

IMPROVING DOWN LANE PARK TOGETHER

**Short summary of responses to
early-stage design options**

You can still view the two early-stage design options here:
<https://downlaneparkimprovement.commonplace.is>



Down Lane Park, Tottenham Hale

Introduction

At the start of 2022, Haringey Council, working with the local community, set out to develop a vision for the future of Down Lane Park.

Working with a Community Design Group (CDG) made up of volunteers and representatives from the local area, we co-designed two early-stage options for the park which were shared with the wider community in the autumn for people to offer their insights, comments and feedback. The findings of this early engagement exercise will be used to shape a single design proposal for the park.

We set our ambitions for the park high, to ensure that the improvements meet the needs of all of Tottenham Hale's communities. These include upgraded green spaces, sports and play facilities, new entrances and better pathways, and to make the park safer, more inclusive and deliver a permanent Community Hub building.

In total, we welcomed 100 people to three in-person engagement events and received 134 responses to the online survey.* We recognised that several groups were under-represented, including a very low level of participation from younger residents. Initial steps to address this included running three further in-person workshops with young people at Welbourne Primary and Harris Academy Tottenham, where over 500 surveys were completed and a playground pop-up event took place.

Thank you to everyone who shared their thoughts on plans for early-stage designs for the park. This report summarises the findings from contributions provided to date. This will be fed into the co-design journey and inform a developed design for the park.

There will be further targeted engagement with under-represented residents and park users, and a second round of public engagement around the updated design in Spring 2023.

* Response rates differ question to question as some on-line survey respondents did not answer every question.

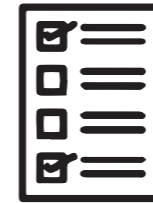
Engagement Activities



1,432 visits were made to the dedicated Down Lane Park Commonplace (online engagement website)



Over **100 people** attended one of three drop-in events.



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

Spoke to over **100 young people** across three in-person works and one playground pop-up. Collected **500 survey responses** from young people.

03 October

Commonplace online survey launched

Outdoor exhibition in the park launched

13 October

Public engagement event and drop-in, at Mitchley Road Hall, Mitchley Road

23 October

Commonplace online survey closed

Outdoor exhibition in the park taken down

08 December

Welbourne Primary Engagement Workshops.

08 October

Public engagement event and drop-in, at Living Under One Sun, Down Lane Park

22 October

Pop-up engagement event in Down Lane Park.

Meeting with the Park User and Community Forum.

23 November

Harris Academy Tottenham Engagement workshop and lunchtime pop up event



Flyer drop to approx. 5,600 homes within a 10 minute/800m walking radius of the park



Hand out **450 flyers** outside schools and partner locations



7 posts to @Haringeycouncil **8.9k** facebook followers



8 tweets to @Haringeycouncil **27.6k** twitter followers



112 people subscribed for project updates



All survey responses can be viewed on the Down Lane Park Commonplace site using the link below, or by scanning the QR code. <https://downlaneparkimprovement.commonplace.is/>

3. Option 1 Central Community Hub Building

Design Option 1 has been co-designed by the Council and Community Design Group. Some elements, e.g. entrances and sports facilities, are the same as Design Option 2. It is possible to combine some elements of Design Options 1 and 2.

Have your say and tell us what you do/don't like about the proposals

Entrances & Boundaries

- 1 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

Community Space

- 5 Community Hub space (Indicative area for building)
- 6 Community garden space (Indicative area for garden)
- 7 Outdoor canopy space

Sports & Play

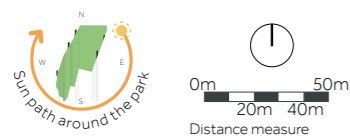
- 8 Upgraded outdoor gym
- 9 New play area
- 10 Existing Artificial Grass Pitch
- 11 New accessible Multi-Use Games Area (including basketball and netball)
- 12 Relocated accessible tennis courts
- 13 Perimeter activity route for running, walking and cycle training

Ecology & Biodiversity

- 14 Greening of southern area to mitigate against noise and air pollution.
- 15 Meadow planting around field. Pollinator friendly to improve biodiversity
- 16 Sustainable urban drainage
- 17 Mowed grass
- 18 Existing Mound Retained



Diagram of park 'zones' and key routes



Down Lane Park

Levitt Bernstein
People Design
SUPPORTED BY
MAYOR OF LONDON

Engagement Boards by Levitt Bernstein Landscape Architects, were exhibited 24/7, 3rd - 23rd October 2022 in the park and at in-person 'drop in' engagement events.

4. Option 2 Southern Community Hub Building

Design Option 2 has been co-designed by the Council and Community Design Group. Some elements, e.g. entrances and sports facilities, are the same as Design Option 1. It is possible to combine some elements of Design Options 1 and 2.

Have your say and tell us what you do/don't like about the proposals

Entrances & Boundaries

- 1 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

Community Space

- 5 Community Hub space (Indicative area for building)
- 6 Community garden space (Indicative area for garden)
- 7 Outdoor canopy space

Sports & Play

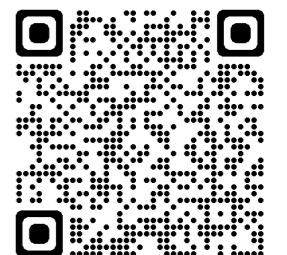
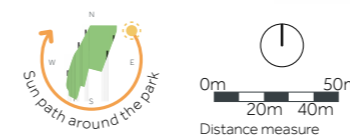
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- 15 Meadow planting around field. Pollinator friendly to improve biodiversity
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Diagram of park 'zones' and key routes



Down Lane Park

View the boards on the dedicated Down Lane Park Commonplace site using the link below, or scan the QR code.
<https://downlaneparkimprovement.commonplace.is/>

Headline Findings

01 Entrances

There was broad support for the creation of new park entrances, however views were mixed on which entrances were preferred. Feedback underlined concerns about anti-social behaviour, bike and moped access, impact on the existing community hub garden, lighting and safety, which should be addressed through the design.

02 Boundaries

On the whole most people supported the proposals to soften the boundary between the park and Ashley Road, however concerns were raised that removing the railings could make the park less safe and secure, create a risk for children straying outside of the park and increase the potential for fly-tipping and unauthorised vehicular access. These concerns will be addressed through the design proposals as they progress.

03 Pathways

On the whole people supported proposals to protect and enhance routes through the park, however views were mixed on how access to and through the park should be improved:

- » The young people we spoke to cited safety as one of their highest priorities. Students told us they do not always feel safe when visiting or using the park, especially after dark, with a large proportion (over 70%) stating that they would not currently use or walk through the park after dark.
- » There was a strong desire for the diagonal pathway from Park View Road to Burdock Road to be retained as a well-used and direct route through the park for commuters as well as park users.
- » Respondents questioned whether a pathway between Holcombe Road to Harris Academy was necessary, whilst this was strongly supported through the targeted engagement with young people.
- » The proposal to create a new route between Park View Road and Tottenham Marshes (Ashley Road) was also questioned.
- » A large proportion of respondents also supported a reduction in the amount of hard surfaces and pathways overall, and a widening of those pathways retained.
- » There was support for introducing more cycle facilities in the park, for cycle training and potentially cycle maintenance. A perimeter 'activity route' around the edge of the park that supports walking, jogging and cycle training was also supported.

03 Sports facilities

- » A large proportion of respondents told us that football was important to the community, especially weekend matches and agreed that proposals should enable grassed football to be played in the park. Feedback suggested that a junior sized pitch would be favoured and this will be taken into account through the next stage of design.
- » Respondents were supportive of the clustering of sports facilities along the western edge in the southern section of the park.
- » Respondents supported improving basketball facilities and the introduction of a Multi-Use Games Court and agreed that lighting and security should be improved. Changing facilities, weather-proofing, and free use of sports facilities were identified as important, yet there were limited comments on the proposal for a stand-alone canopy, suggesting it was not well supported. Some indicated small shelters adjacent to the sports pitches could allow users to change before playing sports.
- » Most respondents supported the principle of clustering sports pitches, however respondents questioned the relocation of the existing tennis courts, primarily on grounds they were relatively new and the cost of relocating them could be better used to support other facilities in the park.

- » Most respondents supported the proposal to remove the BMX track and replace it with improved green space, planting and introducing a connection between Ashley Link and Chestnut Road.

04 Community Hub and Garden

There was general consensus regarding the importance of a permanent Community Hub and community garden in the park. Feedback indicated many want to enjoy a café with more regular and longer opening hours.

- » Respondents did not agree on the location of the Community Hub with responses split 50/50 between the two options put forward (south east and central).
- » There was also no clear support for either refurbishment or new build Community Hub, with responses split. Those favouring refurbishment were concerned by cost and sustainability. Others recognised the potential for a new building that is more visible and fit for purpose.

With no clear consensus from the community on this element, further consideration will be given to the location of the Community Hub through the next stage of co-design.

One of many wonderful drawings made by the talented students of Welbourne Primary School.

Students provided feedback on what young people would like to see in their local park. This feedback has been recorded and will inform the next stage of co-design.



05 Facilities for young people

- » The size and openness of the northern field was considered a positive, especially given the lack of green open space in the area. However, students also told us there were minimal incentives for them to use Down Lane Park currently, and wanted to see more spaces or free facilities for teenagers in the park.

06 Play

Most respondents supported the proposal to relocate play spaces away from busier more trafficked and polluted roads. There was support for play to be located close to the Community Hub.

- » Respondents favoured different types of play with a common thread running through responses, supporting adventure play, that was natural and bespoke.
- » There was no clear preference whether one large formal play area or more than one formal play area was more suitable, but most respondents indicated a preference for multi-age play located close to the Hub.

07 Gym fitness trail

Most respondents supported the reconfiguration of the outdoor gym equipment, to arrange gym equipment in outdoor gym areas, which are screened with wildflower planting and dispersed along a 'fitness trail'.

- » A large number of the young people we engaged with asked for alternative equipment to be installed, such as Monkey Bars and Chin Up Bars, which they would find more appealing to use and wouldn't need such regular maintenance or repair.

08 Shade and shelter

Shade and shelter were raised a number of times across all engagement events and feedback. This includes shading of play spaces and open areas from the sun, and covered areas for people to use the park in all weathers.

09 Improve ecology and biodiversity

Most respondents supported the approach to ecology and biodiversity; introducing additional planting of different colours, textures and scents, rainwater gardens and creating new habitats through log piles and wildflower meadows.

- » There was support for the principle of removing trees, but only where this is absolutely necessary.
- » Respondents also asked for greater variety of trees, and that the location of new trees should improve shading in the park, such as in the playground.
- » A number of people also raised concerns about the impact trees have on safety in the park, and asked that the location of new trees should not worsen safety.

Engagement Findings

What are the most important priorities to park users and residents? (ranked in order 1 – 10, 1 being most important)

What you told us online

- #1 Improving safety and addressing anti-social behaviour
- #2 Improving the amount of usable green space
- #3 A permanent Community Hub
- #4 Improving play facilities/spaces
- #5 Improving ecology and climate resilience
- #6 Improving sports facilities and spaces
- #7 Making the park more inclusive and accessible
- #8 Improving walking and cycling routes
- #9 Improving the relationship between the park and its surroundings
- #10 Supporting wider green connections

“Wherever possible it should be a priority to increase the green space, particularly with the increase in buildings in the area. Preserving existing greenery/tree cover is paramount.”

“Making the play area safe for children, we do not use it because of the age accessibility, safety and the fact that there always seems to be needles and gas canisters on the floor.”

What we heard at in-person events

Park users and residents want to see designs that promote safety, reflect the needs of young people, retain some form of grassed football pitch, and that do not necessarily involve wholesale change of the park.

Some residents and users expressed the view that the park already provides a lot of sports facilities (football, basketball, tennis, outdoor gym) and that a balance with other uses should be sought.



Community Design Group session

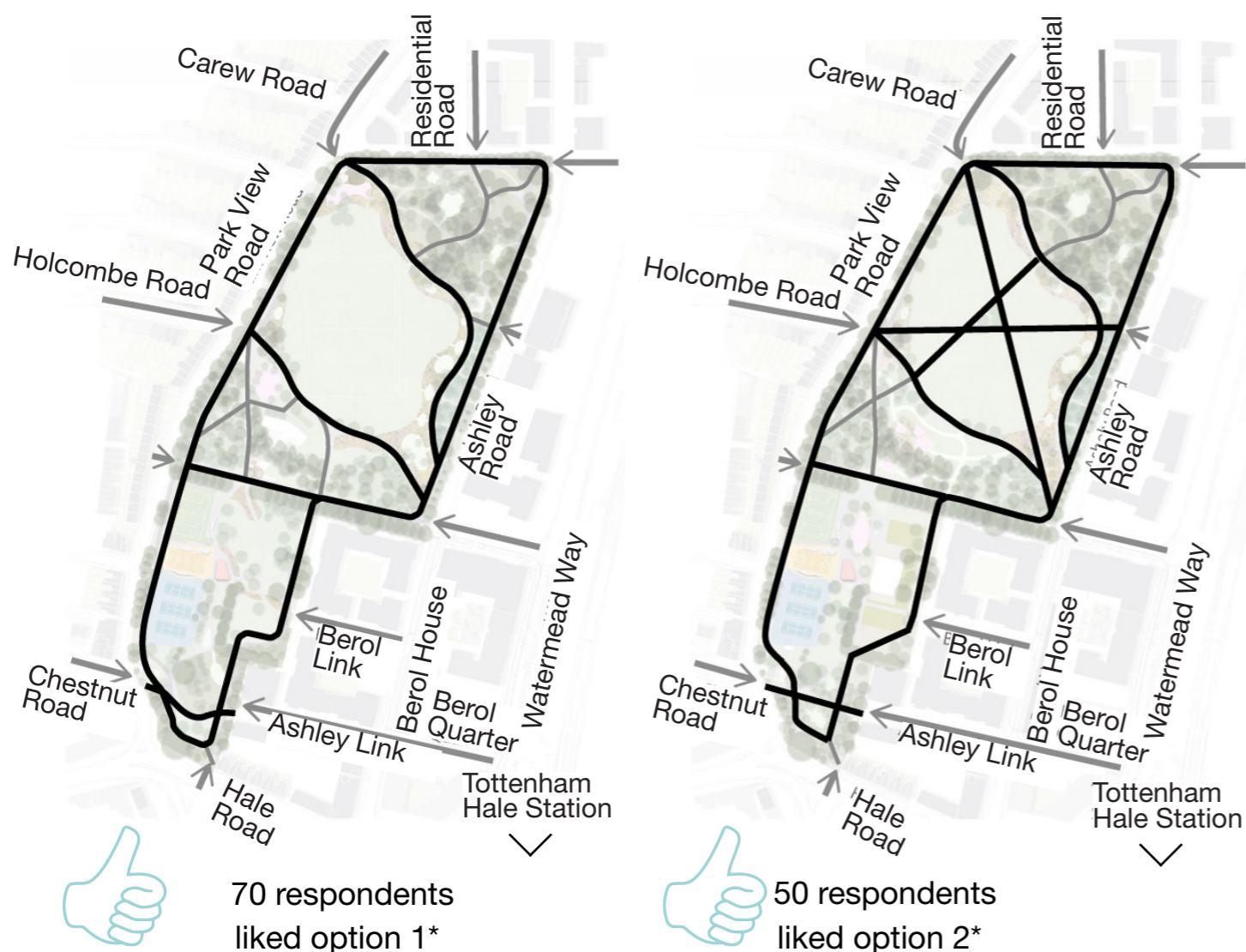


Community Design Group session

A Respondents supported different design elements from option 1 and option 2, and want to see a developed single design that combines parts of both options.

What you told us online

In the online survey results option 1 was more popular than option 2, however 85 respondents provided additional comment with most conveying strong support for maintaining a (diagonal) pathway from the north-west to the south-east of the northern section of the park. Respondents also conveyed a desire to maximise green/grassed spaces and wanted to minimise the amount of hard surface paving introduced.



What we heard at in-person events

Path widening was universally popular. Park users and residents want to see the 'diagonal' pathway bisecting the north field retained as a key commuter route and were much less sure about the other pathways bisecting the north field.

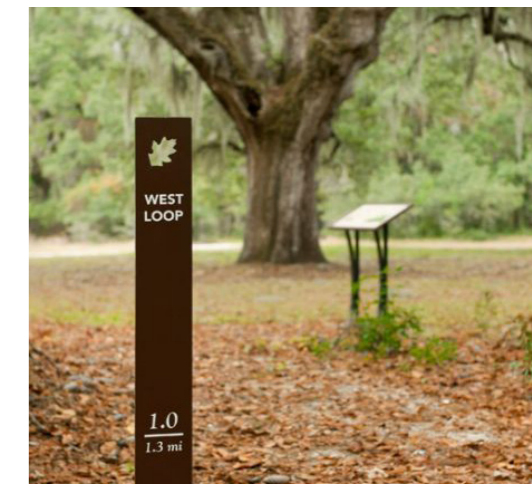
*15 respondents had no preference

B A perimeter 'activity route' around the edge of the park that supports walking, jogging and cycle training.

What you told us online

There was good support for the proposed perimeter activity route for walking, jogging and cycle training.

People sought reassurance that the circular and perimeter pathways would be well lit, and that planting would not provide cover for criminal activities.



C Accommodating cycling along one or two main routes and encouraging cyclists to slow down.

What you told us online [multiple choice response]

- 87 👍 One or two routes should accommodate cycling and all other routes should be walking only
- 66 👍 Cyclists should be encouraged to slow down
- 41 👍 Routes or facilities for teaching people to cycle should be provided
- 32 👍 All routes should accommodate cycling
- 13 👍 Cyclists should be prohibited in the park
- 4 👍 Add something else

What we heard at in-person events

Cycle provision within the park did not emerge as a key consideration for in-person respondents. Those that did comment generally recognised the need to make adequate provision along key routes.

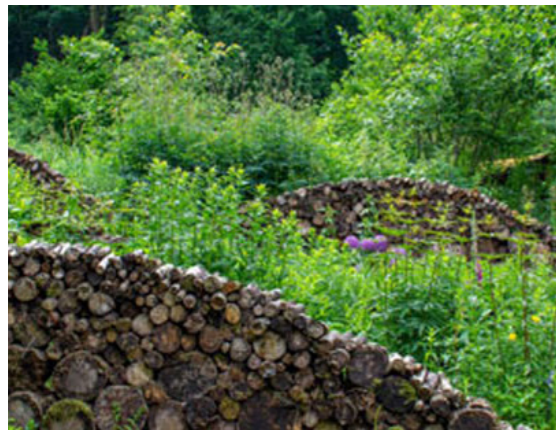


D Creating greener and softer boundary between the eastern edge of the park alongside Ashley Road north

What you told us online



Responses indicated general support for greener and open edges to the park but expressed strong concerns around traffic on adjacent roads and safety for children and dogs; potential for increased unauthorised vehicle access; littering and fly-tipping; safety from criminal activity; and increased maintenance costs. Some respondents suggested exploring a combination of railings and hedges or planting.



"I like the idea of natural boundaries instead of railing but only if it's done in a way that feels safe for dog walkers and people with young children who might run off and also without creating gaps that cyclists or people on mopeds can come through which could be dangerous."

"I feel like there should be a balance between railings and natural boundaries" ... "natural boundaries can be used inside the park or after a railing entrance to give the welcoming effect"



What we heard at in-person events

Residents and users expressed concern that the proposal to open boundaries might worsen existing unwanted access by delivery drivers, mopeds, e-scooters, etc. Safety for children, dogs and other park users were cited as concerns. As were the potential for littering, fly tipping, and unauthorised access. Some contributors could not easily visualise the proposal and sought a clearer articulation and a stronger rationale, setting out the pros and cons.

E Some form of grassed football pitch retained within the park [this could be a junior sized pitch]

What you told us online

Responses indicated general support for retaining some form of grassed football but respondents questioned whether an 11-a-side football pitch is necessary.

"I think it would be nice to keep the football pitches but I worry that one big 11-a-side pitch takes up the majority of open green space and when there is a match on it leaves not much space for others to use the park. I also would not like too much of the grass taken over by concrete. I wonder if there is a compromise that can be found between allowing for football but still maintaining a good amount of grass space for others (without fear of being hit by a ball)."

F The approach to entrances

What you told us online

Respondents conveyed general support for creating new entrances into the park, with some variation as to which entrances made more or less sense.

"Love how there's entrance to different parts of the park instead of walking and walking to find the nearest entrance. I just want to make sure that these entrances are safe (boundaries entrance), has good lighting, and good CCTV."

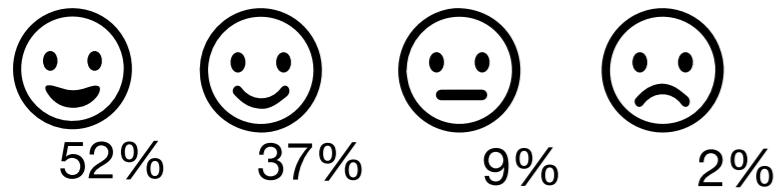
What we heard at in-person events

Comments underlined concern about anti-social behaviour, bike and moped access, impact on the community hub garden, and lighting and safety, particularly in the winter months.

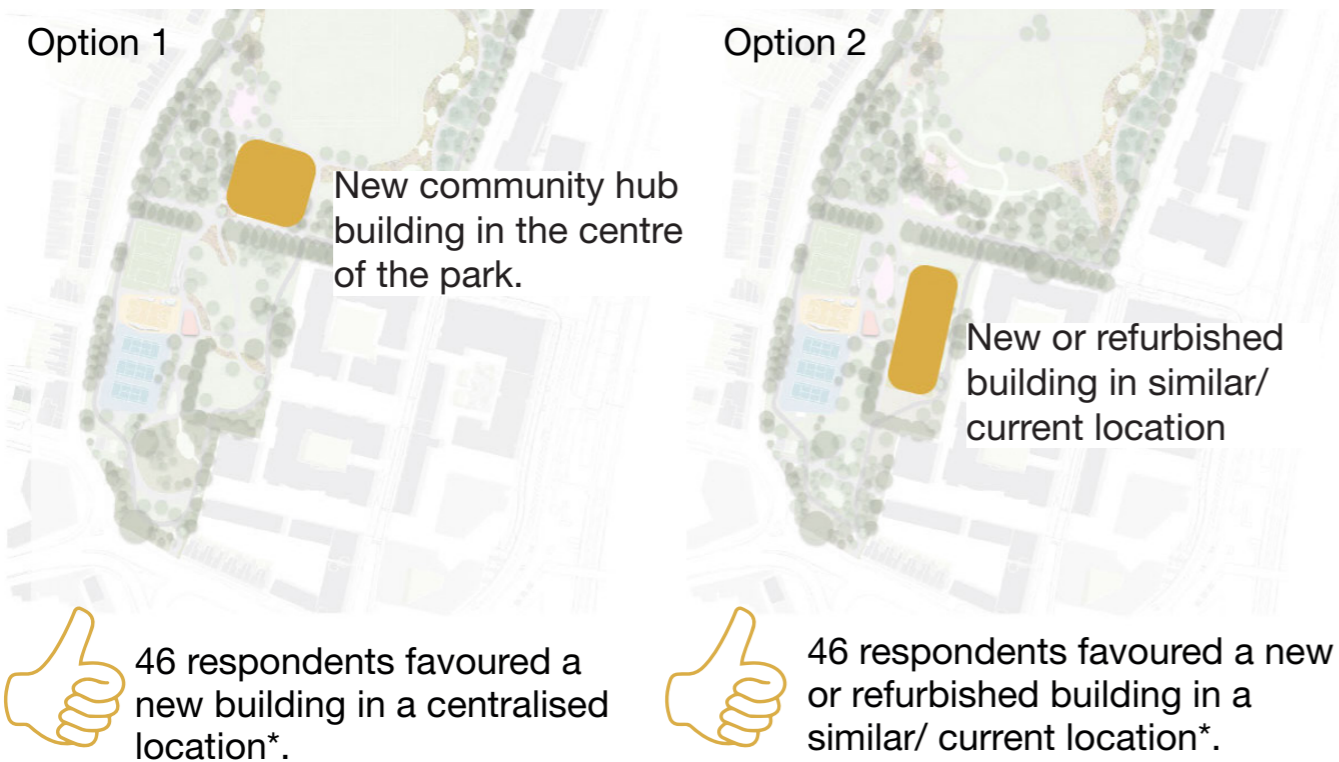


G A permanent Community Hub and garden in the park

What you told us online



Most respondents echoed the importance of a permanent Community Hub and community garden in the park, while most recognised the need for investment and improvement, and many want to enjoy a café.



*26 respondents had no preference

"[Option one] would provide a blank canvas to create something better while allowing existing kids going to Pavilion nursery to continue using the existing space while a new one is built."

"To save money the keep the building space where it is and refurbish it. Also expand it with a glass cafe facing out to the new playground area, which could be where option 1 proposal is located."

In its present location, it feels a bit tucked away (I actually didn't know it was there until seeing this questionnaire); the location in option one sets it up as the heart of the park."



Pavilion building, Down Lane Park.

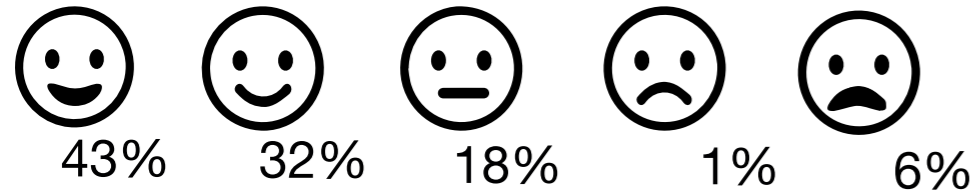
What we heard at in-person

Those that favoured the Hub remaining in its current location tended to favour refurbishment over new build on the grounds of cost and/or sustainability. Others felt a more prominent location would increase visibility, usage, and surveillance, and better meet a range of uses and user needs.

People wanted a café and toilets, with both being open more often and for longer. Bookable space, changing facilities and spaces and/or activities for younger and older users were also mentioned. Some respondents felt welcome and enjoyed using the Hub and garden, otherwise felt that the building wasn't very welcoming and had the perception that it was for certain user groups only. Several residents and users asked about, or proposed, extending the Hub upwards.

H Clustering of sports pitches along the western edge in the southern part of the park and introduction of a Multi-Use Games Area (MUGA for basketball, netball, and volleyball)

What you told us online



Most respondents supported the proposed approach to clustering sports facilities along the western edge in the southern section of the park; moving the tennis courts to the western edge of the park alongside the existing Artificial Grass Pitch (AGP) and a new Multi-Use Games Area (MUGA) to create a better sense of balance within the park and connection between the northern and southern sections of the park.

Although most people indicated support for the proposal there was also some scepticism about the cost benefit of relocating the tennis courts, which were relatively recently installed.

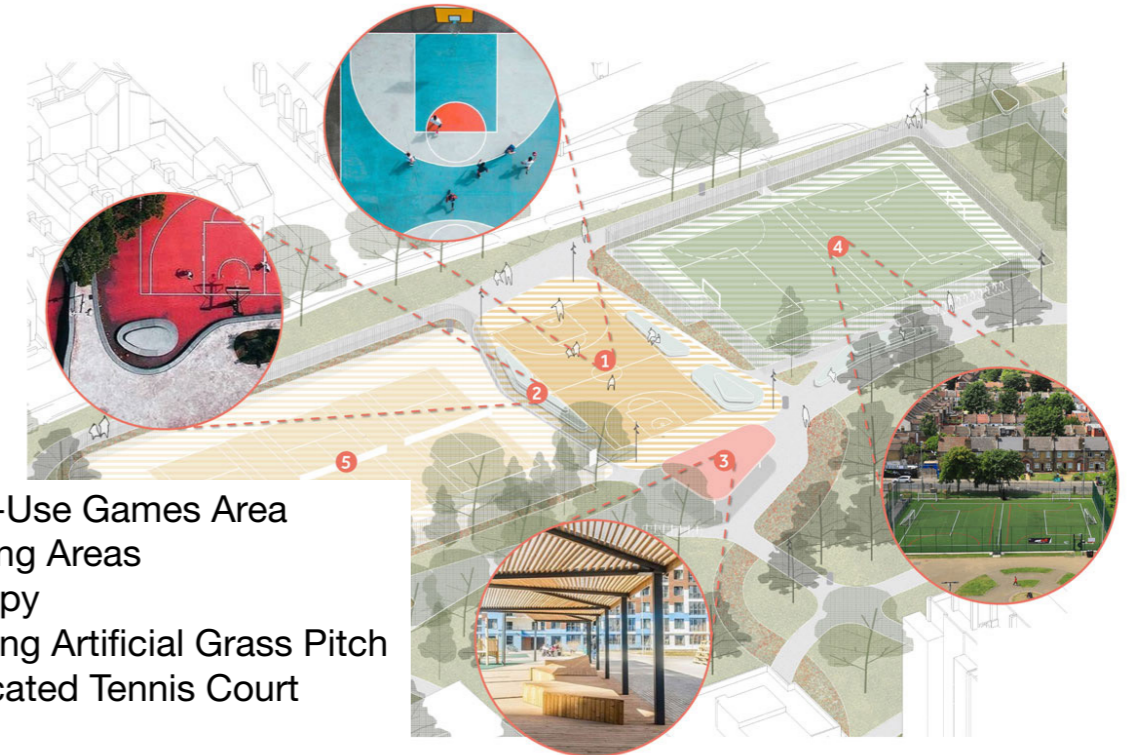
“I don’t see any particular benefit in moving the tennis courts. Could that money not be better spent elsewhere? The courts are in fine condition, are in regular use and are sensibly situated already. Redeveloping the basketball court would make sense as it’s on the same side as the existing astroturf pitch.”

There was strong support for improving basketball facilities and several comments called for more Multi-Use Games Area. Others proposed consideration be given to netball, table tennis, cycling infrastructure and lighting. Two contributors proposed covering/weather-proofing the sports facilities.

“Brilliant - the basketball courts in much need of improvement. Nice to have all the sports together!”

“Should be free or very low cost to ensure it is inclusive and everyone benefits. Don’t move tennis courts they have just been built! 2 new surfaced MUGA roofed and lighting which can be booked for free on-line.”

Drawing of proposals for sports facility included in the engagement boards.



- Key**
- 1. Multi-Use Games Area
 - 2. Seating Areas
 - 3. Canopy
 - 4. Existing Artificial Grass Pitch
 - 5. Relocated Tennis Court

I Removal of the BMX track in the southern part of the park

What you told us online

Responses indicated general support for removing the BMX track in the southern part of the park.



- 57 respondents supported removing the BMX track
- 14 respondents supported removing the BMX track
- 29 respondents had no preference on the removal of the BMX track

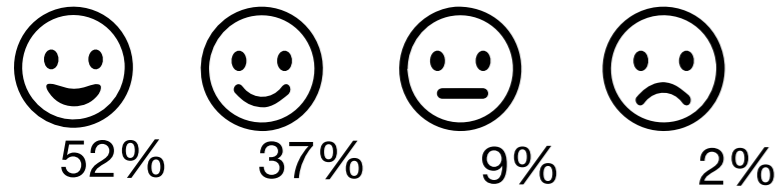
What we heard at in-person

Although there was general support to remove the BMX track, there was also support for introducing more cycle facilities in the park, for cycle training and potentially cycle maintenance. One respondent suggested the BMX should not be removed, but upgraded as a ‘pump track’ that would appeal to young cyclists.

J Relocation of play spaces close to the Hub away from busier more polluted roads, with play on the way elsewhere in the park


What you told us online


Most respondents were happy or satisfied with the proposal to relocate the play spaces away from the busy Hale Road.



Respondents were almost split 50/50 between those who would like to see one large play area catering for all ages and those who would like to see several play areas, split by age group. Elsewhere in the survey parents with children of differing ages cautioned against splitting the play areas by age as this would make supervision more challenging.



 54 respondents preferred several smaller play areas catering to different age groups.*

 59 respondents preferred one large play area combining play for all ages.*

*8 respondents preferred something else

Respondents were attracted to the four different types of play proposed with adventure play enjoying the strongest support, followed by bespoke, and equally by natural and play on the way. This indicates parents and/or their children favour a range of different types of play.

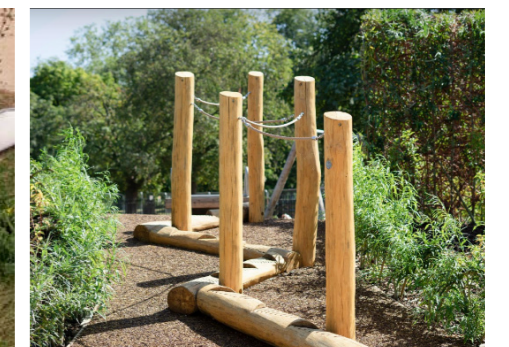
“To look more natural in keeping with the landscape. Having the play experiences centred in one area makes it usable and accessible for all ages as well as safety and security issues. Families may have children of different ages and prefer to keep them in one location instead of scattered throughout the park.”



Natural Play 19% Adventure play 29% Bespoke play 21%



Landform play 11% Play on the way 19%



Many respondents favoured the use of natural materials across all types of play.

What we heard at in-person events

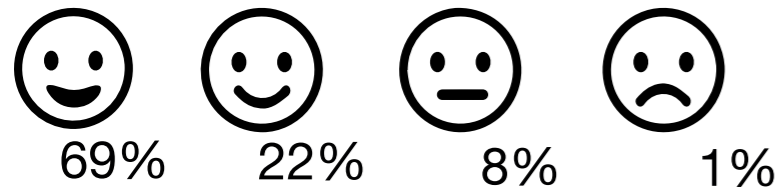
Feedback provided at the in person ‘drop in’ engagement events tended to differ from the online feedback with more residents and users favouring a single ‘all ages’ play area. The proposal for informal ‘play on the way’ around the park was well supported. Some respondents asked about or proposed including water based play.

K Respondents supported the approach to sustainable drainage, ecology and biodiversity, including tree management

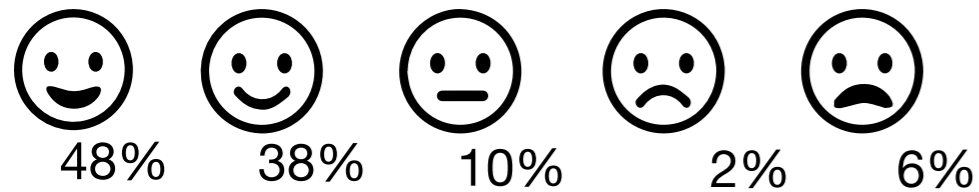
What you told us online

Most respondents support the approach to ecology and biodiversity; introducing additional planting of different colours, textures and scents, rainwater gardens and creating new habitats through log piles and wildflower meadows.

Do you support the approach to ecology and biodiversity?



Do you support this approach to tree-management?



Most respondents support the approach to tree-management; removing trees only where this is absolutely necessary, preserving as many existing trees as possible while making sure that the conditions are right for them to survive and thrive. Some respondents would prefer no trees to be removed, irrespective of whether they are dead/dying, diseased or impeding other trees.

Respondents' comments also raised tree variety, shade, and the location of trees so as not to worsen safety in the park. Some respondents felt that community and sports facilities should be prioritised over ecological enhancements in Down Lane Park, given the proximity of the nearby Tottenham Marshes and Lee Valley Regional

"It's great to have more trees / greenery / biodiversity and wildlife. Please think about safety when planting trees though as if you make it so the only paths go under / through trees then that is not very safe, especially for women walking along at night."

- 1 Sustainable drainage areas with new planting
- 2 Woodland with biodiversity features such as bug hotels and log piles
- 3 Wildflower meadow planting with mowed paths and seating areas
- 4 Outdoor gym equipment and fitness trail
- 5 Boundary with native plants, dead hedges, log piles, etc.
- 6 Mown grass for enjoying times close to nature



"Trees will be critical to address the climate breakdown and urban heat in the summer. The areas below the trees should be well accessible for shading and safety/visibility."

What we heard at in-person events

Most people we spoke to wanted to see as many trees as possible retained as well as maximising canopy cover as much as possible, although it was generally accepted diseased or ailing trees may need to be removed.

Contributors liked the proposals for wildflower or meadow style planting and the introduction of a sustainable drainage features, provided this did not present a risk to children. Several contributors encouraged the introduction of educational information boards.



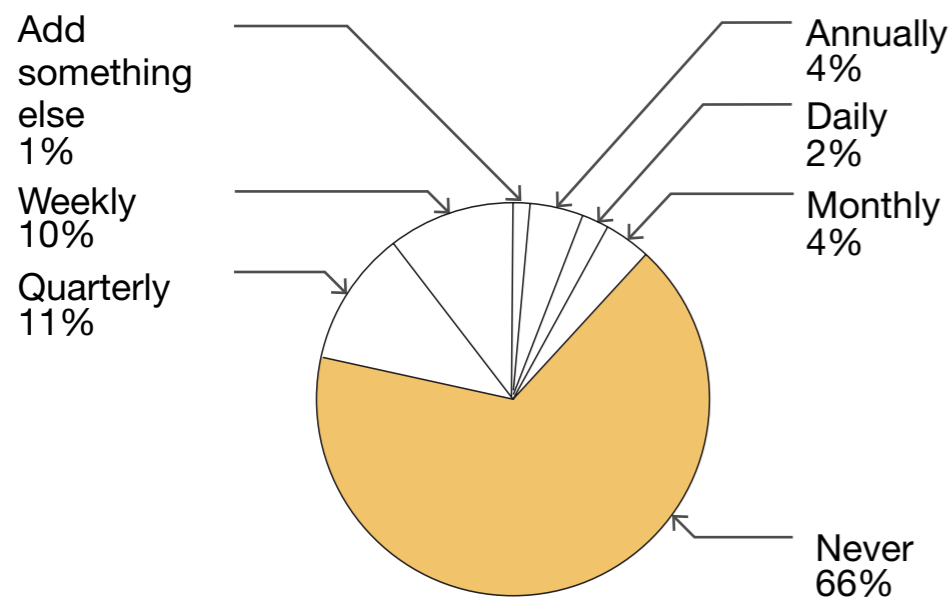
Example images of ecological enhancements, through habitat creation (above), and educational information boards (below).



L Reconfiguring the outdoor gym equipment

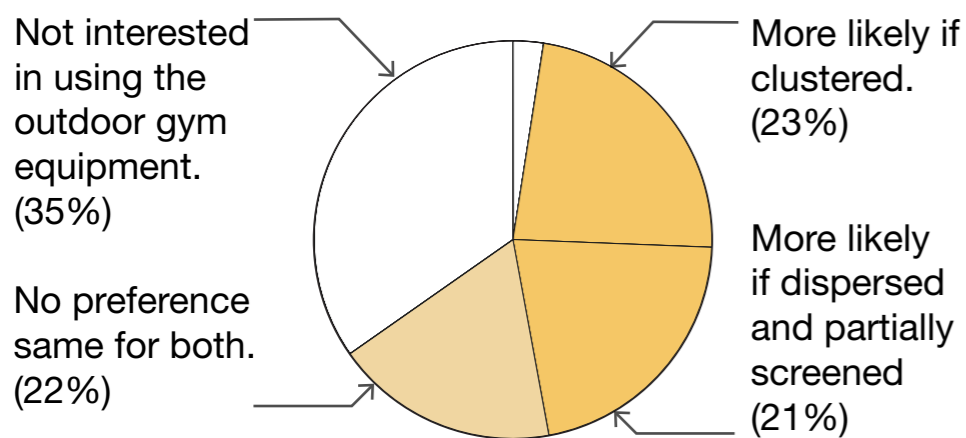
What you told us online

Most respondents reported never or rarely using the gym equipment in the park.



"I like the idea of it being partially screened but, again, in a way that promotes safety and doesn't allow for attacks or anti-social behaviour behind the screening."

When asked if they would be more likely to use the outdoor gym equipment or use it more frequently if the equipment is clustered (as presently) or dispersed (as proposed) and partially screened by the landscape, respondents preferences were mixed.



"I wouldn't mind the equipment being slightly dispersed as long as it's all in one area so that you could easily move between the different equipment."

Feedback provided through additional comments conveyed general support for the approach to dispersed gym equipment with low planting and seating, as long as the equipment wasn't dispersed too widely so that users could not easily move between equipment. Some felt this would discourage use and suggested locating the equipment away from the main walking route for more privacy.



"Don't think outdoor machines are very good, prefer callisthenic equipment - pull up bars, dip bars, parallel bars, low balance beams, monkey bars, sit up benches, reverse sit up bench etc are better and used more (e.g. Queens park and Paddington recreation ground both NW London)."

What we heard at in-person events

Contributors conveyed frustration with existing equipment which was broken and had not been fixed. With some expressing that future equipment must be well maintained. Others, including school pupils, suggested alternative equipment such as pull up bars, parallel bars, monkey bars and sit up benches which require less maintenance and repair.



Example fitness trail in Bartlett Park, Poplar
by Levitt Bernstein Landscape Architects

Thank you to everyone who has provided feedback through the online survey or attended one of the in-person engagement events.

This report summarises the findings from contributions provided to date. This will be fed into the co-design journey and inform the development of a single design proposal for the park. There will be further targeted engagement with under-represented residents and park users, and a second round of public engagement around the developed design in Spring 2023

It is really important you have your say as this will help inform the planning application for the improvements to the park. Please keep checking the Down Lane Park Commonplace, using the link below, for the latest project updates.

<https://downlaneparkimprovement.commonplace.is/>

Or scan the QR code

