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Friday 2nd February 2024

Dear Zara,

HGY/2023/3058 DOWN LANE RECREATION GROUND, PARK VIEW ROAD, TOTTENHAM, LONDON N17

LUOS is writing to express our support for the proposed new Community Hub Building and Gardens included within the current planning application for Down Lane Recreation Ground.

Firstly, the application is recognition and an acknowledgement of the value of the current LUOS Community, Hub, Café and Gardens in Down Lane Park and all that has been achieved since 2018 and its importance for the park and the neighbourhood..

Secondly, the trustees, and all involved with LUOS, have put on record our appreciation of the vision, forward thinking and positive decision the Council has taken to develop and fund (in difficult times) a new neighbourhood community hub building and gardens - creating a best practice neighbourhood model and delivering in partnership with the community

As set out in the report to Committee, we note that National, Regional/London and Local Haringey planning policies support the development of new community facilities and infrastructure.

LUOS has worked with the Council, members and officers and the design team, for over 18 months on the new Hub Building and Gardens, as well as other park improvements, and partnered the Council in its successful bid to the Mayor of London's Green and Resilient Spaces Fund for Down Lane Park. We are deeply engaged with delivering the outcomes of Green and Healthy Living skills and increasing positive connections and use of the park - with the community becoming real custodians of our neighbourhood green spaces.

We also recommend that the conditions of approval must ensure:

i) there is a seamless relationship and operation between the internal and external spaces, with a central control system for all key functions including lighting, electricity, water and security.

ii) there is sufficient sound proofing and electrical, lighting and water supplies to all areas of the garden outdoor space; at least two water points will be required and at least two electrical power points;

iii) electricity supply must be able to cater for the café, hub building functions and outside events all happening at the same time;

iv) boundary treatments must be fit for purpose and as safe and secure as possible to minimise the risk of anti-social behaviour: for example , the gabion boundary must be fine meshed to prevent weapons being hidden, the boundary with wooden sleepers must not present a fire safety risk;

vi) the garden space has provision for the barn, stage, outdoor cooking area and oven, and green classroom/conservatory;

LUOS strongly supports condition 23 (in Appendix 1 of the report) relating to an appropriate and costed Management and Maintenance Plan for the New Hub Building and Gardens which should be put in place as soon as possible – this is essential.

Everything possible should be done at this stage to avoid later material amendments and/or further planning permission or other adjustments.

LUOS has contributed significantly to the configuration and design of the Hub and Gardens and whilst there remain some detailed aspects of both the internal and external spaces to work through, these new high quality facilities will be a major contribution to creating ‘a happier, more inclusive, socially just, equal, empowered and greener neighbourhood’.

In addition, LUOS would like to acknowledge the real concerns in the community about:

a) the removal of the park railings, this requires further consideration; and

b) the opening of the Berol Link into the park and the public health and safety risk on event days at the Tottenham Hotspur Stadium, when thousands of people will be coming through the park. The community feedback and recommendation to us is that this gate should closed on event days.

Yours sincerely

Leyla Laksari CEO on behalf of LUOS Board of Trustees

cc. Cllrs Gordon and Hakata, Emily Read, Anna Blandford, Cllr Barbara Blake (Chair Planning sub Committee)