



# Headstone Manor Park

INSPECTION

Stephen Mills | Headstone Manor Park Inspection | August 2018

This report has been produced to be used as a supplementary document for discussion prior to the finalisation of schedule of works for the H.L.F Bid.

## Item 1 – Parkside Way Entrance

This entrance is currently underused and is in need of enhancement to bring it in line with the provision for Green Flag Status.

- A) Existing signage to be replaced with Rebranded signage (Picture 1)
- B) Existing access point from Parkside Way is in need of repair (Picture 2) this will only get worse during construction works as 7154-LD-PLN-401
- C) Existing access road from Parkside Way Entrance to Foot Bridge over Yeading Brook is in need of repair (Picture 3 – 8 Inc.) this will only get worse during construction works as 7154-LD-PLN-401
- D) Existing Hedge to Allotments is overgrown and is required to be cut back to existing boundary fence line (Picture 5-8 Inc.)
- E) Sunken Garden area is totally overgrown and is to be transformed into a woodland / Flower Meadow as 7154-LD-PLN-401
- F) Community Notice Board to be installed at Park Entrance in accordance with Green Flag requirements
- G) Park Bench to be installed along access road adjacent to area identified in item E in accordance with Green Flag Requirements
- H) Waste / Recycling Bins to be installed along access road adjacent to area identified in item E in accordance with Green Flag Requirements
- I) Lighting to be installed along access road adjacent to area identified in item E in accordance with Green Flag Requirements
- J) Directional signage to be installed along access road adjacent to area identified in item E in accordance with Green Flag Requirements

## Item 2 – Yeading Brook adjacent to Allotments (From Foot Bridge to Bessborough Cricket Club Pavilion)

This area has undergone some conservation works in conjunction with Thames 21 and local volunteers with regards to opening up the Brook, however the works remain unfinished and requires additional works to complete the conservation works.

- K) The Brook from the Foot Bridge to the Culvert is currently blocked with fallen vegetation and needs to be cleared to allow adequate flow within the Brook (Picture 9 & 10)
- L) Foot Bridge to be replaced as 7154-LD-PLN-401
- M) The surface around the Green Gym is severely worn and needs to be repaired (Picture 11 – 13 Inc.)
- N) Park Bench to be installed adjacent to the Green Gym area in accordance with Green Flag Requirements
- O) Redundant Wire fencing removed at part of the Thames 21 project to be cleared from the park (Picture 14 – 15 Inc.)
- P) Redundant Vegetation removed at part of the Thames 21 project to be cleared from the park (Picture 16 – 17 Inc.)
- Q) Over grown vegetation and redundant concrete posts along edge of Yeading Brook to be cleared to allow in daylight (Picture 18 – 20 Inc.) as 7154-LD-PLN-401
- R) Existing access road from Foot Bridge to Bessborough Cricket Pitch is in need of repair (Picture 18 – 20 Inc.)
- S) Safe Access & Egress to be provided to Yeading Brook Water Monitoring station (Picture 21 – 22 Inc.)
- T) Lighting to be installed along access road from Foot Bridge to Bessborough Cricket Club Pavilion in accordance with Green Flag Requirements.
- U) Directional signage to be installed along access road from Foot Bridge to Bessborough Cricket Club Pavilion in accordance with Green Flag Requirements

### Item 3 – Road Access adjacent to Children’s Playground (from Bessborough Cricket Club to Basket Ball Court)

- V) Existing access road from Bessborough Cricket Club to Basket Ball Court is in need of repair (Picture 23 – 26 Inc.)
- W) Lighting to be installed along access road from Foot Bridge to Bessborough Cricket Club to Basket Ball Court in accordance with Green Flag Requirements.
- X) Directional signage to be installed along access road from Cricket Club Pavilion to Basket Ball Court in accordance with Green Flag Requirements.
- Y) Low Tree Canopy to be cut back (Picture 26)
- Z) Basket Ball Court Line marking to be added and net replace this will enhance the user experience of this area (Picture 27)

### Item 4 – Sports Changing Rooms (Inc. Sports Fields)

The condition of the Changing Rooms appears to be in good condition with a few minor items which require attention. An internal inspection of the facilities was not undertaken at this time. A separate meeting with the Sports Clubs is to be held with Harrow Council (September/ October 2018) which will discuss works to be undertaken on the Sports fields.

- AA) Handrails to be fitted to Steps on Front entrance to Changing Rooms (Picture 28) Health & Safety Issue
- BB) Boxing to Water supply to changing rooms to be repaired (Picture 29)
- CC) Floor Gulley grille to be replaced (Picture 30) Health & Safety Issue
- DD) Steps on side entrance to Changing Rooms be repaired (Picture 31)
- EE) Kerb edging at rear of Changing Rooms to be repaired / replaced (Picture 32) Health & Safety Issue.
- FF) Handrail to be fitted to Steps on Rear entrance to Changing Rooms (Picture 33) Health & Safety Issue.
- GG) Handrail on Access Ramp to be re-painted (Picture 34)
- HH) Minor repair required to Brickwork rear elevation (Picture 35)

- II) The support steelwork for the balustrade handrail at the rear elevation has rusted away and needs to be replaced (Picture 36) Health & safety Issue
- JJ) The all-weather Cricket Pitch is in a poor condition (Picture 37) and should be either repaired or removed.

## Item 5 – Children’s Playground

The Children’s Playground is to be renovated / improved as indicated on 7154-LD-PLN-404. However the following observations need to be taken into consideration.

- KK) Existing Signage to Playground is outdated and incorrect and should be replaced (Picture 38 – 39)
- LL) Warning Signage (No Dogs Allowed) to be displayed on all 3 Playground entrance gates (Picture 40-42 Inc.) at present this is only displayed on 1 entrance gate
- MM) Vegetation Growth is evident in all Play equipment enclosures as well as in the hard surface area’s this needs to be dealt with (Picture 43 – 51 Inc.)
- NN) Some Play equipment is damaged and needs to be repaired (Picture 52)
- OO) Drinking water facility to be provided to playground area in accordance with Green Flag requirements
- PP) Directional signage to be installed in accordance with Green Flag Requirements.

## Item 6 – Road Access from Basket Ball Court to Public Toilets

The Majority of this area will become the new Picnic area as indicated on 7154-LD-PLN-404. However the following observations need to be taken into consideration.

- QQ) The damaged Weeping Willow (Picture 53) Reported on 16<sup>th</sup> June 2018 needs to be dealt with Health & Safety Issue
- RR) The Existing road way is too narrow for park maintenance vehicles to use as damaged has been caused to Trees and Grass verges (Picture 54 - 55) this needs to

be taken into consideration when the works to the new Picnic area are undertaken.

## Item 7 – Public Toilets

The condition of the Changing Rooms appears to be in good condition with a few minor items which require attention. An internal inspection of the facilities was not undertaken at this time.

- SS) Recent graffiti has been removed and surfaces need to be repainted (Picture 56 – 57)
- TT) Lead Flashing to Roof to be redressed Gents Toilet (Picture 58)
- UU) Rainwater down pipe to be reinstated (Picture 59)
- VV) Existing Footpath at rear of Public Toilets to Yeading Brook foot bridge to be reinstated & Bridge replaced (Picture 60 -61) to link up with new footpath as shown on 5174-LD-PLN-403
- WW) New signage & opening times of Public Toilet to be installed in accordance with Green Flag requirements

## Item 8 – Bessborough Cricket Club Pavilion

The condition of the Bessborough Cricket Club Pavilion Changing appears to be in good condition with a few minor items which require attention. An internal inspection of the facilities was not undertaken at this time. . A separate meeting with the Sports Clubs is to be held with Harrow Council (September/ October 2018) which will discuss works to be undertaken on the Sports fields.

- XX) Vegetation on footpath leading to Pavilion is overgrown and needs to be cutback to fence line (Picture 62)
- YY) Paving from Pavilion to Cricket Square is in poor condition and is needed to be replaced / repaired (Picture 63-65 Inc.)
- ZZ) Vehicular access & Gates to the Pavilion are in poor condition and should be repaired / replaced (Picture 66)
- AAA) Branded signage to be installed to access gates to Pavilion

- BBB) Redundant materials and hard surface from existing practice nets to be cleared and hard surface repaired as this is now being utilised for car parking (Picture 67 – 68)
- CCC) Directional signage to be installed in accordance with Green Flag Requirements.

## Item 9 – West Harrow Cricket Club access from Headstone Lane & West Harrow Cricket Club Pavilion

The condition of the West Harrow Cricket Club Pavilion appears to be in good condition with a few minor items which require attention. An internal inspection of the facilities was not undertaken at this time. A separate meeting with the Sports Clubs is to be held with Harrow Council (September/ October 2018) which will discuss works to be undertaken on the Sports fields.

This entrance is currently underused and is in need of enhancement to bring it in line with the provision for Green Flag Status.

- DDD) Existing signage to be replaced with Rebranded signage (Picture 69)
- EEE) Existing access point from Headstone Lane is basically a worn path in the grass this should be replaced with hard standing (Picture 70)
- FFF) Existing footpath from Headstone Lane to West Harrow Cricket Pavilion is a worn path in the grass this should be replaced with a gravel path (Picture 71-72)
- GGG) Community Notice Board to be installed at Park Entrance in accordance with Green Flag requirements
- HHH) Park Bench to be installed along footpath to West Harrow Cricket Pavilion in accordance with Green Flag Requirements
- III) Waste / Recycling Bin to be installed along footpath to West Harrow Cricket Pavilion in accordance with Green Flag Requirements
- JJJ) Lighting to be installed along footpath to West Harrow Cricket Pavilion in accordance with Green Flag Requirements
- KKK) Directional signage to be installed along footpath to West Harrow Cricket Pavilion in accordance with Green Flag Requirements
- LLL) Discarded Sight Screens to be removed from Cricket Square (Picture 73 – 75 Inc.)

## Item 10 – Headstone Lane Entrance & Car Park

This entrance is in need of enhancement to bring it in line with the provision for Green Flag Status.

- MMM) Existing signage to be replaced with Rebranded signage (Picture 76)
- NNN) Community Notice Board to be installed at Park Entrance in accordance with Green Flag requirements
- OOO) Existing hedge along Headstone Lane to entrance to carpark to be reduced in height to 1M to afford better site line into carpark (Picture 77) this has been requested by Community Police Officer
- PPP) Existing access road from Headstone Lane to Carpark and carpark surface is in need of repair (Picture 78- 81 Inc.)
- QQQ) Existing Lighting in carpark needs to be increased at present this area is only covered by 1 No. Light (Picture 81) in accordance with Green Flag Requirements
- RRR) Existing carpark would benefit if car parking bays were marked out
- SSS) Waste / Recycling Bin to be installed in car park area in accordance with Green Flag Requirements

## Item 11 – Headstone Lane Entrance to Children’s Playground including Yeading Brook adjacent to Tennis Courts

- TTT) There is evidence of ponding outside Hugs & Giggles Nursery hard standing (Paving) to be lifted and relayed (Picture 82)
- UUU) Directional signage to be installed along access road from Headstone Lane Entrance to Children’s Playground in accordance with Green Flag Requirements



- VVV) Existing access road from Headstone Lane Entrance to Children's Playground is in need of repair (Picture 83 – 87 Inc.)
- WWW) Redundant Lighting posts to be removed along access road from Headstone Lane Entrance to Children's Playground (Picture 87)
- XXX) Foot bridge over Yeading Brook needs to be repaired / replaced (Picture88)
- YYY) The Brook is currently blocked with fallen vegetation and discarded concrete Kerb stones and needs to be cleared to allow adequate flow within the Brook (Picture 89 – 93 Inc.)

## Item 12 – Tennis Courts

The Tennis Courts are currently underused due to their poor condition and are in need of enhancement in accordance with Green Flag requirements. A separate meeting with the Sports Clubs is to be held with Harrow Council (September/ October 2018) which will discuss works to be undertaken on the Sports fields.

- ZZZ) Existing Signage to Tennis Courts is outdated and incorrect and should be replaced (Picture 94) in accordance with Green Flag requirements
- AAAA) Warning Signage (No Dogs Allowed) to be displayed on all Tennis Court entrance gates at present no signage is present in accordance with Green Flag requirements
- BBBB) Vegetation Growth is evident on the boundary fencing to Tennis Courts (Picture 95-96) this needs to be dealt with.
- CCCC) Park Benches and Waste / recycling bins to be provided to each Tennis Court in accordance with Green Flag requirements
- DDDD) Dwarf wall between the 2 Tennis Courts is in need of repair and damaged brickwork to be removed (Picture 97-98) Health & safety Issue
- EEEE) Tennis nets & supports are damaged and need to be replaced (Picture 99-102 Inc.)

FFFF) Existing tree Canopy by Entrance to Tennis Courts to be raised to prevent overhang on pathway & Tennis Courts (Picture 103-104)

## Item 12 – Pinner View to Headstone Manor & Museum Car Park (Primarily this consists of existing Highway adjacent to Park Boundary)

GGGG) Highway junction of Headstone Gardens, Parkview Way & Pinner View (Picture 105)

HHHH) Boundary Fencing to be repaired and repainted along perimeter of Ancient Copse / Woodland (Picture 106 – 110 Inc.) as indicated on 7154-LD-PLN-402

IIII) Overgrown vegetation along perimeter of Ancient Copse / Woodland to be cut back to over spill onto pavement (Picture 106 – 110 Inc.) as indicated on 7154-LD-PLN-402

JJJJ) Existing access gate into Ancient Copse / Woodland to be retained when fencing is relocated (Picture 111) as indicated on 7154-LD-PLN-402

KKKK) Proposed location of New Park entrance (Picture 112) as indicated on 7154-LD-PLN-403

LLLL) Redundant Wire fencing removed at part of the Thames 21 project to be cleared from the park (Picture 113) as indicated on 7154-LD-PLN-403

MMMM) Redundant Vegetation removed at part of the Thames 21 project to be cleared from the park (Picture 114) as indicated on 7154-LD-PLN-403

NNNN) The Yeading Brook is currently blocked with fallen vegetation and needs to be cleared to allow adequate flow within the Brook (Picture 115 -116)

OOOO) Over grown vegetation to be cleared to prevent over spill onto pavement from proposed New Park Entrance to Headstone Manor & Museum Carpark (Picture 117 – 122 Inc.) as indicated on 7154-LD-PLN-403

## Item 13 – Pinner View Headstone Manor & Museum Car Park

The car park has recently been refurbished as part of the Museum HLF Project however there are several issues that exist that need attention

- PPPP) The ponding in the car park during bad weather needs to be rectified (Picture HMP Picture 124 – 127 Inc.) this has already been advised to AECOM as part of the defect works.
- QQQQ) Thermoplastic line markings extremely worn (Picture 127 -128 Inc.) this has already been advised to AECOM as part of the defect works.
- RRRR) Sections of Chestnut palling's on the vegetation mound are damaged and require replacement (Picture 129 -130)
- SSSS) The Vegetation mound is overgrown and is required to be cut back (Picture 131 – 132)
- TTTT) The Vegetation in the Planters within the Car Park are overgrown and are required to be cut back (Picture 133 – 137 Inc.)
- UUUU) Vegetation is growing within the block paved areas and requires attention (Picture 138)

## Item 14 – Moat Perimeter (Headstone Manor & Museum) & rear fields

- VVVV) The hedging to the Moat perimeter is overgrown and is required to be cut back to provide better views to the Manor House (Picture 139 – 147 Inc.)
- WWWW) Sections of Chestnut palling's to the Moat perimeter are damaged and require replacement (Picture 148 - 149)
- XXXX) Sections of the rear fields continually flood during bad weather (Picture 150 – 155 Inc.)

