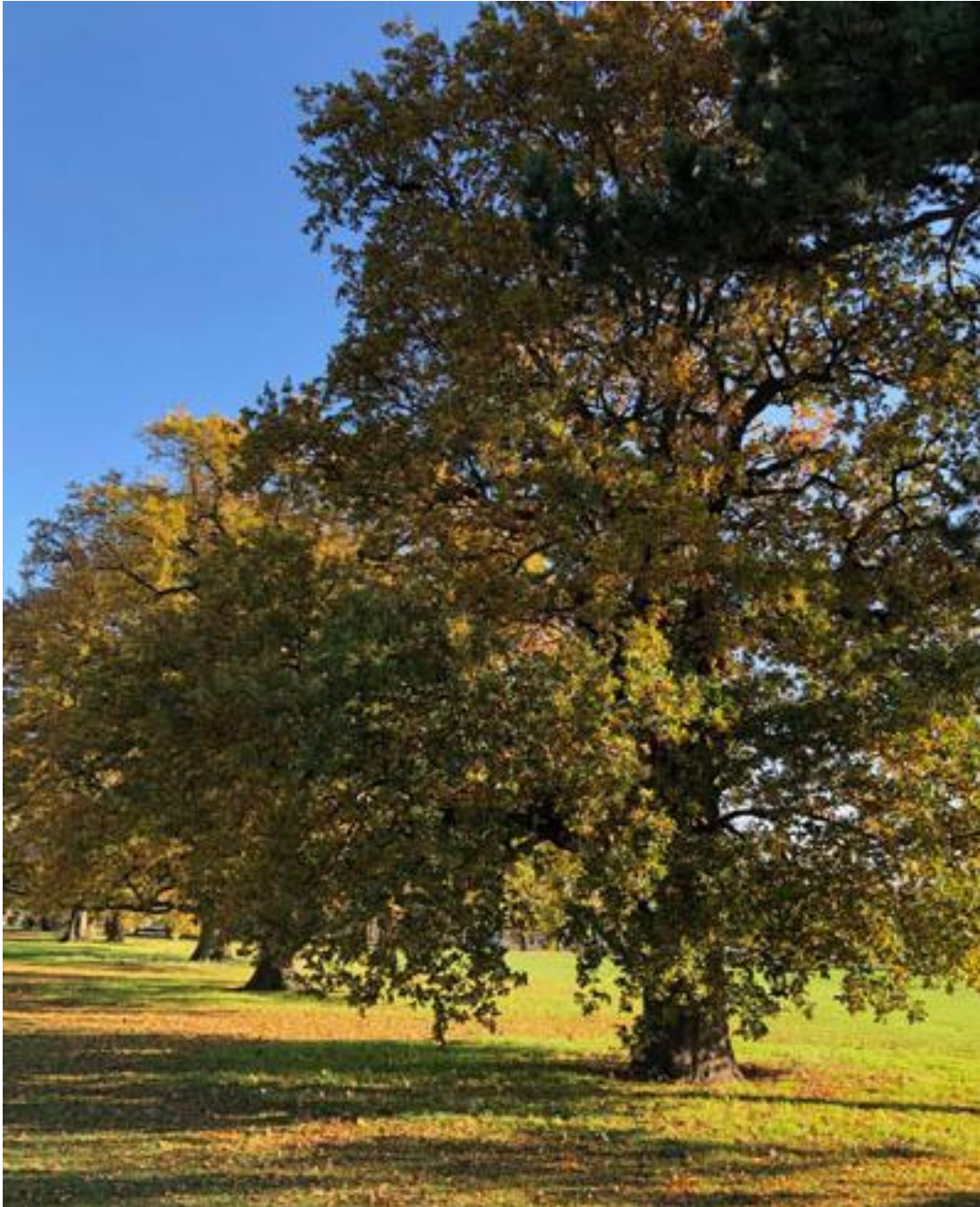


# **Avery Hill Park Management Plan 2025 - 2030**

(Updated January 2026)



## CONTENTS

<b>PART 1: WHERE ARE WE NOW?</b>	<b>3</b>
I.1 Park Address and Contact Details	3
I.2 Introduction - What is a Park Management Plan?	4
I.3 Description of the Park	5
I.4 Tenures and Leases affecting the Park	6
I.5 Access to the Park	7
I.6 Ecology and Landscape	8
I.7 Park Infrastructure	10
I.8 Recreational and Sporting Facilities	11
I.9 Park User Information	16
I.10 Management of the Park	18
<b>PART 2: WHERE DO WE WANT TO GET TO?</b>	<b>21</b>
Vision	21
Strengths	21
Challenges	21
<b>PART 3: HOW WILL WE GET THERE?</b>	<b>22</b>
Action Plan	22
<b>PART 4: HOW WILL KNOW WHEN WE HAVE ARRIVED?</b>	<b>26</b>
Monitoring and Review	26
<b>APPENDICES</b>	<b>27</b>
Appendix 1: Legislation, Policies & Strategies	27
Appendix 2: Site Heritage & History	32
Appendix 3: Ecological Assessments	34
Appendix 4: Parks, Estates & Open Spaces Management Structure	37
Appendix 5: Annual Maintenance Schedule	38
Appendix 6: Inspection Schedule for outdoor gym	39
Appendix 7: References	40

## PART I: WHERE WE ARE NOW?

### I.1 Park Address and Contact Details

**Site Address:** Avery Hill Park  
Bexley Road  
Eltham  
London  
SE9 2PQ

**Contact details:** Parks, Estates & Open Spaces,  
Oxleas Woods Centre, Crown Woods Lane, London SE18 3JA  
Telephone: 020 8856 0100  
Email: [parks@royalgreenwich.gov.uk](mailto:parks@royalgreenwich.gov.uk)

If you require any further details about this Management Plan, please contact the Parks Strategy & Development Team who can be contacted using the information provided above.

### **Friends of Avery Hill Park**

The park has an active Friends group which has regular work parties and conducts species monitoring. In recent years the Friends have undertaken numerous projects to improve the park's amenity and environmental value.

Email:  
[averyhillpark@hotmail.co.uk](mailto:averyhillpark@hotmail.co.uk)

Website:  
[Friends - Avery Hill Winter Garden](http://Friends - Avery Hill Winter Garden)  
<https://averyhillwintergarden.org.uk/friends/>

Facebook Page:  
[Avery Hill Park Friends and Conservation Volunteers | Facebook](https://www.facebook.com/groups/averyhillparkfriends)  
<https://www.facebook.com/groups/averyhillparkfriends>

## **1.2 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 opportunity to collate information relating to the park into a single comprehensive document.

### **The Purpose of this Management Plan**

The Avery Hill Park Management Plan was first published in 2010. It is updated annually by Parks Officers. A full review of the Management Plan for Avery Hill Park took place in 2025.

It is hoped that this Management Plan will help engender relationships between The Royal Borough and the local community, leading to greater community involvement in the park. In addition, it is hoped that the Plan will provide a framework around which any future decisions concerning the site will be taken. The Royal Borough of Greenwich's Parks, Estates and Open Spaces department operates within a wide framework of national, regional and local policy statements and strategies. The main documents influencing the development of this plan can be found in Appendix I.

Future actions / priorities for this site are identified in the 'Action Plan' within this document.

This Management Plan therefore provides a benchmark against which future progress can be measured.



The Old Oak



### 1.3 Description of the Park

Avery Hill Park is a large suburban park with a rural aspect. It comprises undulating areas of 'amenity grassland' (i.e. mown), 'conservation grassland' (i.e. left to grow and mown in the late summer) and areas of newly planted woodland. Mature tree specimens are to be found throughout the site. The headwaters of the River Shuttle flow south, then east, through the park.

Amenities within the park include a Café, sports pitches and changing rooms, a multi-use games area, an outdoor gym, tree trail, circular pathway and a children's playground.

Access to the Winter Garden building (not managed by RBG) is from Avery Hill Park.

The circular shared pathway around the park is for pedestrians and cyclists. The Green Chain (a pedestrian route linking various public open spaces in the Royal Borough of Greenwich and neighbouring Boroughs) also passes through the site. <http://www.greenchain.com/>

Avery Hill Park is in the Eltham Town and Avery Hill ward of the Royal Borough of Greenwich. Map Reference is TQ 443 742. Avery Hill Park (and Pippenhall Meadow) is open to the public 24 hours a day.



Location of Avery Hill Park within the London Borough of Greenwich

Avery Hill Park is bordered by Bexley Road to the north and Avery Hill Road to the east. The western side of the park borders onto open land, the majority of which is used for private sports pitches. The University of Greenwich student campus lies adjacent to the southern boundary of Avery Hill Park.

#### 1.4 Tenure and leases covering the park

The geographical area owned by the Royal Borough of Greenwich and managed by the Parks, Estates & Open Spaces team is shown in green on the map below.



Map of Avery Hill Park and surrounding land. Features are labelled with other grassed areas managed to increase biodiversity.

Pippenhall Allotments, Pippenhall Meadow (a medium-sized area of natural meadowland situated to the north of Avery Hill Park) and Conduit Head (a brick structure of Tudor origin that originally housed a weir, which formed part of a water-pumping system to the nearby Eltham Palace situated on the Green Chain, to the west of Avery Hill Park) are not included in this management plan. The field west of the allotments (leased for the purpose of keeping horses) and the lodge at the eastern gates of the park (leased as residential accommodation) are also not included in this management plan. Additional information on the 'Heritage & History' is found in Appendix 2.

Private land within the park includes former Greenwich University buildings, greenhouses that were leased out to a private contractor, a dis-used carpark and the "Winter Garden Building" which dominates the skyline when looking from the south. This land, previously owned by the University of Greenwich, was sold in 2021 to the Department of Education. Plans were approved to build a new school on the site but the project has stalled. The Council is currently identifying how the historic Winter Garden building will be managed and developed.

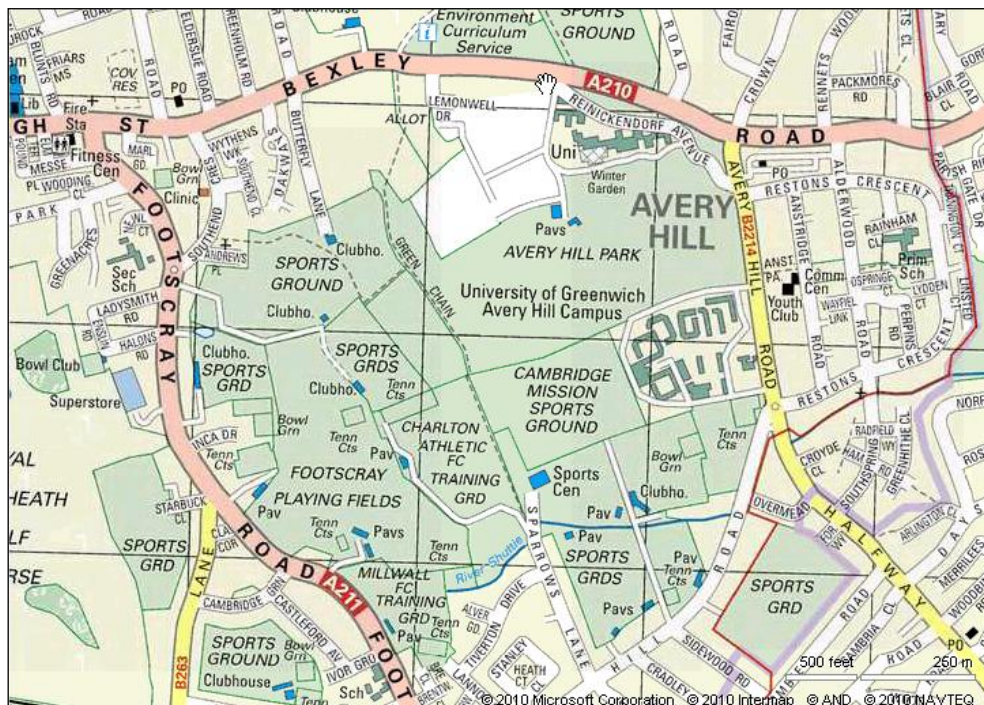
The café within the park is leased out and includes the maintenance of its integral public toilets.



## 1.5 Access to the Park

The park has entrances from Bexley Road and Avery Hill Road. The park can also be accessed via Green Chain footpaths from Sparrows Lane, Southend Crescent (next to Holy Trinity Church) and Phippenhall Meadow (Bexley Rd). Additional footpaths into the park are from Avery Hill Road (Forty Foot Way) and from Footscray Rd (opposite Ladysmith Rd). While the perimeter of the park is largely fenced, the park is open at all times. Wheelchair access is generally available on pathways through the park, although some pathways are greater than 1:14.

The postcode “SE9 2PQ” will take you to the large archway at the junction of Bexley Road (A210) and Reinickendorf Avenue. Turn immediately right after you enter from Bexley Road and follow the roadway down to the free carpark on the left. Reinickendorf Avenue can also be accessed via Avery Hill Road (B2214). Free car parking is also available in Avery Hill Road and the surrounding side streets.



A map of Avery Hill Park and the surrounding area

### Nearest Bus Stops:

- 132, B15** (Bexley Road)
- 162** (Avery Hill Road and Bexley Road)
- 286** (Avery Hill Rd and Bexley Road)
- B13** (Avery Hill Road)
- 160, 314, 321** (Footscray Road)

### Nearest Train Stations

**Falconwood** railway station and **New Eltham** railway station on the Southeastern Rail Network and are approximately  $\frac{3}{4}$  mile from the park. A walk from either station will take approximately 20 minutes. Bus B15 goes to Falconwood railway station and Buses B13, 160, 162, 314 and 321 go to New Eltham railway station.

## **1.6 Ecology and Landscape**

The park is listed as a 'Site of Importance for Nature Conservation' designation (SINC) and has an ancient hedgerow (see map in Appendix 3). Although many trees were lost in the park after the hurricane of 1987 there are still a wide variety of impressive mature trees. Many more trees have been planted in the park over the past years to increase stock, variety, interest and biodiversity within the park.

A row of flowering Cherry trees (*Prunus serrulata*) are in Reinickendorf Avenue, the access road which runs through the northern part of the park adjacent to Bexley Road. They were presented to the Borough of Greenwich by the Burgermeister of Greenwich's 'twin town' of Reinickendorf (in Germany) after the hurricane.

Grey Alders have been planted along the pathway leading from the Avery Hill Road entrance to the Winter Garden to provide an avenue of trees giving shade and interest to the pathway that leads to the Winter Garden.

Specimen trees including species such as Black Poplar and Tulip tree were planted in the northeast corner of the park to create an arboretum area. Successional planting of London Planes has taken place around the playground and picnic area.

Since 2014, the Friends have planted more than 1,500 new trees on the lower south field with the aim of eventually creating a new area of woodland. The trees planted, as small whips, are varieties of native species including oaks, birch, elm, walnut cherry, hawthorn, hornbeam, field maple and poplar.



New woodland in the south field



The majority of the park is formed of large open areas of grassland, some of which is maintained as 'amenity grass' for sports provision. Other large, grassed areas of the park are maintained as conservation grass and wildflower meadows. Desire lines are cut into the long grass to enable access through these areas.

One of the fields on the west side of the park (between the two ancient hedgerows) was sown with wildflower seeds in 2023. This project was funded by the butterfly conservation group and supported by the friends and RBG. Areas of scrub are dotted along pathways and around sports areas.

To the front of the Winter Garden building is a rockery area, situated on a gentle incline, which is planted with conifers and other evergreen shrubs.

Avery Hill Park has a small terrace of landscaped gardens next to the Winter Gardens. Herbaceous plants and wildflowers are now planted rather than use of formal bedding. The Friends have taken over management of the two-tier terrace garden, replacing the rose arches, creating a new access from the car park, turning the former rose beds into banks of shrubs and creating a wildflower cottage garden theme for the long beds. The aim is to have an informal layout with small shrubs and herbaceous plants such as buddleia, lavender, catmint, verbena, ox-eye daisy and knapweed to encourage the bees and butterflies.



The Friends Group working in the Terraced Gardens

The geology underlying Avery Hill Park is composed mainly of Woolwich & Reading Beds, plus a small area of Blackheath Pebble Beds. Drainage in some low-lying areas of the park is poor.

## **1.7 Park Infrastructure**

### **Park Furniture, Fencing and Signage**

The perimeter railings along Avery Hill Road boundary were replaced in 2011 and additional signage was installed during 2012 funded by the Mayor for London's 'Priority Parks' Programme. The signage included interpretational signage, directional signage, and entrance signage.

All the seating in the Terrace Garden has been replaced, and additional seating has been provided in and around the playground and café areas. Applications for memorial benches can be made within the park subject to agreement on location. Damaged or life-expired items of park furniture such as bins and benches are replaced with one design of park furniture to give a unified and coherent look to the park.

### **Pathways**

A new bonded gravel pathway was added in the south and west areas of the park in 2013 to connect to the existing path infrastructure and provide a circular route around the perimeter of the park for both cyclists and pedestrians.

Access to the terrace garden has been improved in recent years by the creation of an additional entrance giving direct access from the carpark to the terrace garden. A ramp was also installed from the terrace garden in 2023 funded by Greenwich Neighbourhood Growth Funding to improve access for those using mobility scooters or similar aids.

### **Park Café**

The café was constructed in 2010, replacing a previous café that had been destroyed in an arson attack some years before. Public toilets are included within the building and these are accessible from the outside of the café.

The café's design utilised numerous 'green' elements which can be summarised in two parts:

- 1) Embedded energy: Clay 'ziegel' block and Lime render construction, avoiding concrete, Portland cement and gypsum.  
Gypsum-free lining boards used internally and all the insulation is sheep's wool, rather than mineral fibre.
- 2) Energy efficiency: Heating and hot water comes from a ground source heat pump and the rainwater is collected and is used to flush the toilets

The café has recently been taken over by a new lease holder who has redecorated the café.

### **Old Toilet Building**

The old toilet block was subject to episodes of vandalism and was closed following the opening of the new café (which has public toilets). A section of the old toilet block has been refurbished as a storeroom for use by the Friends of Avery Hill Park.

### **Sports Changing Rooms:**

The Royal Borough of Greenwich maintains the Changing Rooms Building (which is sited adjacent to the café). The changing rooms are a large square red brick and concrete building, built in the 1960's. The building underwent substantial renovations in 2022 to improve its energy efficiency and now has a air source heat pump, solar panels, better insulation and LED lighting to make the building more sustainable.



## **1.8 Recreational and Sporting Facilities**

Park users visit Avery Hill Park mainly for dog walking, informal sport, jogging, and using the park café, children's play area. The park is also used by local schools for sports days during the summer term.

### **Football**

The park is used for informal football training and matches. Football pitches are marked out according to demand and are booked through The Royal Borough of Greenwich's website. The changing rooms can also be booked by sports teams.

### **Cricket**

The park has two artificial cricket wickets and one grass wicket. The artificial wickets were funded by the London Cricket Trust who are working with the England and Wales Cricket Board (ECB) to encourage the playing of cricket in the area. The cricket tables are bookable for regular matches or ad hoc matches in the summer via The Royal Borough of Greenwich website.



### **Outdoor Table Tennis**

Two table tennis tables were installed in the park in 2010. They are situated next to the café and were funded by the English Table Tennis Association.

### **Running / Jogging / Park Run Route**

The circular pathway is also very popular with joggers and used by local running groups. There is signage around the park showing a marked and measured route. (One lap of the park is 1.3 km). Park Run, a free timed 5K run is held in the park every Saturday at 9am in the park. More information can be found on the Parkrun website. <https://www.parkrun.org.uk/averyhill/>

### **Cycle Route**

A cycle route of 1.8km was installed around the perimeter of Avery Hill Park in 2013, funded by The London Cycle Network (TFL). The pathway is 2.5m wide to facilitate shared cycle / pedestrian use and is of a bonded gravel finish.

## Green Chain Walk

Avery Hill Park is featured in section seven of the Explore Southeast London's Green Chain information pack. <https://tfl.gov.uk/modes/walking/shepherdleas-wood-to-middle-park-eltham>  
Conduit Head is in section six. <https://tfl.gov.uk/modes/walking/oxleas-woods-to-mottingham>

## Tree Trail

The Avery Hill Park Tree Trail features 16 trees, each indicated by a post with an embossed sign, taking a circuit of more than a mile around the park. The tree trail was installed in 2024 and was funded by the Friends of Avery Hill Park and the Greenwich Neighbourhood Growth Fund.



## Volunteer Workdays

The Friends of Group organises regular conservation, maintenance and planting activities within the park. The Friends Group also conducts ad hoc bird and bat walks.

## Children's Playground

The playground at Avery Hill Park was fully refurbished as part of the new café build in 2010 and caters for children from 3 to 13 years of age. Additional equipment (a new toddlers multi play unit) was installed in 2017 and additional items such as an inclusive roundabout, toddler train, basket swing and see saw were installed in 2019. The playground area also doubled in size in 2019 with the creation of a dog free fenced picnic / informal play area to give a hygienic and safe environment for children.

The children's playground at Avery Hill Park is well used and in good condition. The play equipment is visually inspected on a daily basis, and a bi-monthly inspection is carried out. An independent inspection is carried out annually to ensure that the play equipment conforms to EN 1176 / 1177 safety standards.



### Outdoor Gym

An outdoor gym was installed in 2010 next to the children's playground and comprises of several pieces of equipment and is free to use. It was funded through the 'Playground to Podium' (Olympic Legacy) scheme. The outdoor gym equipment is inspected on a bi-monthly basis and has an annual independent inspection carried out.

### Multi Use Games Area (MUGA)

The Multi-Use Games Area was constructed in 2011. It is sited near to the changing rooms and café. The facility is floodlit and allows play after dusk.

### Park Events

The park has the flexibility to offer a variety of events which have included Park Fest, Demelza Bubble Rush run, and Rugby tournaments.

A Borough-wide program of music, dance and drama called Parksfest is held annually utilizing funds provided to the Parks Forum by The Royal Borough of Greenwich. The Friends of Avery Hill Park organise a Parksfest event in Avery Hill Park most years. (see publicity poster below).



The Royal Borough of Greenwich hosted a free light festive event “Sparkle in the Park” in 2023. The park and Winter Garden were illuminated and transformed into an enchanted winter wonderland with festive market stalls, a fun fair and musical performances. (see photo of event and promotion material below).





A local charity (Demelza Children's Hospice in Eltham) holds an annual Bubble Rush event in the park during the summer to raise money and awareness. (see photo below)



Other annual events include a Youth Rugby Tournament organised by Blackheath Rugby Club which takes over the park for a whole weekend during the winter. (see plan below)

### **Commuting**

The park plays an important role in providing a link between the various local parks and woodlands with the residential area, and the aesthetic value of the park is considerable. The park is also used as a short cut for schoolchildren and commuters walking to and from Eltham / New Eltham.



## **1.9 Park User Information**

### **Stakeholders associated with the site**

#### Within the Royal Borough of Greenwich

- Directorate of Communities, Environment and Central (PE&OS, Sports Development, Communications / Community Engagement, Events)
- Directorate of Place and Growth (Property Services, Planning Control)
- Education (local Primary Schools are: Alderwood School, Eltham Church of England School, St Mary's Roman Catholic School, Wyborne School. The local Secondary Schools are: Leigh Academy, St Thomas Moore Roman Catholic School)

#### Emergency Services

- Police, Fire & Ambulance Services

#### Local Business Neighbours

- The University of Greenwich (campus south of park)
- Businesses in the local shopping parade (Bexley Rd)
- The leasholder of the park café
- Charlton Athletic F.C. (training ground complex is west of Park)

#### Community

- The Friends of Avery Hill Park
- The Eltham Society (History, Amenity)
- Avery Hill Allotments & Garden Society
- Pippenhall Allotments users

#### Parks users

- Students (University of Greenwich)
- Local sports clubs, running clubs and Parkrun
- Ramblers (Green Chain, Capital Ring, River Shuttle Walk)
- Café users
- Local residents & park users

#### Politicians

- Clive Efford, MP for Eltham
- Ward Members (Eltham Town and Avery Hill ward)

### **Site Usage and Observations**

Avery Hill Park is popular with local residents and a central hub of facilities, comprising the café and children's playground, picnic areas and an outdoor gym is particularly popular. Throughout the day people can be seen enjoying the park when the weather permits. The Winter Garden attracts visitors from outside the local area and as access is through the park, it is logical to assume that at least a few of these visitors also use the park's other facilities. Avery Hill Park is frequently used by students from nearby Leigh Academy and the University of Greenwich.



The majority of the sports that occur in the park are played during the weekends, bringing a large number of visitors into the park during these times. Weekday summer evenings are also popular for sport, especially training and practice.

Parkrun has grown substantially in size since 2010 when it started with 9 runners and. In 2025 attracts approx. c250 runners to the park each Saturday.

In 2025, the grass wicket accommodated two teams league cricket Saturday fixtures and took adhoc Sunday bookings meaning that it was used every Saturday and Sunday apart from Bubble Rush weekend from May until mid-September. The artificial wicket was used by 8 different teams/bookers and booked for 44 matches. An additional artificial wicket was installed late in 2025 so are looking to increase further cricket numbers in 2026.

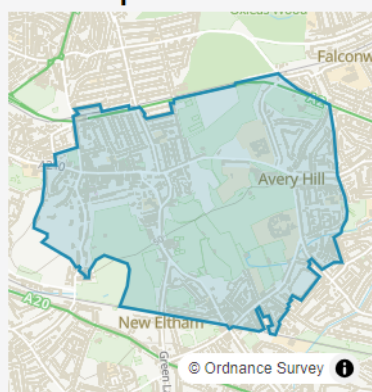
There has been a fall in formal bookings for football pitches at Avery Hill Park and the RBG sports team are working to increase demand.

## Demographic Information

Avery Hill Park appears to have a wide catchment of users, due, in part, to those who participate in sports, some of whom travel from beyond the immediate area. The information shown below is taken from the 2021 Census and relates to the Eltham Town and Avery Hill Ward as a whole and not specifically to Avery Hill Park.

### Eltham Town & Avery Hill

#### Area map



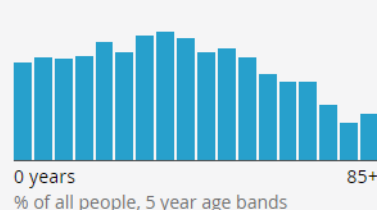
#### Population

**15,500**

people

Rounded to the nearest 100 people

#### Age profile



#### Sex

Female **52.6%**

Male **47.4%**

% of all people

#### Ethnic group

Asian, Asian British or Asian Welsh **8.1%**

Black, Black British, Black Welsh, Caribbean or African **7.9%**

Mixed or Multiple ethnic groups **4.3%**

White **77.0%**

Other ethnic group **2.8%**

% of all people

#### General health

Very good health **50.9%**

Good health **32.6%**

Fair health **11.6%**

Bad health **3.9%**

Very bad health **1.0%**

% of all people

Source: Office for National Statistics - Census 2021

## **1.10 Management of the Park**

The management of the park described in this Management Plan is the responsibility of the Parks, Estates & Open Spaces Service within Royal Borough of Greenwich. The Senior Management Team is accountable for the overall management responsibility of the Service. Management Structure can be found in Appendix 3. Individual management functions are devolved and key functions are:

- Horticultural Grounds Maintenance
- Park Rangers Service
- Arboriculture Maintenance
- Parks Strategy & Development
- Business Support – Sports lettings, complaints monitoring.

### **Staff Presence**

Horticulture and sports pitch maintenance is provided by The Royal Borough's own workforce. A small team of gardeners is based at Avery Hill Park and their duties also involve horticultural maintenance of other parks in the Eltham area. Scheduled / planned maintenance takes place in accordance with the work programme. (Appendix 5). Un-programmed and corrective maintenance takes place on an ad-hoc basis, according to need.

Avery Hill Park is assigned one 'static' (i.e. parks-based) Park Rangers who provides a presence during the hours of daylight 5 days a week. The role of the Park Ranger is to:

- Ensure the safety of the public visiting the park & providing assistance where appropriate
- Carry out daily inspection of the playground, outdoor gym and MUGA (Appendix 6)
- Open and close park facilities
- Maintain the park free of litter and empty litter bins

### **Safety and Security**

The Royal Borough operates an 'Out of Hours' service (all night) through the main switchboard on 020 8854 8888. Depending on the incident, the Parks Officer on call may be contacted or the police. The local "Metropolitan Police Safer Neighbourhood Team" for the Eltham South Ward is based on the Coldharbour Estate in Eltham, and work with Parks, Estates & Open Spaces to combat anti-social behaviour within parks. When anti-social incidents occur PE&OS works closely with the local police & PCSO's.

### **Environmental Management**

Avery Hill Park is used for general recreational use whilst protecting and enhancing the natural habitats it offers. The Parks, Estates & Open Spaces team (where possible) continues to increase the biodiversity value in the park, in accordance with the Royal Borough's Biodiversity Action Plan <https://www.royalgreenwich.gov.uk/council-and-elections/policies-plans-and-strategies/biodiversity-action-plan> and the BS EN ISO 14001 Environmental Standard.

The following practices are carried out within Avery Hill Park:

- leaving dead wood standing (where safe to do so) to maximise habitat for insects and birds
- leaving felled wood in situ wherever possible (as above, plus habitat for the Stag beetle)
- increasing uncut areas of grass around trees and along boundaries, to maximise habitat for insects
- increasing areas of naturalised bulbs and whips
- the installation of bird, bat and insect boxes around the park.



- maintaining the historic, well-established mixed native hedge to maintain diversity and provide habitat to animals, birds, invertebrates and insects.
- Only use herbicide for the control of invasive species such as Giant Hogweed and Japanese Knotweed and where mechanical weed control on hard surfaces would cause deterioration to that surface.
- Planting native whips in the park to support the hedgerows and increase biodiversity.
- Increasing woodland and conservation grass areas.
- Recycling all green waste to reuse as a mulch in the beds in the park to help provide nutrients, retain moisture and suppress weeds.
- Trees and plants are purchased in peat free mediums.

The Royal Borough Parks, Estates & Open Spaces department is accredited with the BS EN ISO 14001 Environmental Management System. The Parks and Open Spaces team is committed to ensuring that its activities are undertaken in an environmentally friendly manner and that effects on the environment are controlled.

Maintenance equipment is serviced regularly to ensure that fuel consumption of mechanical equipment is minimised. Battery-operated machinery is used where suitable such as small chain saws, hedge cutters and strimmers.

### **Community Involvement**

The Friends of Avery Hill Park was established in 2005 and works in partnership with Parks, Estates & Open Spaces. Along with the Borough's other Park Friends' groups, the Friends of Avery Hill Park is a member of the Greenwich Borough Parks Friends' Forum.

The 'Friends' are involved in practical and regular work days for conservation tasks, bulb and tree planting and community litter-picks. Recent activities have involved planting an avenue of grey alders leading to the Winter Garden and renovation of the Terrace Garden.

Being a formal group, with a constitution and management committee, the group is able to seek grant aid from various 'community funders'. The Friends Group has been successful in obtaining funding for many improvement projects within the park, including the playground improvements, avenue of grey Alders, new seating, ramp and entrance to the Terrace Garden, and new specimen trees to create an arboretum area.

The Friends Group also works with Thames 21 (an environmental charity that works with volunteers to clean up the River Thames and its tributaries) and river-based work is carried out as required with support if required from the parks team.

### **Budget Information**

Horticultural / Park Rangers Operations

2024/25 Revenue Spend £110,456.82

2024/25 Capital Spend £ 40,451.48

### Property Services

The corporate budgets for both planned and responsive maintenance of the Council's property infrastructure are held by RBG Property Services Team in the Directorate of Place and Growth.

Planned works are carried out on a strict basis of corporate priorities. Responsive repairs are carried out for minor items, as and when they arise.

### **External Funding**

Major investment was secured from a number of sources – the Mayor for London's 'Priority Parks' Programme, the 'Playground to Podium' (Olympic legacy money) and other Council funding from 2011 to 2013. This provided a new park café (with public toilets) and a hub of new recreational facilities in the park, consisting of an outdoor gym, multi-use games area, outdoor tennis table and 'performance area'. The children's playground was also updated and improved during this time. This funding also allowed old fencing to be replaced, additional signage and a new cycle route in the park.

The Friends of Avery Hill Park supported by the Parks, Estates & Open Spaces department regularly apply and have been successful in a number of external funding bids for improvements to the park. Successful funding streams include, Greenwich Neighbourhood Growth Fund, Green City Fund, Tesco's Bags of Help Funding and Nisa's Make a difference funding. The Friends of Avery Hill Park was recently awarded funding from the Greenwich Neighbourhood Growth Fund for a tree trail in the park.

### **Marketing of the Park**

Information about local parks within the borough can be found on the Royal Borough of Greenwich's website [www.royalgreenwich.gov.uk](http://www.royalgreenwich.gov.uk)

Currently, Avery Hill Park is marketed through:

- The relevant parks pages of the Royal Borough of Greenwich website and social media
- Public events organised by the Friends of Avery Hill Park
- Promotional literature from the 'Green Chain' office
- The University of Greenwich's leaflet entitled 'Welcome to the Winter Garden'.

### **Green Flag Award**

Avery Hill Park has successfully retained the Green Flag Award for a number of years. The Green Flag Award® scheme is the benchmark national standard for parks and green spaces in the UK. It was first launched in 1996 to recognise and reward the best green spaces in the country. Many years later it continues to provide the benchmark against which parks and green spaces are measured. It is also seen as a way of encouraging others to achieve high environmental standards, setting a benchmark of excellence in recreational green areas.

Additional information can be found on their web site <http://www.greenflagaward.org.uk/>

Green Flag Award® applications are judged against eight key criteria.

1. A welcoming place
2. Healthy, safe and secure
3. Clean and well maintained
4. Sustainability
5. Conservation and heritage
6. Community involvement
7. Marketing
8. Management



## **PART II: WHERE DO WE WANT TO GET TO?**

### **VISION**

“To manage and maintain Avery Hill Park to a high quality and sustainable standard, to increase biodiversity and improve facilities for park users, in partnership with the Friends of Avery Hill Park and the local community”.

- To improve the health and wellbeing of visitors and residents by offering a well-maintained and quality park for active recreation and /or relaxation.
- To implement improvements, through external funding schemes and other strategic projects, in consultation with Park Friends and other stakeholders
- To reduce antisocial behaviour in the park.
- Continue to maintain the Park to a Green Flag Standard and retain the Green Flag Award

### **STRENGTHS**

- The park has an active and supportive Friends' group
- The park is popular and well visited
- The park offers a large open space that is used by local sports clubs
- The park has an interesting history
- The park has a 'Site of Importance for Nature Conservation' designation (SINC)
- The park gives access to a unique Winter Garden
- The park benefits from regular staff presence
- There is a large open area suitable for events
- The park benefits from a modern café, with public toilet facilities
- The park has been successful in securing funding from various sources
- The park on the route of both the 'Green Chain' and 'Shuttle Riverway' walks
- The park has a variety of wildlife and is rich in biodiversity value
- Has good public transport links

### **CHALLENGES**

- Elements of the built infrastructure (paths / signage) are in need of repair / replacement.
- The park suffers from bouts of antisocial behavior (e.g. graffiti, illicit motorcycling, dog fouling, and vandalism)
- Some areas of the park suffer with poor drainage.
- No recent studies or assessments have been undertaken regarding the SINC designation, hedgerows, or grassland habitat.

## PART 3: HOW WILL WE GET THERE?

### ACTION PLAN (What we hope to achieve 2025 - 30)

Short Term – Within one to two years

Medium Term – Within three to four years

Long Term – Five years and more

**(Note:** Actions requiring investment are subject to adequate funding being secured)

Recommendation	Action Required	Timescale Long/ Short Medium/	Action By	Status of Work
Continue to maintain the park to a green flag standard and retain green flag award	Undertake annual application for the green flag award and respond to judge's feedback as appropriate	Ongoing	PE&OS	Open
Continue consultation with local community to identify priorities for improvement	Undertake further consultation to explore issues such as priorities for improvement, barriers to 'good' use, issues around ASB, etc.	On-going	PE&OS	Open
Assess SINC designation and impact of sports activities on 'wildlife areas'	Seek funding / resources to measure whether the bio-diversity of the park has improved and if remedial action is required.	Long Term	PE&OS	Open
Consult with conservation / heritage groups with regard to preservation of the ancient ridge and furrow at Phippenhall Meadow.	Liaise with English Heritage, Hadlow College and the London Wildlife Trust. Support the Friends Group with the consultation.	Long Term	PE&OS	Open
Contribute to the councils Carbon Neutral aim by reducing fuel usage	Replace handheld two-stroke machinery with battery operated machines by 2030 (38% as of Jan 2025)	Long Term	PE&OS	Ongoing
Make improvements to the entrance to the Terrace Garden from the car park	Resurface the pathway entrance into the terrace garden and replace fencing with a wall.	Short Term	Friends / PEOS	Open
Continue to plant the lower field with whips to create a woodland	Obtain funding / whips to continue to plant the lower field in 2025/26	Short Term	PEOS	Open



## PREVIOUS ACTIONS (What has been achieved 2020 - 2025)

Recommendation	Action Required	Timescale Long/ Short Medium/	Action By	Status of Work
Increase the natural area in the lower field to support biodiversity (subject to sports provision needs)	Obtain funding from the GLA or other providers to extend the natural areas of the lower field.	Medium Term	PE&OS	Completed 2023
Continue consultation with local community to identify priorities for improvement	Install disabled accessible ramp to the terrace garden area	Medium Term	PE&OS	Completed 2023
Continue consultation with local community to identify priorities for improvement	Install additional seating along the southern pathway	Medium Term	PE&OS	Completed 2023
Continue consultation with local community to identify priorities for improvement	Work with friends and Butterfly Conservation group to obtain funding for the creation of a wildflower area to help increase biodiversity	Medium Term	PE&OS	Completed 2023
Installation of a tree trail within the park	Support the friends group to obtain funding to install a new tree trail for the park	Short Term	Friends / PEOS	Completed 2024
Install an artificial cricket wicket to encourage cricket back into London's parks'.	Work with the London Cricket Trust who are working with the England and Wales Cricket Board (ECB) to fund and install.	Short term	PE&OS	Completed 2020
Install additional play equipment	Install additional and accessible play equipment in the children's playground and provide a dog free picnic area	Short Term	Friends / PEOS	Completed 2020
Installation of a contemplation area / covid memorial area	Obtain ward budget to install benches and plant five London Plane Trees	Short Term	Friends / PEOS	Completed 2022
Make the Terrace Garden accessible to all	Obtain GNGF to open an entrance from the carpark into the terrace garden and install a ramp to give access out of the terrace garden into the main park	Short Term	Friends / PEOS	Completed 2023

## PREVIOUS ACTIONS (What has been achieved 2010 - 2020)

Recommendation	Action Required	Timescale Long/ Short Medium/	Action By	Status of Work
Complete construction of a new café, including public toilets. Secure a tenancy arrangement to manage the café and toilets for public use.	Oversee completion of the build and work with colleagues in DRES to let the new facility	Short Term	PE&OS	Completed
Complete historic landscape study on Avery Hill Park.	To be completed in April 2010, for consideration by Officers to inform development / implementation of improvement proposals.	Short Term	PE&OS	Completed
Improve infrastructure, recreation offer funded via the Mayor's 'Priority Parks' Grant and Council's 'Playground to Stadium' funding.	Investment proposals include creating a hub of facilities near the new café including a multi-use games area, fences and paths.	Short Term	PE&OS	Completed
Repair / Replace damaged drain covers in Avery Hill Park.	Contact colleagues in the Council and arrange repair / replacement	Short Term	PE&OS	Completed
Replacement / new planting of shrubs and trees (taking into account the Universities assessment of tree planting and landscaping)	Undertake tree survey. Liaise with University of Greenwich. Carry out planting as appropriate. Two thousand whips (young trees) and 1,500 bulbs and herbs were planted in 2008/9	Medium Term	PE&OS	Completed
Replace out-dated signage and furniture	Install signage as soon as signs are available. Planned 2012 as part of MPPF	Medium Term	PE&OS	Completed
Refurbishment of toilet block for alternative use.	Retain toilet block as an ancillary building for use by the Friends' Group.	Medium Term	PE&OS	Completed
Seek to increase the variety and improve the quality of equipment in the enclosed children's area to suit a wider age range.	Work with Friends / young people to design, cost and implement improvements. Redundant sand pit removed and new item of equipment installed 2009.	Short Term	PE&OS	Completed
Provide an outdoor performance space within Avery Hill Park	Performance space for use of the local community and Friends Group Location with friends. Installation planned for early 2012	Short Term	PE&OS	Completed



<b>Recommendation</b>	<b>Action Required</b>	<b>Timescale Long/ Short Medium/</b>	<b>Action By</b>	<b>Status of Work</b>
Install table tennis tables (funded by the English Table Tennis Association).	Install near to the café, agreeing an exact location with the Friends Group.	Short Term	PE&OS	Completed
Install additional signage at key entrance points within the park during 2012	Seek funding from the Playground to Podium Scheme and liaise with the Friends of Group regarding location of signage. Order and install signage	Short Term	PE&OS	Completed
Host a public meeting to increase membership of, and active participation in the Friends of Avery Hill Park	Liaison with Ward Councillors and other interested parties (e.g. local schools, sports clubs, the University, the Eltham Society, etc.).	Short term	PE&OS	Completed
Improve cycling facilities within the park and for the London Cycle Network	Undertake consultation, apply for funding and carry out installation of cycle route.	Short Term	PE&OS	Completed
Make provision of a separate picnic area adjacent to the Café that is dog inclusive.	Install fencing around the café and plant a hedge of mixed native species next to the café to create an area with picnic benches for visitors with dogs.	Short Term	PE&OS	Completed
Make improvements to the lower Terrace Garden	Friends group, supported by PE&OS to secure funding for improvements to the Terrace Garden, including planting of trees and shrubs, installation of benches and arbours and new accessible entrance from car park.	Short Term	PE&OS	Completed
Increase biodiversity and interest along the new cycle pathway	Plant island beds of whips and small trees along the new cycle pathway and increase	Short Term	PE&OS	Completed
Provide additional and varied tree provision in the park.	Secure funding to plant an avenue of trees leading up to the Winter Garden, provide an area for specimen trees, and plant whips to gap up naturalised areas.	Short Term	PE&OS	Completed

## **PART 4: HOW WILL WE KNOW WHEN WE HAVE ARRIVED?**

### **MONITORING AND REVIEW**

There will be a need to keep a 'working copy' of the Management Plan within the parks office, so that new information and matters arising can be documented as part of the Parks Service's planning process.

Various 'to do' items have been achieved over the past couple of years (as evidenced in the table above). This was largely achieved due to the securing of large funds that allowed improvements to be made.

Avery Hill Park is a splendid park, with good facilities and complaints from the visiting public are very low in number.

## APPENDIX I

### Legislation, policies and strategies affecting park management

The Royal Borough of Greenwich's Parks and Open Spaces department operates within a wide framework of national, regional and local policy statements and strategies. The main documents influencing the development of this plan are:

#### **Parks and Open Spaces Strategy (full document available on request)**

The ten-year Strategy, adopted in 2017, is centred on the following seven themes:

**Park and open spaces management:** Ensuring our parks and public spaces are well managed, maintained in good condition and are safe to use;

**Community engagement:** Ensuring we actively engage and work in partnership with residents to provide good quality parks that meet the needs of the local community;

**Nature and biodiversity:** Ensuring that Parks and Open Spaces protect areas and habitats for wildlife, and from inappropriate development;

**Environmental management:** Maximise resource efficiency by increasing recycling opportunities, establish better use of essential energy sources and controlling the use of pesticides and chemicals;

**Recreation, health and wellbeing:** Ensuring that parks provide spaces for active relaxation and quiet reflection and contribute to the health and well-being of the local community;

**Regeneration and regional economy:** Ensuring our parks are well designed, attractive to visitors and encourage enterprise and employment of local people; and

**Culture and heritage:** Ensuring our parks are places for learning and that their legacy is preserved and celebrated.

#### **The Greenwich Strategy**

The Greenwich Strategy sets out the vision for Greenwich Borough as being the place to live, work, learn and visit. This vision underpins all of the strategies produced by Royal Borough of Greenwich and directly impacts on all service plans and service delivery.

#### **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.

#### **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 wellbeing) are all relevant to the Management Plan for Avery Hill Park.

#### **Parks, Estates & Open Spaces 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, 'street trees', cemeteries, children's playgrounds, sports pitches, allotments and other outdoor facilities. 'Vision statement':

"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”.

Through consultation with local residents / visitors, the Management Plan for Avery Hill Park supports these aims by ensuring accessibility of the site and that it meet the needs of the local community. It is envisaged that it will also assist with achieving the aim of mainlining the site to a high standard. This document assists with achieving the following key tasks from the Action Plan: -

- Develop Investment Strategy (the findings of this management plan will be used to inform the development of an Inward Investment Strategy).
- Commence implementation of recommendations from the Green Space Strategy (a number of the points in the GSS Action Plan have been addressed in this document, see below).
- Identification of priority parks for investment which will be linked with intentions for Green Flag Applications 2007 - 9

### **ISO 9001:2015- Quality Management System**

The Parks, Estates & Open Spaces arboricultural services is accredited to the ISO 9001:2015. The ISO 9001 Quality Management System is used by the Royal Borough to manage their activities and resources to guarantee a quality service. The ISO 9001 helps the Royal Borough achieve customer satisfaction because it provides a framework for service analysis and definition and for the improvement of processes. The four main parts covered under the Quality Management System are (i) management responsibility (ii) resource management (iii) process management and (iv) measurement, analysis and improvement.

### **ISO 14001: 2015 – Environmental Management System**

The Parks, Estates & Open Spaces horticultural and arboricultural services are managed in conjunction with an Environmental Management System that is accredited to the internationally respected EN ISO 14001:2015 Environmental Standard. The Royal Borough's grounds maintenance and tree maintenance activities are controlled to ensure the service is delivered in an environmentally sustainable manner and to reduce any negative effects on the environment that may be their operations. Parks, Estates & Open Spaces works towards sustainable development and continual environmental improvements.

### **ISO 45001:2018 – Health, Safety & Wellbeing Management System**

The Parks, Estates & Open Spaces arboricultural services is accredited to the ISO 45001:2018 which provides a framework for managing Occupation Health & Safety risks and opportunities. The aim is to prevent work related injury and ill health to workers and to provide safe, healthier workplaces by eliminating hazards minimizing risks by taking effective preventative and protective measures. The intended outcomes of the Health, Safety and Wellbeing Management System include (i) continual improvement of performance, (ii) fulfilment of legal and other requirements and (iii) achievement of Health & safety objectives.

### **RBG Core Strategy**

Local Councils have a duty to prepare a Development Plan by law. The Greenwich Core Strategy (CS) 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 CS 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 of development

The CS may be viewed at the Directorate of Regeneration, Enterprise and Skills, Planning Department, The Woolwich Centre, 35 Wellington Street, SE18 6HQ, at a local library or alternatively or on the Greenwich website.

Avery Hill Park is designated by the Core Strategy as 'Metropolitan Open Land'.

Parts of the park are listed, additionally, as 'Green Chain', 'Conservation Area' and an 'Area of Special Character'.

#### Metropolitan Open Land

The CS designates Avery Hill Park as **Metropolitan Open Land (MOL)**. Policy references **O1**, **O2** and **O3** under the section 'Protecting Open Land' set out what the acceptable land uses and allowable developments are within areas designated as MOL. These policy references are too lengthy to reproduce here. The policies are broadly meant to control development or alterations to existing land that would be inappropriate to MOL and has an adverse effect on the character and usage of the open space.

Policy reference **O3** of this section specifically refers to Avery Hill University Campus, which is located within the Avery Hill Park and states: - 'The University of Greenwich Avery Hill Campus, Mansion Site and Southwood Site are identified as Major Development Sites (MDS) on the Proposal Map and in the Site Proposals Schedule. Proposals for expansion are to meet the following criteria

- form part of a comprehensively planned development for each site;*
- would not lead to an increase in the height of the existing development or previously approved schemes;*
- would not have an unreasonable effect on the surrounding environment and amenity of adjoining residents;*
- would not have an unacceptable effect on traffic flow or safety and includes adequate parking and access arrangements;*
- would be well served by a variety of means of transport other than the private car;*
- have no greater impact than existing or previously permitted development on the open character of MOL; and*
- Not exceed 21,700 sq. (gross) of additional floor space.'*

The main reason for this development can be summarized as an identified need for additional teaching and floor space at the Avery Hill Campus.

#### Green Chain

The CS also designates Avery Hill Park as **Green Chain**. Policy reference **O5** under the section 'Protecting Open Land' sets out what the objectives of this designation are. The objectives are as follows

- To improve and encourage the provision of suitable recreational facilities, with an emphasis on those serving a wide area of South East London and/or requiring open land.*
- To safeguard the open land from built development and maintain its positive contribution in providing a visual and physical break in the built-up area of London.*
- To conserve and enhance the visual amenity and ecological aspects of the landscape.*
- To improve public access to and through the area.*
- To promote an overall identity for the area in order to increase public awareness of available recreational facilities.*
- To encourage the collaboration and co-operation of the various public and private agencies, owners, organisations, clubs, etc. in the area to achieve the above objectives.*

For the extent of the Green Chain Area, refer to the CS proposals map and second draft alterations maps.

### Green Chain Walk

Policy O15 refers to the Green Chain Walk, which passes through Avery Hill Park.

**O15** *Existing footpaths will be safeguarded and new footpaths created to and through open spaces and places of interest, where they do not adversely affect nature conservation. The Council will endeavour to create a signposted network of continuous and circular routes. In particular the 'Green Chain Walk' footpath network will be improved and extended and new links created wherever possible.*

The CS (Section 2.4) says that the Mayor's Transport Strategy has identified the Green Chain Walk as being one of six strategic walks in London

### Nature Conservation

The CS identifies two parts of Avery Hill Park as being a **Site of Nature Conservation Importance** (SNCI), listed in the CS as a Site of Borough Importance Grade I (Also known as Site of Importance for Nature Conservation (SINC))

And designated as SNCI NC10. reasons given for this designation are as follows: -

*'Contains some of the oldest hedgerows in the Borough, a pond and an interesting area of wet natural grassland.'*

The CS refers to SNCI's as following: -

**O17** *A network of Sites of Nature Conservation Importance (SNCI) throughout the Borough has been identified for protection. These include Sites of Special Scientific Interest (SSSI) and sites declared as Local Nature Reserves (LNR). They are defined on the Proposals Map and listed in Table O2 as sites of Metropolitan, Borough or Local importance for nature conservation or geology. There will be a presumption against the development of these sites: the level of protection accorded to a site will be commensurate with its designation. Conservation and enhancement of important scientific features will be sought by appropriate management.*

In addition, It says: -

*Plans need to be based on adequate information about species and habitats... To achieve these goals, baseline data needs to be established where ecologically friendly management is already in place. Therefore, Ecological assessments must be undertaken in order to establish baseline data.*

For the extent of the SNCI Areas, refer to the CS proposals map and second draft alterations maps.

### Areas of Special Character

Also, the Greenwich CS in part 2.6 refers to Avery Hill Park as part of a larger area designated as **Special Character of Metropolitan Character**.

**D28** Within Areas of Special Character defined on the Proposals Map, special consideration will be given to the safeguarding, restoration and enhancement of character, scale and quality of open spaces and associated buildings. Skylines and distant views both to and from the Areas of Special Character will be protected.

### **The Biodiversity Action Plan**

The Greenwich Biodiversity Action Plan will be 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’.

[http://www.royalgreenwich.gov.uk/info/200105/sustainability/707/biodiversity\\_action\\_plan](http://www.royalgreenwich.gov.uk/info/200105/sustainability/707/biodiversity_action_plan)

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 has been adopted by the Council.

### **Legislation**

The Parks, Estates & 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 PE&OS.

- 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 1974
- 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

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

The Public Space Protection Orders, Anti-social Behaviour, Crime and Policing Act 2014 makes it possible for local authorities to introduce Dog Control measures. The Royal Borough of Greenwich has adopted five separate control orders across the borough including Avery Hill Park, which provide a fixed penalty for non-compliance.

These orders would make it an offence for persons in control of their dog(s) to:

- Not clean up after their dog has fouled.
- Have more than four dogs in their control at one time.
- Not to have their dog on a lead in designated areas
- Not to have their dog on a lead when instructed to do so by an authorised officer.
- To allow their dog(s) to access designated dog exclusion areas.

## APPENDIX 2

### Site Heritage & History

The land around the village of Eltham can be traced in ownership and usage back to the Domesday Book, where it was called 'Eald Ham' by the Anglo-Saxons. It was in the possession of Odo, Bishop of Bayeux, and was held for him by Haimo, Sheriff of Kent.

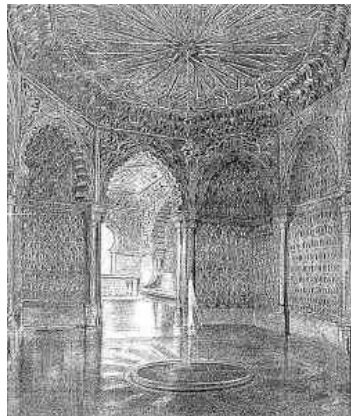
The area of land that is now Avery Hill Park was made up of a number of individual farms and it was not until the early eighteen hundreds that these were combined to make up the estate of 'Avery Hill'.

The original mansion house on the site, constructed circa 1841, was the family home of James Boyd, a Scot, who had gained his wealth as a sugar refiner. In 1883, following Boyd's death, John Thomas North, an entrepreneur, rented the mansion, together with 37 acres of land, from Boyd's widow. North would later purchase the entire estate and add a further 100 acres to it, including the land of Ox Leas and Shepherd Leas woods.



North (born January 30th 1841) was the self-made son of a Yorkshire coal merchant. Widely known as 'Colonel' North, he made his fortune by importing nitrate deposits, in the form of bird droppings, into England, from South America. The nitrates in the droppings, which were mined from cliffs, were used as fertiliser. North's wealth was amassed swiftly, and he became known by many as 'the Nitrate King'.

North purchased the house from Mrs Boyd in 1888 and, though it was by no means small, decided to enlarge it in order to build, amongst other things, collection. He Cutler (who Italianate design and



galleries to house his art commissioned architect T.W. had recently designed an Exhibition in London) to build the house's improvements. One of the large domed structure of iron on the front page of this house plants from around the completed, North had also ornate Turkish bath house.

most striking features of the plan was a and glass - the Winter Garden [pictured document] - in which North was to world. By the time the house was added a Fernery, a conservatory and an

A separate stable block was, like the mansion itself, centrally heated and lit by electricity generated in an engine room to the west of the main building. The final cost for all the improvements to the estate was approximately £200,000.

North lived in his completed house for a little over five years. He died, suddenly, in his office in the City on 5<sup>th</sup> May 1896. His family almost immediately put the house on the market, but it was two years before they found a buyer (at a price much less than it had cost North to construct). The estate was sold to Alonzo Henry Stocker, MD, who was one of the best-known specialists in 'lunacy'. However, Stocker never took up residence at Avery Hill and the house remained empty for another eight years.

In 1902 the house was bought, along with twenty-eight acres of parkland, by the London County Council (LCC), for £25,000. The house was refurbished by the LCC as a residential training college for women teachers (the first in London) and this was opened by the LCC's Education Committee in 1906. It was to become known as 'Avery Hill College'.

The mansion suffered extensive bomb damage during the Second World War and the Turkish bath house was destroyed. Avery Hill College operated until 1985, when the Inner London Education Authority was abolished. The buildings now form part of the 'Avery Hill Campus' of the University of Greenwich, and remain a venue where teachers are trained.

When the parkland was purchased by the LCC in 1902, the Metropolitan Boroughs of Camberwell, Deptford, Greenwich, Lewisham & Woolwich were all invited to share the cost. All having refused, it fell to the LCC to maintain the grounds and gardens as public open space. The name 'Avery Hill Park' was adopted.

Initially, part of the gardens was used to supply plants to small parks, whilst another area was reserved for growing specimens for special demonstration. To the west side of the house were three formal, terraced gardens, one containing roses and another fruit trees. Of these, only the rose garden remains. A car park was constructed on the site of the fruit garden. In front of the mansion house there was originally a sloping lawn and large flowerbeds. The greater park area consisted of open meadows, interspersed with trees (much as it is today).

The Greater London Council, formed in 1965, took over the maintenance of Avery Hill Park and this remained the case until its abolition twenty years later, when ownership and maintenance passed to the London Borough of Greenwich (the name of which was changed to the Royal Borough of Greenwich in 2012).

### **The Conduit Head** (area not under this management plan)

Situated near to Holy Trinity Church, and accessible from Southend Crescent (on a footpath, part of the Green Chain) is a brick conduit house, probably dating from the sixteenth century. It was built to provide a supply of water to nearby Eltham Palace. The structure was recently renovated by English Heritage, having previously been on a 'Heritage at Risk' list. It is listed as a 'Scheduled Monument'. An interpretational panel on site gives more details.

The remains of the old conduit is recorded in R.R.C. Gregory's *'The Story of Royal Eltham'* (1909). Gregory describes how the water was originally brought to the reservoir here through wooden pipes from a spring in the Warren [situated to the north of Avery Hill Park and to the north of the Bexley Rd] and from the conduit it was 'conveyed to all the houses of the Crown. It was first conducted to "Step-stile" house and gardens, thence through the Park, supplying on its way the Mansion, thence, by way of what is now the "Chestnuts" it went to the Palace. By means of branches it supplied the old houses about the Court Yard.' The old conduit was discarded in 1838 when a new conduit was built with iron replacing the wooden ones. Holy Trinity Church was erected in 1889, designed by G L Street.



## APPENDIX 3

### Ecological Assessments (including Pippenhall Meadow)

#### **London Ecology Unit; Ecology Handbook 10**

The London Ecology Unit refers to both 'Avery Hill Fields' and 'Pippenhall Meadows' in its *Ecology Handbook 10; Nature conservation in Greenwich*. It says of **Avery Hill Fields** "This large expanse of playing fields has been included as a Borough site (SNCI of Borough significance) because it contains some of the oldest hedgerows in the Borough and a good pond. The fields and hedgerows are a continuation of those of Pippenhall meadows, and although they are not of the same quality, they form a valuable site for conservation in Borough terms.

Although some of the hedges are of recent origin and are composed purely of hawthorn, others contain a wide variety of shrubs such as hawthorn, Midland hawthorn, blackthorn, holly, hazel, field maple, dogwood, elder, oak and ash. In the hedge bottoms can be found Lords-and Ladies and hedge garlic together with bluebells and lesser celandines forming blue and yellow drifts in spring. The age of one of the hedgerows was estimated by Nicholson (1985) to be about 600 years old, according to Pollard and Hooper's dating technique. (See below)

The river Shuttle flows directly south through the centre of Avery Hill Fields from Pippenhall meadows. This small stream flows beside the hedges between earthen banks, shaded by the overhanging hawthorns. The stream is relatively poor in terms of aquatic vegetation but the deep blue flowers of brooklime and white umbels of fool's watercress do appear in places along its length in summer. Towards the southern boundary of the site, the stream turns sharply to the left and then right again, following the perimeter of an old field. Here can be seen an excellent example of an ancient and overgrown hedgerow composed of hawthorn, oak, blackthorn, ash, willow and elder.

On the western side of the site, a large pond lies on the edge of the London Electricity Sports and Social Association (LESSA) sports ground. A survey of 1605 states that the area now covered by the pond consisted of 'Marle Pits'; presumably these sooner or later filled with water. The LESSA pond as it is now known once covered a much greater area but development has slowly encroached upon it; the last piece to be lost disappeared under the enlarged car park. On three sides, but particularly in the east, tall trees including sycamore, oak, willow and Scots pine, together with scrub of elm suckers, shade the pond margin. The leaves of yellow flag protrude from the shallow water, joined by other aquatics such as fool's watercress and duckweed. The pond supports a large population of frogs, toads and newts as well as a wide range of invertebrates. The LESSA pond is managed under license by the London Wildlife Trust as a nature reserve."

**"Pippenhall Meadows** consist of a group of hedge-lined fields lying on a series of gently sloping, shallow terraces. The meadows display varied vegetation with a complicated mosaic of different grassland and wetland habitats. The main conservation value however, lies in the grassland, which is rich in species, both in the damp and some of the drier regions. Wet meadows are now rare and still declining in numbers. The survival of such a site so close to the centre of London is very unusual and its value for nature conservation cannot be understated.

In the 19<sup>th</sup> century, Pippenhall Meadows belonged to Pippin Hall Farm, together with a garden and orchard. By the 1890's, it had become part of the estate of J.T. North of Avery Hill. On North's death in 1896, his estate was put up for sale, and via the hands of Alonzo Stocker, passed eventually into local authority ownership.

It still retains the character of traditionally managed pastures and is now used for horse-grazing and riding. Across the centre of the site runs a terrace formed by the pebbles and sands of the Blackheath Beds, which lie on top of the clays, sands and loams of the Woolwich Beds. The Blackheath Beds are more permeable than those below, causing springs to emerge at the junction of the two strata, making

the centre and parts of the southern part of the site wet and occasionally flooded. These are the headwaters of the River Shuttle, a tributary of the River Cray. A large wet area or flush, fed by springs occupies the most water-logged ground at the foot of the embankment, highlighted at a distance by bristling, grey-green tussocks of hard rush, protruding from the grass sward. The slopes are clothed by a scrub of hawthorn and brambles. The marsh's surface is covered by a mosaic of yellow-green moss, bright green leaves of fool's watercress and blue-green patches of delicate, cellophane-like liverworts. The flush and surrounding damp meadow is extremely rich in herbaceous species. In the wettest hollows of the flush, plants of shallow water thrive such as brooklime, water plantain, green water-cress and ivy-leaved water crowfoot. Lesser spearwort, together with glaucous sweet-grass, a characteristic plant of trampled pond margins, and celery-leaved crowfoot can be found on the less damp areas.

The grassland surrounding the flush is very diverse in terms of species, as can be seen by drifts of colourful wild flowers in the summer and a more subtle patchwork of different greens of the grasses themselves in winter. Here the pale mauve flowers of lady's smock first appear in April followed a few weeks later by an abundance of the pink, shaggy flowers of ragged robin. The latter is a typical plant of old damp meadows and is becoming less and less common nationally as this habitat becomes increasingly scarce. Lady's smock is one of the two food plants most frequently used by the orange-tip butterfly in the London area according to Plant, 1987.

There is fragmentary marginal vegetation alongside a stream which flows from a spring at the centre of the meadows. Species present here include great hairy willow-herb, hard rush, soft rush, brooklime, plicate sweet grass, star-wort, green water-cress, celery-leaved crowfoot and bur-reed. To the south-west of the flush and channel, lines of badly degraded dry acid grassland can be traced along the tops of drainage ridges where the soil is sandy and better drained. In winter these lines show up as yellowish-green stripes with dark green moss patches, contrasting with the bright green grasses of the relatively nutrient-rich troughs. Three species that are uncommon in Greater London grow in this part of the site: sand spurrey, parsley piert and centaury.

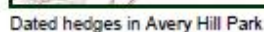
In a field on the western side of the site can be found a colony of the rare corky-fruited water dropwort, growing amidst a host of more common wild flowers. Buck's Horn plantain, with its rosette of neatly toothed leaves, is abundant in two patches towards the centre and northern end of the meadows.

Ancient hedgerows of tall shrubs and occasionally trees surround the meadows. The hedges are so overgrown that from a distance the site gives the impression of patches of woodland interspersed with grassy glades rather than a field system. The ancient character of the hedges is betrayed by the exceptionally wide variety of species within them. Field maple, sycamore, ash, hawthorn, blackthorn, elder, pedunculate oak, hazel, dogwood, English elm, holly and spindle line up to provide nesting and roosting sites for birds. They also have a good associated ground flora of bluebell, Lords-and-Ladies, lesser celandine and wood sorrel.

To the east, adjacent to the northernmost field is an area of open land which has not been included in the Metropolitan site, but which still has value for nature conservation. The western side of this open space, shaded by mature willow trees, is very wet as water running down the hill from the direction of Eltham Warren Golf Course runs through it before finally entering Pippenhall Meadows. The sward is regularly mown and a few trees have been planted. However, the sward in the southern half of the field is clearly a mixture of species that would, if suitably managed, return to a state similar to those of the neighbouring meadows. Most of the Pippenhall Meadows are owned by the Borough and are leased to tenants, while the rest is in private ownership. There is no public access, but the Green Chain Walk, which is split into two at this point, passes along both the eastern and western boundaries and gives good views of the meadows. A more detailed description of this site can be found in Ecology Handbook 8."

**Map showing the locations of the heritage hedges within the park  
(taken from Conservation Study carried out in November 2010)**

### 1.6.1. Survivors: heritage hedges

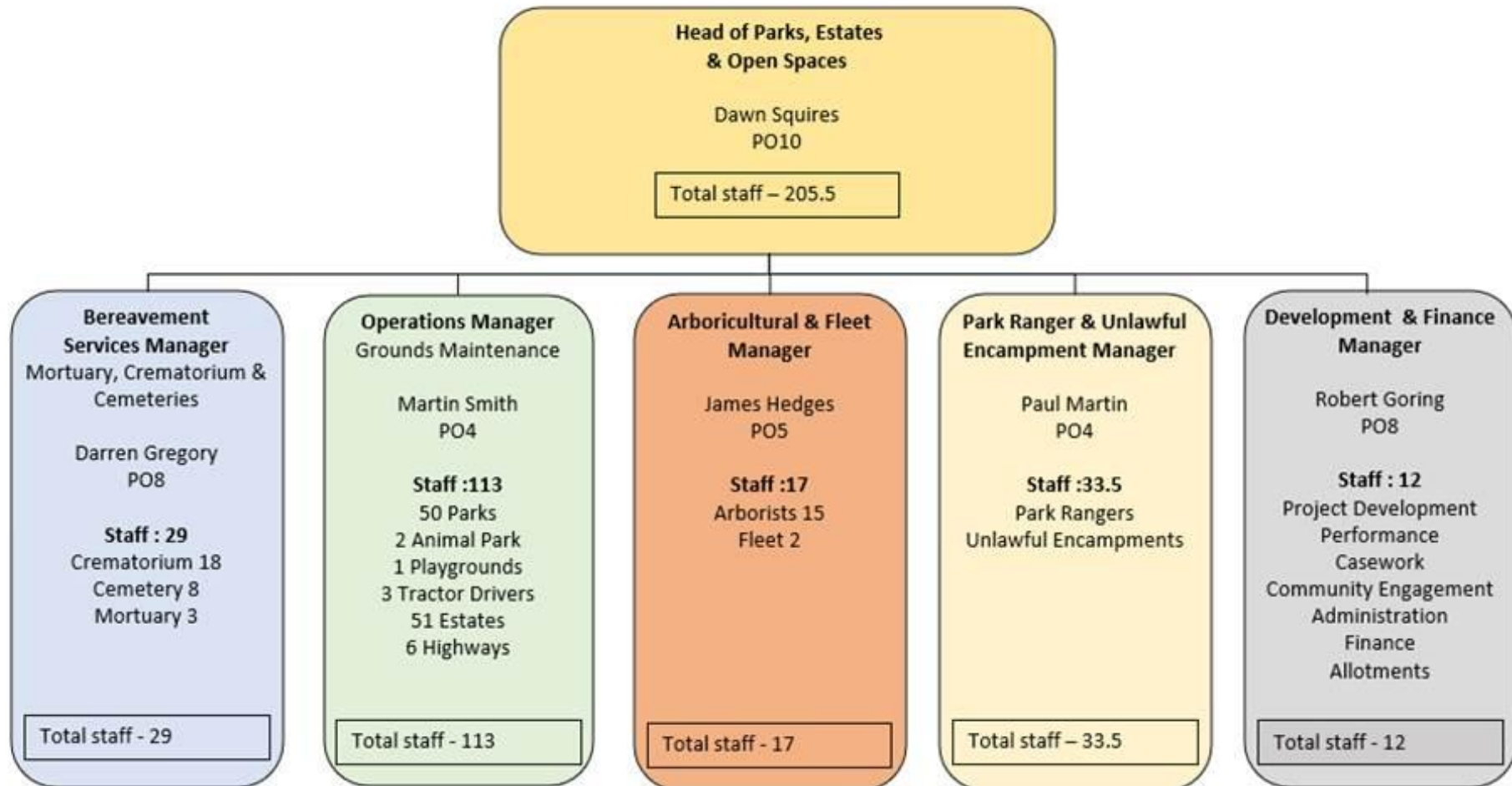


Some of the oldest field boundaries could, as noted in the historical introduction, be survivors from prehistoric times; until Avery Hill was 'gentrified' in the 19<sup>th</sup> century and the landscape modified for 'picturesqueness' there would have been little reason, other than when enlarging fields by removing hedges, for farmers to change the old pattern.



## APPENDIX 4

### Parks, Estates & Open Spaces Management Structure



## APPENDIX 5 Annual Maintenance Schedule for Avery Hill Park and Pippenhall Meadow

Description of task	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
cricket fertiliser x 2				1					1			
cricket wicket mow x 2				3	4	5	4	5				
mark boundary cricket x 2				3	4	5	4	5				
cricket table irrigation x 2				1	4	4	5	4	2			
cricket table mowing x 2				5	6	7	5	4	4	2		
cricket wicket rolling x 2				3	4	4	5	4				
cricket wicket reinstate x 2				3	4	4	5	4				
square off table x 2				1								
cricket table renovate x 2									1			
cricket wicket marking x 2				2	4	4	4	4	1			
cricket table spike x 2										1		
ditch maintenance			1	1	1	1	1	1	1			
ditch maintenance (winter)	1											
spray hard-standing areas & weedkill channels				1								
edging half moon		1										
edging longhandle shears				1	1	1	1	1	1	1		
flower bed maintenance	1	1	1	2	2	2	2	2	2	1	1	1
flower bed clear dig preparation					1					1		
flower bed planting						1				1		
football seeding 11 pitches					1							
erect football equipment 11 pitches									1			
dismantle f ball equipment 11 pitches				1					1			
initial mark 11 football pitches									1			
re-mark 11 football pitches	5	4	4	4					3	4	5	4
mowing rough grass				1					1			
Green Chain Walk				1						1		
pedestrian grass mowing			2	2	3	3	3	2	2	2	1	
box mowing			3	3	3	3	3	3	3	2	1	
brushcutting & obstacles			1	1	1	1	1	1	1	1	1	
hedge base maintenance	1		1		1		1		1		1	
leaf clearance	1										1	1
deadhead roses					1	1	1	1	1			
rose bed maintenance			1	1	1	1	1	1	1			
rose bed maintenance												1
prune roses			1									
rose bed prune											1	
rugby contravator seed												
rugby erect / dismantle posts												
rugby initial mark												
rugby re-mark pitch												
shrub bed maintenance			1	1	1	1	1	1	1			
shrub bed maintenance												1
special rockery maintenance			1	1	1	1	1	1	1			1
clean messroom daily	21	20	23	21	20	22	21	21	21	22	22	18
sweeping paths	5	2	2	2	3	2	2	3	2	4	5	4
tree feathering, stake / tie & base weeding			1				1					
gang mowing			2	2	3	3	3	2	2	2	1	
football chain harrow	5	4	4	3					3	4	5	4
Spike football pitch	5	4	4	3					3	4	5	4
rugby harrow pitch												
'mini triple' mowing			2	2	3	3	3	2	2	2	1	
'mini triple' mowing (Pippenhall Meadow)			2	2	3	3	3	2	2	2	1	

The figures within the boxes refer to the number of times per month that a task is undertaken.

## APPENDIX 6

### Inspection Schedule for Outdoor Gym

**Parks, Estates & Open Spaces**  
**Visual Inspection Sheet for Playgrounds, Outdoor Gyms, Skate Parks & Other Outdoor Facilities**

Site Name:	AVERY HILL				Date and Time:	25-1-18 11-Am			
Check Type:	WEEKLY CHECK				MONTHLY CHECK				
Facility Inspected: (please circle)	Playground	Skate Park	Outdoor Gym	MUGA	Public Toilets	Buildings	Tennis Courts	Pathways / fencing	Other (Please list) .....
Visual Assessment	Yes	No	If No; confirm the action taken below			Tick	Or details of other action taken		
Is facility free from damage?		✓	Report damage to supervisor for repair			✓			
Is facility safe to use?	✓		Tape off with "do not use" sign or padlock shut						
Is facility free from graffiti?	✓		Remove all graffiti with graffiti wipes						
Are self-closing gates working / is the fencing intact?	✓		Adjust with spanner or report to supervisor						
Is facility free from litter or glass?	✓		Remove all litter and glass from site						
Is the facility clean and tidy?	✓		Wipe / sweep clean all dirty surfaces						
Checked by (print name):	PAUL RUSH				Signature:	PTA			
To be completed by Park Ranger Team Leader	Yes	No	Date	Details of Action Taken					
Is further action required?									
Report damage / repairs to the appropriate team with photo <a href="mailto:Michael.farrow@royalgreenwich.gov.uk">Michael.farrow@royalgreenwich.gov.uk</a> <a href="mailto:Maintenance-team@royalgreenwich.gov.uk">Maintenance-team@royalgreenwich.gov.uk</a> <a href="mailto:Cleaningservices@gsplus.org">Cleaningservices@gsplus.org</a> for cleansing issues of park toilets	✓		25/1/18	reported to Mark Farrow.					
If applicable, confirm equipment / facility has been made safe until the problem is resolved.									

Issue: 03

Date: 25/10/17

Ref:PRVISPEOS

Page 1 of 1

## **APPENDIX 7**

### **References**

Ordnance Survey Map for 1869 – Map 24

Royal Borough of Greenwich GIS mapping system

E. Cecil, London Parks & Gardens, 1907

London Ecology Unit; *Ecology Handbook 10*, 1989

Royal Borough of Greenwich Unitary Development Plan

Conservation Study of Avery Hill Park 2010

Royal Borough of Greenwich' Biodiversity Plan [http://www.royalgreenwich.gov.uk/info/200105/sustainability/707/biodiversity\\_action\\_plan](http://www.royalgreenwich.gov.uk/info/200105/sustainability/707/biodiversity_action_plan)

Royal Borough of Greenwich website page for Avery Hill Park [http://www.royalgreenwich.gov.uk/directory\\_record/3756/avery\\_hill\\_park](http://www.royalgreenwich.gov.uk/directory_record/3756/avery_hill_park)

Green Chain (Section 6) <http://www.greenchain.com/walks/section-06.php>

Green Chain (Section 7) <http://www.greenchain.com/walks/section-07.php>

Shuttle Riverway information <http://www.bexley.gov.uk/index.aspx?articleid=3263>

RRC Gregory 'The Story of Royal Eltham' (1909) [www.gregory.elthamhistory.org.uk](http://www.gregory.elthamhistory.org.uk)

Park Friends' Forum <http://www.greenwichparksfriends.org/>

Metropolitan Police Safer Neighbourhood Team for Eltham South Ward <http://content.met.police.uk/Team/Greenwich/ElthamSouth>

