

A wide-angle photograph of a park area. In the foreground, a black metal fence with vertical bars runs along the left side, with flowering bushes in front of it. A grassy field extends towards the background. In the middle ground, a child is running through tall grass. To the right, a woman in a pink outfit is walking. In the background, there are trees, a fenced-in sports area, and residential buildings under a cloudy sky.

Wood Green Multi Use Games Area (MUGA)

Design and Access Statement

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1.0 Introduction

This minor application is for full permission to construct a multi use games area (MUGA) with associated works on Wood Green Common.

The MUGA will be located on the south side of the Common, as shown on the site plan. The area of the MUGA and associated work is 904m2.

The MUGA comprises a level, flood light, fenced all weather, porous surface games pitch 22m x 36m with combined goal nets and ball hoops. The works include ground levelling, ground retention as informal seating and boulders and DDA compliant ramp access.

The MUGA is part of a wider scheme of works, in proximity to the MUGA include pull-up bars and a gym area, framed with new trees and planting connected to a SuDS system. The wider Common improvements include renovation of the existing play area, new social and play areas for older children and extensive additional seating in Barratt Gardens.

The SuDS improvement to the Common has also been implemented in Caxton Gardens, directly to the east.

The MUGA forms part of the improvements to Wood Green Common initiated by Haringey Council in 2018.

In line with the Council's "Haringey Deal" there has been extensive community engagement and involvement in the design of this scheme. The Wood Green Design manual engagement (2018-2020) provided the groundwork for follow-up community design of this scheme from 2020-2023.

Site Location



Wood Green Common with MUGA red line boundary

2.0 Policy Context

2.0.1 Policy Context

The Common has the status of a Town Green (August 1972) and is a small open space under 2 hectares. It is under the management and control of the Council and is owned by the Council.

2.0.2 Planning policy context

The Local Plan

Wood Green Common is part of the Infrastructure delivery Plan 2011 - 2026 in the Local Plan. The project is funded by many streams including CIL and S106 money to provide quality green spaces adjacent to local developments.

Wood Green Common is within Growth Area 2 in the Local Plan and are in line with the following policies.

Local Plan Policy SP05 – Water Management and Flooding

The MUGA surface is porous so surface water will drain into the ground, however any additional surface water runoff will be mitigated by the wider design for Wood Green through the installation of rills and SuDS see the SuDS section of this document.

In line with SP05 requirement to mitigate local surface water and downstream flooding; Implement Sustainable Drainage Systems and improve the water environment, water quality and drainage systems.

Local Plan Policy SP10

This proposal supports SP10 that states “Wood Green Metropolitan Town Centre will be the principal focus of growth accommodating an extensive range of the types of development set out above, which should help to shape Wood Green into a thriving and vibrant centre for north London.” As it provides renewed and enhanced recreational space for the use of an increasing population within Wood Green.

Local Plan Policy SP11

This scheme has been designed to “respect its local context and character and historic significance” thereby contributing to and improving “Haringey’s sense of place and identity”. The scheme has been designed with particular consideration for women, girls and gender diverse people and opportunities for intergenerational engagement throughout the space, thereby providing “solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high-quality public realm that is easy and safe to use; and by applying the principles set out in ‘Secured by Design’ and Safer Places”. The scheme promotes “high quality landscaping on and off site” by improving public spaces.

Local Plan Policy SP12

Wood Green common is within Conservation Area 20. The designs have been developed in line with SP12; as detailed in section 2.4 the historic environment of the common has been used as the “basis for heritage-led regeneration and as the

basis for good design and positive change”. The impact of the proposals have sought to sensitively respond to the heritage of the space whilst seeking to deliver additional recreational space for the benefit of the community in line with the other Strategic Policies detailed in this section.

Local Plan Policy SP13 – open space and diversity

Wood Green Common is part of a Green Chain connecting between other green spaces such as Ducketts Common, Alexandra Palace and Nightingale Gardens. The common provides a allows green space for accessing through the borough with moments of rest and recreation.

The proposals for the inclusion of a MUGA on Wood Green common supports SP13 as it provides additional amenity space in accordance with the Council’s Open Space and Recreational Standards Supplementary Planning Document (SPD) and secures improvement, enhancement and management in both quality and access to existing green spaces. The MUGA is co-funded by a grant from the Football Foundation, this is in line with the SP13 objective of seeking on-site or financial contributions towards open space. SP13 also requires applications to “Conserve the historic significance of the borough’s designated historic parks and gardens.” This application identifies the historic nature of this space and how any impact on this significance has been mitigated to minimise impact whilst still maintaining the additional objectives of SP13 (Ref section 2.4).

This application for a MUGA is not being developed in isolation, there are wider improvements proposed for the common that will further enhance and provide a setting for the MUGA and contribute towards the aims and objectives of SP13. These proposals include:

- New planting which will enhance opportunities for wildlife and ecological habitats
- Diverse climate resilient tree planting
- Protection and maintenance of existing tress and planting including the much-loved Wysteria to Barratt Gardens
- Enhance the existing play space, allowing it to be upgraded, safer and more playable
- Creating moments of informal play alongside proposed play equipment so that there are opportunities for play on the way
- Space for children of younger ages and older, and for racially diverse groups. There are opportunities for intergenerational play through the gym space.

Local Plan Policy SP14 - Health and Well-Being.

This policy states that “in addition to the provision of health services, the built and natural environment plays a key role in encouraging children, young people and adults to engage in more physical activity, play, recreation and sports. This could lead to improved physical and mental health, reduced segregation and isolation, and prevent long-term illness, such as obesity and associated diseases”. Provision of a dedicated all-weather surface MUGA will encourage greater activity in an area where the is increased apartment housing being developed with limited outdoor space for activity and sport.

The wider proposals also contribute to this objective through the provision of:

- Opportunities for lesser abled people to access green space
- gym space for fitness
- Diverse spaces to allow diverse groups of people to use green space collectively

SP15 – Culture and Leisure

The proposals support SP15 as they are providing “protection and enhancement of sporting and leisure facilities in areas of deficiency” and supporting the use of the Council’s assets in a flexible way to meet the needs of local communities by creating opportunities for both recreation and sport within the common.

SP16 – Community Facilities

These proposals support the council in ensuring “that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey’s communities”

Haringey Development Management Plan

These proposals meet the requirements as set out in the Development management plan DM1 – Delivering high quality design

This scheme meets the requirements of DM1 as it:

- A Relates positively to neighbouring structures, new or old, to create a harmonious whole – reference section 2.4 in relation to responding to the heritage context of the common;
- B Make a positive contribution to a place, improving the character and quality of an area – through the enhancement of this open space and the provision of new facilities that meet the aims and objectives of the local plan;
- C Confidently address feedback from local consultation – engagement undertaken on the design showed that 47% of those who responded to the consultation were in favour of a MUGA

DM2 – Accessible and Safe Environments

This scheme meets the requirements of DM2 as it:

- A Can be used safely, easily and with dignity by all – through the provision of a much desired MUGA additional provision is being delivered in the area addressing anti-social behaviour, providing natural surveillance and activity and providing the opportunity for inter-generational and inter racial interactions which are proven to improve the perception of safety;
- B Are designed so that the layout improves people’s access to social and community infrastructure – the new MUGA was identified by the community as something they would like to see in the space and it’s provision will enhance social cohesion and encourage healthier lifestyles;
- D Have regard to the principles set out in ‘Secured by Design – can we add how the MUGA is secure by design i.e. is it locked, lighting etc.

DM5 – Locally significant views and vista

This scheme meets the requirements of DM5 as it has “regard to views identified in Conservation Area Appraisals and Management Plans (See Policy DM9)” – see reference to section 2.4

DM 20- Open Space and Green Grid

This scheme meets the requirements of DM20 as it:

- A Development that protects and enhances Haringey’s open spaces will be supported – additional uses are being brought into this space that meet the aspirations and needs of the local community
- B The reconfiguration of open space will be supported where:
 - a. It is part of a comprehensive, deliverable scheme; - the MUGA is part of a wider Reconfiguration of the space, developed through community engagement, where each space is dependent on each other
 - b. There would be no net loss of open space;
 - c. It would achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space, and it would secure a viable future for the open space; and – The pressures on Wood Green Common will only increase as more flats are built, bringing more residents into the town centre, any with limited access to open space. The MUGA will provide a much needed, purpose-built recreational space that is supported by a wider enhancement of the rest of the common to support the aims and objectives of the strategic policies and corporate plan. The proposals will create a space for many different people to use the common at once, making the space more accessible with a design that protects the character of the Common, leaving a large proportion of the space open and considering the historic buildings surrounding the space
 - d. It would not be detrimental to any environmental function performed by the existing open space – this scheme will enhance the environmental function as the wider suite of proposals include integrates Suds and planting to enhance the environmental and ecological quality of the space

DM23 – Environmental Protection WILL NEED UPDATING ONCE WE HAVE THE LIGHTING DETAILS

This scheme meets the requirements of DM23 as it:

- F Development proposals that include external lighting must mitigate potential adverse impacts from such lighting. Where appropriate, proposals will be required to submit details demonstrating that external lighting is:
 - a. Appropriate for its purpose in its setting;
 - b. Designed to minimise and provide protection from glare and light spillage, particularly to sensitive receptors such as residential properties and natural habitats, including watercourses; and
 - c. Energy efficient

DM24 – Managing and reducing flood risk

This scheme meets the requirements of DM24 as it:

- C All proposals for new development will be required to: a Manage and reduce surface water run-off; - The MUGA surface is porous so water will soak into the ground through the surface.

Any additional surface water run off will be managed through the wider design for Wood Green through the installation of rills and SuDS, see the SuDS section of this document.

DM25 – Sustainable Urban Drainage Systems

This scheme meets the requirements of DM25 as it:

c. All other development should seek to achieve a greenfield run-off rate and include at least one 'at source' SuDS measure resulting in a net improvement in water quantity or quality discharging to a sewer; and – the MUGA will have Qbar greenfield runoff rate (approx. 5 L/sec/ha) and the SuDS section of this document details the wider SuDS proposals of the scheme.

2.0.3 Wider Haringey Objective

Corporate Delivery Plan

This proposal aligns with the following themes as set out in the Corporate Delivery Plan

Theme 1: Resident experience, collaboration and participation

– Please refer to the SCI for the engagement undertaken to develop these proposals.

Theme 3: Children and young people – the MUGA was especially popular with the young people we engagement with and will support them to remain active and socialise in a safe environment.

Theme 6: Safer borough – through the increase in activity on Wood Green Common and natural surveillance the space will become safer, lighting of the MUGA will provide additional safety and security whilst in use at night
ADDITIONAL INFORMATION ON IT BEING LOCKED?

Theme 8: Placemaking and economy – the proposals enhance and preserve an importance space within the Wood Green town centre for the benefit of all residents and visitors. This project is specifically identified as a key project to deliver this theme“

A new vision for Station Road as a key site in Wood Green town centre Greater community input into shaping the future of Wood Green • Improved public realm in Wood Green.”

The Borough Plan 2019-2023

This proposal supports the People and Places themes of the borough plan through enhancing an existing green space, improving safety, encouraging intergenerational use of the space for activities that will improve health and wellbeing.

LBH Activity Strategy 2019 -2023 The MUGA proposal is in response to the above strategy which identifies the need for more all-weather sports pitches to encourage people to be more active, with an emphasis to make inclusive spaces for girls. Haringey's Sustainable Community Strategy.

This project supports the priorities of the SCS as it seeks to develop:

- Award winning parks and open spaces;
- Protect the natural environment;
- Give greater opportunities to live a healthier lifestyle.



2.1 Heritage Context

The MUGA is within the London Borough of Haringey Conservation Area 10

The designs have been developed in line with the requirements of the Wood Green Common Conservation Area Policy CSV1, to protect views across he Common, the open nature of the space, the existing mature plane trees, the character of the existing brick wall running along the south side and the character of Barratt Gardens

LBH Conservation Area No.10, 2008 approved and adopted

- Conservation area boundary.
- Statuary listed building and structures.
- Locally listed building of merit.
- Positive contribution to character.
- Locally listed historic park & garden.
- Neutral contribution to character.
- - - MUGA red line boundary



Historic Context

The MUGA is sited on Wood Green Common.

Wood Green Common was historically part of a network of commons set in a wooded, open and farmed landscape.

By the 19th and early 20th centuries much of these open spaces were built over.

However in Wood Green a number of unenclosed linear commons run along main routes, and where roads fork, triangular greens can still be seen.

Still remaining along Green Lanes are Green Gates Common and Ducketts Common and a smaller triangle (originally Elses Common, later Elses Green) directly south of today's Wood Green Underground Station.

Wood Green Common was itself once much larger until its edges were encroached upon and it was divided by roads.

Historically the commons were a shared resource for non-land-owning people to live a life of 'sufficiency'.

The laws governing these historic commons ensured a sustainable landscape for hunters, and foragers where diverse ecologies flourished, and varied needs were met.

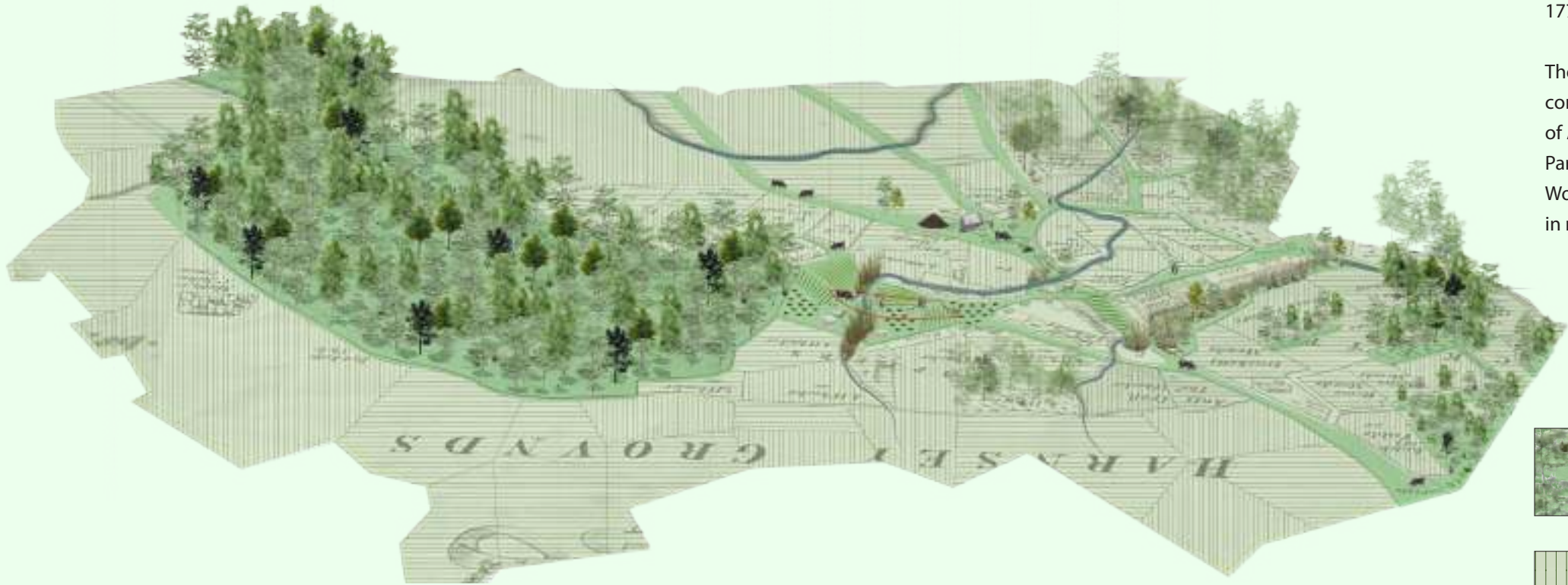
Today Wood Green Common is a park and is still a 'shared resource' based on these same historic rights of the needs of 'commoners'.



Contemporary Wood Green
Remnants of commons and
open land

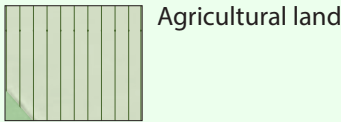
- 1. Alexandra Park
- 2. Avenue, Nightingale and Trinity Gardens
- 3. Crescent Gardens
- 4. Wood Green Common
- 5. Woodside Park
- 6. White Hart Lane Recreation Ground

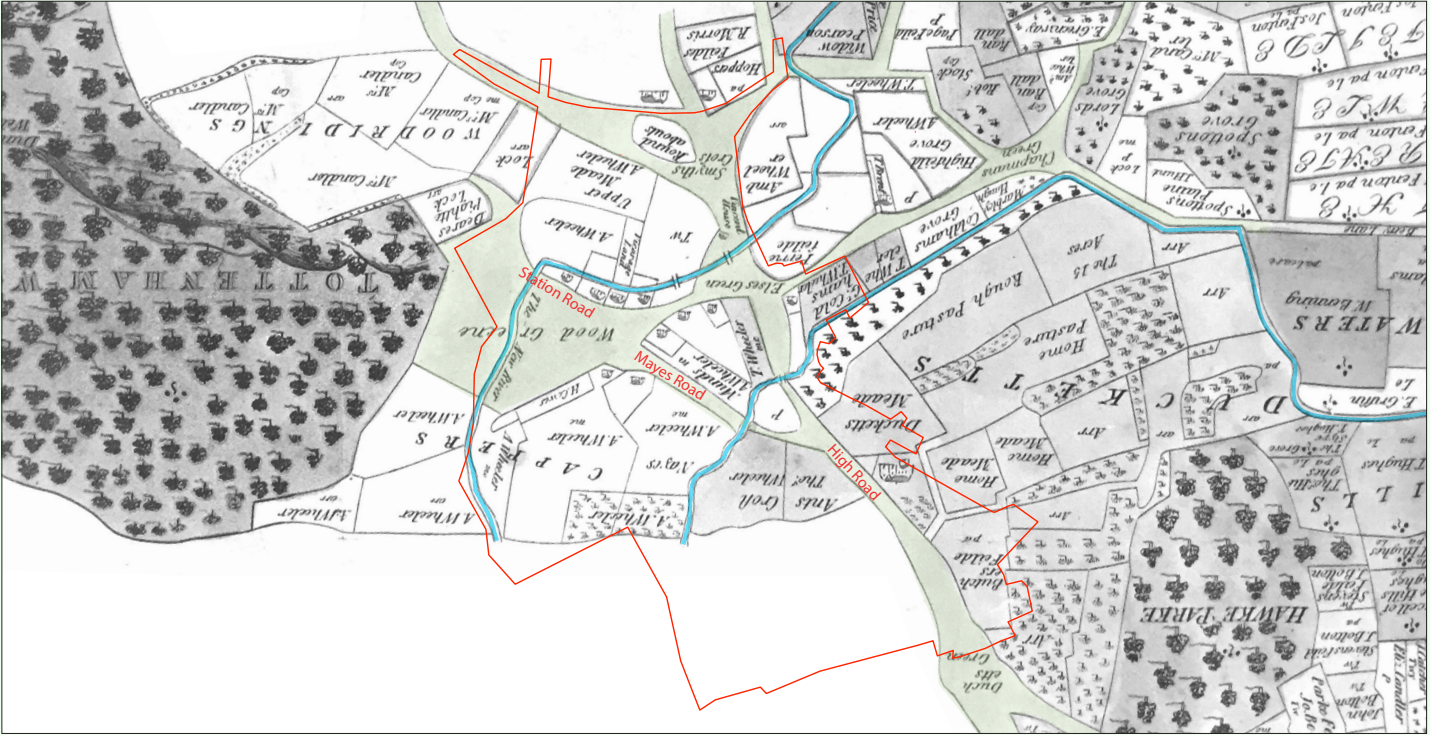
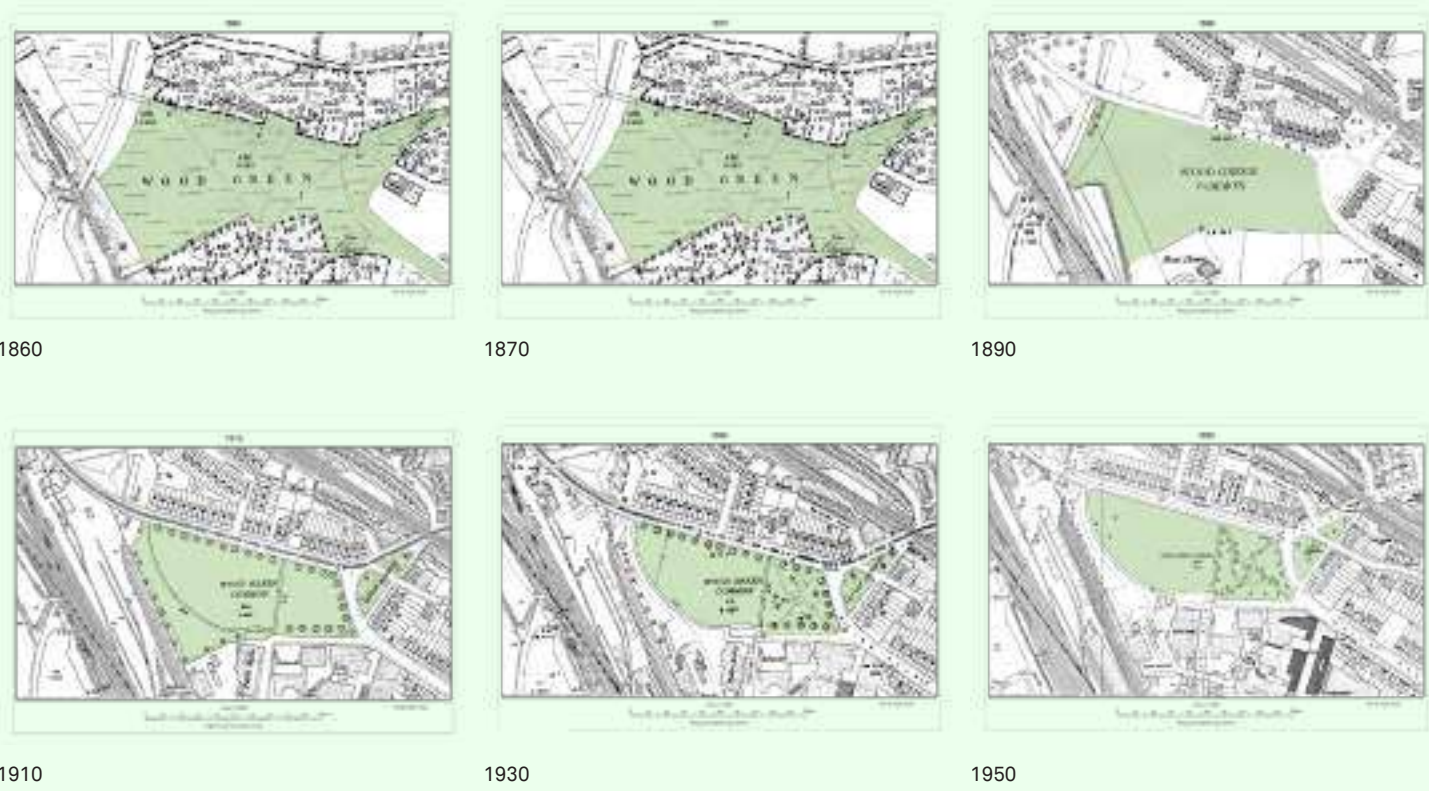
Contemporary Green Space
Green space before the 1773 Enclosures Act



Wood Green pre-Enclosure Act
1773

The map follows the
contemporary ward boundaries
of Alexandra, Hornsey, Noel
Park and Bounds Green, with
Wood Green common outlined
in red





1619 map of Tottenham and Wood Green (inverted so North is at the top) with commons shown in green with the contemporary route of the High Road, Station Road and Mayes Road shown in red. The New River and Moselle are above ground.



Wood Green Common and Barratt Gardens in the early 1900s, with Barratt's factory in the foreground and MUGA footprint outlined.



Top left, looking west before Heartlands was built, with football goals and play area in the background.

Bottom left and right, play area, with Station Road on the left.

Top right, the pergola without wisteria and Alexandra School in the background.

2.2 Urban Context

There are three schools in close proximity to the Common and proposed MUGA, one secondary school, Heartlands Academy, and two primary schools St Paul’s and Alexandra.

Both primary schools have recently (2023) had “School Streets’ proposed. This prevents vehicle traffic (apart from residents and emergency vehicles) accessing the streets outside schools at school drop off and pick up times, with the aim of improving air quality and safety and to promote active travel and change behaviours.

Key

School streets

Proposed MUGA Area

Plan showing proximity of schools and through routes to proposed MUGA



2.3 Existing sports/leisure, Parks and Green Space provision

Within the neighbourhood of Wood Green there is only one publicly accessible MUGA which is at Ducketts Common in the south.

Sports facilities are located at White Hart Lane and Lordship Recreation Grounds, a significant distance from the centre of Wood Green.

Wood green is a neighbourhood of health inequalities which follow the national trend of conditions related to obesity and sedentary lifestyles, which are in part a consequence of lack of access to age and lifestyle appropriate facilities for exercise.

Parks

- 1. Alexandra Park
- 2. Woodside park
- 3. White Hart Land Recreational Ground
- 4. New River Sports Ground
- 5. Belmont Recreation Ground
- 6. Downhills Park
- 7. Lordship Recreation Ground

Significant biodiverse spaces

- 8. Wolves Lane Allotments
- 9. Wolves Lane Horticultural Centre
- 10. Wood Green Cemetery

Commons, Verges and Other Green Spaces

Parks and other Green Spaces

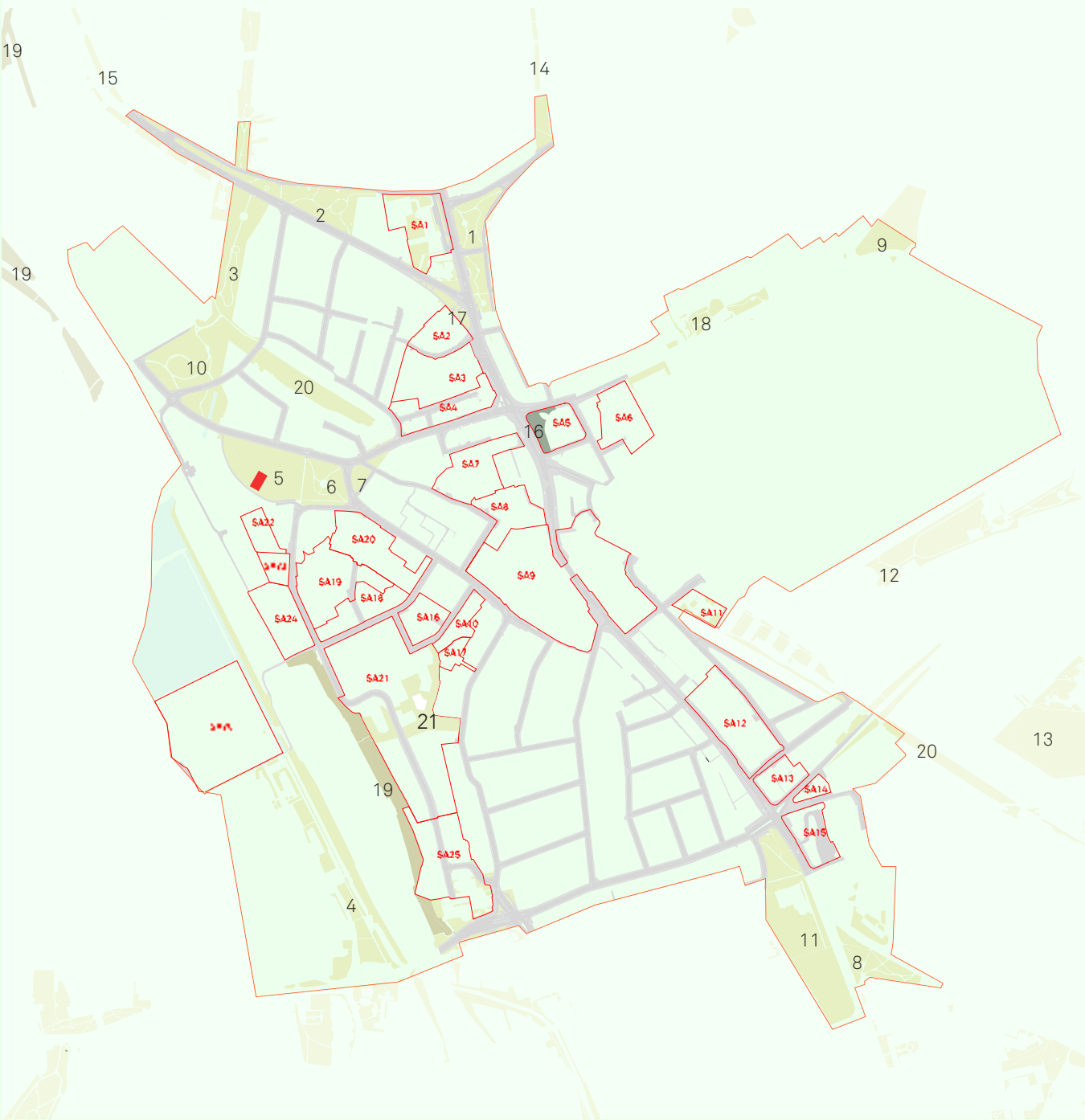
- 1. Crescent Gardens
 - 2. Trinity Gardnes
 - 3. Nightingale Gardens
 - 4. New River Path
 - 5. Wood Green Common
 - 6. Barratt Gardens
 - 7. Tower Gardens
 - 8. Green Gate Common
 - 9. Chapman Gardens
 - 10. Avenue Gardens
 - 11. Ducketts Common
- 12. Russell Park
 - 13. Belmont Recreation Park
 - 14. Riversdale Gardens
 - 15. Bounds Green Road embankments
 - 16. Elses Green (former common)
 - 17. High Road north of Wood Green station
 - 18. Wood Green Crown Court gardens
- Railway embankments**

 - 19. Great Northern Line railway operational line
 - 20. Former Palace Gates Line de-commissioned

Private green space

- 21. St William Development, Hornsey Park Place and Alexandra Palace Gardens

Parks and other Green Spaces in Wood Green



2.4 Socio-economic context

Demographics

The north south railway line which separates Wood Green from Alexandra Park and the neighbourhoods to the west, is both a barrier to movement and the evident divide in levels of deprivation, with less deprived neighbourhoods to the west.

The neighbourhoods to the south of the Common are markedly more deprived than the neighbourhoods to the north of Station Road

Wood Green to the south of Station Road is characterised by:

- Above average to high levels of deprivation
- Lower than average incomes
- A relatively young population
- An above average number of one person households
- Average to low level of skills attainment.
- NO2 emissions are above recommended levels.

Skills and income levels are important to consider as low income house holds are less likely to have access to green space.

NO2 levels show that Wood Green Common sits adjacent to high pollution levels and therefore is a valuable resource and should be accessible to more people.

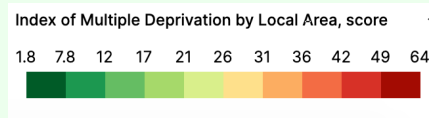
Wood Green Common



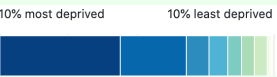
Deprivation in detail

Crime and the low income of those over 60, are above average and close to the 10% most deprived in the neighbourhoods to the south of Station Road.

In these same neighbourhoods access to housing and local services, children living in poverty, the quality of the environment and overall low incomes, exclusion from the labour market and poor mental and physical health contribute to above average deprivation levels.



Crime, personal and material victimisation



Premature death and impaired quality of life relating to physical and mental health.



Children 0 - 15 living in income deprived families



Quality of the environment

