

Sketch Landscape View 7: View towards community hub building and sports and leisure plaza



Indicative sketch visual looking west from route (4m width) connecting with Berol Link across to the community hub, garden and plaza space



View location plan (nts)

6.7 Community Hub Garden

The proposed community hub building is described in the closing section of this report. The setting and arrangement of the garden space has been subject to great scrutiny throughout the community design process. The community building sits in a focal position in the south of the park, providing a welcoming and outward-facing community centre that invites access both physically and visually.

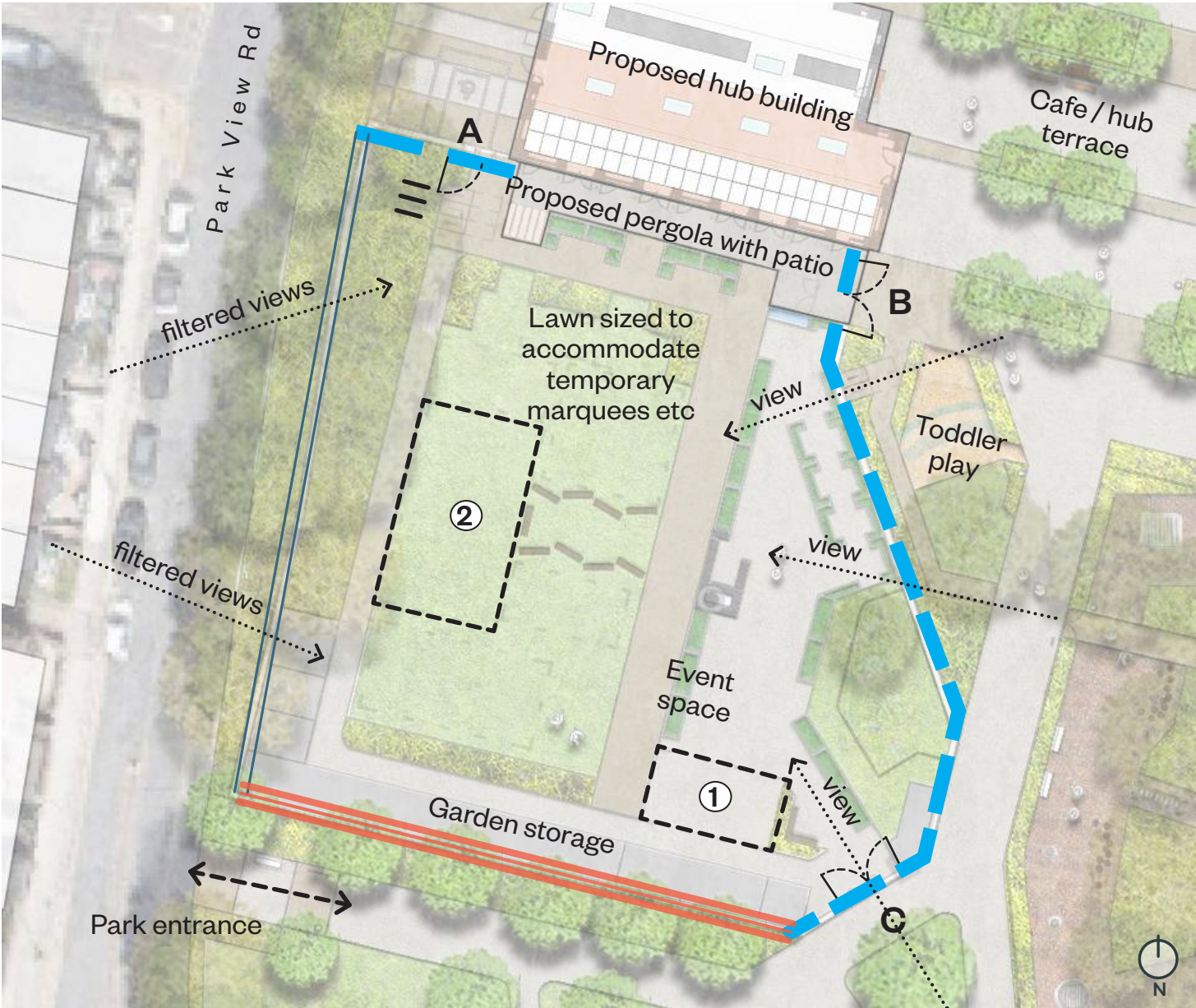
The garden is located on an existing hard-surfaced park's depot facility, transforming the space into a garden which features a generous lawn with a mature tree-line which screens Park View Road and shelters the new community garden. The lawn is balanced with perimeter paths and hard-standing which ensures inclusive access and flexible use for events or congregations.

Practical garden considerations such as storage, rainwater-harvesting and external power points are incorporated. Cycle parking provision within sheltered and well-overlooked positions are included as long-stay parking for staff within the community hub. The garden is secured by a boundary treatment described on the facing page. The boundary conditions around the garden will vary but each ensure security whilst also offering moments of visual permeability to ensure that the garden feels like part of the park. A new line of proposed trees will line the southern garden boundary providing a strong new avenue as pedestrians enter the park through the historic gate pier entrance from Park View Road.

6.7.1 Community Garden components

The garden proposal demonstrates that the outdoor activities currently programmed in the existing community hub garden can be substantially re-accommodated within the space available. New uses and garden features may include:

- ① **Greenroom conservatory style building to replace existing 10m x 4.5m x 3.3m high**
 - **Barn building 14m x 8m x 4m high**
- ②
 - Pizza oven/cooking surface
 - Open storage areas
 - Sheltered shelving
 - Steel shipping storage containers 2.6m high
 - Generous patio to support building uses spilling outside
 - Covered canopy area/ pergola



Landscape layout (nts)

- Strategic lighting
- External electrical supply
- External water supply
- Sustainable water supply through rainwater harvesting
- Raised planting beds
- Seating
- Cycle storage
- Two lockable access gates into park
- Direct access to the frontage 'yard' with inclusive parking

Key

- A** Double leaf vertical bar railing gate with padlock for direct park access for cycle training sessions
- B** Generous access-controlled gate (likely sliding) to provide main public access into garden
- C** Double leaf vertical bar railing gate with padlock for direct park access to front yard for garden deliveries etc.
-  2.1m high boundary - timber sleepers slotted between steel beams (reclaimed if possible)
-  2.1m high weldmesh style fencing with climbing plants
-  2.1m high gabion wall in-filled with site won/re-used material combined with vertical bar railings for visual permeability
-  3no. long-stay cycle stands (6 spaces) with cover within secure garden space



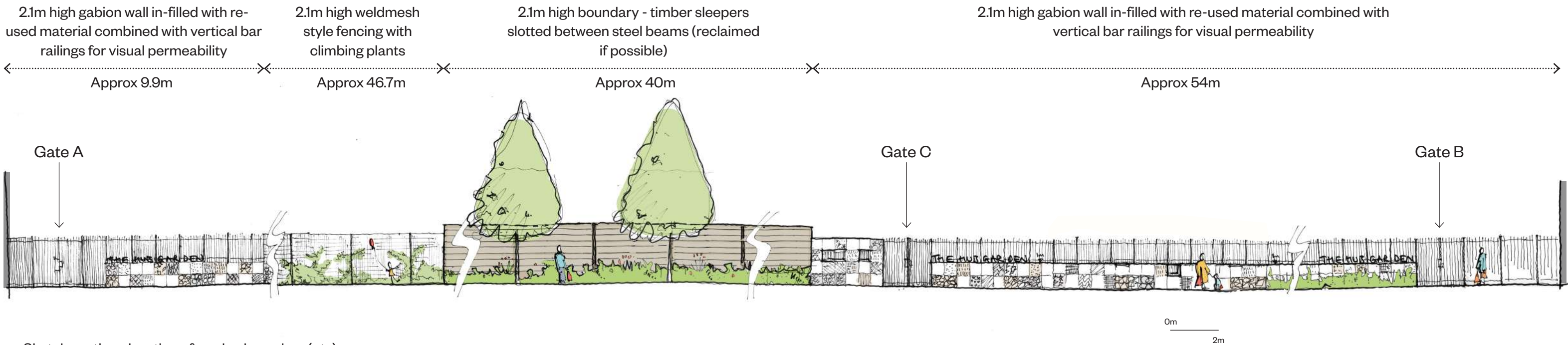
Galvanised steel gabion basket backfilled with site-won materials such as concrete, brick, setts and other wildlife-friendly components such as tree timbers (2.1m high)



Visually permeable weld-mesh style fence along Park View Road set within existing tree line (2.1m high) colour to be black/grey



Reclaimed timber sleepers slotted into steel beams to form boundary up to 2.4m high softened by new trees and climbing plants



Sketch section elevation of garden boundary (nts)

6.8 Inclusive and accessible design

The park has a strong group of existing users (several of whom engaged as part of the Community Design Group) but improving access and welcoming a wide demographic of Tottenham Hale residents into the park is seen to be crucial to the success of the new masterplan. Proposals have been reviewed by an access consultant and by a DAH (Disability Access Haringey) member who was part of the CDG. An accessibility workshop with SEND Power and Age UK was also held as part of the engagement process.

The inclusive design principles for the masterplan starts outside the park perimeter, a study of existing highways peripheral to the park has been undertaken to understand where challenges exist for people accessing the park via foot, bicycle or alternative mobility aids. In key locations dropped kerbs are proposed to ensure level access in crossing points with good visibility from the highway. Once within the park, a relatively flat topography means that level change is strictly limited with a shallow-gradient slope bridging levels within the park at the Berol Link pedestrian route. There are no stepped thresholds within the park and footways are designed to be legible, have clear sight-lines and ensure street furniture does not provide clutter. Child mobility within the park will be promoted with strong sight-lines between the cafe terrace, seating areas and the playspaces proposed within the catchment of the community hub building.

Pathways demonstrate a hierarchy of widths (indicated by the attached diagram) supporting both 'internal' circulation within the park and within the local area and more strategically serving to sign-post destinations such as Tottenham Marshes and The Paddock. Pathway materials will be robust, firm under foot and will offer strong slip-resistance. The layout of the park activities have considered complementary activities and functions, leading to the community hub area clustering amenities such as the cafe, publicly accessible toilets, changing places, indoor and outdoor seating, scooter charging and well-placed cycle parking. Where cycle routes cross pedestrian routes, hazard-warning paving will be used to indicate the potential hazard to partially sighted people, under foot.

Routes and spaces have been designed to accommodate people in wheelchairs and mobility aids, in groups and with friends or carers. Generous proportions ensure easy gathering with outdoor seating offering varied seating heights and picnic tables offering space for wheelchairs or mobility scooters.

For park visitors with enhanced access needs arriving by vehicle, a blue-badge inclusive parking bay is located within the 'yard' fronting onto Park View Road which also serves as a clear vehicular arrival point for people arriving by mobility services. Within the park, cycle parking is provided to support bicycles, adapted cycles and cargo bikes which require additional space. Cycle parking is in well-overlooked and convenient locations and within the curtilage of the community hub building and an electric charging point is provided for those in mobility scooters who might need to charge their vehicle.

Seating within the park is significantly increased, creating convenient meeting-places around the community hub and sports and leisure zones but also at park entrances and at regular intervals around the new path network. This enables the park to become a destination for members of the community who might benefit from regular rest between walking stints, with cool shade offered in summer months by woodland and other areas planted with trees. The intention is to register the park as a Mayor of London 'Cool Space' within the capital for people to enjoy a reprieve from warm summer temperatures which can be so threatening to vulnerable sections of the community. This aspiration is further complemented by the provision of accessible drinking water, good levels of seating and further planting to mitigate the 'heat-island' effect of the Tottenham Hale urban area.

The diversity of spaces and routes around the park, supported by a strongly planted setting, will support use of the park by neurodivergent people. Continual looping walking routes without dead-ends, the sense of being 'close to nature' with more tranquil seating pocket will work particularly well for those living with, or caring for people with forms of Dementia. The park will offer safe walking routes for physical activity, leisure and social interaction with natural landmarks and memory triggers that can have therapeutic effects and assist with wayfinding.



Landscape masterplan highlighting path widths (NTS)

6.9 Lighting

The quality and coverage of existing lighting within the park is modest and the proposals will exploit the significant opportunity for improvement. Lighting has been a frequent discussion-point in the co-design process due to it's capacity to contribute significantly to addressing concerns about safety in the park and 'designing out crime' - one of the 10 objectives agreed with the CDG.

Lighting will play a critical role in affirming Down Lane Park as a community destination, especially during the winter months, when the daylight hours are reduced. Appendix 1 of this report includes a full approach to lighting design by *Light Follows Behaviour*- this page sets out a summary only.

The lighting approach aims to promote feelings of safety and security after dark and support pedestrian movement through the park by creating key after dark routes which are well overlooked and illuminated to an adequate level using warm white LED lighting. Vertical lighting will play an important role to improve perception of brightness without requiring high light levels and contrast to surrounding routes.

The lighting design aims to create visual continuity from the existing pedestrian route into the park. This will help provide alternate routes within the area for pedestrians and cyclists. Creating positively lit edges will also help reinforce these new routes and lighting to buildings and planted edges will be explored in order to avoid dark edges which do not contribute to improved feelings of safety and security.

The new play and sport offering in the southern portion of the park will provide activities which will require lighting. It is the intent to minimise the use of floodlighting to these spaces in order to provide a more welcoming character as well as limit obtrusive lighting to residents adjacent.

At the time of writing the council have completed an upgrade to existing streetlights illuminating the East/West pedestrian path and park diagonal path. It is intended that lighting to the Moselle Walk is designed to replicate the unique character of lighting through Berol Link and extend into the pathways around the Community Hub to create continuity and establish a hierarchy of routes.

All areas are envisaged to have lighting controls to allow lighting luminaires to switch on and off when required as well as dimming protocols to adjust light levels during commissioning as well as in the future as the character of the area changes and adjusts to future development and use by local communities. In summary the lighting approach aims to:

- Support pedestrian movement in and around the by day and after dark through improved feelings of safety and security.
- Create continuity of routes with new development and park to reinforce hierarchy of routes and welcoming character.
- Vertical lighting to be introduced at key wayfinding points to improve perception of brightness without overlighting spaces. Where lighting to trees, walls or edges is considered, uplighting to be reduced where possible to limit contributions to light pollution. Where uplighting is implemented, lighting control to be used to switch lights OFF at agreed curfew time to minimise negative impacts.
- Warm white lighting to be installed to support residential character of the area.
- Human scale mounting height of lighting fixtures to enhance pedestrian character and priority.
- Improve visibility after dark at park edges to support feelings of safety and security, including seating areas and activity zones.
- Lighting equipment specified should avoid obtrusive lighting to neighbouring properties.
- Lighting control to be included in order to adjust light levels and set times for lighting to switch ON and OFF, selected dimming profiles and set balanced light levels during commissioning to illuminate routes to the lowest level possible.

Key

Lit urban link route after dark

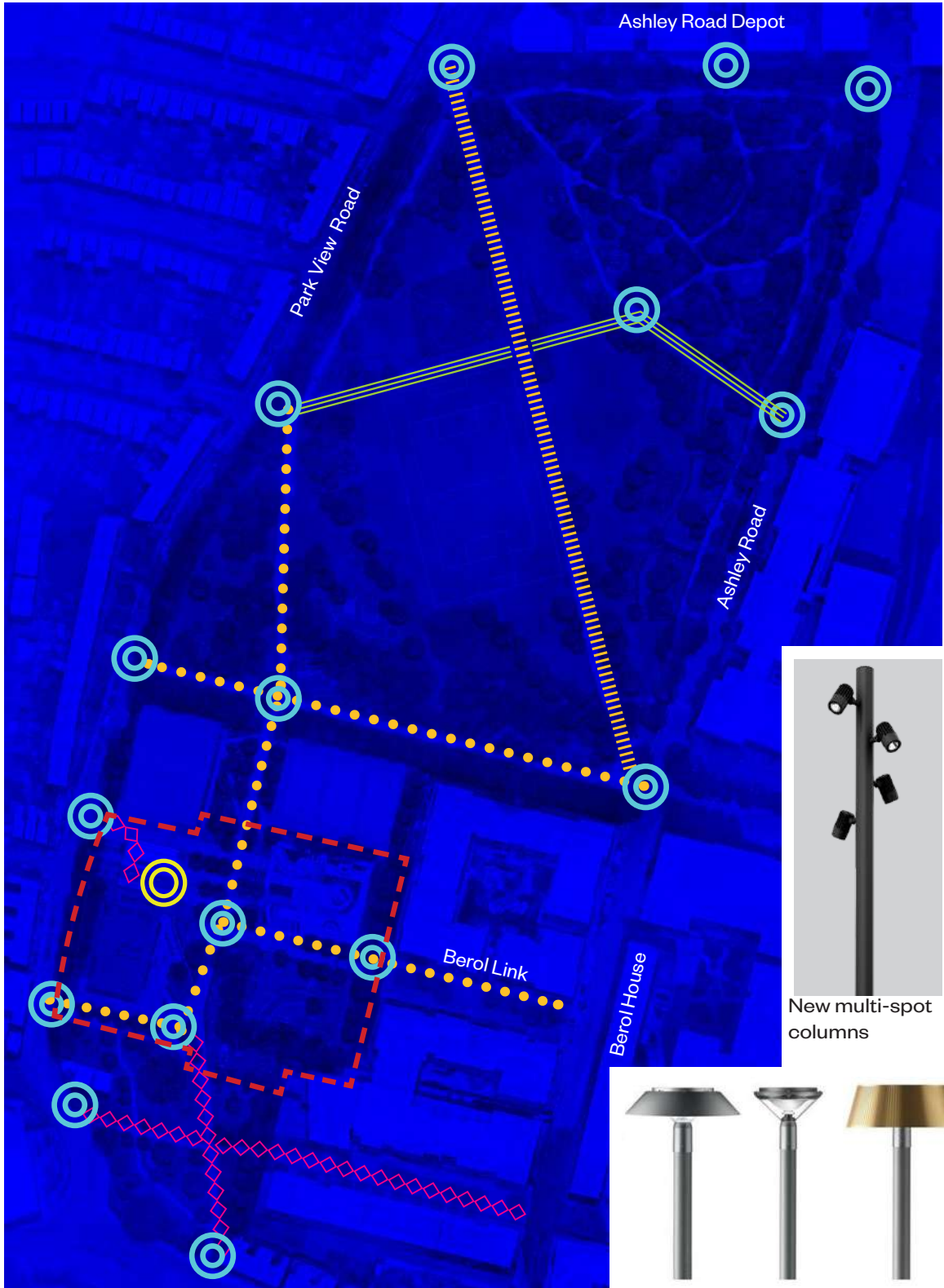
Lit urban link with enhanced character

Lit local link route after dark

Lit strategic link route after dark

Key lit wayfinding point

Local lit landmark



Lighting diagram (NTS)

Planning Application boundary

*All sports courts will be lit to appropriate levels

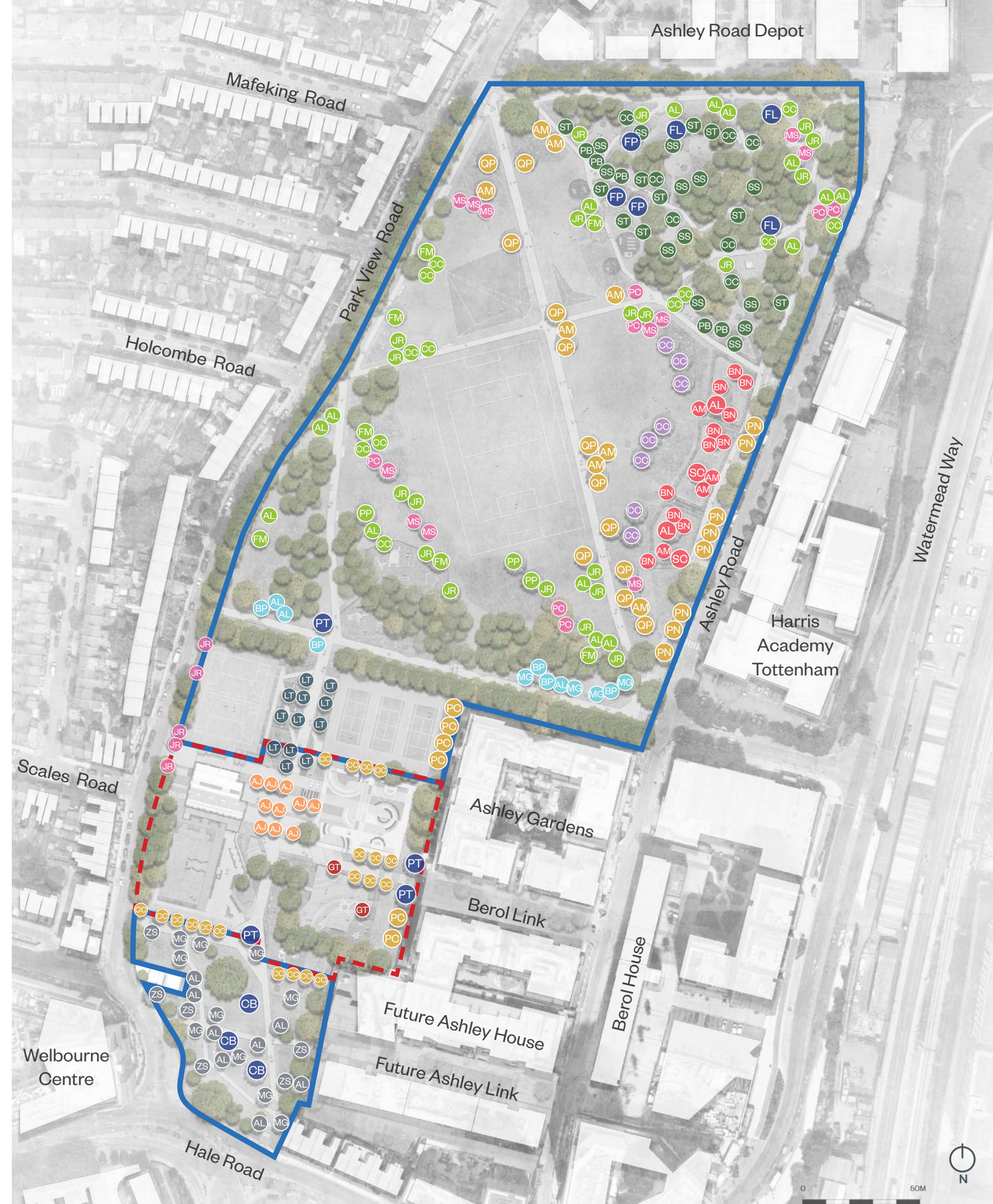
6.10 Tree Strategy

An audit of existing tree species has revealed a significant opportunity for the introduction of new and more varied tree species to diversify the existing canopy cover within the park. The intention is to retain existing trees as far as possible, therefore newly introduced species generally seek to avoid the existing species that predominate such as Cherry, Lime, and Hornbeam. New trees seek to reinforce place-making qualities and highlight views and special moments around the new path network. Tree forms are generally kept as clear-stems to preserve sight-lines and large-species are emphasised where possible to ensure strong future longevity of canopy cover and a lasting legacy for the park masterplan.

Within the north of the park key design moves include 'grounding' the diagonal route which cuts through the park with large species that offer strong seasonal colour and form when viewed from a variety of locations. The northern parkland will be framed by a new 'periphery' palette of small and medium trees which offer blossom, flower, autumnal colour and fruits - frequently edible. This framing arrangement will be visible across the north of the park, particularly as an ambulatory walk is taken around the new perimeter loop. Nodes along this route will include striking and contrasting large species trees including 'Purple Beech' which links to the Category A tree of this species in the south of the park. The SUDs interventions to the east of the park include textural species such as cut-leaf Alder and willow with *Poplar* sp. marking the threshold with Ashley Road.

A single flowering *Paulownia* sits at the gateway to the south of the park as a indicator of the colour and diversity that extends towards the community hub building. Large species continue along the spine route that runs between the two existing sports courts with a grove of *Liriodendron* offering an extension of the shady, cooler conditions expected within the woodland areas to the north. Around the community hub plaza and playful arrangement of Persian Silk trees introduce further diversity through colour, form and scale providing an attractive canopy or backdrop to community events. Trees against existing homes to the west of the park are framed by columnar flowering trees that will not create substantive shade. Further *Paulownia* specimens will form repeating gateway trees of scale welcoming visitors from Berol Link and towards the southern tip of the park. Further flowering species including Magnolia and Amelanchier will give a slightly more gardenesque-character with strong seasonal qualities.

The arrangement of new tree planting is rooted within the principles of the masterplan and a substantive uplift in canopy cover is achieved across the park improving the offer for wildlife and visitors alike. Proposals support feedback from the CDG and public engagement events on the desire for diversification and introduction of trees producing edible fruits.



01 Landmark trees

- FL Fagus sylvatica ‘Laciniata’
- FP Fagus sylvatica purpurea
- PT Paulownia tomentosa
- CB Catalpa bignonioides ‘Aurea’

02 Ashley Woodland

- SS Sorbus sheerwater seedling
- ST Sorbus torminalis
- CC Corylus colurna
- PB Purple beech

03 Foraging trail

- MS Malus sylvestris
- PC Pyrus communis ‘Conference’
- JR Juglans regia

04 SuDs gardens

- AL Alnus laciniata incana
- BN Betula nigra
- SC Salix caprea
- AM Acer monspessulanum

05 Parkland periphery

- AL Amelanchier lamarckii
- CC Cercis canadensis
- AC Acer campestre
- JR Sorbus ‘Joseph Rock’
- PP Parrotia persica

06 Picnic / Meadow area

- AG Alnus glutinosa ‘Imperialis’

07 Moselle Walk

- BP Betula pubescens
- AL Amalanchier lamarckii
- MG Magnolia grandiflora

08 Sports plaza

- LT Liriodendron tulipifera

09 Hub plaza

- AJ Albizia julibrissin

10 Framing trees

- AM Acer monspessulanum
- QP Quercus palustris
- PN Populus nigra
- PC Pyrus calleryana
- CC Corylus colurna

11 Playground

- GT Gleditsia triacanthos ‘Sunburst’

12 Southern area

- ZS Zelkova serrata
- AL Amalanchier lamarckii
- MG Magnolia grandiflora



Acer monspessulanum



Fagus sylvatica 'Purpurea'



Albizia julibrissin



Parrotia persica



Liriodendron tulipifera



Alnus incana 'Laciniata'

6.11 Planting Strategy

6.11.1 Ashley woodland understorey planting

Within the existing woodland area, plants which will thrive and provide an understorey carpet predominate. In order to preserve sight-lines, shrub mass will be restricted to scattered specimens as modest punctuation, and new trees will all have minimum 2m clear-stems.

Plants will include a mix of herbaceous perennials with woodland ground-cover species planted as bulbs or rhizomes. Planting will have an informal appearance with species intended to naturalise into the shaded areas beneath existing trees. Colour palettes will include pinks, whites and blues with a strong range of textural qualities through leaves and more subtle flowers.

Native species will feature alongside semi-native plants that will cope with the ephemeral conditions. The majority of species will be wildlife-friendly.



Corylus avellana
Hydrangea quercifolia
Viburnum opulus 'Compactum'
Anemone nemorosa
Brunnera macrophylla
Dryopteris wallichiana
Epimedium pubigerum
Euphorbia amygdaloides var. *robbiae*
Galium odoratum
Geranium macrorrhizum
Helleborus x hybridus
Lonicera periclymenum
Camassia quamash
Convallaria majalis
Cyclamen Hederifolium
Galanthus nivalis
Hyacinthoides non-scripta
Leucojum vernum
Scilla siberica



6.11.2 Boundary hedge mix planting

Mixed hedge-stock planted as bare-root specimens will create a new planted fringe around the northern parts of the park. Hedges will be interrupted by existing trees where it will be more challenging to establish new hedge stock right up to existing tree trunks. Maintenance will ensure that sight-lines are possible between and over hedge-lines that will establish to at least 1m wide and approximately 1.5m high.

Native species will predominate with a strong diversity of species which are already thriving within the park. Climbers will be spaced along hedges to add a further layer of diversity and offer to wildlife, whilst edible species will be integrated to create a 'foraging corridor' for human consumption as well as local wildlife species.



Acer campestre
Cornus sanguinea
Corylus avellana
Crataegus monogyna
Ligustrum ovalifolium
Malus sylvestris
Prunus spinosa
Sambucus nigra
Viburnum opulus
Ribes nigrum
Lonicera periclymenum



 Planning Application boundary

6.11.3 Moselle walk planting

Naturalistic planting evocative of riparian-style vegetation will be introduced along Moselle Walk to interpret the culverted water course below the footway. Textural qualities of leaves will be significant with wind and sward movement adding to the quality of the planting type.

Native ferns and grasses will be mixed with species of good wildlife value and those which will endure dry conditions beneath existing trees. Planting will form an understorey to the newly planted trees and existing specimen with tactile qualities contributing to the playable features along the walking route.



Hydrangea paniculata 'Limelight'
Sarcococca hookeriana humilis
Viburnum opulus compactum
Acanthus mollis 'Rue Ledan'
Brunnera macrophylla
Carex divulsa
Dryopteris wallichiana
Euphorbia amygdaloides var. *robbiae*
Geranium macrorrhizum
Iris foetidissima
Libertia grandiflora
Liriope muscari
Persicaria amplexicaulis 'Rosea'
Polypodium vulgare
Polystichum setiferum
Convallaria majalis
Galanthus nivalis
Leucojum vernum
Narcissus 'Topolino'



6.11.4 Boundary buffer planting

A planted fringe will run around the south of the park with a bias towards low-maintenance shrub planting and climbers that will clothe existing boundary features. Species will offer strong seasonal value through stem, leaf and flower and taller species will generally be accommodated against boundary fences.

Climbing plants will offer night-scented species and further visual impact of greening whilst promoting habitat creation opportunities.



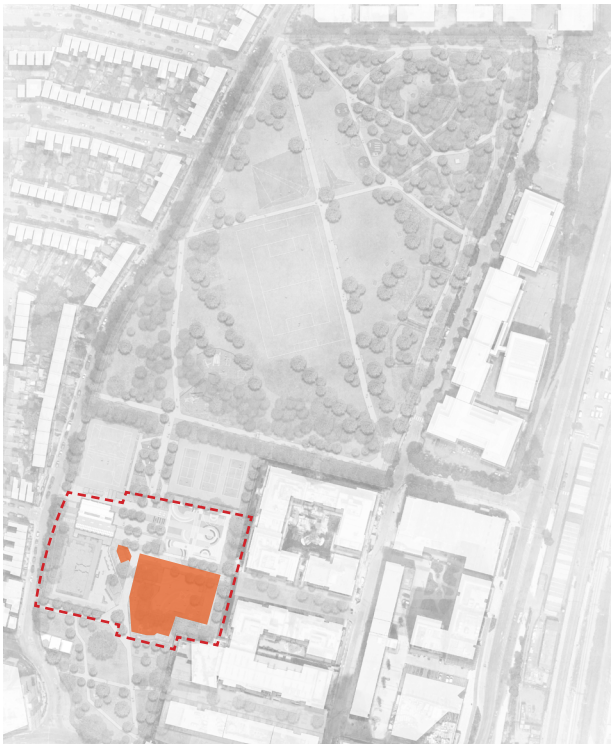
Callicarpa bodinieri var. *giraldii* 'Profusion'
Cornus 'Midwinter fire'
Hydrangea quercifolia
Lonicera pileata
Philadelphus virginal
Sarcococca hookeriana humilis
Viburnum davidii
Fragaria vesca
Libertia grandiflora
Sesleria autumnalis
Clematis armandii 'Apple Blossom'
Lonicera periclymenum
Passiflora incarnata
Trachelospermum jasminoides
Vitis coignetiae



 Planning Application boundary

6.11.5 Playground planting

Planting within play environments will augment the play experience by focussing on plants that children of all abilities can physically enjoy and find stimulation from. Irritant or poisonous species are avoided whilst wildlife-friendly shrub species will be used as accents to the centre of the space and along the fringes. Grasses and ground-covers with flower and scent will offer sensory qualities whilst also tolerating the dry, shady environment beneath existing trees to be retained. Proposals are reinforced by consultation feedback in support of child-friendly planting in playspaces.



Willow tunnel
Carpinus betulus
Hydrangea quercifolia
Sarcococca hookeriana humilis
Corylus avellana 'Contorta'
Corylus avellana
Lonicera pileata
Viburnum davidii
Astilbe chinensis 'vision in white'
Carex divulsa
Dryopteris wallichiana
Deschampsia cespitosa
Euphorbia amygdaloides var. *robbiae*
Geranium macrorrhizum
Hakonechloa macra
Libertia grandiflora
Melissa officinalis
Mentha spicata
Persicaria amplexicaulis 'Rosea'

Polypodium vulgare
Polystichum setiferum
Sesleria autumnalis
Stachys byzantina
Leucojum vernum
Narcissus 'Topolino'

6.11.6 Sports and leisure plaza planting

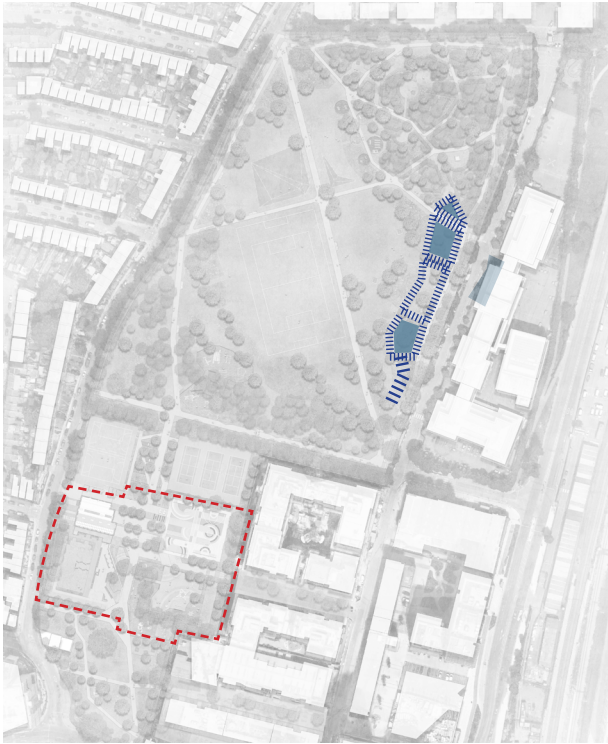
Along the central spine, this new type of planting will be a dramatic talking-point within the park. Bold swathes of perennials will be planted in large, simplistic groupings with contrasting qualities such as flower colours, forms, leaf types and heights. The planting will be inherently rich in wildlife-friendly species with a strong seasonal display for park visitors , extended by winter and spring bulb planting. Sight-lines will be preserved by the filigree nature of planting and general heights being under 1.2m.



Hebe pinguifolia 'Sutherlandii'
Rosmarinus officinalis
Agastache Blue Boa
Anemanthele lessoniana
Aster novi-belgii *coombe violet*
Calamagrostis × *acutiflora* 'Karl Foerster'
Carex divulsa
Echinacea 'Pallida'
Geum 'Totally Tangerine'
Helenium *Sahin's Early Flowerer*
Phlomis tuberosa 'Amazone'
Miscanthus 'Ferner Osten'
Sedum 'Herbstfreude'
Sisyrinchium striatum
Stachys byzantina
Narcissus 'Thalia'
Tulip *spring green*

Planning Application boundary

6.11.7 SUDs basin wildflowers



 Planning Application boundary

 SuDs wildflower turf - Type 1

SuDS Turf eg. Landlife Wildflowers



 SuDs wildflower turf - Type 2

Landscape 34 Wildflower Turf eg. Landlife Wildflowers



6.12 Ecology and biodiversity

The revised landscape masterplan has been developed with advice and recommendations made by Greengage who have undertaken a Preliminary Ecology Appraisal (PEA), Urban Greening Factor Assessment (UGF) and Biodiversity Net Gain Assessment. These reports are available as part of the planning submission this document supports. The BNG assessment undertaken has confirmed that proposals will result in an equivalent to 18.74% increase in habitat units and 65.21% increase in hedge units which is significant and exceeds the BNG Mandate which states a target of 10% net gain in biodiversity. Whilst neither residential or commercial development targets set out in the London Plan apply to the proposals, the client team has pursued an UGF assessment as the proposal represent an improvement to the existing condition; an UGF score of 0.5068 is achieved.

The re-launch of Down Lane Park as a greenspace destination within Tottenham Hale will be partly achieved by delivering a new diversity of vegetation and habitat types within the park. New palettes will ensure a robust and sustained approach to the effects of climate change including increased extremes of temperatures, increased flooding events and unrivalled pressure on biodiversity. Planting proposals have been brought forward with close co-ordination in order to balance the skills, budget and availability of maintenance within the LBH Park's team.

Complementary opportunities for community stewardship to implement new wildlife features have also been identified to strengthen and extend existing community relationships with the park and bring people closer to nature (Page 82). Planting is devised to introduce new types of vegetation whilst also seeking to allow species within the existing seed-bank to establish themselves in a managed way through selective mowing regimes. The new proposals which seek to enhance the existing modified grassland, diversify tree and planting palettes and create opportunities for community-led conservation and management, will contribute to efforts to elevate the current local SINC (Sites of Importance for Nature Conservation) during its next review.

-  Fenceline to form canvas for climbing plants including night-scented species
-  Section of hub garden boundary employing use of gabion baskets backfilled with material to foster habitat creation
-  Dead hedging
-  Log piles
-  Bird / bat boxes
-  Selective mowing areas
-  SUDs attenuation basins
-  Insect hotels





Dead hedges formed using site won pruning material



Habitat furniture features including insect hotels, hedgehog houses, bird and bat boxes



Community hub garden boundary designed to offer habitat qualities as well as being visually interesting



A varied palette of new planting types including biodiverse climbing species on new and existing vertical fences

Habitat features within the park proposal will include:

- Bird nesting boxes
- Bat roosting boxes
- Insect hotels
- Dead hedges with site-won tree prunings
- Log piling with site-won tree prunings
- Gabion walling to the community hub garden boundary
- Climbing plants to vertical boundary structures wherever possible
- Significant new tree planting
- Hard-surfacing with permeable characteristics
- Sustainable Urban Drainage attenuation basins with wildflower meadow planting
- Mixed species native hedge planting
- Diverse palettes of shrub, herbaceous and bulb planting

- A regime of selective mowing to existing improved grassland areas
- Protection of existing trees with limited tree removals

6.13 Inclusive and accessible play

The new masterplan proposal places great emphasis on play and the creation of a new diverse and inclusive play offer. This is critical in ensuring that the park can satisfy the changing needs of Tottenham Hale, welcoming all children and young people irrespective of their physical and psychological needs. It is also important in tackling contemporary societal issues such as childhood obesity and creating safe and supportive environments for young woman and girls. The engagement undertaken (summary included within earlier pages of this report) revealed the needs and preferences of young adults and children within the area and proposals have been devised to respond to the feedback received.

Two focussed playspaces are incorporated as key new amenities within the park. In the north of the park a playspace for older children (12+yrs) is incorporated within a location that benefits from strong passive surveillance from much of the park. This is set within an area of existing woodland which lends the space a naturalistic character with equipment that offers challenge, appropriate risk and social opportunities. The space is unfenced and the surface beneath equipment is a shredded rubber play surface that has a naturalistic appearance. Seating is featured and there is good accessibility to the community hub building where toilets and a drinking water fountain are positioned. Sight-lines to and from the space will be preserved by low-growing planting and trees with managed clear-stems (minimum 2m but frequently over 3m).

Complementing this playspace, further south towards the community hub building and the new park entrance to the Berol Link, a second larger playspace is located. This location adapts the existing community garden (itself a former bowling green) and retains a significant overgrown hedgeline of trees that runs through the play space. Wrapping around the hedgeline, a more playful naturalistic space with play for younger children taking on a woodland theme with shredded rubber surfacing. Play will include naturalistic timber features such as small play houses and plank walks. Children will be able to clamber and climb, exploring the hedge-line and the playful routes and stepping stones beneath the trees. A central space will open out with further more formal equipment placed within a brightly coloured and patterned rubber crumb play surface. Towards the edge of the park lawns with trees and planting will frame the playspace with willow tunnels and further playable landscape features and resting spaces.

Play equipment will be resolved during the technical design period with feedback from the engagement sessions steering and shaping proposals. The equipment selection will ensure a high proportion of inclusive and accessible pieces, arranged in a way which complements access and enjoyment for all.



Sports and leisure area



Playable landscape features



Community hub play area



Northern play area

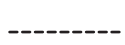


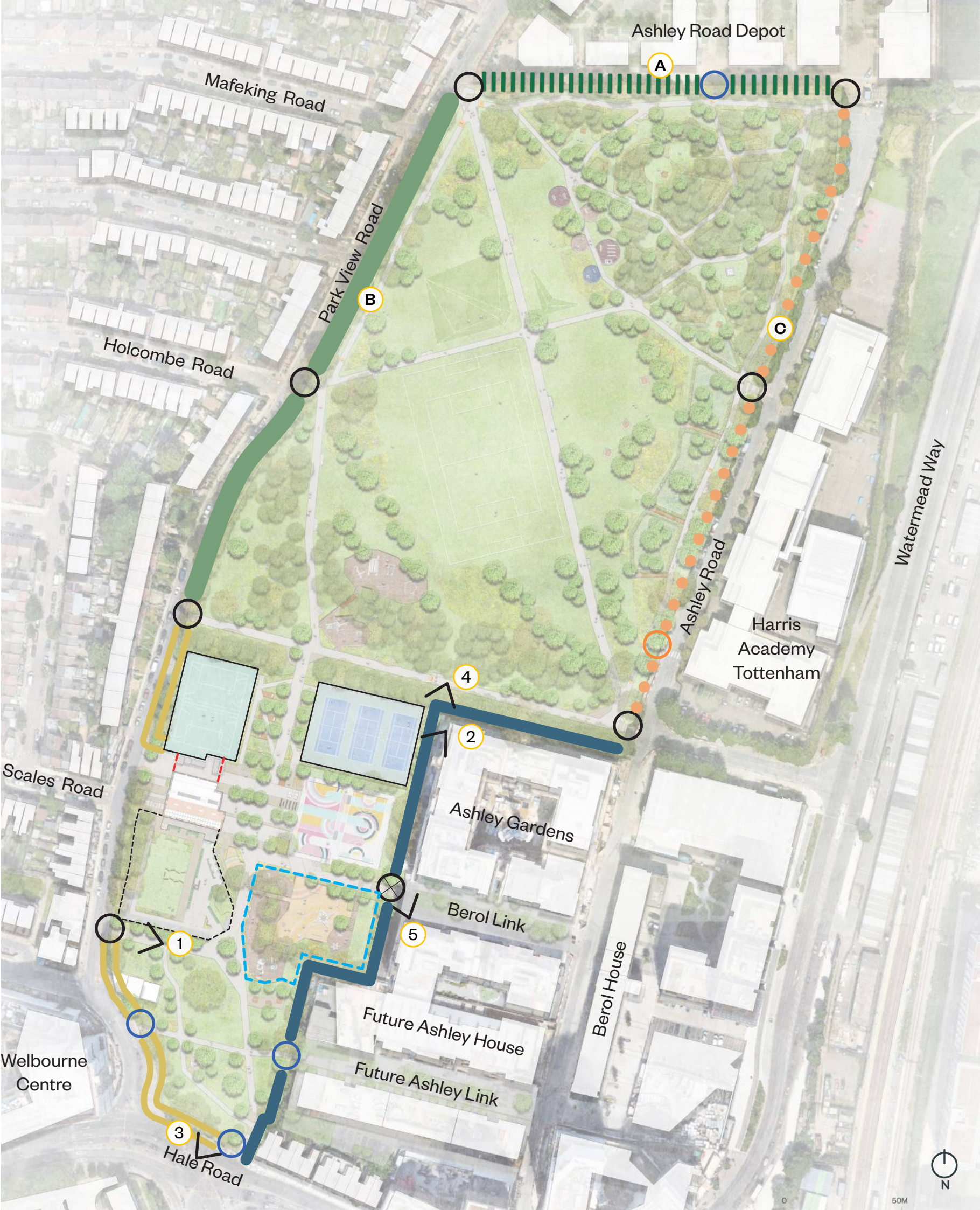
- Playable landscape features
- Outdoor gym
- Incidental play (play on the way etc) Mainly down boundary with Ashley Rd, Park view Rd and Moselle walk and through the Ashley Woodland)
- Sports and leisure area (including netball & basketball courts)
- Space for toddler play alongside cafe terrace
- Community hub play area for > 11yrs
- Northern play area for older children



6.14 Park Boundaries

The approach to park boundaries varies around the masterplan with an over-arching aspiration to make the park more accessible both visually and physically. Boundary railings currently predominate with little planting to reinforce or punctuate. This will change with the introduction of a new planting palette and substantive hedge planting; along Ashley Road more dramatic change will be achieved where up to 300m of existing railings will be removed to open-up the park towards the Harris Academy and the school street that divides pupils from the park. Planting will frame the north (where no boundary is proposed to the new residential community) and the west along Park View Road where railings will be retained until planting matures sufficiently to deter vehicles. Towards the community hub building existing railings will be cleared away to create a welcoming sense of arrival at the new facility. The adjacent diagram sets out the location of railings to be retained and the location of new entrances which will exist as openings only, without gate leafs with the exception of the large sliding gate to the Berol Link entrance. This accords with LBH Parks co-ordination and policy that the park will remain unlocked at night.

-  Permeable planted boundary with Ashley Rd Depot residential community in construction (no boundary proposed)
-  Existing approx. 1.2m high railings to be retained with new planting to include trees, hedge-planting and habitat features (to allow future removal of railings once established)
-  Railings removed to create an open park edge, integrating with future streetscape enhancements to Ashley Road
-  Off-site steel palisade fence to approx. 2.1m height with concrete panel fence iro 1.8m in sections, within parks land, to be removed
-  Existing approx. 1.2m high railings to be retained (with minor modifications to create new park entrances)
-  Community garden boundary fence 2.1-2.4m (see pages 54-55)
-  LBH Parks yard boundary 2.1m high secure metalwork with access gates
-  Existing sports courts fence lines to be retained as-is (approx. 3.5m high)
-  1.2m high playground fencing
-  Existing park gated entrance (off-site) see photo 5
-  Existing park entrance with gates removed
-  Proposed park entrance (no gates proposed)
-  Existing fairground access gate retained to Ashley Road





Informal, planted boundary consented between Down Lane Park and the future Ashley Rd Depot community (without fenceline)



Along Park View Road the park boundary will be defined by trees, hedges and habitat features to allow future removal of railings



Park edge with tree planting, boulders, informal play features and fixed timber bollards to delineate park edge once railings removed along Ashley Road



Photo 1 of existing historic gate piers to be retained at Park View Road (with gates removed) south of the proposed community hub garden

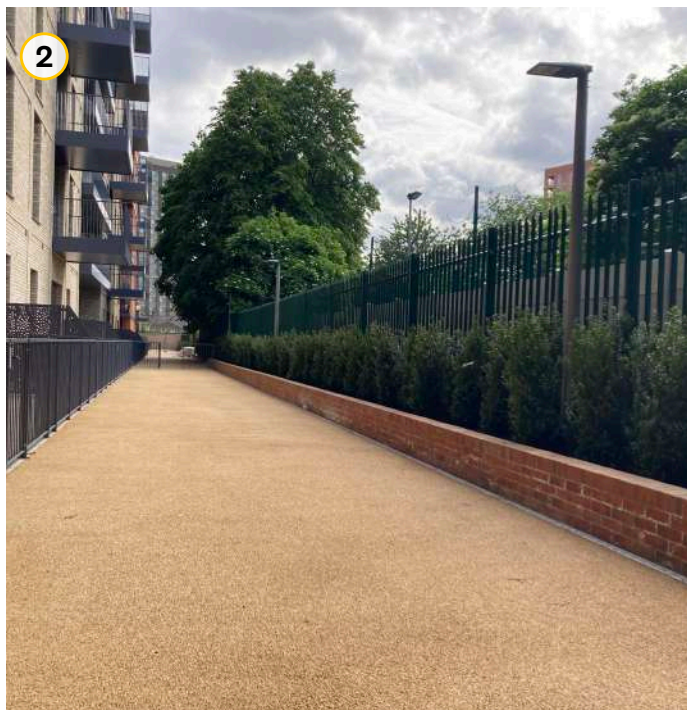


Photo 2 of off-site steel palisade securing residential development from the park to the east, partly planted (concrete panel park fence with LBH Park's land to be removed)



Photo 3 of existing railings, approximately 1.2m high to be removed to create new southern park entrance

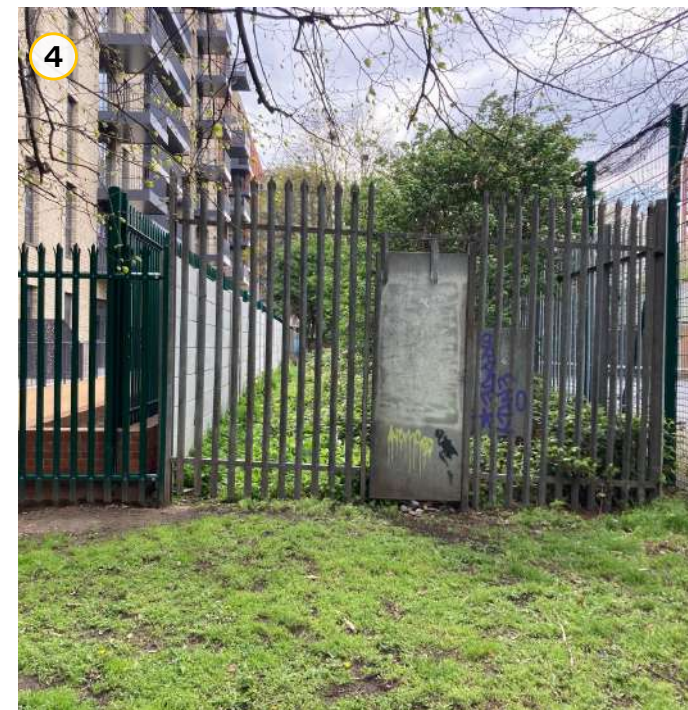


Photo 4 short section of existing palisade fence to be removed, east of existing tennis courts

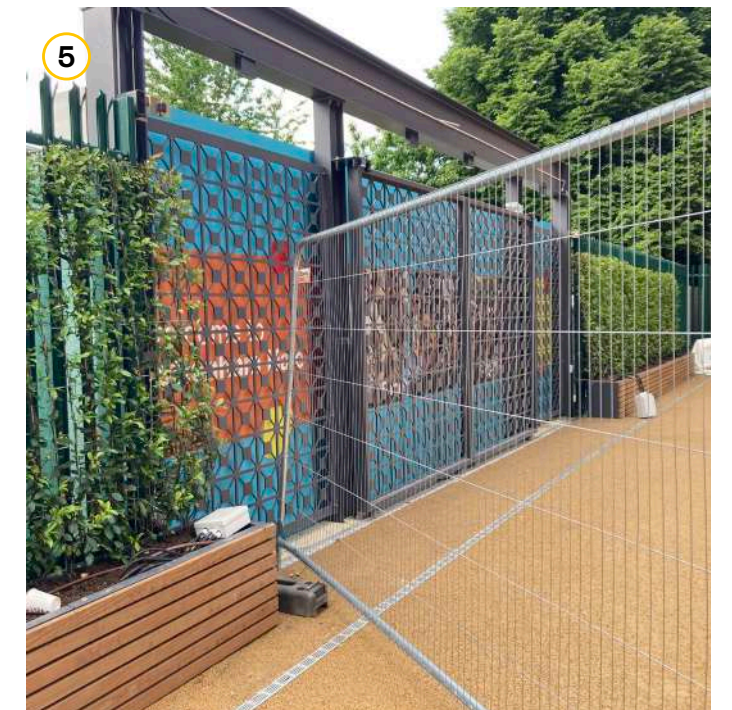


Photo 5 existing entrance gate already installed to provide park access at point of Berol Link

6.15 Hard Materials

A palette of hard materials has been developed across the masterplan that ensures robustness, inclusivity and ease of maintenance. Single surface materials predominate for ease of installation and cost-effectiveness and 'special moments' are highlighted within the materials palette through the use of coloured asphalt in bold banding at entrances and in subtle surface patterns along Moselle Walk. Coloured and traditional asphalt will abut each other without the need for edge restraint and will be of a permeable construction. Path edges will generally be naturalistic timber which offers a staked approach which avoids trench footings within the root protection areas of existing trees.

Surfaces to the playspaces and outdoor gym area will feature naturalistic shredded rubber and brightly coloured/patterning rubber crumb within the playspace closest to the community hub building. These surfaces will be detailed to reflect free-fall heights and will offer permeable characteristics which the majority of new paved surfaces will also offer within the planning application area.

Proposed hard-courts for netball and basketball will feature porous asphalt with an anti-slip coating employing bright colours and patterning. Within the first phase, timber deck features will give the impression of bridges running across the SUDs style attenuation basins. The decks will be from a sustainable timber source with inlaid carborundum strips to ensure slip-resistance and upstands will be detailed to ensure ease of use by those in wheelchairs, with pushchairs or with mobility aids.



Example of surface patterning at Ashley Road north pedestrian entrance (nts)



Single surface paving - traditional asphalt with bands of coloured asphalt - both to have permeable constructions



Basketball and netball courts - Porous asphalt with coloured anti slip coating



Exercise loop - Thermoplastic markings



FSC Certified hardwood timber deck with inlaid carborundum strips and upstands to deck sides



Northern play area safety surface - Rubber mulch safety surface



Southern play area safety surface - Wetpour safety surface

6.16 Circular economy principles

Scrutiny has been given to the range of materials and construction components that will be yielded from the existing park buildings and hard landscape fabric. Where possible existing items will be re-purposed or re-used rather than importing new materials and some suggestions are indicated by the adjacent images.

Tree arisings will be kept on site and used to compose log piling and head-hedging through stewardship initiatives. By keeping the material on site benefits can be yielded through habitat creation and ultimately returning plant material into the existing soils (topsoil will also be lifted and re-located around the park for new planting areas).

Existing shipping containers will be re-used and re-positioned within the park masterplan as practical storage for both the community hub operator and the LBH Parks team. Existing outdoor gym equipment is also to be re-used in new locations and it also intended for existing good quality play equipment to be carefully lifted and repositioned within the masterplan.

Substantive opportunities exist for re-purposing existing hard-landscape materials to create crush and hardcore for creating new paved surfaces. The proposed boundary to the community hub garden partly includes gabion baskets backfilled with site-won material for the further reduction of carbon footprint of proposals. Existing railings to be removed will be substantive and will be recycled as scrap metal where possible, with resulting monies reinvested into the project or redeployed elsewhere.

Recycling existing metalwork railings



Railings for removal will be re-used

Re-using site won prunings



Tree pruning arisings



Log piling and dead hedging

Re-purposing building steels



Steels as furniture



Steels re-primed and painted



Steels re-used in boundaries

Re-using shipping containers



Re-purposing hard landscape



Hardcore for paving MOT



Hardcore for gabion baskets

6.17 Signage strategy

Proposals and detailed requirements for signage will be resolved during Technical Design period but the adjacent imagery sets out the hierarchy of signage envisaged across the park. Signage will be developed to complement and dovetail with wider way-finding proposals by LBH Regeneration outside the park, synchronising with the area wide way-finding strategy being taken forward as a project in it's own right.

Within the park, signage features will be located and designed to ensure inclusivity of use with font sizes and positioning of text to ensure information can be easily accessed. Signage will reflect a 'family' approach with a consistent or complementary material palette to ensure a strong sense of park identify and character is achieved.

Signs will be located at key points across the park giving information and directional advice. Existing signage to the tennis courts and AGP will be retained as-is with the relocation of some signage elements (notice board) to be agreed.



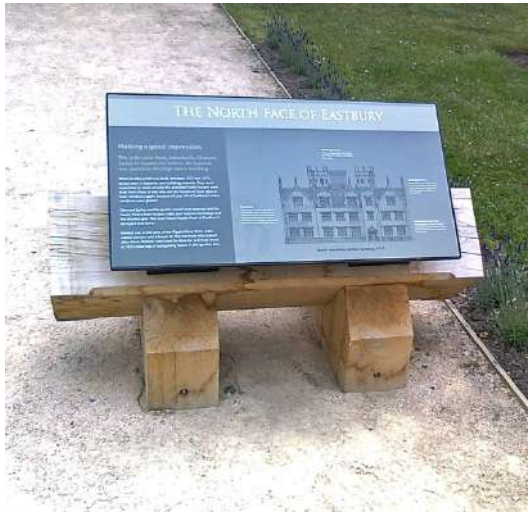
Totem-style signage in differing heights with signage information panel including map at strategic points



LBH Parks standard notice board



LBH Parks standard signage to play and outdoor gym



Interpretation signage at accessible heights



Directional signage in limited, strategic locations



Thermoplastic signage to hard-surfacing routes (cycle paths, distance markers etc)

6.18 Furniture strategy

The masterplan will significantly increase the level of seating within the park as described within the strategic approach to ensuring inclusive and accessible design. The client team has a standard specification of key street furniture items and where possible the new proposed park furniture will reflect this specification. This will include litter bins with recycling provision and park benches with arms and backrests which will be used in areas of parkland setting. The detail and furniture specification will be fully resolved during Technical Design period but it is likely that timber-topped seating forms will be used in key areas within the park, within the community hub plaza and associated play spaces, and potentially at park entrances. Feedback from engagement sessions with children and young people have supported the use of flexible seating forms towards the proposed netball and basketball court and as reflection, robust timber hardwood seating ‘beams’ are proposed (as a proprietary item) within this space. Furthermore, seating with tables including a chess-board inlay will be incorporated.

The family of metalwork items (fixed and removable bollards, cycle stands, existing railings) will be painted black as a standard LBH Parks approach. All street furniture pieces will be robust, enduring and easily replaced/repaired.



Seats with arms and backrests (LBH Parks standard)



Bins with separate recycling provision (LBH Parks standard)



Robust timber seat-tops with varying height and sections with arms and backrests



Robust timber picnic tables and benches with space for wheelchair/ mobility scooter/push chair



Robust timber flexible stage/ seating arrangement



Chess tables and seats



Sheffield-style cycle parking



Black bollards with access control options



Drinking water fountain

6.19 Management, maintenance and stewardship

The north of Down Lane Park is identified by LBH as a Site of Importance for Conservation (SINC) at a local level. Consultation with the LBH Nature Conservation Officer has confirmed that SINC designation resulted through opportunities for community engagement and participation. Through the proposals devised for the park, aspirations exist for the SINC designation to be extended to include the south of the park; this would involve future monitoring and assessment which itself offers significant opportunity to engage local people. The masterplan seeks to exploit opportunities to improve access to nature for local people.

Proposals have been devised to generally ensure a limited level of maintenance in order to reflect budgets available. Within proposals for new planting there will be focal areas with a greater level of herbaceous perennials which will require an increased level of maintenance. Significant new play will also require a more onerous level of inspection and care than the existing level of play within the park. A costed five year landscape management and maintenance plan has been devised to sit alongside the proposals to identify where budgets and time should be focussed. The LBH Parks team (including gardeners) and close cohorts have been engaged throughout the design process to ensure comfort on the nature and detail of proposals.

A wealth of opportunity exists to engage and inspire people living locally to Down Lane Park to get more involved in their local park. The intensity and frequency of stewardship activities can vary and it is thought that a range of operations could be identified that would dove-tail in with the on-site LBH Park's team very well. These might include:

- Winter fruit tree pruning
- Autumn fruit harvesting
- Bulb planting in spring
- Creation of dead hedges using site-won timber and clippings
- Creation of log piling using site-won timber
- Gathering seed from spent flower heads in autumn for the following year
- Weeding beds generally

- Helping twine and train climbing plants
- Undertaking coppice pruning to harvest bean poles for the community garden on a 3-5yr cycle
- Mulching of fallen leaves on site (albeit leaving some for wildlife benefit too)
- Bark mulching to new trees and planting
- Litter-picking and checking on tree ties and staking
- Helping watering trees in hot summers (within reasonable limits)
- Helping park gardens lift and divide plants in season and sharing in arising plants
- Helping clear-out bird boxes and hedgehog houses on a seasonal basis
- Monitoring of planting successes and failures – helping provide a feedback loop on what is thriving and what needs more care/attention
- Reporting damage and maintenance issues to the parks team
- Helping 'top-up' the gabion wall surrounding sections of the community hub garden with natural habitat matter
- Planting of willow tunnels proposed within playspace closest to community hub building
- Hedge-planting to northern park perimeter



Landscape layout (nts)

--- Site of Importance for Nature Conservation (SINC) area



Fruiting trees at harvest time



Bulb planting community events



Up-skilling local community members



Potential community engagement in survey work within the park



Creating dead-hedge lines



Cleaning out bird boxes out of season



Litter-picking - helping maintain the park whilst engaging with others



Tree watering in hot weather

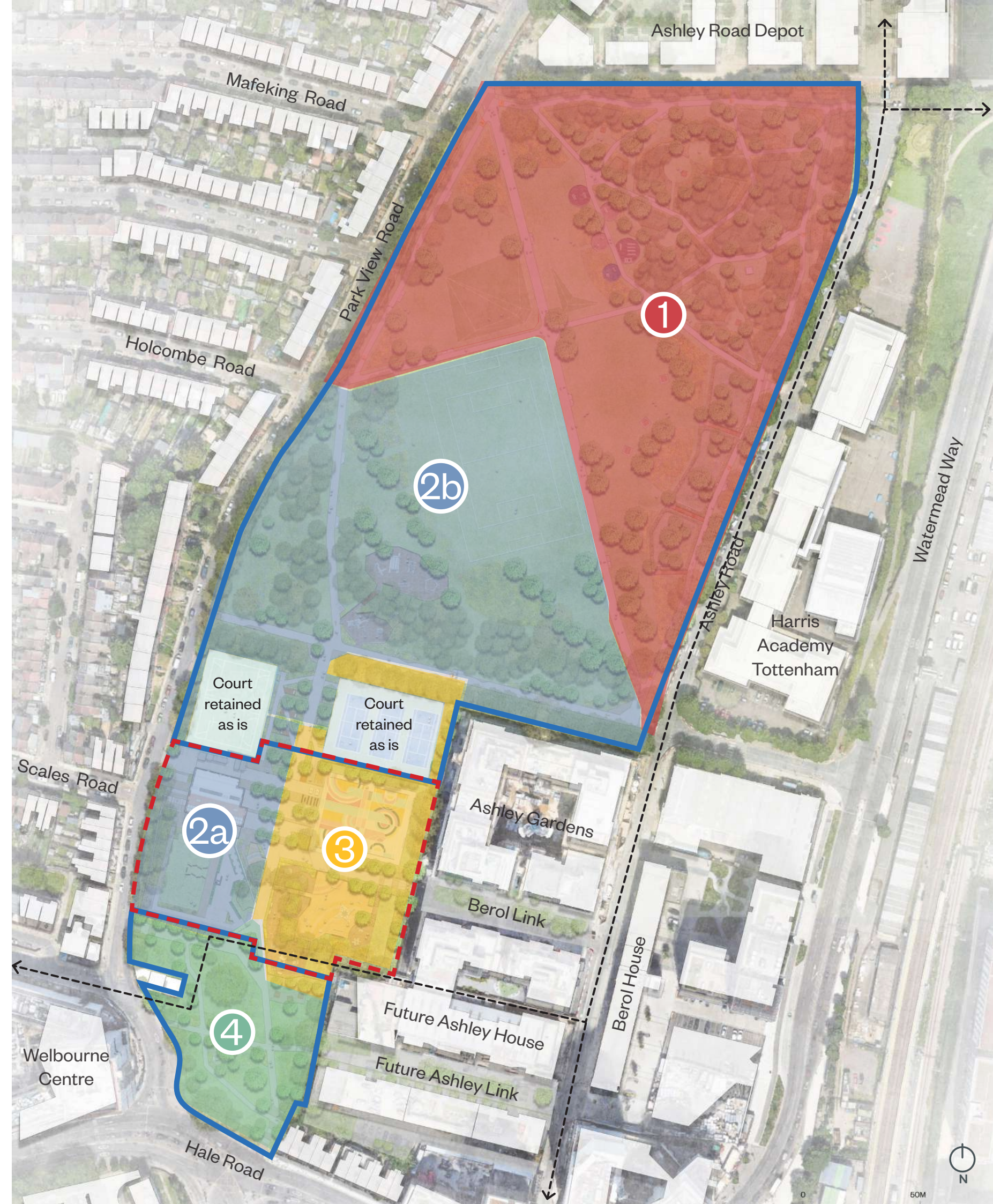
6.20 Phasing

The scale and ambition of the park improvements requires a phased approach, co-ordinating construction and highways access with the wealth of contextual development coming forward across Tottenham Hale (as set out in the earlier pages of this report).

The adjacent diagram indicates the preliminary approach resolved with the LBH client team to be further distilled during technical design and once a contractor is appointed, to ensure appropriateness and convenience to local people. The sequencing of works will aim to ensure:

- Existing play equipment remains in use until new provisions are installed either substantially or wholly
- AGP, tennis and football facilities remain accessible during construction
- Avoidance of sacrificial works as far as possible
- Significant areas of park are not taken out of public access for excessive periods during construction
- Key public routes are supported and not obstructed for excessive periods of construction
- Continued operation of the Pavilion Pre-School nursery and Living Under One Sun

Phase one of the park improvement works includes the north-east area of the park and has been part-funded by the GLA's Green and Resilient Spaces Fund (GRSF) which aim to: *"...fund large-scale, innovative enhancements to green and blue spaces and the wider public realm that will strengthen London's climate resilience, increase biodiversity, improve access to green space, build green skills and promote health and wellbeing."*



As detailed within preceding pages of this report, the phase one works include:

- New planting to augment and diversify the existing woodland through trees and understorey woodland planting
- Creating new surface-water attenuation basins which will become landscape features in their own right, including timber decked routes, seating, tree planting and informal playable features
- New landforms to provide variation and south-facing seating opportunities
- Outdoor gym equipment relocated and extended by trim trail features and supplementary gym equipment
- A significantly enhanced path network offering improved access for all including:
 - Through the enriched woodland
 - Around the park perimeter forming a new recreation route
 - Creation of a much-needed east-west footway for pupils of the Harris Academy Tottenham

- Widening of the existing diagonal pathway to improve safety and access
- Improved park entrances and a new pedestrian access linking into the 'Ashley Road Depot' new housing community currently in construction directly north of the park
- New cycle parking in convenient and well over-looked locations
- Strategic new lighting which considers people as well as wildlife

The phase one works have been devised with an awareness of LBH's aspiration to deliver streetscape enhancements to Ashley Road (north) to improve the pedestrian experience along this road. Whilst proposals are not yet being actively progressed by LBH, the new park works seek to reach-out to a future-envisioned streetscape with playable features, planting and seating. In the intervening period before improvements are made to Ashley Road, the park will offer improved permeability to the street (removal of railings whilst defending the park edge from vehicles) whilst also taking surface water-run off from the carriageway and into the park's proposed sustainable urban drainage features.



Sketch 'vision' for potential Ashley Road streetscape improvements (facing south with park on right)

- Phase 1 (Jan 2024 – May/June 2024)
- Phase 2 (June 2024 – May 2025)
- Phase 3 (June 2025 - Nov 2025)
- Phase 4 (Dec 2025 - Apr 2026)
- Extent of park works to be subject to planning consent
- Park works to be delivered by Permitted Development rights
- Indicative routing of Decentralised Energy Network (DEN) tbc

7.0 Community Hub Building



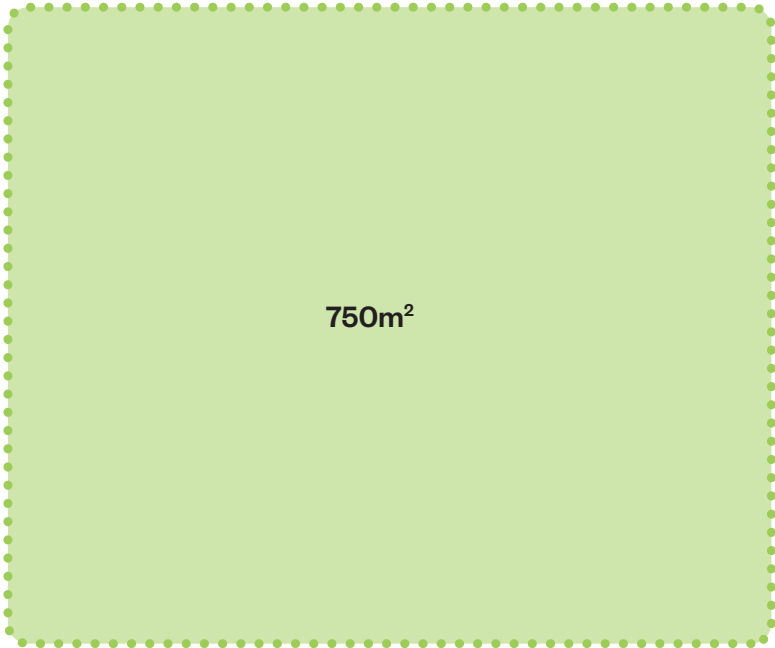
7.1 Building Brief

The key objectives for the Community Hub in Down Lane Park are:

- Community:** provide a civic ‘hub’, for the Tottenham Hale neighbourhood, where all communities can come together.
- Welcoming:** provide a warm and inclusive ‘open door’, welcome to all residents & park users drawing and inviting people in.
- Pride:** reflect heritage, culture, and diversity of the neighbourhood and its communities, promoting ownership & civic pride.
- Accessible:** excel in equality and ease of access and use for all users, with demonstrable sensitivity to those with disabilities.
- Safe:** provide a safe and secure environment year round both internally and externally, that promotes health and wellbeing.
- Integrated:** sensitivity to context, maximising synergies with amenities (play and garden), connections, and development.
- Flexible:** embed flexibility enabling multiple purposes and different user groups and different activities over time.
- Viable:** provide income generating uses (café & quality hireable space) that contributes to a self-sustaining park.
- Efficient:** enable efficient, cost effective operation and maintenance, using robust materials and minimising lifecycle costs.
- Sustainable:** embed exemplary sustainability and climate change resilience credentials, striving for Passivhaus.

The hub building will provide the uses shown in the diagram to the right.

Outdoor



Community garden



Garden storage

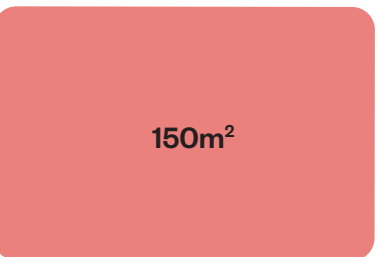


Park storage



Public WC's

Community



Community / meeting space

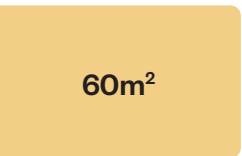


Storage



Kitchenette

Café



Cafe



Outdoor seating



Kitchen



Servery

Amenity



WC's



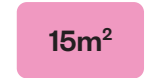
Changing places



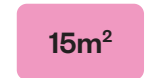
Plant/Bin store



Storage



Parks office



Admin office



Reception

Indicative total area = 440m²

7.2 Site Location

The location of the hub building was carefully considered through the co-design process as described on pages 33-37.

The building location was chosen for the following reasons;

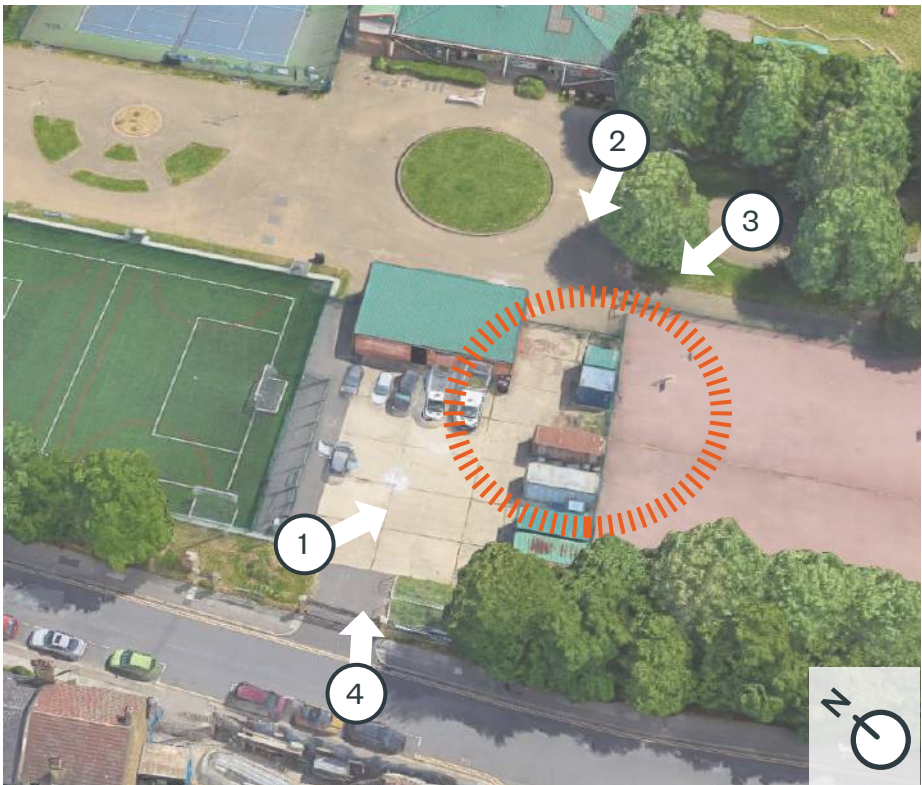
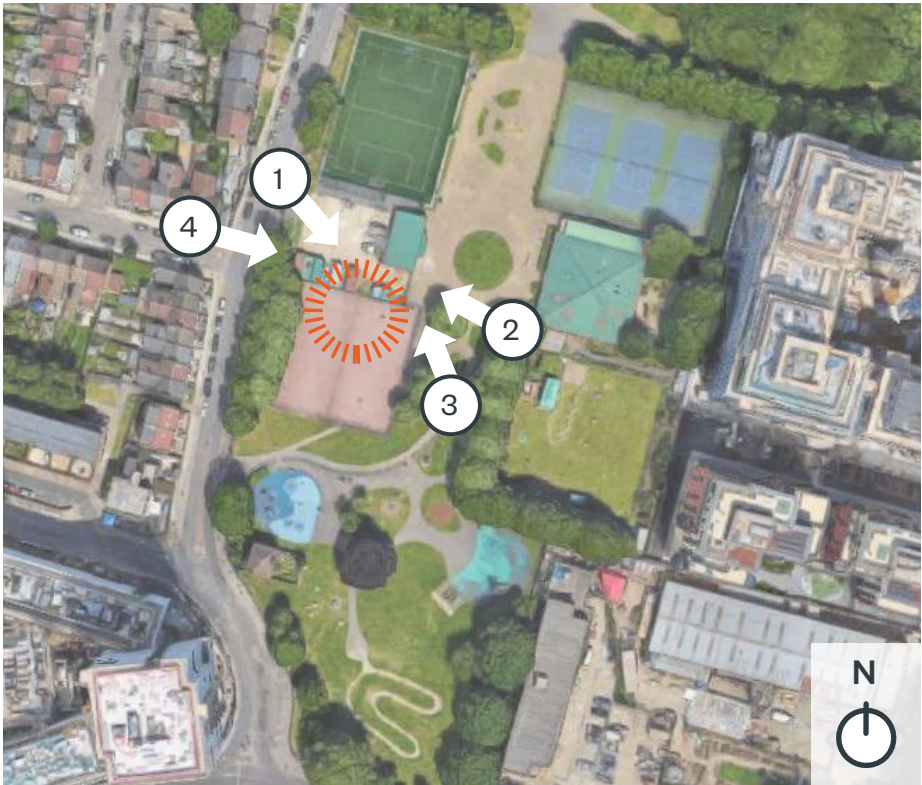
- Prominence on Park View Road to increase visibility of the building and enable pedestrian access, particularly in the evening
- Building is clearly visible from multiple park entrances and from the key north-south route through the park
- Ease of vehicular access from Park View Road for servicing, deliveries and emergency service access
- Located on existing hard standing and near existing services, thereby avoiding loss of green space
- Close proximity to the play area, MUGA, tennis courts and AGP creates visual connections between the building and the activities for security and passive surveillance
- South facing community garden with the potential for solar gains for the building.

- Planning application boundary
- Permitted development boundary
- ☉ Community hub location



7.3 Site Context

 Proposed hub building location



7.4 Site History

Tottenham Hale and Down Lane Park specifically, has a strong industrial heritage with a number of factories occupying the site in the 19th and 20th century. A variety of industries were active in the area, including woollen, dry battery, printing factories, and most notably Berol (then Eagle Pencils).

Down Lane Park was also home to Down Lane School between 1911-1967. The school building, which sat adjacent Park View Road, was later demolished in the 1980's, however the Caretaker's House and school gates are still standing at the southern end of the park.

A facade study of the demolished Down Lane School was undertaken to understand the architectural language of the school with potential to reference the old school in the new building frontage along Park View Road.



Down Lane School



Caretaker's House



- ① Defensible space created by boundary wall, railings and planting between Park View Road and school building
- ② Large sash windows creating regular facade rhythm
- ③ Recessed brick detailing to ground floor window head

- ④ Length of facade broken down in bays by stepping building footprint in/out
- ⑤ Pitched roofs facing Park View Road
- ⑥ Brick corbel detail to eaves of Caretaker's House

7.5 Site Constraints

- ① Residential context to Park View Road
- ② Mature trees
- ③ Noise and air pollution from Park View Road traffic
- ④ Noise from Park View Road, AGP, tennis courts, proposed MUGA and play area
- ⑤ South facing site - potential for excessive solar gain, consideration of shading to south elevation required
- ⑥ Potential for anti-social behaviour underneath mature trees and against AGP boundary
- ⑦ Lack of “back” elevation to site - all façades need to respond to the context of the street and the park and provide active frontage
- ⑧ Existing depot building to be demolished
-  Proposed hub building location



7.6 Site Opportunities

- ① Active frontages to Park View Road
- ② Opportunity to maintain vehicular access for deliveries and servicing from Park View Road. Also provides an opportunity for pedestrian access (particularly in the evenings) to the proposed hub building
- ③ Existing depot building to be demolished
- ④ Visibility of site from key park entrances and paths
- ⑤ Strong visual connections from hub building to play area and MUGA for security and passive surveillance
- ⑥ South facing site - opportunity for solar gain within the building
- ⑦ Existing park entrances
- ⑧ Existing north-south route through park
- Active frontages
- ⬢ Key nodes - park entrances
- ✱ Visual termination point from play, MUGA and park entrances
- ☀ Proposed hub building location
- ☁ Proposed community garden location

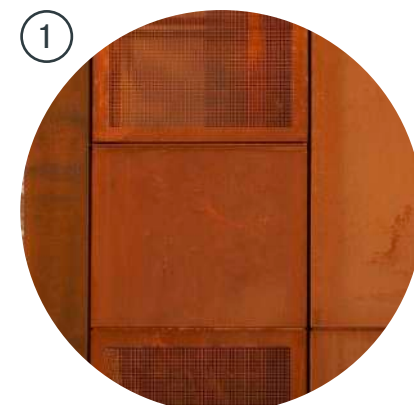


7.7 Design Concept

Haringey Council have implemented a borough-wide material palette which includes Corten. This has been realised through prominent public realm interventions within Tottenham Hale and specifically on the nearby Hale Wharf bridges, proposals for the Paddock and the Walthamstow Wetlands.

The southern portion of the hub building, the ‘celebration spaces’ proposes to use Corten to act as a key marker within the park, but also to tie into a wider Haringey identity and wayfinding strategy. This will strengthen the key east-west green link and knit places and spaces together, linking Tottenham High Road to the Lea Valley.

The Corten cladding references the industrial history of the site, whilst also complimenting the brickwork and tiled roofs of the adjacent housing on Park View Road.



Proposed materiality of the Hub Building



Hale Wharf Bridge



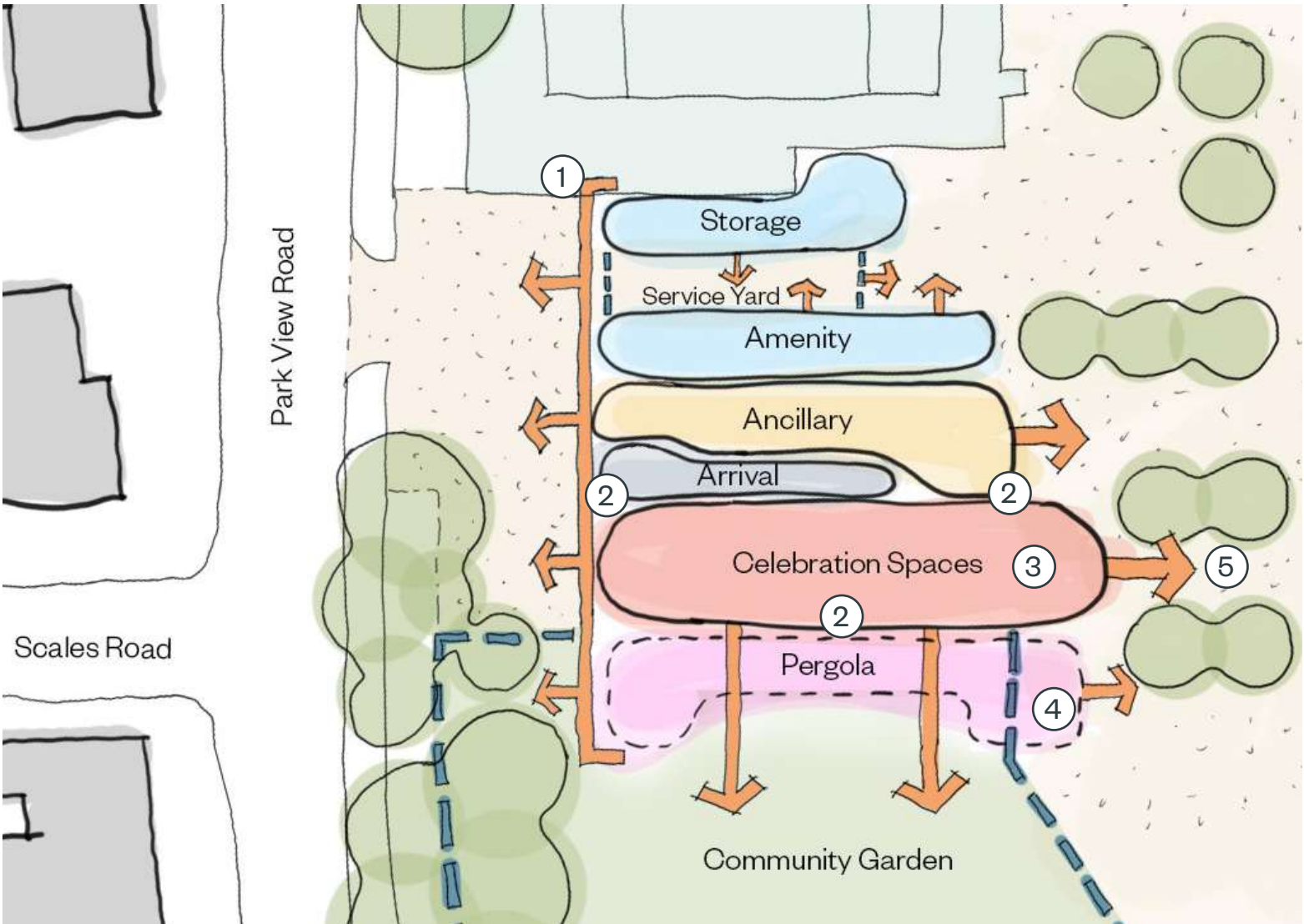
The Paddock



Walthamstow Wetlands

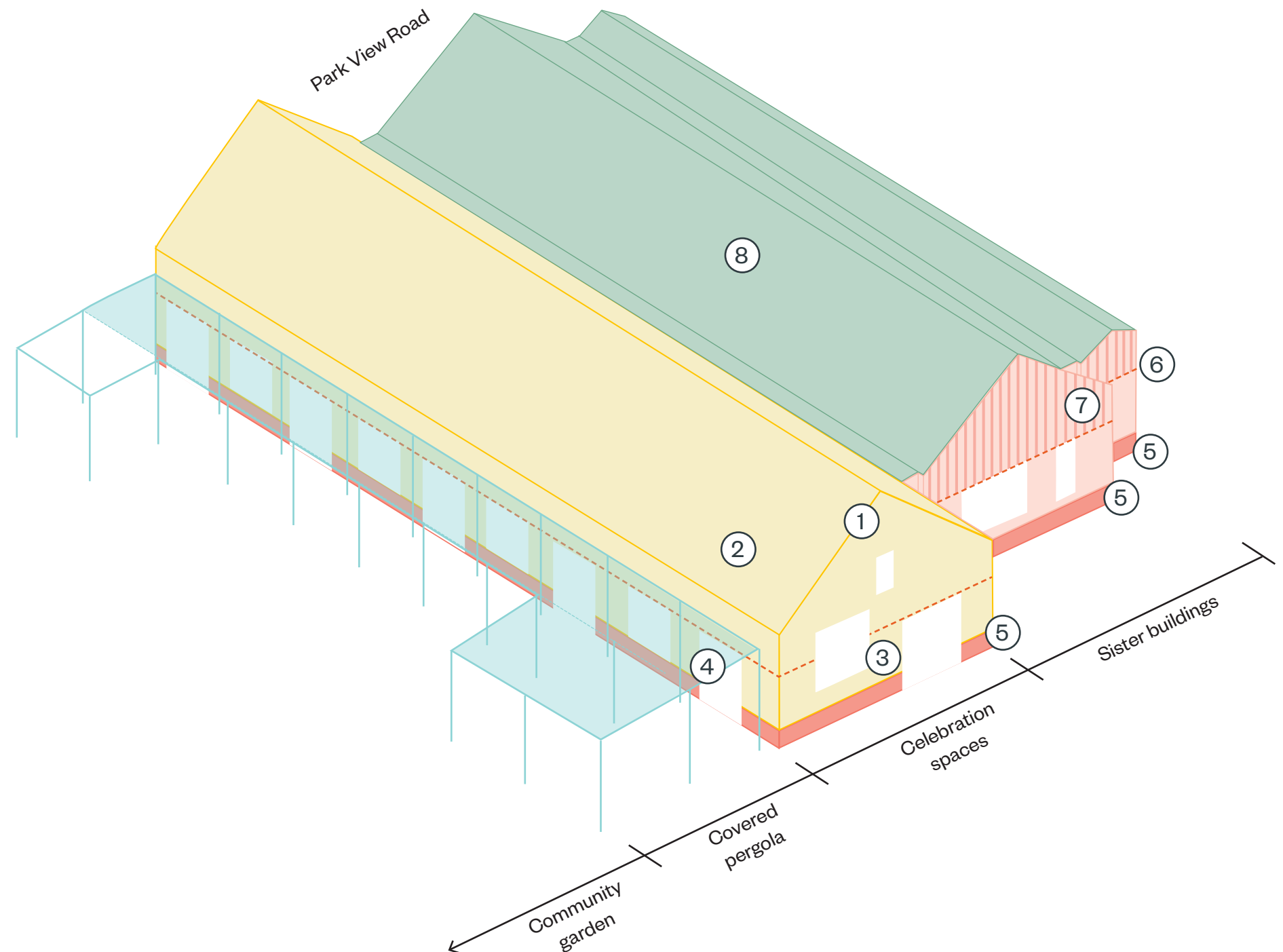
The design proposals for the community hub building seek to provide a key landmark building within the park. The building should be a civic hub for the local neighbourhood and community and provide a welcoming, safe and flexible space for all to use as required.

- ① Strong, consistent frontage to Park View Road to respond to terraced housing context and reference the architecture of the old Down Lane School
- ② Active frontages to all sides of the building to respond to varying conditions (park, street and community garden)
- ③ Celebration spaces highlighted by materiality (Corten) and building massing - building to form key visual termination point and work as a wayfinding marker within the park
- ④ Pergola is a key gateway between the park, community garden and the building, tying all three elements together
- ⑤ Create active and welcoming frontages from the park for visual and physical connections between the park and hub building



- ① Simple gabled roof form to reference the industrial heritage of the site, the old Down Lane School and the residential context of Park View Road.
- ② Corten to wrap around celebration spaces to highlight key internal functions, be a key marker within the park and tie into the wider Haringey wayfinding strategy.
- ③ Playful treatment of fenestrations to celebration spaces.
- ④ Lightweight timber pergola to provide shading to the building and shelter in the community garden.
- ⑤ Double soldier brick plinth for a continuous base treatment and tie all three building volumes together.
- ⑥ Consistent datum line across all three building volumes for window and door head heights to line through with vertical brick detailing or Corten panel heights.
- ⑦ Vertical brick detailing to add depth and visual interest to the brickwork.
- ⑧ Clay roof tiles to compliment brickwork tones and adjacent residential context.

- Double soldier course, red multi brick plinth
- Red multi brick - flemish bond
- Corten cladding
- Clay tiles
- Timber pergola
- Covered areas to pergola



7.8 Pre-app Feedback - Hub Building

The overall masterplan and proposed community hub building was presented for pre-application advice on 28th April 2023 with formal feedback provided 10th July 2023.

The proposal was well received by the planners with commentary commending design progress and general direction of travel. Feedback provided by the planning authority combined themes and topics also discussed in the Haringey Design Review Panel.



Proposed aerial view presented at pre-app

Comment: The planners queried whether the pergola (shown along the western boundary of the garden) could be extended to the eastern boundary. The mature trees are already providing shade along the west and the garden could benefit from additional shading in other areas.

The extent of the pergola has been reduced - the covered pergola now only sits directly adjacent to the south elevation of the hub building to provide shading to the building and to act as a threshold zone between the community garden and the building. Where there are entrances into the community garden, the pergola will be increased in depth to create a generous and accessible entrance.

Comment: Request for detailed proposals regarding inclusive parking, cycle parking and refuse truck access for the hub building.

Accessible vehicle parking and cycle parking will be in accordance with the London Plan. Cycle parking will be incorporated in various locations around the park to ensure a fair provision. With regards to refuse truck access, tracking has been undertaken by the transport engineers to ensure a refuse truck is able to enter and exit the site.

“The Community Hub kitchen is under pressure to achieve a lot in a relatively small space. The panel notes that it would be a useful income generator if the hub could be rented out for private events such as weddings. It is therefore important that the space performs adequately and allows the generation of profit that can be reinvested into spaces for the community.”

The plan has been interrogated to ensure that maximum flexibility is built into the building to ensure a wide range of events can be held, both in the daytime and evening. In doing so, the hub building can facilitate a range of key services that give back to the local community.

Comment: Strong support for Passivhaus design principles and full accreditation if achievable.

We are striving for Passivhaus accreditation and have an energy consultant appointed on the project to advise on strategies and design. We have designed the building to meet Passivhaus standards and have considered building orientation and massing, proportion of glazing and ventilation. We are also ensuring specification of products and proposed wall and roof build ups meet Passivhaus standards and requirements.

Comment: Priority should be a fabric-first approach and a preference for natural ventilation. “The panel asks for more detail on how microclimate will be addressed across the scheme, inside and outside.”

The building will employ a natural ventilation strategy with additional measures as required in the community space and cafe where there are likely to be large groups of people for events or activities. The ventilation strategy has been advised on by the MEP engineers and energy consultant. The building has south facing solar panels and north facing rooflights into the community space and cafe for ambient toplighting. Two south facing rooflights above the building entrances have been carefully considered in their position and size to balance the heat gains with the atmospheric benefit they provide to the entrances.

7.9 Haringey Design Review Panel feedback - Hub Building

The masterplan and proposed community hub building was presented to Haringey Design Review Panel (DRP) on 17th May 2023 with formal feedback issued on 7th June 2023.

Overall, the proposal was well received by the panel who noted “the architecture of the Community Hub is developing well. The panel enjoys the way the building addresses both the street and the park, creating a presence on Park View Road where the existing hub building does not.”

Following receipt of the feedback, a review of the comments was undertaken by the design team to ensure suggestions have been incorporated into the proposals where possible.



Proposed plan presented at DRP (May 2023)

“The panel would like to see the entrance to the Community Hub emphasised through the architectural design, rather than with signage.”

We have introduced Corten as a feature material to the celebration spaces. Window linings, the canopy over the external server hatch and key building entrances will also be highlighted with Corten or matching aluminium trims. The treatment and architectural language of the main building entrances will be the same across the east and west elevations for consistency.

“The panel thinks that the pedestrian entrance should have a clear relationship to the street and the park. It advises exploring whether the park storage buildings could shift northwards to create more space for a direct route into Down Lane Park next to the Community Hub building.”

During design development, we tested the reconfiguration of the park storage and service yard to enable a direct route from Park View Road into the park adjacent to the building. However, it was felt that an additional pedestrian route would negatively impact the street elevation of the building by pushing the building south, behind the mature tree canopy and losing street presence, therefore giving more prominence to the vehicular entrance from Park View Road. It would also reduce the size of the community garden. Finally, it would be difficult to manage a safe pedestrian route in conjunction with the service yard, which would need to maintain a clear vehicular route for Haringey parks staff at all times.

“As the only toilet in the café is an accessible toilet, the panel is concerned that it will often be taken out of use for those who need it most. More toilets should be provided.”

The accessible toilet in the cafe has been omitted, in favour of keeping all WC's in a central location. We are providing two enlarged, accessible WC's, one enlarged non-accessible WC and a Changing Place facility internally. Additionally, we are providing one enlarged accessible WC and one enlarged non-accessible WC within the building envelope, which will be accessed externally by park users.

“Community space and café could suffer from overheating in the summer. The panel understands that the pergola to the south is fully covered, but its concerns about the amount of south-facing glazing remain. A natural ventilation strategy should be developed as part of this exercise that tests the performance of all spaces.”

The covered pergola is min.2.5meters deep to provide sufficient shading to the south elevation. Fenestrations have been reduced to meet the advice given by the Passivhaus Trust regarding window to facade ratio. The energy consultant and MEP engineer have developed a natural ventilation strategy and the energy consultant has produced an overheating assessment which will support this planning application.

“The panel recommends that the same external material is used on both the front and the back, so that the building reads as a single structure. This does not necessarily need to be brick. Timber could work well and would be an honest expression of the building's construction.”

This comment has been taken on board and use of facade materials has been rationalised. The material palette for the facade has been simplified to two key materials - Corten and brickwork. The materials have been chosen for their durability and robustness in addition to referencing the Corten found in the wider Haringey context and referencing the industrial heritage of the site.

“The panel understands that the internal Community Hub layout has been designed and tested with the operator of the existing Living Under One Sun hub. However, it suggests that the layout could be improved to help with the monitoring of spaces, ensuring security and a welcoming arrival experience.”

The plan has been updated to reduce circulation areas in the building - the remaining circulation space is now easier to monitor due to visual connections from kitchen. Further workshops have been held with Living Under One Sun, who are the current hub building operators, to ensure the management of the building is feasible with additional thought given to access control measures.

7.10 Plan Development

The proposed internal layout of the hub building has been developed in light of feedback from the Community Design Group, public engagement, four dedicated sessions with Living Under One Sun, who operate the existing Hub in Down Lane Park, feedback from QRP, advice from the Local Planning Authority (including the Council's Design Officer), and discussions with the client.

Throughout design development, there has been close co-ordination between the landscape and architectural team to ensure cohesion and clarity of design.

Previous Plan



Pro's

- Visibility from Park View Road to the park through the entrance
- Central link space acts as a threshold or can be used as cafe/ community space overspill

Con's

- Large amount of circulation space
- Commercial kitchen is an awkward shape due to inclusion of WC and storage room.

Plan development has maintained the following key elements throughout;

- Ensuring entrances from both the park and Park View Road
- Maximising celebration/hire spaces to support multi-use and viability
- Direct access from the café and celebration/hire spaces to the Community Garden
- Promoting safety through sightlines, internally and externally
- Ensuring accessibility for all users, including accessible toilets and baby changing facilities

Previous Plan



Pro's

- Reduced circulation space and utilising remaining circulation as functional seating spaces or storage
- Better connection between the community space and cafe
- More rational commercial kitchen layout

Con's

- Cafe area larger than requested in the brief but targeting same number of covers.

Current Proposal



Pro's

- Active frontage on 3 key sides of building (E, S & W).
- View from kitchen over cafe along corridor to Park View Road entrance
- 3 bookable function spaces plus bookable kitchen and office / meeting room

Con's

- Additional cost of new movable partitions