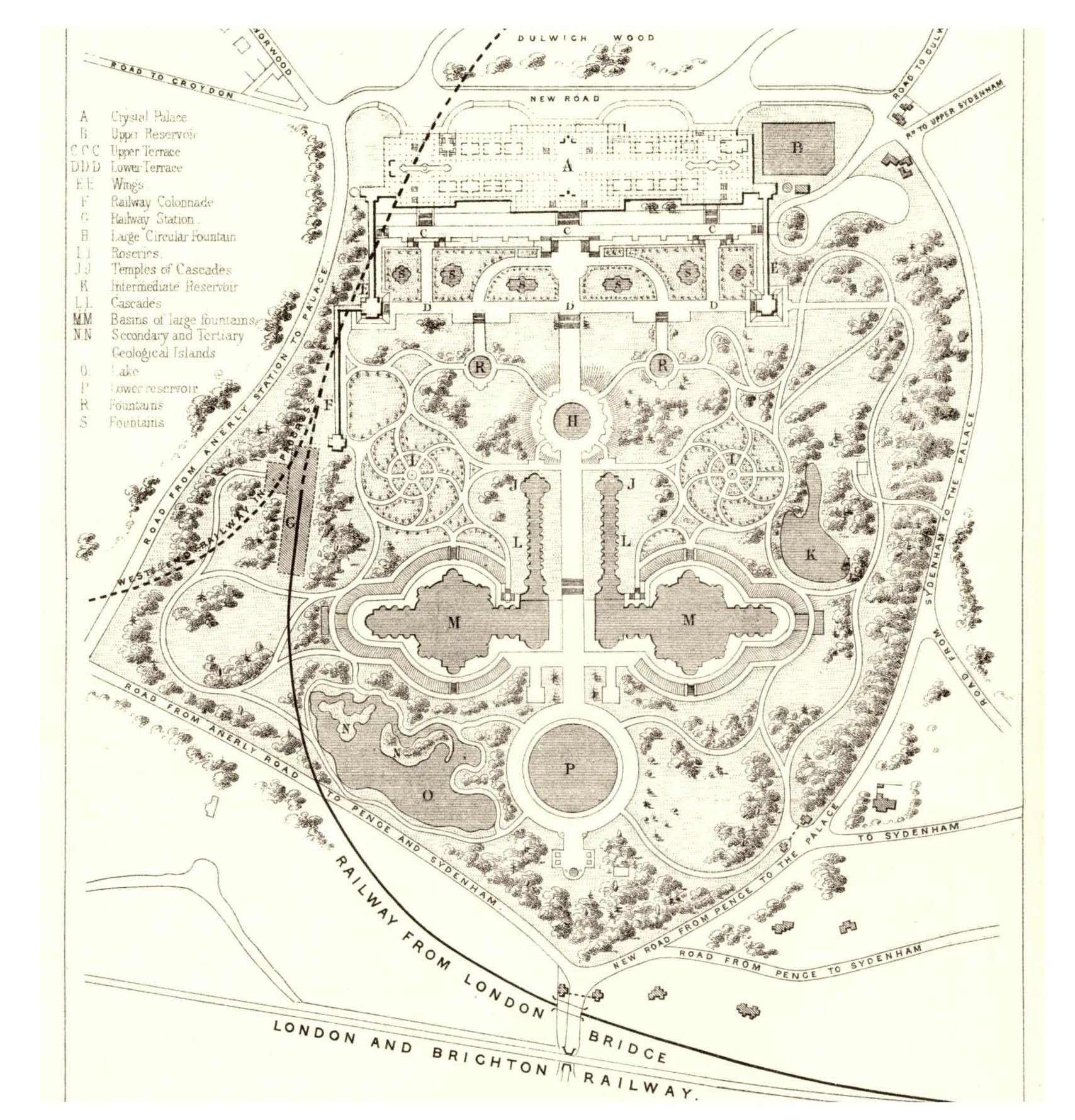
1. History of the park



Crystal Palace Park is an iconic Victorian park, and one of the most important in the UK. It was created between 1852 and 1855 to house Sir Joseph Paxton's magnificent Crystal Palace upon its relocation from the 1852 Great Exhibition in Hyde Park. The site was designed to impress, educate, entertain and inspire. Paxton aspired to surpass Versailles and its spectacular waterworks, and create the finest example of landscape gardening in the country. His design became internationally recognised and celebrated.





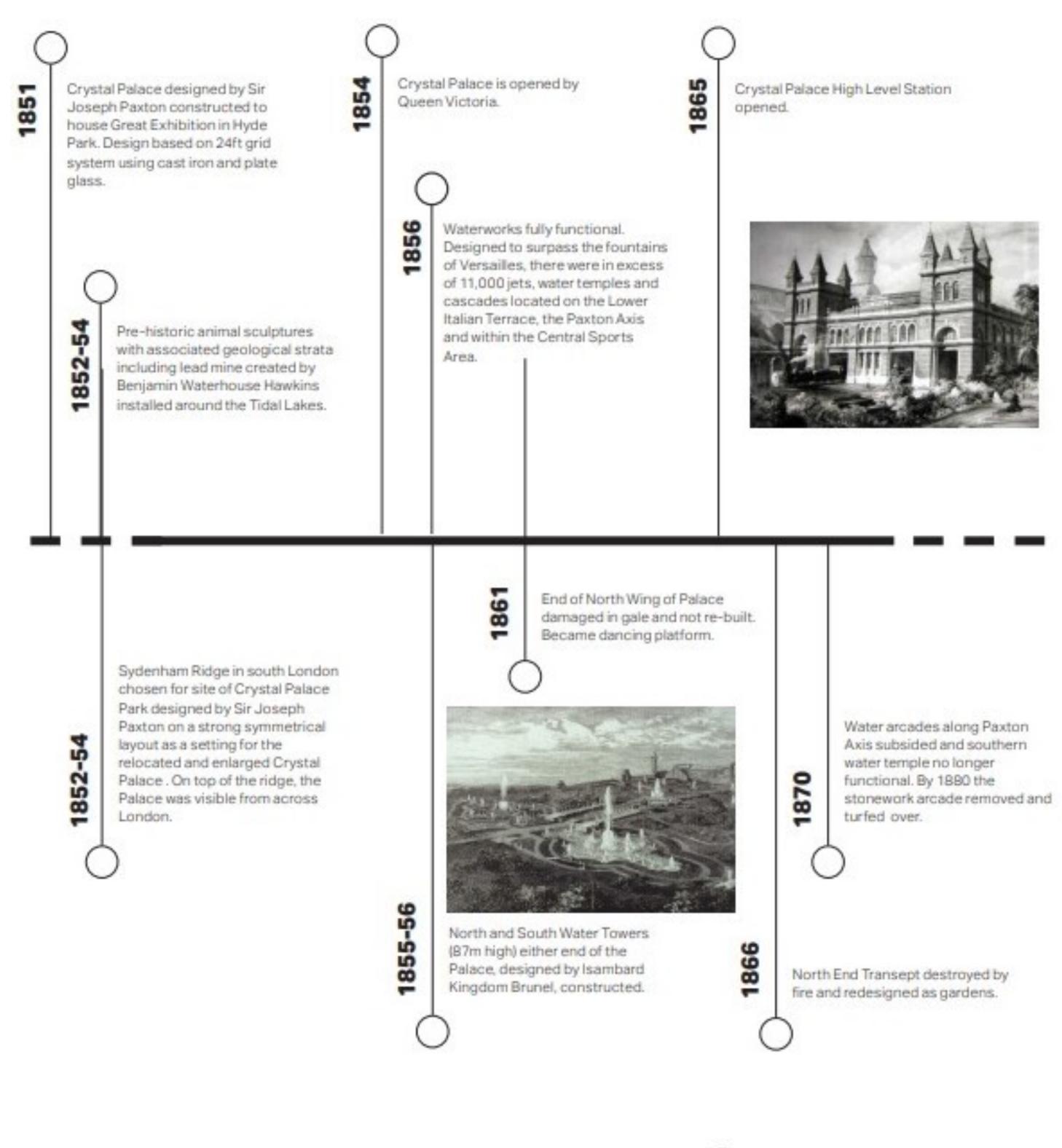
However, by the early twentieth century, the park began to decline – visitor numbers dropped and maintenance issues increased. In 1936, the palace was destroyed by fire, and for a time, public access was prohibited due to safety concerns. Over the following decades much of the park's character was lost through fragmentation and low maintenance resulting in a feeling of neglect, despite a number of efforts to revitalise the park such as the introduction of the National Sports Centre (NSC) in 1964.

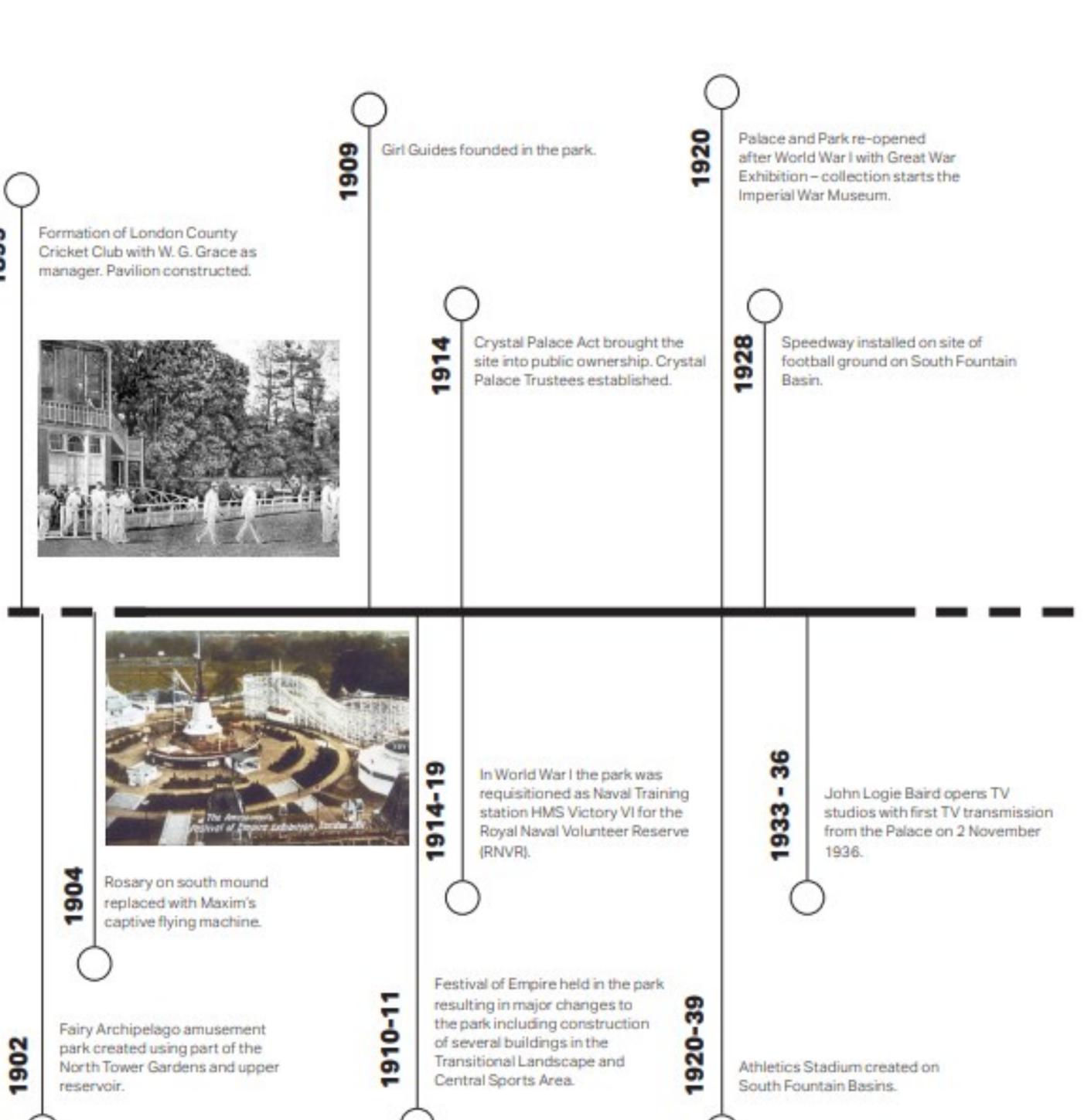
In the 1980s the park was transferred to Bromley Council as part of boundary changes in London. It was in poor condition, and despite a number of interventions since then, including dinosaur restoration works, full scale sustainable regeneration has never been achieved.

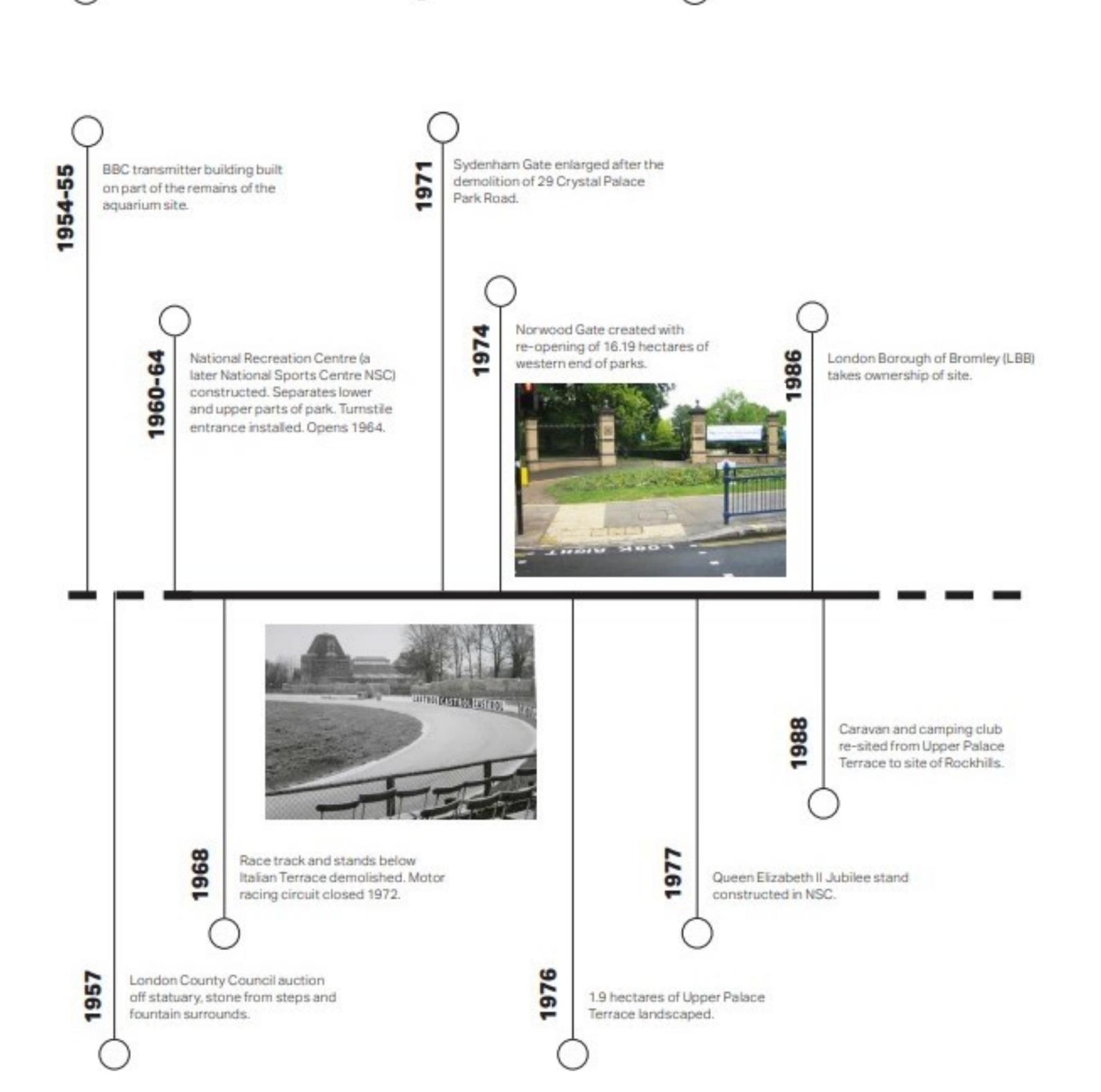
In 2007 the London Development Agency developed a Masterplan for the park, which was finally given planning permission in December 2010. However the cost of delivering this scheme, excluding works to the NSC, was £80 million in today's money, and the funds were never identified.

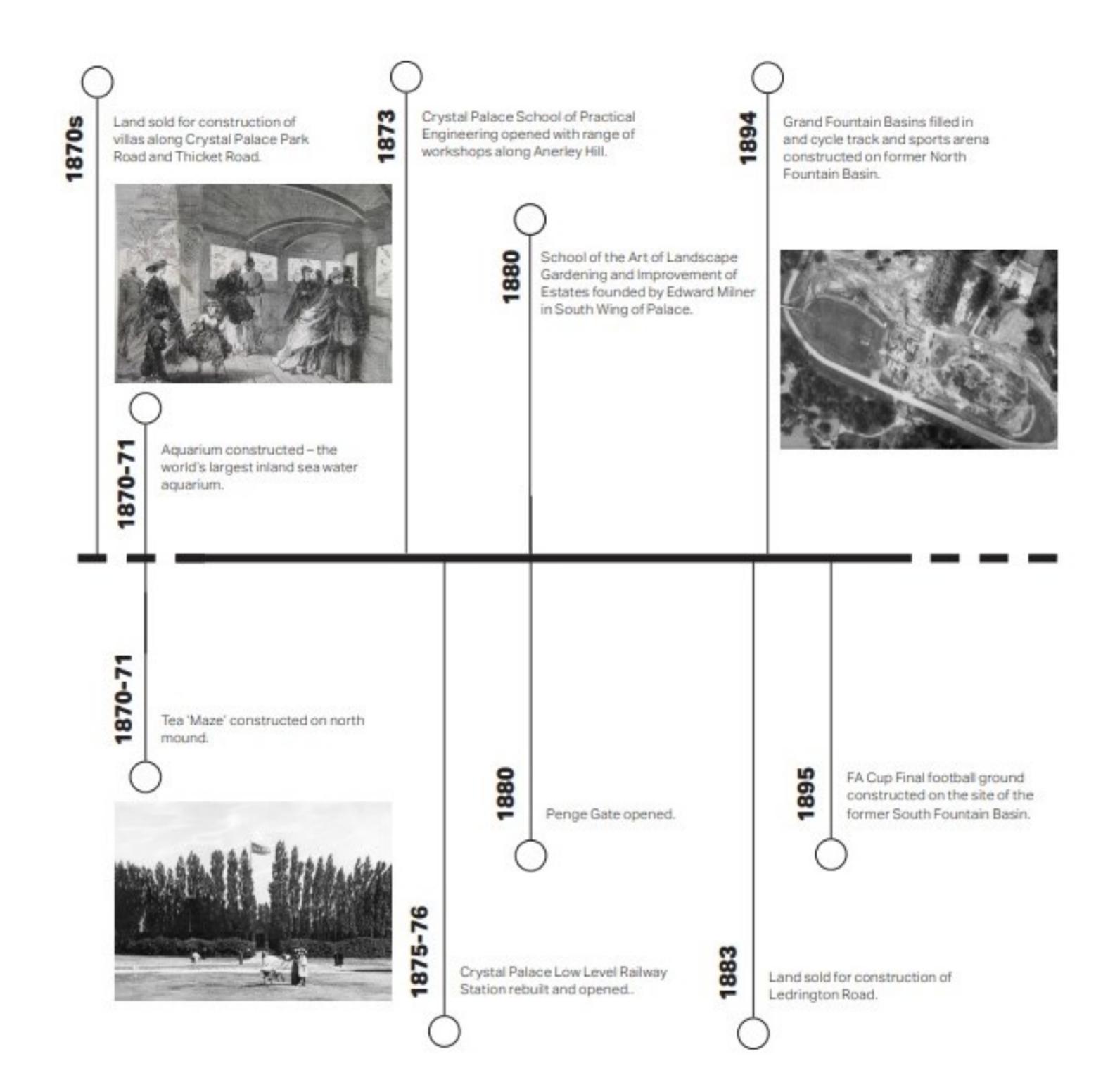
The 80 hectare park is registered as Grade II* on the Historic England Register of Historic Parks and Gardens. It is valued by surrounding communities as an important green space for wellbeing and activities. It is also valued for its design and cultural significance and contains eight structures and buildings included on the National Heritage List for England. Six of these are Grade II, while the Crystal Palace Subway and National Sports Centre are Grade II*, and the pre-historic animal structures and geological illustrations (the 'Dinosaurs') are Grade I listed.

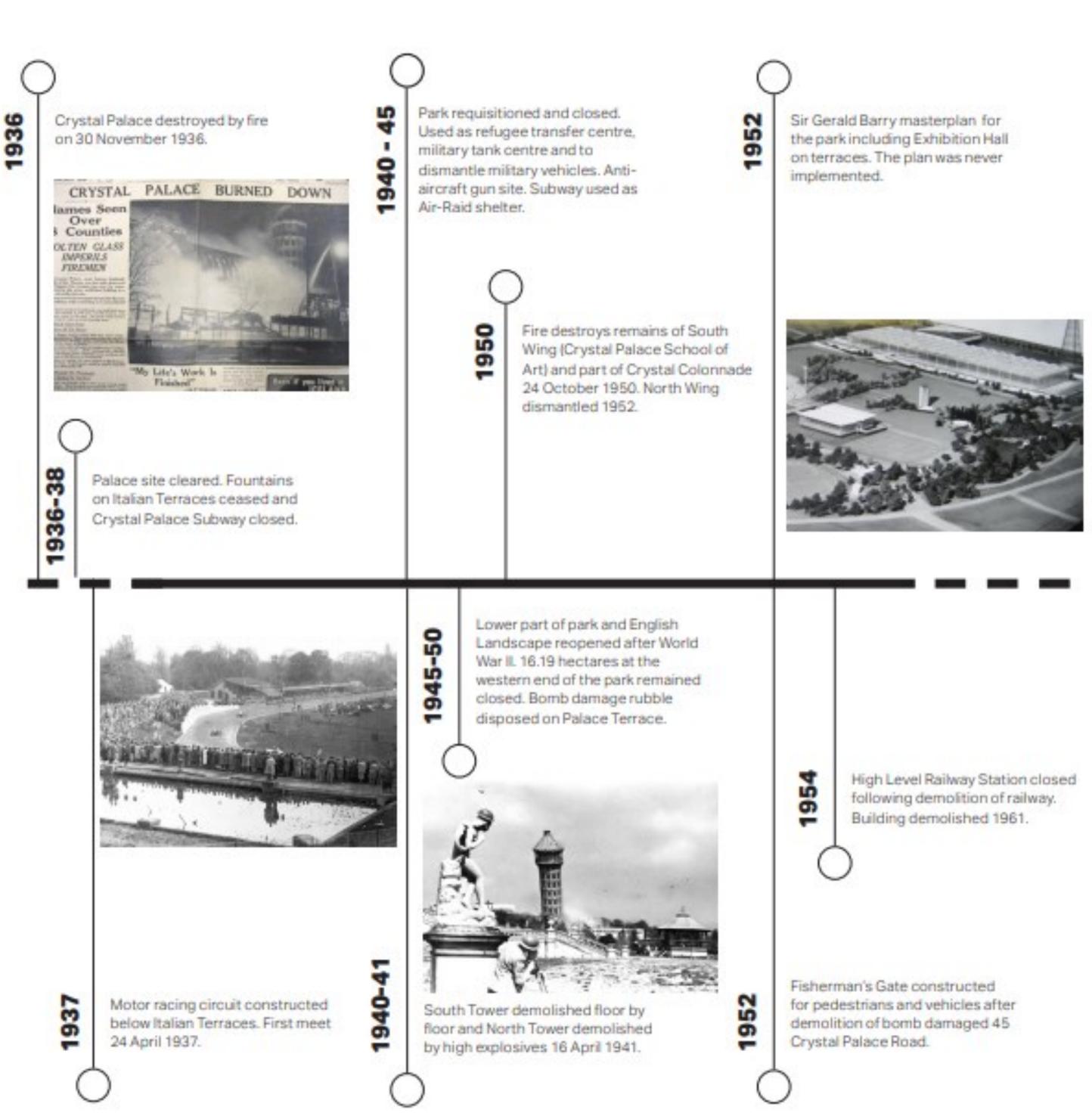
Timeline:

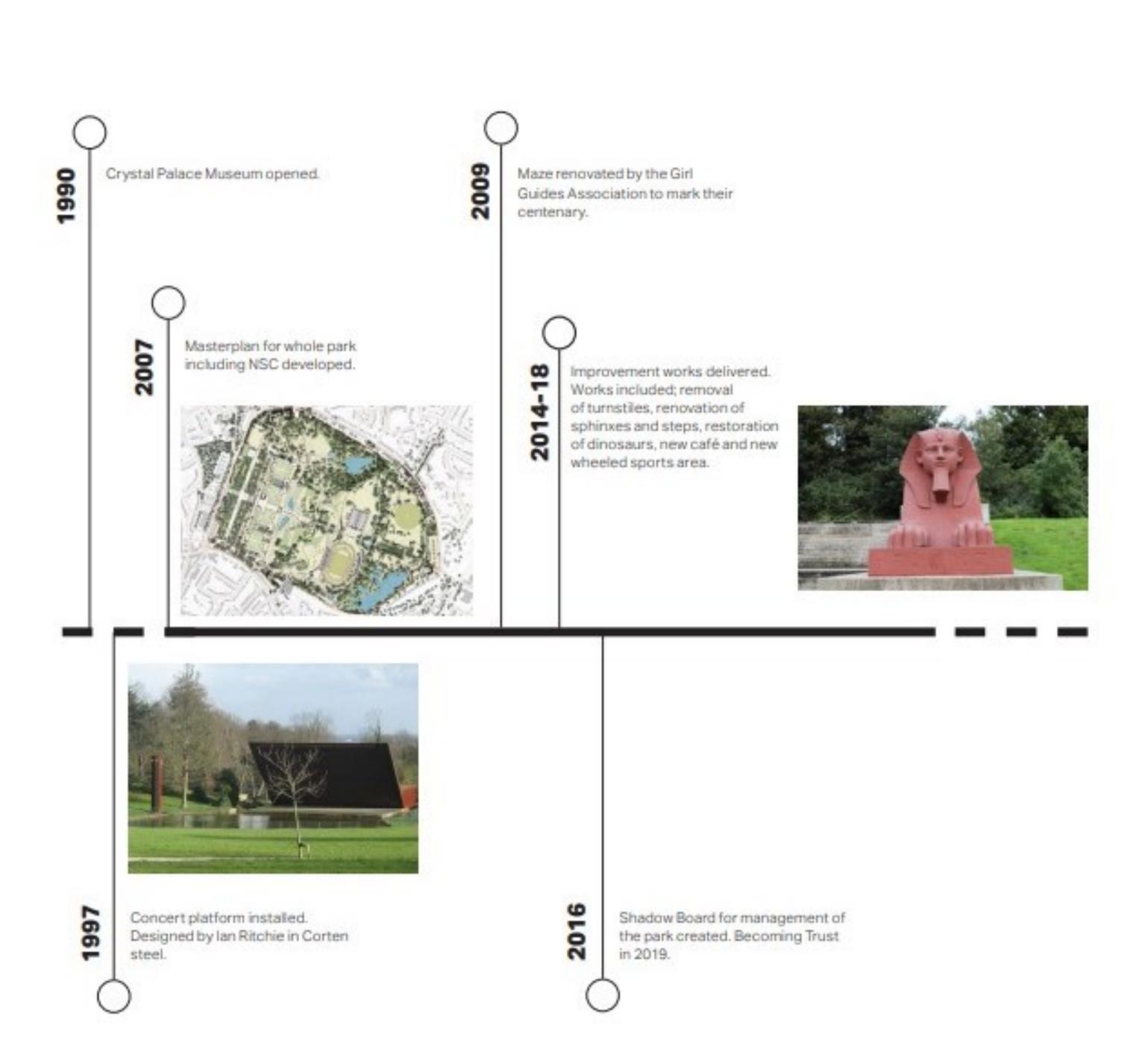














2. Overview of the Regeneration Plan



Our long-term vision

'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.'

The Regeneration Plan is an updated, scaled back and achievable version of the 2007 Masterplan which gained Outline Planning Permission in 2010.

Following public consultation in 2017 and 2018, the following aims were defined for the Regeneration Plan:

- To reinvigorate the park as a contemporary and historic showcase in tune with Paxton's vision, creating 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 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 for the park.

The Regeneration Plan is a holistic scheme that will deliver benefits to the park through:

- The physical regeneration capital works
- A new form of governance the Crystal Palace Park Trust
- A new business model enabled through the capital works and new governance

Who is delivering it?

Bromley Council has led the development of the Regeneration Plan, and will deliver the capital works scheme, with the support of the Crystal Palace Park Trust.





Birds' eye view of maze.

Key improvements

The Regeneration Plan recreates Paxton's vision for a single designed landscape in the park that restores the currently fragmented structure as one. It re-establishes the strong central axis through the centre of the park that will lead through a succession of natural and designed landscapes – the 'character areas'.

To support the creation of a unified landscape, design strategies will be employed consistently throughout the park.

The Layout and Structure of the park will reinstate the strong central axis through removing car parking and clutter along the axis and resurfacing it. The Palace and Italian Terraces in the north-west of the park will be transformed into gardens with views across the park. Entrances will be made more inviting and the surviving elements of Paxton's design, including the balustrade terrace walls and the dinosaurs, will be restored.

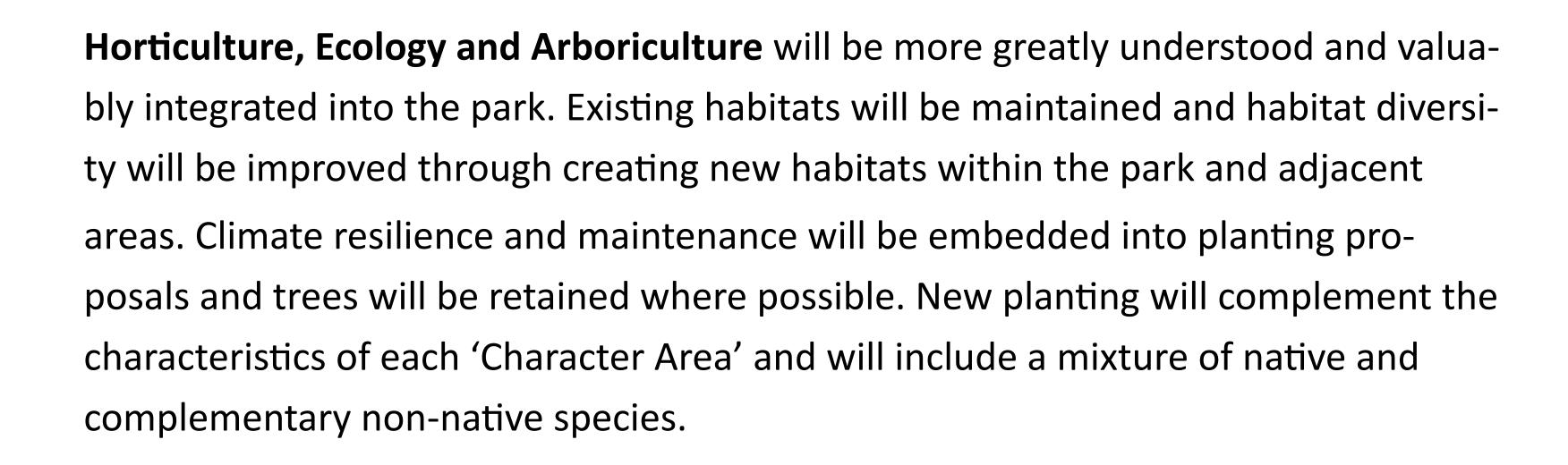
The park will offer more opportunities for different Activities and Use through more visible entrance points, better wayfinding, navigation and interpretation. There will be high quality park furniture, places to rest and contemplate and other places to meet, play and socialise. Three new playgrounds will be built across the park and better footpaths will be introduced. The park will be better designed to host a changeable events programme in areas including the Italian terraces and the cricket ground without dominating the wider park.

Improved Circulation and Connectivity will encourage the use of sustainable transport to the park such as walking, cycling and public transport. There will be an integrated and safe pedestrian, cycle and vehicular circulation system connecting entrances to destinations in the park, including a network of accessible routes and a gentle gradient circulation route. Car parks will be relocated from the centre of the park to the edges and more cycle parking will be introduced.

New Interpretation and Wayfinding will offer visitors a more engaging experience through better pre-visit information, signage, interpretation boards and consistent design throughout the park. Interpretation will be split into sub-themes including the story of the park, its influence on horticulture and landscape design, and sport in the park. Wayfinding will help to integrate the park with the wider area, will be easily updatable through its modular design and promote a unique identity for the park. A new information centre will replace the dilapidated building near the Penge entrance.

Historic Views will be restored to connect spaces, both within the park and to the surrounding areas. Views from Crystal Palace Station over the terraces will be opened, as well as across the Intermediate Lake. Visual obstructions will be removed to create new vistas including glimpses from Rockhills and Sydenham Villas of the park beyond, and a view of Penge gate from Penge High Street.

The issues of Water and Drainage will be tackled throughout the park. Opportunities to restore water features will be sought and a system to manage surface water within the park will be explored.



A unified and consistent approach will be adopted towards Park Infrastructure. Seating will be strategically located to promote accessible, social interaction, in areas that will experience both sun and shade. There will be few barriers throughout the park. Those that are needed will reflect the individual character area and will be integrated into planting and landform where possible. General waste and recycling bins will be positioned throughout the park.

Lighting will be introduced to support a sense of wellbeing and safety for people using the park. Types and positioning of lighting will be chosen for their sustainability and sensitivity towards wildlife and habitats. It will support all park-related activities and highlight key park features.

Renovations to existing **Buildings** will be undertaken sensitively to bring them back into use, and redundant buildings will be removed.



Conserving the park's historic assets

A key objective for the completion of the Regeneration Plan is to remove the whole park from Historic England's Heritage at Risk Register. To do so, conservation of the park's historic assets are a high priority. The Regeneration Plan will:

Paxton Axis—Area I

Transitional Landscape—Area D

Central Sports—Area E

- Reinstate the original main entrance into the park from Crystal Palace Parade
- Relocate the bust of Paxton to its original location on the Lower Italian Terrace
- Undertake an extensive project to the dinosaurs and their landscape, through a
- fresh approach to research and repair Conserve the terrace walls
- Restore the Crystal Palace Subway and explore the creation of a connecting cultural venue.





Terrace walls (above) Dinosaurs (left)



THE LONDON BOROUGH

3. How are we funding the plan?



It is estimated that the Regeneration Plan will cost £40m, including all associated costs and the endowment, which will be required for the new governing Trust to establish a sustainable business model. A large proportion of this will come from two housing developments, Sydenham Villas and Rockhills. Both sites were identified in the 2007 Masterplan and received Outline Planning Permission in 2010. The other funding will largely be sought from grant giving bodies including the National Lottery Heritage Fund, the National Lottery Community Fund and Historic England.

Why residential developments?

Considerable time has been spent exploring sources of funding to deliver the much needed Regeneration Plan, but none alone are sufficient. Releasing part of the park for residential development will create capital receipts of about £24m that will be ring-fenced specifically for the delivery of the Regeneration Plan.

Both sites are outside the area that is currently accessible to the public and they have both previously contained built development. Additionally, developing these sites enables the release of some currently inaccessible land back in to the park for the public's enjoyment.



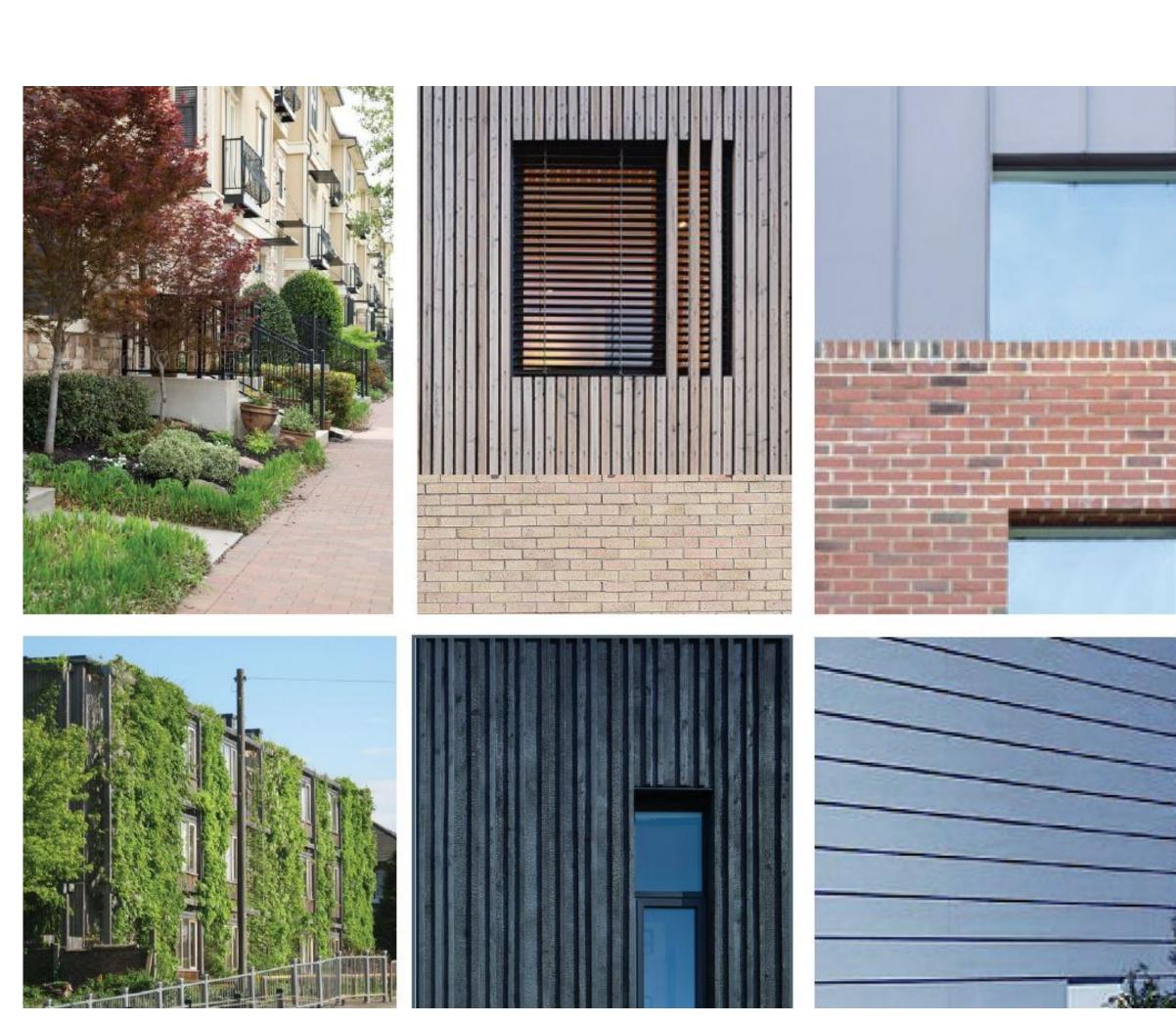
Interior of the Crystal Palace.

Rockhills



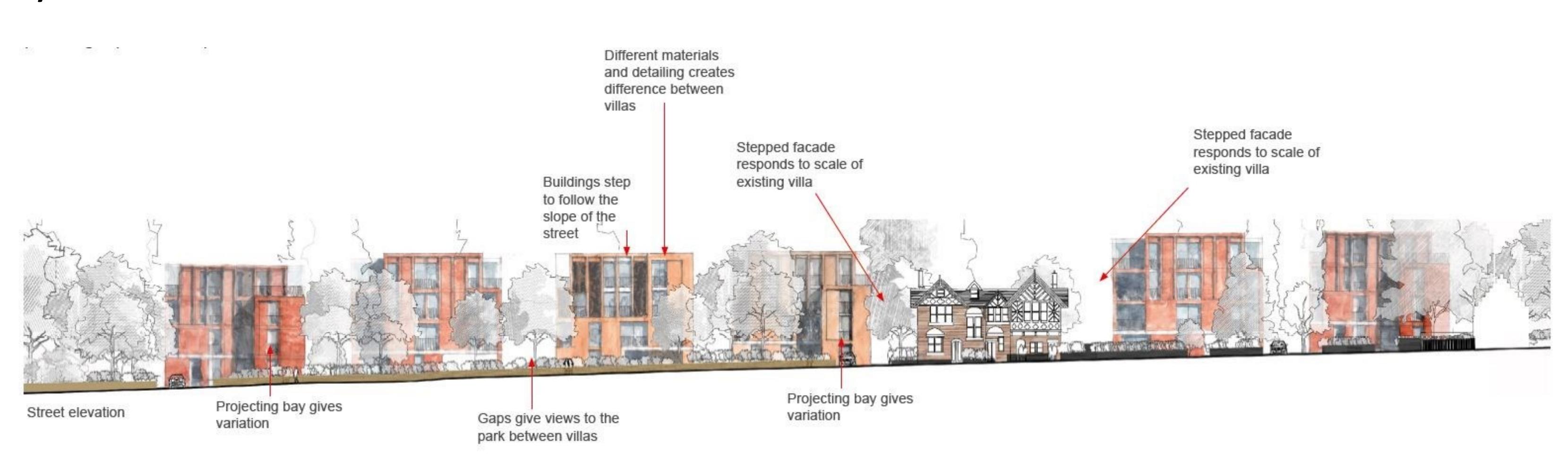
The Rockhills development already has planning permission as part of the permitted Masterplan. It will be located on the site currently occupied by the Caravan Club. In re-purposing this site, 1.5 hectares of currently privately leased land will be reinstated as public park, increasing the amount of green space available for everyone to enjoy. The site will feature:

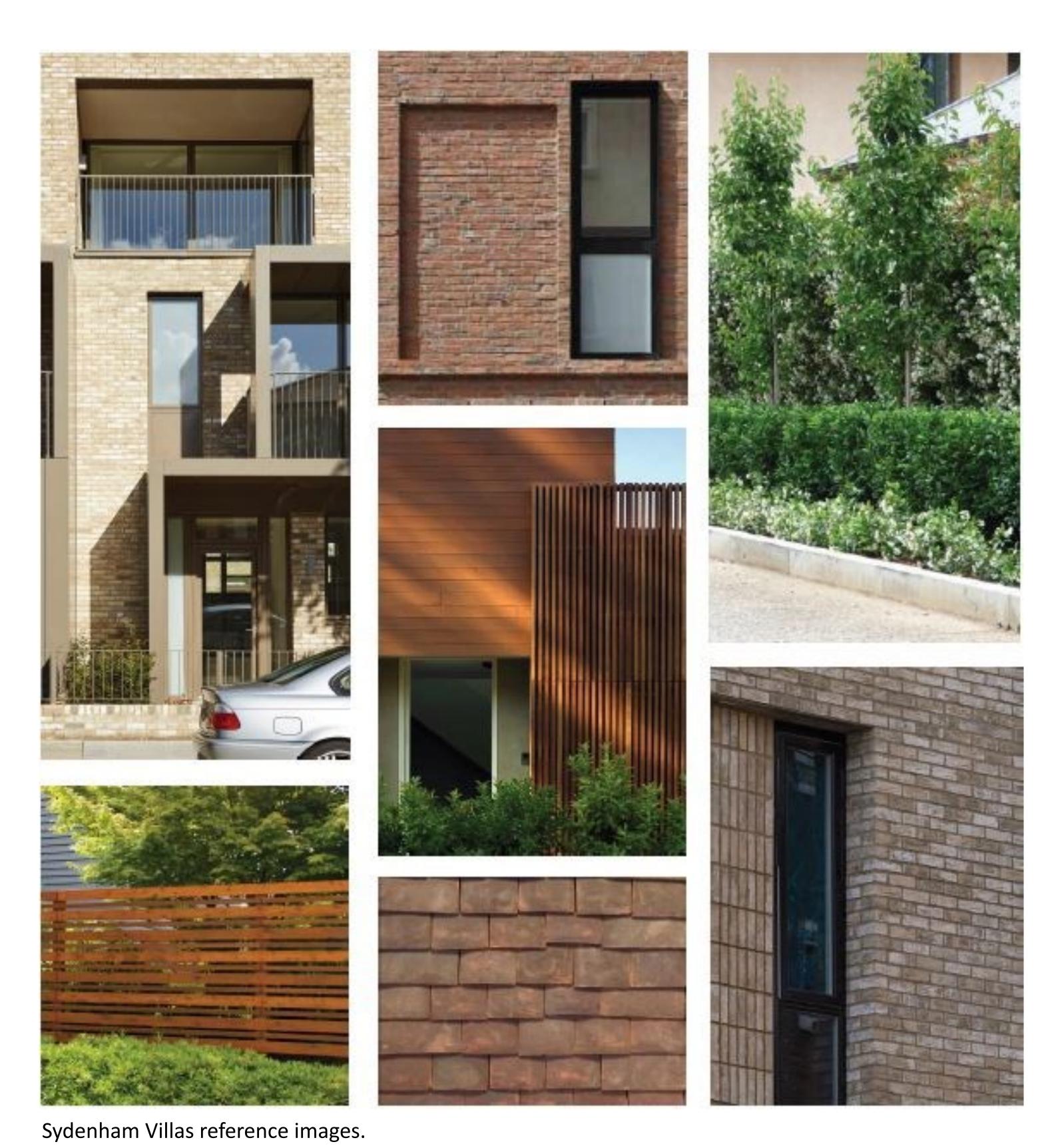
- 140 one, two and three bedroom flats, including 10% accessible
- Design that is sensitive to the existing streetscape
- Retained mature trees and an enhanced streetscape with wider footpaths and new planting
- Open courtyards that allow the landscape to permeate the built structure, creating framed views of the park from Westwood Hill
- A new community building to enhance park facilities in this area of the park. It will primarily be used as a nursery (to replace the nursery building displaced by Sydenham Villas), and café with park toilets
- An 800m² natural play area.



Rochills reference images.

Sydenham Villas





Sydenham Villas is split into two smaller sites on Crystal Palace Park Road and also already has planning permission as part of the permitted Masterplan. The development will restore the previous enclosure along the northern edge of the park from Rockhills to Penge Gate. The site will comprise:

- 70 one, two and three bedroom flats, including 10% accessible split between six villas in two groups, two to the north of an original Victorian villa and four to the south
- A design with a similar footprint to the existing villas on the lower part of Crystal Palace Park Road, with gaps between to provide glimpsed views of the park
- Low walls, trees, hedges and shrubs to define the street frontage along the road
- Landscaping that respects the character of the nearby Cricket Ground
- Residential parking both within front forecourts and interwoven between buildings, integrated into the landscape to avoid dominance.



4. Crystal Palace Park Trust



In 2016, Bromley Council supported the formation of a board to shadow the Council's development of the Regeneration Plan. In 2018, the board was established as the Crystal Palace Park Trust. It comprises seven members of the local community who were appointed through an independent competitive process based on their professional expertise.

During the course of delivering the Regeneration Plan capital works, the Trust is anticipated to assume the role of custodian of the park, taking on responsibility for events, management and maintenance.

Consultants Fourth Street were commissioned to develop a feasible business model that will secure a sustainable future for the park once regenerated. The business model includes the provision of an endowment and ongoing financial contribution to the park from Bromley Council. The Trust will employ this business model in its new governing role, ensuring the realisation of its charitable objects to:

- Preserve, protect, manage and improve the physical and natural environment of the park
- Promote health and wellbeing, community participation, and the enjoyment of the park through sports, recreation and leisure, and arts, heritage and culture
- Provide and promote learning about the history and heritage of the park and its physical and natural attributes
- Support further charitable purposes that relate to the park and its surrounding area.

Contact

If you would like to get in touch with the Trust, please email them — contact@crystalpalacepark.org.uk





Proposed view of the Paxton Axis.



Proposed view of the Italian Terraces.

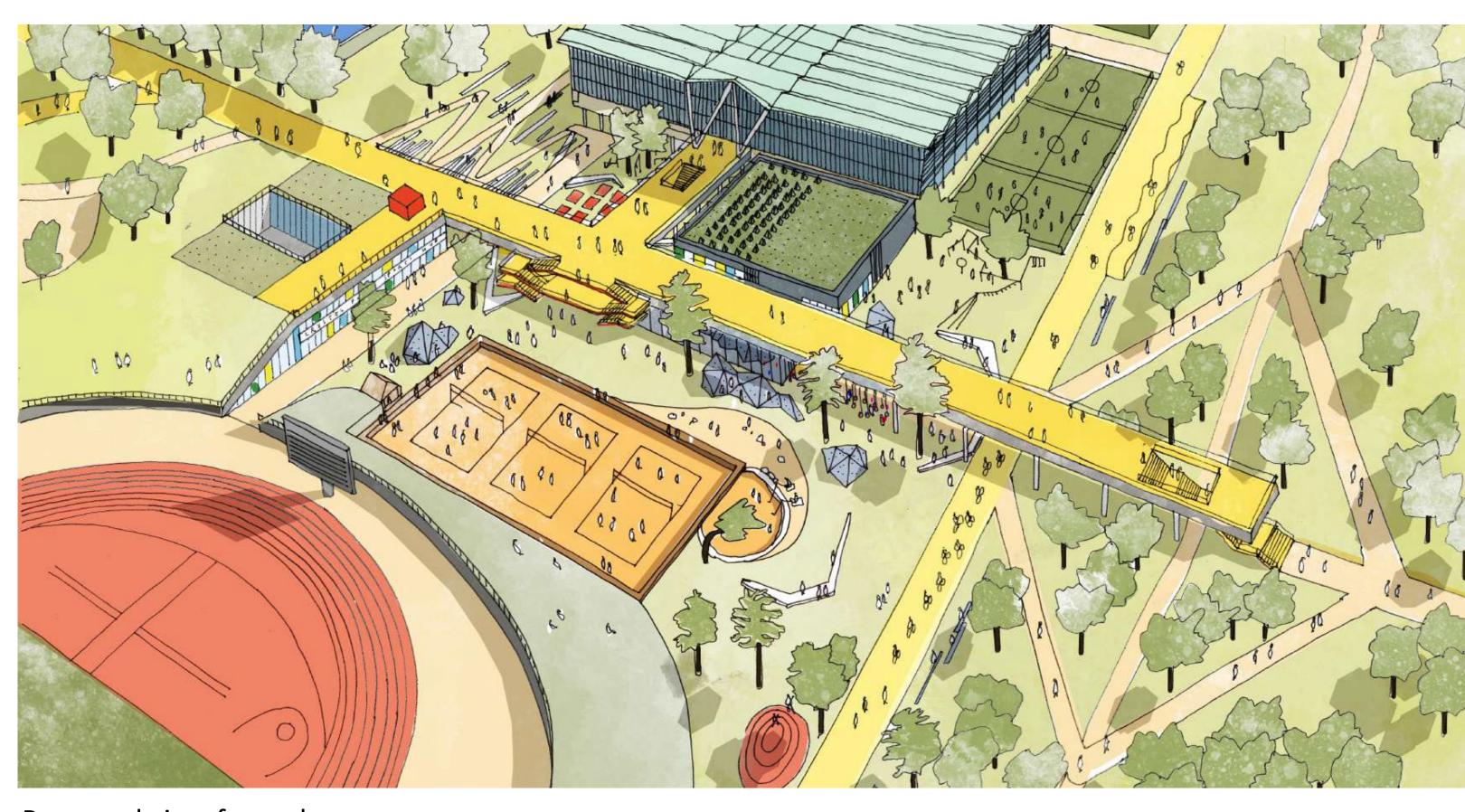


5. National Sports Centre



The National Sports Centre is a Grade II* listed building owned by the Greater London Authority (GLA). The plans to restore this site are being developed separately by the GLA with a view to their integration with the park's Regeneration Plan. A detailed feasibility study has recently been undertaken that has identified an aspiration to create a better space for sports and recreation, health and wellbeing, that meets the needs of both sports communities and local people.

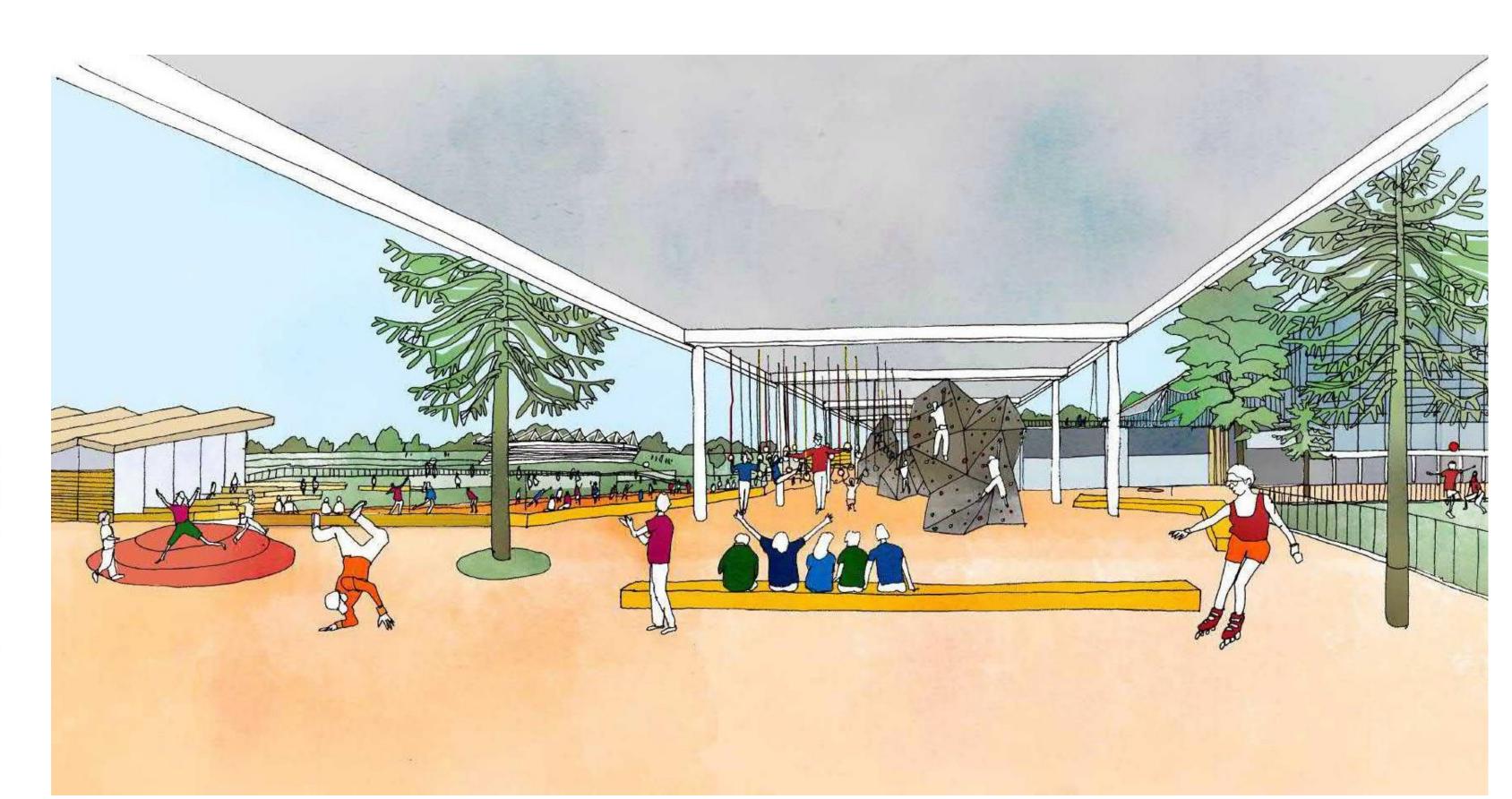
Bromley Council and the GLA have consulted regularly together to share their respective plans. This will continue to ensure there is a seamless transition between the two areas of the park for users. There have been a number of unsuccessful attempts previously to regenerate the park as a whole, including the NSC. It is considered that by developing the plans separately, a pragmatic and achievable solution can be found for both without relying too heavily on cross-party political support and funding concurrently.



Proposed view from above.

Proposed views









6. Capel Manor College

Capel Manor College is an educational institution offering land-based courses from a number of campuses across Greater London. The campus in Crystal Palace Park opened in 2008 and is located in the south-west of the park, at the farm and in the Jubilee Stand. It provides courses in animal care, horticulture, countryside / environment studies, and arboriculture.

In January 2018, the college was awarded a grant from the Mayor of London's 'Further Education Capital Investment Programme' to build new facilities for the Crystal Palace Park campus. The scheme that has been brought forward focusses on renewing the Farm site, and constructing further education accommodation further up Anerley Hill, next to the Crystal Palace Museum.

At the Farm site, a contemporary building is proposed, that complements the historic park setting, including a new farmyard with improved shelters and pens for animals. Improved access from Crystal Palace Station will make it easier for people to visit.

The building at the Anerley Hill site will house the college's teaching facilities. It will be set back from the park and staggered to follow the slope of the land, to aid the reduction of visual impact, and the eastern part of the site will be retained as woodland. The one-storey building will have a courtyard to be used for activities and public events. The new college campus will offer an enhanced visitor experience, and will release currently inaccessible land back into the park.



Indicative sketch render of Farm site.



Indicative sketch render of Anerley Hill site, next to Crystal Palace Museum.



7. What's next?



The Outline Planning Application was submitted in January 2020. It is expected that a decision will take around six months from this point. If planning permission is granted, the plan will be delivered in two phases over around five years.

Phase 1

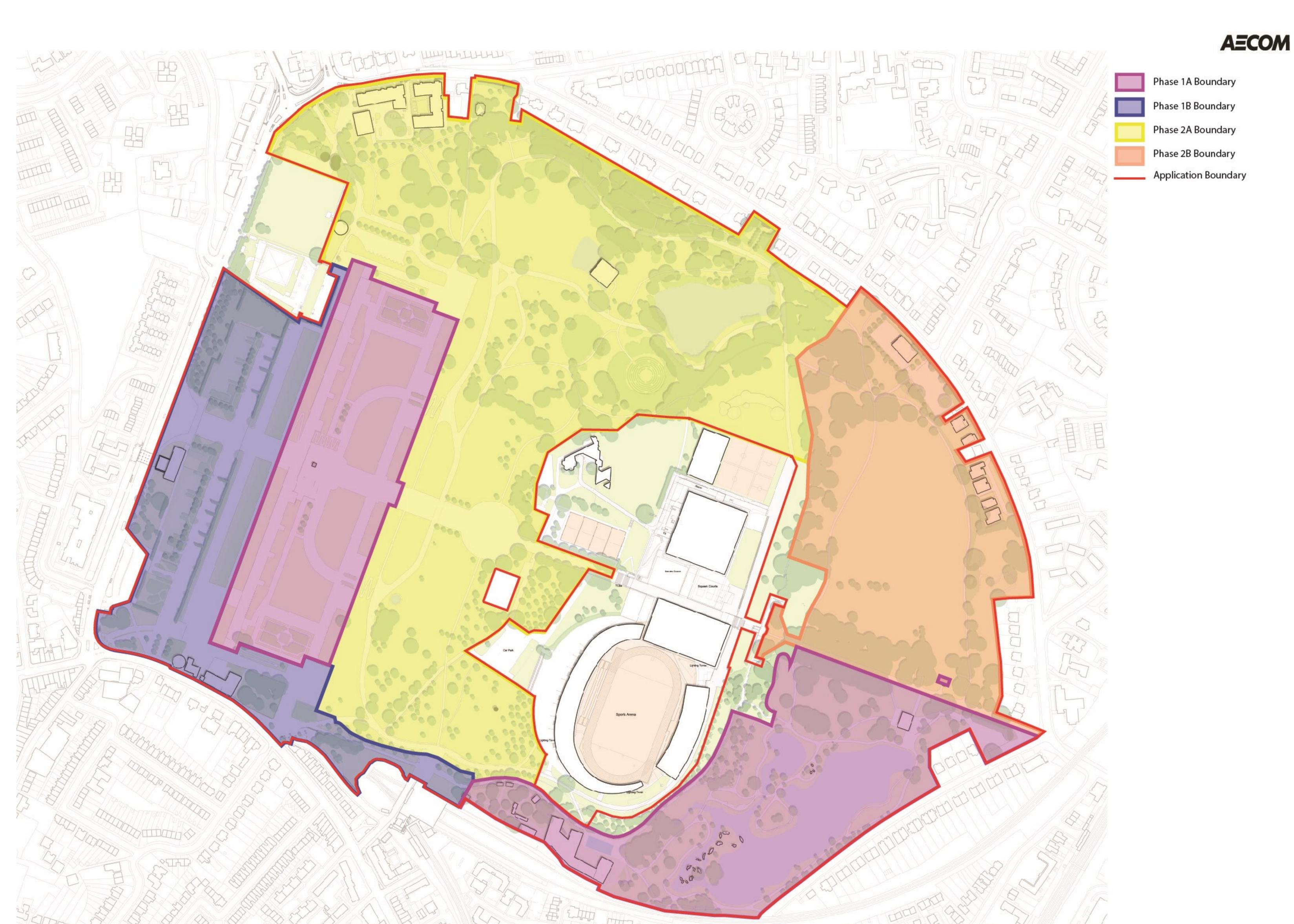
This phase will focus on the western half of the park which is currently underused and is uninviting. Split into two sub-phases, Phase 1A will focus on the Italian Terrace and the Tidal Lakes, including the building of a new Information Centre, and Phase 1B will focus on the Palace Terrace and Anerley Hill Edge.

Phase 1 will see the restoration of the most significant heritage assets in the park, including the dinosaurs and their setting, the terrace walls and the North and South Railings on Crystal Palace Parade.

Phase 2

Phase 2 will focus on the centre of the park and its northern edge: English Landscape, Transitional Landscape, Cricket Ground and Paxton Axis. It will commence after the completion of Phase 1.

Again, split into two sub-phases, Phase 2A will focus on works to the English Landscape and Transitional Landscape including the upper section of the Paxton Axis. And Phase 2B will focus on the Cricket Ground and associated lower section of the Paxton Axis.



Delivery phasing plan.

Frequently asked questions

1. Will all the money from the housing development be spent on the regeneration plan?

Yes, all of the money received in the sale of the two housing sites will be ring-fenced to deliver the Regeneration Plan.

2. Why is there no affordable housing included planned for the housing sites?

Much of the park is classified as Metropolitan Open Land, and is therefore protected. In order to sell the sites for housing, the Council has developed an 'Enabling Development' case which assesses the Regeneration Plan against seven tests set by Historic England. These tests are designed to ensure that enough improvement is made to the park's historic assets, in exchange for building on the protected land. Including affordable housing at Rockhills and Sydenham Villas will drastically reduce the value of the land and the monies received. Due to the reduced income, the Council would be unable to deliver enough heritage benefit to satisfy the seven tests of 'Enabling Development'. The building of residential dwellings would therefore not be permitted and the Council would be unable to count on this income to fund the Regeneration Plan. As no other substantial funding has been identified, the Council would not be able to deliver the Regeneration Plan. The Council does recognise the importance of affordable housing however and is working on several other schemes elsewhere in the borough which are 100% affordable.

3. Why is the concert platform not included in the Regeneration Plan?

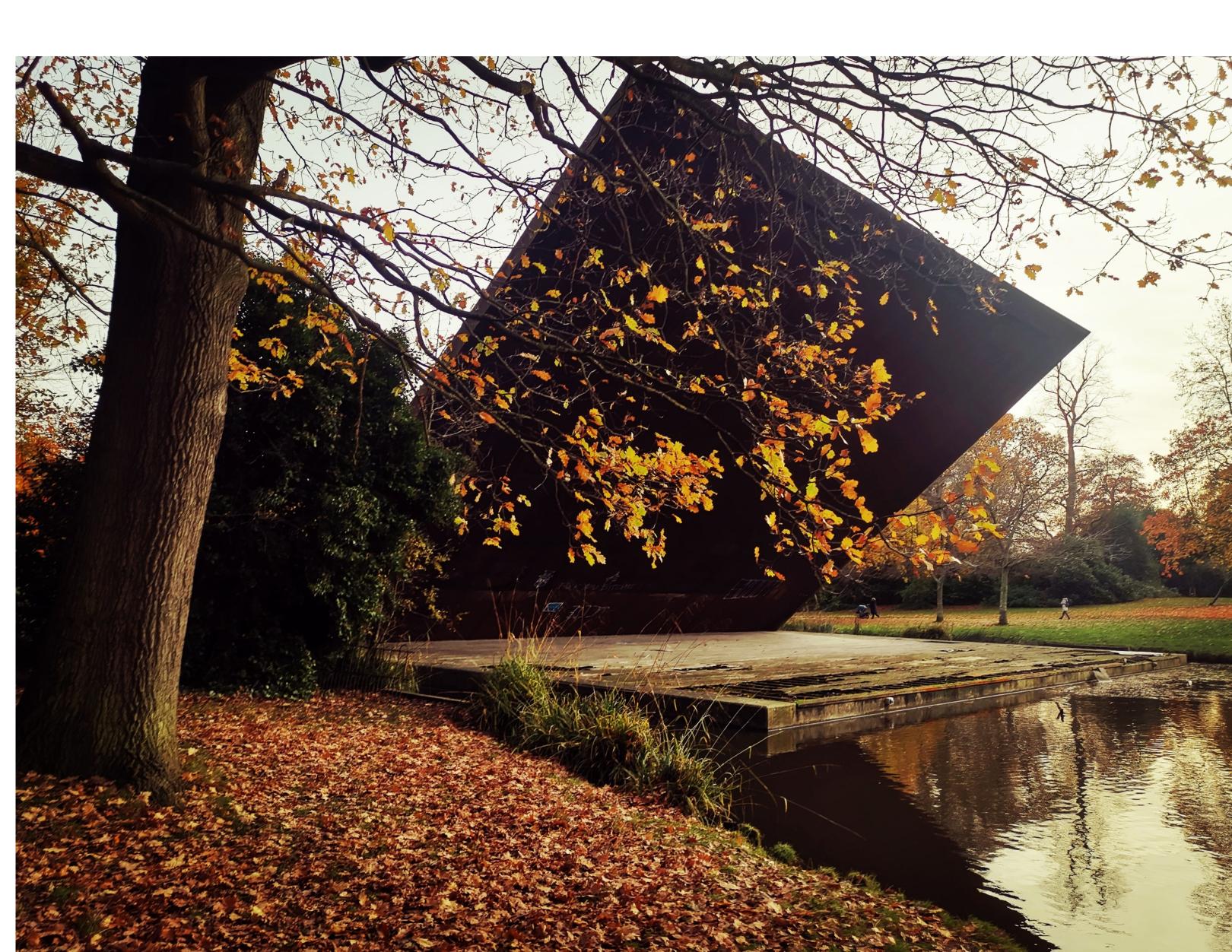
The Council has recently gone out to providers to seek new proposals to create a sustainable future for the concert platform. These proposals are currently being evaluated and it is intended that the Council will be moving forward with one later in the year.

Your support

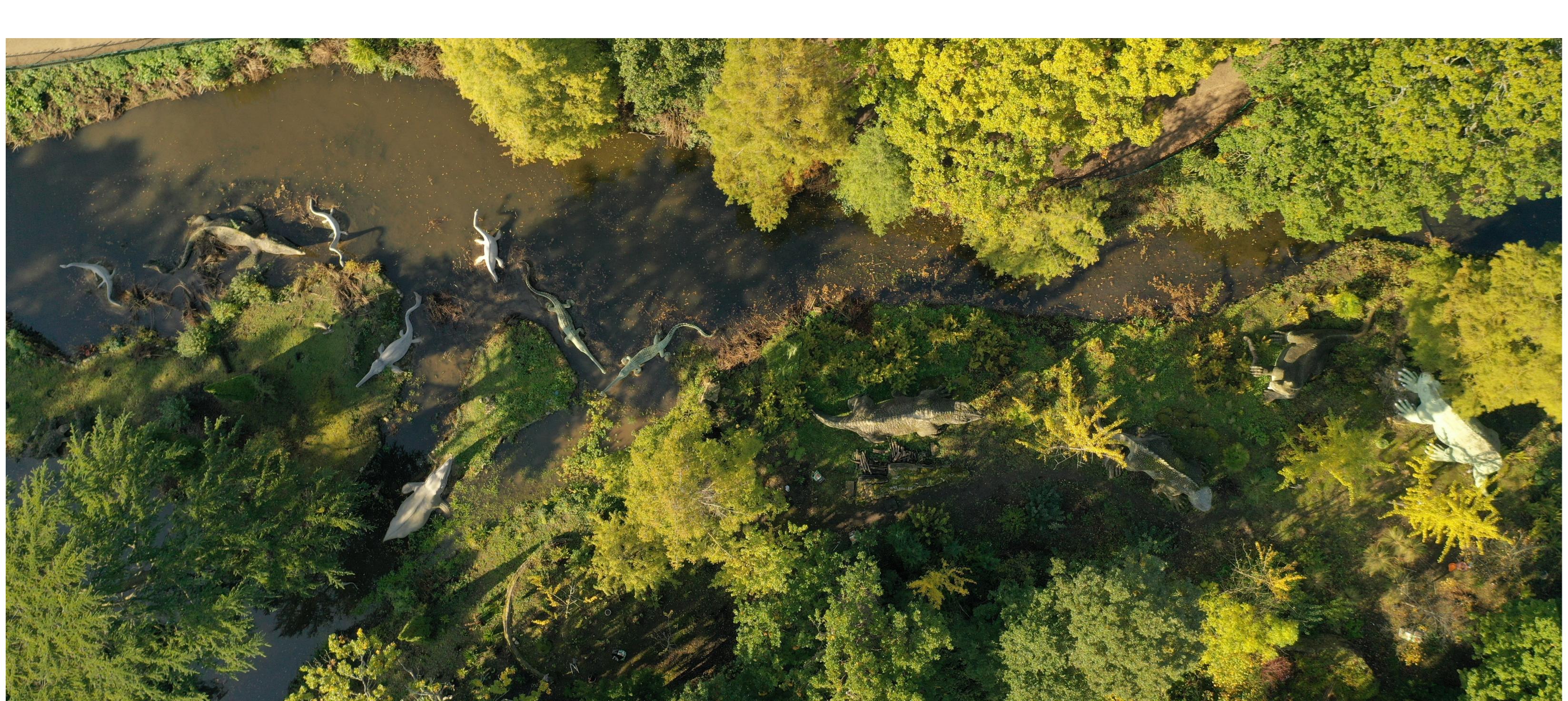
Your support is critical to the success of the Regeneration Plan as it will help us to secure the grant funding needed for its delivery. Search for the outline planning application online through the Council's planning portal, to both learn more and submit your comments. The application's reference is: 20/00325/OUT

You can also contact us via email if you have any questions or visit our website to keep up to date with our progress.

Email: cppregeneration@bromley.gov.uk
Website: www.crystalpalaceparkregenerationplan.com



Concert Platform.



Birds' eye view of Dinosaur Island.

