

Frederick's Playground

INITIAL COMMUNITY CONSULTATION SUMMARY



1.0 Introduction and Background

Fredrick's Playground is located in Newington ward, Southwark SE17. The site is approximately 900m² with the entrances from Westcott Road and Doddington Grove. Chapter Road borders the playground to the north, Westcott Road to the east, a residential property to the south and Doddington Grove housing estate car park at its western boundary. Pasley Park is located about 35m north of Frederick's with entrances on Chapter Road and Manor Place.

The playground contains a service portacabin with two toilets, a small kitchenette, and office with activity space. The external grounds currently includes a small tarmacked area and larger grassed area featuring three items of play equipment.

Frederick's playground has been closed to the public since March 2020, but was previously home to one of five council-run adventure playgrounds in the borough. The service offers afterschool and holiday play provision to 8 – 15 year olds.

At Southwark Council responsibility for the adventure playground service transferred from the Children and Adults Department to the Environment and Leisure (E&L) Department in 2017.

Once transferred, E&L officers commissioned independent condition surveys for all five sites, which resulted in the removal of play structures and equipment at three of the five playgrounds due to their poor condition. Timber structures at these playgrounds had weathered and deteriorated over time meaning that they were not structurally stable for children to continue to use.

Fredericks was one of the worst affected and had most of its playground equipment removed. Due to a lack of funding for replacement equipment, from 2018 - 2020, the play service at Fredericks was limited to indoor activities with occasional outdoor games played on the tarmac.

A small number of mostly younger children attended Fredericks during these years, and the service was unable to attract its target age of 8-15 years due to the lack of challenging outdoor play facilities.

Frederick's playground eventually closed fully in March 2020 when Government Covid 19 Lockdown restrictions were announced. Due to the significant remedial works needed, the playground will remain closed until it has been fully refurbished.

In 2021, £650k of the council funding was approved to deliver improvements at Fredericks Playground.

The Frederick Playground Project will transform the site into a safe, welcoming playground for young people to enjoy. The aim is for the playground to become a new open access playground offering challenging, adventurous and independent play and recreational space for 8 to 15yr olds. Advances in playground design and technology now means that challenging play for this age group can be provided safely in an open park environment without the need for adult supervision.

This report summarizes feedback from the first stage of consultation on the project. This stage focused on raising awareness about the project; identifying local people that are interested in shaping the new design for Fredrick's and gathering initial feedback and suggestions about what should go in to the new playground.

Further consultations will take place throughout the project including design workshops, community meetings, online surveys and postal questionnaires. We aim to provide several opportunities for local people to share their vision, ideas and priorities for the playground and will work with the community to develop a preferred design.

The project will:

- Re-design the whole of Frederick's playground
- Create a well-used accessible adventurous playground for 8-15 year olds
- Reduce opportunity for crime and anti-social behaviour
- Enhance the playground's visual appeal to encourage wider use and increase visitor numbers
- Install new facilities that will support a wider range of play and recreational activities for young people.
- Create connectivity between Fredericks and Pasley Playgrounds

2.0 Stakeholders

The council has identified a wide range of stakeholders with whom on-going engagement is required throughout the life of the project:

This includes but is not limited to the following

- Local Residents
- Newington Ward Councillors
- Doddington Grove Residents Association
- Kennington Park Road TRA
- Draper Together Young Peoples Project
- Friends of Pasley Park
- Southwark Young Advisors
- Southwark Sustainable Growth Team
- Southwark Resident Services Central Area Team
- Metropolitan Police, Newington Safer Neighbourhoods Team
- Keyworth Primary School
- St Paul's Primary School
- John Ruskin Primary School
- Crampton Primary School
- Brandon Youth Centre

3.0 Consultation Activity

3.1 Community Meeting 28th July 2022 4 – 5.30pm

Invitations to attend an introductory community meeting were circulated to the consultees list via email.

12 people attended. Participants included representatives from the Doddington Grove TRA, Kennington Rd TRA, local residents / business owners and council officers.

The meeting agenda covered

- Background to the project
- Current Issues
- Questions and Comments
- Next Steps

Notes of the meeting are included at [appendix 1](#)

3.2 Online survey questionnaire

The online survey was live on the council's consultation hub page from 29 July to 5 September 2022.

Flyers and posters raising awareness about the online survey were displayed and distributed in the local area.

Young People's Community Event, Pasley Park 19th August 2022, 12- 3pm

Information stall, display and free bouncy castle.

An image board ([see appendix 2](#)) was available in the information stall for parents and children attending the event to review and comments on. Paper questionnaires were provided for people to take away or complete at the event.

A team of Young Advisors supported engagement with young people at the event. Encouraging young participants to share their views and complete the online or paper surveys.

4.0 Survey Response

A total of 58 survey responses were received during the consultation period.

Feedback from the survey is summarised in the next section.

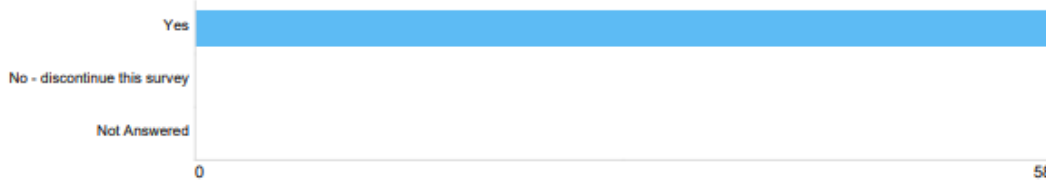
5.0 Consultation Summary

All respondents to the survey indicated that they were residents of Walworth and that they lived within the SE17 post code area.

| Option | Total | Percent |
|--------|-------|---------|
| Yes | 58 | 100.00% |
| No | 0 | 0.00% |

Question 2: Are you a resident of Walworth?

Does the postcode where you live start with SE17?



| Option | Total | Percent |
|------------------------------|-------|---------|
| Yes | 58 | 100.00% |
| No - discontinue this survey | 0 | 0.00% |
| Not Answered | 0 | 0.00% |

The vast majority, 83%, of responses came from people with children or from children themselves

| | |
|--------------|--------|
| Yes | 84.48% |
| No | 13.79% |
| Not answered | 1.72% |

Amongst people with children there was representation across all age ranges however, those with children aged 9-12 was the most popular and account for almost half of responses to this question (43.10%)

| | |
|--------------|--------|
| 0-3 | 24.14% |
| 4-8 | 32.76% |
| 9-12 | 43.10% |
| 13 + | 12.07% |
| N/a | 13.79% |
| Not Answered | 0% |

According to the survey, almost ¾ of the children in question use other playgrounds and facilities in the local area

| | |
|--------------|--------|
| Yes | 72.41% |
| No | 27.59% |
| Not Answered | 0% |

38 responses were given to the question about which playgrounds children attend. The following playgrounds were identified:

| |
|-------------------|
| 1.Pasley Park |
| 2.Kennington Park |
| 3.Pullens Park |
| 4.Elephant Park |
| 5.Pelier Park |

Pasley Park is the closest playground to Fredericks and from the survey appears to be the most popular alternative.

Consultees were asked what do you or your child/children like about local spaces that makes you want to visit?

Good amenities was the most popular option with over half of consultees advising they attend playgrounds for the amenities they have (55.36%), followed by proximity to school or home (44.64%) and other (44.64%). A 39.29% of consultees said they felt safety was an important criteria.

| | |
|-------------------------|--------|
| Close to school or home | 44.64% |
| Good amenities | 55.36% |
| Feels safe | 39.29% |
| Other | 44.64% |
| Not Answered | 0.00% |

Comments included:

'Top of the range equipment', 'Fun to play and hang out', 'Looks attractive', 'we go to other areas to use their parks, baby swings, sandpits. Slides - the wide ones in Elephant Park are great for small children.' Ensuring that some of the playground is shaded is essential, Shade during summer. Closed area separate from dogs, Good variety, challenging but safe, Clean, Water area, sand and trampoline, climbing, free green space

Consultees were asked what (if anything) prevents them or their children from using other local spaces.

| | |
|-------------------|--------|
| Too far away | 30.36% |
| Poor amenities | 46.43% |
| Doesn't feel safe | 33.93% |
| Other | 37.50% |
| Not Answered | 0.00% |

The majority of respondents said that poor amenities would put them off

A list of popular play equipment was included on the questionnaire and overall responses indicated the following preferences.

| | |
|--------------|--------|
| Swings | 75.86% |
| Wooden Tower | 62.07% |
| Tube Slide | 63.69% |
| Cargo nets | 46.55% |
| Trampoline | 75.86% |

| | |
|----------------|--------|
| Zip wire | 67.24% |
| Skate bowl | 27.59% |
| Climbing Frame | 75.86% |
| Tarzan Swing | 62.07% |
| Hammock | 44.83% |
| Spring Seats | 34.48% |
| Raised walkway | 43.10% |
| Climbing wall | 62.07% |
| Other | 17.24% |

From the information provided above the top three most popular play equipment that consultees would like to see in the playground are: Swings (75.86%) Trampoline (75.86%) and Climbing frame (75.86%). Other suggestions included:

- Accessible play equipment (for disabled children or children with parents with access needs)
- Inclusive play for younger children

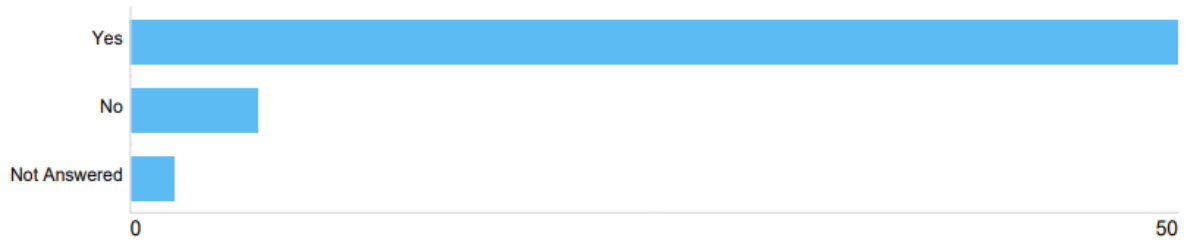
A list of other facilities was included on the questionnaire and overall responses indicated the following preferences.

| | |
|--|--------|
| Ball Court / Multi Use Games Area (MUGA) | 44.83% |
| Youth Shelter | 34.48% |
| Flowers & planted areas | 53.45% |
| Grassed Picnic Area | 36.21% |
| Tables and Seating | 55.17% |
| Community Plant Beds | 41.38% |
| Toddler Play Zone | 32.76% |
| Teenage Play Zone | 51.72% |
| Other (please specify) | 12.07% |
| Not Answered | 0.00% |

Respondents were most in favour of Tables and seating (55.17%), Flower and planted areas (53.45%) and Teenage Play zone (51.72%) These were the top three that were chosen

Question 11: Would you like Fredrick's Playground to be open throughout the day?

Would you like Fredrick's Playground to be open throughout the day?



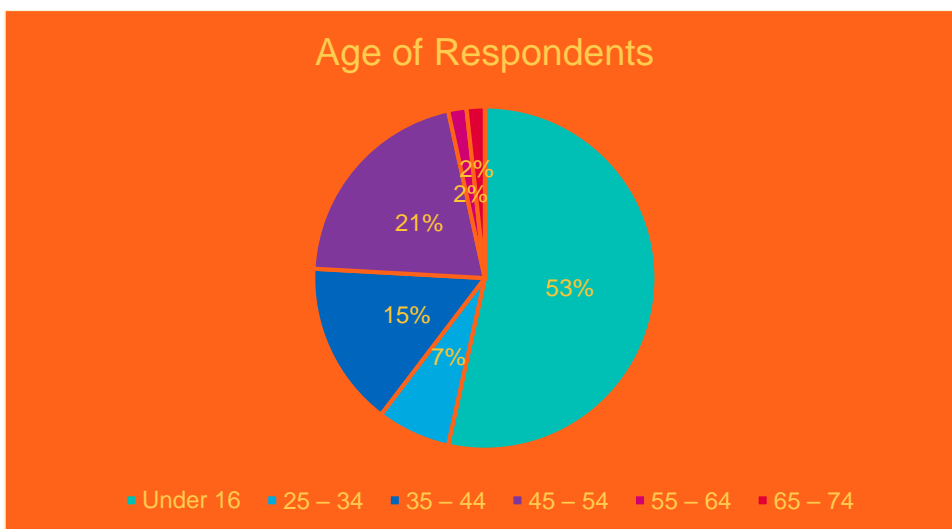
| Option | Total | Percent |
|--------------|-------|---------|
| Yes | 50 | 86.21% |
| No | 6 | 10.34% |
| Not Answered | 2 | 3.45% |

The majority of respondents would like to see Fredericks open throughout the day:

Consultees were asked about their impression of Fredericks before it closed. **29 responses** were received to this question with the majority saying it was in poor condition and needed updating.

Respondent Profile:

People were asked their age on completion of the survey for equality purposes. With over half of respondents (53.45%) being children under 16. This included the consultation that was also done at Pasley Park where the majority of respondents were children.



6.0 Conclusions

Facilities and play equipment

The responses from this survey indicate that zip wires, trampoline, Tarzan & basket swings, climbing frame, tube slide and a teenage play space are popular suggestions for the new playground. This feedback will be considered by the design team in developing initial design proposals for further consultation.

Nature

A significant number of respondents were in favour of increasing flowers and planted areas in the playground.

Table & Seating

Providing tables and seating at the playground is popular with respondents and the design will take account of this. Natural looking Table and seating constructed from sustainable materials will also be explored.

Opening/locking playground

The majority of consultees opted for Frederick's to be open throughout the day,

The new Frederick's Playground will be open access playground with access throughout the day.

Respondents

Our aim for the playground is to create a space for children 8-15 years old so it is important to have good representation from young people in this age range. The survey responses received at the park event achieve this balance and direct engagement with young people through design workshops will continue in the next stage of the project.

7.0 Next steps

The responses to this survey were communicated to the appointed landscape architects who will take this feedback into account in the concept designs they are producing. The second round of consultation will seek stakeholders' views on a selection of concept designs

For more information about the project visit www.southwark.gov.uk/fredericks-playground or to join the mailing list for future updates please contact Tatanishia.Miller@southwark.gov.uk

Appendix 1

Notes of Stakeholder Meeting for Frederick's Playground

28th July 2022 4 – 5.30pm

- 1.0 Welcome and Introductions:** Council officers were introduced to residents as follows
- 1.1 Deborah Mckenzie and Tatanishia Miller – from Projects team.** Responsible for delivering capital improvement projects at sites managed by Parks and Leisure (P&L) service.
In the Newington Ward the spaces managed by P&L are: Fredericks, Pasley Park; Pelier Park; Sutherland Square and Kennington Open Space.
DM apologised for the project delay and explained how excited the team are about finally getting started.
The council like most employers are experiencing significant staff shortages and resource issues this has been the case for us.
- 1.2 Nicola Cheetham – Area Parks Manager** – responsible for the operational management of Fredericks and other P&L sites in the area.
- 1.3 Angela Barrett – Play development manager** – responsible for the adventure play service at the council's three remaining staffed adventure playgrounds.
- 2.0 Background**
- 2.1** At Southwark Council responsibility for the adventure playground service transferred from the Children and Adults Service to the Parks and Leisure Service in 2017. At that point the council ran five adventure playgrounds in the borough.
- 2.2** Once transferred, P&L commissioned independent condition surveys for all 5 sites which resulted in the removal of play structures and equipment at three of the five playgrounds due to their poor condition. These timber structures had weathered and deteriorated over time meaning that they were not structurally stable for children to continue to use.
- 2.3** Fredericks and Surrey Docks Adventure playground were the worst affected. There was insufficient budget to replace play structures and from 2018 - 2020 the play service at these sites was limited to indoor activities and outdoor sports.
- 2.4** At Fredericks a small number of mostly under 8 yr. old children attended during these years, which is outside of the target age range of 8-15 years for adventure play.
- 2.5** Last year £650k was confirmed for Fredericks from a total budget of £3m for Adventure Playground sites in the borough. The programme includes four council managed and two playgrounds managed by charities.
- 2.6** All Adventure Playgrounds closed in March 2020 due to Covid Lockdown. When restrictions eased, a review of the service was completed with the recommendation that each playground is staffed by at least 3 qualified play workers to ensure safeguarding and service continuity.
- 2.6** The council has a complement of nine play staff (including senior playworkers), and this allowed the three most well used sites to re-open last year.
- 2.7** Significant remedial works were needed at Frederick and Surrey Docks Playground and they have remained closed. With existing staffing levels there is no capacity to re-open either playground as a staffed site.
- 2.8** The Frederick project will deliver a new open access playground that will be open throughout the day. Staffed Adventure playground are only open at 3.30pm – 6pm during term times.
- 2.9** Changes in playground design and technology means that challenging play structures can be provided safely in an open park environment without the need for adult supervision.
- 3.0 Current Issues**
- 3.1** The council is aware of the recent break in at the playground. Nicola Cheetham set out the measures in place to monitor activity around the site:
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- Added security to address parts of the fencing that make it easier to break in.
- Warden tasked with additional patrols

3.2 Angela Barrett – described the adventure play provision available elsewhere in the borough at Mint Street, Ellen Brown and Peckham Rye.

3.3 Verity Meddings –presented feedback and drawings from resident survey showing what young people want at Frederick's – Cycle track. Youth shelter etc. Tatanishia will forward these findings to the design team.

4.0 Questions / Comments

What activities will there to engage over the summer? There are increasing problems with local kids misbehaving around the neighbourhood and they need mentoring.

Whilst we will be delivering engagement activities with young people as part of the project, the council is not able to offer regular organised activities for young people at Frederick's. Staffing capacity is limited and all play and youth staff are already engaged in delivering services at various locations in the borough. There is no additional revenue funding available to employ more staff.

Why hasn't the new play equipment been used at Frederick's?

Some items were donated a few years ago from other playground projects as they were surplus to requirements. It appears there was no funding at that time to resurface the grounds around them so they had to be fenced off until money became available.

What about the ground contamination?

Only becomes an issue when top surfaces are disturbed. Contaminated soil found in some places below ground when the equipment footings were removed. Once discovered a Health and Safety risk assessment was conducted which recommended installing a barrier membrane covering the affected area and those sections fenced round to prevent direct access/ disturbance of the membrane. All safety measures recommended by independent health and safety advisor followed.

Will young people be involved in designing the new playground?

Yes. We are planning a range of engagement activities and workshops for young people as part of the project, including an event on 19th August 12-3pm at Pasley Park

Could parents possibly volunteer to run activities on site?

May need to be co-ordinated and could be set up as a Community Enterprise. Formalising the group would allow you to access training, enhanced DBS checks to comply with safeguarding policy. Could also apply for small pots of funding to run activities.

How long will project take? – We anticipate construction will start in 2023.

5.0 Other Feedback

When using Pasley groups of men playing football make it uncomfortable for others – advised to email Parks@southwark.gov.uk for us to manage.

Brandon Estate is seen as dangerous and that is why parents do not send their children to play there

Discussed 3 routes of how young people are gaining access to site – Nicola will relay back to wardens to more security measures to be put in place.

6.0 Next Steps

Online survey to start the consultation will go live next week and a link will be circulated to people on the mailing list.

Community day 19th August to promote the survey with young people.

On selected days the Young advisors will visit the neighbourhood engaging with young people and encouraging them to complete the survey via smart phone.

Erect Architects have been appointed to develop the playground design and will meet residents at the next meeting.

Updates on the project can be found at: <https://www.southwark.gov.uk/parks-and-open-spaces/projects-in-parks/fredericks-playground>

Kennington Friends FB happy to put updates about Frederick's on page and share link to survey.

Attendees were encouraged to leave their contact details on attendance sheet

Meeting Closed

Consultation board from event on 19th August 2022 where young people added their name, age and comments against photos of possible equipment for Frederick's



Cycle Track

Zip Wire

Climbing wall

Spring See saw

Skate Bowl

Timber Frame

Seating area/Youth Shelter
