



DESIGN AND ACCESS STATEMENT

Installation of Temporary Heras Fencing and Gate

New River Leisure Centre, London, N22 5JB

Applicant and Site Owner: London Borough of Haringey

Application Type: Full Planning Application (Temporary Permission)

Date: August 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 to the London Borough of Haringey, in its capacity as Local Planning Authority, for the installation of temporary Heras fencing and a gate at the New River Leisure Centre, London, N22 5JB (“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.

The 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 require 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.

This Statement should be read alongside the following drawings prepared by Signature Buildings Ltd:

- Drawing E0 — Existing Site and Block Plan
- Drawing E1 — Existing Ground Floor Plan
- Drawing E2 — Existing Front Elevation
- Drawing E3 — Existing Side Elevation
- Drawing P0 — Proposed Site and Block Plan

2. The Site and its Context

The New River Leisure Centre forms part of an established sports and recreation complex in the London Borough of Haringey, situated off Wolves Lane and White Hart Lane, London N22. The wider complex provides a substantial range of outdoor and indoor facilities, including a running track, football pitches, tennis courts, terraces and an indoor sports and recreation centre. It adjoins the Wolves Lane Centre, Riverside School and Mulberry Academy Woodside, and is used intensively throughout the week by local residents, schools, clubs and organised sport.

The application site comprises an operational area within the complex, located close to principal pedestrian routes and to the sports pitches and courts. Because of this position, the site experiences a high volume of pedestrian footfall from members of the public moving through the grounds and using the recreational facilities nearby.

The site is designated as Metropolitan Open Land in the Haringey Local Plan, and forms part of a locally designated ecologically valuable site. It is not located within a conservation area and contains no listed structures. These designations have informed the temporary, lightweight and fully reversible form of the proposed works, as set out in Sections 5 and 6 below.

3. Planning Policy Context

The application has been assessed against the following policy framework:

- National Planning Policy Framework (NPPF) — in particular Chapter 8 (Promoting healthy and safe communities), which advises 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; Chapter 12 (Achieving well-designed places); and Chapter 13

(Protecting Green Belt land), the policies of which are applied to Metropolitan Open Land by the London Plan.

- The London Plan (2021) — Policy D3 (Optimising site capacity through the design-led approach), Policy D4 (Delivering good design), Policy G1 (Green infrastructure) and Policy G3 (Metropolitan Open Land), which require development to be well designed and to protect the openness and function of Metropolitan Open Land.
- Haringey Local Plan: Strategic Policies (2013–2026) and the Development Management DPD (adopted July 2017), in particular the policies on design (DM1), nature conservation (DM23) and open space (DM25), which seek to protect open space and biodiversity while allowing works that are necessary to the safe, secure and effective management of the borough's facilities.
- Haringey's Open Space & Recreation Standards Supplementary Planning Document, which sets out design principles for works within the borough's parks and open spaces.

4. Description of the Proposed Development

Temporary planning permission is sought for the erection of temporary Heras fencing and a gate to the boundary of the application site, comprising:

- Standard galvanised weldmesh Heras fence panels measuring 2,100mm in height by 3,000mm in width, installed in a continuous run along the boundary of the site as shown on the submitted drawings.
- Panels supported on freestanding rubber or concrete feet and joined by proprietary coupler clamps. The system is not fixed into the ground and requires no excavation, foundations or permanent means of support.
- A gate formed within the fence line, matching the panels in height, material and finish, providing controlled access for authorised Council staff, contractors and other legitimate users only.

The purpose of the works is to improve the security of the site by preventing unauthorised access (trespass) and reducing the opportunity for theft of, and damage to, Council equipment, materials and property held at the site. The need for the works arises from the site's exposed position within a heavily used sports and recreation complex, where high pedestrian footfall, including visitors and users of the adjoining pitches and courts, increases its vulnerability to unauthorised entry.

Planning permission is sought because the panels, at 2.1 metres in height, marginally exceed the two-metre threshold below which means of enclosure benefit from permitted development rights. In all other respects the proposal is of a scale and character routinely found on operational land of this kind.

5. Design

5.1 Use and Amount

The proposal does not introduce any new use to the site. It is a temporary means of enclosure intended solely to secure the existing operational use of the site against unauthorised access. No new floorspace is proposed and no permanent structure is created.

5.2 Layout

The fencing and gate follow the existing boundary line of the application site, as shown on Drawing P0 (Proposed Site and Block Plan) and Drawing E1. This approach contains the works within the existing curtilage of the operational area and avoids any encroachment into the open playing fields, running track or other recreational parts of the complex.

5.3 Scale

The fencing has a uniform height of 2.1 metres, being the standard panel dimension of the Heras system. This height provides an effective deterrent to opportunistic access while remaining modest in scale and well below the height of the adjoining buildings and mature planting. No part of the proposal exceeds 2.1 metres above ground level.

5.4 Landscaping and Biodiversity

No trees, hedges or areas of planting are proposed to be removed. Because the panels are freestanding and require no excavation, there is no disturbance to root protection areas, ground levels or existing habitats. Where the fence line runs close to existing planting, that planting will be retained and, where practicable, allowed to soften the appearance of the enclosure when viewed from within the grounds.

5.5 Appearance

The panels are of standard galvanised weldmesh construction. The open mesh is visually permeable, allowing views through the enclosure and retaining natural surveillance of the site and its surroundings. This is a familiar and readily understood specification for temporary site security, and its utilitarian appearance is appropriate to the short-term, operational nature of the works.

5.6 Temporary Nature and Reversibility

The fencing and gate are wholly temporary. The system is freestanding, demountable and requires no fixings into the ground or into any existing structure. It can be removed in its entirety within a single working day, leaving no trace and requiring no reinstatement works.

Permission is therefore sought on a temporary basis only. The applicant confirms that the fencing and gate will be removed, and the land returned to its former condition, upon completion of the associated works. The applicant would be content to accept a condition requiring removal within a specified period following completion, or a condition limiting the permission to a defined end date, should the Council consider either necessary.

6. Impact on Metropolitan Open Land

Development that is inappropriate in Metropolitan Open Land should not be approved except in very special circumstances. It is submitted that the proposal does not amount to inappropriate development, and that in any event it has no material effect on the openness of the designated land, for the following reasons:

- The proposal is a means of enclosure of limited height (2.1 metres) rather than a building, and comprises open mesh panels through which views are retained.
- The works are temporary, freestanding and fully reversible, involving no permanent loss of open land and no permanent change to the character or appearance of the site.
- The fencing is contained within the boundary of an existing operational area and does not extend into, or reduce the extent of, the open playing fields, running track or other recreational parts of the complex.
- The proposal is required for the security and effective management of an existing sports and recreation facility, and therefore supports rather than undermines the purposes for which the land is designated.

For these reasons the proposal is considered to preserve the openness of the Metropolitan Open Land and to accord with London Plan Policy G3 and the relevant policies of the NPPF.

7. Access

7.1 Vehicular and Pedestrian Access

The proposal does not alter existing vehicular or pedestrian access arrangements to the New River Leisure Centre or to the wider sports complex. Public access to the centre, the pitches, the running track, the tennis courts and all other facilities will be unaffected. The new gate controls access solely to the application site, for use by authorised Council staff and contractors.

7.2 Inclusive Access

The gate has been sized to accommodate operational and maintenance access for Council vehicles, staff and equipment. As the works relate to a secured operational area rather than a publicly accessible facility, general inclusive access standards (for example Approved Document M) are not directly applicable; the applicant will nevertheless ensure that gate widths and thresholds remain suitable for maintenance and emergency vehicle access at all times.

7.3 Emergency Access

The gate will be operable at all times by authorised personnel and will not obstruct any existing emergency access route, escape route or fire service access to the leisure centre or the surrounding facilities.

8. Community Safety and Crime Prevention

The proposed works are informed by Secured by Design principles and by the NPPF's objective 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. The open mesh construction ensures that natural surveillance of the site and of the surrounding grounds is maintained.

The Council recognises the sensitivity of introducing enclosure within a well-used public sports and recreation facility, and confirms that the proposal relates only to the application site. All public areas of the complex, including the pitches, running track and tennis courts, will remain accessible to the public exactly as at present.

9. Consultation and Community Engagement

No direct community engagement has been undertaken. Given the limited scale, temporary duration and fully reversible nature of the works, and the fact that public access to the wider facility is unaffected, pre-application engagement has been assessed as not being required for this application.

10. Conclusion

The proposed temporary Heras fencing and gate represent a proportionate and necessary response to a demonstrable security risk at an operational site within a busy and well-used sports and recreation complex. The works are limited to the boundary of the application site, do not affect public access to the New River Leisure Centre or its facilities, involve no excavation, no loss of trees or planting and no permanent structure, and can be removed in their entirety at the end of the associated works.

The proposal preserves the openness of the Metropolitan Open Land, maintains natural surveillance, and accords with national, regional and local planning policy relating to design quality, open space and community safety. Temporary planning permission is respectfully requested.