

SECTION 3: THE VISION

Cranford Park is a green and beautiful oasis, sandwiched between Heathrow, the M4 and the A312, the latter officially the busiest road in the Transport for London network. It is on the doorstep of one of the most congested, polluted and (soon to be) densely redeveloped parts of London, which already lacks quality open space. The park has been abused, misused and under-used over a great many years, with its potential far from fully realised, despite the best efforts of the Friends Group and Hillingdon Council.

THE VISION IS TO RETURN THE OWNERSHIP OF CRANFORD PARK TO THE PEOPLE WHO LIVE IN THE AREA SO THEY WILL BE ABLE TO EXPERIENCE, ENJOY AND INTERACT WITH ITS HISTORIC BUILDINGS AND LANDSCAPE AND DISCOVER AND APPRECIATE ITS RICH AND VARIED HABITATS AND WILDLIFE

Objective 1: To return the Park to the people who live in the area.

We know families are significantly under-represented among visitors to the park, particularly those from ethnic minorities who make up almost 70% of the residents of the two closest Council wards in Hillingdon Borough and a similar percentage from the neighbouring wards of adjoining Boroughs.

Action 1: Address the various reasons families are put off using the Park.

- Poor access and visibility: Improve entrances and their signage, so they are more welcoming, have more of a presence and people can see how to reach the Park.
- Lack of facilities: Provide cafe and toilets, as well as improved parking provision and cycling/walking links (including to the rest of the River Crane corridor).
- Perceived lack of safety: Introduce security measures and oversight over overgrown areas; make St. Dunstan's subway and the Watersplash Lane entrance more attractive and welcoming.
- Visitors feel intimidated: Encourage a change in the Park's visitor profile through events and volunteering activities which will attract the local demographic; Ensure commercial dog walkers are licensed.

Objective 2: Encourage people's experience and enjoyment of its historic buildings and landscape

Action 2: Increase visitors' understanding of the Earls of Berkeley's Great House and Park and the people who once worked and lived there. Enrich their experience and enjoyment by providing the following:

- Public access to the interiors of the stables and the cellars.
- Lay out the foundations of the old house
- More visible landscaped grounds, achieved through clearance of undergrowth and restoration of the vistas envisaged by the original designers.
- Interactive Trails throughout the Park
- Interpretation in the cellars and stables, in a variety of media, with a focus on the working people who had 'below stairs' jobs; and the renowned Berkeley Hunt.

Objective 3: Encourage people's interaction with the buildings and landscape so they are more able to appreciate their significance

Action 3: Provide opportunities for visitors to interact with the historic buildings and landscapes, taking part in discovering what was there and enjoying sharing this knowledge with others. Examples are:

- Community archaeology to add to knowledge about the House and Park
- Interactive displays, storytelling and involvement in historical research
- Involvement in the re-instatement of the Victorian 'fruit wall'
- Guided walks or talks, led by volunteers who understand the history of the Park
- Participating in all forms of art and photography, which will stimulate an appreciation of the surroundings

Objective 4: Conserve the Historic Buildings and Landscape of the Park

Action 4: Undertake the conservation of the Stables, Cellars, Garden Walls and formal landscape, following careful analysis and survey to ensure an integrity of approach. Examples are:

- Cellars and Stables - carefully analysing existing structure to retain and reveal as much of it as possible during repair, conversion and introduction of services
- Ensuring new users' requirements complement the historic integrity of the buildings
- Garden Walls and Ha-ha - carefully re-instating coping and brickwork, to match existing, with lime pointing in areas of patch repointing
- Orchard and Fruit Wall re-instatement - choosing and propagating local species to ensure their survival in the area, using traditional methods of planting and maintenance
- Pleasure Grounds and Oval - re-instate to early 20th century layout, opening up these areas on a tree by tree basis to preserve exotic or historic plantings where possible.

Objective 5: Encourage people's discovery and appreciation of the Park's rich and varied habitats and wildlife

Action 5: Provide or facilitate activities to encourage this discovery and appreciation. Examples are:

- Opening up of key views and areas of the riverbank to give better access to the river and viewing of resident species such as kingfishers
- Clearing scrub to allow specimen trees to be viewed
- Arranging more walks which highlight plant or animal species of interest and teaching skills such as foraging for food growing naturally in the park
- Holding creative events, such as art, photography, storytelling, which are based on the natural world as found in the park.
- Involving volunteers in maintaining and harvesting the orchard, fruit bushes and vine
- Improving signage, and waymarking to draw people through the whole park

Objective 6: Conserve and Enhance the rich and varied habitats of the park

Action 6: Manage the ecology of the Park to conserve and enhance this richness and variety. Examples include:

- Creating new water features to clean the Frogs Ditch and attract more wildlife
- Improving the biodiversity of the meadow by grazing cattle on it
- Managing the river to improve its quality and biodiversity
- Managing the woodland to provide succession planting
- Enhancing walkways and management regimes to encourage birds, bats and butterflies

Foot Note

The essence of this was compiled by the members of the Steering Group, some of whom have known Cranford Park for many decades, some of whom have come to know it well through volunteering with the Friends Group and others of whom have been involved in it in a professional capacity. Although some members emphasised buildings and landscape more than wildlife and others vice versa, all agreed on where we wanted to go with the project and why.

SECTION 4: ISSUES AND OPPORTUNITIES

This Section was put together following an assessment of the park undertaken by Consultants LDA and Council Officers, influenced by the findings of the Public Consultation of April to May 2015 and later that of the April 2017 (Tesco's) consultation. Although there have been more recent consultations (the Visitor Survey, Visitor Observation Study and Public Consultation events, in March-May 2019), these have complemented the earlier findings rather than replaced them.

The Steering Group developed the findings of the Consultations further, identifying the various issues relating to how the public interface with and use Cranford Park. From there, a vision was developed of opportunities to shape the park's future. (APPENDIX12)

4.1 ISSUES

4.1.1 Issues for Park Users - General

- The loss of the existing visitor centre (due to arson) has exacerbated the lack of facilities within the park as well as highlighting the issue of vandalism. This centre has since been rebuilt, but the Council is reluctant to open it to the general public again, restricting the use to the Friends, Council officers and the Community Payback group.
- Although the park is used by some local residents it is not a destination for the wider community, who are barely aware of its existence.

4.1.2 Issues for the Buildings and Structures

(See APPENDIX 13 - Photographic Record of Condition, Stables and Cellars)

- The Stables has been the subject of vandalism on numerous occasions: lead has been stolen from the roof, leading to water ingress and a collapsed ceiling in the eastern block; the external doors have been repeatedly broken down, so the openings are now gated and padlocked; the brickwork needs patch repair and re-pointing; windows and internal doors, repair; roofs re-flashing, rainwater goods repair and replacement and the clock mechanism, restoration (The Stables is on Historic England's Heritage at Risk Register)
- The Cellars are unlit, unventilated and, in wet weather, very damp, with some sections of brickwork broken through by human hands, for reasons unknown. Excavation above the cellars has demonstrated that the condition of its vaulted roof is good. However, the ground surface above it is covered in scrub, the roots of which penetrate the vaults. (The Cellars are on Historic England's Heritage at Risk Register)

- The Garden Walls are covered in ivy. Removal of sections of ivy in January 2019 for the Condition Survey demonstrated that some patch repair was needed. Part of the wall behind the Stables has collapsed.
- The Ha-Ha needs clearance from roots, some patch repair and re-pointing
- The Ice House is buried with no visible remains within its copse of trees
- The location of the Brick Structure has been lost and its purpose remains unknown
- The Council yard adjacent to North Hyde Road is being occupied by a Council tenant on a temporary basis. Even so, the site is vulnerable to abuse and anti-social behaviour, and the departure of this tenant would exacerbate this.

4.1.3 Issues for the Grounds (Landscape and Parkland)

- The lack of signage and path surfacing means that routes and bridleways through and around the park are not very legible
- The existing paths are not fully accessible for some visitors (wheelchairs, pushchairs and cyclists)
- Planting from the different phases of historic landscaping are concealed amongst modern and self-seeded planting, and long vistas have been lost or compromised.
- The Pleasure Grounds to the west of the former house have been lost to undergrowth and self seeded trees, due to lack of woodland management
- The siting of the current play area is considered unsuitable as it resides next to the south lawn, which originally formed part of the formal design layout of the park. There is no play area in the north of the park.
- The Orchard is in need of regular management and maintenance. (Volunteer Training in Management and Maintenance of the Orchard has been trialled by The Orchard Group in the Development Phase).
- Undergrowth along the length of the River Crane means that attractive and historic vistas have been lost, light to the river is restricted and there is limited public access
- The Frogs Ditch is badly polluted with run-off from the M4 and Thames Water sewer
- The one, modest sized, car park is not well sited in regard to vistas from the historic core of the park (site of the former house, driveway and oval) and its surface and entrance are in poor condition

4.1.4 Entrances

- The one vehicular access point into the Park is poorly signposted and requires quick decision making when turning into the Park off the roundabout, and back out again. The access road is narrow with no passing place. As the access is geographically in the LB Hounslow, the A312 Parkway is owned by Transport for London and the M3 by Highways England, resolution of the access problem will be difficult.

- Lack of signage into and out of the Park on foot or cycling, makes it difficult to find and uninviting. Both the Watersplash Lane and Roseville Road entrances are neither very visible nor well signed.
- The low PTAL rating emphasises that the Park is not easily accessible by public transport

4.1.5 Safety

- The condition of St. Dunstan's subway and its poor lighting creates an unwelcoming entrance into the Park, with a perceived lack of safety
- The relative isolation of the Park has resulted in various anti-social behaviour taking place there
- Overgrown woodland and other vegetation, particularly in the Pleasure Grounds, in the Oval and along the river corridor, has led to significant seclusion of areas of the park, to the detriment of natural surveillance
- Overgrown hedges in the northern section (and the resulting lack of sight lines) create a feeling of vulnerability among some park users
- Fly-tipping by the main entrances into the Park, dumping in the river, general litter and dog waste are dealt with promptly by the Council. However they add to the overall run-down feel of the park.
- Daily use of the Park by commercial dog walkers, some of whom walk together, has created situations perceived as threatening, in which large groups of dogs are sometimes exercised together

4.1.6 Hydrology

- Most of the southern half of the park, and the houses in the housing estate in and to the south of Cranford Lane, are situated in Flood Zone 2. In very wet weather, the Frog's Ditch has a tendency to flood, causing flood management issues for residents at risk in Cranford Lane.
- The natural west/east drainage pattern across the site, from the Frog's Ditch across to the River Crane, is evident, particularly during winter months. The relevant area of parkland becomes waterlogged and an *ad hoc* shallow lake sometimes forms in the middle of the park.
- The Frog's Ditch has been found to have very poor water quality, now so bad that it precludes anything from living in it.

4.1.7 Impacts from External Agencies

- The Highways Agency is in course of upgrading the M4 motorway westwards from Junction 3 (The Parkway, Cranford) to a Smart Motorway, with the conversion of the hard shoulder into an additional lane with lay bays, together with the gantries and additional monitoring equipment needed to introduce variable speed limits. The greater noise levels and visual intrusion will be mitigated by noise baffle fencing on the motorway banks.

- The plans for the expansion of Heathrow Airport, enshrined in the National Policy Statement on Aviation, have been the subject of a series of legal challenges. Although the Heathrow expansion proposals would take place to the west of Cranford Park, it is believed that the flight path of the new runway would cross the park.

4.2 OPPORTUNITIES

4.2.1 Opportunities for Park Users - General

- Always top of any list of wishes for the park, as expressed through the public consultations, is a cafe and toilets. This would help make the park a go-to destination for the wider area and help support and encourage volunteer and events programmes, without having to involve the parishioners of St. Dunstan's in opening their Church facilities. (See Project Master Plan)
- To create a children's play area to the north of the park for the use of the children in the Housing Zone and a play area in the south of the park, within view of the cafe.
- One of the biggest opportunities the project presents is that of publicity for the park, its attractions and events: specifically at its entrances, in the neighbourhood, on its notice boards, on local news sheets, websites and social media.
- There is much interest in the history of the Park. This has been demonstrated through the public consultations (2015, 2017 and 2019), the numbers attending the history walks in the Park and in the interest shown from community and U3A groups from a wide area in booking the CPF Secretary for his history talk. There is much opportunity through the project to provide a co-ordinated approach to the interpretation of the site, greatly enhancing the public's access to its history. (See Interpretation Plan)
- There is much opportunity for participation in understanding and enjoying the heritage of the site, through volunteering, whether history (research, oral histories and photos), landscape (hedge laying, woodland management, scrub clearance, orchard maintenance and fruit growing) or wildlife (annual wildlife surveys, removal of invasive species and water quality monitoring). (See Activity Plan)

4.2.2. Revealing the Historic Buildings and Structures

Stables

- Opportunity to repair and reveal the historic interiors and fittings in the Stables building, and to provide daily public access to the ground floor, currently restricted to twice a year, due to disrepair and the continuing threat of vandalism.
- To repair the historic clock, set it working again, for first time in many years, and to make its mechanism more easily viewable.
- To provide an engaging interpretive display in the western stables, and a workshop/office in the eastern block.
- To provide offices for the Site Manager, apprentices and other staff with facilities for the Friends Group, all on the first floor on the west side.
- To ensure a sustainable future use for the Stables, so it can be removed from the 'Heritage At Risk Register'

(See Master Plan and PP Refs: 14009/APP/2019/4088 and 4090)

Cellars

- Opportunity to repair the cellars and provide lighting, ventilation, etc.
- To lay out the ground level above the cellars, with an outline of the house, enabling the removal of the metal fencing and public access
- To site a new building, with cafe, kitchen and sitting out area, within the old floor plan of the house
- To provide a fully accessible public entrance down to the cellars
- To provide a permanent interpretive display in part of the cellars, relating to the park, the house and gardens and the people who lived and worked there. This would include a film of its history, surviving artefacts, memory wall, etc.
- To provide a meeting room/education space for community use or hire in the cellars.
- To ensure a sustainable future use for the Cellars, so it can be removed from the 'Heritage At Risk Register'

(See Master Plan and PP Refs: 14009/APP/2019/4088 and 4090)

Garden Walls and Ha Ha

- Opportunity to clear these structures of vegetation and repair them

Ice House and Brick Feature

- Opportunity to locate the full extent of these structures, excavate and interpret them

4.2.3 Revealing the Historic Landscape

- Opportunities to reveal the garden walls and re-introduce the 'fruit wall' noted by William Keane in 1850. (See Activity Plan)
- To identify, if possible, the original layout of the Pleasure Grounds through research, geophysical survey and archaeology and to restore, re-instate and interpret them
- To open up the centre of the Ice House copse, to allow investigation of the Ice House, and remove the scrub invading its moat

4.2.4 Improving the Quality of the Park's Habitats

- To re-introduce grazing in the park to enhance the quality of the meadow and its biodiversity (Trialled during the Development Phase)
- To improve the quality of the grassland in the north of the park and in Fullers Field
- To improve the access to the Community Orchard, its interpretation and also its management, with training sessions for volunteers in mulching and pruning, so increasing its fruit yield and usage
- To manage Cranford Wood, introducing succession planting and glade creation to create an understory
- To enhance fragmented habitats across the park by linking them to provide 'walkways' for birds, bats and butterflies
- To tackle the overgrown hedges in the north of the park, and open up views of the river, through 'laid hedging', 1.2m high.
- To improve and manage the park's existing natural habitats better, including the wetland/pond area east of the river, through the removal of invasive species, silt clearance, rubbish removal, etc.
- To open up parts of the river to allow sunlight penetration, through the selective reduction of vegetation
- To improve the water quality of the River Crane, through clearance of Himalayan Balsam, silt and rubbish.
- To modify the weir to allow fish to travel downstream
- To improve the Frogs Ditch, cleaning its water through planting ponds and repairing the crumbling bridges blocking its course.
- To modify the current line of the Frogs Ditch to allow it to fill an 'ad hoc' water attenuation feature in the meadow, which will provide a new habitat for birds, reptiles and invertebrates
- To thin some of the planting to open up historic views, including the selective removal of secondary woodland to reveal historic clump planting
- To establish a willow fence around the Information Centre pond so that the current wire fencing can be replaced (Project started in March 2019)

(See Management and Maintenance Plan for all of the above)

4.2.5 Improving the Entrances

- To seek opportunities, through Transport for London and Highways England, to introduce improvements to the A312 to allow in/out access and other works to the highway to provide a more legible, accessible and safer vehicular entrance and to introduce a passing place on Hillingdon owned land.
- To improve the landscaping and layout of the existing car park, introducing more disabled spaces and some electric charging points.
- To improve the entrance at Watersplash Lane, introducing parking nearby.
- To improve the entrance at Roseville Road.
- To promote alternative means of reaching the Park, particularly through improved cycling connections and new bus routes, namely the north/south Hillingdon route and eventually also the proposed Nestles Avenue service.
- To engage in discussions with LB Hounslow to promote joint working across Cranford and Avenue Parks and enhanced opportunities for publicising the project

(See Planning Application Ref: 15604/APP/2020/283 for Watersplash Lane proposals)

4.2.6 Improving the Subway and extending the Cycle/Running Tracks

- Opportunity to work with Highways England to achieve improvements to the Roseville Road subway with safety measures for pedestrians
- To enhance the local cycle network by linking it to existing routes, improving accessibility and legibility and creating a circular route
- To improve and mark out different lengths of walking and running routes.

(See Draft Proposals for St. Dunstan's Subway; and Proposed Cycle Route from St. Dunstan's Subway to Grand Union Canal)

4.2.7 Improving Security and Lighting

- Opportunity to install a lighting plan, to highlight the historic buildings, light the car parks, courtyard and access in an appropriate way
- To manage vegetation so that natural surveillance is achieved and the feeling of vulnerability reduced
- To install CCTV cameras at critical points, to be relayed to the Site Manager's office
- To install smoke alarms and burglar alarms and protect pedestrian entrances at night.
- To employ a full-time Site Manager and a full-time Community Engagement Officer, on site, based in the Stables.

4.2.8 Hydrology

- To help reduce the risk of flooding within and around the site, by carrying out the recommendations of the Flood and Water Manager's consultants, who are investigating flood mitigation measures in the form of a swale in the Park.
- To help improve the water quality of the Frogs Ditch through cleansing ponds.

(See 'Fullers Field Water Quality Project')

4.2.9 Way-finding and Interpretation in the Park

- Opportunity to improve the way marking of paths which connect with the London Loop, the Hillingdon Trail and other parks/green spaces along the river corridor.
- To install site maps at all formal access points (including car parks)
- To use the community information board to advertise events
- To install heritage interpretation boards identifying and describing significant historic features
- To publish walking and cycling trails and set out a nature trail
- To repair and improve the paths, bridges and trails, and install new benches, to encourage exploration of the whole park
- To install posts for an interactive heritage trail, with accompanying leaflets (hard copy and on line): family, tree and history trails, etc.

(See Interpretation Plan for Sign and Bench Audit and Proposals)

4.2.10 Archaeology Opportunities

- Opportunity to acquire more information, through archaeological excavation, about the former layout of the buildings and grounds, for example: Cranford House and its predecessor, the ice house, the brick structure in the grounds, any underground passageways and the layout of the Pleasure Grounds.
- To use the archaeological findings to enhance the interpretation of the Park, and link them through signed pedestrian routes
- To introduce volunteers to new skills, through community excavations and technical workshops
- To engage the wider community, such as local groups and schools, in archaeology
- To create a rolling programme of archaeological investigation and events across the site

4.3 Hayes Housing Zone - Opportunity for Incoming Residents to access quality open space at Cranford Park

In 2016, the Mayor of London announced 11 new Housing Zones, one of which was in Hayes Town, its boundary immediately to the north of (and including part of) of the Cranford Park project site. (APPENDIX 14)

As it is designated a Housing Zone in the Hillingdon Local Plan, the Hayes area is a prime regeneration zone and 2,600 new residential units are proposed to be delivered there over the five years 2020-2025. Much interest is being stimulated in the redevelopment of the old Victorian industrial areas along the canal and railway, for high density residential use.

The first of these developments, on the former Nestle factory, has started on site. Here, planning permission was granted for 1386 flats (together with commercial and other uses) and more flats are now proposed. (PP Ref: 1331/APP/2017/1883). Another site in Nestles Avenue has planning permission for residential redevelopment (PP Ref: 73238/APP/2018/1145), a third is in the Appeal process (February 2020) and a fourth has been dismissed at Appeal.

Planning permission has also been granted for the redevelopment with flats of The Crane Public House, at the entrance to the northern section of Cranford Park. (PP Ref: 11026/APP/2018/3361)

The Sea Cadet site in Watersplash Lane is semi-derelict and has been the subject of anti-social behaviour for many years. A planning application for the redevelopment of part of the site for two houses, with public car parking for Cranford Park, improvements to the access road, Park entrance and new play area can be viewed at Ref: 15604/APP/2020/284.

It is to be noted that the Strategic Infrastructure Plan, commissioned in 2017 as part of the Evidence Base for Local Plan 2, has identified a considerable shortage of high quality, accessible open space in the Hayes area.

<https://www.hillingdon.gov.uk/article/33978/Infrastructure-planning>

4.4 Potential Conflicts between New Work, Wildlife and Archaeology

There could be potential conflicts between:

- The works needed to save the cellars by giving them a sustainable new use and alterations which could alter their historic character and significance
- Walking/running/cycling circular routes around the Park and the desirability of keeping the open, rural character of a Country Park
- The repair of the garden walls and planting of the fruit wall and the potential removal of butterfly habitat
- The opening up of the river to more visitors and the potential erosion of the bank or conflicts with nesting birds
- The installation of lighting and potential adverse impacts on bat and bird life
- The retention of the flooring in the courtyard and the introduction of more accessible surface.

SECTION 5: POLICIES

The Policies listed below are particular to the Project and set out objectives and priorities. However they are intended to reflect and enlarge upon, not over-ride, the adopted planning policies of the LB Hillingdon's Local Plan 1: Strategic Policies (2012) and Local Plan 2: Development Management Policies (2020), the London Plan (2016), Historic England's Conservation Principles, Policies and Guidance (2015) and the National Planning Policy Framework (2019).

5.1 Park Users - General

5.1.1 The introduction of the cafe must be preceded by consultation and research to discover the type and range of facility which would be most popular with existing and future park visitors.

5.2 Conservation of Historic Buildings and Structures

5.2.1 The Stables are to undergo research and analysis to identify original fabric and later alteration, this work is to guide proposals regarding subdivision, alteration, insulation, fire safety and the introduction of services.

5.2.2 The overarching objective for the Stables is to restrict interventions to those absolutely necessary for the provision of sustainable new uses, which will result in its removal from the At Risk Register. Demountable interventions should be considered.

5.2.3 The Stables is to be fully accessible on the ground floor. The upper floors, which are unlikely to be rendered wheelchair accessible, will need to provide office and storage space for the benefit of the Site Manager, other staff and the Friends.

5.2.4 The western Stables are to be authentically restored, with its interpretation to be relevant to the Stables and capable of renewal and change.

5.2.5 The Cellars are to be rigorously surveyed to provide an understanding of how they were used, accessed, extended and altered. Construction materials thrown down into the cellars at the time of demolition are to be assessed before removal from site.

5.2.6 The Cellars are to be made watertight, restored and converted with as little loss of original fabric as possible and having regard to the best possible balance between the original function, surviving fabric, public access and new uses. The retention of the original flooring should be prioritised when considerations of public access and head height are being assessed.

5.2.7 Public access to the Cellars must be open to all and the route and method chosen should be the most sensitive possible.

5.2.8 New work to build a cafe should respect the plan of the house, demolished in 1944. It should be designed to complement its surroundings, whilst being sensitive to modern requirements for good insulation, vandal proofing and renewable energy and water.

5.2.9 The landscaping at ground level, on top of the cellars, should respect the outline of the former house, the setting of the listed buildings and the practicalities of maintenance, whilst deterring vandalism and ensuring safety.

5.2.10 The Courtyard is to be recorded and understood before any level access works begin on site, to ensure that valuable information it may provide is not lost.

5.2.11 The surface of the Courtyard is not very comfortable for wheelchair users. Where possible, in addition to the level access route, relaying of paving or cobbles should be undertaken.

5.2.12 The Garden Walls are to be cleared of harmful vegetation and patch re-pointed in lime mortar.

5.2.13 The ha-ha wall is to be cleared of harmful vegetation, patch re-pointed in lime mortar and the ditch cleared of vegetation where appropriate, although consideration should be given to the retention of any flora which is of significance.

5.2.14 The Ice House is to be investigated and excavated, with no, or minimum, loss of fabric. Reburial or other measures considered appropriate to protect the feature are to be prioritised over long-term public visibility.

5.3 Conservation of Historic Landscape

5.3.1 The reinstatement of the 'fruit wall' known to be present in the 1850's, should be based on historic research of planting lists, and knowledge of local varieties, with consideration given to plants which would deter vandals and be relatively easy to maintain.

5.3.2 The Pleasure Grounds are to be re-instated, based on photographic research and an analysis of what is growing there now and its significance. Designs should be sustainable in terms of future maintenance.

5.3.3 Cranford Woods and other wooded areas are to be researched and analysed to enable the opening up of historic views and the revealing of historic clump planting. Consideration is also to be given to opportunities for bringing in more light

for flowers and understorey, vistas to improve natural surveillance, vandal proofing and sustainable maintenance.

5.3.4 The management of the orchard should have regard to increasing its potential for teaching, in terms of labelling and training sessions, the health of the individual trees and the planting of local varieties to help ensure their survival.

5.3.5 The grazing of cattle in the southern part of the park during the summer months, should be monitored in terms of biodiversity enhancement and any unforeseen effects on the park, park uses and the animals themselves.

5.3.6 The desirability of increasing public access to the riverside and sunlight to the water, beneficial to aquatic wildlife, should be considered in tandem with measures to strengthen the bank to prevent erosion, ensuring public safety and protecting any trees, plants or wildlife (particularly sites of nesting birds) which may be vulnerable to such access.

5.3.7 The quality of the water in the Frogs Ditch and River Crane should be monitored regularly, and mechanisms to clean the water put in place, in liaison with the Council's Flood and Water Management Team.

5.3.8 The repair and improvement of paths and bridges (over the Ha-Ha and Frogs Ditch) should take into account the countryside context (in terms of materials and edging proposed) and the need for maximum accessibility for visitors in wheelchairs.

5.3.9 Waymarking and interpretation around the park should conform to an overall strategy in terms of colour, font, layout and illustration and ensure that visitors with a sight impairment have the best opportunity possible to read the signs.

5.4 Archaeology

5.4.1 The priorities for archaeological excavation and investigation are to be agreed with AOC Archaeology, GLAAS, the Design Team and the Steering Group, before every season's work, this to ensure that features are targeted which will inform the historic design of buildings and gardens, whilst providing suitable learning experiences for the volunteers.

5.4.2 It is expected that features discovered will be reburied and the ground made good following excavation. If required, AOC Archaeology will assist with delineating buried remains for purposes of interpretation, or re-instatement, for example the outline of Cranford House or its garden features.

5.5 New Works

5.5.1 The new and the refurbished car parks are to be suitably landscaped to respect the quality and significance of the surrounding landscape. They should have active and passive electric charging spaces.

5.5.2 The play areas proposed are to have equipment, fencing, flooring and benches of a design and materials which will ensure that they blend into the rural context of the Country Park.

5.5.3 The potential new/enhanced wetland areas should be designed to appear as natural as possible, and have regard to both function and their potential attraction for birds and other wildlife. The relationship of these features with the cattle stockade must be carefully considered, as should any threat of water birds to the runways at Heathrow, or the area of the park used by the model aircraft club.

5.6 Security and Safety

5.6.1 The new entrance from the M4/A312 The Parkway roundabout is to be well signed and have regard to the safety of visitors travelling by car, and the need to accommodate large numbers on events days.

5.6.2 The entrance at the northern end of the park is to be well signed, easy to reach safely on foot and by bicycle and provide a good access for parking.

5.6.3 The Roseville Road subway should be improved and lit to render it a pleasant route through to the southern part of the park. Safety measures are to be discussed with the Designing out Crime officer to ensure that the most effective solution is chosen.

5.6.4 Lighting in the courtyard should have regard to safety, but also to energy conservation, historic setting and the potential impact on wildlife

5.6.5 The buildings in the park should be protected as much as possible from vandalism through their initial design, window protection and through electrical means such as alarms, in discussion with the Designing out Crime Officer.

5.6.6 CCTV cameras are to be specified and sited to ensure that the most effective product and locations are chosen.

5.6.7 Anti Social behaviour is to be reduced as far as possible by the design and location of parking, installation of appropriately designed barriers and bollards, natural surveillance and by any other means which may be recommended by the Designing out Crime officer.

5.6.8 The licensing of commercial dog walkers should be monitored, to ensure that there is no longer a threat to visitors to the park and their pets.

5.7 Access

5.7.1 Accessibility must be considered at every stage of the proposals. However, the Council's Access Officer will carry out an assessment of the application plans so as to guide the project.

5.8 Climate Change and Carbon Reduction

5.8.1 The effects of climate change on weather patterns are likely to lead to an increase in flooding incidents and prolonged periods of drought. The hydrology project will be designed to take account of such issues, and its success will be monitored by the Council's Flood and Water Manager.

5.8.2 Water management is to be considered when designing the new facilities. The most energy efficient forms of insulation, heating and lighting are to be used.

5.8.3 Composting facilities for food remains from the cafe are to be provided, the compost to be used as fertiliser on site.

5.8.4 Timber felled in the park will, where practicable, stay on site for use in timber construction or as wood chip for mulching. Where there is no use for it on site, it will be removed by the Council's tree contractors.

5.8.5 Fruit from the orchard will, where practicable, be offered to the community (free or for a nominal price) and the juice either made on site or the fruit given to others to juice.

5.9 Decision Making and Managing Conflict

5.9.1 The Steering Group will be reconvened in the Delivery Stage and its membership reassessed to ensure that it represents all aspects of the Park's current heritage, management and maintenance. Although the Design Team will not routinely meet with the Steering Group, all proposals will be subject to the scrutiny and comment of the Group, to ensure that the proposals are sound, practicable and in line with the known heritage significance of the site. In this way conflicts will be resolved through consultation and negotiation.

5.10 Management of Information about Heritage

5.10.1 The Friends keep the information on the Historic Heritage, and are updating it as information is forthcoming from the Berkeley archivist and other sources. Moreover, the up-to-date sightings of birds, animals, insects and plants are recorded regularly on Wendy Marks' blog, which is linked to the Friends' website. New information is continually being added to their records.

5.10.2 The Conservation Plan will be published on both the Council's website and that of the Friends'. It will be regularly updated as the knowledge base increases through survey, excavation and works on site.

5.10.3 There will be public access to copies of historic maps, illustrations and any actual artefacts (relating to Cranford House and its appurtenances at the time of the Berkeley family) which can be restored to the site. There will also be a memory wall.

5.10.4 A community notice board has been erected in the park to publicise events, volunteering opportunities and the project generally, once it starts on site. It will provide details of the two websites concerned. These details will also be publicised in the nearest LB Hillingdon libraries (Botwell and Harlington in LB Hillingdon and Cranford in LB Hounslow) and in local news sheets, such as Hayes Town News, published by the Hayes Town Partnership.

SECTION 6 - ADOPTION AND REVIEW

6.1 The Conservation Plan contains illustrations (maps, photographs and historic drawings) and appendices (surveys, designation information, consultation responses and other information). It will be available on the Council and Friends' websites and hard copies of the Plan will be available in the Site Manager's office at the Stables and in the Local Studies section of Uxbridge Library.

6.2 The Conservation Plan will be updated, as new information becomes available, by the webmasters concerned, so as to be a record for contractors, consultants, Council staff, volunteers and the general public. The information will be channelled to the webmasters by the Project Manager and thereafter by the Site Manager.

6.3 The most important artefacts found during the archaeological excavations will be stored and catalogued at the London Archaeological Archive and Research Centre (LAARC) so that they can be viewed there by the general public. However, if suitable display cases can be made available in the cellars, it may be possible to obtain a licence from the LAARC to accommodate some of the finds on site.

RELATED PLANS

Project Plans

Master Plan
Activity Plan
Interpretation Plan
Management and Maintenance Plan
Business Plan

Council Plans

Local Plan Parts 1 and 2
'Strategic Infrastructure Plan', May 2017, by Inner Circle Consulting for LB Hillingdon
Green Spaces Cranford Country Park Management Plan 2013-2017
Landscape Character Appraisal, 2012, by LUC for LB Hillingdon
Accessible Hillingdon (adopted Sept 2017)
Strategic Flood Risk Assessment (2008)
Surface Water Management Plan Part 1 (2013) and Part 2 (2014)

Material used to write the Plan

See "Surveys and Research Undertaken", listed in the Introduction to the
Conservation Plan
'Archaeological Reports', May 2019 and January 2020, by AOC Archaeology
'Cranford Village Conservation Area Appraisal', April 2018, by LB Hounslow
'Cranford Park Link - Cycle Route Design', September 2019, by Project Centre for
LB Hillingdon
'St. Dunstan's Subway, Outline Design Proposals', November 2019, by Project
Centre for LB Hillingdon
'Fullers Field Water Quality Project', 2019, by Flood and Water
Manager, LB Hillingdon
Cranford Park Friends Research (Sources Listed in Appendix 10)
Planning Applications as referenced in the text for: Cranford Park proposals;
Watersplash Lane site; Former Nestle Factory; other sites in Nestles Avenue

BIBLIOGRAPHY

The Coke Papers are in the British Library (COKE PAPERS (SERIES III) Vol. XXX:
Architectural Papers of Thomas Coke.

The Parish of Cranford, "A Brief History of St. Dunstan, Cranford Park", date
unknown.