

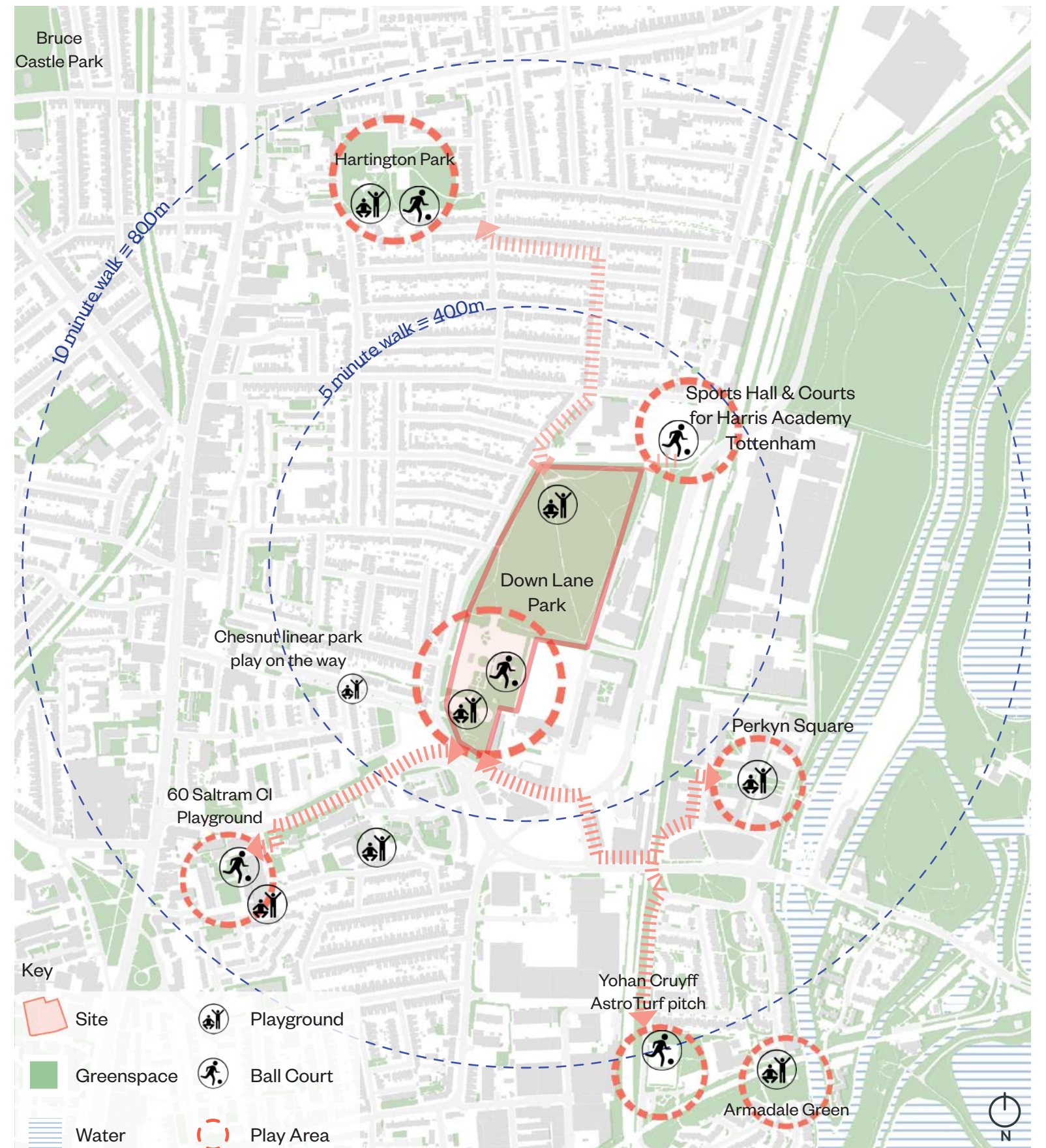
4.5 Play and recreation context

There are a number of sports facilities within a 5 or 10 minute walk of Down Lane Park. The GLA's supplementary planning guidance '*Shaping Neighbourhoods: Informal Play and Recreation (Sept 2012)*' states that 800m is the maximum acceptable walking distance for children aged 12yrs and over to access playspace (considering safe routes avoiding barriers such as busy roads).

Hartington Park is smaller park north of Down Lane Park, classified under A4 Small Parks and Gardens and with fewer facilities. The nearest local park of a similar standard to Down Lane Park, is Markfield Park, which is just outside the 800m/ 10 minute walking parameter to the south of Down Lane Park.

Facilities within a 10 minute walk include:

1. Sports Hall & Courts for Harris Academy Tottenham
 - 4no. sports courts for football, netball, and basketball
 - The above mentioned courts are apart of a S106 Agreement for Community Use
2. Hartington Park
 - Multi-use games area with hoops and goals
 - Young children's playground
 - Natural play
 - Outdoor gym
 - Pembury Children's Nursery & Children's Centre
3. 60 Saltram Close Playground
 - Young Children's playground
 - Natural play
 - Picnic tables
 - Multi use games area with hoops
4. Perkyn Square
 - Playground
5. Yohan Cruyff Astro Turf Pitch
 - Astro Turf Football Pitch
 - 2no. marked sports courts
6. Chesnut Linear Park
 - 'Play on the Way' for young children



Sports & Play facilities within at 10 minute walk of Down Lane Park

4.6 Site Analysis

Down Lane Park is noticeably divided in it's current arrangement, the north and south have differing characteristics partly as a consequence of its history of distinct and separate uses (see imagery on pages 17 & 18).

The northern area is largely a grass field with a large number of semi mature scattered trees forming pockets of woodland and a tree-lined perimeter. There is an established east-west avenue of mature Lime trees linking Burdock Rd and Park View Road closely positioned by dense clusters of trees including fruiting cherry trees.

The northern field is used by Harris Academy for sports day activities and by Chettle Court Rangers for formal 11-a-side football, with two pitches marked out with white line marking and are used during the football season by local teams. While the majority of the footpaths in this area run around the large field, one significant footpath cuts straight across in a diagonal line linking Park View Rd to Ashley Rd, a key commuter short-cut to Tottenham Hale Station.

The bisecting path running east-west along the row of mature Limes, marks the division between the north and south. From this point into the south, there is an immediate change in character with a large expanse of hard paving and old planting beds (now turned to grass), as tired centrepieces.

The southern part of the park contains the more formal recreational facilities, such as the artificial grass pitch, tennis courts, basketball area BMX track and playground. There are three buildings in this area, the former Pavilion building which houses Living Under One Sun (existing community hub) and the Pavilion Nursery, the LBH Park's depot building, and the former Caretaker's Lodge (outside of the proposed park masterplan scope).

- Planning Application boundary
- Permitted Development boundary



Down Lane Park site features

4.6.1 Existing site

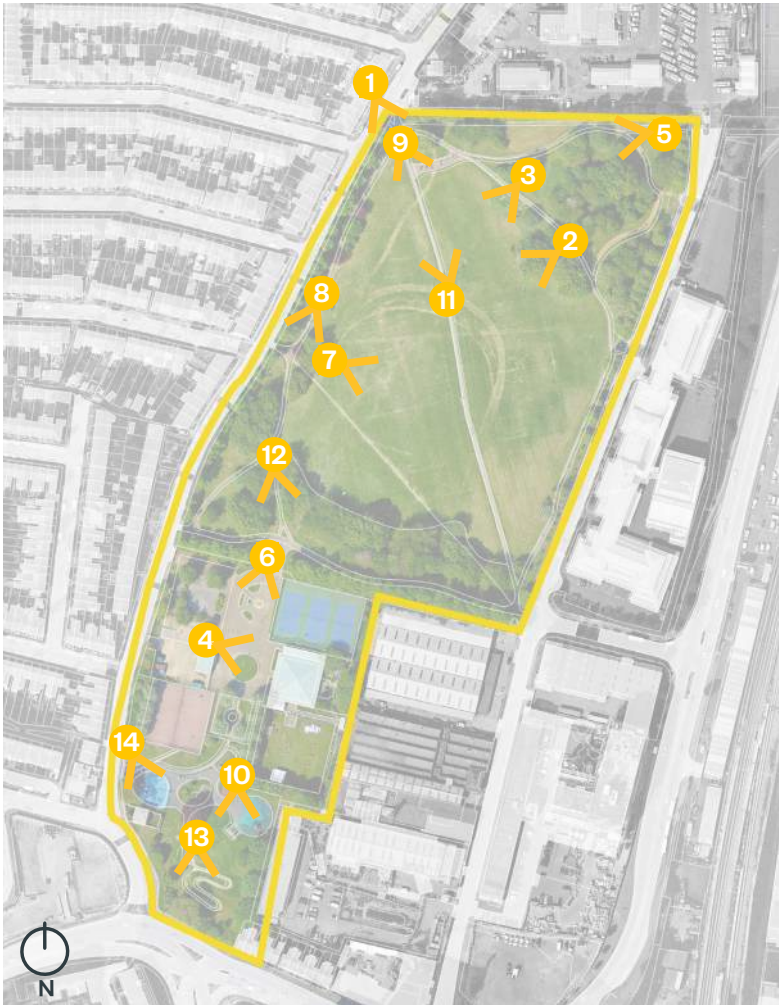


Photo location plan (nts)





4.7 Constraints

The following items set out the constraints that exist within the park, influencing design concepts:

High quality existing trees - Category A trees indicated by number 1 locations, significant lines of Cat. B mature/semi-mature trees frame the north of the park

Existing sports pitches (2)

Tree groups with limited species diversity - especially to the north of the park with limited quality, limited ecological and biodiversity value

Existing diagonal footpath - used as a commuter route through the northern field restricts layout options

Underground utilities - Gas Mains, Decentralised Energy Network (DEN) extension

Culverted Moselle river - forms an 'easement' constraining proposals to enable future daylighting

Surface water drainage/ground water issues - to the north and south

Site of Importance for Nature Conservation - designation to the north of the park on the basis of community involvement

Noise and air pollution - heavy traffic to Hale Rd, car-dominated feel to the south, no existing pedestrian access to the park from Hale Rd.

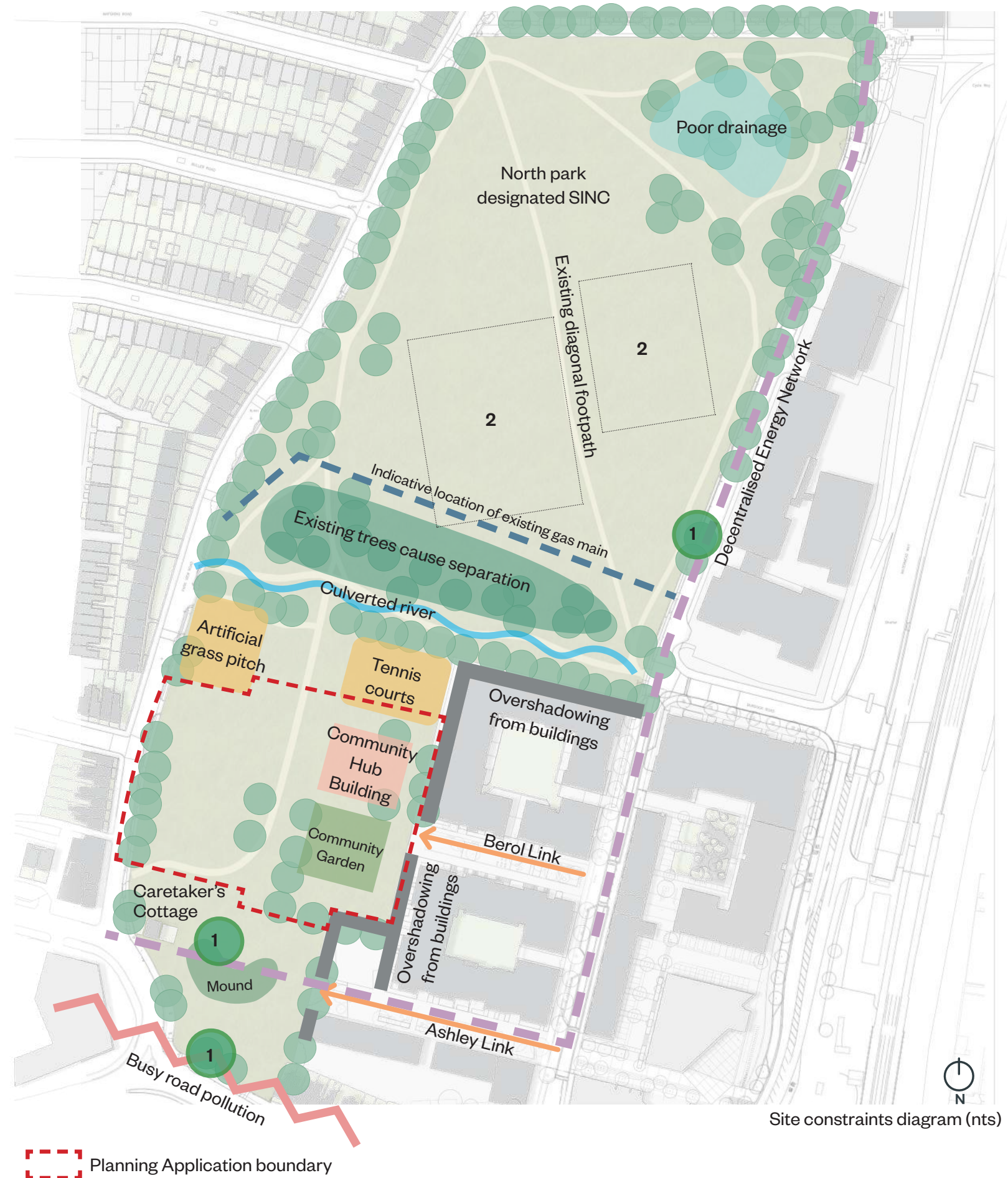
Raised mound with trace levels of contamination - approx. 4m high, Category A Purple Beech tree to edge

Shading by adjacent development - eastern edge of the south of the park

Existing park buildings and associated external amenity - consideration of benefits of retention versus removal

Recently installed sports provisions - artificial grass pitch and tennis courts both in relatively new condition

Management and maintenance - design to consider appropriate levels of cost and maintenance



4.8 Opportunities

The following items set out the opportunities that exist within the park, influencing design concepts:

Tree planting (1 & generally across park) - enrich planting with new species and introduce new tree management regimes

Interpreting the River Moselle (2) - using landscape design, planting palettes and interpretation signage to signal the presence of the hidden river

Biodiversity gain (throughout) - diverse planting types which also consider maintenance levels

Diversify sports provision (3) - improve tired basketball court and cluster new and existing facilities to the south

Unify the north and south of the park - improve visual connections, signpost wider strategic destinations, highlight walking routes through and around the park

New pedestrian park entrances - Berol link, Ashley link, Ashley Rd Depot, Hale Rd

Improve relationship with Ashley Rd - open eastern park boundary onto the pedestrian priority route linking Harris Academy Tottenham

Potential SuDS (north of park) - relieve surface water flooding whilst promoting new place-making qualities

A permanent community hub building (4) - a stronger park presence with adjacent outdoor space, improved function and visibility adding to safe feel of park

Outdoor gym equipment (5) - promote & extend existing provision, drawing it further into the park

Significantly enhance existing play offer (6) - move further into park, improve accessibility and extend 'offer' for young women and girls

Create a stronger park identity - incorporating gateway signage whilst also employing planting, furniture and lighting characters to create identity

Improve visual and physical access - improve park safety and accessibility, strategic removal of railings, promote opportunities to link 'greening' at Ashley Rd & Chestnut Rd

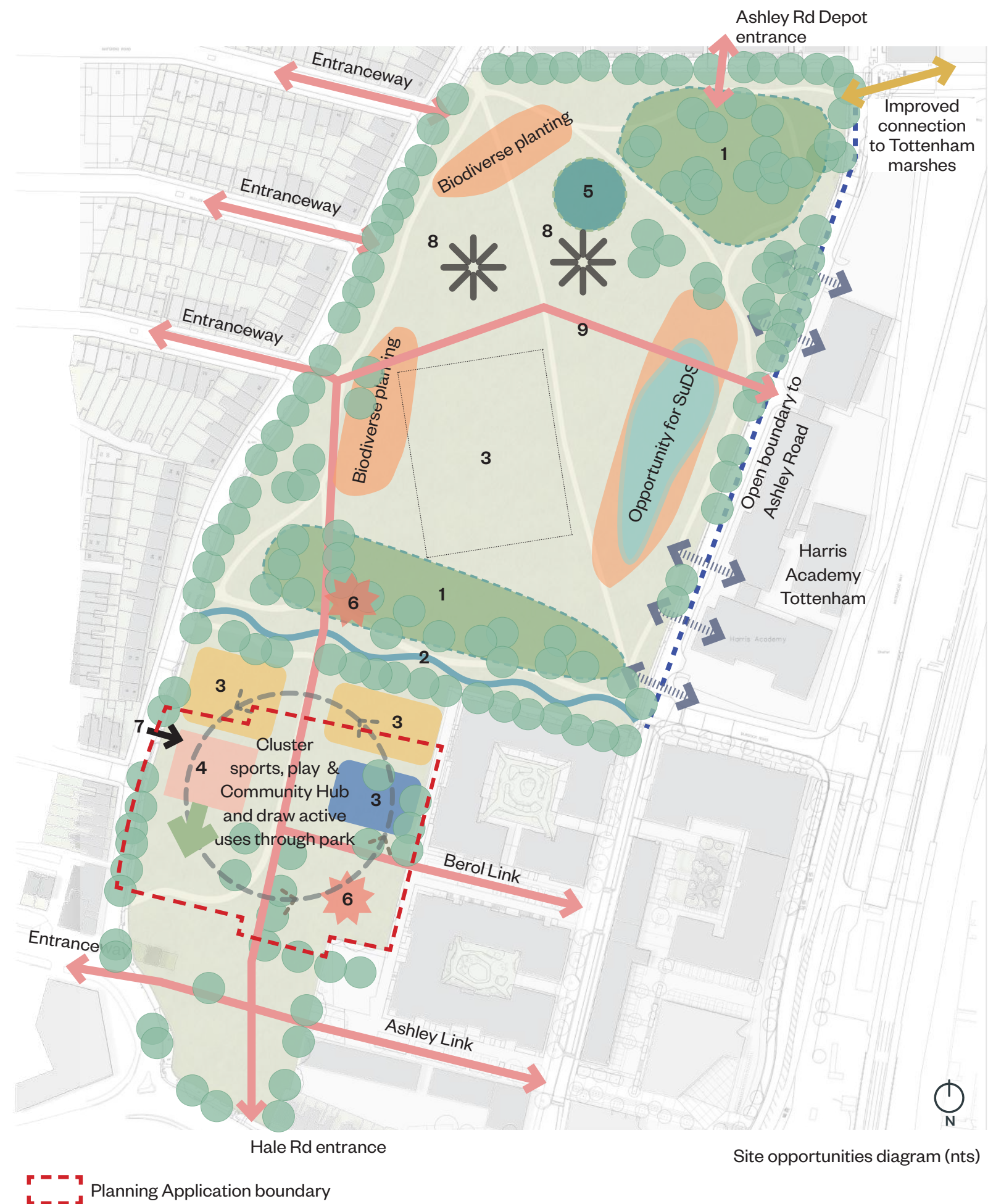
Wholesale new planting strategy - link people with seasons and wildlife whilst considering low maintenance principles

Existing vehicular access (7) - options for efficient approaches to servicing the park and the Community Hub from Park View Road

Expand and complement sports offer by promoting community access to Harris Academy Sports facilities

Introducing landform (8) - creating greater variation in topography in the north of the park for visual interest, south-facing seating slopes and 'gateway' character

Safer routes to school (9) - a new pedestrian route crossing from Park View Road to the Harris Academy Tottenham



Site opportunities diagram (nts)

4.9 Ecological Baseline

Greengage Environmental Ltd have undertaken two assessments (available as part of the appendices of this document) across the entire park area:

- Preliminary Ecological Appraisal (PEA)
- Biodiversity baseline assessment

The survey area includes approximately 6.95ha of park land comprising:

- Modified grassland
- Other neutral grassland
- Lines of trees
- Scattered urban trees
- Development land sealed surface
- Buildings
- Horticultural and introduced shrubs

The PEA established the ecological value of the site and the potential presence of legally protected species, important to inform appropriate mitigation, compensation and enhancement actions in light of the proposed refurbishment works. The PEA (alongside data from desktop study) confirmed the site has:

- Low-moderate potential to support roosting bats
- Moderate potential to support foraging and commuting bats
- High potential to support nesting birds
- Moderate potential to support invertebrates
- Moderate potential to support hedgehogs

Recommendations have been made for additional phase 2 surveys to be completed for bats yet no further surveys for nesting birds are required. The following recommendations for enhancements have been made to inform the landscape proposals:

- Vertical greening (trellis with climbing plants)
- Wildflower meadow creation
- Wildlife pond
- Hedgerows
- Biodiverse living roof on all new buildings
- Permeable paving

- Bird and bat boxes integrated within the built form of new buildings
- Woodland planting including native trees and understorey vegetation
- Invertebrate habitat features including items such as bee bricks and log piles



Down Lane Park

- Approximate Site Boundary
- Scattered Trees/ Groups of trees
- Target Notes
- Line of trees
- UKHAB**
- g3c - other neutral grassland
- g4 - modified grassland
- h3 - introduced shrubs
- c1f - horticulture
- u1b - developed land, sealed surface
- u1b5 - buildings



Greengage Environmental Ltd
9 Holyrood Street, London SE1 2EL
www.greengage-env.com

Fig 1.0 Bat Potential Roosting Feature Map

Habitat map (nts)

4.10 Arboricultural Baseline

A tree survey undertaken to BS 5837:2012 by Underhill Tree Consultancy (available alongside this report) affirms the park has a substantial number of trees that make a significant contribution to the overall quality and character of the existing park. From an approximate total of 562 trees, the park currently benefits from 3no. Category A trees (Copper Beech and London Plane individual specimens south of the park and London Plane towards Ashley Road). Category A trees are defined as *Trees of high quality and value capable of making a significant contribution to the area for 40 or more years.* Efforts will be made to retain and ‘celebrate’ these trees.

The predominant categories of tree within the park are Category C (approx. 51%) and Category B (approx. 48%). Category B are trees of moderate quality or value capable of making a significant contribution to the area for 20 or more years. Category C are trees of low quality, adequate for retention for a minimum of 10 years expecting new planting to take place; or young trees that are less than 15cms in diameter which should be considered for re-planting.

Species diversity currently includes: Lime, Cherry, London Plane, Copper Beech, Hornbeam, Horse Chestnut, Oak, Alder, Birch, Goat Willow, Rowan, Ash and Hazel amongst several others. Oak processionary moth webs were identified within the survey in significant levels with recommendations for treatment/removal. Approximately 23no. trees were classed as Category U; in the majority of instances these are seen to be newly planted trees that have since failed. The preference would be for these trees to be removed as part of cyclical maintenance works as soon as possible before the commencement of the project.

Observations from site include the close-groupings of high quantities of trees in a woodland-style, although groupings are seen to be excessively close. Proposals to selectively thin these trees have been met favourably by LBH Parks/Tree officer to ensure that trees do not further suppress each other and to allow selected specimens to mature with less congestion.



Arboricultural survey plan (nts)

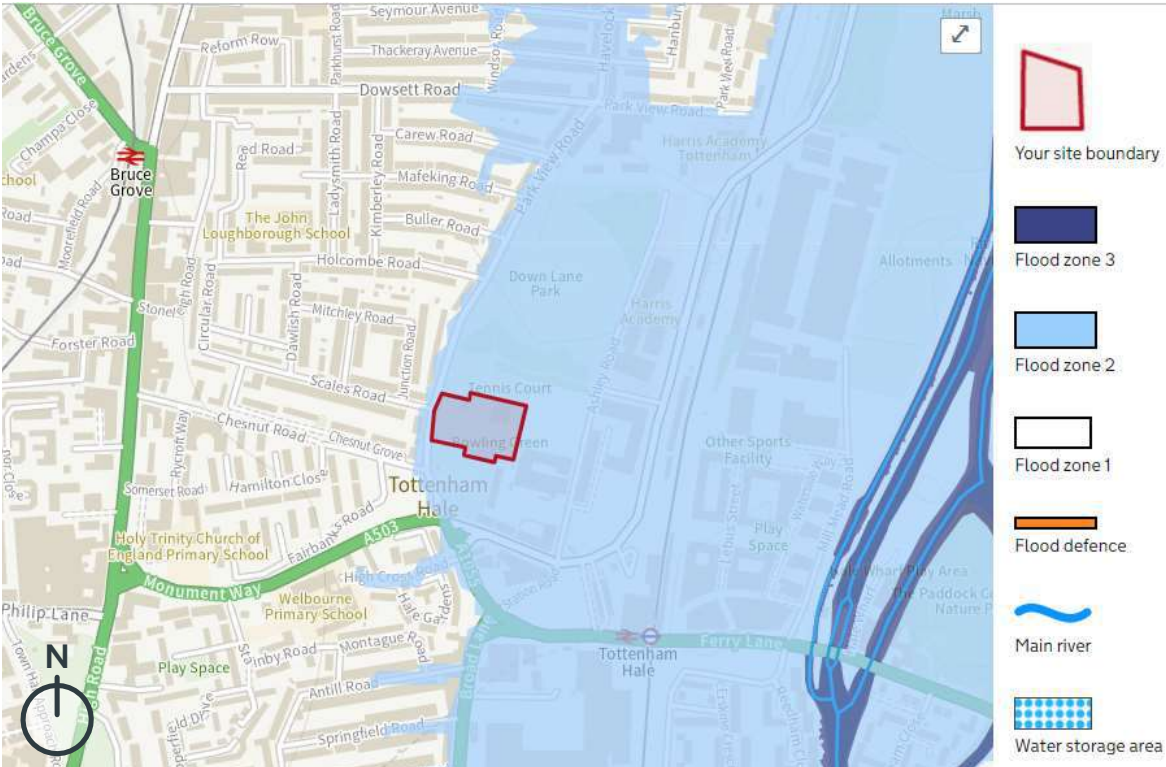
4.11 Flood Risk

A Flood Risk Assessment and Drainage Strategy by Civic Engineers is available alongside this report and provides full justification as to why the proposal should be deemed acceptable in flood risk terms.

The entire park (including the planning redline boundary) is located within Flood zone 2 and the development is likely to fall within the categories: *‘Buildings used for shops; financial, professional, and other services; restaurants, cafes, and hot food takeaways; offices; general industry, storage, and distribution; non-residential institutions not included in the ‘more vulnerable’ class; and assembly and leisure’.*

This type of development would be classed as ‘less vulnerable’ in the Flood Risk Vulnerability Classification. Less vulnerable developments are considered as appropriate within Flood Zone 2 without the need for an Exception Test.

The FRA has also demonstrated that the proposed development is at no significant risk from flooding from the sea, groundwater and infrastructures and is at low risk from river, surface water and reservoir flooding. The proposed surface water drainage strategy should reduce the flood risk from surface water to the site and downstream by significantly reducing the discharge rate to the public sewer.



Flood Risk map highlighting planning application redline (nts)

- Planning application boundary
- Flood zone 3
- Flood zone 2
- Main river



Pooling of water on existing hard-surfaces impedes pedestrian access



Large areas of existing impermeable surfaces require drainage infrastructure to be regularly maintained



Pooling of water on surfaces in front of LUOS

4.12 Culverted Moselle River

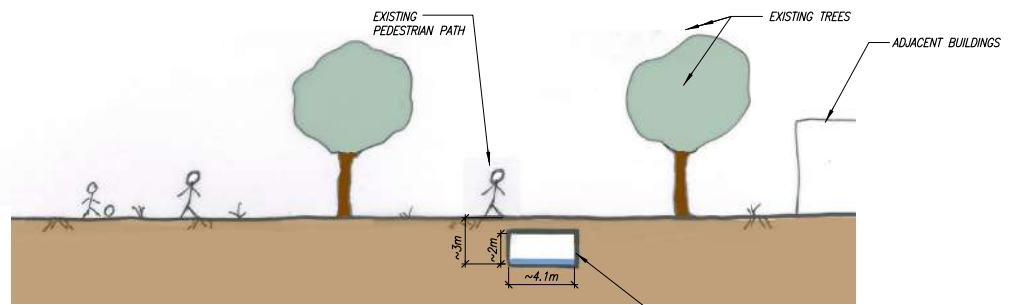
In 2015 engineers Alan Baxter explored options for the de-culverting of the Moselle River and the sketch sections produced are shown adjacent. The river runs below the main east-west route bisecting the north and the south of the park ultimately running along Burdock Road, across Watermead way and finally connecting into the River Lea.

Each potential approach offered different constraints without a clear 'best' option. Precedents for de-culverting watercourses within London have been reviewed; in 2011 a 200m stretch of the River Ravensbourne, Lewisham was de-culverted bringing the river back into public access within Ladywell Fields. The benefits of daylighting watercourses are most significant where full de-culverting can be achieved, removing the engineered channel and restoring a profile closely aligning with a more natural watercourse. This typically requires a larger area of impact with gradually sloping banks which would entail tree removal along the course.

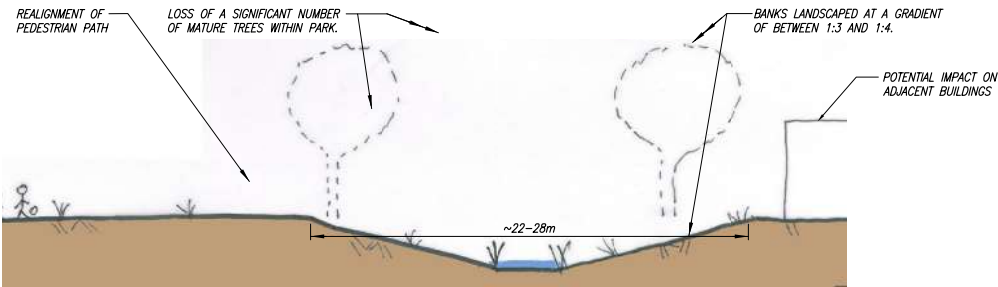
For these reasons, it was not possible for the masterplan brief to include the de-culverting of the Moselle River due to the heavy constraints it would place on the park - substantial tree removals,

reinforcement of the disconnect between north and south and unveiling a water course at the doorstep of newly constructed homes.

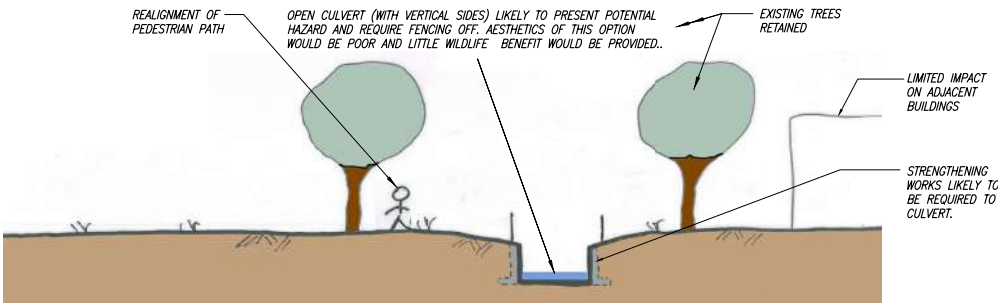
Instead the intention is for the masterplan to consider de-culverting as a future prospect and to ensure proposals future-proof this potential. The masterplan therefore avoids the placement of new significant structures over the culvert and instead seeks to interpret the location of the underground river through imaginative landscape design features along the proposed 'Moselle Walk' route.



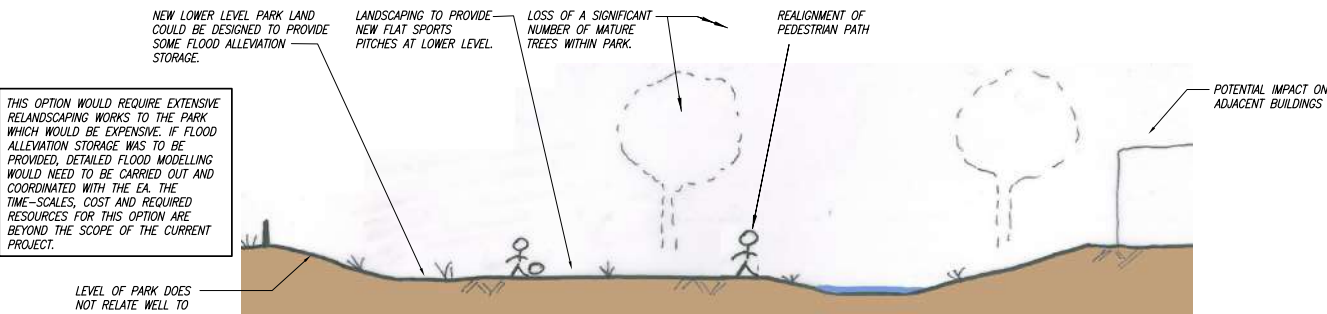
TYPICAL SECTION Y-Y AS EXISTING



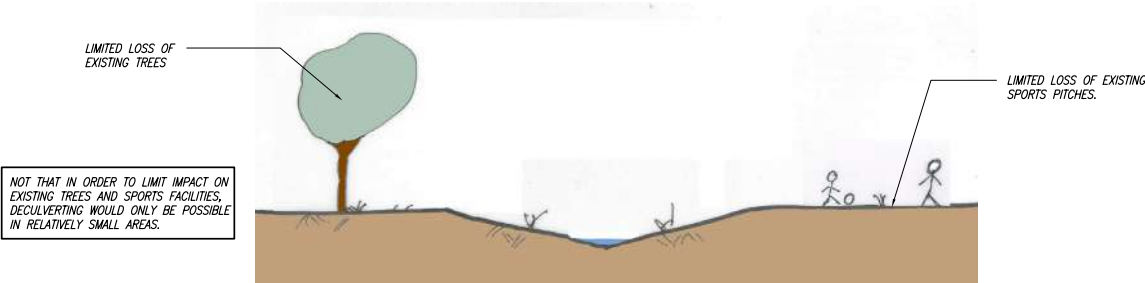
SECTION Y-Y SHOWING LOCAL LANDSCAPING FOR FULL DECULVERTING



SECTION Y-Y SHOWING OPTION FOR REVEALING WATER BY REMOVING LID OF CONCRETE CULVERT



SECTION SHOWING BROAD RE-LANDSCAPING OF PARK FOR FULL DECULVERTING

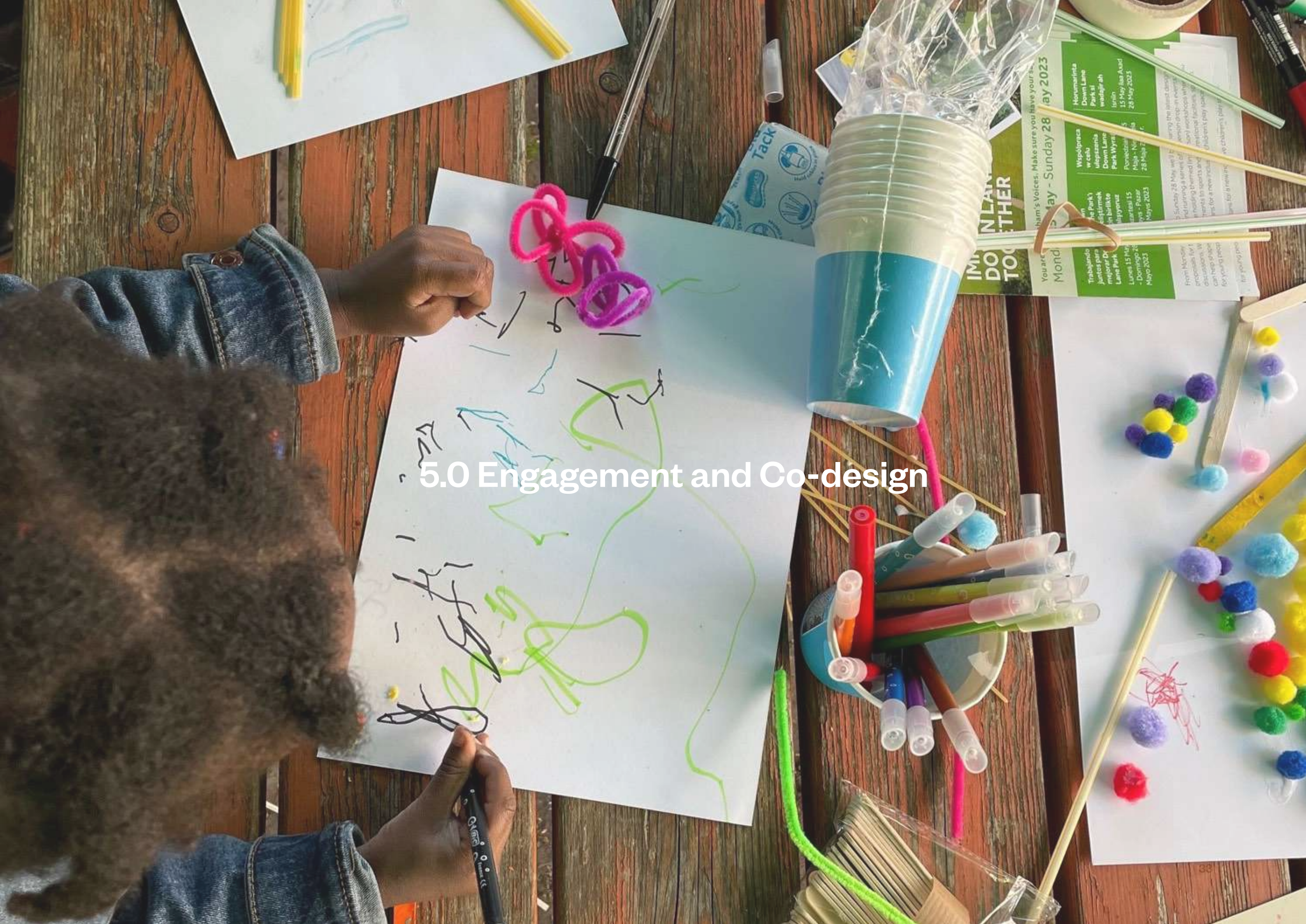


INDICATIVE SECTION SHOWING LAND-TAKE IMPLICATIONS FOR OPTIONS A OR B



Location of existing culverted Moselle River

5.0 Engagement and Co-design



5.0 Engagement and Co-design

5.1 Community Design Group

The Down Lane Park Improvement programme was relaunched in January 2022 as a co-design project with the aim being to develop new proposals and a 'Vision' for Down Lane Park. A Statement of Community Involvement (SCI) accompanies this document as part of the planning submission and sets out further detail on the engagement process undertaken. By working collaboratively and transparently with the local community, the intention was for 'lived experiences' and the community's understanding of the local area to be woven into the masterplan proposals.

As part of the co-design process a Community Design Group (CDG) was formed to bring together representatives from the local community to guide proposals and co-own the wider consultation process. The group was created through invitation by the two elected Councillors who co-chaired the group. The group includes the following members:

Community Design Group (CDG) members:

- Two youth representatives (One a Harris Academy Student)
- *Chesnut Residents' Association* representative
- *Disability Action Haringey* representative
- *Healthy Streets North Tottenham* representative
- *Living Under One Sun* representative
- *Park User & Community Forum* representatives (2 people)
- Berkeley Square (developer) representative
- Cabinet Member for Climate Action, Environment and Transport, and Deputy Leader of the Council (Co Chair)
- Cabinet Member for Council House-building, Placemaking and Development (Co Chair)

Advice and support was also offered from the following LBH Council officers:

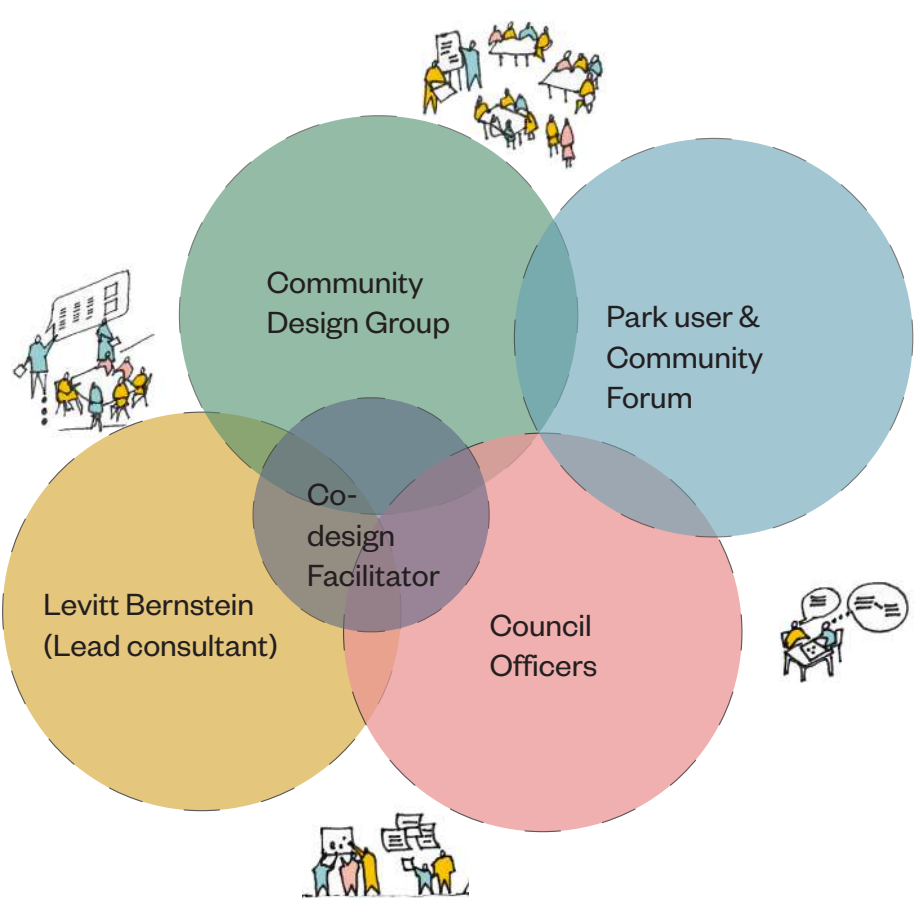
- Principal Parks Development Officer
- Tottenham Hale Lead Regeneration Officer
- Regeneration Programme Manager (Project Manager)

The Glass-House charity helped to deliver the kick off session with the CDG in February 2022, after which Coherent Cities and LBH Haringey Council continued to develop and establish a base line understanding of how the group would operate with a shared mission.

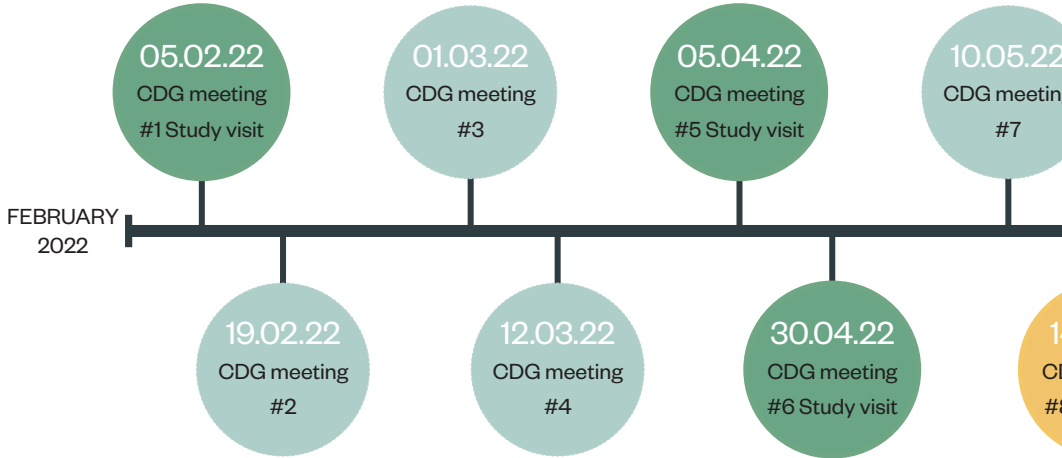
As lead consultants, Levitt Bernstein led design / discussion sessions, while Lisa Taylor, Director of Coherent Cities facilitated and organised all sessions.

Ten key improvement objectives established by the Community Design Group were:

-  **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-design structure and support



5.1.1 Co Design Process

The co-design process with the CDG set out to establish an agreed baseline condition for the park including a series of 10 design objectives. Subsequent workshops in summer 2022 resolved two masterplan options which were developed to form the basis of wider community engagement in October 2022. Following this feedback, a single masterplan arrangement was progressed with detailed consideration of the positioning of the community hub building. Focussed feedback was sought on the masterplan from key community groups and with further CDG input a resolved masterplan was concluded.



Initial site observations and discussions, design session with CDG, 14th May 2022



Development of two sketch masterplan options through summer 2022 CDG workshops



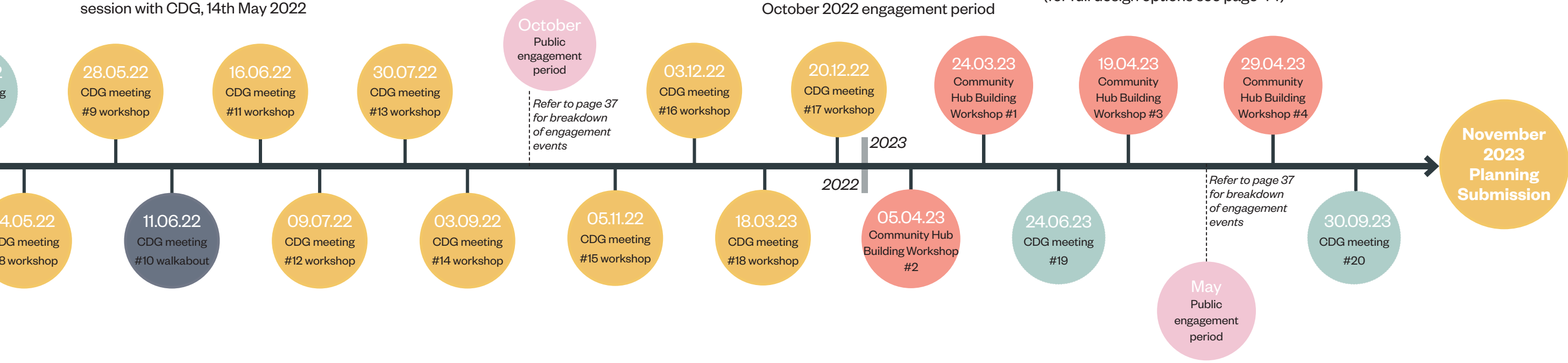
Masterplan options displayed during October 2022 engagement period



Design development for south of park and detailed position of hub building with CDG (for full design options see page 44)



Refined masterplan following incorporation of feedback from public engagement



5.2 Forms of Engagement

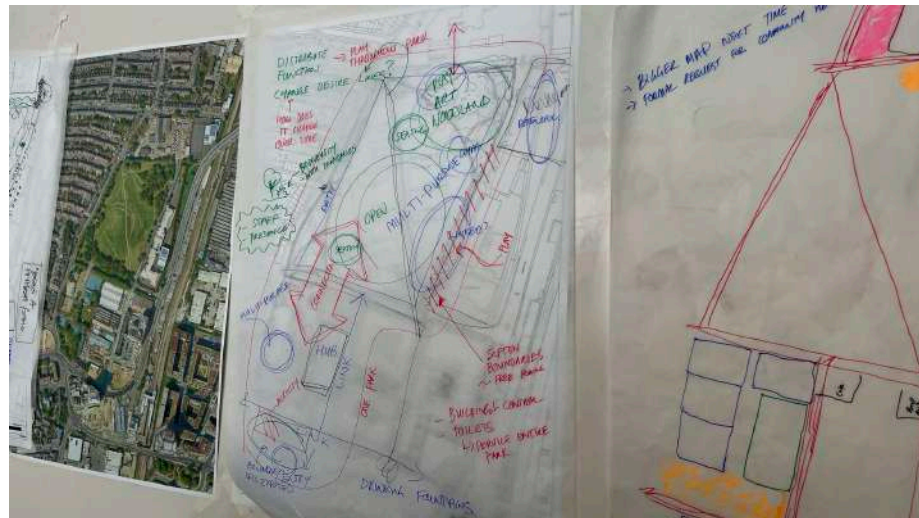
The co-design process, working with a small and focused group of people to develop the proposals for the park and community hub, has been complemented by wider engagement. By opening up the process to a wider circle of people, we have tested the co-designed proposals and sought more inputs and perspectives into specific elements of the masterplan as they have been refined.



Group sketchwork to gather initial aspirations and ideas



Survey with model as engagement aid



Site analysis and high level discussion



Group discussions about movement and access



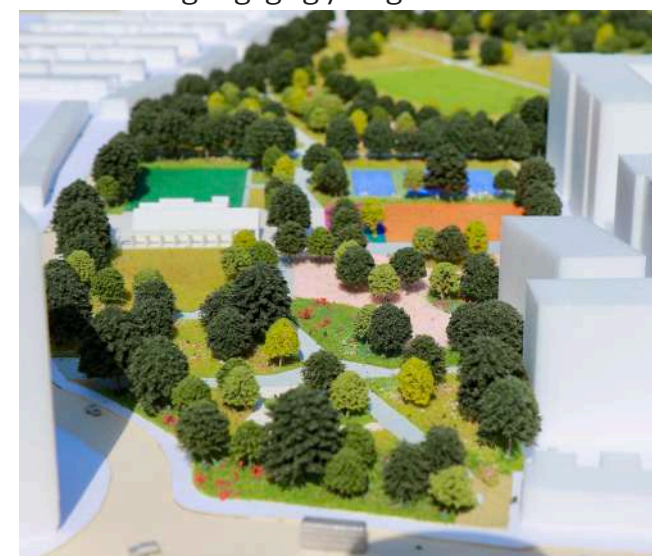
Model making engaging younger children



Space planning exercise using felt zoning



Placing of functions and discussion around relationship of activities



Scale model to aid and engage public discussion



Neighbourhood walkabout to deepen understanding and context of site with ODG

5.3 Engagement feedback

Public Engagement on Early Design Options (Oct 2022)

1 Online Survey (Commonplace)
Monday 03 - Sunday 23 October 2022

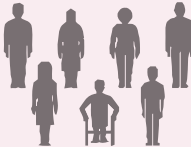
2 Public Drop In
*Saturday 08 October 2022
Living Under One Sun Community Hub*

3 Public Drop In
*Thursday 13 October 2022
Mitchley Road Hall, N17 9HG*

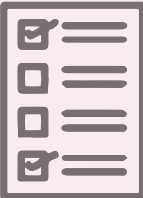
4 Public Pop Up
*Saturday 22 October 2022
Down Lane Park*



1,432 visits were made to the project website.



Spoke with 100+ people over three drop-in events.



134 survey responses, 118 completed in full, 13 partially completed and 3 comments.

5 Engagement workshop
*Wednesday 23 November 2022
Harris Academy Tottenham*

6 Engagement workshop
*Thursday 08 December 2022
Welbourne Primary School*

7 Discussions with 60+ residents
*Thursday 23 February 2023
Prothero House*

8 Young Community Researchers
*Training & Peer-to-Peer Engagement
February 2023 - November 2023*

Spoken with 100 + students
1 x workshop
1 x playground pop-up.
500 survey responses.

Spoken with 30 + students
2 x drawing workshop
30 survey responses.

11 young people trained in
395 park surveys completed

Public Engagement on single preferred option (May 2023)

9 Online Survey (Commonplace)
Monday 15 - Sunday 28 October 2022

10 Workshop on Sports, Recreation and Spaces for Young People.
*Thursday 18 May 2023
Living Under One Sun Community Hub*

11 Public Workshop on Inclusive Play
*Tuesday 23 May 2023
Living Under One Sun Community Hub*

12 Drop In Session with a discussion on designing for Women and Girls
*Saturday 20 May 2023
Living Under One Sun Community Hub*

13 Pop Up with discussion on Active Travel
*Thursday 25 May 2023
Down Lane Park*

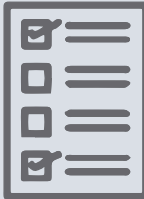
14 Pop Up with discussion on Designing Out Crime
*Saturday 27 May 2023
Down Lane Park*



1,031 visits were made to the project website.



Spoke with 200+ people over five drop-in events.



88 survey responses, 47 completed in full and 41 partially completed

15 Accessibility Workshop with Disability Action Haringey, AGE UK and Send Power Haringey
*Monday 24 July 2023
Living Under One Sun Community Hub*

37



Pop up public engagement in Down Lane Park



Public engagement at Mitchley Road Hall



Play engagement event at Living Under One Sun

Summary of May 2023 public engagement comments:

Most people felt that the location of the Community Hub building, which was different to earlier suggestions, would animate key areas and support natural surveillance.

Overall most people supported the proposals to soften boundaries to the park and to areas within the park, but concerns were raised about safety and security if they were not replaced with other robust and durable features.

Respondents highlighted the importance of improving sight lines throughout the park and suggested the design of planting, new trees, landform, and play equipment should not obstruct park user's views across the park. There was broad support for lifting tree canopies, especially within proximity to play spaces.

Most respondents indicated a preference for multi-age play located close to the community hub and café. Parents/ carers asked for more seating in the play areas and shaded play areas for hot summer days.

Overall, most people supported the proposals to soften boundaries to the park but concerns were raised about more open boundaries

There was broad support for an activity route, which can support walking, jogging and cycle training. Some respondents were disappointed that the activity route did not extend around the perimeter of the southern section of the park. Others wanted to ensure key spaces in the southern section were secure and felt that a southern perimeter route would impact safety of those spaces.

There was support for the principle of removing trees, but only where this is absolutely necessary, i.e. where they are dead or dying.

There was broad consensus that key commuter routes through the park needed clear separation for cyclists, pedestrians and wheelchair users to avoid conflict. Respondents favoured shared surfaces with clear ground markings along key cycle routes, as well as markings at central intersections to indicate shared surfaces.

There was strong support for basketball and netball courts. Most young people we spoke to at the workshop were interested in a community art project to co-design patterning to new court surfaces and backboards. Young people who used the basketball courts recommended Nylon Nets and Glazed Backboard should be installed to the new basketball facilities in the park.

Participants advocated for a variety of park features, facilities and spaces in visible and protected outdoor areas. Spaces where female park user don't feel they have to spend money, buy food or drinks or play sports should be incorporated into the plan for the park, spaces where people can just spend time and feel safe. Elevated platforms for sitting, glades close to nature, large or group swings, or ground trampolines were among a few ideas suggested.

5.3.1 Summary Feedback from Pre-application Meetings and Design Review

This section sets out the feedback and advice provided by the Local Planning Authority at pre-app meetings in December 2022 and April 2023, alongside the design response summarised in bullet point format.

Pre App#1 15th December 2022 (design responses in blue points below)

01. Sport England should be consulted on any amendments to the layout and size of sporting facilities. There should be no net loss of sports facilities.

- Increased sports offer
- Improved MUGA
- Functional basketball court
- No change to Artificial Grass Pitch & Tennis Courts
- One full size junior football pitch in line with LBH strategy

02. Expected there will be no loss of open space. Open Space Quantum to be provided in next Pre-App to show no loss of open space.

- No net loss of open space
- Reduction in the built footprint
- Hard-standing turned over to planted space

03. Retain as many trees as possible and expect to plant many more, there should be no net loss of trees or tree canopy. All efforts to be made to not damage or remove lime trees that surround park.

- Increase Biodiversity Net Gain by at least 10%
- Removal of only a handful of existing trees that are ailing
- Enhance tree canopy cover through maintenance works
- Category U trees retained on site for habitat creation
- Increased canopy cover
- Improved species resilience

04. Improve quantum and quality of biodiversity; provide detail on protected species.

- More varied planting types
- Promoting biodiversity & supporting BNG
- Improving offer to priority species
- Creating new wildlife corridors

05. Any new building facility to be sited within cluster of sporting facilities and to provide natural surveillance onto Park View Road.

- Placing the building facility at the heart of active uses
- Strong passive-surveillance
- Creating a strong street-facing elevation/presence
- Activating the building elevation
- Clear arrival sequences

06. Amendments to boundary should be reviewed by Metropolitan Police Design Out Crime Officer.

- DOCO workshop 19th April covered all proposals
- Ongoing conversations during technical design development

07. Consideration needs to be taken with the new East-West routes through the emerging developments.

- New east-west routes integrated into designs as per council strategies
- Play space will be informed by public access
- Cycle-pedestrian access at Ashley Link accommodated

08. Development must maximise connectivity to other local green spaces.

- Connection through the park to key links that further connect to the wider green infrastructure has been considered
- Particular focus on routes from The Paddock and to the Tottenham Marshes / Lea Valley

09. Consideration of Ashley Road School Street should be taken into consideration.

- Eastern-edge designs assume school street adjacent, removal of railings along Ashley Rd will assist in permeability
- SUDs designed to receive (future) road run-off
- Harris Academy ongoing project consultee

10. Sustainable Drainage Systems are strongly supported – A completed version of the Council's drainage pro-forma must be provided with any planning application.

- Eastern-edge SuDs co-ordinated with civil engineers
- Consultation with LLFA upcoming
- Pro-forma under review

11. It is recommended that all reasonable attempts are made to deculvert the river or at least investigate the feasibility of restoring culverted sections.

- De-culverting not feasible within project delivery
- Proposals will not inhibit future de-culverting
- Moselle River will be expressed above ground
- Planting, lighting & hard materials to reference the river

12. Any new buildings would be expected to meet the highest possible sustainability thresholds with a strategy that follows the Mayor's energy hierarchy. Proposals should integrate whole life-cycle carbon reducing measures.

- Passivhaus principles targeted
- An energy consultant to aid & inform design

13. Connections to the Decentralised Energy Network should be prioritised

- Hub building to plug into future DEN
- Intention for building to run on electric energy only
- Analysis of temporary energy measures ongoing

14. There should be no net loss of play

- No net loss of play
- Qualitative increase on the existing provision
- Provision of inclusive play for all
- Improved provision across ages
- Unused BMX to be removed (provision elsewhere)
- Young cyclists remain supported
- Two dedicated new play spaces
- New playable landscape & 'play on the way'

15. Asbestos within mound area should be removed from site safely at the earliest opportunity

- Intention to remove mound
- Improves visual & physical access
- Site Investigation (SI) has confirmed trace inert/non-hazardous asbestos

16. Segregated cycle routes may not be supported due to increased speeds – Further information on proposed cycle routes should be presented

- Formal segregated cycle routes not being progressed (ie using ground markings rather than furniture)
- Landscape design and signage to signal areas of shared use
- Haringey Active Travel workshop held May 2023

5.3.2 Feedback from UDL/Environmental Design Review Panel October 2022

Feedback which has informed masterplan proposals:

Hub

- ✓ Expressed preference for hub in the south, rationale for central location not accepted
- ✓ Preference for the hub to be closer to the roadside of Park View Road / Hale Road to provide safe and easy access to public transport
- ✓ Preference for hub location in south with direct routes for good accessibility

Planting, Trees and Ecology

- ✓ Planting palette that celebrates seasons
- ✓ Avenue planting south to help integrate into wider park and soften southern area
- ✓ Aim to increase BNG by more than 10%
- ✓ Trees should be a variety of sizes and species to ensure longevity and diversity
- ✓ Encouraged implementation of high quality entrances and positive boundary treatments such as hedgerows

Safety & Inclusivity

- ✓ Panel expressed importance of ensuring a space for all
- ✓ Use of lighting to improve safety at night

Flood risk and drainage

- ✓ Welcomes proposals for SuDS features within the park- Encourage design team to develop SuDS strategy with suds on both sides of the park
- ✓ Recommended drought and occasional flood tolerant plant species recommended
- ✓ Panel emphasised the importance of deculverting. Must future proof potential deculverting of Moselle if not possible within this project

Landform

- ✓ Design team encouraged to consider use of topography and role it can play in shaping the park. Gentle south facing slopes
- ✓ The Panel encouraged the Design Team to investigate the removal the mound of contaminated land to the south of the park

Feedback which has not been able to inform masterplan proposals:

- ⊙ Asked to reconsider use of existing community facility and consider use of caretakers lodge

A cost benefit analysis was undertaken to assess feasibility of improving the existing building versus a wholly new building construction. Whilst the cost difference was seen to be minimal, refurbishing the existing building would not address the urban design issues of the existing building location including poor access and visibility from surrounding streets. A purpose-built hub building would exploit a range of opportunities for new activities and realise energy efficiency qualities, helping reduce overall running costs for the building operator.

- ⊙ Potential to locate hub on / in location of existing mound

The hub building location was deliberated on significantly, including the potential location on/towards the existing mound in the south of the park. Placing a building at the narrowest point of the park would have several undesirable impacts including impacting a Category A existing tree, inhibiting visual and physical permeability, conflicting with the Ashley Link route, challenging vehicular access for day-to-day function - also bringing the facility closer to Hale Road vehicular emissions.



5.3.3 Combined summary feedback from second Pre-Application Meeting and Quality Review Panel

(design responses in blue points below)

01. The panel supports the masterplan for the park. It thinks that the main design moves have been successfully identified, and facilities mapped in the right locations. The location of the buildings/elements of the site are now considered acceptable.

02. Further detail on deliverability and usability is required to reassure the London Borough of Haringey that the scheme will not feel like a masterplan when it is built. The masterplan looks good but now need to get the granular detail on all the different elements...

Design narrative and content is included within this report

03. The panel encourages the project team to continue to work closely with highways officers. At this stage, a good understanding of the impact of the projects on the park's immediate surroundings would be expected...

A Highways meeting has been undertaken with a breadth of LBH officers and a Transport Statement accompanies this document.

04. It is very important to resolve the inactive boundary with Berkeley square development, the planning team needs to ensure it positively influences this element of the proposal, although it is down to the applicant to liaise with Berkeley square developers.

Sketch sections are included within this report which shows the potential removal of boundary treatments within the LBH Park's ownership. The removal of any further boundary treatments on private land would need to be explored by LBH Regeneration, Parks the landowner and the LPA

05. ... routes with bicycle lanes alongside pedestrian should be of a generous width, reflecting the guidance in LTN120.

The diagonal route to the north of the park is extended to 4m width (from approx. 1.9m currently) and the new Ashley Link towards Chesnut Road is designed to be 3m wide

09. The panel encourages the project team to carry out a technical exercise working out the details needed to turn the masterplan into a full proposal. For example, routes with bicycle lanes alongside pedestrian should be of a generous width, reflecting the guidance in LTN120.

A Transport Statement forms part of this application. Key pathways have been identified to promote active travel and have been marked with cycling and pedestrian symbols as well as hazard warning paving strips. From previous pre-application discussions segregation was not supported by LBH Highways, instead cycle lanes are clearly denoted with pedestrian and cycle symbols.

10. The proposed layout puts emphasis on the central circulation spine in the southern part of the park. This is currently an 'in between zone' intended to accommodate many ancillary uses such as bicycle and push chair parking. The design and quality of this space needs more thought.

The central spine and associated public realm plaza has been designed to include flexibility for events and 'pop-up' style hosting, including cycle sessions currently held. This central public realm space extends up to the cafe terrace of the hub building, unifying activities clustered within the south of the park with formal and informal seating, chess and ping-pong, signage, lighting, and planting.

11. The project team should also interrogate the perimeter boundaries to ensure that the design solution works from both the interior park side and the exterior road and residential sides.

Boundary conditions have been reviewed to ensure they provide accessible arrival for visitors and commuters using the park. The Transport Statement outlines the current characteristics of entrances, including highways interfaces and outlines ways in which these might be improved.

12 The furniture could avoid being generic park furniture, but maybe has its own "Down Lane Park" furniture.

A mix of proprietary furniture will feature across the park with limited informal/bespoke features in social spaces for young people re-using materials from the existing hub building. Seating has been devised to ensure a strong identify for the park with an emphasis on inclusive design.

13. Each point of arrival should be explored, considering its character and the provision of facilities such as seating and drinking fountains.

The arrangement of each entrance has been considered using hard landscape finishes, seating, lighting and seasonal planting to frame and highlight points of access. Park entrances act as a resting and meeting point - easily identified and a 'safe space' for people visiting the park.

14. In terms of access into Down Lane Park from the surrounding neighbourhood, wheelchair users should be able to move from one side of the road to the other without having to travel the length of the street to find a dropped curb.

The quality and inclusivity of arrival at the park has been reviewed with Civic Highways engineer to ensure a high standard of accessibility. New sections of dropped kerbs will be introduced with a removal of clutter of street furniture and redundant signage wherever possible.

6.0 The Masterplan

A photograph of a park path. A paved path leads from the foreground into the distance, flanked by lush green grass and large, leafy trees. A tall black light pole stands on the right side of the path. In the background, a few people can be seen walking, and a building is visible through the trees. The sky is bright and slightly overcast.



6.1 Masterplan Evolution

The two adjacent masterplan options devised with the CDG formed the basis of wider community and stakeholder engagement in October 2022. The preparation of two options was required by the project brief; the strength of engagement with the ODG had led to strong clarity and preference for landscape features and layout proposals - particular within the north of the park between each option. Variations between the two options related to the community hub building and the retention of the existing diagonal footpath to the north of the park. Option 1 proposed a wholly new hub location and to re-work circulation to the north whilst option 2 retained the existing position of the hub building along with the diagonal route across the north of the park.

Whilst a range of feedback was obtained to help steer and shape proposals, engagement results showed a clear preference to retain the existing northern diagonal route of option 2. Opinion on the community hub building meant the location was less resolved with equal votes on locations between options 1 and 2. For this reason, focus turned to the south of the park and a series of further options 3 - 8 were developed to discuss with the ODG so that the issue could be resolved (see adjacent page).

The option most Most favoured by Community Design Group and Local Councillors was option 7 the existing 'depot site' for the following reasons:

- The depot space consists of existing impermeable hard-surfacing
- The depot has good access from Park View Rd for vehicular access/servicing/delivery and safe access for pedestrians after dark
- A strong street-presence and building identity could be achieved off Park View Road - giving the community hub a street address
- The location offers good overlooking and passive surveillance at heart of park with views to the north and further south
- A new building could terminate views from along Berol Link
- Existing tennis courts could be retained rather than re-provided
- The masterplan proposal was therefore further developed using the basis of option 7 for the location of the community hub building, stitching in the landscape layout for the north of the park.



Masterplan Option 1 - a revised hub location and re-working the north diagonal (nts)



Masterplan Option 2 - retaining the existing hub location and the existing diagonal footpath (nts)

- 1

Entrances & Boundaries

New entrance - Entrance area with feature paving, raised planters with seating, signage and bins
- 2

Improved existing entrance - Entrance area with feature paving, raised planters with seating, signage and bins
- 3

School street with 'Play on the way' and new tree planting
- 4

Breaking down park boundary
- 5

Community Space

Community Hub space (Indicative area for building)
- 6

Community garden space (Indicative area for garden)
- 7

Outdoor canopy space

- 8

Sports & Play

Upgraded outdoor gym
- 9

New play area
- 10

Existing Artificial Grass Pitch
- 11

New accessible MUGA (including basketball & netball)
- 12

Relocated accessible tennis courts
- 13

Perimeter activity route for running, walking & cycle training

- 14

Ecology & Biodiversity

Greening of southern area to mitigate noise and air pollution
- 15

Meadow planting around field. Pollinator friendly to improve biodiversity
- 16

Sustainable urban drainage
- 17

Mown grass
- 18

Existing mound



Option 3 - 'Existing Tennis Courts'



Option 4 (Revisited) 'Northern hub'



Option 5 'Park View Rd'



Option 6 - 'Holcombe Rd entrance'



Option 7 - 'Depot site'



Option 8 - 'Southern hub'

6.2 Masterplan components

6.2.1 Accessibility and inclusion

The masterplan will significantly increase the diversity of experience for people moving through the park, irrespective of the support needed to achieve mobility. Routes with significant level change within the park are severely restricted and there are no stepped access routes. Path widths will allow sociable walking groups of use by individuals with widths devised to allow double buggies, mobility scooters and other mobility aids. Seating will be significantly increased offering the opportunity for regular rest that will successfully enhance accessibility. These interventions sit alongside complementary features such as improved signage and wayfinding, publicly accessible toilets and drinking water and well-designed, well-surveilled active park spaces.

6.2.2 Improved access

The park is of strategic importance as a conduit to the centre of Tottenham Hale; the new design will promote access and active travel whilst minimising conflict between prospective users. The minimum footpath width will be 2m (with the exception of decked routes over the SUDs basins which will be 1.5m) and on key routes with both cycle and pedestrian movement, pathways will extend to up to 5m wide. Surface treatment/markings will denote cycle movement with hazard warning textured paving to offer guidance to visually impaired visitors. Surface types have been chosen to be suitable for all park users, easily maintainable for the parks team and easily replaceable.

6.2.3 Safer spaces

Six new entrances are proposed to create safer, more convenient and inclusive access to the park. Each of the existing and new entrances will be clearly identifiable with features such as park seating, signage, furniture and a change in paving to offer a welcoming announcement of arrival at the park. Proposals for lighting will dovetail into this approach for creating a safer park environment complemented by considered planting strategies, increasing path widths, creating clear sight-lines and exploiting opportunities for natural surveillance. Planting will be maintained at a level to foster safety and security across the park in tandem with the landscape management and maintenance plan.

6.2.4 Ecology and biodiversity enhancements

Whilst greenspace is substantive at present, the proposals seek to exploit the significant potential to add complexity and diversity of planting types and habitat types. Proposals have been devised in conjunction with LBH Parks team members including those who will be

responsible for day-to-day maintenance operations. Selective mowing in and around areas of existing woodland is already being successfully experimented with a diverse range of ground-cover plants being allowed to succeed. This approach will be extended significantly as a low-maintenance approach to diversification whilst also re-directing maintenance budgets from repetitive mowing across the park. New additions to improve biodiversity will include palettes for new plant, shrub, herbaceous and bulb planting, bird boxes, gabion walls, bat boxes and climbing plants.

6.2.5 Inclusive play

Two new playgrounds are proposed, one in the northern field for older children and a multi-age playspace to the south, allied with the new community hub building. Informal toddler play will be supported close to the cafe/cafe terrace allowing easy oversight for parents and carers. Other informal play will be installed around the park to create ‘play on the way’ linking strategically with the more substantive play areas. ‘Play on the way’ experiences will be multi-sensory and foster imaginative games; in the playgrounds installations will be proprietary including a breadth of traditional features such as swings and slides. Each play space offers a varied play experience for all children and young people - equipment will include a meaningful number of inclusive and accessible pieces of equipment. Play surface colours and patterns will be devised to aid legibility whilst also offering stimulation for children with visual impairments, and Special Educational Needs (SEN).

6.2.6 Enhanced sports

In order to compliment the existing and well-used Artificial Grass Pitch (AGP) and Tennis Courts, the new design will create space for people to rest and watch games taking place. Sports activities will be diversified through the introduction of new courts for netball and basketball, as well as complementary table tennis tables and chess tables. These additions will create an active ‘heart’ of the park with improved facilities for visitors such as cycle parking, seating and a drinking water fountain.

6.2.7 New community hub and garden

The existing community hub is an active heart of the park with a strong relationship with the local community. The proposals will provide a purpose-built community hub building with enclosed garden in a location that provides better and more safe access for users. The building will allow the operator to better utilise available space and maximise the ‘offer’ to the local community. The garden design will ensure seclusion whilst also presenting a park-facing identity, welcoming all visitors.

6.2.8 Improved fitness

The existing outdoor gym area will approximately double in size with the new proposal; existing equipment will be reused where possible and complimented with new pieces to diversify the outdoor gym facility. ‘Outdoor rooms’ will be created through planting and layout to offer more private spaces for outdoor exercise and activity, providing spaces that broaden the appeal to young girls and women and reduce the risk of ‘dominance’ by single groups. The ‘rooms’ will have views across the main field and into the Ashley woodland further creating a greater connection with nature whilst offering safe sight-lines.

6.2.9 Park boundaries

The treatment of park boundaries varies, influenced by the congestion of roads around the park and the intensity of activity within the park. Existing railings remain along Park View Road except for the generous frontage to the community hub building where railings will be cleared away. To the north of the hub young hedge planting will be established before future consideration can be given to railing removal; to the south intensive activities within the park are deemed to require retention of existing railings against busy Hale Road (A503). Along Ashley Road existing railings will be cleared-away to allow integration of the park with the future ambition for a pedestrian-friendly streetscape. The consented Ashley Road depot residential development to the north has a planted boundary against the park (without fenceline) whilst it is envisaged the fenceline against residential developments to the east of the park may remain as current palisade fencing (off-site) for some time.

6.2.10 Climate change resilience

New attenuation basins acting as sustainable drainage features will extend along much of the eastern park interface with Ashley Rd. Levels will ensure surface water drains towards them, capturing run-off from park paths and part of the Ashley Road highway. This part of the park will foster inclusive access with generous bridges spanning the basins to offer a sense of being immersed in nature. Educational signage and playable landscape features will activate this edge of the park, helping deter vehicles where railings are removed against Ashley Road.

-  Planning Application boundary
-  Permitted Development boundary

Entrances & Boundaries

-  1 New park entrance
-  2 Improved existing park entrance
-  3 School street
-  4 Breaking-down park edge boundary
-  Cycle routes connecting wider area

Community Space

-  5 Community hub space with outdoor cafe overspill
-  6 Enclosed community garden space
-  7 Back of House / Service Yard

Sports & Play

-  8 Upgraded outdoor gym
-  9 New play area
-  10 Existing artificial grass pitch
-  11 New accessible Multi Use Games Area(basketball, netball)
-  12 Existing retained tennis courts
-  13 Perimeter activity route - Running, walking, cycle training (approx 0.85km)

Ecology & Biodiversity

-  14 Greening of southern area
-  15 Biodiverse selectively mown meadow grass
-  16 Sustainable urban drainage
-  17 Mown grass / glades within planting
-  18 New viewing mounds

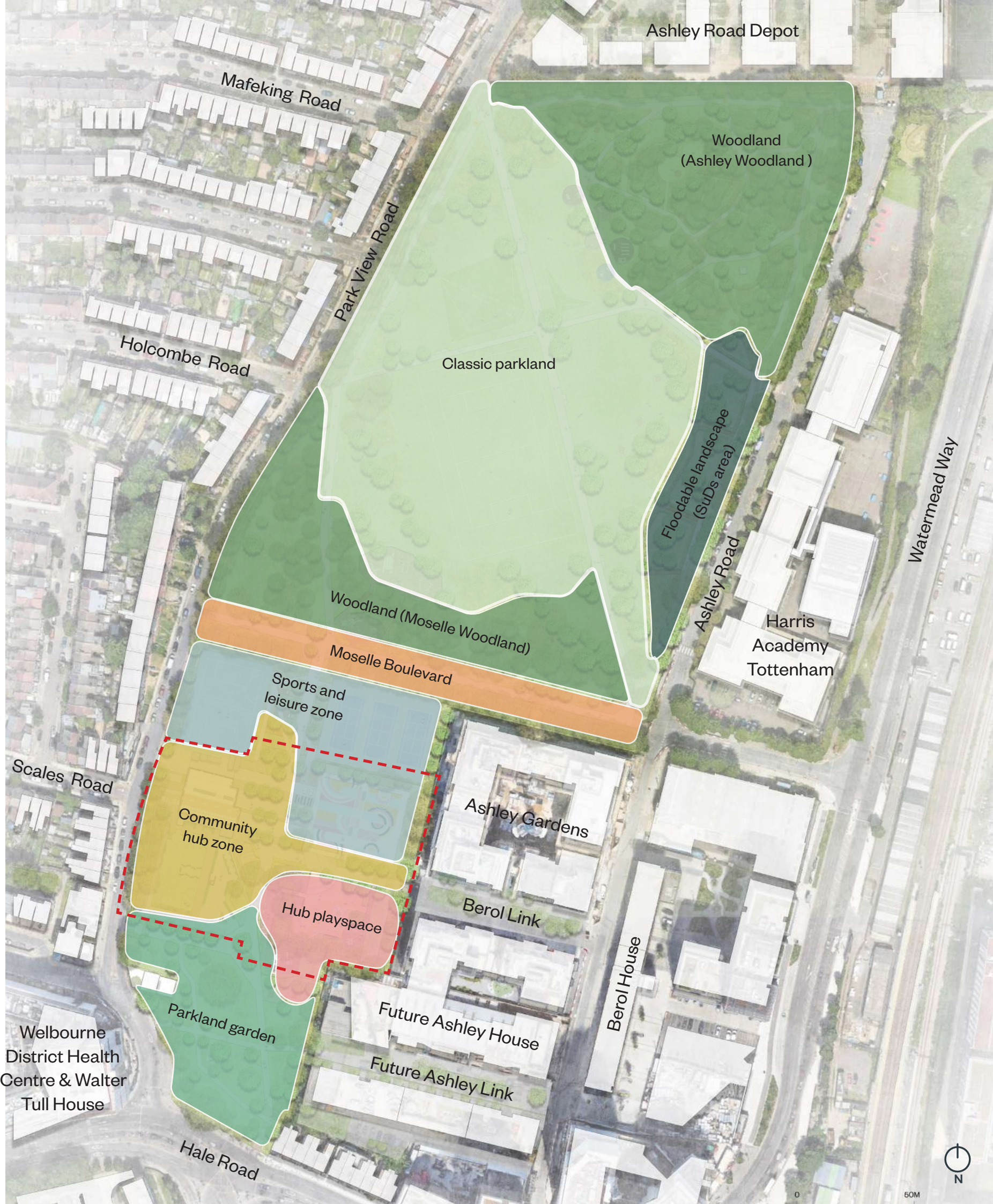
Insert to show planning redline (nts)



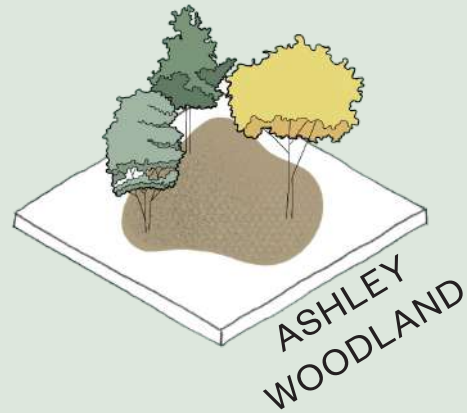
6.3 Landscape character areas

The park is arranged into a series of character areas which explain the intended narrative and varied experiences that will be offer for local people across the new park masterplan. This approach seeks to exploit the natural opportunities and existing assets of the park, identified by the design team, CDG and local consultees.

-  Planning Application boundary
-  Woodland (Ashley Woodland & Moselle Woodland)
-  Classic parkland
-  Floodable landscape (SuDs area)
-  Moselle Boulevard
-  Sports and leisure zone
-  Community hub zone
-  Hub playspace
-  Parkland garden

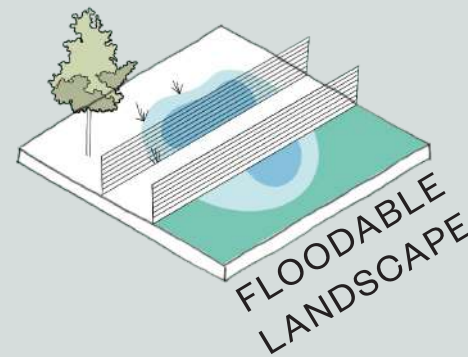


Key Characteristics



ASHLEY
WOODLAND

- Minimal under story planting
- Areas beneath trees mainly mulched, with spring bulbs
- Mown glades with open areas
- Play on the way features
- Habitat / ecology features



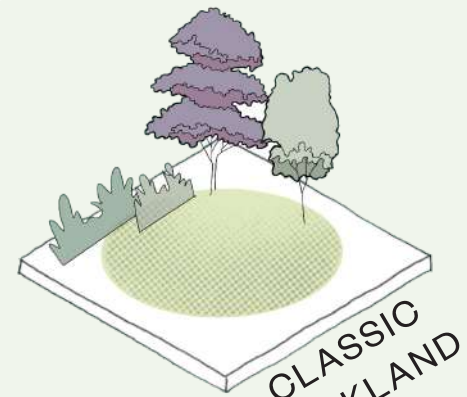
FLOODABLE
LANDSCAPE

- SuDs system (Raingarden)
- Wheelchair accessible decked bridges across raingarden & to view wildlife
- Tailored planting palette
- Natural play elements
- Habitat / ecology features



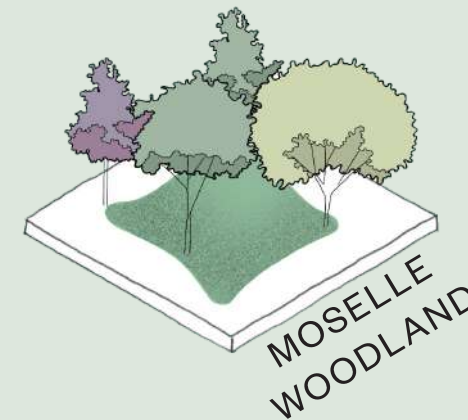
HUB PLAYSPACE

- Multi-age play equipment
- Informal unfenced toddler play area
- Multi sensory, inclusive and accessible play
- Well overlooked area with clearly visible entrance gates
- Surface patterns carefully design for visual impairment



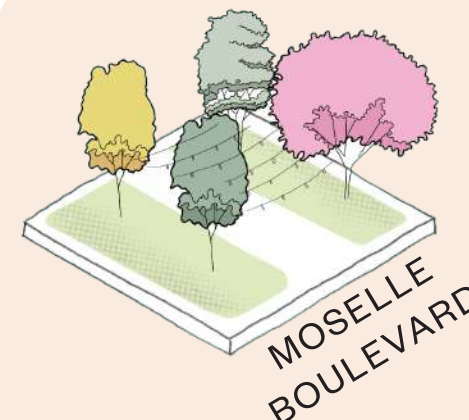
CLASSIC
PARKLAND

- Large open field
- 11v11 and 7v7 football pitch markings
- Long grass picnic areas
- Northern play area for older children
- New tree planting to introduce areas of shade in hot weather



MOSELLE
WOODLAND

- Unmown areas to allow natural succession
- Bulb planting
- Tree works to improve sight lines (e.g. deadwood removal)
- Habitat / ecology features



MOSELLE
BOULEVARD

- Widened footpath
- Warm and inviting lighting
- Features to represent culverted Moselle below ground
- Key link between north and south of the park



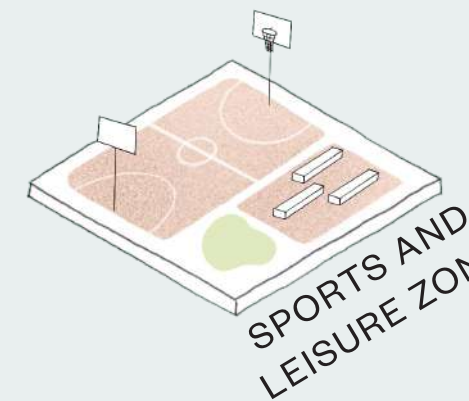
PARKLAND
GARDEN

- Restful garden space
- Diverse planting
- Unique tree planting
- Mitigating against noise and air pollution
- Habitat / ecology features
- Buffer to Hale Rd



COMMUNITY
HUB ZONE

- Community Hub Building
- Enclosed hub garden
- Flexible activity square
- Informal seating



SPORTS AND
LEISURE ZONE

- Unfenced Multi Use Games Area with colourful basketball and netball court markings
- Retained Tennis Courts and Artificial Grass Pitch
- Informal seating / Reuse of building steels
- Chess tables and table tennis