

The background image shows a wooded area with a large, multi-story house with a gabled roof and a chimney. In the foreground, several people are on a dirt path. A person is riding a bicycle towards the left, and another person is standing next to a bicycle. There are other people in the background, some standing and some riding. The scene is set in a wooded area with many trees.

Shepherd's Hill Bike Trail Design and Access Statement Rev D



Make shift bike trail at Shepherd's Hill, photo by Maria Kramer

Background

This planning application is for the upgrading of a current make shift BMX trail into permanent trail for children of all ages.

This area of Highgate, Haringey, has a lack of formal play areas, but has large areas of open green space including ancient woodlands and disused railway track now used as a green route.

The site is located in the Highgate Conservation Area. It lies on a vacant piece of land which is currently used as an informal bike adventure park. To the east, the Highgate Library. To the west lies the Archway Road/ A1 and the Jacksons Lane Theatre (grade II statutorily listed). To the north the land slopes downwards towards the Highgate underground station and the rear gardens of Priory Gardens.

The site is owned by TfL and leased to Haringey. The land is above the tunnel, it lies over the disused railway line tunnel between Highgate and Finsbury Park.

The area has a well organised and active resident's forum, Highgate Neighbourhood Forum (HNF), that have identified areas that could be improved to include formalised play including a BMX track that has been created informally by local young people and families.



Aerial view with highlighted site

Full site address.

Shepherd Hill,

Land next to 1 Shepherds Hill,

Highgate N6 5QJ

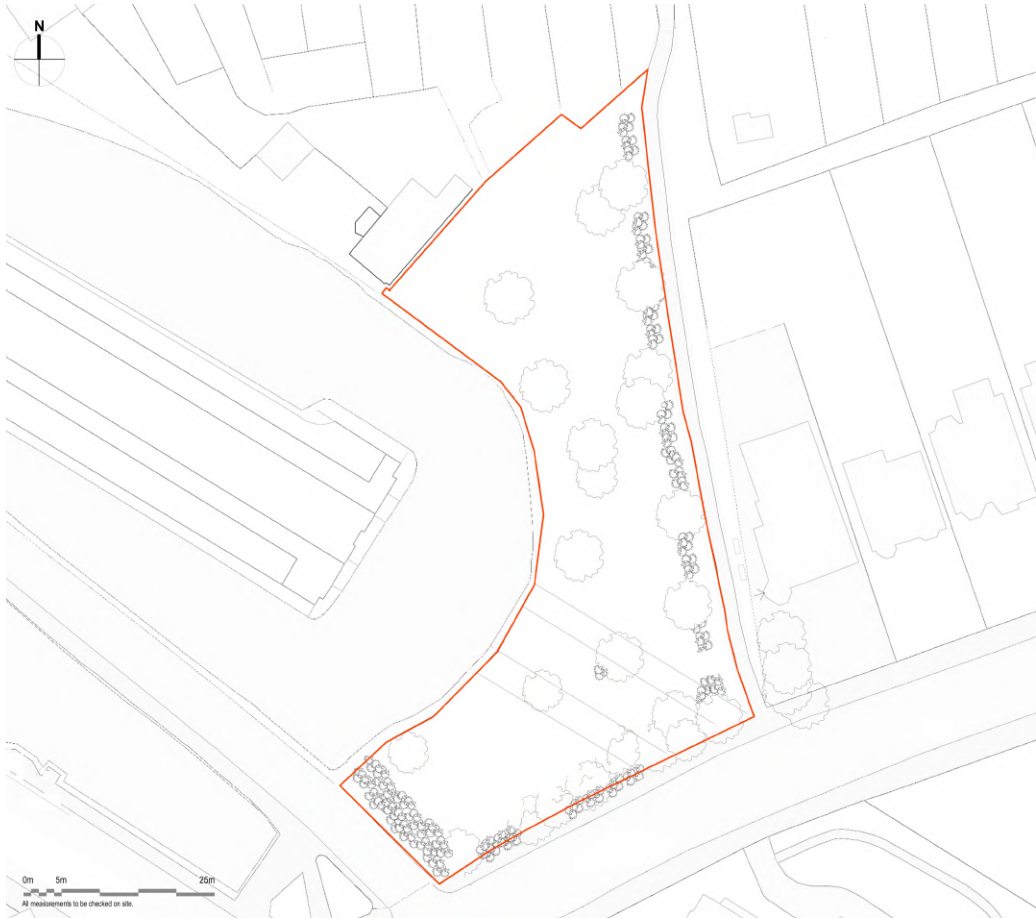
The project is included in the Highgate Neighbourhood Plan and this project has been an ambition for the community for several years and was part of the writing of the neighbourhood plan in 2012.

This came from initial conversations and consultation years ago and has been further developed since and is now at a stage to implement after pre-planning advice and pre-consultation with heritage.

The project will be a long-term investment, transforming a currently neglected space into an attractive active pocket park. The aim is to enrich the public realm whilst preserving local wildlife. This will benefit the community whilst keeping the character of the conservation area.



Block Plan



Existing Overview Site Plan



Proposed Overview Site Plan



View from East along Shepherd's Hill showing allotments across the road of the site towards the North



View from South with listed Jackson's Lane Theatre to the West



View from North along the path which leads to Priory Gardens

Layout and Usage

All retaining walls and existing greenery is being retained and protected. There is no tree removal and shrubs remain all around the boundary of the site.

Proposals should be carefully sited and proportioned to respect the historic context of the area, the integrity and proportions of the surroundings and the amenities

of adjoining occupiers. The proposal takes into account the character and design of the immediate surroundings and the overall area. The use of the land remains and would become a more formalized trail area, giving it a less run-down impression.

Scale and Massing

The proposal has low impact as the track proposal is replacing the existing trail and the height of bumps are either matching the existing heights or are lower than the current features. The proposal complements the existing trail and will improve its currently impoverished appearance. The development takes into account the character and design of its surroundings.

The scale and massing of the proposal would not change substantially as it replaces the existing trail. The space is already used in a similar way.



View from West with Shepherd's Hill to the North (right) and entrance to the underground station on the South side (to the left)⁸

Appearance and Materials

The proposal has been designed to complement the existing surroundings, with reference to the natural setting. Materials have been chosen to complement the existing appearance.

Surface

In line with the natural setting the surfacing of the trail areas has been proposed of a crushed aggregate, such as limestone that provides a reasonably low maintenance and weather proof riding surface. Precedents for this are for example the surface at Lordship Loop, which has the same surfacing.

Construction technique

All trails to be built to recognised industry standards. The Subsoil on site would be used to create the 'chassis' of the trail, humps, rollers berms and jumps would be created and compacted before being surfaced with a crushed aggregate (10mm – dust) to a depth of 100mm-150mm. This would provide smooth riding surface that is weatherproof and can be used by a range of bike types.

Base material

To be built in 300mm layers.

1. Clay based, dry, non-organic material, good compaction levels; subsoil topsoil onsite
2. Geotextile membrane layer



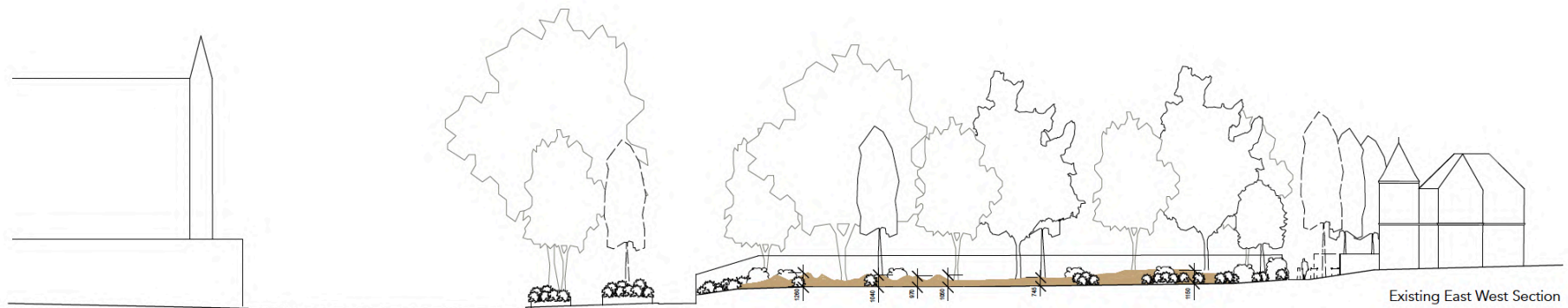
Precedents of soft surface with crushed limestone

3. Sub-base material: Laid to the depth of 100-150mm - type 1 stone 25-40mm in size, scalpings, crushed stone based which compacts well to give a sealed surface.
4. Surface material: A limestone or granite crushed stone surface. This is laid to the depth of 100mm. The top layer should compact to a sealed hard surface.

All low points to be drained so there are no standing areas in dips, see detail in appendix. All track surfaces should be slightly crowned (graded) southern so that surface water can flow to either side (instead of pooling on the track) straights and turns.
(Union Cycliste Internationale, UCI BMX Track Guide)

Please refer to details at appendix of this report;





0m 5m 25m

All measurements to be checked on site.

Existing Elevation and Section

Drawing Number 01_03 Rev B

Scale 1:200@A1

Shepherd's Hill Bike Trail

Highgate N6 5QJ

Room 102 ltd

www.room102.com



Proposed Plan
Drawing Number 01_01 Rev B
Scale 1:200@A1
Shepherd's Hill Bike Trail
Highgate N6 5QJ
Room 102 Ltd
www.room102.com

0m 5m 25m
All measurements to be checked on site.

Access

No change to the access of the site has been proposed.

The proposal keeps the appearance of the frontages of the site unchanged.

'Policy UD3 requires development proposals have no significant adverse impacts on residential amenity in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution.'

The proposal has no impact on neighbouring properties with regards to day and sunlight, outlook, privacy and bulk. The site is surrounded by bushes, trees and greenery, which remain unchanged.



3D Model of the track proposal

Amenity

There is minimum impact on neighbours, with regards to privacy and overlooking aspects. There is no resulting loss of privacy and noise impact will be unchanged, as the track is mainly used by children 1-2 hours before and after school and during school holidays and only during daylight hours.

There is no change in use of the land and it is hoped that the formalisation of the space will result in reduced potential anti social behaviour.

Points of access by foot remain and there will be a separation between cycle and foot traffic in the BMX zone, which is in the current form a safety hazard which was

pointed out in feedback from users of the path. By creating separate zones better safety can be ensured.

The tracks have been developed by a trail specialist taking all guidelines by RoSPA into account.

Sight lines will be improved as less overgrowth will take place. Please refer to maintenance section.

Signage

Signage will be the standard council's signage for parks in heritage area, which is already present in Crouch End.

There is existing signage on the site, please refer to adjacent photo. An additional sign would be included here as well as the entrance area.



Existing Signage on site

Consultation

There were three on site public consultations and creative engagement events between 2019-2022 building up on each other, as well as online consultation covering a wide-ranging age group.

The consultations were advertised via the Highgate Neighbourhood Forum and the Highgate Festival Programme.

On site consultations along Shepherd's Hill and on location took place on:

Consultation 1 - 22th June 2019

Consultation 2 - 19th June 2021

Consultation 3 - 18th June 2022



Consultation along Shepherd's Hill adjacent to site

Shepherd's Hill - BMX Track and Wildlife Area Public Consultation

In there was engagement with more than ~150 responses covering ages of ~3 years to ~70 years, with both qualitative and quantitative feedback.

Age group	3-10 years	~25%
Age group	11-19 years	~20%
Age group	20-45 years	~30%
Age group	45-70 years	~25%

Online consultation took place via the newsletter of the Highgate Neighbourhood Forum which provided a response email and the events were advertised via the highgatefestival.org website and included in the printed programmes, which were widely distributed during the Fair on the Square. In total we had approximately 20 emails of which 90% were positive and supportive of the project.

The outcomes from the consultations was that vast majority consultees were supportive of the idea and felt a more formalised BMX Track would be a boost for young people in the community; there were concerns about littering as well as lighting

Please see separate Consultation Report for further information including detailed description and responses for each of the consultation events.



Consultation Feedback from 18.06.2022

Design Documentation

Please refer to following drawings in Annex 'Drawings 01_01-06 Shepherds Hill RevB.pdf'

Block Plan	Drawing No: N6_1250_01
Site Plan	Drawing No: N6_1000_02
Existing Overview Site Plan	Drawing No: 01_00
Proposed Overview Site Plan	Drawing No: 01_01
Plan Trail Layout	Drawing No: 01_02
Existing Elevations and Sections	Drawing No: 01_03
Existing Elevations and Sections	Drawing No: 01_04
Proposed Elevations and Sections	Drawing No: 01_05
Proposed Elevations and Sections	Drawing No: 01_06
Proposed Track Design Plan	Drawing No: 02_01

The design provides a loop design more in line with the original layout, making the track again accessible for beginners and intermediate users, which has changed by the construction of higher jumps by advanced users.

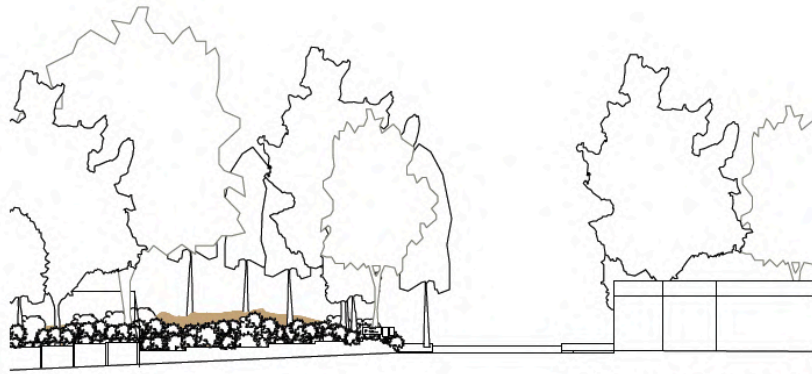


0m 5m 25m

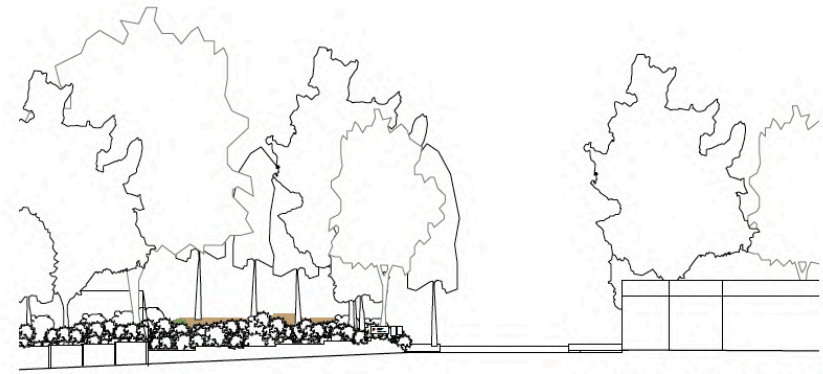
All measurements to be checked on site.

VECTORWORKS EDUCATIONAL VERSION

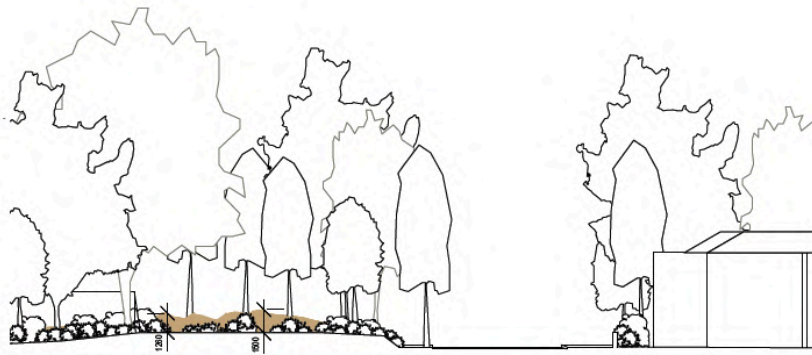
Proposed Plan
Drawing Number 01_02 Rev B
Scale 1:100@A1
Shepherd's Hill Bike Trail
Highgate N6 5QJ
Room 102 Ltd
www.room102.com



Existing North South Elevation



Proposed North South Elevation



Existing North South Section

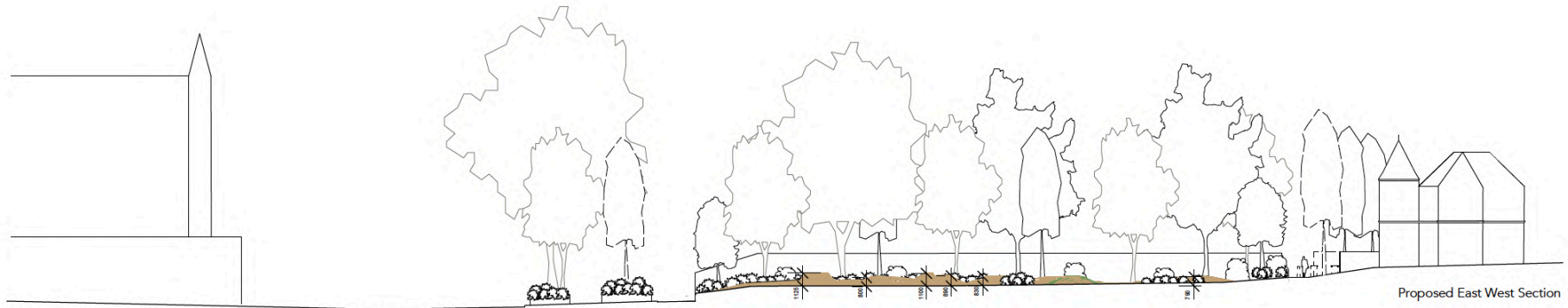


Proposed North South Section

0m 5m 25m
 All measurements to be checked on site.



Proposed East West Elevation



Proposed East West Section

0m 5m 25m
All measurements to be checked on site.

Proposed Elevation and Section

Drawing Number 01_05 Rev B

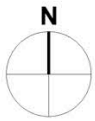
Scale 1:200@A1

Shepherd's Hill Bike Trail

Highgate N6 5QJ

Room 102 ltd

www.room102.com



Shepherd's hill bike track

- B1 1.2m
- B2 600mm
- B3 600mm
- B4 1.2m
- J1 900mm
- J2 1.4m
- J3 1.4m
- J4 900mm
- R1 400mm
- R2 400mm
- R3 400mm
- R4 400mm
- R5 900mm
- R6 500mm

Build up schedule
 Sub soil grade & jump
 base structure
 Geo Textile membrane
 Type1 40mm stone

4mm Dust wearing
 course, surface

Standard riding surface width of the
 trail is: 1.2-1.8m with the jump
 base being wider.

Side tapers of the jumps around
 around: 1:1

Each jump transition will be
 completely individual this is where
 the expertise of trail building comes
 to play.

The gaps on the larger jumps are
 generally between: 1.4 - 2.2 m

Track design to be build according
 to Rospa guidelines.

0m 5m 25m

All measurements to be checked on site.

Proposed Track Design
 Drawing Number 02_01 Rev B
 Scale 1:100@A2
 Shepherd's Hill Bike Trail
 Highgate N6 5QJ

Development & Heritage

To preserve and enhance Highgate's unique character. The use of the site will remain unchanged, however the site will be more looked after and be less neglected enhancing the character of the area.

As the attached drawing demonstrate the height of features will be reduced from the current features with lower impact on bulk. The appearance will only use natural materials to enhance the character of area.

The project will provide a natural open setting in reference to the Haringey Borough Plan:

- to learn about nature and the environment
- to learn about and participate in recreational activities as part of a healthier lifestyle
- as an environment to develop socialisation skills both with peers and with other members of the community.

Conservation Area

"The Policy CSV1 seeks to ensure that proposals affecting Conservation Areas preserve or enhance the historic character of the Conservation Area. In addition, Policies UD3 and UD4 require that development proposals complement the character of the locality and are of a nature and scale that is sensitive to the surrounding area.'

The proposal keeps the relationship to the neighbouring properties and the general pattern and grain of the street and amenity spaces.



Newspaper article from 1985 about the BMX track



Maintenance

Maintenance of the track needs to be considered starting from the design phase. An on-going maintenance plan is to be included and the track will be put on the council's rota to be looked after.

Regular maintenance depends on the local weather conditions, building quality and the frequency of use. It is recommended to have an inspection every 6 months to assess the condition of the track and make any necessary repairs.

A maintenance plan with the TCV (The Conservation Volunteers) who also look after the Parkland Walk has been discussed with a 6 monthly maintenance regime making sure the trail is well looked after and any wear and tear to be made good regularly.

Construction Phase Considerations

Access and Storage of Plant and Materials

One parking space along the parking area leading to Highgate tube station for storing plant and surfacing material would be required for ~1 week during construction time . There would be least interruption for deliveries on this side road. Storage of surfacing material need only be short term and the route to the site via current level access. All works to comply with CDM standards and a detailed Construction Phase Plan to be submitted by the contractor before commencement.

General Accessibility

Public Transport

The site is very well located for access to the public transport network within a ~1min reach to Highgate Underground Station.

Walkable Amenities

The property is ~3mins walk from local shops and ~10min away from local schools.

Pedestrian & Vehicular Access

The pedestrian route to the site will remain in its current position. There is no vehicular access

Objectives and Sustainability

The project is in line with the following Objectives in the Haringey Borough Plan:

Outcome 4: Best start in life

Outcome 5: Happy Childhood

Outcome 7: Healthy and Fulfilling Lives

Outcome 8: Strong Communities

Core Objective 1, Social and Community Needs; SO1.1, SO1.2

This project responds to social and community needs, allows for healthy living through engagement with nature and opportunities for play and movement outside, and will provide ample volunteering and engagement opportunities during the build.

Social & Community Need

Core Objective 2, Economic Activity; SO2.2

To help Highgate develop and maintain a strong and sustainable community which works to minimise social deprivation and exclusion.

The area is getting an upgrade which will benefit both the library as well as Jackson's Lane Theatre with the space sitting between the two.

This is part of a wider strategic investment and upgrade in the area, with the potential to benefit the shops on Archway Road nearby.

Economic Activity

Core Objective 3, Traffic and Transport; SO3.1

To maintain the vitality and viability of the area's commercial cores so they continue to meet the day-to-day needs of the community and enrich and enliven the public realm.

By activating the space, the trip to station is being made safer whilst engaging with nature and encouraging exercise. Haringey Borough Plan, Priority 3: Place: 11 A Cleaner, Accessible and Attractive Place, 12 A Proud, Resilient, Connected and Confident Place.

Traffic & Transport

Core Objective 4, Open Spaces and Public Realm; SO4.1, SO4.3, SO4.4, SO4.6

To enhance accessibility to local services and support the community's health, social and cultural wellbeing.

Open Spaces & Public Realm

Core Objective 5, Development and Heritage; SO5.2, SO5.4

To empower the whole community to protect, enhance and obtain the maximum benefits from Highgate's open space.

Haringey Borough Plan, Priority 3: Place: 'A place with strong, resilient & connected communities where people can lead active and healthy lives in an environment that is safe, clean and green.' The project will leave a legacy with a longer life span as an active place encouraging to spend more time outdoors in an urban environment;

Planning policies in relation to this proposal are: NPPF, London Plan, Local plans policies DM1, DM2, DM9, DM19, DM20, DM31 and the Highgate neighbourhood plan.

Sustainability

The project will reduce the need to travel by car to further away destinations. It will create awareness of the natural world and encourage an active life style; To support eco initiatives and combat climate change and pollution.

The green spaces will be further cared for, there will be opportunities for enhanced knowledge about habitats and local species.

Social Sustainability

Creation of a multi-generational play space and pocket park strengthening the local neighbourhood and community.

The project will be both ecologically and socially sustainable. The project responds to the council policy of promoting healthy living, it promotes spending time in nature. The council's environmental officer has taken part in initial, conversations.

The nature conservation officer will help manage the space; TCV – The Community Voluntary Charity will be involved providing regular workshops, such as for making bird box etc. Council policy of getting children more active and knowledgeable about nature has been a driver for this project as well as creating a multigenerational space also for older people.

The aim is that the users will be more active and get increased knowledgeable about nature through using the space.

Design Conclusions

In considering this proposed development, we have been very concerned with the impact on the neighbourhood and believe that this proposal would have a positive impact on the area. The proposed development, due to its size, design, massing, siting and architectural integrity would be in keeping with the pattern, grain and character of development on

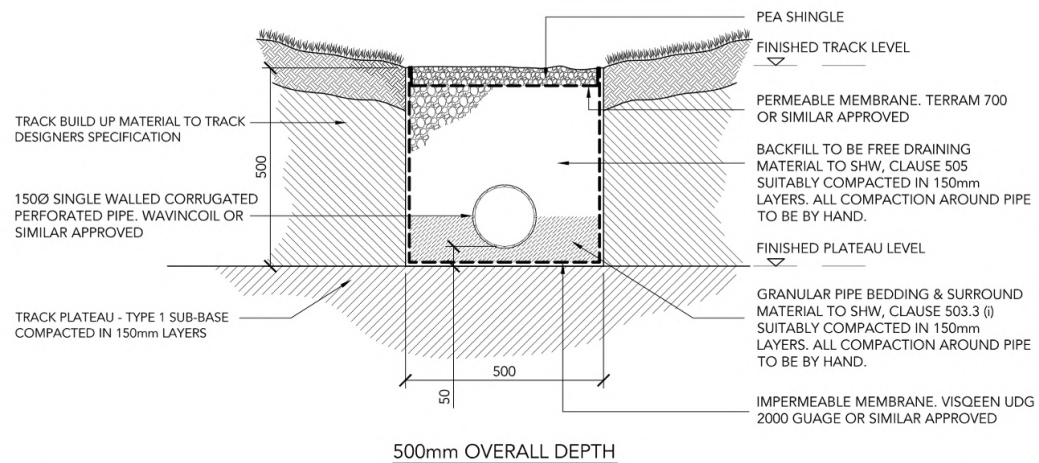
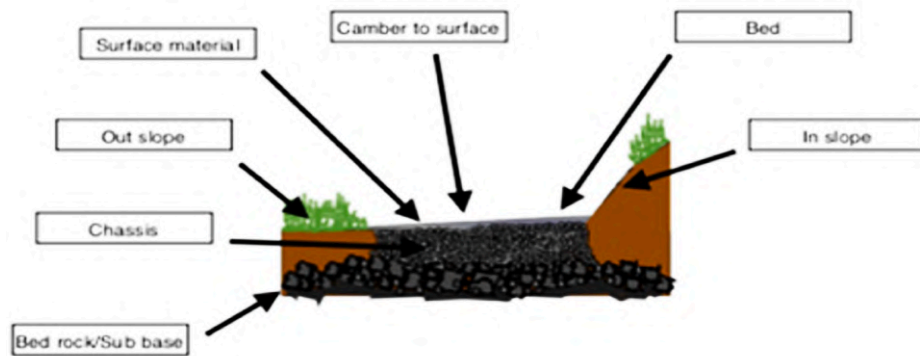
Shepherd's Hill and the Highgate Conservation Area and in line with Haringey Council's advice and guidelines:

Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', M10 'Parking for Development', SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology', the Housing SPD and the Basement Guidance Note.

The project is supported by the Highgate Neighbourhood Forum and driven by the local community.

Annex

Key Detail buildup



Drainage Channel Construction

For all areas where water cannot drain