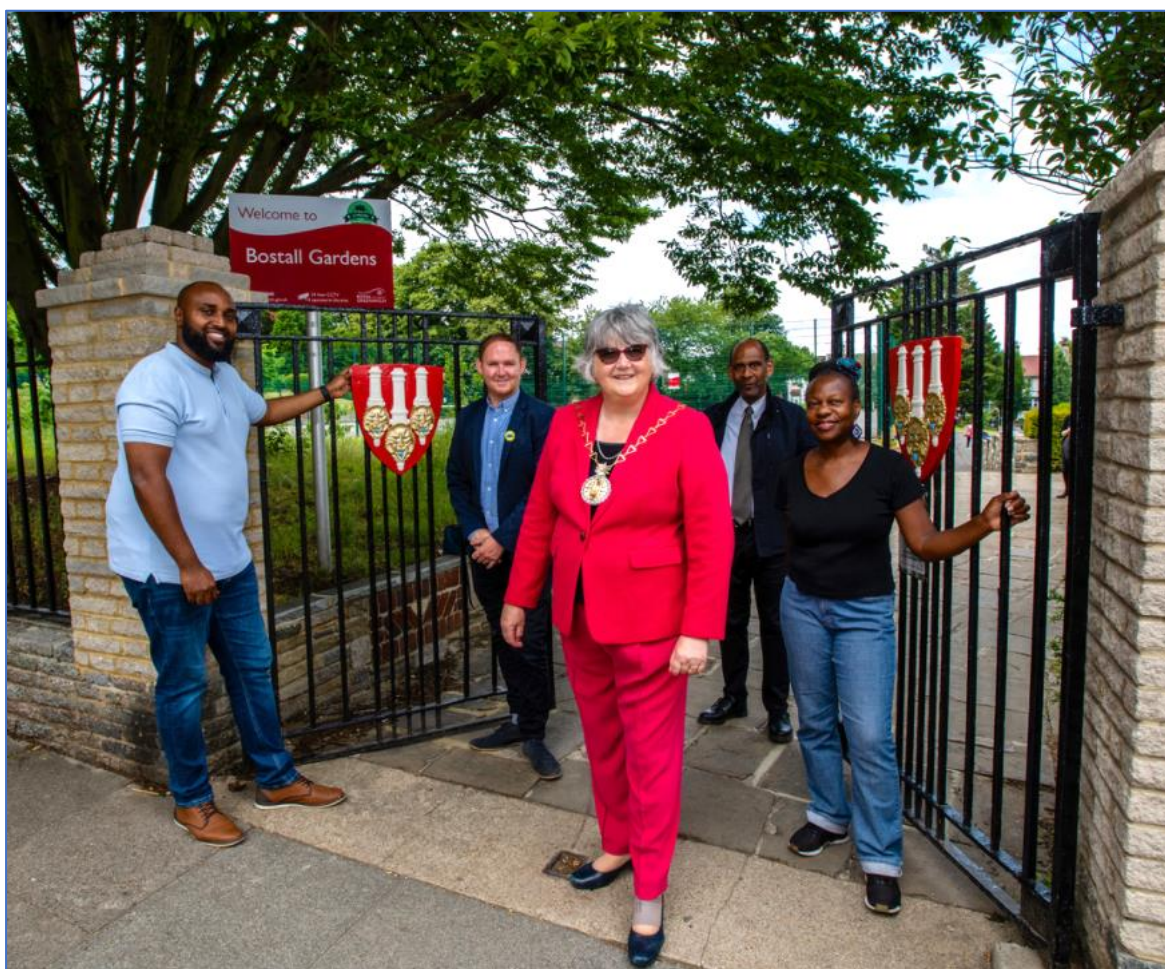


Bostall Gardens

Management Plan 2023-2028

(Includes 2024 updates)



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PART I: WHERE WE ARE NOW

INTRODUCTION:

What is a park management plan

Management Plans are an important aid to the efficient and effective management of a site. A plan forms part of a process for evaluating performance, consulting and involving people, strategic planning and providing continuity. Individual plans will be specific to each park and will deliver aims and objectives specific to the needs of the local community who will be directly involved in its formulation.

A Park Management Plan also provides an excellent opportunity to collate a wealth of information relating to the park that the management authority possesses, into a single comprehensive document.

If you require any further details about this plan please contact:

Address: Parks, Estates & Open Spaces:
Oxleas Woods Centre
Crown Woods Lane
London
SE18 3JA

Tel. 020 8856 0100

Email parks@greenwich.gov.uk

This park is allocated a strategy and development officer who can be contacted for any further information (using the contact details provided above).

There is a Park Friends Group made up of local residents who help care for the park.

A site summary sheet can be found in **Appendix I**.

Purpose of this management plan

As well as a Parks and Open Spaces and Green Space Strategies, the production of individual management plans for each park is good practice and was one of the action points arising from the Green Space Strategy.

The Bostall Gardens Management Plan will be fully reviewed and updated in 2028 by Parks management staff.

It is hoped that this plan will help to strengthen relationships between the Council and the community and provide access to information on the management approach to this site. In addition, it is envisaged that the plan provides a framework around which any future decisions concerning this

site will be taken and that it will assist with allocating existing and securing additional resources for developments on this site that this management plan specifies.

Future actions / priorities for this site are identified in the Action Plan to this document. This management plan therefore provides a benchmark against which future progress can be measured.

Wider Policy Context

The Management Plan has been written within the context of a wide framework of national, regional and local policy statements and strategies.

A number of strategies have been considered in the production of this document to ensure that the priorities identified in this plan deliver and compliment the appropriate aims and objectives identified in them.

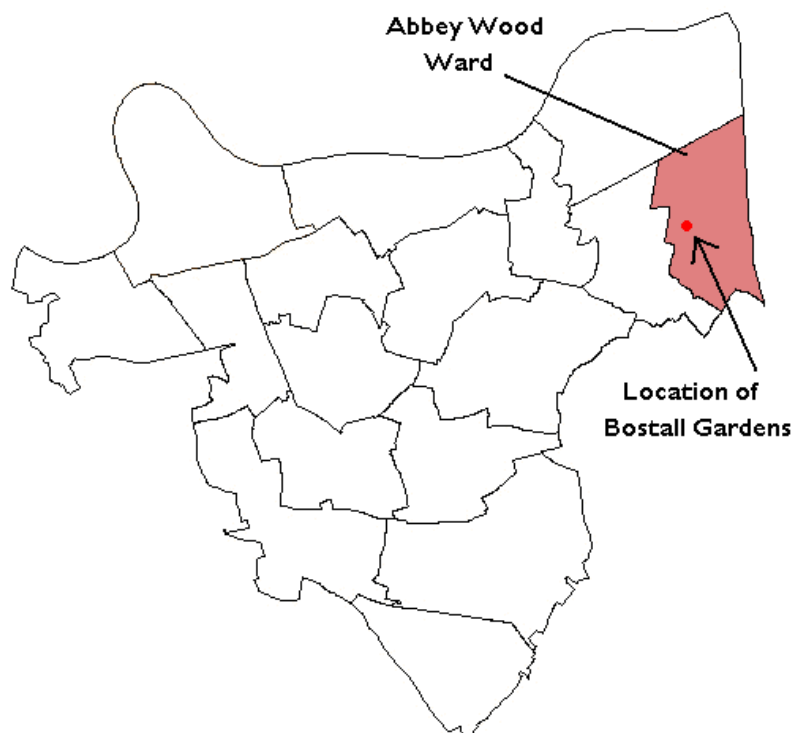
The main documents impacting on the development of this plan are listed in **Appendix II**.

SITE DESCRIPTION AND INFORMATION BASE

Description of the Park

Bostall Gardens is a small park located in the Abbey Wood Ward of the Royal Borough of Greenwich. Entrances to the park are located on McLeod Road, Viola Avenue and Rochdale Road.

The Park covers an area of approximately one hectare.



The main facilities within the park are children's play facilities, casual use sports areas, an outdoor gym, a community food growing area, a community orchard, pavilion and picnic areas. The sport facilities include a multi-purpose ball court and two tennis courts. The pavilion is used by a number of local community groups. A disused toilet block has been refurbished and converted for use as a park café and this is planned to open in 2025.

The park is tiered on three levels with the pavilion, multi-purpose ball court, children's play facilities, outdoor gym, community food growing area and the new park café on the bottom tier, the tennis courts and community orchard on the middle tier and the picnic area on the upper level.

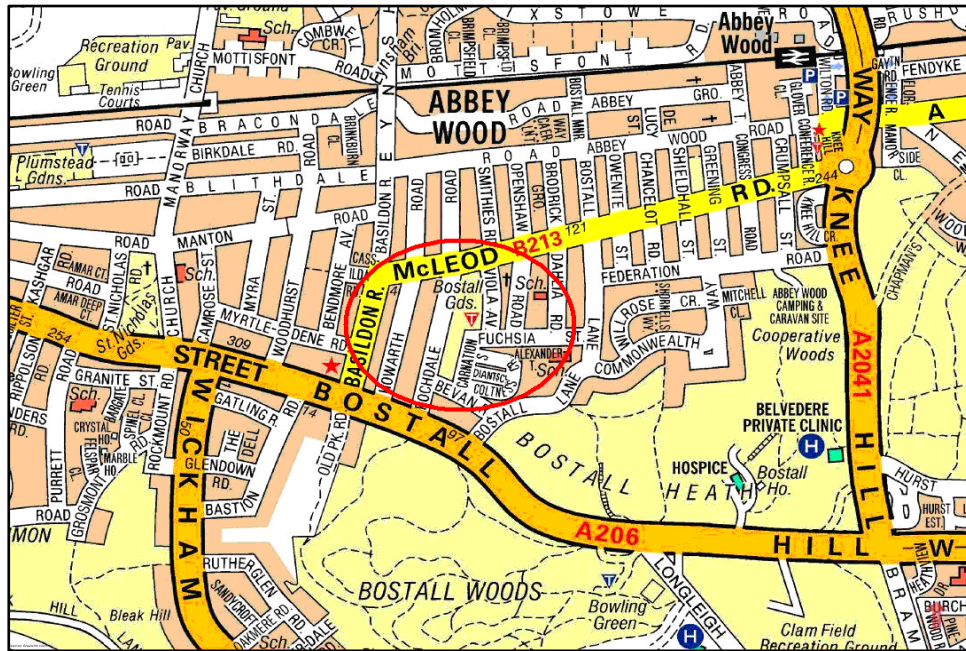
The Friends of Bostall Gardens use the pavilion building for their meetings on a regular basis and the building is also used by a number of other community groups. The pavilion contains public toilets that are only accessible whilst the building is open.

The Council's Green Space Strategy classifies Bostall Gardens as a local park. The Council's Local Plan designates Bostall Gardens as a Community Open Space.

The postcode of the park is SE2 0TQ

What3Words location: shot.fluid.fades

Bostall Gardens and Immediate Surrounds



Heritage and History

A summary of Bostall Garden's heritage and history can be found in **Appendix III**.

Biological

Fauna

The nature of the gardens makes it attractive to squirrels and the more common birds such as pigeons and sparrows.

Flora

Bostall Gardens has a mixture of exotic and native trees, shrubs, improved grassland, a small area of wildflowers, small areas of formal bedding, spring bulbs, the food growing area and small community orchard.



View from the gardens to McLeod Road



Area of spring bulbs planted by the Friends Group



Summer bedding plants being planted by pupils.
from Alex McLeod Junior School

Tree Survey

A tree survey of Bostall Gardens was conducted in November 2023. This identified the number of trees, classified them according to age, recorded the tree's measurements, located any tree wounds and made a recommendation for action depending on the tree's health. The tree survey identified approximately 55 trees, and over 23 different species. Please see **Appendix V** which includes a site plan showing the location of the trees. Below are some examples of the trees found within the gardens:

- Prunus avium x 4 (wild cherry) (native)
- Betula pendula x 2 (silver birch) (native)
- Malus species x 2 (crab apple) (native)
- Carpinus betulus x 1 (hornbeams)
- Fraxinus excelsior 'Pendula' x 3 (weeping golden ash)
- C X Leylandii x 2 (leyland cypress)
- Fagus sylvatica x 3 (beech) (native)
- Arbutus Unedo x 2 (Strawberry tree)
- Taxus baccata x 2 (yew tree) (native)
- Sequoiadendron giganteum x 3 (giant sequoia)
- Magnolia x soulangiana x 1 (Magnolia)

Most trees were found to be in good condition being “healthy, of good vigour and structurally sound”. Most of the trees are mature in age. The weeping ash in Bostall Gardens are being regularly monitored due to early signs of ash dieback.

A small community orchard of 25 mixed fruit trees was planted in the 2019/20 planting season and the understory was sown with wildflower seeds.



Wildflower understory of the small community orchard

The Friends also purchased a ‘Robin Hill’ amelanchier, a Beech and Ginkgo and these were planted in the 2021/22 planting season.

The gardens are located on mostly upper chalk, with the small community food growing area of the park being on Thanet sand. Upper chalk soils tend to be warm and well drained, whereas soils based on Thanet sand tend to give rise to relatively acid sandy or clay loamy soils of grained pale yellow or grey sand.

Park Infrastructure

Multi-purpose Ball Court

The outdoor multi-purpose ball court is for casual play and sports use and provides a safe area for all ages to play a range of ball sports. The ball court was first installed in 2005 and was funded by a grant from the London Marathon Trust. The ball court was refurbished and improved in 2021 with funding from the Council’s £1m Parks Improvement Fund. The ball court is free to use by all members of the public.



Newly refurbished ball court 2021

Children's Play Facilities

Children's play facilities were installed on a disused bowling green. There are currently nine pieces of play equipment. The play facilities were installed in 2005 and are gated to provide a dog free, secure play area for children. There is also an overhead cable ride and a net mountain for older children. The play facilities were funded by a grant from the Onyx Environmental Trust and London Marathon Trust.

All fixed equipment playgrounds managed by the Parks, Estate and Open Spaces team are visually inspected three times per week and assessed at bimonthly intervals. An independent inspection is carried out annually. The play equipment conforms to European Union standards EN1176 and EN1177 in regard to installation and surfacing.



Children's Playground

Tennis Courts

Roger Federer played his last professional game in Greenwich at the Laver Cup at the O2, in 2022 and wanted to leave a legacy in the Borough. The courts at Bostall Gardens were selected as this legacy project and a great partnership between the Royal Borough, LTA, Roger Federer's Agent and sponsor, the Friends Group and Abbey Wood Tennis Club. This resulted in the courts being refurbished and painted with an eye-catching design in 2023. Mercedes Benz, Roger Federer's sponsor paid for the works.

The refurbished courts were opened by Roger Federer on 15th June 2023 and children from Alexander McLeod Junior school were invited to meet the tennis super-star and to have knock about with him and receive coaching from LTA coaches. The opening was covered by the BBC and other news outlets.

More information on the opening can be found here:

https://www.royalgreenwich.gov.uk/news/article/2331/roger_federer_opens_newly_refurbished_bostall_gardens_tennis_courts_in_royal_greenwich

A mini documentary about the project has been released by Mercedes-Benz, which is a must watch:

<https://www.youtube.com/watch?v=IPa9-Zd4iME>

To keep all the courts well maintained, there is a low-cost hire fee at various times during the week and weekends (£3 per court per hour).

An annual household pass is available to Royal Greenwich residents for £30, covering all courts at Altash Gardens, Bostall Gardens, Kidbrooke Green Park, Maryon Park and Plumstead Common.

Each week 30 per cent of park court time will be available free of charge. Any available free slots will be bookable online.

Courts can be booked up to 14 days in advance for members and 7 days in advance for 'pay and play'.

Different ways to book the tennis courts:

LTA: <https://www.lta.org.uk/play/book-a-tennis-court/>

Clubspark: <https://clubspark.lta.org.uk/ParksTennisinGreenwich>

Booker app: <https://clubspark.com/news/booker-app>

Search for 'ClubSpark Booker' on the App Store or Google Play store.

Abbey Wood Tennis Club provide coaching sessions on the courts and their contact email address is abbeywoodtennisclub@gmail.com

Photo of recently refurbished courts with an eye-catching design – June 2023:



Photos of children from Alexander McLeod Junior School receiving coaching from Roger Federer and LTA coaches





Outdoor Gym

There is a small outdoor gym onsite, consisting of 6 items of equipment (please see photo below):



The Pavilion

The pavilion was brought back into use with the help of grant funding, and now provides the Bostall Garden's Friends Group and other community groups with a meeting place and has an office space, small kitchen, and public toilets (with disabled access). The Council manages the hiring of the pavilion for community use. When the pavilion is not in use, full-length shutters protect it from vandalism. To date this appears to have been successful in preventing most forms of vandalism other than graffiti (please see photo of the pavilion on the next page).



Bostall Gardens Pavilion

New Park Café (former disused Toilet Block)

The building dates back to 1956 and fell into disrepair. The building had a new roof in March 2010 to protect the structure and the Council has recently invested £240,000 in the refurbishment and conversion of the building into a small park café (please see photo below).



Disused Toilet Block with new Roof prior to re-development



New Park Café following refurbishment and conversion of the former disused toilet block

Community Food Growing Areas - Old Nursery Site

An old tree/ plant nursery on the site has been converted into a community food growing area and is managed by Bostall Gardens Community Garden Group.



Community food growing area

Park Benches

There are approximately 20 park benches and 4 vandal resistant picnic tables within the park.

Waste Bins

There are 10 rubbish bins within the park and dog waste can be disposed on in these bins. These bins are checked and emptied 3 times per week.

Signage

There are welcome signs at entrances of the park. There are also signs at the entrances of the park's play and sports facilities. These signs were renewed in 2021. The Park Friends Group has a notice board, fixed to the front of the pavilion that provides information about the group and gardens.

Pathways

The pathways are a mix of smooth tarmac and york paving, making them suitable for wheelchairs and mobility vehicles. Due to the steps in some parts of the gardens, the site is not accessible throughout for wheelchair users. The tarmac paths were repaired and where necessary relayed and in 2021 from a £1m Park Improvement fund created from the Council's capital budget.

Access

Railings borders three sides of the park and these were repainted in 2022 using funding from the Council's Ward Budget Scheme and S106 Funding. Residential dwellings directly border part of the site with Rochdale Road. The fourth side of the park is bordered by a large wall that separates it from an electricity sub-station. Bostall Gardens is accessible from four points; 2 in Viola Avenue, 1 in McLeod Road and 1 in Rochdale Road, by gates. The gates are open 24 hours a day throughout the year. Please see **Appendix IV** that shows a set of site plans with the park entrances and the location of facilities within the park:

The access points are suitable for mobility scooters and wheelchairs, with the exception of the McLeod Road access. Free parking is available in Viola Avenue and part of Rochdale Road.

Public Transport Links

This site is accessible by public transport. The closest train station is Abbey Wood, which has good links to central and across London on South Eastern and Elizabeth lines. The 180 and N1 bus routes stops outside the McLeod Road gate to the park.

Park User Information

The 2021 Census information given here relates to Abbey Wood Ward as a whole and not specifically to the area surrounding Bostall Gardens.

The resident population of the Abbey Wood Ward as measured in the 2021 Census was 17,700. This is made up of 9,045 males (51.1%) and 8,655 (48.9%) females.

The 2021 census indicated that the majority of people, 30% were in the 25 – 44 age bracket, followed by 25% in the 45 – 64 age bracket and 17% are in the 5 – 15 age bracket.

Ethnicity in Abbey Wood was 46.3% White, 33.1 % Black or Black British, 11.6% Asian or Asian British, 4.9% were mixed and 4.1% were another ethnic group.

64.1% of the 16 + age range of the population were economically active full time, under the borough's average figure of 67.5%.

40.9% of the population were deprived by one or more dimensions, which is lower than the borough wide figure of 51.8%.

38.9% of the ward had no access to cars or vans and 43.6% had access to one car or van.

Alexander McLeod infants and juniors' school is within easy walking distance of the gardens.

Local Parks in the Area

Bostall Heath and Woods is the closest green space to Bostall Gardens. Bostall Heath and Woods provides a large open expanse of grass, with areas of woodland, as well as cricket nets, lawn bowling and orienteering facilities.

Stakeholders

Royal Borough of Greenwich:

Directorate of Communities, Environment and Central - Parks, Estates & Open Spaces,
Communications/Marketing Sports and Events teams
Directorate of Place and Growth (Property Services)
Directorate of Housing & Safer Communities
Directorate of Children's Services

Community

Friends of Bostall Gardens – contact email bostallgarden@gmail.com
Abbey Wood Tennis Club - contact email abbeywoodtennisclub@gmail.com
Bostall Gardens Community Gardens Group (no contact email address)
Local Residents
Alexander McLeod Infants and Juniors School

Agencies

Police and Lawn Tennis Association

Politicians

Local MP - Abena Oppong-Asare
The Council's Cabinet Member for Culture, Communities and Equalities
Abbey Wood Ward Members - Ann-Marie Cousins, Denise Hyland and Peter Baxter

Management of the site

The Royal Borough of Greenwich owns Bostall Gardens. The National Grid owns the boundary wall between the sub-station and the park. The management of the park described in this management plan is the responsibility of the Parks, Estates & Open Spaces Service within the Royal Borough.

The Parks, Estates and Open Spaces Service are located within the Directorate of Communities, Environment and Central. The Parks, Estate and Open Spaces Senior Management Team is accountable for the overall management responsibility of the Service.

Individual management functions are devolved and key functions are identified as follows:

- Horticultural Maintenance
- Park Rangers – Cleansing and security
- Parks Development
- Fixed Equipment Playgrounds
- Ecology & conservation

- Tree & Woodland maintenance
- Administration – Sports lettings, complaints monitoring

All Royal Borough Parks staff, are directly employed by the Council.

Maintenance

The Parks, Estates and Open Spaces gardening staff carry out regular maintenance. The mobile Park Ranger staff carries out routine litter clearance and cleansing on a regular basis and Council Safer Spaces Staff carry out periodic monitoring of the site.

Bostall Gardens is managed as a mobile site. Mobile sites are inspected and litter picked on a rotational basis by the Park Rangers team. The frequency is determined by the availability of staff, but this is usually between two and three times per week. The team will also clear any dog fouling and remove graffiti. We have a target to remove offensive graffiti within 24 hrs and non-offensive graffiti within 72hrs. Sometimes we have to bring in a specialist team to remove graffiti from the York and other stone and this can take longer. The Rangers team work closely with colleagues in the Safer Spaces Team who are warranted to issue FPN's for dog fouling and littering.

Scheduled / planned grounds maintenance takes place at different times throughout the year. Non planned and corrective maintenance takes place on an ad hoc basis according to need. The District Manager responsible for the grounds maintenance staff ensures maintenance standards are achieved and maintained. Parks for London Land Audit Management System is used to assess the quality of the service.

The Parks, Estates and Open Spaces Department are responsible for the maintenance of the playground and outdoor gym. Ad-hoc repairs and maintenance to hard infrastructure are carried out by the responsibility and are carried out by Council's Property Team.

The Park Friends Group also plays a valuable role in helping us care and improve the gardens. Please see below photos of the Friends Group working in the Gardens:





2024 Christmas event organised by the Friends of Bostall Gardens



Environmental Management

All uncontaminated green waste generated from grounds maintenance activities is taken to the Parks Holbrook Meadow yard where it is shredded, screened and reused as mulch in our parks, open spaces and estates. In addition green waste generated from our tree maintenance activities is chipped and reused in our parks, open spaces and estates.

Where appropriate and is it safe to do so, we leave laying and standing deadwood in situ to provide habitat for invertebrates.

The fruit trees in the community orchard and food growing area provide a food source for pollinators.

The team are transitioning to the use of electric machinery and vehicles to undertake maintenance activities.

The operational teams are decentralised, working out of local depots to reduce vehicle movements, fuel usage and emissions.

During the refurbishment of the building the insulation was significantly increased, double glazing was installed, led lights were fitted and electric heaters installed to reduce energy consumption and carbon dioxide emissions.

Pesticide use is minimal and no peat based composts are used on site.

The Parks, Estates and Open Spaces teams grounds maintenance and arboricultural services are certified against the internationally respected ISO 14001 Environmental Management standard.

Investment

£1m Parks Investment Programme

In 2020 the Council agreed a £1m improvement programme from Council Capital and Bostall Gardens was one of eleven parks to benefit from funding, from this programme. Works in the Gardens included:

- Carry out extensive works to repair and clean the stonework
- Improve ball court markings and introduce a new painted finish
- Refurbish Park gates including restoration of the shield on the Viola Avenue main gate and re-open the Viola Avenue gate that was welded shut
- Carry out repairs to the path from the Rochdale Road entrance to community food growing area
- Remove damaged picnic benches and replace with new
- Repaint benches and bins that were worn
- Replaced outdated entrance and internal signage
- Re-introduced small areas of formal bedding and obtained help from the friends with watering and aftercare
- Added Spring colour/ planted additional spring bulbs
- Promoted 2021 Improvement Works

The park benefited from over £100,000 investment through these works.

In addition £240,000 has been invest in 2023/24 to refurbish and convert the former discussed toilet block into a small park café and £23,503 has been installed in 2024/25 on path improvements.

Ward Budget and Section 106 Funding

In 2021 the Park Friends Group secured £10,000 funding from the Council's Ward Budget Scheme and the Council topped this up with another £7,000 to fund the redecoration of the park railings.

Marketing information, activities and approach

Information about local parks within the borough can be found on the Royal Borough's website www.greenwich.gov.uk

Events in parks are promoted on the Council's social media including Facebook and X and local Councillors promote activities using WhatsApp.

Activities and events that occur in parks get marketed and advertised depending on the nature of the activity or event. The Bostall Gardens Friends Group has hosted events and activities in the park to encourage wider community use of the park. These have include an annual summer Parksfest event which attracts up to 500 people and in 2024 a small Christmas event which attracted 100-200 people.

Photos below of a summer Parksfest events organised by the Friends Group:



Summary of the Known Issues or Challenges

Anti-Social Behaviour

Anti-social behaviour can be an issue in Bostall Gardens, particularly graffiti. Outreach work at the site may be beneficial, particularly in the summer months and will be considered.

A CCTV camera was installed at the time of the pavilion refurbishment. The system is linked and monitored at the Council's CCTV control room at Woolwich and is monitored 24 hrs a day, 7 days a week.

Other Issues

Public Space Protection Orders for dog control apply at this site. These prohibit dogs from the play and sports areas, limits the number of dogs per walker to 4, requires people to pick up after their dogs and requires people to put their dogs on a lead when required by an authorised officer.

PART II: WHERE DO WE WANT TO GET TO?

VISION

The plan aims to aid the efficient and effective management of the site, to create a safe, clean and enjoyable experience for the local community and visitors and help to achieve the Council's strategic intentions for the green space strategy by developing a vibrant and sustainable park.

AIMS/OBJECTIVES

1. Provide a welcoming, good quality local park that is accessible for the local community
2. Provide a range of facilities that support the health and wellbeing of local residents, including, children's play, tennis, an outdoor gym and community food growing area
3. Work in partnership with the park's friends group to care for and improve the park
4. Ensure the site is safe, clean and well maintained
5. Provide areas of habitat to support bio-diversity

ANALYSIS & ASSESSMENT

Ecology

Bostall Gardens was formerly an ornamental garden with mature trees. Tree surveys are an effective parks management tool and a tree survey has been undertaken in Bostall Gardens. In the tree survey the trees' health and age were identified and recommended actions are recorded. No detailed study of the fauna has been carried out but based on the flora of the park its diversity is not expected to be significant.

Sport & Recreation

Bostall Gardens provides facilities for children's play, tennis, and ball sports such as basketball, handball and 5 aside football. There is also an outdoor gym which residents can use to help keep fit. The children's play and sporting facilities are the only ones of this type in the local area and are an asset for the local community.

The Gardens also provides space for passive recreation. There is scope for the park to be used for more small events.

Landscape

The tiered landscaping of Bostall Gardens acts as informal zoning separating the different sport and play areas from the passive relaxation area. This informal zoning works well in the park.

Potential exists for increasing the use of the pavilion.

Infrastructure

The infrastructure in the park is generally in good condition following recent investment.

Refurbishment and conversion of the former toilet block to a small park café started (in 2023) and is now complete. The Council is in the process of letting the café and an operator should be in place in the first half of 2025.

The outdoor gym is tired and would benefit from refurbishing.

Management

Bostall Gardens is managed by the Parks, Estates & Open Spaces Department as one of over 90 sites that the Department is responsible for.

Bostall Gardens has an active Friend's of Group who work in partnership with the Council to help care for and improve the gardens.

Set out below are the site's strengths, challenges and recommendations for improvement:

STRENGTHS

- Much improved local park
- Good Park Friends Group
- Good community food growing group/area
- Good range of facilities, including play and casual sport including great tennis courts
- Secured £240,000 funding for redevelopment of public toilet block
- Accessible to local population
- Pavilion building being used by the community but not fully utilised
- Multi Use Ball court well used by the local community

CHALLENGES

- Re-occurring low level Anti-Social Behaviour including some drug use
- Public toilets currently only available when the Friend's of Group open the pavilion
- Increase use of the Pavilion
- Some facilities will require investment for improvements in the short/medium term for e.g. the outdoor gym
- Gaps in information regarding biodiversity
- Community fund garden slightly hidden away
- No information site regarding the sites heritage

RECOMMENDATIONS

- Reduce ASB, by joint working with the Police and colleagues in Safer Spaces
- Complete letting of the recently refurbished and conversion of former toilet block into small park café, this will improve access to public toilets
- Continue to develop a funding options framework that identifies potential sources of funding to deliver further improvements

- Encourage the Friends Group to take part in the Big Bird Watch and Butterfly surveys to help improve information on biodiversity
- Continue consultation with Friends of Group and other stakeholders to identify priorities and consider undertaking a SWOT analysis with them
- Update Royal Greenwich website and ensure it has up to date information about Bostall Gardens (facilities and events)

PART III: HOW WILL WE GET THERE?

ACTION PLAN

Timescales as given in this document are as follows:

Short Term – Within one to two years from adoption of this plan

Medium Term – Within three years from the adoption of this plan

Long Term – Five years and more from the adoption of this plan

Recommendation	Action	Timescale (Long / Medium / Short Term)	Responsibility	Status
Carry out extensive works to repair and clean the stonework	Include in £1m investment programme	Short	Parks, Estates and Open Spaces and DRES	Completed in 2021
Improve ball court markings and introduce a new painted finish	Include in £1m investment programme	Short	Parks, Estates and Open Spaces and DRES	Completed in 2021
Remove damaged picnic benches and replace with new	Include in £1m investment programme	Short	Parks, Estates and Open Spaces and DRES	Completed in 2021

Recommendation	Action	Timescale (Long / Medium / Short Term)	Responsibility	Status
Repaint benches and bins that are worn	Include in £1m investment programme	Short	Parks, Estates and Open Spaces and DRES	Completed in 2021
Re-introduce small areas of formal bedding and obtain help from the friends with watering and aftercare	Include in £1m investment programme	Short	Parks, Estates and Open Spaces and Friends Group	Completed in 2021
Replace outdated entrance and internal signage	Include in £1m investment programme	Short	Parks, Estates and Open Spaces and DRES	Completed in 2021
Refurbish Park gates including restoration of the shield on the Viola Avenue main gate and re-open the Viola Avenue gate that is welded shut	Include in £1m investment programme	Short	Parks, Estates and Open Spaces and DRES	Completed in 2021
Add Spring colour/ Plant additional spring bulbs	Work jointly with the Friends on the purchase and planting of the bulbs	Short	Parks, Estates and Open Spaces and Friends Group	Completed/undertaken in 2021-2023
Carry out repairs to path from Rochdale Road entrance to community food growing area	Place works on Property colleagues planned maintenance long list and put pressure for this work to be undertaken	Short/Medium	Parks, Estates and Open Spaces and DRES	Completed in 2021

Recommendation	Action	Timescale (Long / Medium / Short Term)	Responsibility	Status
Promote 2021 Improvement Works	Arrange photo shoot and PR with the Cllrs, Friends and Alex McLeod School	Short	Parks, Estates and Open Spaces and Com's Team	Completed in 2021
Additional trees	Friends purchase a 'Robin Hill' amelanchier, a Beech and Ginko and planting by PEOS	Short	Parks, Estates and Open Spaces and Friends Group	Completed in 2022
Refurbish/Repaint and repair park railings	Work with the Friends to secure funding	Short/Medium	Parks, Estates and Open Spaces and Friends Group	Completed in 2022
Better information onsite	Install new notice board on pavilion	Short/Medium	Parks, Estates and Open Spaces and Friends Group	Completed in 2022
Improve Park tennis courts and increase usage	Work with the LTA and Mercedes Benz, Roger Federer's Agent, Low Bros, Abbey Wood Tennis Club and Friends Group to improve the tennis courts and create a unique eye-catching design on the courts surfacing. Introduce a new gate entry and on-	Short/Medium	Parks, Estates and Open Spaces, LTA, Mercedes Benz, Roger Federer's Agent, Abbey Wood Tennis	Completed in 2023

Recommendation	Action	Timescale (Long / Medium / Short Term)	Responsibility	Status
	line booking system to help manage court usage and prevent misuse of the courts.	Short/Medium	Club and Friends Group	
Promote improvements to park tennis courts	Work with the LTA and Mercedes Benz, Roger Federer's Agent, Federer's Agent, Abbey Wood Tennis Club and Friends Group to promote the opening of the courts. Invite tennis super-star Roger Federer to open the courts with the LTA. Invite children from Alex McLeod Junior School children meet Roger Federer and to have a knock around with him and LTA coaches. Promote the Council's Get Active Program. Invite the BBC and other selected news channel to promote the event.	Short/Medium	Parks, Estates and Open Spaces, LTA, Mercedes Benz, Roger Federer's Agent, Comm's Team, Press, TV, Abbey Wood Tennis Club and Friends Group	Completed in 2023
Support Friends to undertake works in the gardens.	Supply a small set of hand tools.	Short Term	Parks, Estates and Open Spaces	Completed in 2023
Continue further consultation with Friends of Group and other stakeholders to identify priorities for future improvements.	Refurbish and convert the semi-derelict toilet block into small park café.	Short/Medium Term	Parks, Estates and Open Spaces	Completed in 2023

Recommendation	Action	Timescale (Long / Medium / Short Term)	Responsibility	Status
Carry out further path repairs.	Second £1m parks investment programme.	Short Term	Parks, Estates and Open Spaces & DRES	Completed in 2024
Refurbish former toilets and convert into a small Park Café.	Capital funding secured from the Council and works complete and letting taking place.	Short Term	DRES, Council Capital	Scheduled 2024/25
Outdoor Gym equipment over 10 years old and is tired.	Seek internal/external funding for refurbishment of or new outdoor gym equipment. Consider Veolia or London Marathon Trust as funding sources.	Medium Term	Parks, Estates and Open Spaces	Ongoing
Improve the play area.	Seek internal/external funding for improvements to the play area. Consider Veolia or London Marathon Trust as funding sources.	Medium Term	Parks, Estates and Open Spaces	Ongoing
Reduce Anti-Social Behaviour at site.	Use intelligence from CCTV and residents and Council staff to identify ASB and any trends. Proactively work with the Police and Council's Safer Spaces Team and other agencies to target anti-social behaviour when it occurs.	Ongoing	Parks, Estates and Open Spaces / Safer Spaces/Police SNT	Ongoing

Recommendation	Action	Timescale (Long / Medium / Short Term)	Responsibility	Status
Consider ways to continue to improve biodiversity	<p>Review mowing regime</p> <p>Consider re-sowing wildflower seeds in orchard area with bee and butterfly friendly seed mix</p> <p>Consider creating stage beetle logseries</p> <p>Encourage the Friends Group to take part in the big bird watch and butterfly surveys</p>	Short	Parks, Estates and Open Spaces & Fiends Group	On-going
Continue further consultation with Friends of Group and other stakeholders to identify priorities for future improvements.	Meet regularly with the Friends to identify and agree priorities for improvement - Consider undertaking a SWOT analysis with the group	Ongoing	Parks, Estates and Open Spaces	Ongoing
Update Greenwich Council website content as required to ensure current information about Bostall Gardens (facilities and events).	Liaise with Greenwich Council web team.	Short Term	Parks, Estates and Open Spaces and IT	Ongoing
Improve use of Bostall Gardens by all sections of the community. Increase use of the pavilion.	Review how site is currently marketed. Explore any barriers to usage. Investigate ways of improving	Short/Medium Term	Parks, Estates and Open Spaces	Ongoing

Recommendation	Action	Timescale (Long / Medium / Short Term)	Responsibility	Status
	marketing of site (through the use of different mediums).			
Improve onsite sign posting to the community garden	Seek funding for signage to help identify the location of the community garden	Short	Parks, Estates and Open Spaces	Ongoing
Provide additional on information on-site regarding the site's heritage and facilities on-site	Seek funding for signage to provide information on the heritage of the site and facilities on site	Short	Parks, Estates and Open Spaces	Ongoing

Important Note: Improvement actions requiring investment are subject to funding being secured. There are no additional funds available from the Council unless it has been identified against a specific action.

PART IV: HOW WILL WE KNOW WHEN WE'VE ARRIVED

MONITORING & REVIEW

A working copy of the Management Plan will be kept within the Park's HQ office so that issues and changes that arise can be documented. The action plan will be reviewed as appropriate and updated on a minimum of an annual basis.

Appendix I – Site Summary Sheet

Site name and address:	Bostall Gardens Viola Avenue Abbey Wood London SE2 0TQ	What3Words location: shot.fluid.fades
Email:	parks@greenwich.gov.uk	
Contact number:	020 8856 0100	
Royal Greenwich Website:	royalgreenwich.gov.uk	
List of facilities:	Park Café with public toilets Community pavilion Playground Ballcourt 2 tennis courts Outdoor gym Community food growing garden Community orchard	
Entrances:	McLeod Road Rochdale Road Viola Avenue	
Size of Park:	1 hectare	
Transport links:	Nearest train station Buses is Abbey Wood (South Eastern and Elizabeth Lines) Busses 180 stops outside the McLeod Road park entrance By car – Limited free parking in Rochdale Road and Viola Avenue	
Electoral Council Ward:	Abbey Wood	
Ward Councillors:	Ann-Marie Cousins Denise Hyland Peter Baxter	
MP:	Abena Oppong-Asare	
Friends Group:	bostallgarden@gmail.com	
Abbey Wood Tennis Club:	abbeywoodtennisclub@gmail.com	
Tennis Court Booking:	Booker app: https://clubspark.com/news/booker-app	

APPENDIX II

Legislation, policies and strategies affecting park management

As highlighted earlier in the plan, Royal Borough's Parks, Estates and Open Spaces department operates within a wide framework of national, regional and local policy statements and strategies. The main documents impacting on the development of this plan are listed below.

Our Greenwich – Corporate Plan

Our Greenwich is a plan for the next four years (from 2023) that focuses on the changes we collectively want to see in our borough.

It has been developed with our residents, partners and staff actively informing and shaping the plan, so it is truly a plan that belongs to us all.

Parks and Open Spaces Strategy

This strategy set out the strategic priorities for the service for the period 2017 - 2027.

Service Plan

The Parks and Open Spaces department aims to develop, manage, ensure accessibility and maintain to a high standard the borough's Parks, Open Spaces, Woodlands, Tree Stock, Cemeteries, Playgrounds, Sports Pitches, Allotments and other outdoor facilities. To meet the needs of the community and deliver the Council's core objectives where applicable to the service, and specifically regarding the provision of a clean and well cared for environment and supporting Health and Quality of Life for the local community.

Green Space Strategy

The Green Spaces Strategy sets out the Council's strategic intentions for its green assets and its vision of the positive contribution that Greenwich's open networks make to our lives. The thematic objectives (community safety, biodiversity, education and culture, culture and events, tackling inequality, sport, health and well being) are all relevant to the management plan for Bostall Gardens.

Carbon Neutral Plan

This plan sets out the Council's actions and objective to be Carbon Neutral by 2030.

The Cultural Strategy

Parks and Open Spaces is one of six 'areas' considered by the Cultural Strategy. The Strategy has five over-arching themes: - Equality and Access, Sustainability, the Cultural Economy, Achievement and Excellence and Partnerships. All of these aims are relevant to this management plan and have been considered in developing the opportunities and priorities for this site.

ISO 9001:2000 – Quality Management System

Quality Management System ISO 9001: 2000 is used by organisations to manage their tree maintenance activities and resources to guarantee a quality service. This management system is based on eight quality management principles:

- Customer Focus
- Leadership

- Involving People
- Process Approach
- System Approach to management
- Continual Improvement
- Factual Approach to decision making
- Supplier relationship, which benefit both sides.

The Parks and Open Spaces department is currently ISO 9001 accredited.

ISO 14001 – Environmental Management System

Parks and Open Spaces are committed to ensuring our activities are undertaken in an environmentally friendly manner and our effects on the environment are controlled. The service's Environmental Management System is certified to the internationally respected EN ISO 14001:2015 Environmental Standard.

ISO 45001 – Health and Safety Management System

Abricultural services are high risk activities and Parks and Open Spaces are committed to ensuring these services are well managed and provided safely to both residents and employees. As such the service's Health and Safety Management System is certified to the internationally respected EN ISO 45001 Health and Safety Standard.

Local Plan

Local Councils have a duty to prepare a Development Plan by law. The Greenwich Unitary Development Plan (UDP) sets out the vision for use of the land in the Borough, and provides the main guidance for making decisions on individual planning proposals. The document is intended to cover the period 2001 – 2011 (or 2016 in some instances) it is a legal document with the following purposes:

To provide a framework of acceptable uses within the Borough, defining areas where development is not desired or where it needs to be carefully directed and to provide a detailed basis for the control and development. The UDP may be viewed at the Directorate of Regeneration, Enterprise and Skills, Planning Department, The Woolwich Centre, Wellington Street, Woolwich, SE18 6HQ or alternatively at a local library.

Community Open Space

The UDP refers to Bostall Gardens as Community Open Space.

Policy Reference O7 in section 2.4 of the Greenwich UDP refers to Community Open space. Policy O1 refers to MOL policy.

- O7 Public and private open space areas defined as Community Open Space on the Proposals Map will be safeguarded from built development. New buildings and extensions to existing buildings will only be permitted where they are ancillary to the existing land use, are limited in size and extent, sensitively sited, and are compatible with neighbouring development. Changes of use of existing buildings in ancillary use will be considered in the light of Policy O1. Where existing built development within parks and public open spaces becomes surplus to demand, the Council may allow the sites to be redeveloped for specialist sporting development (which combines the use of outdoor and indoor space), subject to the criteria set out in Policy O1.

Community Benefits

- O10 The Council will seek to secure improvement and enhancement of existing parks and public open spaces, where major development places increased demand on existing areas, and, where appropriate, the creation of new parks and public open spaces in line with Policies O9 and C3, through planning obligations and conditions on planning permissions in line with Policy SC2.

Park Facilities

- O12 The Council will seek to enhance open space by the provision and encouragement of appropriate park facilities (e.g. seating, children's play equipment, refreshment facilities, outdoor tennis courts, pitch and putt, sports pitches and changing facilities and Arts, Culture and Entertainment facilities, such as open air performance spaces, sculpture and visual imagery and areas for cultural exhibition and study) within suitable parks and public open spaces. Facilities should be of a high standard of design and quality and respect local nature conservation interests. Such facilities should be safe to use and accessible to all. (See Policies D5, D6 and D7).

The Biodiversity Action Plan

The Greenwich Biodiversity Action Plan is the first co-ordinated approach to conserving Greenwich's biodiversity. The aim of the plan is: 'To ensure the conservation, enhancement and public appreciation of the biodiversity of the London Borough of Greenwich'.

The Biodiversity Action Plan focuses on locally important habitats and species and has actions drafted to ensure that they cover all relevant habitats and species. Initially, actions may be focussed on those under the most pressure or where most advantage can be gained. However, it allows for all important habitats and species to be covered.

The Biodiversity Action Plan has been developed in partnership with local and regional groups and organisations and was approved and adopted by the Council in early 2010.

Legislation

The Parks and Open Spaces department operates within the frameworks set out by the following legislation, and therefore, the legislation may impact upon the delivery of service of the Parks and Open Spaces department both financially, through planning and human resources. This is not a comprehensive list but is indicative of key pieces of legislation relating to Parks and Open Spaces.

Environment Act 2021

Public Spaces Protection Orders for Dog Control

Alcohol Consumption in Public Places Order 2003

Clean Neighbourhoods Act 2004

Control of Pesticide Protection Act 1986

Country Code 1981

Countryside and Rights of Way Act 2000 and increments

Countryside & Right of Way Act 2000

Disability Discrimination Act 1998

Health & Safety at Work Act 1998

Litter Act 1983

Ministry of Housing and Local Government Provisional Order Confirmation
(Greater London Parks & Open Spaces Act)1967

Occupiers Liability Act 1957

Road Traffic Act 1988 (as amended 1991)
The 2004 Country Code
The Anti Social Behaviour Act 2003
The National Parks & Access to the Countryside Act 1949
The Weeds Act 1959
The Wildlife & Countryside Act 1981
Safer Neighbourhood Act 2005

In addition, there are bye-laws that relate to specific parks.

APPENDIX III

Summary of site heritage and history

In 1886 the Royal Arsenal Co-operative Society bought Bostall Farm and Suffolk Place Farm in. The area which is now the park was left as unused farm land and the farm buildings and a thatched tithe barn.

The Metropolitan Borough of Woolwich acquired the site of Bostall Gardens in 1938. The thatched barn on the site was demolished around the time of World War II and the area was developed as a public garden. These were laid out and officially opened by the Mayor on 26 April 1952. The responsibility for the park was then taken over by London Borough of Greenwich.

Today the small park incorporates tennis courts, a ball court, children's play facilities, a community food growing area, small community orchard, pavilion building used by the community and areas for passive recreation.

The park became run down, and, in 2001, a group of local residents formed the Friends of Bostall Gardens and worked with the Council to help partially renovate the gardens. External funding was secured from organisations such as the Onyx Trust, London Marathon Trust and the Home and Communities Agency. Sadly the former bowling green had become run down and there was no usage and a decision was taken to convert the area into a children's play area and ball court. Funding was also found to restore the bowls pavilion which was in poor condition and is now used by community groups. In addition funding was secured to put a new roof on the former toilet block and to protect until additional fund could be found to bring back in use in some form. These works were completed in 2005.

In 2011 a new outdoor gym was installed in the park to help encourage increased physical activity as part of the Council's 2012 Olympic investment programme.

In 2013 funding was secured to convert the former plant/tree nursery into a community food growing area with the help of Groundwork and Community Garden Group was formed to manage and maintain the area.

Unfortunately, the Gardens Friends Group closed in 2006 but fortunately a new active group formed in 2020. This group has worked in partnership with the Council and has played a key role in identifying priorities for improvement, securing funding and helping the Council care for the park.

In 2020 the Council agreed a £1m improvement programme from Council Capital and Bostall Gardens was one of eleven parks to benefit from funding from this programme. Works in the Gardens included major wall and path repairs, deep cleaning stones/wall, painting, repairs and redecoration of the park gates, remarking the ball court, new park furniture, new planting and new park signs.

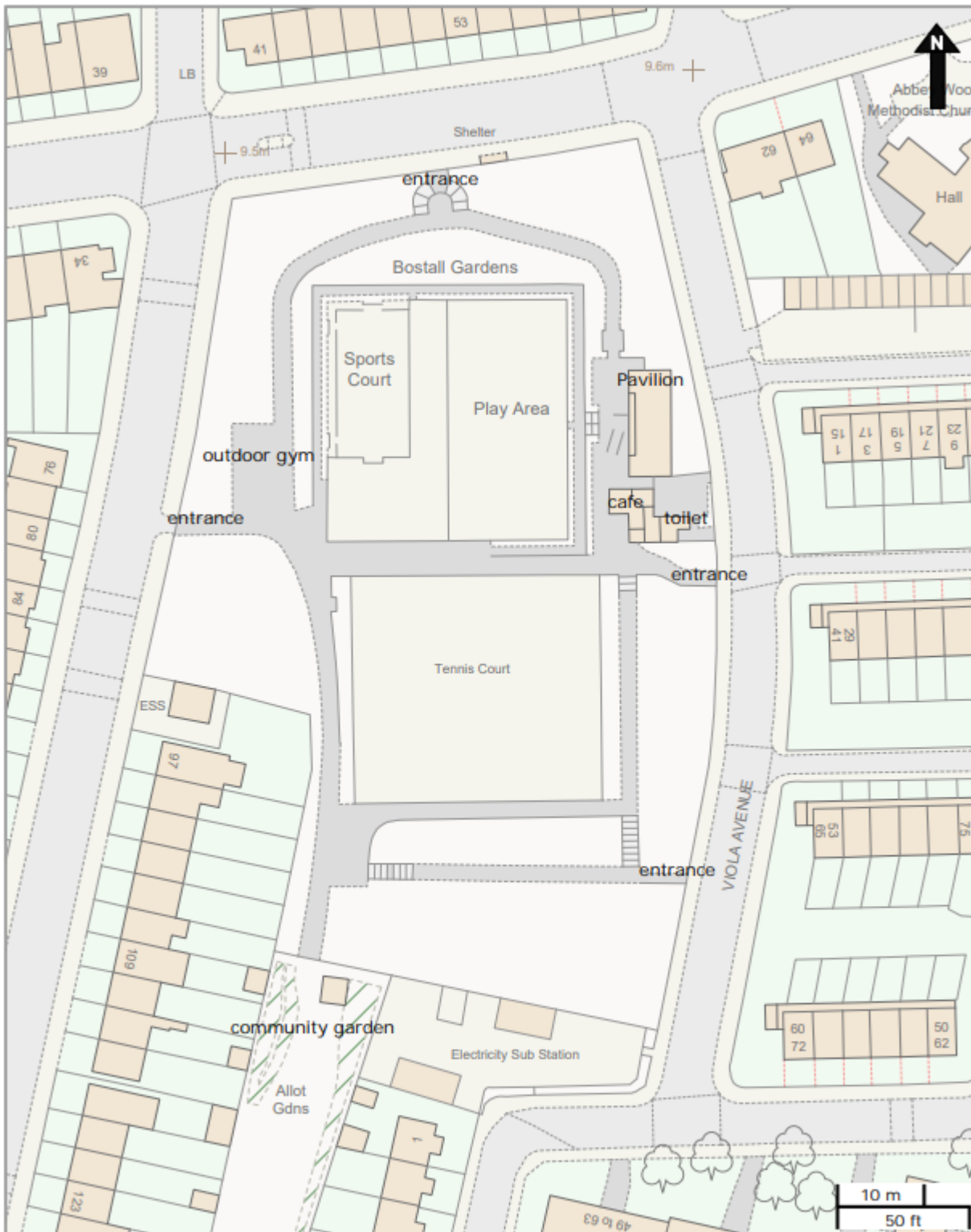
In 2021 the Park Friends Group secured £10k funding from the Council's Ward Budget Scheme and the Council topped this up with another £7k to fund the redecoration of the park railings.

As of 2022 funding and plans were in place to refurbish and convert the former toilet block into a small park café with public toilets. These works commenced in 2023.

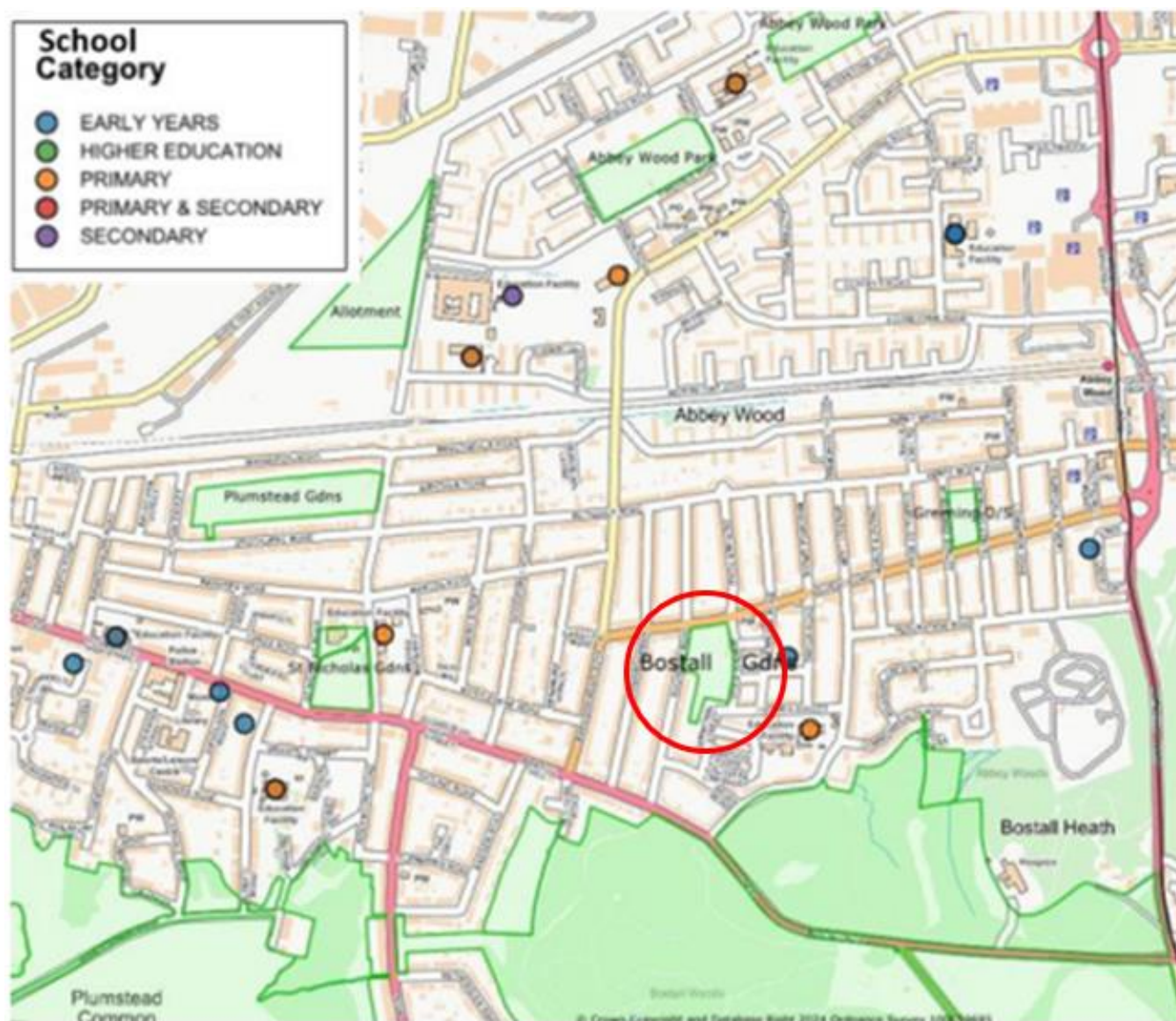
A great partnership between the Royal Borough, LTA, Roger Federer's Agent and sponsor, the Friends Group and Abbey Wood Tennis Club, resulted in the courts being refurbished and painted with an eye-catching design in 2023. Mercedes Benz, Roger Federer's sponsor paid for these works.

Appendix IV - Site Plans

Site plan showing entrances and facilities



Site Plan showing the location of other green spaces and schools in proximity to Bostall Gardens



Site Tree Plan

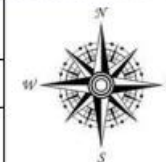


Overview

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Scale 1: 559

Date 24/11/2023



APPENDIX V

Bostall Gardens Tree Report



Bostall Gardens
Tree Report.pdf