



Down Lane Park

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1.0 Executive Summary

This document describes the ambitious proposals for Down Lane Park which is at the heart of the new Tottenham Hale District Centre regeneration.

The park masterplan has been devised through a process of co-design with local stakeholders, providing a benchmark for community led masterplanning within the Borough. The key priorities for place-making principles were agreed with a Community Design Group (CDG) of local community stakeholders and opportunities to build community stewardship were identified to bring the park closer into the lives of the local residents it supports.

The suite of improvements to Down Lane Park will deliver substantial investment from the London Borough of Haringey (LBH) and the Greater London Authority (GLA) which is part-funding phase one through the 'Green and Resilient Spaces Fund' (GRSF). Once complete, Tottenham Hale residents will enjoy benefits arising from a transformed park at their doorstep, designed *for* and *by* the local community.

Park proposals will bring about innovative and sustainable changes that will aid resilience in social and environmental terms. The key design components include a new community hub building set within an enhanced park masterplan, introducing improved access, play, sports, lighting, social spaces, planting, increased biodiversity and resilience to flood-risk. The proposed community hub building seeks to re-provide a permanent community facility within the park, building on the success of the existing community hub in the former bowling green and pavilion building.

Within the design process, CDG members have also assisted with the wider public engagement sessions which have taken a range of forms to ensure a strong breadth and detail of feedback. Results are detailed within this report and within the accompanying Statement of Community Involvement.

The design team have met with the LBH officers including informal workshops and discussions in addition to the formal LBH Pre-Application process. The scheme has also been presented twice at design review panel - firstly to the Urban Design London (UDL) *Environmental Design Review Panel* and subsequently to the LBH *Quality Review Panel*. Feedback from these review sessions has been incorporated into designs and a record of comments is included within this report.

In summary, the new park masterplan will provide a number of important benefits, including:

Active travel

- Active travel and inclusive design will be promoted with a new network of clearly visible routes of generous width through the park, linking into the wider area, including links for cycle and pedestrian connectivity. New seating for regular resting points and short/long stay cycle parking will be placed in considered locations. These interventions promote safer and greener travel and follow objectives set out within LBH's adopted Walking and Cycling Action Plan as well as supporting the wider active travel network in Tottenham Hale
- Improved wayfinding will further support the new path network to signpost connections to local green infrastructure sites such as The Paddock and Tottenham Marshes and 'clean air routes' through the neighbourhood

Inclusive access

- A new purpose built community hub building to *Passivhaus* standards, providing a *Warm Space*, cafe and toilet facilities, an enclosed safe garden space, hire-able 'celebration spaces', *Changing Places* facility and an LBH Parks team office
- Increased accessibility within the park and along footways supporting arrival at the park. Proposals will include features such as: regular seating opportunities, signage which is legible for all, footpaths which are obstacle free and allow multiple users and a charging point for electric mobility scooters

Inclusive play and enhanced sports

- Provision of two new substantial play spaces complemented further by a small toddler play area and 'play on the way' combining proprietary equipment and landscape features. These greatly increase the quantum and quality of the existing play within the park and relocates this away from the main roads to the south
- Sports facilities will be increased with new courts for netball and basketball complemented by informal seating, table tennis tables, chess tables and social spaces designed to appeal to young and old people, particularly women and girls, as well as retention of tennis and AGP and two grass pitches (11v11 and 7v7).

- Play is designed to offer high levels of inclusive and accessible features and equipment, catering for multiple ages and within reasonable walking distance of publicly accessible toilets at the community hub building with clear sight line supporting natural surveillance
- Promotion of health and well-being through a new 'active route' for walking, jogging, cycling and a host of other activities that can take place on a 'loop' around the park. The route will have waymarker signage, enhanced outdoor gym facilities, new callisthenics equipment and regular seating to ensure it is welcoming for all users and levels of ability

Designing out crime

- The safety and security of the park will be improved through introducing stronger sight-lines, increasing lighting uniformity, lifting the clear-stems of existing trees, removing 'lurking corners' and by generally increasing footfall within and through the park by a range of new community-focussed activities and facilities. The central location of the community hub building will also provide a purpose-built base for 'eyes on the park' through the presence of both staff and visitors as well as access to and from the building from both the street and the park-side.

Biodiversity and ecology

- New tree planting to introduce enhanced diversity and longevity of canopy cover focussing on seasonal value and wildlife-friendly species. Pruning and limited removals (focussing on specimens that are dead/dying) will be undertaken to promote long term health and natural succession of existing trees which currently do not contribute to feelings of safety and security for park users
- Incorporation of natural features that will provide a more cool micro-climate within the park, especially where areas of hardstanding are being reduced and replaced by new planting in the south of the park. The park will offer opportunities for people to enjoy being outside in hot weather using woodland and planted spaces to shelter from the sun, cool down and rest
- New ecological features providing habitats and an educational resource with potential for community stewardship. These will include dead hedges, log piles, bird and bat boxes, pollinator friendly planting, climate change resilient planting, and sustainable drainage attenuation basins

1.1 Application Site

The adjacent aerial photo shows the current condition and arrangement of Down Lane Park. Much of the proposed works within the park are inherently landscape-led and due to the limited change of use, it has been agreed with the Local Planning Authority that the majority of the works will be delivered through Permitted Development rights.

The dashed redline boundary indicates an area in the south of the park, where proposed works (including the proposed community hub building) will be subject to planning consent. The area includes new hard-surfaced playing courts with associated fencing, lighting, demolition works and a boundary enclosure to the new community hub garden. This document forms part of a minor planning application to seek consent.

Land within the planning application redline extends to approximately 1 hectare from a total park area of approximately 7 hectares. Irrespective of the planning approach set out, the scheme has been designed holistically as one unified proposal.

-  Extent of planning application works
-  Extent of works to be delivered by Permitted Development



2.0 Introduction

Purpose of this document

This document has been prepared by Levitt Bernstein on behalf of the London Borough of Haringey (the “Applicant”) to support a Full Planning Application for the Parks Improvement Project at Down Lane Park (the “Site”) for the southern portion of the park. The northern half and southern most section, of the park will be completed under Permitted Development and is to be partly funded by the Green and Resilient Spaces Fund orchestrated by the Greater London Assembly (GLA).

This document provides a full justification as to why the proposal should be deemed acceptable in Design and Access terms. It provides the background context and detail to the design proposals for the development of the site at Tottenham Hale.

The aim of this report is to give sufficient background, context and illustrative material to supplement the application drawings submitted as part of this planning application. It should be read in conjunction with other technical documents and reports listed in the adjacent column.

Schedule of accompanying documents

- Statement of Community Involvement
- Planning Statement
- Drainage Strategy
- Preliminary Ecological Appraisal (PEA)
- Arboricultural Impact Assessment (containing tree survey and arboricultural constraints)
- Archaeological Impact Assessment
- Energy Statement and Overheating Assessment
- Geotechnical Report
- Biodiversity Net Gain Assessment
- Urban Greening Factor Assessment
- Transport Statement
- Flood Risk Assessment

Schedule of accompanying drawings

- Site Location Plan
3862-LB-XX-XX-D-L-101000_C1
- Landscape masterplan drawings
3862-LB-XX-XX-D-L-200001_C1
3862-LB-XX-XX-D-L-200002_C1
- Landscape planting drawings
3862-LB-XX-XX-D-L-210001_C1
3862-LB-XX-XX-D-L-210002_C1
- Tree removal drawings
3862-LB-XX-XX-D-L-220001_C1
3862-LB-XX-XX-D-L-220002_C1
- Landscape hardscape drawings
3862-LB-XX-XX-D-L-240001_C1
3862-LB-XX-XX-D-L-240002_C1
- Existing site and demolition drawing
3862-LB-ZZ-00-D-A-102000-C01
- Proposed site plan
3862-LB-ZZ-00-D-A-110000-C01
- Proposed ground floor site and demolition drawing
3862-LB-ZZ-00-D-A-120000-C01
- Proposed roof plan
3862-LB-ZZ-00-D-A-120001-C01
- Proposed north and south elevations
3862-LB-ZZ-00-D-A-130000-C01
- Proposed east and west elevations
3862-LB-ZZ-00-D-A-130001-C01
- Proposed sections
3862-LB-ZZ-00-D-A-140000-C01

2.1 Design Brief

The London Borough of Haringey is currently undertaking a programme of area-based regeneration across the borough with social and economical renewal at its heart. With increased levels of residential development in Tottenham Hale, LBH seek to provide high quality green spaces that are well connected, fully functional and accessible to its local communities.

The Council's 2016 Green and Open Spaces Strategy (GOSS) is an ambitious strategy that looks to invest in opportunities that provide local residents with easy access to high quality green spaces and encourage active and healthy lifestyles. Parks such as Down Lane Park must offer increased respite from the urban environment and funding has therefore been identified for substantive improvements.

The project brief sought the creation of a rich and well thought-out masterplan for Down Lane Park, steered by the 'lived experience' of local residents and stakeholders. A Co-Design and optioneering process was tasked to Levitt Bernstein, working with the Community Design Group (CDG) to collaborate in the creation of a new shared vision for the new park. This then enabled consultation to take place more widely.

The brief sought consideration of how the remodelled park will relate to the adjacent developments including:

- Chesnut Road public realm scheme
- De-centralised energy network being implemented in and around Down Lane Park
- East-West 'park extensions' being delivered on Ashley Road development sites
- Ashley Road Depot Site being directly developed by Homes for Haringey (architectural and landscape design led by Levitt Bernstein)

The key brief requirement was to reveal a new park masterplan with multi-functional community hub building to strengthen climate resilience, increase biodiversity, improve use and accessibility, build green skills, and help reduce health inequalities.

The new community hub will provide a civic focal point within Tottenham Hale and provide a welcoming place for the community to come together. The brief and design process benefited from involvement from a Community Design Group and the operator of the existing Hub in the park, to shape the physical and intangible elements of the hub. The Community Design Group established the following ten objectives for the park proposals to satisfy:



Welcoming, safe



Increase access and use



Equality of access



Respond to development context



Increase usable green space



Enhance sports and recreation facilities



Tackle drainage, ecology and biodiversity and climate change resilience



Include a permanent community hub



Enhance connections / green network



Support active travel

Co-designed masterplan with community design group

Respond to surrounding development

New/Refurbished permanent community hub building

Long term management strategy

Create a destination for local residents

Improve biodiversity and ecology

The Team

Discipline	Company
Landscape Architect	Levitt Bernstein
Architect	Levitt Bernstein
Principal Designer	Levitt Bernstein
Planning Consultant	Pegasus Group
Quantity Surveyor	Huntley Cartwright
Civil Engineer	Civic Engineers
Transport Engineer	Civic Engineers
Structural Engineer	Civic Engineers
Mechanical and Electrical Engineer	THD Consulting Engineers
Lighting Consultant	Light Follows Behaviour
Arboricultural Consultant	Underhill Tree Consultancy
Engagement Consultant	Coherent Cities
Access Consultant	All Clear Designs
Sustainability Consultant	Etude
Ecology Consultant	Greengage
Fire Consultant	TOGA Fire
Acoustic Consultant	Max Fordham

3.0 Policy context

A Planning Statement by Pegasus Group accompanies this report and gives full reference to the planning context of the proposals outlined within this report.

3.1 National Planning Policy and Guidance

The revised National Planning Policy Framework (NPPF), published July 2021, sets out the government's planning policies for England and how these are expected to be applied. The NPPF seeks to deliver high quality design in sustainable locations and supports developments that make an effective use of land.

The National Design Guidance, illustrates how well designed places should:

- Be attractive and distinctive reflecting the local heritage;
- Promote active travel and be accessible to all;
- Provide a network of high quality;
- Green open spaces with a variety of landscapes and activities;
- Improve and enhance water management;
- Support rich and varied biodiversity;
- Provide well design spaces that are safe;
- Support social interaction;
- Be socially inclusive

3.2 The London Plan

The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The London Plan was adopted in March 2021.

The London Plan seeks to build strong and inclusive communities which promote the most efficient use of land. It also sets out housing quality and standards to ensure that housing meets high quality design.

The provision of green space is also a key factor in the London Plan and the provision of green infrastructure is a fundamental element to proposals.

3.3 All London Green Grid

The All London Green Grid (ALGG) will promote a shift from grey to green infrastructure to secure environmental, social and economic benefits. This connected network will improve the function, use and performance of current green infrastructure. As with London's street pattern, the ALGG provides an arrangement of attractive green spaces and routes that link London together.

The site is within the Lea Valley & Finchley Ridge Area Framework. The key objectives of the area are to:

- Increase access to open space, Green Belt and the urban fringe
- Conserve landscape and the natural environment and increase access to nature
- Adapt to climate change
- Make sustainable travel connections
- Enhance distinctive visitor destinations and boosting the visitor economy
- Promote healthy living
- Promote sustainable food production
- Promote green skills and sustainable design, management and maintenance



3.4 Local Plan Policies

The Haringey Local Plan is currently made up of the Strategic Policies, Development Management Policies, Site Allocations and Tottenham Area Action Plan, alongside the London Plan. The current Local Plan was adopted in July 2017. The Council has started work on a new Local Plan, which is intended to run from 2022 to 2037. The below information is in line with the current adopted Local Plan documents.

3.4.1 Strategic Policies Document

The strategic Policies Document sets out a vision and key policies for the future development of the borough up to 2026. It outlines how the Council will address local and strategic needs. The document highlights the future growth of the borough increasing the demand on local open space, and the need to protect open space and biodiversity (SP13).

3.4.2 Development Management Plan

The Development Management Plan, adopted in July 2017, sets out policies which planning applications will be assessed against and it expects all development to achieve the principles of sustainable design which will contribute to the area's distinct character.

The Development Plan Document supports the enhancement of existing outdoor leisure facilities provided that they are:

- Of a high standard of design and quality, safe and accessible to all
- Do not detrimentally impact on nature conservation and biodiversity
- Do not detract from overall function, amenity, character and appearance of the park and open space

The document also refers to Haringey's Open Space and Biodiversity Study (2013), which shows that there is a significant quantitative shortfall in accessible open space to meet the needs of the Borough's population, and for this reason Policy SP13 establishes a presumption against any net loss of open space, and with the exception of small scale ancillary facilities, resists development on open spaces.

3.4.3 Tottenham Area Action Plan

The Tottenham Area Action Plan was adopted in July 2017 and provides the planning framework for the regeneration of Tottenham over the next 15 years.

Policy TH1 identifies Tottenham Hale as a major new district centre within the London Borough of Haringey.

The adoption of the AAP has guided subsequently developed masterplans for the District Centre.

Development guidelines:

- Paths connecting Watermead Way, Ashley Road and Park View Road should be rationalised, and made safer;
- The mature trees on the site, and in the park should be protected and incorporated into any future design;
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- Mitigation of and improvement to local air quality and noise pollution should be made on this site;
- This site is identified as being in an area with potential for being part of a Decentralised Energy (DE) network. Development proposals should be designed for connection to a DE network; and
- A Flood Risk Assessment should accompany a planning application.

3.5 District Centre Public Realm

Proposals for the Down Lane Park project have been devised in parallel with new public realm proposals both within adjacent development sites and in areas managed by the London Borough of Haringey. This has ensured a cohesive approach to public realm design is developed across the whole of the District Centre.



3.6 Tottenham Hale District Centre Framework

The Tottenham Hale District Centre Framework (DCF) was adopted in 2015 with the objective of enhancing the outcomes delivered by Tottenham Hale’s economic, social and environmental assets and outlining a framework for investment which will deliver a new high quality heart for the area.

The DCF sets out how to realise the vision set out in the Tottenham Area Action Plan.

The Tottenham Hale DCF has been prepared to provide clarity and guidance relating to relevant development guidance for this part of the borough.

Beneath the District Centre Framework sits the Streets and Spaces Strategy and the Green and Open Space Strategy to support the delivery of the framework.

3.6.1 Streets and Spaces Strategy 2015

The strategy highlights ideas which will guide the improvements to streets and public spaces around Tottenham Hale, to make them more safe, user friendly and attractive.

The document emphasises the importance of its design principles:

- Creating distinctive narrative for the District Centre, with a sequence of identifiable places with special character
- Creating human scale amongst some of the very tall developments, prioritising the use of tree canopies and structures
- Engaging foreground with everyday activities and temporary events
- Contrasting materiality to have a more grounded series of differentiated spaces

The document also promotes the idea of Down Lane Park influencing the wider public realm with a sequence of wooded urban spaces for wilderness and calm within the city.

3.6.2 Green and Open Space Strategy 2016

The strategy sets out how Haringey Council want to improve and connect the green and open spaces in Tottenham, from the Lea Valley to Tottenham High Road. The strategy is intended to guide improvements to the network of green and open spaces, ultimately connecting the Lea Valley in the east through to the High Road further west.

The document identifies Down Lane Park as a priority Project for the Council and lists the following project objectives:

- Increased community and sport facilities in the central area
- Deculverting of the Moselle and creation of a wet woodland
- Grassland and wildflower enhancements
- Natural play provided in the upper park
- Footpath and entrance enhancements

In the 2006 Open Space Study Down Lane Park had been identified as ‘below average’ in the qualitative assessment.



Green Grid Strategy (Green & Open Space Strategy 2016, P32-33)

Green & Open Space Strategy Project List Priority Projects

1. The Paddock
2. Tottenham Hale Village Green/ Tottenham Marshes
3. The Underpass
4. Down Lane Park
5. Ashley Links
6. Chesnut Road
7. Dowsett Road, Scales road, Mafeking road, Dowsett Road.

Further Projects

8. Carbuncle Passage and Bridge
9. Stoneleigh Road
10. Ferry Lane

Priority Bridges

11. Central Rail Bridge - HV2
12. Hale Wharf - HW1
13. Pymmes Brook - PB1
14. Hale Wharf - Paddock - LV1

Further Bridges

15. Tottenham Marshes - Hale Wharf - LV2
16. Tottenham Marshes - Hale Wharf - LV3
17. Pymmes Brook - PB2
18. Pymmes Brook - PB3

3.7 Haringey Biodiversity Action Plan 2009

The Haringey Biodiversity Action Plan (BAP) aims to improve biodiversity value across the Borough. The plan recognises that to achieve this aim a wide range of partners from across the whole community will need to be involved in delivering actions and that integrating biodiversity into wider everyday thinking is necessary.

The aims and actions within this document focus on the following areas:

- Integrating biodiversity aims into LB Haringey’s strategic policies
- Integrating biodiversity into council services and those of other public bodies
- Enhance and improve existing Biodiversity Infrastructure – Including:
 - Sites of Importance for Nature Conservation
 - Areas of Nature Conservation Deficiency
 - Local Nature Reserves
 - Green Chains and Ecological Corridors

Down Lane Park is listed under the Sites of Importance for Nature Conservation (SINC) however only land to the north of the park is afforded designation. This status has been awarded on the basis of community participation/engagement within the park and not on the basis of ecological value.

As outlined in the early pages of this report, the planning application redline includes park land within the south park and does not include land designated as a SINC.

3.8 Down Lane Park Management Plan

A Park Management Plan drawn up in 2019 sought to detail and guide the management, maintenance, development and improvement of Down Lane Park over a three year period up to 2022. The document summarises the current facilities, and the quality of these facilities within the park, as well as local friends and neighbourhood groups with particular interest in Down Lane Park.

As part of the new masterplan proposals, a Landscape Management and Maintenance Plan (LMMP) has been devised in order to support the new landscape design. This document is being reviewed with LBH officers to ensure it closely reflects requirements and will set-out objectives and procedures to be adopted over a five year period.

3.9 Parks & Green Spaces Service Standards

From August 2022, LB Haringey have adopted new Parks and Greenspaces Service Standards which sets out the standards that the Parks Service aims to meet in delivering a quality service that meets the needs and expectations of park users over the next 15 years. It proposes 25 service standards and nine quality measures that link directly to the strategic priorities of the parks and greenspaces strategy.

The document aligns standards with park typologies, Down Lane Park is classified as A3 Local Parks and Gardens.

3.10 Parks & Greenspaces Strategy 2023

This Strategy sets out Haringey Council’s intentions for the future of its parks and greenspaces. The key aims are:

- Parks and greenspaces to promote inclusion and wellbeing
- Consideration for climate change and sustainability
- Provide a quality service and high standard of parks and greenspaces

3.11 Previous studies

Kinnear Landscape Architects (in 2016) and Jon Sheaff Associates (in 2021) had previously been commissioned in separate instances to complete RIBA stage 2 studies of Down Lane Park. Both documents have provided baseline information and early optioneering which have been considered in the development of the proposals within this report.



4.0 Baseline Condition

4.0 Baseline condition

4.1 Site context and analysis

Down Lane Park is approximately 7 hectares of open space located to the north west of Tottenham Hale Station and the new District Centre for Tottenham Hale. The adjacent areas south, west and north of the park are predominately residential streets with traditional terraced housing.

The park is within a short walking distance to the Tottenham Marshes and subsequently the wider Lea Valley, but these walking routes are not commonly known, visible and are not widely used due to actual or perceived safety concerns. These strategic sites should be promoted as a valuable natural greenspace assets, accessible to the Tottenham Hale community.

Down Lane Park as a local park, has a contrasting offer including the community hub and cafe, tennis courts, artificial grass pitch, grass football pitch, basketball court and play area. Due to an increase in demand the park is under pressure and it's relatively tired condition mean that existing park facilities leave room for improvement.

New residential development at Tottenham Hale on the edge of the park is bringing a new community of people to the area, increasing pressure on park facilities that may already be struggling. In tandem with this, strategic planning objectives for the new developments will realise opportunities for better connectivity, walking and cycling routes across the park and beyond, promoting sustainable travel and generating higher levels of park activity, natural surveillance and footfall generally.

The park improvement works provide an opportunity to strengthen east-west links from Tottenham High Road to DLP, the Lea Valley to the west via the relatively recently completed Chesnut Road linear park (see strategic connections map) and future LBH led projects at Park View Underpass. Also, east-west cycle routes through the park that connect to the strategic network and onwards to Enfield and Meridian Water.

-  Park

 Community centre

 School

 Arts centre

 Sporting facility

 Place of worship

 GP / Pharmacy

 Restaurant

 Office



Down Lane Park - Wider context diagram



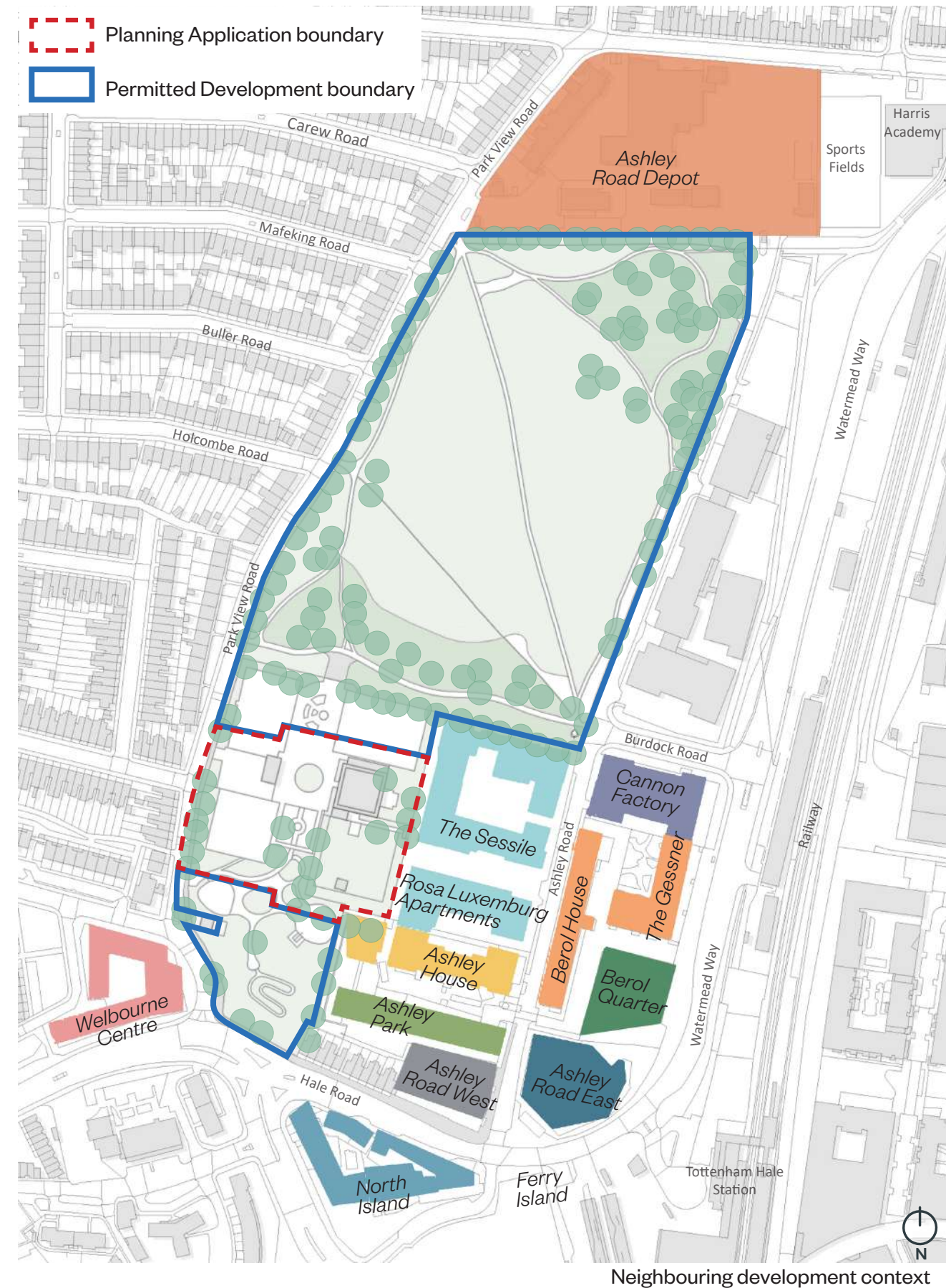
Down Lane Park - Wider connections

4.2 Emerging Development Context

As part of the new District Centre, which aims to rebuild and enhance the social and economic landscape of Tottenham Hale, there are a number of key developments in close proximity to Down Lane Park which will quickly become the 'green heart'.

This further emphasises the role the park will play within Tottenham Hale, bridging the gap between the existing and new communities. The adjacent diagram highlights development that is coming forward, all which have planning consent.

-  **Welbourne District Health Centre**
Mixed use: Health Centre, residential, retail
-  **Ashley Gardens**
Mixed use: Residential-led and commercial
-  **Ashley House**
Mixed use: Residential and commercial
-  **Ashley Park**
Mixed use: Commercial and residential
-  **Ashley Road West**
Mixed use: Residential and commercial
-  **Cannon Factory**
Mixed use: Residential and commercial
-  **Berol House & The Gessner**
Mixed use: Commercial-led and residential
-  **Ashley Road East**
Mixed use: Residential and commercial
-  **North Island**
Mixed use: Residential and commercial
-  **Ashley Road Depot**
Mixed use: Residential-led and commercial
-  **Berol Yard**



4.2.1 Berkeley Square & Notting Hill Genesis development overview

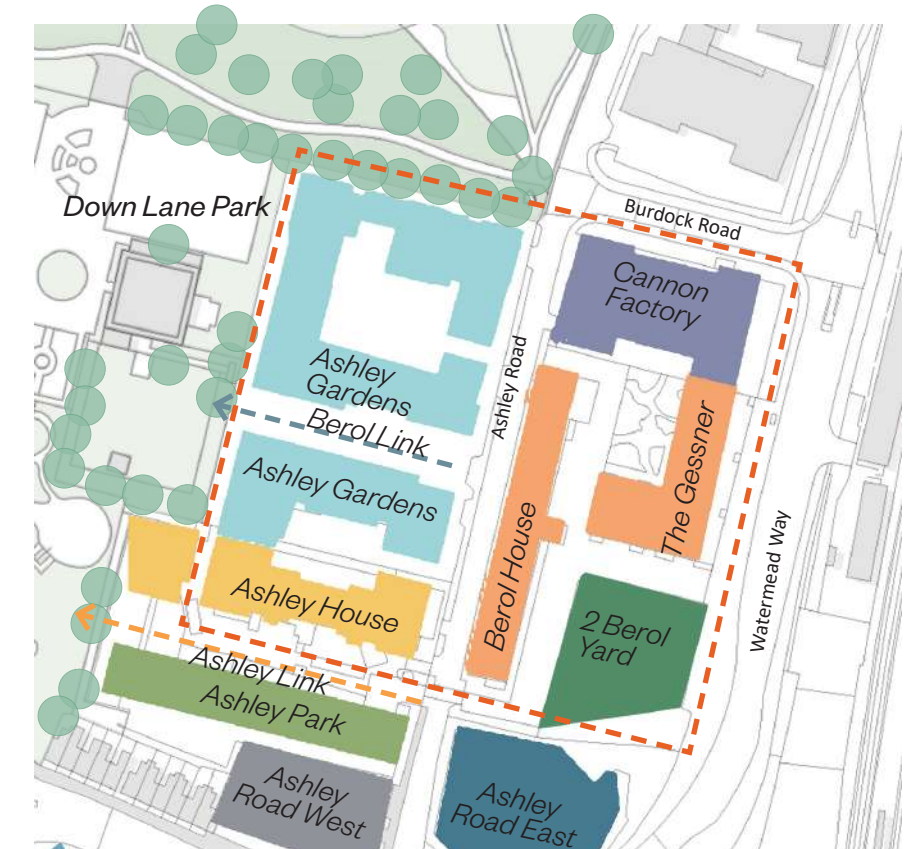
The Ashley Gardens (Berkeley Square) and the Ashley House (Notting Hill Genesis) developments directly border the park to the east. The developments consist of ground floor commercial units with private and social housing above. Two new strategic pedestrian routes run between the developments and directly to Down Lane Park - Berol Link to the north and Ashley Link to the south.

Relationship to Down Lane Park

The developments show tall fencing along their boundaries with the park and the completed Ashley Gardens scheme includes a steel palisade fence approximately 2.1m high. The taller building components will create overshadowing in some areas of the park, which we will respond to through approach to the types of uses and planting in those locations. The new pedestrian and cyclist friendly routes, Berol Link and Ashley Link, create safer routes from Tottenham Hale station. The ground floor commercial units along these links will help activate the public realm and Berol Link especially, contributing to passive surveillance and use in the south eastern part of the park.



CGI view of Ashley Gardens development from inside DLP



Location plan to show Ashley Gardens & Ashley House developments

4.2.2 Ashley Road Depot development overview

This development proposal includes 272 affordable new homes with some ground floor commercial units which will present onto the north-east and north-west corners of the park. The new development does not include a physical boundary along the park edge rather it uses planting to define the relationship with the park. The housing blocks are 7-12 storeys on the south-side adjacent to the park.

Relationship to Down Lane Park

The open relationship between the park and development site will have a positive impact on the park with strong natural and passive surveillance from new homes and front doors along the park edge. A pedestrian footpath will run alongside the park edge with a buffer of planted space to new homes. A commercial unit located on the north west corner of Down Lane Park will help animate this point of arrival into the park.



CGI visual of Ashley Road Depot development with commercial use towards park entrance



Location plan to show Ashley Road Depot development

4.2.3 Existing residential streets

To the west of Down Lane Park there is a large area of residential streets with traditional terrace housing. This forms a large part of the existing community around the park, and connects pedestrian routes from the park to Tottenham High Rd, including direct access to Holcombe Market, as well as Bruce Grove station. See preceding pages for the strategic connections diagram and GOSS maps.



Aerial image looking to west of Down Lane Park



Park View Road looking north

4.2.4 Welbourne Centre development overview

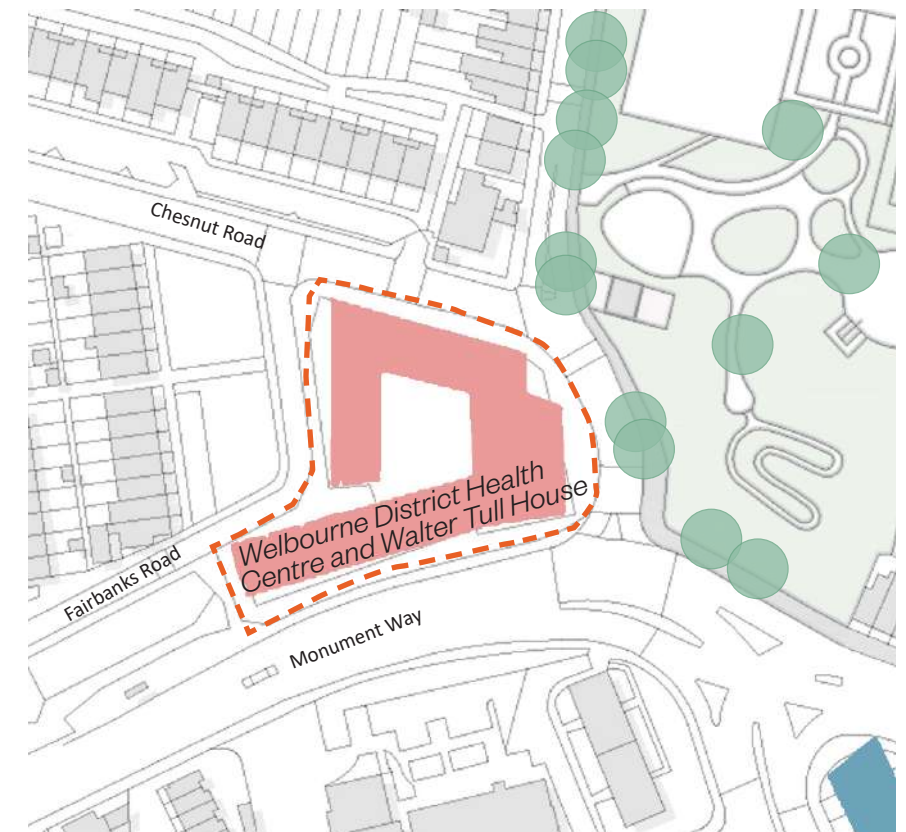
The Welbourne Centre is a new District Health Centre for Tottenham Hale. The development includes a mix of uses, including residential and retail. The Centre is located on the corner of Chesnut Rd and Monument Way, which links it to the linear park along Chesnut Rd.

Relationship to Down Lane Park

The new Welbourne Centre will provide an opportunity to build the health and well-being narrative from Down Lane Park and linking to the Chesnut Rd linear park. The approximately 16 storey building will mark the arrival into the district centre, but obscure the entrances and view on the approach to the park from the south-west of the site. It will therefore be important to create a safe and comfortable entrance into the park, providing some respite away from the busy road and intense built environment.



Welbourne District Health Centre and Walter Tull House



Location plan to show footprint and proximity of the Welbourne to Down Lane Park

4.3 Local Area - Historical Context

17th Century

Tottenham Hale was part of an area of marshland and forest until the 17th Century, when much of the woodland was cleared to create arable land.

1840

The Great Eastern Railway was built on 53 acres of Lammas Land, running through the east of the borough with a station called Tottenham.

1906

More major culverting occurred in 1906 around Tottenham High Road and White Hart Lane

The park developed as a popular local resource with a running track and tennis courts.

1907

The Eagle Pencil Company opened its UK operations in 1864 and built the Tottenham factory in 1907.

Throughout the 20th Century Tottenham Hale was characterised by industry, manufacturing and (more recently) warehousing. Gestetner (stencilling), Cannon Automotive, Berol, (stationary), and Harris Lebus (furniture) all had a major presence in Tottenham Hale.

1910s

Factories and employment buildings were constructed to the south - local trade and industry flourishes and grows during inter war period.

Down Lane School was built to the lower west side of the Down Lane Park and opened in 1911.

1919

Severe flooding recorded, as River Lea overflowed its banks

1936

Adjacent terraced houses to the north and west of the site were built

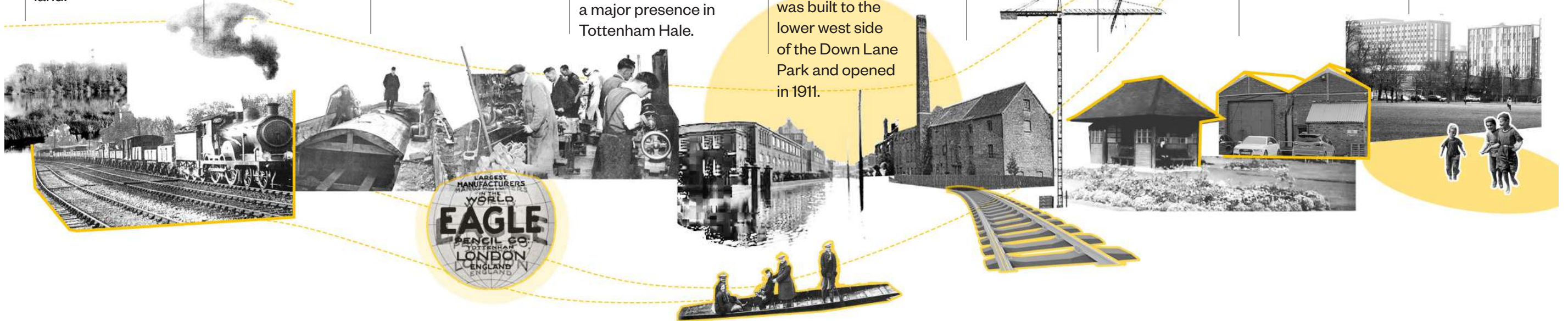
1970s

The link to the railway was removed. Further development to east of railway line

Down Lane School was closed in 1967 and demolished in the 1980's.

2010

To reflect the later introduction of wider facilities on site Down Lane Recreation Ground was renamed Down Lane Park.



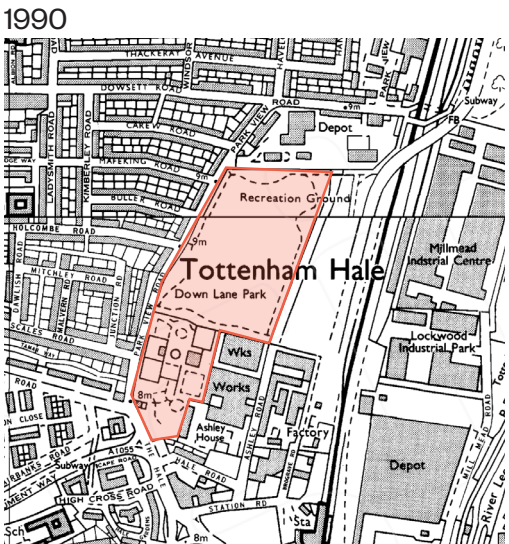
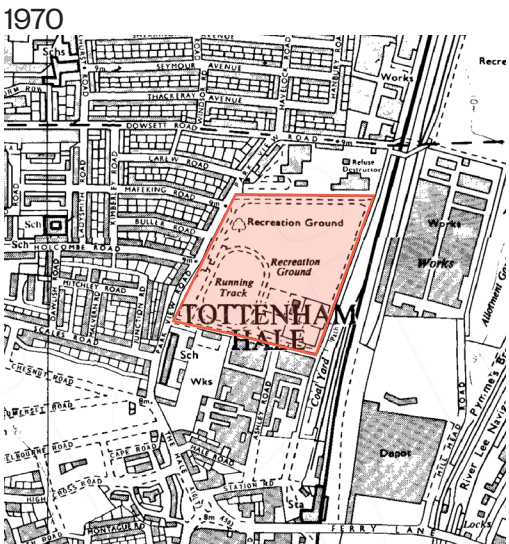
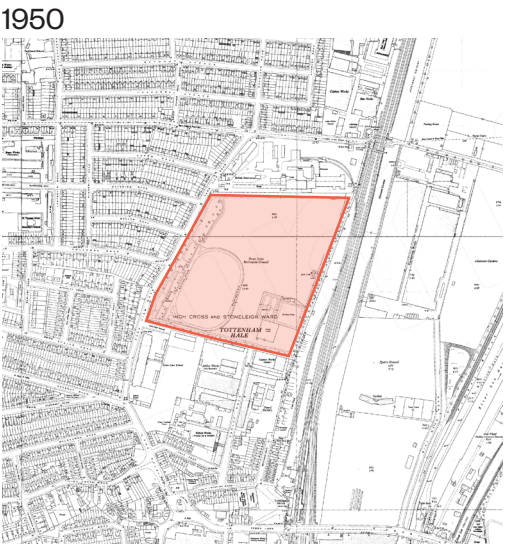
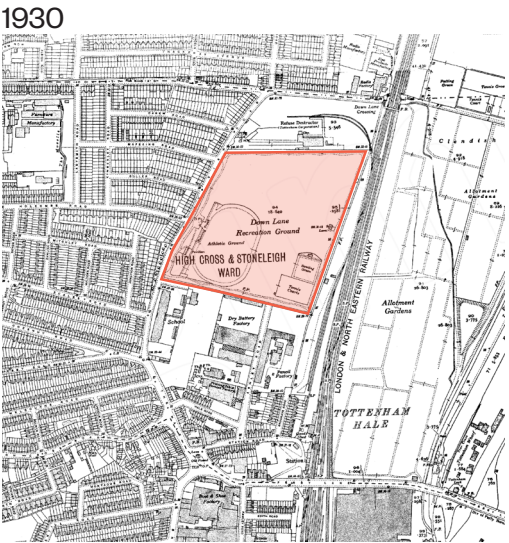
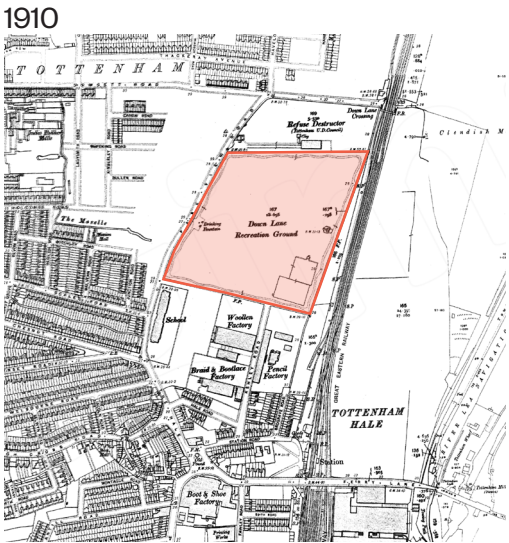
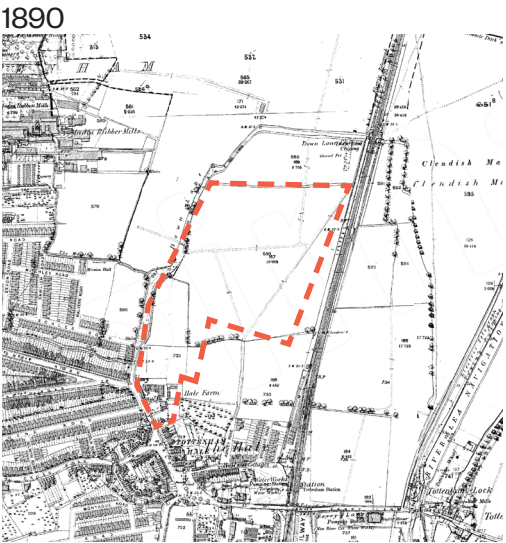
In common with most of outer London, the 19th century saw a transformation of previously rural and agricultural areas into densely populated urban areas, interspersed with public parks. In Tottenham Hale, proximity to the River Lea stimulated industrial development, with the river acting as a conduit for raw materials and goods. Throughout the latter half of the 19th century and the first half of the 20th century, Tottenham Hale was an industrial centre.

Down Lane Recreation Ground (as it was originally called) was part of a larger landscape of arable land and common grazing land until the railway was built in 1840, which severed the land from its surroundings.

The later renamed Down Lane Park covered an area of 19.5 acres and was formerly a part of the Lammas Land (common grazing land) in the area. It was purchased in 1900 by the Council and was opened as Down Fields Recreation Ground on the 11 May 1907. The park developed as a popular local resource with a running track and tennis courts.

The northern half of the present day Down Lane Park had been turned into parkland from agricultural land, and was the original extents of the park, as evident in the 1910 to 1970 maps. The southern half was home to the Down Lane Park Central School which is survived by the two storey School Caretakers Lodge and original gate piers. The School was later demolished in the 1980s.

To reflect the later introduction of wider facilities on site Down Lane Recreation Ground was renamed Down Lane Park in 2010.



Evolution of Down Lane Park boundary 2023- Most recent



Down Lane Park Aerial Photo



Ashley Road Industrial Estate (circa 1933)

4.4 Green Links & Connectivity

Down Lane Park acts as an important link between the more naturalistic open spaces to the east such as the Tottenham Marshes and Walthamstow Wetlands, and the western side of Tottenham which has very few local parks. Current improvement projects around Tottenham (including way-finding and underpass projects) will provide safer and more green pedestrian and cycle routes, promoting active travel.

Through National and Local policies, such as the All London Green Grid, park improvement projects can offer green infrastructure enhancements to compensate for the increased dominance of the built environment. Down Lane Park is a good example of this, as it is identified as having the potential to form the 'civic heart' of the Tottenham Hale District Centre.

Currently to the east of the park, a railway corridor and heavily trafficked roads impede pedestrian movement to access other open spaces such as The Paddock. Down Lane Park is the most accessible park for the residential area to the west and towards Tottenham High Road.



Diagram to show strategic green infrastructure connections and openspace around Down Lane Park NTS