

# Beckenham Place Park

Mounded Garden Planning Application Documents

10.11.2017

# Proposed location of the mounded garden within Beckenham Place Park



Planting application boundary, consent granted on the 18.10.17

Proposed location of the mounded garden

Railway line

## Proposed location of the mounded garden within Beckenham Place Park

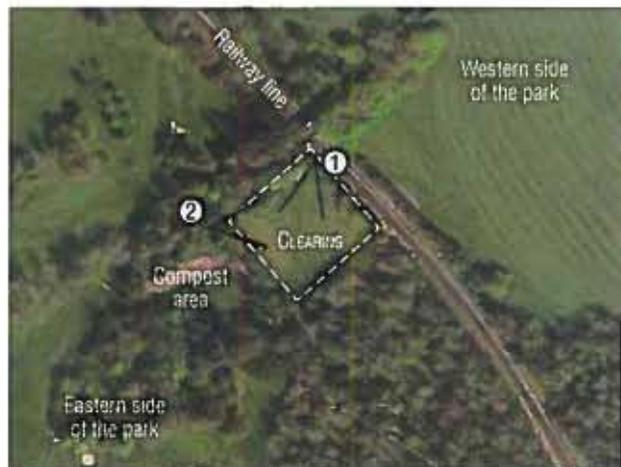
This document details the layout, setting, dimensions and materials of the proposal which consists in the creation of a circular mounded garden within Beckenham Place Park. This garden will constitute a destination for visitors and add to the experience of the park whilst preserving the heritage value of the site.

The proposed site for the implementation of the feature mound is an existing clearing bordered with semi mature and mature trees, bound at the east by the railway line. The northern and western edges are defined by the existing path linking the western and eastern sides of Beckenham Place Park, whilst the southern edge of the clearing is bound by woodland.

The clearing is remote from the Mansion and Homestead but in adjacency of the compost area, making this location secluded and under-used. The creation of the mounded garden in this area will participate to attract visitors to this part of the park and increase the footfall between the eastern and western sides of Beckenham Place Park.



View looking south towards the existing path



Detailed plan of the area



View looking east from existing path

## Illustrative plan view of the mounded garden

- ① 1 in 2 slopes, grass planted and maintained as natural long grassland
- ② DDA compliant (1 in 21 slope) mown grass path to the top of the mound
- ③ 10m wide viewing top platform
- ④ Timber benches
- ⑤ Timber steps to the top with mown grass landings
- ⑥ Existing railway bridge
- ⑦ Existing path
- ⑧ Proposed path to the lake as part of consented planning application
- ⑨ Proposed woodchip informal path to the mound
- ⑩ Existing woodland
- ⑪ Compost area cleared from debris, leveled up and grass seeded to allow woodland succession
- ⑫ Eastern side of Beckenham Place Park



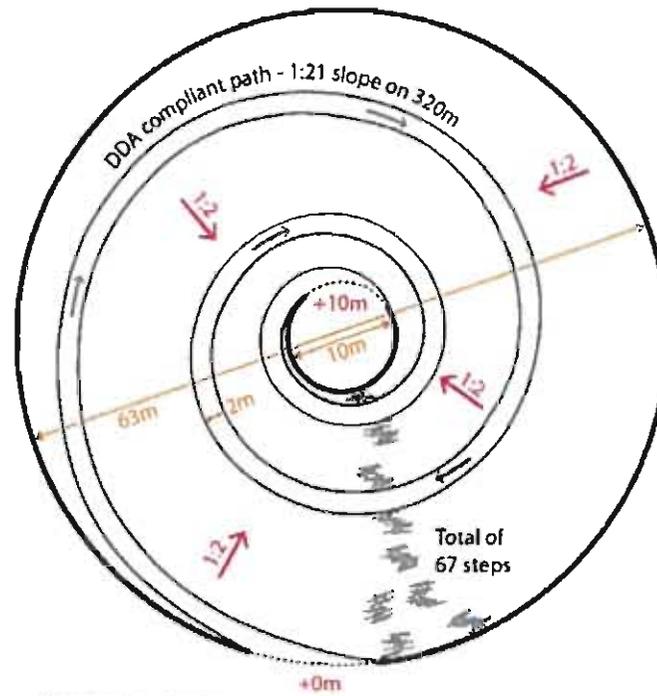
## Sections and dimensions

The mounded garden will offer views at 360 degrees onto both sides of Beckenham Place Park, including the lake. The mounded shape of the gardens will reflect the landforms of the flood alleviation scheme conducted by the Environmental Agency on the eastern side.

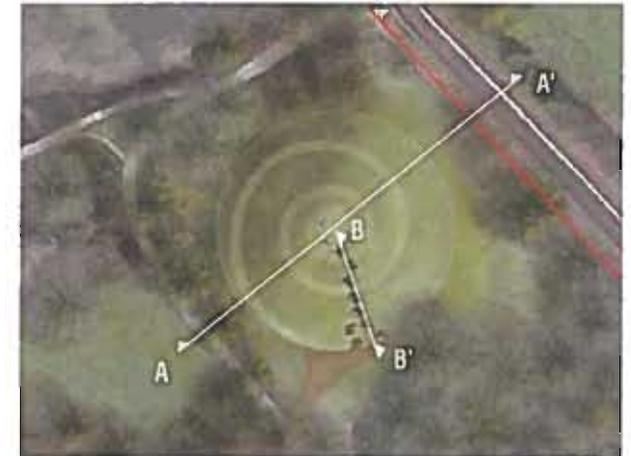
Two accesses are proposed to the top platform of the mound:

1. A DDA compliant path (1 in 21 slope) that gently spirals up to the highest point, 10 meters above the existing ground level
2. An informal set of timber steps inserted in the grass slope on the side of the mound. The stairs to the top will be formed of flights of 10 steps maximum split by grass landings.

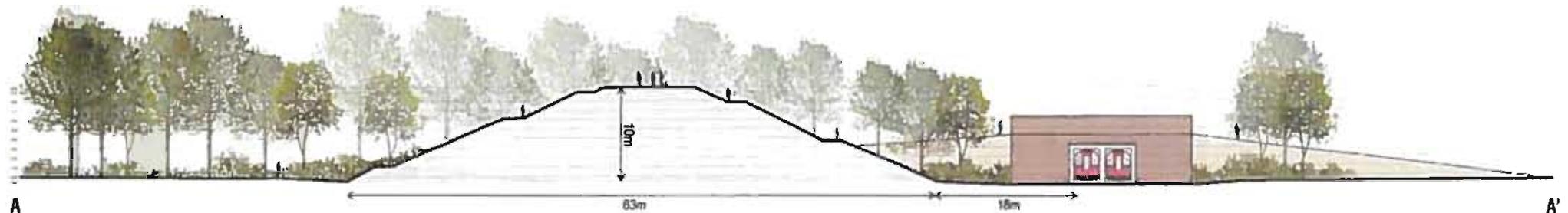
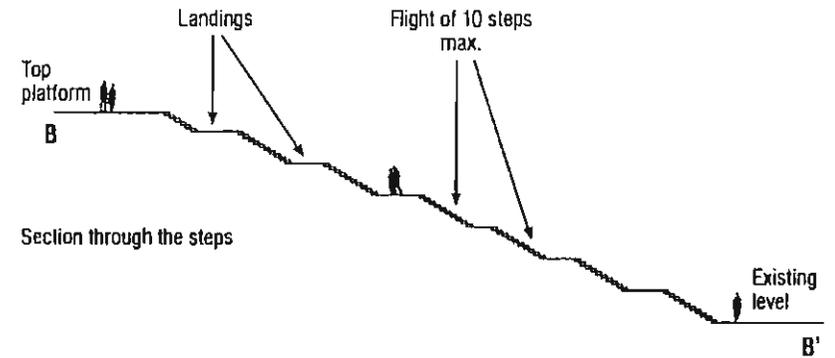
These will guarantee the mounded garden is fully accessible for all, whilst offering a varied experience to the visitors.



Diagrammatic plan view



Key plan



Long section through mound and context

## Visibility study

The location of the mounded garden has been carefully studied to deliver both a significant feature for the park and to preserve and respect the heritage value of the settings.

- The mounded garden will sit in a clearing located over 300 meters away from the Southend Lodge, 400 meters from the Homestead and 500 meters from the Mansion.
- The existing tree belt of mature trees that surrounds the clearing will provide an efficient screening of the views towards the mound.
- The existing ground level of the clearing being low (+29.50), the mound will not appear as a dominant feature in the parkland.
- As shown in the section below, the existing ground level by the Homestead (+42.00) is higher than the top of the mound (+39.50). This, together with the existing tree belts and the distance, ensures the mound won't be visible from the Homestead and core of the pleasure grounds.
- The mound will be easily accessible from the existing path looping around the clearing and from the lake.
- In the winter months views towards the lake from the top of the mound will be possible, associated with views to the eastern side all year round.

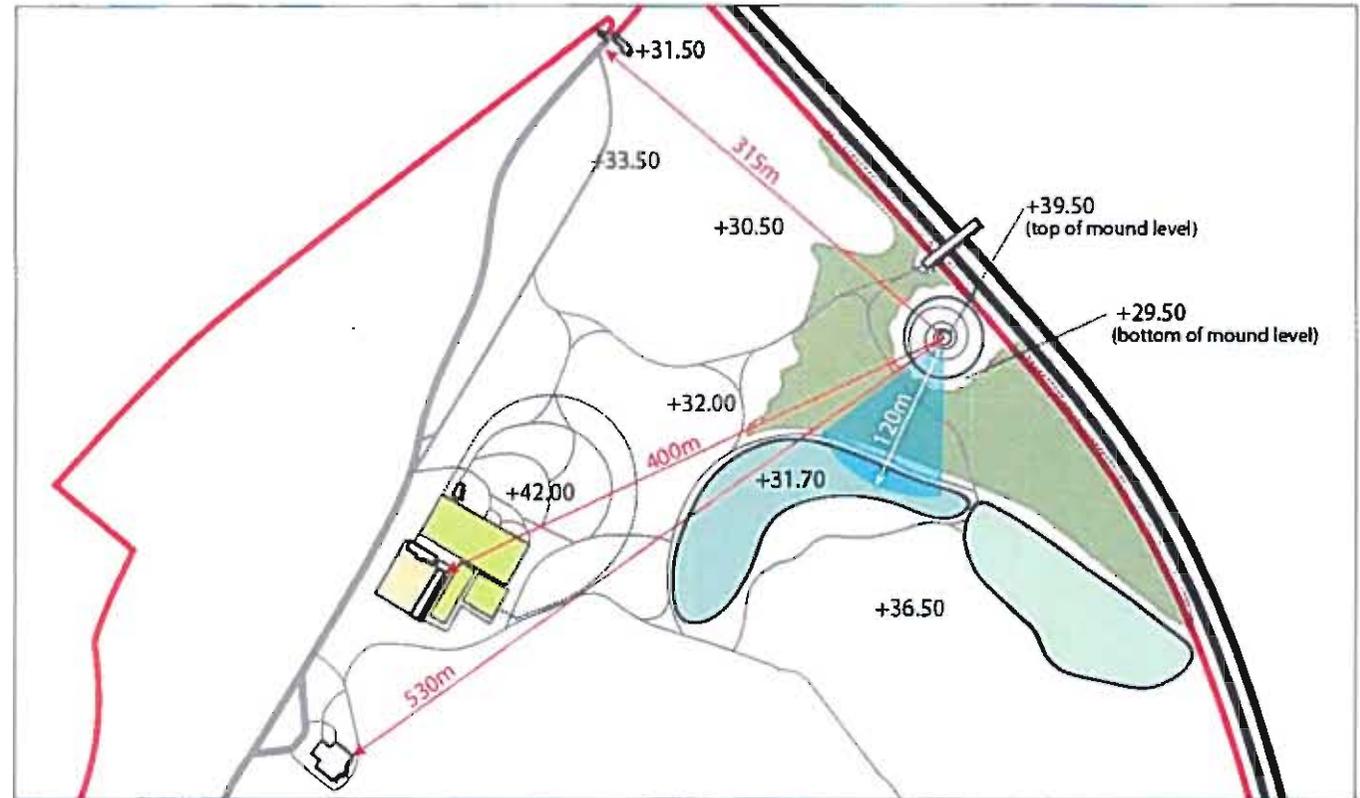
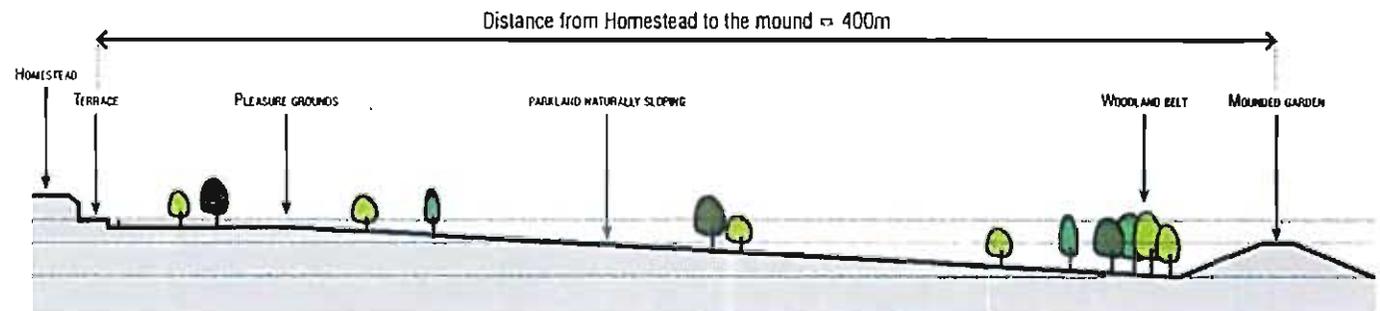


Diagram showing key spot levels and distances from the mounded garden to the buildings



Section from the Homestead to the mounded garden

## Materials Strategy

The mounded garden will display simple, robust and natural materials throughout. The slopes will be maintained as long grassland integrating sweeps of native flower meadow. The path leading up to the top will be a simple stripe of mown grass, so will be the top platform.

Some seating will be available at the top of the mound for visitors to enjoy the views. These will be timber benches, in line with the furniture palette submitted in the original planning application.

## Precedent Images



## Proposed materials

Staggered flights of timber steps to the top of the mound



Timber benches



High grasses and meadow on the sides of the mound



Mown paths to the top of the mound



## **Beckenham Place Park**

### **Mounded garden – Planning Statement**

This document details the layout, setting, dimensions and materials of the proposal which consists in the creation of a circular mounded garden within Beckenham Place Park. This garden will constitute a destination for visitors and add to the experience of the park whilst preserving the heritage value of the site.

The proposed site for the implementation of the feature mound is an existing clearing bordered with semi mature and mature trees, bound at the east by the railway line. The northern and western edges are defined by the existing path linking the western and eastern sides of Beckenham Place Park, whilst the southern edge of the clearing is bound by woodland.

The clearing is remote from the Mansion and Homestead but in adjacency of the compost area/burning yard, making this location currently secluded and under-used.

The creation of the mounded garden in this area will participate to attract visitors to this part of the park and increase the footfall between the eastern and western sides of Beckenham Place Park.

The mounded garden will offers views at 360 degrees onto both sides of Beckenham Place Park, including the lake. The mounded shape of the gardens will reflect the landforms of the flood alleviation scheme conducted by the Environmental Agency on the eastern side.

Two accesses are proposed to the top platform of the mound. Firstly a DDA compliant path (1 in 21 slope) that gently spirals up to the highest point, 10 meters above the existing ground level. Secondly an informal set of timber steps inserted in the grass slope on the side of the mound. The stairs to the top will be formed of flights of 10 steps maximum split by grass landings. These will guarantee the mounded garden is fully accessible for all, whilst offering a varied experience to the visitors.

The location of the mounded garden has been carefully studied to deliver both a significant feature for the park and to preserve and respect the heritage value of the settings: it will sit in a clearing located over 300 meters away from the Southend Lodge, 400 meters from the Homestead and 500 meters from the Mansion. The existing tree belt of mature trees that surrounds the clearing will provide an efficient screening of the views towards the mound. In addition, the existing ground level of the clearing being low (+29.50), the mound will not appear as a dominant feature in the parkland. Furthermore, the existing ground level by the Homestead (+42.00) is higher than the top of the mound (+39.50). This, together with the existing tree belts and the distance, ensures the mound won't be visible from the Homestead and core of the pleasure grounds. The mound will be easily accessible from the existing path looping around the clearing and from the lake. Finally, in the winter months views towards the lake from the top of the mound will be possible, associated with views to the eastern side all year round.

The mounded garden will display simple, robust and natural materials throughout. The slopes will be maintained as long grassland integrating sweeps of native flower meadow. The path leading up to the top will be a simple stripe of mown grass, so will be the top platform.

Some seating will be available at the top of the mound for visitors to enjoy the views. These will be timber benches, in line with the furniture palette submitted in the original planning application.



This plan is for information only and is not intended to be used as a legal document. It is subject to the terms and conditions of the relevant planning application.

**NOTES**

- Planning application boundary
- Greater London Green Belt boundary

100% SCALE 1:10000  
Date: 15/11/17



**BDP.**

10 Grosvenor Road  
London SE11 6JL  
020 8511 1111  
www.bdp.com

**BECKENHAM PLACE PARK**

P2007850  
100% SCALE 1:10000  
15/11/17

SP503.P013



Any other general information or notes will be incorporated in the final plan and will be included in the final plan. The final plan will be submitted to the Council for approval.

All dimensions in meters rounded to 1m.

All areas shall be planted with grass.

All planting shall be in accordance with the Council's Planting Schedule for the Metropolitan Area (see Appendix 11) and the Council's Planting Schedule.

**NOTES**

- KEY**
- Original boundary or boundary
  - - - Proposed boundary of the proposed garden
  - 1m x 1m squares
  - Outer edge of garden
  - Inner boundary
  - Final base
  - Proposed path



**BDP.**

10 Beckenham Park  
 Beckenham  
 Kent  
 SE20 8JH  
 Tel: 020 8511 1111  
 Fax: 020 8511 1112  
 www.bdp.co.uk

**BECKENHAM PLACE PARK**

Project No	02007800	Scale	1:200
Client	Lewisham Council	Date	18.11.17
Project Name	Beckenham Place Park	Drawn by	BDP

Not part of the permitted development, and will therefore be subject to the usual conditions of the permitted development.  
 All dimensions are in millimetres.  
 All dimensions are in millimetres.  
 All dimensions are in millimetres.  
 All dimensions are in millimetres.

**NOTES**



10 Southwark Street  
 London SE1 1NF  
 United Kingdom  
 T +44 (0)20 7531 0000  
 F +44 (0)20 7531 0000  
 www.lewisham.gov.uk



BECKENHAM PLACE PARK

P2007850	10/11/17
Mound garden	£ 254
Restroom Section	10/11/17
BP/001/5001	

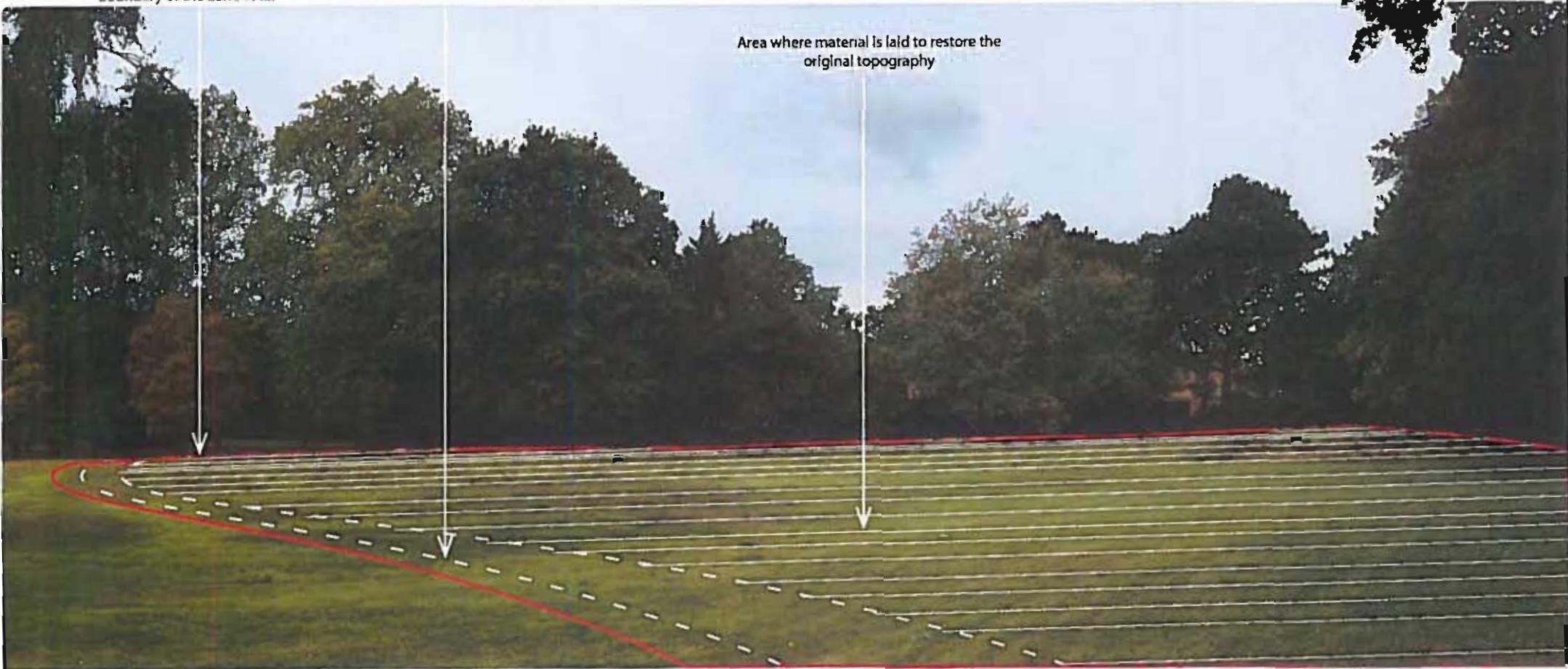
10/11/17

# BACK OF DEPOT

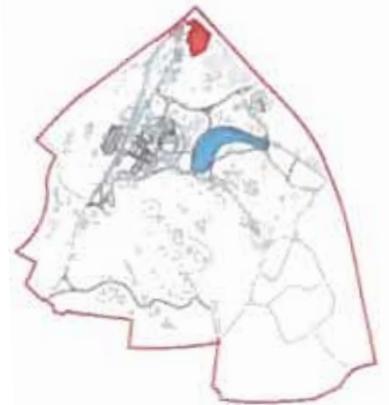
Soil feathers in the existing contours  
for a seamless intervention

Boundary of the zone of fill

Area where material is laid to restore the  
original topography



AFTER

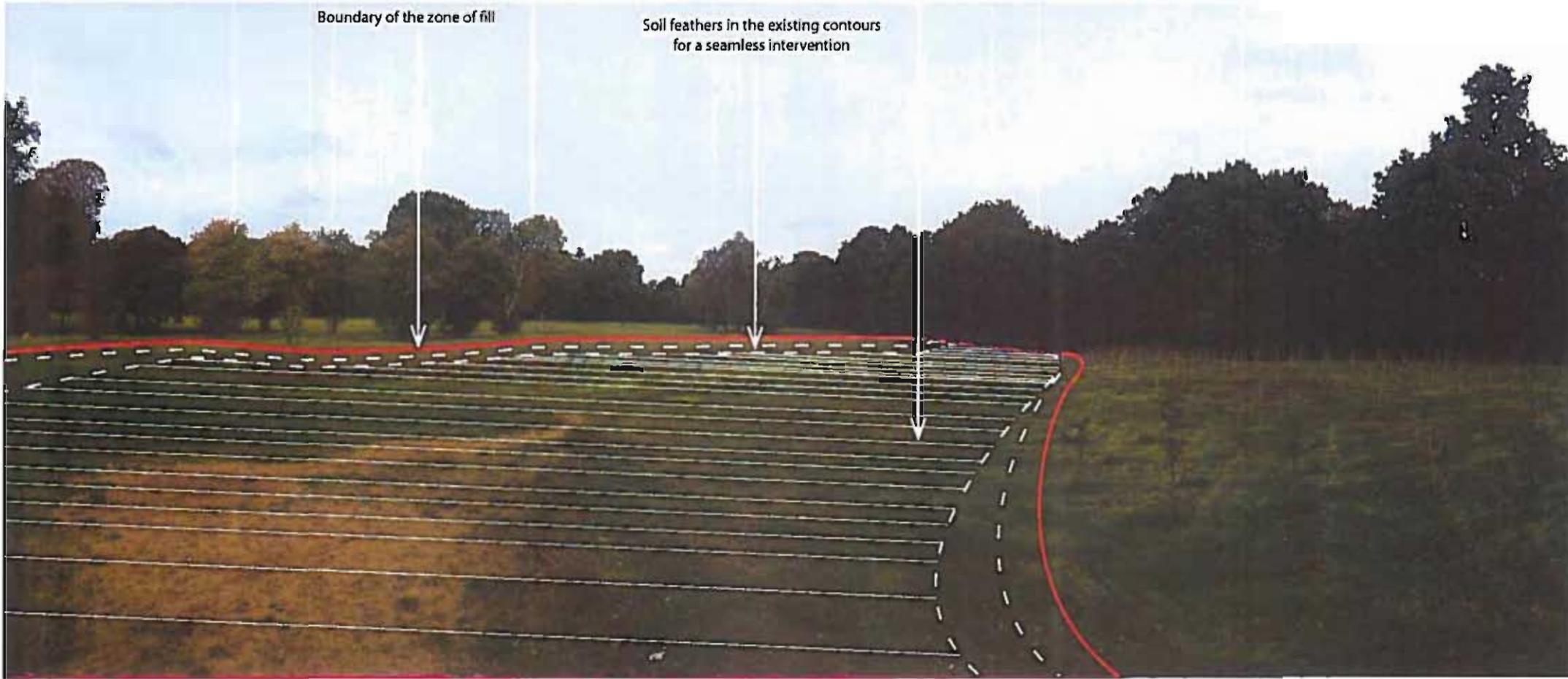


NORTH OF RAILWAY BRIDGE

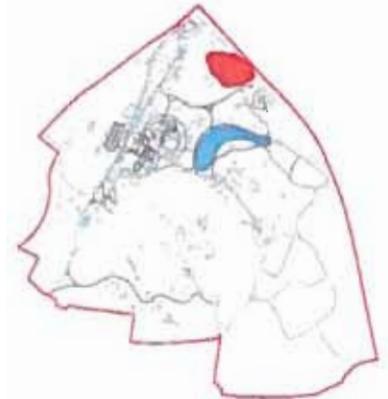
Area where material is laid to restore the original topography

Boundary of the zone of fill

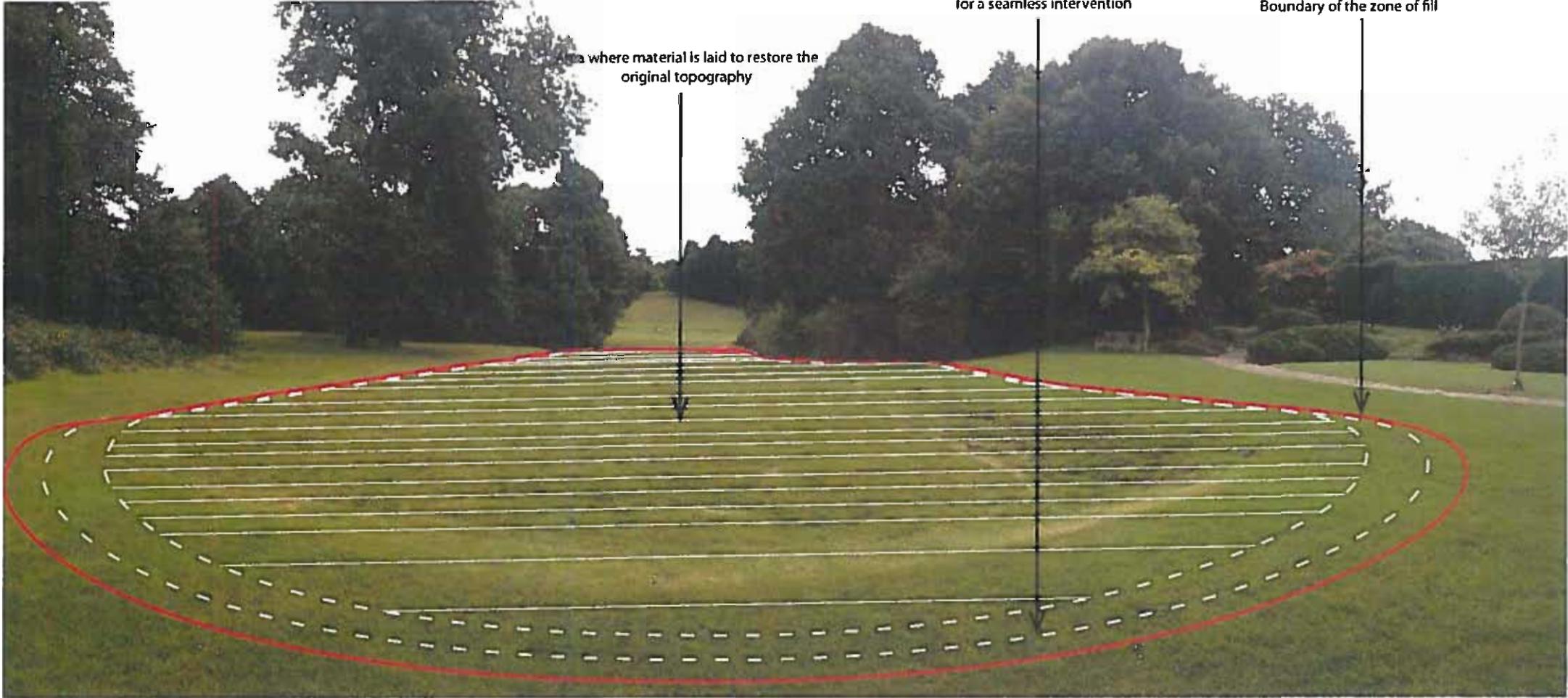
Soil feathers in the existing contours for a seamless intervention



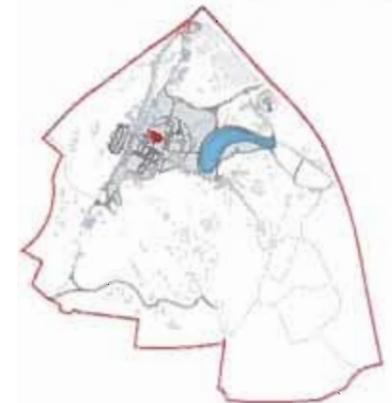
AFTER



# PLEASURE GROUNDS AREA



AFTER

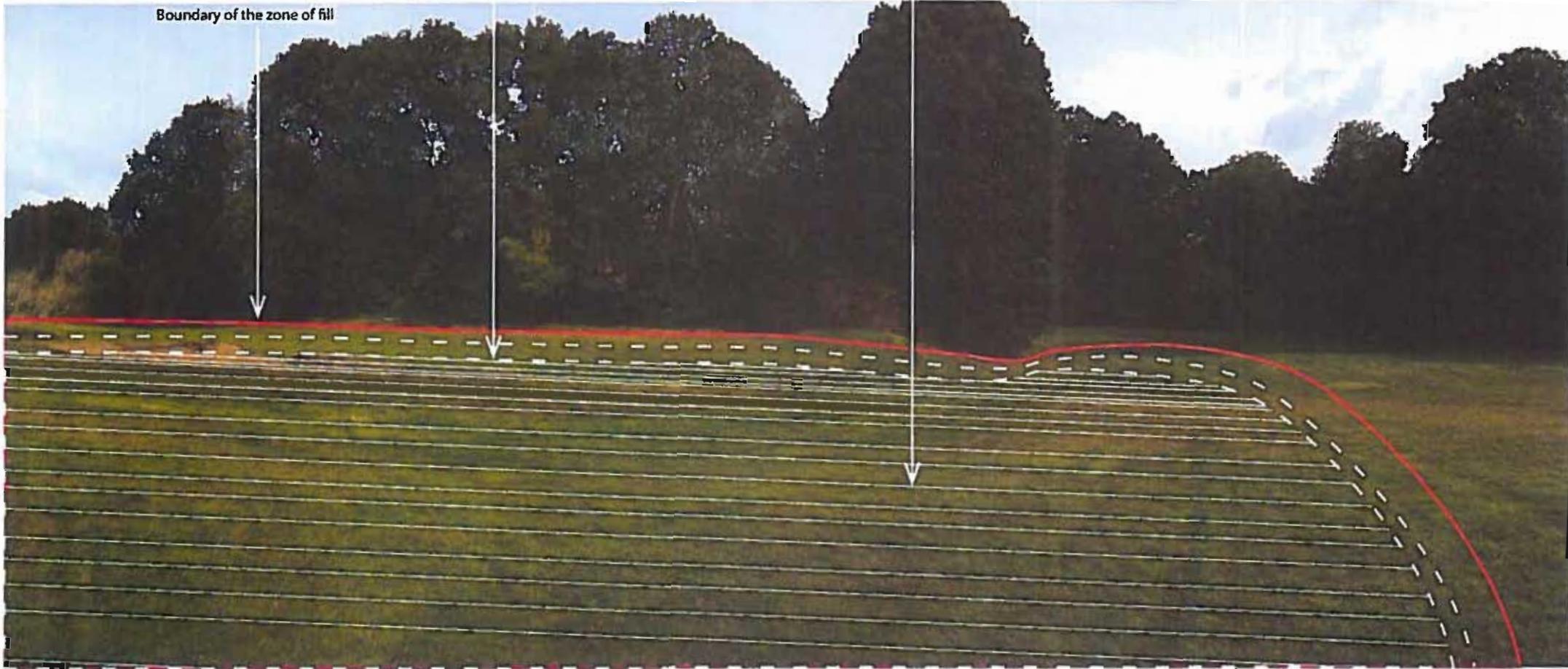


# SOUTH OF THE LAKE

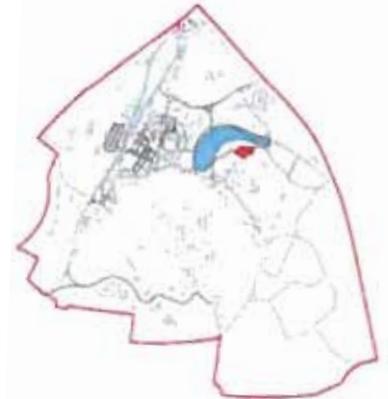
Soil feathers in the existing contours  
for a seamless intervention

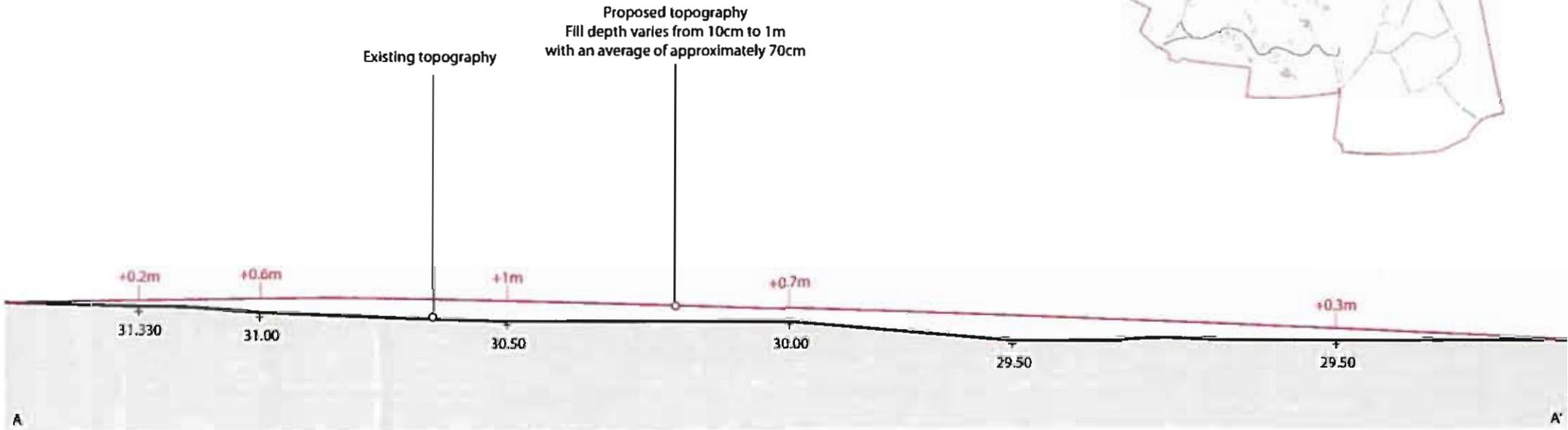
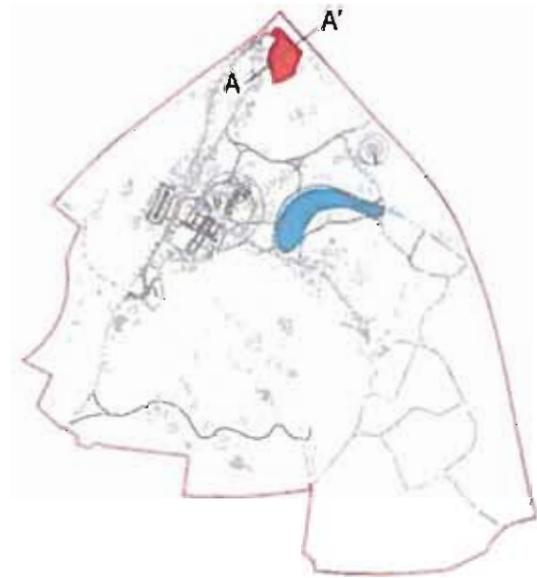
Area where material is laid to restore the  
original topography

Boundary of the zone of fill



AFTER





TYPICAL SECTION THROUGH RESTORED TOPOGRAPHY  
1:100 @ A1