

Well Hall Pleasaunce Management Plan 2025-2030

(updated January 2026)



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PART I: WHERE ARE WE NOW?

PARK ADDRESS & CONTACT DETAILS

Name of Site: Well Hall Pleasaunce

Address: Well Hall Road
Eltham
London
SE9 6SN

The Strategy and Development Team can be contacted regarding this plan for any further information (using the contact details provided below).

Address: Parks, Estates & Open Spaces
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Tudor Barn in the Spring

The Friends of Well Hall Pleasaunce can be contacted at wellhall@hotmail.co.uk or on their website, www.wellhall.org.uk

INTRODUCTION – WHAT IS A PARK MANAGEMENT PLAN?

Park Management Plans are documents that set out the manner in which a park should be managed. Therefore, they are an important aid to the efficient and effective management of the parks to which they relate.

Management plans also form part of a process for evaluating performance against agreed standards, 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.

Purpose of this management plan

The production of individual management plans for each park is good practice and is in accordance with The Royal Borough's commitment to providing Best Value. Actions from the Management Plan feed into the Parks & Open Spaces Strategy.

This Management Plan will provide a vital resource for parks staff in maintaining and developing Well Hall Pleasaunce as a resource for the community and visitors to the area and as such, will be under constant informal review. This management plan will have a duration of five years, after which this plan will have a complete review with reference to its relevancy.

It is envisaged that this plan will help to encourage relationships between The Royal Borough and the community and provide access to information on the management approach to this site as well as providing a framework around which any future decisions concerning this site will be taken.

In addition, it is envisaged that the management plan for Well Hall Pleasaunce 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 progress can be measured.

This management plan has been prepared in accordance with CABE Space guidance material.

Wider Policy Context

This management plan has been written within the context of a wide framework of national, regional and local policy statements and strategies, the most significant being The Royal Borough of Greenwich's Parks and Open Spaces Strategy.

The main policies and strategies that have a specific impact on this plan are listed in [Appendix I](#).

DESCRIPTION OF THE PARK

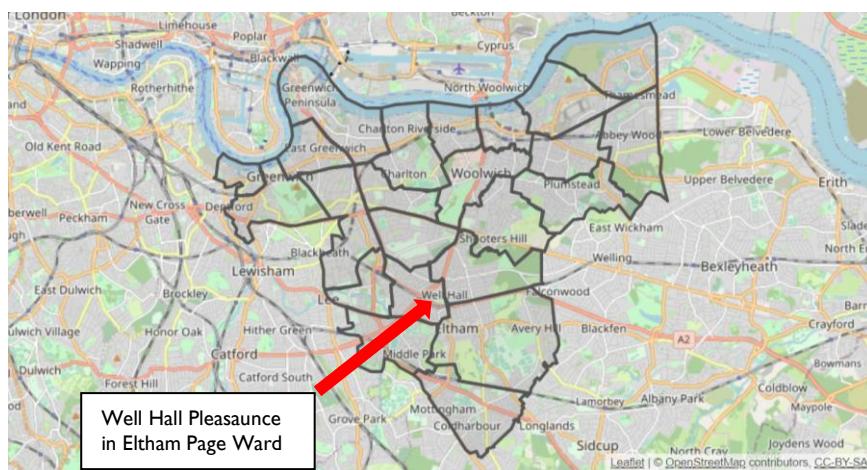
Well Hall Pleasaunce is one of The Royal Borough of Greenwich's Green Flag Award-winning sites first awarded in 2003 and every year since then. It has also achieved gold award in the park of the year category of the London in Bloom awards.

Well Hall Pleasaunce is a medium sized park found in the Eltham Page Ward of Greenwich Borough. The park has lots of different themed areas such as the Italian garden, rose garden, heather garden and floral shield garden. It also has a bowling green, a small play area for children, a moat and several water features. It occupies a total area of 4.37 hectares and is surrounded by Kidbrooke Lane on its northern side, Well Hall Road on its eastern side, Rochester Way (A2) on its southern side and sports field owned by the University of Greenwich but leased to Blackheath Rugby Club on its western side.

The Tudor Barn building dates back to the sixteenth century and is located towards the north part of the park. The Tudor Barn is now a popular restaurant and is available to hire for wedding or civil partnership ceremonies or private functions.

Well Hall Pleasaunce is connected historically with the Tudor monarchs' residence at nearby Eltham Palace. Margaret More, daughter of Sir Thomas More, Lord Chancellor (who lived near Eltham Palace) married William Roper who lived at Well Hall. It also has links with the children's author Edith Nesbit, who lived here as a child.

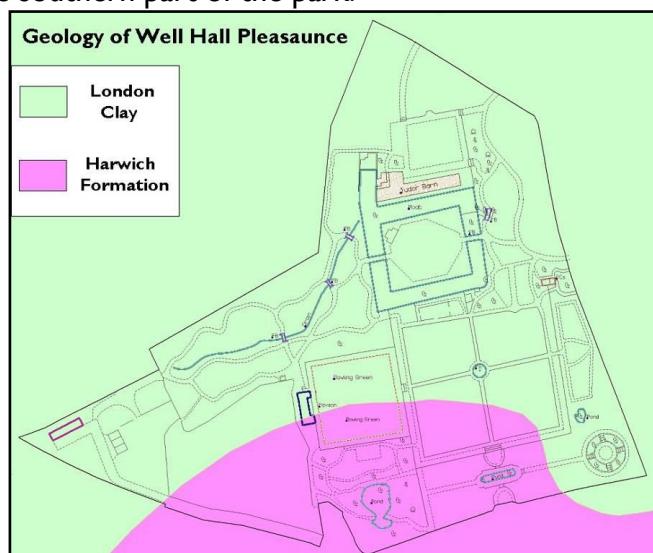
Well Hall Pleasaunce was purchased in the 1930's by Woolwich Borough Council, for redevelopment as a public park. The park went into a decline in the late 20th century due to financial restrictions and anti-social behaviour. Restoration of the park was undertaken early in the 21st Century funded by the Heritage Lottery Fund. The Park was dedicated as a Queen Elizabeth II Field in 2012 which protects it from development.



Location of Well Hall Pleasaunce within The Royal Borough of Greenwich

Well Hall Pleasaunce itself is an area of land of varying slope that is found at approximately 39.3 metres above sea level, enclosed by a variety of walls and fences. The park is divided up into a number of different areas of different character and usages, these areas also being separated by walls and fences.

The geology underlying the park is mostly London Clay (Woolwich Group), with a small area of Harwich Formation in the southern part of the park.



Geology of Well Hall Pleasaunce

The park is wholly owned and maintained by the Royal Borough of Greenwich, with the largest building within the park (The Tudor Barn) being leased as a restaurant and wedding venue to a private operator.

ACCESS TO THE PARK

There are four gates that allow public access into the park, two of which are in Well Hall Road and two in Kidbrooke Lane. An additional gate gives access to the public toilets. The park is opened by 9am each day and closed at dusk by Parks, Estates and Open Spaces staff. The park will remain open later if there are events in the park. The area around the Tudor Barn remains open until the restaurant closes and the area is closed by the Tudor Barn management.



Kidbrooke Lane Entrance to Well Hall Pleasaunce

Getting to Well Hall Pleasaunce

By Train

The nearest railway station is Eltham Station (100yds away from Well Hall Pleasaunce) Eltham Station is on the London to Dartford via Bexleyheath railway line. Trains also run to Lewisham from Eltham Station for Docklands Light Railway (DLR) connections.

By Bus

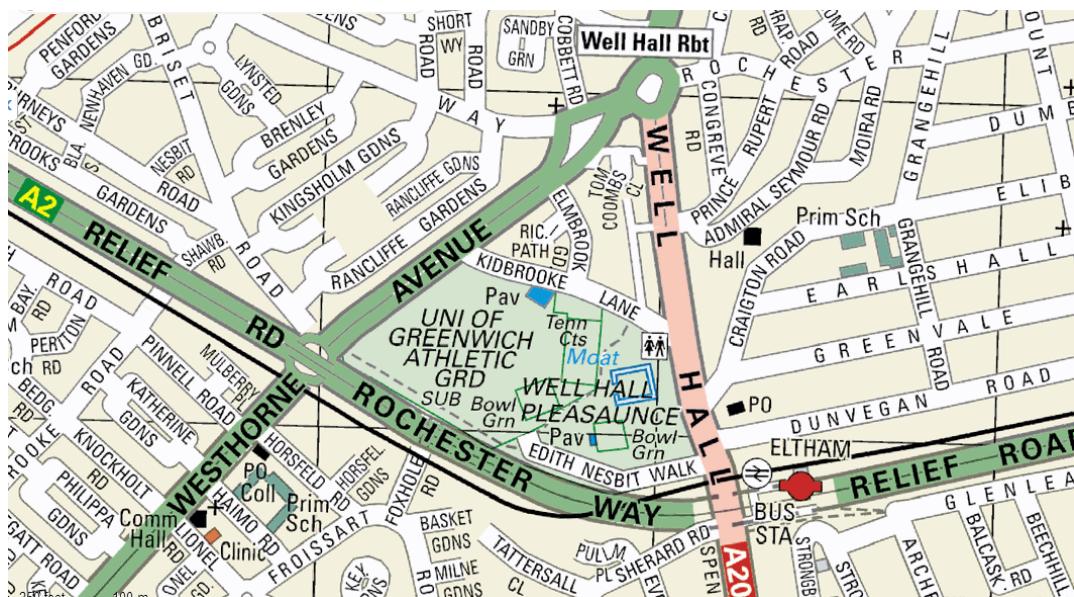
The 161, 286 and 132 Transport for London bus routes pass by Well Hall Pleasaunce; 161 from Chislehurst War Memorial to North Greenwich Station 286 from Sidcup to Greenwich Town Centre 132 from Bexleyheath to North Greenwich Station The 314 from New Addington and the 233 from Swanley also stop nearby at Eltham Station.

By Car

Well Hall Pleasaunce is on Well Hall Road (A208) and is easily accessed from the A2, A20 and the South Circular (A205). Sat Nav Postcode is SE9 6SN.

Parking

There are no parking facilities onsite. Restricted parking bays can be found along Kidbrooke Lane, accessed from Westhorne Avenue. Parking bays with a 90minute parking restriction are available at the front of the park in Well Hall Road. There are several disabled parking bays near the park's entrances in Well Hall Road and Kidbrooke Lane.



Location of Well Hall Pleasaunce

Disabled Access

There is level access to the park and most of the park is wheelchair accessible via ramps. The Friends Group via funding from Community Spaces improved access to the moat island and woodland area in 2010 with the creation of a disabled ramp from the west side of the moat island. New pathways to facilitate disabled access around the Italian Garden were installed in 2022.

There is a separate accessible toilet in the toilet block by the Well Hall Road entrance to the park. This toilet is accessed with a Radar Key.

HERITAGE OF THE PARK

The history of Well Hall for the purposes of this management plan can be considered to have taken place in 3 parts;

1. Early History: Private house and farm built in c.1735 (centred around an ancient, moated, site occupied from at least as early as c.1250)
2. Development of the site as a public park during the 1930s.
3. Post-war period, with additions and modifications, subsequent decline and refurbishment.

Early History: Private Ownership

Ownership and occupancy of the old house and land can be traced back to the thirteenth century.

Some of the owners of the old house were;

- 1253-4 Mathew de Hegham.
- 1346 John dePulteney. Knight. (who was 3 times Lord Mayor of London)
- 1382 Thomas Conduyt. Clerk.
- 1385 Gilbert Purneys, of London.
- 1426 John Foxhole. Clerk.
- 1426 William Basket.
- 1428 Robert Myrfyn, on behalf of various members of the Chichele and Tattersall families.

During the Tudor period, the dwelling at Well Hall was sited on the island surrounded by the moat and was owned by the Roper family. William Roper's wife Margaret was the daughter of Sir Thomas More, Lord Chancellor to King Henry VIII, who attended nearby Eltham Palace when on official business.

Five generations later in 1733 when Edward Roper died without children, the site was purchased by Sir Gregory Page, who demolished the old house, and built a new house on the east side of the moat. The old barn on the north side of the moat was left standing. The house fronted on to Well Hall Road and was accessed via a semi-circular driveway which swept round to the front of the house.

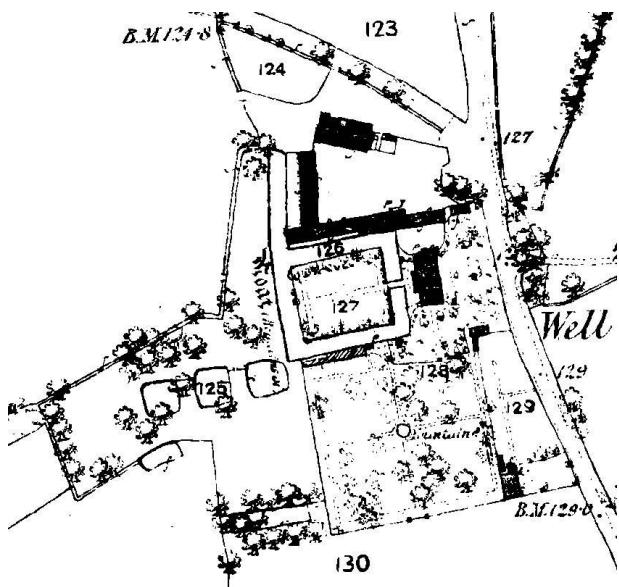
Immediately west of Well Hall was the moat, with the moat island laid out as a garden with a perimeter path and a central feature. A walled kitchen garden extended to the south, with a central fountain and a gate on the south side. Between the kitchen garden and Well Hall Road was a small field, with outbuildings and cottages. To the north was Well Hall Farm, an enclosed farmyard bounded on the south and west sides with barns, parts of which remained from the Tudor period, and with stables to the north.

The moat appears to have been fed by a stream running along the boundary of the site. Three ponds, probably old fishponds, were located to the west of the moat, and a fourth pond was located further south/the boundaries of fields and enclosures immediately surrounding the site are also clearly shown.

Some of the subsequent occupants of the house were:

- c 1788-1799 John Arnold, watchmaker to King George III
- c 1818 Major Nicholis
- 1880-1890 Mr R N Gilbert used it as a preparatory school
- 1899- 1920 Edith Nesbit and Hubert Bland

As noted above, Edith Nesbit, author of *The Railway Children*, lived in the house from 1899 to 1920. Her husband who died in 1914 was Hubert Bland, co-founder of the Fabian Society and a remarkable figure in the literary political world. Well Hall was host to H G Wells, George Bernard Shaw and many other Fabians.



1870 OS map, showing Well Hall

The Bexleyheath raised railway line was constructed to the south of the house and was opened in 1895.

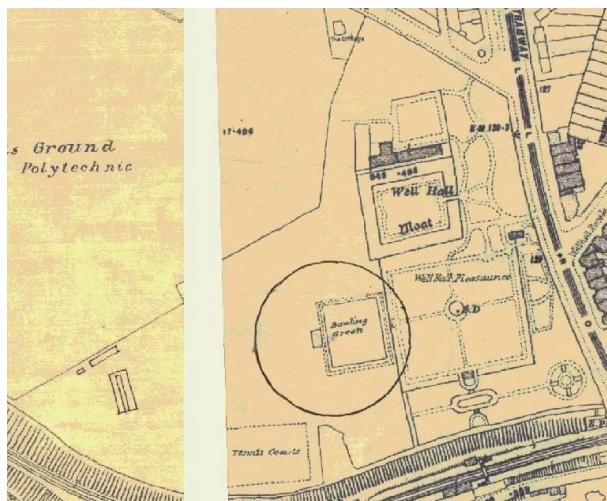
The last private owner of Well Hall was Mr Cecil Henry Poihill (a life tenant of the Page Estate) who sold it to Woolwich Borough Council in 1930.

1930s: Development as a Public Park

In 1930, Well Hall was purchased by Woolwich Borough Council, for redevelopment as a public park. Well Hall Pleasaunce primarily served approximately 7000 residents of Well Hall housing estate, developed between 1915 and 1916 on 93 acres to the east of Well Hall Road. By the time the site was purchased by the council, almost all the surrounding land was built up with housing; only Well Hall and adjoining playing fields to the west remained as open land.

The designs of the park were progressed by J Sutcliffe, and later by H W Tee, both Borough Engineers to Woolwich Borough Council. The Tudor Barn was saved, but the dilapidated house was demolished. The first phase of re-development, which concentrated on the old kitchen garden and the Well Hall Road frontage, was opened to the public on May 25th, 1933. Redevelopment of the western areas of the park followed, together with conversion of the Tudor Barn which opened as an art gallery and restaurant in May 1936, by which time Well Hall Pleasaunce was substantially complete. The redevelopment of the park was carried out under the Council's scheme of relief works for the unemployed.

During the Second World War on the 2-3rd August 1944, a VI Flying bomb hit the bowling green, badly damaging the Bowling Pavilion and the Walled Garden Shelter. A WW2 Air raid shelter was constructed to the right of the park's north-eastern entrance, and until recently, could still be made out by a rise in the ground.



Bomb damage map from World War II showing VI rocket impact point in the bowling green

Post-War Period

Well Hall Pleasaunce has continued to be used as a public park until the present day. The 1930s designs have not been radically altered, apart from the south western portion of the park, which was removed when the A2 Rochester Relief Road was constructed in the late 1970s. This had the effect of removing the tennis courts, part of the putting green, and the nursery and maintenance area from the Pleasaunce. The other notable alteration was the construction of a theatre stage on the moat island. A simple stage was established in c.1948, which was extended in the early 1960s and remained in place until it was badly vandalised and removed in the early 1980s. The island, previously grassed, was paved to accommodate an audience, and a second bridge added on the west side of the moat.

A large number of historic features from the property's earlier history remain in the park, many of which fell into disrepair during the last half of the 20th century due to financial restrictions and Anti-Social behaviour.

English Heritage commissioned Conservation Practice to produce a report in 1994 when insensitive repair works to the moat and garden walls came to their attention. This report was one of a number of factors that prompted Greenwich Council to apply to the Heritage Lottery Fund for restoration funding to implement repairs and restore all the historic features within the park. Full funding was eventually received for the project and the restoration was started in 2000 and finished in 2002.

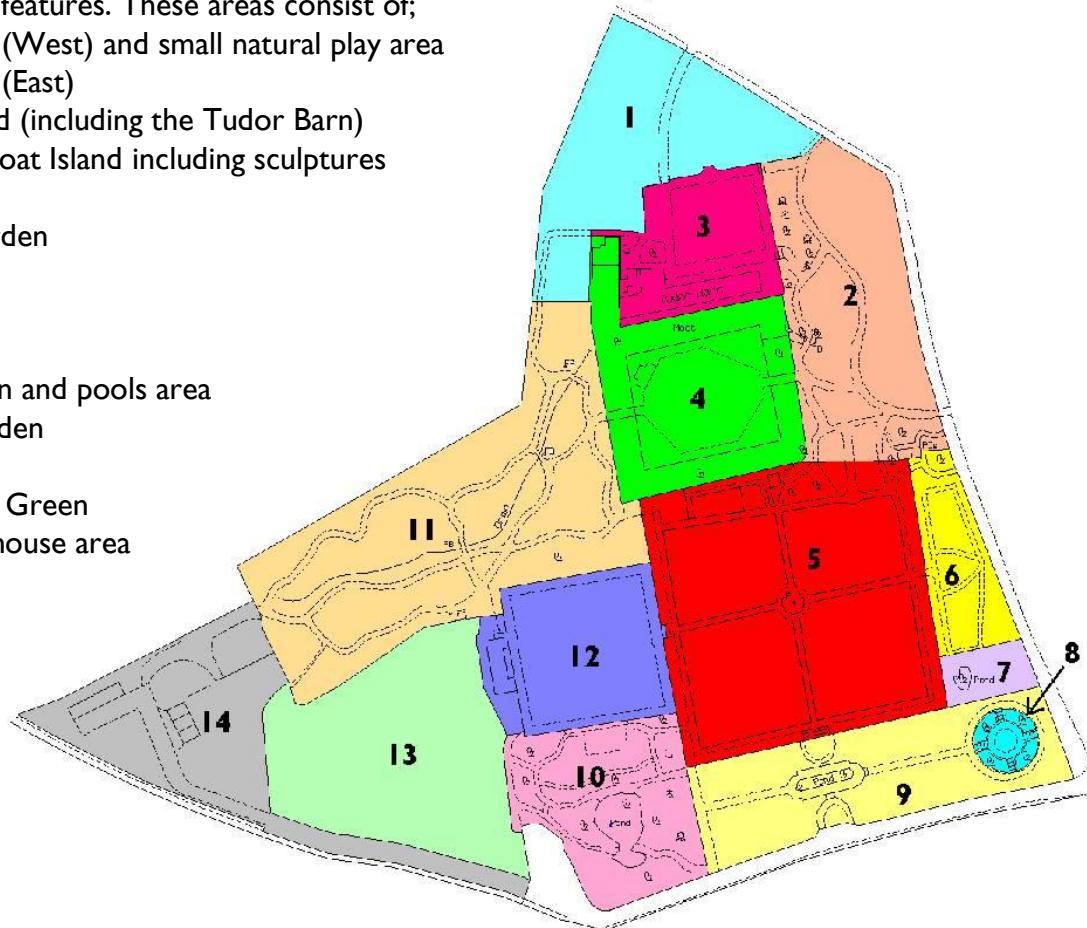
The Queen Elizabeth II Fields dedication was awarded to the Pleasaunce in 2012. This dedication provides additional protection for the site from development and provides opportunities to a number of grant funding schemes.

In June 2015, the Royal Borough marked its 50- year friendship with the Slovenian town of Maribor. Delegates including Mayor Mr Andrej Fištravec, visited Well Hall Pleasaunce and marked the occasion with the unveiling of a plaque and planting a cutting from one of the oldest vines in the world from the Slovenian town.

Description and History of the individual areas of the Pleasaunce

As mentioned, the park is divided up into a number of individual areas, each of which have different characteristics and features. These areas consist of;

1. Formal Gardens (West) and small natural play area
2. Formal Gardens (East)
3. Tudor Courtyard (including the Tudor Barn)
4. The Moat and Moat Island including sculptures
5. Walled Garden
6. Floral Shield Garden
7. Rockery Garden
8. Sunken Garden
9. Italian Garden
10. Heather Garden and pools area
11. Woodland Garden
12. Bowling Green
13. Former Putting Green
14. Former Greenhouse area



I. & 2. The Formal Gardens.

The Formal Gardens consists of a large mown grassed area in the northern end of the park interspersed with specimen trees that were mainly planted in the 1930's but incorporating some veteran trees that belonged to the original Well Hall House gardens. The western half of the current formal gardens were originally part of the Well Hall farmyard, while much of the eastern part of the formal gardens formed the entrance to the property.

When the park was laid out in the 1930's, most of the buildings around the courtyard were demolished except for the Tudor Barn. The resulting open area was furnished with lines of Japanese flowering cherries along the Kidbrooke Lane frontage and lime trees along the western boundary to screen the neighbouring houses. The rest of the area was planted with a range of deciduous trees, leaving a number of the original trees and pathways already in place.

The formal gardens are one of the most frequently used areas of the park, as it is closest to the small commercial area at the junction of Well Hall Road and Kidbrooke Lane. The formal gardens are also open late in the evening, to allow access for the restaurant at the Tudor Barn.

A small natural play area can be found in the corner of this area and provides a much-needed play space for young children. The play area was installed in 2010. New equipment was added in 2011 and 2022 supported by funding from The Friends Group.

3. The Tudor Courtyard and Tudor Barn

The large open area that was once the farmyard courtyard is now a large grass square in front of the Tudor Barn surrounded by paving and stone walls with clipped Irish Yews on each corner. When the park was laid out in the 1930's, the Tudor Barn was kept as a café, and the courtyard's function was to provide an architectural setting for the Tudor building and an outdoor area for enjoying the teas from the Barn's Café. Originally, there was also a teas terrace set alongside the Northwest arm of the moat, facing the Swannery on the other side.

The Tudor Barn was re-let for a 21-year term from August 2009 to Tudor Barn Pleasaunce Limited. The building was let on the basis of a café/restaurant operation on the ground floor and a function room on the first floor with a condition that it would be made available for community use Mondays to Thursdays each week. The redecoration whilst fairly simple has significantly improved the quality and feel of the interior and the building is now a welcoming family venue.



The Tudor Barn

The restoration of the courtyard included the widening of the paving to the front of the Barn, giving the restaurant a better surface on which to site furniture to ensure the lawn area is not overused and to keep the pleasing aesthetics of the courtyard. The William Barefoot Memorial was refurbished in 2010 with support from the Friends Group.

4. The Moat and Moat Island

A Moat surrounded the original Well Hall House and has been retained as a feature of the property ever since. The water level in the moat was high when the park was laid out in the 1930's and stocked with water lilies and fish and frequented by ducks and swans.

The restoration works in the early 21st Century included waterproofing the moat, restoration of the damaged walls and the reinstatement of a working cascade to help aerate the moat. The Northern end of the moat was also re-landscaped to provide a safer and more visually pleasing access. In addition, the open area on the Moat Island was repointed and the York paving re-levelled, with an electrical outlet being installed in the northwest corner of the space.



Sculptures were commissioned by the Friends Group from the Cornish artist Reece Ingram to commemorate Edith Nesbit's time living in Well Hall. Ms Nesbit, whose works include *The Railway Children*, lived at Well Hall from 1899 to 1922 where it is believed she dreamt up many of her much-loved characters

The sculptures include a dragon, the phoenix from "The Phoenix and the Carpet" and the Psammead from "Five Children and It". Each one is carved from a single trunk of sweet chestnut.

Children's author Dame Jacqueline Wilson was joined by the BBC's Simon Mayo for the unveiling of sculptures representing the classic works of Edith Nesbit in Well Hall Pleasaunce in May 2013.

A borehole was installed at Well Hall Pleasaunce in 2016. The aim of the borehole is to provide fresh water from underlying aquifers to reduce water usage costs, to provide a water supply to top up the moat and to provide watering for the Bowling Green. The borehole water to the moat is supplied via two fountains that have the benefit of being aesthetically pleasing in addition to aerating the moat water with oxygen.

5. The Walled Garden

The Walled Garden within the Pleasaunce would originally have been used to produce fruit and vegetables for the residents of Well Hall House when it was built, sometime in the sixteenth century, which can be seen by the number of veteran fruit trees still within the garden. The original fountain predates 1870, as maps of that era clearly show the cruciform layout with a fountain in the centre.



The central fountain in the Rose Garden

Another feature of the garden is the small shelter at the western entrance to the garden. Each quadrant was laid out with formal rose beds surrounded by low box hedges in the 1930's. The sixteenth century buttressed walls are Grade II listed and are perhaps the most interesting and historically valuable part of the Pleasaunce. Works undertaken in the restoration included

replacement of the missing fountain centrepiece, refurbishing and roofing of the shelter, removal of inappropriate plants and trees, refurbishment of the rose beds and resurfacing of the pathways.

6. The Floral Shield Garden

Prior to the 1930's, the floral shield garden was a small area (possibly used for planting additional vegetables) with two paths intersecting in the middle where the shield bed now lies. The Floral shield was incorporated into the 1930's design, and symbolised the civic pride invested in the whole of the Pleasaunce. The bed itself was designed to be oriented so it could be seen by the passers-by along Well Hall Road. Since the 1930's, the shield bed has been elevated and tilted towards the road in order to make it even more visible and the pattern of the flanking annual beds was also changed. The pattern has now been restored as close as possible to its original format.



The Shield Garden

Accuracy of Planting

Design. One of the first steps of the restoration of was researching the original 1930's designs. Although, every attempt was made to achieve accuracy, it is realised that several parts of the Pleasaunce still do not conform to original designs as those designs are no longer in existence. Most notable of these is the rose beds in the walled garden. Only one of the existing rose beds still conforms to the original design.

7. The Rockery Garden

During the 1930's, the sharp change in level between the southern end of the Floral Shield Garden and the adjacent, higher land that subsequently became the Sunken Garden was reconciled using rising stratified rockwork with pockets for planting. Away from this rock face, the gentler slope up towards Well Hall Road was transformed into a series of rock-lined pools and runnels crossed and re-crossed by a narrow winding path. The result was a small but beautiful rock garden which although north facing, would have had plenty of light to allow the full range of planting typical of other rock gardens of the period, with small alpines acting as the main stays. Rock gardens were highly fashionable in this period and the Rockery would have been a small horticultural gem seen importantly from Well Hall Road as well as from the Floral Shield Garden.

The restoration work included installation of a pump to recycle the water in the water feature rather than using mains water, replanting of the entire garden with appropriate species, thinning /pruning of several of the shading trees and shrubs.

8. & 9. The Italian Garden and Sunken Garden

The Italian and Sunken Gardens are perhaps the most formal and architectural of the gardens in the Pleasaunce that were laid out in the 1930's. The design is based within a narrow east-west space between the walled garden and the A2 embankment.



The Italian Garden

Central to the layout of the Italian Garden is the pathway that runs east/west up the middle of the space. In the centre of the garden is a large rectangular pond, with a pathway leading to the walled garden from this point. The pond is planted with water lilies and has a fountain in its centre.

The linear design of the Italian Garden is softened by Italian Cypresses planted in a geometric pattern, several annual beds that frame the pathway and the wisteria clad wood and stone pergola at the western end of the space that screens the Italian Garden from the Heather Garden.

This layout creates a very elegant formal space and is an impressive vista when viewed from either end. New pathways were added in 2022 to facilitate disabled access around this area.

The sunken garden consists of a depressed circular area in the eastern end of the Italian Garden. It has small staircases at each of the four points of the compass and features four rose beds around its outside and one in its centre.

10. Heather Garden and Pools area

The Heather Garden was possibly one of the most outstanding features of the Pleasaunce and was designed around a large-scale rock garden and pond fed by water tumbling down a planted rock face. The original scheme included another smaller pool to the north of the garden towards the bowling green. It is likely that water flowed from the large pond still extant to the smaller one.

The small pond was replaced soon after the war with a large games board, which was removed during the restoration and replaced with a grassed area and a more disabled friendly area providing better access to the larger pond. The restoration of this area included the removal of the games board, as mentioned, waterproofing of the pool, removal of many overgrown trees and shrubs and the realignment and re-grading of the steeper pathways.



The Pond in the Heather Garden

11. Woodland Garden

This area was designed in the 1930's development to be an open, grassy woodland largely planted with native trees, interspersed with daffodils and bluebells, with a long winding stream with rocky banks running the length of the woodland. Footpaths meandered through the Glen and crossed the stream via three rustic bridges. The restoration concentrated on restoring much of the original character which had become lost, due to exotic plantings, modification of the stream and bridges and other changes.

12. Bowling Green

The character of the Bowling Green has remained unchanged since its inception in the 30's. The pavilion and green had to be reconstructed after the Second World War after a V1 rocket hit the green just outside the pavilion. The bowls pavilion was originally thatched, but was converted to a tiled equivalent after vandals set fire to it in the 1980's. The main restoration works to this area was the refurbishment of the pavilion. Otherwise, the facility was in excellent repair, as the hedges and green had been maintained to a good standard. Since the restoration, the bowling green has become very popular and is now used by a number of bowls clubs.

13. The Former Putting Green

The most significant change to this area of the Pleasaunce has been the construction of the A2 through the southwest section of both the putting green and the Former Greenhouse area in the early 1980's. In the area now taken up by the A2 were 2 tennis courts, as can be seen from the older maps. The character of the former Putting Green has also changed, with a wooded scrub area and trail at the edges and is now used by a local junior school as an outdoor classroom once a week under a scheme called Forest School. The grass cutting regime has been relaxed to a good amenity standard and the area is also used as a picnic and event space.

14. The Old Nursery Area

In the 1930's this consisted of an extensive area of glasshouses and planting out areas along with a mess building for the staff. As mentioned previously, a substantial part of the nursery was sacrificed in the construction of the A2 road, and it is at this time that the old glasshouses were removed. The

area continues to be used as a staff depot. Restoration of the area included the installation of 2.4-metre-high security railings and gates, the restoration of the staff mess building and the planting up of the perimeter of the area.

ECOLOGY & BIODIVERSITY

Parks, Estates & Open Spaces aims to promote Well Hall Pleasaunce for recreational use whilst protecting and enhancing the natural habitats it offers. The Royal Borough of Greenwich aims to maintain, conserve and promote the biological assets in Well Hall Pleasaunce to achieve an appropriate balance between nature and other recreational uses. Although the formal design and recreational use of the park limits the amount of biodiversity on site, good sustainable management practices have ensured that biodiversity within the park has increased.

During the restoration of the Pleasaunce coniferous trees were removed from the Woodland area and replaced where necessary with more ecologically friendly species. Many inappropriate trees were also removed from the fruit garden and fruit trees were replanted with species very similar to those that would have been planted in the 1930's scheme. This was done in order to both recreate the 1930's plan and to provide food for wildlife. Well Hall Pleasaunce has a comprehensive tree management plan which is approached on a proactive basis and is updated every 5 years. This document is available on request.

A black poplar was planted in the Pleasaunce in 2012 to mark the Borough being awarded Royal Borough status. The black poplar (*Populus nigra* ssp. *betulifolia*) is Britain's rarest timber tree with only a few thousand veteran trees in Britain and noted in Greenwich's Biodiversity Action Plan.

The practice of leaving felled trees in situ is being maintained where possible in order to increase natural habitats and large wood is reused to create wood piles where appropriate to increased biodiversity and encourage potential habitats for stag beetles and other invertebrates.

The margins around the former Putting Green have been planted with wildflowers and a small woodland trail has been created in the scrub wood area at the southern edge of this area. These works were funded from a grant secured by the Friends of Well Hall Pleasaunce. The grass in the woodland area is maintained as conservation grass and cut once a year.

A small bog garden was created in the woodland area at the far end of the park. The Friends Group secured funding from the Community Spaces for this project in 2010.

Other sustainable management practices include:

- Installation of bird boxes, bat boxes and bug hotels
- Minimising pesticide use
- Recycling all green waste and reusing on beds
- Increased mulching of beds and reduced mowing during drought periods.
- Small wood is chipped and composted
- Use of rechargeable battery-operated hand-held equipment only

Parks, Estates & Open Spaces is accredited to the ISO 14001. Working to this Environmental Standard allows the Royal Borough of Greenwich to minimise its environmental impact at Well Hall Pleasaunce. It also increases biodiversity and the presence of wildlife at the site.

PARK INFRASTRUCTURE

Furniture and Signage

Park furniture within the Pleasaunce consists of metal and wooden benches and litter bins, all located at strategic points in the individual areas within the Pleasaunce. Member of the public can purchase memorial plaques that can be affixed to benches for a 10-year dedication period.

There are approximately 36 benches and 20 litter bins within the park. Picnic benches can be found in the woodland area and the former putting green area some of which are accessible for wheelchairs.

There are four “Welcome to Well Hall Pleasaunce” signs, one at each entrance of the park. There are also three interpretation panels, one directional sign and two community notice boards. At each entrance there are also signs with the park’s opening times and advising visitors to take care of young children due to the water features in the park.



Directional signage outside the Pleasaunce was erected in 2008 at Eltham Train Station and at a local major roundabout on the London South Circular Road to assist with promoting and directing people to the park.

CCTV

There are three CCTV cameras within the park and two CCTV cameras outside the park.

Buildings on site

There are four buildings located within the Pleasaunce. The Tudor Barn and the Public Toilets are situated at the front of the park, the Bowling Green Pavilion is in the middle of the park and staff messroom buildings are at the rear of the park. There are additional storage containers located in the yard area.

Listed Structures within the Park

Several of the structures within the Pleasaunce are listed structures, including the moat, the Tudor Barn and the walls around the Walled Garden. The statutory listing can be found in [Appendix II](#).

Water Features

Prior to the park's restoration, all water features within the Pleasaunce were in a derelict state. As a condition of the restoration, English Heritage specified that features should be recreated as close as possible to their original designs.

In addition to the moat, there is a fountain in the rose garden, a cascade in the rockery, a cascade into the moat, the long pond, a natural pond in the heather garden and a winding stream. There are seven bridges in the Pleasaunce.

RECREATIONAL AND SPORTING FACILITIES

Opportunities for passive recreation within the Pleasaunce are excellent and include walking, photography, nature studies, historical research, horticultural appreciation, picnics and others. The Tudor Barn provides live music events during the summer and organises a family fun day for the August Bank Holiday weekend and a Christmas event on the lawn directly outside the Tudor Barn.

Due to its formal and historic layout, active recreation is limited within the Pleasaunce. There is however, a small children's natural play area and a bowling green on site.



Children's Play Area

The "Pleasaunce Bowls Club" use the Bowling Green at Well Hall Pleasaunce and matches are generally played mid-week during the bowling season. Club members welcome anyone who wants to try bowling on Monday and Friday afternoons.



The Bowling Green at Well Hall Pleasaunce

Well Hall Pleasaunce was used as venue for the Council's "Sparkle in the Park" event in 2022. The moat island and the former putting area are also used as event spaces.



The Snow Globe at the Sparkle in the Park event

PARK USER INFORMATION

The Demographic information contained in this section is gathered from the Office of National Statistics Census Information for 2021. The information relates to Eltham Page Ward as a whole and not specifically to the area surrounding Well Hall Pleasaunce.

The resident population of the Eltham Page ward, as measured in the 2021 Census was 9,800. The age profile of the ward is 27.2% in the 0-19 age range, 60.8% in the 20-64 age range and 12.1% in the 65+ age range. The ethnic groups within the Eltham Page ward are 9.7% Asian, 14.4% are Black, Caribbean

or African, 4.5% are Mixed ethnic groups, 67.1% are White and 4.2% are Other ethnic groups. In the Eltham Page ward 57.7% are ectively employed and of which 29.1% work mainly from home.

MANAGEMENT OF THE PARK

Management Structure

The management of the park described in this management plan is the responsibility of the Parks, Estates & Open Spaces service located within the Directorate of Communities, Environment & Central for The Royal Borough of Greenwich. The Parks, Estates and Open Spaces Senior Management Team are accountable for the overall management responsibility of the Service. The Management Structure can be found in [Appendix III](#).

Individual management functions and key functions are identified as follows:

- Horticultural Grounds Maintenance
- Park Rangers Service
- Parks Strategy and Development
- Ecology & Conservation
- Arboricultural Maintenance
- Business Support – Sports lettings, complaints monitoring

Staff on Site

Horticultural Maintenance Staff responsible for the Pleasaunce are directly employed by the Royal Borough of Greenwich. A team of four gardeners are based on the Pleasaunce full time between 07.30 to 16.30 - Monday to Friday. Their role is to undertake varied high quality horticultural/ground maintenance works in the Pleasaunce. The team works closely with the Friends Group. A sample of a Work Programme can be found in [Appendix IV](#)

Park Ranger Staff are based in the park seven days a week and their hours vary with the seasons. Their role is to carry out patrols, assist members of the public, daily inspections of facilities and play equipment, and to carry out minor repairs. A playground inspection form is in [Appendix V](#). Litter picking and bin emptying are carried out on a daily basis and occasional incidents of graffiti are normally removed within 3 working days but often on the same day. Rangers also provide assistance for park events.

Security of the Park

Staff patrol the site on a daily basis and identify and address new hazards that may occur. This means that surveillance within the park is generally excellent. As the Pleasaunce is divided up into individual areas by visual barriers such as walls and hedges, there is the potential for unobserved behaviour due to obstructed sightlines. But with regular patrols by parks staff, a public presence and the highly maintained nature of the landscape all deters inappropriate behaviour. The Pleasaunce contains a number of community notice boards that show emergency telephone numbers in the event of an accident or emergency.

Antisocial behaviour (ABS) is closely monitored, and records are kept, analysed for trends, risk assessed, and responsive action taken. ASB/security is a standard agenda item on the management group meetings for consideration.

In addition to staffing, the Pleasaunce is covered by five CCTV cameras (2 external, 3 within the park) which are remote controlled 24 hours a day from the central control room in The Woolwich Centre. The Royal Borough also works closely with the local safer neighbourhood team.

Community Involvement

Well Hall Pleasaunce Management Group

In order to sustainably direct the management of the Pleasaunce, The Royal Borough of Greenwich formed the Well Hall Pleasaunce Management Group, to be responsible for the general management direction of the site. The group meets 3/4 times a year (more regularly when required) and is formed from representatives of different community groups who have a demonstrable interest in the site. Members include representatives from The Eltham Society, Eltham Park Residents Association, Edith Nesbit Society, Friends of Well Hall Pleasaunce, Tudor Barn Management and Royal Borough of Greenwich Councillors and officers.

The group has a clear constitution, the main aims of which are;

1. To implement and monitor the management plan and to oversee the continued restoration and protection of the Pleasaunce
2. To provide strategic guidance regarding management of the site
3. To advise on publicity and display materials
4. To support and work in partnership with the 'Friends of Well Hall Pleasaunce'. To promote community usage of the park and community activities within the Community Event Space
5. To advise and make recommendations on the security of the Pleasaunce

The management group have been active since the restoration of the Pleasaunce and have overseen a number of management issues through to successful conclusions.

Friends of Well Hall Pleasaunce Group

One of the original aims of the management group objectives as outlined above was the creation of an active Friends Group that encourages community involvement and usage of the park and would also undertake to organise events and further promote the park within the wider community. This aim is being achieved and there is an active/dynamic Friends Group who get involved with various practical and strategic activities. The group has an active management committee who are represented on the Pleasaunce Management Group who make strategic decisions regarding management of the Park.

The Friends Group encourages the use of the Pleasaunce as an educational tool and venue. They have been involved in some excellent initiatives to involve young people, organise events and have secured and continue to seek external funding to help continually improve the park. The Friends are continuing to be innovative and successful.

The Friends Group supported by The Royal Borough of Greenwich have been very successful in securing a large number of funding grants from the Lottery, Tesco's, Greener City Funding, Breathing Spaces and Community Spaces to carry out improvements within the park. These projects include:

- Installing a ramp from the moat island
- Installation of a bog garden, working with a local school to plant the area
- Assisted in the restoration of the William Barefoot Memorial
- Installation of additional play equipment to the natural play space
- Installation of additional bridges over the stream
- Installation of additional fountain in the moat, connecting up to a new borehole
- Creating a woodland walk and planting wildflowers around the former putting green
- Installation of bird and bat boxes
- Tree planting
- Installation of additional picnic benches and park benches
- Replanting of rose beds and herbaceous borders



The Friends of Well Hall Pleasaunce community garden

Other Groups / Stakeholders

Members of the community via the Friends regularly volunteer to undertake tasks within the Pleasaunce. This is an excellent resource that the Royal Borough and Friends wish to continue to develop. Activities are individually assessed for potential risk to the volunteers and others.

The park is used as an outdoor classroom on a regular basis by a local primary school under an initiative known as Forest Schools. The Friends encourage school participation in planting days.

Other organisations that are involved in the management of the Pleasaunce are contacted or involved on an ad hoc basis. These organisations include the Metropolitan Police, the Heritage Lottery Fund, English Heritage and the Oxford Archaeological Unit.

The Royal Borough re-let the Tudor Barn in 2009 and part of the re-letting process was to find an operator who appreciated the heritage and social value of the building and was keen to work in partnership with The Royal Borough and local community not only to operate a business but to provide an asset for the community. The Tudor Barn Management have contributed to the organisation of community events in the Pleasaunce and frequently organise their own events in the building.

Awards and Recognition

Well Hall Pleasaunce has been recognised by the public as a valued community asset and excellence since first opening in the 1930's, as evidenced by many reviews and articles about it in papers and magazines.

After the park's restoration, Well Hall Pleasaunce was awarded silver in the Green Apple Awards in 2002 for its refurbishment and also won the Britain in Bloom, London Region's most improved park in 2003.

The Pleasaunce has also attained a Gold in the London in Bloom Award in the Large Park category for 2024 and a Silver Gilt previously for a number of years.

The Pleasaunce attained the prestigious Green Flag Award in 2003 and has retained it every year since. The Royal Borough of Greenwich aims to continuously achieve this award for Well Hall Pleasaunce, as it is felt that the park is one of the finest in the Borough.

Marketing and Events

Information about Well Hall Pleasaunce can be found on the Royal Borough of Greenwich's website www.royalgreenwich.gov.uk and the Friends Group web site www.wellhall.org.uk

A number of events are held in the Pleasaunce each year and are promoted across the Borough. The Tudor Barn Management also promote the site and hold events in the Barn. The site is also marketed to schools as a local learning resource.

The Pleasaunce contains interpretational signs that show the history of the Pleasaunce. There is also some directional signage on local roads.

A leaflet promoting the Pleasaunce has been developed and can be found in [Appendix VI](#). Leaflets are available to visitors on site and at the following venues:

- The Tourist Information Centre (Greenwich)
- Libraries and Community Centres within the borough
- The Town Hall and Council Service Centres
- Local tourist places such as Eltham Palace and local hotels

The Tudor Barn management in association with the parks department and Friends Group arrange a family fun day each year, either at August or Christmas. In addition, the Tudor Barn arranges weekly music events during the summer months.

Heritage

The Heritage contained within Well Hall Pleasaunce is significant, as it has been the residence of several important and famous people in the past and it retains excellent examples of historic landscaping and garden design. One of the most important objectives of the management of the Pleasaunce must be to maintain the park in its current restored state, and the protection and maintenance of the listed structures.

The heritage of the site is an extremely valuable asset and has a real education and cultural value. The Royal Borough in partnership with the community aims to maximise this value and aims to ensure that current and future generations have the opportunity to experience and learn about the site's heritage. Plus, the Royal Borough aims to strengthen community cohesion and offer cultural opportunities by arranging and facilitating events and activities in the park.

Environmental Management

Parks, Estates & Open Spaces horticultural and arboricultural work is managed in conjunction with an Environmental Management System that conforms to the internationally respected EN ISO 14001:2015 Environmental Standard. Parks, Estates & Open Spaces Environmental Policy and Management System is externally audited and certified against the ISO 14001 to ensure the service is delivered in an environmentally sustainable manner and to reduce any negative effects on the environment that may be caused by grounds maintenance operations. A copy of the Environmental Policy can be found in [Appendix I](#)

In line with the Environmental Policy, the Directorate has also adopted the peat use policy, pesticide use policy, and contains initiatives to minimise fuel and energy usage. The following sections are brief descriptions of each policy.

Energy usage

Parks, Estates and Open Spaces aims to minimise energy usage in delivering the Service. On site gardeners and park rangers reduce the need for travel and reduces fuel consumption. Low energy bulbs are used in lighting and external lighting is photo-sensitive and so are only on during hours of darkness. Water feature pumps are on timers and are only active during public opening hours.

Recycling

The Parks, Estates and Open Spaces department recycles as much of its green waste as possible. Green waste from the Pleasaunce is shredded and turned into mulch. This mulch is re-used on shrub beds in Parks. Mixed waste is taken to the Council's Material Recycling Facility (MRF) where it is separated and then sent for recycling. Other mixed waste which can't be recycled is sent to a local incinerator which produces heat and energy for the adjacent housing estate.

Peat Policy

One of the aims of the policy is to reduce the use of peat as it is not sustainable. The policy regarding the use of peat can be found in [Appendix I](#)

Pesticide usage policy

In line with the section's environmental policy, Parks and Open Spaces aim to minimise pesticide usage. The policy regarding the use of pesticides can be found in [Appendix I](#)

Pollution Reduction

Rechargeable battery-operated hand-held equipment is now used at Well Hall Pleasaunce, replacing the existing hand-held petrol driven equipment.

All staff have completed an Environmental Induction and have access to a copy of the Environmental Management System which is in the Red Folder at each depot.

Health and Safety

Staff are able to access Health and Safety information via a 'Red Folder', which is located at the main staff depots and electronically on the "Parks SharePoint". The contents of the Red Folders include the COSHH assessments, Risk Assessments and the Environmental Management System Manual. The Directorate's Health and Safety Policy is available on staff notice boards and on the Council intranet. The contents of the red folder are reviewed on a regular basis. COSHH assessments are carried out on all new substances before use and risk assessments are carried out for any new activities or machinery introduced to the park and appropriate control measures are implemented to minimise any associated risk. A COSHH statement can be found in [Appendix I](#).

The vehicles used by the Parks, Estates and Open Spaces department are maintained by The Royal Borough's Fleet Management Service. The Borough is accredited to the Fleet Operator Recognition Scheme (FORS). FORS is a voluntary accreditation scheme for fleet operators which aim to raise the level of quality within fleet operations, and to demonstrate which operators are achieving exemplary levels of best practice in safety, efficiency, and environmental protection. In addition to this, staff perform routine checks on all machinery before use.

Part of the role of on-site staff is to regularly review and monitor the condition of buildings and infrastructure and report items requiring repair or attention. Maintenance and repairs are reported to the Property Services Team within the Council on a proactive basis.

Dog free area

The formal character of the Pleasaunce is considered to be an inappropriate location for dog walking. The Pleasaunce is therefore promoted as a Dog Free Area. The Royal Borough of Greenwich approved the introduction of Dog Control Orders in November 2009. The whole park has been designated as a dog exclusion area under these orders. This gives The Royal Borough the power to fine and prosecute offenders under the Public Space Protection Orders, Anti-social Behaviour, Crime and Policing Act 2014.

Budget Information

The budgets used to maintain parks and open spaces are currently split into two areas.

Horticultural / Park Ranger Operations and Property Services.

Horticultural / Park Rangers Operations

Funding for most of the spending within Well Hall Pleasaunce comes directly from Parks, Estates and Open Spaces central management fund.

Revenue Spend 2024/25 = £183,157.94

Capital Spend 2024/25 = £24,343.02

Property Services

The corporate budgets for both planned and responsive maintenance of the Borough's property infrastructure are held by Greenwich Property Services in the Directorate of Regeneration Enterprise and Skills. 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 and Investment

The Borough is committed applying for external funding opportunities to maintain and improve Well Hall Pleasaunce.

In 2012, funding from the Olympics "Playground to Stadium" programme was allocated to Well Hall Pleasaunce and used to install a small play area next to the Kidbrooke Lane entrance. The funding was used to create a legacy of improved infrastructure sports facilities in the Borough's Parks & Open Spaces.

Funding from Section 106 monies has supported pathway improvements for disabled access in the park in 2022 and repairs / replacement of the seven bridges within the park in 2023.

Greenwich Neighbourhood Growth funding applications made by the Friends of Well Hall Pleasaunce have supported planting of trees, shrubs, roses and herbaceous plants within the park.

Ward budget has funded new benches and picnic tables within the park.

PART II: WHERE DO WE WANT TO GET TO?

VISION

The Vision for Well Hall Pleasaunce is to maintain its heritage assets and grounds maintenance to a high standard and to provide a peaceful and beautiful park for people of all ages to enjoy. In particular to support the overall aim for the park the following broad objectives for management can also be defined, namely:

- To encourage recreational use of the park, improve visitor facilities and increase popularity of the park with the broader public.
- To manage and maintain the park at Green Flag standard and continue to achieve the award.
- Improve access to the site for all sections of the community
- Protect and conserve the Heritage nature and assets of the site and the investment made in restoring the Pleasaunce for future generations
- Use the Pleasaunce to develop a sense of community spirit, encourage community involvement and cohesion
- Enhance the ecology of the Pleasaunce, encourage urban wildlife, increase biodiversity and sustainably manage the park.
- Develop the Pleasaunce as an educational resource for lifelong learning
- Increase perceptions of safety and discourage vandalism so that the Pleasaunce provides healthy, safe and secure place for all members of the community to use
- Continue to monitor the Pleasaunce for Anti-Social Behaviour and take action to prevent further occurrences.
- Maintain high standards in all areas of service delivery
- Improved Promotion and Marketing of the Pleasaunce
- Sustain the site as the venue for local community and cultural events
- To make a positive contribution to the general well-being of the Eltham Area

STRENGTHS

- The park is currently kept at an excellent standard
- The park has an active Management Group and Friends Group and is valued by local residents and other community groups
- Local people are given every chance to be involved in the management of the park through the friends group
- The park is well used
- The public recognises that the park should be kept dog free
- The park has an extensive and well-documented history
- The park has a good range of facilities and attractions
- The Tudor Barn's management has an enthusiastic approach to work in partnership with the community and Council
- The Pleasaunce has staff that are onsite nearly every day of the year, giving the park a well-cared for feel
- The park has an extensive history which is of interest to many sectors of the community

CHALLENGES

- The Pleasaunce does not have a specific capital funding stream allocated solely to it
- Antisocial behaviour occurs and still requires continued monitoring
- The Royal Borough of Greenwich as with many other local Council's faces huge budget cuts
- Protecting the heritage nature of the park when faced with conflicting aspirations
- Maximising the educational value of this historic site
- Marketing and promoting the Pleasaunce to attract a wide audience
- Increasing biodiversity on site is limited due to the formal layout of the park

RECOMMENDATIONS

- That the Royal Borough of Greenwich continues to encourage and support community events within the park
- Seek new opportunities to promote and market the park to new audiences
- Continues close partnerships with local police in order to further reduce ASB levels as well as maintaining current staffing levels
- That the Pleasaunce be protected from budget reductions imposed on the parks department
- That the Department of Communities, Environment & Central should lobby the Strategic Planning Department to ensure sufficient funding specifically to maintain current infrastructure standards within the Pleasaunce
- That a range of initiatives be developed in order to deliver the Royal Borough's vision for the Pleasaunce
- Promote and celebrate the sites Cultural and Historic Heritage via guided education walks and talks and events

PART III: HOW WILL WE GET THERE

ACTION PLAN 2025-30

Timescales as given in this document are as follows:

Short Term – Within one to two years

Medium Term – Within three years

Long Term – Five years and more

Recommendation:	Action:	Timescale: (Long/Medium /Short Term)	Action By	Status of Work:
Continued consultation with Friends of Well Hall Pleasaunce and wider community to identify priorities for improvement.	Regular consultation with the WHP Management Group and other stakeholders to identify priorities for improvement	On-going	PE&OS / WHP Management Group	Open
To continue to achieve a recognised high standard for the park.	Retain the Green Flag Award for Well Hall Pleasaunce. Carry out annual application and respond to judge's feedback	On-going	PE&OS	Open
To reduce ASB in the Pleasaunce	Monitor the anti-social behaviour and carry out preventative / remedial action and work with external agencies when required	On-going	PE&OS	Open
Preserve historical structures in the Pleasaunce	Monitor condition of the historical structures within the site and perform works as appropriate	On-going	DRES / PE&OS	Open
Organise community events that strengthen community cohesion subject to available funding.	Continue to support the Tudor Barn and Friends Group in putting on community events in the park where possible	On-going	PE&OS / Friends Forum	Open
To support the Friends Group in securing external funding as appropriate	Work with Friends of WHP to identify priorities for investment and secure external funding when and where possible	On-going	PE&OS / Friends Group	Open

Recommendation:	Action:	Timescale: (Long/Medium /Short Term)	Action By	Status of Work:
Investigate the issues with the rockery cascade and obtains quotes for repair	Investigate external funding streams for the repair and refurbishment of the rockery cascade	Long Term	PE&OS / DRES	Open
Continue to replant the herbaceous borders	Obtain funding to purchase additional herbaceous plants to fill the borders	Short Term	PE&OS / Friends Group	Open
Replace the dead box hedging in Rose Garden	Obtain funding to purchase yew plants to replace the box hedging that has been affected by the Box caterpillars infestation.	Short Term	PE&OS / Friends Group	Open
Consider planting a Community Orchard in the Pleasaunce	Obtain funding to purchase fruit trees and agree location with GM Team	Short Term	PE&OS / Friends Group	Open
Carry out repairs, maintenance, and decoration of all five park gates	Work with DRES to survey and get costings for refurbishment and redecoration of the gates	Short Term	PEOS / DRES	Open
As part of the Council's budget savings 24/25 – ensure leased properties within parks are charged for their water use.	Work with DRES to arrange for a water check meter can be installed in the Tudor Barn and start to invoice for water usage.	Short Term	PEOS / DRES	Open
Identify funding to refurbish the park toilets	Work with DRES to refurbish the public toilets in the park and apply for funding	Medium Term	PEOS	Open

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. The previous Action Plans can be found in [Appendix VIII](#)

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

MONITORING AND REVIEW

The Well Hall Pleasaunce Management Plan will be fully reviewed and updated every five years by Parks Management Staff responsible for Well Hall Pleasaunce, with annual reviews undertaken as and when necessary.

A working document copy of the Management Plan is kept within the park's office so that issues and changes that arise as well as new information can be documented. The action plan will be regularly reviewed and completed works documented within it as part of the Directorate's Service business planning process.

Upon review, the new management plan will make note of the works performed and review the success of those works.



Dragon sculpture on the moat island

APPENDIX I: Legislation, Policies and Strategies

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 the Royal Borough of Greenwich and directly impacts on all service plans and service delivery.

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.

Green Space Strategy

The Green Spaces Strategy sets out The Royal Borough's strategic intentions for its green assets and its vision of the positive contribution that Greenwich's open spaces networks make to our lives.

The thematic objectives (community safety, biodiversity, education and culture, culture & events, tackling inequality, sport, health & well-being) and their relevant actions as shown below, are all relevant to the management plan for Well Hall Pleasaunce.

Parks & Open Spaces Strategy

The 10 year Strategy, adopted in 2017 is centred on the following seven themes.

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

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

Nature and biodiversity: Ensuring that areas and habitats are provided for wildlife and that they are protected 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 recreation and quiet reflection and contribute to the health and well-being of the local community;

Regeneration and local 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 culture and that their heritage is preserved and celebrated.

Service Plan

The Parks, Estates & Open Spaces department aims to develop, manage, ensure accessibility and maintain to a high standard the borough's Parks, Estates and 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.

Royal Greenwich Local Plan: Core Strategy with Detailed Policies

Local Councils have a duty to prepare a Development Plan by law. The Core Strategy sets out the vision for use of the land in the Borough, and provides the main guidance for making decisions on individual planning proposals. It provides a framework of acceptable uses within the Borough, defining areas where development is not desired or where it needs to be carefully directed. The document is intended to cover the period 2013 – 2028.

The Core Strategy identifies and designates the park within this management plan as following:

- Open Space
- Community Open Space
- Heritage Assets
- Conservation Areas
- Biodiversity

Policy OS1 Open Space

Safeguard, enhance and improve access to existing public and private open space, including Metropolitan Open Land, Green Belt, Green Chain and Community Open Space, as defined on the policies map, and other small open spaces such as Local Green Spaces.

Policy OS(b) Community Open Space

New buildings and extensions to existing buildings in Community Open Space will only be permitted where they are ancillary to the existing land use, are limited in size and extent, are sensitively sited and are compatible with neighbouring development. Where existing built development within parks and public open spaces becomes surplus to demand, the Royal Borough may allow these buildings to be redeveloped for specialist sporting development. Special consideration will be given to development proposals on land fringing, abutting or otherwise having a visual relationship with MOL where development could be detrimental to its visual amenity, character or use.

Policy DH3 Heritage Assets

The Royal Borough will protect and enhance the heritage assets and settings of Royal Greenwich, including the Maritime Greenwich World Heritage Site, preserving or enhancing the character or appearance of the 20 Conservation Areas, applying a presumption in favour of the preservation of statutory listed buildings and their settings, giving substantial weight to protecting and conserving locally listed buildings, protecting the three registered parks and gardens, as well as Royal Greenwich's archaeological remains and areas of special character.

Policy DH(h) Conservation Areas

- i) Character and Setting Planning permission will only be granted for proposals which pay special attention to preserving or enhancing the character or appearance of the Conservation Area. The local scale, the established pattern of development and landscape, building form and materials will all be taken into account. Development on sites in the vicinity of a Conservation Area and which would have a visual effect on its character or appearance, should respect the setting of that area.
- ii) Article 4 Directions Where the character or appearance of a Conservation Area is threatened by inappropriate development, the Royal Borough will seek to control these through the use of Article 4 Directions.
- iii) Protection of Buildings Demolition of buildings and structures that positively contribute to the character or appearance of a Conservation Area will be resisted. Conservation Area consent for the demolition of buildings will be given only when planning permission has been granted for

redevelopment that complies with the character and setting requirements of this policy. When demolition is permitted, it will be subject to the building remaining until a contract for redevelopment is awarded and the timescale for implementation is agreed.

Policy OS4 Biodiversity

Royal Greenwich's rich biodiversity and geodiversity will be protected, restored and enhanced, including the priority habitats and species identified in the Greenwich Biodiversity Action Plan. There will be a presumption against the development of: Sites of Special Scientific Interest (SSSI) (as shown on the Proposals Map) Sites of Importance for Nature Conservation (SINC) (as defined on the Proposals Map and set out in tables 12-15); Local Nature Reserves (LNR) (as shown on the Proposals Map and set out in tables 12-15); Royal Greenwich's Regionally Important Geological and Geomorphological Site(RIGS): Dog Rocks in Plumstead Common; and Royal Greenwich's Locally Important Geological and Geomorphological Sites (LIGS): Bleak Hill Sandpits and Wickham Valley Brickworks complex Biodiversity enhancements will be encouraged particularly in areas that are currently deficient in accessible wildlife sites.

Well Hall Pleasaunce is listed as a site of Importance for Nature Conservation of Local Importance.

The Core Strategy may be viewed at The Woolwich Centre or on line on The Royal Borough of Greenwich's website www.royalgreenwich.gov.uk.

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 Greenwich Biodiversity Action Plan contains action plans for four priority species (Bats, Black Poplar, Stag Beetle and Water Vole. And six priority habitats: Acid grassland and heathland, Gardens, Parks and green spaces, Wasteland, Waters edge and wetland, and Woodland. Habitat Action Plans have been developed for the priority species.

Queen Elizabeth II Field Dedication

The Park was dedicated as a Queen Elizabeth II Field in 2012 which protects it from development.

Dog Control Orders

Dog fouling has been recognised as being a problem within many of The Royal Borough's parks and open spaces. The Public Space Protection Orders, Anti-social Behaviour, Crime and Policing Act 2014 makes it possible for local authorities to introduce Dog Control Orders. 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 4 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 and kept on a lead when instructed to do so by an authorised officer.
- To allow their dog(s) to access designated dog exclusion areas.

The Royal Borough of Greenwich has adopted the whole of Well Hall Pleasaunce as an exclusion area which provides a fixed penalty for non-compliance. Town Centre Officers, Parks, Estates and Open Spaces Officers and Police Community Support Officers are authorised to issue fixed penalties.

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.

Well Hall Pleasaunce Community Safety and Site Security Policy Statement

Purpose of this Policy Statement

To give details of The Royal Borough's policy for ensuring public safety and to explain security arrangements for Well Hall Pleasaunce.

The Problems

The majority of visitors to the Pleasaunce have a pleasurable experience but the site had suffered in the past from many of the problems incurred by a number of public parks throughout the country. These problems included vandalism, graffiti, intimidation of responsible park users by gangs of youth, people consuming alcohol/drugs and other forms of anti-social behaviour. A number of recommendation were made in the 10 year management plan and the following actions were taken.

Fences & Gates

The park has a two metre, high metal railings around the perimeter, with 4 pedestrian entrances. The entrances adjacent to the toilets and to the Italian Garden are locked at the closing times. The entrances to the Tudor Courtyard are not locked until late in the evening to allow access to the Tudor Barn restaurant after park closing times. Two internal park gates are locked at park closing times effectively closing off the majority of the park but still allowing access to the Tudor Barn. In addition, there is a service road, which allows vehicular access to the site. The road is secured by a lockable barrier which is only unlocked to allow authorised vehicles access.

Patrols

The park is constantly patrolled by staff during opening hours

Locking Patrol: After the gates have been locked in the evening, staff carry out a patrol of the main paths to ensure that nobody has been locked in.

Opening Patrol: Before opening the pedestrian gates in the morning, staff carry out a patrol of the site (covering the main paths) to check for any damage/hazards which may have occurred during the night and which might prevent the Pleasaunce from being opened to the public. In such instances, signs are clearly displayed at the gates explaining the nature of the closure, the expected duration and relevant contact telephone numbers.

Staffing

A team of four gardeners are based on the Pleasaunce full time between 7.30 to 16.30 - Monday to Friday. Park Rangers are based in the park seven days a week between 9.00am and dusk. Rangers are assigned to the park to provide assistance for events and individuals as and when necessary

Increased Visitors

The presence of permanent on-site staff during opening hours helps to reduce concerns by visitors about their personal safety. This coupled with a programme of events and activities targeted at a range of community groups and schools are all aimed to increase visitor numbers. Increased visitor numbers in itself also acts as a deterrent for anti-social and criminal behaviour in the Pleasaunce.

Closed Circuit Television (CCTV)

Five CCTV cameras (three within the Pleasaunce and two outside the perimeter of the park) monitor activity taking place in the park 24 hours a day, 7 days a week. Anti-social or criminal behaviour witnessed is reported to either parks' staff or the police.

Well Hall Pleasaunce Access Policy Statement

Purpose

To clarify the procedures for locking and unlocking - facilitating access to Well Hall Pleasaunce.

Access

The Pleasaunce is open 362 days a year. It will only be closed on Christmas day, Boxing Day and New Year's Day. Opening and closing times for are as follows:

Spring:	8.30 to 18.00
Summer:	8.30 to 20.30
Autumn:	8.30 to 18.00
Winter:	9.00 to 16.00

Vehicle Access

Vehicle access to the Pleasaunce is required by both the Grounds Maintenance team and the Park Rangers. In the past, the vehicle gate had not always been locked and this lead to unauthorised parking in the access road, theft of plants and the potential for vehicles to be used in acts of vandalism and anti-social behaviour. Other vehicles are not allowed onto soft landscape areas without permission from Parks management.

Locking People In

Well Hall Pleasaunce is an area of public gardens of approximately 4.5 hectares. The gardens are divided into sections with some areas being secluded. With the installation of the new internal fence and gates, the need for a procedure to ensure members of the public are not inadvertently locked in is recognised.

Security

In the past, the site has suffered from vandalism particularly to the Grade II listed walls and facility buildings. There have been incidents of anti-social behaviour plus incidents of groups of youths intimidating other park users. It is a high priority for the service that site and visitor security is maximised and that members of the public feel safe at Well Hall Pleasaunce.

Publicity

Opening and closing times are clearly displayed on the gates and public information boards around the Pleasaunce. Copies of the opening and closing times are available from the Parks office. Phone numbers for the Parks Service are also clearly displayed.

Well Hall Pleasaunce Appropriate Use Policy

Purpose

To explain and clarify the Parks Service position on appropriate behaviour within the Pleasaunce and to promote the importance of the Pleasaunce as a better visited, more vital site which delivers great heritage, social environmental and recreational benefits for future generations.

Key Issues/Policy

Passive Recreation

Activities such as walking, relaxing, reading, photography, drawings, are all encouraged and considered appropriate ways to enjoy the environment of the Pleasaunce. Any activity that disturb the tranquillity of the site or are not in keeping with the heritage presentation of the site will be prohibited. This will include such things as nude sunbathing, the consumption of alcohol (apart from in the Tudor Barn and area directly in front of the Tudor Barn) taking drugs, playing loud music or ball games etc.

Active Recreation

The Bowling Green is a distinct area within the site set aside for more active forms of recreation. In general, other forms of active recreation are not provided for and members of the public wishing to take part in more active forms of recreation are to be politely directed to other local Parks & Open Spaces which are provided for such activities. A small natural play area provides play opportunities for young children.

Events

The Parks Service is committed to increasing the use of site and people's understanding of various aspects of the site through various events and outreach activities. Events and activities should have relevance to the site and be in keeping with the aims of the authority. They should not in any way damage or alter the nature of the site long term.

Events and activities will always be carefully planned and sufficiently staffed. A health and safety assessment will be carried out before every event and all activities will be preceded by an introduction outlining health and safety issues and the importance of appropriate behaviour.

Dogs

Dogs are prohibited except guide dogs and people bringing dogs in the Pleasaunce will have the policy for excluding them politely explained and will be advised of other local parks where their dogs may be exercised. A dog control order to designate the whole site as a dog exclusion zone was introduced in 2009 which makes it an offence for people to bring dogs into the gardens.

Access

An annual rota of opening and closing times has been drawn up by the Parks Service. This rota is advertised and available to members of the public upon request. Unauthorised access to the site has been prevented by the installation of the internal fence and gates, which separate the Tudor Barn from the rest of the Pleasaunce after closing times. As community groups become increasingly involved in the management of the site, they may need keys to gain access outside normal hours. In

these circumstances, community groups will normally be required to give 24 hours notice of their intention to be on site outside normal hours. A list of key holders is held by Parks Services. Vehicle access to the Pleasaunce is by prior arrangement with the Parks Services. Authorised vehicles must use established paths only.

Vandalism

Acts of vandalism are to be treated as serious and the police should be called in situations where they have been witnessed or have been found after the incident.

Anti-Social Behaviour

People acting in an anti-social manner will be asked to stop that behaviour and/or asked to leave the site.

Criminal Activity

Breaches of Park Bylaws will be enforced by the Parks Service. Any other criminal activities witnessed will be referred to the Metropolitan Police for further action.

Removal of Vegetation

There have been incidents of removal of holly, although this is on a small scale. Removal of any vegetation except by authorised maintenance works carried out by authorised personnel is prohibited.

Response to Graffiti and Vandalism

The Royal Borough of Greenwich maintains a zero tolerance policy on graffiti and vandalism. The response times for the removal of graffiti, vandalism and dangerous on-site infrastructure are as follows:

- Racist or offensive graffiti will be removed within 24 hours.
- Other graffiti and vandalism will normally be removed within 3 working days (large amounts of graffiti requiring specialist equipment for removal may take longer to arrange)
- Dangerous on-site infrastructure which poses a risk to visitors of the park will be assessed and removed within 24 hours.

The Role of the Parks Service in Promoting Appropriate Behaviour within the site

On site, Parks' staff are the front line contact with people that visit and use the Pleasaunce. They are responsible for building up good relationships with visitors to the site and are in a position to give information, advice and help where needed. There are a number of bylaws which cover the Pleasaunce in addition to a number of policies which are required to be enforced. During enforcement of bylaws and policies, staff must protect their own safety and make a judgement as to how far they should go in asking people to refrain from certain activities or adhere to policies. All visitors will be asked to adhere to bylaws and policies.

Conclusions

Well Hall Pleasaunce is a complex site that is cherished by a number of local groups. The heritage of the site is promoted to the wider community so that its potential value can be fully realised.

The heritage assets of the sites are vulnerable and policies have been developed in addition to existing byelaws with the aim of protecting the site as well as its visitors. This involves allowing the greatest number of visitors to the site without causing damage to the site or offence to other users.

Well Hall Pleasaunce Dog Free Policy Statement

To explain the Council's policy of excluding dogs (with the exception of guide dogs) from Well Hall Pleasaunce.

Context

- Well Hall Pleasaunce is a formal gardens constructed around the historic core of an agricultural building and the moat and walls of a sixteenth century manor house.
- The Pleasaunce is included in the English Heritage Register of Parks and Gardens of Special Historic Interest.
- The Pleasaunce is intended as a place for passive recreation, with active recreation confined to the Bowling Green and the small natural play area.
- Historically dogs have not been permitted in the Pleasaunce.

The Problems

Well Hall Pleasaunce is a formal gardens and listed Heritage site maintained to high horticultural standards and high levels of cleanliness. This combination requires a different management approach to that of a normal public park.

Dog fouling in ornamental areas would undermine the objective of creating a visually pleasing, well kept and clean environment. The public health threat caused by Toxicara is well established.

The presence of dogs can be disturbing for visitors seeking relaxation. Dogs of whatever temperament frighten many people. The enjoyment of their visit to the Pleasaunce could be greatly reduced by encountering a dog.

Evidence from other parks managed by the Council where dog bins are installed shows these parks still incur levels of dog fouling.

Recommendations

Dogs should **not** be permitted in the Pleasaunce (with the exception of guide dogs).

People bringing dogs in the Pleasaunce will have this policy excluding dogs politely explained and asked to remove their dogs from site. They will be advised of other local parks where dogs may be exercised.

Stray dogs found wandering in the Pleasaunce will be reported to the Council Dog Warden and removed from site.

That any appropriate publicity or marketing material about the Pleasaunce should state that dogs are not allowed in the site.

The Policy

That dogs should not be permitted in Well Hall Pleasaunce (with the exception of guide dogs /or under special circumstances). This will assist the Council in meeting its objectives for the site which are creating an atmosphere for passive recreation in a well maintained and clean environment in keeping with the heritage and ornamental nature of the site. A dog control order to designate the whole site as a dog exclusion zone was introduced in 2009 which makes it an offence for people to bring dogs into the gardens.

Well Hall Pleasaunce Guidelines for Events

Purpose

To explain and clarify the Parks Services position on running events within Well Hall Pleasaunce and to establish best practice principles.

Context

The Parks service is committed to increasing the use of the site through a range of events and outreach activities.

Key Issues/Policy

Expanding the Range of site Users/Visitors

Young People

It is important for the sustainable future of the Pleasaunce that young people become interested in the site, care for it and appreciate it. Events targeted at children and teenagers are an appropriate method of encouraging this involvement.

Local Community Groups

A number of local community groups are partners in the project. They will be encouraged to use the Pleasaunce for suitable events throughout the year.

BAME Community

There is a lack of evidence regarding BAME community attendance at previous events held in the Pleasaunce but it is generally accepted that ethnic minorities are under-represented as visitors. A programme of outreach to ethnic minority groups should be developed to encourage minority groups to visit the Pleasaunce and to take advantage of the opportunities offered by the rangers Service (guided walks, presentations etc).

Event Publicity

Events will be advertised in on The Royal Borough's social media, information boards in parks and may also be advertised in Libraries and other Council buildings. An events plan will be written for each event to facilitate the re-running of events in the future. Information about the event costs, in terms of time and other resources will also be kept. Events costs must be authorised in advance by Parks Management.

Event Organisation

Community Events are generally organised on an annual basis. All events require and events plan, public liability insurance and risk assessments to be submitted prior to any event. Park Rangers will be in attendance to monitor the event in particular waste management, health& safety on site and noise control. The Tudor Barn management also arrange community events in the Barn and assist with the organisation of events in the Pleasaunce.

Cancelling Events

Events may be cancelled because of illness, poor weather or hazards on site etc. Notices to this effect must be displayed on site and where possible at all poster locations, as far ahead of the event as possible. A contact phone number will be given for further information.

Suitability of Events

Only events deemed suitable by Parks, Estates and Open Spaces Management will be allowed on site. These will include events that have reference to the site and or are in keeping with the aims of the Council. Events which may cause offence or damage the site in any way will not be allowed.

Events Introduction

A briefing will take place with events organisers outlining health and safety issues and appropriate behaviour. The introduction will also cover staff introductions, durations of the event and an event outline.

Charging

Most events organised by the Parks Service will be free. Events organised jointly with or solely by partners are more likely to make charges. The Council will require all events to make concessions for people on low incomes and identified groups.

Conclusions

The Parks Service is committed to increasing the use and peoples' enjoyment of the Pleasaunce through running and facilitating organised events and activities throughout the year. Events will cover a range of user and community groups. The aim of events and activities is to increase visitor numbers and increase peoples' understanding and appreciation of Well Hall Pleasaunce.

Royal Borough of Greenwich

Communities & Environment Parks, Estates and Open Spaces

Use of Peat/Peat Based Product Policy

Background:

Peat is a Heterogeneous mixture of decomposed plant material (humus) that has accumulated in a water-saturated environment and in the absence of oxygen.

Peat lands play an important role in the biosphere. They affect hydrological dynamics and water quality and provide important habitats for plant and animal species.

The extraction of peat for use has a major negative environmental impact in the long term.

In recent decades peat has been dug in vast quantities for use by the plant nursery industry and horticulture.

Peat has particular calculable water conductive properties. Plant production in the UK is somewhat organised to use peat as an alternative to mineral soils because of its consistent qualities and PH level.

It is a non- sustainable product

Our Policy:

- In Parks and Open Spaces we do not use peat as a soil ameliorant or mulch.
- We do not use peat or peat based product in relation to tree or shrub planting
- We encourage our suppliers to use products other than peat in the growing of trees, shrubs and bedding plants
- We train our staff in the rationale of not using peat based products

Dawn Squires

Head of Parks, Estates and Open Spaces

Parks, Estates & Open Spaces

Oxleas Woods Centre
Crown Woods Lane
London
SE18 3JA

Royal Borough of Greenwich

Communities & Environment Parks, Estates and Open Spaces

Pesticide Policy

(Authorised by the Parks, Estates & Open Spaces Manager)

As part of a continual move towards better environmental practice, we aim to minimise the use of pesticide where possible and to promote the use of alternative maintenance and curative procedures in relation to Well Hall Pleasaunce

We aim to:-

- Eliminate the hazards of pesticides
- Reduce the dependence of pesticides
- Promote alternatives to pesticides
- Communicate good practice through membership to PAN (Pesticide Action Network).

Objectives:-

- Control the problem of worm casting, without the use of lumbricides
- To limit the use of selective herbicide to the ornamental areas only
- To not use insecticides
- To limit the use of fungicides to the Bowling Green
- To use organic fertilisers.

Dawn Squires
Head of Parks, Estates and Open Spaces



4.2 Environmental Policy

The Royal Borough of Greenwich recognises that environmental issues are of fundamental importance to our customers, and to our business success.

The Royal Borough of Greenwich aims to work towards the achievement of sustainable development and continual improvement.

Under the scope of its Environmental Management Systems, The Royal Borough of Greenwich strives to:

- Promote sustainability and the use of sustainable resources
- Promote conservation and environmental awareness
- Promote activities which enhance the environment
- Achieve continual improvements in environmental performance
- Prevent the release of pollution
- Minimise the release of waste, noise and emissions
- Minimise activities which have a negative effect on the environment
- Maximise activities which have a positive effect on the environment
- Comply with applicable legal and other requirements that relate to environmental aspects
- Work in partnership with other organisations in environmental management
- Set environmental targets built into the day to day running of the service
- Use products which have a minimum impact on the environment
- Provide training in environmental issues to all persons
- Communicate the Environmental Policy to all persons working for or on behalf of The Royal Borough of Greenwich
- Review Environmental objectives, targets and policy

Signed	A handwritten signature in black ink, appearing to read "Dan Syme".	Head of Parks & Open Spaces
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Parks & Open Spaces COSHh Statement

Parks, Estates & Open Spaces are committed to ensuring safe working practices and to minimising the negative effects on the environment from our activities.

Control of Substances Hazardous to Health within Park, Estates & Open Spaces is through implementation of risk assessments on all substances where exposure could lead to an adverse effect on health or danger to safety, and the introduction of appropriate control measures.

COSHh assessments are undertaken by a trained member of staff and are reviewed annually.

Written records are kept to demonstrate that risks have been considered.

Control measures highlighted in the assessment are implemented and maintained.

Parks, Estates & Open Spaces employees only use products in conjunction with a COSHH assessment.

Health surveillance is used to evaluate effectiveness of control measures.

An up to date inventory is kept of all hazardous substances to which staff are likely to be exposed to during their work activities.

No other products may be brought into use without prior Management Review product approval.

Parks, Estates and Open Spaces Environmental Policy also sets guidelines for the use of substances hazardous to health.

APPENDIX II: Statutory Listing of buildings and structures

WELL HALL LANE, SE9 (formerly listed under Well Hall Road) Tudor Barn - Grade 2*

Formerly Well Hall Farm outbuildings.

1568 with later alterations and additions. Associated with Sir Thomas More, whose daughter Margaret married William Roper of Well Hall. Converted by Woolwich Borough Council into Art Gallery and Restaurant in 1936. 3 storeys. Old tiled roof with gable ends. Original angle turrets to West gable, restored turrets at East end. Red brick with some diaper work of blue headers. North elevation 7 irregular windows to East of projecting gabled wing, and one to West. 7 4-centred brick relieving arches on ground floor. 2 at left over 7-light windows with brick mullions partly original and now blocked. 2 first floor and 1 ground floor windows remain in original chamfered brick reveals. Brick plinth with sandstone chamfered angle. Sandstone door jambs. All wall angles chamfered. Moulded brick coping to gable ends. Stone plaque on first floor with arms and date. Small terracotta panel with initials "W.R." on South-east corner. On South elevation 13 relieving arches and 11 windows, 4 in original surrounds, 2 blocked, on ground floor, with brick mullions. Several diagonal chimneys. At West end massive offset chimney stack with small, 1-light window through it. Inside, upper floor of 11 bays. Roof truss differs, but is mainly of very heavy tie beam and queen posts, some with collar beam and some rising direct to principal rafter, with purlins resting on side struts. Some timbers removed and some replaced. Carved stone fireplace with shall raised boarders of roses alternating with lilies. On both floors at West end brick fireplaces with segmental gauged brick arches, 4-centred relieving arches above and herringbone brick fireback. Niche to left of fireplace on ground floor.

WELL HALL LANE, SE9

Moat and bridge to South of Tudor Barn - Grade 2*

C16 moat of square plan with red brick walls, much repaired. Rendered lower parts. On axis of East arm of moat a 2-span C 16 bridge with 4-centred stone arches and later, red brick parapets.

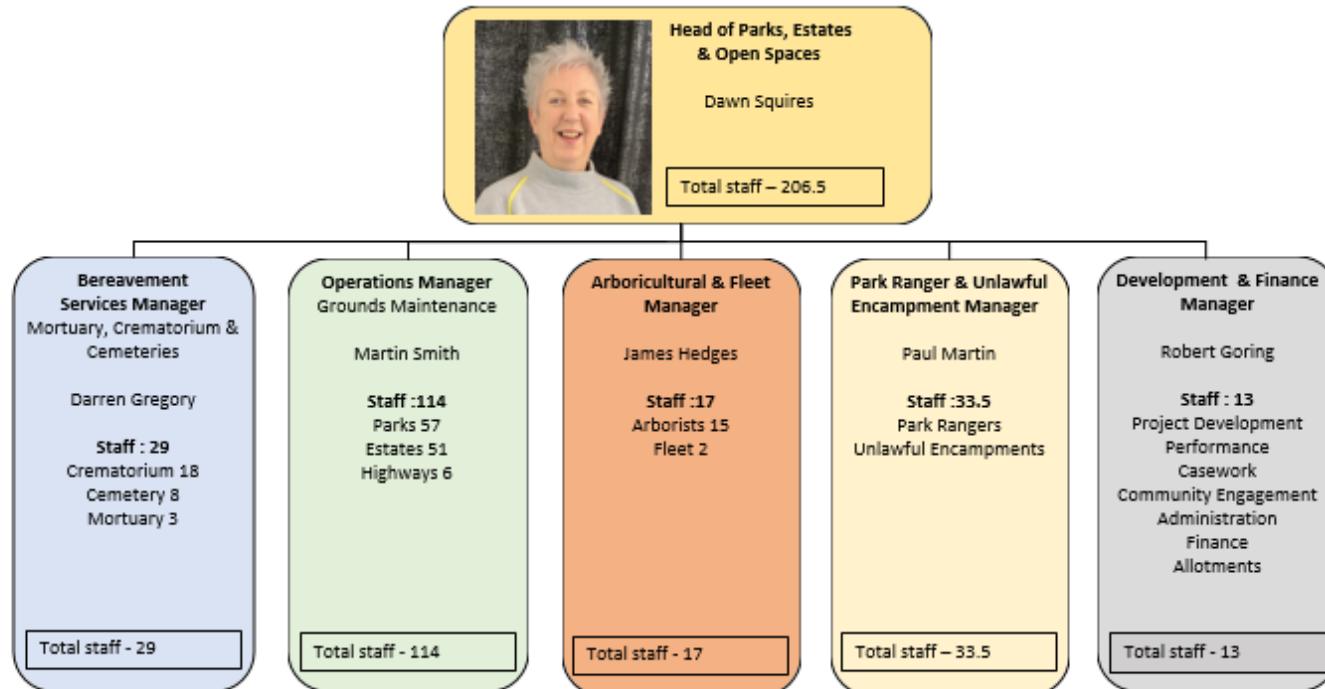
WELL HALL LANE, SE9

Garden Walls to South of Moat of Tudor Barn - Grade 2*

Around garden of roughly square plan, red brick walls, slightly battered on outside and with later sloped buttresses here and there on the inside. Inside South wall original half-octagonal buttresses. Remains of small niches with pointed heads in South-east wall. East entrance with later square piers. Brick piers and overthrow to West gateway.

APPENDIX III: Structure Chart

Parks, Estates & Open Spaces - Management Structure Chart 2024-25



Notes

24-25

Directorate Communities, Environment & Central

APPENDIX IV: Annual Maintenance Work Programme

Task Description	Qty	Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Occur	Rate	Value	Total	Existing	Enhance ment
BOWLING GREEN																				
1 brush/switch	1	green	21	20	23	21	20	22	21	21	21	22	22	18	252					
2 ditch maintenance	1	green												1		1				
3 equipment set out	per	occ				1	20	22	21	21	21				106					
4 fertiliser	1	green			1									1		2				
5 hollow coring	1	green												1		1				
6 water	1	green					4	5	4	5	5	5	2		20					
7 mow banks and surrounds	200	m ²		3	4	4	5	4	5	5	5	2			32					
8 mow green	1	green		12	16	16	20	16	20	20	20	20	4		124					
9 overseed	1	green												1		1				
10 rink boundary	1	green					16	20	16	20	20	20	4		96					
11 repairs	1	green			1	1	1	1	1	1	1	1	1	1	10					
12 settle turf	1	green		1	1										2					
13 scarify	1	green											1		1					
14 spike	1	green	1		1										2					
15 Top dressing	1	green											1		1					
16 weed kill	1	green			1		1	1				1			4					
PUTTING GREEN																				
19 Brush -deleted	1043	m ²		10	23	21	20	22	21	21	21	22	22	18	221					
20 end of season -deleted	1	occ											1			1				
21 Spray - deleted	1043	m ²													1	1				
23 green fertilise – deleted	1043	m ²		1								1			2					
24 mow 'rough' – deleted	1043	m ²																		
25 mow 'rough' – deleted	2087	m ²																		
26 Prepare – deleted	per	occ				1	1	1	1						4					
27 Scarify – deleted	1043	m ²											1			1				
28 set out flagsticks –deleted	per	occ			30	31	30	31	31	15					168					
29 Overseed – deleted	1	green											1		1					
30 Mow area	per	occ			5	4	4	5	4	5	4	4	2		37					
ORNAMENTAL GRASS																				
31 box mow	7163	m ²			3	5	5	4	3	3	3	3	1		30					
33 strim obstacles	per	occ		3	4	4	4	4	4	4	4	3	2		32					
34 scarify	7163	m ²											1			1				
35 spiking	7163	m ²											1			1				
36 weedkill	7163	m ³				1									1					
AMENITY GRASS																				
37 mow	8389	m ²		2	2	2	2	2	2	2	2	2	1		17					
38 strim obstacles	per	occ		2	2	2	2	2	2	2	2	2	2	1		17				
EDGING-ORNAMENTAL/AMENITY																				
39 channel maintenance	100	m	1	1	1	1	1	1	1	1	1	1	1	6						

Well Hall Pleaunce Management Plan

Task Description	Qty	Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Occur	Rate	Value	Total	Existing	Enhancement
40 half moon	100	m			1											1				
41 longhandle shear	820	m			3	3	3	3	3	3	3	3	3	2		26				
42 erect warning notices	1	occ			1											1				
FLOWERING LAWN																				
43 mow long grass - collect cuttings	2897	m ²							1							1				
44 rough cut	2897	m ²							1	1	1	1	1	1	1	6				
45 strim obstacles	500	obj						1	1	1	1	1	1	1		6				
46 strim edges	500	m						1	1	1	1	1	1	1		6				
SHRUBS																				
47 weed & tidy	4808	m ²			1	1	2	2	2	1	1	1	1			12				
48 pruning	4808	m ²				0.1									0.1	0.2				
49 mulching	4808	m ²			1											1				
50 fertilizer	4808	m ²		1												1				
GROUNDCOVER (heathers)																				
51 weed & tidy	351	m ²			1	1	2	2	2	1	1	1	1			12				
52 shearing	351	m ²		1												1				
53 fertilizer	351	m ²		1												1				
HEDGES -TYPE A																				
54 clip - yew (faces)	1176	m ²						1								1				
55 clip - euonymous & privet (faces)	97	m ³						1	1		1					3				
56 weed	273	m ²			2	2	2	2	2	2	2	2	2	2		18				
57 fertilizer	273	m ²		1												1				
HEDGES -TYPE B																				
58 clip (faces)	877	m ²						1								1				
59 weed	344	m ²			2	2	2	2	2	2	2	2	2	2		18				
60 fertilizer	344	m ²		1												1				
HEDGES -TYPE C																				
61 prune loosely (faces)	684	m ²			1											1				
62 weed	328	m ²			2	2	2	2	2	2	2	2	2	2		18				
63 fertilizer	328	m ²		1												1				
CLIMBERS																				
64 prune Wisteria	per	occ													1		1	2		
65 other climbers - train / prune	?	climber					1										1			
66 weed	per	occ			2	2	2	2	2	2	2	2	2	2		18				
67 fertilizer	per	occ		1												1				
ROSES																				
68 deadhead	660	m ²						2	4	4	4	3	1			18				
69 weed & tidy	660	m ²			1	2	2	2	2	2	2	2	1			16				
70 pesticide	660	m ²			1		1		1		1					4				
71 bulk manure rose beds	660	m ²			1											1				

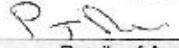
Well Hall Pleasance Management Plan

Task Description	Qty	Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Occur	Rate	Value	Total	Existing	Enhancement
69 pruning	660	m ²			1									0.5	1.5					
70 fertilizer	660	m ²		1											1					
HERB. FERN & GRASSES																				
71 weed & tidy	1271	m ²		1	2	2	2	2	2	2	2	1			16					
72 mulching	1271	m ²		1											1					
73 fertilizer	1271	m ²		1											1					
74 deadhead	1271	m ²				4	4	4	4	2	2	1			21					
75 cut back dead foliage	1271	m ²		0.5			.				1			1.5						
BEDDING																				
76 maintenance	593.36	m ²	2	2	3								1	1	1	10				
77 clear/dig	593.36	m ²					1						1			2				
78 maintenance	593.36	m ²				2	1	2	2	2	1				10					
79 watering	593.36	m ²						2	2	2	2				8					
80 planting	593.36	m ²						1					1			2				
CARPET BEDDING																				
81 maintenance	1				3	5	4	4	5	4	5	4	4	4	42					
82 preparation/planting	1							1							1					
83 watering	48.84	m ²							2	2	2	2			8					
BULBS																				
84 deadheading	900	m ²						1							1					
85 fertilizer	900	m ²				1									1					
AQUATICS																				
86 control foliage growth	Item	plants							1						1					
87 cut back dead foliage	Item	plants											1	1	1					
NEW TREES (EHS & SM)																				
88 tree maintenance per site	40	site				1						1			2					
89 tree insp stake/tie	40	trees			1		1		1			1			4					
90 tree base weeding	40	trees	1	1	1		1	1	1	1	1	1	1	1	11					
STAGED TREE WORK / FELLING																				
91 Estimated work (see ehfsa/survey/trees/trcost3.doc) - av. yearly cost	As necessary														1					
REPLACEMENT TREE PLANTING																				
92 Av. Yearly cost for 40 trees @100ea														1						
EXISTING TREES																				
93 tree inspection	per	occ	1											1						
LEAF CLEARANCE																				
94 clear leaves from all areas	per	occ											1	2	2	5				

Well Hall Pleaunce Management Plan

Task Description	Qty	Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Occur	Rate	Value	Total	Existing	Enhance ment
BUILDINGS & TUDOR BRICKWORK																				
96 5 Yr inspection by specialist (An. allowance)	per	occ		1													1			
97 remove ivy from walls	per	occ			1											1				
PAVING																				
98 monthly Inspection and repair	per	occ	1	1	1	1	1	1	1	1	1	1	1	1	1	1	12			
99 sweeping	8820	m ²	4	4	4	4	4	4	4	4	4	4	4	4	4	4	48			
100 weed treat	8820	m ²			1												1			
101 clean channels & gullies	per	occ				1							1				2			
102 algal removal	per	occ				1											1			
FENCE AND GATES																				
103 open (am) and lock (pm) gates	per	occ	31	28	31	30	31	30	31	31	30	31	30	31	30	31	365			
104 inspect railings and gates	per	occ	31	28	31	30	31	30	31	31	30	31	30	31	30	31	365			
WATER FEATURES																				
105 inspect - remove rubbish / leaves	per	occ	8	8	10	8	8	10	8	10	8	8	10	8	8	104				
106 check mechanical parts	per	occ	4	4	4	4	4	4	4	4	4	4	4	4	4	4	48			
107 clean pools monthly	per	occ	1	1	1	1	1	1	1	1	1	1	1	1	1	1	12			
108 drain down	per	occ															1			
109 inspect fabric of pools, condition of pipework, nozzles, and control system - fill pools	per	occ				1											1			
BENCHES, BINS AND SIGNS																				
110 inspect daily for damage																				
111 clean benches	36	bench	1		1		1	1	1	1	1	1	1	1	1	1	8			
112 clean signs		signs	1		1		1		1		1		1		1		6			
113 sand down and oil benches	36	bench		1													1			
LIGHTING																				
114 Check standard lamps, uplighters and floodlights weekly	1	occ	4	4	4	4	4	4	4	4	4	4	4	4	4	4	48			
LITTER																				
115 empty litter bins		bins	8	8	9	20	22	20	22	21	23	7	9		169					
WATERING POINTS																				
116 check	per	occ				4	4	4	4	4	4	4	4	4	4	4	32			

APPENDIX V: Visual inspection Sheet

Parks, Estates & Open Spaces Visual Inspection Sheet for Playgrounds, Outdoor Gyms, Skate Parks & Other Outdoor Facilities							
Site Name:	WELL HALL			Date and Time: 25-1-18 10-15 AM			
Check Type:	WEEKLY CHECK			MONTHLY CHECK			
Facility Inspected: (please circle)	Playground	Skate Park	Outdoor Gym	MUGA	Public Toilets	Buildings	Tennis Courts
Visual Assessment	Yes	No	If No; confirm the action taken below			Tick	Or details of other action taken
Is facility free from damage?	<input checked="" type="checkbox"/>		Report damage to supervisor for repair				
Is facility safe to use?	<input checked="" type="checkbox"/>		Tape off with "do not use" sign or padlock shut				
Is facility free from graffiti?	<input checked="" type="checkbox"/>		Remove all graffiti with graffiti wipes				
Are self-closing gates working / is the fencing intact?	<input type="checkbox"/> N/A		Adjust with spanner or report to supervisor				
Is facility free from litter or glass?	<input checked="" type="checkbox"/>		Remove all litter and glass from site				
Is the facility clean and tidy?	<input checked="" type="checkbox"/>		Wipe / sweep clean all dirty surfaces				
Checked by (print name):	PAUL RUSH			Signature:			
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 Michael.farrow@royalgreenwich.gov.uk Maintenance-team@royalgreenwich.gov.uk Cleaningservices@gsplus.org for cleansing issues of park toilets							
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							
 ROYAL Borough of GREENWICH							

APPENDIX VI: Example of Marketing Material

Visitor Guide



HISTORY

Records history of the site dates back to the 3th century, but it was in Tudor times that the Roper family acquired Well Hall and probably built the house within the area surrounded by the moat.

In 1521 William Roper married Margaret More, daughter of Thomas More, the Lord Chancellor of England.

After Well Hall was sold, some two hundred years later (in 1733), a replacement house was built on land between the old bridge and what is now Well Hall Road. From 1779 to 1799 it was the home and workshop of famous watchmaker John Arnold. Between 1899 and 1922 it was the family home of Hubert Bland, a writer and a founder of the Fabian Society, and his wife Edith Nesbit, who wrote her famous children's stories including *The Railway Children*, *The Treasure Seekers* and *Five Children and It* while living here. The house was demolished in the early 1930s.

The Metropolitan Borough of Woolwich bought the Well Hall site in 1930, intending to open it as a public park. Well Hall Pleasance was opened on the 25th May 1933 and the boating grove two years later. The name 'Pleasance' is described as a garden, particularly a pleasure garden, secluded by trees, shrubs and hedges*.

In 1936 a restored Tudor building, constructed by William Roper, was converted to the Tudor Barn art gallery and restaurant and is now Grade II* listed. His building was once part of a farm, and together with a walled garden and a stone and brick bridge are the only surviving structures from Tudor times.

Nothing remains of the 16th century Tudor mansion that lay within the moated area.

RENOVATION

Funds were acquired from the Heritage Lottery Fund in the late 1990s and major restoration works were carried out under the guidance of English Heritage. A Grand Opening Party took place on 5th May 2003.

The works produced a 'park for all seasons' and events were – and continue to be – planned within the park for the enjoyment of the whole community.

The refurbishment works included:

Restoration of the brick walls of the Tudor garden (including the bee boles) and the Moat

Restoration of the fountains, cascade and pools

Replacement of conifers with more appropriate species (natives)

Substantial replanting of flower beds, shrub beds and hedges

Replacement of some of the fruit trees

Refurbishment of the boundary railings and installation of new matching internal railings

Refurbishment of public toilets and improved disabled access

Since 2003, the Pleasance has had further improvements:

A playground for young children

A restaurant and bar within the Tudor Barn

Wooden carvings of characters from E. Nesbit's novels

Two wooden bridges (replacing old bridges) constructed by local craftsmen

 Well Hall Pleasance was awarded 'Green Flag' status – a national award for parks and gardens attaining a level of excellence. In 2003 and the park has retained this annual award ever since. Green Flags are awarded by the Keep Britain Tidy organisation.



Well Hall Pleasance is located on Well Hall Road, Eltham, SE9. It is open from 9:00am until dusk all year round, including public holidays except Christmas and New Year's Day. Park entrances are situated on Well Hall Road and Kidbrooke Lane.

Well Hall Pleasance is a peaceful and attractive park that has been lovingly preserved and restored to its former glory. The gardens, with their colour throughout the seasons and a range of water features, offer a tranquil respite from busy suburban life.

Trains

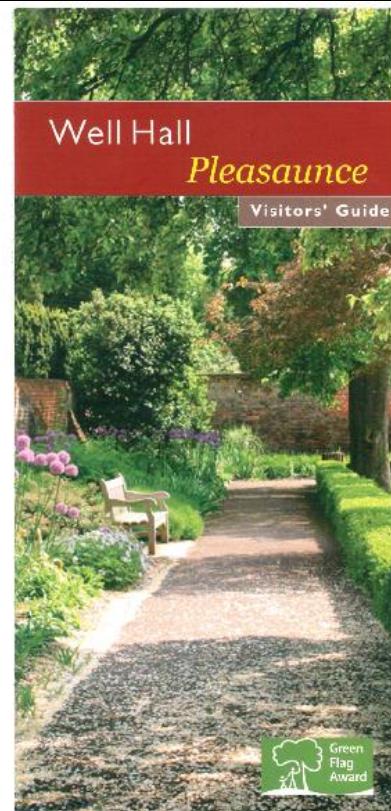
Eltham Railway Station (300 metres from Well Hall Pleasance) serves trains to/from Boxleyhead, London Charing Cross, Dartford, London Bridge & Waterloo East. Some services go to London Victoria.

Buses

Well Hall Pleasance is well-served by buses. Buses 161, 132 & 286 pass along Well Hall Rd.

The following bus routes terminate/start from the front of Eltham Railway Station: 162, 233 & 314. Bus 122 passes along Westcombe Avenue, nearby.

There is presently one parking bay for disabled persons (which is situated on Kidbrooke Lane).



Supported by



ELTHAM PARK

Parks & Open Spaces
020 8956 0100
parks@royalgreenwich.gov.uk
www.royalgreenwich.gov.uk





The Pleasaunce is a restful park for the whole community, for families, picnickers, strolling couples and ramblers to enjoy a charming and unique blend of history and nature.

The extensive restoration aimed to present the Pleasaunce as it may have been at its opening in the 1930s.



A Pleasaunce:

'...a garden, particularly a pleasure garden, secluded by trees, shrub and hedges'.



THE TUDOR BARN RESTAURANT

Well renowned restaurant and bar, with two al fresco dining areas. The upstairs Tudor Gallery is a choice venue for weddings, parties and special occasions.

Opening Times:

Monday to Wednesday: 10am to 11pm
(Food served Noon - 9pm)
Thursday to Saturday: 10am to 12 midnight
(Food served Noon - 10pm)
Sundays: 10am to 10pm
(Food served Noon - 6pm)
0845 459 2351
www.tudorbarneltham.co.uk



PARK FRIENDS

A group of local people - the 'Friends of Well Hall Pleasaunce' - works in close partnership with the Royal Borough of Greenwich to improve and promote the park.

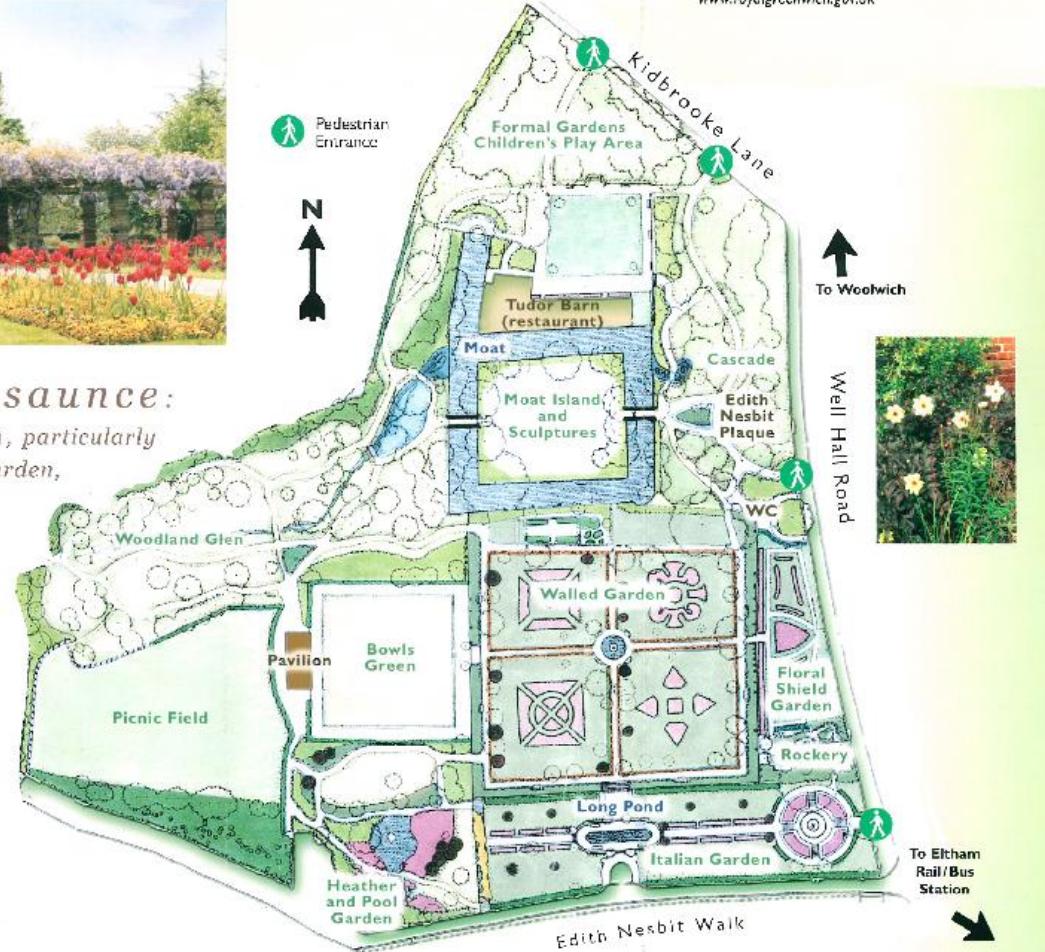
If you would like to become a Friend of Well Hall Pleasaunce - or require further information about the group - please contact the Secretary on: 07894 711 765 or email wellhall@hotmail.co.uk

The Friends have a website: www.wellhall.org.uk

PARK TOURS

If you are interested in a guided tour of the Pleasaunce or have any other enquiries, please contact The Royal Borough's Parks & Open Spaces team on 020 8856 0100 or email: parks@royalgreenwich.gov.uk

The Royal Greenwich website: www.royalgreenwich.gov.uk



APPENDIX VI: Example of Marketing Material

Event Poster



APPENDIX VII: Register of Developments at Well Hall Pleasaunce

I & 2. Formal Gardens	Action progress
Completed during refurbishments 2000-2002	Restore iron railings and gates, matching paint to original colour identified from scrapes and paint analysis;
Completed during refurbishments 2000-2002	Selectively thin poor quality trees, and crown thin and crown lift other trees, to allow more light into beds around Tudor Courtyard;
Completed during refurbishments 2000-2002	Selectively remove trees to open up a clear view of the Tudor Barn from Well Hall Road;
Completed during refurbishments 2000-2002	Restore the missing shield-shaped bed at the entrance to the moat island, removing over-mature shrubs and replacing with clipped box, suitable for a the location for a memorial to Edith Nesbit;
Completed during refurbishments 2000-2002	Cut back, coppice, or replace over-mature shrubs surrounding the moat and waterfall, depending on species;
Completed during refurbishments 2000-2002	Remove Euonymous hedge from the boundary with Well Hall Road, and maintain more open railing boundary to maintain views into the Pleasaunce and to provide good access for future maintenance of the railings;
Completed during refurbishments 2000-2002	Install a carefully designed lighting scheme to illuminate and enhance the Tudor Barn, the footpaths and the trees;
Item deleted from original scheme due to funding shortfall	Resurface paths with a resin bonded gravel finish, and restore the granite sett edgings;
Completed during refurbishments 2000-2002	Improve the connection between the Formal Gardens and the Woodland Glen by re-aligning the footpath in conjunction with revised ramped access to the Tudor Barn;
Completed during refurbishments 2000-2002	Install railings along the western boundary to secure the Pleasaunce;
Completed during refurbishments 2000-2002	Install ornamental security railings to enable areas beyond the Formal Gardens to be locked at night. The Formal Gardens will be left open until late in the evening to allow access to the Tudor Barn Restaurant. (referred to as Enclosure Railings);
Completed during refurbishments 2000-2002	Plant western boundary with flowering shrubs, to contain the Formal Gardens and enhance the new pathway to the Woodland Glen;
Completed during refurbishments 2000-2002	Refurbish the WC block to provide facilities which are easily accessible and which meet present day standards;

Completed during refurbishments 2000-2002	Rejuvenate hedges and shrub beds, by cutting back hard, coppicing or removing and replanting, depending on species suitability;
Completed 2010	Refurbishment of William Barefoot Memorial Plaque and adjacent sundial;
Completed in 2010	Install small natural play area;
3. Tudor Courtyard	
Completed during refurbishments 2000-2002	Replace the missing Irish Yew;
Completed during refurbishments 2000-2002	Discourage use of picnic tables and re-turf the lawn with higher quality, but hard wearing turf, such as a fine-blade species of Rye grass;
Partially completed during refurbishments 2000-2002, memorial plaque in need of refurbishment and funding sources to be sought in 2009/10	Remake the memorial bench;
Completed during refurbishments 2000-2002	Extend the paved area outside the Tudor Barn to encourage placement of tables here rather than on lawn. Paving will be high quality, matching, random rectangular York stone paving,
Completed during refurbishments 2000-2002	Repair the York stone paths;
Completed during refurbishments 2000-2002	Redesign access to the Tudor Barn to facilitate disabled access without requiring users to exit the park and re-enter from the western Kidbrooke Lane entrance, and to also accommodate deliveries without damaging the lawn or courtyard walls.
Completed in 2010	William Barefoot Memorial refurbishment undertaken with the support of the Friends
4. The Moat and Moat Island	
Completed during refurbishments 2000-2002	Make specialist brickwork repairs to the Moat walls and the 16th century bridge, correcting recent insensitive repair work;
Completed during refurbishments 2000-2002	Undertake further structural investigations to determine practical options for repairing the moat lining and reinstating water levels; repair the moat lining as appropriate, to make watertight;
Completed during refurbishments 2000-2002	Restore water levels to just below the level of the outflow into the Woodland Glen stream;
Completed during refurb. 2000-2002	Install re-circulation system to prevent moat water becoming stagnant;
Completed during refurbishments 2000-2002	Replace chain link fence and gates around northern arm of moat with new gates and fencing in a style appropriate to the historical setting (part of enclosure railings);

Completed during refurbishments 2000-2002	Clear dense shrubs from around northern arm of moat and create pleasant seating area from where view south along moat arm can be enjoyed;
Completed during refurbishments 2000-2002	Replace ramp access into moat with semi circular steps leading to waters edge ;
Completed during refurbishments 2000-2002	Restore flow to adjoining cascade and pools, and reinstate planting around the cascade;
Completed during refurbishments 2000-2002	Repair rustic bridge over cascade, installing non-slip timber bridge decking
Completed in 2010	A ramp from the moat island to the woodland garden was installed to improve disabled access in the park.
5. Walled Garden	
Completed during refurbishments 2000-2002	Rebuild southern walls where they have been reduced in height to re-establish sense of enclosure;
Completed during refurbishments 2000-2002	Make specialist brickwork repairs to the 16 th century garden walls, correcting recent insensitive repair work;
Completed during refurbishments 2000-2002	Restore the central fountain to working order; the replacement fountain should replicate the proportions of the 1930s two tier fountain;
Completed during refurbishments 2000-2002	Remove trees of inappropriate species and replace with apple, pear and nut trees planted adjacent to paths;
Completed during refurbishments 2000-2002	Restore the shelter in the west wall to its second design, with benches facing the rose garden and the bowling green, but with no access between the two areas; roof to be redesigned to return the balanced proportions of the thatched roof;
Completed during refurbishments 2000-2002	Replant borders with flowering shrubs, herbaceous and climbing plants
Item deleted from original scheme due to funding shortfall	Resurface paths with a resin bonded gravel surface and restore the 1930s granite sett edging;
Completed during refurbishments 2000-2002	Restore the boxwood hedging around the quadrants, leaving space for access to the grass and central rose beds at corners;
Completed during refurbishments 2000-2002	Restore seat bases in the same surface as the paths and replace seats with hardwood benches to match the 1930s pattern;
Completed during refurbishments 2000-2002	Treat the 'Rose Sick' soil in the rose beds and replant with single colours of roses in each bed, species to be as close as practicable to those available in the 1930s;
Completed in 2011	Small vegetable garden created and maintained by the Friends Group
6. Floral Shield Garden	

Completed during refurbishments 2000-2002	Remove roses, ameliorate soil and replant beds with sub-tropical shrubs and bedding;
Completed during refurbishments 2000-2002	Restore random Ashlar York stone steps and paths;
Completed during refurbishments 2000-2002	Reinstate perimeter beds around outer footpath in accordance with historical plans Retain open view through railings from Well Hall Road across the Sunken Garden to the Italian Garden and beyond;
Completed during refurbishments 2000-2002	Restore railings as Formal Gardens (see above);
Completed during refurbishments 2000-2002	Install new gates to match the existing gates/railings, to create an entrance from Well Hall Road on the central axis of the Italian Garden;
Completed during refurbishments 2000-2002	Remove the dying cherry tree;
Completed during refurbishments 2000-2002	Over time, selectively remove mature conifers between the Sunken Garden and the southern boundary, in accordance with the tree survey.
Completed in 2011	A small natural play area has been create to provide play opportunities for you children
7. The Rockery	
Winding path maintained but not resurfaced as this item was deleted from original scheme due to funding shortfall	Maintain the winding path through the garden, repairing and resurfacing the asphalt surface using resin bonded gravel;
Completed 2005-2006	Extend the path to provide a connection to the Sunken Garden;
Completed 2005-2006	Carefully prune and thin overhanging yews to maintain their shape while allowing more light to reach planting beds;
Completed during 2005-2006	Rejuvenate other shrubs by cutting back hard, or remove and replant, as appropriate for the species;
Completed 2005-2006	Replant beds with ferns and other shade-tolerant hardy perennials;
Completed during refurbishments 2000-2002	Survey mature poplar for soundness and take any appropriate action as necessary;
Completed during refurbishments 2000-2002	Restore water flow and water features with appropriate marginal planting.
Completed 2010	Construct ramp from western side of the moat island to the Woodland Garden to improve disable access;
8. Sunken Garden	
Completed during refurbishments 2000-2002	Remove roses, ameliorate soil and replant beds with sub-tropical shrubs and bedding;
Completed during refurbishments 2000-2002	Restore random Ashlar York stone steps and paths;

Completed during refurbishments 2000-2002	Reinstate perimeter beds around outer footpath in accordance with historical plans Retain open view through railings from Well Hall Road across the Sunken Garden to the Italian Garden and beyond;
Completed during refurbishments 2000-2002	Restore railings as Formal Gardens (see above);
Completed during refurbishments 2000-2002	Install new gates to match the existing gates/railings, to create an entrance from Well Hall Road on the central axis of the Italian Garden;
Completed during refurbishments 2000-2002	Remove the dying cherry tree;
Completed during refurbishments 2000-2002	Over time, selectively remove mature conifers between the Sunken Garden and the southern boundary, in accordance with the tree survey.
9. Italian Garden	
Completed during refurbishments 2000-2002	Remove disused fountains and rockwork lily planters;
Completed during refurbishments 2000-2002	Plant water lilies and oxygenating plants in weighted containers;
Completed during refurbishments 2000-2002	Repair and re-point York stone paving;
Completed during refurbishments 2000-2002	Re-point stone walls and repair tiling string course;
Completed during refurbishments 2000-2002	Re-instate the stone urns, firmly anchoring them into the brickwork;
Completed during refurb. 2000-2002	Reinstate beds along path with seasonal displays of tulips and geraniums;
Completed during refurbishments 2000-2002	Remove misshapen chamaecyparis and replant with semi mature pencil cedars;
Completed during refurbishments 2000-2002	Remove hedge of cypress trees growing adjacent to south wall of Walled Garden and replace with lax evergreen hedge to grow to a height of about 1.8m, to maintain visual separation between Walled Garden and Italian Garden;
Completed during refurbishments 2000-2002	Gradually remove selected trees from the cypress screen along the southern boundary of the park, to allow more light into the Italian Garden.
Completed 2012	Plant black poplar to mark the Borough being awarded Royal status.
	The Pergola
Completed during refurbishments 2000-2002	Repair and re-point stonework and tile work to piers;
Completed during refurbishments 2000-2002	Rebuild section of low stone wall, re-point existing wall, and replace coping;
Completed during refurbishments 2000-2002	Repair crazy stonework path and re-point;
Completed during refurbishments 2000-2002	Carefully dismantle and reconstruct leaning end pier;

On-going	Continue careful pruning and maintenance of wisteria
10. Heather Garden and pools area	
Completed during refurbishments 2000-2002	Remove draughts boards and reinstate area to grass, working carefully around the mature trees in the area;
Item deleted from original scheme due to funding shortfall	Resurface paths in resin bonded gravel with a granite sett edging;
Completed during refurbishments 2000-2002	Modify the stepping stones to provide a bridge connection, so that all visitors can enjoy the path route close to the rockery cascades;
Completed during refurbishments 2000-2002	Remove or cut back hard mature shrubs, as appropriate to the species, remove overgrown conifers and inappropriate trees, and replant the heather garden with, heathers, ornamental grasses, birch, and other appropriate planting;
Completed during refurbishments 2000-2002	Plant up the area behind the rock garden with conifers and robust shrubs to strengthen the screen planting along the park boundary and to discourage casual access to this area;
Completed during refurbishments 2000-2002	Restore the pool lining and install a water circulation system, re-instating the cascades from the rockery;
Completed during refurbishments 2000-2002	Plant pools with emergent and water marginal plants.
11. Woodland Garden	
Completed during refurbishments 2000-2002	Reconstruct all three rustic bridges and undertake repairs to the fourth (from the Woodland Glen to the Moat Island).
Completed during refurbishments 2000-2002	Thin and remove selected ornamental and overcrowded trees (in particular the exotic and coniferous trees), and remove dense shrub planting which obscures views along stream course;
Completed during refurbishments 2000-2002	Plant new native trees, including holly and yew to retain evergreen interest, carefully located so as to maintain views along stream;
Completed during refurbishments 2000-2002	Expose rockery where it has become obscured, by cutting back hard or removing overgrown shrubs, depending on shrub species;
Item deleted from original scheme due to funding shortfall	Resurface paths with resin bonded gravel surface and restore granite sett edgings;
Completed during refurbishments 2000-2002	Install timber seats at original seat locations along paths;

Completed during refurbishments 2000-2002	Manage grass as meadow, cutting at infrequent intervals, with a first cut after bulbs have finished flowering;
Completed 2010	Create bog garden
12. Bowling Green	
Completed during refurbishments 2000-2002	Refurbish the bowling pavilion internally and externally, having regard for the original designs, but addressing present-day use requirements;
Completed during refurbishments 2000-2002	Restore the shelter between the Bowling Green and Walled Garden (see Walled Garden proposals above);
13. Putting Green	
Not undertaken during 2000-2002 refurbishments. Subsequent decision taken to use area for events and picnics in 2006.	Margins of the green planted with wildflowers and creation of a small woodland trail in the wooded scrub at the southern boundary to the green (funded by a grant secured by the Friends Group). Movable picnic benches also placed on the green which allows the flexibility for this space to be used for picnics and events.
14. Former Greenhouse area	
Completed during refurbishments 2000-2002	Demolish the existing garages
Completed during refurbishments 2000-2002	Refurbish the present Mess building to house facilities for park staff and rangers
Road access modified during refurbishments 2000-2002 and hard standings modified and improved 2003	Modify the existing access road and hard standings
Completed during refurbishments 2000-2002	Secure the area with 2.4 metre high railings and gates
Completed during 2004	Provide screen planting to the perimeter of the area, particularly to the Woodland Glen and Putting Green boundaries.
Completed during refurbishments 2000-2002	Soiled areas to be grassed down available in the future for growing on plants for the Pleasaunce

APPENDIX VIII: Previous Action Plans

ACTION PLAN 2020-25

Recommendation:	Action:	Timescale: (Long/Medium /Short Term)	Action By	Status of Work:
Continued consultation with Friends of Well Hall Pleasaunce and wider community to identify priorities for improvement.	Regular consultation with the WHP Management Group and other stakeholders to identify priorities for improvement	On-going	PE&OS / WHP Management Group	Completed
To continue to achieve a recognised high standard for the park.	Retain the Green Flag Award for Well Hall Pleasaunce. Carry out annual application and respond to judge's feedback	On-going	PE&OS	Completed
To support the Friends Group in securing external funding as appropriate	Work with Friends of WHP to identify priorities for investment and secure external funding when and where possible	On-going	PE&OS / Friends Group	Completed
To reduce ASB in the Pleasaunce	Monitor the anti-social behaviour and carry out preventative / remedial action and work with external agencies when required	On-going	PE&OS	Completed
Preserve historical structures in the Pleasaunce	Monitor condition of the historical structures within the site and perform works as appropriate	On-going	DRES / PE&OS	Completed
Organise community events that strengthen community cohesion and offer cultural opportunities to local residents	Continue to support the Tudor Barn and Friends Group in putting on community events in the park	On-going	PE&OS / Friends Group	Completed
Carry out repairs to York paving around the Tudor Barn	Contact Property Services to arrange for the York paving to be re-pointed	Short Term	PE&OS / DRES	Completed
Investigate solutions to disabled access around the Italian Garden	Contact external companies for solutions and quotes	Medium Term	PEOS / Friends Group	Completed
Investigate alternative vermin proof litter bins for the Pleasaunce	Contact suppliers, investigate and obtain prices for alternative vandal proof bins	Short Term	PEOS / Friends Group	Completed

Well Hall Pleasaunce Management Plan

Install wheelchair accessible picnic benches in the picnic area	Apply for funding to install additional picnic benches with wheelchair access in the picnic area	Short Term	PEOS / Friends Group	Completed
To replace handheld petrol driven equipment with rechargeable equipment to reduce pollution	Install charging stations and replace handheld petrol driven equipment at The Pleasaunce with Rechargeable Electric hand-held Equipment	Medium Term	PEOS	Completed
To celebrate the film coming out based on The Railway Children book by Edith Nesbit	To install a children's train in the playground to coincide with the film coming out in 2022	Short Term	PEOS / Friends Group	Completed
Replanting of roses and perennials in the rose garden area	Co-op Funding £2,000 / Friends Group £2000/ Parks £2,000 to support replanting project	Short Term	PEOS / Friends Group	Completed
Covid Memorial to be installed in the park (as part of Borough's Covid Memorial for each Ward)	Tree planted and bulbs planted with bench and memorial plaque.	Short Term	PEOS	Completed
Carry out repair and maintenance on the seven bridges within the Pleasaunce	Work with DRES / apply Section 106 funding to carry out repairs and maintenance as recommended by the condition survey in 2022.	Medium Term	DRES / PEOS	Completed
Replant rose beds, herbaceous borders and new trees within the pleasaunce during the Winter season of 2023/24	Apply for GNG funding to purchase plants, roses, shrubs and trees	Short Term	PEOS	Completed
Carry out external decoration to the bowling green pavilion and park toilets. And internal decoration of the disabled toilet.	Investigate if the external redecoration of the pavilion can be done as social responsibility.	Short Term	PEOS	Completed

ACTION PLAN 2015-20

Recommendation:	Action:	Timescale: (Long/Medium /Short Term)	Action By	Status of Work:
Continued consultation with Friends of Well Hall Pleasaunce and wider community to identify priorities for improvement.	Regular consultation with the Friends of group and other stakeholders to identify priorities for improvement	On-going	PE&OS / Friends Group	Completed
To continue to achieve a recognised high standard for the park.	Retain the Green Flag Award for Well Hall Pleasaunce. Carry out annual application and response to judge's feedback	On-going	PE&OS	Completed

Well Hall Pleasaunce Management Plan

To support The Friends Group in securing external funding as appropriate	Work with Friends of WHP to identify priorities for investment and secure external funding when and where possible	On-going	PE&OS / Friends Group	Completed
To reduce ASB in the Pleasaunce	Monitor the anti-social behaviour and carry out preventative / remedial action and work with external agencies when required	On-going	PE&OS	Completed
Preserve historical structures in the pleasaunce	Monitor condition of the historical structures within the site and perform works as appropriate	Long Term	PE&OS	Completed
Install a borehole to top up the moat and supply water to the bowling green and reduce water costs	Work with the Friends on plans to install a bore hole and secure section 106 money to fund project	Short Term	PE&OS / Friends Group	Completed
Install an additional wooden bridge over the stream in the same position of the previous bridge	Support the friends group in securing funding from Tesco's. Agree design and approve contractor for installation of the bridge	Short Term	PE&OS / Friends Group	Completed
Investigate and make repairs to the water features within the park	Contact Property Services to arrange investigation and repair of water features	Short Term	PE&OS / Property	Completed
To improve awareness / use of site by all sections of the community	Review how site is currently marketed	On-going	PE&OS	Completed
Install three new planters on the moat island	Move large planters from Blackheath to The Pleasaunce. Agree location with The Friends Group. Install metal trellis work and plants	Short Term	PE&OS / Friends Group	Completed
Investigate how the park can be used as an outdoor learning resource	Continue to explore options for improving the site as an educational resource	Medium Term	PE&OS	Completed
Organise community events that strengthen community cohesion and offer cultural opportunities to local residents	Continue to support the Friends Group and Tudor Barn in putting on community events in the park	On-going	PE&OS / Friends Group	Completed
Review feedback from London In Bloom Judging on an annual basis	Review feedback to see where improvements can be made in the park	Ongoing	PE&OS	Completed
Install a new bench in the woodland area to celebrate 10 years of the Friends Group	Agree location with Friends Group and install a new bench with a plaque to celebrate 10 years of the Friends Group	Short Term	PE&OS / Friends Group	Completed

Carry out repairs to York paving around the Bowling Green	Contact Property Services to investigate repair and repointing of the York paving around the bowling green	Medium Term	PE&OS / Property	Completed
Review access points to the park and signage within the park	Check entrances to the park are welcoming, railing painted, and signage up to date	Short Term	PE&OS	Completed
Consider planting a Community Orchard	Carry out consultation and agree funding stream	Short Term	PE&OS	Completed

ACTION PLAN 2008-2015

Recommendation	Action	Action to be taken during the years indicated (resources permitting)							
		2008	2009	2010	2011	2012	2013	2014	2015
Shrub beds require a re-design	Remove shrub beds around the toilets and replace with a more appropriate scheme								LB
Backfilling of edging	Backfill all the redundant ditches within the walled garden								LB
Pathways	Seek external funding opportunities for path improvements								SR
Bridges	Replace old wooden decking on bridges/replace bridge								SR
Putting Green	Plant the Nature walk and associated activities, as funded by the Breathing Spaces grant								LB
Paving	Selectively re-point areas of York paving around the Pleasaunce every year								SR
Shrubbery	Selectively grub out and replace plants within the shrubbery behind the bowling green								LB/SR
Fences/gates	Re-paint gates								SR
Refurbish the William Barefoot Plaque	Source funding and refurbish, with the assistance of the Friends Group								RG
Continue to seek comments/input on the plan from the Friends of WHP and key stakeholders	Share draft plan with Friends, then amend where appropriate								JB

Well Hall Pleasaunce Management Plan

Preserve historical structures in the pleasaunce	Monitor condition of the historical structures within the site and perform works as appropriate (ongoing)	Yellow	SR						
Seek Queen Elizabeth II Fields dedication for the park to protect from future development.	Seek agreement for the site to be dedicated and apply to Fields in Trust (FIT) for the dedication.	White	White	White	Red	White	White	White	RG
To secure Inward Investment as appropriate	Work with Friends of WHP to identify priorities for investment and secure external funding when and where possible (ongoing)	Yellow	RG						
Seek £25K Sita funding for sculptures for the moat island and tree planting etc.	Apply for major works grant at part of the Queen Elizabeth II Fields site dedication. If successful works to be undertaken in 2013.	White	White	White	Red	White	White	White	RG
10K funding secured from the LMT London Legacy Fund to assist with promoting the park and park infrastructure improvements.	Works include priority path improvements, construction of a new bridge in the Woodland Garden, new entrance sign and development and publication of new publicity leaflets	White	White	White	White	Red	Red	Red	RG
To reduce ASB in the Pleasaunce	Monitor the Anti Social Behaviour in the Pleasaunce and carry out remedial action when required	Red	Red	Yellow	Yellow	Yellow	Yellow	Yellow	RG
To improve awareness/use of site by all sections of the community	Review how site is currently marketed.	White	White	Red	Red	White	White	White	DS
	Investigate the possibility of installing directional signposts from major routes in the area	Red	Red	White	White	White	White	White	SR
	Continue to explore options for improving the site as an educational resource (ongoing)	Yellow	JB						
	Organise guided walks and talks to celebrate and promote the sites rich culture, history and heritage	Red	JB						
	Organise community events that strengthen community cohesion and offer cultural opportunities to local residents	Red	JB						
Where at all possible, support the work of the FoWGP	Work with Friends of Well Hall Pleasaunce to identify what improvements are required to enable the park to meet a recognized standard	Red	Red	Yellow	Yellow	Yellow	Yellow	Yellow	SR

Well Hall Pleaunce Management Plan

	Support the community spaces bid to improve access to and from the moat island and create a bog garden (Biodiversity)									SR
	Work with Friends on the feasibility of the creation of a small play space in keeping with the character of the site.									RG
	Support the Friends initiative on development of a small vegetable garden									LB/SR
	Support the Friends initiative on selecting and planting a small number of new trees									LB/SR
Sustainability: Water Used	Work with the Friends to review feasibility of a borehole to provide water for the moat									LB/SR
Public Toilets	Work with Highways management to redecorate the public toilets									RG/SR
Bedding	Review bedding arrangements in consultation with the Friends					Red				LB/SR
Achievement of a recognised standard	Apply for Green Flag (ongoing once successful)									LB/RG

