

CP ENQUIRY TALK

by Ray Sacks 31 July 2009

Introduction

My name is Ray Sacks. I am the current Chair of the Crystal Palace Campaign which was formed in 1997 to oppose the building of a large cinema multiplex on the top-site of Crystal Palace Park. The Campaign was responsible for initiating the dialogue process which ultimately contributed significantly to the plan before this Inquiry. We are not a membership organisation but have an e-mailing list of around 350 people. We also provide a comprehensive and authoritative website on all aspects of Crystal Palace Park as well as archiving the material dating from the early activities of the Campaign.

I have also been a member of the Norwood Society for the last 20 years or so.

I am a resident of Upper Norwood and have lived here for 26 years – less than 10 minutes walk from the Park. I am a chartered engineer (CEng), Fellow of the Institute of Chemical Engineers (FICHe) and a Member of the Institute of Acoustics (MIOA). My professional expertise has been very useful in helping me to understand and contribute to the many technical (and other) issues relating to the Master Plan.

I am a parent and my three children have enjoyed the facilities of the park for most of their lives.

I am speaking in **support** of the master plan which I believe offers the best possible way forward for Crystal Palace Park in the present climate.

I am also speaking **on behalf of 25** named individuals who have written to the Inquiry to formally nominate me to speak on their behalf. We share the same views and hope that through making one presentation, rather than 26 separate ones, valuable Inquiry time can be saved. The full list of people is held by the Inquiry organiser but I'll mention a few:

- | | |
|---------------------------|-----------------------|
| 1. Patricia Bramble | 14. Sharon Johnson |
| 2. Hugh Bramble | 15. Wendy Jones |
| 3. Agnes Callaghan | 16. Barry Kidson |
| 4. Emile Corkhill | 17. Sally Kidson |
| 5. Wendy Davenport | 18. Derek Mantle |
| 6. John Davenport | 19. Lalitha McLennan |
| 7. Vivien Day | 20. Michael Mullings |
| 8. Norman Edgell | 21. Julian Pinhey |
| 9. Fred Emery | 22. Pervin Sivanathan |
| 10. Lois Feltell | 23. Pat Trembath |
| 11. Murray Griffin Smith | 24. Suzanne Thompson |
| 12. Fenella Griffin Smith | 25. Andrew Withers |
| 13. Adam Harman | |

... but, ultimately all people who are passionately concerned for the park.

I would like to read some of the notes I received (all sent to Chris Banks and are abbreviated here) in deference to the people who have formally nominated me to speak on their behalf – they all make different points but the overall thrust is quite clear:

Derek Mantle:

I believe very strongly in the project and am more than happy for my name to be attached as supporting the scheme.

I grew up using and loving the People's Park and it's very sad that such a lovely space is not being utilised to the benefits of our very diverse communities and population. I feel that time is slipping away in this project and my children and their peers will not have a park to be proud of, as I had all of four decades ago.

Lalitha McLennan

...It is bonkers that you can't walk from one end of the park to the other without negotiating car parks, fences and steps. It is mad that park users can't feel that the park as a whole is for them to use. It is crazy that to walk to swimming lessons I have to be fearful of traffic inside the park! ...

I desperately hope the plans come to fruition. I understand that some people object to them, but I have not met any objectors as yet. Everyone I know, (parents and children at local schools, people who have lived in the surrounding areas and visited the park regularly as children and now are bringing their own kids), have been waiting eagerly for the work to start. We are stunned that the process *has been* halted. We absolutely cannot lose this opportunity.”

Emile Corkhill

The proposals will facilitate the much needed improvement of what is an exceptional park - that is currently dissected by a confusing / poorly designed layout surrounding the National Sports Stadium i.e. level changes, elevated walk ways, confusing entrances etc. The LDA's proposal aims to rectify this whilst enhancing the remainder of the park. I am 36 and speak as a life time user of the park and a life time resident of Crystal Palace.

Adam Harman

This well considered, extensively consulted upon investment in our much loved corner of SE London will be great for the community - infinitely better than the "leisure box" proposals of years gone by. ...In my view those in opposition have a voice that is vastly disproportionate to the actual strength of feeling in the community on the proposals - my experience is that the overwhelming majority of locals just want to see progress, and our Park's wretched years and years of decline and under-investment turned round as quickly as possible.

We need to speak out on behalf of the silent majority in support of these excellent and democratically sanctioned proposals.

Andrew Withers:

“I am strongly in favour of the proposed scheme....

I have lived in this area for 25 years and Crystal Palace Park could become an absolutely fabulous park for family based activities, especially children (keeping them off the street and in a relatively safe area). On balance, the proposed scheme will bring vast improvements to the park and area generally. I have three young sons (11,

8 and 5 at Paxton School) and I would like them to be able to take advantage of the proposed improvements. I am also the Treasurer to the 7th Camberwell Dulwich Cubs and Scouts (based at the Dulwich Fort) and every parent I talk to is very much in favour of the scheme and the change. Crystal Palace has never stood still and I am strongly of the belief that *now* is the time for change and improvement.”

Outline of talk

There are seven main points I'd like to explore – I'll list them first and fill in details afterwards:

1. The master plan represents a balanced approach which is in the best overall interests of the park and the surrounding areas.
2. This plan has emerged from an extensive consultation process.
3. The overall plan contains many highly imaginative and beneficial elements which taken together address the real regeneration needs of the Park.
4. It also proposes housing, but on a limited scale - technically on less than 1% of total park area. And there are positive advantages to the housing.
5. This is an outline planning application - detailed submissions will be needed before specific elements can go ahead.
6. There is currently no alternative to this Plan - nor, I suggest, is there likely to be in the foreseeable future.
7. The only evident alternative is to do nothing – thereby allowing the park to degenerate even further.

I will expand these points briefly, one by one - but before I do so, I'd like to touch briefly on some aspects of the history of the park, which I believe provide helpful context.

History

As you know, the history of this Park goes back more than 150 years. It was a very ambitious project to move the Crystal Palace from Hyde Park to Sydenham during the 1850s, to scale up the building and to change its purpose. The original Hyde Park creation had, of course, a very specific purpose - to house the Great Exhibition of 1851. But the rebuilt Crystal Palace in Sydenham became essentially a mixed use leisure complex providing a wide range of entertainment to paying visitors.

At first this was successful. However after a number of years, the Crystal Palace Company (a private company set up to own and operate the Palace and the Park) started to struggle - so much so that it had to sell off parts of the Park for housing in the 1870s. About 14 acres went. You may wish to contrast that sale with the current proposal of 2 acres for housing.

Four areas of the Park were affected by the 1870s sale (see Figure 1):

1870s Sales	Master Plan
1. Crystal Palace Park Road (40 plots)	most properties still occupied – proposal to infill some missing houses
2. Thicket Road (6 plots)	two on east side now demolished - that area now is Penge entrance car park
3. Anerley Hill (Ledrington Road) (19 plots)	still occupied - would not have existed at all but for the housing sale
4. Crystal Palace Station Road (6 shops with accommodation above)	now reverted to green space, small garden

The sites of the 1870 housing are best shown on the (later dated) sale-map dating from 1911.

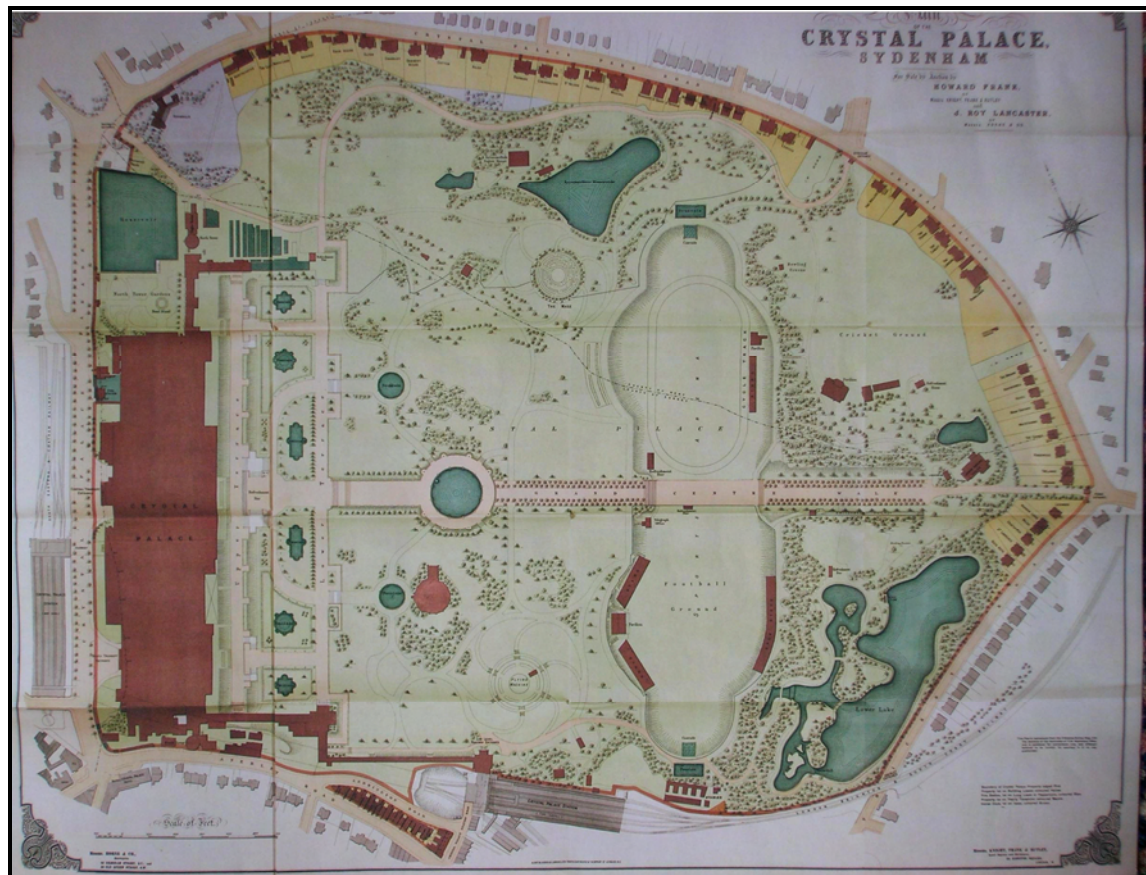


Figure 1: Crystal Palace Park (1911)

Also on the plan is

the outline of the enclosed Rockhills estate (top left corner, smaller than the current Caravan Club, see

- Figure 6),
- the Sports Area including a cycle track (site of the NSC) and
- the football ground (site of the athletics track).

However the sale of the houses in the 1870s and other sources of revenue, such as the lease of a football ground to the FA, failed in the long term to rescue the Crystal Palace Company. In 1909 it was wound up.

In 1911 the Park was put up for sale, bought ultimately through various public sources of funding and in 1914 The *Recreation Ground – Crystal Palace Act* established a body of trustees “to hold and manage the same as a place of public resort and recreation; and for other purposes.”

The era of shareholders was over, and (for better or worse) public funds were to be used to maintain the now public park.

The Crystal Palace itself burnt down in 1936 and the park was subsequently billed by the Times as 'the best building site' in London.

To summarise:

- the body of trustees was abolished in 1951 and the park was given to the London County Council
- various schemes were proposed for the park which didn't come to fruition
- the "National Recreation Centre" (now the NSC) was built in 1964
- ownership passed to Bromley Council at the abolition of the GLC in 1986

In August 1987 Outline Planning permission was granted for a hotel and leisure complex on the Top Site in a building resembling the old Crystal Palace – but much smaller. It fell through due to the economic pressures of the time; so did other schemes over the next decade. The next serious challenge to the Park was from the cinema multiplex (planning permission granted 1998), and that, of course, was defeated by the Crystal Palace Campaign (and others) in May 2001.

The most recent chapter began with the ending of the Sport England lease on the NSC in March 2004 which called for another dramatic rescue – the LDA stepped in and spent about £2 million on the athletics track, thus saving a whole host of summer games that year and since.

The LDA have since spent a large sum of money on the NSC to remove the asbestos and refurbish much of its contents – and in my opinion have done a tremendous job for the Park over the past few years. (e.g. see DVD images...turnstiles – to - grass).

I've tried to show in this potted history how the Park has had to adapt to changing circumstances, threats and disappointments. That we still have a park at all is a near miracle, but *'the best building site in London'* is still very vulnerable, and its regeneration is long overdue.

I'd now like to return to talk about my main points :

1. **A balanced approach** - [I think the Master Plan provides a balanced approach to park regeneration]

The Master Plan by any standards is huge and complex and aims to address the diverse needs of park users, the local community and others. There have been many different demands to reconcile in developing the overall scheme - from the simple desire to have a safe place for children to play to the need to preserve the concepts of the Paxton legacy – described so eloquently by Jo Gibbons in her evidence. The overall approach therefore has been to strike a balance between the aesthetic and the practical, between respecting the legacy and serving the community.

The planners, Latz and Partners (based near Munich) are internationally renowned and were chosen out of a field of initially 60 respondents to the brief. They have many notable projects in their portfolio including the “Memorial Site – Dachau” – and it's hard to think of anything which requires more sensitive approach to consultation than a memorial to the victims of a concentration camp.

What Latz have come up with, at Crystal Palace, is a plan that seeks to serve the *greater good*. They have combined elements which provide something for everyone, while at the same time creating a scheme which is sustainable, economically viable and capable of realisation. In the Master Plan's section “Sustainable Development and Policy Objectives”, their Core Principles encapsulate the essence of these ideals (see **APPENDIX I**) for example:

A Revived Metropolitan Park

To create a Park which acknowledges its historical past, yet embraces the twenty-first century through its design, the range of activities and its accessibility, and acts as a catalyst for the regeneration of Crystal Palace Park and the wider area

Obviously, it is inconceivable that everyone could wholeheartedly embrace all aspects of the plans for Crystal Palace Park. But what we do have is an outstanding and comprehensive scheme which integrates disparate *and* complementary requirements into a coherent whole - for the benefit of the community.

We should see this balanced approach as providing an opportunity and a framework within which the regeneration of the whole park can now take place in an imaginative but structured way.

2. **Consultation process** - [In my second point, I would like to consider the consultation process]

It's essential to understand that the Plan before you today has resulted from a very thorough process of dialogue and consultation.

To go back a bit in time...when the multiplex was cancelled (May 2001), the Crystal Palace Campaign embarked on two main follow-up ventures:

1. a wide ranging survey to 'openly consult the public' about the future of the park
2. a Stakeholders Forum

Survey

The survey called "Consultation Starts Here", conducted and published (March 2002) by the Campaign, was the first time ever that the public had been consulted about the future of the park.

We distributed 40,000 questionnaires within about a mile or so distance from the park, visited local schools and received nearly two and a half thousand completed responses – not counting various other forms of response from many school children.

This consultation resulted in a 60-page report. I have copies available but one or two conclusions are important:

- the public clearly believed that the main park should continue to be used as a landscaped park; the sports centre as a sports centre and the museum as a museum; compatible and ancillary uses were also widely supported (section 10.2)
- the notion of a building on the top site was supported by nearly as many people as opposed it (section 10.4)

The report also noted that only through a "patient iterative process can a community get the park it wants. While this is sometimes time-consuming and laborious, it is ultimately worthwhile." We also said that:

"We hope that this report will lay the foundation for further consultation and a Park which we will be proud to leave to our children."

The Stakeholders' Forum

The Stakeholders' Forum really began with a large meeting of all the parties we (the Campaign) thought could participate or contribute to the rescue of Crystal Palace Park. The Campaign funded the first meeting (in July 2002) with a professional facilitator (Nigel Westaway) running it.

The regular meetings began later in the year when ongoing funding was found. Participants have included local amenity groups, the five surrounding London boroughs, English Heritage, Sport England and the LDA.

In the course of these regular forums, particularly later when the Master Planners became involved, many aspects of the park were discussed in detail, and the wishes and ideas of local people were taken into account. As the Master Planners developed ideas for various elements of the park scheme, some of these met significant opposition and were dropped; for example, the buildings at Anerley Hill corner. However, the possibility of housing at Rockhills was there virtually from the beginning, and remains.

Even though the Master Planners were trying to satisfy local demand, it was never going to be possible to please everyone. At some point the planners' had to make their own

decisions in order to avoid a lowest-common-denominator design and to focus the process so that progress could be made - endless discussion is not a sensible option.

The Master Plan finally emerged and was exhibited – in its Planning Application format - to the public in October 2007 in the old Victorian ticket hall at Crystal Palace Station. About 4000 people attended this exhibition organised by the LDA – the feedback showed that the Master Plan broadly received a positive reception from the local community, with some areas of concern (see APPENDIX 2).

I'd like again to return to the DVD I submitted to this Inquiry together with my initial letter. This was made quite independently by my son (then aged 12) and he records the views of some of the visitors to the exhibition. I hope, sir, that you have had a chance to view this film – it's only a few minutes long.

I have a transcript here; there are interviews with Roger Frith (LDA) and John Greatrex (one of the Master Plans objectors). These are some visitors' comments:

“Very exciting”

“Don't like the idea of it being funded by more building.”

“We read that there was some controversy over the building of housing... it's no real encroachment on any green space at all.”

“It looks lovely”

In the heat of the arguments here over the technicality of the correct application of Planning Policy Guidelines or Planning Policy Statements, the designation of Metropolitan Open Land or Conservation status, we should not forget that we are talking about a park which is of tremendous benefit to people in a sometimes stark urban landscape.

I regret to say that there is one matter I want to touch on in relation to the issue of consultation and that is misinformation. The otherwise excellent consultation process has been somewhat hampered by the spreading of innuendo and inaccuracies. Many people are in a position to assess the information they receive from various sources, but many are not – I offer two examples, although I've seen many such.

The first example is from the (very recent) Spring 2009 Newsletter of the CPCA. An article entitled “The Sale of Our Heritage has begun” discusses the loss of open space and guesses the profits to be made from the proposed Master Plan housing.



Figure 2: Somewhere in the park

It illustrates this with a picture of grass and trees (Figure 2). The implication is that it is an area like this which is going to be covered with housing. I'm afraid the newsletter is being somewhat economical with the truth. The actual areas on which houses are proposed to be built are mostly covered in tarmac and completely fenced off from the public – NO houses are proposed on open green space of this nature. The article also refers to “luxury apartments” £1/2 million each – nowhere in the Master Plan is reference made to the houses in such terms! (I shall speak further about housing later in Item 4).

The second example is an article which appeared on the CPCA website – 24 June 2008:

“For two years the London Development Agency maintained the deception that there would be no housing on Crystal Palace Park within their ‘regeneration’ proposals.”

The use of the word *deception* is not only disingenuous it is incorrect since the idea of including housing at Rockhills featured at the 2005 exhibition (Crystal Palace Park LDA Consultation Report December 2005) and in the Crystal Palace Park Planning Framework - Addendum February 2007 – following an exhibition of proposals.

It is unfortunate that these tactics were used to try and undermine the Stakeholders' Forum where debate was honest, open and based on accurate information. Further, after years of battling against the cinema multiplex, a good deal of trust and goodwill (essential ingredients) developed as people got to know and work with the LDA and the Master Planners - all this constituted a thorough consultation process.

3. Imaginative and positive elements – [The Master Plan is much more than “the best we can do in the circumstances” here are some reasons why,,,]

There is much to be admired though this may not be evident from the opponent's literature.

First the scheme fixes many problems in the park of a practical, infra-structure nature: rough pathways, lack of toilet facilities, poor lighting and signage, not sufficient play areas.

Second it removes features that detract from park views or limits access to open space - such as fencing, concrete and tarmac. About 39 acres of the parkland will become newly accessible to the public as a result of these improvements.

Third it repairs the great historic heritage of the park, such as the crumbling terraces, and it preserves the Grade II* NSC in an open and imaginative manner; another example - the cricket pitch will be reconstructed and have a new pavilion.

Fourth it adds innovative items that reflect the history of the park such as the tree planting on the Top Site. It adds new elements such as sunken gardens with access for all users, an aquarium mist garden and an informal woodland playground.

Fifth it offers the Crystal Palace Museum an exciting new building with a viewing platform and connections to the historic subway; this has great potential for educational use and park interpretation. It will be built at the site of and will mark the former main entrance to the Crystal Palace itself.

I'm not going to list all the items in detail – it would take far too much of the Inquiry time (and I believe is being dealt with in detail elsewhere). But taken together the changes will transform the park from its current seriously dilapidated state into a place that will be a joy to visit. People really do care passionately that they have a park pleasant to the eye, safe to use, devoid of ugly fencing, with restored rather than crumbling historic features; a park which is accessible and inclusive for all visitors including disabled people, those with small children, the young and the old.

Finally I would like to say that... the park has an international reputation and could even be one of the Olympic training camps leading up to the 2012 Games. I, for one, would like to think that the environment that the athletes find will reflect well on our area, our capital city and indeed on the UK. The Master Plan has that promise, but we'll have to get a move on.

4. Housing

I now come to an issue that I know is contentious – the plans for the Rockhills area of the Park. The proposed housing will cover about 1 ½ acres at Rockhills (and about ½ acre along the Sydenham perimeter, Crystal Palace Park Rd.) – altogether about 1% of the total park area of 200 acres. Although technically designated MOL this land is not and has never been accessible to the public – it is in no sense open. As one visitor to the Master Plan exhibition put it the proposed housing is...

“...no real encroachment on any green space at all”.

The proposal will provide 180 homes – a mix of one and two bedroom units with some three bedroom units.

But... even as we deliberate here, the park is undergoing changes around the Rockhills area; a new steel gate has been placed across the Old Cople Lane entrance to the park:



Figure 3 : Old Cople Lane Entrance (26 July 2009- Sunday)

The sign reads “No unauthorised persons allowed beyond this point:



Figure 4: Keep out

In case anyone thought that the park could be accessed through the caravan site, there was another 'welcome' on hand:



Figure 5: Private - Caravan Site

I think we should regard the changes, proposed in the Master Plan, in the Rockhills area of the Park in a positive way. Here's why.

In a nutshell

- the park will have a net gain of 4 acres of open accessible land
- from the sale of housing, there will be a contribution of about £13m towards park regeneration (about a third of the basic plan's costs – and it could generate matched funding)
- a new permanent residential community will be created in a forgotten (closed) corner of the park
- the park will be opened up through a new welcoming and secure gateway replacing the current ignominious entrance through a broken fence (if you venture past the warning signs)
- it's estimated that the new residents will contribute £2.8 million/year to the local economy
- 180 homes will make a modest but useful contribution towards the easing of London's housing problems

I realise that the plan means that the Caravan Club has to go and that will be regretted by some. I hope that as a smart, commercial organisation they will find a suitable alternative site. However, the overriding benefits of the Master Plan to Crystal Palace Park and the local area cannot be discounted.

A final note on Rockhills: The plan shown in

Figure 6 superimposes

- the caravan club boundary (red)
- the original Rockhills boundary (green) and
- the outline of the proposed housing (blue)

It is interesting to note that the current boundary exceeds the original Rockhills boundary quite considerably.

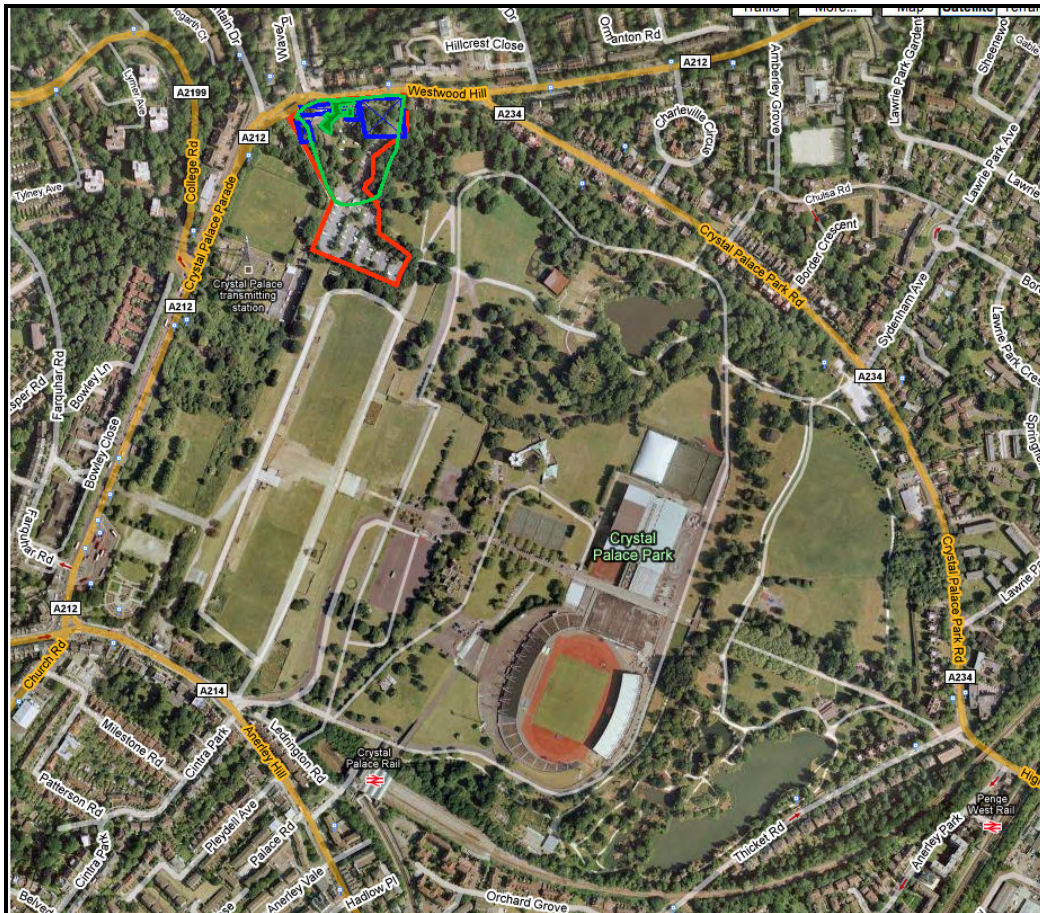


Figure 6: Rockhills areas

5. Outline Planning Application

I want to touch on the fact that this is an Outline Planning application. It sets the parameters within which change can take place and includes the expected costs of the proposals at three levels, ranging from the basic (£42m) to the most complete (£67.5m) – and that would include elements like the tree walk (incidentally which I think is a terrific idea having experienced one at Alnwick, near Newcastle, £10 entry fee).

The planning application handed in to Bromley was much more detailed than outline plans usually are (cf multiplex £70m) – in part I think because of local concerns and sensitivities following the multiplex battle; so naturally people would want a thorough outline of what is

proposed especially with this recent history. The Master Plans gives some illustrative examples (in the Style Book; see APPENDIX 3) of what final designs might look like. But it is still an outline plan and specific elements including the housing will be subject to further planning scrutiny.

The approval of this application doesn't mean that all the proposed elements will be implemented – nor does it exclude the addition of further improvements. Nevertheless, this is the framework which will guide the regeneration. It will provide a strong foundation for the detailed design elements to follow and a model for *future* regeneration.

6. No viable alternative – [I haven't seen anything which might replace the MasterPlan]

In the history of this park there have been many failed attempts to find some means of sustaining it in a decent condition, fit for purpose and in its new role in the 21st century. I can almost understand the difficulties that Bromley Council found itself in when it tried to offset the cost of maintaining the park through the cinema multiplex scheme – almost ... but not quite. That was not the right way to go. When the multiplex project was withdrawn, many suggestions were put forward as to what improvements could be made to the park. Some of these were shown publically at Dulwich Gallery and included

- a winter garden
- a new Crystal Palace
- a sculpture park (Sculpture Institute)

The last of these included a highly imaginative building from the architect Chris Wilkinson. I personally thought it could have been a really magnificent successor to Paxton's Crystal Palace – but not everyone agreed.

The fact however is that none of the big ideas have proved sufficiently realistic (or attractive, perhaps) to have been turned into a planning application, although some of the other proposals featured at Dulwich Gallery *have been* incorporated into the Master Plan. As far as I know, there have been no other significant planning submissions for the Park between that for the multiplex and the current Master Plan – and nor are there any in the pipeline that we know of - there is no alternative choice for the Park.

We - the users, local people and others - have waited long enough; if this outline plan gets rejected, I believe we will lose a chance in a generation to rescue the Park. More than that, we will lose the best scheme we've seen since the Park became public property nearly a century ago.

7. Degeneration (and conclusion) – [the alternative might just be...]

I said “no alternative” but there is one very realistic alternative and that is further degeneration. I assume that is not what the opponents of the Master Plan want. But it is what they're likely to get if they succeed; after all from the time we started talking in earnest (in 2002) to now (2009) it has been seven long years. I'm sure you've seen the state of the park during your walks. Apart from the obvious, visible problems, there is the underlying issue of the continuing deterioration of, for example:

- Italian Terrace structures (Zone C). £7.8 million has been allocated for their regeneration
- Japanese knotweed requires £53 thousand to clear
- improvement to ramps, steps and stairs requires £2.1 million.
- etc

This is only part of the list of improvements needed.

Arguably of course Bromley Council will do some patching up, some remedial bits and pieces, on grounds of health and safety if nothing else. But is that what we want for Crystal Palace Park? - a continuous, depressing deterioration – until the next commercially driven proposal for hotels or casinos or supermarkets comes along and the financial argument becomes irresistible. I don't think either of those outcomes - slow but inevitable degeneration or another multiplex scenario - is in the best interests of this community.

But that is for this enquiry to resolve – and in supporting the Master Plan hope urge that it is allowed to go ahead as soon as possible.

APPENDIX I: Master Plan

SUSTAINABLE DEVELOPMENT AND POLICY OBJECTIVES

Core Principles

- **A Revived Metropolitan Park**

To create a Park which acknowledges its historical past, yet embraces the twenty-first century through its design, the range of activities and its accessibility, and acts as a catalyst for the regeneration of Crystal Palace Park and the wider area

- **A Sports and Events Park**

Which celebrates its sporting and events past, and casts this in a rejuvenated Park with improved sporting and event facilities to host a wide range of events and activities in a spectacular setting and in state-of-the-art facilities – from sporting and musical to historical and horticultural

- **A Sustainable Park**

Which embraces the principles of sustainable development and inclusive design in respect of its physical, social and economic context by improving the distinctive nature of the Park and its surrounding area, thereby enhancing environmental quality and maximizing opportunities for the local community both now and in the future

- **An Accessible and Integrated Park**

Which is better connected with the surrounding area and London, is accessible to all with improved gateways and is safe and convenient to navigate around.

- **An Educational Park**

Which enables visitors to learn and enjoy the Park and its facilities, building on improved interpretation facilities for the Park in terms of nature and ecology, sustainability, natural history (such as the dinosaurs), the geology of the Park, and the provision of educational facilities within the Park: a learning experience of stunning landscape setting

APPENDIX 2: Summary of responses after the October 2007 exhibition

Quote from Appendix 11:

Regardless of the way that people responded, there were five clear areas that attracted the most comment:

- i. By far the most frequently occurring comment was support for the proposals and positive response to the Masterplan, often without exception.
- ii. The issue of housing was raised frequently, with an even balance between positive and negative comments. Respondents were least critical of the Sydenham Gate proposals.
- iii. The issue of vandalism and personal safety was the third most raised issue.
- iv. There was a lot of clarification sought on the issue of the provision of youth facilities in the Park.
- v. There was some confusion about the future provision of car parking within the Park. Many sought reassurance that the Park would retain some parking.

APPENDIX 3: Style Book statements

Rockhills:

This new residential development will frame the Park at its north-west-corner, creating more public space and a new entrance gateway. The buildings which will step down towards the east and into the Park are arranged around two partially enclosed garden courts, allowing the landscape to permeate the built structure and create framed views of the Park from the Westwood Hill.

Sydenham Hill:

This residential development is designed to continue the rhythm of the Park boundary and will respect the scale and character of existing buildings.