



DESIGN AND ACCESS STATEMENT

Installation of Security Gates and Fencing

Priory Park, London, N8 8LP

Applicant and Site Owner: London Borough of Haringey

Application Type: Full Planning Application

Date: July 2026

Local Planning Authority: London Borough of Haringey

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1. Introduction

This Design and Access Statement (“DAS”) has been prepared in support of a full planning application submitted to the London Borough of Haringey, in its capacity as Local Planning Authority, for the installation of security gates and fencing at Priory Park, London, N8 8LP (“the site”).

The application is made on behalf of the London Borough of Haringey, which is both the applicant and the freehold owner of the site, acting through its Parks and Open Spaces service.

This Statement has been prepared in accordance with Article 9 and Schedule 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which requires a Design and Access Statement to accompany applications of this nature, setting out the design principles and concepts applied to the development and explaining how issues relating to access have been addressed.

2. The Site and its Context

Priory Park is a well-used public park in the London Borough of Haringey, situated off Priory Road and Park Road, London N8. The park provides a range of facilities including open grassland, an ornamental garden, the Philosophers’ Garden, five tennis courts, a paddling pool, a café, a children’s playground and a hard-surfaced area used for basketball and cycle training. It is heavily used throughout the week by local residents and visitors, both for informal recreation and for organised sport, including tennis.

The application site comprises an operational area at the edge of the park, in close proximity to the tennis courts and the principal pedestrian routes through the park. Because of this location, the site experiences a high volume of pedestrian footfall from members of the public passing through the park and using the tennis courts and other recreational facilities nearby.

Priory Park is not located within a conservation area and is not designated as Metropolitan Open Land. It has, however, been protected since July 2013 under the Fields in Trust “Queen Elizabeth II Fields” programme, reflecting its value as a permanent public open space.

3. Planning Policy Context

The application has been assessed against the following policy framework:

- National Planning Policy Framework (NPPF) — in particular Chapter 12 (Achieving well-designed places) and Chapter 8 (Promoting healthy and safe communities, paragraphs 96–108), which advise that developments should create safe, inclusive and accessible places where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.
- The London Plan (2021) — Policy D3 (Optimising site capacity through the design-led approach), Policy D4 (Delivering good design) and Policy G1 (Green infrastructure), which require development to be well designed and to protect and enhance the quality and function of open space.
- Haringey Local Plan: Strategic Policies (2013–2026) and the Development Management DPD (adopted July 2017), in particular Policy DM25 (Open Space), together with the DPD’s general design policies, which seek to protect open space while allowing works that are necessary to its safe, secure and effective management.
- Haringey’s Open Space & Recreation Standards Supplementary Planning Document, which sets out design principles for works within the borough’s parks and open spaces.

5. Description of the Proposed Development

Full planning permission is sought for the erection of new security gates and fencing to the boundary of the site, comprising:

- Fencing of varying height, installed partly on top of an existing boundary wall and partly at ground level where no wall currently exists, to a maximum height of 3 metres above ground or wall level as applicable.
- Security gate(s), matching the fencing in design, material and finish, providing controlled access for authorised Council staff, contractors and other legitimate users only.

The purpose of the proposed works is to improve the security of the site by preventing unauthorised access (trespass) and reducing the opportunity for theft of Council equipment, materials and property located at the site. The need for the works arises from the site's exposed position at the edge of a heavily used public park, where high pedestrian footfall, including park visitors and users of the adjoining tennis courts, increases the site's vulnerability to unauthorised entry.

6. Design

6.1 Use and Amount

The proposal does not introduce any new use to the site. It is a boundary treatment intended solely to secure the existing operational use of the site from unauthorised access. No new floorspace is proposed.

6.2 Layout

The fencing and gates follow the existing boundary line of the site, in part following the alignment of an existing boundary wall and in part along the open ground boundary where no wall exists. This approach minimises the works' visual and physical impact on the wider park by containing them to the existing curtilage of the site, rather than extending into open parkland.

6.3 Scale

The maximum height of the fencing and gates is 3 metres, measured from ground or wall level as applicable. This height has been assessed as necessary to provide an effective deterrent to climbing and unauthorised access, reflecting the security risk associated with the site's location and the nature of the items stored there. Lower sections of fencing follow the profile of the retained boundary wall, so that overall height varies along the boundary, avoiding an unnecessarily uniform or overbearing appearance when viewed from within the park.

6.4 Landscaping

No trees, hedges or areas of planting within the wider park are proposed to be removed as part of these works. Where the new fencing runs close to existing planting, this will be retained and, where practicable, allowed to soften the appearance of the boundary treatment when viewed from within the park.

6.5 Appearance

The gates and fencing are proposed in steel palisade or weldmesh construction, finished in a dark, recessive colour to minimise visual prominence against the park's mature tree and hedge backdrop. This is a robust specification commonly used by London boroughs for the security of

operational land within public parks, and is considered appropriate to the site's context and function.

7. Access

7.1 Vehicular and Transport Access

The proposal does not alter existing vehicular or pedestrian access arrangements to Priory Park itself. Public access to the park, its open spaces, tennis courts and other facilities will be unaffected. The new gates will control access solely to the application site, for use by authorised Council staff and contractors.

7.2 Inclusive Access

The design of the gates will accommodate operational and maintenance access for Council vehicles and staff, including any specific access equipment required. As the works relate to a secured operational area rather than a publicly accessible facility, general inclusive access standards (e.g. Approved Document M) are not directly applicable; however, the applicant will ensure that gate widths and thresholds are suitable for maintenance and emergency vehicle access as required.

8. Community Safety and Crime Prevention

The proposed works are informed by Secured by Design principles and the NPPF's objective (paragraphs 96–108) of creating safe and accessible places where crime, disorder and the fear of crime do not undermine quality of life. By securing the site against unauthorised entry, the proposal is expected to reduce opportunities for theft and vandalism, without compromising natural surveillance of, or public access to, the surrounding park.

The Council recognises the sensitivity of introducing gated boundary treatments within a well-loved and heavily used public park, and confirms that the proposal relates only to the application site and not to public areas of the park, including the tennis courts, which will remain accessible to the public as at present.

9. Consultation and Community Engagement

There has been no direct community engagement as it has been assessed to not be required for this application.

10. Conclusion

The proposed security gates and fencing represent a proportionate and necessary response to a demonstrable security risk at a site located at the edge of a busy, well-used public park. The works are limited to the boundary of the application site, do not affect public access to Priory Park or its facilities, and have been designed with regard to their context, using a recessive palette and following the line of the existing boundary to minimise visual impact. The proposal is considered to accord with national and local planning policy relating to design quality, open space and community safety, and planning permission is respectfully requested.