

LAMBETH LANDSCAPES ANNUAL MANAGEMENT PLAN



WINDMILL GARDENS 2017-18



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1. General Information	
Name of Site	Windmill Gardens
Address	Blenheim Gardens, Brixton Hill, London SW2 5DA
Grid Reference	TQ 304 473
Total Area (ha)	0.77
Neighbourhood/Council Area	Brixton
Electoral Ward	Brixton Hill
Ward Councillors	a) Councillor Florence Eshalomi (Labour) feshalomi@lambeth.gov.uk b) Councillor Adrian Garden (Labour) agarden@lambeth.gov.uk c) Councillor Martin Tiedemann (Labour) mtiedemann@lambeth.gov.uk
Neighbourhood Lead	Brixton: Councillor Donatus Anyanwu (Labour) danyanwu@lambeth.gov.uk
Responsible Officer – Operations	Chris Jude (cjude@lambeth.gov.uk) 07701 050211
Friends or User Group	Friends of Windmill Gardens
Friends/User Group Contact Details	Jean Kerrigan (Chair) brixtonmillchair@btinternet.com

2. Green Infrastructure (Open Spaces) Strategy – Quality Assessments			
Site Code	Typology	Assessment Date	Assessor(s)
29	Local Park	07/12/2012	Dr Iain Boulton
Category	Score Value (%)	Category	Score Value (%)
a) Transport	76.7	b) Access	63.3
c) Furniture	51.0	d) Signage	18.7
e) Boundary Features	76.0	f) Vegetation Quality	39.6
g) Footpaths & H/S	80.0	h) Architecture	9.4
i) Maintenance	80.0	j) Biodiversity	23.3
k) Play Facilities	69.3	l) Sports Facilities	0.0
m) Personal Safety	68.6	n) Vandalism & ASB	60.0
o) Aesthetics	66.7		
Overall Quality Score	52.2	Overall Rating	AVERAGE

3. GM Specification: Site-Specific Service Activities	
Section	Output(s)
Grass Maintenance	<ul style="list-style-type: none"> a) 16 cuts a year for amenity grass areas using a combination of ride-on and stand-on mowers b) bulb areas to be cut after plants have died back c) there are no conservation grass areas
Waste Management	<ul style="list-style-type: none"> a) classed as a High Usage site: i) litter picking undertaken once a day, seven days a week from April to September; ii) litter picking once a day Monday-Friday from October to March b) regime includes edges of shrub beds - specification allows for full litter picking of shrub beds weekly in April to September, and monthly in October to March
Herbaceous Bedding and Plants	<ul style="list-style-type: none"> a) herbaceous planting: monthly check and basic maintenance including weeding; beds will be mulched in winter
Shrubs	<ul style="list-style-type: none"> a) selected shrub beds to be mulched in winter b) beds will receive two maintenance visits during the growing season to include weeding c) winter maintenance programme includes appropriate pruning, shaping and infrastructure for climbing shrubs
Minor Tree Maintenance	<ul style="list-style-type: none"> a) epicormic growth and low-hanging branches causing obstructions removed over the winter
Play Area	<ul style="list-style-type: none"> a) all fixed equipment to be visually checked weekly for health and safety issues b) all equipment thoroughly inspected quarterly and annually by external specialists, with fully detailed reports produced c) unsafe or dangerous equipment will be taken out of action or otherwise made safe, normally within 24 hours of being assessed d) all hard surfaces to be cleaned annually to remove weeds, moss, algae and detritus e) play area to be litter-picked at the same time as the rest of the site
Furniture and Fittings	<ul style="list-style-type: none"> a) inspected every three months for health and safety purposes b) benches washed annually c) wooden benches stained annually
Graffiti	<ul style="list-style-type: none"> a) graffiti removed within seven days of being reported/discovered b) offensive graffiti removed within 24 hours of being reported or discovered (Monday to Friday)
Paths and Hard Surfaces	<ul style="list-style-type: none"> a) hard surfaces mechanically cleaned annually to remove moss, algae, liverwort and other debris b) all surfaces checked weekly for health and safety issues

	c) hard edges mechanically cleaned annually d) soft path edges edged up at least once every two years
Fences, Boundaries and Gates	a) fencelines to be cleared annually as part of the winter programme, as far as is practical

4. Repairs and Maintenance Schedule – Requested Works

Date	Source	Details	Priority	Completion Period
1/10/17	Quarterly play area inspection report	Repair deep holes in wetpour surfacing	P5	End February 18

5. Planned Capital Works

Planned Activity	Details (with completion dates)
a) New education building	<ul style="list-style-type: none"> Deadline for submission of construction tenders is January 2018 with work scheduled for March to December 2018
b) S106/CIL funding	<ul style="list-style-type: none"> £70,939.71 s106 has been allocated to fund a package of improvement works for the windmill. Priority to improve proofing against damp, timber treatment/consolidation, restore movement of cap and ensure free rotation of sails.

6. Planned Tree Works

Planned Activity	Details (with completion dates)
a) Map of trees in site created	Completed 30/06/2017 – see Appendix 1
b) List of trees in site created	Completed 30/06/2017 – see Appendix 2
c) Update all tree records on 'Ezytreev' tree management database	By end March 2018 (awaiting new handheld devices and system migration to cloud)
d) Create a one-year work plan for tree maintenance	Completed 30/07/2017
e) Year 1 tree works	Estimated cost £3,000 – agree to commit to works within FY 2017-18
Tree Work Justifications (e.g. where trees to be felled, removed or radically reduced)	Tree Number/ID, with brief description of justification or evidence
Year 1 – Fell/Remove	Number 4 (Apple - Malus) to be removed at recommendation of Tree Officer due to dying state of self-set tree; consider replacing with new tree
Year 1 – Fell/Remove	Number 8 (Sycamore - Acer) – stump to be removed at recommendation of Tree Officer
Year 1 – Fell/Remove	Number 10 (Birch - Betula) – stump to be removed at recommendation of Tree Officer
Year 1 – Radical Reduction	Number 28 (Plane - Platanus) – to be crown reduced by up to 30% at recommendation of Tree Officer to restore tree condition

Year 1 – Fell/Remove	Number 34 (Cherry - Prunus) – fell tree, with stump to be removed at recommendation of Tree Officer due to poor condition of tree. Look to replace with new tree species
Year 1 – Fell/Remove	Number 42 (Cherry - Prunus) – stump to be removed at recommendation of Tree Officer. Look to replace with new tree species
Year 1 – Fell/Remove	Number 52 (Cherry - Prunus) – stump to be removed at recommendation of Tree Officer. Look to replace with new tree species
Year 1 – Radical Reduction	Number 55 (Lime - Tilia) - to be pollarded at recommendation of Tree Officer to restore tree condition
Year 1 – Radical Reduction	Number 57 (Plane - Platanus) - to be crown reduced by up to 50% at recommendation of Tree Officer to restore tree condition

7. Volunteer Work Programme

Planned Activity	Details (with completion dates)
Friends of Windmill Gardens Annual Programme of events and other activities	<ul style="list-style-type: none"> The Friends run a successful events and volunteering programme through each year, which is available on their website: http://www.brixtonwindmill.org/whats-on

8. Forward Aspirations or Opportunities – Council and/or Community

Title	Details
1. Plant a line of dwarf fruit trees behind the windmill	<ul style="list-style-type: none"> To expand on the heritage food theme of the site. The Friends will lead on this project and aim to raise the funding
2. Plant hops along the fence behind the windmill	<ul style="list-style-type: none"> To expand on the heritage food theme of the site and soften the fenceline. The Friends will lead on this project and aim to raise the funding
3. Extend the wildflower border behind the windmill further out	<ul style="list-style-type: none"> This will be needed to compensate against the hops planting. The Friends will lead on this
4. Install planters in front of new education building	<ul style="list-style-type: none"> The Friends will lead on this project and aim to raise the funding
5. Install equipment suitable for teenagers	<ul style="list-style-type: none"> As a separate zone alongside the existing play area, could include table tennis, marked out 5-a-side pitch, play equipment, gym equipment
6. Remove large log seat in play area	<ul style="list-style-type: none"> The log is deteriorating rapidly now and is becoming a hazard
7. Improvement works to the herb garden	<ul style="list-style-type: none"> Some additional planting needed to replace loss from theft and vandalism. In order to prevent this happening the installation of protective fencing (with a gate) all the way round the bed is needed
8. Redesign paved area at back of play area	<ul style="list-style-type: none"> Area needs a comprehensive re-design to reduce the hard landscaping and maintenance burden. Its purpose needs redefining through design

9. Create a formal, marked-out football area	<ul style="list-style-type: none"> • Informal unmanaged football causes a lot of damage to the grass
10. Replace perimeter fencing with six foot high bow-top	<ul style="list-style-type: none"> • Posts have corroded through in places and a lime tree has grown around the fence in one spot. The tree needs to be retained if at all possible. A higher fence is needed to keep out people intent on ASB who currently climb over
11. Install a new Friends noticeboard	<ul style="list-style-type: none"> • Current one is very old and part of it was stolen
12. Replace the felled fruit trees along the border of the dog-free area	<ul style="list-style-type: none"> • The stumps of the felled damson and cherry will be removed as part of the tree works programme
13. Creation of wildlife pond at far end of site	<ul style="list-style-type: none"> • This would help deter existing ASB and build on native plant theme for that end of the site. Would need suitable fencing to exclude dogs
14. Improved signage aimed at dog owners	<ul style="list-style-type: none"> • Need to deal with inappropriate use of different areas of the site by dog owners
15. New signage on railings by entrance gate	<ul style="list-style-type: none"> • To provide a suitable welcome to the park and advise of key restrictions
16. Addition of more fruit bushes in raised bed by table tennis	<ul style="list-style-type: none"> • Friends will lead on this
17. Gap in railings by table tennis needs addressing	<ul style="list-style-type: none"> • Used to access at night, so will help prevent ASB taking place
18. Proper raised bed to install by table tennis	<ul style="list-style-type: none"> • In order to support an improved fruit bush border, stop water running straight off and allow retention of a mulch
19. Replace surfacing around table tennis	<ul style="list-style-type: none"> • The old surfacing has now become a major trip hazard, a better quality replacement surface is needed
20. Install outdoor gym equipment and another table tennis table	<ul style="list-style-type: none"> • A better offer is needed for teenagers and adults for keeping fit
21. Plant replacement tree in the square tree base near the entrance	<ul style="list-style-type: none"> • The Friends will lead on this
22. Some additional planting needed in the herbaceous bed by the entrance	<ul style="list-style-type: none"> • Damage has been caused by people climbing over the railings, so new higher railings need installing first
23. Add a drop bolt to the gate	<ul style="list-style-type: none"> • One half of the entrance gate needs to be locked open each morning to stop dog owners closing the gates so their dogs can run freely around
24. Remove paved area inside entrance	<ul style="list-style-type: none"> • This is not needed, looks ugly and creates an unnecessary maintenance burden. The area could be planted with a suitable wildflower, nectar-rich seed mix over a very thin soil base
25. Install more bins and remove dog bin	<ul style="list-style-type: none"> • Current bin capacity is insufficient for the reduced staffing levels; new bins will be the standard Lambeth on-street litter bin

9. Other Confirmed Projects or Developments	
Title	Details
Need to clarify ownership of the brick wall bordering the play area, which is leaning	Lambeth Landscapes to contact Legal Services to determine ownership and maintenance responsibility for wall
Request to mark out two five a side football pitches for the June tournament	Programmed into pitch marking schedules (actioned by Lambeth Landscapes Operations)
Move old sleeper in dog-free area	Friends will arrange this through a volunteer day

10. Antisocial Behaviour (ASB) and Community Safety Issues	
Title	Details and Actions
Dog fouling and dog related damage	<ul style="list-style-type: none"> • Dog owners failing to pick up dog wastes from open grass area when walking dogs • Some dog related damage to young trees caused by owners training aggressive dogs or poor control over dogs • Dog owners closing both entrance gates and allowing dogs to run free across site without adequate supervision or control, which deters other legitimate users including children; owners may even walk home to collect their dogs later! • Action: upgrade entrance gates so that both or individual leafs can be securely locked open and cannot be closed by dog owners – integral locking bars/bolts and padlocks • Action: erect mesh guards around bases of all new or young trees to prevent dog-related damage, and lift any low branches up so they cannot be used to attach dogs to • Action: implement new Public Space Protection Orders (PSPO) to allow maintenance and enforcement staff, as well as Police, to challenge and penalise those failing to pick up and dispose of dog wastes or keeping dogs under appropriate control when required to do so • Action: ensure adequate signage promoting responsible dog use, and warning of PSPOs, are in place at entrance and key locations within site • Action: ensure fencing and gates into playground are secure and cannot allow dogs to freely enter
Public Sexual Activity	<ul style="list-style-type: none"> • Inappropriate use of site for paid-for nighttime sexual activity, especially around Windmill and nursery building, which results in discarded sexual debris and litter – this is not helped by offenders being able to climb into site over gate or using raised walls of brick planter to climb fence panels in this area, and gaps in railings • Action: increase height of gate and fencing at the main entrance with additional panels, or reduce

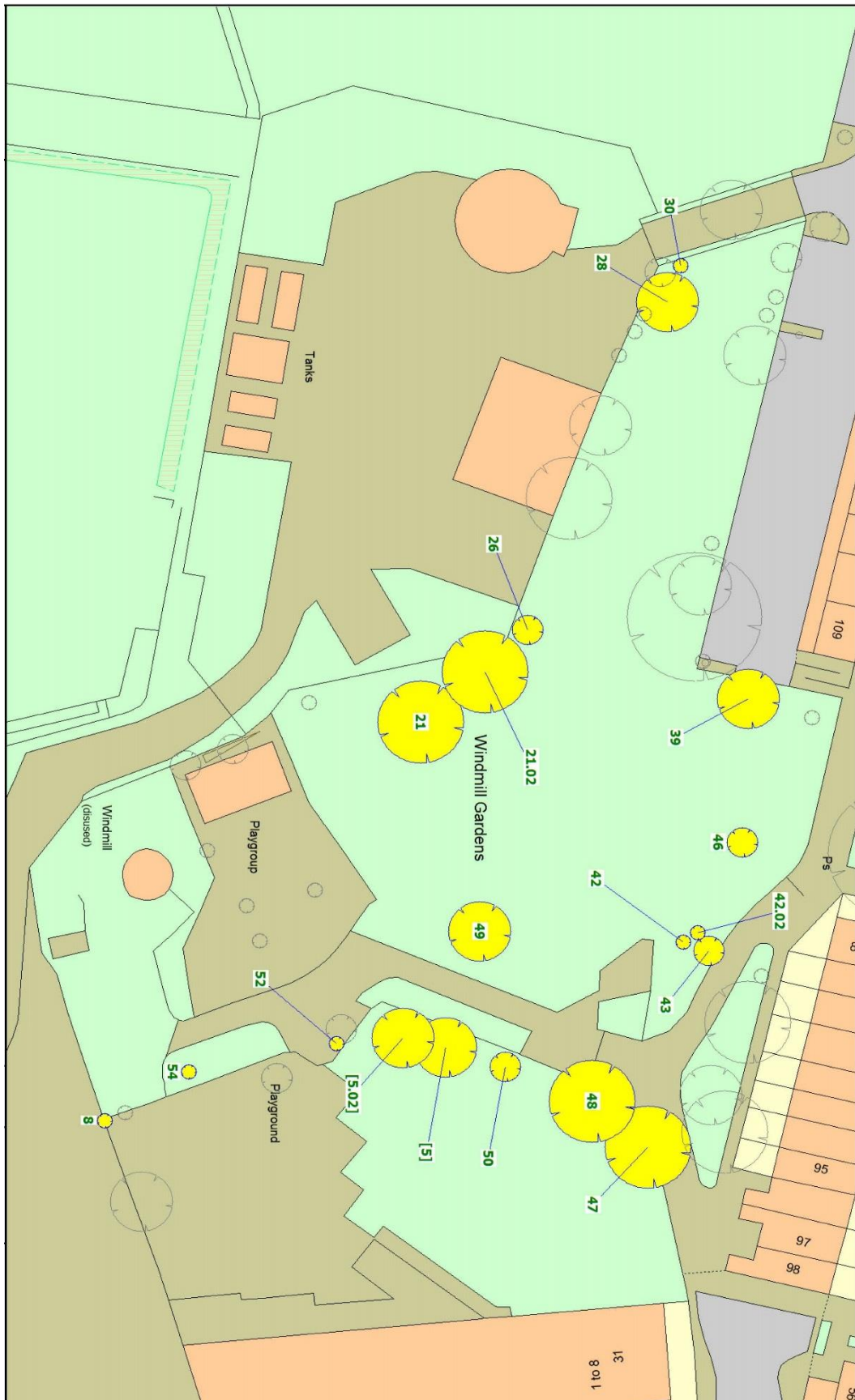
	<p>height of brick planter to ground level so as to maximise height between fence base and top</p> <ul style="list-style-type: none"> • Action: secure any existing gaps in boundary railings with new bars, and repair or re-secure any loose or defective panels and bars • Action: lift or open up any 'dark areas' due to excessively dense or low tree canopy along north-eastern boundary of site to remove 'hideaways' • Action: ensure new educational resource building is appropriately lit with external security lighting and CCTV positioned for maximal area coverage, with suitable warning notices
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11. Lambeth Biodiversity Action Plan – Objectives and Outcomes	
Action Plan Objective(s)	Site Specific Activities and Outcomes
<p>Parks and Open Spaces</p> <p>a) At least 20% of total area of open space is managed and maintained for biodiversity and educational benefit by 2023</p>	<ul style="list-style-type: none"> • Approximately 15% of the site is presently managed for biodiversity and educational benefit; this includes the herb garden and planters, the boundary hedges and mature trees • There is significant potential to increase the ecological quality of the site's boundaries by some selective relaxed grass maintenance (in areas less heavily used for sports or dog walking), but also by additional planting of native hedge and shrub species, although temporary protective fencing will be necessary until establishment • Action 1: increase the biodiversity value of site boundaries through additional native shrub, perennial, hedge and tree planting. Outcome – ecological diversity of boundaries increased by 2025, resulting in an additional 10% of site being classified as 'of ecological and educational benefit' – this will be of value for the ongoing use of the new educational resource building, and offer opportunities for community ownership • Current area used for gardening on western side of site can be enhanced with additional biodiversity planting or converting hard paved areas to ground level beds with native plants • Action 2: improve the ecological diversity of the current western gardening zone through additional planting of existing beds/planters, and create new raised or ground level beds with pollinator friendly or fruit/herb producing schemes • Site is well used by birds and bats (mainly Pipistrelles) around existing lime trees, but additional features required to promote longer residence times and improved foraging • Action 3: ensure all new boundary and planted bed improvement schemes include species that

	<p>promote bat and bird feeding and foraging, e.g. increase invertebrate diversity</p> <ul style="list-style-type: none"> • Action 4: install at least 5 bat and 5 bird boxes in existing trees and on outside of new education building – potential for some bird boxes to contain passive IR cameras, whose data can be pre-recorded or live-streamed into educational resource building or onto Friends website. • Action 5: install one passive bat detector in existing trees or outside new education building – data from detector can be pre-recorded or live-streamed into educational resource building or onto Friends website.
<p>Trees and Woodlands</p> <p>a) Native tree cover, as a proportion of a site's total tree population, is increased by 5% by 2023</p>	<ul style="list-style-type: none"> • Site contains some non-native or invasive tree species that are in relatively poor condition; some fruit or other small trees have been damaged or lost due to disease • Action 6: progressively remove non-native and invasive tree/shrub species, and replace with native or ecologically beneficial species through a coordinated planting programme. Outcome – to increase the net native tree and shrub cover of the site by 5% by 2023 • Action 7: ensure some new trees are fruit- or nut-bearing species of local provenance (Surrey Vice County) – plant at least 5 such trees by 2025, and prioritise cultivars with high flower pollen and nectar production for their ecological value

12. Awards, Prizes or Other Public Recognition		
Title	Details	Date Awarded
Green Flag Community Award	Holder of Green Flag Community Award since 2016. Site was visited for full judging on 15 th May 2017 by Nigel Thorne, and the award was successfully secured for 2017-18	20/07/2017

Appendix 1: Windmill Gardens – Site Tree Map, July 2017



Appendix 2: Windmill Gardens – Tree Management Recommendations, Year One

Tree No.	Species	Location	Condition	Recommendation	Date Last Inspected
4	Apple (<i>Malus</i> spp.)	Side of park entrance	Dead/dying	Remove Self Set Sapling	08/01/2018
8	Sycamore (<i>Acer pseudoplatanus</i>)	Side of prison wall	Stump	Stump grind	08/01/2018
10	Birch (<i>Betula pendula</i>)	Side of prison wall	Stump	Stump grind	08/01/2018
27	Ash (<i>Fraxinus excelsior</i>)	Side of fence	Fair condition. Poor pruning in past. Dead wood	General Prune 2 (clear from fence)	08/01/2018
28	Plane (<i>Platanus x acerifolia</i>)	Side of fence	Fair condition. Imbalanced crown with stem damage	Crown Reduce by 20-30% (reshape and balance crown)	08/01/2018
29	Sycamore (<i>Acer pseudoplatanus</i>)	Side of fence	Fair condition. Multi-stemmed and suppressed crown	General Prune 1 (clear from fence)	08/01/2018
34	Cherry (<i>Prunus cerasifera</i>)	Side of low wall	Bark wound over 20% of stem, multi-stemmed. Dead/dying	Fell, stump grind and make good	08/01/2018
42 (02)	Cherry (<i>Prunus cerasifera</i> 'Pissardii')	Side of entrance	Stump	Stump grind	08/01/2018
46	Ash (<i>Fraxinus excelsior</i>)	Near entrance	Fair condition. Stem damage	General Prune 1	08/01/2018
47	Lime (<i>Tilia x europaea</i>)	Before entrance gate on inside of site	Regrown pollard or topped tree. Epicormic shoots, with basal/trunk suckering. Dead wood	General Prune 2 (remove deadwood and low limbs to crotch)	08/01/2018
48	Lime (<i>Tilia x europaea</i>)	Just inside entrance near gate	Regrown pollard or topped tree	General Prune 2 (lift 1m - 2m, remove deadwood and provide clearance for vehicles. Ensure pendulous growth is not obscuring)	08/01/2018
52	Cherry (<i>Prunus cerasifera</i> 'Pissardii')	Left of gate to playground	Short stem	Stump grind	08/01/2018
54	Sweet Chestnut (<i>Castanea sativa</i>)	Verge between playgroup and main site	Good condition	Young tree maintenance	08/01/2018
55	Lime (<i>Tilia</i> spp.)	Corner of plot and corner of site	Fair condition. Previously pollarded, encroaching branches	Re-pollard	08/01/2018
57	Plane (<i>Platanus occidentalis</i>)	Adjacent to building along fenceline	Fair condition. Broken branches and some crown damage	Crown reduce by 30-50%	08/01/2018