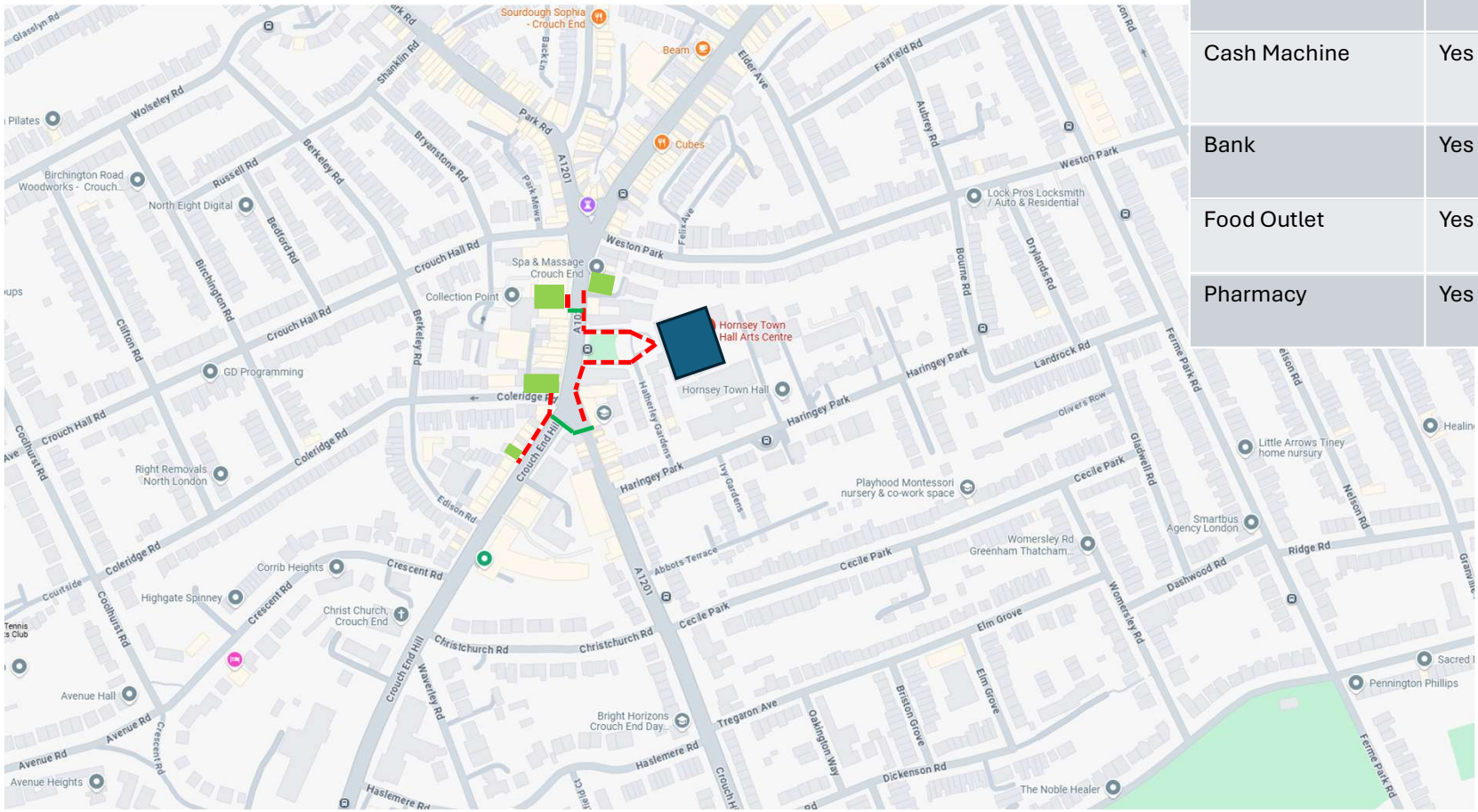
Hornsey Town Hall Amenities Map

	Core?	Amenity	Distance
Supermarket	Yes	Tesco Express	91m
Cash Machine	Yes	TSB Bank ATM	110m
Bank	Yes	TSB Bank	110m
Food Outlet	Yes	Costa Coffee	128m
Pharmacy	Yes	Reena Pharmacy	160m



Key

Site

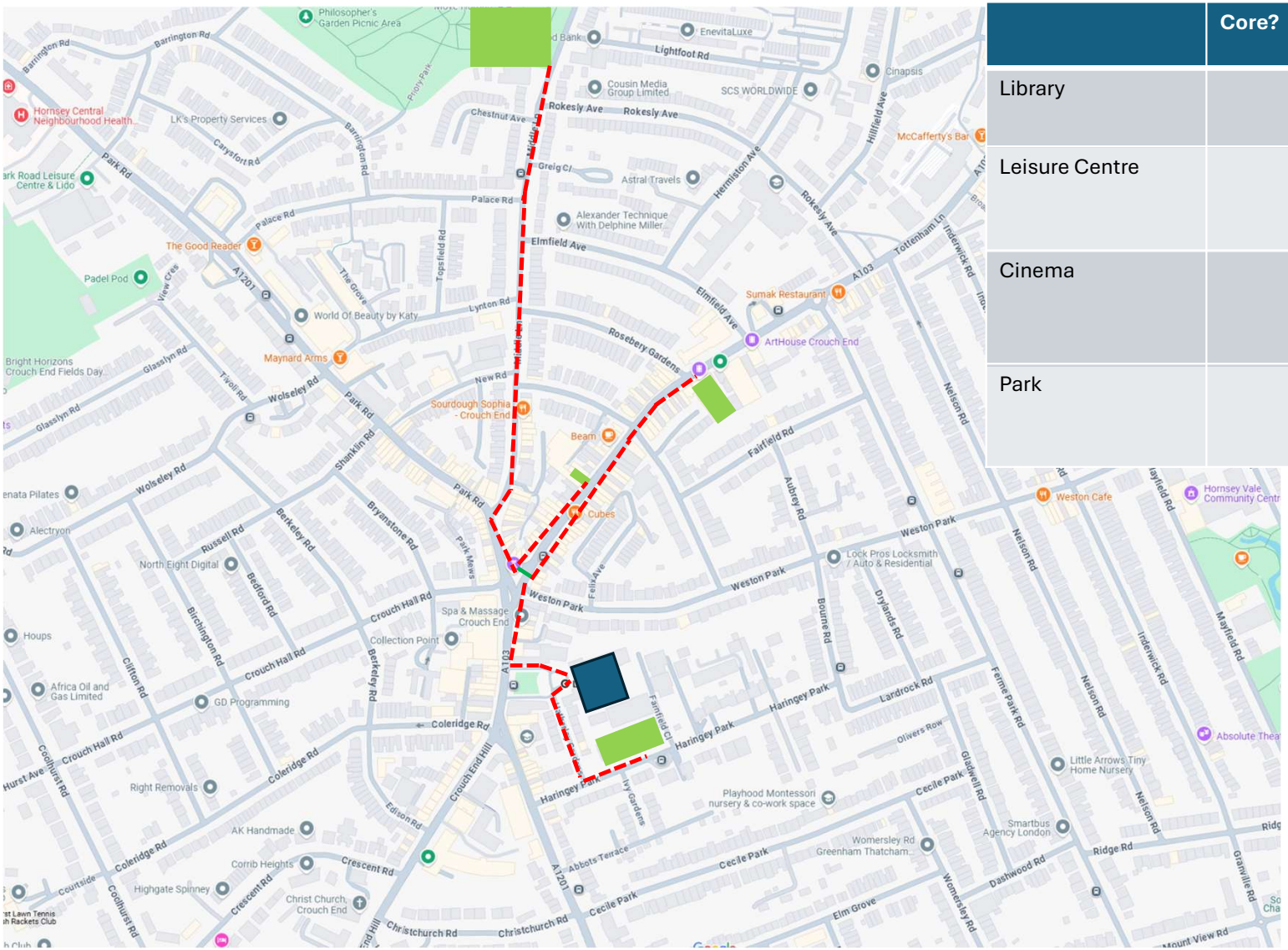
Amenity

Safe walking route

Safe crossing

Scale

100m



	Core?	Amenity	Distance
Library		Hounsey Library	161m
Leisure Centre		Virgin Active	321m
Cinema		Crouch End Picturehouse	427m
Park		Priory Park	715m

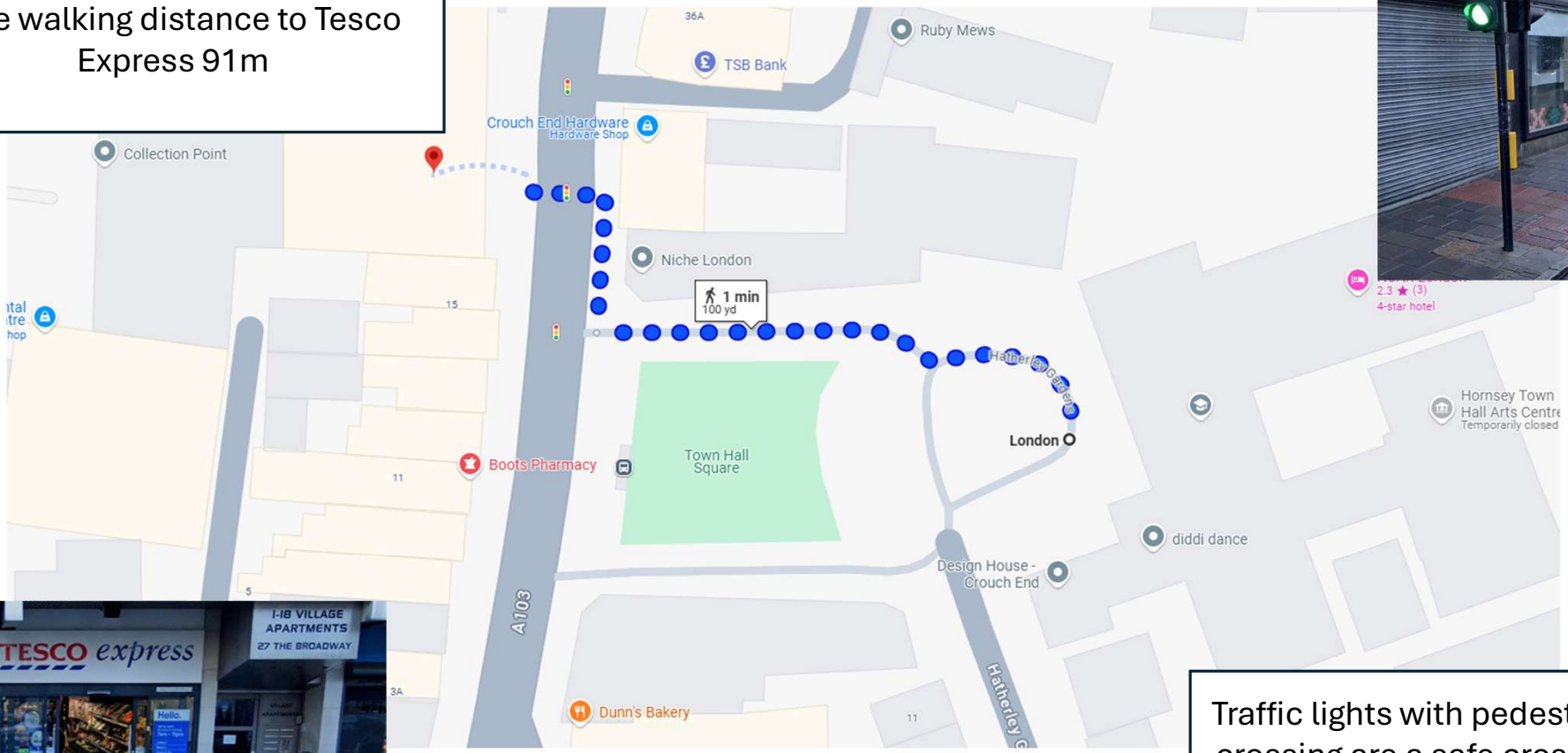
Key

- Site
- Amenity
- Safe walking route
- Safe crossing

Scale

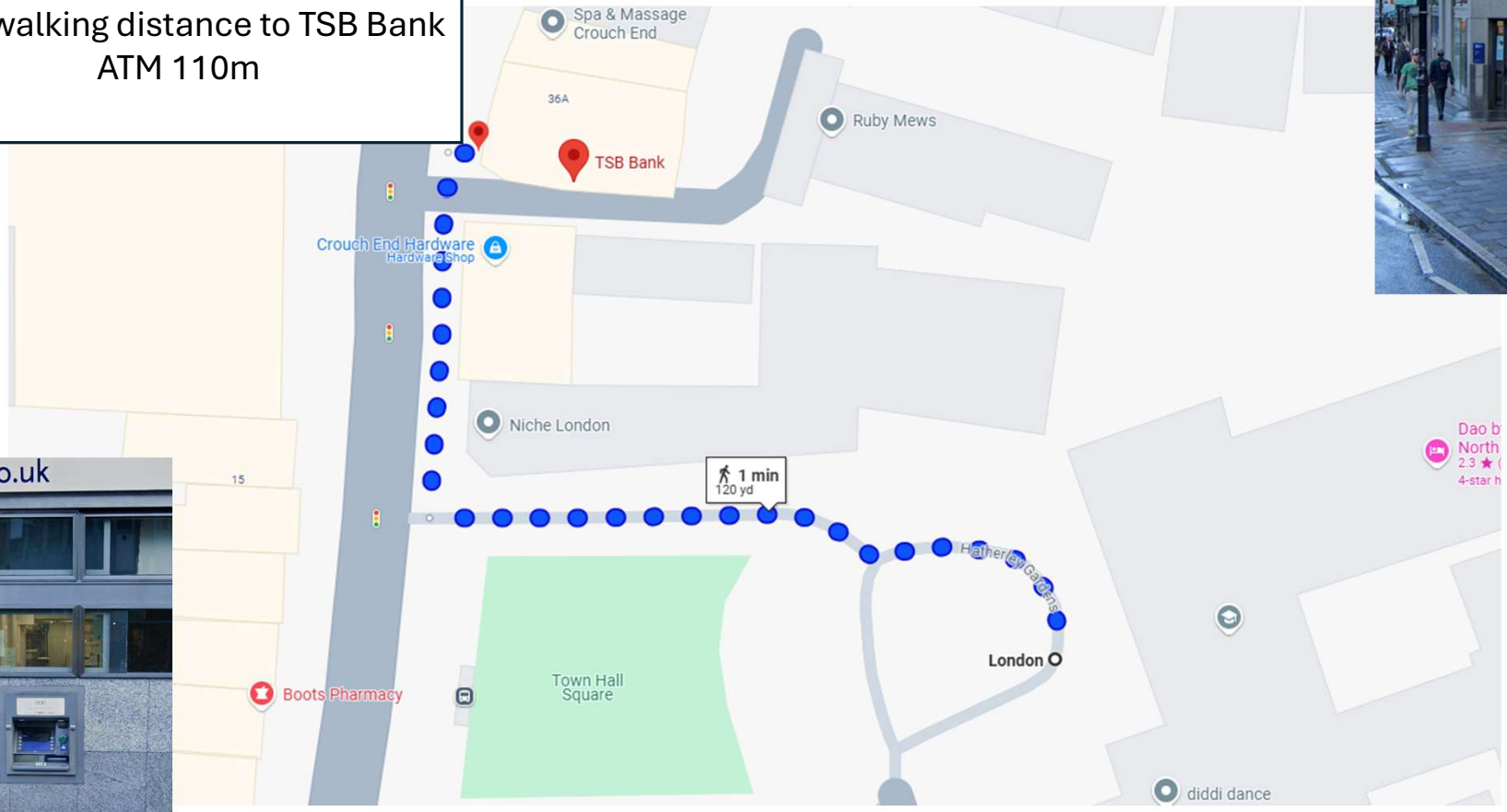
100m

Safe walking distance to Tesco Express 91m

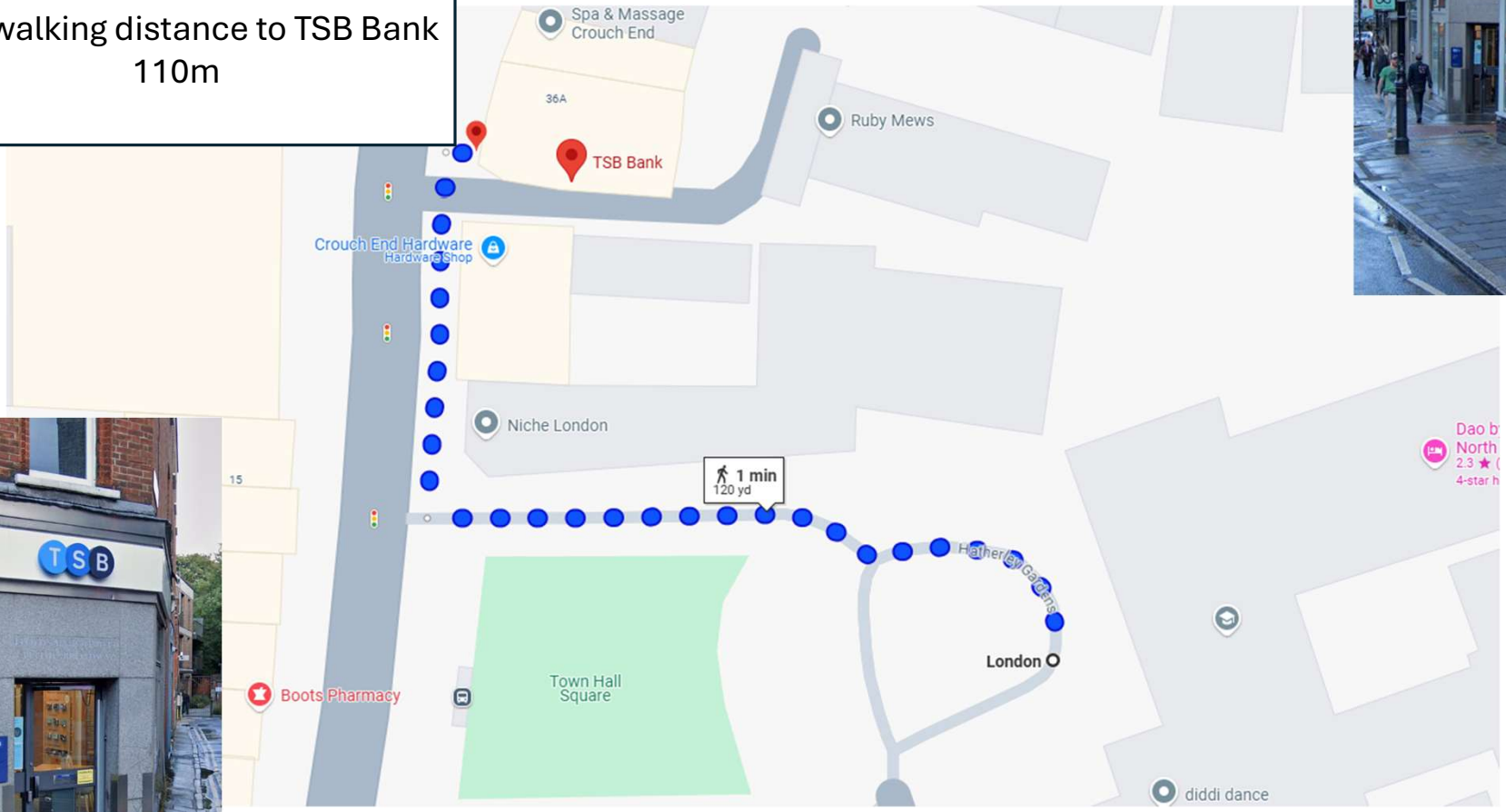


Traffic lights with pedestrian crossing are a safe crossing on The Broadway (A103)

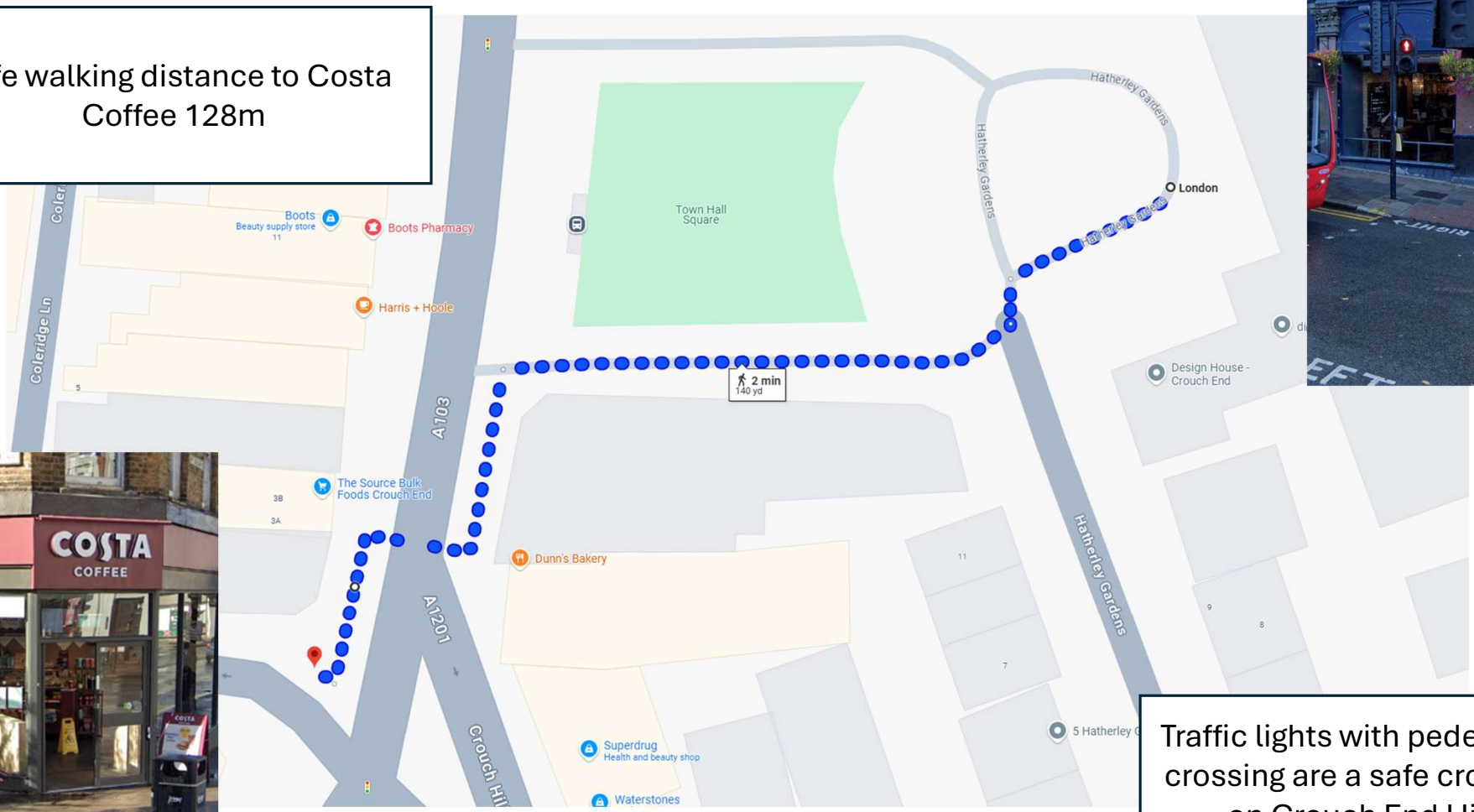
Safe walking distance to TSB Bank ATM 110m



Safe walking distance to TSB Bank
110m

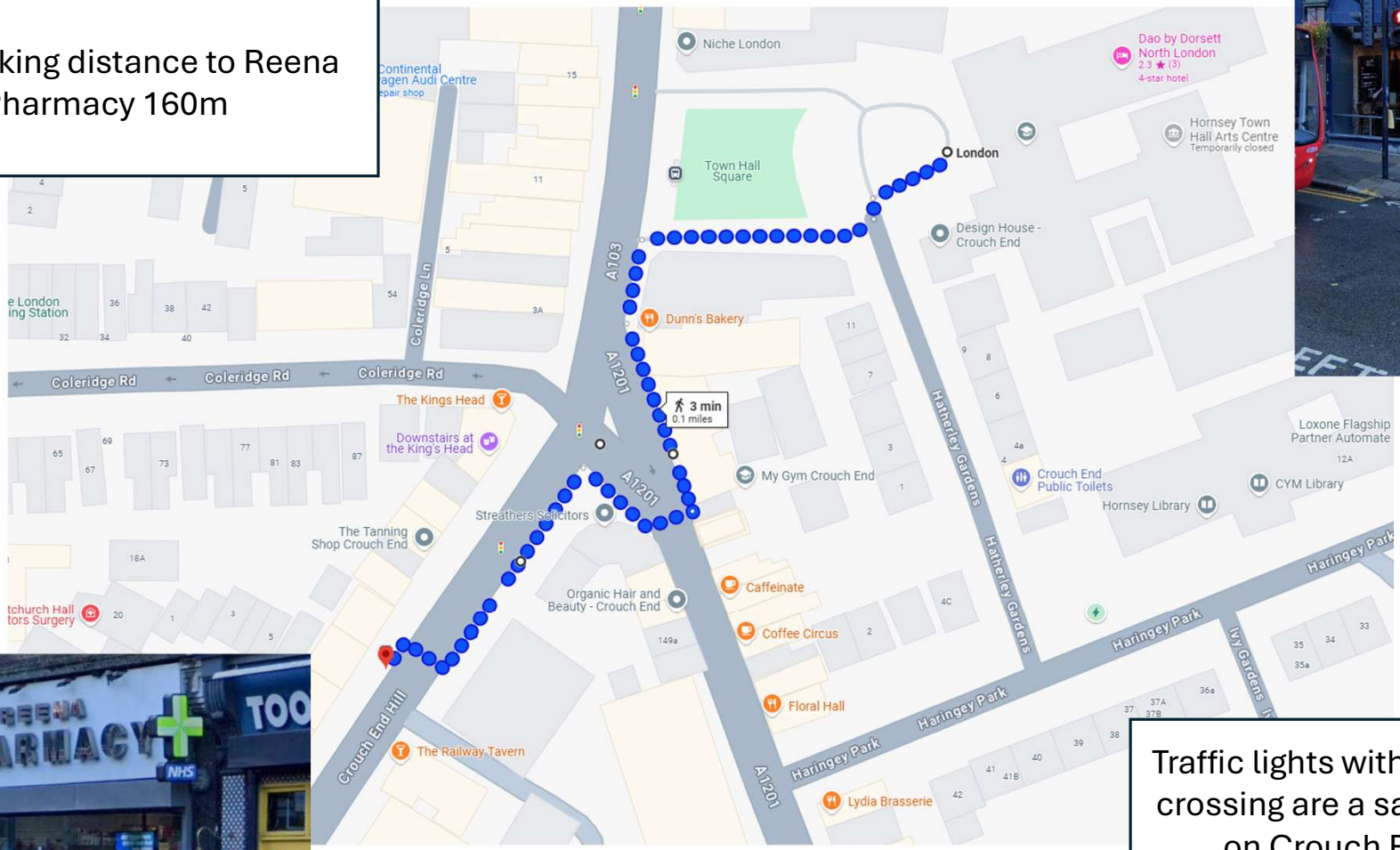


Safe walking distance to Costa Coffee 128m



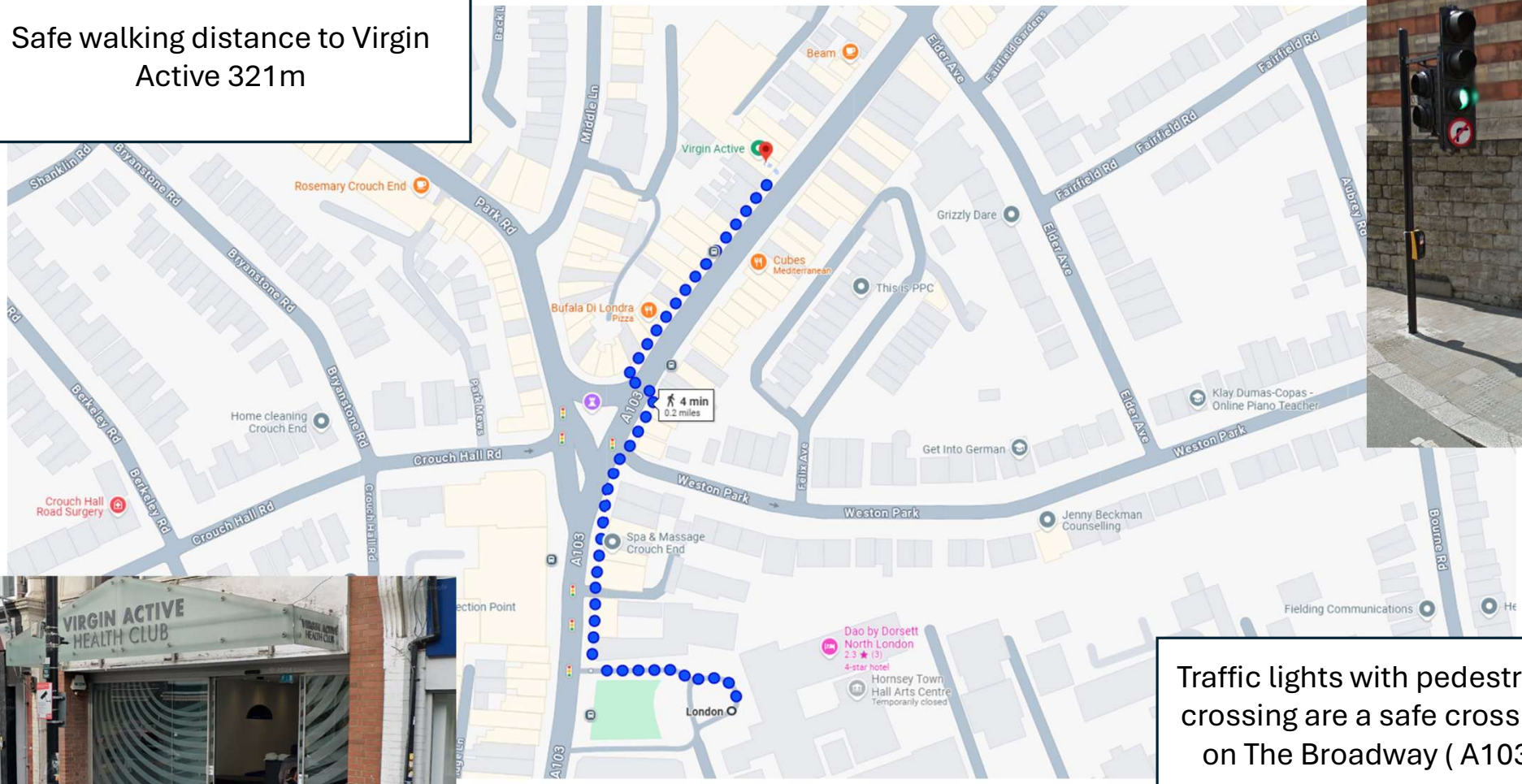
Traffic lights with pedestrian crossing are a safe crossing on Crouch End Hill

Safe walking distance to Reena Pharmacy 160m



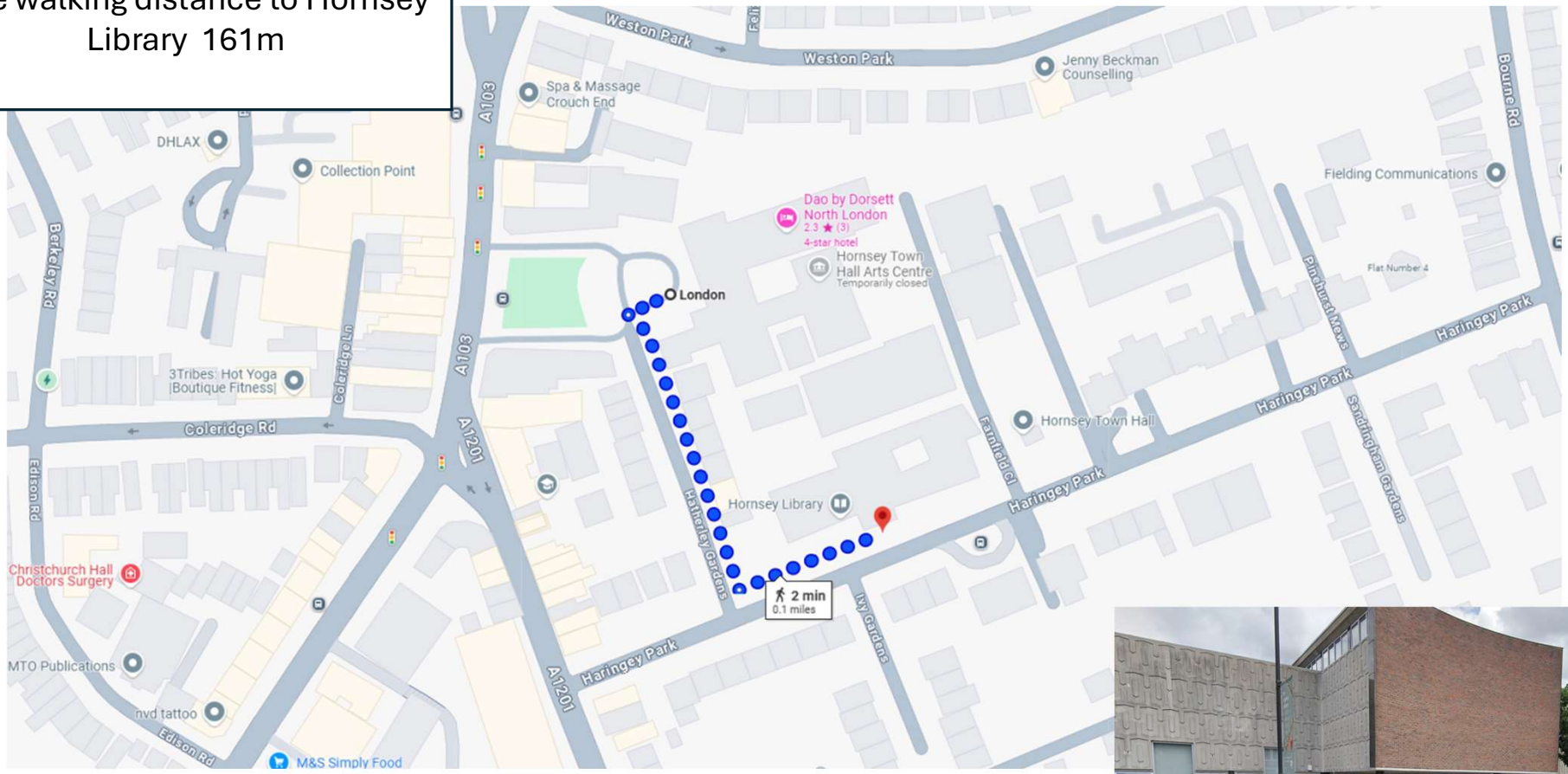
Traffic lights with pedestrian crossing are a safe crossing on Crouch End Hill

Safe walking distance to Virgin Active 321m

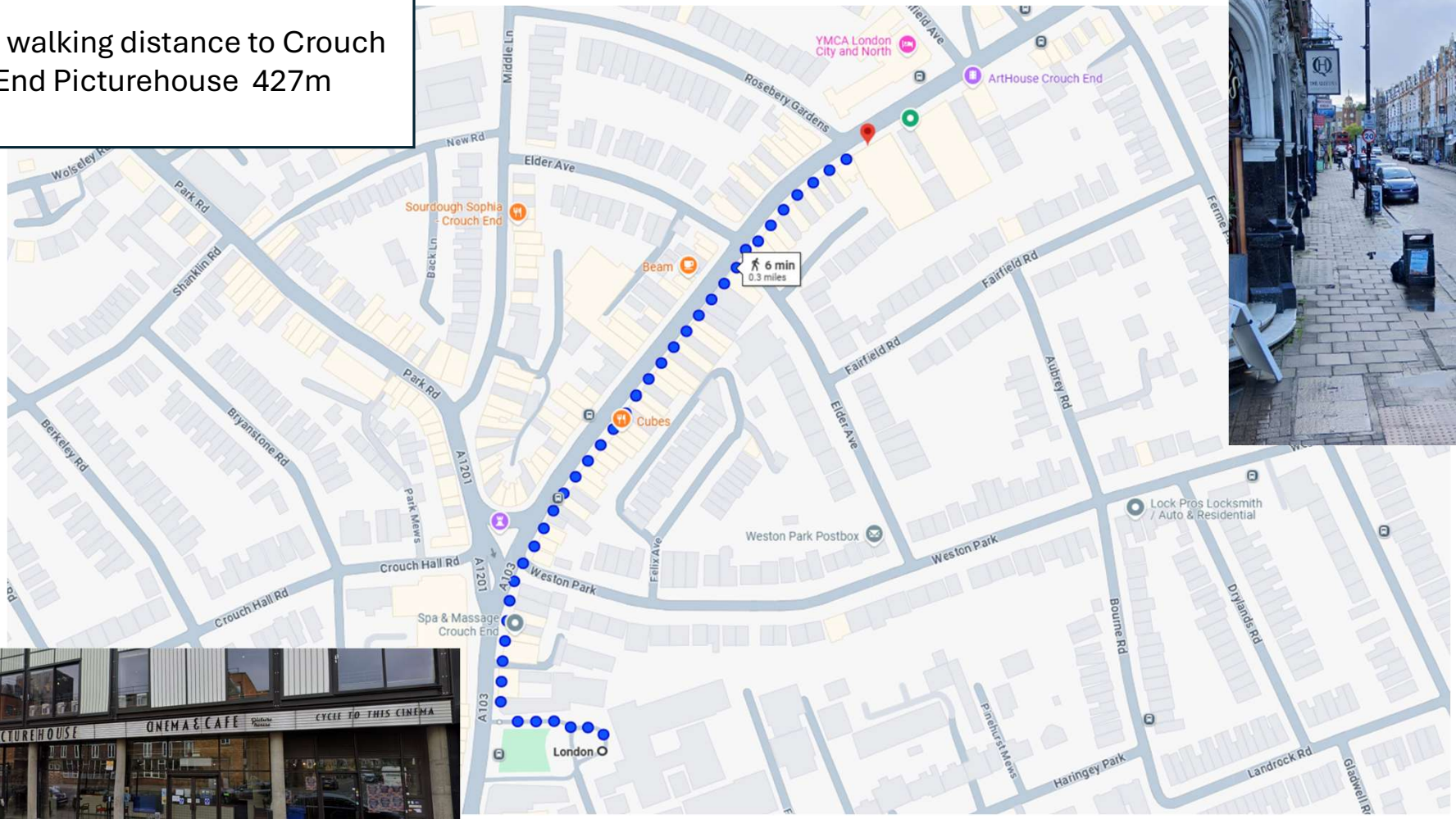


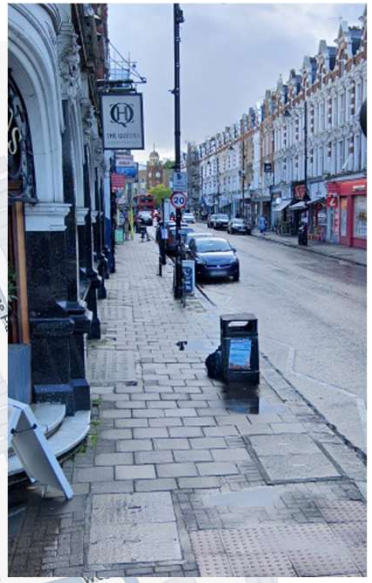
Traffic lights with pedestrian crossing are a safe crossing on The Broadway (A103)

Safe walking distance to Hornsey Library 161m

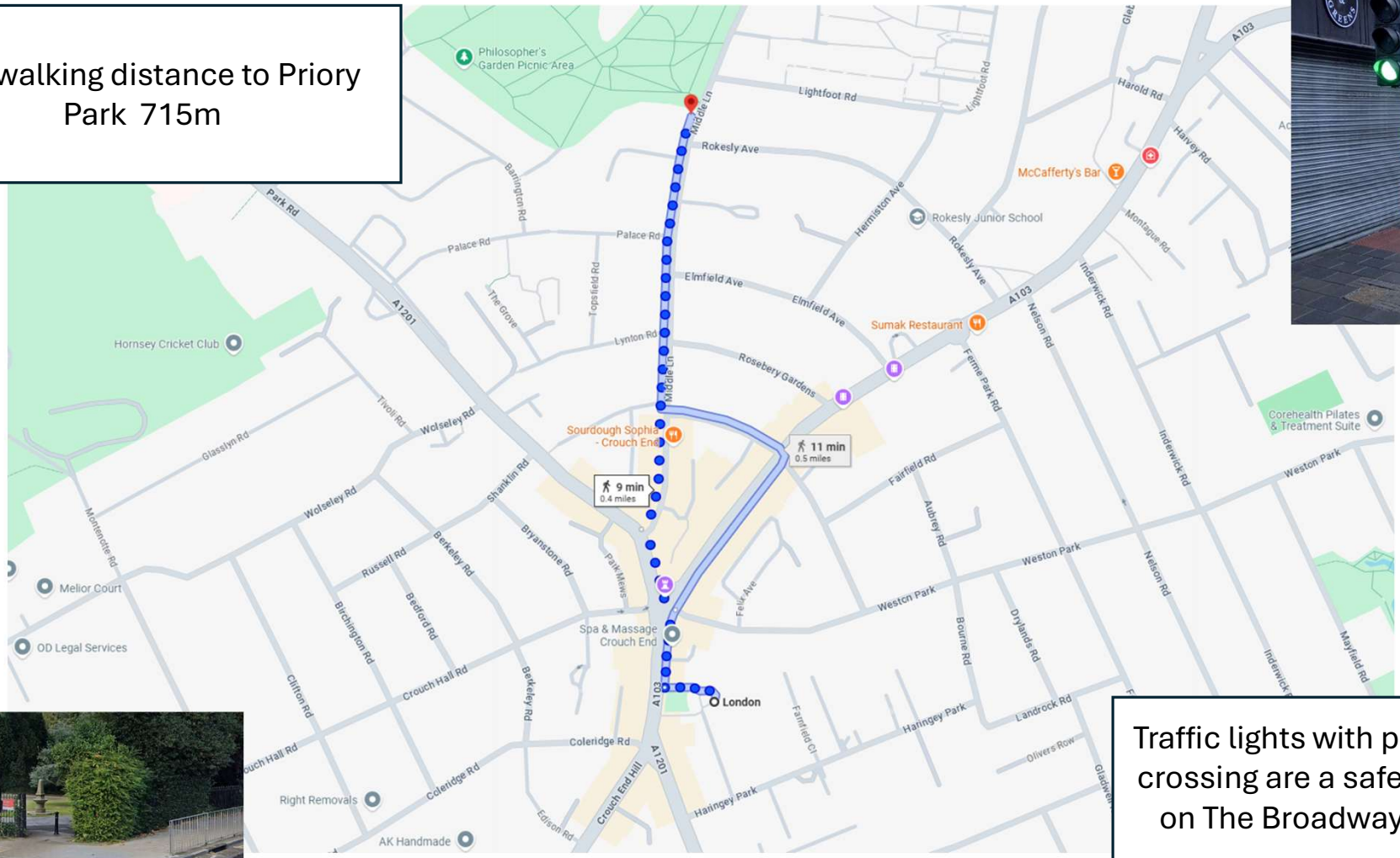


Safe walking distance to Crouch End Picturehouse 427m





Safe walking distance to Priory Park 715m



Traffic lights with pedestrian crossing are a safe crossing on The Broadway (A103)

Produced by Katy Venables – HQM Assessor at Whitecode Consulting Ltd

PRIORY PARK

Park Management Plan 2020

Haringey
LONDON

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Foreword

Dear residents and park users,

I am pleased to share with you the management plan for Priory Park. This plan has been developed by Haringey Council, in partnership with the Friends of Priory Park stakeholders in and around the park and with input from your local ward councillors.

Residents have told us that our parks and green spaces are one of the things they love the most about Haringey, and as a council, we agree. We are proud of our green spaces and are committed to doing all we can to make our parks the very best they can be.

Most of Haringey's district and local parks have been nationally recognised through the Green Flag Award scheme, and we continue to work with Friends groups to maintain and improve our parks for our community and visitors alike. In a recent resident survey 80% of people told us they were satisfied with parks and greenspaces in the borough.

It is no secret that Haringey – like all local authorities – has been affected by austerity, but we continue to work hard to fund and maintain our parks, as well as bringing in external investment to provide a much-needed boost.

Green spaces in Haringey play so many different roles - from a retreat from the busy city, or a place for sport and play, to sites for nature conservation and world-renowned events. Each management plan seeks to balance the many competing demands for each park to allow our community to enjoy the park their way.

This management plan looks to show how the council is meeting and addressing the criteria of the Green Flag Award scheme and sets out the priorities for action and improvement of the park over the coming years.

I hope you find this document useful and I would encourage you to make the most of your local park. If you want to get more involved in the future management of the park why not consider joining a Friends group, attending an event or simply just send us some of your thoughts?

Thank you,

Cllr Kirsten Hearn
Cabinet Member for Climate Change and Sustainability

Purpose of the Management Plan

This management plan detail and guides the management, maintenance, development and improvement of Priory Park now and over the next three years.

In developing this management plan, we particularly want to stress the importance we place on our commitment to involve the whole community in shaping the future of Priory Park. This is because we recognise that open space affects the lives of almost everyone who lives and works near the park. We believe that the combination of effective management and community involvement of all our open spaces offers considerable potential for helping to make Haringey a thriving and more cohesive community.

This management plan should be treated as a living and evolving document. It is open to review and adaption in an ever-changing environment.

This document is the primary location where all those with a connection to Priory Park - council staff and members, Friends and community groups, partners and residents - should be confident that everything about Priory Park can be found and is set out here.

It also tells a little of the history of the park, how it is today and details future plans and aspirations and how these are to be achieved.

Open space vision in Haringey

Our draft vision is that by 2023 Haringey's parks and green spaces will be places where:

- Residents' lives are being improved by access to quality green space.
- Communities take an active role in the decisions about the future of parks and green spaces.
- Civic pride and community ownership of parks are encouraged, through a diverse range of volunteering opportunities.
- A diverse range of events is offered, providing a backdrop for communities to celebrate together and enhance the borough's cultural offer.
- Wildlife flourishes and habitats are maintained, expanded and connected.
- Spaces are protected and future proofed for the next generation.
- Funding for parks is sustainable and at no cost to the Council.

The Parks and Open Spaces Strategy is in development and will be subject to consultation with a range of partners and stakeholders before the Council is asked for formally adopt it later in 2020/21. More details are set out in sections 10.4.

1. Setting the scene

1.1 Haringey in a nutshell

Haringey is one of 33 London boroughs, and is located to the north of the capital covering 11 square miles in total.

Image 1: London Borough of Haringey shown in London context

It is home to some famous landmarks including Alexandra Palace, birthplace of television, that can been seen from all over London perched high up on its hill. Bruce Castle Museum and Park, the ancestral home of Robert de Bruce, and the new Tottenham Hotspur football stadium are found in the east of the borough.

The borough has extreme contrast areas such as the high hilly communities of Highgate, Muswell Hill and Crouch End in the west being some of the most prosperous locations to live, while some wards in the east are classified as being amongst the 10% most deprived in the country.

1.1.1 The demographics of Haringey

The Haringey website has detailed information about the population of the borough and individual wards within the borough. This can be found at http://www.haringey.gov.uk/local-democracy/about-council/state-of-the-borough

1.1.2 Population

- Haringey has a total population of almost 283,000 people, an increase of 15% in the last 10 years
- Just over half (50.7%) are female and 49.3% are male
- There are 66,500 young people (aged 0-19) living in the borough. This is almost a quarter (24.5%) of the total population.
- Two thirds of the population – over 178,000 people - are aged 20-64
- A tenth of the population – 26,600 people are aged over 65
- Priory Park is in both Hornsey and Muswell Hill wards.
- Muswell Hill ward has a population of 10,613 which is the smallest in the borough, and Hornsey Ward has a population of 12,669. Both are lower than the Haringey and London average
- In Muswell Hill ward over a quarter of the population (27%) is aged 45-64 and a sixth (16%). Both figures are the highest in the borough. Just over a fifth (22%) are aged 0-19. In Hornsey the age breakdown is similar to Haringey average (22% 0-19s is just below average)
- Muswell Hill ward is one of the least densely populated in Haringey. The population density is 7,482 residents per km^2. Whereas Hornsey ward is the

fourth most densely populated with 12,669 residents per km^2 (compared to an average of 10,264 in Haringey and 8,697 in London).

1.2 Ethnicity and religion

Haringey is a highly diverse borough. Almost two fifths (38%) of residents are from black, Asian or minority ethnic (BAME) groups and 26% identify as “white other”.

Data from the last census shows that two thirds (65%) of the population is white British. This is the largest proportion in the borough. All other ethnic groups have a lower representation than the borough averages.

Both Muswell Hill and Hornsey are above the borough average for White British and below the borough average for all other ethnic groupings.

Two fifths of the population are Christian and another two fifths have no religion- which is the highest proportion in the borough.

1.3 Deprivation

The Indices of Deprivation are widely used for identifying areas with high levels of deprivation. These figures are used to provide evidence for regeneration policy in England and to help target often limited resources more effectively.

Haringey is the 30th most deprived local authority area in England (out of 326 local authority areas) and is the 6th most deprived in London (out of 33 boroughs). These figures take into account a range of deprivation types, including income, employment, education, health, crime, barriers to housing and services and living environment.

1.4 Open space provision in Haringey

Haringey is a relatively green borough in comparison with London as a whole. An open spaces study conducted in 2005 identified 382.9 hectares of open space in Haringey, representing 12.8% of the total area.

This green space is made up of:

- public parks
- commons
- heaths and woodland
- cemeteries
- nature reserves
- green rail corridors
- private open space (with restricted access)

Haringey Council manages and continues to provide grounds maintenance for the majority of the public open space within the borough, with the exception of Alexandra Park, Highgate Woods and Tottenham Marshes.

Although much greener than some other London boroughs, the 2005 assessment noted that Haringey was deficient in all types of open space. This fact underlines the importance of improving and maintaining sites like Priory Park to enable more intense and diverse use.

- 10% of Hornsey ward is made up of open space, much less than the Haringey (25.2%) and London (27.2%) averages whereas Muswell Hill Ward is has an above average allocation of open space at 30.7%
- Hornsey has the second smallest proportion of open space of all Haringey wards

2. About Priory Park

2.1 Site location and description

Priory Park is an irregular shaped 6.5 hectares in Hornsey ward, bordered by Middle Lane to the east, Priory Road to the north and residentials homes along all other borders.

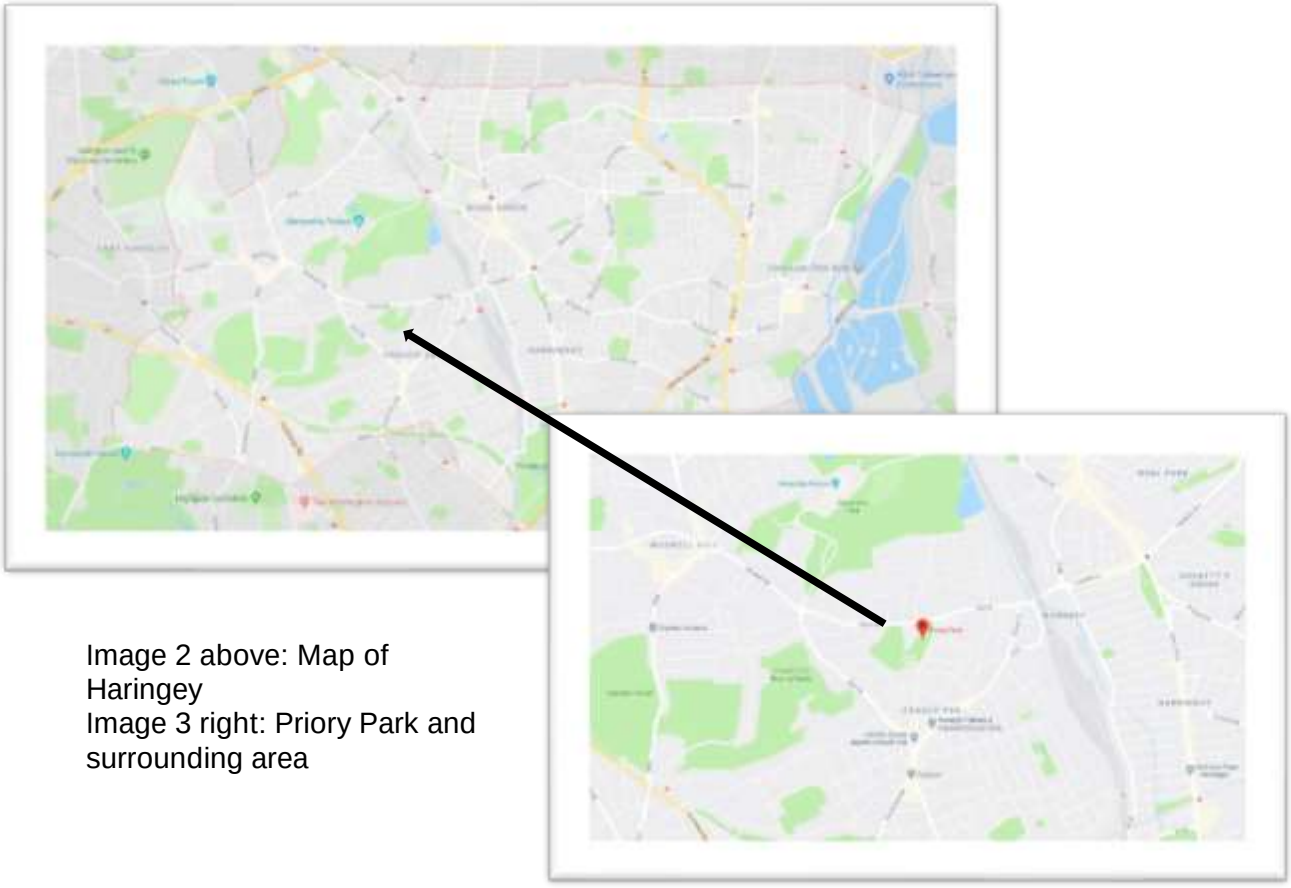


Image 2 above: Map of Haringey
Image 3 right: Priory Park and surrounding area

More than 25,000 people visit the park each year, many to enjoy functions in the Pavilion or picnics in the Philosopher's Garden. The outstanding fountain is a feature of the formal gardens with plans to refurbish in the future. Unveiled in the Pleasure Grounds in 1909, it is made from 50 tonnes of Lamorna granite. The original eastern section of the park preserves much of its 19th and 20th century landscaping with well-maintained bedding displays, serpentine walks, perimeter shrub beds, mature silver birches, plane trees and an attractive area of mixed tree planting. The park also has an active Friends group that organise events and fundraising activities to contribute towards park improvements.

In addition to the ample green space the park contains a café, paddling pool, tennis courts, playgrounds and a variety of other sporting and recreational facilities

The grid reference of the park is 529750,189250. The park is designated as Significant Open Land.

2.2 Facilities

Image 4: Map of Priory Park Facilities

Image 5: Priory Park site plan and key

Soft features

Feature	Quantity	Unit of Measure
Grass	36,041.61	m2
Shrub beds	9,578.16	m2
Bowling Green	1	No
Hedge- all types	285.94	m2
Shrub Beds	201.03	m2
Rose Bed	139.96	m2

Table 1: Soft landscape features at Priory Park

Buildings

Feature	Quantity	Unit of Measure
Bowling Pavilion	1	Number
Tennis Hut	1	Number
Café	1	Number
Park Operations Depot	`1	Number

Table 2: Buildings in Priory Park

Hard assets

Feature	Quantity	Unit of Measure
Paths	13,041.61	m2
Play areas	321.16	m2
Sports Pitch	3,633.82	m2
Basketball Courts	2	Number
Tennis Courts	6	Number
Bowling Green	1	Number
Table Tennis Tables	2	Number
Paddling Pool	1	Number
Flag and pole	1	Number
Benches	41	Number
Bins	27	Number
Dog Bin	5	Number
Gate	35	Number
Water Features	2	Number
Picnic Bench	4	Number
Park Sign	12	Number

Table 3: Hard assets in Priory Park

2.2.1 Children's play area

With a zipwire, sand pit, roundabout and climbing frames this play area caters for children of all ages. The Friends have some thoughts and plans to fundraise to replace and update some of the equipment.

Image 6: Priory Park play area

2.2.2 Café and paddling pool

This is a great attraction for local families during the summer months when it is full of water, but also during the rest of the year when it is used as an informal toddler's scooter and play area. With the pool in an enclosed space it is a safe space for children to play in the water, supervised by adults around the edge. And with the café and toilets to hand, it makes an ideal space for the whole family. Originally called the Festival Cafe the paddling pool and cafe represented the then Hornsey Borough's contribution to the Festival of Britain in 1951

Image 7: Priory Park paddling pool and Café

2.2.3 St Pauls Fountain and obelisk fountain

The outstanding fountain located to the east dates back to 1880 when it was originally erected in St Paul's cathedral churchyard. The Dean and Chapter to Hornsey donated the fountain to the park in 1909 where it has stood ever since. The 50 tonnes of Lamorna granite is on the list of possible future projects to be refurbished. The Friends together with St Pauls Cathedral and Haringey Council are looking have been looking at possible funding to restore the fountain to full working order.

The then TCV Heritage Officer, Friends of Priory Park and Hornsey Historical Society worked in partnership with the Parks Service to restore the Obelisk Fountain in the south eastern area of the park during 2007. Funding was obtained from English Heritage for this.

Image 8: St Pauls Fountain

2.2.4 Tennis Courts

There are five tennis courts in Priory Park. They sit on either side of the main path leading from Priory Road entrance. The ones on the eastern side of the path are made from porous macadam

and are used for a wide range of tennis, from free group lessons, to one to ones as well as free play for residents and park users.

2.2.5 The Philosophers Garden

Named in remembrance of the Priory Park Philosophers who formed in 1933 from a group of residents that would meet regularly in the park to play bowls, cricket, chat and smoke. They contributed to many charitable causes over the years and even played their part during the second world war as air raid shelter wardens.

In 2018 the Friends of Priory Park in partnership with Elite Transformations erected a sculptured totem pole sundial ("shapes of thought") carved from a cedar tree donated by Highgate Wood. In 2020 they will be completing works around the sundial and also replacing the well-used toad stool seating ring.

2.3 Trees

Parks and open spaces are of significant arboricultural importance as they contain some of the largest and oldest trees in the borough. Trees are an essential feature in parks providing shade and structure, making them a more attractive environment to visit.

There is a planned inspection programme for which we aim to inspect each tree every four years. Trees in parks usually only require maintenance to mitigate risks to site users and adjacent properties.

There are 130 mature specimens and 25 semi-mature trees.

3. A welcoming place

3.1 Visiting Priory Park

Priory Park is well used by residents as there is such a wide range of facilities. It is used as a cut through route to connect to the Greenways and Capital Ring routes that start in the neighbouring Crouch End playing fields.

3.1.1 Public transport

Priory Park is served by the W3 and 144 buses both of which pass through major transport hubs such as Wood Green, Turnpike Lane and Finsbury Park on their way to and from Priory Park.

3.1.2 Vehicles

There is no visitor parking on site, but vehicles do drive into the park to get to take deliveries to the café as well as the Park Maintenance and Hygiene teams.
There are Controlled Parking Zones to the north, east and south of the park.

3.1.3 Bicycles

Bicycles are permitted in Priory Park though cyclists are expected to be attentive to other park users on the shared use paths.

3.2 Entrances

3.3 Access for all

All entrances are fully accessible and step free.

The Disability Discrimination Act 1995 (DDA) defines a disabled person as someone with ‘a physical or mental impairment, which has a substantial and long-term adverse effect on their ability to carry out normal, day-to-day activities’.

Haringey Council and its partners are required by law to ensure that disabled people are not discriminated against with regard to access to public places, such as Priory Park.

This is considered whenever changes or improvements are made to the park. This not only benefits disabled users of the parks and their carers/companions, but also benefits those with small children and older people.

The Friends of Priory Park have proposed that the Wheelchair Accessible Roundabout be renovated and relocated into the older childrens' section of the playground in order to make the playground more accessible to all.

3.4 Signage

The welcome signs at each entrance to the park show an individual gate name for ease of identification as well as contact numbers for the council, police emergency and non-emergency numbers and for the Friends of Priory Park.

Symbols are also shown to highlight initiatives and make users aware of restrictions in place. These include:

- Shared use walking / cycling symbols (with pedestrian priority)
- no unauthorised vehicles
- keep your park tidy
- three dog control orders with potential penalty for failing to adhere

The entrance signs also include the Neighbourhood Watch logo to show the partnership the Council has with the Haringey Neighbourhood Watch Association (see section 5.7).

As well as the entrance gate signs, the play areas have signs which include:

- contact details for the Council
- any relevant age restrictions
- no alcohol symbol
- no smoking symbol
- no dogs allowed
- no glass bottles
- a message that children must be accompanied at all times

3.5 Toilet facilities and refreshments

Toilets are available by the café, where you can also purchase hot food, snacks, ice-creams and drinks.

3.6 Events

The council welcomes and encourages events put on for the community in Park. The outdoor events policy sets out the types of events that are encouraged and those we do not allow.

Priory Park has the potential to host events for up to 11,100 people in the designated event area or on the sports pitches. Those interested in holding an event of any size can refer to the Events Brochure.

Small community events and activities are particularly encouraged so we have made the application process easier and events for under 100 people are free of any charge.

Money generated from major events contributes to providing support for community events to take place in parks. This includes more than £20,000 from the Parks and

Open Spaces Small Grants ‘community events’ theme which is available for anyone to apply for.

An Environmental Impact Fee is set out within the events fees and charges. This is charged to hirers on a sliding scale with the price dependent on the size and scale of the event. For ‘major’ events – with attendance or 10,000 people - a fee of £10,600 is charged. This is specifically set aside for the Friends and recognised stakeholders of the park the event took place in, to bid for.

Event management training is also held each year for groups who want to learn how to put on a safe and exciting event in a park.

4. A Clean and Well-Maintained Park

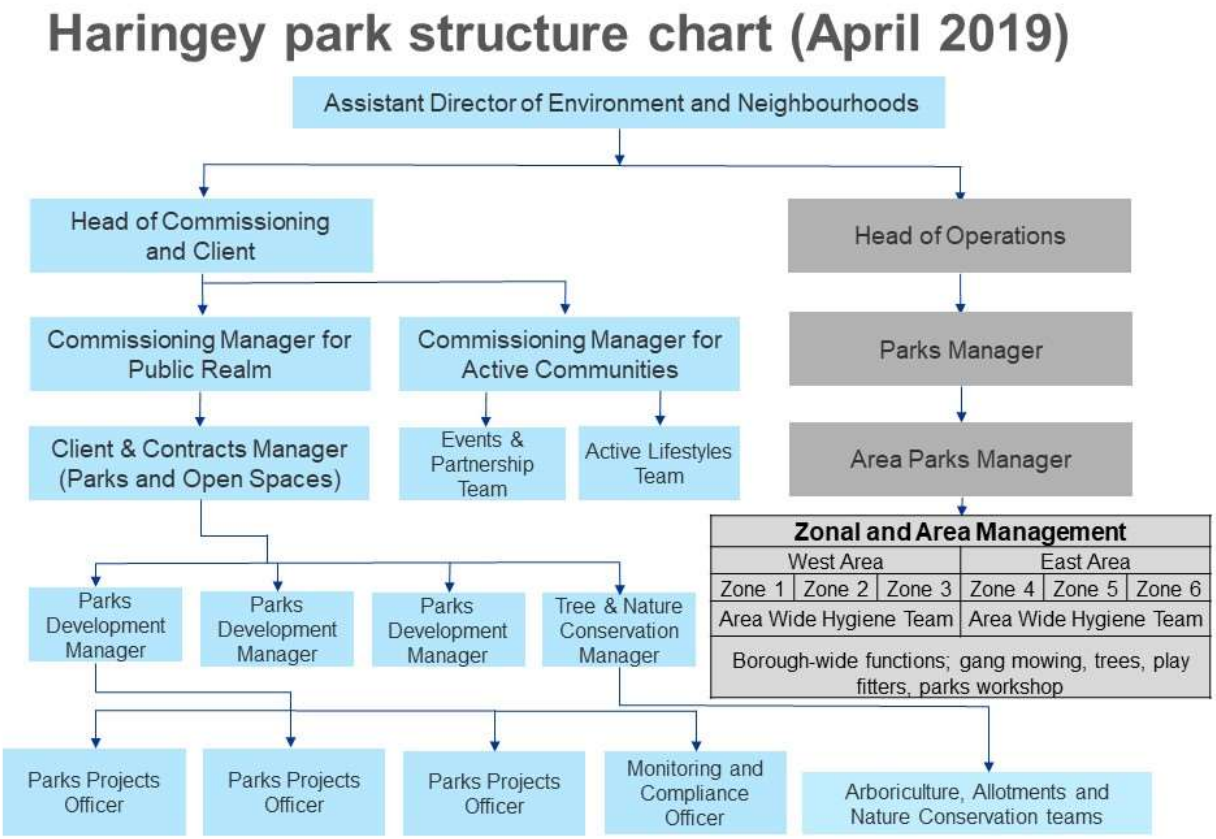
4.1 Operational and management responsibility for parks

Responsibility for the management and maintenance of all the borough's parks is split between three council teams.

The Parks Operations team is responsible for the ground's maintenance and management of litter and hygiene within the park, while the Client and Commissioning Team is responsible for the physical assets within parks, arboriculture, allotments, nature conservation and the management of projects within parks.

The Active Communities Team is responsible for the management of events in parks, activation of parks through cycling, walking, and other fitness initiatives. The team is also responsible for the management of the council's small grant scheme and its partnerships with Neighbourhood Watch and The Conservation Volunteers.

Simplified parks structure chart



4.2 Current maintenance by Parks Operations

The structure chart in section 4.1 shows a simplified overview of the work of the Park Operations Team (shaded in grey).

As shown, the borough is divided into two geographic sections (east and west), each of which is divided into three zones, giving a total of six zones across the borough. The zones are shown in the map overleaf.

Each zone has a six grounds maintenance staff: a team leader, a senior operative and four gardeners, but team sizes are altered to meet operational demands by transferring staff between zones and by bringing in seasonal agency resource as necessary. Priory Park is in operational zone 2.

The Parks Operations structure is the total resource available for all parks and open spaces. This not only includes council parks and open spaces, but also all the Homes for Haringey sites across the borough.

In addition to the zonal operations, the hygiene function is organised at a section-wide basis, one team operating in the east section of the borough and the other in the west. The hygiene teams empty litter bins across all parks and open spaces to an agreed schedule. They also respond to emergency cleansing and hygiene requests.

At a borough-wide level there are also two play fitters who undertake maintenance and repair of playground equipment and outdoor gyms, and a team of two in-house arboriculture staff who carry out tree planting and supplement the use of external contractors for tree maintenance and responsive arboriculture work. Tractor-based mowing of larger areas of grass is also carried out as a borough-wide activity.

There are also two parks workshop fitters who carry out regular servicing of equipment and reactive repairs to parks machinery. They are based in dedicated parks workshop at Ashley Road depot.

Most park operatives work Monday – Thursday 7.30am – 3.30pm and Friday 7.30 to 1.30pm. However, limited weekend work also takes place with pitch marking and hygiene activities for example.

Map showing zones for operational management of parks in Haringey

4.3 Asset management and management of projects in parks

The Parks and Open Spaces team now works to the same six zones as the Operations team. One officer has been allocated to lead on projects, asset management and community liaison in each zone. Each zonal officer has responsibility for:

- Regular asset inspections
- Asset related enquiries
- Non-emergency asset repairs
- Management Plan input
- Project identification
- Friends Groups liaison
- Support for Friends-led development work
- Councillor liaison
- Identification of volunteering opportunities

The allocated officer for Priory Park is Glynis Kirkwood-Warren.

A Nature Conservation Officer and a Monitoring and Compliance Officer have responsibility for parks and open spaces across the whole borough, including Priory Park.

4.3.1 Park asset inspections and Spotlight visits

In 2018 the council adopted the Mayor of London's typology for parks. Under this typology Priory Park is described as a local park site (A3) as it is under 20 hectares in size.

Since January 2019 the council has also instigated a programme of park asset inspections with the frequency dependent on the type of park. As a local park Priory Park is inspected every month. As part of our zonal approach we have also started to hold 'Spotlight meetings' with Councillors, Friends and key stakeholders of Priory Park every 2-3 months.
The spotlight meetings have been developed to focus on specific Priory Park issues within a small group and to communicate through a "face-to-face" contact with a Haringey Parks Officer. This is in contrast to both the Haringey Friends of Parks Forum and The Friends of Priory Park meetings, both of which have a much broader remit and audience

The inspections cover hard assets, including:

- Bins, benches, bollards, lighting columns
- Signage, noticeboards, interpretation
- Paths, steps, handrails, areas of hardstanding, car parking and roadways
- Railings, fencing, gates, walls
- Play area safety surfacing and minor repairs
- Outdoor gyms
- MUGAs, tennis courts, hard sports courts
- Football goalposts
- Paddling pools
- Historic/heritage features/War memorials
- Fountains, artworks, structures, pergolas
- Waterbodies, SUDs, water leaks, drain covers
- Cycle stands, raised beds
- Bird & bat boxes

Parks assets are inspected and rated according to their condition, as follows:

A: Excellent: No action required
B: Good: No action required
C: Acceptable: No action required
D: Improvement required: Defects will be addressed as budgets allow
E: Emergency repair required: Make-safe within 24 hours. Full repair within 28 days.

From 2019-20 we will use the Confirm database system to record the outcomes of all inspections, defects and customer enquiries. Confirm Connect handheld devices will be the main tool for recording site inspections.

Defects can also be reported by the public, Friends, councillors and stakeholders online via the Council's website at www.haringey.gov.uk/park-problem or by using the Our Haringey smart phone app or by calling the council.

As part of our zonal approach we have also started to hold 'Spotlight meetings' with councillors, Friends and key stakeholders of Priory Park every 2-3 months. This is an opportunity to look at the park together to identify issues and opportunities within the park and by the stakeholders. The first of these was held in April 2019.

4.3.2 Capital projects

A parks capital project commences once a project brief has been approved by the council's Commissioning and Client Board and a capital budget and project manager has been allocated. The project manager is usually, but not always, the zonal lead.

Capital projects for Priory Park are listed in the Action Plan in section 12

4.4 Scheduled Maintenance

The following table provides a summary of the maintenance regime within Priory Park.

Scheduled maintenance in Priory Park

Activity	Frequency	Notes/comments
Grass cutting: To achieve grade A at each maintenance visit: • Grass has been uniformly cut and is 35mm or less. • Edges are trimmed and not growing onto hard surface or bedding. • Litter picking prior to mowing.	Approximately Fortnightly	During the growing season (Mar-Oct approx.). May extend into November subject to prevailing climatic conditions.

Activity	Frequency	Notes/comments
Grass remains at grade B or above prior to maintenance visit: • Grass is 35-60mm long but looks tidy. • Edges are slightly untidy • Litter picking as per hygiene schedule.		
Bulb areas in Grass To achieve grade A: • Areas where bulbs are present should remain uncut from time of bulb emergence, until 6 weeks after flowerings ceases, or when foliage dies back or turns brown. • Litter picking as per hygiene schedule.	Annually plus regular litter picking	Works required where bulbs are present in grass on site.
Meadows To achieve grade A: • Meadow grass is cut at correct times of year for species type. • Area surrounding the meadow is well maintained. • Litter picking as per hygiene schedule.	Annually subject to type. Plus regular litter picking.	Guidance on maintenance schedule to be drawn from the conservation management plan for each park.
Shrub and Rose bed maintenance To achieve grade A at each maintenance visit: • Bed free of weeds. • No litter. • Mulched where appropriate. • Wide variety of plants.	Quarterly as required per location.	Herbicide application will take place on two occasions a year via controlled droplet application.

Activity	Frequency	Notes/comments
• Roses deadhead as required. • Shrubs pruned as required. • Edging well maintained.		
Summer Seasonal Flower Beds To achieve grade B at each maintenance visit: • Bed free of weeds. • No litter. • Adequate variety of plants (more could be added – excluding beds that have plants that are not yet established). • Edging maintained. • No deadheads.	Every six weeks	Gapping up of bedding to take place in response to vandalism. Drought tolerant planting to reduce need to water.
Hedge Maintenance To achieve grade A at each maintenance visit: • Well shaped and trimmed hedge. • Level sides and top. • No missed areas. • Base weed free. • No arisings present	Twice per year except Privet hedges requiring three occasions.	Account of bird nesting to be taken each year and site specifics.
Staked Tree Maintenance To achieve grade B at each maintenance visit: • Growth is healthy and vigorous with little sign of disease.	Annually plus watering for new trees during first two seasons	

Activity	Frequency	Notes/comments
• Branches have been correctly pruned for species, purpose and location. • No dead or hanging branches. • Small amount of basal or sucker growth. • Base has been mulched where applicable. • Tree stake in good condition, firm in ground and • not rubbing tree where applicable. • Tree tie holding tree firmly but not tightly to stake where applicable. • No damage to base of tree during maintenance. • No dead material or cuttings left in area.		
Sports Pitch Maintenance To achieve grade B at each maintenance visit: • Surface in good condition. • Grass is cut to standard. • Line markings are well maintained and may be slightly faded. • Where net supports exist, in good condition. • Leaf fall removed. • Litter picking as per hygiene schedule.	A minimum number of visits as required to achieve the grass height required for football / rugby. Weekly line marking during playing season Winter season work as required to optimise playing period.	Seeding and fertilising as required.
Bins, Litter and Dog Fouling		

Activity	Frequency	Notes/comments
To achieve grade B at each maintenance visit: • All bins are emptied • The site is litter picked but may have a small amount of scattered litter in low traffic areas. • Predominately free of detritus except for some light scattering.	Daily	Dog fouling dealt with when reported.
Fly tips and other hygiene issues	Reactive	In response to emergency call-outs
Sweeping of hard surfaces (e.g. tennis courts, hard standing etc)	Reactive	
Gate locking	Daily	Not applicable to all parks

4.5 Setting and measuring service standards

The quality of grounds maintenance and cleanliness of parks and open spaces is assessed via a simple four-point assessment system, called the Parks Quality Scoring system. The scoring categories are:

A – Excellent
B – Good
C – Acceptable
D - Unacceptable

These service standards are set out in a booklet that is made available to all grounds maintenance and hygiene operatives. The aim of the booklet is to clearly and visually illustrate the different standards. Photographs, alongside brief and simple text, provide staff with a clear means of assessing the standards they are expected to achieve.

This system has since been adopted by the London Parks Benchmarking Group who have updated the manual and are working hard to get this recognised as an industry standard within the grounds maintenance trade both on a London-wide and on a national level.

The key performance indicators (KPIs) within this scoring system are for three main areas of activity and a fourth more seasonal category:

- Grass (which includes the grass cut height, follow up and final finish)
- Shrubs (which includes pruning, weeding of beds and general appearance)
- Hygiene (which is made up of 3 separate scores of litter and bins, detritus and graffiti)
- Seasonal and other categories (horticultural seasonal work such as hedges, leaf clearance, rose bed maintenance and seasonal bedding as well as nature conservation and some infrastructure points such as pathways).

The Monitoring and Compliance Officer visits each park and open space on a regular basis to assess these aspects of the park against the service standards.

An overall score is calculated based on the percentage of A (Excellent) and B (Good) scores achieved across all categories.

EXCELLENT

- Grass has been uniformly and evenly cut including perimeter edges and obstacles.
- Length is longer than 25mm and shorter than 60mm.
- Edges are trimmed and not encroaching hard surfaces, hedge lines or bedding areas.
- Adjacent paths and bedding areas are kept clear of clippings.
- There are no bare patches.
- There is no weed infestation.
- All litter was removed prior to mowing.
- No leaf fall, litter, debris or dog fouling.

EXCELLENT

ACCEPTABLE

- Grass is longer than 60mm and not scheduled to be cut in the next week, or has been unevenly cut.
- Edges are untidy and encroaching hard surface or bedding.
- Adjacent paths and bedding areas are mostly kept clear of clippings.
- There are some areas of bare soil.
- There are some areas of unsightly weed infestation.
- All litter was removed prior to mowing.
- Small amount of leaf fall, litter, debris or dog fouling.

ACCEPTABLE

GOOD

- Grass has been uniformly and evenly cut including perimeter edges and obstacles.
- Length is longer than 25mm and shorter than 60mm.
- Edges are slightly untidy or encroaching hard surfaces, hedge lines or bedding areas.

or

- Grass is longer than 60mm but due to be cut or has been unevenly cut across area.
- Edges are uniformly cut.

and

- Adjacent paths and bedding areas are mostly kept clear of clippings.
- There are no bare patches.
- There is no unsightly weed infestation.
- All litter was removed prior to mowing.
- No leaf fall, litter, debris or dog fouling.

GOOD

UNACCEPTABLE

- Grass is not uniformly cut, or very long.
- Edges very untidy and grass is growing onto hard surfaces, hedge lines or bedding areas.
- Significant amounts of clippings present on adjacent paths and bedding areas.
- Significant areas of bare soil.
- Significant weed infestation.
- Litter not removed prior to mowing.
- Leaf fall, litter, debris or dog fouling present.

UNACCEPTABLE

The boroughwide targets and performance for these KPIs are as follows (Table 5).

Category	Target A/B	Achieved 2018-19
Overall Site Standard	90%	61%
Grass	90%	83%
Shrubs	60%	71%
Hygiene	55%	65%

Since January 2019 a Parks Project Officer also carries out a monthly site inspection of the physical assets in Priory Park. The condition of each item is noted and where applicable repairs (or replacements) are requested. Any grounds maintenance or hygiene issues that are observed, such as overflowing bins or dumped rubbish are raised with the appropriate officer within Parks Operations.

The asset inspections do not include play and outdoor gym equipment which are inspected by the RPII registered Play Inspection Company on a quarterly basis. They conduct detailed quarterly inspections on all play equipment and outside gym equipment to ROSPA standards. Each item of equipment is risk assessed and a written report is provided to the council. Where equipment is deemed to represent a medium or high risk it will be repaired, and if necessary, taken out of use until the repairs are completed.

Two council officers within Parks Operations are also trained and qualified ROSPA inspectors and can sign off any repair to play and gym equipment.

4.6 Tree maintenance programme

Tree works in parks, open spaces and woodlands are usually undertaken to mitigate risks to site users and adjacent properties. For example works to trees in Priory Park have in the past been carried out to improve security on site by raising the canopies of the trees to increase sight levels and reducing overhanging branches into adjacent roads.
Removal of dead, dying and/or dangerous trees has also been undertaken.

4.7 Graffiti

All graffiti of an obscene or offensive nature is removed within 24 hours of being reported. We aim to remove all other graffiti within three working days. Small bits of graffiti can be removed by parks operatives who have access to specialised graffiti removal kits.

Park users can report graffiti using the Love Clean Streets smart phone app, and the council website. The Council also has a 'hotline' number (020 8885 7700) direct to Veolia (the council's waste management contractor) to report obscene or offensive graffiti in parks and other public places.

4.8 Maintenance of buildings, equipment and landscape

Building maintenance in parks is shared between lease holders and the council. Most modern leases in the parks have been let on a full repairing and insuring basis relieving the council of this ongoing obligation.

Older leases are internal repairs only and along with the operational buildings in parks are maintained by the council's facilities management service. The budget for building maintenance is held by them and they are responsible for maintaining the buildings and ensuring compliance with legislation.

Equipment maintenance is carried out internally by the parks service for all types of equipment. Play inspections are undertaken internally and through external specialist on a quarterly basis. Furthermore, when planning new play equipment, the Haringey Council ensures there are pieces that are inclusive for all users.

Landscape maintenance is carried out by the parks service.

4.9 Hygiene

The Hygiene Team is managed by Parks Operations, covering borough wide hygiene responsibilities. Within Priory Park waste bins are emptied on a daily basis, and any dumped rubbish that is reported to the service will be removed. New Council policy is for the removal of all dog bins from parks.

5. Healthy, Safe and Secure

5.1 Smoking

Smoking is permitted (though discouraged) in Priory Park.

However, there is a borough wide smoking ban in place in all children's playgrounds including in Priory Park. Signage at playground entrances highlights this.

5.2 Alcohol

Alcohol is permitted in Hornsey and Muswell Hill Ward. Unlike other wards this does not have Public Spaces Protection Order in place.

PSPOs are intended to deal with "nuisance or anti-social behaviour in a particular area that is detrimental to the local community's quality of life". Failure to comply with a request from an authorised person to cease drinking or surrender alcohol within the boundary of the PSPO can result in a fine. An authorised person is a police officer, a police community support officer or an authorised member of council staff.

Further details can be found at https://www.haringey.gov.uk/community/community-safety-and-engagement/anti-social-behaviour/public-spaces-protection-orders-pspos

5.3 Walking

Walking in Priory Park is an excellent way to adopt a more active lifestyle and the health benefits can really make a difference. It's also a great way to get out and meet people.

The parks service in partnership with other agencies such as NHS Haringey offer regular organised walks in many of the borough's parks.

In 2018 a booklet called *A Walk in the Park* showcases several walks through Haringey parks.

Image: Walking trail information board

Further details on walks and walking groups can be found at https://www.haringey.gov.uk/parking-roads-and-travel/travel/walking

5.4 Health and safety

The health and safety of visitors to, and staff and contractors working in Priory Park is given the highest priority. Health and safety within the park is managed by ensuring that:

- play and outdoor gym equipment is installed safely and inspected regularly, with any repairs identified and prioritised through the inspection process.
- infrastructure items (including games areas, water features and so on) are inspected regularly as detailed elsewhere in this document.
- planting and landscaping is designed to minimise the risk to park users, and the operational maintenance programme keeps these risks managed

5.4.1 Raising health and safety concerns

Anyone visiting a park, and everyone involved in the parks maintenance and management are encouraged to report any health and safety concerns.

Contact phone, email and web details for the Council appear on all welcome signage, as well as the police emergency and non-emergency numbers.

When people call the Council with a concern, these are logged, assessed and assigned to a relevant team/member of staff to deal with and respond to in an appropriate timescale, using the Confirm system.

5.4.2 Friends

Members of the Friends of Priory Park are able to report issues within the park in exactly the same way as members of the public, but they also have close links with the Parks Project Officer and with Operations staff, so will usually approach them directly.

Council officers regularly attend the Friends meetings where issues can be raised and discussed.

Friends are also encouraged to report issues of anti-social behaviour and other issues through the Neighbourhood Watch Coordinator who will direct these to the most relevant person within the police to deal with them.

5.4.3 Risk assessments

The Parks & Open Spaces team ensures that prior to any works being undertaken on Council land, its consultants, contractors and other organisations prepare for approval all necessary Risk Assessments and Method Statements (RAMS) covering all proposed works operations. In addition to the usual operations, the Council requires consultants and contractors to provide specific RAMS covering potentially contaminated land, underground services and other unforeseen underground matters, such as UXO (Unexploded Ordnance), and measures to protect the public during any works. Contractors are further required to undertake CAT scans prior to excavations.

The Parks & Open Spaces team ensures that, where excavations are to take place, underground services information is obtained from utility providers and the Council's Pollution team prepares contaminated land desk studies.

5.4.4 Safety representatives

The parks operations service holds a quarterly Health and Safety Working Group, which is chaired by a council health and safety specialist. It is attended by representatives of operational management, staff from both east and west areas, and trades unions. These quarterly meetings provide the opportunity to raise issues that have not been fully addressed elsewhere. The group is also a place to discuss health and safety issues and legislation, and their implications on working practices and plays a key role in generating continual improvement in health and safety standards.

5.4.5 Staff reporting

All staff are encouraged to raise health and safety issues with their manager or with the health and safety representative who can raise concerns at the quarterly Health and Safety Working Group.

5.5 Reporting issues with the 'Love Clean Streets app

The 'Love Clean Streets' app makes it quick and easy to report problems when people are out and about in the borough. Once the app has been downloaded to a Smartphone, the public can take photos of the problem and send it directly to the team responsible for fixing it using the Confirm system. They will then receive progress updates and will be told when the reported issue has been fixed.

Unlike other 'report it' style apps, 'Love Clean Streets' asks the user to choose from a list of Haringey specific categories for the problem, which ensures the report goes to the right team, first time and will be dealt with as quickly as possible.

5.6 Community safety and policing

Parks in Haringey are relatively safe places. Over the whole of 2018 there were 487 reported crime or incidents reported to the police across the parks and open spaces in Haringey. Two thirds of crimes were reported in period April to September.

The most commonly reported crime in parks is robbery, which accounts for about 30% of all incidents. Almost a third of these happened late at night (between 9pm and 5am). There were over 50 reported thefts and almost 50 cases of possession of cannabis.

In Priory Park there were 12 reported crimes in 2018. Priory Park accounted for only 2% of all reported crimes in Haringey parks.

Over the years there have been a number of initiatives the Council has implemented to make the parks safer for all who use them. However reductions in budgets in the last decade have limited these initiatives.

The Neighbourhood Policing Team for Priory Ward has good links with Priory Park and aims to patrol the park each day. Police officers are in regular contact with council officers and often attend Friends meetings.

5.7 Extending Neighbourhood Watch into parks

Neighbourhood Watch groups across the borough are encouraged to adopt a local park or green space. Members are encouraged to proactively report issues or concerns they have relating to crime of safety in the park.

The Neighbourhood Watch Officer has also set up a Haringey Dog Watch scheme. This is an initiative for dog walkers to meet with other dog owners and police in an enjoyable, relaxed atmosphere. Thea walks are held in a different Haringey park every month and everyone is welcome to come along.

5.8 Designing out crime

It is widely recognised that key factors in ensuring park safety and the perception of safety are to ensure high usage, adequate onsite staffing presence, good maintenance of buildings and infrastructure and a high level of community involvement and 'ownership'. These matters are dealt with in other sections.

Sensitive landscape management can also assist in reducing crime. Assessing accessibility and potential crime spots, known as 'designing out crime' may result in the removal of inappropriate tall shrubs and their replacement with a more suitable low growing species. In other instances entrances may be redesigned, or lighting installed.
There is currently no CCTV in Priory Park, but is something that will be reviewed if needed.

5.9 24 hour access

Priory Park is locked overnight.

5.10 Dogs

Dogs and dog walking are a valuable part of the park scene, and dog carers are probably the main daily user group in many green spaces. Their collective presence is a key ingredient of green spaces being populated and safe to use, especially at quieter times of the day and year. Dog walkers are often described as 'eyes and ears' of a green space.

5.10.1 Control of dogs

We recognise that the vast majority of dog owners are responsible and respectful to their local community. However, we receive complaints from residents about dog fouling and the behaviour of some dogs (and their owners).

A Public Spaces Protection Order (PSPO) is in place across the borough to control the behaviour of dogs. The prohibitions have been designed to be as simple as possible, giving clarity and outlining expectations.

Well behaved dogs can be walked or exercised freely off lead in all large parks (over half a hectare) including Priory Park. This promotes healthy exercise for dogs and takes into consideration the needs of the borough's dog owners and the welfare of dogs.

The Public Spaces Protection Order (PSPO) covers five areas of dog control:

- Dog fouling
- Keeping dogs under control
- Putting dogs on a lead if directed
- Keeping dogs out of designated areas (such as playgrounds)
- Limiting to six the number of dogs that one person can bring to the park

Failure to comply with the requirements of the order can result in a fine or to court if the fine is not paid within a specified timeframe.

The PSPO is in force for three years from October 2017 and can be extended for a further three years. Full details can be found at www.haringey.gov.uk/sites/haringeygovuk/files/pspo_-_dog_control_-_with_seal_0.pdf

These powers came into effect on the 20 October 2017, introduced under the Anti-Social Behaviour, Crime and Policing Act 2014. **The Public Space Protection Order will remain in force for three years.**

Matters relating to dangerous dogs and dog attacks on people or other dogs should be reported to the Police rather than to the Council.

6. Sustainability

6.1 Greenest borough strategy

Haringey's Greenest Borough Strategy was adopted in 2008 in response to growing concerns around climate change.

The Strategy sets out the Council's and its partners commitment to tackle climate change under seven environmental policies to ensure achievement of their 'green' vision over a ten-year period, and details what the council, its partners and the public can do to contribute.

- Improving the urban environment
- Protecting the natural environment
- Managing environmental resources efficiently
- Leading by example
- Encouraging sustainable design and construction
- Promoting sustainable travel
- Raising awareness and involvement

The management and maintenance of parks and how they are used relate back to many of the individual targets within the strategy. Where possible these have been instilled in everyday working practices in and relation to Priory Park.

6.2 Pesticide use

The council uses a range of herbicides to control weeds in parks. It remains the most effective in terms of the required resources – with two treatments per year often sufficient to prevent weed growth, as opposed to regular treatment by hand or other means.

Chemicals are stored, handled, used and disposed in accordance with manufacturer/supplier requirements, and a COSHH assessment is prepared for each of the substances used.

Reliance on mechanical methods of weed control (e.g. strimming) is reducing as this has an impact on both the operator and also does not address the weed at its roots.

The use of herbicides as a principal form of weed control is increasingly under scrutiny, and the parks department is routinely considering alternatives. This is particularly true of weed killers containing the component glyphosate. This has received a lot of press coverage subsequent to court cases in the United States, but it remains licensed for use in the UK and Europe.

Officers of the council monitor developments in scientific findings. At this stage, glyphosate appears not to cause harm to humans or any animals larger than micro-organisms.

6.3 Sustainable use of materials

The parks service refrains from the use of non-sustainable peat-based products and challenges nursery suppliers to provide alternative supplies. Where plants are obtained from private nurseries we request plants grown in a peat free environment.

Our infrastructure procurement policy is to use recycled materials where possible. We aim to acquire recycled plastic benches where possible; or where timber is required, we seek to use those from sustainable sources.

6.4 Recycling

Although some parks have dedicated onsite recycling bins, all waste collected from parks be it from standard waste bins, or recycling bins is taken to the North London Waste Authority (NLWA) depot. Materials that can be recycled are extracted and processed accordingly.

Where possible green waste is recycled on-site; grass cuttings are left on the grass; and hedge cuttings are mulched and placed under the hedge or in other areas of the park.

In autumn when a large amount of green waste is generated, that which cannot be used or composted on site is taken to the NLWA depot for recycling. The resulting compost is then collected for use in the parks.

After Christmas the borough has a number of advertised sites where people can drop off their used Christmas trees. The old trees are stored in the park before being transported to the NLWA depot where they are recycled.

6.5 Pollution reduction

All new machinery used in parks is required to have low vibration levels and low emissions. Machinery is serviced on a regular basis by our in-house parks workshop, helping to ensure low emission and pollution levels. Vehicles meet current emission requirements, and the fleet will comply with the requirements of the London-wide Ultra Low Emission Zone when that is introduced in October 2021 to include Haringey.

We also aim to reduce vehicle emissions through increasing the amount of on-site composting; and through reducing downtime caused by excessive travelling.

Bonfires are not used for safety reasons as well as health concerns due to the smoke.

6.6 Water efficiency

Drought resistant plants and trees are increasingly being chosen by managers to ensure that they survive the drier and warmer months and require less watering during these periods.

6.7 Geomorphology and climate

Hydrology: The New River runs close to the site. Standard rainfall for this catchment is 667mm, significantly lower than the UK average rainfall of 885mm/year.

Risk of flooding: The site is designated as low risk in Flood Zone 1 on the Environment Agency's Flood Risk assessment mapping tool.

Groundwater: The area is not within a Groundwater Source Protection Zone. A deep bored soakaway is not likely to be permissible by the Environment Agency.

Geology: Geology is likely to be Bedrock Geology, London Clay Formation: Clay, silt and sand. Sedimentary bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period. Predominantly clay deposits. Local environment previously dominated by deep seas.

Soils: Soils are predominantly clay loam topsoils containing a moderate stone content overlying siltier subsoils with high clay content and very high silt content.

7. Community Involvement

7.1 Volunteering in parks

Haringey Council actively supports and encourages volunteering in our parks and green spaces. There are a range of mechanisms to support volunteering and community involvement.

7.1.1 Community Volunteering

The Conservation Volunteers (TCV) are based at Railway Fields, N4. They deliver conservation volunteer days across the borough on behalf of Haringey Council. They also support delivery of training opportunities as well as development of site-specific conservation action plans.

During 2018-19, TCV delivered 155 conservation days across parks in Haringey, involving over 1,200 volunteers. In addition, 6 training days were provided for volunteers on the following subjects: leadership training, leading guided walks, winter tree identification, environmental education volunteers, wildlife garden design and hedgelaying.

At Priory Park, TCV delivered 3 conservation days involving 26 volunteers from the local community. Conservation activities included vegetation clearance and pond management.

During 2019-20, TCV will be delivering at least 2 volunteer conservation days at Priory Park.

7.1.2 Corporate volunteering

Haringey Council actively supports companies and corporate volunteers within our parks and green spaces. Corporate volunteering provides an opportunity for employees to be involved in a different experience whilst supporting our management and improvement of green spaces.

During 2018-19, TCV supported 14 corporate volunteer days across the borough with tasks ranging from habitat creation and vegetation management, to creating countryside furniture and nature trails. Additional corporate volunteer days were delivered at parks across Haringey, facilitated by Friends groups.

Specific opportunities for corporate volunteers are included within site Conservation Action Plans (section 8.4) to ensure that the sessions support wider management of the site whilst providing an engaging and rewarding opportunity for the volunteers.

7.2 Haringey Friends of Parks Forum

The borough-wide Haringey Friends of Parks Forum was set up by Friends groups as an independent network in 2002. It is a coalition of over 40 Friends of parks groups and is committed to protecting and improving open space within the borough. The Friends of Parks Forum meets six times a year.

The Forum provides an opportunity for Friends Groups to work together for the benefit of Haringey's green spaces and green space users. The Forum's 'What We Do and How We Do It' document describes the work of the forum and of individual friends' groups.

Amongst other things the Forum has been effective in lobbying and campaigning for

- better planning policies as they affect open spaces
- more ambitious and effective open space standards

- greater levels of on-site staffing
- giving support to individual Friends' groups

Friends Groups communicate and co-ordinate through the Forum's email list. The Friends Groups liaise closely with all council park services and have been key agents in helping to bring in millions of pounds in external funding to improve facilities for local people.

Over the years they have worked with the Council on achieving Green Flag status for many parks and open spaces. The Forum is supported by the Council and park officers attend a session during the Forum's meetings to take note of each local Friends group's issues, and to discuss wider issues of common concern. The Council is publicly committed to active partnership working with Friends groups and the Forum. Minutes of all Forum meetings are published on the Forum website.

The Forum also works with Haringey Federation of Residents Associations and the Haringey Allotments Forum. It also links up with similar grass-roots residents' Forums and networks throughout the UK through the London Friends Groups Network and the National Federation of Parks and Green Spaces.

7.3 Friends of Priory Park

Friends Groups across the borough do a huge amount of work and put in thousands of hours of volunteer time each year to:

- help develop maintenance and management plans for our parks and green spaces
- raise funds for improvements needed
- prevent inappropriate development in parks and green spaces
- plant trees, shrubs and flowers and help create play areas, seating etc
- conduct regular walkabouts with parks staff and produce maintenance updates
- organise activities that encourage local residents to safely use their local open spaces, including festivals involving up to thousands of local people

The Friends Group formed in June 1996 and their credo is "Preserving and Protecting our Park"

In 2012/13 the Friends partnered with the Council and applied for Fields in Trust status for the park which was successful. The £10,000 which came with this award was a springboard to further successful applications for funding to the Veolia Environmental Trust and the London Marathon Charitable Trust followed by match funding by the Council for the complete redesign and rebuilding of the "East" tennis courts. Following the refurbishment, the organisation Tennis for Free was welcomed into the park and continues to provide weekly coach led sessions which are free and open to all.

The Friends have a Group on Facebook with around 300 Members and the Playground Project has a Facebook Group with some 150 Members. The Friends' email contact list is over 100 in number. Their website can be found at: www.fopp-n8.org.uk

7.3.1 Current Friends issues for action

The Friends of Priory Park has a committee of up to ten volunteers who meet on a bi-monthly basis to discuss on going issues and projects. Guests are welcome at these meetings which can give people the opportunity to learn more about their work before potentially becoming new committee members.

The Friends hold an AGM in January where they welcome members of the public to hear about the group and where they hold elections for the following years committee.

R**ecent Friends projects include:**
The new Totem Pole in the Philosophers' Garden erected in September 2018
Monthly Litter Picks
Joining the Time Credits Volunteering Scheme
Volunteer Days with The Conservation Volunteers

And they are in the process of working on:
Replacement Mushrooms for the Philosophers' Garden
Buying a Shed and Gardening Equipment for the newly established Gardening Club
A replacement piece of play equipment for the broken roundabout

Longer Term Projects and Aspirations are:

- Install a calisthenic gym comprising a series of challenging exercise bars

- Refurbish / renew the "West" 3 tennis courts. These should 'mirror' the remodelled and rebuilt 'East' courts (2015) which due to modern court size requirements versus available space resulted in 2 junior courts and 2 LTA Park Standard courts to replace the previous 3 courts.

- Refurbish the St Paul's Fountain to working order. This is a long-term project which has had significant groundwork carried out in terms of establishing the scope and requirements including a formal partnership agreement between the Friends and the Council.

8. Conservation and Heritage

8.1 Biodiversity and the Biodiversity Action Plan (BAP)

The term biodiversity refers to the variety of life around us, including plants, animals and the ecological interactions that take place in our environment. Haringey supports a wide diversity of wildlife and habitats ranging from woodland and wildflower meadows to ponds, streams and wetlands.

Haringey's Biodiversity Action Plan (BAP) is currently under review. During 2019-20 a new BAP will be produced, aligned with the new Parks and Open Spaces Strategy. The new BAP will include detail on priority habitats, development of high value ecological corridors and the integration of biodiversity conservation into wider council initiatives.

Priorities within the BAP will help support updating or developing Conservation Action Plans for parks in Haringey including Priory Park See section 8.4.

8.2 Habitat representation and nature conservation interests

Priory Park covers 6.45ha of green space with a range of habitat types represented.
This table sets out the different types of habitat.

Habitat types in Priory Park

Habitat type*	Coverage (%)	Coverage (ha)
Amenity grassland	40%	2.58
Scattered trees	20%	1.29
Bare artificial	20%	1.29
Shrubbery	15%	0.97
Non-native hedging	5%	0.32

Note: Habitat type defined as per the London Survey Methodology. See www.gigl.org.uk for information.

Priory Park has valuable hedgerow habitat, numerous trees and acts as a stepping stone for species between Alexandra Park, Crouch End Open Space, Queens Wood and the Parkland Walk. Some uncommon plant species can be found within the Philosopher's Garden.

8.3 Designation status

Natural England and Local Authorities have a system of designating greenspace depending on certain characteristics and their value - locally, regionally and nationally. Priory Park is designated:

Designation	Information
Local SINC (Site of Importance for Nature Consevation)	Good tree and shrub cover. Uncommon plants including spiked sedge and birdsfoot-trefoil.

There are additional designated sites close to Priory Park:

Site	Area (ha)	Location	Designation
Alexandra Park	76.83ha	North of site	Borough Grade I SINC
Alexandra Park allotments	2.62ha	North-west of site	Local SINC
Grove Lodge	1.55ha	North-west of site	Borough Grade II SINC
Crouch End Playing Fields	14.63ha	West of site	Borough Grade I SINC
Parkland Walk, Queens Wood and Highgate Wood	66.93ha	West of site	Metropolitan SINC
St Marys Churchyard	0.72ha	East of site	Local SINC

8.4 Conservation Action Plan (CAP)

Conservation Action Plans (CAP) provide a framework for ongoing management of sites for their biodiversity value. They provide guidance on conservation actions and activities that can be carried out throughout the year and form a basis for the conservation work of TCV, Friends groups and other community organisations.

CAPs detail site specific opportunities as well as supporting borough wide conservation efforts and requirements, such as contributing to habitat creation targets or demonstrating the positive management of SINCs.

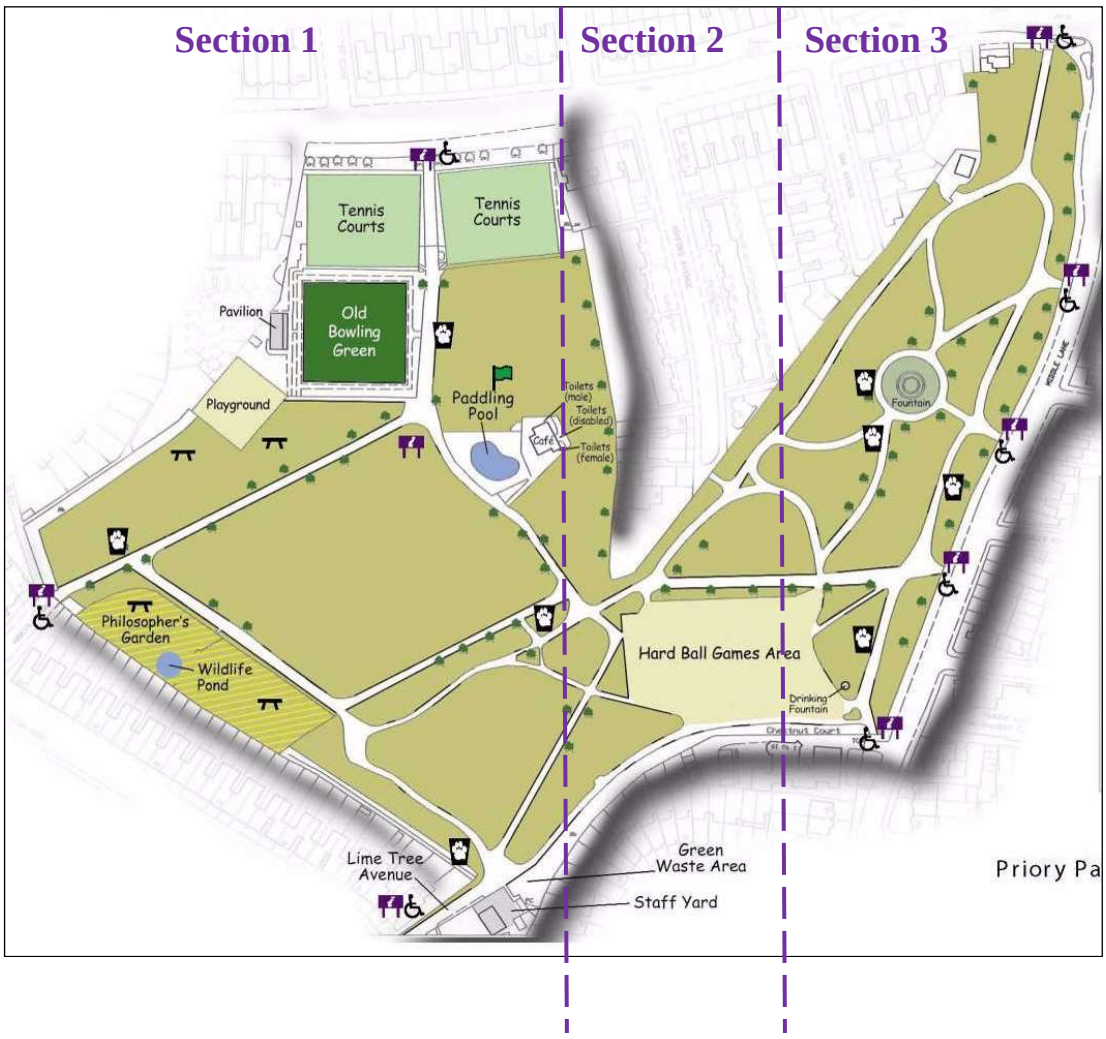
With the development of a new Biodiversity Action Plan during 2019-20, existing CAPs for parks will be updated to ensure they are aligned with the new BAP. They will detail conservation actions and requirements, including maintenance, enhancement opportunities and potential future projects.

There is a CAP in place for Priory Park which can be found below. This continues to form the basis for conservation activities within the park and will be updated to reflect new priorities, actions and projects.

To date, key actions delivered under the existing CAP at Priory Park include:

- Scrub management and bramble control
- Pond management

Wildflower management.



Section 1

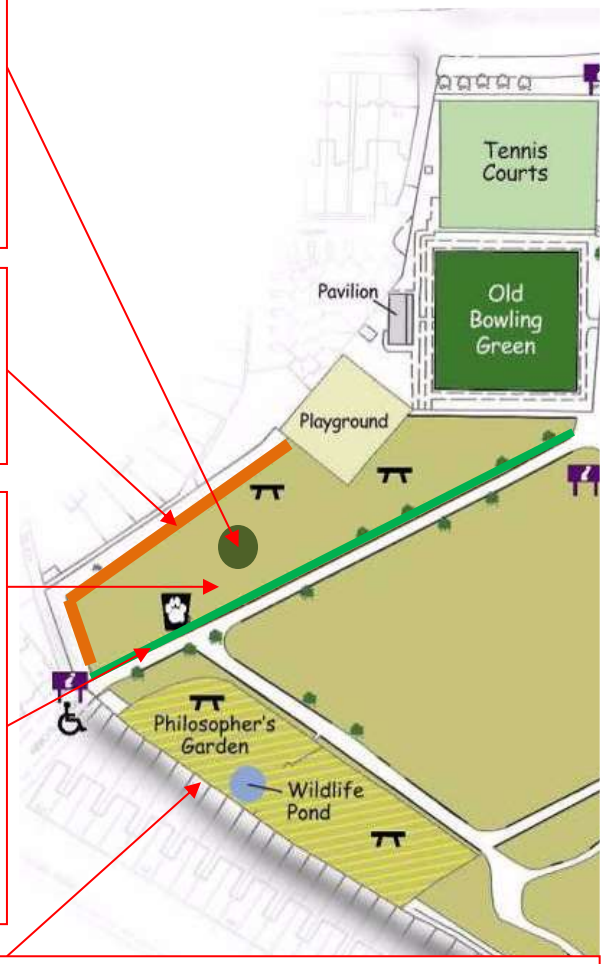
- Temporary Wildflower enclosure, Cut in Nov when perennial seeds have set.
- Monitor fauna and flora throughout the growing season.
- Control pernicious or robust plant species. On-going
- Remove fence when the wildflower meadow is established

Maintain fence Jan/March

- Trim hedge once a year Feb/March. Control Bramble encroachment onto wildflower meadow
- Under-plant with wildflower mix of Cranbills, Goatsbeard, Sainfoin, Oxe-eye-Daisey and Michaelmas Daisy. April-June

Wildflower Meadow area

- Sow summer wildflower seed and/or plant plugs if required. April-May
- Monitor and record plant species
- Introduce Yellow Rattle to control pernicious grasses. April-May
- Cut 75% of the meadow in late Oct/Nov after perennial flowering has died back. The remaining 25% cut back early spring. Rotate this pattern over 4 year cycle. Rake off cuttings
- Mow a metre wide grass strips every 4 weeks along the paths and to the benches



Philosopher's Garden

Amenity turf area.

- 2metre wide strip no mow long- grass border. Cut in Nov when perennial seeds have set.
- Reduce mowing to once every 4 weeks to produce a softer gradient into the wildflower and long-grass areas

Pond

- Monitor and record frogspawn, toadspawn and adult amphibians in the pond. February /May
- Monitor the amount of free-floating and floating-leaved rooted plants covering the pond. Remove excessive growth in June/Aug.
- Construct a dead-hedge around the pond, gradually replacing the fence. Infill with annual brashings and grass cuttings. Install a lockable gate. Maintain and top up dead-hedge. On-goin
- Clear marginal plants spreading into the centre of the pond from its 'invading front', on the inner side of the margin. This leaves the landward side as undisturbed habitat. Nov/Jan. Leave the dead stems and leaves of other the marginal's over winter
- Rake off floating Autumn leaf fall, and remove some of those that settle on the bottom. November onwards
- Accumulated silt should be dug out, clearing only a part of the pond in a season. Nov/Jan

Hedge

- Trim hedgerow Feb/March (again in June-July along path)
- Under-plant with woodland flower perennial species

Scrub

- Control Bramble encroachment onto grassland Oct/Nov, Jan/March
- Cut back and thin out shrub layer when becoming too dense. Nov-Feb

Trees

- Monitor the small trees and lightly thin out to allow in more light if required. On-going. Dec-Feb

Section 1. Wildflower Management Timeline

Activity	Trim hedge	Monitor and record fauna and flora	Control pernicious or robust plant species	Allow 2meter wide no mow long-grass boarder, cut when perennial seeds have set	Control Bramble encroachment onto and beyond long-grass border	Introduce wildflower mix	Wildflower enclosure. Cut when perennial seeds have set	Reduce mowing to produce a softer gradient into the wildflower and long-grass areas
January					■			
February	■				■			
March	■	■	■		■			■
April		■	■			■		■
May		■	■			■		■
June		■	■			■		■
July		■	■					■
August		■	■					■
September		■	■					■
October		■	■		■			■
November				■	■		■	■
December								

Philosopher's Garden Management Timeline

Activity	Trim hedgerow	Monitor frogspawn, toad spawn, adult amphibians in the pond	Monitor free-floating, floating-leaved rooted plants and remove excessive growth	Reduce mowing to produce a softer gradient into the wildflower an long-grass areas	Control Bramble encroachment onto grassland	Cut back shrub layer when becoming too dense	Monitor the small trees; thin out to allow in more light if required	Clear marginal plants spreading on the inner side of the pond	Dig out accumulated silt
January					■	■	■	■	■
February	■	■			■	■	■		
March	■	■		■	■				
April		■		■					
May		■		■					
June	■		■	■					
July	■		■	■					
August			■	■					
September				■					

October									
November									
December									

Section 2 | Section 3

- Allow 2 metre wide strip of no mow long- grass border and introduce wildflower perennials
- Cut in Nov when perennial seeds have set.
- Under-plant hedge with woodland flower perennial species
- Monitor fauna and flora throughout the growing season.

- Under-plant hedge with woodland flower perennial species
- Monitor fauna and flora throughout the growing season.
- Trim shrubs back from path. Nov-March. (Some species will need cutting back after flowering to encourage next year's growth.

Rockery

Bracken, Ash, Sycamore and Raspberry canes have got a good hold in this area.

- Removal of the young Sycamores and Ash is recommended.Oct-Feb
- Control the spread of Bracken, by Initially grubbing spreading root stock and swishing off the fronds after spawning in September
- Cut back Raspberry canes after fruiting to encourage new growth
- Monitor fauna and flora to determine future management of this area

- Trim hedge once a year Feb/March.
- Allow 2 metre wide strip of no mow long- grass border and Introduce wildflower perennials
- Cut in Nov when perennial seeds have set.
- Under-plant hedge with woodland flower perennial species
- Monitor fauna and flora throughout the growing season.

Section 2				
Activity	Trim hedge	Monitor and record fauna and flora	Allow 2meter wide no mow long-grass boarder and introduce wildflower perennials	Under-plant with Perennials
January				
February				
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				

Section 3 Management Timeline						
Activity	Trim shrubs back from path	Monitoring and record fauna and flora	Removal of the young Sycamores and Ash	Allow 2meter wide of no mow long-grass boarder and introduce wildflower perennials	Control spreading of Bracken,	Cut back Raspberry canes to encourage new growth
January						
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						

8.5 Site History

Priory Park was laid out in two phases. The first phase followed the acquisition, by the then Hornsey Local Board, of two pieces of land off Middle Lane in 1891, which along with adjacent wasteland became Middle Lane Pleasure Grounds in 1896. Thirty years later, in 1926, the western section of the park was added following the purchase of land known as Lewcock's Field from the Lewcock family. This western section was laid out with tennis courts, a bowling green and a putting green and the park was known as Priory Park from this time. A café, public toilets and paddling pool were added in 1960.

The outstanding fountain located to the east dates back to 1880 when it was originally erected in St Paul's cathedral churchyard. The Dean and Chapter to Hornsey donated the fountain to the park in 1909 where it has stood ever since. The 50 tonnes of Lamorna granite is currently used as a planter for winter and summer bedding and acts as a renowned landmark by park users.

Priory Park was one of the borough's first two Green Flag winners along with Bruce Castle Park in 2003, awarded by the Civic Trust, for achieving and maintaining excellent standards for a public park. It has won this accreditation every year since.

The then TCV Heritage Officer, Friends of Priory Park and Hornsey Historical Society worked in partnership with the Parks Service to restore the Obelisk Fountain in the south eastern area of the park during 2007. Funding was obtained from English Heritage for this.

The Hornsey Heritage Society and the TCV Heritage Officer also worked together to introduce a Heritage Trail in the park. The trail is approximately 1 km long and highlights areas of historical importance using plaques and signs. It was opened as part of the Green Flag raising ceremony

in July 2006 and was opened by Michael Aspel when the Antiques Roadshow was hosted in the park.

8.5.2 Queen Elizabeth II Award

In November 2011 as part of the preparations for Her Majesty the Queen's Diamond Jubilee, Fields in Trust (formerly National Playing Fields Association - NPFA) launched a campaign to protect 2012 outdoor recreational spaces in communities across the country as a permanent living legacy of this event.

The scheme is like those run in the past that created the King George V playing fields which can be found in many towns. Through a deed of dedication, the site is protected in perpetuity from future development. Nominations were sought from local authorities for recreational spaces in their area.

Initially Haringey put forward four sites for the award, which were all successful in receiving the QEII Award and dedication. Following this and receiving notification from Fields in Trust that they were happy to accept further nominations, Priory Park was put forward for the award.

Legal steps are now taking place and the official dedication of Priory Park should be completed by the beginning of April 2013.

Fields in Trust has established a fund that can only be accessed by Queen Elizabeth II Fields. £1m funding is available to QE2 sites and each QE2 park may bid for a maximum of £10k. The Friends of Priory Park are keen that if successful, this money is used to improve the tennis courts within the park.

9. Marketing and communications

9.1 The marketing approach

Marketing Priory Park involves more than simply publicising and promoting the park, it also involves listening to the users of the park. Our main aim is to put the needs and concerns of stakeholders, park users and residents at the centre of business marketing approach.

This section outlines how facilities and activities at Priory Park are promoted and publicised and how users are positioned at the centre of the business.

9.2 Websites

www.haringey.gov.uk/greenspaces
The Haringey website contains extensive information on the borough's parks and open spaces, including Priory Park. Information such as location, facilities and transport links for all Haringey parks and open spaces is available.

Policy information such as the Parks and Open Spaces Strategy which draws upon a range of information and seeks to establish a long- term vision for the borough's parks and open spaces is also available.

Information detailing the Council's partnerships with Friends Groups, The Conservation Volunteers and the Metropolitan Police is available online along with links to their websites.

Detailed information on the Green Flag Award with clear links to the Green Flag park pages within the LBH site can be viewed.

Stakeholders of the park such as the Friends also maintain a Facebook page.

9.3 Social media

Social Media is now a regular way of communicating information between relevant parties and beyond. Haringey Council encourages all partners to use social media when communicating with communities.

Haringey Council has a Twitter feed with just under 17,000 followers and is used as a two-fold approach: to proactively release live information to keep people informed and updated and respond to queries and complaints posted by others. This is checked throughout the day and provides residents and visitors with another communication channel.
@haringeycouncil

The Council also uses other forms of communication such as Facebook and YouTube.
www.facebook.com/haringeycouncil
www.youtube.com/haringeycouncil

We also like to keep our resident's in the loop about the events that are taking place, and regularly ask that stakeholders and park hirers submit details about their event on the Council website for FREE, on our "What's On" listings section at www.haringey.gov.uk/add-event

9.4 Publications

Haringey People is the Council magazine, distributed six times a year by direct mail to all households within the borough. The magazine is produced by the Council's Central Communications Team which has editorial control over the content.
https://www.haringey.gov.uk/news-and-events/haringey-people-magazine

Several articles are published each year promoting the borough's parks as well as the work and events that key stakeholders and partners organise in parks throughout the year.

9.5 Notice boards

There are notice boards located within Priory Park. They are used to display information about the Friends and Council services and/or campaigns and events. There is also a Friends/Events notice board erected in 2019 at the Priory Road entrance as a result of Hornsey Ward Funds. This is specifically for the promotion of Friend's projects and activities and also "Tennis for Free" & "Junior Park Run" which are both weekly events.

In 2014 a set of guidelines detailing how notice boards within parks should be used, maintained and what information can be displayed were issued with the expectation that all those with an interest and access to the notice boards will adhere to them. In 2019 we developed a simple A2, updateable poster that gives key contact information for council and other public services.

9.6 Campaigns

There are several national campaigns that Haringey Council support and promote via social media to highlight key issues affecting the borough's parks and open spaces. These include:

Litter awareness campaign – encouraging users to dispose of their litter responsibly.
Neighbourhood Watches – encouraging creation of new watches and increased membership
Trees Awareness – aimed at highlighting tree planting, tree identification, maintenance and removal and why. Along with National Tree Week.
Volunteering and Friends Groups – promoting the work groups do, the benefits they bring to communities and encouraging volunteering
Love Parks Week – Encouraging stakeholders and Friends to promote and highlight the borough's parks and the events that they put on.
The Big Lunch- supporting and promoting via social media the Big Lunch events happening across the borough, with focus on shared picnics in our parks and green spaces.
The Great Get Together- supporting and promoting the national campaign to celebrate and promote community cohesion. We have streamlined the application form for this event to make it even easier for residents and park users to take part.
Play Weekend- supporting the Play Streets initiative to encourage more active play within communities
Playday- supporting the National Summer event to promote active play for children, young people and families. We work closely with our colleagues in the Active Communities Team to support community involvement and uptake.

9.7 Awards

In 2018 a total of 22 parks managed by Haringey Council were awarded Green Flag status, an external recognition for quality parks and open spaces. Priory Park was one of these. However, a subsequent mystery shopping assessment found a number of concerns which jeopardised the parks Green Flag status.

The council has responded by addressing the issues highlighted in the report and will submit a reapplication for a Green Flag assessment in the summer of 2020.

Haringey Council is committed to the Green Flag scheme and is seeking to secure Green Flag status for at least 22 parks in 2020.

9.8 Tree and bench sponsorship

A sponsorship scheme is provided where members of the public can sponsor the planting of a tree or the installation of a bench in any Council run park and open space. This can be done to commemorate a loved one or an event.

The sponsor pays for the item and planting / installation, thereafter the Council maintains it subject to certain conditions. Should sponsors wish to, they can also help in maintaining their item.

9.9 Consultation and market research

Haringey is committed to listening to the views and ideas of our stakeholders, park users and residents. Council officers attend the Friends of Parks Forum on a bi-monthly basis and maintain open channels of communication with key stakeholders. This is a good way to listen to concerns and engage in a constructive dialogue about individual parks.

When planning any new project work within parks, we make sure that key stakeholders are included in discussions from the beginning of the process and where possible hold open engagement sessions so we can listen to the thoughts, needs and concerns of the wider park community.

Budget cuts have hit our capacity to undertaken regular surveys of park users. We include a question about satisfaction with parks in a borough-wide survey about environmental and waste services. The survey is commissioned by Veolia.

In 2018, four in five respondents to the survey (80%) said that they were satisfied or very satisfied with parks. This is slightly down from 2016 (81%) but in 2018 parks was the service with the environmental and waste service with the highest satisfaction rating.

We are aware that we need more knowledge of user satisfaction with individual parks and local people's priorities for their local park. We are planning to survey park users in 2019-20 to ensure that we are working in the right direction for users and in line with the priorities and outcomes of the Borough Plan.

10. Management

10.1 Setting the financial scene

The parks service gross budget for 2017/18 was a total of £5.1m with a revenue income of £4.5m and operated a net deficit of £600k. According to a survey by Parks for London this represents the second lowest operating deficit in London.

Whilst the service has borne its share of austerity related budget reductions, in recent years the service has chosen to focus on generating additional income to mitigate these reductions rather than impact service delivery on the ground. The service has managed this by growing the amount of income generated through: -

- Increasing the number of park properties let
- Increasing the number paying a market rent,
- Growing the number of commercial events
- Growing the level of filming income
- Increasing the range of services offered to other organisations

A breakdown of the 2017/18 revenue budget is set out below: -

a) Revenue Expenditure – Employees, Premises, Transport, Supplies and Services, Third Party Payments, Support Services etc

a.	Total Parks expenditure	£5,142,184
b.	Employees	£2,665,995
c.	Premises related expenditure	£534,054
d.	Transport related expenditure	£144,885
e.	Supplies and Services	£398,471
f.	Third Party Payments	£662,463
g.	Support Services	£583,987
h.	Capital Charges	£152,330

b) Revenue Income - Customer and Client Receipts, Recharges etc

a.	Total Revenue Income	£4,467,442
b.	Customer and Client Receipts	£3,753,447
c.	Recharges	£713,995

The council seeks to secure external investment from a number of sources. The council has its own ten-year capital strategy which currently includes over £11m of capital funding for parks. The service seeks to add to this sum and has secured further investment from the following sources over recent years:

Section 106
Community Infrastructure Levy
National Lottery
London Marathon Charitable Trust
Environmental Funds
Greater London Council
Event Income

Another important part of the overall funding mix is the fundraising carried out by Friends Groups across the borough. A wide variety of groups have been able to secure funds to deliver the priorities they identified. In 2017/18 the council directly invested the following amounts: -

c) Capital Expenditure – names of Capital schemes and expenditure on each scheme.

a.	Park Asset Management	£377,288
b.	Active Life in Parks	£263,477
c.	Parkland Walk Bridges	£126,780

The Council continues to face significant financial challenges with many millions of pounds of savings to find over the coming years. A goal therefore for the service over the coming years is to maintain a stable budget position and continue with a strategy to generate additional income.

10.2 Management structure

The Parks Service sits within the Environment and Neighbourhoods Directorate and is overseen by the Director and the Cabinet Member for Environment.

The service is organised across Commissioning and Client Services and Operations business units.

Responsibility for the service falls to the respective heads of each business unit and they are supported by two commissioning managers and a parks manager.

The structure chart in section 4.1 shows the three core strands of the parks service which are:

- Park Operations Team – this team takes the lead on all day to day operational aspects of maintaining each green flag park.

- Active Communities Team – this team takes the lead on all event management, community activation in the park, partnership working and small grant awards. This team also secures sport related external funding

- Public Realm Team – this team takes the lead on asset management, investment in parks, policy development, nature conservation and arboriculture.

These three core teams are supported internally by colleagues across Community Safety and Enforcement, Planning Services, Regeneration, Adults and Children's services on a variety of issues from homelessness, to new cycle routes, to improvement in existing green spaces and access and activities for older and young people.

External support for the service comes through the Friends Forum, our partners within the Police and The Conservation Volunteers alongside organisations such as Parks for London, Keep Britain Tidy and APSE.

10.3 Borough Plan 2019-2023

Following the local elections in May 2018 the new council and its partners have developed a Borough Plan setting out their vision and priorities for the next four years. Following extensive public consultation, it was agreed by Cabinet in February 2019.

The plan sets out the council's priorities and the outcomes it seeks to achieve. Outcome 10 of the plan is for "a healthier, active and greener place". The plan places importance on the role of parks and open spaces in delivering this outcome through four objectives.

Objective 10a is to "Protect and improve parks, open space, and green space, promoting community use".

The Plan identifies several ways in which this will be achieved:

- Continue with partners to invest in our parks with over £15 million of improvements planned over the next five years, including new playgrounds and sports facilities.
- Develop a new Parks and Open Spaces strategy and consult with partners and local communities about how we will work together to protect, enhance and, where possible, extend green and open space in Haringey.
- Promote the use of our parks for a wide range of events and activities, including more community use.
- Plant more trees to make our streets and open spaces greener.
- Work with partners, including Environmental Community Groups, to maintain the borough's watercourses, maximising their environmental and health benefits

Parks are also important in delivering Objective 10b of the plan. It is to "increase the levels of physical activity across the borough" by "creating healthier places, including parks and open spaces, in line with the Mayor of London's Healthy Streets plan…"

However, we cannot achieve the priorities in the plan on our own. We trust that our partners locally and our residents will work together with us on achieving them.

The Borough Plan 2019-2023 can be found at:
https://www.haringey.gov.uk/sites/haringeygovuk/files/borough_plan_2019-23.pdf

10.4 Parks and Open Spaces Strategy

The last open space strategy was adopted in 2006.

Work has begun on developing a new strategy for parks and open spaces. The importance of a new parks and open spaces strategy is underlined by the explicit reference to it in Borough Plan 2019-2023.

The new strategy will build on the Parks Scrutiny Review that took place in March 2018. It will be co-produced with Friends, residents and councillors. As part of the process there will be a series of workshops and a period of public consultation.

The strategy will set out the ambitions for the service over the next 10 years. It will set out approaches to the maintenance, management and usage of parks. It will also set out clear policy positions on issues relating to parks and open spaces. In some cases new policies will need to be developed (such as security in parks and licensable activity).

The strategy will also describe the funding landscape. One key element of this will be to balancing revenue funding for the service against the agreed service standards. It will also

provide a context to inform the long-term capital strategy including mapping out the external funding opportunities that can be used to the benefit of the service

The timetable is for a draft strategy to have been agreed, following public consultation by the end of 2019/20 and for Cabinet to agree the document in 2020.

10.5 The Greenest Borough Strategy

Haringey's Greenest Borough Strategy responds to growing concerns around climate change. The Strategy sets out the Council's and its partners commitment to tackle climate change under a number of key environmental policies to ensure achievement of their 'green' vision over a ten year period, and details what the council, its partners and the public can do to contribute.

More information can be found here: www.haringey.gov.uk/greenest-borough

10.6 The Health & Wellbeing Strategy

This strategy aims to reduce health inequalities through working with communities and residents to improve opportunities for adults and children to enjoy a healthy, safe and fulfilling life, through a number of key outcomes.

Those that specifically relate to parks include increasing physical activity and improving health and mental wellbeing.

More information can be found here: www.haringey.gov.uk/hwbstrategy

10.7 Finance and funding

The revenue budget for Priory Park sits within the overall Parks Operations.

Capital expenditure on parks and open spaces is planned at a borough level rather than at an individual park level. Match funding and other sources of external funding are sought wherever possible.

Priory Park will benefit from capital funding to address the new play area

10.7.1 Parks and open spaces Small Grant Scheme

The Parks and Open Space Small Grant Scheme has been running for a number of years. The scheme offers community groups associated with parks and open spaces - such as Friends of Parks groups – to bid for funding of up to £1000. The funding is to support and develop community activity to help meet the council's aims and priorities for improving the borough's parks and open spaces. The budget available in 2018/19 was £40,000 and is expected to be £60,000 in 2019/20.
More information can be found here: www.haringey.gov.uk/parkssmallgrants

10.7.2 Events income

At the end of 2013 a review of the parks events policy was conducted to inform and guide changes of how events would take place in the borough's parks, and also realign and invest income from parks events back into park improvements.

Income generated from events in parks and open spaces will be used in the first instance to meet the parks event income target in each year.

The application and booking fees will be utilised to fund the staffing costs of the booking and event management process.

Surplus income will initially be used to support and develop community led festivals and events in parks across the borough and offer training opportunities for community event organisers. £20,000 additional funding will be made available as part of the small grants scheme.

Any additional income generated will be ring fenced to be reinvested back into parks maintenance across the borough. Where significant sums of money are generated in individual parks the reinvestment needs of that park will be addressed first before redistributing the remainder of any funds to other parks.

All applicants to hold event will be charged a fee dependent on their event to cover the cost of the environmental impact on the park.

The environmental impact income will be kept separate from other income received in respect of events. This additional income can be used by the Friends of the park in which the event was held to address their immediate priorities for the park.

11. Improving Priory Park

This table shows what we have done this year

Heading	Action	Target completion	Completed
A welcoming Place	Repainting and repairs to entrances	June 2019	Yes
Clean and well maintained	Works to address issues such as the state of the paths, play area safety surfacing and equipment repairs	June 2019	Yes
Healthy, safe and secure	Repairs to gates so they can be locked securely	June 2019	Yes
A sustainable place	Bringing the green waste area back into use	June 2019-ongoing	
Community Involvement	Organising bi-monthly Spotlight Inspections with key stakeholders to discuss any issues and ideas.	2019/20	
Conservation and Heritage	Working and supporting Friends plans to refurbish the St Pauls Fountain and creating wildflower areas at the Priory Road Entrance	June 2019-ongoing	
Marketing and communication	Updating notice boards with new parks notices with contact information	June 2019	Yes
Management	Working more closely with the Friends	May 2019	Yes

12. Action Plan

12.1 Maintenance and scheduled work programme

This is a schedule of annual or routine tasks which are neither developmental nor fall within the remit of routine grounds maintenance or hygiene functions

Heading	Action	Frequency	Responsible	When?
Clean and well maintained	Site inspection to be undertaken	Quarterly	Parks Project Officer	Quarterly
Healthy, safe and secure	Play Inspection Company to inspect and risk assess all play and outdoor gym equipment	Quarterly	Play Inspection Company	Jan/Apr/ Jul/Oct
Management	Review the Park Management Plan annually	Annually	Parks Project Officer	Dec/Jan
Community Involvement	Lead 'Spotlight' meetings in the park with councillors and Friends	Quarterly	Parks Project Officer	Quarterly

12.2 Priory Park development plan

This plans how the work we would like to carry out. Budget availability and more urgent unplanned work may mean that it cannot be fulfilled. Other repairs ad general maintenance may have to take precedence. The content will be reviewed at least annually at the end of each calendar year.

Heading	Action	Priority (H/M/L)	Responsible	Approx cost	Funding source	Target completion	Completed
A welcoming Place	Add signage to bins to let users know that they can dispose of dog waste in the regular bins	M	Zonal Lead	£1k	Capital	June 2020	

Heading	Action	Priority (H/M/L)	Responsible	Approx cost	Funding source	Target completion	Completed
A clean and well-maintained park	Support the Friends to make the hut near the tennis courts secure so they can use it to store tools and equipment for their activities	M	Zonal Lead	£2k	TBC	September 2020	
Healthy, safe and secure	Investigating solutions to the issue of the roundabout filling with sand and not working properly	H	Zonal Lead	TBC	Parks Capital	August 2020	
A sustainable place	Develop the green waste area for small clippings and bed/border debris	M	Park Ops	£0	N/A	September 2019	Completed
	Support the Friends gardening group to create wildflower gardens at the front of park on Priory Road	H	Park Ops Nature Conservation Zonal Lead	TBC	TBC	April 2020	
Community Involvement	2 x TCV sessions throughout the year with additional possible to support project work by the Friends.	H	Nature Conservation Off. Zonal Lead	Part of contract	Capital	April 2019-April 2020	
	Work with the Friends on installing new play equipment for the play area	H	Zonal Lead	£5k	crowdfunding	August 2020	
Conservation and Heritage	Support Friends ongoing plans to fully refurbish St Pauls fountain	M	Zonal Lead	£250k	Fundraising trusts e.g. HLF	Ongoing	

Heading	Action	Priority (H/M/L)	Responsible	Approx cost	Funding source	Target completion	Completed
	Field ideas about alternative uses for the bowling green	H	Zonal Lead	£100k	Capital/Revenue/ External funding	Ongoing	
Marketing and communication	Working more closely with the Friends group and ensuring more regular contact such as attending Friends meetings when possible	H	Zonal Lead	£0	N/A	Ongoing	
	Ensure all signage is clear and in the correct place	L	Zonal Lead	£1k	Capital	Ongoing	
Management	Commence using ConfirmConnect for site inspections, once back-office set-up is complete	H	Zonal lead				

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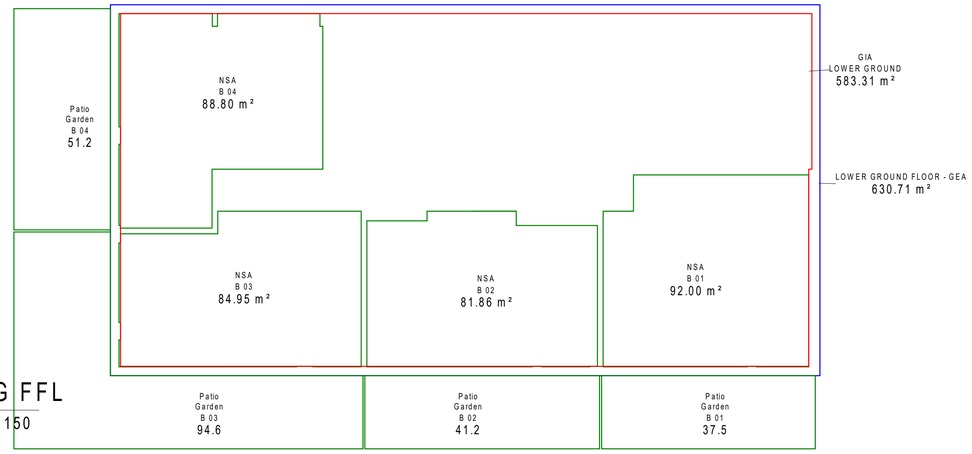

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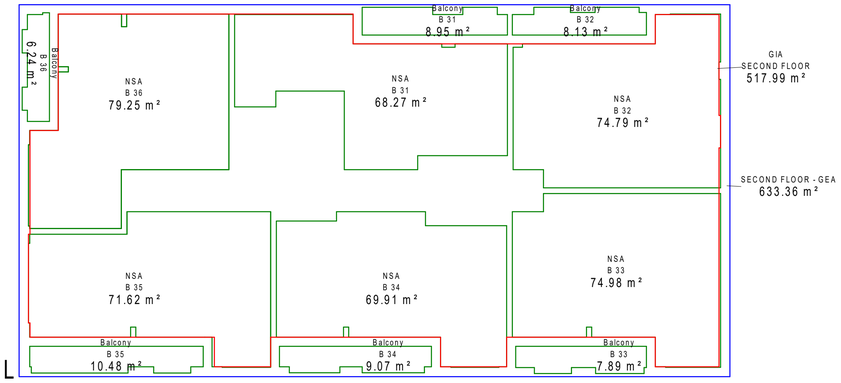

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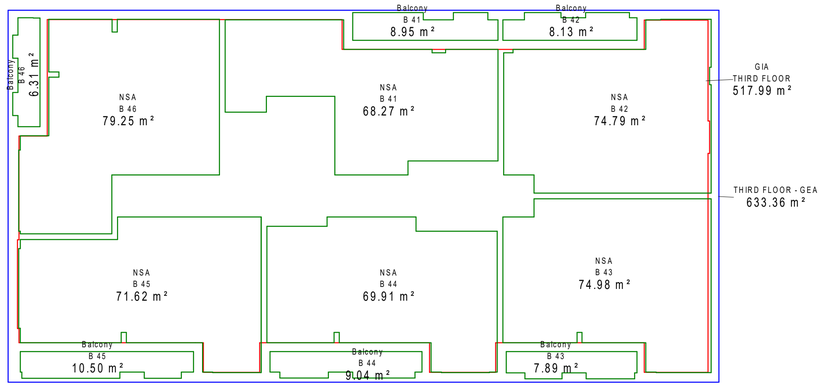

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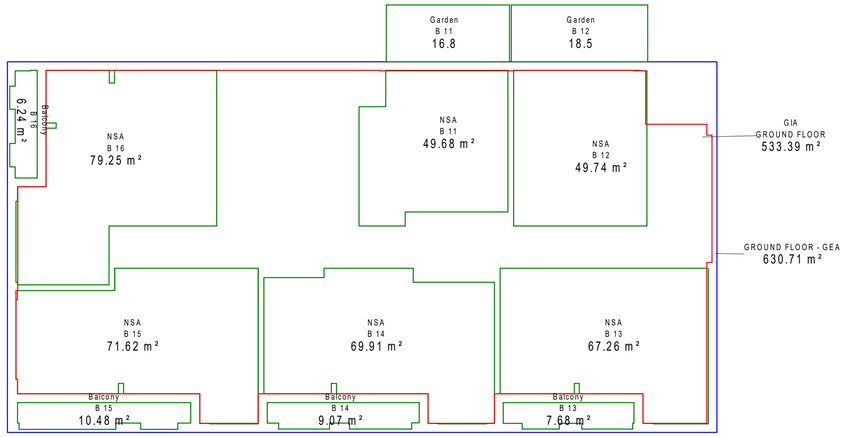

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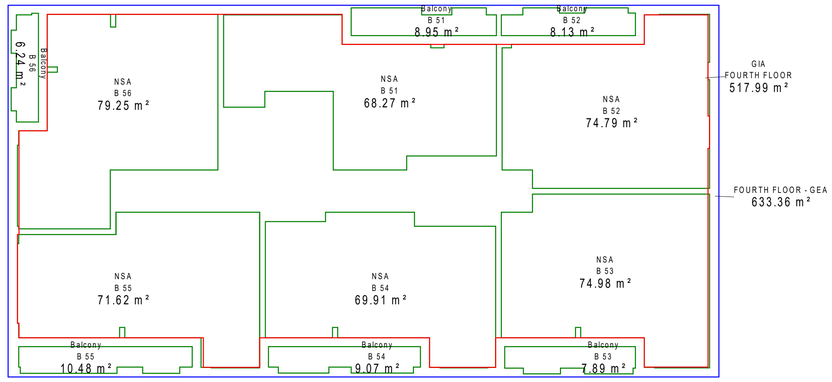

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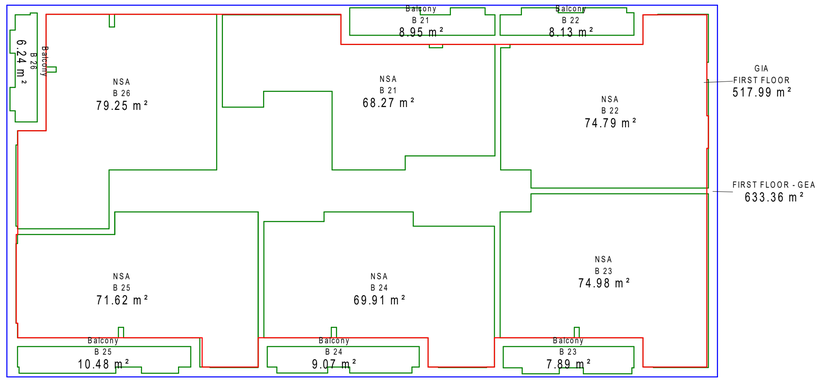

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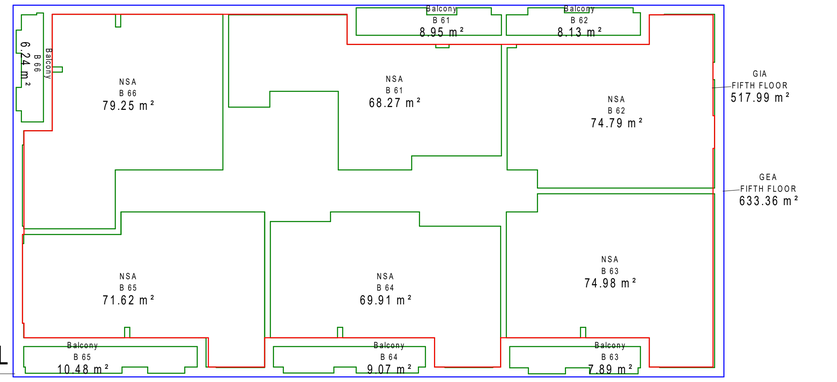

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REVISION NOTES

NO.	DESCRIPTION	DATE	NAME
C1	ISSUED FOR CONSTRUCTION	31/03/20	CM

NOTES

Extract from RICS Code of Measurement Practice

Gross external area (GEA)
Broadly speaking the whole area of a building taking each floor into account.

GEA will include:
- perimeter wall thickness and external projections
- areas occupied by internal walls (whether structural or not) and partitions
- columns, piers, chimney breasts, stairwells, lift wells etc
- lift rooms, plant rooms, tank rooms, fuel stores, whether or not above roof level
- open-sided covered areas (should be stated separately)

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- open balconies
- open fire escapes
- open sided covered ways
- Open vehicle parking areas, terraces and the like
- minor canopies
- any area with a headroom of less than 1.5m (except under stairways)
- any area under the control of service or other external authorities

Note that:
- party walls are to be measured to their centre lines
- the areas of items excluded from GEA, should be calculated and shown separately

NOTE :
Amenity spaces in abeyance

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London SE1 4EN
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FOR CONSTRUCTION

PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK B
Area Plans

DATE / DRAWN BY: 29/08/17 DT
SCALE: As indicated

PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR. NO.	REV
3596-KDS	-BB-	ZZ-	DR-	A-	07-	1010	C1

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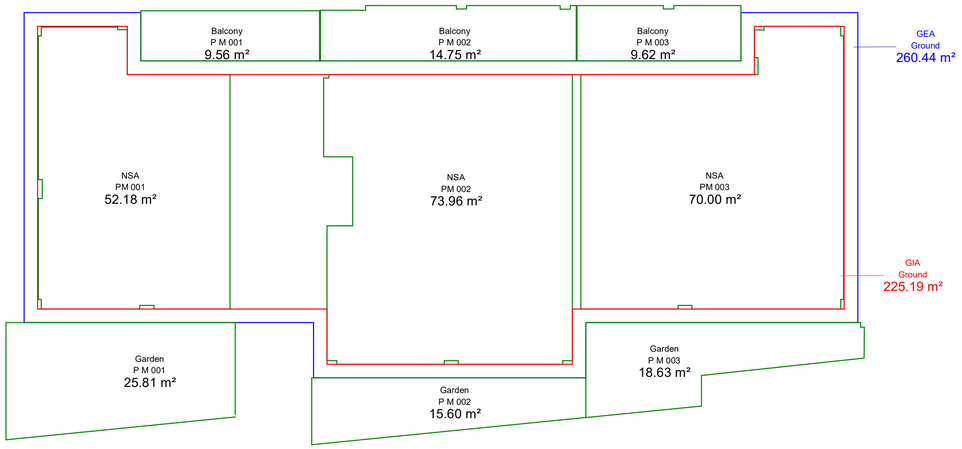

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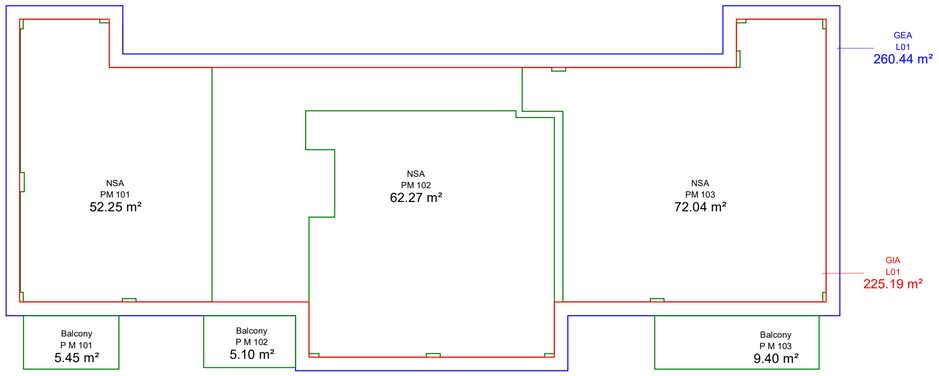

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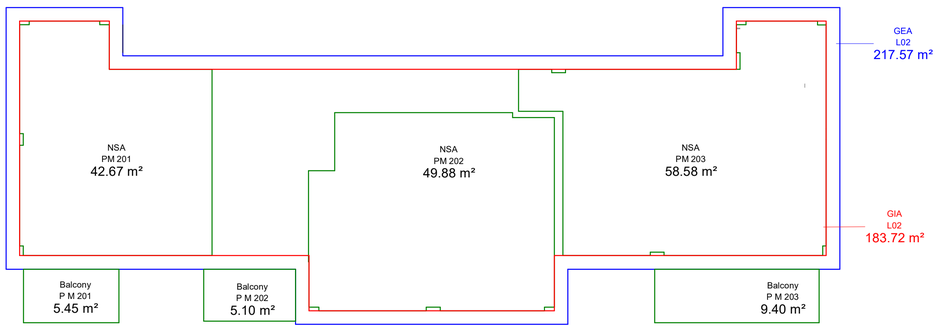

03 L02 FFL

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GEA	
Level	Area
G FFL	260.44 m²
L01 FFL	260.44 m²
L02 FFL	217.57 m²
Grand total	738.44 m²

GIA	
Level	Area
G FFL	225.19 m²
L01 FFL	225.19 m²
L02 FFL	183.72 m²
Grand total	634.11 m²

APARTMENT NSA

Apartment NSA						Amenity Space (Balconies)		Amenity Space (Gardens)	
Unit Number	Bed Type	Area (sqm)	Area (sqft)	Apartment Aspect	Aspect	Area (sqm)	Area (sqft)	Area (sqm)	Area (sqft)
G FFL						G FFL		G FFL	
PM 001	1 Bed	52.18 m²	561.64 ft²	South	Single Aspect	9.56 m²	102.92 ft²	25.81 m²	277.82 ft²
PM 002	2 Bed	73.96 m²	796.10 ft²	South	Single Aspect	14.75 m²	158.82 ft²	15.60 m²	167.92 ft²
PM 003	2 Bed	70.00 m²	753.46 ft²	South	Single Aspect	9.62 m²	103.53 ft²	18.63 m²	200.53 ft²
		196.14 m²	2111.20 ft²			33.93 m²	365.27 ft²	60.04 m²	646.28 ft²
L01 FFL						L01 FFL			
PM 101	1 Bed	52.25 m²	562.37 ft²	South / East	Dual Aspect	5.45 m²	58.63 ft²		
PM 102	1 Bed	62.27 m²	670.32 ft²	South / West	Dual Aspect	5.10 m²	54.89 ft²		
PM 103	2 Bed	72.04 m²	775.41 ft²	South / West	Dual Aspect	9.40 m²	101.21 ft²		
		186.56 m²	2008.10 ft²			19.95 m²	214.73 ft²		
L02 FFL						L02 FFL			
PM 201	Studio	42.67 m²	459.30 ft²	South / East	Dual Aspect	5.45 m²	58.63 ft²		
PM 202	1 Bed	49.88 m²	536.93 ft²	South / West	Dual Aspect	5.10 m²	54.89 ft²		
PM 203	1 Bed	58.58 m²	630.53 ft²	South / West	Dual Aspect	9.40 m²	101.21 ft²		
		151.13 m²	1626.77 ft²			19.95 m²	214.73 ft²		
Total NSA		533.83 m²	5746.07 ft²			73.83 m²	794.74 ft²		

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REVISION NOTES

NO.	DESCRIPTION	DATE	NAME
C1	Issued for Construction	10/07/20	FF
C2	LAST CONSTRUCTION ISSUE FOR AS BUILT PURPOSES	22/08/22	FF

NOTES

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AS BUILT

PROJECT / DRAWING TITLE
Hornsey Town Hall
New Residential buildings

DRAWING TITLE
AREA SCHEDULE
GEA, GIA, NIA & NSA

DATE / DRAWN BY: 29/08/17 FF
SCALE: 1 : 100

PROJECT NO: 3596-KDS
ZONE LEVEL TYPE ROLE CLASS DR NO.: -MWZZ- DR- A- 07-1020
REV: C2

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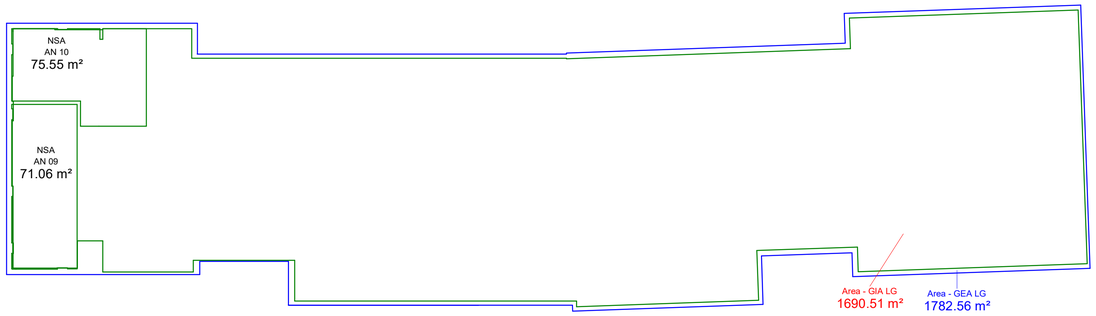

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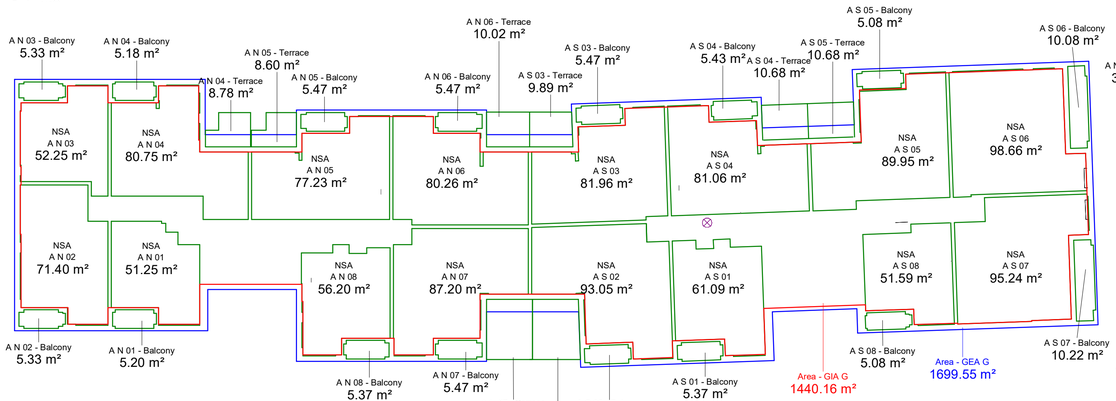

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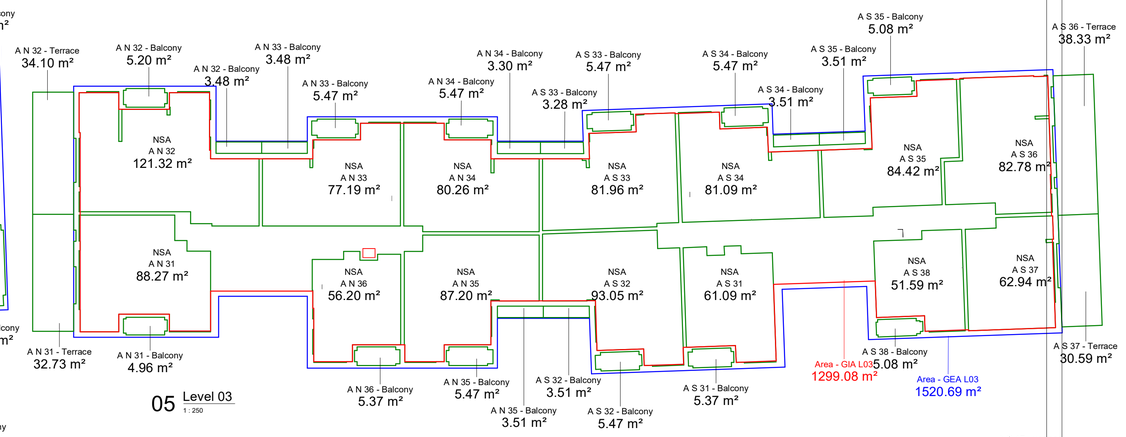

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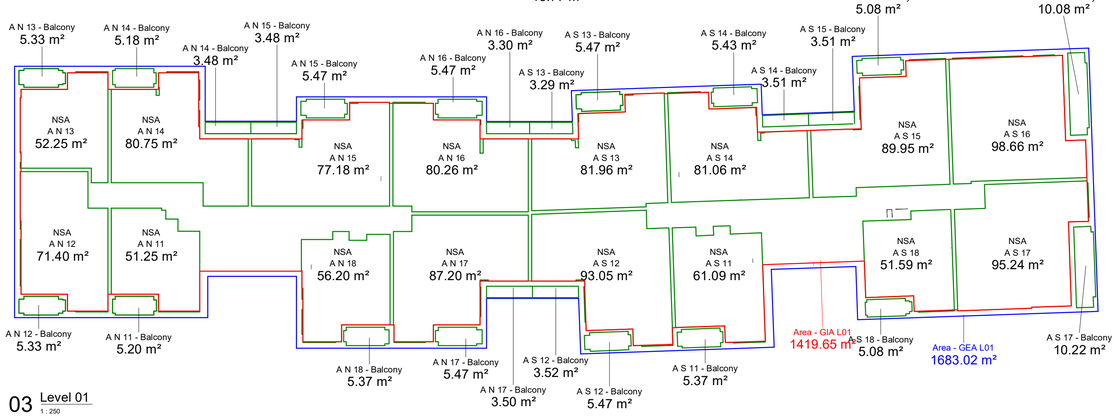

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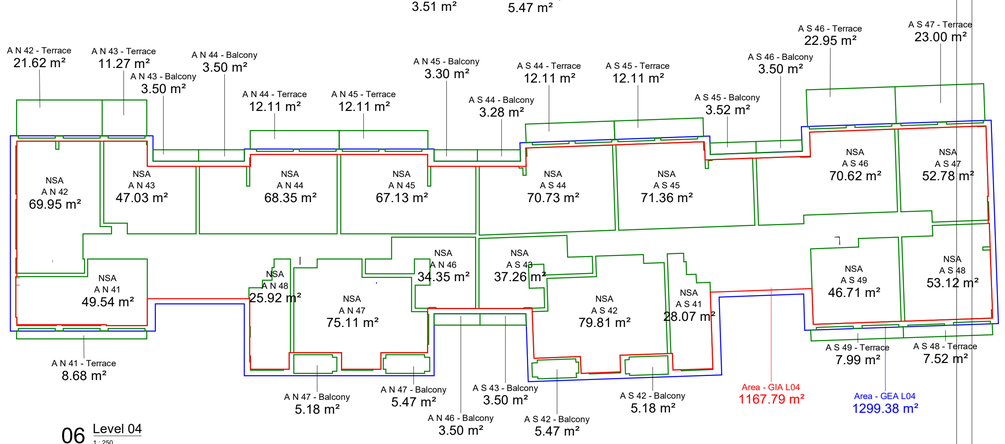

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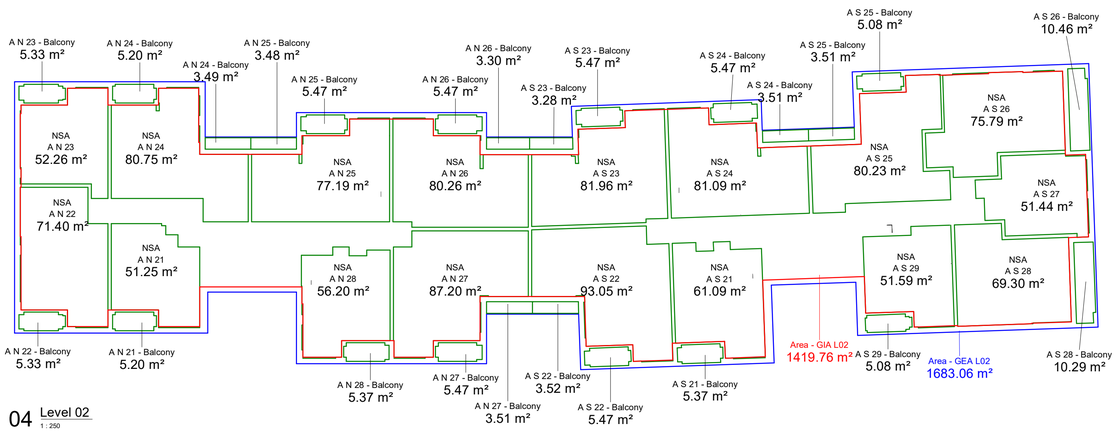

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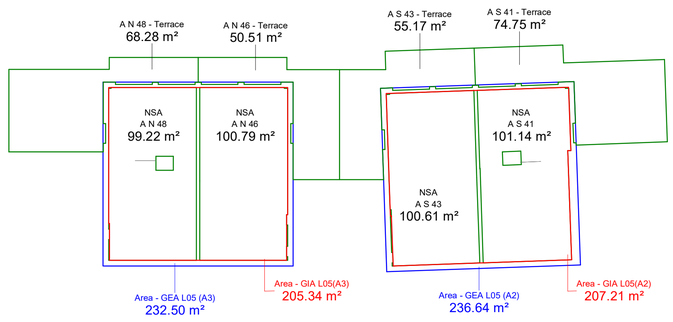

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REVISION NOTES

NO.	DESCRIPTION	DATE	NAME
C1	ISSUED FOR CONSTRUCTION	31/03/20	CM
C2	NSA ADDED AS REQUESTED	17/04/20	CM
C3	LAST CONSTRUCTION ISSUE FOR AS BUILT PURPOSES	23/09/22	FF

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AS BUILT

PROJECT / DRAWING TITLE
Hornsey Town Hall

DRAWING TITLE
RESIDENTIAL BLOCK A
Area Plans

DATE / DRAWN BY: 29/08/17 FF
SCALE: As indicated

PROJECT NO	ZONE	LEVEL	TYPE	ROLE	CLASS	DR NO.	REV
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