

Merstham Recreation Ground

Design & Access Statement

by Turkington Martin

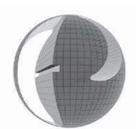


The consultant team comprises:

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Lead Consultant
Landscape Architects



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Architects



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Employers Agent



CTP
Structural Engineers
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This Design & Access Statement has been produced by Turkington Martin and HP Architects, with input from CTP Consulting Engineers and BCA engineers. It is intended to communicate the design rationale of the regeneration proposals for Merstham Recreation Ground.

Turkington Martin were appointed in March 2021, along with the wider design team, to prepare a landscape strategy for the regeneration of Merstham Recreation Ground, to include a new pavilion, play area, fitness facilities, access and wider communal amenity uses.

There are a number of planning applications submitted since 1975 which are addressed as Merstham Recreation Ground however they all relate to works to Merstham Football Club as follows. No application has been made which covers the application site within this proposal.

98/01810/F
MERSTHAM RECREATION GROUND ALBURY ROAD MERSTHAM

Demolition of existing stand and changing rooms, new spectator stand, changing rooms, entrance, refreshment kiosk and security fence

93/04290/F
MERSTHAM RECREATION GROUND ALBURY ROAD MERSTHAM

Hard standing for spectators & park users. 2. Dug-outs for the seating of team managers physio & subs.

90/12580/ADV
MERSTHAM RECREATION GROUND ALBURY ROAD MERSTHAM

Display of temporary notice board (nov-jan annually)

89/12690/F
MERSTHAM RECREATION GROUND ALBURY ROAD MERSTHAM

Erection of four lamp columns (approx 16 metres high) around no 1 soccer pitch.

75P/0423/AP
MERSTHAM RECREATION GROUND, ALBURY ROAD, MERSTHAM.

Proposed spectators covered stand - revised siting of the covered stand at a point 30 ft. To the north of the existing pavillion.

77P/0308
THE PAVILION, MERSTHAM FOOTBALL CLUB, ALBURY ROAD, MERSTHAM
detail permission - single storey extension to provide referee's changing room and committee room as shown on drawing no. 377/9.

75P/0423
MERSTHAM RECREATION GROUND, ALBURY ROAD, MERSTHAM. *Erection of a single storey covered stand to provide accommodation for spectators (size 12' x 30').*

There is strong strategic justification for the works proposed to Merstham Recreation Ground and this is supported by the local policy and main strategic documents of the Council.

Reigate & Banstead 2025 sets out the Council's priorities for the next five years. This project is consistent with two of the plan's key objectives, to:

- Invest in parks, recreational facilities and countryside in Council ownership, promote biodiversity and encourage greater use of our green spaces... through the provision of new facilities, activities and events; and
- Work with volunteers across the borough and help communities to maintain their own local green spaces.

The Core Strategy (July 2014) sets out the strategic planning policy framework for the Borough. This project will contribute to delivering the vision for Merstham and for open space and sports and leisure provision within the Borough:

- The Vision is that "Reigate & Banstead will be one of the most desirable and attractive areas in the region. It will be a place where: people take personal responsibility, and enjoy active, healthy and diverse lifestyles; [and] the environment, and green space, is maintained and enhanced for the future."
- At a local level the Strategy recognises that there are localised pockets of deprivation. Parts of Merstham fall within the top 20% of the most deprived areas in the country and is designated as an area for regeneration. The vision in Merstham is that by 2027 regeneration "will have secured a better quality of environment and access to services and helped deliver an improvement in life chances for those who live there."

The project is consistent with the Core Strategy objectives:

- **SO4:** To achieve an overarching, multi-functional framework which links existing and planned communities through a connected, easily accessible green space network, whilst also respecting the ecological and cultural heritage of the borough;
- **SO5:** To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreational facilities which encourage walking and cycling; and
- **SO8:** To safeguard and promote biodiversity and wildlife corridors at a local level, as well as on designated sites, through responsible and positive design management.

To achieve these objectives the following policies are relevant:

- **Policy CS2** also seeks to support secure proposals that will increase the range, quality and accessibility of community and leisure facilities in the Borough including sport and recreation;
- **Policy CS6** designates Merstham as an area for growth and regeneration; and
- **Policy CS12** seeks to secure new and improve existing green infrastructure in line with its Green Infrastructure Strategy to enhance nature conservation, biodiversity, access to nature, accessibility, and health and well-being while adapting and mitigating to climate change.

The Development Management Plan (DMP) (2019) sets out the detailed policies and proposals to guide development across the borough.

This project is consistent with the objectives of the DMP, which seeks to:

- **EMP3:** Employment development outside employment areas: The proposal provides employment opportunities for a location which has no existing facilities and in an area where the proposals do not conflict with existing employment opportunities. The type, scale and intensity of the proposal fits into the Core Strategy of vision for improving areas and encourage fitness and community cohesion.
- **SC4:** Protect the most valuable open space within the urban areas;
- **SC5:** Encourage the provision of open space as part of new developments, and where appropriate new outdoor sport and recreation provision;
- **SC9:** Direct development away from areas at risk of flooding, and ensure all developments are safe from flood risk and do not increase flood risk elsewhere or result in a reduction in water quality; and
- **SC12:** Control development in the Green Belt to safeguard its openness, and where possible enhance its beneficial use.

To achieve these objectives the following policies are relevant:

Policy DES1: Design of new development

- All new development will be expected to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. Planning permission will be granted for new development where it meets the following criteria:
1. Promotes and reinforces local distinctiveness and respects the character of the surrounding area, including positive physical

characteristics of local neighbourhoods and the visual appearance of the immediate street scene.

2. Uses high quality materials, landscaping and building detailing.
3. Has due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.
4. Provides street furniture/trees and public art where it would enhance the public realm and/or reinforce a sense of place.
5. Provides an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
6. Creates a safe environment, incorporating measures to reduce opportunities for crime and maximising opportunities for natural surveillance of public places. Developments should incorporate measures and principles recommended by Secured by Design.
7. Provides for accessible and sensitively designed and located waste and recycling bin storage in accordance with the Council's guidance document 'Making Space for Waste'.
8. Incorporates appropriate landscaping to mitigate the impact, and complement the design, of new development. Schemes should:
 - protect and enhance natural features by:
 - i. incorporating existing landscaping into scheme design where feasible.
 - i. integrating new landscaping, both hard and soft, and boundary treatments which use
 - appropriate local materials and/or species.
 - b. Provide details about how future maintenance of existing and new landscape works will be managed. Where necessary, conditions will be used to secure the delivery of landscaping schemes, protection of natural features during the course of development and requirements for replacement planting.
9. Achieves, where applicable, an appropriate transition from the urban to the rural.
10. Makes adequate provision for access, servicing, circulation and turning space, and parking, taking account of the impact on local character and residential amenity, including the visual impact of parked vehicles (see also TAP1).
11. Is accessible and inclusive for all users, including for people with disabilities or mobility constraints (See also DES7).

- **OSR1** which supports proposals for improvements to Urban Open Space for recreation, biodiversity and/or nature conservation;
- **OSR3** sets out the principals for the design and the layout of outdoor sports and recreation, which it says should be of a scale and form appropriate to their location; minimises noise and light pollution; does not adversely affect neighbouring amenity or the landscape value and preserves the openness of the Green Belt; and

- **CCF2** sets out the principles for managing flood risk and says that development should not increase the existing and future risk of flooding elsewhere. Where possible, proposals should seek to secure opportunities to reduce both the cause and impact of flooding for existing and proposed development. Development should reduce surface water run-off rates using Sustainable Drainage systems where necessary, suitable to the scale and type of development.
- **Policy INF2: Community facilities**
- 1. Loss or change of use of existing community facilities will be resisted unless it can be demonstrated that the proposed use would not have an adverse impact on the vitality, viability, balance of services and/or evening economy of the surrounding community; and a. Reasonable attempts have been made, without success, for at least six months to let or sell the premises for its existing community use or for another community facility that meets the needs of the community (see Annex 3 for details on what will be required to demonstrate this); or
- The loss of the community facility would not result in a shortfall of local provision of this type, or equivalent or improved provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location.
- Proposals for the provision of new community, sports and recreational facilities will be encouraged provided:
- There is an identified local need which cannot be met from the use of the existing stock of community premises
- The site would be easily and safely accessible to the local community; and
- The proposed development would have no adverse impact on residential amenity or character of the area.

The **Green Infrastructure Strategy (2017)** sets out how the Council will use its own resources, and work with partners, to make the most of the green infrastructure network that runs through the borough and beyond.

This project is consistent with a number of its key priorities, which seek to:

- Enhance our priority biodiversity habitats and unique landscapes, through interventions such as sensitive and proactive land management and community engagement and education. In Merstham, the Recreation Ground abuts one such priority habitat – a Site of Special of Nature Conservation Importance.
- Get the best value from our strategic open spaces, through the promotion and investment in the borough's flagship parks, which are located in the most populated parts of the borough and which provide an important local resource that contribute to residents'

quality of life, health and well-being, and provide increased resilience in the context of a growing population. Specifically, the Strategy states that investment should be made in Merstham Recreation Ground.

- Enhance and link communities and neighbourhoods through green infrastructure. In Merstham it says that interventions should seek to improve the quality and accessibility of open spaces and the public realm and to improve community access to nature.

The **Environmental Sustainability Strategy 2020** sets out the Council's commitment to being proactive about tackling climate change and to reducing the Borough's environmental impacts.

One of the key themes of the Strategy is to enhance biodiversity and the natural environment, in order to protect the UK's native wildlife and ecosystem services and to promote access to greenspace, parks and gardens, to improve health and well-being. The 2050 vision is that:

- Nature forms an integral part of our urban environment.
- New developments include parks or recreational spaces that have been designed to benefit wildlife and contribute to residents' overall well-being.
- Our drainage systems are designed to respect the natural water cycle, provide valuable habitat to wildlife and deliver amenity benefits where possible.
- Permeable paving solutions have replaced hard surfaces wherever possible.
- Harmful products that have a detrimental impact on our ecosystems or our health are not used.
- The project is consistent with two of its three key priorities:
- Ecological enhancement, through improving the tree and soft landscaping cover to create habitats that are of benefit to wildlife.
- Sustainable Drainage Systems including the installation of SUDs to reduce embodied carbon of drainage infrastructure and provide biodiversity and amenity benefits.

UNDERSTANDING THE SITE





Merstham Rec forms a key part of a series of green spaces forming a 'green halo' of recreation, amenity and nature conservation in Merstham.

North of the Merstham Rec is Brook Road Open Space which connects the to the station, forming a green route for residential areas adjacent to the Rec.

Running east from the train station there is a series of open spaces including Merstham Bund, Furze Field Wood, and Radstock Way Open Space comprising woodland and amenity grassland.

Nutfield Marsh Nature Reserve is located to the south-east of the site comprising Mercers Country Park, Mercers West Lake Nature Reserve & Spynes Mere Nature Reserve, the latter extending adjacent to the southern extent of Radstock Way Open Space.

Key

- ① Crossways Gardens
- ② Brook Road Open Space
- ③ Merstham Bund
- ④ Furze Field Wood
- ⑤ Radstock Way Open Space
- ⑥ Spynes Mere Nature Reserve
- ⑦ Mercers West Lake Nature Reserve
- ⑧ Mercers Country Park

① Crossways Gardens



② Brook Road Open Space



③ Merstham Bund



④ Furze Field Wood



⑤ Radstock Way Open Space



⑥ Spynes Mere Nature Reserve

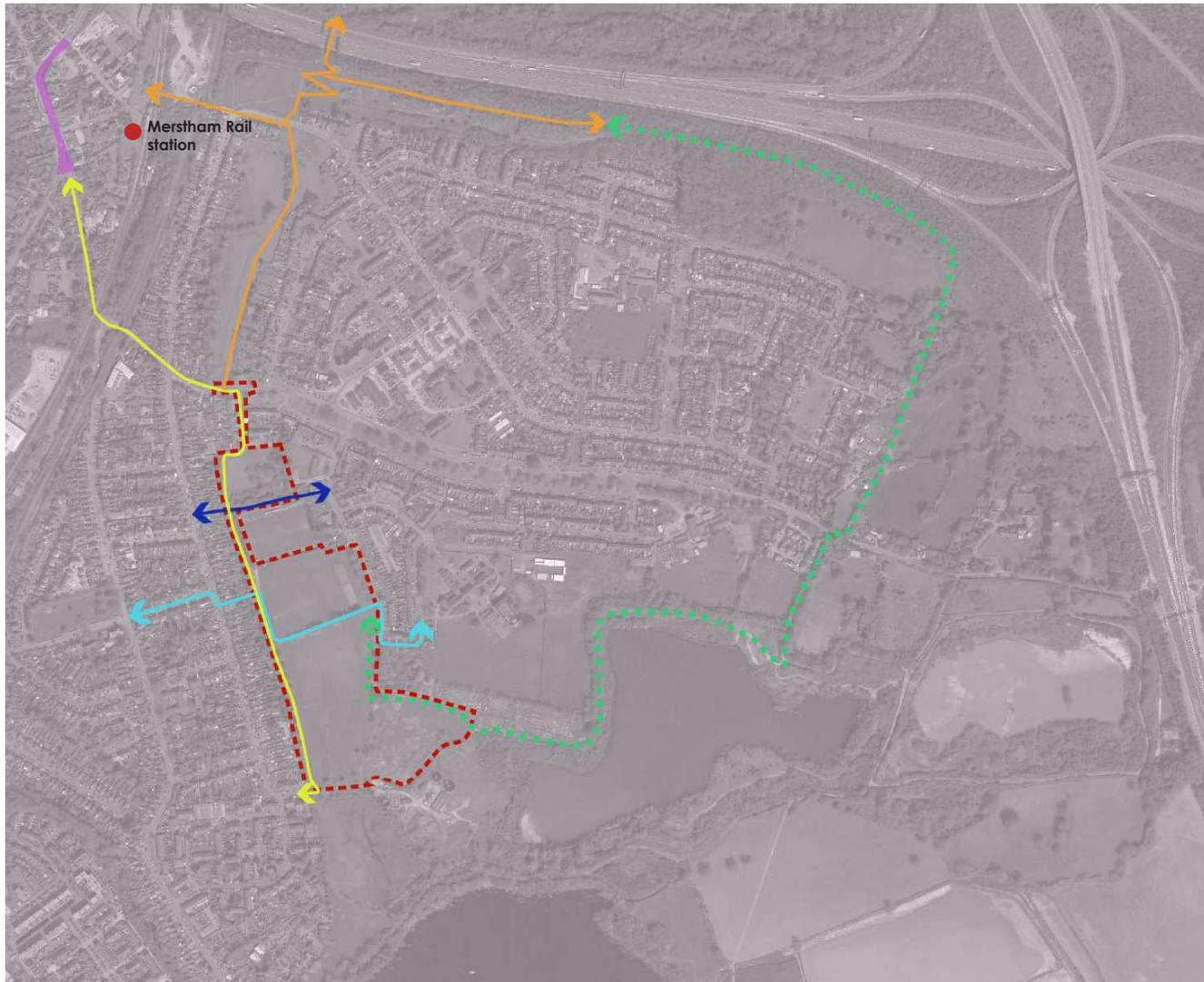


⑦ Mercers West Lake Nature Reserve



⑧ Mercers Country Park





Existing footpaths within the Rec comprise a north-south route along the western edge of the Rec. This route continues through Brook Hill Open Space creating a green walking route to the station. Improvements to the pedestrian crossing on Bletchingly Road would strengthen this route and make it safer for pedestrians to use.

Two east-west connections link Albury Road with Weldon Way. To footpath north of the football club is via an alley which could be intimidating from some people to use. The link across the recreation ground is indirect resulting in informal desire lines being used to cross the Rec.

As described in Section 1.1 Merstham Rec forms a key part of a series of green spaces a forming a 'green halo' of recreation, amenity and nature conservation in Merstham. There is currently no access linking the Rec to the nature reserves to the south, however this should be considered in the future as a key link to creating a circular walking routes across all open spaces in south Merstham.

Key

-  East – West route linking Nutfield Road & Crossways Gardens through the Recreation Ground to Merstham Park School
-  East – west route with street lighting to north edge of Merstham football club
-  North – south route through the Recreation Ground to Merstham town centre
-  North- south green link connecting the Recreation Ground through Brook Road Open Space to Merstham Train Station, Merstham Bund, Furzefield Wood and north over the M25.
-  Possible future connection through the land south – east of the Recreation Ground creating a circular nature walk connecting the site to Mercers West Lake Nature Reserve and green spaces to the east and north of Merstham.



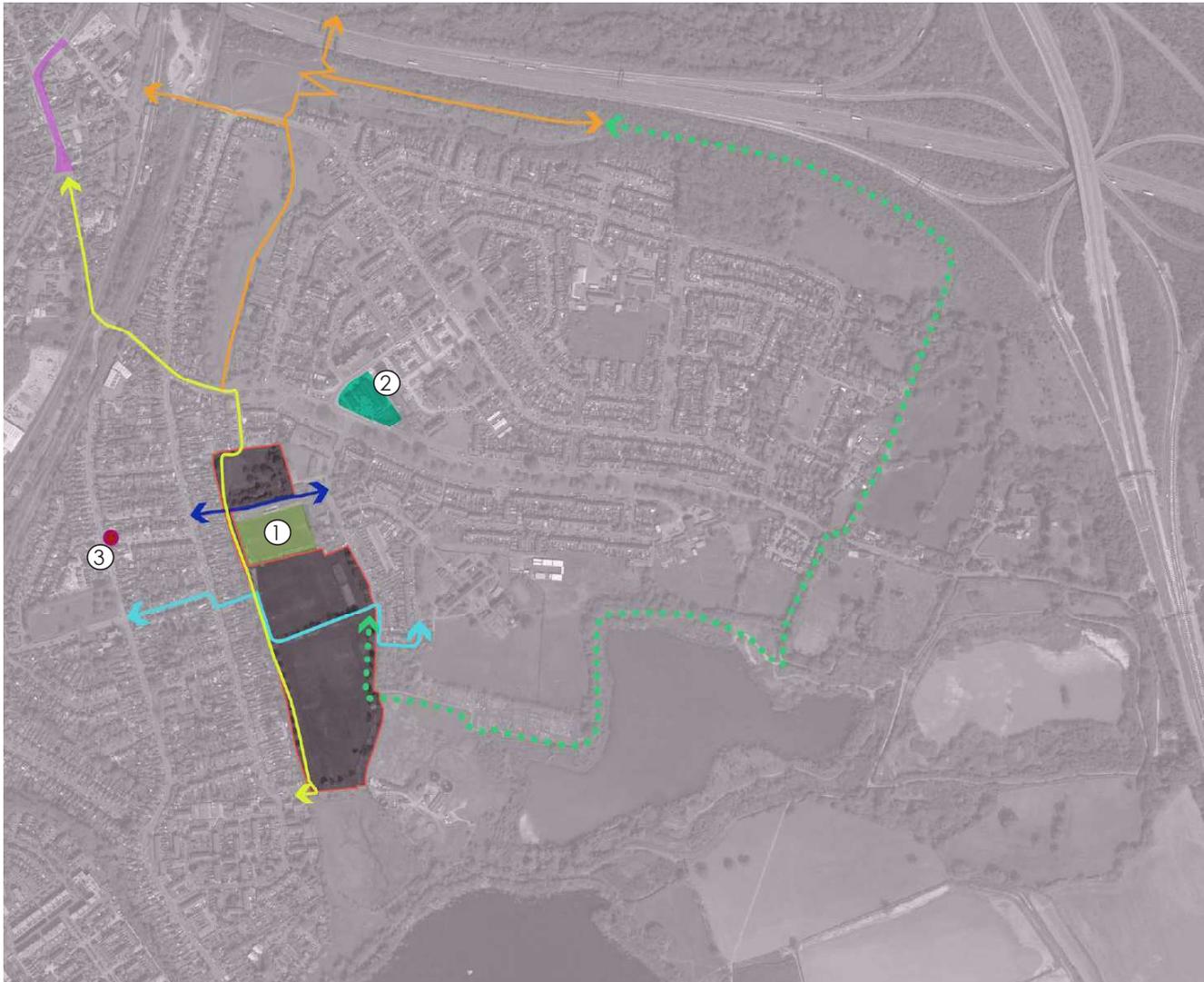
Route through Brook Road Open Space to Merstham Train Station



Crossing point over Bletchingly Road linking Merstham Rec to Brook Hill Open Space. Improved pedestrian crossing / raised table to be considered



Pedestrian connection across land S-E of Merstham Rec could create a circular walking route linking nature reserve to existing open spaces



The recreation ground is located between Weldon Way to the east and the rear gardens to properties in Albury Road to the west.

It extends across approximately 6.1ha and although appears to be reasonably flat, it does have a gentle gradient to the south, where it borders the Redhill Brook.

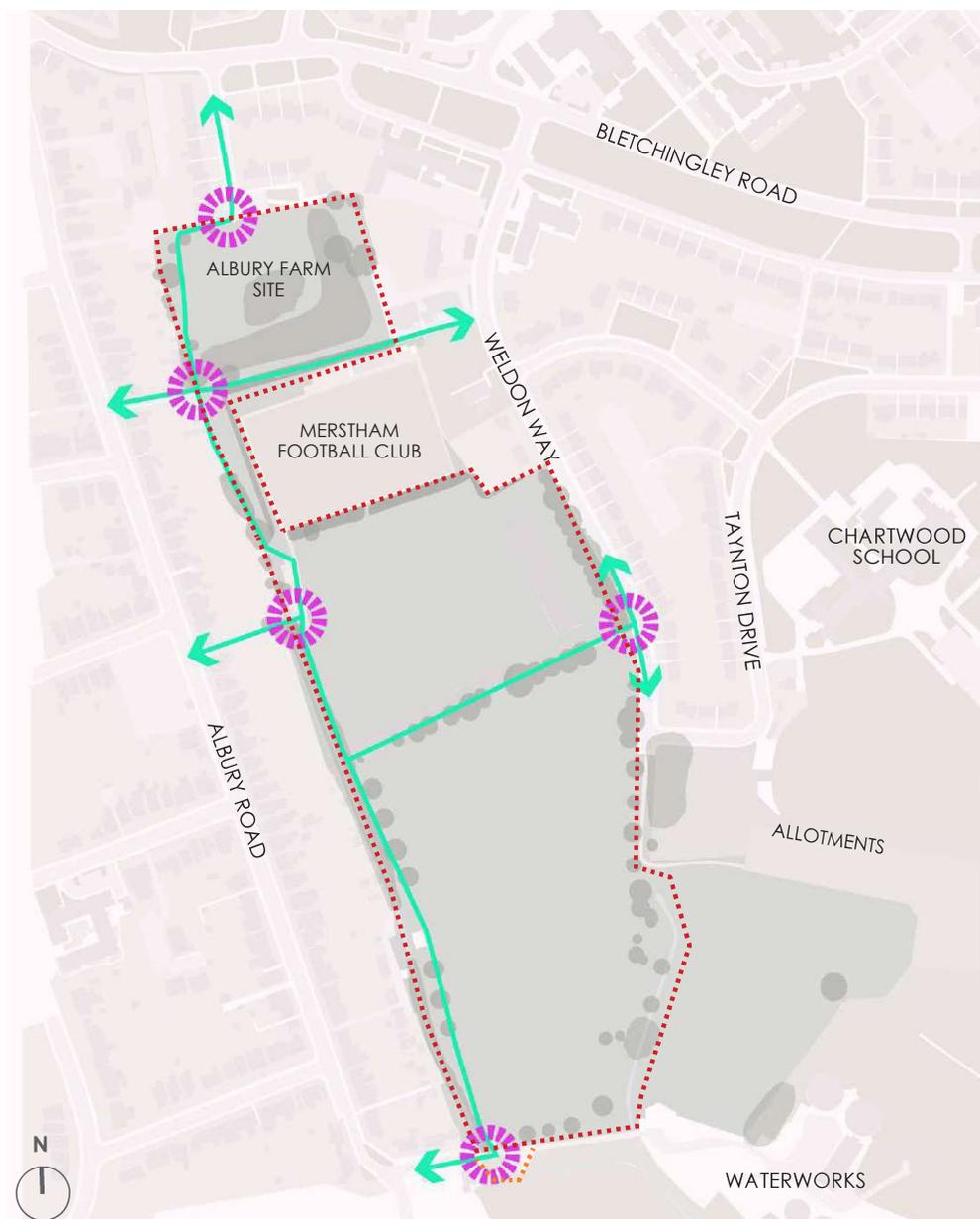
To the north is Merstham Football Club ground including the social club and stadium. Beyond the football ground, there is a connection to the remains of a Medieval Moat (a Scheduled Ancient Monument). The Moat green space links through Bletchingley Close into Brook Road Open Space.

To the north west of the site is a local commercial and civic zone consisting of retail (including a Co-Op), surgery and the Merstham Community Hub consisting of library and community rooms. Within this complex there is also the Merstham Mix Cafe, a community led enterprise.

To the west in Nutfield Road, which is approximately 0.3m in distance, there are a number of small independent cafes and eateries.

With the exception of Merstham Park School and some buildings used for ecclesiastical use, the majority of the surrounding north, west and east areas are mainly mixed residential. To the south are allotments, sewage works and open land.

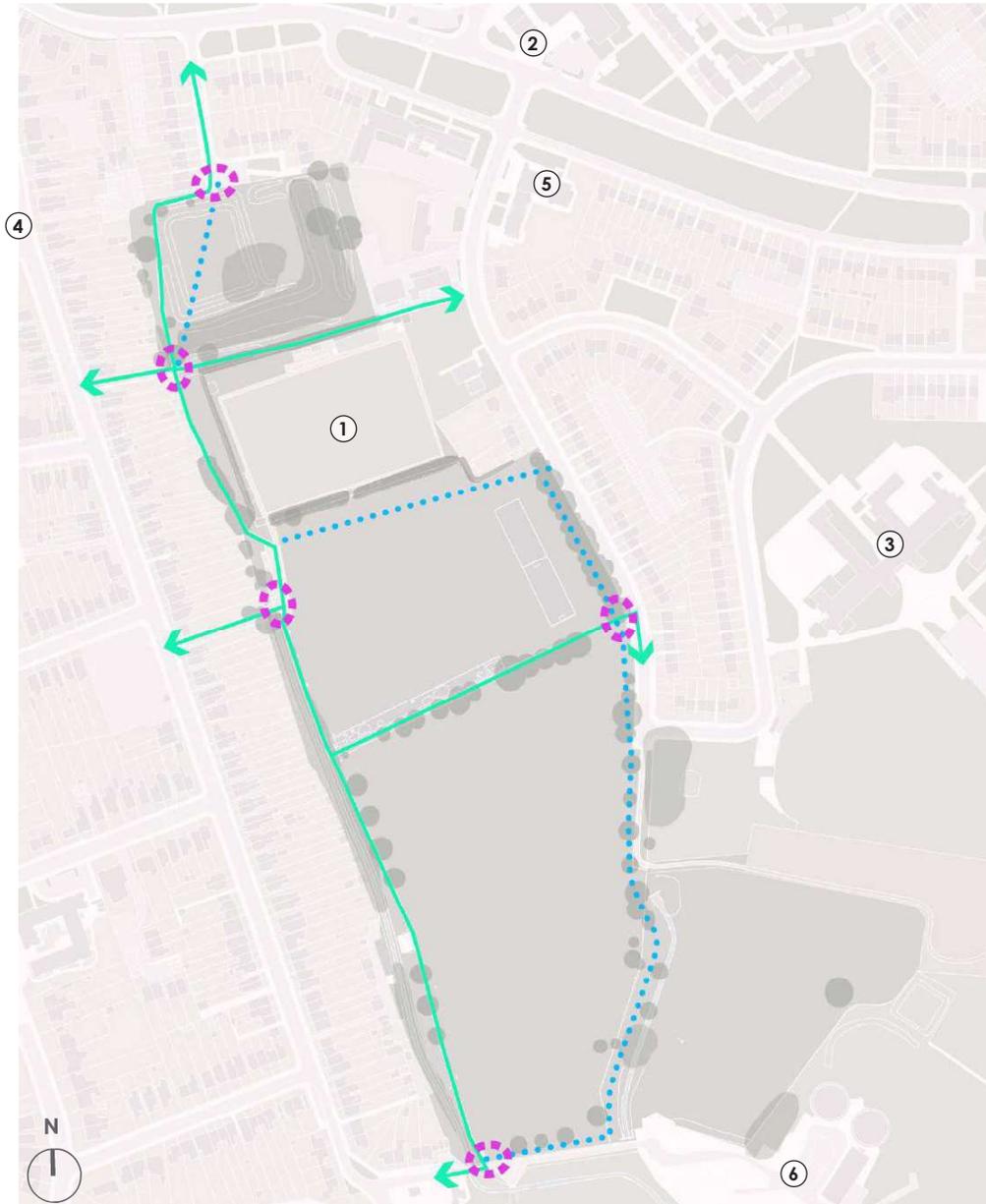
- ① Merstham Football Club
- ② Merstham Community Hub
- ③ Nearest local amenities; coffee shops, takeaways



The Site comprises a large recreational park within the village of Merstham, approximately 2km north-east of the town of Redhill. The Site is situated approximately 500m south of Merstham train station and 750m south of the M25 motorway.

The Site is bordered to the north, east and west by residential development and to the south by a sewage works and a large area of greenspace comprising grassland fields, woodland parcels and Mercers Country Park which includes a number of waterbodies including Redhill Brook and Mercers Lake. Merstham Football Club is located on the northern boundary of the Rec. Chartwood School is located 50m to the east of the Rec.

The Site consists of the full extent of the Recreation Ground indicated in red and also the adjacent open spaces including the Albury Farm Ancient Schedule Monument to the north of Merstham Football Club and the site of nature conservation to the south-east of the site, indicated in orange. Entrances to the Rec from Albury Road to the west and Bletchingley Road to the north will also be considered within the proposals to improve connections to surrounding residential areas.



Existing footpaths comprise a north-south route along the western edge of the Rec and east-west connections linking Albury Road with Weldon Way. The route to the north of Merstham Football club is via an alleyway which is not overlooked and intimidating for some people to use, particularly at night. The east-west footpath connecting Weldon Way to Albury Road through the Rec is indirect and other informal 'desire line' routes across the were Rec observed during site visits.

There is currently no circular paved route around the Rec which has been identified as a priority in previous public consultations.

All entrances to the Rec are currently uninviting and unattractive. There is an opportunity to create more attractive and welcoming entrances and improve signage, particularly from Albury Road where entrances to the Rec are easy to miss.

Key

-  Existing footpaths
-  Other apparent routes / desire lines
-  Site entrance

- ① Merstham Football Club
- ② Merstham Library
- ③ Chart Wood School
- ④ First Steps Nursery
- ⑤ St Teresas R C Church
- ⑥ Water Treatment Works



Primary entrance from Albury Road is poorly defined & lacks signage



Existing E-W route north of the Rec is uninviting, may feel unsafe using after dark.



Desire lines evident across Albury Farm Medieval Moated Site north of the Recreation Ground



Poorly defined entrances from the east over Redhill Brook with tall and unattractive fencing



Unattractive southern entrance



East-west desire lines evident to the north of the Recreation Ground



The majority of the Rec consists of amenity grassland with little ecological value. Leylandii hedge on the Football Club boundary and mature trees have negligible ability to support bat roosts.

The Redhill Brook watercourse is canalised with little habitat value. The channel draining surface water is also of low ecological value.

There is significant opportunity to improve the ecological value of the rec by creating areas of native and pollinator planting, native hedgerow and meadow. There is an opportunity to improve the watercourses running through the site, naturalising channels and introducing marginal planting and shingle beach. Swales and other SUDs features would also provide habitat for reptiles and invertebrates.

The area of land to the south-east of the Rec is part of the Holmethorpe Sandpits Complex Site of Nature Conservation Importance (SNCI). The SNCI consists of lagoons, ruderal communities, marsh, willow carr and rank grassland. It is selected as being of county importance for birds both as foraging and breeding site. Any proposals in this area would need to be carefully undertaken to avoid destruction of habitat.

Key

	Amenity grassland
	Existing Stream
	Improved Grassland
	Ruderal
	Scrub



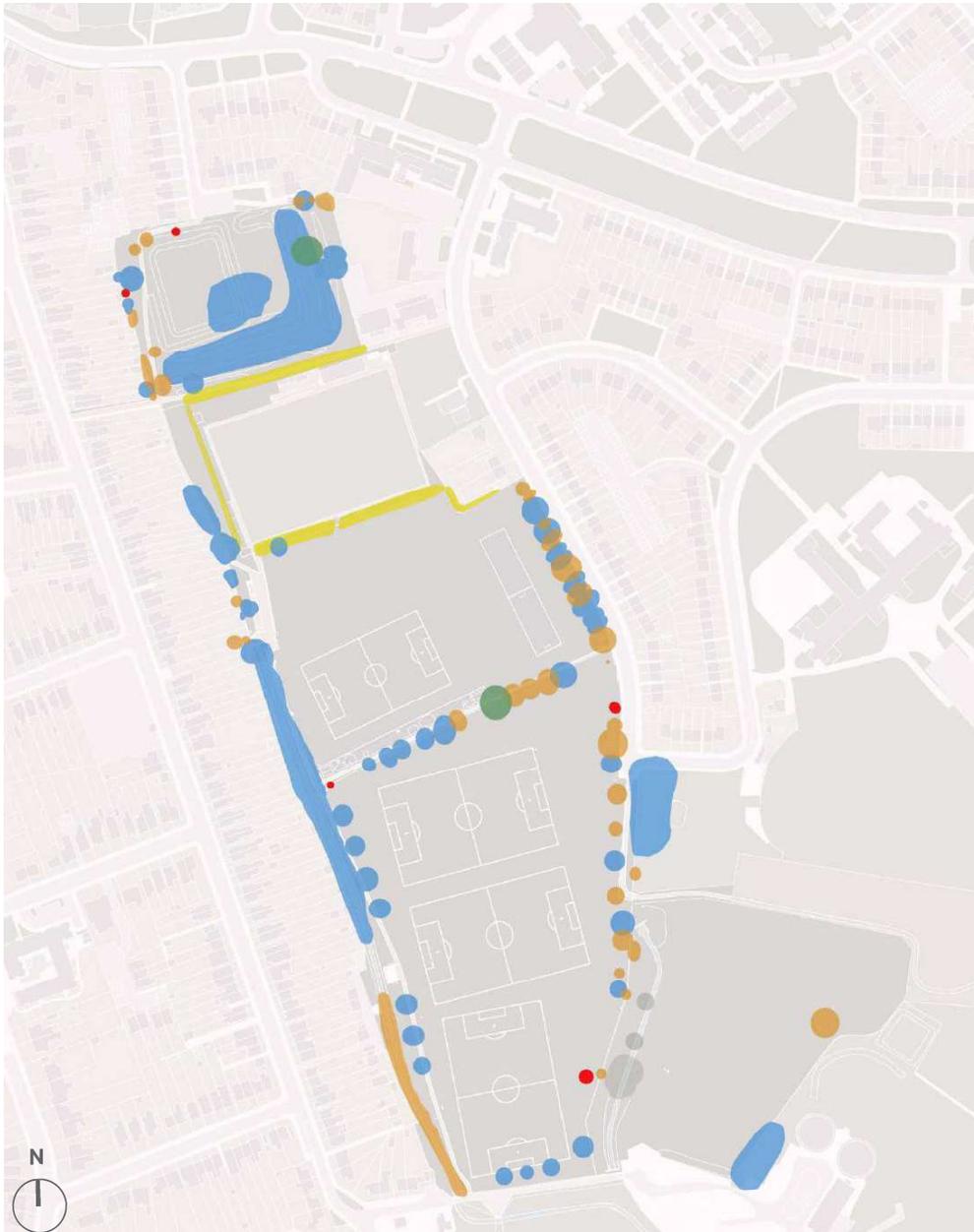
View east across improved grassland and drain east of the Recreation Ground



Scrub / woodland planting to the south and east edge of Albury Farm



The majority of the Recreation Ground is amenity grassland with low ecological value



The majority of the trees on The Rec are located at its periphery along east and west edges. A significant avenue is orientated east-west along the existing footpath along a historic field boundary.

A large group of category B tree is located along RedHill Brook to the west of the site. There is another significant category B group on the Albury Farm site to the north of the Rec.

The majority of trees are category B and C. Two Category A specimens are located in the middle of the Rec and the Albury Farm site.

The trees present a significant asset for the Rec, however proposals will need to be carefully developed to avoid level changes and foundations with root protection areas (RPAs). There is an opportunity for significant additional tree planting in the Rec as part of a long term tree strategy.

Key

- Cat A
- Cat B
- Cat C
- Cat U
- Hedge



Category B tree Avenue on the western footpath edge



Category B tree Avenue on Weldon Way edge



Tree avenue south of play area consisting of Cat.A, B, C specimens



Merstham Recreation Ground is generally flat with a gentle gradient from north to south. The ground levels range between 83.7m AOD and 80.0m AOD approximately. The sports pitches have a suitably gentle gradient.

The Recreation Ground has watercourses defining its west and south-east boundaries. The western watercourse is a culverted stream which emerges above ground to the north west edge of the Recreation Ground.

Another drain runs beneath Weldon Way before emerging as an open channel along the south -east edge of the site. This drain seems to serve the dwellings in Weldon Way, Sutton Gardens and Taynton Drive – and possibly St Nicholas School. These drains join close to the SE corner and the stream discharges into Redhill Brook approximately 180m further to the southeast. Redhill Brook is a tributary of the River Mole, in turn a tributary of the Thames.

The majority of the site is in fluvial Flood Zone 3 (FZ3), with a narrow strip of FZ2 on the west boundary and FZ1 over a small part in the SE corner. The EA's historical flood map show a record of flooding along the watercourse along the west boundary with the majority to the east unaffected. There have been reports of poor drainage to the sports pitches.

The FRA undertaken by GTA Engineers state the any raising of levels within the floodplain would have to be balanced by lowering levels elsewhere within the site. Any buildings set in FZ3A would have to be set 0.3m above the critical flood level.

Key

- ■ ■ ■ Approximate Extent of Recreation Ground with historical flooding
- Existing watercourse



The northern boundary of the Recreation Ground is the highest point with ground sloping gradually to the south



Redhill Brook forming the Rec/s west boundary is canalised limiting aesthetic & biodiversity value and ability to alleviate flooding



The channel to the east of the site has limited ecological value, is currently inaccessible and has limited additional capacity for storm flows



Recreational amenities in the Rec include a playground, a multi-use games area (MUGA), tennis court and a number of grass football pitches. The playground is approximately 30 years old and arranged in a linear form adjacent to the footpath running east-west through the Rec. The linear form results in a space which is not easy for children to use, with long distances between equipment.

The MUGA and tennis court are located together on the eastern edge of the Rec. The surfacing of both courts is in poor state of repair and the chain link tennis court fencing need replacing. Neither court meet Sports England space standards.

Full size sports pitches occupy the southern half of the rec, with junior pitches to the north. There is an opportunity to improve the current play space and reduce the amount of space dedicated solely to football and subsequently underused both in terms of time and demographic.

Key

-  Junior Field
-  Mini U9-U10 Field
-  Mini U7-U8 Field
-  MUGA
-  Tennis Court
-  Playground area
-  Football Field



Linear play area space makes it difficult for children to develop a 'route' for play



Existing MUGA is surrounded by grass, with low and high fencing



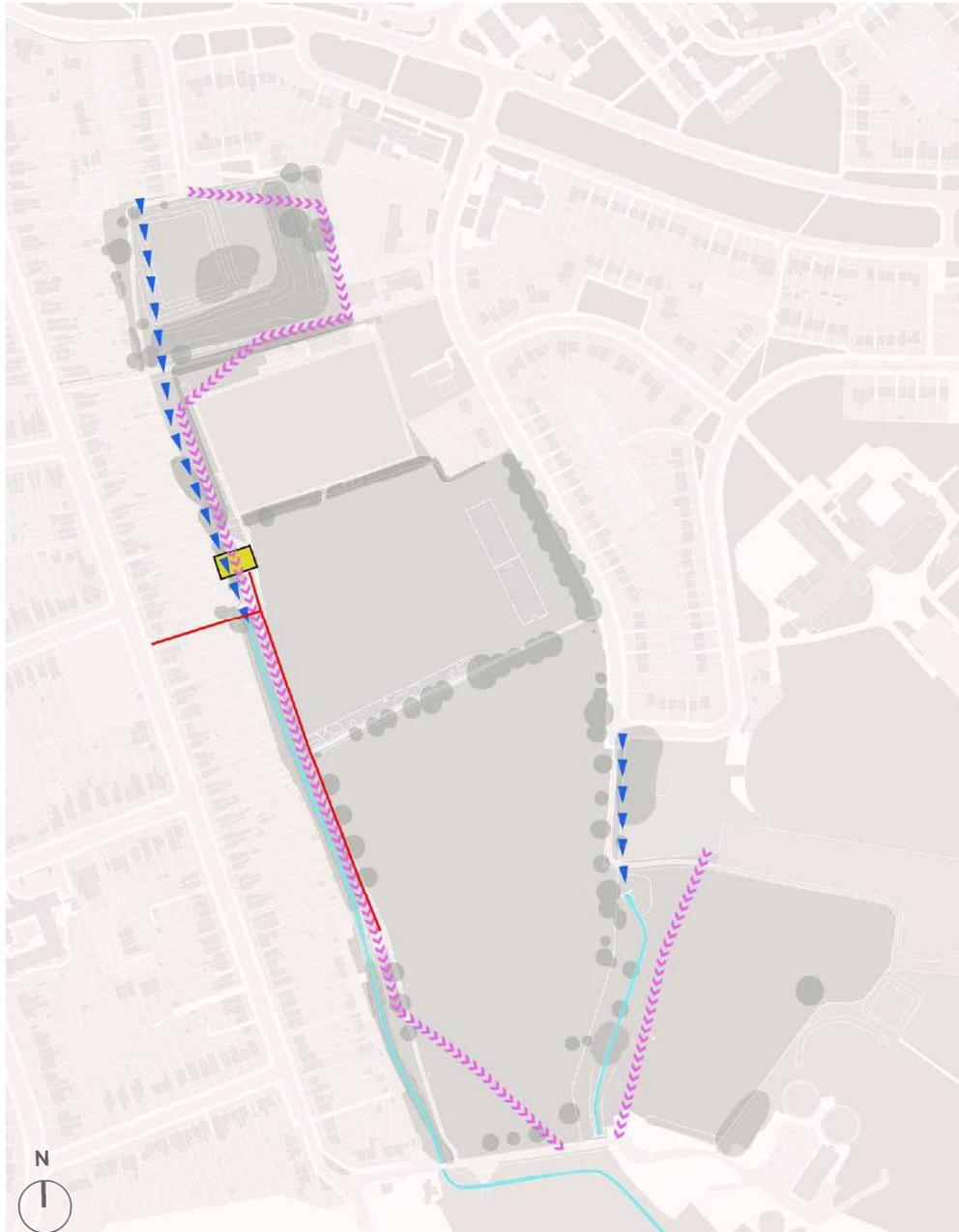
Existing MUGA and tennis court are not to standard size and need resurfacing



Existing changing room



Football pitches dominate the open space

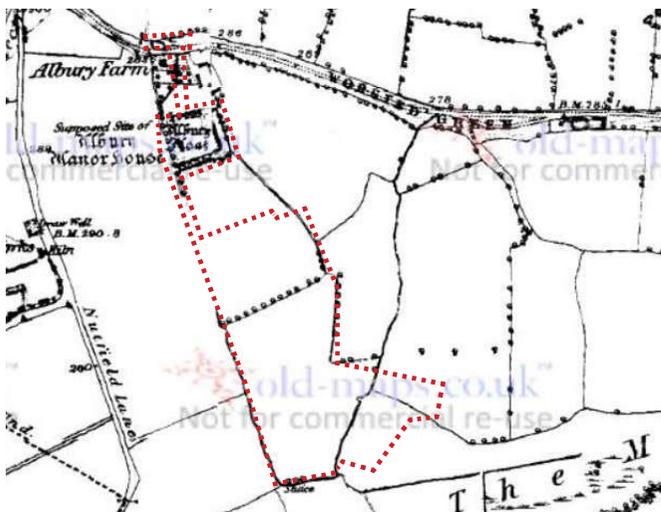


Surface and foul water services are located to the west and east edging of the recreation ground. The western foul water sewer crosses the south extent of the recreation ground into Merstham Sewage Treatment works located south-east of the site.

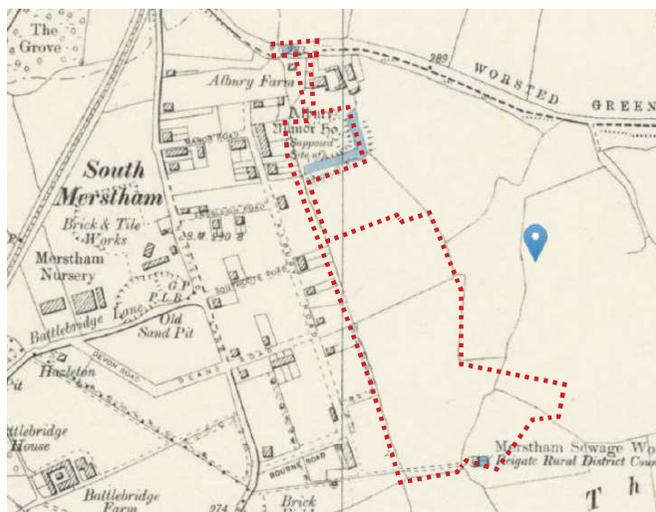
Surveys suggest no gas pipelines in the site area. Electrical connections are limited to the existing electrical enclosure and changing rooms to the west of the Recreation Ground.

Key

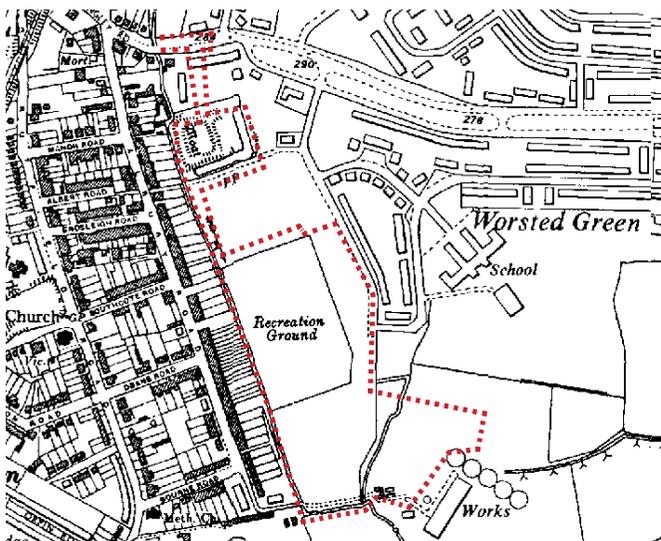
- Existing electrical enclosure
- Existing Stream
- Surface water sewer
- Foul water sewer
- Existing electricity connection



1874



1900



1961



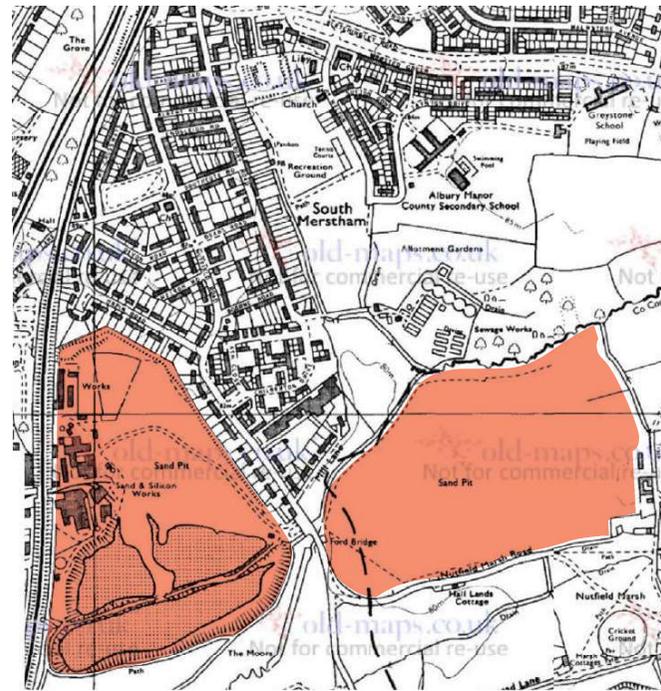
1983

Merstham Recreation Ground is located on former agricultural land to the south-east of Merstham.

By 1900 residential streets have been built to the east of Nuffield Lane defining the western edge of the current Recreation Ground. Brick and Tile works, chalk quarry and sand extraction pits were located to the west adjacent to the train line. Merstham Sewage Works had been built to the south-east of the site.

The Recreation Ground was first indicated as a rectangular plot on the 1935 OS map. By 1961 residential properties had been built to the east of the Recreation Ground, along Weldon Way Road. The School and residential properties had been built to the South of Bletchingly Road (known as Worsted Green)

By 1983 the Recreation Ground was similar in structure to the present day with tennis courts located in to the South west, an east-west path running along a historic field boundary and a pavilion (now demolished) to the north-west edge. There is no record of Merstham Football Club on the 1983 OS map so presumably this was built after this date.



The Stone Quarries

Field terraces on the southern slope of the North Downs overlooking the stone quarries at Merstham suggest the area was inhabited and cultivated perhaps as early as pre-Roman times. It is fairly certain that the Romans quarried here. The original entrance to one of the quarries was lined to form two continuous arches. Every stone in the smaller arch was inscribed with the Roman numeral VII and it is thought that the Roman VII legion was responsible for this quarry. Next we turn to medieval times and it is in this period that we are able to put names to the quarry masters of the area. Records prove that the green sandstone had been in more than just local demand. In 1259, in the accounts of the building of the King's Palace at Westminster we find, amongst the names of the purveyors of freestone, the name of Peter of Merstham. The price paid for the stone at this time was 6 shillings per cwt.

In 1360 John and Philip Prophete were appointed wardens of the quarries at Merstham and empowered to press masons and other workmen to prepare materials there for the works at Windsor Castle. Any man who refused was sent as a prisoner to Windsor.

In 1395 William Prophete supplied stone from the Merstham quarries for the building of Henry VII's Chapel in Westminster Abbey.

The next period in history when demand for Merstham stone was known to have been heavy was in the re-building of London after the Great Fire of 1666. It was used in the building of London Bridge and it seems inevitable that it was used elsewhere.

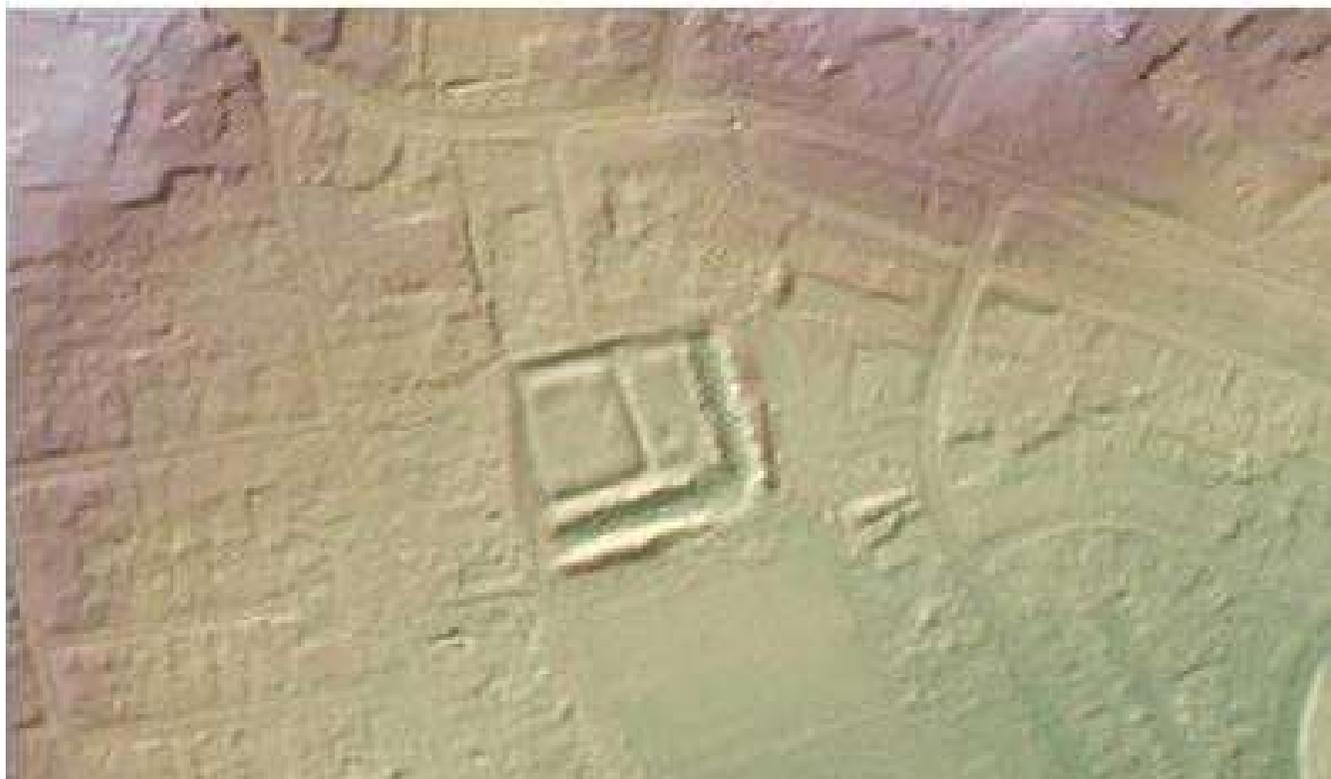
The Sand Quarries

South of the site is the Nuffield Marsh Nature Reserve.

Historical records indicated a wetland had existed here for over a thousand years.

The wider area surrounding the Moors, was extensively worked for sand and minerals for many years before Surrey County Council promoted an environmental enhancement initiative in the 1990's

Council promoted an environmental enhancement initiative, in association with the four companies operating in the area. This partnership became known as the Nuffield Ridge & Marsh Project. It created a shared vision for the area, and implemented a series of restoration and enhancement schemes including the Moors project – the creation of a new wetland nature reserve.



LIDAR showing Moat at Albury Farm Medieval Moated Site

The monument at Albury Farm includes the inner and outer banks and ditches of a medieval moated site together with the area enclosed by the ditches on which buildings are considered likely to have stood. Moated sites are generally seen as the prestigious residences of the Lords of the manor, the moat marking the high status of the occupier but also serving to deter casual raiders and wild animals. Most moated sites were constructed in the period either side of 1300 AD, and historical documents exist which confirm that the manor house of Albury existed in the 13th or 14th century, at which time it was in the hands of the de Passelle family.

The earthworks form an inner, square moat within which would have stood the manor house itself, and three sides of an outer moat. The fourth side of the outer moat was formed by the stream, now ducted underground, which formerly flowed from north to south on the western side and which filled both the inner and outer moat with water. Earthen banks, some of impressive proportions, survive both around the edge of the moat island and on the outer edge of the outer moat, although they have been partially slighted at the south-east corner, perhaps at the same time as the house of Albury Manor was demolished around 1750.

The tarmac path leading across the southern side of the scheduled area, the benches on the western side and the surrounding fencing are all excluded from the scheduling, although the ground beneath the path and benches remains included.



Below ground services and culverts present a possible constraint to development. The watercourses to the west and south-east of the site are not celebrated and present an opportunity for improvement, however any works in these areas will require consultation and sign off from the Environment Agency (EA) and Surrey County Council (SCC) which may present programme risks.

The site to the north of the Rec is Albury Farm Ancient Scheduled Monument, any proposals in this area will be subject to Historic England (HE) sign-off and archaeological watching brief during construction.

Existing sport pitches in the southern extent of the Rec need to be retained. All proposals to relocate existing sports pitches in the northern section of the Rec will be subject to Sport England (SE) approval.

The site consists of many existing mature trees, limiting works which can be undertaken within root protection areas (RPAs).

Key

-  Existing services
-  Existing culverts
-  Existing watercourses
-  Root Protection Area of existing mature trees
-  Albury Farm Ancient Scheduled Monument
-  Existing sports pitches to be retained



There is an opportunity to review existing footpath network in the Rec, improving existing footpaths and creating a new circular walk around the rec and formalising existing desire lines. There is an opportunity to improve links across the Rec and improving the route linking the Rec to Brook Hill open space and north to the train station and town centre.

Existing entrances are unwelcoming and the east-west connection north of Merstham football club is uninviting and not overlooked.

There is an opportunity to create a new community cluster of amenities including play, ball courts, youth, fitness and community garden spaces with a new community building with a cafe kiosk at the heart of the Rec.

There is an opportunity to improve the biodiversity and natural character of the Rec. The water courses would benefit with widening and naturalisation of the channels with native planting enhancing ecology. Platforms and boardwalks what provide opportunities for people to access and enjoy the water. Enhanced planting throughout the Rec will enhance biodiversity, improve natural character and create more intimate spaces for quiet enjoyment and enhancing connection with nature.

Key

-  Opportunity to improve existing entrances
-  Opportunity to improve existing routes and formalise desire lines
-  Opportunity to provide a circular walking route around the Rec
-  Opportunity to create a community cluster of amenities
-  Opportunity for new building with cafe kiosk, toilet and changing rooms as a focus for the community
-  Opportunity to improve the existing streams from an ecological, recreation and aesthetic perspective
-  Opportunity to enhance natural character of the Rec
-  Opportunity to improve current sport pitches in terms of drainage and playing surface

LISTENING



The consultation process has been critical in allowing the design team to understand the key aspirations and requirements of all the residents and end users, as well as identifying and defining Merstham Recreation Grounds strengths and weaknesses to inform the key design decisions and priorities for the regeneration of the Rec. This consultation process will continue into the next stages of work and will help inform the design development and evolution of the overall scheme.

The consultation process to date has helped to engender a sense of inclusion for those most closely impacted by regenerating the site, to develop a sense of ownership and encourage a sense of collective cooperation as there will inevitably always be some conflicting thoughts and ideas.

A time line of consultation events is provided below identifying those groups who were consulted. We have provided further information on how and what we presented, as well as some of the key feedback and comments we received from the main groups consulted.

Focus Group

- 2021.04.01 Focus Group event 1
- 2021.04.28 Focus Group event 2
- 2021.07.27 Focus Group event 3
- 2021.10.27 Focus Group event 4

Reigate & Banstead Borough Council

- 2021.03.08 Site Visit and Meet
- 2021.04.22 Greenspaces Review of Initial Ideas
- 2021.09.15 Greenspaces Review of Initial Play Proposals
- 2021.09.22 Surrey County Council, Wider Drainage Proposals
- 2021.09.24 Greenspaces Review of Initial Developed Proposals

Wider Stakeholders

- 2021.03.16 Facebook Q&A, Wider stakeholder Event 1
- 2021.04.21 Historic England Consultation
- 2021.05.26 Merstham Park School, Years 7-9
- 2021.06.02 Wider stakeholder Event 2
- 2021.07.31 Public Consultation
- 2021.11.21 Merstham Park School, Years 7-9 - follow-up

Initial designs

To help to start people thinking about what the improvements might include we have prepared some initial ideas about how Merstham Rec might look and what it might include. Dependent on the feedback you give and the money available, these plans will develop and change over time.



- Key:**
- | | | |
|--|--|--|
| 1. Entrance | 8. Community field | 15. New car park |
| 2. Retained and improved moat | 9. New changing rooms and community space | 16. Upgraded football pitches to meet FA recommendations |
| 3. Merstham Football Club | 10. Community orchard and wildflower area | 17. Wide path for walking, cycling, running path |
| 4. Improved car park | 11. Community garden with grass, plants and paving | 18. Existing trees |
| 5. Outdoor gym | 12. Play area | 19. Existing drainage ditch |
| 6. Mounds to reduce impact of tennis courts/ MUGA on homes | 13. Tree avenue walkway | 20. Timber bridge |
| 7. New MUGA/tennis court with low level lighting | 14. Landscaping and planting | 21. Ecological / nature walk |



- Key:**
1. Merstham Football Club
 2. Community orchard
 3. Community garden
 4. Park entrance
 5. Play area
 6. New pavilion
 7. Community event space

www.reigate-banstead.gov.uk/MersthamRec



Phase 1 of the public consultation was undertaken by Reigate & Banstead Borough Council (RBBC) in September and October 2020 in advance of Turkington Martin being appointed. The aim was to get initial feedback from local people about how they use the park, their likes and dislikes about the park in its current form and their preferences for future facilities.

Phase 2 of the consultation will take place in 2021. It is likely to include some small group discussions with local residents and representatives from groups in the community as well as a second public survey to ask residents their views on the developed design.

The consultation took place through a survey which was delivered to 2,900 homes in Merstham, publicised online through social media and the council's website, and promoted through local media. The council also emailed the survey to local community groups, such as sports clubs, older people's groups and children's or family support groups.

654 people took part in the main survey, the vast majority being people who lived in Merstham.

Results from the survey are illustrated in this section, with key findings summarised below:

1. Participants describe Merstham Rec as an important but underused asset providing a vital and convenient outdoors space.

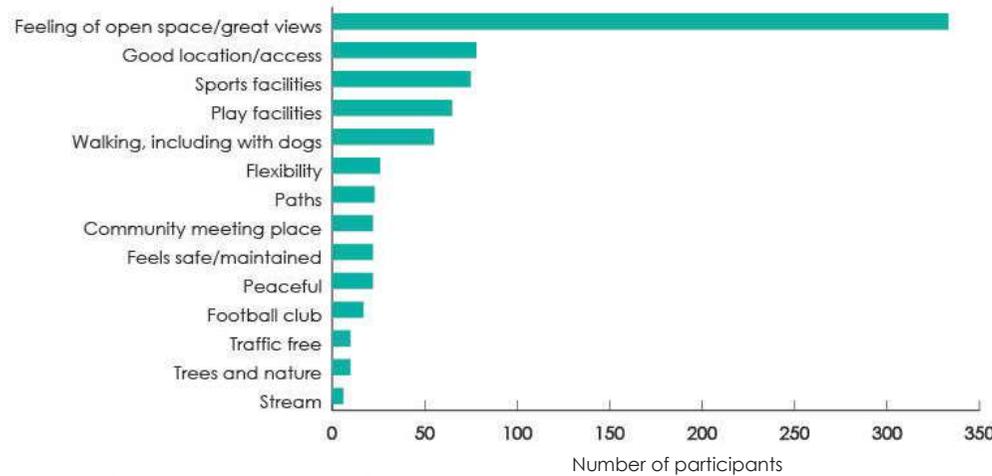
It is a place that **provides a link with nature, for exercise, fresh air, to meet others and a place to enjoy solitude**. In an area where many residents report they lack their own outdoor space of their own, participants felt these were especially important.

2. In the young people's survey, top uses for the Rec were **meeting friends, using the play area** and leisure activities such as **exercise or playing sports**.

3. The Rec's biggest asset at the moment, according to participants, is the feeling it gives of being in a **wide open space with views of the countryside**. People also said they liked that it gave them convenient access between different parts of Merstham and from various entrances. Others enjoyed the sports and play facilities.

4. Participants were **most critical of the current provision for children and young people**, which they felt was inadequate and in a poor condition. They also felt the park was in general need of an update and that litter was a problem.

what do you Like best about the Rec?



"I like that you are in a large green area with a view of the hills. It feels like you've escaped from the city."

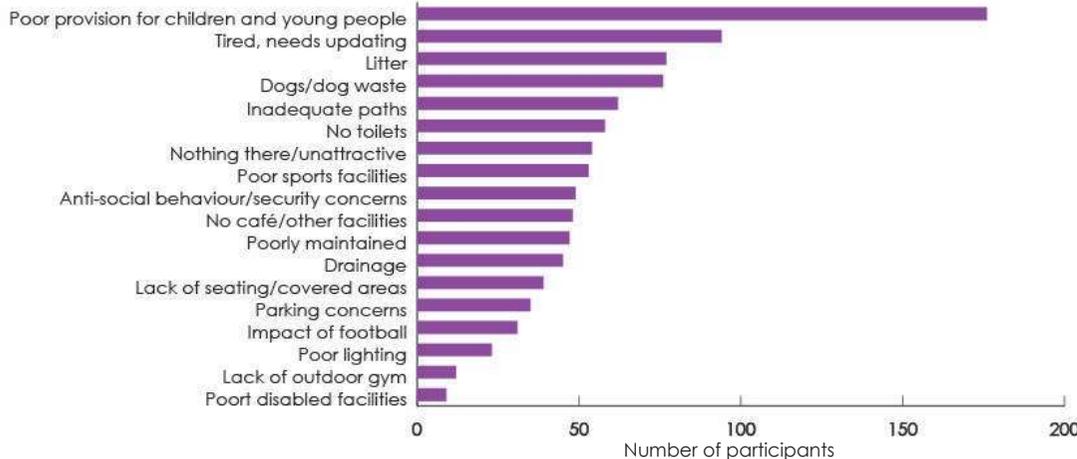
"The kids like putting leaves and sticks through the railings into the stream to see them float away. I like the trees by the playground and along Weldon way."

"it's where I play football with Merstham Ladies FC and I enjoy our community atmosphere, how friendly other users of the site are and that there is always something going on"

"It is a friendly place to go and play sports, e.g football tennis or just chill out with your friends."

"We like the greenery, having access to a free tennis court, the convenience of it and seeing everyone enjoying the park."

What do you Dislike about the Rec?



"The playground is old, a weird shape and in a bad location."

"There isn't anything for teenagers to do. We need a skate park and maybe a cafe to get a drink."

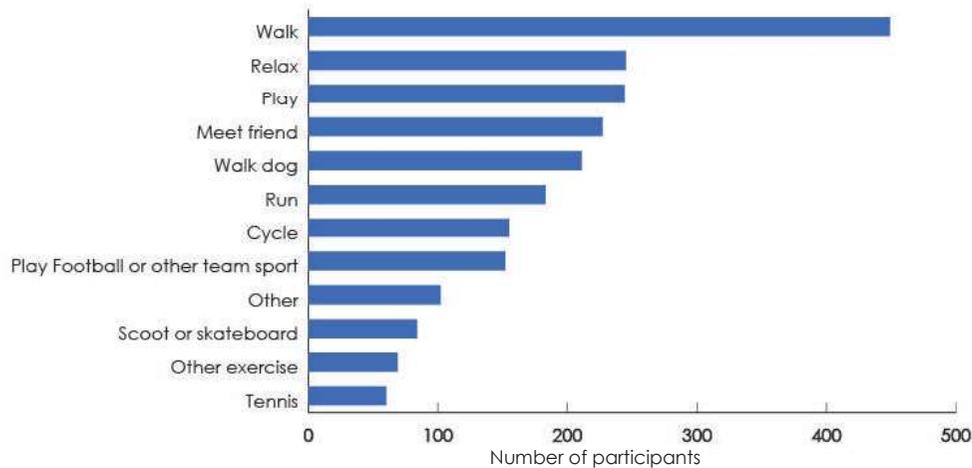
"They do not cater for disabled like myself, no toilets, pathways are horrendous. List is endless."

"The drainage, especially in winter makes a lot of the green area unusable."

"individuals on benches drinking alcohol when children are in the park."

"No night lighting means I don't feel safe walking through the park when it's dark."

What do you do in the park?



"I normally go there for a nice walk. The trees, the views, the birds. It's a lovely spot."

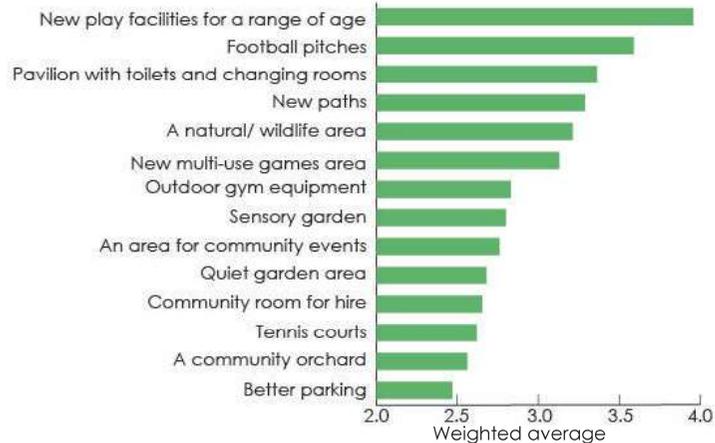
"Get good use from the children's play area in general but would warmly welcome an upgrade."

"A great park to walk dog & meet other dog owners."

"Park for my daughter, space to walk/run for myself and my wife, basketball and football court"

"It's the hub of Merstham sport, I've been playing football for over 50 years now down the rec and still enjoy spending time there with my son."

What would like to see at the Rec?



"There isn't anything for teenagers to do. We need a skate park and maybe a cafe to get a drink."

"I think a cafe in the pavilion would be hugely beneficial to the community and a real attraction to the park. As a new mum, I know that a cafe would be appreciated by other parents and families in the area."

"Got to have better pathways, most time I can't watch the kids football or training as the pathways are so bad or grass, my mobility scooter can't do that"

"the kids playground is looking very tired and needs updating."



A Focus Group has been established by RBBC that has been an effective platform for the design team to consult with. The Focus Group members have diverse interests including access to inclusive play and toilet facilities, improved ecology and opportunities for nature as well as dog walkers.

Throughout the design period there have been a number of online Focus Group consultation events. At the outset, the discussion topics and themes were very broad to help get an understanding of local priorities. As the design developed the Focus Group discussions narrowed to provide more specific comments on more detailed design ideas to help ensure that the Recreation Ground proposals represent local needs and priorities.



The first Focus Group event allowed us to introduce some of the key themes and requirements that emerged from the first, wider consultation event. These were:

- Paths
- Water
- Play
- Nature
- Sport & Fitness

We presented ideas around potential path networks and access points which has been identified as a key improvement that could be made to the site. There were discussions around creating a circular route, as well as providing new paths that respond to desire lines, particularly in the north of the site.

The possibility of access to water, using the sites two water courses that bound the east and west boundaries was introduced, as well as through sustainable drainage systems. This proved to be a popular concept with residents that touched on themes around access to nature and education.

Different play themes were discussed, including linking play concepts back to the local areas quarrying heritage. There was a strong desire to ensure that the play area includes access to nature, but is also accessible to all ages and abilities.

Sport and fitness were also considered. The concept of an outdoor gym was well received, however, there was no strong direction on whether this should be located in a single point, or as a wider trim trail.

This feedback was used to help identify priorities for the emerging site and spatial plans.

"My main concern is surfaces. Those with mobility issues or wheelchairs users will need a decent path not bark, mud etc. They will need a hard surface of some sort"

"The stream (Redhill Brook) is an extremely underutilised feature. Would be great to open up the stream. Will need to be safe for children."

"Please think of flooding, there's an issue of flooding at the south of Weldon way"

"As Merstham Park school grows, there will be more and more teenagers using the park, as it is right next to the school. We need to ensure there are spaces suitable for them, so they are not just sitting and hanging about on the young children's play areas"

"Can we have space for outdoor yoga and Tai Chi?"

"Other thing to consider is management. I see the park rangers killing off the wildflowers with weed killer fairly regularly."

"Lighting for safe exercise as dusk?"

"Any landform areas would be good, to remove the sense of just one large open field."

"Sensory garden/trail I think is a great idea and something that everyone would enjoy"

"Different 'rooms' is a good idea, particularly thinking about getting girls to use the park. There is research that young and teenage girls are more unlikely to use parks which are wide open spaces. Boys are more likely to use them because of ball sports etc. We need a balance."



central green



meadows and water



central hub

"Green area for an activity needs to be a quieter area than it looks like on the plan at the moment. For something like yoga and tai chi, you don't necessarily want to be near the pavilion and busy area"

"Outdoor gym and youth space next to the pavilion is not great because proximity of outdoor gym and play area are too close. Based on Memorial Park experience, better not to do this and to have gym dotted around the park."

"Why not refurb the existing tennis court and MUGA if money is an issue and leave them where they are"

"All the stuff is compacted at the top"

"I prefer the water features on this and the layout of the play areas etc. But having all the pitches in the bottom half results in a big open space that's just pitches"

"Find a way of breaking up the adult gym area so that it breaks up the intensity – again for older people."

"Need more toilets "

"Changing rooms look bigger than needed. It's out of proportion from the need."

"please don't make the toilets too small. Would be great to have more than one but agree that this shouldn't compromise the disabled access"

The second Focus Group event allowed us to introduce the emerging spatial layouts for the Recreation Ground. Three different approaches were presented and discussed:

- Central Green
- Meadows and Water
- Central Hub

The strengths and weaknesses of each were considered by the team and a number of key priorities were reinforced from the feedback including:

- Providing quiet areas
- Community orchard
- Trim / exercise trail
- Providing improved access to nature
- Creating a connection to water, if it was safe

Of the three approaches, there was more interest in the Central Hub approach. This was considered to be the most 'transformative' of the approaches, creating a new central heart to the Recreation Ground. This approach provides different ways to access water through sustainable drainage and swales, as well as looking to improve connections to the channel on the east.

There were some concerns raised about the approach that needed to be considered by the design team:

Adjacencies of use; there was a concern that having children's play so close to the youth space would cause issues.

It was felt that everything was being concentrated to the north of the site and that some activities should spread further south.

Size and scale of the pavilion; it was providing 'too much space for football' and was not commensurate with the overall community use.

More toilets should be provided.

This feedback has been considered through the design process and development of the emerging landscape design.



Focus Group event 3 was the first opportunity we had to show detailed landscape proposals for the site and explain some of the key proposed interventions, as well as how we had responded to previous feedback.

We were able to explain how the proposed Community Hub, centred around the new pavilion building, would work in relation to the play area, outdoor gym as well as the tennis courts and MUGA improvements. We were also able to provide feedback on our consultation with the local school children and their key aspirations for the regeneration proposals. We discussed the importance of a youth shelter and more free form opportunities learn, play and exercise and how a new Parkour course would help provide this, which the Focus Group were very supportive of.

As well as showing the 'whole' proposed works, we presented the key priorities to be delivered which include: all weather path network, new play area, youth areas, gym, trim trail, associated furniture – bins, seating etc, planting (trees and woodland), orchard, drainage (swales), pavilion (changing rooms, kiosk and toilet provision). We also discussed the proposals for works including how the community garden could be developed.

The Focus Group appreciated the honesty of these discussions and agreed with the priority areas identified.



to be updated

A focused online workshop was set-up with Years 7-9 pupils at Merstham Park School. At the workshop a number of themes were discussed:

Layout

Play concepts

Exercise and fitness

Places to sit and meet

The pupils were broadly supportive of the overall layout including improvements to access to water, improved paths as well as the implementation of new planting and trees. They also expressed the importance of well located litter bins in an effort to help reduce litter across the recreation ground.

We presented different concepts for the play area, including more natural play, colourful play as well as building on the sites quarrying heritage. There was a broad agreement that colourful play may look dated and appeal only to younger children. The pupils favoured a more natural approach to play and play equipment aesthetics.

The pupils were shown options for table tennis, basketball and climbing but felt these activities were too 'prescribed'. They favoured the Parkour equipment / installation, shown opposite, as it 'looked cool' but also offered flexibility in how it could be used as well as providing an on-going challenge as they connect movements between different 'obstacles'. As part of the exercise and fitness conversation, they also supported a central gym over a trim trail. They discussed the benefits of having a gym that would act as a social space and setting, as well as for exercise.

Of main interest and desire for the pupils was the inclusion of a shelter. They clearly articulated the importance of this as part of the way that young people socialise, in all weathers.



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Working with you to improve Merstham Recreation Ground

Improving Merstham Rec

The Council is investing £1.5m to refurbish Merstham Recreation Ground, which we plan to complete by 2022.

It is really important to us that we deliver improvements that you want.

So, last year we undertook a survey of local residents and users about what we might do in the Rec.

We received a fantastic response with over 700 local residents and groups completing our questionnaires – a big thank you to everyone who took part!

Your feedback was really helpful in helping us to understand what you like and don't like about the Rec and what you would like to see in the future.

Since then we have been really busy.

We have appointed a professional design team to take the project forward.

We have set up a residents' focus group to talk to the design team about different ideas and solutions.

And we have been talking to lots of groups: Age Concern, Café Mix, Merstham Baptist Church, YMCA, The Environment Agency, Surrey County Council, Merstham Football Club, Merstham Cricket Club, Merstham Millennium Trust and Merstham Community Facility Trust, as well as children from Merstham Park School.

We are now excited to share the emerging ideas and plans with you.



The Vision for Merstham Rec

Our vision

Building on what everyone has told us we have developed a vision for the Rec. We want to create a high quality and valued green space for Merstham that will offer something for everyone. We want it to be a place to meet, socialise, play and be active and a place where people can enjoy access to nature and relax.

Our objectives

To help deliver this vision we think that it is important that we:

- Provide high quality play for children and young people of all abilities
- Create more opportunities for local people to participate in a range of sports
- Help local people who do not participate in sport to keep fit and active through informal activities like walking
- Create different places for people to meet and to come together as well as quieter places for people to enjoy
- Protect and enhance the natural environment and people's access to nature.

We also want to ensure that what we do is:

- Inclusive to ensure as many people as possible can enjoy the Rec
- Environmentally sustainable
- Safe
- Easy to maintain.



The masterplan

The masterplan for Merstham Rec shows how we will deliver the overall vision for the site including what we propose and where things will be.

A hub for the community

A key part of the Master Plan is a new community hub at the centre of the Rec, which will be the focus for a range of activities centred around a new pavilion building.

Within the hub will be a series of linked but dedicated spaces for children to play, for young people to hang out, for people to keep fit and active or to just sit, meet and relax.

All-weather pathways

A series of new all-weather pathways will be provided. These include two new routes through the park - one connecting Albury Road and Weldon Way / Taynton Drive, and the other a circular path around the park.

New planting

Informal planted and wooded areas around the Rec's edge will provide somewhere that people can sit and enjoy nature and opening up the water channel to the east of the site.

Sports pitches

Importantly a large area will be retained for grassed pitches, which will be reconfigured to play mini, junior and adult football throughout the winter and cricket in the summer.

- Improve drainage (with swales)
- New pavilion. Include changing rooms, toilets and a café kiosk



New all-weather paths Planted and wooded areas Swales to improve drainage

The masterplan



Delivering the Rec refurbishment – key priorities

Based on what local people have told us and the total budget that we have, we are proposing to deliver an exciting range of new things in the Rec which are shown within the area marked red on the plan. This includes:

A new pavilion

With a refreshment kiosk to provide drinks and snacks, toilet facilities and two sports changing rooms.



Improved paths

Providing two new all-weather routes to connect Albury Road and Weldon Way and a route around the edge of the Rec.



A community garden

A community garden with an orchard and a central green with a picnic area.

Improved drainage

Introduction of swales (sunken areas that are planted) to help drain and store water around the Rec. These will help reduce flood risk and improve local biodiversity.



Wildlife areas

Planted and woodland areas to improve biodiversity and places for people to sit and

A play area

An exciting new play area to cater for children of all ages and abilities, with both formal equipment and more natural areas, and including equipment aimed at under 5s and 5s to 11s.



A youth facility

A dedicated place aimed at children from age 12 and over, with a youth shelter and parkour area for the over 12s, will provide something very different from elsewhere.



Equipment to keep fit

A dedicated gym and a trim trail for people of all ages to keep fit and active



Improved grass pitches

We will look to improve the quality of the grass pitches and through a slight re-design we aim to make better use of them and to introduce other sports, like providing a cricket pitch.

Have your say

What do you think about these ideas?

A consultation event, to present the emerging design, was held as part of the 'Big Community Day' at Merstham Football Club. All of the proposals were on display, including plans for the pavilion and indicative ideas for the play and youth space.

There were mixed responses to the proposals, often contrasting opinions about the impact on the sports pitch provision. A number of residents, associated with Merstham Football Club, were concerned about any loss of sports pitch provision.

This was in contrast to considerable support for the proposals, with residents supporting the new and enhanced activities proposed including the walking routes, play and youth areas and enhanced ecology and access to water.

It is clear that a balance of uses across the Recreation Ground is desired, but there will be a vocal group that do not support any proposals for the regeneration of the open space.



DESIGN PROPOSALS



Vision:

Merstham Recreation Ground to be a flagship open space within the Borough

Principles:

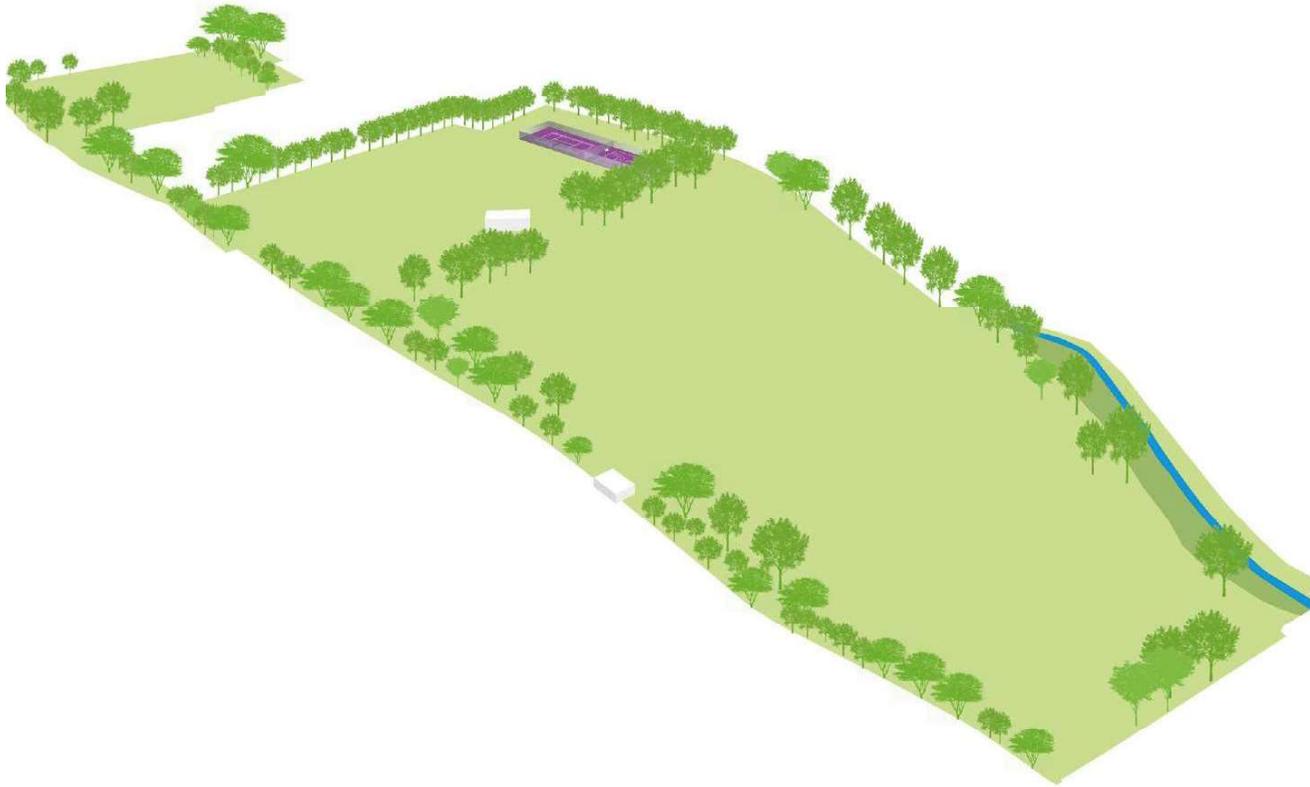
- Environmental Sustainability
- Improved Health and Wellbeing
- Accessibility and Inclusivity
- Safety and Legibility
- Community Ownership
- Easily Maintained

Objectives:

- Better opportunities for local people to participate in a range of sports
- Help local people keep fit and active through informal activities
- Provide quality play for all
- Opportunities for community and social interaction
- Enhance the natural environment and biodiversity

At the outset of the project, the client (RBBC) provided a brief, consisting of a clear Vision Statement, supported by a set of Principles and Objectives.

This brief has been used as a 'touchstone' throughout the design process and referred to during all consultation events.

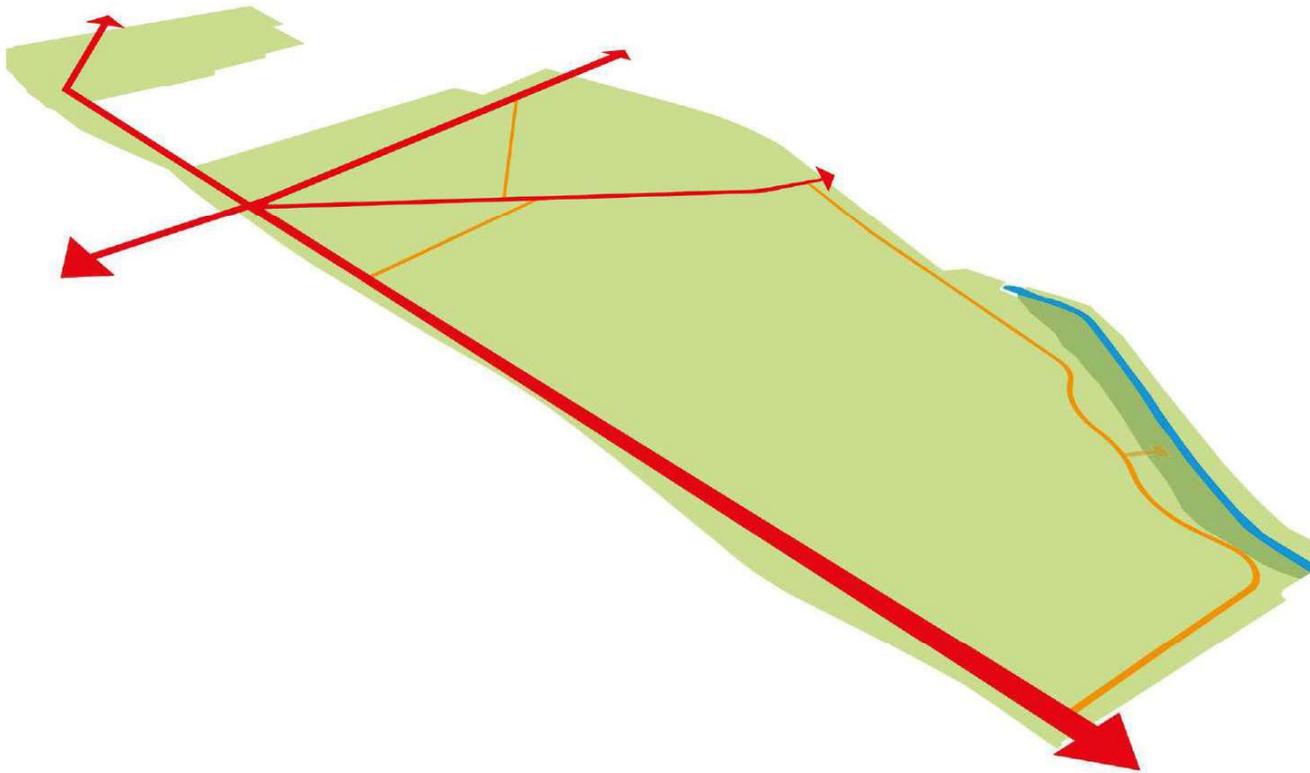


At the outset of the design for Merstham Recreation Ground, strategic landscape design interventions were identified to help address the points raised during the consultation process by local stakeholders and residents, as well as delivering on the principles established as part of the brief.

The main points can be summarised as; improved walking routes, better access to nature and water, improved access to play for all ages and abilities, improving health and well-being opportunities through passive and active interventions and enhancing the use of the Recreation Ground for a wider range of users.

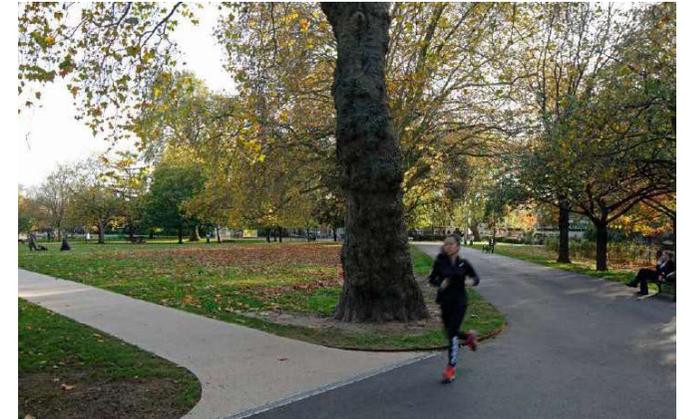
These are described in more detail on the following pages under the headings of:

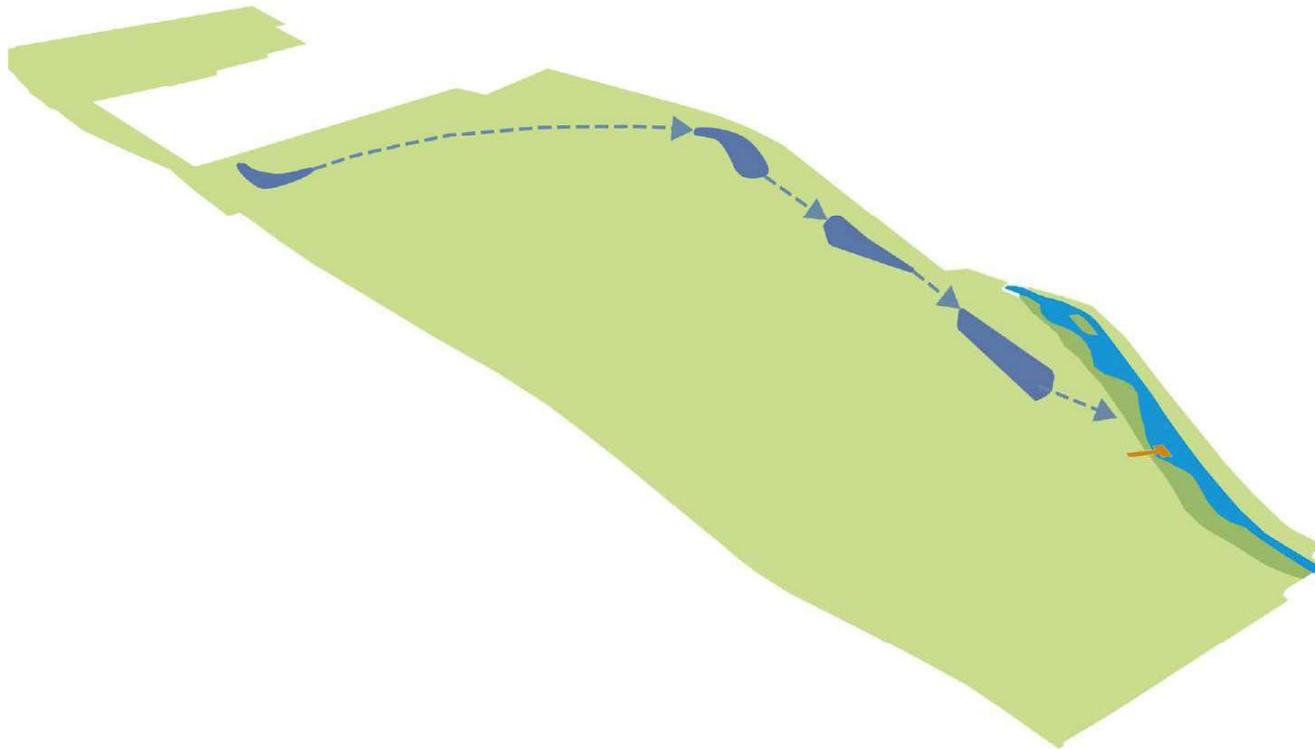
- Routes
- Sustainable Urban Drainage (SuDS)
- Planting
- Amenities



Improving access through, across and around Merstham Recreation Ground has been a key aspect of the design process. The site has a good north / south connection, which is to be retained, whilst new east / west routes will formalise desire lines and establish a new framework to the site.

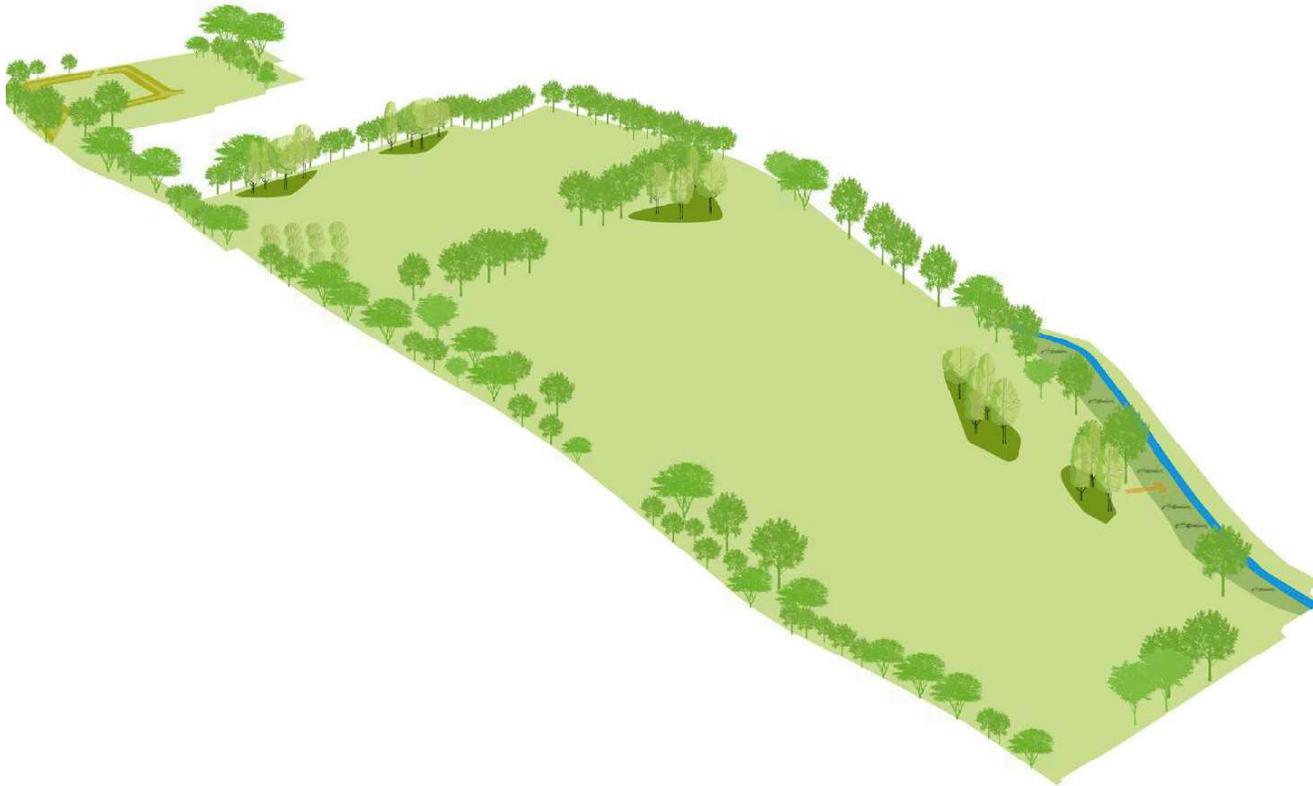
A circular walking route was also a key priority for many stakeholders which will help open up access to the wider site for all ages and abilities.





Improving the immediate sites impact of localised flooding is considered alongside how the new landscape interventions to the Recreation Ground can contribute to the wider areas flood resilience. A network of swales will improve the drainage of the Recreation Ground, which will also provide playful interventions and new habitats for wildlife. This will connect to an improved water channel to the east of the site which is widened to increase surface water capacity.





Planting will be used to inform and enhance the framework of spaces and amenities provided as part of the regeneration proposals, without creating a 'formal appearance' that would dramatically alter the character of the site. New woodland copses will help frame views to the Surrey Hills on the east, native shrubs will enclose the play area and planting to the water channel and swales will improve local biodiversity. Several specimen trees are proposed to reinforce routes, similar to existing tree lines and a new community orchard is proposed.





Providing a range of uses and amenities to serve a wide range of ages and abilities has been integral to the regeneration proposals. Key to the regeneration proposals is the creation of a new central hub which will provide play, fitness and social facilities, at the heart of Merstham Recreation Ground.

The importance of the Football pitches to the local community is understood and are retained, alongside a new cricket wicket and trim trail to maximise use of the Recreation Ground in all seasons.





By establishing clear landscape design strategies, it has allowed the design of the regeneration proposals for this significant open space to develop as a clear composition of interventions.

The intention is to expand the uses of the Recreation Ground, providing a better balance between the need of sports recreation and passive uses, improving facilities for all ages and abilities and creating a clear identity to the site that instills a sense of pride amongst the community that it serves.

It is also the intention that these 'core' interventions of the regeneration proposals provide a framework for any future works that could take place as funding, local stewardship and local needs emerge.



The landscape design has been developed in response to stakeholder comments and feedback, throughout the design process.

The design creates a new central hub to the north of the Recreation Ground, creating a focal point for activity and recreation opportunities which radiate around the pavilion, creating a heart to recreation ground and local community.

A new series of paths are created to the north of the site, which help to improve the east / west connections between Albury Road and Weldon Way / Taynton Drive. These new paths also contribute to a new circular walking and fitness route, created by a new south and eastern path adjacent to the water channel and allotments that connect to the existing north / south path to the west of the site. This new route is edged with new swales and woodland planting, creating quiet areas away from the central sports pitches.

Sports pitch provision is retained on site with a junior pitches (9x9), a mini pitch (5x5) and two adult sized pitches. Additional junior pitches (7x7) are provided by overlapping the adult pitches and larger junior pitch, creating flexibility in the site offer.

A new cricket wicket is also introduced which utilise the site during the summer months when the football pitches are not in use).

- ① Pavilion
- ② East / West path
- ③ Circular path
- ④ Fitness trail
- ⑤ Woodland / planting areas
- ⑥ Community orchard
- ⑦ Swales
- ⑧ Quiet area
- ⑨ Retained changing rooms (converted to store)
- ⑩ Sports pitches



Key site improvements include the new circular path and routes across the Recreation Ground, trim trail, planting and an integrated sustainable drainage system. In addition there are several key interventions that are proposed which include a new pavilion, outdoor gym, play area and youth space. These more active uses are located centrally to the site, away from surrounding properties, to reduce any potential noise impacts on surrounding residents. The MUGA and tennis court, although planned to be refurbished and slightly enlarged, stay in their current location and benefit from the large mature tree line on the eastern boundary of the site, which continues to help mitigate noise and overlooking.

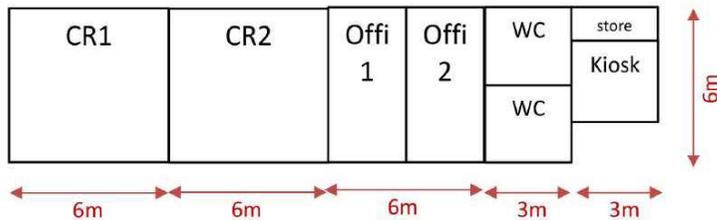
The key spaces are explained in more detail in the following sections and identified opposite.

- ① Pavilion
- ② Play area
- ③ Youth space
- ④ Gym
- ⑤ Water channel
- ⑥ Albury Moat SAM



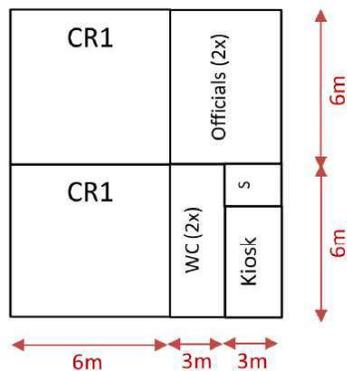
Pavilion Size and Layout Options (indicative only)

- Linear Option



Pavilion Size
24 x 6m = 144m²

- Square Option



Pavilion Size
12 x 12m = 144m²

The brief is to replace the existing changing rooms.

The new facilities are to provide the following:

New changing room facilities

The new facility includes separate changing rooms for two teams. Each changing room has en-suite shower and lavatory provision.

The design has been made to allow for maximum flexibility in users attending the site, and have been designed as unisex facilities for any age group and including fully accessible for those with disabilities.

Following consultations with local users, no provision has been made for official changing rooms.

Public Toilet

In order to deliver public toilets in Merstham Recreation Ground, it is recommended that this will be associated with the refreshment kiosk, which will allow for cleaning and management. The toilets will only be open when the kiosk is in operation.

Refreshment Kiosk

The provision of a refreshment kiosk would provide a strong local community meeting place and an important component in delivering a destination Park in Merstham.

The location of the kiosk has been associated with the play area and the main routes, but for ease of construction and for environmental and economical reasons, it should also be included within the building providing the changing facilities.

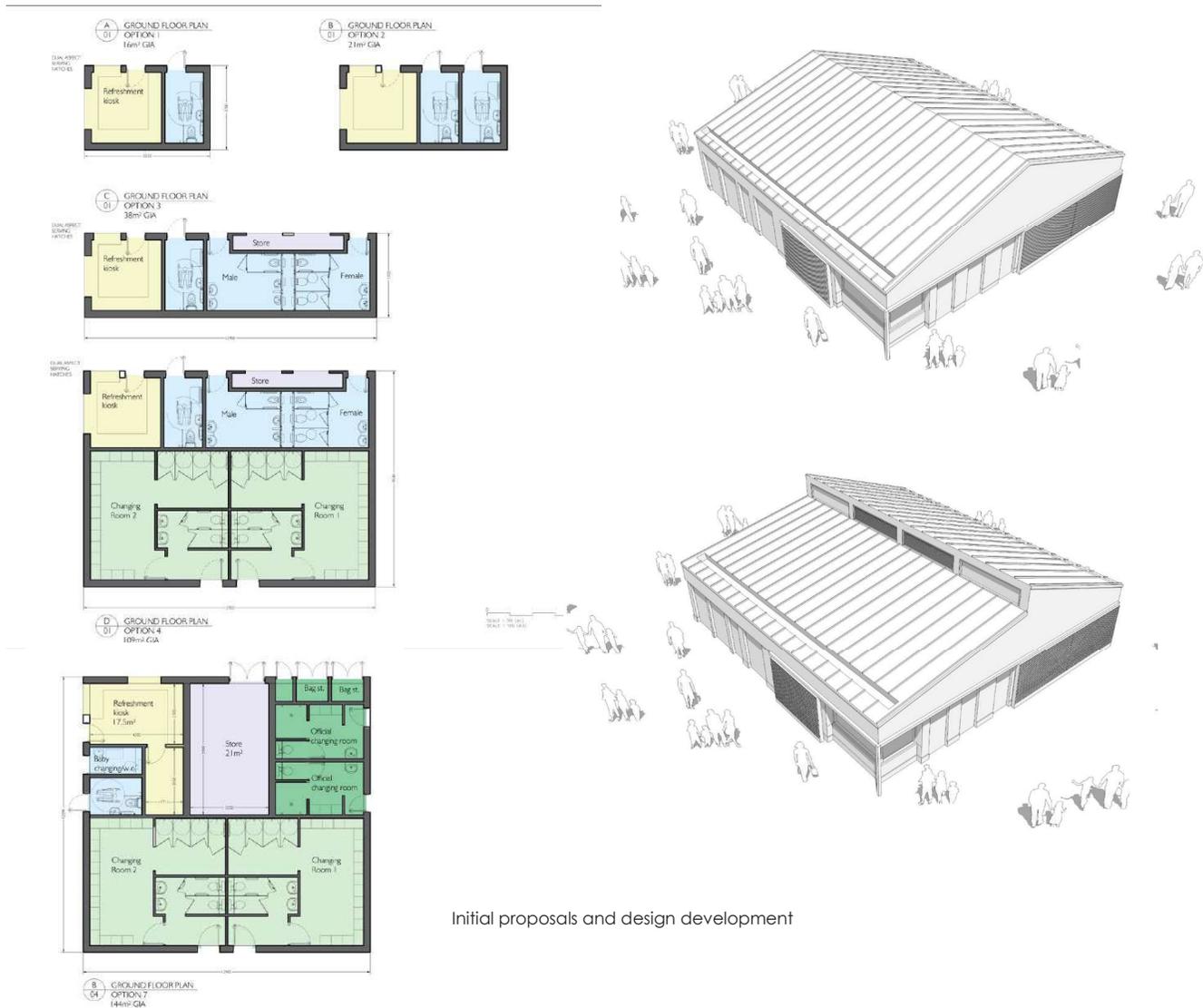
The provision within the kiosk would be takeaway only and not provide a sit-in area. Menus should extend only to hot and cold drinks, light snacks such as sandwiches and paninis but no hot meals.

The proposals are for the demolition of the existing standard changing rooms and for the provision of a new building containing modern and flexible changing rooms, public toilets and a refreshment kiosk.

The early design stages looked at various iterations for the new building based around accommodation requirements, massing and floor plates.

Earlier considerations included the provision of official changing rooms and additional facilities for the sports changing rooms, however these were ultimately omitted due to lack of demand from the local community following consultation events.

The shape of the building also went through some initial iterations, starting out as a square floor plate, however given the omission of some of the accommodation, the most economical plan reverted to a rectilinear building.



Initial proposals and design development

Application proposals

The main floor plate of the building has been designed as an economical and sustainable building, providing ease of management and secure by design as important parts of the scheme.

The layout is divided into two sections.

The 'front' of the building is on the north, offering the more public face of the scheme. This overlooks the proposed play areas which surround the kiosk at this location. This, and the two side elevations, offer the more visual and open elements of the scheme with the kiosk and the public toilets.

The south face, opens onto the main cross path across the site connecting Albury Road and Weldon Way. This elevation overlooks the recreation ground and has a more open aspect, providing more informal surveillance opportunities and ease of access. This side provides access to the changing rooms only.

Site levels

The site around the proposed building has a slight gradient of 160mm drop from the north elevation to the south elevation.

Access to the areas of the building have been designed to allow for level step free access to all doors locally to their location. As a result, the floor slab to the changing rooms (and resulting finished floor level) are 160mm lower than the FFL to the kiosk and public toilets.

Design

The design has been influenced by the need to provide a flexible, easily maintained, secure, sustainable and economically viable detached building.

The kiosk is the main public face of the new building, providing refreshments for park users. It has been positioned on a corner of the building which provides not only dual aspect (for informal surveillance and orientation purposes) but also allows for two separate serving hatches. The separate hatches will allow ordering at one and serving at the second, which means that queues are easily managed but also, if the need is required, for social distancing to be maintained in the future.

The kiosk itself has been designed with integral storage to allow for adequate supplies to be on site during busy periods.

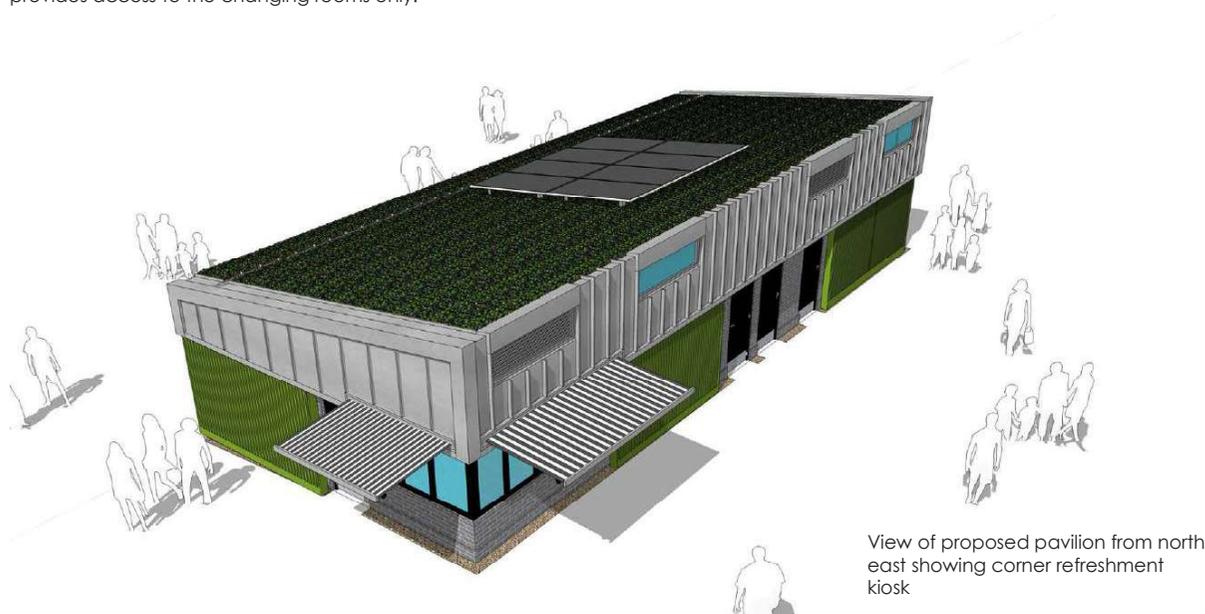
The adjoining public toilets provide two unisex toilets and one accessible toilet. These are located close to the refreshment kiosk for informal surveillance and for ease of management and maintenance.

Both of these elements of the project have door access direct to the adjoining landscaped areas. However as these two elements are also the main general public elements, the design reflects this hierarchy by providing sliding external shutters which act both as a out of hours security, but also as design features of the building.

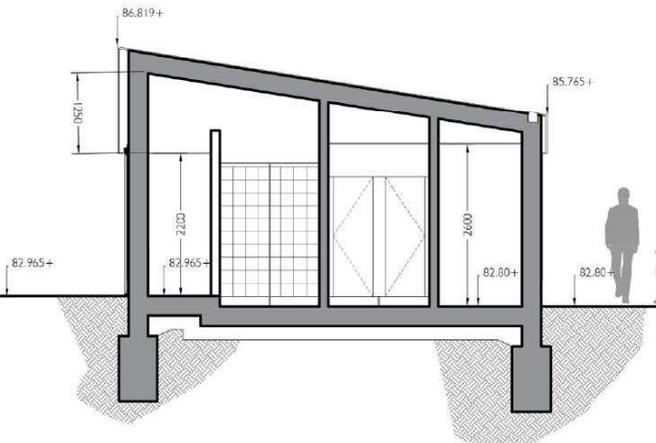
The sliding screens will be in aluminium powder coated, sliding via a top and bottom track and lockable at night time. Visually striking, when open the screens fit neatly against sections of rendered building providing a dynamic elevation during the day. At night they provide suitable security to both the toilets and the kiosk.

To the rear, and at a lower ground level, the two changing rooms are equal in size and facilities. Both have accommodation for 16 lockers, together with unisex toilets and showers. This provides a safe, clean and modern accommodation for two separate teams.

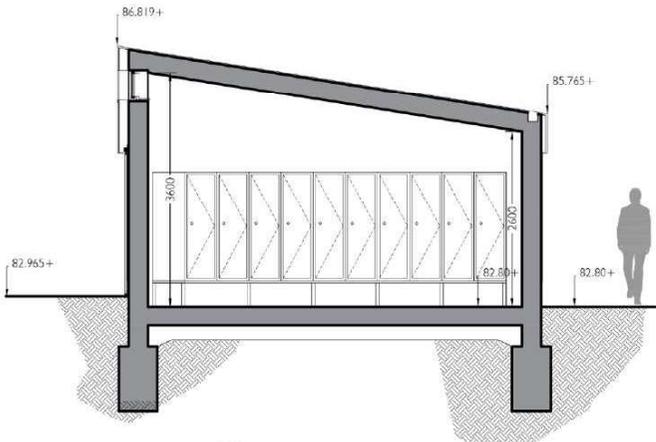
Externally, the building is rendered with a brick plinth to all elevations and the roof is a mono pitch roof, which allows for ease of maintenance and maintenance. Dormers to the north elevation allow for natural light and ventilation to the changing rooms below.



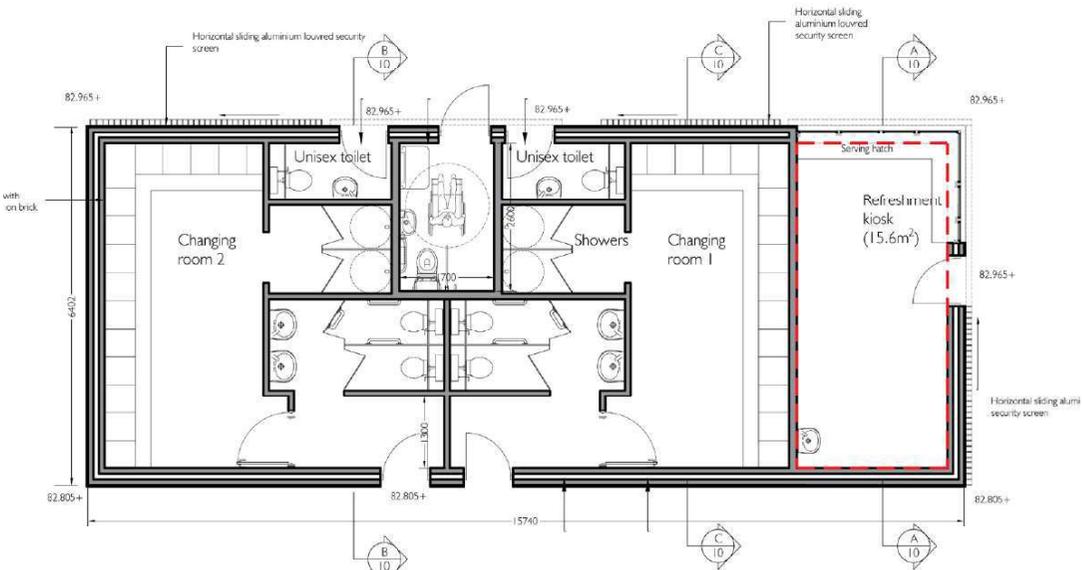
View of proposed pavilion from north east showing corner refreshment kiosk



B SECTION B-B
10



C SECTION C-C
10



I GROUND FLOOR PLAN
10

0 5 METRES
SCALE 1:50 (A1)
SCALE 1:100 (A3)

Secure by design

Security on buildings in parks, and Secure by Design, are always important elements to build into the scheme.

The location is situated towards the centre of the recreation ground and is not overtly overlooked from adjoining neighbouring properties. Therefore the design has been made to ensure there are no hiding places within the layout, and that during operating hours, informal surveillance is provided.

The materials used for the building are easily maintainable and the lowest part of the roof is a min. of 2800mm from the adjoining ground floor level.

The design allows for the downpipes from the hidden gutters to be internal within the building and the elevations are designed to ensure that no areas at lower levels provide the opportunity for a grip to step up onto the roof.

The shutters to the kiosk and public toilets provide security to these elements as part of the building design; and access to the changing rooms will be via simple flush steel doors.

Drainage

The sanitary accommodation would be connected to the mains sewer by a pumped foul drainage system due to the location of the nearest mains sewer.

Flood risk

The Flood Risk report states:

New buildings' floor levels have to be set + 0.3m above the 2070 critical fluvial flood level for full compliance of the NPPF. This level varies over the site, but in the middle of the flood outline in the SE corner the flood level is approximately 81.6m AOD – so any building's lowest floor level should be set no lower than 81.9m AOD – if positioned in this part of the site.

The ground level of the pavilion to be approximately 82.8m AOD. Therefore we see no issues with the flood risk.

Facilities and access for people with disabilities

All access doors, circulation route, materials and finishes will comply with part M of the Building Regulations.

All external doors are accessed via flat surfaces externally with level thresholds.

Paving to the café entrance and external seating areas will complement the surfacing proposals for the park pathways.

All toilets provided will be unisex toilets and there is a dedicated accessible toilet for public use.

The serving hatch will be a max of 750mm above the external ground area to allow for wheelchair accessibility.

Sustainability and environmental considerations

It is the Design Teams policy to promote energy efficiency design solutions whenever and wherever possible, minimise energy consumption and costs and to reduce what is referred to as the 'carbon footprint' of the building.

The main fabric of the building will be designed to achieve a higher level of insulation values than required under Part M of the Building Regulations, which will contribute towards a lower environmental impact and running costs.

The new Café kiosk and changing room will effectively be an unoccupied building, with limited hours of operation. This makes selecting suitable low carbon technologies extremely limited because their benefits cannot be maximised due to very low hours of use. The building is therefore proposed to have 12m² of photovoltaic panels. These will operate during the hours of daylight regardless of the building being in use or not. Any electricity generated, that cannot be used within the building will be exported to the national grid

In addition, energy-saving LED lighting will be provided, interlinked with smart controls.

Additional measures include dual flush toilets and double glazed windows

The roof will be a sedum roof which will provide a suitable sustainable approach to local urban wildlife but also the impact on the drainage system.

External lighting

The external lighting scheme will be minimal and above final exit doors for safety purposes only.

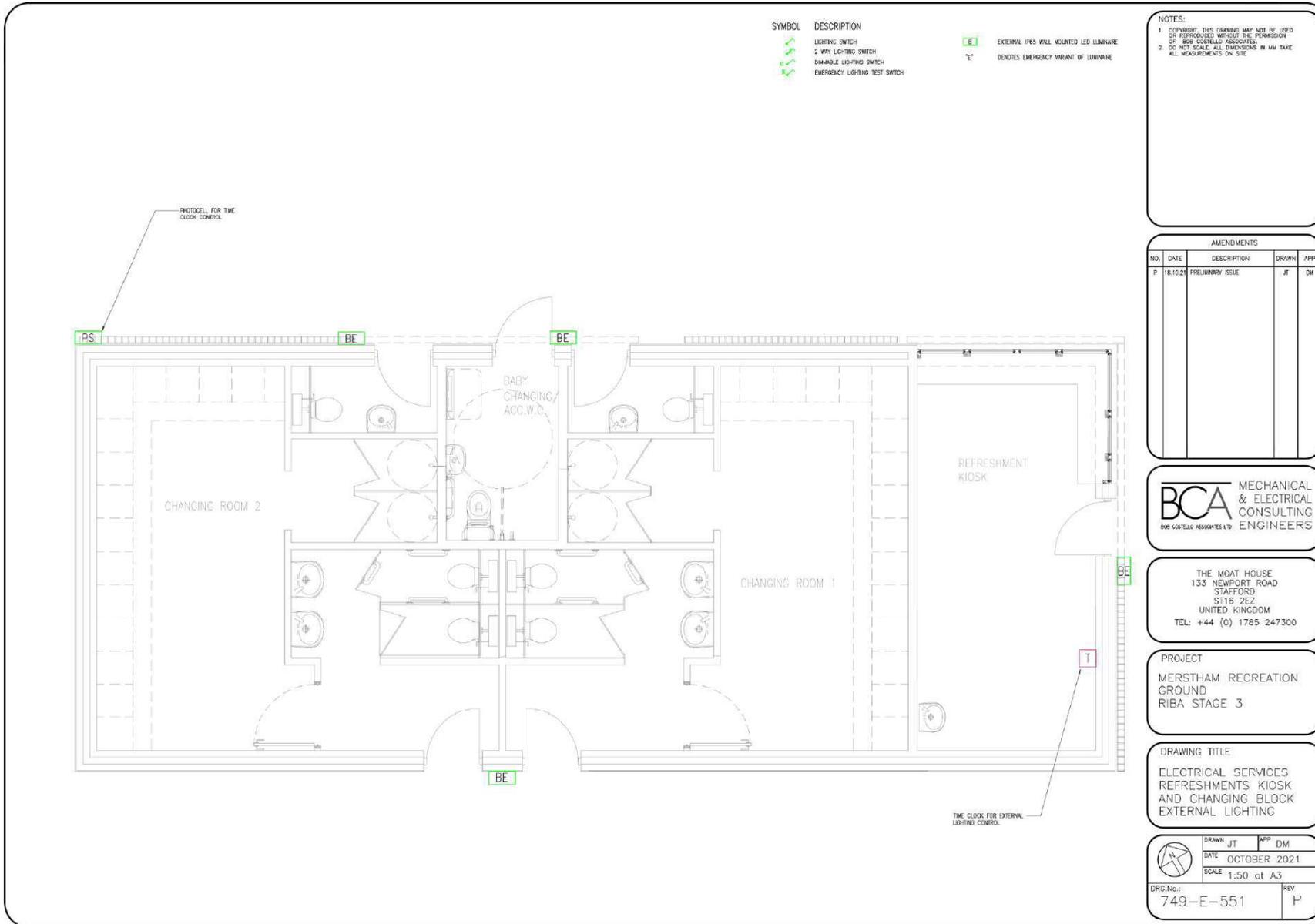
The external lighting will be controlled via a photocell and time clock for efficient and practical control.

The location and selection of external luminaires will be designed to minimise light pollution and will be based on the principles set out in the guidance by the Institute of Lighting professionals.

Services and plant

Due to the simplicity of the building, plant is provided in the ceiling space above the public toilets with access via doors within the changing rooms.

Extrnal Lighting strategy





View of north elevation showing screens open



View of north east elevation showing screens open



View of north elevation showing screens closed



View of north east elevation showing screens closed

The proposed exterior fabric of the building would be insulated block work construction. The finish was generally discussed at an early stage from stone gabion cages; rendered; brick; ceramic tiles; timber or concrete panels. Due to management and maintenance constraints, we have proposed a rendered finish to the majority for the walls. The building will have a brick plinth of 3 courses minimum and the brick will also extend up around the doors and serving hatch.

The roof finish would be an aluminium standing seam roof, which we have shown finished with a living roof with solar panels. The standing seam finish will also extend down the upper portions of the sides of the pavilion, which will also hide the track for the sliding shutters.

The refreshment kiosk serving hatches will be fronted by an opening glazed screen during operation hours to provide weather protection.

The north and north east elevations will have sliding horizontal shutters which will be aluminum framed with aluminum fins. These will be manually operated but will act as security to the main public areas of the pavilion during out of hours, but also as an architecture feature to the building.

The colours of the building materials are subject to confirmation however the aluminum standing seam roof and wall finishes will be a RAL colour 9007 or similar; the sliding shutters will be a contrasting RAL colour (shown green in this instance), and the rendered walls will be a self coloured render. At present the option of splitting the render into panels of colour may be a possibility.

The bricks to the plinth and the door surrounds will be a grey colour.

The extending retractable awnings will be positioned over the serving hatches when in use, and retract back into slots within the elevation of the pavilion.



External Materials



Walls – Aluminium powder coated standing seam panels, Blue Engineering Brick Plinth and Smooth Self-Coloured Render

Roof – Standing Seam aluminium

Horizontal Shutters – Galvanized Steel Frame with Perforated Pattern Metal Sheet



Drainage

There are two elements of the drainage to be considered for this scheme: foul and surface water.

This section will outline the design criteria for both foul and surface water. A more comprehensive description is provided in the separate Drainage Strategy document.

Foul Water Design

A new foul water system is being required to service the new sanitary ware being installed in the proposed Pavilion.

An allowance has been made in the design for the following sanitary ware:

8 No WC's; 8 No Hand basins; 4 No Showers;

The drainage system will be designed using the total discharge unit design method as described in BS12056 using the discharge units stated in Table 2 for the above units.

The foul water will be collected by several plastic Soil and Vent pipes, which connect into a series of plastic inspection chambers. These chambers are connected by 100mm diameter plastic pipes which in turn discharge into a proprietary pumping station, just outside the new Pavilion.

Then this foul water will be pumped into the nearest existing public manhole to the west of the proposed of the building.

A pre-application capacity check has been undertaken and Thames Water has confirmed that the existing 300m diameter sewer has sufficient capacity to accommodate this new demand.

Surface Water Design

There are several areas to be considered in the design of the surface water system:

- New Pavilion roof
- Surrounding hardstanding areas
- New play areas
- Existing hardcourt areas

There are no existing surface water sewers located on site, so it is proposed to lay a new drainage network to carry to the surface water run-off to the existing open water channel in the south east corner of the site. This channel discharges directly onto an adjacent field which is a designated flood plain.

A series of swales are being created to attenuate the surface water discharge to the greenfield field run-off rate, so the resulting flow will be greater than the present situation.





The play area design draws on the local areas quarrying history and heritage, as well as a desire to connect to nature. The use of natural materials is prevalent throughout the play area, whilst providing robust play equipment that satisfies RBBC’s maintenance requirements.

The play offer is designed to provide play experiences, challenges and opportunities for all abilities and ages. Standard play equipment is integrated with playable and playful landscape features. At the centre of the play area is a mound, that can be accessed by a gently ascending path or by boulder and timber log scrambling areas at the steeper points. At the top of the mound is a large, wide slide that can be accessed by all. At the bottom of the slide is a group seesaws and roundabout set within a wet pour surface, suitable for wheelchairs. Accessible routes create a continuous circuit back to the start of the mound leading through and around the play area which includes a number of sensory and percussion instruments.

A large sand play area is created that offers extensive sensory play opportunities. A decked sand play area projects into the sand and includes a series of pulleys and buckets with opportunities to dig and pour to ensure people of all abilities can benefit from these play experiences. Further sand play equipment is located more centrally to the sand pit itself. A timber bridge extends over the sand area that extends the circulation routes and provides role play opportunities.

A central seating area faces towards the sand and active play areas, creating an area for parents and carers to sit, meet and talk whilst observing children’s play and exploration. New shade shelters over the seating area and sand pit are complimented with new tree planting to the mound, which over time will establish and mature to provide shaded areas for play.

Swings are grouped to create a dynamic social space close to the pavilion. More active and challenging play is grouped to the north of the play area, closest to the youth space and MUGA. A large tower unit can be accessed from the boulder area which has different climbing opportunities and slide. Groups swings are provided in this area, which all has a loose woodchip surface.

A large lawn space close to the sand play area allows free play and the play area is enclosed by a hedge and fence line with gates.





- ① Boulders / scrambling
- ② Sand play area
- ③ Accessible slide
- ④ Inground trampolines
- ⑤ Basket swing
- ⑥ Flat seat and cradle swings
- ⑦ Accessible sand play deck
- ⑧ Sand play house
- ⑨ Sand scooper
- ⑩ Sand play table
- ⑪ Rocker / seesaw
- ⑫ Flat table spinner
- ⑬ Nest spinner
- ⑭ Feature climbing and slide
- ⑮ Tarzan swing
- ⑯ Group swing
- Percussion play

The play equipment has been selected to provide diverse play experiences and opportunities for learning, exploration and challenge for a wide age range and for people of all abilities.

All play equipment has been selected following consultation with RBBC Greenspaces team to ensure there are no concerns around maintenance and replacement issues.





⑦ sand and mud play unit Gran Paradiso(eibe)51153001100
<https://shop.eibe.co.uk/sand-and-mud-play-unit-Gran-Paradiso/51153001100>



⑧ OASIS SAND HOUSE WITH DESK AND CRANE (Kompan) NRO528
<https://www.kompan.co.uk/playground/nature-play/robinia-sand-and-water-play/oasis-with-sand-house-with-desk-crane>



⑨ Spoon (Jupiter)50000100
<https://jupiterplay.co.uk/product/spoon/>



⑩ ROTATING SAND TABLE (Kompan)PCM501
<https://www.kompan.co.uk/playground/treststanding/sand-water-play/rotating-sand-table>



⑪ Multi see-saw (Kompan) KPL116-0412
<https://www.kompan.co.uk/playground/treststanding/seesaws/multi-seesaw-3>



⑫ Turntable 2.5m (Jupiter) 9044601250
<https://jupiterplay.co.uk/product/spinning-tumtable-2-5m/>



⑬ Trampoline crater round (Hags) TRAM8066469
<https://hags.co.uk/en-gb/playground-equipment/trampolines/play-ground-equipment-traditional-dynamic-play-equipment-trampoline/trampoline-crater-round>



13 Access Whirl (Russell play) CA-02-0001
<https://russell-play.com/products/access-whirl/>



14 Spielanlage Immenstadt (Russell play) A113
<https://russell-play.com/products/a113-spielanlage-immenstadt/>



15 Liana (Russell play) 95.190.605
<https://russell-play.com/products/liana/>



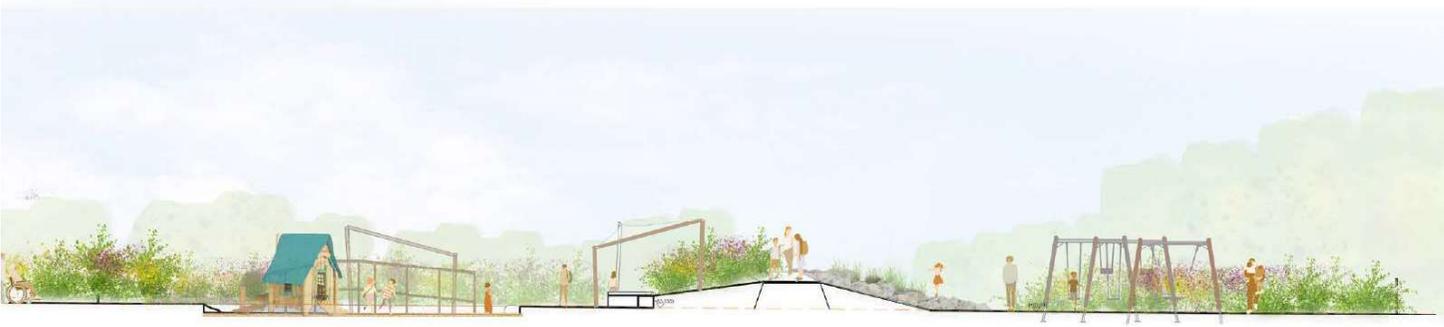
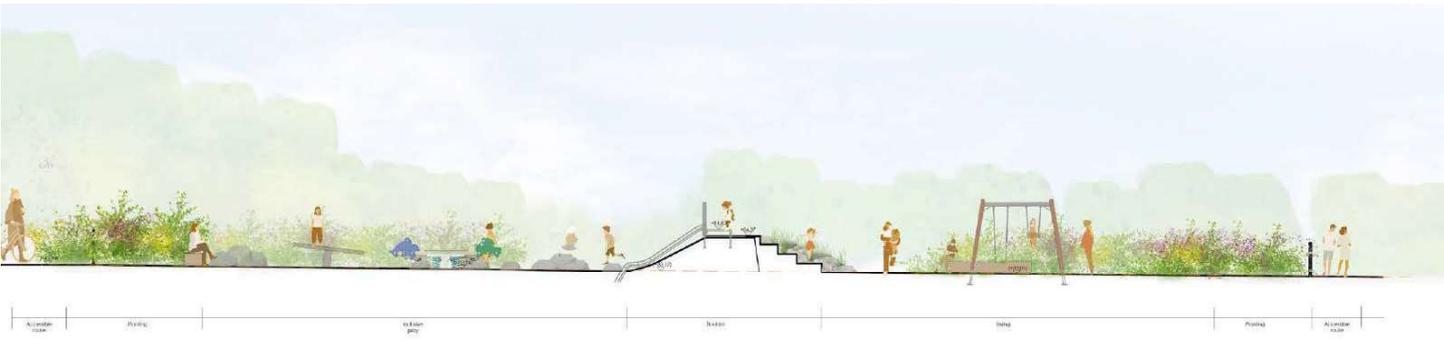
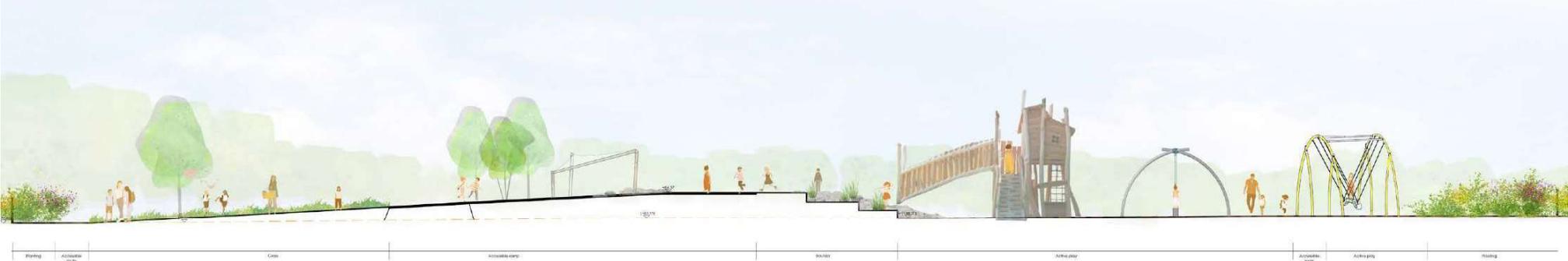
16 Viper Swing (Hags) 8062081
<https://www.hags.com/en-us/play/swings/viper>



5 Swing Kondor with nest seat Ø 100 (eibe) 51007301100
<https://shop.eibe.co.uk/swing-kondor-with-nest-seat-oe-100/51007301100>



6 TWO SEAT SWING (Kompan) NRO904
<https://www.kompan.co.uk/playground/nature-play/robinia-swings/two-seat-swing>







- ① Youth shelter
- ② Beginners parkour area
- ③ Main Parkour area
- ④ Warm-up area
- ⑤ Tennis court
- ⑥ Muga
- ⑦ Flexible space

The consultation with the pupils from Merstham Park School and Focus Group has informed the design proposals for the Youth Space. The youth space is intended to be a unique space that contributes to the overall character of Merstham and Merstham Recreation Ground. The local school children were very keen that this space should offer something that is not found elsewhere in the borough and would instill a sense of local ownership and pride amongst the youth and young adults of the local area. The space is designed to be flexible in its use, providing a space that is non-prescriptive, whilst offering a series of challenges.

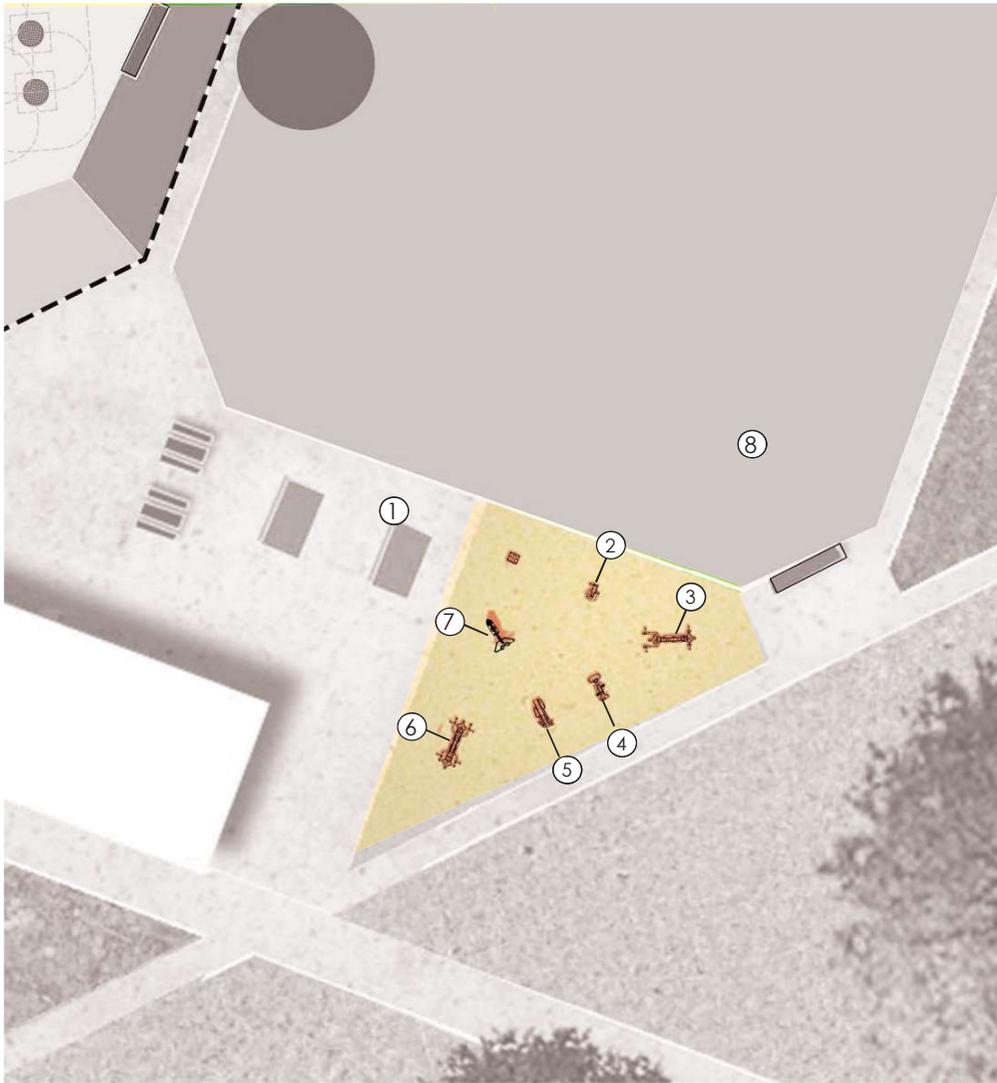
The space is given a dynamic, energetic character by the creation of a unique, site specific parkour course. Parkour is an activity that can be practiced alone or with others and is a training discipline where participants aim to get from one point to another in a complex environment in the fastest and most efficient way possible. With roots in military obstacle course training and martial arts, parkour includes running, climbing, swinging, vaulting, jumping, plyometrics, rolling, whatever is suitable for the situation.

The parkour course provides challenging, non-prescriptive opportunities for participants to link together new ways around the equipment as they start develop the skills, fitness and expertise to do so. The course is designed for people of all levels and it is intended that participants will learn and grow into the course, avoiding it becoming a simple repetitive, programmed space.

A sheltered space allows friends to meet and congregate in any weather, providing protection from rain as well a sun. The shelter is an extension of the forms created by the parkour course, and includes opportunities to sit and meet. The orientation is intended to allow clear sight lines through and around the shelter, without is feeling 'exposed' and under constant surveillance.

Being situated adjacent to the tennis court area and MUGA, the youth space creates a consolidated zone of activity and energy that creates a free flow of movement and engagement, supporting health and wellbeing from an early age. The area around the parkour course is intended to be a flexible space, that could be developed in the future for activities such as a skate area, building on the character and activity of the space.





- ① table tennis table
- ② Hand bike
- ③ Spin bike
- ④ Lat pull down/shoulder press
- ⑤ Cross trainer
- ⑥ Chest press
- ⑦ Rower
- ⑧ Flexible space

The inclusion of a new outdoor gym is integral to supporting the local residents access to a broad range of exercise activities to promote health and well-being on a wider scale. Situated at the heart of the central hub, it is intended the outdoor gym contributes to a vibrant character centred around the pavilion.

Equipment in the outdoor gym provides a range of cardio and strength building exercises suitable for young and old participants. The equipment is arranged to provide social opportunities, where people can train facing each other, whilst also providing opportunities to exercise alone.

Adjacent to the gym area are new table tennis tables, providing alternative exercise and social sport activities. Combined, it creates a hub of activity that is intended to provide better natural surveillance of both the gym and the pavilion at all times of the day.

The area to the north of the gym space is intended to be part of the layouts flexible space. Group exercise activities could take place in this area and the gym could be expanded to this space should future funding become available.



Rower



Chest press



Lat pull down/shoulder press



Cross trainer



Spin bike



Hand bike





- ① New footpath
- ② Swale
- ③ Timber deck raised platform
- ④ High flow channel and pools
- ⑤ Existing water channel
- ⑥ Shingle beach

Bounded on the east and the west by water courses, there is currently no way for local residents to access these areas. Improving the sites relationship with access to water has been an integral part of the design development, led by feedback from the consultation process.

The water channel to the east is to be widened on the Recreation Ground side, creating a new high flow water course, leaving the current water channel to flow unimpeded. During high flow periods, the water channel will spill over in to the new pools. These areas will be planted with species that are drought and flood tolerant, creating new habitats for local wildlife, to improve local ecology.

Shingle beaches are created as part of these new seasonal pools, allowing residents access to the edge, providing new educational and exploration opportunities. A timber deck will also extend out over the water course providing access for all to the water during high and low level flows.

The new swales in the Recreation Ground will be connected and eventually discharge into the water channel. This may only occur during peak rain flow events as natural infiltration is expected to occur for the majority of the time.

The new path, to the east of the Recreation Ground forms part of the wider circular walking route created. In the area of the water course, it takes on a more meandering, sinuous route as it passes new woodland copse planting which helps create new quiet areas sheltered from the sports pitches.





- ① New footpath
- ② Bridge
- ③ Seating area
- ④ Reinstated grass area
- ⑤ Moat planting

The Albury Moat site is an important gateway point into Merstham Recreation Ground and is treated with similar finishes to other parts of the site helping it to be recognised as part of the wider site.

An existing desire line, that has formed an informal path cutting across the moat site, will be formalised with a new bound path and bridges that span the moats level changes. At the centre of the path will be a new seating area which will include signage to inform people about the sites history and importance.

The existing footpath to the west and north of the site will be removed and returned to grass and planting. The moat 'dip' itself will be seeded with a new wildflower seed mix to discourage people crossing the site, better preserving the history of the sote, as well as making a better feature of the site.

These proposals have been discussed and agreed in principle with Historic England. Any detailed works and construction would be undertaken following further consultation with Historic England and securing Scheduled Ancient Monument consent.

LANDSCAPE COMPONENTS

4



Robust materials

Selecting products in consultation with RBBC

Promoting a circular economy, re-using and re-purposing existing surfaces, subbases and structures where possible

Re-using felled trees in site as part of habitat creation and informal play opportunities

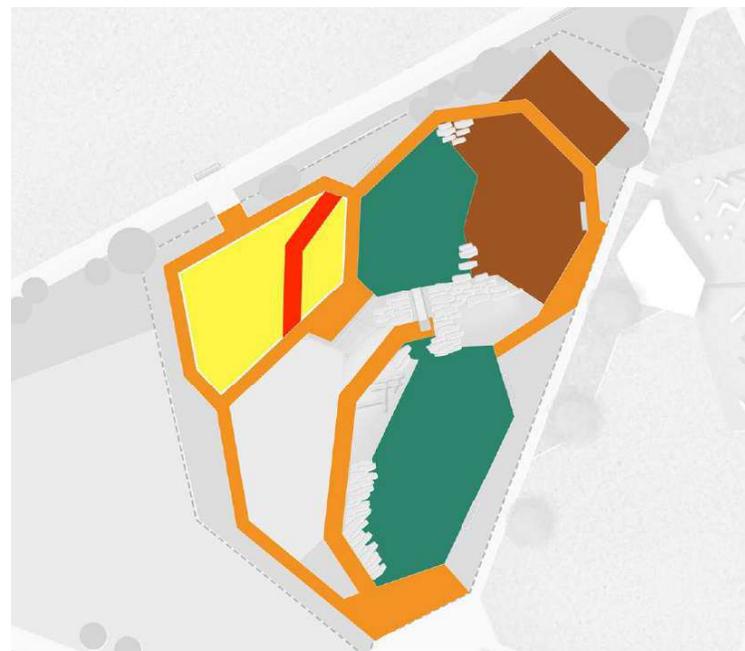
TO BE UPDATED



- Existing footpath to be retained
- Proposed resin bound gravel footpath
- Tarmac ballcourts with painted surface
- Shingle beach
- Timber deck walkways
- Rubber play surface
- Tigermulch play surface
- Woodchip play surface
- Sand play surface

A consistent and robust palette of materials is proposed. This drawing illustrates the key materials.

New footpaths are resin bound gravel. All routes will be step free with gentle gradients to ensure they are accessible for everyone. The new ballcourt will be tarmacadam with a painted surface to allow for a variety of sports. Play and fitness areas will generally be rubber surfacing in warm or natural colour tones. The playground features sand and bark mulch to enhance play value. The improved water channel will feature a shingle beach as an attractive amenity asset whilst maximising ecological value of the channel. Boardwalks are proposed where the new direct footpath crosses the moats of the Albury Farm Scheduled Monument.





Proposed resin bound gravel footpath



Tigermulch play surface



Rubber play surface



Timber deck walkways



Tarmac ballcourts with painted surface



Shingle beach



Woodchip play surface



Sand play surface



- Bench with steel frame & backrest
- Bench with steel frame
- Timber picnic table
- Picnic table with steel frame
- Timber boardwalk
- Table tennis
- Stainless steel cycle hoops
- Shade sail with timber posts
- Steel fence to playground
- Double gate for maintenance access
- Pedestrian gate

A simple and robust palette of furniture is proposed. Timber seating with metal supports and arm rests are located throughout the Rec along all pedestrian routes and within the play area.

Picnic tables and table tennis are located adjacent to the Pavilion providing opportunities for people to meet and play. A timber boardwalk is proposed for the improved water channel providing a location for dipping or to wildlife spotting.

The playground is enclosed by steel fencing with gates to allow pedestrian and maintenance access. Shade sails provide shade during summer months.





Bench with steel frame & backrest



Bench with steel frame & backrest



Picnic table with steel frame



Timber picnic table



Timber boardwalk



Table tennis



- Swale planting
- Woodland planting
- Wetland planting
- Wetland meadow
- Playground shrub planting
- Hedge
- Specimen trees
- Orchard trees
- Lawn

The proposed planting strategy seeks to maximise biodiversity and provide a new structure of trees and herbaceous planting which will create an attractive and varied landscape for the Rec.

New areas of woodland planting feature native woodland species which will develop into copses providing refuge for wildlife and contribute an attractive woodland character to parts of the Rec. A network of swales promote sustainable drainage and will be planting will native species and meadow which will thrive in damp conditions.

The improved water channel will feature meadow and wetland planting within the widened channel. The playground will feature low maintenance shrub planting and hedge to promote an attractive natural character and sense of enclosure. A structure of new specimen and orchard trees are proposed within the community cluster.

The Albury Farm moats will be seeded with meadow species to protect the medieval archeology and enhance biodiversity.



Swale Planting



Hedge

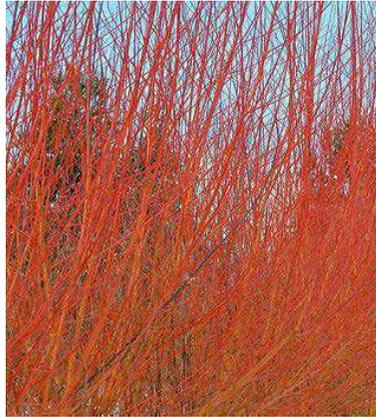


TO BE UPDATED

Playground shrub planting



Cornus sericea 'Flaviramea'



Cornus sanguinea 'Midwinter Fire'

Wetland meadow



Wetland planting



Salix alba Chermesina



Salix viminalis

TO BE UPDATED

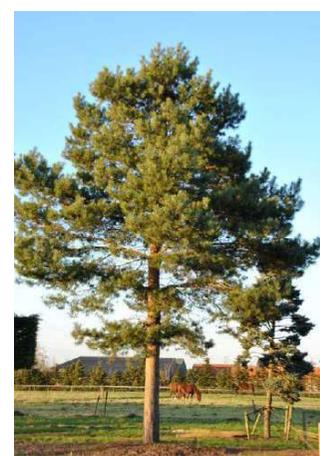
Woodland Planting



Specimen Trees



Orchard Trees



TO BE UPDATED



-  Trees to be retained
-  Trees to be removed

Almost all the existing trees located within the Rec will be retained. A total of four trees will be removed. Two Cat. C tree will be removed on Weldon Way to the north-east of the Rec to allow a new footpath and drainage connection to be constructed. A replacement specimen tree will be planted in this location. A further two trees, a Cat. C and Cat. U will be removed adjacent to the water channel to accommodate a new footpath and woodland planting.

A full schedule of trees to be removed and retained is set out in the arboricultural assessment, included within this submission. The retained trees and their respective RPAs will be protected in accordance with the latest BS5837: Trees in relation to construction - Recommendations 2012.

2nr trees adjacent to water channel to be removed



2nr trees adjacent to Weldon Way to be removed





- Outdoor gym
- Trim Trail

Fitness equipment is proposed throughout the Rec to promote a broad range of exercise activities to promote health and well-being on a wider scale.

The outdoor gym is situated at the heart of the central hub, and is illustrated in section 3.8. A trim trail is proposed on the new circular route and provides an alternative location for exercise away from the central hub, as part of a health and fitness trial around the Rec.

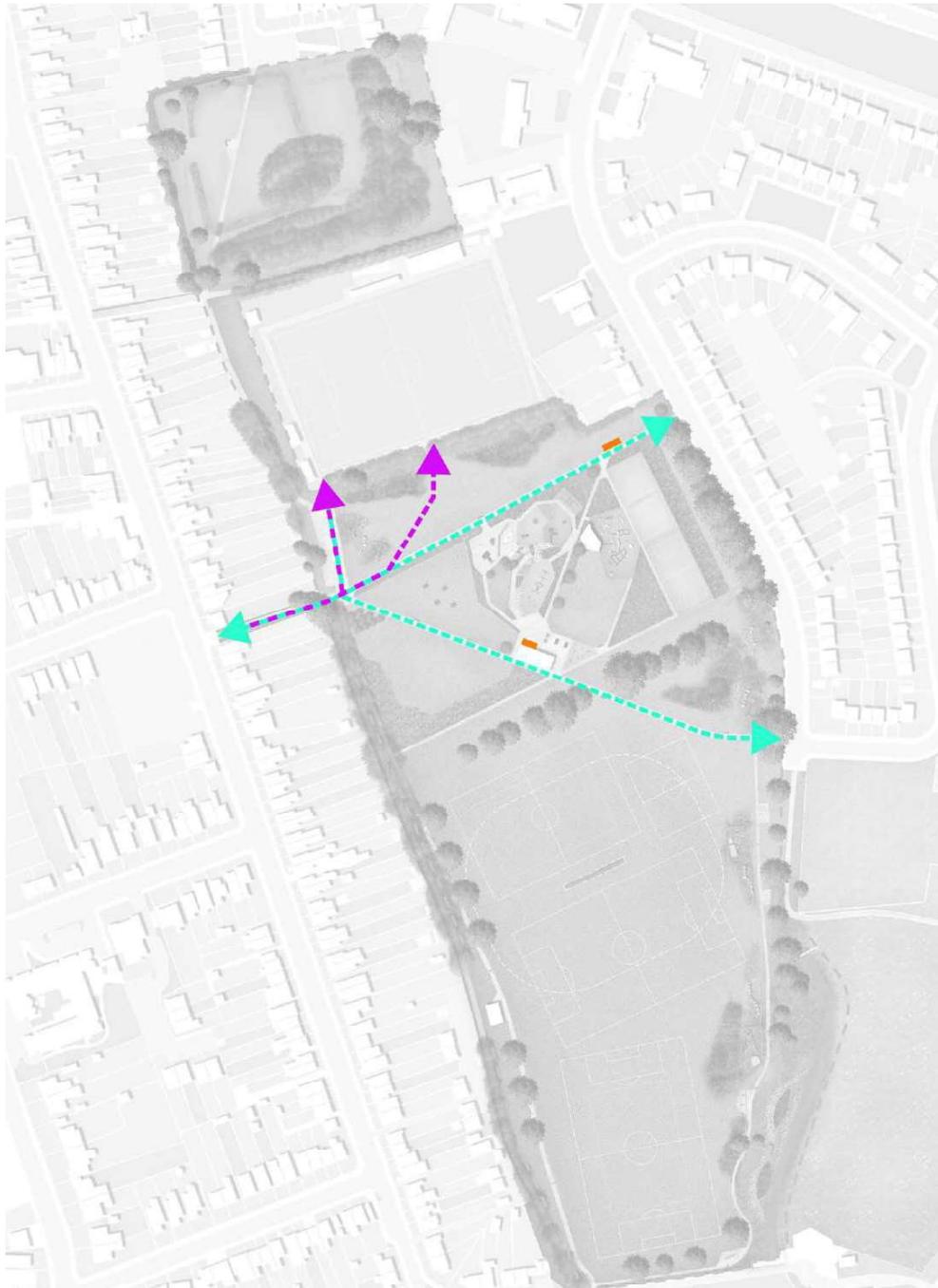
Additional sections of the trim trail could be delivered should future funding become available.

Outdoor gym



Trim Trail





- - - - - Maintenance / service vehicle routes
- - - - - Merstham Football Club maintenance access
- Proposed visitor cycle parking

Access for maintenance vehicles will be provided to service the Pavilion and provide maintenance access for the Rec and for Merstham Football Club. The existing vehicle entrance from Albury Road will be retained, along with the existing paved area to the northwest of the Rec as an informal parking area for maintenance vehicles. Two maintenance access points to the south edge of Merstham Football Club are also retained.

The new primary footpaths in the central hub will be constructed to support maintenance vehicles and allow deliveries to the new cafe kiosk. New access points for maintenance vehicles will be constructed on Weldon Way to avoid the need for vehicle turning heads within the Rec.

Merstham Recreation Ground is a local park for local residents, it is not intended to be a destination park where residents from other towns will drive to. There is no formal parking currently in Merstham Recreation Ground and the new proposals do not include new parking. It is hoped local residents will use sustainable transport methods such as cycling and walking. New cycle parking is provided adjacent to the new east-west routes and outside of the pavilion, providing twenty new cycle spaces overall.

SUMMARY





The landscape regeneration proposals for the Merstham Recreation Ground are designed to enhance the current green space, that serves the local community, by providing a diverse range of facilities and uses for people of all ages and abilities set within a framework that allows future adaption and interventions to take place.

Reigate and Bandstead Borough Council has a clear vision to provide access to great green spaces for its residents and for Merstham Recreation Ground to be a flagship open space within the borough, captured in the brief that the design team were asked to fulfill. The brief has been a touchstone throughout the consultation, engagement and design process.

The landscape composition, diverse facilities and elements; materials, play, planting, furniture, are selected to provide a cohesive palette that contributes to the provision of 'a flagship open space', providing an environment that promotes activity, social engagement, is safe, clean, robust and evokes a sense of pride for the local residents.

Enhancement to local ecology and biodiversity are central to the design, as is providing access to nature for the users of the Rec. New woodland copses, playful swales and access to water are all new features that users will be able to enjoy.

The central hub, focussed around the new pavilion and refreshment kiosk, creates a heart to the Recreation Ground. The new framework of routes, which respond to desire lines, provides safe, clear movement into and across the site, aiding legibility without detracting from the open green nature of the site.

At the heart of the landscape regeneration proposals is the belief that Merstham Recreation Ground can provide for the needs and improve the health and well-being of the current users, to provide a beautiful, enduring and resilient setting, that will be adaptable to the requirements of the many future generations of residents and families that will grow up using Merstham Recreation Ground.