

The background image shows a wooded area with a historic house in the distance. In the foreground, several people are on a dirt path, some riding bicycles. A person is standing on the left, looking down. A child is riding a bicycle in the center. Another child is riding a bicycle on the right. A person is standing next to a bicycle on the right. The house in the background is a two-story building with a gabled roof and a chimney. The trees are bare, suggesting a cool season.

Shepherd's Hill Bike Trail Heritage Statement Rev F



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.



Areal view with highlighted site

Full site address.

Shepherd Hill,

Land next to 1 Shepherds Hill,

Highgate N6 5QJ

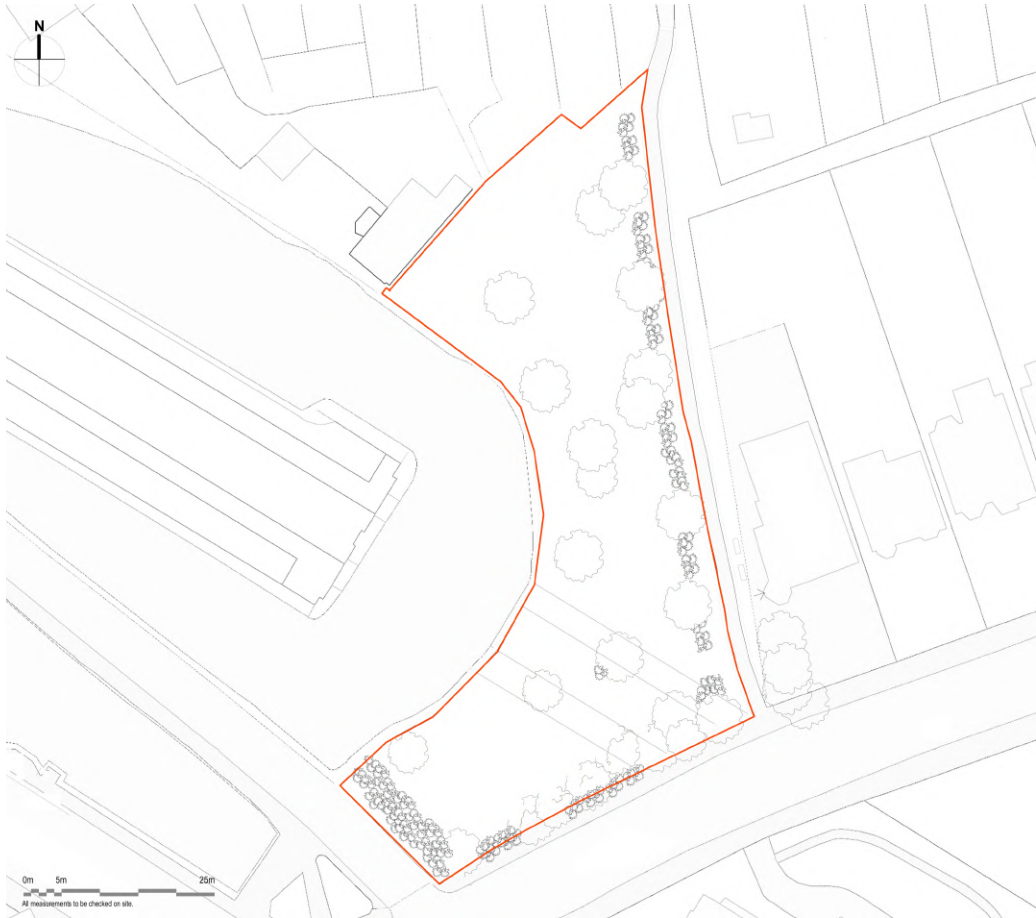
The project is included in the Highgate Neighbourhood Plan and this project has been an ambition for the community for several years and was part of the writing of the neighbourhood plan in 2012.

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

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."

Planning Policies

The proposal is in general accordance with the policy requirements of the

If D.I.Y. track goes 'official' ...

Rocks ahead for the BMX kids

PLANS to turn land at the end of Shepherd's Hill, Highgate, into an official BMX track are meeting with a mixed response from local residents.

A £2,750 plan, to provide a fence and some solid surfaces, narrowly approved (8 to 6) by the conservation area's advisory committee last week, is to come before Haringey's development control committee.

The advisory committee was told that youngsters using open land beside the library in Shepherd's Hill were "reckless and inconsiderate... and a considerable danger to both pedestrians and even passing motorists."

Over 40 residents signed a petition to this effect, which was promoted by Mr David Allen of nearby Shepherd's Close.

He has also urged the council to appoint the scheme, proposed by its own social services chairman Andy Wallis, claiming that it is illegal for cyclists to use footpaths to get to the site, and to damage the grass and trees on it.

Mr Wallis told the committee that the site, which has been developed by the riders themselves, is a "valuable local initiative by youngsters." It was likely that they would continue to use the site, whatever happened there.

Low-cost

He said any council action would attempt to keep and improve the rural atmosphere, to retain the nearby Parkland Walk.

An advisory committee member, Peter Barber, said this week: "I can't see what all the fuss is about. I voted for the scheme, which seems to me to be a low-cost and practical solution. To find an alternative site would be difficult, and you would have to persuade the kids to use it. It's almost as if they had established squatters' rights by building a track there in the first place."

"I can understand that some local residents might feel threatened, but children have to go somewhere. I haven't any evidence of any lawless or dangerous behaviour here. I do notice the underground's a bit like..."

He said the council should be "fairly honest" if it could be a "marvellous site."

Consultant

The do-it-yourself site was the brainchild of 15-year-old Highgate's Wood pupil Jess Dymenforth, who lives just next to it in Shepherd's Hill.

He told the Journal: "We built the jumps and ramps ourselves, but they're wearing down a bit now. If the council just do a bit of gravel, and did a small amount of re-design, it could be really first-rate. There are track design consultants who can help."

"As for any accidents, I must say I haven't seen any. We never go in the road. What's the point? This is a really good base. BMX, the magazine, came down here to film, and lots of other people have written about it. I just can't understand why people wait us to stop. Where else can we go?"

A Council Road, Highgate, parent, Mrs Sue Vinson, said: "There has been some bullying there, mainly when there are only a few children using the site. That's when bikes get stolen. I won't let my son come here on his own. He's been involved in three thefts. But with a bit of supervision, it could be a marvellous site."

INSPIRATION behind the do-it-yourself BMX site is 15-year-old Jess Dymenforth - seen here cozzing his machine on a kick turn, round on a 45° wooden ramp.

HIGHGATE STORIES
Little pieces of Highgate folklore

THE TRACK IN THE WOODS
"If you go down to the woods in Highgate you'll get an almighty surprise. For Jess (Dymenforth) and his mates, with a little help from the Muswell Hill Crew, have built a working BMX track within yards of the road. Outside suburban London carries on as normal, but once you're into the trees BMX is King. Not that they haven't had their problems..."

Some 20 riders equipped and ready to go, stuck between Eastway and Westway in trackless North London. Sure, there as a neat jump in Highgate Woods, but there was a steady stream of angry dog walkers and grannies telling them "If shouldn't be allowed", and finally a lynching mob from the council.

As the place's fame spread, so did the hassles. The people across the road complained about the noise, and a local committee spent a lot of time discussing the track and what to do about it. Jess says the majority have supported them, though."

ABMX December 1983. Courtesy of John Dye, visit BMX

Newspaper article from 1985 about the BMX track



ABMX December 1983. Courtesy of John Dye, visit BMX

London Borough of Haringey:

CSV 5: Preserve or enhance the character of the Conservation Area

CSV7 Demolition in Conservation Areas

SPG1a: Design Guidance and Design Statements

SPG 2: Conservation and Archaeology

SPG9: Sustainability Statement

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

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.

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 as it replaces the existing trail with the space which 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)



Shepherds Hill Bike Trail
Existing Front View Elevation

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

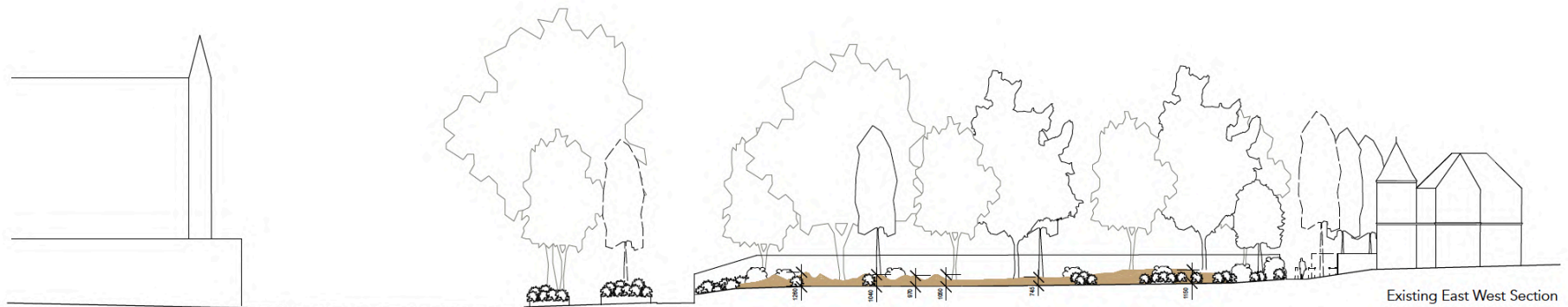
In line with the natural setting the surfacing of the trail areas has been proposed of a crushed aggregate, such as limestone that provides a reasonably low maintenance and weather proof riding surface. Precedents for this are for example the surface at Lordship Loop, which has the same surfacing.

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 100m-150mm. This would provide smooth riding surface that is weatherproof and can be used by a range of bike types.



Precedents of soft surface with crushed limestone



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

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.

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

Design Documentation

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

Design and Access Statement BMX Track Rev F

00_01 Location Plan Shepherds Hill

01_01 Proposed Site Plan

01_02 Proposed Plan RevB

01_03-03 Shepherds Hill existing Section and Elevation RevE

01_03-04 Shepherds Hill existing Section and Elevation RevE

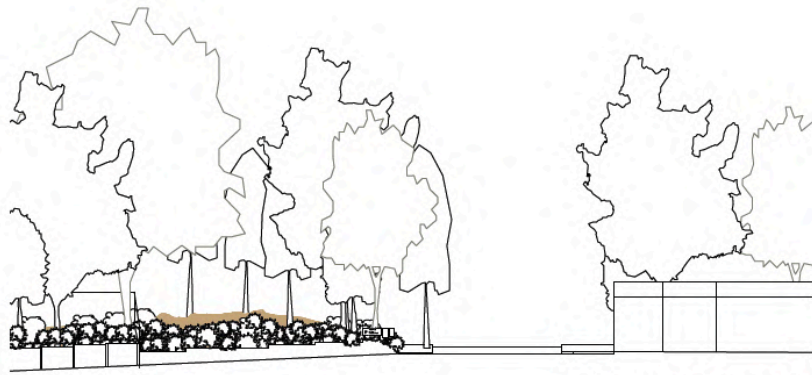
01_03-05 Shepherds Hill proposed Section and Elevation RevE

01_03-06 Shepherds Hill proposed Section and Elevation RevE

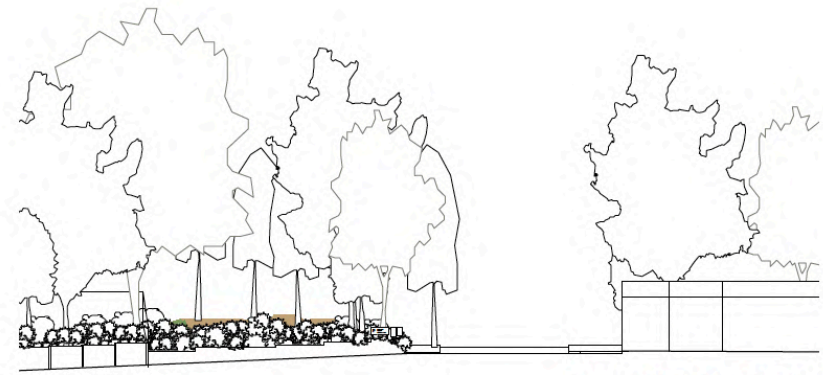
02_01 Proposed Track Design Plan RevD



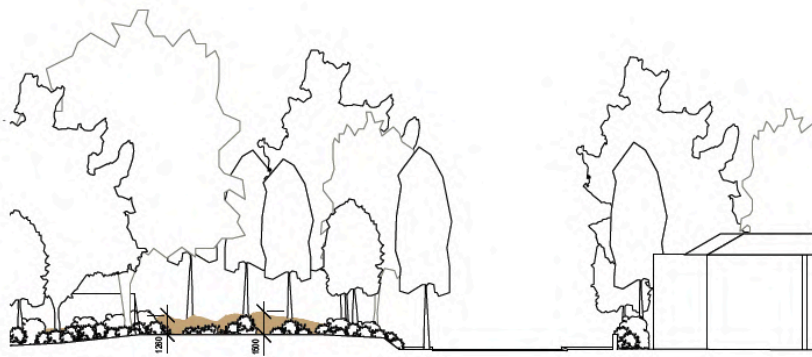
Consultation along Shepherd's Hill adjacent to site



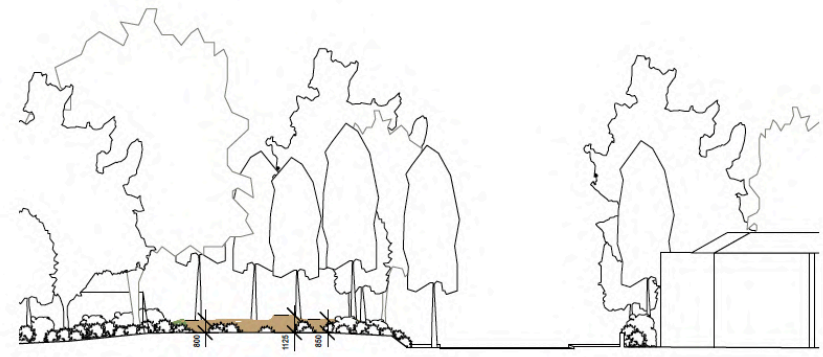
Existing North South Elevation



Proposed North South Elevation



Existing North South Section

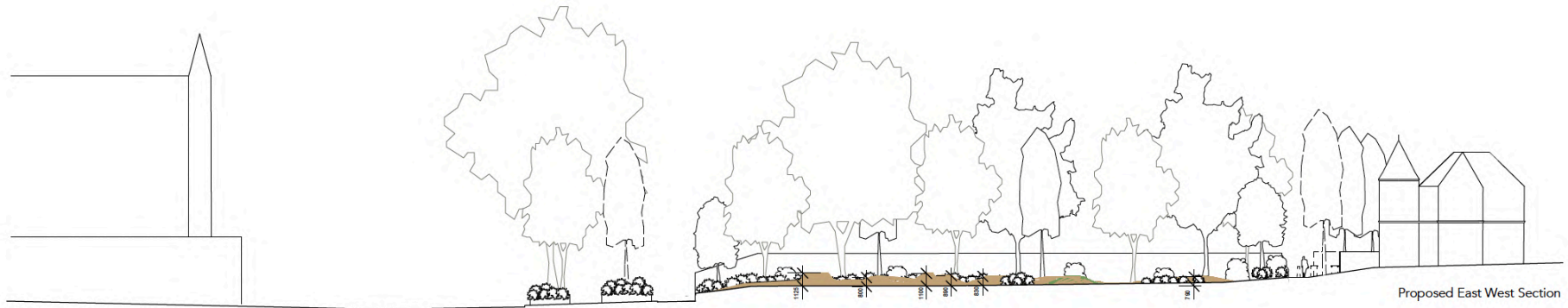


Proposed North South Section

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

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.