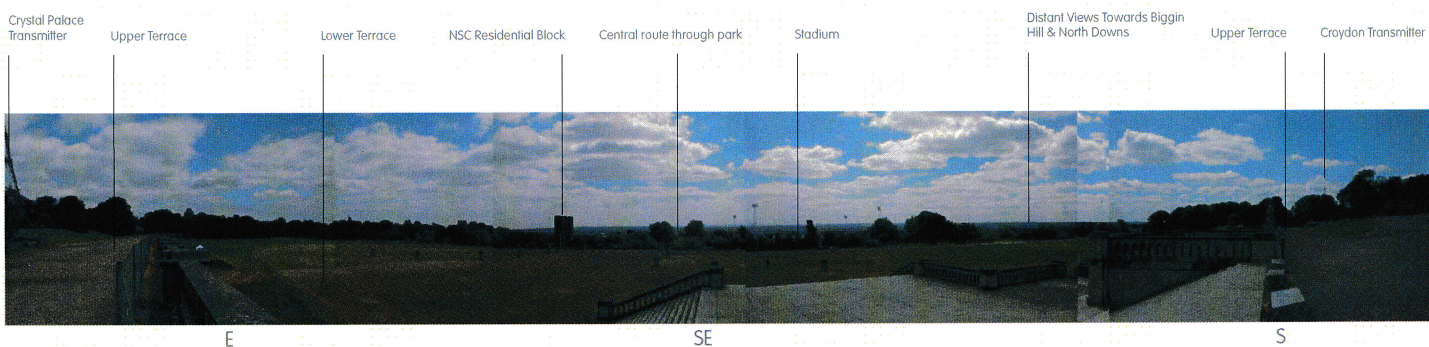
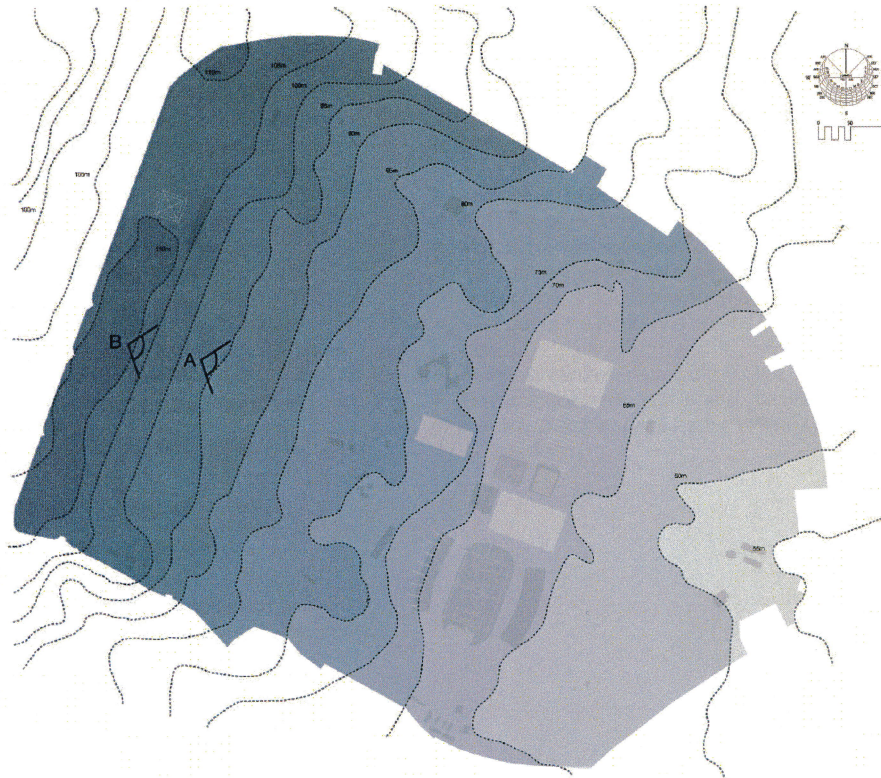


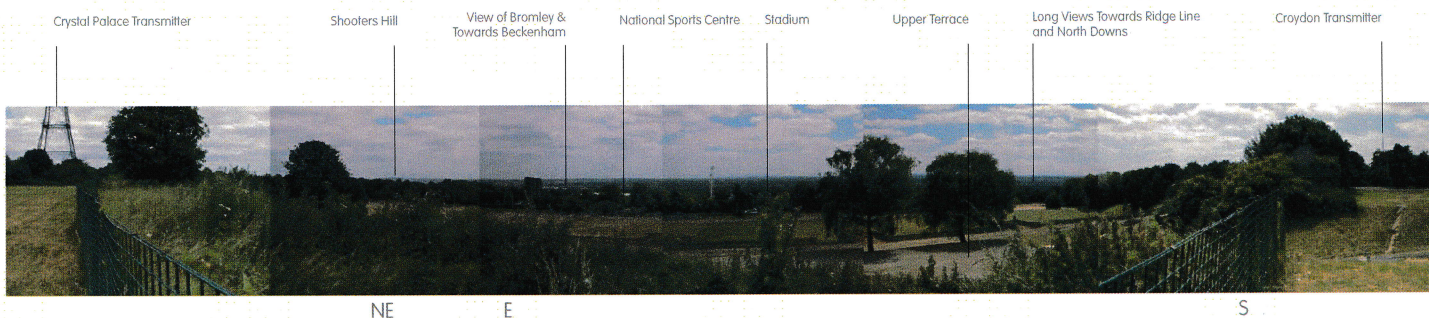
Park Studies

Landform study

From the park's high point, shown by the darker areas on the map, much of the rest of the park and the National Sports Centre is hidden. However you can see as far as the Dartford Crossing and the North Downs.



[A] Panorama From Upper Terrace (Centre)



[B] Panorama From Top of the Park

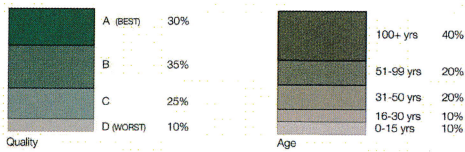
Trees and park ecology

Trees

Trees are a crucial part of the park's character and create a vital habitat for wildlife.

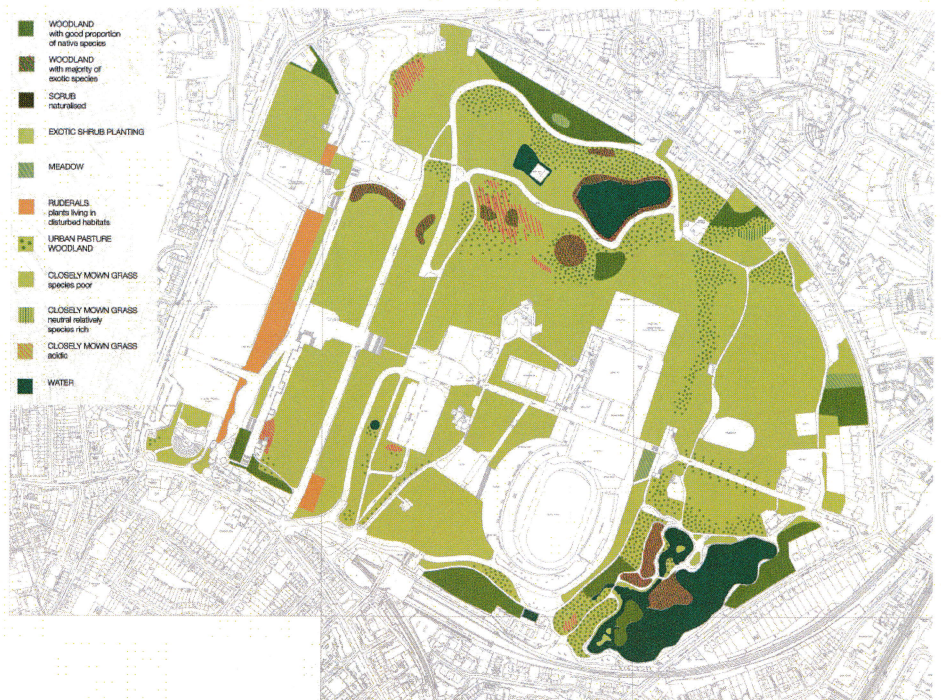
The 1996 survey of the trees showed that 65% were in either good or very good condition. 40% of the trees are more than 100 years old and 20% of the trees are under 30 years old.

Summary of trees and woodland in the park



Ecology

An ecology survey was undertaken in 1996 and reviewed in 2004. This found a wide range of habitats, which need further investigation to understand exactly what species live in the park and to develop more detailed plans and policies for nature conservation.



What's in the park

The park is a complex mix of natural environments, man-made components, sporting and leisure facilities. This drawing separates these 'layers' to demonstrate the unique way the different elements come together to give the park its great character.



Fauna/flora



Cars



People



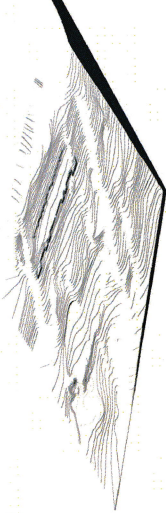
Trees



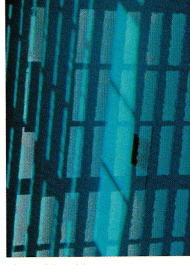
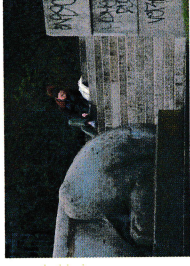
Buildings



Infrastructure

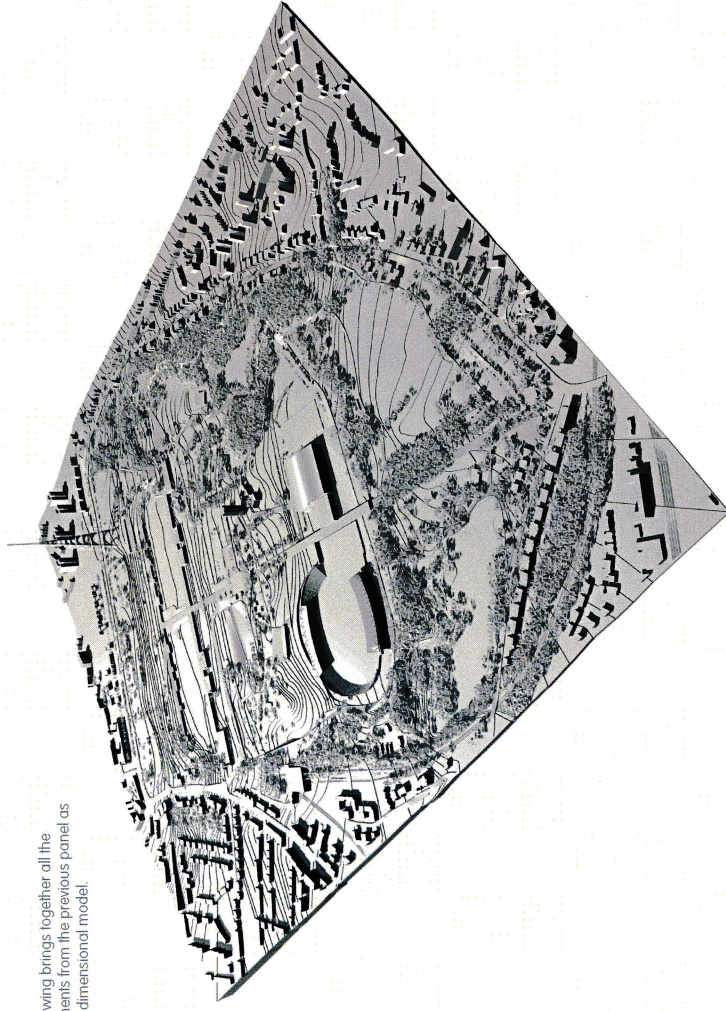


Contours



Sports and recreation

Refuge in the city



This drawing brings together all the components from the previous panel as a three-dimensional model.



Mature landscape



Historic significance

Ideas for the park

The four studies that follow look at the park as a whole – ideas for sports facilities are shown in more detail in the next section.

Each study contains a list of items that can but do not need to be done together. To give you an idea about the choices that need to be made, we are showing you what could be done depending upon the extent of work carried out and the funding available. Photographs are used to show the problems that have been raised.

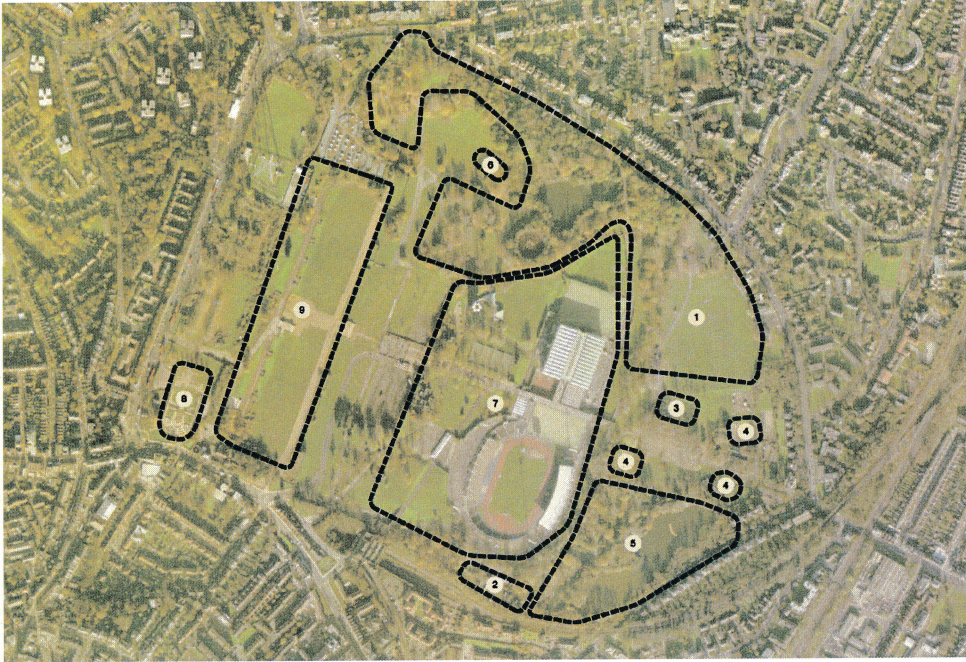
The four levels of intervention are summarised below:

- The “status quo” would be mainly continuing health and safety work but would not reverse the park’s decline
- The “basic tidy up” gives the park a face-lift, along with basic repairs and removing some of the worst eyesores
- “Moderate” improvements include significant changes to the park, replacing some facilities, improving accessibility and dramatically improving the landscaping and trees
- “Extensive” improvements could involve new facilities at the top of the park, extensive conservation of the terraces, reduced roadways within the park and better connections to areas outside the park

Clearly, cost will be a constraint and we will return to this in more detail later.

We want to know what you think about these ideas and what your priorities are for the shorter and longer terms.

The status quo?



The "status quo" would be mainly continuing health and safety work but would not reverse the park's decline

- 1 Maintain lawns, playing fields and ageing trees
- 2 Maintain under-used farm
- 3 Maintain play equipment
- 4 Maintain café, toilets, offices and information point
- 5 Maintain new planting and fencing
- 6 Basic repairs to stage
- 7 Upkeep of sports facilities and environs
- 8 Maintain bedding plants
- 9 Maintain fencing around terraces

Pros

- Could be seen as a "quick and easy" set of options
- Maintenance costs are a known quantity
- Essential health and safety works are completed

Cons

- The park will continue to decline
- The cost of maintaining the park will steadily rise but with no scope for improvements or ways to start to support itself for the future
- No impact on the appearance of the park
- Does not provide a long-term solution



- i Historic aquarium floor disintegrating
- ii Unacceptable storage
- iii Declining environs of the sports centre
- iv Graffiti
- v Dominant fences around terraces and poor surfacing
- vi Declining sports facilities and environs
- vii Stockpiling of original features
- viii Park maintenance becoming increasingly difficult

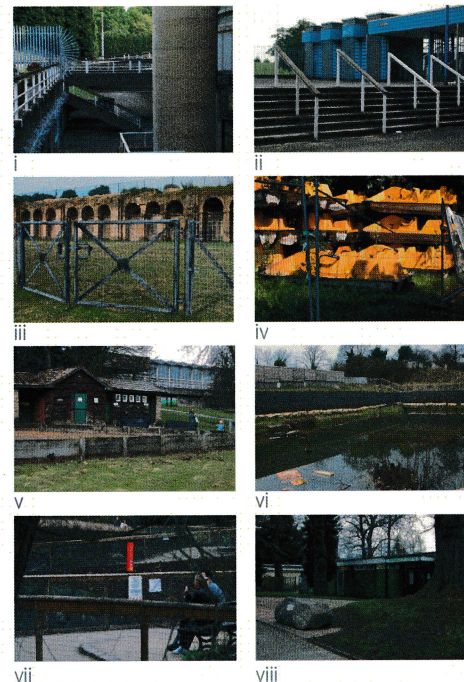
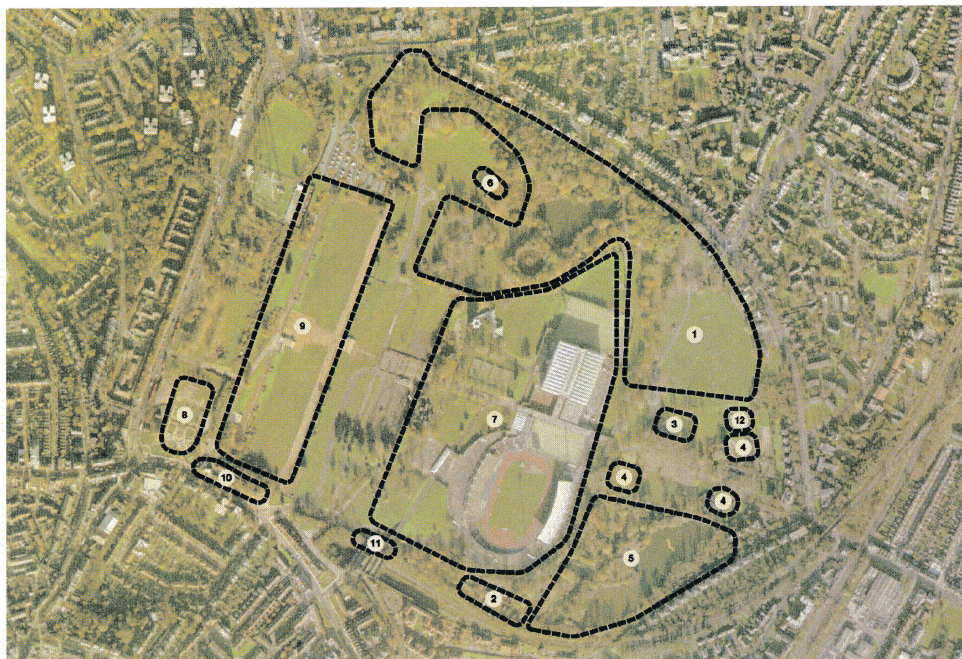
Your Comments:

Would it be right to simply maintain the park in its current state?

Are these the right priorities?

Can you add anything else?

Basic tidy up?



The "basic tidy up" gives the park a face-lift, along with basic repairs and removing some of the worst eyesores

- 1 Maintain lawns, playing fields and ageing trees
- 2 Maintain under-used farm
- 3 Maintain play equipment
- 4 Maintain café, toilets, offices and information point
- 5 Maintain new planting and fencing
- 6 Basic repairs to stage
- 7 Remove all redundant fences, clear debris and make area safe
- 8 Maintain bedding plants
- 9 Make terraces safe and remove inappropriate fencing
- 10 Clear debris
- 11 Make steps safe and remove or reconfigure turnstiles
- 12 Screen yard

- i Over-dominant security measures detract from listed National Sports Centre
- ii Poor quality entrance turnstiles with poor accessibility
- iii Inappropriate fences detract from the terraces
- iv Unsightly storage
- v Toilet facilities
- vi Under utilised farm building complex
- vii Fencing visually dominates new area of planting
- viii Information centre

Pros

- Most of the items could be carried out quickly and without excessive cost
- The park's appearance would be improved

Cons

- The park's future remains unsecured and the current state of decline is not halted
- The problems might recur and the initial investment could be wasted in the long term

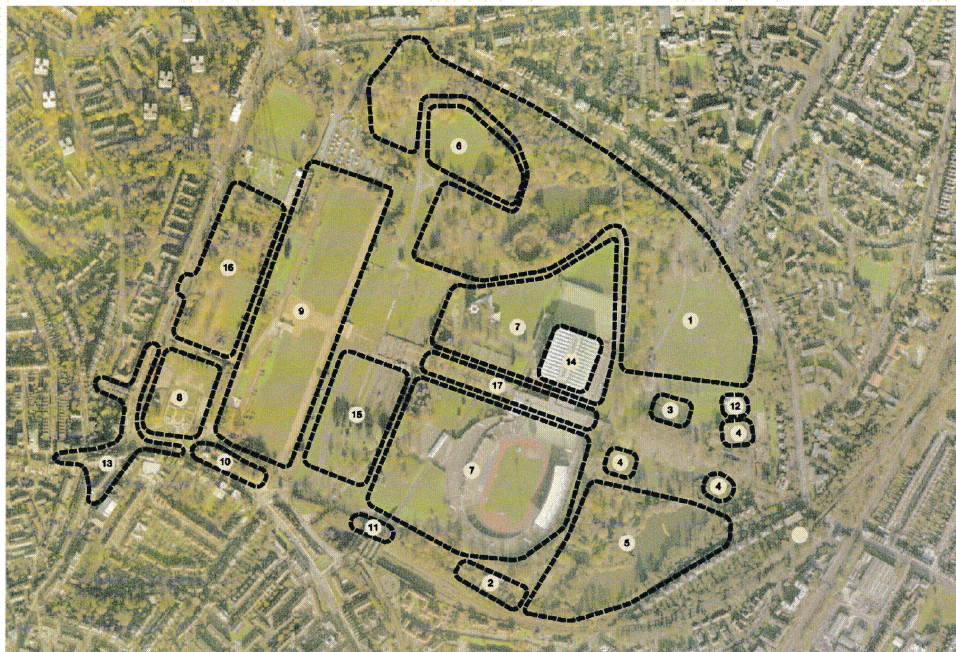
Your Comments:

Do you think a basic tidy up is the right approach?

Have we identified the right priorities?

Are there any other improvements we should add to the list?

Moderate improvements?



"Moderate" improvements include significant changes to the park, replacing some facilities, improving accessibility and dramatically improving the landscaping and trees

- 1 Maintain lawns, playing fields and ageing trees
- 2 Maintain under-used farm
- 3 Improve play area
- 4 Upgrade existing café, information point and toilets
- 5 Replace fencing and improve signage
- 6 Improve concert facility
- 7 Reconsider sports provision
- 8 Regenerate urban and park edges, improve bus station
- 9 Moderate conservation of terraces
- 10 Clear debris and plan for more effective use
- 11 Improve station access and park entrances
- 12 Screen yard
- 13 Improve streetscape
- 14 Consider future of sports centre building
- 15 Reconfigure parking and roads to respect park setting
- 16 Rejuvenate top of the park with play and refreshment facilities
- 17 Reinstate original Paxton central walkway at ground level and demolish podium

- i Poor quality facilities for park users
- ii Dominant roadways and low pedestrian priority
- iii Dominant structures inappropriate to park setting
- iv Disintegrating statues, stonework and terraces
- v Poor integration of park and built structures
- vi Sports provision has a major impact in the core of the park
- vii Under utilised concert bowl and structure
- viii Basic play facilities

Pros

- Reinforces park's biodiversity
- The park could regain much of its historic status and significance
- The park would start to generate its own income for better levels of maintenance and improvement
- Current play, sport, recreation, refreshment and education facilities would be improved with some new ones added
- Improved access, connections and appearance of surrounding areas would have positive benefits for local communities, traders and businesses
- Changes to road and building layouts would allow more parkland to be reinstated

Cons

- Could take some years to achieve
- Areas would need to be closed off while works are carried out
- The works would be costly and therefore very difficult to fund

Your Comments:

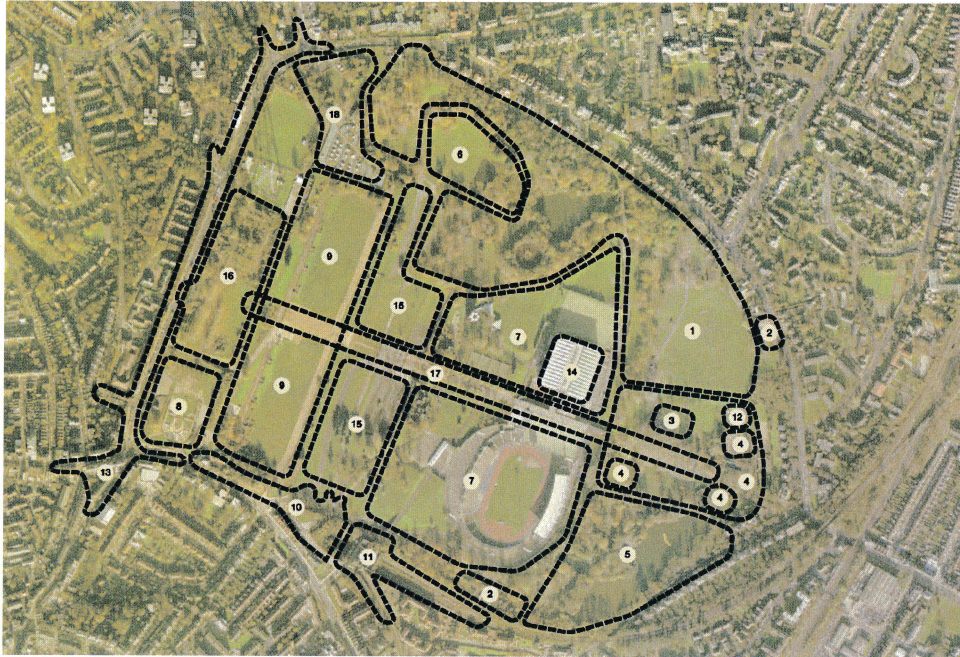
What do you think about aiming for these 'improvements' to the park?

What do you think of these ideas?

Have we missed anything?

What are your priorities in the shorter and longer term?

Extensive improvements and new facilities?



"Extensive" improvements could involve new facilities at the top of the park, extensive conservation of the terraces, reduced roadways within the park and better connections to areas outside the park

- 1 Enhance woodland, lawns and playing fields
- 2 Redevelop park with plant nurseries
- 3 Re-design play area
- 4 Re-plan park facilities and Penge gateway
- 5 Replace fencing and improve signage
- 6 Improve concert facility
- 7 Reconsider sports provision
- 8 Improve park's links with local centre and transport
- 9 Extensive conservation of terraces with improved access
- 10 Create better park entrances and boundaries
- 11 Improve accessibility between station platforms and park
- 12 Relocate yard
- 13 Upgrade Crystal Palace Parade and adjoining streets
- 14 Sports centre future to be resolved
- 15 Reclaim for urban forestry or woodland car parking
- 16 Open space with mixed educational, cultural and commercial activities
- 17 Reinstate original Paxton central walkway at ground level and demolish podium
- 18 Establish new park related mixed use of horticulture and education

- i Limited access between station platforms and park
- ii Poorly planned car parking dominates the centre of the park
- iii Excessively wide and inappropriately designed park entrance
- iv Poor quality environs for the sports facilities
- v Poor integration of sports facilities and park
- vi Residential block
- vii Dominant infrastructure related to NSC divides the park
- viii Remnants of original railings on the Parade

Pros

- Increases park's biodiversity
- The park would regain much of its regional and national importance
- Better transport links and economic stimulation would benefit local traders, businesses and employment
- New places for play, sport, recreation, refreshment and education
- New training facilities would benefit the wider community
- The proposals would generate income

Cons

- May take longer to achieve than "moderate improvements"
- Complex planning approval issues to resolve
- Areas would need to be closed off while works are carried out
- The works would be costly with complex funding issues

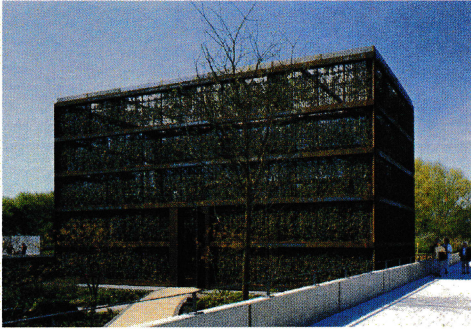
Your Comments:

What do you think about bringing new attractions to the park and its surroundings?

Are there any ideas that have been missed?

What are your priorities in the shorter and longer term?

What's been done elsewhere



Structures
Buildings and parkland



Events
Horticultural festivals
Sporting events



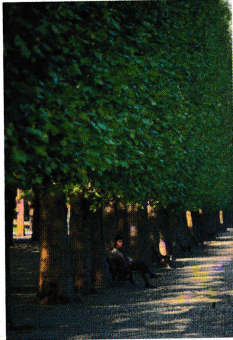
Lightweight Structures
Temporary structure
Permanent structures for quality facilities



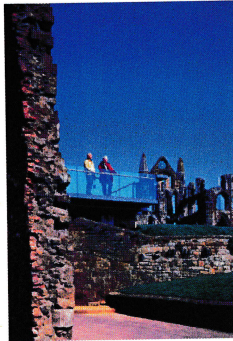
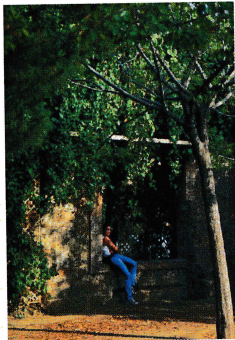
Plants & Horticulture
Glasshouses for education and plants for the park
Specialist plant centre



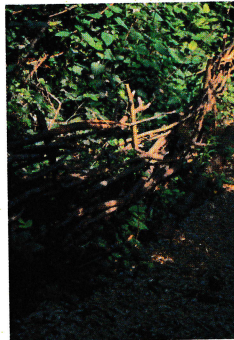
Transport
High quality shelters and bus stops
Structures linking below and above ground



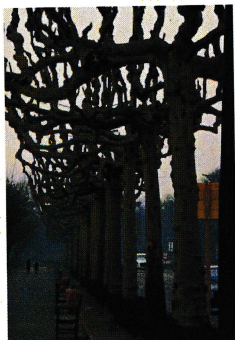
Urban Forestry
Park walkways
Woodland for education and biodiversity



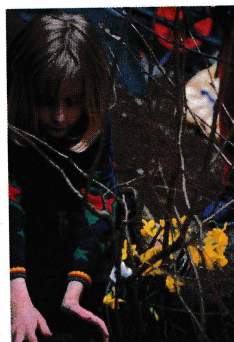
Accessible Heritage
Old structures with new uses
New structures to make use of heritage buildings



Edges and Boundaries
Formal estate fencing
Hedges for wildlife areas



Improved Parade
Formal avenues
Places to meet



Education and Interpretation
Low-key signs
Better connection with the land