

Fulham FC's proposed use of part of Bishop's Park

Fulham FC has requested the temporary use of a section of Bishop's Park as part of its redevelopment works at Craven Cottage.

The council granted permission in December 2018 for the club to redevelop its Riverside stand. As part of this planning permission, consent was granted for Fulham FC to use part of Bishop's Park as a works compound – subject to an agreement with the council. The planning reference is 2017/04662/FUL.

We know that losing a section of the park will be inconvenient for local residents and regular park users. But the good news is that the redevelopment of the Riverside stand brings many significant benefits to the park in the short and long term.

The redevelopment will unlock significant funding for the council which Fulham FC are obliged to pay in accordance with their planning conditions. This includes £660,000 towards park improvements and an additional £44,000 each year towards park maintenance for 10 years – both of which are ringfenced exclusively for Bishop's Park.

In addition, Fulham FC would pay an annual rental fee of £164,000 and an upfront payment of £150,000 – all of which will be used towards the maintenance of the park.

This money could be used to pay for upgrades to the park's lighting, improved footpaths and the repainting of the riverside railings, for example.

On the reverse is the statutory notice including a map showing the area that Fulham FC have asked to use during the redevelopment. If approved, a temporary path will be installed outside the hoarding to ensure a full loop of the park can still be made. We expect the area will be used until April 2022.

Frequently asked questions:

When are works proposed to start and for how long?

Fulham FC are hoping to start works in April 2019. However, this is subject to finalising the lease, council authority and seeking permission from the Church Commissioners. We are also required to issue a statutory notice of our intention. We will write to local residents and put up posters on site before or just after this is done. The compound could be in place until April 2022, or longer if a lease starts later than April 2019.

Where exactly will the compound be?

It will be next to the Pulney Stand and at the Fiddlers Meadow end of Bishop's Park. Here's a map.



Will there be a formal lease?

Yes.

Will the council benefit financially from the lease?

Yes – all the income will go towards the maintenance and improvement of the park. Fulham FC will pay the council an annual rent of £164,000. They are also paying a lump sum of £150,000.

There would also be a rent increase if a concourse extension is installed. – This involves oversailing a small part of the compound – but not using additional areas of the park.

Aren't there covenants on Bishop's Park that prevent such as lease being awarded?

Yes, there are. The council and Fulham FC are in regular contact with the Church Commissioners over the temporary discharge of these covenants. In order for this to happen the council and Fulham FC will be required to meet a number of criteria. One of these will be that any income generated is ringfenced for use in the park.

Is there other income coming to the council as a result of this development?

Yes. Under the planning permission a Section 105 agreement two sums come to the park. Two lump sums totalling £660,000 – half paid before works start and half within three months, and then £44,000 a year for 10 years to cover additional maintenance in the park. The first payment will be made on the first match day.

What will the income generated be spent on?

Any income generated by the council is reserved for use in the park. We have some ideas about how best to use the funding and have had initial discussions with the Friends of Bishop's Park, but we'll formally consult residents to ensure everyone's views are considered.

How big will the compound be?

The compound will be 5,637m².

Can they not use a smaller area?

We have challenged Fulham FC and their contractor over the size of the compound. Unfortunately for logistics and health and safety reasons, reducing the size is not possible.

Will the proposed compound be used for anything other than this development?

Fulham FC might want to build a temporary concourse extension, primarily for spectator match day use, oversailing approximately 10m² of the compound site along part of its boundary with the club's Putney Stand. The approximate location of the concourse is shown coloured yellow in the above map of the proposed compound.

Will any trees be lost?

Three trees are proposed to be removed, two at the entrance of the compound (a multi-stemmed London Plane and a Tree of Heaven), which formed part of the planning consent. A further tree in the park (a Robinia) will also be removed. This tree has Ganoderma fungus and has a limited life span. Each of these large trees will be replaced with three new specimen trees once works have been completed. Some small trees and scrub next to the Putney Stand will also be removed. These will each be replaced with three new trees for everyone removed.

How will the remaining trees be protected?

All trees retained in the compound will be protected. The extent of the individual tree protection zones will be calculated in accordance with BS5837:2012 in consultation with our arboricultural officers.

What about if birds have nested in the trees?

Before any works start, we have asked that an appropriately qualified ecologist be appointed to survey the area and ensure all parties comply with the Wildlife and Countryside Act 1981.

What will the hoarding around the proposed compound look like?

This is still subject to discussion, but we are seeking something that is sympathetic to the park.

Will this mean there is no longer a circular route around the park?

No, a temporary footpath will be installed across Fielders Meadow to ensure a circular route is maintained.

Will this affect Parkrun?

We are in discussions with Parkrun about moving their starting point back so the requisite distance can be maintained. In general Parkrun should happen as normal.

What about the water tap? My dog likes to drink from it?

This will be relocated beside the temporary footpath.

We have a memorial bench within the proposed compound. What will happen to it?

All memorial benches will either be relocated or put into temporary storage. Fulham FC are aware of the sensitivity of memorial benches. If you have specific concerns, please contact us at Parks@lbhf.gov.uk

Will the area be returned to the council in the same condition after works have finished?

Yes. It will be a requirement of the lease that the area is returned to its current condition. Fulham FC are keen to work with the council to improve this end of the park for the benefit of local residents and park users.

Can I still object to the original planning application?

No. The consultation has been completed and planning permission has now been granted.

How will vehicles enter and exit the site?

Material will arrive by river to and from Putney and by road using a specific route from Fulham Palace Road turning into Bishop's Park Road and turning right along Stevenage Road.

This route permits larger vehicles to manoeuvre and turn adequately in the roads, preventing disruption on all other approaches to the ground.

What will happen to existing events in Bishop's Park such as Boat Race and Fireworks?

Boat Race activities in the park will continue as normal. Discussions are ongoing about the fireworks display.

Will there be any information made available by Fulham FC?

Yes. Notices will be put on the hoarding with their contractors' contact details.

When complete when will the riverside path be open to the public?

The path will be open the same hours as the park with the exception of match days when it will be closed in advance of, during and shortly after fixtures.

How long do I have to send my comments?

We can accept comments up to and including Friday 5 April. These can be made in writing to

Ian Ross
Parks Manager
Hammersmith & Fulham Council
Co: The Stable Yard
Holland Park
Iichester Place
LONDON W8 6LU

Or be sent by email to Parks@lbhf.gov.uk

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