

**INVITATION TO ESTIMATE FOR THE PRODUCTION OF A
MASTERPLAN AND MANAGEMENT PLAN
FOR THE UPGRADE OF**

PARSLOES PARK

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Name of site and location: Parsloes Park Gale Street, Dagenham, Essex
TQ 479 849 (plan attached)

1.0 PURPOSE OF THE APPLICATION

The Council recognises the importance of Parsloes Park. We want to restore and enhance the Park so that it offers a better quality and wider range of facilities to encourage formal and informal recreation and provide a rich and diverse landscape experience.

The value of increasing and enhancing the facilities and improving the general infrastructure will encourage visitor use and will be a fundamental factor in improving the quality of life of people in the area.

This brief aims to guide, inform and help create the vision of how Parsloes Park can be improved and regenerated through the development and adoption of a Park Masterplan and Management Plan.

2.0 BACKGROUND INFORMATION

2.1 The historic heritage of Parsloes Park

Parsloes Park covers approximately 43 hectares. The Manor of Parsloes was a tenement held of the Manor of Barking. The name of the manor was derived from the Passelewe family dating from the 13th century.

The present Parsloes Park was the centre of the estate. From the 17th century to the early 20th century it was owned by the Fanshawe family who lived there for most of the period and were one of the leading families of the district.

Parsloes Manor House was reconstructed in the 16th century. It was then a rectangular brick building of two stories, with the addition of a north wing in 1634 and in 1814 the Revd. John Fanshawe added a south wing and encased the house in new brick with battlements and 'Gothic' sash windows.

Fig 1 Parsloes Manor House in state of deterioration



In 1858 the house was let, and none of the Fanshawe family subsequently lived there, resulting in the building becoming derelict and finally demolished in 1925.

Evelyn John Fanshawe, who inherited Parsloes in 1903, sold part of the estate to Essex County Council in 1913 and the remainder including the house to William Buckley in 1917. From 1901 to 1923 the park was used for pony-trotting competitions

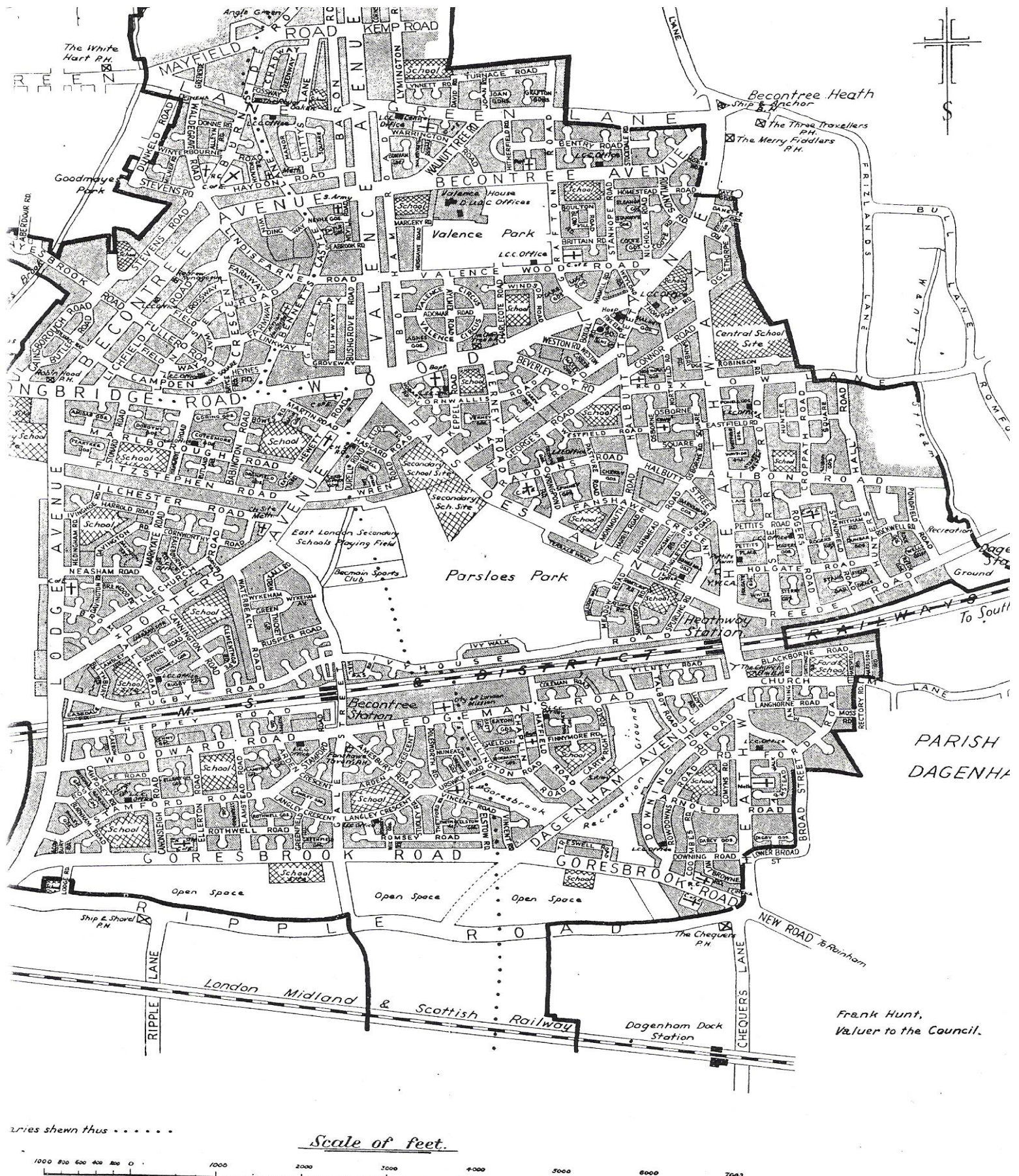
The whole estate was subsequently acquired by the London County Council; 107 acres became a public park while the remainder was built over to become part of the Becontree Estate.

Parsloes Park was finally opened in July 1935. It was referred to as the open space centrepiece for the Borough and was described as the lung for the London County Councils Becontree Estate which at that time was the largest housing estate in Europe

Fig 2 Postcard of sunny Barking & Dagenham featuring Parsloes flowerbeds bottom right



Fig 3 Map of Becontree estate as featured in the official souvenir leaflet from the opening day of the Park.



3.0 PAST GLORY

3.1 Play facilities

In its heyday Parsloes Park was probably the most popular park in the Borough for play facilities, which included:

- Playground and paddling pool area which was in constant use throughout the summer months, and the field adjacent to the paddling pool was at a premium for space with picnickers arriving early in the morning to spend the whole day making full use of the facilities.
- Adventure Playground and One O' Clock Club both open throughout the year and offering opportunities for very different forms of organised and supervised play.

3.2 Horticultural Excellence

The Park had a wonderful mixture of horticultural features that included:

- A formal flowerbed area that made a fitting entrance to the park greeting visitors with a blaze of colour. The area was manicured and kept to a high standard of maintenance. Sadly in an attempt to save money and cut down on vandalism this area was replaced with block planting of low maintenance country roses, stripping away all of the former obvious design potential of the area.
- The two shrub beds set back to the fence line that face onto this area were both stocked with mature well formed shrubs, one faced with a dahlia border the other with a herbaceous border each adding its own individual appeal and adding a respite from the formality of the chocolate box scene. There were also six rose beds that lined the pathways that sadly succumbed to rose sickness and were replaced with a somewhat poorly conceived design that has no real structure or theme.
- Several tree lined avenues of flowering cherry that fell victims to the storm of 1987 and were never subsequently replanted or restocked.
- Two large Rhododendron beds close to the bowling green that in recent years have not received the correct maintenance or been replenished with appropriate specimens.
- Various large shrub beds many that enhance the lakeside, but have been both poorly maintained and never restocked and today bear little resemblance to their former glory.

3.3 Wildlife

The lake was stocked with a host of birdlife including:

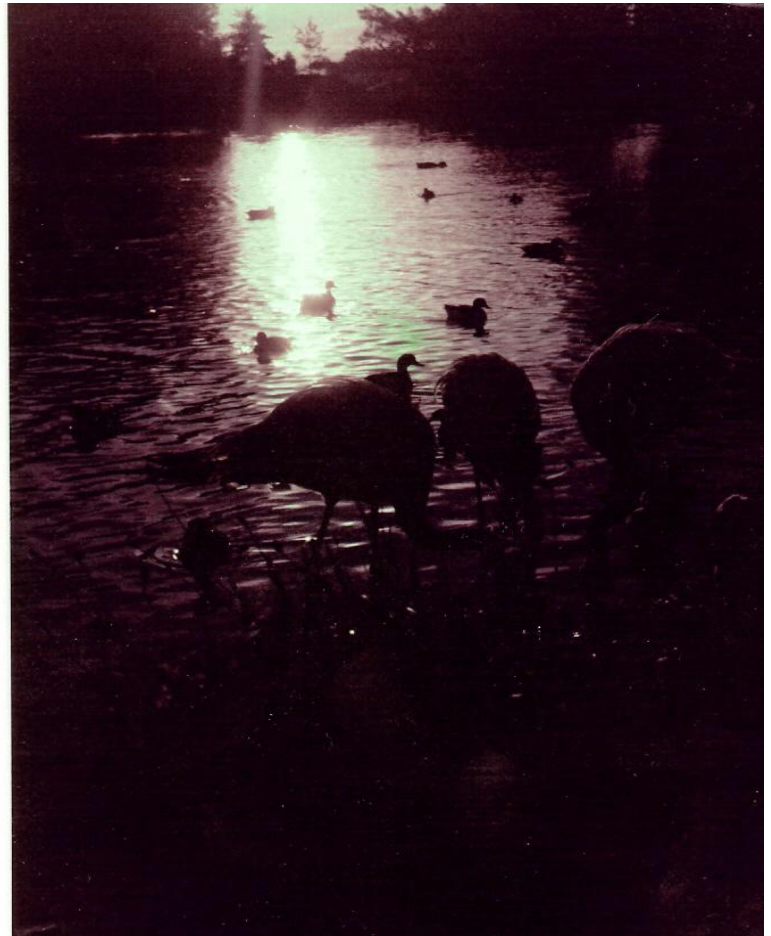
- Aylesbury ducks
- Indian Runners
- Tufted ducks
- Khaki Campbell's
- Various Geese
- And four Flamingos

Sadly most of the above have been driven out by the colonisation of the lake by Canadian Geese



Fig 5 Flamingos on the Lake

Fig 4 Flowering Cherry Trees



4.0 PARSLOES PARK TODAY

Parsloes Park was once on a par with Barking Park and had a reputation for being one of the better parks of the borough, with a high standard of horticultural expertise combined with an excellent maintenance regime, a legacy carried forward from the LCC and then the GLC.

The demise of the GLC in 1980 meant that the park then became the responsibility of the Council and slowly a combination of events led to its demise, the introduction of CCT (Compulsory Competitive Tendering), vandalism, lack of investment and interest has left the park in a poor and somewhat neglected state.

Parsloes Park is an area of natural beauty, all be it contrived, and deserves to be treated with care to preserve its heritage. The formulation of this Masterplan gives an opportunity to try to put back the elements and features that have been lost, to recreate a park that could be once again be viewed in its former splendour.

The master plan for Parsloes Park should seek approval to redress the neglect of many years and allow its full restoration incorporating all the elements referred to and any that may become apparent during the consultation process.

5.0 MASTERPLAN FOR PARSLOES PARK

The six main factors that will determine the regeneration of Parsloes Park are as follows:

1. Public interest and input.
2. Youth Zone
3. Community Sports/Football Hub
4. Restoration of horticultural legacy of the Park
5. Interpretation and promotion of the heritage legacy of the Park
6. Financial sustainability

The park is covered by various designations including Metropolitan Open Land. It benefits from more or less the same protection as Green Belt in terms of restrictions on any development that would have an adverse impact on the openness of the land, the historical and cultural environment, quality and character of the open space and its biodiversity value.

It will be necessary for the consultant to establish exactly what planning and development restrictions apply and how these can be accommodated alongside other constraints linked to existing wildlife habitats, in particular, the Squatts, hedgerow, and lake.

5.1 Public interest and input

Public consultation will be a key element of the masterplanning process.

It is essential that there is effective engagement with local residents, councillors, sports clubs, NGBs, friends groups, and other stakeholders to inform the development of a masterplan that will successfully meet current and emerging needs and aspirations.

It will also be necessary to consult with the GLA, Environment Agency, LPGSF, and the London Parks and Gardens Trust

At the very least the masterplanning process must include one public consultation event and a presentation to councillors in the tender price.

5.2 Youth Zone

The Council is currently in negotiations with OnSide, which if successful will see the building of a Youth Zone in Parsloes Park. Youth Zones provide young people with top quality, safe and affordable places to go in their leisure time.

The main operational facilities at a typical Youth Zone will be:

- A bright attractive reception area.
- A large open recreation area, incorporating a café and informal activity space.
- A four court sports hall.
- A fitness suite.
- A climbing wall.
- Facilities for boxing and martial arts.
- A dance and performing arts studio.
- Arts and crafts area.
- Music, film and multi-media rooms

There are opportunities for the Youth Zone to enhance informal and formal recreational opportunities in the park and these will need to be considered as part of the master planning process.

It may be the case that the Youth Zone could provide toilets and a café facility for park users as well as changing facilities for boys and girls linked to mini and junior football and cricket.

If a café and public WCs cannot be accommodated within the Youth Zone specification, they will need to be separately provided for as part of the wider park renovation.

5.3 Community Sports/Football Hub

The Council has recently adopted a new playing pitch strategy. It will be necessary to incorporate the recommendations of the strategy in relation to Parsloes Park into the Masterplan.

The vision for this element of the project is to develop (with the community and local partners) a modern, sustainable, functional, well-used community sports facility that is managed in partnership with the community, for the community.

This will be achieved by rationalising and improving pitch and ancillary facility standards including:

- Providing a home base for sports clubs
- Providing and promoting quality coaching, playing and ancillary facilities and development opportunities for football and other community sports.
- Providing quality facilities and development opportunities for the development of football for women, boys and girls
- Establishing links with local schools, the elderly, faith groups and any other community groups that would benefit from the facilities
- Providing indoor meeting and recreational facilities for local community groups
- Promoting personal and educational development by establishing a programme to enable young people to develop skills in becoming coaches in their chosen fields
- Providing facilities for private and commercial hire (revenue generation)

It is anticipated that the scope of this element of the project could potentially include:

- Provision of one or two new floodlit artificial turf pitches (A funding bid of c£1 million is being prepared for submission to the Football Foundation by November 2015).
- Multi Use Games Area
- New cricket provision – outfield should avoid overlap with football pitches. Needs to incorporate storage for sight screens and other equipment such as rollers.
- More effective and attractive equipment storage arrangements for football goal posts to enable removal of storage containers currently used for this purpose.
- Demolition of existing ancillary sports buildings. This land is part of the designated park and metropolitan open space, and if it is not required as a

depot, it should be brought back into use as open space. There may be potential in doing this to balance the construction of the new parks hub and any additional parking, which may count otherwise as new build area, and as such go against planning policy.

- Options for the redevelopment or demolition of the disused bowling green and associated pavilion.
- Relocation of pavilion site to provide fully accessible, modern flexible community sports building with storage, reception, appropriate & flexible changing accommodation, office accommodation, flexible community space(s), catering/refreshment/bar facilities
- Reorientation of pitches with associated drainage and irrigation improvements.
- New utilities provision.
- New grounds maintenance equipment (may not be required)
- Provision of parking appropriate to support the activity at a facility of this scale
- Fencing and signage for entire area

5.4 Restoration of horticultural legacy of the Parsloes Park

Parsloes Park plays a prominent role as the largest park in the Borough. The park should offer a range of high quality facilities and provide a rich and diverse landscape experience. In particular, there is great scope to enhance the landscape quality of the common.

We would welcome proposals to renovate neglected areas and beds to produce attractive horticultural features including:

- Aim to gather facilities together to create a dynamic 'heart of the park'.
- Investigate opportunities to introduce new facilities such as an adventure play area into the park.
- Upgrade the play area and incorporate new planting scheme.
- Improve the landscape screening of the maintenance depot (if retained) adjacent to the children's play area.
- Improve opportunities to enjoy the lake by:
 - a) Creating a viewing platform with seating overlooking the lake.
 - b) Creating a new 'adventure' pathway at the foot of the lake bank to enable closer contact with the water and lake side vegetation.
- Adopt a habitat management programme for the common.
- Improve the amenity value and landscape quality of the common by:
 - a) Establishing a variety of habitats on the common including woodland, rough grassland and wetland.
 - b) Establish a wide woodland belt around the perimeter of the common to block views to the surrounding housing.
 - c) Relocate the changing facility and car park to a location at the perimeter of the park where the visual impact is reduced and where vandalism of the

building may be reduced due to increased informal surveillance and to eliminate the need to drive through the common.

- Redesign the rose garden, reducing the number of roses and instead promoting herbaceous planting with longer seasonal interest.
- Many shrubs are over-mature and shrub beds would benefit from phased replanting.
- There are large areas of bare soil in the shrub beds which should be filled in by groundcover planting and bulbs.
- Replant the cherry avenue.
- Improve the appearance of all park buildings and upgrade facilities.
- Improve the condition of paths and path edging. Ensure maintenance vehicles do not cut path corners and drive over the edges of paths.
- De-culverting of the Gores Brook and the associated flood management issues.
- Appropriate lighting of main park footpaths to provide safer pedestrian routes.
- Introducing new allotment provision.
- Strategically located 'pop up' utility points for water and electric to enable public events to be presented in the park.

5.5 Interpretation and promotion of the heritage legacy of the Park

An important element of the restoration project is to interpret the history of the park prior to its establishment and make this available in an accessible and interesting way to local people and visitors.

Parsloes manor house, the Fanshawe family, the Becontree estate, and in particular the role of Lord Denman in abolishing the slave trade are to be the focus of permanent displays in the park.

Funding will be sought from the Heritage Lottery Fund (HLF) to meet the costs of this part of the scheme. It will be necessary to shape this proposal in discussion with officers from the HLF and the Council's heritage service.

5.6 Financial sustainability

In these times of austerity the Council will have limited, if any, new capital and revenue resources to devote to this scheme.

If the scheme is to go ahead it will be necessary to show how this can be achieved through the realisation of new income streams, perhaps through the provision of a wind turbine in the park, as well securing external funding and the realignment of existing revenue budgets.

6.0 REQUIREMENTS OF THE BRIEF AND SCOPE OF THE WORK

The Consultant(s) are required to prepare a:

- Masterplan (inc. site plan to show where the various developments and facilities will be located, how much they will cost and how this could be funded).
- Outline Management Plan with associated revenue costings.
- The master plan and associated management plan are required to be produced and signed off by the Council by the end of October 2015.

You are invited to submit an estimated cost in accordance with the instructions set out in this document.

Preparation of both plans therefore requires consultants with:

- An in depth experience and success in developing Park Masterplans and Management Plans.
- At this stage it is not possible for Council staff to offer individual briefings, meetings or accompanied site visits.

LBBD Officers must be consulted during the study and before the draft proposals are defined. The Consultant must include for one public consultation event in the tender price:

In addition, the Consultant will be required to carry out a presentation to Members of the Council and must include for this in the tender price.

Format and presentation of the Report

The Masterplan and Management Plan should be presented as a bound report (preferably A4 format) complete with maps and illustrations. A scaled Masterplan which can be folded and bound into the document in a wallet should be provided. This should also be presented in a CD-Rom version.

Each Plan should be **submitted as a draft**. 5 No. copies should be provided as requested by the applicant. Copies of the final approved plan and report should be provided, as requested by the applicant.

Following approval of the plans, the client will request 5 No. copies of a non-technical summary containing a concise summary of all three plans. This is to comprise no more than 4 A4 pages (single spaced).

CONDITIONS OF THE BRIEF

Submissions

Proposals and fee quotation from suitably qualified and experienced consultants should include:

- (a) Description of the methodology for undertaking the work;
- (b) CVs for those consultants involved in the work;
- (c) Descriptions of assignment consultants' background and qualifications;
- (d) Examples of similar local authority based projects;
- (e) Names and contact details for two supporting referees; and
- (f) A fee and time schedule which includes:
 - Estimate of the time allocated for each element of the work programme.
 - Total fee for completion of the work.
 - Time allocated and day/hourly rates for the consultant/s.
 - Confirmation of ability to achieve the deadline for the project.
 - Details of disbursements for items such as printing, travel expenses etc.

Selection process

In accordance with the Council's financial procedures a range of consultancy practices have been invited to submit proposals. To determine the appointment we will be using the following criteria:

- (a) Evidence that the brief has been understood and submission of a coherent credible work plan for completion of the task;
- (b) Evidence that those proposed to take on the work have the necessary knowledge, skills and experience;
- (c) Availability to undertake the work within desired timescales;
- (d) Evidence of innovation/added value; and
- (e) Value for money

Basis for appointment

The successful organisation shall be deemed to have entered into an agreement to carry out the tasks set out in the brief on receipt of the Council's Official Order. The Council reserves the right to terminate the commission at any time without penalty but will pay for the Consultant's involvement up to the point of termination.

Project Plan and monitoring arrangements

Funding regulations require strict monitoring procedures and the implementation of the scheme to set deadlines. Therefore, it is imperative that a strict adherence to the Timetable is made and any deviations from the timetable must be clearly justified.

Travel costs and reimbursements

All claims for travel, subsistence, printing and any other expenses agreed by the London Borough of Barking & Dagenham will only be payable on receipt of written documentation such as ticket receipts and invoices.

Public Liability Insurance

This must be met fully by the Consultant and included within the Tender rates. The Consultant shall be responsible for ensuring that the London Borough of Barking & Dagenham is indemnified against Public Liability resulting from any action arising from the administration of this brief. This should not be for less than £10 million.

Auditing

The successful Consultant shall keep records of the time spent by individuals working on the project and submit these on a monthly basis. The Consultant will also be required to provide facilities for the books of accounts, vouchers and records to be inspected by the Council's Auditors for the purpose of verifying claims for payment. Invoices will only be paid on the basis that up-to-date monitoring records have been submitted.

Payment

Pro rata payments for the amount of time spent on the project shall be made on receipt of an invoice at the end of each financial quarter. Processing will take a minimum of 28 days from receipt of the invoice. Any financial year-end invoices must be submitted for payment 28 days from the end of the financial year.

Copyright

The London Borough of Barking & Dagenham reserves the right to use or publish any part of the documents in association with the development of the scheme. Any design work and Masterplan proposals will become the property of the Borough and the Consultants selected to produce the Masterplan and Management Plan may not be used to implement the project. The Borough will give accreditation to the Consultants selected.

Contract

The selected Consultant will be appointed under the terms set out in the LI Landscape Consultant's Appointment (Stage D) and the LBB&D Conditions of Contract.

1. The submission of fees in relation to the required schedule of works using the attached pro-forma should be returned by: 26 June 2015
2. Submissions should be wrapped in unmarked brown paper or envelope to:
Paul Hogan
Divisional Director of Culture and Sport
Barking Town Hall
Room 216
Barking
IG11 7LU
3. Please enclose with your estimate your Public Liability Insurance.
4. Please ensure that your latest audited accounts have been submitted to this Authority. This should be done immediately and shall not be included with your submissions. Please send to the Divisional Director of Culture and Sport at the address listed above.

PARSLOES PARK: MASTERPLAN AND MANAGEMENT PLAN

FEE SUBMISSION

Company name			
Contact			
Address			
E mail		Telephone	

Schedule of Works			
ITEM	DESCRIPTION (as per brief)	Sub-Totals	Total
1	RESEARCH/SITE SURVEY-		
2	EVALUATION		
3	RECOMMENDATIONS		
4	PRODUCTION OF REPORT		
5	NON-TECHNICAL SUMMARY		
6	DISBURSEMENTS		
7	ATTENDANCE AT MEETINGS WITH LBB&D (5 No)		
8	PREPARATION OF MATERIALS FOR AND ATTENDANCE AT PUBLIC CONSULTATION (1 No)		
9	PRESENTATION TO COUNCIL MEMBERS (1 No)		
	TOTAL:		

