installations
- Opportunities for varied short-term exhibitions
- The incorporation of the Sunken Gardens
- Space for recreation.

The positions of the former sunken fountains and proposed new Sunken Gardens have been partially investigated. It was found that the original ground levels were heavily disturbed in the post-war years and two of the fountain structures had been demolished, although the low-level control chamber survives in situ. The new gardens are located largely between the former fountain basins and are therefore unlikely to disturb in situ features below ground, but there is some potential for non-structural garden features such as surfaces, landscaping, etc, as well as further ex situ remains to be found.

Access to the new gardens would make use of a section of concealed brick rather than stone in the terrace retaining wall where a staircase was removed, thus minimising the risk of loss of historic fabric and allowing ramped access to be made to the Italian Terraces. The gardens are a new design feature which would reintroduce horticultural interest without disrupting the scale of the Terraces. It is anticipated that the open spaces would be used as a site for temporary, semi-permanent garden installations and exhibitions of horticulture, in the tradition of Paxton’s horticultural fêtes.
The northern Sunken Garden (L) would include recreation space with water entering from the top feed of the Alcove Fountain (J). This water would trickle down over a water stair. The Sunken Garden south (M) would contain ornamental planting beds made out of low well cut shrub hedges, geophytes and other annuals and perennials.

Stairs and ramps are incorporated in the slopes of both the Upper and Lower Terraces, and the slopes would be planted with ornamental grasses and perennials. Both entrances would have double bridges, one towards the historic structures for heavy load and a parallel one with a lighter appearance for pedestrians. Between the two bridges there would be a void to allow sunlight to fall through, giving the path below natural light and allowing a play of light on sidewalks and floor. The new set of retaining walls would be planted with shade tolerant climbers.
Two new Greenhouses would enclose and frame the Terraces, as the Palace wings once did. Details are given in sections 4.2 and 4.9. As all buildings in the Masterplan, they would have multi-use functions. The southern one could contain a plant collection and space for small events and a small café/restaurant. This is close to the main walk from the Crystal Palace Station to the Norwood Triangle.

On the north side, the greenhouse could contain a different plant collection including mature exotic evergreens. A butterfly house could be included together with an integrated education centre and small café. The northern wall of the greenhouse could comprise a variety of nesting and roosting structures for birds, bats and invertebrates. Climbing plants would provide additional habitat.
4.5 Transitional Landscape (D)

The proposal for this Zone is to remove the car park and remodel the landscape to reflect, interpret and reveal features of historical interest. The whole zone would be remodeled for an undulating landscape with clearly-defined slopes and terracing, reminiscent of rice terraces. The levels would be determined by fixed points of existing remains and park elements and connections to neighbouring zones, thus looking forward while reflecting the past. This new landscape would create medium sized spaces which allow for a variety of activities and usage.

The 1937 racing circuit would be partly re-routed and re-surfaced as a promenade and event route, as an Inner Circuit, and new attenuation ponds would flank the Paxton Axis as part of the site-wide water strategy. Existing inappropriate 1960s domestic buildings together with parking, central concrete structures and fences would be removed.

The bases of the Lodge and the Paxton suite would be re-used to accommodate a skateboard park and playground. Topography would ensure that this area is discrete in the landscape both in terms of visual and audible disruption.
The Adventure Playground and skate park (T) would be constructed on the foundations of the former Lodge complex, providing physical and intellectual challenges to young adults including areas for informal gathering and socialising. Located within this complex would also be a contoured zone suitable for use by skateboards, BMX, and inline skates. The location is close to the 5-11s playground that could be themed around horticulture, for children of ages. This themed play area would also complement the horticultural shows that would be expected to be staged on the Italian Terraces in Area C and the London Green Chain Walk that passes through the Park close by.

The Rosary Mound is currently almost unrecognisable. The Masterplan would re-interpret this feature by enhancing the topography and planting in the form of a spiral to create a folly and viewpoint. The areas adjacent to the Rosary have been identified as the site for the future Crystal Palace Regional Sports Centre (CP RSC) which would be an earth-sheltered building and, to allow sufficient space, the location of the Rosary would be slightly adjusted: this is not considered significant. However, the development of design in the future for the CP RSC would need to be sensitively handled in relation to this feature and views from it.

The alterations to landform in the central area are unlikely to disturb significant historic features as the existing landscape is the result of many years of alteration. The central area retains no visible features or planting of the original Park. Existing mature trees and the remaining rhododendrons in outlying areas would be retained and the former rhododendron valley replanted in part. New soil conditions would create a range of meadow habitats together with loose orchard areas planted with traditional varieties of fruit trees. This would be a new feature for Crystal Palace Park, but one that would be in character with Paxton’s orchard planting at Chatsworth, for instance. Guide books for Crystal Place illustrated a former cherry tree on the site below the Terraces, under which it was said that Paxton sat and sketched his designs for the Park. The figures on pages 116 to 119 are illustrative drawings of what the Transitional Landscape could look like.
Design considerations

The shape of the landscape would change from the formal terraced topography to undulating organic forms, evolving a landscape design with its own particular character to contribute to the Park’s heritage in the future. This transformed landscape would be designed for low maintenance, and could be used for various activities including quiet picnics and temporary events.

There would be a network of level paths following the contours north south, connecting the English Landscape and Intermediate Lake to the Station and Anerley Hill. The route along the Paxton Axis would be re-levelled in response to the new landscape. The proposed Inner Circuit would link the Station with the entrance area of the future CP RSC (15), and the English Landscape to the north. The circuit would be a shared surface.

The Rosary (A) rising from the undulating slopes close to the Crystal Palace Station would be reinstated as described above, providing a good vantage point across the Park. Several water features - including the Water Tables (O), the Terrace Storage Pond (P), the Water Rill (U) and the Water Channel (V) – would be introduced as functional features and contributing to the aesthetic and sensory quality of the Park.
Buildings

Central Pavilion (16)

A Pavilion (see illustrative drawing below) where people would be able to find help would be located in a prominent position in the centre of the Park. This Pavilion would function as meeting point to be used by Park Rangers, local police and park users. Making visible the human face of the Park would increase the feeling of security and make a significant improvement to the Park atmosphere.

It would be designed to be recognised as part of a family of Park pavilions. The building would contain a small meeting room, office, public WCs and first aid station. It would be open and inviting, and capable of being closed with folding shutters which, when open, provide shade.
4.6 Central Sports Area (E)

Major changes in this area would include the removal of the podium and the re-instatement of the Paxton Axis at a raised ground level. The removal of surrounding structures would allow the Grade II* listed NSC to be appreciated as a free-standing pavilion, as originally intended, with a direct relationship with the Park and so improving the views and parkland character (see figures on pages 120 ff).

The changes to ground levels would, however, conceal the original form of the banks around the Great Fountain Basins, which remained after the fountains were filled in the 1890s to provide open spaces for sports.

The former racetrack would be set at a new higher level 3.5m (11.5ft) above that at present, and would be re-surfaced and re-routed to provide an Inner Circuit and promenade, offering access and a course for events. It would accommodate parking adjacent to the stadium and set between trees to reduce its impact in the historic landscape.

A play area would be built into - and making use of - the wooded bank east of the NSC and partly sheltered with hedges.

The NSC sports complex as a whole, including the Jubilee Stand, West Stand and accommodation buildings, currently has a negative impact on the historic landscape of the Park. The proposed configuration of the CP RSC with redefined athletics track and Paxton Axis, together with the converted NSC to a sports and events pavilion servicing the Park and dry sport needs, would have a significantly reduced impact on the landscape.
Design considerations

The Masterplan process has examined how the NSC and stadium could be better integrated into the Park. The aim is to create a newly-defined parkland within which the structures perform as multifunctional pavilions. If the new CP RSC is built as part of the reconfigured stadium, it is planned that the NSC will be converted to provide for a range of functions and activities such as dry sports and events. The considerations are:

• That the parkland rather than the individual sports provisions is dominant
• To develop an area that can perform as a multifunctional place, including sport
• The visual impact of the buildings are mitigated through the Masterplan design
• Connections to the surrounding Park are enhanced
• Activities for both the sports elite and the community are provided for
• A new ground level helps to integrate the Paxton Axis, the NSC and the Athletics Stadium as Park elements
• Addressing this central space as a new opportunity for multifunctional Park use rather than exclusively for sport.

There is a separate Design and Access Statement in relation to the proposals for the NSC building, please refer to this document for further detail.

Photo showing an example of informal sport activities, Regents Park 2007

Illustrative section showing potential option for section along Paxton Axis

Illustrative drawing showing potential option for the Paxton Axis in the Central Sports Area

Produced on behalf of LDA by Latz + Partner / Meadowcroft Griffin
The Masterplan would seek to create a significant central terrace for large-scale sports events, particularly as this space is furthest away from the surrounding residential areas and therefore less likely to cause disturbance. This area would be framed at the top and the bottom intersection with the Central Axis by interim terraces defined by clipped hedges with ample seating and complemented by a symmetric arrangement of ornamental trees such as Cedrus deodara. The lower terrace would contain the central pond, creating a calm and contemplative atmosphere.

The Masterplan proposes the removal of all clutter and fences, the demolition of redundant buildings and the transformation of the remaining elements into pavilions integrated as Park features. To achieve a continuous parkland terrace, the level of the area around the NSC would be raised to the threshold of the NSC building. The refurbishment of the NSC would be to current best practice standards such as BS8300:2001 and Sport England’s guidance. Along the west façade there would be a wooden deck made of certified tropical wood to deck over the void formed by the existing plant rooms. The old chimney would remain and will be reused for a Combined Heat and Power plant (CHP) in the energy strategy. The area to the north of the NSC would become an open level and grassed area large enough for a full sized football pitch, for formal and informal sport.

The athletics track would be retained and, with the new raised level to the east, a retaining wall constructed of fine mesh gabions would define its extent and create a bowl making a grassed amphitheatre with informal seating for spectators. In front of the new CP RSC, a generous covered and level promenade would be formed with seating for 2,500 to 3,000 spectators.
The CP RSC would be a totally integrated facility, earth sheltered, profiting from the natural topography and with minimal impact in the landscape with its green accessible roof. Natural light to the pools below would be provided through sculptural cones which would appear within the Transitional Landscape.

A lightweight covering would span from the front façade towards the stadium seating. The main east elevation of the building would emerge from retaining walls integrated into the slopes of the Transitional Landscape. These could be used for an integrated climbing wall. Less intrusive flood-lighting would be provided as part of the park-wide lighting strategy. To the east of the stadium bowl there would be a car park for up to 300 cars, integrated with tree planting to minimise the impact on the surrounding parkland.

The car park would be linked closely to the proposed CP RSC entrance and the dry sports and events pavilion (NSC) while being designed to minimise traffic movements. There would be a bus drop-off and pick-up point as well as car parking for disabled badge holders in the southern entrance court of the CP RSC.

The Playground could incorporate elements of play on a sports theme. It would be built into the sloping topography, creating an exciting landscape, integrating play equipment with the natural landscape and incorporating seating. It is currently envisaged that this would be enclosed with a clipped hedge that, if necessary, would camouflage any fencing. Several water features would be contained in this area such as the water rill and the water channel, both feeding the central pond.

Landscaping Works around the NSC

Due to the listed status of the NSC, full details of the proposed landscaping works around the NSC have been submitted with the Masterplan application. Provision of these details will allow the impact of the proposals on the NSC to be properly assessed. Since the proposed works related to the NSC Listed Building Consent Application may be carried out at an earlier stage than the Masterplan proposals for the wider Central Sports Area, the landscaping relating to these works is referred to as “Phase 1” works (described on pages 125 ff).

These works are designed to be executable independently of the Masterplan proposals and will improve the setting of the NSC building. Further minor works will be required to integrate the landscaping after the “Phase 1” works with the Masterplan proposals and these will be the subject of the further planning application. (These further works are described in outline on page 129.)

Measures to minimise the impact of the landscaping proposals on the NSC building and its foundation are described in the NSC Listed Building Consent Application Design and Access Statement.
**Buildings**

**National Sports Centre (NSC)**

Changes to the NSC are covered by a separate listed building application and associated Design and Access Statement. In summary, the proposals being made address the pressing requirement for major work to mechanical plant, to provide accessibility, and to address specific issues related to the structure and fabric of the building, now over 40 years old. Further to this, the future conversion of the NSC provides a good opportunity to rectify and improve a number of serious flaws in the original design, notably access and poor environmental conditions within the building. The scheme involves minimal structural alterations, whilst enhancing the architectural merits and special interest of the building. The Landscape proposals are intended to connect the topography of the Park with the building to help draw the upper and lower parts of the Park together. The demolition of the podium would allow the natural gradient of the hillside to be re-instated along the Paxton Axis.

The principal elements of the scheme are listed below:

- Demolition of peripheral buildings associated with the main NSC building, secondary structures, and fences including the elevated entrance walkway
- Demolition of the Crystal Club Suite and associated enclosures and structures in order to provide a playing surface on the South Balcony
- Installation of a new structural floor over the existing swimming pools in order to provide dry sport surfaces
- Construction of a retaining structure around the perimeter of the NSC building
- Importation and placement of lightweight fill against the retaining wall to create the raised ground level including the new access routes to and from the building
- Clearance and cessation of ground floor accommodation use with the exception of refurbished plant rooms and circulation corridors for maintenance access
- Below-ground drainage works and works to services and utilities
- Reconfiguration of the external air distribution ductwork to the north and south areas to allow new landscaping to be formed
- Internal reconfiguration, refurbishment and alteration works, including the entrance foyer and the construction of new shower and changing facilities with associated heating and ventilation plant.
- New plant located adjacent to the existing squash courts in the existing plant room
- Façade refurbishment and alteration of the NSC building including the replacement of glazing and opening vents and replacement of some façade elements as deemed necessary in order to provide a naturally-ventilated environment for sport
- Installation of new floor surfaces appropriate to the intended mix of uses
- Replacement of fixed and telescopic seating systems
- Replacement of existing roofing systems including copper roof and central opening roof-lights
- Removal of asbestos where present.
Existing conditions

Phase 1 works, as previously noted, are designed to allow proposed works associated with the NSC building to go forward prior to the Masterplan implementation of the wider Central Sports Area. These works will improve the setting of the NSC building and allow full integration into the Masterplan scheme with minimal remedial work.

The NSC is erected on level 66.00NN with a basement floor, the point of the current athlete’s entrance and ground floor with sports halls. The current visitor entrance is situated at the first floor level. The existing podium structure in front of the complex was built to enable access from the CPP Station crossing the car parks to the central athletics arena area by entering the NSC building on level 72.00NN through the entrance on the first floor. This bridge is connected to the upper part of the park on level and to the lower landscapes at Penge Gate through a double winged staircase and control points in the form of turnstiles. Historically, the podium and staircases also enabled access to the NSC building as events were taking place on the perimeter road.
The NSC sports complex occupies the central area of the Crystal Palace Park. Historically, this area was first occupied by Paxton’s grand water basins and fountains, but soon was replaced by a series of sports related facilities.

These facilities and related events could always be understood in the greater context of the Park. The construction of the NSC complex has had a significant impact on the park, both physically and aesthetically.

The concrete podium and associated staircases, turnstiles and fences have largely contributed to creating a physical barrier that divides the whole of Crystal Palace Park into two distinctly different park spaces and is not negotiable for most people with physical disabilities, cyclists or park users with strollers or the like. Extensive fencing around the NSC further constrains movement in this central area of the park. The fencing is generally unsightly and significantly contributes to creating a negative park experience.

In addition to presenting a physical barrier, the concrete podium and associated elements also present a significant visual barrier that further disconnects the NSC complex from its context by preventing views from the Park to the NSC and from the NSC into the Park. The historic Paxton axis is no longer perceivable as a continuous, unifying element in the Park, thereby significantly impacting the overall park experience. The turnstiles structures and fences are in a state of disrepair and represent an unsightly condition that further contributes to an overall derelict appearance of the area.

Illustrative plan showing potential option for landscaping around the NSC building, Phase 1
**Design Intent**

The "Phase 1" landscaping proposal forms one of the most significant works to be undertaken in improving the accessibility and appearance of the park. The turnstiles no longer function and along with associated structures and fencing are understood to be a contributory element to crime in the park by imposing a visual barrier which conflicts with natural surveillance. Removal of these structures achieves a number of benefits including opening up views connecting the park through this area and re-linking the upper part of CPP with the lower part in respect to heritage assets, functionality and contemporary park design.

Changing the levels around the NSC building will provide a level connection between the interior and exterior spaces of the building. The relationship between the interior and the exterior will be further strengthened by the use of consistent materials in and around the building. This approach will ultimately improve the functionality of the building and help facilitate its legacy as a true multi-purpose Park pavilion.

Visually, the proposal removes the built ‘clutter’ adjacent to the NSC and provides an overall decrease in tarmac and structures in the park, with a corresponding increase in grassed and park usable areas.

**Physical Description**

The existing staircases, turnstiles, the central concrete podium and related structures, such as the swimming pool/dance studio and the Crystal Suite are to be removed and reduced in level. All volumes of appropriate material will be recycled on site for new substrates and constructions. All materials which are not appropriate for recycling will be removed from the site during the process of the construction works. All existing redundant security railings and fences will be removed from the central NSC area. Necessary new handrails along the stairs and ramps will be installed.

The existing concrete podium will be replaced by a grand promenade, part of the original Paxton axis, with staircases on both the east and west ends, connecting with the existing terrain. The staircases will be completely integrated into the promenade and the landscape, no longer creating a visual barrier as the existing ones do now. Ramps with minimal slope will be well-integrated, ensuring that the stairs will also not be a prohibitive physical barrier.

To the east, the staircase will begin at the level of the existing perimeter road. Two flights of steps, or an alternate ramp, will give access to the open plaza fronting the new NSC main entrance on level 69.50 NN. To the west, a similar staircase will connect the promenade with existing levels, thereby re-establishing the grand axis through the entire park, as envisioned by Paxton. Much like the staircase to the east, these stairs will also be split into two flights, easing the physical challenge while also ensuring sightlines along the axis remain intact. Changes in levels within one flight of stairs will not exceed 1.5 metres.

This will allow the change in level to always be clear and perceivable within the context of the promenade and the adjacent Park thereby strengthening the perception of the staircase as a Park element rather than a physical and visual barrier in the Park. Much like the eastern staircase, a ramp will also allow these stairs to be by-passed by Park users.

The integration of the NSC as a pavilion in the Park will be facilitated by the establishment of new landscape levels around the building. Modelling of the edges of the raised area into gentle, grassed 1:4 slopes will be carried out to accommodate the new levels with the surrounding areas, creating usable park space immediately around the building.

Photograph showing an example of stair and railing along Paxton Axis, Bremerhaven 2006
Overall level changes around the building will generally be achieved through grassed areas and slopes. Around the perimeter of the building, a ten metre wide collar of hard surfaces will be established. This area serves the dual purpose of providing secure maintenance access for 40t loads while also creating a material connection between the building’s interior and its park context. Around the perimeter of the building a 900 mm wide grille bridging the necessary gap between building and fill material will be framed by 2x2 metre pre-cast, anthracite-coloured concrete slabs, allowing the material language of the interior to flow out into the landscape.

This will be followed by a generous six metre wide tar and chip path, tying in with the proposed promenade surface and walkway to the main entrance and providing a route around the building that is correctly perceived as part of the overall park path system, thereby further strengthening the setting of the NSC within the park. A second edge of concrete slab paving will create a formal terminus to the landscape plinth on which the building will be perceived to be sitting.

Bridging the service area on the west side of the building, a wooden deck will continue the language of materials of the interior of the building out into the park, while simultaneously providing the necessary light-weight, ventilated decking over this space.

The wooden decking will be made out of native woods or FSC certified tropical woods and will have carborundum strips integrated into its surface to ensure a slip-resistant surface.
The main promenade surface and connecting walk to the NSC main entrance will be tar and chip with standard pre-cast concrete edgings. Staircases will be constructed of pre-cast, anthracite-coloured, concrete elements to match the paving slabs around the building. Associated railings will be of a simple, elegant design and will be corrosion protected and painted in steel grey (RAL 7011). Lighting will safely illuminate all crossing points and level changes. To ensure pedestrian safety, low level pedestrian bollards and road markings are proposed corresponding to the crossing point of the park perimeter road. The main entrance plaza will have multiple benches, helping to create an open, occupyable space.

The plaza continues the overall language of the park setting by using a combination of materials. Maintenance access through this area to the perimeter of the building is guaranteed through the use of re-enforced turf areas.

The overall palette of materials throughout the park covers a wide range of both hard and soft materials. Unlike the currently existing tarmac surface, tar and chip surfacing can generally be described as a perceived pedestrian surface. As both are integral parts in the material language of the overall park, the tar and chip surface and the turf areas will equally contribute to the feeling of the NSC as a pavilion in a Park setting.

Further works required to implement the Masterplan

When the time comes, further works would be required to fully integrate the works described below with the Masterplan landscaping proposals for the entire Central Sports Area.

The circuit road would be diverted around the eastern staircase and raised to the level of the building plinth, raising the overall finished ground level. New ramps would be installed according to the masterplan layout and the landscape platforms between staircases created. The full water system would be installed, including the water rill along the Paxton axis. Adjustments to the staircases installed during Phase 1 would be required to accommodate this feature.
Crystal Palace Regional Sports Centre CP RSC (15)

The Masterplan aims to accommodate all the facilities for the new CP RSC in a way that is fully integrated with the Parkland and is visually unobtrusive.

It is proposed to arrange the building on two storeys beneath a green roof, which is continuous with the surrounding landscape. This increases the amount of accessible Park and substantially reduces the visual impact - particularly from the upper terraces. Working with levels and the slope of the hill the earth-sheltered building would have a wide glazed east-facing façade overlooking the track (see figure below).
Both the CP RSC and athletics track have been integrated into the landscape and contribute to the landscape setting within a grassed bowl reminiscent of Paxton’s south basin originally located in this area. Ramped and stepped access is to be provided to the seating within the stadium, which would be joined by an underground link to the CP RSC. Lift access will be provided to this link.

The stadium seating would be designed in accordance with the guidance in Accessible Stadia, published by the Football Licensing Authority.

It is important that none of the sports facilities are isolated from the rest of the Park. The wide promenade connects directly into the park-wide pathway system. The main entrance and café, restaurant face the track from the upper level. Fitness and dance studio and spa facilities relate closely to the public entrance at the upper level, and overlook the 50m competition pool and indoor athletics track.
4.7 Tidal Lakes (F)

No major interventions are proposed to the recently-restored Geological Illustrations, although there would be work undertaken to improve the failed path surfaces, to install enhanced lake-side planting and treatment including the removal of fences. Some failed planting would also need to be replaced. Repairs to the one remaining Paxton Fountain Basin would be needed, improving its setting, and repairs to the coal measures which were damaged during the construction of the stadium.

The recently-constructed farm building would be brought back into use in conjunction with the farm. This was built on the site of the former nursery (1894) and stables (1909). The Masterplan proposes a new composting area adjacent to the farm and sited to avoid any loss of trees. This area of woodland predates the Park and is therefore of great heritage and ecological importance.

Design considerations

The Masterplan proposes only limited remedial works around the Tidal Lakes, as this area currently functions well. It also contains one of the listed features in the Park (the Dinosaurs and Geological Illustrations are Grade 1 listed).

The lakes were indeed once tidal, with a significant change in water levels. Historical material shows that the Dinosaurs literally emerged from the water when the level went down. Although interesting, it is not possible to recreate this effect due to current regulations related to health and safety.

It is proposed to integrate the lake into the overall Park’s water circulation system as a water retention area, but with a change of level of only 30-40cm (1ft – 1ft 4ins), enabling water to flow down its original creek system again beside the Farm.

In the zone between the Station and Penge Gate there would be several opportunities to improve the vegetation and enhance ecology and biodiversity, including underplanting in the area of oak woodland. The setting of the Paxton Fountain Basin would be enhanced by removing the west-facing gabion wall, and remodelling the topography in a slope covered by a fern rock garden. This would open up the space and integrate its topography more continuously with the landscape of the Tidal Lakes.

The boundary along the railway track is an unattractive dead zone with walls and fences. The Masterplan aims to maintain views from trains over the Dinosaurs in the Park as an important part of the sense of arrival while rationalising the edge condition, integrating planting with the fence.
The Farm would be reinstated to its previous use. Due to security requirements and to protect the welfare of the animals, fencing up to 2.4m (8ft) would be required but in the near future this could be concealed with the associated hedge planting. Linked to the Farm, a green waste compound is proposed providing an opportunity for recycling green waste and manure, and offering additional educational interest.

The margins of the Tidal Lakes would be enhanced with the installation of a planted under-water gabion systems, creating a greater sense of openness to enhance the setting of the heritage features (see figure below). Leisure boating would be reintroduced in restricted areas of the lower lake.

Penge Gate could become an educational hub for the Park. This entrance area would be dramatically improved by the demolition of the existing shabby buildings and their replacement with a new combined café with a lake-side south-facing deck, toilets and interpretation centre all in one building set into the lakeside topography.

Alongside the Café and Dinosaur Interpretation Centre, there would be a dinosaur-themed Playground (Y), a climbable play sculpture, possibly referring to dinosaur skeletons, fossil remains and fossilised footprints.

Among other considerations would be the opportunity to incorporate habitats for beetles, bugs, dragonflies, woodlice, lizards and the like. These could be incorporated with the play structures in an ecology garden linked to the Dinosaur Interpretation Centre.

Connecting Penge West Station better to the Park, work here would open up views up the main axis into the Park and create a public space. There would be an upgrade on finish surfaces of the pathway system, doing away with muddy or dusty surfaces. The surface along the Paxton axis would be renewed and the Park furniture replaced in keeping with the overall furniture family.
Buildings

Café and Dinosaur Interpretation Centre (13)

The existing café is small, old and lacks connection to the Tidal Lakes. An original proposal for integrating a relocated One o’Clock Club is not seen as appropriate because of the requirement for fencing external play area. This would have obstructed an area that should be as open as possible to the public.

It is proposed to provide a potentially two-storey Park building to act as a Café and Dinosaur Interpretation Centre (see figures to the right). This building would include a café and external lakeside deck, a shop which could sell dinosaur-related merchandise, tickets for the boating, an education suite and public toilets. The space would be designed for potential hire for weddings, events and meetings. The building at lower level would be concealed under a green roof to reduce its overall impact on the park. The green roof is a continuous element of the landscape integrated with water cascades over a series of small ecology terraces running from the lake edge to Penge Gate.

The upper level of the building would be a simple timber-framed rectilinear pavilion, glazed with sliding timber shutters overlooking the lakes. Timber clad towers to encourage habitation by bats and birds would be a feature of the building, giving it some presence from a distance to aid park-wide orientation. The east tower would provide a roof light for the building, the west tower would have bat and bird nesting boxes, fixed to ply sheathing. There would also be the opportunity to incorporate a separate third timber tower construction as a vertical play structure within the landscape.
Photographs showing examples of timber facade treatments, 1 Espoo 2005, 2 London 2007

Illustrative collage of the atmosphere around the Dinosaur Interpretation Centre

Illustrative section showing potential option for a new Dinosaur Interpretation Café at Penge Gate

Illustrative elevation showing potential option for a new Dinosaur Interpretation Café at Penge Gate
4.8 Cricket Ground (G)

No major interventions are proposed in this area, which formed part of recent Heritage Lottery Fund supported conservation works. The main landscape proposal is to renovate the Cricket Pitch and enhance the framing of the Ground with clumps of trees following historic precedent, and to construct a cricket pavilion to the north. As cricket was one of the first sports to be introduced (as early as 1857), it is considered appropriate to reinforce the heritage of this part of the Park. It is proposed to create better visual connection with surrounding villas by reducing the height of boundary hedges, relocating the perimeter path and creating a new series of ponds.

Most of the residential villas were constructed in the 1870s on former parts of the Park and, as in many public parks of the period, their construction was used to finance the Park. The existing villas, most locally listed, form an important boundary to the Park and are characteristic of the Crystal Palace Conservation Area.
The Masterplan includes a continuation of the villa Park edge concept, filling in gaps by replacing certain villas lost since the 1870s. The proposed villas would be designed to a contemporary style recalling certain traditional features and would provide funding for the Park improvements.

**Design considerations**

The Cricket Ground currently works well, but needs attention to improve the quality of play to club level, within a wider circular open space to improve interconnecting views.

The proposed cricket pavilion would provide pitch-side facilities. It is proposed to plant the car park with trees and to enhance the connection of the Park with its surroundings by opening up views from adjoining streets into the Park. A new Park Management Facility would be relocated next to this entrance, with an integrated sunken yard incorporating the re-used Heritage Lottery Fund (HLF) supported maintenance building. The retaining walls around the yard would offer sufficient space to stockpile park associated materials in an efficiently planned arrangement incorporating public toilets, using the topography and planting to minimise any intrusion on the parkland or entrance experience.

The path around the Cricket Ground would be realigned to the edge of the Park to maximise the parkland area, to enhance the setting of the Cricket Pitch and to increase the opportunity for natural surveillance from adjacent properties.

This Perimeter Walk, which continues up to Rockhills Gate, would be edged with a sequence of hedgerows planted with native species and clipped hedges, with benches located to offer resting places and views over the Park.

There are plans to renovate the Royal Naval Volunteer Reserve memorial to HMS Crystal Palace, and layout the surrounding flower bed to a more contemporary garden design. The furniture system would be upgraded in line with the overall Park furniture strategy.

**Buildings**

**Park Management Facility (the yard) (10)**

The existing HLF-funded maintenance building would be relocated from its existing position to a location adjacent to Sydenham Gate, and would include a new store and maintenance yard. The building is of steel frame construction with in-situ concrete. As much of the structure and fabric as possible would be retained. The steel frame would be dismantled and re-erected with new block-work infill and a green roof. As well as Park Rangers’ facilities the building would contain publicWCs.
The Design Development for residential buildings at Sydenham follows the principles of the 2005 Planning Framework with the exclusion of the appartement block to the west of Sydenham Gate. Analysis of existing villa typologies and characteristics informed option studies for the scale, proportion and appearance for 6 villa type appartement buildings.

**Analysis of existing villas**
- Analysis of existing villa clusters informed scale, proportion and character of proposed buildings
- Footprint and flat layouts designed to reduce width of frontage and increase gaps between
- Buildings from a ‘family’ group similar to other groups along Crystal Palace Park Road
- Existing features informed design options - contemporary interpretation of gables, attics, random fenestration, brick and timber, double height windows, assymetry, balconies.

**Context of Sydenham Gate**
- Plans considered in relation to the wider context of Sydenham gate and the character and appearance of Crystal Palace Park Road.
- Scale and proportion of buildings and spaces between reflect adjacent villas and reinforce rhythm of houses along Crystal Palace Park Road.
- Landscaped front gardens and views to the park should enhance the streetscape and brings the park to the road.
- Layout avoids car parks in front forecourts through shared undercroft carparking.

**Illustrative diagram showing Design evolution of residential buildings at Sydenham Gate**

**Early option**

Produced on behalf of LDA by Latz + Partner / Meadowcroft Griffin
4.0

Intermediate stage: Elevation to the park
- 4 storeys
- Continues rhythm of gables facing into the park
- Varied fenestration
- Timber cladding related to other park buildings
- Balconies, full windows take advantage of views into the park.

Intermediate stage: Elevation to the road
- 3 Storeys plus attic
- Continues rhythm of gables, pitched roofs, glimpses into the park
- Brick and Timber relates to other villas along CPP Road
- Brick ground floor, timber cladding to upper storeys, timber shingles to pitched roof
- Assymetrical arrangement
- Varied fenestration.

Optimized option: Elevation to the road
- Design optimized to accommodate up to 8 generous double-aspect apartments per building with wide (6 - 7 metres) gaps between buildings relating to existing villas to give access to shared undercroft car parking and views into the Park
- Mirrored buildings create paired gables and dormers to enhance rhythm
- Proportion of windows, gables, attics, materiality relate to existing houses
- Attic storey and flank dormers are omitted from buildings next to the atypical existing house to relate to scale and rhythm of the lower gables
- New trees and low brick wall with hedge behind create green edge to Crystal Palace Park Road
- Brick ground floor, timber cladding to upper storeys, timber shingles to pitched roof
- Fixed, folding and/or sliding timber slats incorporated into facades to provide balustrades, privacy screening, filtered light, adjustable solar shading to the south.
Sydenham Gate Residential (11)

Residential villa development would generate funds for Park improvements while re-instating the inhabited edge to the Park in gap sites along Crystal Palace Park Road. This northern boundary to the Park is characterised by a rhythm of villas and their front and rear gardens. They give glimpses to and from the Park. The rhythm is interrupted in places, particularly in the area occupied by the maintenance depot and St John Ambulance buildings. This area is perceived as a gap in what is otherwise a consistent and important boundary.

There are two proposed areas: The first is the site identified above, the second is the site of the current One o’Clock Club which is proposed to be relocated into a more spacious building. These areas are outside the Metropolitan Open Land area (see Planning policies in Chapter 1.5 and Planning Statement). The residential block which was proposed in the Planning Framework to the west of Sydenham Gate is no longer included in the Masterplan. It was considered to be too obtrusive when viewed from Sydenham Park Avenue.

The Masterplan proposes four villas on the site of the existing maintenance and St John Ambulance building. Each contains up to eight flats arranged on four storeys. Two similar buildings are proposed on the site of the existing One o’Clock Club.
In order to continue the rhythm of the boundary, the new buildings would relate to the scale and character of existing buildings but should also be of contemporary design. Though now in multiple occupation, existing buildings have the character of large individual houses. The proposed villas have been designed with a width of frontages and gaps between which relate to existing houses. Frontages are approximately 12.7m (42ft) wide with gaps around 5.5m (18ft). They interpret, in a contemporary way, the style of the arts and crafts houses incorporating gabled frontages, pitched roofs and dormers to break the eaves line. They have been designed as a group to relate to the surrounding architecture of the Park edge.

Materials relate to their context and also to the principles of best practice in sustainable design. Timber expresses the sustainable themes of the Park. Brick lower storeys with timber upper floors relate to the materials of existing buildings. Timber construction relates to the timber bays of adjacent buildings and promotes modern methods of construction. Lightweight, engineered timber panel construction with timber cladding and timber roof shingles is economic, innovative and sustainable.
Shared undercroft car parking, 0.6 car parking spaces per flat, has been integrated into the design to maximise the amount of front garden green space, 10% of which would be accessible in accordance with BS 8300:2001.

All flats have access to and share the garden. There are no private enclosed spaces although there may be screening which gives a degree of privacy to ground floor flats. The houses would be designed to meet Lifetime Home Standards and 10% of the housing would be designed to meet Wheelchair Housing Standards. The houses would comply with the low carbon category 4 (within the Code for Sustainable Homes), as a minimum. They would be passively controlled and naturally ventilated with rooftop solar panels. Illustrations of how the Sydenham Villas could look are set out in the figures on this page.
Cricket Pavilion (12)

It is proposed that this should be a single-storey building with a west- and south-facing viewing deck and a clock integrated in an ecology tower.

It would contain a multi-purpose cricket clubroom, which could also be used for meetings, gatherings and other events. Changing facilities would be designed to meet Sport England’s Guidance Notes, Access for Disabled People and Changing Rooms and Lockers. Large glazed sliding screens would give direct access to the outside on three sides and overlooking the pitch. Public changing facilities would be accessed independently from the outside.

The pavilion would be located close to Sydenham Gate and car park, and on the boundary of the Cricket Pitch. The building would be timber-framed with a clock tower on the eastern end acting as a landmark and orientation point. The clock would be useful for cricket and other sports and could incorporate scoring. Subtly illuminated, the clock would be visible at night to give a sense of habitation and security within this otherwise dark part of the Park. Slatted timber construction similar to those of the Café and Dinosaur Interpretation Centre, would provide habitats for bats and birds as part of the ecology enhancement strategy.

A range of shuttering would allow the building to be secured at night and could be raised and folded to provide shade when open. Fixed steel mesh trellises on the north and changing room elevations would support climbing plants to create green walls. The roof would be a mono pitch with a planted sedum finish visible from higher levels of the Park. Access to the building for pedestrians and maintenance vehicles would be via tar and chip paths.
Minor interventions would be proposed here, including work to reveal and reinforce the character of the Park, including opening up the banks and views over the Intermediate Lake, woodland management with special attention to mature and ancient trees, and limited replanting following the historic precedents.

The setting of the recent Concert Platform would be improved by reducing the pond, which was originally much smaller but was enlarged around 1900, and adding a new planting of Taxodium distichum, popular in the 19th century, to shade the shell. The unsuccessful rill feature would be replaced with a new bog and marsh garden linking the two lakes. A remodelling of the performance area would ensure accessibility for disabled performers. Reinforced grass will be laid in front of the stage area to improve access for wheelchair users and people with mobility impairments.

The proposed Treetop Walk is a positive intervention with precedents in other historic parks, subject to the careful management of existing trees. Victorian visitors would also have appreciated a high level view of this area either from balloon flights in the English Landscape garden (from 1868) or by ascending the north water tower (from 1894 when the lift had been installed).

Proposals for the Maze would include new entrances, a central viewing platform and selective opening up to improve access and safety. Path surfaces would be improved to ensure full accessibility. The poplars would be managed and gaps replanted, and the hornbeam hedging would be improved and maintained.
The Masterplan would improve accessibility and visibility at the Rockhills Gate which is currently unwelcoming and underused, retaining the Rockhills listed gate piers.

A car park and the North Greenhouse is proposed for visitors to this area. The car park would be located adjacent to the reservoir on part of the site formerly occupied by cisterns.

The incorporation of part of Paxton’s original Rockhills garden into the Park would allow important features of this garden to be repaired and revealed, including the southern part of the terrace and ha-ha which defined the garden from the Park.

Proposed playgrounds would be developed in accordance with "Developing Accessible Play Space: A Good Practice Guide" published by the Office of the Deputy Prime Minister (now Department for Communities and Local Government).

Design considerations

The English Landscape is one of the key remaining features of the original design which has avoided any major change. It is formed by a beautiful wide swathe of open space, with the northern wooded edge of the English Landscape encircling half of the Park, the Cricket Ground and the dinosaur park around the Tidal Lakes.

While the Paxton Axis forms the spine of the zones, the English Landscape area feeds the Park with all the natural elements of classical parkland. It embraces the Park. It allows free flowing movement within the Park, rather than just acting as a connecting element. The whole landscape is visually, coherent as parkland of scale and interest. Special features are integrated, but do not dominate.

The Masterplan reinforces this area as a place for passive and active recreation including walking, running, cycling, skating, sitting, watching, picnicking and informal games. Views through open and enclosed spaces are exploited with well-positioned rest points and benches.

Some small modifications are proposed which relate to the improvement of the infrastructure and connections to the eastern and southern parts of the Park. The major change would be to relocate the Caravan Club and open up the Park to Rockhills Gate, increasing the extent of accessible parkland and extending the English Landscape to Crystal Palace Parade. This would have a significant positive impact in terms of the additional sense of space and in terms of the enhanced connection to communities to the west of the Park. The Masterplan aims to improve views across the English Landscape to recreate the original spatial experience mostly lost over time.

At the two smaller entrances off Crystal Palace Park Road, the Masterplan proposes garden areas of horticultural interest which might be themed for production, education or biodiversity. These areas could be managed by volunteers, students or children's groups.

Plans for the Concert Bowl (Q) would aim to bring the audience in closer connection with the Concert Platform. The proposed wetland and bog garden would be a showcase for biodiversity with strong educational value. These improvements would be enhanced by lighting.

The Intermediate Lake would remain as a fishing lake, but integrated with the south shoreline with better-maintained vegetation. Access for the public on timber platforms would be possible to improve accessibility while retaining the club.

The figure on the left page shows an illustrative drawing of the English Landscape looking towards the Concert Bowl.
Rockhills Gate

The Masterplan proposes introducing residential development to the north-west boundary of the Park by relocating the Caravan Club. This would increase the accessible parkland significantly and allow the creation of a viable Park entrance at Rockhills.

The long-term vision is to create a connection between the Palace Terrace and Rockhills Gate which would in turn connect the top of the Park with the English Landscape at a point where the five local London boroughs meet. In the short-term, proper, safe access to Park facilities in this area would be created. The reservoir could be used as play space, and connected to the aquarium site, creating a better setting for the north tower base, with direct visual access to the Park. In connecting the English Landscape with Rockhills Gate, the Masterplan proposes the provision of new, small-scaled park-associated facilities including a community nursery and a café.

Woodland interpretation play trail

The North Greenhouse, Treetop Walk, Maze and the marsh-lands would be linked by a woodland interpretation trail comprising a series of dynamic natural installations encouraging intellectual development as well as play. Experiences could include, for example, tree trunks showing rings of age, a display of tree root systems, active rot and decay of timber and sculptured logs providing adventurous climbing structures and informal seating for social groups or for teaching and storytelling. A woodland Playground (H) would be situated alongside the interpretation trail aimed at under-5s.

Rockhills nursery nature-themed play area

Located in the vicinity of the Rockhills nursery building would be an enclosed play area to serve the nursery. It is proposed that the play area would not be accessible to the general public during nursery operation hours, but that it would have built-in flexibility and management procedures to allow the area to be opened to the general public at other times.

Rockhills Garden

Features of the former Rockhills Garden, the ha-ha, rhododendron bank, its flanking glazed pavilion, cast-iron gate posts and the boundary wall near Westwood Hill Road, would be picked out and re-interpreted in the layout of the public and private space around the Rockhills development. The boundary wall would be relocated to provide a defining side wall to the street.

By re-using the original bricks and coping stones, it would be rebuilt as a low wall with piers and an infill of clipped hedges. This new boundary reflects the history of division.
between public and private areas. Nearer the main Park, a path would follow the line of the ha-ha and adjacent rhododendrons. This would also mark a change in the style of the Park landscape either side. The gate posts would mark the entrance, on a garden scale, on the Park side of the residential development.

The southern Crystal Pavilion would be reinterpreted in a woodland themed playground situated on the southern end of the line of rhododendrons. New planting in this area would reflect the historic selection of exotic species, such as monkey puzzles and special oaks.

Aquarium Mist Garden (G)

The remains of the aquarium and base of the north water tower would be conserved as a water feature and would house a garden of mosses and ferns and intermittent mist garden, connected with a spring (I) marking the beginning of a site-wide water trail down to the Tidal Lakes. This is consistent with the philosophy of conserving and re-interpreting the site’s historic features.

Photographs of examples of a treetop walks: 1 Australia 2006, 2 Gare Montparnasse Paris 2007

Treetop Walk (R)

The Treetop Walk (see figure below) would start at the historic north-facing wall of the north wing of the Palace, adjacent to the proposed North Greenhouse (see below), and end at the perimeter wall, close to Sydenham Gate. It would start and end on level ground, making it fully accessible. The construction would be simple and light, with single poles between 4.5 and 14m height (15 and 36ft) and spans of 15m to 30m. The alignment of the Walk would be along key trees and features to create a route of variety and interest. Suitable exit points would be provided approximately every 90m. The walk itself would be constructed of a steel truss with top and bottom rails connected by tension rods and decking constructed of certified tropical timber. This would ensure that it is accessible and provides suitable viewing for wheelchair users, children and people of short stature. The Treetop Walk could be accessed either directly from the upper level exit from the Greenhouse or from the path that follows the northern side of the wall. These two possible entrances to the Treetop Walk would allow the Walk and the Greenhouse to be constructed independently.
**North Greenhouse**

A partial temperate and tropical greenhouse (see figure below) is proposed that would form a pair with the South Greenhouse and would:

- Frame the Italian Terraces in the manner of the original glazed Palace wings
- Introduce Park-related attractions and facilities
- Follow the rhythm of Paxton grid
- Complement the proposed South Greenhouse.

The greenhouse would be visible and accessible from the Italian Terrace and the new Gateway at Rockhills. Its construction follows the same principles as the South Greenhouse, arranged on a 7.315m (24ft) Paxton grid, approximately 21 m high and would be an open structure at its east and west ends with the central enclosed section occupying approximately 2 by 10 bays.

It is proposed that the planting would be temperate along with a separate section containing tropical plants and exotic butterflies. There is also a learning suite accessible from the upper level entrance from Rockhills. A foyer, lift and main stairs related to this entrance are of a size to accommodate large groups. A service unit under a green roof within the Greenhouse provides the entry point as well as a small café and toilets.

The tropical plant section is separated from the temperate section by a full height glazed screen to allow for different environmental conditions and to contain the exotic butterflies which would be open to the public. The Greenhouse is located to preserve the existing historic brick wall which is a remnant of the back wall to the greenhouses at the northern end of the Palace.

The gap zone between the historic wall and the Greenhouse glazing would be proposed to continue the theme of shady habitats, as in the Aquarium Mist Garden, and incorporate a fern and climbers garden eventually with various nesting facilities for bats and invertebrates.

Vehicular deliveries and maintenance access are from Rockhills Gate to the west end. No vehicular access would be allowed from the Italian Terrace. Coach and car drop off is from the west forecourt, with designated parking for disabled people adjacent to the entrance.

Photographs of examples of potential vegetation, Thailand 2007
B Buildings

Rockhills residential, café and community facilities

The key principles for this area are to:

• Provide capital for Park improvements and to attract further funding through match-funding schemes
• Create a new public space, an attractive and inviting entrance experience into the Park at Rockhills
• Provide active functions at the gate
• Continue the architectural rhythm along the northern edge (Crystal Palace Park Road and Westwood Hill)
• Provide a more defined permeable edge.
• Increase the width of the footway
• Create an exemplar, contemporary development which supports the ethos of the Masterplan
• Integrate community facilities and activities to serve the Park – for example a café, nursery and community facilities.

There are a number of reasons for residential buildings at this location. The three primary ones are:

• To provide capital to fund improvements in the Park
• To release over four acres of parkland for public use
• To establish a coherent and appropriate Park edge.

Regardless of the financial drivers, there is a clear need to establish a major entrance to connect the Park to its hinterland. Consistent with the principle of Park gates as a focus of activity, the Masterplan advocates the incorporation of Park-associated facilities at each entrance integrated with buildings and associated public space - and this is what would be provided at this key point. The community facilities would generate a spectrum of activity throughout the day and after dark, giving life to the space and enhancing a sense of safety and security.
Starting points for the Design Development were the 2005 Planning Framework and a thorough analysis of the existing condition at Rockhills corner. As a first step a number of different housing typologies were tested. A courtyard typology, as already suggested in the Framework appeared to be the most suitable option and was developed further.
• Amalgamation of precedents into partly publicly accessible open courtyards with mix of public / private gardens.
• Community elements facing Rockhills entrance on ground floor with living units above.
• Underground car park
• Permeable edge
• Lower towards the park higher towards the street in response to environmental principles

Early Stage (option)

Intermediate Stage (option)
• Staircases moved to the northern street side
• Reduction of footprint
• Reduction of west wing to give more direct views and access into the park from Rockhills entrance
• Option optimized to retain most significant trees.

Optimized option
• Option optimized to retain two important mature class A oaks
• North facade set back from boundary to increase pavement width and improve urban realm
• Re-use of bricks from historic wall in realigned boundary wall
• Low brick wall with hedge behind creates green edge to Westwood Hill
• Recessed stair cores to break up and vary facades
• Use of brick, timber, projecting bays, dormers to create scale, rhythm and features which relate to existing villas to the east
• Improved integration of the building into the Park setting through the use of green walls on parts of the southern facade.
The flats are generally one and two bedroom with economic footprints to suit the market for private sale. There are also some larger three-bed units that may suit families. The layout is arranged around two partially enclosed garden courts, which would be accessible to the public. A building containing the community facilities would enclose the courtyard on its western edge and define the edge of the entrance space. It is envisaged that the buildings will be lower towards the Park (two or three storeys), stepping up to five storeys facing onto Westwood Hill (see figures on this page).

This massing is based on principles of sustainability - lower to the south-west, higher to the north-east to utilise south-westerly prevailing winds to aid natural ventilation through the buildings. The site planning retains two mature oaks that would anchor the courtyard space. Ground-floor flats would have screened private outdoor areas around the perimeter of the public courtyards.

A proportion of upper flats would have projecting balconies and roof terraces. The proximity to the Park reduces the need for outdoor space. Parking is provided below ground at 0.5 spaces per flat, of which 10% would be accessible in accordance with BS 8300:2001. Secure bicycle parking and possibly a car club would also be available.
The façade to Westwood Hill would be of brick and timber which reflects the materials of adjacent villas, as would the projecting bays that articulate the façade. The use of vertical timbering relates to the material of Park buildings.

Slats form screens to stair cores and other glazed openings which sliding full height shutters giving additional screening. Bricks from the demolished boundary wall would be re-used in the new gate piers and low wall which is aligned to provide a wider footway, a minimum of 3m (10ft) wide.

Stair cores and double-height windows would give an important vertical emphasis, with gable and dormer detailing breaking the parapet line.

The façade is modeled with a rhythm of projecting bays which give views along the road and recessed entrances to create a strong sense of rhythm and scale related to the villas further to the east. The recessed stair cores create breaks which relate to the gaps between the villas, with projecting brick facades relating to the wide villa frontages. The design displays innovative sustainable building and design techniques, naturally ventilated and proposed to be principally of engineered timber construction, and would be designed to Lifetime Home Standards. 10% of the units would be designed to Wheelchair Housing Standards. Car parking would be underground via an access ramp from Westwood Hill, with access by lift. Servicing to the café and the nursery would be from the entrance area.