

Statement in support of planning application 13/P2246
South Park Gardens Building from the
London Borough of Merton Green Spaces Team

Purpose of the Building

The predominant use of the building will be as a storage space for essential tools and equipment, mess room for gardeners, storage space for the Friends' equipment for events, with a kiosk serving hot and cold drinks and food, with some indoor seating space for inclement weather.

The kiosk will be classified as an A3 café – licensed to sell hot drinks, hot and cold food on the premises and for taking away. The concessionaires would be advised that cooking and serving hot meals on the premises would not be allowed. Basic heated up food, such as toasted sandwiches, soup or paninis would be permitted. We anticipate the food offering to be limited to sandwiches, wraps, cakes, ice creams etc. There is not the space or the facilities to offer hot meals or cooked food. In good weather, it is expected that customers will take their drinks and food outdoors.

Users of the kiosk are likely to be existing park users, and local people walking to the park, including workers from shops and offices in the vicinity of The Broadway. It is not anticipated that this building would turn South Park Gardens into a 'destination park' and attract visitors from further afield, who might drive to the venue.

The building will not be aggressively marketed as a space for hire, but the Council would, in consultation with the Friends and kiosk concessionaire, nevertheless be open to applications to use it by local community groups wishing to carry out appropriate quiet activities there. These activities could complement the existing events currently carried out by the Friends in the park, such as meet up groups, over 60s cream teas and local history group meetings.

The Council will be the landlord of this building and ultimately has an oversight into the activities in the building and will have the capability to manage any lettings, which would have to be appropriate to the park environment and mainly community based and local. The Friends would be encouraged to have an input into this area and may wish to become more involved in the management of the space.

The Council will ensure there is regular liaison between itself, the Friends and the concessionaire after the building is up and running to discuss day to day operational matters and management of the space.

Operator/concessionnaire Matters

Opening hours

The building needs to be accessible to the Friends, the gardeners and concessionaire during normal working hours including weekends and at other times for the set up and organisation of events and activities, but will be predominantly within the opening times of the park. The closing time of the kiosk may well be later during summer months, but still reflecting the opening hours of the park.

The lease will be drawn up with input from the Friends and this will set out the responsibilities of the Council and the kiosk concessionaire.

The day to day maintenance/cleaning of the toilets will be the responsibility of the kiosk concessionaires with long term maintenance of the fabric of the toilets to remain with the Council.

There will be one low-maintenance externally accessed toilet which will be available to park users at all times within park opening hours. This will also be maintained by the café concessionaire, but will require a lower level of maintenance.

A covered, secure waste area will be built behind the kiosk with recycling facilities and rubbish storage, shared by the kiosk and gardeners. This will include cardboard/metal/paper/plastic recycling, food waste and green waste from the Gardens, as well as general waste for landfill. Collections will be made once or twice a week, according to season, with collection vehicles accessing the waste store from the rear.

Arrangements will need to be made for collection of extra litter in the Gardens, generated by the kiosk. This will be subject to detailed discussions with the concessionaires as part of their contract. But the expectation is that the concessionaires will make a contribution to litter collection within the park.

In the current design there are no external shutters, but an internal security screen, which would be operated by the kiosk concessionaire.

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