



CRYSTAL PALACE PARK

REGENERATION PLAN

Prepared for London Borough of Bromley

Prepared by AECOM

MAY 2017




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LIST OF ACRONYMS

- AOD Above Ordnance Datum
- CPP Crystal Palace Park
- FoCPP Friends of Crystal Palace Park
- GLA Greater London Authority
- HLF Heritage Lottery Fund
- LBB London Borough of Bromley
- LCC London County Council
- LDA London Development Agency
- MMP Management and Maintenance Plan
- MoLAS Museum of London Archaeology Service
- NSC National Sports Centre

REFERENCES

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Ordnance Survey 100017661.
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01 INTRODUCTION

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01. Introduction

Crystal Palace Park

Crystal Palace Park (CPP) is an iconic Victorian Park, one of the largest in London. Created to house Crystal Palace, relocated from the 1851 Great Exhibition, its design was internationally recognised and celebrated. With the loss of the palace in 1936 to fire, development pressure and lack of investment, the park today does not live up to its iconic status.

In recent years, a number of proposals have been implemented to regenerate the park. This has included the successful Heritage Lottery Fund (HLF) application in 1999 to renovate 30% of the park and more recently the 2015 improvement works focused on five specific areas of the park. In 2007, a comprehensive masterplan for the whole park was produced and to date this has formed the framework for on-going renovation.

The London Borough of Bromley (LBB) has appointed an AECOM led multi-disciplinary team to build on the improvement works and take account of the 2007 masterplan¹ to produce an achievable plan to continue the regeneration of CPP, and then oversee taking this plan forward to implementation. The production of a Regeneration Plan is the first stage of this project and it seeks to identify proposals that can be delivered within the resources available under a new governance model. Through this process CPP is rejuvenated and the park vision is delivered. The Regeneration Plan is accompanied by a step-by-step action plan, the Implementation Plan, Appendix N which details the strategy to deliver the Regeneration Plan.

Purpose and Scope of the Regeneration Plan report

The Regeneration Plan report discusses the emerging regeneration proposals for the park and options for the Regeneration Plan layout. It highlights the background to the proposals and

the process by which they have been developed from the principles set out in the 2007 masterplan and 2010 outline planning permission. It appraises options and debates the implications of various factors including community benefit, financial viability, and heritage conservation. Finally a recommended Regeneration Plan is identified with capital cost for implementation of the regeneration proposals.

The Regeneration Plan report is supported by, and draws upon, Baseline Transport Study, Site Condition Reviews, Statement of Community Involvement and Funding and Income Generation Report. These are appendices to the Regeneration Plan.

A Business Plan² for the park has also being prepared by Fourth Street. Relevant information has been incorporated into the Funding and Income Generation Report (Appendix G).

In addition to the reports being developed as part of the Regeneration Plan project, this report also draws upon previous reports, most notably those prepared for the 2007 masterplan and options for the future of the National Sports Centre (NSC).

Structure of the Report

The structure of the Regeneration Plan is as follows:

- Chapter 2: The Park – sets out the context to CPP including a brief synopsis of its history;
- Chapter 3: Development of the Regeneration Plan – details the process by which the Regeneration Plan has developed including a review of recent projects and the principles established;
- Chapter 4: Current Situation – discusses the current condition of the park and its management;
- Chapter 5: Consultation and Engagement –

¹ LDA (2007). *Masterplan*.

² Fourth Street (2017). *Crystal Palace Park Business Plan*.

-
- provides a summary of consultation and engagement undertaken and key findings;
- Chapter 6: Crystal Palace Park Vision and Regeneration Priorities – Identifies a vision and regeneration aims for the park; priorities for the Regeneration Plan are also defined;
 - Chapter 7: Regeneration Proposals – discusses and assesses the development of the regeneration proposals;
 - Chapter 8: Regeneration Plan – identifies and assesses layout options for the Regeneration Plan and makes a recommendation for the Regeneration Plan to be adopted; and
 - Chapter 9: 2017 Regeneration Plan – details the regeneration proposals included in the recommended Regeneration Plan and summarises the capital cost to implement the proposals.
 - Appendix A: Baseline Transport Study
 - Appendix B: Landscape Architecture Condition Survey
 - Appendix C: Conservation Architecture Review
 - Appendix D: Outline Management and Maintenance Plan
 - Appendix E: Statement of Community Involvement
 - Appendix F: Summary of Design Workshops
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 - Appendix N: Implementation Plan



02 THE PARK

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02. The Park

Location

CPP is located in south London, centred at National Grid Reference 534300, 170900 within the LBB. It is located close to the boundary of the London Boroughs of Lambeth, Southwark, Lewisham and Croydon. Figure 2-1 shows the location of the park.

The park is one of the largest in south east London at approximately 80 hectares (ha) in area. It is enclosed by Crystal Palace Parade to the west, Anerley Hill to the south, Crystal Palace

Park Road to the north and Thicket Road to the east. The park is bounded by residential development on its north eastern and southern sides. Crystal Palace Station and railway tracks are located just outside the southern boundary and Crystal Palace Bus Station is positioned on the western boundary.

CPP is recognised as a Regional Park due to its size and location, serving several surrounding boroughs and providing significant assets, including the National Sports Centre (NSC).

Figure 2-1 **Location Plan**



Park Description

Introduction

CPP consists of the elevated and open site of the former Crystal Palace, the terraces and wide central walk, open parkland and paths, access roads and car parks. There are numerous buildings and structures related to park maintenance, sport and recreation facilities. The main built elements include the NSC, located in the centre of the park. The current condition of the park is discussed in Chapter 4.

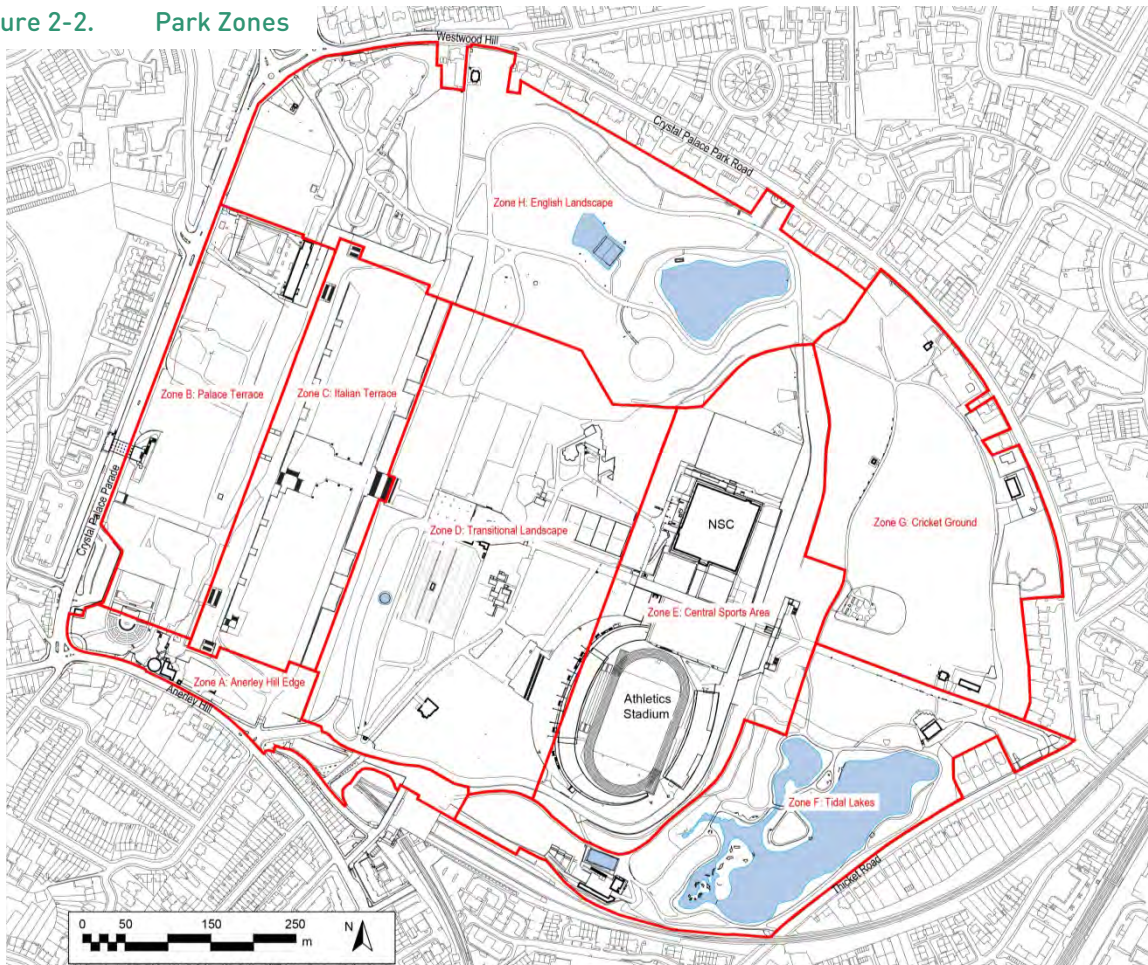
Park Character Areas or Zones

CPP consists of a number of discreet landscapes which work together to form a single, designed landscape, united by a central spine. The Conservation Management Plan¹ identified seven historic character areas arranged along the unifying Grand Centre Walk or Paxton Axis, which

runs east-west through the park. The 2007 masterplan adopted these historic character areas as park zones, adding an eighth zone to demonstrate changes to the original 1850s park character with the introduction of new access points along the southern edge of the park. For ease of description and to maintain continuity from the earlier 2007 masterplan and respect the historic character areas, the park has been divided into zones as shown in Figure 2-2. The zones are as follows:

- Zone A: Anerley Hill Edge;
- Zone B: Palace Terrace;
- Zone C: Italian Terraces;
- Zone D: Transitional Landscape;
- Zone E: Central Sports Area;
- Zone F: Tidal Lakes;
- Zone G: Cricket Ground; and
- Zone H: English Landscape.

Figure 2-2. Park Zones



¹ Sarah Couch Historic Landscapes Ltd (2007). *Crystal Palace Park Conservation Management Plan*.

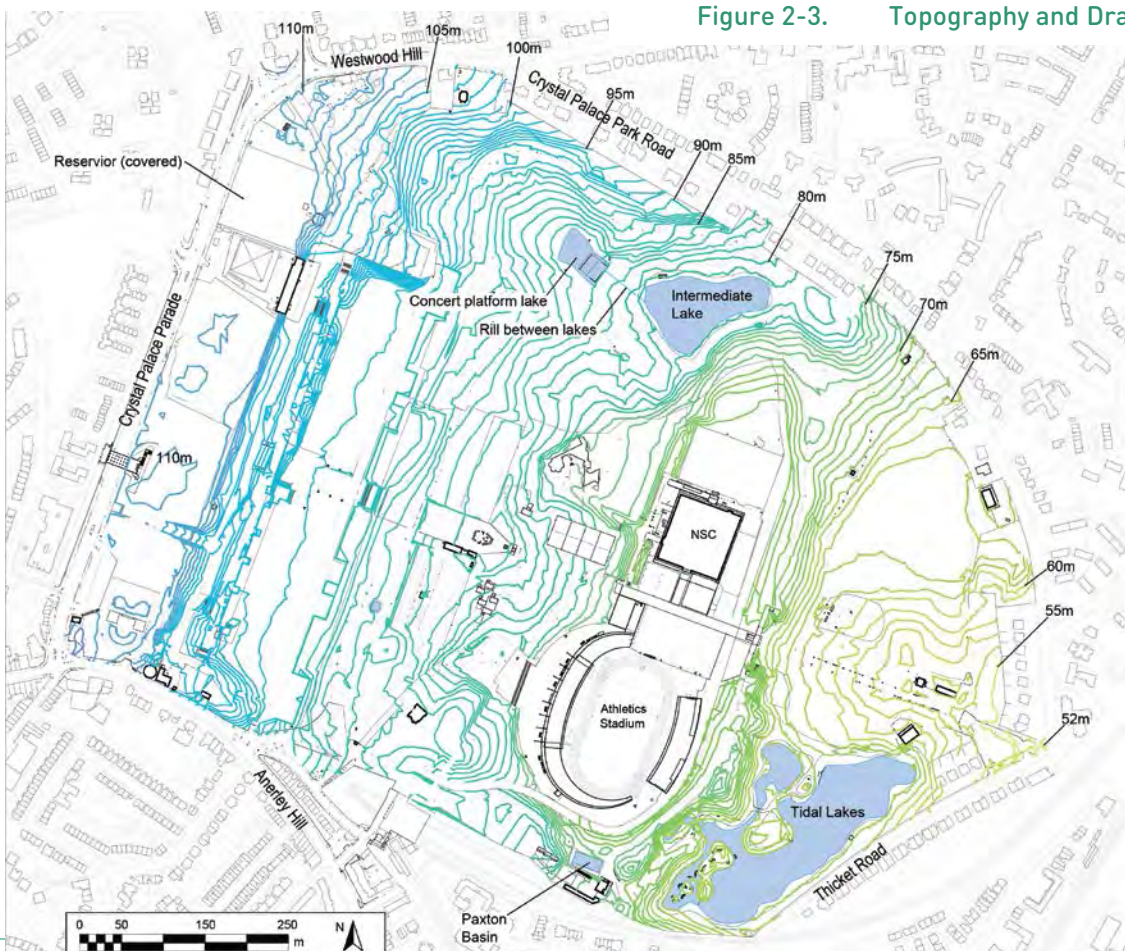
Topography, Geology and Drainage

The park slopes steeply from the natural Sydenham ridge in the north west of the park (approximately 111m AOD) to a low point in the south east at approximately 50m AOD, refer to figure 2-3. The topography of the main body of the park has been altered during its construction and later during periods of change, including the deposit of bomb damage rubble on the Upper Palace Terrace and the western end of Anerley Hill Edge, and clay on the Italian Terraces.

The underlying geology is predominantly Eocene London Clay Formation with London Clay² (clay, part silty) in the west and capping of Claygate member (sand fine grained silt and clay). The far western area is located on an island of pebbly sand and gravel³.

No natural watercourses are present, though the clay soils have enabled waterbodies to be created with clay linings. The park was designed with a complex water system which primarily took advantage of the natural change in landform. The remaining features of this system can be seen from the reservoir in the north western corner, to the Intermediate Lake in the north (previously another reservoir), to the Tidal Lake in the south eastern corner of the park. An additional waterbody was formed in the English Landscape when the Concert Bowl was built in the 1950s, which connects to the Intermediate Lake. The underlying clay soils and later deposition of material, combined with the often undulating topography results in localised drainage issues and ponding across the park, which is described in more detail in Chapter 4.

Figure 2-3. Topography and Drainage



² Natural England (2014). *National Character Area Profile: 114 Thames Basin Lowlands*.

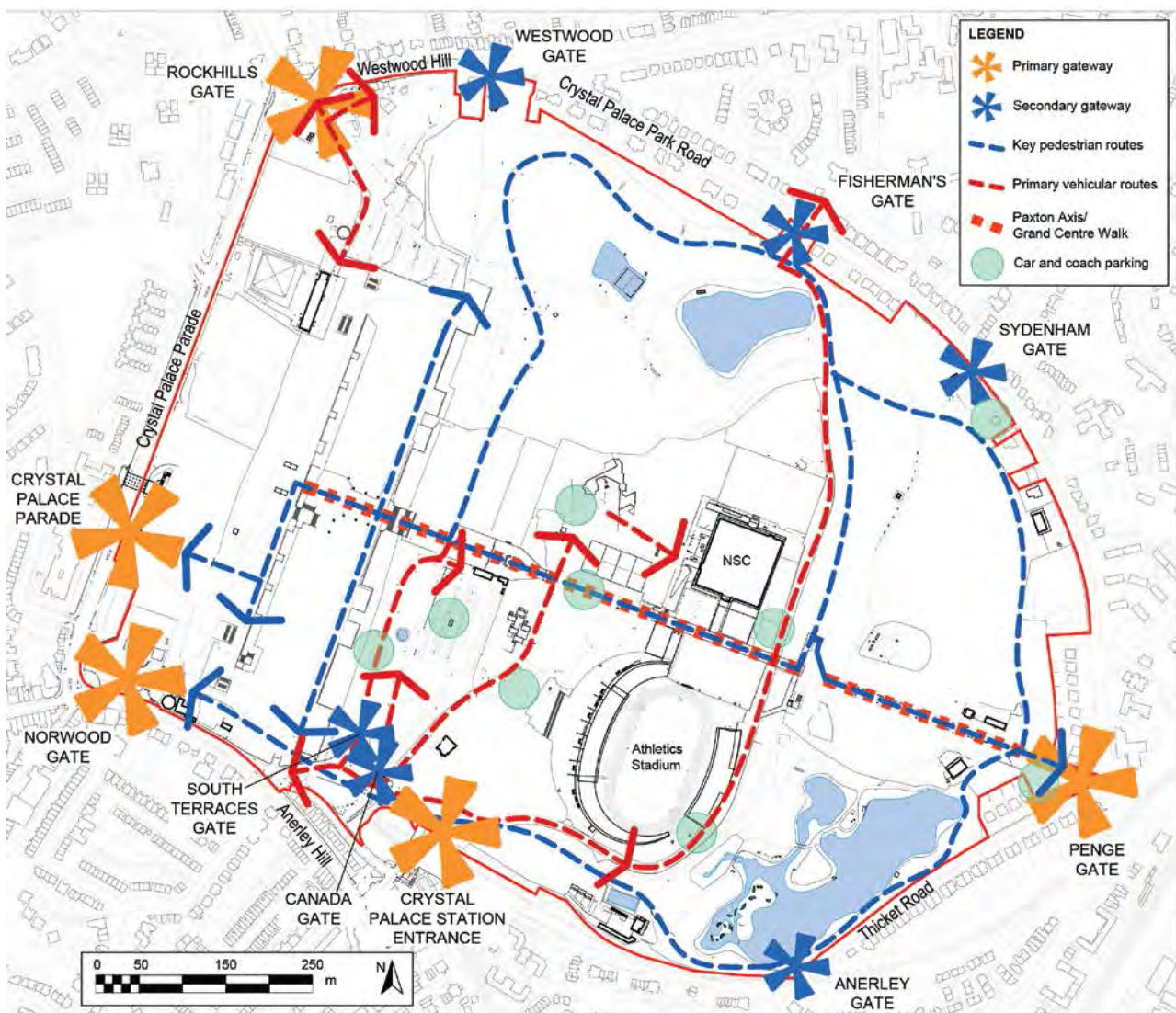
³ MoLAS (2004). *Crystal Palace Park Cultural Heritage Assessment*.

Access and Circulation

Access through the park is mixed with relatively legible routes, suitable for a wide range of users in the northern and eastern areas of the park within the Tidal Lakes, Cricket Ground and English Landscape (Zones F, G and H), refer to figure 2-4. Access within the rest of the park, Anerley Hill Edge, Palace Terrace, Italian Terraces, Transitional Landscape and the Central Sports Area (Zones A, B, C, D and E) is relatively poor, restricting use and connectivity. The NSC and athletics stadium with their associated access roads, car parking and fencing form a barrier within the centre of the park, separating the upper and lower parts and disrupting the Grand Centre Walk or Paxton Axis which runs east-west through the park.

Topography deters connectivity with difficult access between levels, often with no ramps or where present constructed of unsuitable surface materials and steep. Barriers, including the elevated podium, steps and gradients also result in lengthy diversions.

Figure 2-4. Access and Circulation

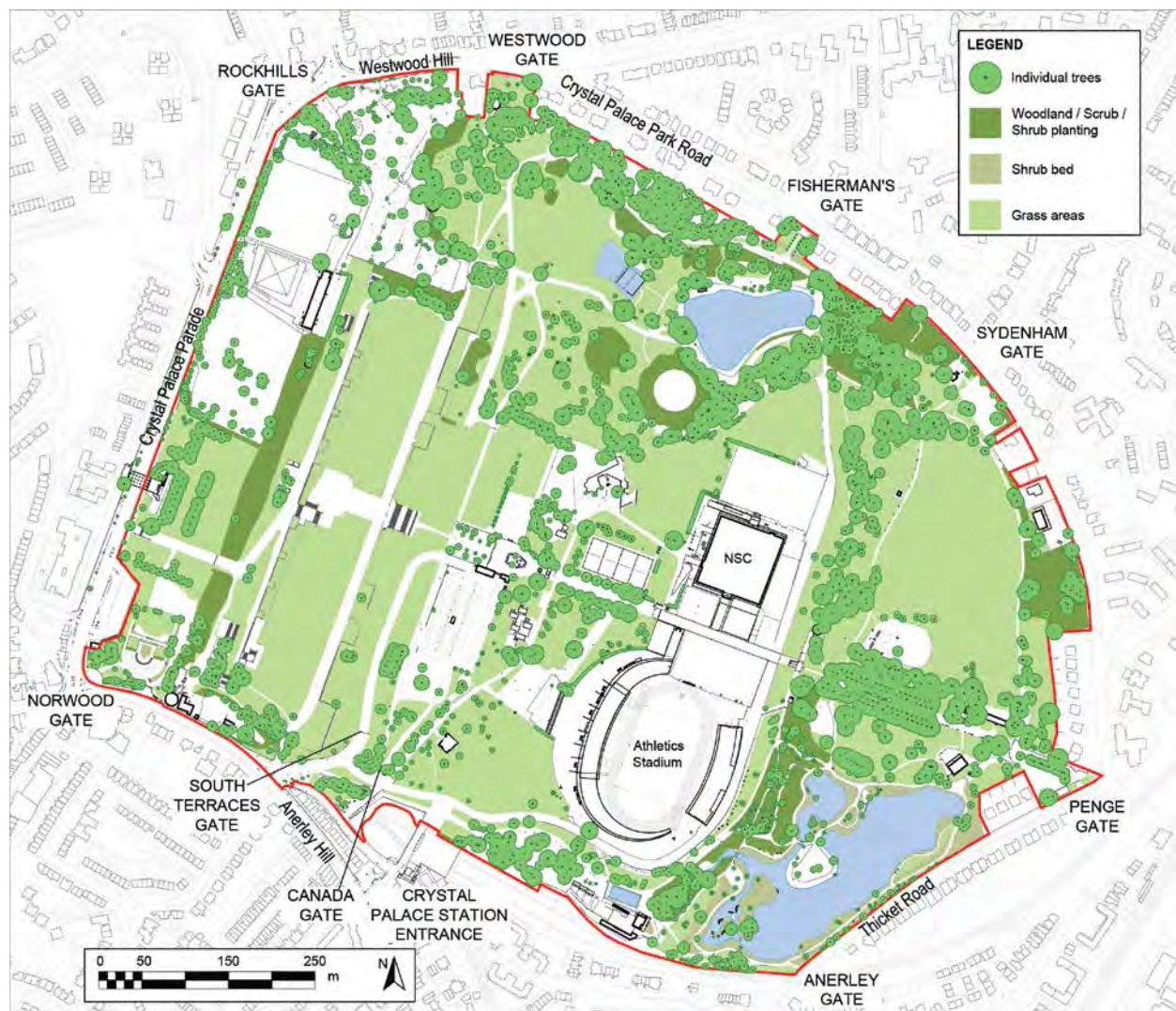


Vegetation

The park contains open grassland, close mown grass, areas of scrub, parkland trees and woodland, refer to figure 2-5. Ornamental planting is largely confined to the 1980s garden close to Norwood Gate, the Tidal Lakes and the area surrounding the Intermediate Lake. The overall vegetation structure of the park, which is partially wooded, combined with the large water bodies and numerous large mature trees has been recorded as vital habitat for eight species of bat, 43 species of bird and over 150 invertebrates. The vegetation, and the lakes themselves, have been recorded as supporting large populations of breeding birds. Further information on the ecological value of the park and associated

management recommendations can be found in the Ecological Baseline Report⁴, although this is now over 10 years old. Vegetation in the park is discussed in detail in Chapter 4 – Current Situation, by zone.

Figure 2-5. Vegetation



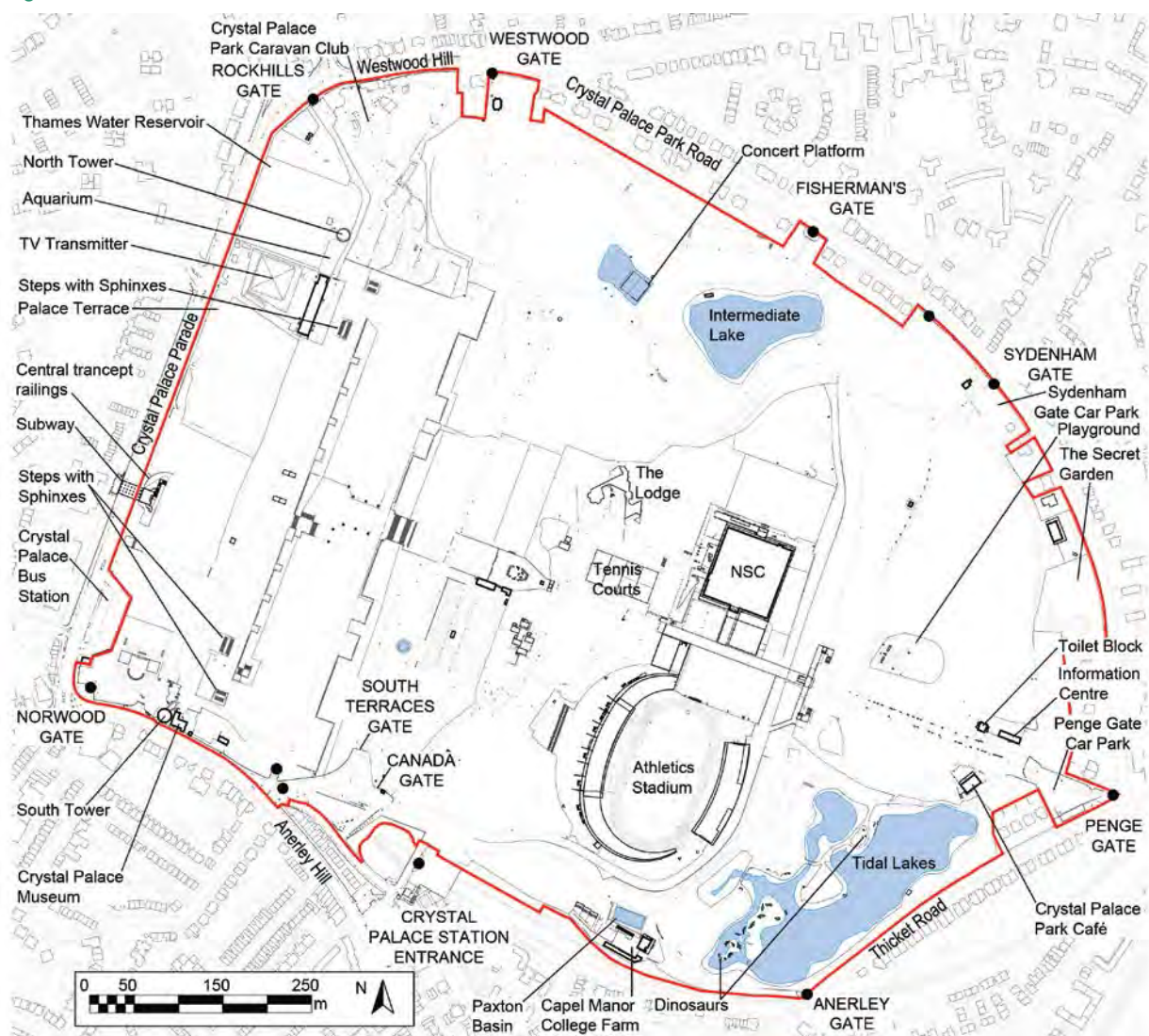
Land Use and Park Facilities

The park supports a number of different uses and facilities which include the following:

- National Sports Centre (NSC)
 - The NSC and athletics stadium were constructed in the 1960s with the addition of the Jubilee Stand in the 1977. In addition to the wet and dry sports facilities provided within the NSC building, there are outdoor tennis, all weather sports and other facilities.
 - The NSC is located in the centre of the park within the Transitional Landscape – Zone D and the Central Sports Area – Zone E. There are numerous vehicular access and circulation routes to the NSC with the main road entrance located at Anerley Hill. Car parks for users of the NSC are provided in the centre of the park, to the west of the stadium and along the Paxton Axis. Fencing encloses the facility around its perimeter, controlling public access. Tall floodlighting structures surround the athletics stadium.
- Crystal Palace Transmitter
 - The TV Transmitter is located on the Palace Terrace on the western boundary of the park. The Transmitter is surrounded by a substantial area of scrub and woodland enclosed by a barbed wire fence.
- Crystal Palace Caravan Club Site
 - The caravan and camping site is located in the north-west corner of the park on the former Rockhills site. The caravan and camping site has a high proportion of tree cover and the eastern boundary is largely screened by mature trees and scrub located within the park.
- Thames Water Reservoir
 - A covered reservoir is located on the western boundary of the park between the TV Transmitter and Crystal Palace Caravan Club Site.
- The Intermediate Lake
 - The lake is located in Zone H: English Landscape. The lake is only accessible to members of the Crystal Palace Angling Association. Its boundary is mostly enclosed by large mature trees and shrubs.
- The Concert Platform
 - The original concert platform was constructed in the early 1960s and replaced with the current Corten steel structure in 1997. This facility is located in Zone H: English Landscape area. This building and stage was designed for staging concerts but is currently unused. It is surrounded by a pool and is located at the bottom of a natural dip in the landscape.
- Information Centre
 - The information centre is located close to the Penge entrance on the Paxton Axis. The centre acts as the base for Idverde in the park. Idverde manage the park on behalf of LBB.
- The Crystal Palace Museum
 - The museum is run by the Crystal Palace Museum Trust and is located in a building which formed part of the former Crystal Palace School of Practical Engineering.
- Nursery
 - The nursery provides pre-school activities for young children and is located close to the new Sydenham Gate car park in the north-east corner of the park, off Crystal Palace Park Road.
- Café
 - The café is located close to the Penge entrance, beside the Tidal Lakes.
- Toilets
 - One public toilet block is provided in the park at the eastern end of the Paxton Axis, and one disused toilet block is located at Westwood Gate.
- Car Parking
 - There are several free car parks in the park:
 - The largest car park is located in the centre of the park, around the NSC with access from Anerley Hill. Car parking is available beside the stadium and along the Paxton Axis. A further area of parking is located to the east of the Jubilee Stand. Bus parking is provided in a controlled car park beside the Paxton Axis in the Transitional Landscape – Zone D.
 - Penge Gate car park is in the east of the park and is the closest car park to the Children's Play Area, Café and the Tidal Lakes.
 - Sydenham Gate Car Park is to the north east (off Crystal Palace Park Road and opposite Sydenham Avenue) providing access to the

- nursery.
- There is no car park provision in the western part of the park.
- The Play Area
 - One play area is provided in the park, adjacent to the Paxton Axis at the edge of the Cricket Ground – Zone G.
- The Cricket Ground
 - The cricket ground is located at the eastern end of the park, adjacent to the children's play area. This is a large expanse of amenity grass used as a general use playing field. It is not currently used as a cricket ground.
- The Nature Garden or Secret Garden
 - This garden is located between the Penge and Sydenham Gates, on the eastern edge of the park. This is an enclosed wildlife garden developed by the community and being managed by the maintenance contractor as well as local volunteer groups. It hosts local schools and community groups that use it as an educational resource. It comprises a network of paths through woodland with a small orchard, raised allotment beds, ponds, bug hotels and apiaries.
- Capel Manor College
 - Capel Manor College lease Crystal Palace Farm from the GLA, who lease it from LBB. The college run various courses through the farm and classrooms in the Jubilee Stand.
 - The farm contains a wide variety of animals including exotic reptiles.

Figure 2-6. Land Use and Facilities Location Plan



Brief History

Introduction

This brief chronology of the park is provided as background to the Regeneration Plan. This has been developed from the Crystal Palace Park Conservation Management Plan⁵, where further information is available.

Table 2-1. Crystal Palace Park Brief Chronology

Year	Description
1852-55	Crystal Palace and Crystal Palace Park constructed by the Crystal Palace Company with three entrances into the site: Crystal Palace Lower Level Railway Station, Sydenham Gate and Crystal Palace Parade
1853	Sir Joseph Paxton moves to Rockhills
1854	Crystal Palace opened by Queen Victoria
1855-56	North and South Towers constructed. Designed by I K Brunel
1855	Upper Fountains first played
1856	Great Fountains (lower series) opened
1857	First matched played on Cricket Ground
1861	End of North Wing damaged in gale and not re-built. Became dancing platform
1864	Water cascades ceased
1865	Crystal Palace High Level Station opened
1865	Paxton died at Rockhills
1866	Brock's Seasonal Weekly Firework Displays start
1866	North End Transept destroyed by fire
1868	North Tower gardens opened on site of North End Transept
1870	Planes planted either side of Grand Centre Walk (opposed by Paxton)
1870	Water arcades subsided and southern water temple could no longer function
1871	Tradition of Christmas Tree – biggest in the world installed at Crystal Palace
1870-71	Tea 'Maze' constructed on north mound
1870-71	Aquarium constructed – the world's largest inland sea water aquarium
1870	Lower archery and croquet ground – English Landscape
1871	House built on Thicket Road
1873	Marble bust of Paxton by WF Woodington installed on 39ft pillar
1873	Crystal Palace School of Engineering opened with range of workshops along Anerley Hill
1875-76	Crystal Palace Low Level Railway Station rebuilt and opened
1880-81	Panorama building constructed
1880	School of the Art of Landscape Gardening and Improvement of Estates founded by Edward Milner
1880	Upper archery ground becomes balloon ground
1880	Penge gate opened
1883	Land sold for construction of Ledrington Road
1887	Scale model of Tower Bridge displayed across the North Basin
1890	Aquarium converted into Monkey House

⁵ Sarah Couch Historic Landscapes Ltd (2007). *Crystal Palace Park Conservation Management Plan*.

1894	Lift installed in North Tower for access to viewing platform
1894	Grand Fountain Basins filled in
1894	Banked Cycle track and sports arena constructed on former North Fountain Basin site
1894	Nursery created adjacent to Crystal Palace Lower Railway Station
1895	FA Cup Final football ground constructed on the site of the former South Fountain Basin
1896	Italian Terrace location of first person to be killed by a motor car
1897	Bicycle polo invented in the park
1899	Formation of London County Cricket Club with WG Grace as manager. Pavilion constructed
1902	Fairy Archipelago amusement park created using part of the North Tower Gardens and upper reservoir
1904	Rosary replaced with Maxim's captive flying machine
1907	Water temples demolished
1907	Crystal Palace Company placed into receivership
1909	Girl Guides founded in the park
1909	Stables installed on site of Nursery near to Crystal Palace Low Level Station
1910-11	Festival of Empire – major changes to the park. Paxton Bust moved to lower end of park
1910-11	Pageant stand constructed in English Landscape
1910	Alternative deciduous and coniferous trees along upper section of Grand Centre Walk. Plane trees along middle section
1913	Crystal Palace and grounds purchased by Lord Plymouth. Lord Mayor's fund created and site purchased for the nation
1914	Crystal Palace Act brought the site into public ownership. Crystal Palace Trustees established
1914-19	Requisitioned as Naval Training station HMS Victory VI for the Royal Naval Volunteer Reserve (RNVR)
1920	Palace and Park re-opened after World War I with Great War Exhibition – collection starts the Imperial War Museum
1920-39	Tennis Courts on Cricket Ground in summer
1920-39	Athletics Stadium on South Fountain Basin
1928	Speedway installed on site of football ground
1928-29	North Tower Gardens restored and lake used for aquatic sports and motor boats
1931	Memorial installed for RNVR on Italian Terrace
1933	Baird opens TV studios using 40,000ft of palace basement, Rotunda (Panorama), part of South Tower and School of Art (end of South Wing)
1934	Bust of Paxton remounted on 16ft pillar and re-sited on the site of the Central fountain basin with several statues from the cascade
1936	First TV transmission 2 November 1936
1936	Crystal Palace destroyed by fire on 30 November 1936
1936	Subway closed after fire
1936	Italian Terrace fountains stopped
1937	Motor Racing Circuit constructed. First meet 24 April 1937

1936-1938	Palace site cleared
1938	South London Exhibition in marquees on Italian Terraces
1939 - 45	Subway used as Air Raid Shelter
1940	Park requisitioned and closed. Used as refugee transfer centre, military tank centre and to dismantle military vehicles. Anti-aircraft gun site
1940	Rockhills and garden damaged by bombs
1940-41	South Tower demolished floor by floor
1941	North Tower demolished by high explosives 16 April 1941
1945-50	Bomb damage rubble disposed on palace terrace
1948-50	Maxim's Captive Flying Machine destroyed by fire and scrapped
1950	Fire destroys remains of South Wing (Crystal Palace School of Art) and park of Crystal Colonnade 24 October 1950
1950s	Penge entrance enlarged following demolition of 83 & 85 Thicket Road
1951	Crystal Palace Act - London County Council (LCC)
1952	Fisherman's Gate constructed for pedestrians and vehicles after demolition of bomb damaged 45 Crystal Palace Road
1952	LCC took responsibility for the site
1952-53	Canada Building and last part of North Wing dismantled
1952	Sir Gerald Barry Masterplan including Exhibition Hall on terraces
1952	Children's Zoo opens and prehistoric animal models restored
1953	Motor racing circuit remodelled and reopened
1954	High Level Railway line closes and demolished
1954-55	BBC transmitter building built on part of the remains of the aquarium site
1957	LCC auction off terrace statutory and stone from steps, fountain surrounds. 175 statues record in 1957
1959	Rockhills demolished
1960-1964	National Recreation Centre (later National Sports Centre NSC) constructed. Separates lower and upper parts of park. Turnstile entrance installed. Opens 1964
1960-61	Italian Terrace (lower) levelled using the excavated spoil from the construction of the NSC
1961	Construction Equipment Exhibition uses south end of park including Italian Terraces
1961	High Level Railway Station demolished
1962	Limestone cliff, lead mine and coal measures damaged by explosives during construction of NSC
1963	Panorama (Rotunda) building demolished
1965	LCC becomes the Greater London Council (GLC)
1966	Paxton bust re-sited at entrance to NSC
1968	Race track and stands below Italian Terrace demolished
1971	Sydenham Gate enlarged after the demolition of 29 Crystal Palace Park Road
1972	Motor Racing circuit closed
1974	RNVR memorial moved from Italian Terrace to Cricket Ground
1974	Norwood Gate created
1974	Plane trees planted on axis to replace dying and unsafe trees
1976	4.75 acres of palace site landscaped and reopened
1977	Queen Elizabeth II Jubilee stand constructed
1978	Dry ski slope opened

REGENERATION PLAN

Prepared for London Borough of Bromley



1981	New covered reservoir built within the old reservoir
1981	Paxton bust recognised with plaque unveiled – 30 November 1981
1980s	Children's Farm moved to stables and renamed Urban Farm
1982-86	Stonework and balustrades repaired. Banked up earth against terraces for racing circuit removed
1983-85	Crystal Palace Foundation uncover overgrown remains of aquarium
1986	London Borough of Bromley (LBB) take ownership of site
1988	Maze restored
1988	Caravan and camping club re-sited on site of Rockhills
1990	Crystal Palace Museum opened
1997	Concert platform installed. Designed by Ian Ritchie in Corten steel
1999	HLF application for Phase 1 works
2001-04	Phase 1 works include renovation of the dinosaurs, landscape works to the Tidal Lakes, Intermediate Lake and Fisherman's and Westwood Gates. Works also to urban farm and to install maintenance building
2009	Maze renovated by the Girl Guides Association to mark their centenary
2013	HLF application developed. Withdrawn as uncertainty resulting from proposal for redevelopment for Palace Terrace under consideration
2014-17	2015 improvement works – after feasibility study 5 projects currently being undertaken, removal of turnstiles, renovation of sphinxes and steps, restoration of dinosaurs, new café and new wheeled sports area
2016	Shadow Board for management of the park created

Ownership and Management

Ownership and Leases

The whole of the park falls under the ownership of the LBB, following the transfer of ownership from the Greater London Council (GLC) in 1986. There are a number of leased areas within the park boundary, with varying levels of public access. The figure below shows the key areas within the park that are leased.

Table 2-2 below provides a summary of the current leases operating in the park.

Figure 2-7. Ownership and Leases

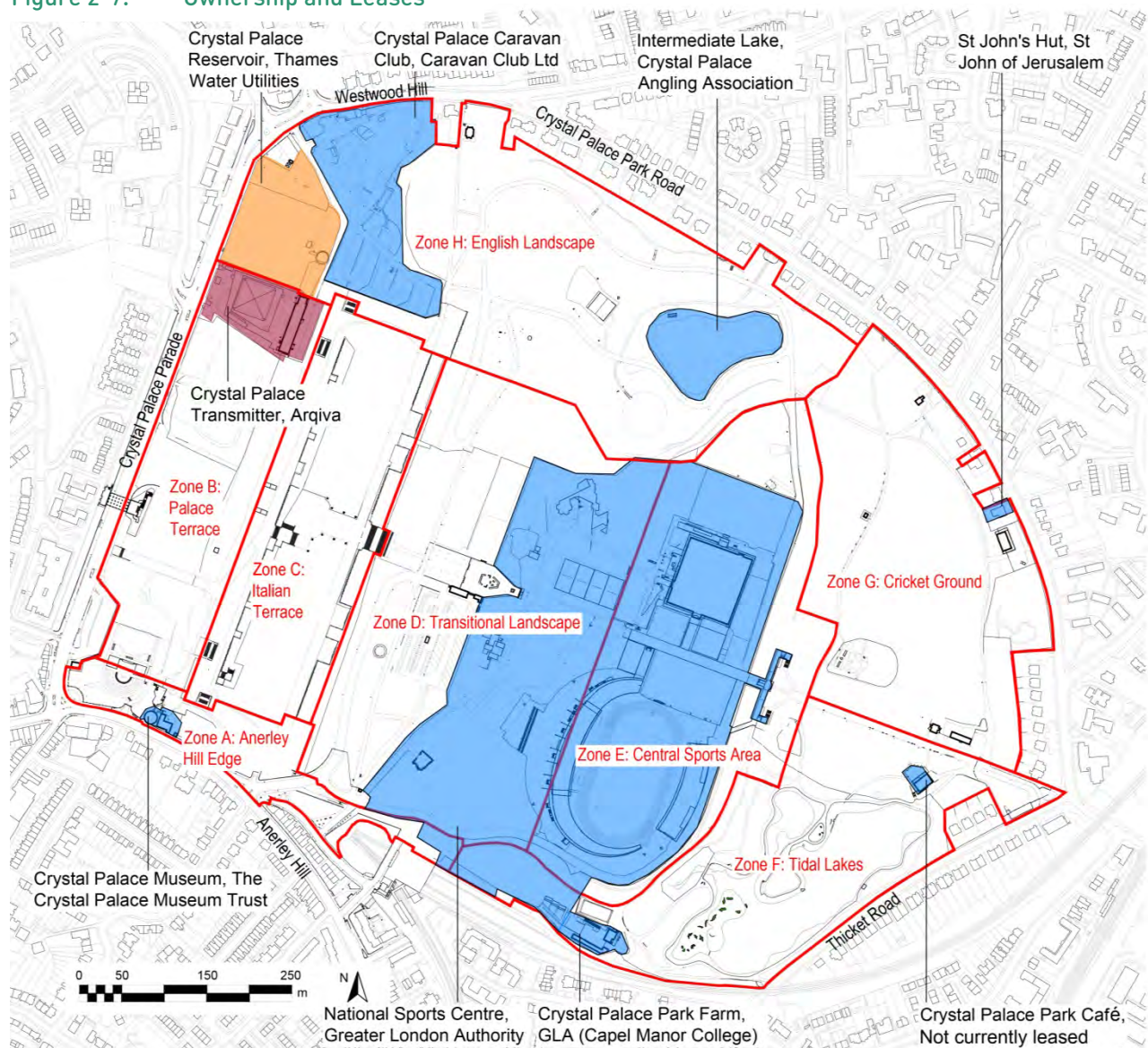


Table 2-2 Crystal Palace Park Leases

Lease Address	Current Lessee	Public Access
Crystal Palace Transmitter, Crystal Palace Parade, Anerley, London, SE19 1UE	Arqiva	No
Crystal Palace Reservoir, Crystal Palace Parade, Anerley, London	Thames Water Utilities	No
Crystal Palace Caravan Club, Crystal Palace Parade, Anerley, London, SE19 1UF	Caravan Club Ltd	Site users only
Intermediate Lake Crystal Palace Park, Thicket Road, Penge, London	Crystal Palace Angling Association	Club members only
Motor Cycle Training Centre, Crystal Palace Park, Thicket Road, Penge, London	Capel Manor College	Restricted Access
Crystal Palace Museum, Anerley Hill, London, SE19 2BA	The Crystal Palace Museum Trust	Yes
Crystal Palace Park Farm, Crystal Palace Park, Thicket Road, London, SE26 6UF	Greater London Authority who sub-let to Capel Manor College	Restricted Access
Information Centre, Crystal Palace Park, Thicket Road, London, SE26 6UF	Id Verde	Restricted Access
St John's Hut, Adjacent to 25 Crystal Palace Park Road, Sydenham, London	St John of Jerusalem	Restricted Access
The One O'clock Club, 27 Crystal Palace Park Road, Crystal Palace	Bromley Mytime	Controlled Access
Grounds Maintenance Depot, Anerley Hill, London, SE19	Id Verde	No
Grounds Maintenance Depot, Crystal Palace Park	Id Verde	No
National Sports Centre, Ledrington Road, Anerley, SE19 2BA	Greater London Authority	Yes
33 Crystal Palace Park Road, Sydenham, London, SE26 6UR	Mrs. Joanne Roberts	No
Crystal Palace Park Café	Currently unused	Yes
Land north-east of the Jubilee Stand	Capel Manor College	Yes
Boating Lake, Crystal Palace Park	Park Boats	Yes

As a Regional Park, a new governance model is being established to take dedicated ownership of the CPP. This is discussed in section 3.4.3

Management Responsibility

Management responsibilities for the park are split between the leaseholders and LBB.

LBB Environmental Services, Parks and

Greenspaces Group manages the majority of the public park, with the exception of land associated with the NSC, which occupy the central areas of the park which is managed by the GLA. Idverde manages the park on behalf of LBB and Greenwich Leisure Limited (GLL) manages the NSC on behalf of the GLA.

Further information on the current management of the park is provided in Chapter 4.

Planning Context

This section sets out the planning context for the park and summarises the designations and acts of parliament that affect the park. Further detailed information on the planning context and the Crystal Palace Acts is provided in Appendix J.

Adopted and Emerging Planning Policy

The park lies within the LBB although the upper and western boundaries lie adjacent to four other boroughs (Lewisham, Southwark, Lambeth and Croydon). As such, the principal planning policy documents currently covering the park are:

- The London Plan;
- LBB Unitary Development Plan (saved policies); and
- LBB Local Plan (emerging policies).

A summary of the main planning policies and designations applying to Crystal Palace Park as well as key associated adopted or emerging policies, are included in Table 2.3 below. The sections below summarise the key national and local designations covering the park and set out the implications these designations have for the regeneration of the park. Policies relating to the NSC have been included in the table below. Figure 2-8 below illustrates the historic designations across the park.

Table 2-3. Summary of Relevant Planning Policies and Designations

Policy/ Designation	Adopted London Plan 2015 Policy	Adopted Council/ Mayor Supplementary Planning Guidance	Saved LBB UDP Policy	Emerging LBB Local Plan Policies and Designations	Emerging LBB Site Allocations, Policy and Designation alterations
Metropolitan Open Land	7.17 Metropolitan Open Land	N/A	G2 Metropolitan Open Land	8.15 Metropolitan Open Land	N/A
Site of Importance for Nature Conservation	7.19 Biodiversity and Access to Nature	Biodiversity Action Plan	NE2 Development and Nature Conservation Sites	8.3 Development and Nature Conservation Sites	Proposed extension to Grade I SINC in Crystal Palace Park
Urban Open Space	7.18 Protecting Open Space and Addressing Deficiency	N/A	G8 Urban Open Space	8.20 Urban Open Space	N/A
Tree Preservation Orders	N/A	N/A	NE7 Development and trees	8.7 Development and Trees	N/A
Proposed Regionally Important Geological Site	7.20 Geological Conservation	N/A	N/A	8.3 Development and Nature Conservation Sites	N/A
Historic Parks and gardens (of special historic interest)	7.8 Heritage Assets and Archaeology		BE15 Historic Parks and Gardens	8.40 Historic Parks and Gardens	N/A
Area of Archaeological Significance	7.8 Heritage Assets and Archaeology	N/A	BE16 Ancient Monuments and Archaeology	8.41 Ancient Monuments and Archaeology	N/A
Conservation Areas	7.8 Heritage Assets and Archaeology	Crystal Palace Park Conservation Area SPG	BE11 Conservation Area B12 Demolition in Conservation Areas	8.36 Conservation Areas	N/A

Policy/ Designation	Adopted London Plan 2015 Policy	Adopted Council/ Mayor Supplementary Planning Guidance	Saved LBB UDP Policy	Emerging LBB Local Plan Policies and Designations	Emerging LBB Site Allocations, Policy and Designation alterations
Statutory Listed Buildings	7.8 Heritage Assets and Archaeology	N/A	BE8 Statutory Listed Buildings BE9 Demolition of a Listed Building	8.33 Statutory Listed Buildings	N/A
Locally Listed Buildings	7.8 Heritage Assets and Archaeology	N/A	BE10 Locally Listed Building BE9 Demolition of a Listed Building	8.34 Locally Listed Buildings	N/A
National Sports Centre Major Developed Site	7.8 Heritage Assets and Archaeology 6.1 Community Facilities 6.2 Opportunity for community facilities	N/A	G3 National Sports centre Major Developed Site N1 Outdoor Development and Leisure C1 Community Facilities C2 Community Facilities and Development	N/A	N/A
Crystal Palace Penge and Anerley Renewal Area	2.14 Areas for regeneration	N/A	N/A	5.13 Renewal Areas 5.14 Sites and Development Briefs 5.15 Crystal Palace Penge and Anerley Renewal Area	N/A
Strategic Outer London Development Centre	2.16 Strategic Outer London Development Centres 4.6 Support for and enhancement of arts, cultural, sport and entertainment	Mayor's Town Centre SPG	N/A	N/A	New Draft Policy and proposed designation - Crystal Palace Strategic Outer London Development Centre

Metropolitan Open Land (MOL)

The majority of the park is designated as Metropolitan Open Land which benefits from the same level of protection as Green Belt. The designation has three main functions:

- Protecting open space to provide a clear break in the urban fabric and contribute to the green character of London;
- Protecting open space to serve the needs of Londoners outside their local area; and
- Protecting open space that contains a feature or landscape of national or regional significance.

The London Plan limits development to the provision of appropriate facilities for outdoor sport and recreation. However, development is also acceptable where it relates to the proportionate extension or alteration of existing buildings, or limited infilling, or the partial or complete redevelopment of previously developed sites. Beyond these exceptions “inappropriate development” is not permitted except in “very special circumstances” which would have to be demonstrated by the developer as part of the planning application process.

Implications

The MOL designation will prevent the loss of open space and protect the park due to its significance. It is unlikely that any new buildings proposed would be acceptable unless it is demonstrated that it provides facilities for sport or recreation, relates directly to the extension or alteration of an existing building or is ‘very special circumstances’.

Site of Nature Conservation Importance (Borough Grade I)

The majority of the park area (approximately 49 ha) is designated as a Site of Nature Conservation Importance (Borough Grade 1). A Site of Nature Conservation Importance (SNCI) is a non-statutory designation applying to a site of local importance. The designation seeks to provide recognition of the wildlife value of these sites to the local community and, where possible, to prevent

significant damage arising from development. The park is recorded as having a diverse range of habitats that supports a number key species such as eight species of bat, breeding birds and around 170 invertebrates, including stag beetles.

Implications

Due to the SNCI designation and the presence of breeding birds the site is considered to be of borough importance, therefore this would be considered against any further planning applications or variations to existing consents. Additionally there would be a requirement to undertake habitat and protected species surveys to areas affected by development.

Urban Open Space (UOS)

The whole park is designated as Urban Open Space (UOS). The designation is applied to open space within urban areas that is considered to be of local significance. This designation limits built development, which will only be permitted in the following circumstances:

- Development is related to the existing use, with the exception of residential or indoor sports facilities;
- Development is small in scale and provides outdoor recreation or play facilities; or
- Replacement buildings do not exceed the footprint of the existing buildings.

In all cases the proposals must not negatively affect the open nature of the site. Any development will be considered by weighing the community benefits of the scheme against any proposed loss of open space. The London Plan recognises the importance of locally important open spaces to the local communities within built-up areas, however their identification and protection is within the remit of the local authority.

Implications

Due to the designation any development within the park must demonstrate the benefit to the community, be limited to the footprint of replacement buildings, provide recreation facilities and not impinge on the openness of the park.

Tree Preservation Orders (TPO)

There are no Tree Preservation Orders recorded within the park on Bromley's protected trees map⁶.

Implications

Although there are no TPOs, as the majority of the park is a designated Conservation Area there are special provisions relating to the protection of trees. An application would have to be made to the local authority to seek approval to any proposed works to trees within the Conservation Area.

Areas of Archaeological Importance

Parts of the park are designated as an area of archaeological importance.

Implications

It is likely that any proposals within the area of archaeological importance would require an archaeological assessment to ensure that any remains are protected and preserved.

Crystal Palace Park Conservation Area

The bulk of the park lies within the Crystal Palace Park Conservation Area, which is listed as an area with 'substantial Victorian houses surrounding a historic park'. Areas of the park outside the Conservation Area include the leased areas to the Caravan Club, Thames Water and the BBC Transmitter, together with part of the former palace site. Designation introduces a general control over the demolition of buildings and where appropriate, unprotected trees and provides the basis for policies designed to preserve or enhance the character or appearance that defines the special interest of an area. The Conservation Area description also includes several locally listed buildings of special architectural or historic interest located within and on the boundary of the park. These are listed in Table 2-4 and located with the Conservation Area on Figure 2-8.

Implications

Development within the conservation area will be expected to preserve or enhance the character or

appearance of the area, respect or complement the layout, scale, form and materials of existing buildings and spaces, respect and incorporate in the design existing landscape or other features that contribute to the character, appearance or historic value of the area and ensure that the level of activity, traffic, parking services or noise generated by the proposal will not detract from the character or appearance of the area. Proposals would have to demonstrate the protection of existing trees and replant where necessary.

Register of Historic Parks and Gardens

The whole of the Park is registered as Grade II* on the Historic England Register of Historic Parks and Gardens. This is one of approximately 1,650 sites in England valued for their national design and cultural importance and the register describes the park as 'Nineteenth Century pleasure grounds designed by Sir Joseph Paxton as a setting for the Crystal Palace when it was moved from Hyde Park in 1852.' The registered area is shown on Figure 2-8.

Implications

Although listing affords no statutory protection, the importance and significance of these sites is upheld through National Planning Policy Framework and LBB's saved policies, therefore establishing the designation as a material consideration. Should a planning application be required, the local authority will need to consider the impact on the significance of the park and its setting. Consultation will be undertaken with stakeholders, including Historic England and the London Historic Parks and Gardens Trust in relation to any future proposals.

Listed Structures and Buildings

Nine structures and buildings in Crystal Palace Park are listed on the National Heritage List for England. Buildings and structures are listed due to their special architectural or historic interest and listing affords protection through the planning system. Seven are Grade II (special interest; 92% of all listed buildings are Grade II) whilst the NSC is listed Grade II* (more than special interest; 5.5% of listed buildings are Grade II*) and the pre-historic animal sculptures and geological illustrations are

⁶

https://www.bromley.gov.uk/homepage/211/tree_preservation_orders_map

listed Grade I (exceptional interest; only 2.5% of listed buildings are Grade I). Crystal Palace Station, just outside the park boundary is also listed Grade II. The listed buildings are identified in Table 2-4 and located on Figure 2-8.

Implications

Listed building consent would be required for any works to listed building or structures, which will require additional information to support the application and close consultation with Historic England.

Figure 2-8. Historic designations

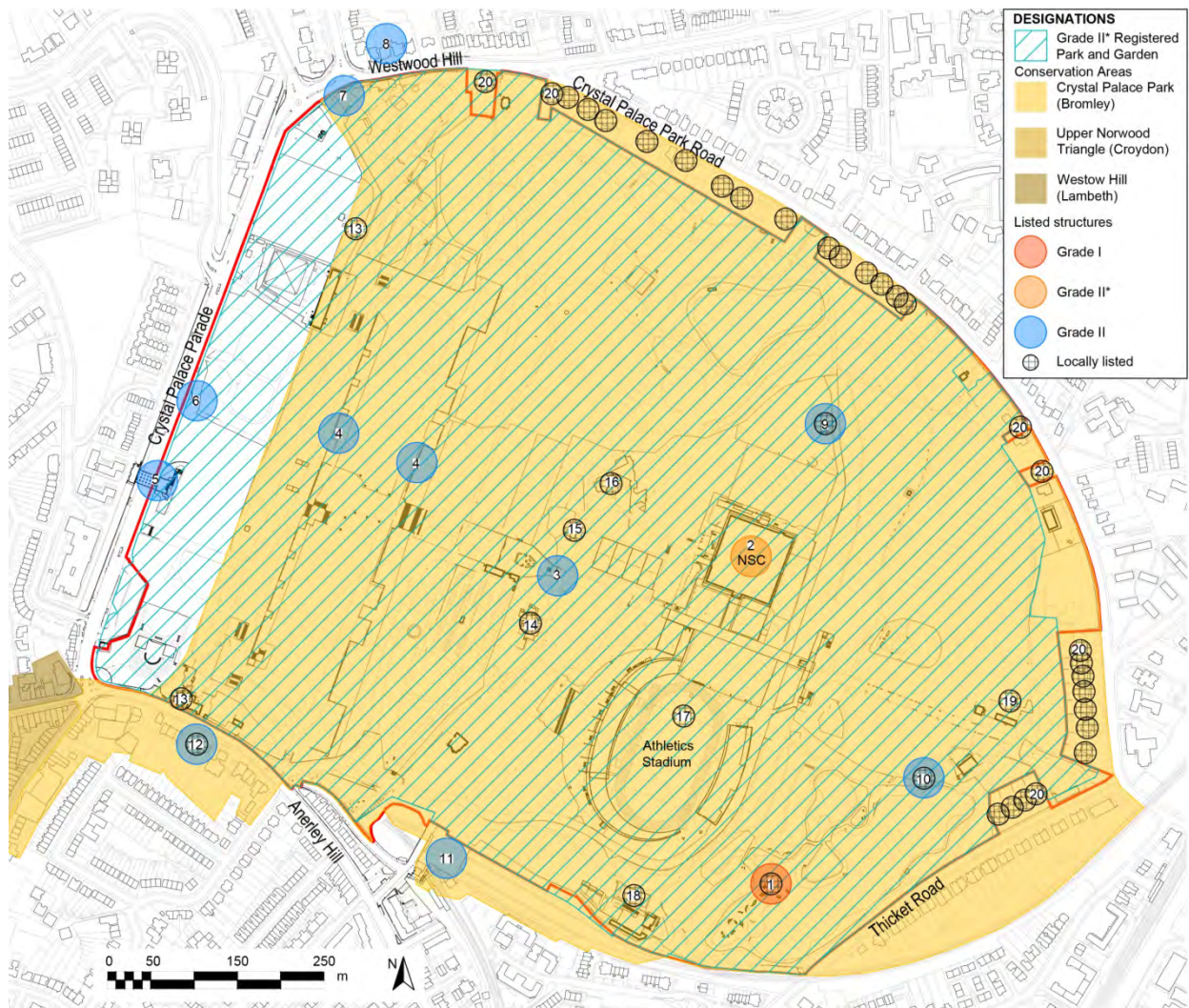


Table 2-4. Listed Buildings and Structures

No.	Feature	Listing	Location	Description
1	27 Prehistoric Dinosaur Sculptures	Grade I (Upgraded in 2007)	Tidal Lakes	Models of 27 prehistoric dinosaur sculptures around the islands of the Tidal Lake Zone (some recently restored).
	New Dinosaur Sculptures	Grade I (incorporated within Grade I listing of Dinosaurs)	Tidal Lakes	Replacement prehistoric dinosaur sculptures erected amongst the 27 Grade I listed originals.
	Limestone Cliff Sculptures and Lead Mine	Grade I (incorporated within Grade I listing of Dinosaurs)	Tidal Lakes	A geological section displayed in the Tidal Lake Zone.
2	National Sports Centre (NSC)	Grade II*	Central Area	An indoor arena and swimming pool building.
3	Bust of Sir Joseph Paxton (7)	Grade II	Transitional Landscape	A marble bust of Sir Joseph Paxton dated 1869.
4	Upper and Lower Terraces	Grade II	Italian Terrace	The terraces are considered to be the largest Grade II listed structure in south London, integrally associated with the 1854 Crystal Palace, to which they formed the equivalent on a huge scale of garden terraces behind a country house or palace (Versailles was a conspicuous prototype). Seen from the Park, they would have formed stepped terraces up the Crystal Palace.
5	Paxton Subway	Grade II	Palace Terrace	A subterranean structure, constructed c1865, in brickwork, with stone steps. This underground subway originally connected with Crystal Palace High Level Station (west of Crystal Palace Parade).
6	North and south railings, walls and boundary marker	Grade II	Palace Terrace	Located along Crystal Palace Parade, these railings formed part of the entrance to the Palace.
7	Cast Iron Gate Piers (Entrance to the site of Rockhills)	Grade II	English Landscape	Located off Crystal Palace Parade, these were the entrance to the former house of Paxton which was located in the northwest corner of the Site.
8	Sunnydene, Westwood Hill	Grade II	Adjacent to park	House located on Westwood Hill, within London Borough of Lewisham.

9	Royal Naval Volunteer Reserve Trophy (War Memorial)	Grade II and Locally listed	Cricket Ground	A ship bell erected as a memorial to the Royal Naval Reserve in a pavilion to the west of the cricket pitch.
10	Gorilla sculpture	Grade II and Locally listed	Tidal Lakes	A life-size granite commemorative sculpture of Guy the gorilla, originally located in London Zoo.
11	Crystal Palace Lower Level Station	Grade II	Adjacent to Anerley Hill Edge	
12	Harefield, Anerley Hill	Grade II	Adjacent to Anerley Hill Edge	A residential property facing the park, built c1890.
13	Water Tower Foundations	Locally listed	Anerley Hill Edge	The extant concrete base of one of two, constructed by Isambard Kingdom Brunel, which replaced original water towers dated from 1854. The remaining foundations are located on the north side of Anerley Hill at the western corner of the Park (English Landscape).
14	Staff Houses	Locally listed	Central Area	Seven semi-detached two-storey dwellings currently accommodating short-term tenants, as well as longer-term residents.
15	Caretakers Lodge	Locally listed	Central Area	Two connected buildings, currently in use as a caretakers lodge.
16	NSC The Lodge Tower	Locally listed	Central Area	An 11-storey tower providing overnight accommodation for athletes and visitors to the NSC.
17	Jubilee Stadium	Locally listed	Central Area	A sports field encircled by an athletics track and stadium seating with a capacity of 16,500.
18	Fountain Basin and City Farm	Locally listed	Tidal Lakes	Paxton's fountain basin and the City Farm.
19	Statuary collection	Locally listed	Kept at the rear of the information centre.	A collection of architectural details and statuary salvaged from the remains of the Crystal Palace and kept in the rear yard of the information centre.
20	Residential properties along Westow Hill, Crystal Palace Park Road and Thicket Road	Locally listed	Adjacent to the English Landscape, Cricket Ground and Tidal Lakes	Houses on the edge of the park built c1890

Acts of Parliament

There have been three Acts of Parliament affecting the Park. The provisions of the first Act, the 1914 Crystal Palace Act were largely superseded by the 1951 London County Council (Crystal Palace) Act 1951. These acts are summarised below.

London County Council (Crystal Palace) Act 1951

The Act provided for the vesting of the Crystal Palace and Park in the London County Council for the dissolution of the Crystal Palace Trustees and for other purposes. This is the primary Act that still covers the park today and incorporates some remaining sections from the 1914 Act.

Bromley London Borough (Crystal Palace) Act 1990

In June 1990 Parliament passed the Bromley London Borough Council (Crystal Palace) Act 1990. The main purpose of the Act “was to empower the Council to lease land at Crystal Palace and Park to promote the use and enjoyment of the land by the public.”

Implications

On the basis of the briefing note previously provided by LBB, our understanding is that Section 14 of the 1951 Act states that ‘the palace and park are to be a place for education and recreation and for the promotion of industry, commerce and art’, and the trustees (council) can.....’3) set aside or let for such period and on such terms as they think fit the whole or any parts of the palace or park for exclusive use of an educational establishment, library, exhibition, show, recreation, sport etc. or for stalls or shops.....subject to provisions of 20 acres open to the public free of charge and greater than half of the blue land being open/free of charge.’

On this basis, it would seem that any part of the Park can be used for the uses identified in the paragraph above, subject to the other provisions being met.

The 1990 Act seems to restrict the powers in the 1914/1951 Acts (as the latter allowed letting the

whole of the palace). Section 3 of the 1990 Act allows a lease for no more than 125 years for a hotel, restaurant, shops, licensed premises, leisure and entertainment facilities, and other associated uses on up to 50% of the pink land only. Over 50% of the pink area could be built on if the uses in the remainder are covered by the 1914/1951 Act provisions, namely education, entertainment and recreation.

Section 3.2 of the 1990 Act states that ‘Nothing in this section shall authorise the provision of an hotel, restaurant, shops, licensed premises, leisure facilities, entertainment facilities or other associated uses on the green land’.

The location of the Paxton Tunnel, the pink land and the green land, are shown on Figure 1 in Appendix J.

On the basis of the above, it would appear that the following uses are allowable within the pink land under the 1951 and 1990 Acts:

- educational establishment;
- library;
- exhibition, show, recreation, sport etc.;
- stalls or shops;
- hotel, restaurant, shops, licensed premises, leisure and entertainment facilities.

Also on the basis of the above, the following uses are allowable within the green land under the 1951 and 1990 Acts:

- educational establishment;
- library;
- exhibition, show, recreation, sport etc.; and
- stalls or shops.

This summary accords with advice received from LBB’s legal team (emails dated 11 Nov 2016 and 17 Nov 2016).

In theory, ‘pop up’ shops and restaurants can be installed and operated without planning permission under Class B of Part 4 of the Town and Country Planning (General Permitted Development) Order 2015, provided they are not operational for more than 28 days in any year. This includes the ability to erect temporary structures to allow these uses to be carried on. (This permitted development right can be removed by an Article 4 Direction, but there is no evidence that an Article 4 Direction applies to the Park).

A permanent structure, such as that proposed in regeneration plan Option 6, see Chapter 8 would require planning permission and could not be delivered under these permitted development rights as a temporary facility.

In summary, the CPP Acts would seem to allow a variety of commercial uses within the pink area of land, but restrict the range of uses within the green area to those acceptable within the rest of the park under the terms of the 1951 Act. This includes the erection of 'stalls or shops', which are permitted throughout the park under the terms of the 1951 Act.

Existing Consents

The 2007 masterplan proposals were consented through three separate but related permissions: outline planning permission (07/03897/OUT), conservation area consent (07/03906/CON) and listed building consent (07/03907/LBC). The latter related only to works within the NSC. All these consents are still valid, have identified the planning principles for the park and are discussed in detail in Appendix J.

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03 DEVELOPMENT OF THE REGENERATION PLAN

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03. Development of the Regeneration Plan

Objectives of the Regeneration Plan

The overall objective of the Regeneration Plan as identified by LBB is to regenerate the park and secure its long term future. The Plan is to be achievable and accompanied by a strategy for implementation.

The Regeneration Plan will be developed within the resources available and will enable the development of a sustainable business plan by creating and improving revenue generating opportunities. This will support a new form of governance to be established and allow LBB to withdraw from management of the park and reduce revenue funding.

The Plan will be guided by, but not limited to, the vision of the 2007 masterplan and the planning principles established in the 2010 outline planning permission, discussed in section below and Appendix J.

The Regeneration Plan and the accompanying Implementation Plan (Appendix N) will:

- Restore elements of the historic landscape and renew the park's infrastructure, creating a cohesive space that is accessible and permeable.
- Maximise the park's unique selling points, including its important heritage.
- Encourage vitality and increased use of the park, whilst also aiding regenerative benefit beyond the park's boundaries.
- Include revenue (both one-off and ongoing) generating opportunities to sustain the Park's regeneration and long-term operation.
- The Regeneration Plan will achieve this by:
- Conserving the park's heritage (including Heritage At Risk), finding new uses for heritage features to provide ongoing protection, and celebrating Paxton's legacy by re-establishing features from his original vision.
- Renewing the park's infrastructure, ensuring that the roadways, lighting, wayfinding, water

and parking arrangements all function effectively and are fit for purpose.

- Removing and demolishing unsightly and inappropriate features, including fencing, barriers, unused buildings and signage.
- Bringing disused spaces and facilities back in to uses that reflect the needs and wishes of the current local community.
- Supporting the development of a business plan and governance model for the park by creating and improving revenue generating opportunities, and putting park features back in to good repair.
- Creating a more cohesive visitor experience by implementing a fresh wayfinding approach and strengthening the connections between the varied park features.
- Identifying an appropriate, achievable and popular use for the 'top site', which will benefit the park's long-term future by providing immediate and/or ongoing revenue.

Recent and Ongoing Projects that Inform the Regeneration Plan

Introduction

CPP is constantly changing and it has been subject to numerous schemes, some of which have not been implemented. A summary of recent projects which inform the Regeneration Plan are provided below.

1999 Heritage Lottery Fund (HLF) Project

In 1999 the park was awarded £4.4 million from the Heritage Lottery Fund (HLF) to restore 30% of the park's landscape and infrastructure. The works were principally focused on the dinosaur sculptures and the Tidal Lakes area including the geological displays, woodland and ornamental gardens and Farm. The scheme also funded works to areas around the Cricket Ground and the eastern area of

the English Landscape, around the Intermediate Lake and entrances at Westwood Gate and Fisherman's Gate. The project was completed in 2004.

2007 Masterplan

The London Development Agency (LDA) developed a masterplan for the park which received support from the community and expert stakeholders. The aim of the masterplan was to create a 21st century park which reflects Paxton's original ideas while responding to today's concerns and opportunities. It sought to build on the history of CPP 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 2007 masterplan aimed to establish a park that is:

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

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

The 2007 masterplan was costed at £67million to deliver in 2007 and received outline planning permission in 2010, with detailed permission for works to the NSC. The permission established a number of planning principles for the renovation of the park, including two housing sites – Rockhills and Sydenham Villas to release capital receipts to fund regeneration works.

The 2007 masterplan is presented in Figure 3.1 and the Regeneration Plan will be guided by the 2007 masterplan and 2010 outline planning permission.

Figure 3-1. 2007 Masterplan



CPP Crystal Palace Park

LDA
London Development Agency
Palace
137 Blackheath Road
London SE18 8AA

Scale: 1:1000

CRYS	183	15.10.07	MU/MM	1:1000	00
Project	2006-07	00	00	00	00

Lead & Partner:
LDA
137 Blackheath Road
London SE18 8AA

Architect:
HKS
137 Blackheath Road
London SE18 8AA

Client:
LDA
137 Blackheath Road
London SE18 8AA

Project Manager:
HKS
137 Blackheath Road
London SE18 8AA

Project Manager:
HKS
137 Blackheath Road
London SE18 8AA

2013 Withdrawn HLF Project

An application to the HLF Parks for People programme was prepared in 2013 to build on the early HLF project. The 2007 masterplan acted as the framework for the application which sought to restore the legibility of the landscape, by re-interpreting it as a single, designed and connected landscape. The proposals were focused on re-establishing the central axis through the park, improving entrances and routes to the axis and reinstating the heart of the park with gardens and new visitor and learning facilities. The HLF encouraged LBB to submit a £4.5 million application but uncertainty regarding a scheme for the Palace Terrace, being promoted by a private investor resulted in the application being withdrawn.

The 2013 withdrawn HLF project will inform the development of the Regeneration Plan.

Figure 3-2. 2013 Withdrawn HLF Project



Masterplan Proposals – Cross Referenced to Cost Plan

- 1.0 Re-connecting the Lost Axis
- 1.1 Restore/ conserve remaining historic railings and plinths to Crystal Palace Parade (no allowance for new railings).
- 1.2 Relocate Paxton Bust: New plinth for Paxton Bust, remove bust, conserve, mount on new plinth.
- 1.3 View to Central Axis & across park revealed by scrub clearance, re-grade bank and re-seed with perennial meadow seed.
- 1.4 Upper Terrace, central steps: Restore and reinstate 20m wide steps (existing stonework exists in part).
- 1.5 Conserve & Restore arcade steps.
- 1.6 Remove timber lower steps, re-grade levels, and lay new path - 12m wide.
- 1.7 Lay new path - 12m wide and re-grade grass to edge.
- 1.8 Remove carpark structure, reinstate Axis path, re-grade and create new 'Central Gardens' as the 'Heart of the Park'.
- 1.9 Remove redundant fencing and walls to allow free movement.
- 1.10 Demolish brick buildings & create new visitor / learning centre / kiosk & toilets at the new 'Heart of the Park'.
- 1.11 Remove carparking from Central Axis. Break up existing separate footpath and return to parkland, remove bollards, fencing and other miscellaneous railings.
- 1.12 New balustrade and benches to Elevated Walkway.
- 1.13 Vertical banners to Elevated Walkway.
- 1.14 Resurface elevated walkway with resin bonded surfacing.
- 1.15 Works to make Elevated walkway accessible and improve visibility, re-connecting the two ends of the park. Install ramps in lieu of central and side steps, extend paths.
- 1.16 Reinstating Axis to Penge entrance. Re-unite road and footpath layout to creating shared surface.
- 2.0 Entrance Improvements
- 2.1 Penge Entrance – Redesign new prominent entrance gates and railings and remove brick wall at end of Axis.
- 2.2 Rockhill Entrance – Form new entrance and improve signage, lighting and interpretation at the main entrance; improve the setting of the original Aquarium, and connect entrance with the Central Axis through creating a shared surface roadway, new paths and ramps.
- 2.3 Upper Norwood Entrance – Improve connections between entrance garden and the rest of the park by removing visual barriers and selected planting. Relocate the majority of the horticulture and planting beds to the new 'Heart of the Park' Central Gardens. Create new ramped path from entrance area to Upper Terrace level, through bank.
- 3.0 Reinstating Parkland
- 3.1 Remove main upper carpark and return to grass and parkland
- 3.2 Demolish prominent white building and return to parkland
- 3.3 Tree works: Selective removal of self-sown trees along lines of fencing to be removed in order to reinstate views towards terraces and enable access around the park.
- 3.4 Selective tree planting to new parkland areas
- 3.5 Screen electrical sub-station
- 3.6 New paths to create North / South connections to central axis through new parkland
- 3.7 Remove sundry redundant fences which obscure views and divide the designed parkland landscape
- 3.8 Remove sections of road and return to grassland
- 3.9 Removing fencing and carry out safety works to the fenced off area on Crystal Palace Parade (tunnels of former protesters) to enable public access.
- 3.10 Improve Access into the Museum
- 3.11 Extend car park east of Sports Hall into existing RC Car Track.
- 3.12 Possible disabled parking for level access to Sports Hall during events
- 4.0 Restore Concert Bowl & Platform
- 4.1 Create access / bridge to the stage (currently inaccessible).
- 4.2 Create new bridge landings.
- 4.3 Install new stage deck to enable use.
- 4.4 Repairs / improvements to building.
- 4.5 Extend existing culvert to improve the drainage in the bowl and facilitate greater use.
- 5.0 New Visitor Centre
- 5.1 Demolish existing poor condition pre-fab building / visitor centre in lower part of the park.
- 5.2 New visitor centre / learning space building with toilets, kiosk, services incorporated sensitively into the landscape and maintaining visual dominance of the Axis
- 6.0 Paxton Basin
- 6.1 Restore Basin and surroundings including removal of Japanese knotweed, new water supply and drainage, fencing and benches.
- 7.0 Other Parkwide Works
- Signage and interpretation – New entrance signage and wayfinding.

B	Final Plan issued to L&A for submission	DC	25/06/13
A	Issued to L&A / GLA for approval	SP	22/09/13
REV	DESCRIPTION	APP	DATE

LD&A DESIGN

PROJECT TITLE
CRYSTAL PALACE PARK
HLF PFP STAGE ONE APPLICATION

DRAWING TITLE
Proposed Masterplan

ISSUED BY	London	T. 020 7467 1470
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2015 NSC Options Appraisal

In 2014 the GLA appointed CSM Strategic to undertake an appraisal of development options for the NSC1. The LDA transferred ownership of the NSC to the GLA in 2012, and combined with the development of the Queen Elizabeth Olympic Park in Stratford and investment in other sporting facilities across the UK in 2012, the role of the NSC needed redefining alongside the development of a long term management strategy.

The appraisal looked at the area of land within CPP operated and managed by the GLA and its relationship with the wider park context. The appraisal recognises that the NSC is of strategic importance as a training facility, coupled with the building being a heritage asset, located within the strategically significant park. The shortlisted option identified in the appraisal included the following redevelopment of the NSC site:

- Removal of the podium and high level walkway.
- Retention of the NSC building and creation of a new entrance at ground level.
- Removal of the 25m learner pool (building in front of main NSC building).
- Retention of the athletics track.
- Demolition of the West stand.
- Demolition of the Jubilee stand.
- Retention of the houses.
- Retention of The Lodge.
- Retention of the covered football pitches.
- Retention of the tennis courts adjacent to Paxton's Axis.
- Relocation of the beach volleyball to current location of 25m learner pool.
- Reduction in parking, removing parking from Paxton's Axis.

At this stage, the shortlisted option has been used to inform the relationship of the NSC with the park in the development of the Regeneration Plan.

2015 Improvement Works

In 2014 LBB and the Mayor of London agreed to fund £2.4 million of park improvements in line with the 2007 masterplan vision. The improvements were identified through community consultation and are as follows:

- The building of a new café in a newly created landscape setting.
- The conservation of 20% of the Grade I listed dinosaurs and repairs to the landscape and lake setting.
- The conservation of the Sphinxes and South Terrace steps.
- The building of a new skate park/ wheeled sports facility.
- The removal of the turnstiles and alterations to the access points on the Grand Centre Walk or Paxton Axis.

All these improvements are in progress with works expected to be completed in 2017.

In addition to the improvements being progressed, the feasibility of four other improvement projects were assessed and not taken forward. This included the restoration of the Concert Platform, which is thought to be unviable as a performance space, but has potential to be used for other activities, for example bike hire, restaurant or exhibition space.

The Regeneration Plan will build on the 2015 Improvement Works.

Crystal Palace Park Community Projects Fund

LBB have allocated £240k from the £2.4 million 2015 Improvement Project to the CPP Community Projects Fund. This is a grants fund to support local community groups and organisations to run projects, activities and events in CPP to enhance the user/visitor experience and or the landscape of the park. Community groups may apply for grants between £100 and £20,000 for projects which enhance people's experience of the park. All applications are assessed by an independent community panel. So far almost £170k has been awarded since September 2015. A total of 23 grants have been made over the first six rounds of the Grants programme, ranging from £750 up to £19,542. To date, over 9,500 people have benefited from the funded projects. The final deadline for

¹ CSM Strategic (2015). Crystal Palace National Sports Centre, Development Options Appraisal, Final Report. London. Greater London Authority.

grant applications is 22nd September 2017.
Further information on the Fund can be found by
visiting the LBB website².

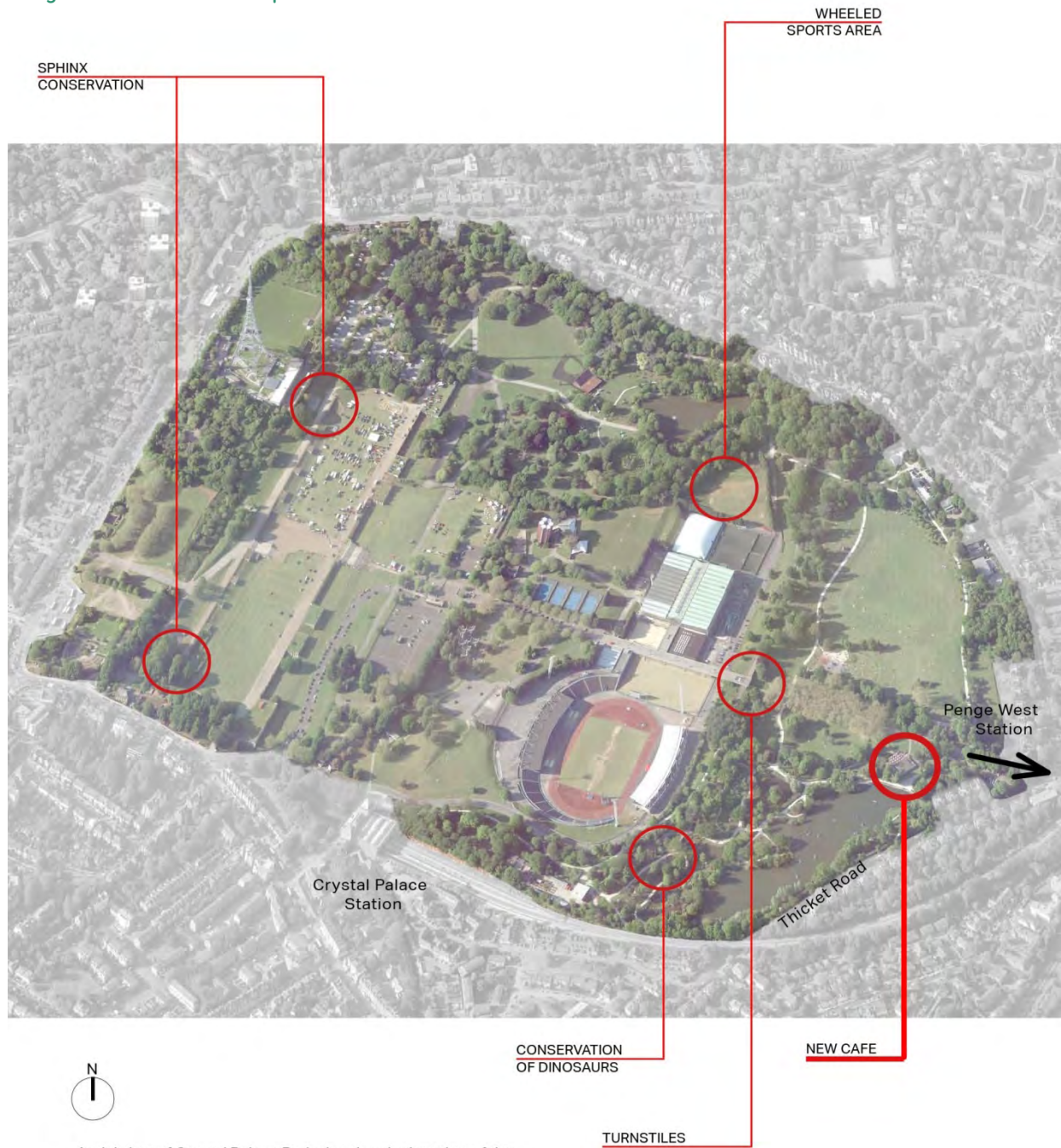
To date the following projects have been awarded
funding:

- Community Wildlife space and outdoor classroom.
- Street Theatre group developing schools programme.
- Survey of bee friendly plants.
- Saturday sports club for VI children and young people.
- Sports and social activities for older people.
- CPP Community Heritage Peace and Wellbeing Garden.
- Re-open the Crystal Palace Subway.
- The Information Centre Project.
- Discovering Great North Wood in Crystal Palace Park.
- B2B Crystal Palace National Workshop.
- Invisible Palace.
- Sports Active.
- Wide Horizons.

²

[http://www.bromley.gov.uk/info/200073/parks_and_open_spaces/
1026/crystal_palace_park_community_projects_fund](http://www.bromley.gov.uk/info/200073/parks_and_open_spaces/1026/crystal_palace_park_community_projects_fund)

Figure 3-3. 2015 Improvement Works



Aerial view of Crystal Palace Park showing the location of the 5 projects going forward as part of the park improvement scheme

2016 Regeneration Plan Project

The 2016 Regeneration Plan builds on the earlier projects and seeks to fulfil the objectives provided earlier to continue the regeneration of the park.

The Plan is being developed through the following key stages:

- Review of existing information, including earlier projects and walkover condition surveys to set the framework for the emerging proposals.
- Design workshops with key stakeholders to develop the vision and regeneration aims for the park, priorities for renovation and initial regeneration proposals.
- Formation of Regeneration Plan options emerging from the design workshops and their appraisal by the project team.
- Development of a costed Regeneration Plan.
- Development of an Implementation (step- by- step) Plan to deliver the Regeneration Plan.

Key topics which are being examined to inform the Regeneration Plan include:

- Land valuation of the two residential areas proposed in the 2007 masterplan.
- Traffic data and survey to update available information on event and day to day vehicle parking.
- Planning context including the extant 2010 planning permission and consents for the 2007 masterplan and the 1915, 1951 and 1990 Crystal Palace Acts.
- Financial framework which considers potential funding for the capital works and on-going management and maintenance. The financial framework is being developed in conjunction with the business plan described in section below
- Soft market testing of events in the park, particularly on the Palace and Italian Terraces.

Stakeholder engagement supports the process to ensure the Regeneration Plan is developed in partnership with the local community and key stakeholders. In addition to pop up consultation events in the park and creation of a dedicated

website to initiate enthusiasm in the project and maintain on-going interest, formal exhibitions are being undertaken. The first exhibition gathered ideas for the park and supported the work of the Friends of Crystal Palace Park (FoCPP), the CPP Community Projects Funds and formation of the shadow board as discussed in section below. The final exhibition presented the recommended Regeneration Plan for comment and to gain support.

This report discusses the development of the Regeneration Plan and presents the recommended regeneration proposals.

Other Work informing the Regeneration Plan

Business Plan

Fourth Street has produced an operational draft Business Plan for the CPP project based on the regeneration proposals and new governance model. On the assumption that this Business Plan would likely be submitted in support of any future HLF application, it therefore needs to be compliant with HLF guidelines. The core of the Business Plan is a financial model, considering all of the park's income and expenditure and including all required sensitivity and scenario analyses, as well as a 5-year profit and loss projection. Key assumptions in the Business Plan must be checked and validated against relative benchmarks and/or bespoke market analysis. Inasmuch as it relates to key staffing and operational costs, the Business Plan comments on the expected or assumed governance and management arrangements. In the event that the financial projections anticipate an operating deficit, then the Business Plan provides additional research and commentary on the level of endowment needed to make the park operationally viable without any need for ongoing grant-in-aid.

Capel Manor College

The 2007 masterplan also included the development of a new college building for Capel Manor College. The building seeks to incorporate

teaching space currently leased in the Jubilee Stand in a purpose built facility. The 2007 masterplan proposed the College building on an area beside Ledrington Road with the construction funded through an application by Capel Manor College to the GLA.

In January 2017, the GLA commissioned a feasibility study to examine the proposal including other locations for the College building within the park. As part of this study, the College has indicated they are keen to develop further outdoor facilities within the park to increase their educational offer. There may be potential to lease under-utilised areas of the park such as the dis-used maintenance yard adjacent to the Crystal Palace Museum to fulfil this demand. Also the college has indicated that it may be able to undertake maintenance in the park.

Shadow Board

In September 2016, LBB appointed a new independent Shadow Board. The board is shadowing the LBB's development of the Regeneration Plan and is made up of nine local people with exceptional skills, experience and knowledge in a range of fields from planning to law. All members were recruited through a competitive process with a focus on setting up a board with all the skills required to successfully manage the park in the future.

The Shadow Board will evolve into a Trust to enable it to take over the management and governance of the park from LBB. The Shadow Board in collaboration with LBB is developing a robust business model alongside the Regeneration Plan to ensure the future financial stability of the park.



04 CURRENT SITUATION

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04. Current Situation

Review of available Information

The AECOM team, including Knight Frank, Fluid and Malcolm Simmonds Architecture undertook an information review and walk over survey of the park to determine the extent of available baseline information, understand the current context of the park and identify any gaps in information needed to prepare the Regeneration Plan. Topics covered included economics, land valuation, planning, community engagement, transport, conservation architecture, landscape architecture and management and maintenance. Proposals previously proposed in the 2007 masterplan, the 2013 withdrawn HLF project and the current 2015 improvement works have also been examined. The review is reported as baseline information in the appendices.

Existing condition of the park

A walk over survey of the park was undertaken to assess the current condition of the landscape and built structures associated with the park. The detailed findings are set out in the Landscape Condition Survey, Appendix B, and summarised below. In the summary, ecological baseline and key features are highlighted by reference to the ecological surveys produced to support the 2007 masterplan and Environmental Statement These included: bat^{1,2}, breeding bird³, invertebrate⁴, reptiles⁵, habitat⁶, the disused Paxton Basin⁷ and arboriculture⁸ surveys which now require

updating.

For ease of description, the condition of the park is reported park-wide for the park infrastructure and then for specific park zones. The park zones are discussed in section 2 and their location shown on Figure 2-2.

Heritage at risk

Historic England maintains a register of historic sites to identify those that are at risk as a result of damage, neglect, decay or inappropriate development. This register records and assesses the condition, vulnerability and risk for heritage assets and assigns them with a priority for safeguarding and allows Historic England to focus grant aid funding at the most at risk features or sites. The following table sets out a summary of the register for assets in the park including the park itself⁹.



Existing legible wayfinding furniture

¹ Ecology Consultancy Ltd (2007). *Crystal Palace Park, Bat Survey, Draft July 2007*.

² Mostly Bats (2013). *Bat Hibernation Survey of The Subway, Crystal Palace Park, March 2013*.

³ Ecology Consultancy Ltd (2007). *Crystal Palace Park, Breeding Bird Survey, July 2007*.

⁴ Ecology Consultancy Ltd (2007). *Crystal Palace Park, Butterflies and other invertebrates, July 2007*.

⁵ Ecology Consultancy Ltd (2007). *Crystal Palace Park, Reptile Survey, May 2007*.

⁶ Ecology Consultancy Ltd (2007). *Crystal Palace Park, Phase 1 Habitat Survey*.

⁷ Dr Judith John (2011). *Crystal Palace Disused Fountain: Ecological Survey February 2011*.

⁸ JCA Ltd (2007). *Arboricultural Survey to BS5837:2005 at Entire Crystal Palace Park, Sydenham, London*.

⁹ Historic England (2016). *Heritage at Risk, London Register 2016*

Table 4-1. Summary of Historic England's heritage at risk register

Designated site name (register entry number)	Summary of site	Heritage category/ designation	Condition (very bad-good)	Vulnerability (high/ medium/ low)	Priority category/ action (A-F)
Crystal Palace Park (1000373)	C19 pleasure grounds designed by Sir Joseph Paxton as a setting for the Crystal Palace, burnt down in 1936. The park is in variable condition with related listed structures also at risk.	Registered Park and Garden grade II*, with 8 Listed Buildings, part in Conservation Area.	Generally satisfactory but with significant localised problems.	Medium.	Implementation of six improvement projects is underway, including the conservation of the sphinxes, dinosaurs, and works to the key central axis, funded by the Mayor of London, the Local Authority and Historic England. The Local Authority is also developing a regeneration plan for the park to realise the vision of the 2011 masterplan, and a new sustainable governance and management model.
Pedestrian Subway under Crystal Palace Parade (1385457)	Pedestrian subway, circa 1854, that once provided access from the now-demolished Crystal Palace High Level Station directly into the Palace. It has a fan-vaulted roof, with roundels between fans in red and cream brick patterning. A condition survey and investigative works have been carried out, grant-aided by Historic England.	Listed Building grade II, within Registered Park and Garden grade II*.	Poor.	Does not apply to buildings.	C - Slow decay; no solution agreed. Discussions are now underway to secure necessary repairs to the structure and to consider its long-term use as part of a strategic plan for Crystal Palace Park.
The Upper and Lower Terrace of the Crystal Palace Gardens, Crystal Palace Park (1064352)	Terraces designed by Sir Joseph Paxton and situated to the east of the site of Crystal Palace (re-erected here in 1852-4 and burnt down in 1936), on the west of Crystal Palace Park. The terraces are in a very bad condition and suffering from erosion. Historic England funded a condition survey of the sphinxes and south terrace steps in 2013. Works are now underway to conserve the sphinxes and south terrace steps, funded by the Local Authority, the Mayor of London, and Historic England. Discussions are ongoing to determine an approach to further conservation works.	Listed Building grade II, within Registered Park and Garden grade II*.	Poor.	Does not apply to buildings.	F - Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.
North and south Railings, Walls and Boundary Marker, Crystal Palace Parade (1393659)	Decorative cast iron railings on gault brick plinths with stone copings, which formed the main pedestrian entrance to the Crystal Palace (demolished following a major fire in 1936) from Crystal Palace Parade. There is damage to some cast iron panels and the dwarf wall, and a long section of curved railing is missing on the north. A condition survey of the railings has been completed, with funding from Historic England. Discussions are underway to secure their full repair as part of the park's wider regeneration plan.	Listed Building grade II, within Registered Park and Garden grade II*.	Poor.	Does not apply to buildings.	C - Slow decay; no solution agreed.

Park Infrastructure

Boundaries and entrances

The park boundaries consist of walls and fences with a variety of different types, styles and heights. In the south west, brick walls with cast-iron, black painted railings with gold finials installed in the 1980s mark the boundary along Anerley Hill. In other locations, timber back fences of residential properties form the park boundary, with occasional gates to allow access into the park. Remnants of the original stone walls and railings are still present at the entrance into the now lost palace from Crystal Palace Parade. In places, woodland helps to provide enclosure and visual screening from adjacent roads and houses. Overall as the original boundary of the park was altered, different boundary treatments were employed resulting in a lack of unity but in most locations a clear definition of the park boundary.

There are ten formal gateways into the park shown on Figure 2-4 with open boundaries along the Crystal Palace Parade and beside the Crystal Palace Station. Westwood Gate and Fisherman's Gate were enhanced as part of the 1999 HLF Scheme to encourage public access. In contrast to the public entrances, the Old Cople Lane entrance appears private with access only for the caravan and camping site and the TV transmitter. Access to the park is discouraged.



Intact modern brick wall and infill railings

In general, the distribution of entrances allows access into the park from all directions except the north-west, where the private entrance into the caravan and camping site deters visitors. The entrances however are uneventful and lack a sense of arrival.

Access, circulation and wayfinding

Movement around the park is confused with poor connections and lack of legibility. Often features including the NSC and associated structures interrupt physical access and views, reducing orientation. In other locations, defunct hard surfacing, fences and structures add to the confusion.



Typical sign found at some entrances

Surfacing varies from tarmac and concrete to a range of self-binding or bound aggregates. These materials are often unsuitable for the function of the area and the mix creates a lack of unity throughout the park. The condition of surfacing is discussed under each park zone.

Signage is minimal, lacking co-ordination and poorly located. Of the few information boards near main gateways, they are vandalised and in poor condition. Many of the entrances are unmarked.

Views

Crystal Palace was prominently located to exploit

the Sydenham ridgeline with the park laid out down the hill. Crystal Palace was visible across London, with far-reaching views from the palace towards the City of London in the north and the Kent Downs in the south east. The park layout utilised the topography to create a range of views within the park and out towards key landmarks in the vicinity.

Today, the only identifiable feature of the park in distant views is the TV Transmitter, which has become a regional landmark. Views into the park from its immediate vicinity are largely screened by buildings and vegetation along its boundary. Within CPP, many of the historic views and visual connections are interrupted by buildings, structures and vegetation.



TV Transmitter from the Lower Italian Terrace

Park Facilities

The majority of buildings in the park are associated with the NSC and other leaseholders. There are relatively few park facilities and those present include: the toilet and information block at Penge, the café beside the Tidal Lakes and a disused toilet block at Westwood Gate. All facilities are in relatively poor condition.

There are no park facilities at the top end of the park.

Water systems and drainage

The original park design incorporated elaborate water features fed by reservoirs including the Tidal Lakes and the two water towers. The features were famous for costing more than the palace and never working properly. Today only the Paxton Basin, the Tidal Lakes, Intermediate Lake, small pond on the Transitional Landscape and the Thames Water covered reservoir remain of the original system. The park however suffers in parts from flooding, waterlogging and surface damage from water run-off. In addition, there is an issue with poor water quality of the lakes.

Water system and drainage issues are considered by park zone.

Trees, woodland and vegetation

The park benefits from a diverse tree resource that contains an extensive age range with young to over-mature and occasional veteran trees. There is a wide species mix, from large tree species such as oak, plane, lime, horse chestnut, sweet chestnut, beech and sycamore, to smaller species, non-native and unusual ornamental species.



Scrub disrupts views from the Terraces

Management of the trees and woodland along the boundaries appears to be limited to essential maintenance and risk assessment to maintain safety. This has led to the development of areas of self-seeded 'gap specialist' tree species, such as ash and sycamore, and limited species diversity and

structure in the understorey and shrub layers. In some locations, scrub and self-seeded trees have developed as areas of the park are fenced off and left unmanaged.

Ornamental planting is mostly limited to the Anerley Hill Edge, Tidal Lakes and Cricket Ground (Zones A, F and G) which are well managed and provide splashes of colour.

The overall vegetated nature of the park is noted as providing essential habitat for numerous species, including protected species such as bats and breeding birds. This is reflected through the local designation of the park as a Site of Importance for Nature Conservation by LBB. To safeguard this designation, up to date surveys of the ecological interest are required.

Park Zones

Anerley Hill Edge – Zone A

Anerley Hill Edge stretches along the southern boundary of the park from Norwood Triangle to Crystal Palace Station and contains three key entrances: Crystal Palace Station, Anerley Hill road and Norwood Gate. The area can be split into two parts:

- the eastern half, between the station and Anerley Hill road junction, which is open amenity grass dominated by the access roads into the NSC and the park.
- the western half, between Norwood Gate and Anerley Hill road junction, enclosed by brick walls, with areas of dense vegetation, divided by topography.

The entrance from the station is one of the three original entrances into the park, with access into the palace previously controlled along a covered walkway, the Crystal Colonnade. Anerley Hill road junction was formed with the construction of the NSC and required the removal of the Crystal Colonnade, with only parts of the back wall still evident. The creation of the new vehicle entrance, with connecting access roads and the loss of the colonnade has undermined the sense of arrival from the station. This has been increased with internal changes to the station, relocating the exit

from the building to the west instead of directly into the park. Today, the entrance is uneventful. The point of entry is confused, with roads, railings and several sets of gates segregating the entrance from the wider park to the north in contrast to open access to the south and east.

Similar confusion is experienced at the Anerley Hill road junction, where the point of entry into the park appears to be through Canada Gate, when the park boundary is actually at the junction. The area between the junction and Canada Gate is dominated by roads, broken up by areas of amenity grass and some semi-mature tree planting. There is little provision for pedestrians or cyclists and no clear routes into the park or along Anerley Hill Edge, following the line of the colonnade and the original arrival sequence into the park.



Norwood Gate entrance

To the west, Anerley Hill Edge is split by topography. On the top level, is Norwood Gate which was installed in the 1970s to improve access into the park from Norwood Triangle. The entrance was renovated in the 1980s, with new gates and walls constructed to improve the sense of arrival. The entrance is however constricted by the adjacent pavements and traffic lights and though the gates and walls create a formal entrance, the lack of arrival space undermines its impact. Inside

Norwood Gate is a formal garden also installed in the 1980s. The layout was designed to reflect the elevation of the palace but its intricate design conflicts with the more informal layout of adjacent spaces and the overall scale of the park. Its enclosure by vegetation segregates it from the rest of the park and though it is in reasonable condition, some of the planting is over mature reducing its amenity value.

Hidden steps connect the garden to the area around the Crystal Palace Museum, which is at the same level of the original palace basement. Mature trees and scrub enclose the steps and appear to have established on spoil pushed over from the demolished palace along the line of the Paxton Tunnel wall. In general the area appears unmanaged.

Rough self-binding gravel provides the setting for the Museum and the base of the South Tower. Both structures are in serviceable condition though require conservation works and interpretation as detailed in the Appendix C. A yard to east of the Crystal Palace Museum is currently unused but contains metal containers lost in scrub and trees, which cover the embankment between the yard and the Anerley Hill junction on the level below. Again the trees and scrub appear self-seeded and unmanaged. Few trees in this location were recorded as having bat roosting potential.



Hidden steps beside the Crystal Palace Museum

A rough track along the site of the South Wing of the palace and down the embankment connects the area beside the Museum with the level of the Italian Terraces and then again downwards to the level of Anerley Hill junction. The steep unmade track from the junction to the Italian Terraces is rutted with a vehicle barrier. It appears to be the vehicle access onto the terrace but has poor visibility and its gradient does not conform to current standards for commercial vehicles.

Palace Terrace – Zone B

The Palace Terrace was the former site of Crystal Palace, until it was destroyed by fire in 1936 when the remains were demolished and the terrace infilled with spoil. Parts of the palace sub-structure and Paxton Tunnel remain, although the majority of these structures are thought to have been demolished as the park was covered with rubble and spoil. The central transept railings remain at the top of the park and formed the main entrance to the palace and the park from Crystal Palace Parade. The subway is located beneath Crystal Palace Parade and once formed a connection between the palace and the Crystal Palace High Level Station.

The Palace Terrace consists of two parts:

- Upper Palace Terrace at the ground level of the palace adjacent to Crystal Palace Parade.
- Lower Palace Terrace, the basement level overlooking the park. There is an 8m height difference and a sloping tarmac track connecting the two levels.

Since the loss of the palace there has been incremental development of the Palace Terrace with the introduction of the Crystal Palace bus station, the TV transmitter, the covered reservoir and for 30 years, a caravan and camping site resulting in the terrace becoming fragmented. Today only part of the Upper Palace Terrace is open to the public and managed mostly as rough grass with rows of semi-mature trees. Part of the area is fenced off and unmanaged allowing self-seeded scrub and trees to establish. The grass areas are in poor condition, appearing relatively unmaintained. Any hard surfacing is patchy, consisting of bare earth and gravel which detracts and fragments the

area from its surroundings. The embankment of spoil separating the two parts of the terrace is covered by self-seeded scrub and trees which interrupt the extensive views from the Upper Palace Terrace and potentially undermine the historic structures beneath the vegetation. The Palace Terrace lacks a built edge and backdrop once formed by the palace itself. The central transept railings are on the Historic England Heritage at Risk Register¹⁰ and are an isolated historic feature at the top of the park, their significance lost. The subway, also on the register has fallen into significant disrepair and needs to be renovated to stabilise and repair the structure. Any stabilisation work also needs to take bat roost potential into consideration.



Central transept railings

In general, the Palace Terrace has an air of neglect and lacks any clear purpose. The incremental developments and lack of design in the layout of the area, has resulted in the Palace Terrace becoming fragmented and difficult to interpret, with its impressive scale and significance lost. The symmetry of the space and the central spine which connects to the Paxton Axis are invisible and the Palace Terrace is no longer the focus of the park.

¹⁰ <https://historicengland.org.uk/advice/heritage-at-risk/search-register/results?q=crystal+palace+park&searchtype=har#>

Italian Terraces – Zone C

The Italian Terraces is made up of two terraces, referred to as the Upper and Lower Italian Terraces and they formed the architectural and horticultural setting for Crystal Palace.



Terrace walls

Today, the 480m to 580m long terrace walls and balustrades provide the most impressive standing evidence of the sensational scale and grandeur of the original park. Large sections of the walls are however fenced off for safety and the walls are listed on the Heritage at Risk register. A detailed condition survey of the walls was undertaken for the 2007 masterplan and this has been reviewed, Appendix C. With no major conservation works to the walls since the survey, the walls have continued to deteriorate with recent areas of collapse and possible vandal damage.

Only one set of steps connect the Lower Italian Terrace with the Transitional Landscape and between the terraces. Though serviceable, both sets of steps are in need of repair and there is no access for people less able. Other steps were removed after the palace was destroyed and the terraces were closed to the public. One set on the Lower Italian Terrace to the south and another in the middle of the Upper Italian Terrace have been allowed to decay with self-seeded trees growing

out of the stone rubble. The 2015 improvement works includes the repair of two sets of steps at the southern end of the Upper Italian Terrace. These steps lead up to the Lower Palace Terrace and the area beside the Crystal Palace Museum. The repair of the steps and sphinxes has recently been completed providing a fascinating insight into the glory of the original park.



Restored steps and sphinxes

The majority of the statues were removed in the 1950s, the few still in situ are in poor condition and have been vandalised. Some statues are in storage behind the Information Centre. These are in a variable state of repair, Appendix C.

The Lower Terrace is currently laid to close mown amenity grass with wide gravel pathways. A mix of grass embankments with some self-seeded trees and shrubs and the dramatic terrace walls enclose the space. Apart from this enclosure the large open area has no shelter or vertical definition, making the area feel exposed. In some locations, the condition of the grassland and the pathways is very poor with evidence of localised drainage issues and ponding, possibly as a result of loading from vehicles. Rough self-binding gravel covers the Upper Italian Terrace which also suffers from rutting from vehicles and general lack of maintenance. The terrace beside the North Wing wall is lost in scrub. Steps leading from the Upper Italian Terrace onto the terrace end in the scrub, with no discernible route through to the

east or west.

As with the Palace Terrace, the Italian Terraces have a general air of neglect. The openness of the space however, allows greater legibility and enables the impressive scale of the walls to be appreciated. The space however has no clear purpose and its exposed nature and lack of interest results in visitors moving through the area rather than using it for its original purpose for relaxation to enjoy the views.

Transitional Landscape – Zone D

The Transitional Landscape, located in the centre of the park, originally provided a transition between the formal parts in the top part of the park and the wider landscape. Today, it provides a secondary transition function of separating the park from the sports area around the NSC.

The area is dominated by hard standing used for car and coach parking mainly associated with the NSC. The remaining area is made up of close mown amenity grass and semi-mature trees and occasional ornamental flower beds with a network of tarmac access roads, often also used for car parking.



Extensive areas of hardstanding for parking

The area has been subject to a series of major changes which has resulted in various alterations to the topography creating a confused layout of spaces, some of which appear redundant, with poor connections and abrupt changes of level. Only the route of the Grand Centre Walk or Paxton Axis and

a small pond are still evident in the landscape from the original park layout.

The parkland quality of the original landscape has been replaced by an amenity landscape dominated by hard standing and car parking. Though some of the symmetry of the original park is still visible it is difficult to identify within the confusion of the spaces, surfacing and structures.



Large car park associated with the NSC

Central Sports Area – Zone E

The majority of the Central Sports Area is under the control of the GLA and outside the scope of the Regeneration Plan. The walkover survey of the area has been undertaken to help inform proposals to be discussed with the GLA.

Originally the area consisted of two large water basins either side of the Grand Centre Walk which were filled in when the area was developed for sport. The NSC and Athletics Stadium were constructed in the 1960s which dominate the area today. Levels were altered and an elevated walkway or podium was constructed across the Grand Centre Walk. As a result, the NSC, stadia, indoor running track and podium structure form a physical and visual barrier between the upper and lower parts of the park. The access roads to the NSC cut across the park, dominating and segregating the landscape. There are substantial areas of car parking associated with the NSC located in the centre of the park and along the

Grand Centre Walk or Paxton Axis which create a discordant feature within the park. Perimeter fencing forms a physical and visual barrier and the style, height and colour of which is not sympathetic to the historic landscape. Floodlights for the athletics stadium are substantial tall structures prominent in views across the park and from both the Palace Terrace and Italian Terraces.



Podium undercroft

Tidal Lakes – Zone F

The Tidal Lake area was the first attempt in the world to interpret life-size models of the extinct pre-historic animals in a representation of the geological setting. Many of the mature trees within this area are thought to originate from the original layout of the park and have bat roost potential. The water features and tidal lake were the last stages and features of the original water system throughout the park.

The renovation of the Tidal Lakes area was included in the 1999 HLF scheme and was completed in 2004. It included resurfacing of footpaths in self-binding gravel and replanting to create woodland and ornamental gardens. The 2007 Management and Maintenance Plan¹¹ reported that significant areas of both the resurfacing and planting works failed as a result of limited management and poor

¹¹ Land Management Services Ltd (2007). *Crystal Palace Park Masterplan - Management and Maintenance Plan*.

choice of materials combined with poor drainage and surface water run-off, leading to erosion and water quality issues. The landscape condition survey, Appendix B supports this analysis and establishes that these works have further degraded.



Three stages of dinosaur restoration

20% of the dinosaurs are currently being repaired as part of the 2015 improvement works. Interpretation panels are also being installed and the café beside the lake is being rebuilt to incorporate a café and community rooms, see Chapter 3, 2015 Improvement Works.

The Paxton Basin, to the west of the lake, is one of two formal water features remaining from the original design of the park. It is in a very poor condition and is covered in self-set trees and scrub and has been fenced off to prevent public access. There are two areas of Japanese knotweed adjacent to the basin, which need removal to eradicate the plant and prevent further spread. The area surrounding the basin, including the gabion retaining wall of the farm, was recorded as having habitat value for invertebrates, reptiles and amphibians as set out in the Crystal Palace Disused Fountain: Ecological Survey report¹². The Paxton Basin is an isolated historic feature, out of context in its current position

¹² Dr Judith John (2011).

adjacent to the Farm.

Crystal Palace Park Farm was also redeveloped as part of the 1999 HLF scheme. The farm is currently leased by Capel Manor College (CMC) from the GLA who lease it from LBB. CPP is a regional college location for CMC and they operate a number of courses from the farm and rooms let in the Jubilee Stand.

In general the Tidal Lakes area is in reasonable condition, in comparison to other areas of the park. It however, is one of the most popular areas of the park and is suffering from wear and tear increased by inappropriate use of materials in the 1999 HLF scheme and lack of maintenance. The Grade I listed dinosaurs structures require constant attention to conserve these important features in the park.

Cricket Ground – Zone G



Large area of amenity grass for active recreation

The Cricket Ground area comprises a large open grass area maintained for active recreation and sports. The area is often waterlogged affecting its potential use. The Cricket Ground is enclosed by trees with the northern part wooded with parkland trees. The area acts as a transition between the enclosure and cover provided by woodland areas in the English Landscape and the open grassland of the Cricket Ground. Paths run around the outside of the sports field and are lined with ornamental

flower beds which are maintained to a reasonable standard. A children's playground is in the south western corner of the area, next to the Grand Centre Walk or Paxton Axis and is managed in accordance with RoSPA standards. The Secret Garden is on the eastern edge of the park near to Penge Gate and is a wildlife garden. It provides a range of different habitats and is well maintained by volunteers and the landscape contractor.

As with the Tidal Lakes area, the Cricket Ground area is in reasonable condition, though there are issues with drainage which reduces the potential use of the open grass area. The play area and nature garden are popular and also both in reasonable condition. Mature trees enclose the area and are managed for risk. The trees all have bat roost potential.



Playground on the edge of the Cricket Ground

English Landscape – Zone H

The English Landscape zone was adapted from the pre-park landscape and can be considered miniature parkland of mature trees, woodland, lawns and water within undulating topography. Parts of the area are leased and managed privately. These include the Caravan Club who lease approximately 2.4ha in the north-west of the park as the Crystal Palace Caravan Site, Thames Water who lease the covered reservoir along the western boundary of the park, previously a reservoir that fed the park waterworks and the

Crystal Palace Angling Association who lease the Intermediate Lake which lies between the new wheeled sports area and the concert platform. All these facilities are inaccessible to the public and have little relationship with the park.

A tree and shrub belt marks the northern boundary of the park and screens the caravan and camping site to the north-west. A woodland trail has been developed through the trees but is suffering from lack of active management. In addition, many of the mature trees are noted as having moderate to high bat roost potential and with the trees around the Intermediate Lake is one of the main areas in the park for bat activity.

Of the areas open to the public, natural topography and woodland form the different spaces. The concert platform is located within a natural bowl, with an open lawn acting as the auditorium. The grass suffers however from drainage issues and a feasibility study for the 2015 improvement works concluded that the currently dis-used and neglected concert platform did not meet current standards as a performance space, requiring an alternative use to be found.



Fencing preventing access to the Lake

Trees and shrubs enclose the Intermediate Lake, with fences deterring access and vegetation interrupting views of the water body. An important plant species, broad-leaved helleborine, has been

identified around the Intermediate Lake which is an indicator species for ancient woodland habitat on chalk.

The maze on the north mound was renovated by the Girl Guides in 2009 to mark the centenary of their formation in the park. It is enclosed by tall poplars with mostly intact hornbeam hedges lining the route of the maze. A new wheeled sports area is currently under development as part of the 2015 improvement works adjacent to the Central Sports Area. This lies in a natural depression and is enclosed by the NSC facilities and woodland.

The area contains several surviving built structures, Appendix C. These include the partially excavated aquarium which requires attention to consolidate elements of masonry and remaining decorative render. The North Tower base is in very poor condition with spalling brickwork and mature vegetation growing from the upper parts. The North Wing wall appears sound but it is obscured by vegetation and spoil on the terrace side. The Rockhills Gate piers are in good condition though have a poor setting, as they are hidden within the vegetation beside the entrance to the caravan site. The rear wall of the former Rockhills glasshouses also appear to be in reasonably sound order, however it is out of plumb in sections and likely to require some work but seems to have been well maintained. The brick gate piers and the brick panel infilling between them are in poor condition.



Rockhills gate piers

There are three entrances into the park within the English Landscape. The Old Cople Lane entrance or Rockhills Gate is private, providing access to the caravan and camping site and the TV transmitter. The other two entrances, Westwood Gate and Fisherman's Gate were renovated as part of the 1999 HLF scheme. They are however, uneventful and hidden within the streetscape of the adjacent roads. Also on entry, views of the park are obscured by vegetation surrounding the caravan and camping site and around the Intermediate Lake. There is a dis-used toilet block at Westwood Gate.



Westwood Gate toilet block

In summary, the English Landscape displays many of the characteristics of the original parkland landscape and compared to other areas of the park is in reasonable condition. There are however a number of issues in regard to drainage, woodland management, views and access. Historically public access from the north-west corner was deflected towards Westwood Gate and into the North Tower Gardens. With the loss of the gardens and leasing of the covered reservoir and the encroachment of vegetation around the caravan and camping site on the Westwood Gate entrance, access has become increasingly problematic, discouraging visitors from the north-west.

Paxton Axis

The Grand Centre Walk of the original design has become known as the Paxton Axis. It ran from the

steps leading to the Italian Terraces from the Transitional Landscape to Penge Gate. This central spine through the park was continued on the Italian Terraces and Palace Terrace.

Today the line of the axis still exists but it is formed of a mixture of surfaces, widths and methods of construction. The central section running through the NSC is obscured by parking and elevated structures of the NSC. Steps which were originally located along the route have been lost. Two sections are tree lined.



Tree lined section of the Paxton Axis

It is considered one of the most damaged and fragmented features in the park.

Summary of Key Issues from Condition Surveys

Below is a summary of the key issues from the condition surveys:

- Degradation of landscape, views and historic fabric; generally the park is in a poor condition.
- Loss of context and legibility of landscape and heritage features, remaining features are hard to recognise and understand.
- Fragmentation of the park, with areas leased and often physically and visually segregated from the park resulting in barrier to movement, connectivity and views.
- Poor integration of top part of the park, when

whole park was re-opened to the public in the 1980s.

- Underwhelming entrances with no sense of arrival into the park.
- Lack of unity and functionally inappropriate choice of materials and furniture throughout the park.
- Dominating car and coach parking located in visually and historically prominent areas of the park.
- Poor drainage and water management with the park suffering from flooding, waterlogging, surface water run-off and issues with water quality.
- Out of date ecological information and inappropriate habitat management.
- Lack of appropriate standards of management and maintenance including arboriculture resulting in continued decline of the park.
- Little investment in park infrastructure or to conserve and protect historic fabric.

Existing operation

The whole of the park falls under the ownership of the LBB with a number of leased areas within the park boundary, as shown on Figure 2-7.

Management

LBB Environmental Services, Parks and Greenspaces Group manages the majority of the public park, with the exception of land associated with the NSC, which occupy the central areas of the park which is managed by the GLA.

Idverde provides a full managed Parks and Greenspace Service for LBB. The park is managed by Idverde's Beckenham and Penge Neighbourhood team under the direction of the General Manager with a specific Operations Supervisor for Crystal Palace Park. A team of six is dedicated to the park and located in the Information Centre in the park. In addition to the Information Centre, two grounds maintenance depots at Anerley Hill and along Crystal Palace Park Road are leased to Idverde in the park.

An annual maintenance schedule details the maintenance activities to be undertaken by Idverde

in the park. The schedule provides the following information:

- Regime
- Plot Number
- Feature type
- Maintenance activity
- Frequency

The current management and maintenance budget for the park, which is part of Bromley's borough wide green space budget, is considered to be in the region of £400k per annum.

The frequency specification identified in the maintenance schedule has recently been replaced by a performance specification.

A three-yearly cycle of tree condition surveys and works are undertaken by contractors reporting to the LBB Arboricultural Officer. A condition survey was undertaken in the financial year 2016/2017. The management of the trees is on a condition basis according to risk management and in accordance with the draft LBB Tree Management Strategy (2016-2026)¹³.

All park contracts are administered by the LBB contracts team based in the Civic Centre.

Buildings in the park outside the NSC are managed by the LBB Property Services.

The NSC is managed by the GLA under a Land and Property Limited's leisure management contract with Greenwich Leisure Limited. The contract was recently extended until March 31st 2018. Routine grounds maintenance, including the athletics track is carried out through a term maintenance contract by CSS Waterers. There is a small depot within the NSC area. The maintenance of buildings and structures is also carried out by contractors, instructed on an as required basis by the NSC Manager. Arboricultural works are not within the scope of the routine contracts and are instructed on an as needs basis.

Current Maintenance Standards

Current maintenance standards for the park are as defined in the respective maintenance contracts operated by LBB and other lessees.

¹³ LBB (2016) LBB Draft Tree Management Strategy (2016 – 2026)



Limited vegetation management

The 2007 Management and Maintenance Plan¹⁴ included an overview of current management and maintenance in the park. Key elements of this overview are summarised below and have been confirmed by the 2016 Landscape Condition Survey reported in Appendix B and the Outline Management and Maintenance Plan Appendix D:

- 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 LBB and the NSC land maintained by GLL on behalf of the GLA) are maintained to a relatively consistent standard, typical of local authority urban parks.
- Higher standards are evident in some leased properties, notably the caravan and camping site
- There is evidence of a decline in overall park infrastructure (furniture, footpaths, fences and some areas of planting) which require more significant capital investment
- Under the current regimes there is limited intervention to areas of semi natural habitat, mainly within woodland areas and the top of the site.
- There have been substantial failures to areas of planting funded through the 1999 HLF Project.

¹⁴ Land Management Services Ltd (2007). *Crystal Palace Park Masterplan - Management and Maintenance Plan*.



05 CONSULTATION AND ENGAGEMENT

05. Consultation and Engagement

Introduction

Fluid, as part of the AECOM led consultant team has co-ordinated the consultation events and meetings that have taken place in and around CPP to engage the local community in a discussion about the future of CPP.

A series of events have been undertaken between March 2016 and May 2017 to provide an insight into how the community would like to see the park develop, and to gather local support for the regeneration of the park. Further information is provided in Appendix E.

Engagement Process

Aims

The approach to the early consultation was to reach an even distribution of local residents, stakeholders and park users from all surrounding areas of the park. Information gathered was then used to gauge key areas of interest and concern in order to inform the development of the Regeneration Plan.

In addition, there was a focus to facilitate direct and constructive dialogue between local residents and stakeholder groups and raise awareness of opportunities for local people to be involved in the park through existing initiatives such as Friends of Crystal Palace Park (FoCPP), the Shadow Board and community led projects funded by LBB.

As the Regeneration Plan began to emerge, the engagement process sought to maintain enthusiasm in the evolving regeneration ideas and encourage active participation in existing initiatives. An exhibition of the 2017 Regeneration Plan in May 2017 provided the main focus for local feedback. Information gathered has been used to refine the proposals in the 2017 Regeneration Plan and will inform future detailed development.

Consultation Tasks

- Initial area observation.
- Stakeholder mapping and meetings.
- Creation of a dedicated website.
- Roaming pop-up consultation events.
- First two day public exhibition.
- Four design workshops with key stakeholders
- Community update events
- Options Appraisal consultation with key stakeholders
- Second two-day public exhibition on 2017 Regeneration Plan.

Methodology

The event schedule was designed so that a broad spread of areas and people would be reached. Locations were chosen for their high footfall or proximity to public spaces and buildings. Timings ranged between 7:30am and 8:30pm, weekdays, weekends and school holidays, and over the duration weather varied considerably.



May 2016 Consultation

Pop-ups

A series of informal pop-up consultation events stopped in 17 locations within and around CPP. A

cargo-bike was used as a base and to draw attention. Respondents arrived at the consultation station independently, or were approached at random by consultation staff.

Short canvas cards combining open and multiple-choice questions were the primary mode of feeding back, with maps for children to draw on, and a display of completed cards with instant photos to encourage discussion.



What would you Maintain, Change or Add in the park?

May 2016 Exhibition

A static two-day exhibition took place in the park entrance adjacent to Crystal Palace Station. A marquee housed exhibition boards which explained the forthcoming Regeneration Plan, displayed interim feedback results, and provided information about LBB's community project fund, the Shadow Board and FoCPP stakeholder group.

Invitations were sent by Email and letterbox to over 32,000 households, a comprehensive list of stakeholders, community organisations and pop-up respondents.

Visitors could complete a canvas card, a quick query form or add to two interactive boards - 'Community Ideas for the park' and 'What would you Add, Change or Maintain in the park?'

Website

A dedicated website for the Regeneration Plan

project went live in April 2016¹. This provides a contact email address and telephone number which is monitored by Fluid. Consultation materials are also available through the website.

Design Workshops

Four workshops were held with key stakeholders in May 2016 to discuss emerging regeneration options and the results of the community consultation to date. Through the workshops, a vision for the park, regeneration aims and priorities for renovation evolved. This allowed the developing Regeneration Plan to be targeted towards regeneration proposals feasible within the resources available and in response to the community consultation.

Community Update Events

Two summer events led by FoCPP and LBB, and supported by Fluid were also undertaken in late August 2016. These events built on the information and ideas received at the first exhibition and provided a further opportunity to hear about and apply for the Community Funds project. Individuals and groups who expressed an interest in becoming more involved in the park at the May 2016 two-day exhibition were invited.



The drop-in events at the Information Centre consisted of three information stalls manned by

¹ <http://crystalpalaceparkregeneration.com/>

project representatives. Each stall provided information to people who were interested in specific projects and in joining FoCPP:

- Stall 1 – LBB explaining ideas and categories of projects that came from the 1st exhibition.
- Stall 2 – Community Fund presentation of previous successful projects and how to apply for future funding
- Stall 3 – FoCPP presentation of current work, spring consultation and potential projects to sign up to

For the time of year, the events were relatively well attended and some key contacts initiated.

Options Appraisal Consultation

Six Regeneration Plan layout options were developed and documented in a detailed Options Appraisal. Feedback on the developing options was invited from the LBB's Council Cabinet and CPP Executive Project Board, both of whom supported the options. The finalised Options Appraisal was presented to the Heritage and Environment Group (HEG) for verbal feedback and shared with the park's Shadow Board, Historic England and the GLA. These three key stakeholders provided written feedback on the options being considered and recommendations as to which option should be taken forward. Their responses are discussed in Chapter 8 and detailed in Appendix K.



May 2017 Exhibition

A second exhibition was held in May 2017 in the Information Centre close to Penge Gate in the park. The exhibition presented the preferred option for the Regeneration Plan, the 2017 Regeneration Plan and provided an opportunity to update local people on work since the last exhibition in May 2016. The exhibition began with an invited event hosted by the Shadow Board for key stakeholders and was followed by a two day public event.

Invitations were again sent by email using the database developed from earlier consultation. Visitors were able to discuss the proposals with members of the Shadow Board, the AECOM led design team and the LBB project team. They were also encouraged to complete a short feedback form on the proposals. Information gathered will be used to refine the 2017 Regeneration Plan and inform detailed design as the plan is delivered.

Analysis

General

In total during the early consultation stage approximately 755 local residents, park users and community group representatives were involved, with 745 completed feedback materials including canvas cards, and 494 leaving their details to stayinvolved.

For the May 2017 event over 108 local residents, park users and community group representatives attended the exhibition, with 55 feedback forms collected.

In general the events were very well received and visitors readily left their feedback and engaged in positive conversation with the consultation staff.

Pop Up Events and May 2016 Exhibition

Findings from all the written feedback received during the early consultation were combined and analysed. A summary of the key findings is provided below.

Feedback identified the following high level priorities for the park:

- Activities and facilities for the whole community
- Frequent and varied cultural events and facilities
- Unchanged, but well maintained, preserved and

managed

- Enhanced access points, routes and wayfinding
- Improved and accessible basic park facilities

In response to a specific list of suggestions for improvements to the park, additional priorities were highlighted:

- Preserving historic features
- Creating a variety of gardens and improving horticulture
- Enhancing nature conservation and undertaking habitat creation
- Creating a range of refreshment outlets around the park
- Improving views and removing visual intrusions



Participants were also informed about community led initiatives and whether they would be interested in joining the FoCPP and/ or being involved in future community projects. They were also asked to put forward ideas for community projects or initiatives they would like to see in the park.

Over 120 people offered their skills to CPP and provided ideas of how they would like to be involved. Many provided ideas for future community projects or initiatives.

Database of Contacts

A database of contacts was developed from respondents at the first exhibition who offered their skills to CPP. The database to be utilised by LBB consisted of:

- 15 people who were interested in Growing and Nature
- 29 people who were interested in Arts and Events
- 11 people who were interested in Health, Sport and Wellbeing
- 24 people who were interested in General volunteering
- 12 people who were interested in IT, media, communications
- 21 people who were interested in Design, construction, making
- 6 people who were interested in Young people, children and community
- 11 people who were interested in History and heritage education

Design Workshops

Key themes for the developing Regeneration Plan emerged from the design workshops in May 2016, see Appendix F. These themes were analysed with the early consultation feedback to understand potential community response:

- Potential uses of the Palace Terrace or Top Site
- Proposals for events to be used as the revenue for the park
- Ideas for certain types of dedicated community facilities

Analysis identified the most frequent three enhancements requested for the Palace Site were:

- Good maintenance and renovation and removal of 'ugly' parts
- Enhancing palace legacy by historical interpretation, rebuilding a replica palace, or emphasising site features
- Add basic park facilities and ease of access

In regard to events, the top three comments were:

- Restore and use the concert stage / concert bowl or arena
- Live arts and cultural events and festivals
- Cultural events run by and for the local community

Finally the top three dedicated community facilities suggested were:

- Cultural events run by or for the community
- New accessible community spaces
- More focused community development

programmes

May 2017 Exhibition

Analysis has been drawn from responses to questions presented to attendees of the exhibition via a feedback form, see Appendix E. There were two key questions regarding the Regeneration Plan itself, a question on how informed attendees felt and a further question on potential recruits to the FoCPP group.

Attendees were asked whether they considered the plan an improvement to CPP. Respondents could rank their answer from strongly agree to strongly disagree. A majority of attendees agreed that the plan represents an improvement, with 'strongly agree' the highest individual answer. No attendees disagreed or strongly disagreed.

Attendees were also asked which of the regeneration priorities of the Regeneration Plan were the most important. Attendees were not limited to a single response. The most popular aspect was 'Conserving and interpreting historic assets' which matched 'historic assets' being identified as the top priority for attendees to the May 2016 exhibition. 'Enhancing park infrastructure' and 'Restoring palace terraces' were equally considered important whilst 'Reconnecting and opening up the Paxton Axis' the least.

A majority of attendees felt informed about the Regeneration Plan with only 2% stating they felt

uninformed. Finally, over 50% of attendees indicated that they would be interested in becoming a friend of the park.

In addition to the specific questions on the feedback form, attendees were encouraged to provide further comments. In total 86 distinct comments were made by attendees and analysis has identified the following.

Just under a third of these further comments were in support of the Regeneration Plan. Typically these addressed three key themes. The most common were comments giving overall support for the plans and the principles guiding the plan. A number of comments were also made supporting more events in the park, with comments specifically supporting the use of the Italian Terrace and top site for event space. Comments were also made that events in general should be encouraged. The third key theme of support was for the removal of car parking from the centre of the park, with comments stating approvingly that this would remove cars from the park and return areas to parkland.

The single most popular response provided critiques of the Regeneration Plan and in some instances the planning or consultation process. These comments were not all negative about the proposals or process, but rather questioned some aspects or stated the need for more information. Two aspects of the plan were commented on in particular. The loss of trees or parkland in principle was registered as a concern, particularly regarding the location of the new homes. It was also



commented on that the removal of the caravan site was not appropriate. The other aspect to attract a number of comments was the parking approach for the park, with typically comments registering concern about how the changes to parking within the park will impact on the local road network.

The third category of comment was those recording attendee aspirations for CPP. These comments were more general about the use of the park and its future, or, sat outside the proposals currently covered by the 2017 Regeneration Plan. A number of these comments were regarding the plan's integration with the National Sports Centre (NSC), particularly that attendees were concerned about the future of the NSC and hoped that plans could be integrated to maintain the facility.



Attendees discussing the 2017 Regeneration Plan

Other aspirational comments included more events for the concert bowl and platform. There were also comments that stated attendees' aspiration for a return of a Crystal Palace like structure within the park with the aim of enhancing the heritage of the park and attracting London-wide and regional visitors. Some attendees also expressed their desire to see plans for the park acted upon after a number of years of consultation.

Summary

The series of consultation events has demonstrated the interest and enthusiasm the local community has for the renovation of CPP. There is also a recognisable wish to become actively involved with strong potential to encourage participation in existing park initiatives.

Although there were some concerns, the proposals in the 2017 Regeneration Plan have generally received a positive response and demonstrate they are supported by the community.





06

CRYSTAL PALACE PARK VISION AND REGENERATION PRIORITIES

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06. Crystal Palace Park Vision and Regeneration Priorities

Crystal Palace Park Vision

CPP is one of the most famous Victorian parks in the UK. It was designed by Sir Joseph Paxton as a celebration of the past, present and future, structured to display the history of geology, evolution and design. It was intended to provide a magnificent setting for his Crystal Palace, relocated from Hyde Park where it was the focus of the Great Exhibition in 1851. Through the park, Paxton set out to provide 'refined recreation, calculated to elevate the intellect, to instruct the mind and to improve the heart'. He wished to surpass Versailles with its spectacular waterworks and present the finest example of landscape gardening in the country, celebrating horticulture as a Fine Art. It is considered to have been the first example of a 'Theme Park' in the world.

The park as a whole is recognised to have national and international significance, by virtue of its designer, its unique conception and pioneering features, its influence and its association with nationally important figures and events. The Conservation Management Plan¹ concluded that the site's greatest significance derives from its origin as a single designed landscape, which provided a setting for a pioneering structure in a unique way. Its most important qualities and features are identified as:

- Its dramatic design and prominent location with views within and beyond the landscape.
- Its overall structure with a strong central axis leading to the terraces and palace site, laid out on an unprecedented scale.
- Its integrated design concept, with a progression of related spaces demonstrating natural and designed landscape themes.
- Its innovative and educational content, with displays of discoveries and technological achievements and events attracting exceptional public use.

Ambitious and expensive designs, changing fashions and development pressure have resulted in the underlying character and richness of the most significant aspects of the park becoming eroded, neglected, obscured and misunderstood. Fragmentation of the landscape, loss of views, low quality of the hard and soft landscape, fenced-off areas, derelict and under-utilised structures and untapped potential of habitats have resulted in a feeling of neglect.

The park, however, is popular and much loved, with pride for its historic features, enthusiasm for improved facilities and use of space and desire for more opportunities for events and community activities. But the community aspirations are tempered by the realities of economic pressure to run the park efficiently and the need to safeguard long-term financial security for the future.

In response to the heritage assets, current conditions, community aspirations and future needs of the park, a long-term vision for CPP has emerged:

A place of fun and recreation in the spirit of Paxton's vision celebrating excellence in landscape and horticulture, providing facilities and events in keeping with a park of international significance.

This vision has resulted in the development of the following regeneration aims:

- To reinvigorate CPP as a contemporary and historic showcase in tune with Paxton's vision and create a place of discovery, learning, recreation and fun.
- To develop the park's local and regional identity and re-establish its national and international significance.
- To provide community benefits through both facilities within the park and connections to local facilities and the economy.
- To deliver a modern, financially and environmentally sustainable plan securing the long-term future of CPP.

¹ Sarah Couch Historic Landscapes (2007). *Crystal Palace Park Masterplan - Conservation Management Plan*.

The vision and regeneration aims will guide the planning, design and management of the park going forward. All proposals in this report will be examined to determine their ability to deliver the vision and aims.

Regeneration Priorities

Throughout its history, money to fund regeneration works and on-going management and maintenance in CPP have been limited. A balance between the competing demands of the site has to be met. Through analysis of these competing demands and in response to the vision and regeneration aims, priorities for regeneration have been agreed to focus design development. The priorities are:

- Enhance infrastructure throughout the park.
 - The different areas of the park are connected by a range of elements which collectively are called park infrastructure. These elements are not limited to a specific area and are park wide. Enhancement will improve the general appearance of the park and wayfinding throughout. Infrastructure can include footpaths and roads, parking, signs, seating, lighting, barriers, views, water management, ecology and, arboriculture.
- Conserve and interpret the historic assets in the park.
 - CPP is Grade II* on the Historic England Register of Historic Parks and Gardens valued for its national design and cultural importance. It also contains nine structures and buildings that are listed on the National Heritage List for England for their special architectural or historic interest. The whole park and three of the listed structures are also on the Historic England Heritage at Risk register. All these recognised historic assets require conservation and interpretation
- Reconnect and open-up the central walk or Paxton Axis through the park.
 - The symmetry of the park is based on a strong central axis, Paxton Axis leading to the Italian Terraces and site of Crystal Palace. It is the unifying element along

which the different park areas are located.

Today, the axis is interrupted by parking and the structures of the NSC.

- Restore the architectural presence and grandeur of the terraces.
 - The upper and lower terrace walls, constructed 1852-57 are the most visible remains of the built structures of the original park. At around 480m, and 580m long, respectively, they provide the best standing evidence of the sensational scale and grandeur of the park. The terrace walls are Grade II listed and considered to be the largest Grade II structure in south London. The walls are on the Heritage at Risk register.

The evolution of the Regeneration Plan will target these priorities whilst drawing on the wider objectives for the project discussed in Chapter 3 – Development of the Regeneration Plan.



07 REGENERATION PROPOSALS

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07. Regeneration Proposals

Introduction

The Regeneration Plan for CPP fundamentally will seek to provide an achievable plan for the long-term sustainable future of the park. It will build on the 2015 improvement works and other projects and take into account earlier proposals in the 2007 masterplan, the 2013 withdrawn HLF project and the 1999 HLF project. It will seek to:

- Deliver the vision and regeneration aims within resources available;
- Meet the regeneration priorities;
- Respond to community engagement;
- Answer emerging business plan findings including opportunities for income generation; and
- Work where possible with the planning principles established in the 2010 Outline Planning Permission.

This chapter describes the framework for the emerging Regeneration Plan and the potential proposals for each park zone. It assesses whether these proposals are achievable using criteria informed by the issues and constraints identified in chapters 2 to 5. Chapter 8 then considers options for the Regeneration Plan layout and summarises feedback obtained from key stakeholders to identify a preferred option. Chapter 9 details the regeneration proposals and associated capital implementation costs for the preferred option or recommended Regeneration Plan.

Design Parameters

Chapters 2 to 5 have set out the context and current condition of the park. These chapters have also identified and discussed issues and constraints which need to be considered in the development of the regeneration proposals. These issues and constraints have led to the formation of a set of criteria to evaluate potential regeneration proposals and in chapter 8, options for the layout of the Regeneration Plan. The criteria are:

- Aims and objectives – the ability to meet the strategic objectives, vision, aims and priorities identified in Chapter 6.
- Heritage conservation – a measure of the potential to conserve and interpret the historic character, fabric and layout of the asset as described in the Conservation Management Plan 1.
- Community benefit – the ability to meet the needs of the public and other key stakeholders as summarised in chapter 5.
- Planning framework – the ability of proposals to be supported by planning principles established in the 2010 outline planning permission and potential for obtaining new permissions within the planning context identified in Chapter 2 and discussed in Appendix J.
- Financial viability – the potential to generate income and ensure long-term operational financial stability as discussed in the Funding and Income Generation Report, Appendix G.

The potential capital works budget and cost of on-going management has evolved during the development of the Regeneration Plan through work detailed in the Funding and Income Generation Report, Appendix G and the Business Plan². For the purposes of developing the Regeneration Plan options, a capital works budget of approximately £27M was considered available, including professional fees and the endowment for the Shadow Board. Each option described in Chapter 8 was developed to be delivered within the resources available.

Park Character Areas or Zones

As discussed in section 2, the park has been divided into eight park zones. This allows vision and regeneration aims for the whole park to be distilled into regeneration opportunities for specific areas of

¹ Sarah Couch Historic Landscapes (2007). *Crystal Palace Park Masterplan - Conservation Management Plan*.

² Fourth Street (2017). *Crystal Palace Park Business Plan*.

the park which can guide the development of regeneration proposals. As a consequence the design of the Regeneration Plan has evolved using the eight park zones, with the Paxton Axis considered separately due to its importance as the central spine, unifying the different character areas.

The eight zones A to H are illustrated on Figure 2-2 and discussed below. Potential regeneration proposals are discussed and assessed using the criteria above within each park zone and for the Paxton Axis.

In addition to the park zones, some elements which make CPP function are park-wide and not limited to a specific park zone. Potential proposals for these park infrastructure elements are discussed and assessed separately.

Proposals

Park Infrastructure

Background

The park was designed as a single designed landscape and setting for a pioneering structure. Its layout consisted of a strong central axis, Paxton Axis leading to the Italian Terraces and site of Crystal Palace. The formality of the 96 foot wide central axis delivered the unifying element along which the more informal park areas were located. Sinuous gravel footpaths connected to the Paxton

Axis and provided access to the different park areas and opportunities for promenades around the park. As a paid for entry facility, the park was enclosed by screening vegetation with pedestrian entry only available at three entrance points: Crystal Palace Station, Crystal Palace Parade and Sydenham Gate.

The choice of this prominent site allowed spectacular views to and from the surrounding area and within the site to be exploited. The dominant structures of the palace and water towers formed landmarks within local and regional views, visible across central London and to the east. Within the site, there were extensive views from the palace and terraces to the east and south-east, with a viewing platform created on the North Tower to maximise the potential to exploit views from the site. Careful manipulation of levels and planting within the site also created a series of views to visually connect the different areas.

Water features were a major element of the original design, developed to surpass the fountains of Versailles with 11,000 jets fed by a 575 foot deep artisan well, supplying three reservoirs, the two water towers and tanks at the ends of palace wings. The effect was considered to be magnificent when the fountains were functioning. This, however, was infrequent.

Horticulture was also a fundamental element of the design and CPP was famed for dazzling horticultural displays set within a mature framework of trees and shrubs, many of which originated from the pre-park landscape. This



Long distance views from the elevated Lower Palace Terrace

maturity and diversity coupled with the varied management of the different park areas also enabled CPP to develop a rich and important ecology.

Each of the different park areas were designed to have a distinct landscape character and this was expressed through the use of each of these fundamental elements and park furniture including fences, walls, sculpture, seating, signs and lighting. Early photographs and illustrations, suggest there was originally no lighting in the park and seating and other simple park furniture was minimal with temporary seating favoured. Sculpture, ornate boundary treatments and architectural features such as iron and stonework were more common.

Regeneration Opportunities

Today, with the destruction of the palace, the focus for the park has been lost. Paxton Axis has been compromised and footpaths linking different areas interrupted, altered and resurfaced. The controlled access into the park has been opened up, with numerous vehicle and pedestrian entrance opportunities reducing arrival impact on entry into the park.

Parking now dominates the central areas of the park, with large areas of the hard surfacing and parking interrupting views, particularly along the Paxton Axis.



Parking dominates the Paxton Axis



Ornate Gate Piers

Though the Crystal Palace TV Transmitter has become a landmark in local and regional views, it does not have the unique appeal of the lost palace. Views within the site have also been changed, with many blocked or interrupted resulting in a loss of visual connections between different areas of the park, particularly along the central axis.

With the failure of the water system, only a few remnants of the water features remain and these are sometimes hidden or lack presence in the park. In addition, drainage around the site is an issue, with localised flooding and run-off causing erosion.

The dazzling horticulture displays have been lost and the importance of the ecology, including the diverse and mature tree stock, lack specific management.

The audience for the park has evolved. It now serves a diverse community, who wish to use the park for a variety of activities throughout the day and seasons. The majority of the sculpture and other stone and iron work have been removed and other park furniture, including lighting, seating and signs installed. Today it is a mix of styles, quality and condition, concentrated in specific areas with relatively little on the Palace Terrace and Italian Terraces.

Resources for the delivering major refurbishment of the different elements of the park infrastructure

within the Regeneration Plan are however limited and the following regeneration opportunities are proposed:

- Enhance access and circulation around the park with targeted interventions
- Reduce the dominance of parking in the centre of the park.
- Where possible open up views through the park and limit visual intrusion into views.
- Maximise opportunities to improve wayfinding around the park through an update of the 2007 Interpretation Strategy to identify a range of achievable measures within the resources available.
- Improve drainage and manage water flow and run-off. Link to opportunities to re-introduce surviving water features back into the park
- Understand the ecology of the site and manage to enhance habitat diversity.
- Protect and manage the tree resource within the park.

Proposals

In detail, within the resources available proposals could include:

- Remove barriers, provide connections and improve surfacing in key areas to create a hierarchy of routes which enhance connections between local neighbourhoods and link to key public transport hubs, footpaths and cycle paths to discourage use of private vehicles.
- Utilising the results of the Baseline Transport Survey, remove parking in the centre of the park and provide parking on the edge of the park.
- Develop an event transport management strategy which identifies areas for potential overflow parking
- Install signs at key points to identify features and provide park information and interpretation.
- Provide selected low energy lighting to illuminate key pedestrian routes and structures to maximise visitor sense of security and support activities in the park after dusk.
- Working with the historic views analysis in the Conservation Management Plan, restore views where possible by removing barriers and seek

opportunities to create new views and landmarks.

- Introduce SuDS features to reduce surface water discharge from the park. This may allow water as a feature to be re-established into the park through contemporary and sustainable interpretation.
- Update existing ecological knowledge of the park to inform on-going management.
- Seek opportunities to enhance habitat diversity within the Regeneration Plan proposals.
- Develop a tree management strategy for the park.

Potential proposals to improve key entrances into the park are discussed under the relevant park zone.

Analysis

Aims and Objectives

Enhancing connectivity and wayfinding, removing dominant parking and improving water management and habitat diversity through targeted interventions within the resources available should assist in the delivery of the regeneration opportunities and the strategic aims and objectives.

Heritage Conservation

Working with the historic symmetry and where appropriate the historic layout, proposals should help to conserve heritage assets by controlling access and reducing potential damage from water run-off. Enhanced wayfinding measures including signage and lighting could also help to improve the setting of the heritage assets.

Community Benefits

Improving access and connections between local neighbourhoods, and legibility around the site should open up currently under-utilised areas of the park. New opportunities for activities and areas for use should be facilitated with associated community benefits.

Planning Framework

The planning principles established in the 2010 outline planning permission should support improvements to park infrastructure.

Financial Viability

Increasing access and connectivity around the park in addition to the general appearance, through the removal of clutter should help to promote the park

as a visitor attraction and venue for events. Footfall should potentially increase providing more opportunities for revenue generation.

Anerley Hill Edge – Zone A

Background

Anerley Hill Edge stretches along the southern boundary of the park from Norwood Triangle to Crystal Palace Station. It is the gateway from the south and contains three key access points: Crystal Palace Station, Anerley Hill and Norwood Gate.

The entrance from the Crystal Palace Low Level Station was the original primary access into the site from the south. The specially constructed station opened directly into a cruciform building connected to a covered walkway – the Crystal Colonnade. The colonnade guided visitors towards the entrance into Crystal Palace on the eastern end of the South Wing. Even after the construction of the High Level Station, this entrance remained the most popular.

The Crystal Palace Station entrance with the arrival sequence along the Crystal Colonnade into the palace provided visitors with their first impression of the park. Sequential views from the colonnade enticed visitors into the wider park whilst the design of the colonnade encouraged movement towards the palace. The majority of the colonnade was demolished in the 1950s and the entrance from the station altered to its current arrangement resulting in the grandeur of this entrance, the route of the colonnade and movement towards the palace being lost.

In contrast, there was originally no public access from Norwood Triangle or Anerley Hill. These were the service areas of the palace and inaccessible to the public. Access from Anerley Hill was created with the demolition of the Crystal Colonnade and construction of the NSC. The Norwood Triangle entrance was opened-up with the opening of 1.9ha of the palace site in 1974. A new garden was later created in the 1980s with walls and railings installed along the Anerley Hill boundary.



Gardens at the Norwood Gate entrance

Regeneration Opportunities

Today, these three entrances are key access points into the park. Anerley Hill is the main vehicle entrance, Crystal Palace Station the closest railway station to the park, and Norwood Triangle is adjacent to the Crystal Palace bus terminal. However, the entrances are poorly defined, with weak connections into the park, and the southern boundary of the park around the station difficult to recognise. The area does, however, contain several important historic remains including the back wall of the colonnade – the colonnade wall, the base of the South Tower, the Crystal Palace School of Practical Engineering, now the Crystal Palace Museum, and segments of the Paxton Tunnel wall.

The following regeneration opportunities are proposed:

- Create clear gateways into the park from Crystal Palace Station, Anerley Hill and Norwood Gate and enhance circulation - connecting the three key entrances and improving access to the wider park.
- Maximise use of the Crystal Palace Museum building, potentially identifying an alternative use.

Proposals

In detail, proposals could include the following:

- Remove walls and gates at the Norwood Triangle entrance to provide an inviting arrival space into the park and improve connections to the wider parkland.

- Install a series of wide steps and ramps to create a route past the historic Crystal Palace Museum building and base of the South Tower down towards the Italian Terraces and eventually to connect-up with a route from Crystal Palace Station.
- Open up access to Crystal Palace Museum building and adjacent disused maintenance depot to enable the use of these areas to be enhanced and provide opportunities for income generation.
- Consider extending current use or facilitate alternative uses for Crystal Palace Museum building and maintenance depot
- Conserve remnants of the colonnade wall.
- Re-create the historic arrival sequence into the palace from Crystal Palace Station and connect to path from Norwood Triangle, so forming a new pedestrian friendly route along Anerley Hill edge through the park
- Alter the scale and layout of the Anerley Hill road junction following advice from the Baseline Transport Study to reduce vehicle dominance.
- Re-align access roads within the park to redress the balance between vehicles and pedestrians.
- Remove segregating gates and railings to enable free movement around the station and the Anerley Hill entrance.

Crystal Palace Museum Building and Maintenance Depot

The financial viability of different options for Crystal Palace Museum building and maintenance depot is being explored through the Business Plan³ and the Funding and Income Generation Report, Appendix G. Options could include the following:

- Crystal Palace Museum and creation of a museum garden - enhance the existing use of the building and potentially increase visitor numbers and make more commercial. As one of the few remaining structures of the park in its heyday, the building itself helps to tell the story of the palace, and its exhibits could be expanded to provide a more interactive display, which could extend outside to incorporate the

disused maintenance depot, the base of the South Tower and the Paxton Tunnel wall.



The Crystal Palace Museum

- Day nursery and play area - there is increasing demand for day nurseries in the local area, with one currently provided in the east of the park. This area is currently proposed to be redeveloped and the facilities relocated to the Rockhills development. Even with provision at Rockhills, it is considered that there could still be demand and the building could be adapted with play facilities and parking for staff and parents provided in the disused maintenance depot. This could provide long-term revenue to the park.
- Gastro pub/restaurant with adjacent garden - converting the building to a gastro pub/restaurant could extend the existing hub of similar facilities around Norwood Triangle into the park with extensive views over the park. With access from both the park and Anerley Hill, the pub/restaurant could maximise its offer and potential customers. A number of London parks contain gastro pubs/restaurants, often in converted buildings which unlike CPP are located wholly within, rather than on the edge of a park, for example Danson Park in Bexley, Well Hall Pleasaunce in Greenwich, and Alexandra Palace and Park in Muswell Hill. This has sometimes resulted in the creation of secure night zones, when the majority of the park is closed at night and only a fenced route to the gastro pub/restaurant remains open after dusk.

³ Fourth Street (2017). *Crystal Palace Park Business Plan*.

With the building on the edge of the park, a gastro pub/restaurant could attract customers from both the surrounding area and the park, without having to concern itself with securing the park after dusk.

- Horticultural teaching area for Capel Manor College (CMC) - CMC is intending to expand its teaching offer at CPP and a new college building was proposed in the 2007 masterplan on a site within the park at Ledrington Road, adjacent to the Anerley Hill junction. The college building has outline planning permission as part of the 2010 planning permission for the 2007 masterplan; CMC and the GLA are currently examining that scheme but is also interested in possibly creating a purpose-built horticulture teaching facility in the disused maintenance depot. Though CMC already has an outdoor teaching area at Crystal Palace Park Farm, with the extended range of courses offered there is potential for greater demand. In addition, CMC has indicated that it is interested in having greater responsibility for management and maintenance in the park and the depot could provide a base for these activities.
- Park ranger station - conversion of the building to a park ranger station was proposed in the 2007 masterplan. Currently the landscape contractor is based in the information centre, close to Penge Gate which in the 2007 masterplan was to be removed. The park ranger station could be linked to re-use of the yard as a maintenance depot for management and maintenance of the park. The building is, however, on the edge of the park and is not an ideal location for a park ranger, who should be located in the heart of a site, in order to be a visible presence for visitors.
- Garden centre – creation of a garden centre in the disused maintenance depot could be considered to build on the horticultural history of the site. The centre may also be able to re-use the Crystal Palace Museum building for a café or could be complementary if a gastro pub/restaurant was favoured.
- Community centre – there is a demand for a community centre in the local area and the Crystal Palace Museum building is ideally

located on the edge of the site to serve the local community throughout the day. The disused maintenance depot could also be enhanced to provide dedicated outdoor space for the centre and a small car park. Often, day nurseries are located within community centres which could allow these two uses to work together to maximise revenue generation, with the nursery using the facility in the day time and the community making use of the building in the evening and at weekends..

Analysis

Aims and Objectives

Improving key entrances into the park, enhancing circulation and enriching use of the Crystal Palace Museum building has the potential to fulfil the identified regeneration opportunities for Anerley Hill Edge and contribute to the strategic aims and objectives.

Heritage Conservation

Re-creating the historic arrival sequence into the palace from Crystal Palace Station, exposing the remnants of the Paxton Tunnel wall, conserving the colonnade wall and improving the setting of the Crystal Palace Museum building and the base of the South Tower should help to safeguard the historic assets within Anerley Hill Edge.

Community Benefits

A new public space would be formed with the opening up of the Norwood Triangle entrance. This should improve the relationship of the park with its urban setting and form an attractive and inviting entrance. Through this process the dominance of vehicles at Norwood Triangle could be reduced to provide a pedestrian friendly environment and a new gathering and meeting point at the edge of the park available to the local community.

By adopting the proposals to open-up and enhance the Anerley Hill Edge, neighbourhoods to the south and west of the park should have improved access to the park and through the park to link with communities to the north and east. Maximising the potential of the Crystal Palace Museum building and maintenance depot could in addition provide new activities and facilities for the community, which may include a community centre.

Planning Framework

The planning principles established in the 2010 outline planning permission should support the creation of clear gateways, enhanced circulation and the enhancement and possible re-use of the Crystal Palace Museum building.

Financial Viability

Increasing vibrancy and footfall along the Anerley Hill Edge and creating new areas of public space should provide new opportunities for revenue generation. These could be temporary pop-ups located at key points along the new thoroughfare or permanent ventures with enhanced use of the Crystal Palace Museum building or maintenance depot.

Palace Terrace – Zone B

Background

The Palace Terrace is at the western end and highest point of the park. It is the site of the lost Crystal Palace and was the focus for the park. The palace was the reason the park was constructed and it was carefully positioned on a prominent ridge. It exploited the slope of the site to accommodate the basement level facing the park and as such the Palace Terrace is split into the Upper and Lower Palace Terraces.

Crystal Palace or the 'Palace of the People' as it became known, was the world's first 'theme park' for mass entertainment. Accessible to all for a small entrance fee, it offered a whole day of education and enjoyment. The building provided a range of exhibition courts, performance spaces and meeting rooms with an ever-changing programme of shows and exhibitions. There were concerts, massed bands, circuses and pantomimes. Handel festivals were popular for many years and there was a concert room with over 4,000 seats. In the central transept was the 400-piece Grand Orchestra built around the 4,500-pipe Great Organ.

Though the palace was popular, financial issues and misfortune plagued the building culminating in the fire that largely destroyed it in 1936. Though the south wing, water towers and other structures survived, with the loss of the main building, the scale, drama, views and impact of the palace site

were also lost.

The site was cleared and an area of 16ha of the upper part of the park was officially closed to the public for over 40 years. The palace site was exploited first to accommodate an estimated 385,000 tons of bomb rubble and later for dismantling vehicles. In 1951, approximately 1.4ha of the site was used as a temporary camp site, which later became a caravan and camping site until it was relocated in 1988 to its current location.



View across the Palace Terrace

Regeneration Opportunities

Today, fenced areas and scrub impede an appreciation of the scale of the former building and deny the view down the Grand Centre Walk or Paxton Axis. The palace site is fragmented by various barriers and recent additions including the TV transmitter and the fenced-in and inaccessible former caravan and camping site. It cannot be appreciated or viewed from Crystal Palace Parade and has lost its connection with the park. Relatively few features of the palace survive above ground; these include the curved wall and railings which formed the entrance to the centre transept, the vaulted subway which provided the entrance from the Crystal Palace High Level Station into the palace, and the back wall of the service tunnel running the full length of the basement – Paxton Tunnel as it is often called.

The following regeneration opportunities are proposed:

- Restore the focus to the park by re-establishing the presence of the Palace Terrace.
- Open-up views and access to and from the Palace Terrace, particularly along the Grand Centre Walk or Paxton Axis.

Proposals

A number of potential uses for the Palace Terrace have been identified and different combinations are possible which are shown in six layout options for the Regeneration Plan in chapter 8.

Several proposals however are common to all potential uses for the Palace Terrace and could include the following:

- Restore the main entrance into Crystal Palace from Crystal Palace Parade. Conserve and repair the remnants of the central transept walls and railings of the original entrance and create a new paved area to mark the entrance into the park.
 - Level and renovate the surface of the Upper Palace Terrace to enable the area to be enhanced and a new use to be established.
 - Open-up the central spine across the Palace Terrace and link to the Paxton Axis running through the park to the east. Create a clear route across the Upper Palace Terrace along the central transept of the lost palace. Link to steps connecting the Upper and Lower Palace Terrace and the Upper Terrace of the Italian Terrace to form a continuous spine through the park.
 - Remove scrub and other features interrupting views to reveal and enhance vistas from the Upper Palace Terrace across the park to the east.
 - Conserve and restore the Crystal Palace Subway with access through either the Museum or Kiosk and Visitor/ Event Service Building on the Upper Palace Terrace.
 - Redefine the Lower Palace Terrace by removing the accumulated rubble and self-seeded vegetation to expose, where possible, the Crystal Palace basement. Historic photographs taken soon after the palace was destroyed by fire in 1936, suggest the wall partially visible today within the scrub is the back wall of the palace service tunnel, now often referred to as the Paxton Tunnel. By excavating and conserving the wall, the scale, split level design and presence of Crystal Palace as the focus for the park could be revealed and easier to interpret.
- Along the Lower Palace Terrace, create a 1.8ha landscaped area with service points for installing pop-up facilities such as retail and catering outlets and temporary exhibitions in the spirit of the use of the original palace basement areas facing the park.

The identified potential uses for the Palace Terrace shown in the six layout options in chapter 8 include the following alternatives:

- Museum and Sculpture Park or Cultural Venue – Utilising the 2007 masterplan proposal to develop a 3,000m² new building on the Upper Palace Terrace that integrated the subway, its courtyard and stairs, the proposed museum could provide space for permanent and temporary exhibitions with a 20m high observation platform to give views across London and the park. An outdoor exhibition space could be created around the museum to complement the internal display. This proposal follows the current trend for the development of what are effectively privately owned but publically accessible museums and galleries, see Business Plan⁴ and Funding and Income Generation Report, Appendix G. It could enable private investors to contribute to the park regeneration through provision of a new facility linked to the renovation of an existing structure such as the subway. The museum and sculpture park is proposed in options 1, 4, 5 and 6.
- Kiosk and Visitor/ Event Service Building - An alternative proposal to the museum and sculpture park could be to develop a single-storey 600m² building on the footprint of the original building on the Upper Palace Terrace entrance to the subway. This more modest building could be funded through the capital works budget and again would incorporate the renovation of the subway, courtyard and stairs. The building could provide space for a kiosk or small café, visitor facilities including: toilets, information point, park ranger station and

⁴ Fourth Street (2017). *Crystal Palace Park Business Plan*.

- depending on the use of the Upper Palace Terrace, a service base for facilitating events. A small outdoor seating area could also be provided. The kiosk and visitor/ event service building is proposed in options 2 and 3
- Caravan and Camping Site – Options to relocate the Crystal Palace Caravan Site within the park have been explored and are reported in Appendix H. One site that has been considered is the area currently fenced and inaccessible to the public on part of the Upper Palace Terrace which housed the caravan site from 1951 to 1988. The 1.4ha site could be landscaped to accommodate a mix of caravans and tents with vehicle access from Crystal Palace Parade and a reception and toilet/shower building close to the TV transmitter. This proposal again could enable an organisation to contribute to the park regeneration through provision of the new facility and an annual rental income. The caravan and camping site is proposed in options 1 and 4.
 - Event Space – An alternative proposal to the caravan and camping site is to create a purpose built event space with a potential area of 3.8ha for staging events. Funded through the capital works budget, service points and utilities could be installed throughout, with the space surfaced in a mix of hard and soft standing. Direct level vehicle access could be provided from Crystal Palace Parade or from the existing vehicle access from Anerley Hill. The layout of the event space could be designed to allow for part or all of the space to be utilised so providing opportunities for small, medium and large events. A framework of pleached trees could enclose the space and define areas for events whilst re-interpreting the walls and layout of the lost palace. The event space is proposed in options 3, 5 and 6.
 - Arboretum – Instead of either the event space or the caravan and camping site, a display of trees from around the world is proposed. Again funded through the capital works budget, the layout could seek to re-interpret the palace footprint and is in the spirit of the 2007 masterplan proposal to create a framework of trees. Within the display, space could be formed for staging small events. An arboretum on the Upper Palace Terrace has been promoted by a local community group. The arboretum is proposed in option 2.
 - Visitor Centre, Community Rooms and Café - On the Lower Palace Terrace, two buildings either side of the Paxton Axis could be provided to house a visitor centre, community rooms and café. These single storey buildings could be positioned to match the location of the basement level of Crystal Palace. The visitor centre could enable the history of the park and palace to be told in a central area with extensive views across the designed landscape to help tell the story. Interactive displays along the exposed Paxton Tunnel wall could provide additional interest, celebrating the engineering innovation displayed in the palace and provide opportunities for a modern spin on engineering innovation to be incorporated. Visitor facilities and a café could provide much needed facilities at the top end of the park. The café has the potential to exploit the extensive views over the park and could service events held on either Upper Palace Terrace or the Italian Terraces. Community rooms in the heart of the park could also encourage the local community to explore the park, provide an important community benefit and be available for hire for an assortment of occasions which could be linked to the visitor centre and café. The visitor centre, community rooms and café is proposed in option 6.
- ### Analysis
- #### Aims and Objectives
- The proposals common to all potential uses should improve the appearance and presence of the Palace Terrace in the park and restore the central spine. Scrub and trees blocking views recommended to be removed, should reinstate the extensive views to the east and the role of the Sydenham ridge in the layout of the park. Through this process, the proposals have the potential to fulfil the identified regeneration opportunities for the Palace Terrace and contribute to the strategic aims and objectives.
- In regard to the alternative potential uses, the museum and sculpture park, the kiosk and visitor/event service building, arboretum and visitor

centre should all help to re-establish the presence of the Palace Terrace. With careful design the event space could also assist to fulfil this opportunity, by becoming a recognised location for events within a strong framework of pleached trees, which would provide the vertical element to frame and enclose the space.

In contrast, the caravan and camping site would be enclosed within a screen of trees and shrubs to minimise visual intrusion and maintain privacy of the facility. This could result in minimal change in the appearance of the Palace Terrace in this location. The current layout is not considered to be the focus of the park and therefore the proposed caravan and camping site would be unlikely to deliver this regeneration opportunity in the future.

Heritage Conservation

Restoration of the Palace Terrace as the focus of the park, renovation of the subway and conservation of one of the three original entrances into the palace should help to preserve the historic fabric and enhance its setting. The formal structure and scale of the palace should be easier to appreciate and interpret with re-creation of the two levels of the former building, and renovation of the back wall of the basement Paxton Tunnel. Conservation of two key structures – the subway and central transept walls and railings should result in their removal from the Historic England Heritage at Risk register.

The event space, arboretum and caravan and camping site all have the potential to re-interpret the palace footprint and vertical structure through their detail design, though this may be easier to achieve when there is a single use over the majority of the Palace Terrace. Re-interpreting the palace layout should further help to improve understanding of the palace and enable greater recognition of the historic importance of the site.

Community Benefits

Renovation of the Palace Terrace to improve public access and to open up views should encourage greater use of the area providing increased opportunities for relaxation and recreation. Enhanced connectivity between the two levels of the Palace Terrace and other areas of the park should increase connectivity between

neighbourhoods.

Provision of a museum and sculpture park with a viewing platform or a kiosk and visitor/event service building on the Upper Palace Terrace and a visitor centre and café on the Lower Palace Terrace should provide much needed facilities at the top end of the park accessible to the local community. In addition, the visitor centre could include community focused rooms in the heart of the terraces and park.

Though originally considered as a pay for entry arboretum, it is considered unlikely that the facility could be financially viable but a publicly accessible collection of trees or gardens would provide numerous opportunities for recreation and relaxation, with the potential to create small spaces for community art installations or events.

In contrast the more commercially focused event space, would provide fewer opportunities for recreation and relaxation as the area would need to be more open to accommodate the larger, potentially more financially profitable events. The area should however, be available to the public when not staging events and could be used for community activities and events.

The proposed caravan and camping site would however, provide relatively few community benefits except providing a relatively inexpensive accommodation offer within the local area and a resource of visitors who could spend money within the local economy.

Planning Framework

The planning principles established in the 2010 outline planning permission should support re-establishing the presence of the Palace Terrace, the opening up of views and access, particularly along the Grand Centre Walk or Paxton Axis, construction of a museum and sculpture park or a kiosk and visitor/ event services building and creation of an arboretum.

The staging of events on the Palace Terrace is already an established use and was continued to a lesser degree in the 2007 masterplan. As such planning principles for this use appear to have been established. The caravan and camping site on the Palace Terrace is not an existing use, though is an existing function in the park, therefore it could be

argued that relocating it to the Palace Terrace is continuing this use.

Financial Viability

Renovating the Palace Terrace and improving access should increase footfall and so provide new opportunities for revenue generation which could enhance financial viability.

The financial viability of potential uses vary with activities with possible annual rents such as the caravan and camping site or the letting of a franchise in the kiosk, providing regular revenue whereas events being less predictable revenue. The soft market testing exercise reported in the Funding and Income Generation Report, Appendix G suggests there is an existing and growing market for event venues in this area and as a consequence, the business plan⁵ is identifying events as a major source of income. The proposed serviced event space in the Upper Palace Terrace supported by the serviced area of pop-up facilities on the Lower Palace Terrace should both contribute significantly to the financial viability of the Palace Terrace.

Though not providing regular income, the private development of the museum and sculpture park or cultural venue should augment the limited resources available in the capital works budget and the building should also provide a focus for the Palace Terrace which could lead to additional income generation opportunities. The arboretum would have a lesser impact and relatively limited potential for improving financial viability.

Italian Terraces – Zone C

Background

The Italian Terraces are to the east of the Palace Terrace and were the highpoint of the architectural and horticultural design of the park, forming an impressive and formal setting for the palace. They consist of two parts: the Upper and Lower Italian Terraces. Both terraces were enclosed by the palace on three sides and were open to the wider park to the east. The Lower Italian Terrace was laid out as a formal garden to

display the latest innovation in horticulture and provide space for promenading and relaxation whilst enjoying the views around the park. Its formality contrasted with the informal style created at the rival Victorian attraction of Alexandra Palace. The Upper Italian Terrace acted as a raised and wide promenade, with sculpture arranged along its length. Both terraces were supported by extensive walls with succession of wide formal steps providing access between the levels.

The formal gardens survived until the loss of the palace in 1936, after which the statuary and much of the stonework were sold, spoil was spread, and the Lower Terrace became a popular grass space for events.



Lower Italian Terrace

Regeneration Opportunities

Today, the Italian Terraces have lost their architectural and horticultural splendour. They are no longer framed by the palace and its wings and large sections of the terrace walls are fenced-off for safety. However, these retaining walls and balustrades, with remnants of statuary, demonstrate the grandeur of the original park and with the North Wing wall are key architectural features of the park.

The following regeneration opportunities are proposed:

- Conserve and restore the terrace walls and balustrades.
- Rejuvenate the formal landscape of the Italian

⁵ Fourth Street (2017). *Crystal Palace Park Business Plan*.

Terraces.

Proposals

Two alternative uses for the Lower Terrace have been identified and with the potential uses of the Palace Terrace, different combinations are possible as shown in six layout options for the Regeneration Plan in chapter 8.

Several proposals for the Italian Terraces are however common to both of the proposed alternative uses and could include the following:

- Remove vegetation growing on the terrace walls and replace missing balustrades and copings.
- Conserve and repair the terrace walls.
- Rebuild lost staircases and install new ramps to maximise access for all.
- Renovate and resurface the Upper Italian Terrace.
- Relocate the bust of Paxton to its original location on the Lower Italian Terrace.

Two alternative uses are proposed for the Lower Italian Terrace.

- Gardens – Horticultural innovation could be displayed in gardens. Contemporary and historic horticultural displays could help to tell the story of the park and provide settings for sculpture and small scale events. Art could be installed within the gardens and along the terrace walls to replicate the lost sculpture. The gardens are shown in options 1 and 3
- Event Space – Alternatively a purpose built event space could be created with a potential area of 3.8ha for staging events. Service points and utilities could be installed throughout, with the space levelled and surfaced in a mix of hard and soft standing. Vehicle access could be provided from Anerley Hill or Rockhills depending on type of vehicle and gradients. The layout could be designed to enable part or all of the space to be utilised for an event so providing opportunities for small, medium and large events. The event space is shown in options 2, 4, 5 and 6

Analysis

Aims and Objectives

The proposals have the potential to fulfil the

identified regeneration opportunities for the Italian Terraces and contribute to the strategic aims and objectives.

Heritage Conservation

Conservation of the terrace walls and balustrades should restore the setting of the Palace Terrace and one of the most visible remnants of the architectural splendour of the park. It should also remove the 'Upper and Lower Terrace Walls' from the Historic England, Heritage at Risk register.



Conserve terrace walls and balustrades

Renovation of surfacing and access between the different terrace levels should improve connectivity and enhance historic interpretation of the space.

Creation of gardens could break up the existing open area, restoring the historic scale of each terrace and provide intimate spaces for relaxation, small scale events and art installations. Re-establishing horticulture excellence could also reinstate a fundamental element of the original design.

In contrast providing opportunities for large scale events through a dedicated and serviced event space could reinforce the history of the park as an important event venue.

Community Benefits

Providing enhanced spaces for relaxation and recreation and improving movement around the site, should provide a variety of community benefits

which could be increased through provision of community led events. Creation of event spaces however would need to be carefully designed to minimise possible conflicts between users such as vehicle access disrupting key pedestrian routes linking adjacent neighbourhoods or an uncluttered, open area for staging an event, reducing its appeal as an inviting and usable space for park visitors when events are not in operation. Introduction of planting could create shelter and frame the event space as well as form an engaging area for day to day park users.

Planning Framework

Both the gardens and creation of an event space should be supported by the planning principles established in the 2010 outline planning permission.

Financial Viability

Promoting the space for events as favoured by event promoters could result in the Italian Terraces being more financially viable than provision of gardens. Creation and management of the gardens could however, provide an opportunity for a partnership approach with Capel Manor College which has expressed an interest in helping to manage the park.

Transitional Landscape – Zone D

Background

In the middle of the park, the Transitional Landscape was originally designed as the transition between the highly sophisticated Italian Terraces and the wider landscape. It had an informal ‘mixed’ or ‘gardenesque’ style. The design incorporated existing trees and introduced fashionable island beds of rhododendrons and shrubs on mounds set within rolling lawns between winding paths. One of the most prominent features was the wrought iron Rosary, built on a mound with lattice work arches 10m high.

Since it was originally laid out, the whole area has been subject to a series of major changes with a range of temporary or more permanent buildings erected, creation of the 1937 racing circuit and various structures associated with the NSC.

Regeneration Opportunities

Today, as described in Chapter 4 the area retains little of the original planting and has lost much of its parkland ‘gardenesque’ quality as described in the Conservation Management Plan⁶.

The following regeneration opportunities are proposed:

- Remove intrusive areas of hardstanding
- Renovate the landscape and restore to parkland.

Proposals

In detail the proposals could include the following:

- Remove hard surfaced car parks and re-contour the ground to create a gentle undulating landform to enhance setting of adjacent features.
- Re-establish parkland with intermittent trees and shrubs within grass.
- Provide opportunities for temporary overflow car parking on grass during events.



Car park proposed for removal

Analysis

Aims and Objectives

Removing large areas of hard surfacing to restore to park should transform the heart of CPP and re-balance its use from cars to people. This should fulfil the identified regeneration opportunities and contribute to the strategic aims and objectives.

⁶ Sarah Couch (2007). *Crystal Palace Park Conservation Management Plan*.

Heritage Conservation

Restoring the parkland landscape should recreate the historic character and strengthen the transition between the formal landscape of the Italian Terraces and informal landscape of the wider park.

Community Benefits

Enhancing the landscape at the heart of the park and visual connections should improve legibility and provide new spaces for recreation and relaxation.

Planning Framework

The planning principles established in the 2010 outline planning permission should support restoring the centre of the park to parkland.

Financial Viability

Although there are no direct opportunities for revenue generation, general enhancement of the area to provide improved circulation and provision of overflow event parking easily accessible from Anerley Hill should help to facilitate events in other areas so increasing financial viability.

Central Sports Area – Zone E

The Central Sports Area contains the main built facilities of the NSC and is under the control of the GLA. In theory it is mostly outside the scope of the Regeneration Plan but its location in the heart of the park, means it has a major impact on the ability to deliver the Regeneration Plan. As a consequence LBB are working closely with the GLA to agree proposals to assist with the delivery of the Regeneration Plan.

Background

To the west of the Transitional Landscape, two large sunken areas containing the Great Fountain Basins dominated this area and were the climax of the lower series of fountains of the original park design. The waterworks were short-lived, with the cascades and waterfalls that ran into the basins only continuing until the 1870s. The basins were filled-in in 1894, to form the enclosure for sporting facilities, which have continued to dominate, culminating with the construction of the NSC in the 1960s.

Though not a major part of the original design, sport in the park quickly became an important activity. With cricket played as early as 1857 on the Cricket Ground, the failure of the water features could be considered to have provided an opportunity to develop a range of other sporting facilities. CPP became a national venue for sporting fixtures including the FA Cup Final at the turn of 19th century, scooter, motor and cycling rallies, athletic meets and later swimming galas. CPP and the NSC's popularity as a sporting venue have diminished due to changing demands and development of other facilities in the early 21st century.

Initially, the sporting facilities were located to integrate with the park landscape and features, so maintaining Crystal Palace as an attraction. With the loss of the palace, the emphasis within the site shifted and a number of different proposals were explored until the NSC was constructed in the centre of the park in the 1960s.



The NSC and podium in the centre of CPP

Regeneration Opportunities

Today, the structures of the NSC have a major impact on the landscape, interrupting views and connections, making it difficult to appreciate the park design. The GLA, which manages the NSC, is currently exploring options for renovating the NSC and enhancing its setting to be more in keeping with the park.

The following regeneration opportunities are

proposed:

- Restore the route and levels of the Paxton Axis.
- Renovate the setting of the NSC to integrate its structures into the park.
- Recreate views and connections to maximise physical and visual links with the wider park.

Proposals

As the Central Sports Area is in the main outside the scope of the Regeneration Plan only a few proposals relating to the park are recommended to provide a framework for on-going discussions with the GLA on the long term future of the NSC.

The proposals could include:

- Create a parkland setting for the sport facilities. The future for the NSC is currently unknown but following the NSC Option Appraisal⁷ there is an expectation that facilities will be renovated and some removed. At this stage it is assumed the shortlisted option in the 2014 Options Appraisal will be favoured.
- Restore any areas released from the renovated NSC back to park whilst maintaining and improving access to the NSC and through the park.
- Provide a small car park close to the NSC for users of the facility with enhanced access to other car parks at Penge Gate, Sydenham Gate and Rockhills.

The Paxton Axis is discussed under in a separate section below.

Analysis

Aims and Objectives

The limited proposals for the Central Sports Area should fulfil the identified regeneration opportunities and contribute to the strategic aims and objectives.

Heritage Conservation

Restoring the parkland setting of the sporting facilities and opening up the Paxton Axis should help to re-establish the historic layout of the park and improve heritage interpretation.

Community Benefits

Rationalising access to the retained sport

facilities and enhancing connections between different areas of the park through the area should improve connectivity and community access to the NSC and to other parts of the site.

Planning Framework

Proposing a parkland setting for retained NSC facilities is in the spirit of the 2007 masterplan and should be supported by the planning principles establishing the 2010 outline planning permission.

Financial Viability

Though landscape renovations to enhance the setting of the NSC and access to the facilities, do not directly provide opportunities to improve financial viability, by increasing connectivity and creating a quality public realm environment for the retained sporting facilities, footfall and length of stay could be maximised so enriching potential for improved financial viability.

Tidal Lakes – Zone F



Dinosaur sculptures in the Tidal Lakes

Background

In the south-east corner of the park, the Tidal Lakes were a unique demonstration of the Victorian appreciation of knowledge, and the first attempt in the world to interpret life-size models of extinct pre-historic animals in a representation of their geological setting. The design sought to represent

⁷ CSM Strategic (2015). *Crystal Palace National Sports Centre Development Options Appraisal, Final Report February 2015.*

the latest discoveries and current state of knowledge of prehistoric creatures, their geological setting and illustrations of British geology such as coal measures. The 33 life-sized models were displayed on islands representing geological eras, set in lakes which acted as the lower reservoir for the fountains. When the fountains were in use, the water receded as if by a tide revealing the partially submerged sculptures.

Regeneration Opportunities

Today, though the layout was slightly altered during the construction of the NSC, the Tidal Lakes zone generally reflects the original vision and is considered one of the most important areas of the park. Its popularity and the nature of its exhibits, however requires regular repair and maintenance.

The following regeneration opportunities are proposed:

- Conserve the geological illustrations and prehistoric animals.
- Improve the connections including gateways into the park

Proposals

Targeted interventions proposed in the Tidal Lakes area aim to compliment the 2015 Improvement Works and the 1999 HLF project. These interventions could include

- Undertake outstanding repair work to the pre-historic animals.
 - Open up Penge Gate and enhance Penge Gate car park.
 - Renovate Anerley or Thicket Road Gate.
- In addition, LBB has received a proposal for a bike hire facility in the park. The bike hire company would be located at the Information Centre and would have bikes for hire to use within the park and around the surrounding area. The proposal could provide a revenue generating opportunity which is being explored in the business plan.



Geological Illustrations in the Tidal Lakes area

Analysis

Aims and Objectives

Continued renovation of the Tidal Lakes area to build on the 2015 Improvement Works should fulfil the regeneration opportunities and contribute to the strategic aims and objectives.

Heritage Conservation

Repair and restoration of the Grade 1 listed prehistoric animal sculptures and geological illustrations should help to continue to safeguard these important heritage assets.

Community Benefits

Improved connections including enhancement of existing gateways into the park should encourage access, opening up the park to adjacent neighbourhoods

Planning Framework

The proposals are in the spirit of the 2007 masterplan and should be supported by the planning principles established in the 2010 outline planning permission.

Financial Viability

The proposed bike hire could provide a useful revenue opportunity and may attract additional people into the park. Its location however, would need to be carefully considered to ensure maximum footfall whilst ensuring there is no impact on other uses of the park in this location. In addition, by re-using either an under-utilised building or locating in an area, such as the top of

the park which currently has fewer visitors and park facilities, the facility could act as a catalyst drawing people into under used areas of the park

Cricket Ground – Zone G

Background

In the eastern area of the park, a first class cricket ground was developed as early as 1857 and was described as ‘one of the best and largest in England’. Originally its character was of a country cricket ground of an open grassy area, within an informal landscape surrounded by shrubs and mature trees. With the construction of the houses along Crystal Palace Park Road, the screening shrubs and trees were partially removed to create a character of village green, with the villas overlooking play.



Open area of the Cricket Ground

Regeneration Opportunities

Today, the area is popular for informal recreation and occasional events but retains the village green character of an open grassy area within an informal landscape, partially overlooked by houses. In general it is well used, with a network of paths encouraging access. As a result within the limited resources for the Regeneration Plan, no major changes are proposed for Zone G

The following regeneration opportunities are proposed:

- Enhance the character through management and habitat creation;
- Maintain as informal events space.

Proposals

The limited interventions seek to enhance access to the park. These could include:

- Refurbish Sydenham Gate, one of the three original entrances into the park to improve physical and visual access.
- Renovate the adjacent Sydenham Gate car park. Sydenham Villas residential development is also proposed on the edge of the park to help finance the regeneration works. To enable construction, the maintenance building installed as part of the 1999 HLF project is proposed to be relocated to a new purpose built maintenance depot beside Sydenham Gate.

During the design development, LBB was approached by Crystal Palace Indoor Bowling Club who wishes to relocate from their existing site outside the park. The club has offered to finance the building and various locations have been considered during the development of the Regeneration Plan. One suggestion was to create a combined bowling and cricket pavilion however the scale of the required structure and the lack of demand for more formal cricket provision resulted in the proposal not being taken forward. An alternative location has not been found.

LBB has also been approached by an organisation to develop a tree-top adventure course utilising trees in the park. The company favour a location beside the play area utilising trees at the edge of the Paxton Axis. After discussion, they have also considered two alternative sites within the English Landscape – one between the wheeled sports area and the Intermediate Lake and the other along the northern boundary of the park. The income generation potential is being explored through the business plan.

Analysis

Aims and Objectives

The limited works to improve access into the park and facilitate the Sydenham Villas residential development should help to deliver the regeneration opportunities and contribute to the

strategic aims and objectives.

Heritage Conservation

Continuing to maintain the openness of the Cricket Ground within an informal landscape through management and maintenance operations should help to conserve the historic character.

Community Benefits

The limited interventions should enhance access into the park from the north east and continue to provide an area for informal recreation and community events.

Planning Framework

Though different to the 2007 masterplan, the residential development at Sydenham Villas and the limited access improvements should be supported by the planning principles established in the 2010 outline planning permission.

Financial Viability

Maintaining the potential for staging events on the Cricket Ground and improving access from the north east could increase frequency of events and improve financial viability. In addition developing a tree-top adventure course in the park could be a useful revenue opportunity. Its location would need to be carefully considered as the facility has specific requirements which could conflict with other uses and revenue generation opportunities in the park.

The favoured location from the company, beside the Paxton Axis is prominent in the park and would help to promote business for the facility. It is however not considered to be in keeping with the vision to restore the grandeur of the Grand Centre Walk or appropriate in such a popular area of the public park. An option along the northern boundary beside the concert platform has been dismissed by company as it is too close to local residents. The preferred location for the Regeneration Plan is at this stage considered to be adjacent to the wheeled sports area as these two facilities could sit well together and lead to the formation of an active recreation space. In addition, they could act as a catalyst to encourage park visitors to explore the English Landscape increasing footfall in a currently under-utilised area of the park.

English Landscape – Zone H

Background

Running along the northern boundary of the park, the English Landscape was adapted from the pre-park landscape of mature trees, lawns and small waterbodies. This was incorporated into the park design, with the lakes enlarged and shrubs and rhododendrons added. Tree and shrub belts were established along the park boundaries, with the large sloping lawn initially used as an archery ground and later for ballooning.

To the west was the separate property of Rockhills and its garden. The garden laid-out by Paxton contained many of the elements of the park, with glass-roofed veranda, ornate beds and exotic planting. It was separated from the park by a ha-ha. Following demolition of the property in 1959, the area was absorbed into the park until the caravan and camping site was relocated from the Upper Palace Terrace and expanded in 1988, occupying the garden and part of the park previously used for glasshouses beside the North Wing wall.



Typical view across the English Landscape

Regeneration Opportunities

Today, the majority of the English Landscape has retained the character of the original layout, though views across the Intermediate Lake have been lost, the concert platform is disused and the caravan and camping site is screened by tall trees and shrubs and is separated from the park by fencing. As a result access from the north and north-west is

interrupted with relatively uninviting entrances into the park from Westwood Gate or Old Cople Lane/Rockhills Gate.

The following regeneration opportunities are proposed:

- Open-up views and re-integrate under-utilised spaces back into the park.

Proposals

The proposals aim to conserve the character of the area and improve access for neighbourhoods from the north-west. These could include:

- Open up and improve entrances into the park from the north-west.
- Create clear and inviting routes into the park from the improved entrances.
- Provide a new car park adjacent to the new entrance at Rockhills.
- Provide a new coach park, accessed from the Rockhills entrance beside the North Wing Wall to service events and activities in the park.
- Remodel and restore areas currently excluded from the park within the Crystal Palace Caravan Club Site.
- Consider incorporating a Community Centre into the Rockhills residential development.
- Seek a new use for the disused concert platform.

The Rockhills residential development is proposed on the edge of the park in the north-west to help finance the regeneration works. This is to be built on 0.53ha of the existing 2.43ha Crystal Palace Caravan Club Site. An options appraisal in Appendix H has considered alternative locations for the facility within the park. Community facilities including a day nursery relocated from the east side of the park are proposed within the Rockhills residential development. These community rooms could house a community centre.

A feasibility study for the renovation of the concert platform as an entertainment venue undertaken as part of the 2015 Improvement Works concluded that the structure did not conform to current standards for such venues and an alternative use should be sought. A restaurant operator has approached LBB with a proposal to convert it into a restaurant/bar, opened in the summer months.

Alternative suggestions have included location of a bike hire facility or base for tree-top adventure course, discussed under Zone F – Tidal Lakes and Zone G – Cricket Ground. Converting derelict or under-used structures into refreshment outlets or other facilities is common within parks as demonstrated at Highgate Woods with the Pavilion Café in the Cricket Pavilion or at Holland Park, with the Belvedere Restaurant in the Summer ballroom of Holland House. The financial viability of an alternative use for the concert platform and the disused toilet block adjacent to Westwood Gate as a kiosk are being investigated through the business plan⁸.

Analysis

Aims and Objectives

Opening up the north-west corner of the park, improving access and re-integrating areas back into the park have the potential to fulfil the identified regeneration opportunity and contribute to the strategic aims and objectives.

Heritage Conservation

Enhancement of the English Landscape character and exploring alternative uses for under-utilised structures should help to safeguard the historic fabric.

Community Benefits

Creating and enhancing entrances and routes into the park should improve access for neighbourhoods to the north and north-west and maximise connectivity across the park. Re-integrating currently excluded areas back into the park would provide new park areas on the doorstep of these communities in the north. Provision of community focused facilities within the Rockhills residential development including potentially a community centre and opportunities for other facilities from the re-use for existing structures should provide further community benefits.

Planning Framework

The proposals contain many of the elements of the 2007 masterplan including the Rockhills residential development and should be supported by the planning principles established in the 2010 outline planning permission.

⁸ Fourth Street (2017). *Crystal Palace Park Business Plan*.

Financial Viability

Though the construction of the Rockhills residential area, removes an important tenant from the English Landscape in the form of the Crystal Palace Caravan Club Site, the potential capital receipt from the residential development should help to finance the park renovation and the on-going upkeep of the park. Potential further investment could also be available through the re-use of existing structures providing a new income resource.

Paxton Axis

Background

The Grand Centre Walk was the main unifying feature of the park, originally 96 feet (29m) wide and flanked by formal planting, spectacular cascades and fountains, it ran through the body of the park, from the steps leading up to the Italian Terraces through to Penge. The line of the walk was continued on the Italian Terraces into Crystal Palace, linking the entrance into the palace off Crystal Palace Parade on the western boundary of the park to the eastern boundary. The walk defined the structure of the park, uniting the various landscape character areas and became known as the Paxton Axis.

The axis followed a steep slope, requiring several sets of steps between terraced areas. Its design underwent many changes, but the strong axis survived until the construction of the NSC in the 1960s, when the entrance podium and elevated walkways introduced major obstructions to views.



View along the Paxton Axis towards Penge Gate

Regeneration Opportunities

Today it is considered to be one of the most damaged and fragmented features of the park, as well as one of the most important elements of the original designed landscape. Approximately 30% of the Paxton Axis is within the area of the park controlled by the GLA.

The following regeneration opportunities are proposed:

- Restore the importance of the axis back to the park as the central unifying feature.
- Open up views along its length and reconnect the different landscape areas of the park.

Proposals

The proposals for the Paxton Axis aim to reinstate the Grand Centre Walk and re-establish the original spine and symmetry of the park. The proposals could include:

- Return the route of the axis to its original ground levels.
- Introduce steps and ramps along its length to encourage access for all.
- Remove the podium and elevated walkways of the NSC (subject to agreement with the GLA).
- Open up the views along the axis.
- Renovate the width and landscape along its length to reinterpret the grandeur of the walk.
- Continue the axis onto the Italian and Palace Terraces to re-connect the central unifying

feature of the park.

Analysis

Aims and Objectives

Re-establishing the central spine and symmetry of the park are an identified priority for the Regeneration Plan. Working with the GLA, renovation of the NSC could seek to open up the Paxton Axis and reinstate this fundamental element of the original park layout. Through this process the proposals should fulfil identified regeneration opportunities for the Paxton Axis and contribute to the strategic aims and objectives.

Heritage Conservation

Restoration of the Paxton Axis should help to re-establish the historic structure of the park and open up lost historic vistas. With the grandeur of the feature recreated and reconnected, the importance of this vital heritage asset should be conserved.

Community Benefits

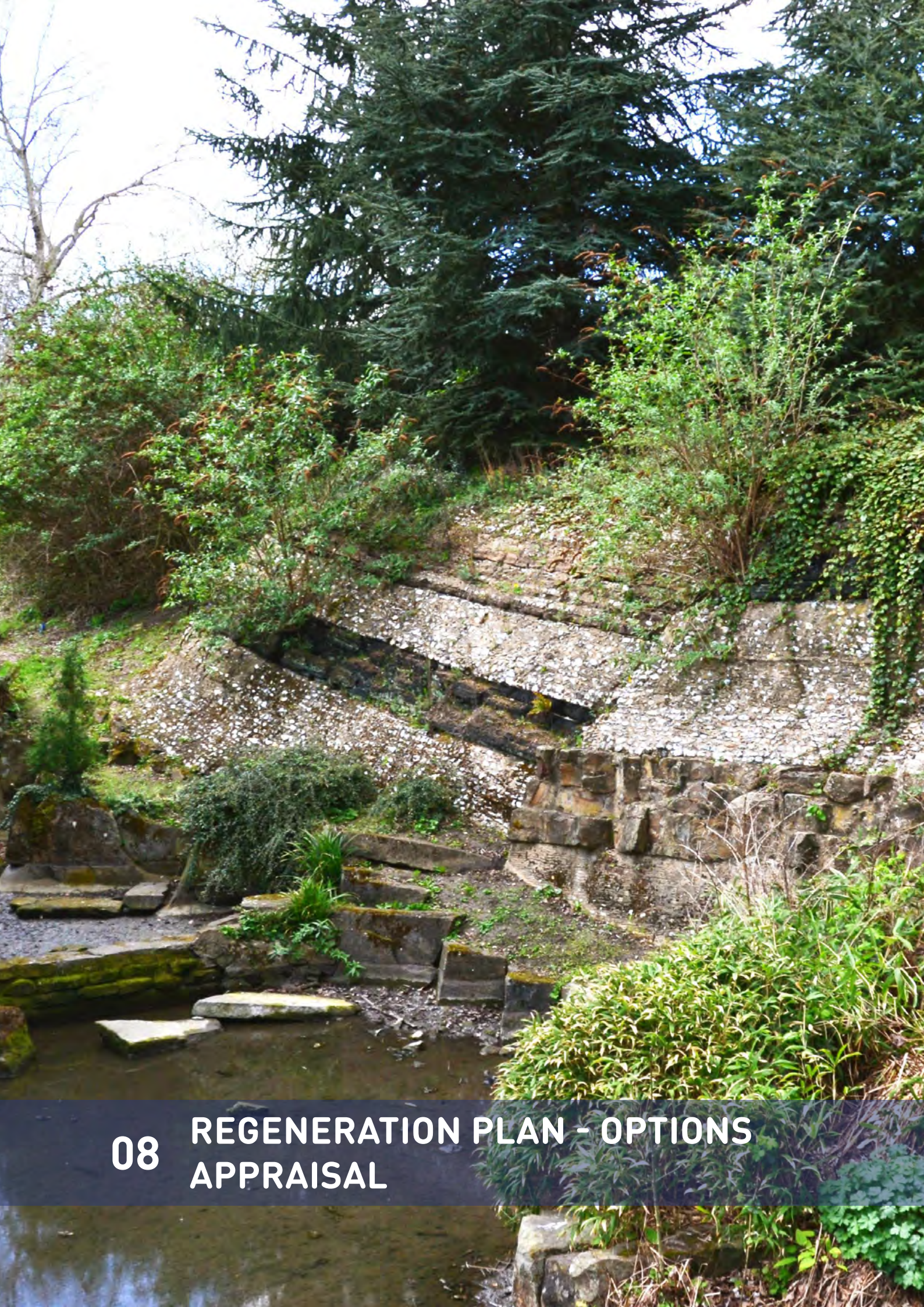
Movement through the park should be improved through renovation of the Paxton Axis, providing enhanced circulation and greater visual and physical access between different areas of the park. This could increase connectivity between neighbourhoods and encourage greater use of the park.

Planning Framework

The planning principles established in the 2010 outline planning permission should support the restoration of the Paxton Axis.

Financial Viability

Direct revenue opportunities associated with the Paxton Axis could be limited but through the improvements to circulation and legibility of the park, the refurbishment of the Paxton Axis could help to facilitate events and other revenue generating opportunities.



08

REGENERATION PLAN - OPTIONS APPRAISAL

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08. Regeneration Plan – Options Appraisal

Introduction

The overall objective of the Regeneration Plan is to regenerate the park and secure its long term future through a sustainable business model. This aims to deliver a greatly improved park, able to generate its own income and reduce its reliance on LBB revenue funding. It is linked to the development of a new governance model for the park as discussed in Chapter 3.

Finding the right uses, or mix of uses which will generate revenue is key to achieving financial sustainability. CPP is, however, one of the most important 19th century urban parks in the country, so conserving its heritage and re-establishing the primary structure and scale of the park are essential in order to respect its national and international significance. It is also a 'Park for the People' serving the needs of a community and providing a popular area of green public open space.

The ambition of the Regeneration Plan is therefore to cover a spectrum of users and beneficiaries and, as a consequence, the layout required to meet the needs of these users vary accordingly. One approach is to focus on commercial potential to create a major destination with significant development. Another approach is to seek to conserve the historic fabric and restore lost historic features, including the palace. Neither approach is achievable within the available resources, fulfils all the criteria identified in Chapter 7 or is supported by stakeholders and the community. Instead a balance needs to be reached which safeguards the heritage of the site, whilst providing opportunities for income generation and enhancing community benefits.

This chapter discusses options for the layout of the Regeneration Plan and whether the combination of uses delivers the criteria identified in Chapter 7. Comments from the Shadow Board, the GLA and Historic England regarding the

options are then discussed and summarised to identify a preferred option.

Options Introduction

The proposals discussed in Chapter 7 are set out in six layout options which differ in the treatment of the Palace Terrace and Italian Terrace (Park Zones B and C). The proposals for park infrastructure, the Paxton Axis and the other park zones are as detailed in Chapter 7 and the same for each option.

All of the options include for general renovation of the Palace Terrace and the Italian Terraces and conservation of key historic assets including the subway, terrace walls and transept walls and railings. All also include for the exposure of the Paxton Tunnel Wall and opening up of the Lower Palace Terrace to create a serviced area for pop up facilities. Each option proposes new visitor facilities including public toilets on the Palace Terrace, though these are provided in two alternative buildings depending on the option. Where the options differ is in the different combination of potential uses of the Palace Terrace and Italian Terraces. These uses are in addition to the park wide and other park zone proposals.

Each offers strengths and weaknesses as reported in Appendix I and are achievable within the limited resources available. This has allowed in some of the options, opportunities for private investment to be considered within the available resources. As a result the six layout options do vary in cost, though are achievable within the £27M capital works budget identified in Chapter 7.

The options are summarised below and assessed against the criteria identified in Chapter 7. A preferred layout for the Regeneration Plan is detailed in Chapter 9.

Option 1

Option 1 shown on Figure 8-1 aims to provide opportunities for revenue generation whilst restoring horticultural excellence to the park. The potential uses for the Palace Terrace and Italian Terraces are as follows:

Upper Palace Terrace

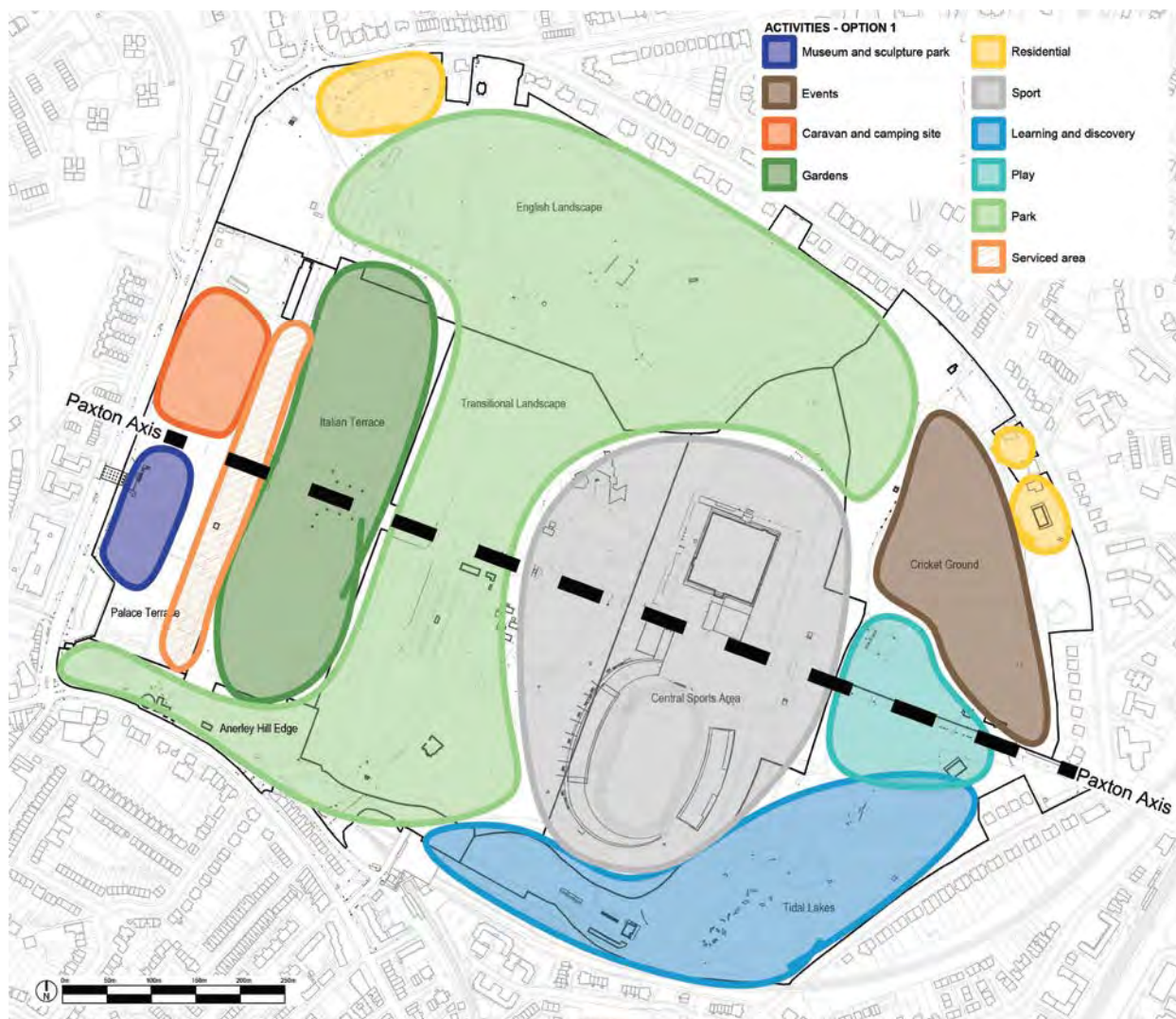
- Caravan Site: 1.4ha fenced and landscaped to provide hard standing for caravans and grass areas for camping. Proposal to be delivered by the Caravan Club.
- Museum and Sculpture Park or Cultural Venue: 3,000m² four-storey building with viewing tower connected to Grade II listed subway under Crystal Palace Parade. 0.9ha

fenced and landscaped space around museum to provide outdoor display space accessed through museum. Proposal to be delivered by private investor.

Lower Italian Terrace

- Gardens: 4ha with planted beds and grass interspersed with paths and areas of hard surfacing for passive recreation and small events. Proposal funded through the capital works budget.
- Art Installation Spaces: Public art displayed in alcoves and balustrades of terrace walls and along Upper Terrace, with others freestanding within gardens. Proposal funded through the capital works budget.

Figure 8-1. Regeneration Plan Option 1 – Activities



Option 1 Regeneration Plan layout is presented in Figure 8-2.

Analysis

Aims and Objectives

Option 1 could provide many benefits to the park, most notably on-going revenue generation, opportunities for private investment, an accommodation offer, a cultural offer in the form of the new museum, conservation of historic assets and restoration of horticultural excellence. All these help to deliver the vision for the park and the strategic aims and objectives.

The positioning of the caravan and camping site in a prominent and important location in the park and the fragmented treatment of the Upper Palace Terrace, however, is not considered to provide the focus on the Palace Terrace fundamental in the original park layout. Careful design could help to integrate the different activities and maximise public access, but the mix of potential uses on the Palace Terrace is not considered to demonstrate excellence in landscape, deliver a contemporary and historic showcase or be in keeping with a park of international significance.

Heritage Conservation

Throughout the 19th century, CPP had the reputation for the finest example of landscape gardening in the country. Re-creation of gardens on the Italian Terraces could help to re-establish this horticultural excellence and restore the setting to the Palace Terrace. Together with conservation works to key heritage assets to remove them from the Historic England Heritage at Risk Register, creation of gardens in Option 1 should help to safeguard and restore heritage assets.

Community Benefits

Loss of 2.4ha of public open space for creation of a sculpture park and caravan and camping site on the Upper Palace Terrace would reduce the potential community benefits of opening up currently under-utilised spaces and improving access. Even though there is currently no public access to the proposed site for the caravan and

camping site, there would still be a loss of public open space compared to that available today.

Planning Framework

The 2007 masterplan proposed many of the potential uses in Option 1 and they should be supported by the planning principles established in the 2010 outline planning permission. The caravan and camping site is an exception but this is an existing use on part of the park and may be considered to have an element of planning precedence.

Financial Viability

The potential uses in Option 1 should enable the currently limited resources to be augmented through private investment possibly allowing other regeneration works to be delivered. In addition, leasing of the caravan and camping site would provide an annual rent for up-keep of the park. Both uses proposed on the Palace Terrace should increase financial viability though the gardens on the Italian Terrace have few opportunities for income generation.

File name: CPP - OPTIONS MASTERPLAN - OPTION 1 - REV3 - STANDARD/CPP - OPTIONS MASTERPLAN - OPTION 1 - REV3.DWG
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Figure 8-2. Option 1



PROJECT
Crystal Palace Park
London



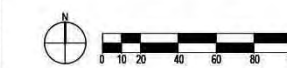
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- KEY
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 - FOOTPATHS
 - RAMPS
 - FENCING
 - RAILINGS
 - GATES
 - PROPOSED TREES
 - PROPOSED PLEACHED TREES
 - PROPOSED SHRUBS AND PERENNIALS
 - PROPOSED HEDGEROWS
 - PROPOSED BUILDINGS
- NATIONAL SPORTS CENTRE
SHORTLISTED OPTION AS SHOWN IN
GREATER LONDON AUTHORITY
DEVELOPMENT OPTIONS APPRAISAL
FEBRUARY 2015



ISSUE/REVISION

NO	DATE	DESCRIPTION
3	30.11.16	Updated in line with client comments
2	18.08.16	General design revisions
1	02.08.16	Revision to hatches

SCALE 1:2000 @ A1/ 1:4000 @ A3

PROJECT NUMBER

60489040

SHEET TITLE

REGENERATION MASTERPLAN
OPTION 1

SHEET NUMBER

60489040_DWG_LA_002_3

Option 2

Option 2 shown on Figure 8-3 aims to provide opportunities for events whilst creating a community supported arboretum. The potential uses for the Palace Terrace and the Italian Terrace are as follows:

Upper Palace Terrace

- Arboretum: 3.8ha area planted with trees from around the world interspersed with paths. Proposal funded through the capital works budget.
- Kiosk and Visitor Service Centre: 600m² single-storey building connected to Grade II

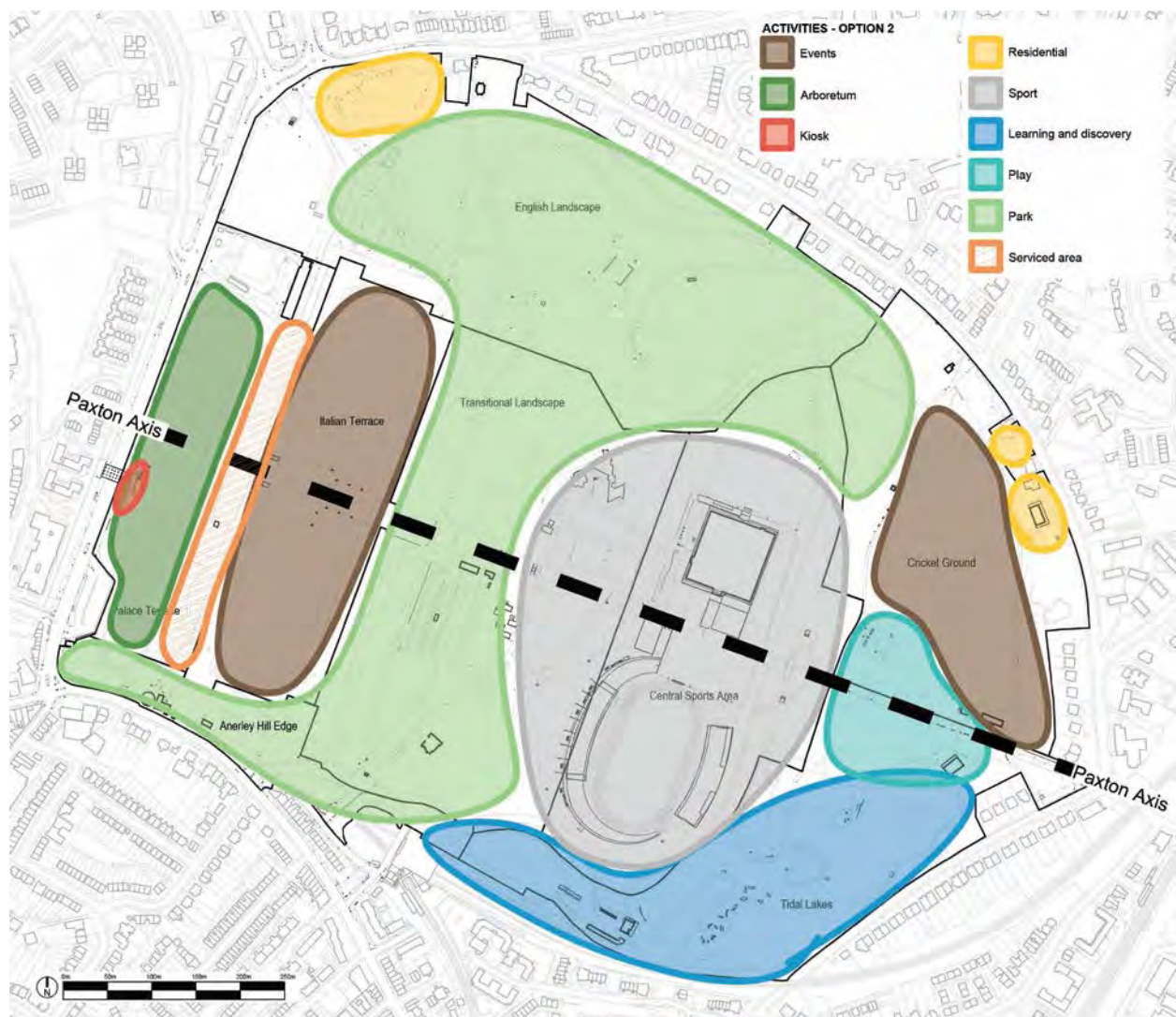
listed subway under Crystal Palace Parade. Proposal funded through the capital works budget.

Lower Italian Terrace

- Event Space: 3.8ha area of grass and hard surfacing with service points at key locations to facilitate event staging. Proposal funded through the Capital Works budget.

Option 2 Regeneration Plan layout is presented in Figure 8-4.

Figure 8-3. Regeneration Plan Option 2 - Activities



Aims and Objectives

Option 2 could provide a number of benefits including the restoration of public open space, conservation of historic assets, opportunities for events and delivery of a community-led project. Though careful design, the arboretum could also help to restore the Palace Terrace as the focus of the park and display excellence in horticulture and landscape. Together with other proposals to re-establish the Paxton Axis and conserve historic assets, the potential uses in Option 2 should help to deliver the strategic aims and objectives.

Heritage Conservation

Positioned on the site of the palace, the arboretum has the potential to re-interpret the scale and layout of the structure in its layout. This would provide additional historic interpretation which together with the other conservation works proposed in all options should help to safeguard and restore heritage assets.

Community Benefits

Opening up currently inaccessible public open space and creating a new community led arboretum which would be freely available, should provide a range of community benefits. Additional opportunities could also be available through community events located on the dedicated event space on the Italian Terrace.

Planning Framework

Option 2 follows many of the proposals included in the 2007 masterplan and should therefore be supported by planning principles established in the 2010 outline planning application.

Financial Viability

The lack of a regular income from a lease in the potential uses in Option 2 could reduce financial security. The development of facilitated event venue on the Italian Terraces, however should attract more frequent events. This should allow CPP to establish itself as an event destination which in time may result in greater financial return compared to rents from leases. Event revenue, however, is not guaranteed unlike a rental agreement.

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Figure 8-4. Option 2



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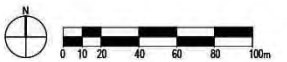
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REGENERATION MASTERPLAN
OPTION 2

SHEET NUMBER

60489040_DWG_LA_003_2

Option 3

Option 3 shown on Figure 8-5 aims to provide opportunities for events whilst restoring horticultural excellence to the park. The potential uses of the Palace Terrace and Italian Terraces are as follows:

Upper Palace Terrace

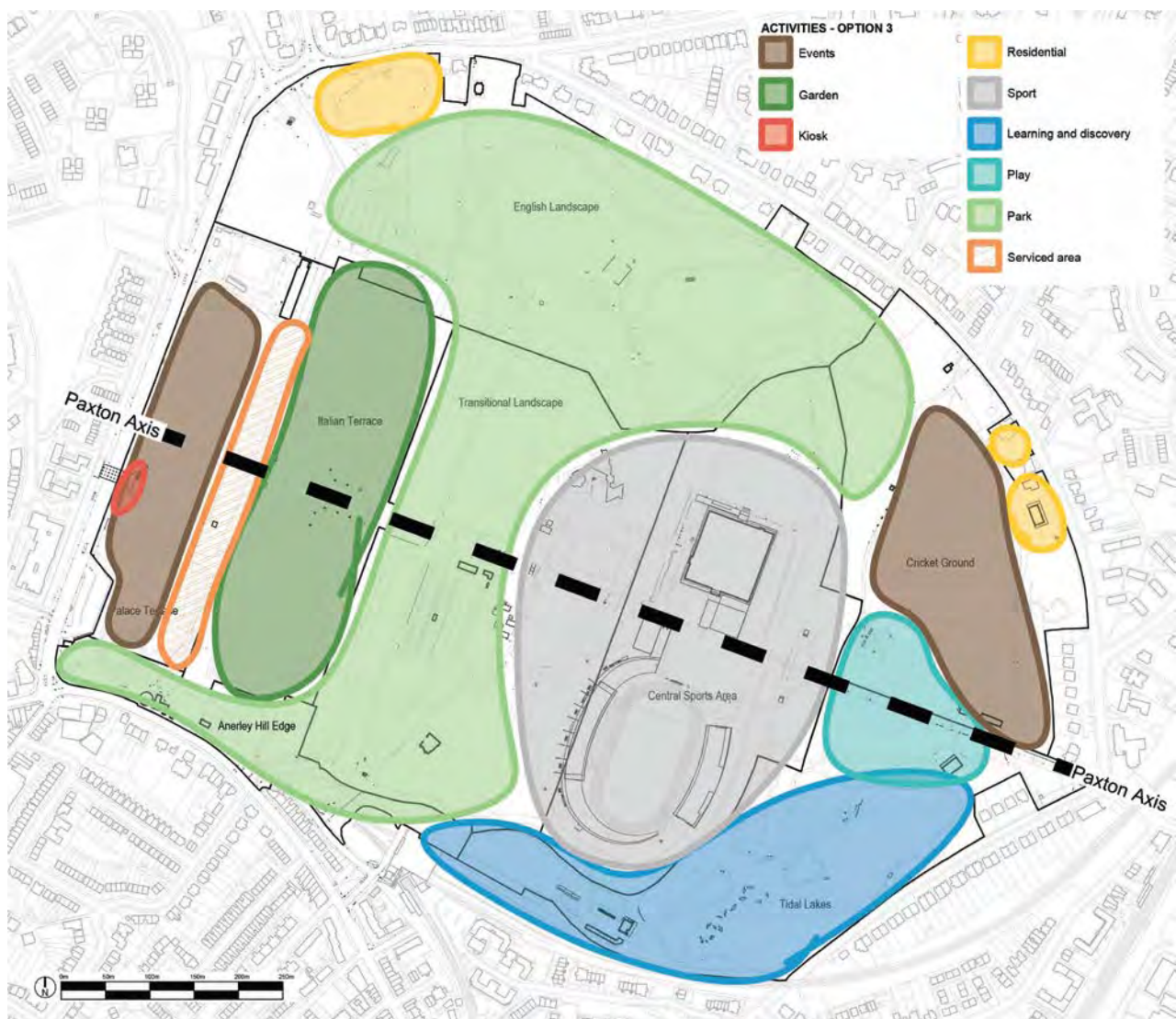
- Event Space: 3.8ha area of grass and hard surfacing with service points at key locations to facilitate event staging. Pleached trees around and within the space provide enclosure and represent the palace structure. Proposal funded through the capital works budget.

- Kiosk and Visitor Service Centre: 600m² single-storey building connected to Grade II listed subway under Crystal Palace Parade. Proposal funded through the capital works budget.

Lower Italian Terrace

- Gardens: 4ha with planted beds and grass interspersed with paths and areas of hard surfacing for passive recreation and small events. Proposal funded through the capital works budget.
- Art Installation Spaces: public art displayed in alcoves and balustrades of terrace walls and recesses along Upper Terrace, with others freestanding within gardens. Proposal funded

Figure 8-5. Regeneration Plan Option 3 - Activities



through the capital works budget.

Option 3 Regeneration Plan layout is presented in Figure 8-6.

Analysis

Aims and Objectives

Option 3 could deliver a number of benefits to the park, many of which are similar to option 2. Benefits could include the opening up of under-utilised areas of public open space, conservation of historic assets, opportunities for events and re-establishment of horticulture excellence. Careful design of the event space on the Upper Palace Terrace could also help to restore the focus of the park. As stated for option 2, together with other proposals, the potential uses in option 3 should help deliver the strategic aims and objectives.

Heritage Conservation

The layout of option 3 seeks to follow the principles of the original park layout, with an event space supporting a changing programme located on the site of the palace that was famous as a venue for entertainment, education and recreation. The Italian Terrace acted as the setting for the palace, providing complimentary outdoor exhibition and entertainment space and displaying horticultural excellence.

Option 3 replicates this historic distribution of activities and using pleached trees the façade of the lost palace could be represented to portray the scale and regimented style of the palace and as with the arboretum provide additional historic interpretation. Re-creation of gardens on the Italian Terraces could help to re-establish horticultural excellence, for which CPP is renowned, and restore the setting to the Palace Terrace

Together with conservation works to key heritage assets, the historic distribution of activities, reinterpretation of the palace structure and creation of gardens should help the potential uses in option 3 to safeguard and conserve heritage assets.

Community Benefits

Option 3 should deliver similar community benefits to option 2 by opening up currently inaccessible public open space, creating gardens which would be freely available and providing opportunities for community events on the Upper Palace Terrace event space.

Planning Framework

Although the layout of option 3 differs from the 2007 masterplan, many of the proposals are similar and should therefore be supported by planning principles established in the 2010 outline planning application.

Financial Viability

As with option 2, the lack of a regular income from a lease in the potential uses in option 3 could reduce financial security. The development of facilitated event venues on the Upper Palace Terrace however, should attract more frequent events. This should allow CPP to establish itself as an event destination which in time may result in greater financial return compared to rents from leases. Event revenue, however, is not guaranteed unlike a rental agreement.

Figure 8-6. Option 3



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REGENERATION MASTERPLAN
OPTION 3

SHEET NUMBER

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Option 4

Option 4 shown on Figure 8-7 aims to provide opportunities for ongoing revenue generation and events. The potential uses for the Palace Terrace and the Italian Terraces are as follows:

Upper Palace Terrace

- Caravan Site: 1.4ha fenced and landscaped to provide hard standing for caravans and grass areas for camping. Proposal to be delivered by the Caravan Club..
- Museum and Sculpture Park or Cultural Venue: 3000m² four storey building with viewing tower connected to Grade II listed subway under Crystal Palace Parade. 0.9ha

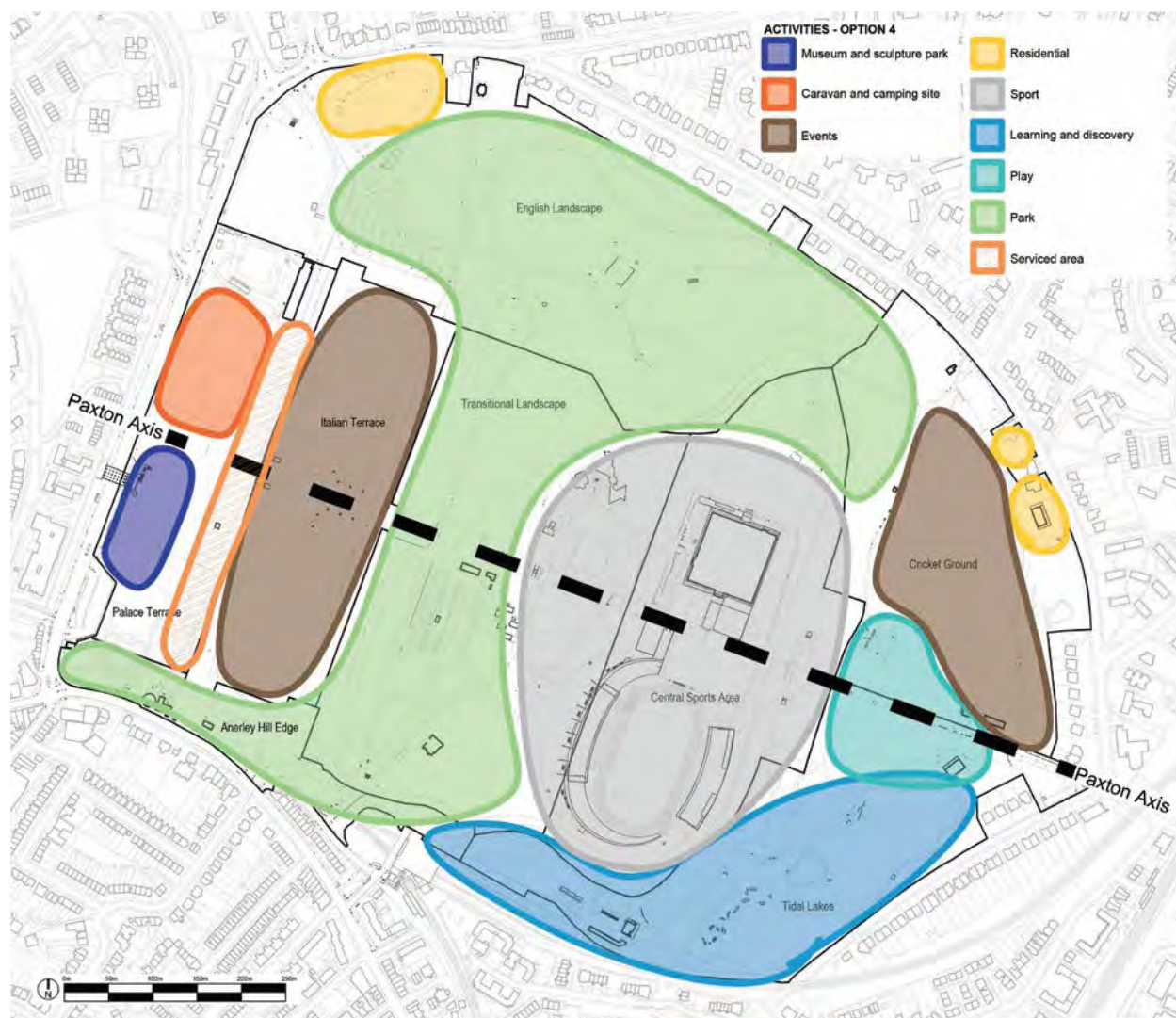
fenced and landscaped space around Museum to provide outdoor display space accessed through Museum. Proposal to be delivered by private investor.

Lower Italian Terrace

- Event Space: 3.8ha areas of grass and hard surfacing with service points at key locations to facilitate event staging. Proposal funded through the capital works budget.

Option 4 Regeneration Plan layout is presented in Figure 8-8.

Figure 8-7. Regeneration Plan Option 4 - Activities



Analysis

Aims and Objectives

In a similar way to option 1, option 4 could provide many benefits to the park, most notably on-going revenue, opportunity for private investment, an accommodation offer, a cultural offer in the form of the new museum and conservation of historic assets. In addition, option 4 could provide opportunities for greater income generation through events. As with option 1, all these should help to deliver the vision and contribute to the strategic aims and objectives.

The lack of potential to display horticultural excellence, the positioning of the caravan and camping site in a prominent and important location in the park and the fragmented treatment of the Upper Palace Terrace, however, are not considered to provide the focus fundamental in the original park layout. Careful design could help to integrate the different activities and provide small scale opportunities for horticultural displays, but the mix of potential uses is not considered to demonstrate excellence in landscape, deliver a contemporary and historic showcase or be in keeping with a park of international significance.

Heritage Conservation

Apart from the conservation works to key heritage assets to remove them from the Historic England Heritage at Risk Register proposed in all options, option 4 would provide no additional heritage conservation opportunities. The conservation works common to all options should however, help to safeguard and restore heritage assets.

Community Benefits

Option 4 would also result in the loss of 2.4ha of public open space, as discussed in option 1. This would reduce any potential community benefits which may arise from the opening up of currently under-utilised spaces and improving access. Even though there is currently no public access to the proposed site for the caravan and camping site, there would still be a loss of public open space compared to that available today.

Planning Framework

Creation of an event space and the museum were proposed in the 2007 masterplan and could be

considered to be supported by the planning principles established in the 2010 outline planning permission. As discussed in option 1, the caravan and camping site is a new proposal on the Palace Terrace but is an existing use on part of the park. This may be considered to have an element of planning precedence.

Financial Viability

In a similar way to option 1, the potential uses in option 4 would enable the currently limited resources to be augmented through private investment, possibly allowing other regeneration works to be delivered. In addition, leasing of the caravan and camping site would provide an annual rent and there would be revenue from events. All these uses should help to increase financial viability.

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Figure 8-8. Option 4



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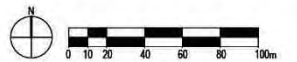
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OPTION 4

SHEET NUMBER

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Option 5

Option 5 shown on Figure 8-9 aims to maximise opportunities for revenue generation through events. The potential uses for the Palace Terrace and the Italian Terraces are as follows:

Upper Palace Terrace

- Event Space: 1.4ha landscaped to provide grass and hard surfacing with service points at key locations to facilitate event staging. Pleached trees provide enclosure and represent palace structure. Proposal funded through capital works budget.
- Museum and Sculpture Park or Cultural Venue: 3000m² four storey building with viewing tower connected to Grade II listed

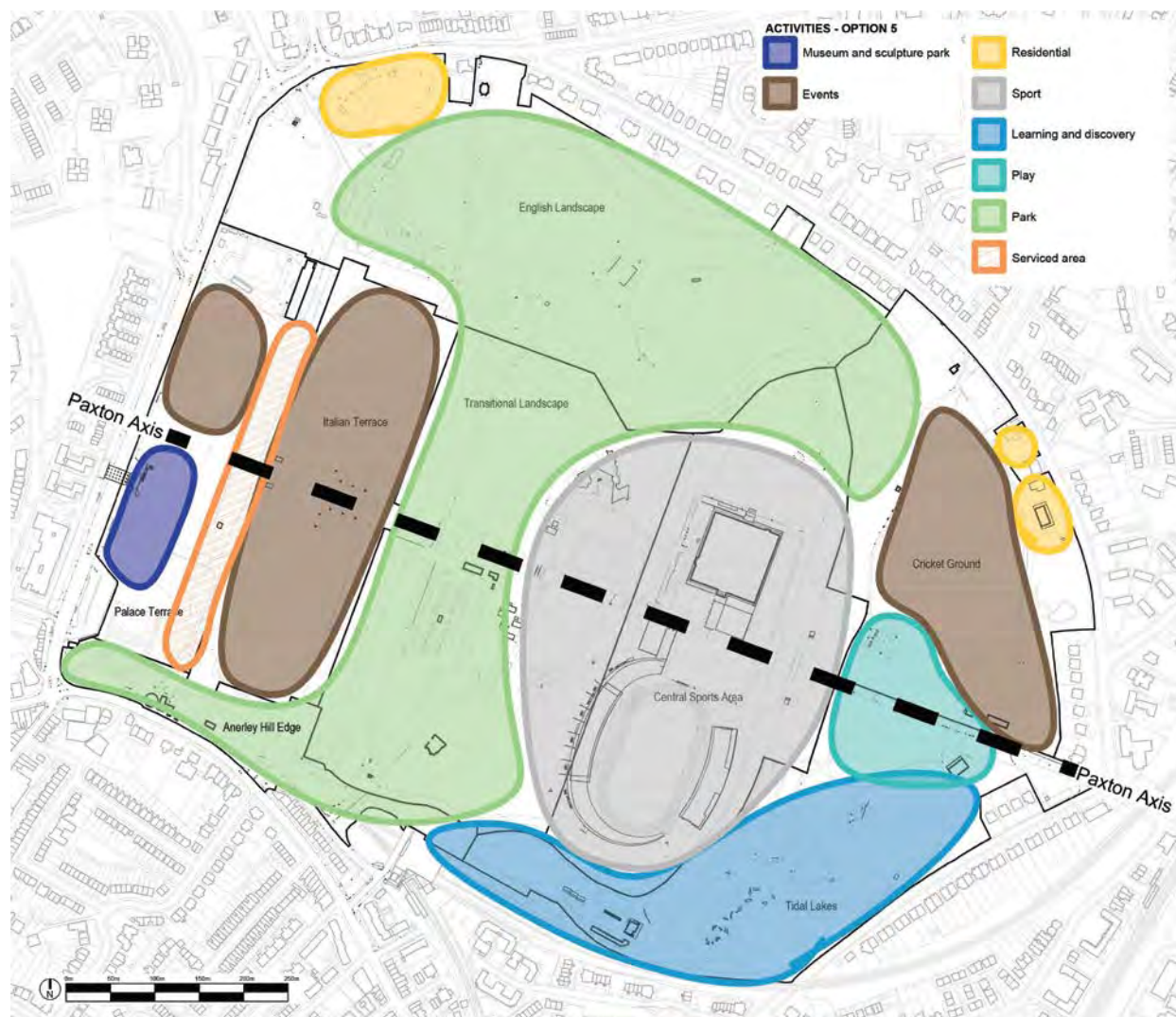
subway under Crystal Palace Parade. 0.9ha fenced and landscaped space around museum to provide outdoor display space accessed through museum. Proposal delivered by private investor.

Lower Italian Terrace

- Event Space: 3.8ha areas of grass and hard surfacing with service points at key locations to facilitate event staging. Proposal funded through capital works budget.

Option 5 Regeneration Plan layout is presented in Figure 8-10.

Figure 8-9. Regeneration Plan Option 5 - Activities



Analysis

Options 5 and 6 build on the proposals for option 4, with the replacement of the caravan and camping site with an event space.

Aims and Objectives

Option 5 could provide many benefits to the park, most notably opportunity for private investment, income generation from events, a cultural offer in the form of the new museum and conservation of historic assets. The lack of gardens or an arboretum as proposed in option 2, would however reduce the opportunities to display horticultural excellence, with large flat open event spaces on both the Upper Palace Terrace and Lower Italian Terrace. Though this lack of opportunity would reduce the ability of option 5 to deliver the vision, the potential uses should contribute to the strategic aims and objectives.

Heritage Conservation

As with option 4, option 5 would provide no additional heritage conservation opportunities. The conservation works common to all options however should help to safeguard and restore heritage assets.

Community Benefits

Unlike options 1 and 4, the loss of public open space on the Upper Palace Terrace would be only 0.9ha with significant areas of currently under-utilised spaces opened up and access improved. This could provide a variety of community benefits, with large open areas on both the Upper Palace Terrace and Lower Italian Terrace available for recreation and relaxation. To facilitate events however, enclosure of these areas would be limited which could result in them feeling exposed with little visitor interest. This could potentially make them less attractive than other areas of the park and reduce the potential community benefit.

Planning Framework

Both the Upper Palace Terrace and the Lower Italian Terrace are existing venues for staging events. In addition, the 2007 masterplan also included proposals for events on the Lower Italian Terrace as well as creation of the museum. As a consequence, the potential uses in option 5 should

be supported by the planning principles established in the 2010 outline planning permission and planning precedence provided by the existing use of the space.

Financial Viability

The lack of a regular income from a lease in the proposals would reduce financial security however the development of facilitated event venues on both the Lower Italian Terrace and the Upper Palace Terrace should attract other income, which may result in greater financial return compared to potential leases for the same areas of the park. In addition, as for options 1 and 4, the potential uses in option 5 would enable the currently limited resources to be augmented through private investment, possibly allowing other regeneration works to be delivered.

Figure 8-10. Option 5



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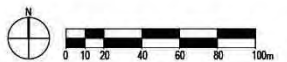
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Option 6

Option 6 shown on Figure 8-11 aims to maximise opportunities for revenue generation through events and leases plus maximise community benefits. The potential uses for the Palace Terrace and the Italian Terraces are as follows:

Upper Palace Terrace

- Event Space: 1.4ha landscaped to provide grass and hard surfacing with service points at key locations to facilitate event staging. Pleached trees provide enclosure and represent palace structure. Proposal funded through the capital works budget.
- Museum and Sculpture Park or Cultural Venue: 3000m² four storey building with

viewing tower connected to Grade II listed subway under Crystal Palace Parade. 0.9ha fenced and landscaped space around Museum to provide outdoor display space accessed through Museum. Proposal delivered by private investor

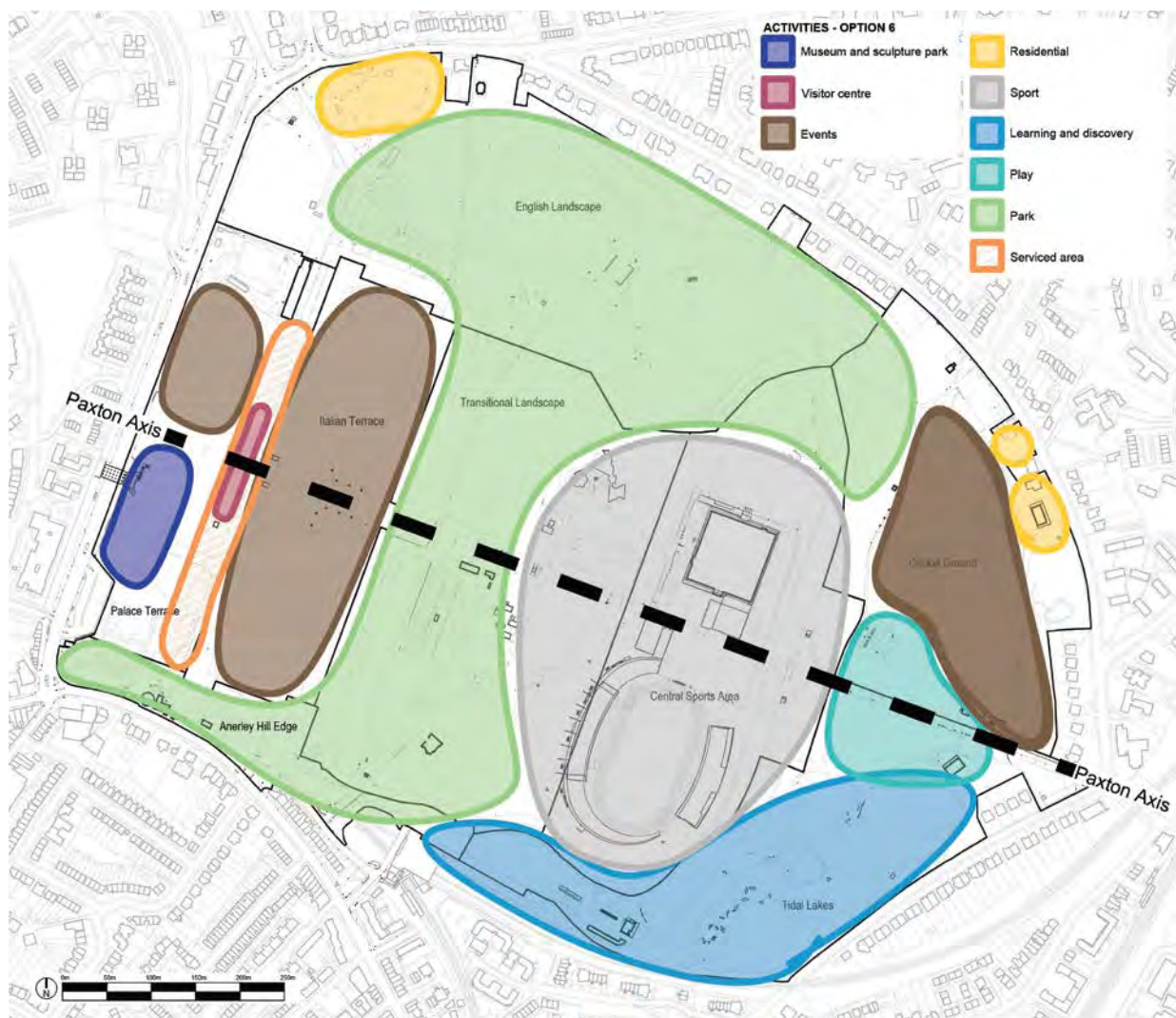
Lower Palace Terrace

- Visitor Centre, Community Rooms and Café: Two 400m² single storey buildings either side of Paxton Axis located on the Lower Palace Terrace. Proposal funded through capital works budget.

Lower Italian Terrace

- Event Space: 3.8ha areas of grass and hard

Figure 8-11. Regeneration Plan Option 6 - Activities



surfacing with service points at key locations to facilitate event staging. Proposal funded through capital works budget.

Option 6 Regeneration Plan layout is presented in Figure 8-12.

Analysis

Aims and Objectives

Options 6 is the same as option 5 except a visitor centre and café with associated community facilities are proposed on the Lower Palace Terrace. As a result option 6 could provide similar benefits to the park as identified for option 5 with additional community and cultural potential. There could also be an opportunity for a regular income for the café lease in the visitor centre.

As with option 5, the lack of gardens or an arboretum as proposed in option 2 would reduce the opportunities to display horticultural excellence, with large flat open event spaces on both the Upper Palace Terrace and Lower Italian Terrace. This lack of opportunity would reduce the ability of option 6 to fully deliver the vision but the potential uses with the additional community and cultural potential should contribute to the strategic aims and objectives.

Heritage Conservation

The visitor centre on the Lower Palace Terrace should provide greater opportunities for historic interpretation with potential to utilise the exposed wall of the Paxton Tunnel to enliven displays. This added element with the conservation works common to all options should help to safeguard and restore heritage assets in option 6.

Community Benefits

In addition to the community benefits that could be provided through the opening up of significant areas of currently under-utilised space and improvements to access, provision of community rooms as part of the visitor centre and café on the Lower Palace Terrace should provide further benefits.

Planning Framework

As with option 5, the potential use of the Upper Palace Terrace and the Lower Italian Terrace as

event space and the proposed museum should be supported by the planning principles established in the 2010 outline planning permission and planning precedence provided by the existing use of the space. The construction of a visitor centre, café and community rooms on the Lower Palace Terrace is not considered to be currently supported, though could be located on the site of the basement level of the palace to represent the lost structure.

Financial Viability

As discussed for option 5, the creation of serviced event spaces on both the Upper Palace Terrace and the Lower Italian Terrace and private investment in the museum and sculpture park should improve financial viability. The visitor centre, café and community rooms could in addition become an attraction in the core of the terraces, increasing footfall and providing other opportunities for income generation. These could include an annual lease for the café, hiring of the community rooms and ticket sales at the visitor centre.

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Figure 8-12. Option 6



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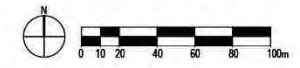
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Summary and Recommendations

Options Appraisal

The regeneration proposals and six alternative layouts have been analysed against the following five criteria to determine if they are achievable:

- Aims and objectives – the ability to meet the strategic objectives, vision, aims and priorities identified in Chapter 6.
- Heritage conservation – a measure of the potential to conserve and interpret the historic character, fabric and layout of the asset as described in the Conservation Management Plan.
- Community benefit – the ability to meet the needs of the public and other key stakeholders as summarised in chapter 5.
- Planning framework – the ability of proposals to fit within the planning principles established in the 2010 outline planning permission and potential for obtaining new permissions within the planning context identified in Chapter 2 and discussed in Appendix J.
- Financial viability – the potential to generate income and ensure long-term operational financial stability.

The analysis concluded that all the regeneration proposals in Chapter 7 and the six layout options for the Regeneration Plan deliver the criteria and are achievable, but to different levels of success.

For ease of understanding, the analysis of the six layout options can be summarised through a simple traffic light system (Red, Amber and

Green), shown in Table 8-1 below. This is useful in illustrating which layouts are considered able to deliver which criteria, by indicating which options would deliver the criterion (Green) or partially deliver (Amber) or would not deliver the criterion (Red). Points have then been attributed to each level, with three points for Green, two for Amber and one for Red. The layout with the most points can then be considered to be able to deliver the majority of the criteria.

As shown in the table, all the options deliver the criteria to a similar level though options 2, 3 and 6 appear to be the most successful. These options either allow excellence in horticulture to be re-introduced or provide a visitor centre for increasing heritage interpretation and open up currently inaccessible areas of the park to the public. This contrasts with options 1 and 4, where there is a loss of public open space. However, these options do include a potential use in the caravan and camping site that provides a regular rental income, in contrast to options 2, 3 and 6.

Options 1, 4, 5 and 6 also provide an opportunity to augment the limited resources of the capital works budget through private investment in the museum and sculpture park or cultural venue. As a result, the financial viability of option 4 is greatest as there is a combination of private investment, rental and event income.

Options 1, 2 and 3 are the weakest options for delivering financial viability. Option 1 lacks event income whereas options 2 and 3 rely on event income and currently have no opportunities for private investment. Instead the proposed kiosk and visitor/event service building in options 2 and 3 is to

Table 8-1. Options Appraisal RAG Summary

Options	Vision and Objectives	Heritage Conservation	Community Benefits	Planning	Financially Viable	Score
1	Green	Green	Amber	Amber	Amber	12
2	Green	Green	Green	Amber	Amber	13
3	Green	Green	Green	Amber	Amber	13
4	Green	Amber	Amber	Amber	Green	12
5	Green	Amber	Green	Amber	Amber	12
6	Green	Green	Green	Amber	Amber	13

be funded through the capital works budget. If there continues to be interest in a privately funded museum and sculpture park, options 2 and 3 could accommodate this proposal and so increase financial viability.

The inclusion of a visitor centre, café and community rooms in option 6 adds a further dimension and increases both heritage conservation and community benefits. This proposal again could be accommodated in other options, if it could be funded within the current capital works budget.

In summary, the options appraisal through analysis of the five criteria has shown that no single option delivers the criteria more effectively than the other five. All the options deliver the criteria to a similar level. However, each option has strengths and the recommendation is a preferred layout should seek to combine land uses from the options to develop a revised layout not currently represented by any of the six options.

Consultation on the Options Appraisal

The Regeneration Plan Options Appraisal was developed over several months with iterative feedback from LBB Project Team. During this period, the evolving Options Appraisal was shared with LBB Council's Cabinet and the Crystal Palace Park Executive Project Board, both of whom supported the developing options.

The finalised Options Appraisal with the six layout options was presented to the Heritage and Environment Group (HEG) for verbal feedback, and shared with the park's Shadow Board, Historic England, and the GLA. These three key stakeholders were invited to review the Options Appraisal over a one month period and respond with: their views on the options being considered and recommendations as to which option should be taken forward. Their consultation responses are provided and summarised in Appendix K.

Consultation Response on General Approach and Vision

The Shadow Board and Historic England

responded positively to the Options Appraisal with Historic England pleased to see heritage considerations at the heart of the plan and the Shadow Board agreeing the broad approach focussing on infrastructure and general improvement, whilst carefully considering revenue generation to be correct. They also noted that the strategy was in line with public consultation responses. The GLA however felt that although the Options Appraisal represented a step forward, there was a lack of vision and that the options were fragmented.

Consultation Response on Specific Features

Caravan Site

Although the HEG felt fairly positive about a caravan and camping site remaining in the park, the overwhelming view from the Shadow Board and Historic England was that a caravan and camping site should not be relocated within the park once its lease came to an end at Rockhills. In summary both stakeholders are of the opinion that the relocation of a caravan and camping site on the Palace Terrace would have a negative heritage impact and unsatisfactorily limit public access. Given this strong steer it is recommended that a caravan and camping site is not included within the option taken forward to implementation.

Museum and Sculpture Park or Cultural Venue

The inclusion of a privately funded and managed museum and sculpture park or cultural venue in some of the options reflects the identified use of the historic subway area in the 2007 Masterplan. The proposal is supported by Historic England and the Shadow Board if the design creates an integrated park element that does not significantly impact on the park user's access to the park. As such, it is recommended that the proposal is pursued as an element which can be delivered without causing any delays to the wider park regeneration.

Events Space

The creation of an events space with full activity programme is recognised by all stakeholders as important for future revenue generation and supported by community consultation. The

management and intensity of use would need however careful consideration. Historic England favoured the Palace Terrace as the natural location for a planned large events space whereas LBB, the Shadow Board and the market testing exercise reported in the Funding and Income Generation Report (Appendix G) favoured the Italian Terrace. Though recognising the preference from Historic England, the location away from the periphery of the park on the Italian Terrace which is less likely to have a negative impact on local residents is considered to have greater support and is therefore recommended.

Gardens

Re-establishing formal horticulture in the park is also desired by stakeholders and supported by community consultation. This is recommended to be explored on the Palace Terrace to create a setting for the cultural venue and provide an opportunity for the footprint of the lost palace to be re-interpreted as envisaged through tree planting in the 2007 Masterplan.

Upper and Lower Palace Terrace

Re-defining the two levels of the Palace Terrace with the Lower Palace Terrace forming a serviced area for a wide range of activities is also broadly supported. The exposure of a lost heritage feature and the opportunity to maximise enjoyment of views to the south west is considered by the GLA to be vital structuring element of the park's regeneration but they expressed concerns over the cost of implementation. The feasibility of the proposal is therefore recommended to be further explored as part of the implementation.

Other views and concerns will be addressed during the detailed development of the Regeneration Plan but the strong steer provided by the consultation on the Options Appraisal has resulted in recommending option 5 is taken forward as the strategic approach to land use, incorporating a change of use of the events space on the Palace Terrace to a formal garden.



09 2017 REGENERATION PLAN

09. 2017 Regeneration Plan

Introduction

Though no single option was identified as a preferred option in the Options Appraisal, consultation with key stakeholders has resulted in a revised Option 5 being favoured as the recommended Regeneration Plan, Figure 9-1.

The layout replaces the event space in Option 5 on the Upper Palace Terrace with a formal garden laid out to represent the footprint of the lost palace and provide an opportunity to restore horticulture to CPP.

Figure 9-1 2017 Regeneration Plan



2017 Regeneration Plan - Proposals

Park Infrastructure (Park-wide)

- Remove clutter including redundant signage and fencing.
- Remove parking in the centre of the park, restore to parkland and provide parking on the edge of the park.
- Improve wayfinding.
- Improve pedestrian routes, paths and entrance park entrances.
- Provide selected low energy lighting to illuminate key pedestrian routes and structures.
- Restore historic views where possible.
- Introduce SuDS features to reduce surface water discharge from the park.
- Enhance habitat diversity throughout the park and enable ecology corridors.

Anerley Hill Edge – Zone A

- Improve pedestrian access between Norwood Triangle and Crystal Palace Station.
- Enable possible relocation of Capel Manor College to this area.

Palace Terrace – Zone B

- Conserve, repair and reinstate the original main entrance into Crystal Palace from Crystal Palace Parade.
- Level and create low maintenance gardens on the Upper Palace Terrace.
- Investigate potential creation of a cultural space, which integrates and renovates the Crystal Palace Subway.
- Redefine the Lower Palace Terrace and develop serviced area to enable significant events.

Italian Terraces – Zone C

- Conserve and repair terrace walls and replace missing balustrades and copings.
- Relocate the bust of Paxton to its original location on the Lower Italian Terrace and mount on new plinth.
- Create a purpose built 3.8ha event space on the Lower Italian Terrace.

Transitional Landscape – Zone D

- After removal of parking, re-contour to create a gentle undulating landform.
- Re-establish parkland with intermittent trees and shrubs within grass.

Tidal Lakes – Zone F

- Undertake outstanding restoration to the dinosaurs and improve dinosaur landscape.
- Open up Penge Gate and enhance Penge Gate car park.
- Renovate Anerley Gate.
- Create new playground.

Cricket Ground – Zone G

- Construct the Sydenham Villas residential development (1620m² footprint, 72 units).
- Renovate the adjacent Sydenham Gate car park.
- Relocate the maintenance depot adjacent to Sydenham Gate.
- Remove the playground.
- Refurbish or remove Information Centre.

English Landscape – Zone H

- Provide a new coach park, accessed from the Rockhills entrance beside the North Wing Wall to service events in the park.
- Provide a new car park accessed from the Rockhills entrance.
- Construct the Rockhills residential development (3899m² footprint, 132 units).
- Include day nursery and community rooms/ centre within the Rockhills development (670m² footprint).
- Remodel and restore areas currently excluded from the park back to parkland.
- Explore potential new uses for concert platform and Westwood Gate toilet block.
- Create new playground.

Paxton Axis

- Return the route of the axis to its original ground levels along the spine of the park.
- Remove the podium and elevated walkways of the NSC (subject to agreement with the GLA).
- Continue the axis onto the Italian and Palace Terraces to re-connect the central unifying feature of the park.



PROJECT NUMBER

60489040

SHEET TITLE

2017 REGENERATION PLAN
MAY 2017

PROJECT_SHEET NUMBER

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SCALE 1:2000 @ A17 1:4000 @ A3

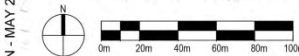
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Approved: KW

Project Management Initials: GW
Checked: JM
Designer: JM

Last Plotted: 2017-05-25
Last saved by: G

PLAN - MAY 2017.DWG



Proposals

The regeneration proposals included in the recommended Regeneration Plan are summarised below and these will form the framework for the park's regeneration. The proposals are:

Park Infrastructure (Park-wide)

- Remove clutter including redundant signage and fencing.
- Remove parking in the centre of the park, restore to parkland and provide parking on the edge of the park.
- Improve wayfinding.
- Improve pedestrian routes, paths and entrance park entrances.
- Provide selected low energy lighting to illuminate key pedestrian routes and structures.
- Restore historic views where possible.
- Introduce SuDS features to reduce surface water discharge from the park.
- Enhance habitat diversity throughout the park and enable ecology corridors.

Anerley Hill Edge – Zone A

- Improve pedestrian access between Norwood Triangle and Crystal Palace Station.
- Enable possible relocation of Capel Manor College to this area.

Palace Terrace

- Conserve, repair and reinstate the original main entrance into Crystal Palace from Crystal Palace Parade.
- Level and create low maintenance gardens on the Upper Palace Terrace.
- Investigate potential creation of a cultural space, which integrates and renovates the Crystal Palace Subway.
- Redefine the Lower Palace Terrace and develop serviced area to enable significant events.

Italian Terraces – Zone C

- Conserve and repair terrace walls and replace missing balustrades and copings.
- Relocate the bust of Paxton to its original location on the Lower Italian Terrace and

mount on new plinth.

- Create a purpose built 3.8ha event space on the Lower Italian Terrace.

Transitional Landscape – Zone D

- After removal of parking, re-contour to create a gentle undulating landform.
- Re-establish parkland with intermittent trees and shrubs within grass.

Tidal Lakes – Zone F

- Undertake outstanding repair work to the dinosaurs and improve dinosaur landscape.
- Open up Penge Gate and enhance Penge Gate car park.
- Renovate Anerley or Thicket Road Gate.
- Create new playground.

Cricket Ground – Zone G

- Construct the Sydenham Villas residential development (1620m² footprint, 72 units)
- Renovate the adjacent Sydenham Gate car park.
- Relocate the maintenance depot adjacent to Sydenham Gate.
- Remove the playground.
- Refurbish or remove Information Centre.

English Landscape – Zone H

- Provide a new coach park, accessed from the Rockhills entrance beside the North Wing Wall to service events in the park.
- Provide new car park accessed from the Rockhills entrance.
- Construct the Rockhills residential development (3899m² footprint, 132 units).
- Include day nursery and community rooms/centre within the Rockhills development (670m² footprint).
- Remodel and restore areas currently excluded from the park back to parkland.
- Explore potential new uses for concert platform and Westwood Gate toilet block.
- Create new playground.

Paxton Axis

- Return the route of the axis to its original ground levels along the spine of the park.
- Remove the podium and elevated walkways of the NSC (subject to agreement with the GLA).

- Continue the axis onto the Italian and Palace Terraces to re-connect the central unifying feature of the park.

Analysis

Introduction

For consistency the recommended regeneration proposals and Regeneration Plan layout have been analysed against the criteria in Chapter 7.

Aims and Objectives

The recommended Regeneration Plan would provide many benefits to the park and meet the strategic objectives, vision, aims and priorities identified in Chapter 6. In detail the recommended proposals and layout:

- Re-establish the spirit of Paxton's vision as a single designed landscape by restoring the overall structure of the park with a strong central axis along which are arranged in a progression of related spaces demonstrating natural and designed landscape themes.
- Celebrate landscape and horticulture through the regeneration of each park zone which together form the distinct and feted layout of the park, re-establishing its national and international significance and providing a contemporary and historic showcase for design innovation.
- Provide facilities and events that develop the park's local and regional identity, deliver community benefits and secure the long term sustainable future for the CPP.

Heritage Conservation

Restoring the historic layout and fabric of the park, including all elements identified on the Historic England Heritage at Risk register would enable the recommended Regeneration Plan to conserve the heritage of CPP and create opportunities to improve interpretation.

Community Benefits

Proposals have been developed through an iterative process and in response to community and stakeholder consultation. The resulting recommended Regeneration Plan would provide a range of community benefits through both

facilities within the park and connections to the local facilities and economy. Key proposals include:

- Improving access and connections between local neighbourhoods and opening up entrances from Penge and to the north-west.
- Encouraging use of currently under-utilised areas of the park and re-integrating currently excluded areas back into the park.
- Creating opportunities for new activities including a Community Centre, play areas and events.

Planning Framework

The recommended Regeneration Plan is based on the framework of the 2007 masterplan and would be supported by the planning principles established in the 2010 outline planning permission.

Financial Viability

Regeneration proposals would provide opportunities to generate income to assist with the long-term financial stability of CPP. The development of a facilitated event venue on the Lower Italian Terrace supported by a serviced area on the Lower Palace Terrace would form key factors in the emerging sustainable business model for the park as discussed in the business plan¹. In addition, creation of a cultural venue through private investment would enable the limited resources available for the implementation of the Regeneration Plan to be augmented and form a focus for the Upper Palace Terrace which may in time lead to increased footfall and potential further opportunities for income generation.

Capital Cost

A detailed cost plan for the recommended Regeneration Plan has been prepared and is provided in Appendix M. The capital cost for delivering the Regeneration Plan excluding professional fees and other associated costs is approximately £21.45M.

Conclusion

The recommended Regeneration Plan for CPP has been developed through an iterative process with LBB and key stakeholders to provide an agreed

¹ Fourth Street (2017). *Crystal Palace Park Business Plan*.

framework for the park's regeneration. Analysis of the proposals against the five design parameters has demonstrated that the recommended Regeneration Plan is achievable and would significantly contribute to the sustainable business model to secure the long term future of the park.

Delivery of the Regeneration Plan is detailed in the Implementation Plan, Appendix N. This provides a step by step action plan and programme for the regeneration of Crystal Palace Park.

