

Fairlop Waters Country Park

Final Masterplan

March 2023

Levitt Bernstein
People.Design

 Greengage



 Kaizen
Partnership

**BARTON
WILLMORE**

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Introduction

Following the co-design development of the emerging draft concept masterplan for the new larger Fairlop Waters Country Park, Redbridge Council facilitated by Kaizen Partnership engaged with the wider community within Redbridge during the months of August and September to gather further feedback on the developing scheme.

This document introduces the final masterplan following the incorporation of thoughts and ideas that arose through the engagement events. Some of the changes are directly incorporated into the visual masterplan, and other more detailed elements will be developed in the next design stage.



Emerging draft concept masterplan (July 2022)

- 1** New purpose built visitor centre (Barkingside)
- 2** Natural play / adventure trail
Approximate length: 6.7km
- 3** Expanded allotments
- 4** Rewilded for nature conservation
- 5** Boules / petanque
- 6** Outdoor classroom
- 7** Animal grazing (Longhorn cattle)
- 8** Sculptural trail
- 9** Events / performance space
Seasonal events e.g. fun fair, ice skating
- 10** New purpose built Fairlop Outdoor Activity Centre
- 11** Angling lake
- 12** Bouldering facility
- 13** Naturalised river with crossing points
To open up river and alleviate flooding issues further down stream
- 14** Family picnic area (potentially BBQ area)
- 15** Wild swimming
- 16** Wetland meadow area
- 17** New purpose built visitor centre (Boathouse)
- 18** Fairlop Waters Commemorative Sculpture
- 19** Active leisure
- 20** Water park
- 21** Play area
- 22** Reinforced grass for overspill car park
- 23** Estate facilities (Ground maintenance etc)
- 24** New water bodies connecting existing lagoon and ditches
- 25** New water body and wetland meadow
Potential partnership with Froglife
- 26** New location for wedding marquee
- 27** Reinforced grass for accessible parking
- P** Car parks
- *** Bird watching screens
- Improved existing entrances and crossing points
- New entrances to site
- Areas for potential inclusion within site boundary in future



Key changes

Following a review of the comments and feedback received during the engagement process there were a number of things that were highlighted by the local community. Whilst many of these were operational issues such as car parking payment methods and security after hours, other comments pertinent to the layout and design were taken into consideration and incorporated into the final draft masterplan.

The key changes to the draft concept masterplan are the following:

- ① Remove BBQ provision - Changed to picnic area only
- ② Introduction of changing facilities for the wild swimming area
- ③ Dedicated area for dog walking and exercise
- ④ Pond dipping area - Associated with existing water based activities and naturalisation of Seven Kings River through provision of safe and accessible pontoon decks
- ⑤ Canopy / outdoor sheltered area - Co-located with outdoor learning space
- ⑥ Sculpture trail connected to labyrinth
- ⑦ Clarifying existing Fairlop Waters Sailing Club is to be retained

The complete final masterplan can be seen on the following page.



Final masterplan (March 2023)

- ❶ New purpose built visitor centre (Barkingside)
- ❷ Natural play / adventure trail
Approximate length: 6.7km
- ❸ Expanded allotments
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- ❻ Outdoor classroom
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Seasonal events e.g. fun fair, ice skating
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To open up river and alleviate flooding issues further down stream
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- ⓯ Wild swimming (with changing facilities)
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- ⓲ Fairlop Waters Commemorative Sculpture
- ⓳ Existing Fairlop Waters Sailing Club
- ⓴ Active leisure
- ⓴ Water park
- ⓴ Play area
- ⓴ Reinforced grass for overspill car park
- ⓴ Estate facilities (Ground maintenance etc)
- ⓴ New water bodies connecting existing lagoon and ditches
- ⓴ New water body and wetland meadow
- ⓴ Wedding Marquee (Temporary)
- ⓴ Reinforced grass for accessible parking
- ⓴ Dedicated area for dog walking and exercise
- P Car parks
- ★ Bird watching screens
- Improved existing entrances and crossing points
- New entrances to site
- Areas for potential inclusion within site boundary in future



Detail Areas

- 1 New purpose built Boathouse building
- 2 Reconfigured car parking
- 3 Outdoor overspill for Boathouse building with water feature and incidental play
- 4 New path network allowing accessible movement around Country Park
- 5 Active leisure
- 6 Retained water play
- 7 Refurbished access to water with new jetty and public realm area
- 8 Improved water quality of main lake
- 9 Existing retained path network upgraded
- 10 Existing Fairlop Water Sailing Club with refurbished facility
- 11 Wedding Marquee (Temporary)

Detail Area 1

- Rationalised space with more usable open space than current situation
- Refurbishment of existing concrete structure for access to water by boats and people, combined with viewing and resting spaces with overspill from building
- New building to combine and enhance current functions located in this part of the site
- Overspill from building to rear with water feature for smaller children, and potential new leisure activity



Detail area plan: The Boathouse

Detail Area 2

- New FOAC building with accessible parking and drop off
- Clear connecting route from Boathouse to FOAC and around lake
- Northern part of existing car park retained

- 1 New purpose built Fairlop Outdoor Activity Centre
- 2 Outdoor area for FOAC
- 3 Accessible parking and drop off
- 4 Existing boulder park
- 5 Play as part of adventure trail
- 6 Retained car park
- 7 Entrance from Forest Road
- 8 Improved water quality of main lake



Detail area plan: The Fairlop Outdoor Activity Centre

Detail Area 3

- Formalisation of existing incidental entrance from south west corner, served by Barkingside station
- New car parking and public space with natural play elements
- New Barkingside centre with basic amenities such as kiosk, toilets including changing places and small retail.
- Connection from building to outdoor classroom area
- Direct connection via footpath to Boathouse location
- Q6 cycle route extended to meet Barkingside entrance to site, cycle paths continue through site to connect to other entrances and provide cycle leisure route around Country Park
- New water feature to signal entry to Fairlop Waters, and also form start of sculpture trail

- 1 New Barkingside Centre
- 2 New water feature with fountain
- 3 New car parking
- 4 Sensory garden with play features
- 5 Outdoor classroom / Forest school
- 6 Entrance from Station Road
- 7 Start of sculpture trail



Detail area plan: Barkingside entrance



Sculpture trail through former golf course



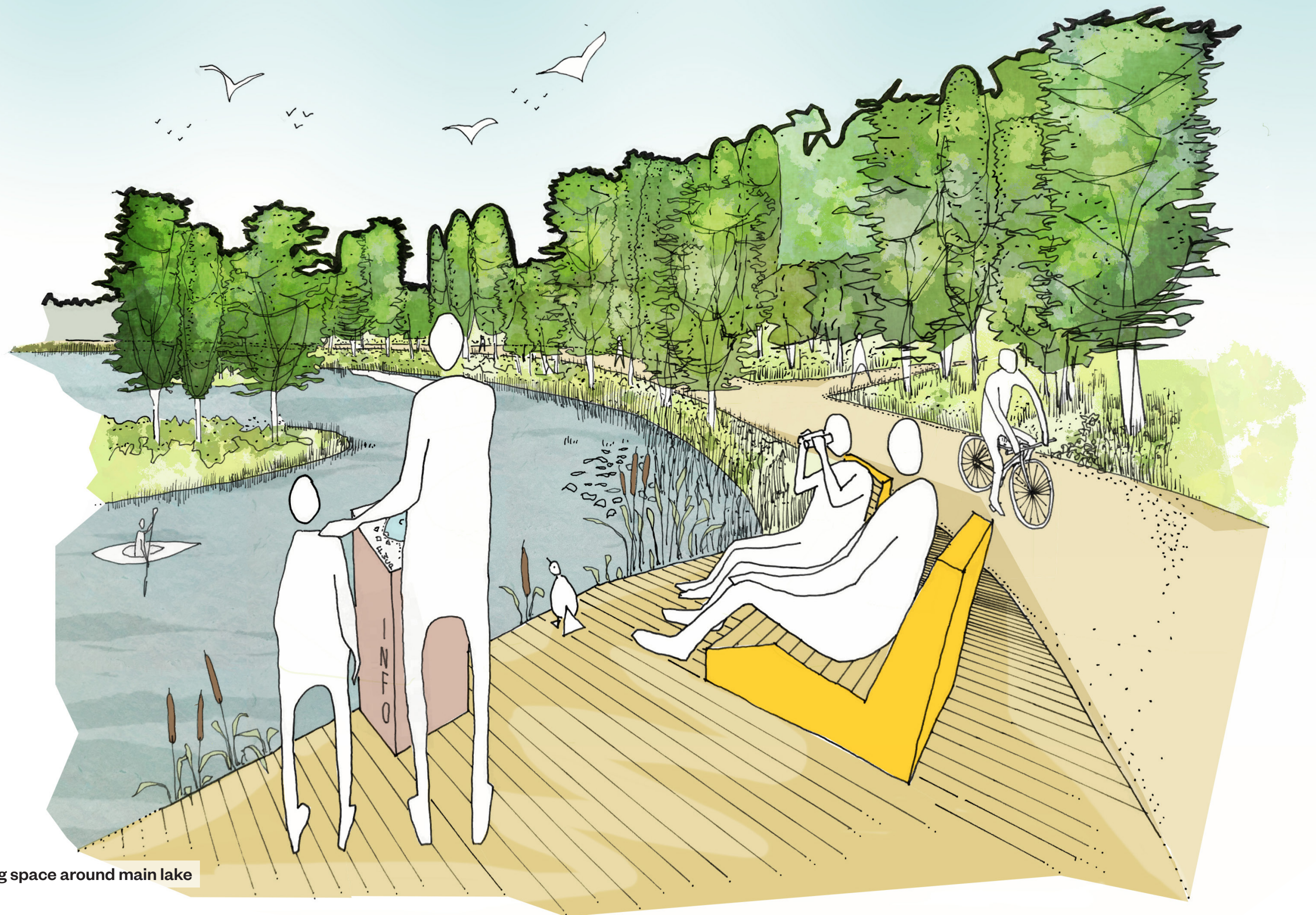
Rewilded nature reserve



Nature reserve viewing platforms



Naturalised Seven Kings River



Resting space around main lake

Next Steps

The key activities to commence the next stage are as follows:

- Approve and adopt the Masterplan and agree delivery timescale
- Establish Masterplan Governance Structure
- Confirm what is to be included within Phase 1

levittbernstein.co.uk

London

Thane Studios
2-4 Thane Villas
London N7 7PA

+44 (0)20 7275 7676

Manchester

Bonded Warehouse
18 Lower Byrom Street
Manchester M3 4AP

+44 (0)161 669 8740