

**Haringey**  
LONDON

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# **IMPROVING DOWN LANE PARK TOGETHER**

## **Long 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 Improvement

### In person 'drop in' engagement event and on-line survey summary report

October 2022

#### 1. Introduction

- 1.1 Approximately 18,000 people live within a 10-minute walk of Down Lane Park. It's a vital community asset for the whole of the Tottenham Hale neighbourhood. Recent development and investment within the locale will elevate the role of the park as a vital amenity for residents, users, and the wider community.
- 1.2 At the start of 2022, Haringey Council set out to develop a vision for the future of Down Lane Park, working with a Community Design Group (CDG) made up of local volunteer representatives, co-Chaired by the Council Cabinet Members for Placemaking and Housebuilding and Environment, Transport and Climate Change.
- 1.3 Together the Council and CDG, supported by landscape architects Levitt Bernstein, co-designed two early design options for the park (Feb -Sept '22) on which feedback was invited throughout October 2022 from residents, park users, and the wider community via a series of 'in person' engagement events and on-line.
- 1.4 The feedback provided will inform the next stage of co-design and the development of a single preferred design for the park. A further round of public engagement around a preferred design for the park and approach to provision of a permanent Community Hub will be undertaken in early 2023. This report provides a summary of the feedback provided by residents, park users, and the wider community, arising from three in person 'drop in' engagement events and on 134 on-line survey responses.

#### 2. Previous Engagement & Feedback

- 2.1 The Council carried out Park User Surveys in Spring 2021 to better understand how Tottenham Hale residents use Down Lane Park and what people would like to see improved in the future. The Council received **278 survey responses, 318 on-line comments**, and lots of valuable feedback via **four on-line meetings**. You can view the survey [summary report here](#).
- 2.3 A broad and sometimes differing range of views were expressed during the 2021 round of public engagement. However, there were also some consistent messages about the park and how survey respondents felt it could be improved, including:
  - a) The top three uses cited [multiple choice] were walking (75%), commuting (57%) and running (48%)
  - b) The top three primary purposes for visiting the park [multiple choice] were access to green space (80%), access to sports and leisure facilities (30%) and access to play (25%)
  - c) Frequently cited things people did not like about the park included, anti-social behaviour, safety and lighting, littering, dogs [littering and exuberance], and a lack of planting
  - d) 43% of respondents indicated they felt safe, whilst 27% of respondents did not; and 41% of respondents felt improved lighting would help address feelings of safety
  - e) Frequently cited things people wanted to see improved included, more/better lighting and security, more bins and a cleaner park, more trees and planting, investment and a café that is open longer/more often

- f) Responses indicated play areas are not as well used as other parks and people wanted to see better lighting, softer flooring, more trees, and bins
- g) 26% of survey respondents reported using the Community Hub. The activities people wanted at the Hub [multiple choice] included drinks and refreshments (71%), activities space (68%), meeting space (58%), children's play (47%)

- 2.3 The 2021 round of engagement was undertaken during a national lockdown owing to the coronavirus pandemic. At the time people were only able to leave their homes under specific conditions. Whilst this and other lockdowns undoubtedly underlined the importance of parks and green spaces, particularly so for those with limited or no access to outside space, this likely boosted the relatively high number of respondents and informed their responses.
- 2.4 Analysis of the demographic data supplied by respondents indicates that caution should be applied around representativeness. For example, whilst a broad range of nationalities from Bulgarian to Turkish to Somali filled out the survey, and only 19% of respondents identified as being from London, England, Britain, or the UK, only 6% of respondents identified as 'black', 'black African', 'black Caribbean' or 'other black' – significantly below the 32% extrapolated in the 2020 Tottenham Hale ward profile. There was almost twice as many respondents who identified as female (121) as male (59). There was also an under representation of younger people aged 16-24 (1.4%) and those aged 65+ (4%) and an over representation of those aged 25 - 44 (42%) and those aged 45-64 (20%). This does not invalidate the feedback received, although it does mean it should be treated with sensitivity and complimented by other sources.

### 3. October 2022 Public Engagement Events

- 3.1 The October 2022 public engagement activity comprised several strands and modes of engagement with residents, park users, and the wider community:

#### 'Drop in' Events

- 3.2 Two dedicated in person 'drop in' engagement events were convened 3<sup>rd</sup> – 23<sup>rd</sup> October 2022. Each event involved the display of exhibition boards and two physical 3D models of the two early-stage design options, detailing the park design options and proposals developed by the Council and CDG.
- 3.3 Each event was supported by members of the Council project team, design team (Levitt Bernstein Associates), and the CDG, listening and talking to, and answering questions, and recording feedback from attendees. The 'drop in' events took place on:
- 11.00am - 4.00pm, Saturday, 8th October 2022 Living Under One Sun, Down Lane Park N17 9EX
  - 3.30pm - 7.00pm, Thursday, 13th October 2022 Mitchley Road Hall, Mitchley Road, N17 9HG

#### Pop Up Engagement Event

- 3.3 A third in person 'pop up' engagement event involved the use of exhibition boards (displaying the design options and proposals) with members of the Council project team listening and talking to, and answering questions, and recording feedback from attendees. The 'pop up' event took place on:
- 10.30 - 1.00pm, Saturday, 22nd October 2022, Down Lane Park N17 9EX

#### Public Exhibition

3.4 The public exhibition of the engagement boards (displaying the design options and proposals) involved mounting the boards outside in the park so they were accessible 24/7 for the three week engagement period, with a QR code linking to the [Commonplace web presence](#) and on-line survey. The exhibition ran:

- 3rd - 23rd October 2022, Outdoor Engagement Boards Exhibition, tennis courts in Down Lane Park

#### On-line

- 3rd - 23rd October 2022, on-line on Commonplace.

<https://downlaneparkimprovement.commonnplace.is>

#### 4. Promotion of engagement and demographics of responses

4.1 Public engagement around the two early-stage design options for Down Lane Park was convened over a three-week period 3rd – 23rd October 2022. Engagement activity was promoted via:

- a flyer drop to approximately 5,600 homes within a 10 minute/800m walking radius of the park
- manual distribution of 450 flyers outside schools and distribution to partner locations
- lamp post posters in the park and banner posters outside the park
- Twitter posts and emails circulars to partners and stakeholders to share within their networks

4.2 Analysis of the demographic data supplied by on-line survey respondents indicates caution should be applied around representativeness. Whilst a broad range of respondents from different ethnic backgrounds filled out the survey, only 11% of respondents identified as 'black', 'black/ black British African', 'black/ black British Caribbean' or 'black/ black British other' compared with 32% representation in the Tottenham Hale Ward profile.

4.3 44% of on-line respondents identified as being between 30-39 years and 22% between 40-49 years – an over representation in both age groups. Conversely, only 1% of survey respondents were aged 13-16 years, 3% aged 17-21 years, and 10% aged 22-29 years. Only 1 respondent was aged over 75 years, and there were no respondents aged over 85 years. These returns illustrate an acute under-representation of younger people and over 75's. In the latest round of engagement, the percentage of male respondents (42%) was closer to the percentage of female respondents (55%) than in the engagement undertaken in early 2021.

4.4 In the latest Haringey Resident Survey of Tottenham Hale, 19% of respondents identified their religion or belief as 'Muslim', however only 2% (1 respondent) identified as 'Muslim'.

4.5 14% of survey respondents identified as gay, lesbian, or bisexual (6 respondents) however there were no respondents identifying as Trans. These results illustrate under-representative sample of the LGBTQ community.

4.6 According to census data (2011) 18% of Tottenham Hale residents identify as having a long-term health problems or disability. However, only 5% of survey respondents (2 respondents) identified as having a disability.

4.7 Census data (2011) shows 32.9% of households in Tottenham Hale are council tenants. Only 6% of respondents were council tenants, while 62% of survey respondents were homeowners. This does not invalidate the responses but means responses should be complimented by other sources including further target activities engaging groups under-represented in the engagement activities thus far.

#### 5. Executive Summary of survey responses and resident and user feedback

5.1 Over 100 people attended the two in person 'drop in' engagement events and one 'pop up' event in the park. 1,432 visits were made to the on-line project site on [Commonplace](#) during October 2022. 118 people completed the on-line survey in full, 13 partially completed the survey, three people left comments (total 134), and 112 people subscribed for project updates.

5.2 At the in person 'drop in' engagement events attendees spoke with members of the project and design team and the CDG, posing questions and providing feedback that was recorded in writing. The on-line survey posed

20 questions, including numerous opportunities for respondents to provide additional comment in support of their responses, thereby providing both quantitative and qualitative feedback.

- 5.3 Analysis of residents and park users' feedback indicates consensus around some of the key design moves proposed in either design option 1 or 2, or both, including:
- a) A desire to see the diagonal pathway bisecting the northern part of the park retained
  - b) Softening of the boundary between the eastern edge of the park alongside Ashley Road north
  - c) A perimeter 'activity route' around the edge of the park that supports walking, jogging and cycle training
  - d) Retention of some form of grassed football pitch within the park [this could be a junior sized pitch]
  - e) A permanent community hub and community garden
  - f) Clustering of sports pitches along the western edge in the southern part of the park
  - g) Relocation of play spaces close to the Hub away from busier more trafficked and polluted roads, alongside play on the way elsewhere in the park
  - h) Introduction of a Multi Use Games Area (MUGA) for basketball, netball, and volleyball
  - i) The approach to sustainable drainage, ecology and biodiversity, including optimising trees and canopy
  - j) The approach to entrances, in principle, with some variation as to which ones made more or less sense
  - k) Removal of the BMX track in the southern part of the park
- 5.4 Analysis of residents and park users' feedback indicates a number of design moves proposed in either design option 1 or 2, or both where respondents were more tentative or qualified, and further consideration is required, including:
- a) The east-west Holcombe Road to Harris Academy pathway across the northern part of the park
  - b) The south-west to north-east Parkview Road to Tottenham Marshes pathway across the northern part of the park
  - c) The options for one large formal play area or more than one formal play area - a majority of respondents indicated a preference for age integrated play located close to the Hub
  - d) The location of the Community Hub – responses were split 50/50 in favour of the two alternate locations proposed in design options 1 and 2
  - e) The option to either refurbish the existing building or a new build Community Hub – those favouring the former were concerned by cost and sustainability, with the latter seeing the potential for a building more visible and fit for purpose
  - f) The principal of clustering sports pitches was supported. However, respondents questioned the relocation of the tennis courts, primarily on grounds of their relative newness, cost and/or sustainability
  - g) Greening the edges of the park by replacing some or all railings with hedges – respondents liked the idea, but were concerned about safety and vehicular access, etc and sought greater detail
  - h) Reconfiguration (clustering or dispersal) of the outdoor gym equipment – relatively few respondents reported using the gym equipment and views about its arrangement were split
- 5.5 Analysis of residents and park users' feedback indicates a number of design moves proposed in either design option 1 or 2, or both where feedback indicated or suggested elements were less favoured, including:
- a) The large open flexible green space in the northern part of the park in option 1
  - b) Retention of the BMX track in the southern section of the park

## c) Introduction of a stand-alone (covered) canopy area

- 5.6 As noted above and below, there was perceptible support for enabling cycle training and potentially cycle maintenance in the park. One respondent suggested the BMX should not be removed, but upgraded as a 'pump track' that would appeal to young cyclists. Others have suggested that weather-proofing the sports pitches (Artificial Grass pitch, MUGA and tennis courts) should be more of a priority than a stand-alone covered canopy area.
- 5.7 In addition to 'drop' in engagement event and online survey response feedback relating to the two park design options, attendees and respondents provided comment on other matters related to Tottenham Hale and the park improvement project. Some of the more pointed or common feedback concerned:
- a desire for more transparency around how the Community Design Group was brought together
  - a desire for more transparency around the project budget and allocation of monies
  - a desire for monies to be retained locally as much as possible, and support for local businesses
  - avoiding wholesale change (perceived as unnecessary or a waste) and focusing more on enhancements
  - a sense the project is at the behest of local developers and/or primarily aimed at benefitting their residents
  - a sense there has been too much development and Tottenham Hale is being 'cleansed' and 'gentrified'
  - encouragement to ensure less heard or under-represented groups are engaged, including provisions made to be more inclusive for non-English language speakers
  - encouragement to ensure that more young people are engaged and given a stronger voice.

To address feedback and the issues raised, the Council will provide responses by way of Frequently Asked Questions (FAQs) published on the project site on Commonplace.

<https://downlaneparkimprovement.commonplace.is>

## Question 1. Which do you think are the most important priorities to address through this project?

### Q1.1 Priorities Ranked

- |  |  |
|--|--|
| 1) Improving safety and addressing ASB         | 7) Making the park more inclusive and accessible                 |
| 2) Improving the amount of useable green space | 8) Improving walking and cycling routes                          |
| 3) Providing a permanent Community Hub         | 9) Improving the relationship between the park and its surrounds |
| 4) Improving play facilities/spaces            | 10) Supporting wider green connections                           |
| 5) Improving ecology and climate resilience    |  |
| 6) Improving sports facilities and spaces      |  |

Q1.2 Respondents were also invited to add any comments they may have. 43 respondents provided additional comment. These conveyed a desire for enhancing planting and green space, play and sports facilities, a Community Hub, and retaining the diagonal path bisecting the north of the park. The following selection of comments reflect this feedback:

### Ecology & Biodiversity

- *“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.”*
- *“The park could be much greener and encourage more biodiversity than at present. I like the idea of planters and a wild meadow to encourage this. I would also like to see more trees planted, especially around the perimeter of the park”.*

### Entrances & Boundaries

- *“I don’t have strong opinions about the entrances, but I think the current diagonal path should be kept although not multiplied! If you went for the first option with no path across it you would end up with a desire path. You have to think about people using this park at night. The paths around the edge do not look safe.”*
- *“Down Lane Park already has a huge amount of space available for sport (several tennis courts, the new enclosed football space, the basketball court) so I don't approve of removing the central path across the main green space to facilitate another football field.”*

### Community Hub

- *“Having a well defined and planned community hub / space could address many issues- eg potential after school / weekend club, outdoor exercise classes etc where families are able to use the space and park in various ways. The increased cafe timings would increase revenue and bring again more people to the park to use the services and various spaces.”*
- *“I would like to add that I would want to ensure that access to/use of the community hub involves more Black residents, youth and community leaders/organisers.”*

### Play

- *“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.”*

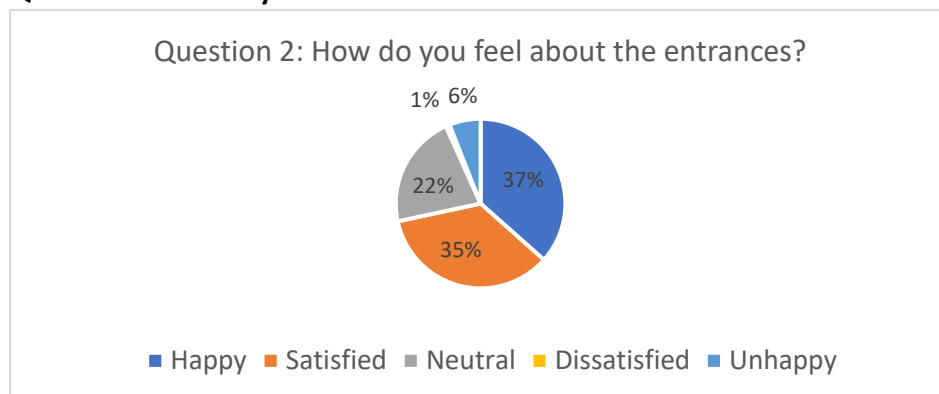
### Sports

- *“It would be nice to have as many sport courts as possible such as football, basketball and volleyball ones. Also some nice pic nice area and barbecue spots.”*
- *“Adding purpose made Basketball courts for the thousands of basketball players in Tottenham grossly underrepresented and ignored chiefly because they are from ethnic minority backgrounds.”*

*Giving a the park a shared court with paint lines for 2 other sports, while tennis - a typically white rich man - gets to have 3 exclusive courts that are not shared by any other sports is just masking deep-rooted racism in Haringey."*

Qualitative feedback provided via the in person 'drop in' engagement events echoed the responses and comments provided on-line. In particular, the desire to realise a design that promotes safety, reflects the needs of young people, retains some form of grassed football, and that does not necessarily involve wholesale change were emphasised. Some residents and users expressed the view that [for a relatively small space] the park already provides a lot of sports facilities [football, basketball, tennis, outdoor gym] and that a balance with other uses should sought.

## Question 2: How do you feel about the new entrances?



Q2.1 Respondents were also invited to add any comments they may have. 34 respondents provided additional comment. These conveyed general support for creating new entrances into the park, with some variation as to which entrances made more or less sense. Comment 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. The following selection of comments reflect this feedback:

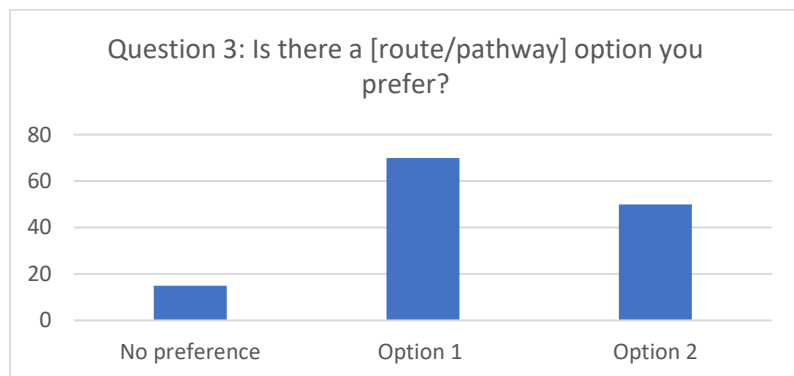
- *"Fantastic that there are more entrances/exits but safety is key at this park, especially in the evenings. Safety considerations must be included when designing the new entrances or they won't be used."*
- *"I think this is positive as it will render the park more accessible to residents on Ashley Road. I note that Rosa Luxembourg apartments are occupied by a large number of residents who have one or more disabled family members and therefore this would have a major impact on accessibility for those residents, many of whom also have children under 18."*
- *"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."*
- *"Great to have an entrance closer to Tottenham Hale station, will increase the use of the park from residents who live in hale village."*
- *"It depends where the community centre will be placed as you wouldn't want an entrance going straight through the sheltered garden."*
- *"I don't think we need the bedroll and ashley link - also what will these links look like? will they be dark as it won't be ideal for night time or winter when it's dark. i think one of these would be sufficient. also it will cut through the existing community garden which is a great space for families."*



Qualitative feedback provided via the in person 'drop in' engagement events largely echoed the responses and comments provided on-line. Questions were posed and/or reservations expressed about the compatibility of the Berol Link entrance in relation to the location of the community hub garden in Design Option 2.

Contributors also noted or welcomed increased permeability from the north via the Ashley Road Depot Site development. Some noted Tottenham Marshes proximity and accessibility as an alternate green space and/or favoured promoting it alongside measures to improve the safety of that route.

### Question 3: Is there a [route/pathway] option that you prefer?



Q3.1 Respondents were also invited to add any comments they may have. 85 respondents provided additional comment. These conveyed strong support for maintaining a (diagonal) pathway from the north-west to the south-east of the northern section of the park that is well used, particularly by commuters, but also enabling football to be played in the park. Respondents conveyed a desire to maximise green/grassed spaces and were less keen to see multiple hard surfaced pathways introduced. The following selection of comments reflect this feedback:

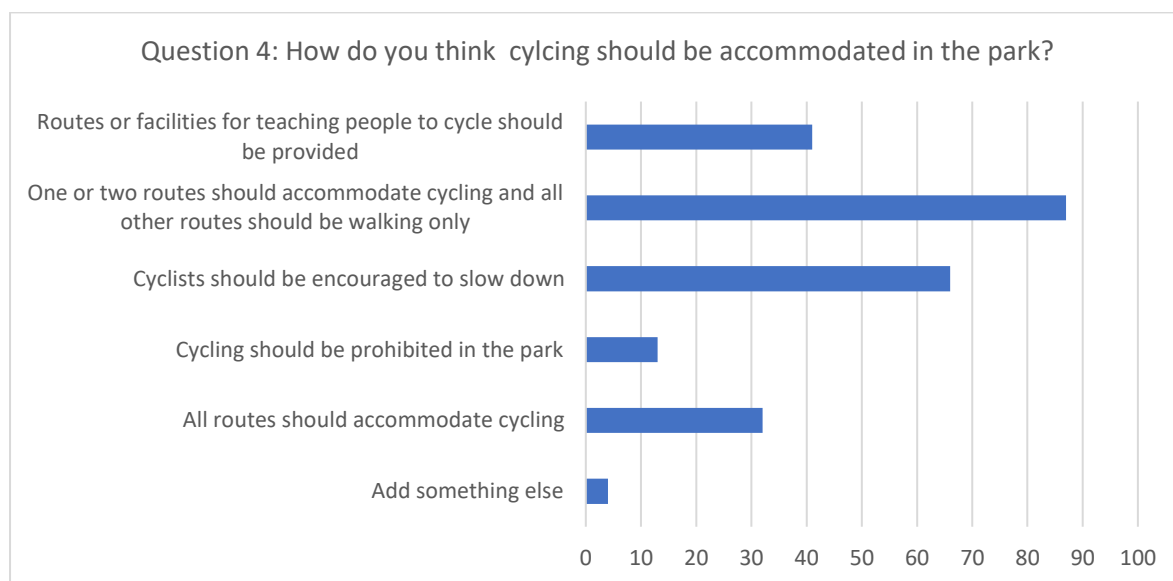
- *"I like this option [Option 1] as it allows local children to have their football practice and it creates a destination park rather than a cut through park. It would be a terrible shame if local children couldn't have their football practice in the park anymore. It's one of the key elements of the local community on a Saturday morning, in an area where there aren't loads of kids' activities on offer."*
- *I want to caveat that the walk around the periphery of the green space should be inviting, well lit and not take too long to cross the park. It's important to feel safe cutting through the park in the dark winter months, and it's important that people don't just continue walking across the grass leaving a trampled line across it as this would be unsightly."*
- *"Given the climate crisis we should not be paving over areas which could otherwise be green. A perimeter route would work well as long as it is well lit meaning people do not feel unsafe in tree covered areas. The park should be a place for people to come to and enjoy rather than being simply a cut through which option 2 suggests. If people do need to cut across the park they can walk on the grass which they already do. Having space for a pitch allows for more community activities and socials, encouraging people to be outside and in nature. I am strongly against creating unnecessary pathways."*
- *"Option 2 however I would only have one path going north to south and not the criss cross of paths. I feel these are unnecessary and only break up the green space more. Whereas one path would split it into two. I feel that with option 1 there would be a risk that people would still walk across the centre to get to Tottenham Hale which would wreck the grass eventually. So many people use this as a cut through including myself that I fear that this would be an eventuality."*
- *"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). I also use the diagonal pathway regularly for commuting and worry that being pushed to the sides, under trees, could feel unsafe. I would love to see a new design that feels like more of a compromise.”

- “No no no to option 2! There are too many paths which break up the green space. Most of them are unnecessary. Option 1 is better but you have given no [diagonal] path which is just not practical. So many people use this park to commute through so they will definitely just walk on the grass instead, ruining the whole point of getting rid of the path. Can you not just have one path - either as is or slightly to one side so it creates more open space but still central enough to allow people to make a quick cut through the park when needed? Also the current path allows for football on either side, but one big football pitch firstly cuts down how many people can use the park for football at one time but also means there is little space for anything else, meaning there is not much green space left for anyone not involved in the football match. I think there needs to be a compromise between the two options, not one or the other.”
- “I remember when the current diagonal path was paved - it was the route that was formed by people naturally ('desire line') so the council protected the ground by paving it. I think people walking diagonally across the park is inevitable - the proximity to the station makes it a commuter route - that's just the reality - so everyone my assumption is that whatever nice paths you create with leisure time in mind, most will continue to take the shortest route on a day to day basis. Is there evidence of other park designs that would prove this assumption wrong? i.e., where the new path systems are put in place which take people in a slightly longer route than the one they currently use, and it's a success? Is it possible to keep a close to diagonal route with space for the 2 football pitches either side?”

Qualitative feedback provided via the in person ‘drop in’ engagement events mirrored the responses and comments provided on-line. Contributors were very keen to see the ‘diagonal’ pathway bisecting north field retained as a key commuter route. Contributors were much less sure about the value of the [option 2] pathways from Holcombe Road to Harris Academy and Parkview Road to Tottenham Marshes. Path widening was universally popular. 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 nefarious activities or enable or attract criminality.

**Question 4: How do you think cycling should be accommodated within the park?**



Q4.1 Question 4 was multiple choice and enabled respondents to select more than one response. Responses indicate strong support for accommodating cycling along one or two main routes and that cyclists should be encouraged to slow down, reflecting a desire for balance between enabling cyclists to traverse the park and maintaining the safety of other park users. There was also solid support for facilities enabling people to learn

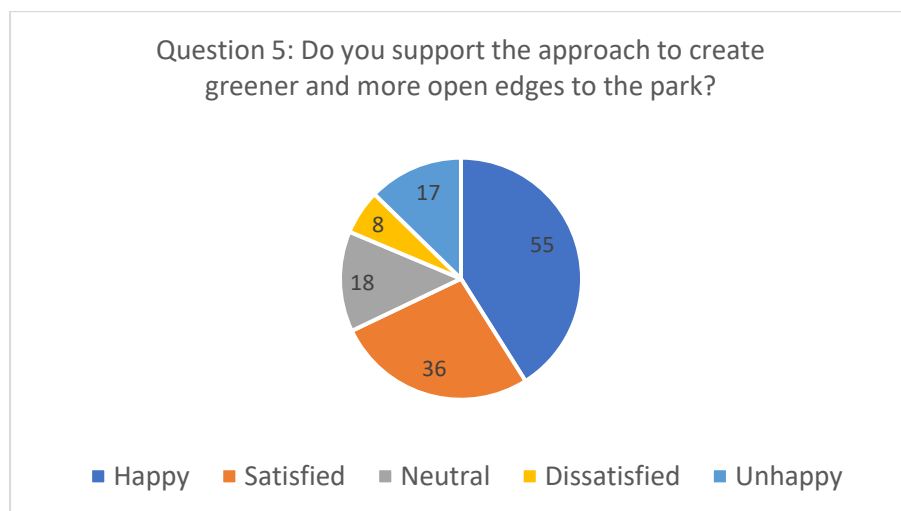
how to cycle in the park. There was modest support for the idea of a ‘cycle hub’ supporting cycle training and bike maintenance, also.

Q4.2 Respondents were also invited to add any comments they may have. 43 respondents provided additional comment. These conveyed a recognition of the role the park plays as a commuter route for pedestrians and cyclists, and general support for supporting both user groups. Responses indicate a preference to limit cycling to key routes, encouraging cyclists to slow down, and preserving priority for pedestrians, families, young people, and the elderly focused on ensuring safety and comfort. The following selection of comments reflect this feedback:

- *“Pedestrians should have priority.”*
- *“Some cyclists also will want to use the more direct route through the park when commuting so the main commuter path needs to accommodate both cyclists and pedestrians safely. I would like to see other paths which are only for cycling and only for walking so that people going at a more leisurely pace can do so safely. Also, I think there need to be barriers at the entrances which mean people on bikes have to get off or slow down to go through so they are not whizzing past and also which will not allow mopeds through - something which is a big problem at the moment.”*
- *“Very important to ensure that entrances do not restrict access for people using mobility aides, double buggies, adapted cycles/tricycles, etc.”*
- *“Really support the idea of creating walking/biking routes. The park is not big enough to be used in a sports/leisure context by cyclists (I cycle across it to get to the station every day - if cyclists use the park it is to cross it, not to cycle around it - if they are on a leisure bike ride they'll go to the marshes. So you really just need a bike only section on one or 2 main paths across the park.”*
- *“Cyclists can't take over every single space in Haringey and should NOT be the priority in a park. Some spaces must be for people to do other activities such as sports, walking and play.”*
- *“It's unrealistic to prohibit all cycling in the park since it's a direct route to/from the station, and cyclists will ignore signs if there's no cycling allowed at all, so permitting cyclists on one or two of the perimeter paths feels like a reasonable compromise.”*

Qualitative feedback provided via the in person ‘drop in’ engagement events mirrored the responses and comments provided on-line. However, there was also some support for cycle training, potentially including a ‘Cycle Hub’ that enables bike maintenance.

#### Question 5: Do you support [the] approach to create greener and more open edges to the park?



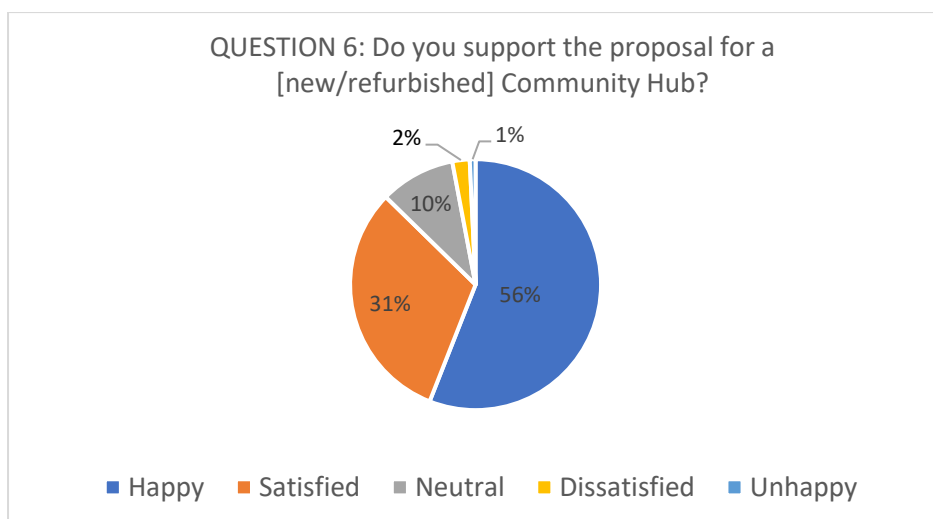
Q5.1 Question 5 invited respondents to indicate their support or otherwise for proposals to green the park’s boundaries and make the edges more open. Responses indicate support for the proposed approach that is at odds with the comment provided.

Q5.2 59 respondents provided additional comment. These conveyed an attraction to the proposals, alongside strong concerns around traffic on adjacent roads and safety for children and dogs, potential for increased unauthorised vehicular 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. The following selection of comments reflect this feedback:

- *“Greener boundaries as more appealing however we have a problem with motorbikes/motorised bicycles and e-scooters in the area - removing the boundaries would invite them into the park (this is already a large problem in Tottenham marshes). I would also make the park less safe for children and dogs.”*
- *“More greenery is great, as long as the cost benefit is worth it. If ongoing maintenance cost is significantly higher the funds could be better used elsewhere. Security for kids, ball games etc must be safe from vehicles and wandering off. General security maybe more of a consideration with informal entrances and multiple entry/exit points all around.”*
- *“We have a dog and this simply would be unsafe. I like the idea on the ashley road side if that is a play street but not adjacent to park view road which is very busy.”*
- *“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 railing and natural boundaries. Railing provides security to the park stopping cars, motorcycles etc where as natural boundaries provides a welcoming aesthetic effect which is nice but security over aesthetic. However natural boundaries can be used inside the park or after a railing entrance to give the welcoming effect.”*

Qualitative feedback provided via the in person ‘drop in’ engagement events aligned with responses and comments provided on-line. Residents and users expressed concern that the proposals might exacerbate 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 (as has occurred previously). Some contributors could not easily visualise the proposal and sought a clearer articulation and a stronger rationale, setting out the pros and cons.

**Question 6: We want to ensure that there is a permanent community hub in the park to serve all of Tottenham Hale's communities. This could be a new building or substantial improvements to the existing Pavilion building. Do you support this proposal?**



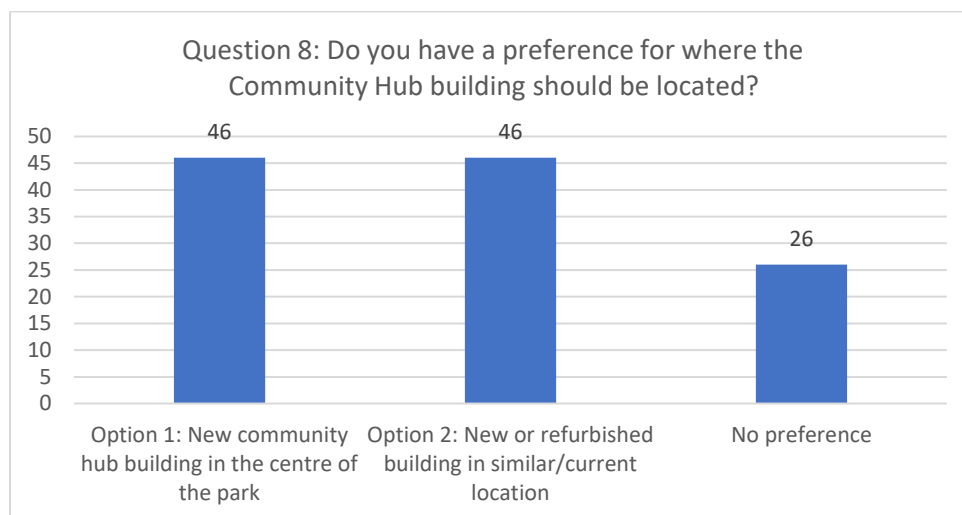
Q6.1 Question 6 invited respondents to indicate their support or otherwise for the proposal to ensure that there is a permanent community hub in the park to serve all of Tottenham Hale's communities. 87% of respondents indicated they were happy or satisfied with the proposal.

Q7.1 **Question 7:** Respondents were also invited to add any comments they may have. 55 respondents provided additional comment. These conveyed concern about the future of the nursery, impact of its closure during works, and a desire to see it invested in. Others expressed a desire for a Hub that is more visible, open longer and more often, and more welcoming to all. Comment was split on whether the Hub should be refurbished or relocated, respondents reflected the trade-off between cost and sustainability and the building's functionality. There was general consensus around the need for investment and improvement to create a better space. The following selection of comments reflect this feedback:

- *“As LUOS Community Hub, Cafe, Gardens and Growing Space, we have witnessed the importance and the value of creating a neighbourhood hub contributing in a massive way in creating a place of connections, learning, access to services and generating many user groups for the park, and supporting them to flourish including holiday programmes, jobs and services, training, events, and spaces for community to meet celebrate learn be inspired and be involved in the custodianship of the park. We've contributed an estimated £2.6 million to the local economy to date..... and much more as documented and submitted to the Council elsewhere.”*
- *“We didn't really know it was there to be honest but if it can double up as a functional cafe then this would be great. Would like to understand more the purpose and objective of the hub and how it serves all of the community members.”*
- *“Any improvement welcome! Our daughter currently attends the nursery and building is run down and roof is forever leaking. Living under one sun, despite serving certain pockets of the community it fails to serve the majority. A missed opportunity and a much needed space many would love to enjoy.”*
- *“I think that LUOS and the nursery are integral to the park and should be considered in these redesigns, it's essential to keep both available to the community and properly integrated into the park's design.”*
- *“Happy to see a more central building that's fit for purpose. Would like to see more of a cafe and toilets open to general public more [and] more frequent opening hours. Also going into current LUOS isn't inviting at all, doesn't feel as though it's welcoming to all residents just those who fit into the groups and projects they run, always get swept up in the chaos of the place.”*
- *“demolish the current building and build a new one to incorporate a cafe, meeting rooms, child care facilities and toilets. 24/7 security. A glass frontage two storey building with outside space for sitting down.”*

Qualitative feedback provided via the in person 'drop in' engagement events largely reflected the responses and comments provided on-line. Generally, there was strong support for a permanent Hub in the park and recognition of the important role it could play locally. Some residents and users indicated they did not know the Hub was there. Others praised the existing Hub offer, whilst some felt it could be broader, more accessible, i.e. open more often and for longer hours, and/or more inviting or welcoming to all.

### Question 8: Do you have a preference where the Community Hub building should be located?



**Q8.1** Respondents were also invited to add any comments they may have. 59 respondents provided additional comment. These are fairly evenly split between those favouring Option 1 (centralised Hub) and those favouring Option 2 (same/similar location). The former cited the limitations of the existing building, and the opportunity to increase visibility and usership, and achieve a space fit for purpose, as reasons in favour. Continuity of service for the nursery was also cited. The latter raised concerns about financial waste, sustainability, and existing familiarity as reasons in favour of refurbishing the existing building. Whether favouring Option 1 or 2, respondents recognise the need for investment and improvement, and many want to enjoy a café. The following selection of comments reflect this feedback:

- *“we support the community hub and think it should stay where it is as the main park is quite small and not big enough to accommodate a large building and nursery.”*
- *“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.”*
- *“[Option one] would provide a blank canvas to create something better while allowing existing kids going to Pavillion nursery to continue using the existing space while a new one is built.”*
- *“I like the idea of it being central so that everyone knows it's there - I'm not sure many people using the park are aware that the hub exists and I only really did once I started using the playground / nursery. I also think a central location will be good so they can make use of the surrounding green space for events etc.*

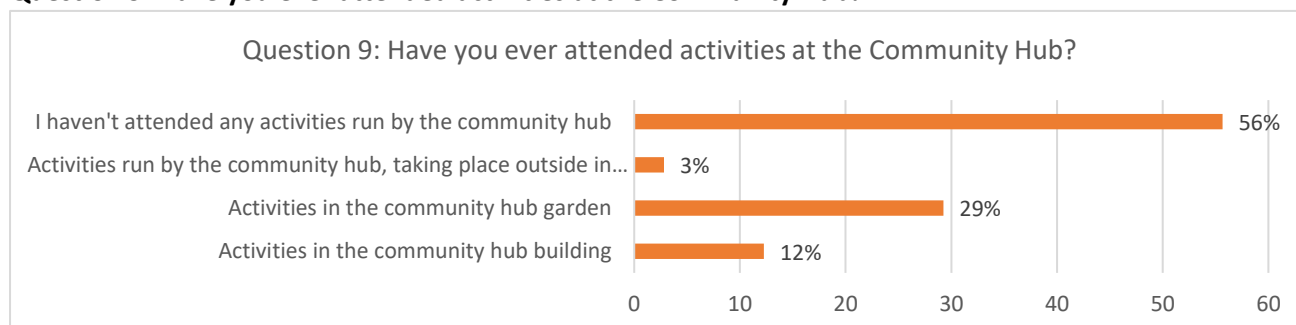
*However the plans seem to make the hub smaller than what is currently there which is not acceptable if it's to be a proper community space. Also where is the nursery going? You absolutely cannot lose the nursery - it is such a vital part of the community. Many people rely on it and it is well loved. The building urgently needs work though so I would be happy to relocate it so that the children can stay at the current nursery while a new one is built. But it needs to be big enough and include a garden at least as good and big as the one it's currently got - the garden is a big reason why people choose it.*

*The hub should also be big enough for a cafe, toilet and event spaces. It should function as a cafe with kitchen and a space for festivals, markets, workshops, food banks, youth programmes, community events etc. I think a central location is great but it needs to be bigger. And what will happen to the old space? Can it be made into a community garden or biodiverse area to make up for the green space that a central hub will take over? There is a lot to consider here that isn't covered by 'option 1 or option 2'.”*

- *“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.”*
- *“Please don't waste loads of money faffing around with this kind of stuff - it's more important to get the operator model right, we don't need fancy spaces that community groups and people living in poverty feel excluded from. These buildings don't to win RIBA awards - the best proof that they've been successful is when constituted community organisations work together to share the space for the 'win win'. There are 20 foodbanks in Tottenham - we just need to support locals living in crisis without worrying about vanity-led design decisions.”*

Qualitative feedback provided via the in person ‘drop in’ engagement events largely reflect the evident split in responses and comments provided on-line. 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. The need for a café and toilets was cited. Those that had accessed the Community Garden valued it and wanted to see it retained. Others said it wasn’t or didn’t appear accessible. Some contributors asked about the future of the nursery and expressed a desire to see it retained or re-provided.

### Question 9: Have you ever attended activities at the Community Hub?



### Question 10: If you answered yes to any of the questions in Question 9, please describe the activities you attended.

Q10.1 37 respondents provided a response to Question 10. These conveyed range of activities, commonly: using the café and garden, food growing and planting, various classes (yoga, hula-hoops, etc), social meet ups, birthdays, volunteering, and summer events organised by LUOS and supported by the Council. The following selection of comments reflect this feedback:

- *“The question is badly designed as it does not allow multiple responses. Please note as LUOS not only do we provide most of the activities happening in the park but we also support other groups to do the same, including after school, parents and other consortiums.”*
- *“A plant swap organised by local gardeners, a musical event in the cafe, I also often go there for coffee or their lovely food. Awesome people.”*
- *“we use the cafe at the hub most weekends and have been involved in the gardening club, exercise class and we have hired LUOS outdoor area. After COVID though the children at the Pavillion pre-school spend time together, we as parents had never been able to interact with each other and so we hired the LUOS for a children's party and to create a sense of community.”*
- *“I haven't attended any because honestly I didn't even know it was there.”*
- *“gardening and food growing activities, yoga classes”.*

Q10.2 Respondents were also invited to share any other thoughts and suggestions about the community hub building and community garden. 41 respondents provided additional comment. This conveyed recognition of the range of services already offered by the Hub and support for maintaining a garden as a quiet and/or safe space,

whilst some respondents commented that the Hub and garden is underutilised, not open often or long enough, and has untapped potential. Birthday parties, fitness classes, café, meeting space, activities for the young and elderly, planting and growing are all cited as desirable uses and activities. Some respondents advocate the operational models at Lordship Rec and Downhills Park as having merit. The following selection of comments reflect this feedback:

- *“It is vital for us to appreciate that the Council wishes us [to] involve the community in the design and sustainability of the park and inspired and driven by a neighbourhood and community based model. Without the Community Hub, Cafe, Gardens and Growing Space we will have lost a major opportunity to realise this much needed neighbourhood model.”*

*Questions 6-10 about the Community Hub have certain assumptions behind them which do not seem to take on board what has already been tried and tested, and supported. The words and questions do not describe what’s available or reflect the range, depth and impact of the work that’s been done and is being done, and community wealth generated, by the LUOS Community Hub, Cafe and Gardens and do not reflect (as mentioned earlier) the level of use, support and value the local community and the Council (through our MOU), especially those from BAME and Refugee and migrant communities, and women, place on it.*

*Although the text states that a Community hub is on the list what we will deliver, the survey asks do you support a permanent hub in the park. in other words this is being questioned, despite the Council’s commitments. The pros and cons, including the costs, of moving to a new location and building, or staying in the current location and refurbishing are not spelt out.*

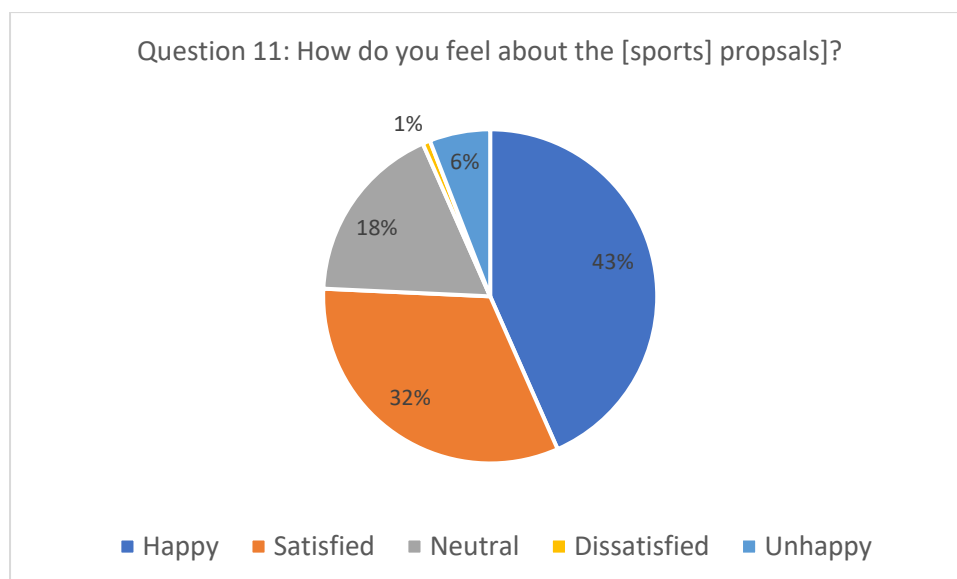
*We think it is a false premise to start with a blank canvas. Initial designs for the hub and the park must include lessons learnt, what works, what needs improving, what needs not changing, who is in and who is missing.”*

- *“Just have something open more often and regular hours to buy coffee, food, ice creams and use toilets. The lordship hub and downhills park manage this well. Current cafe doesn’t feel well run and consistent enough to work as they focus more on community projects.”*
- *“It seems really closed off and I don't know what's going on there so I don't use it. If it's going to be there, it needs to be more open and better publicised.”*
- *“LUOS is a vital part of the park and local area. Supporting good causes in the local area. Removing their outdoor space will severely reduce the amount of good they can do as this is not only a revenue option (for private hire) but is a safe space that people can access for a quieter space. Being able to have access to a calmer green space has helped my mental health. The Pavillion pre-school is the best nursery in the area with outdoor space that has fresh air and is not adjacent to a main road as so many others in the area are. not accommodating the nursery will deprive children and families of vital support and of a healthy environment.”*
- *“I regularly go to Lordship Hub on Lordship Rec for community events, exercise classes, events for children and would love to have a place to go much nearer my home that would host these instead. I also think it's important for the new community hub to have a section dedicated to teenagers and young adults, eg workshops, events, and a youth centre of some sort to be more inclusive and to help mitigate against anti-social behaviour.”*

Qualitative feedback provided via the in person ‘drop in’ engagement events echoed comments provided online. In terms of uses, people wanted a café and toilets, with both being open more often and for longer. Bookable space and changing facilities and spaces and/or activities for the young and old were also cited. Some respondents felt welcome and enjoyed using the Hub and garden, others felt it was not particularly welcoming, or perceived it as being for certain user groups. Several residents and users asked about or proposed extending the Hub upwards. Contributors generally agreed the Hub and play space should be close to one another. Some asked about the future of the nursery and expressed a desire to see it retained or re-provided.



**Question 11: How do you feel about the proposal [locating sports pitches along the western edge of the park, including relocated tennis courts, and a new Multi Use Games Area with seating]?**



**Q11.1** Respondents were also invited to share any other thoughts and suggestions about the relocation of the sports pitches. 46 respondents provided additional comment. This conveyed that, although a majority of people indicated support for the proposals and there are numerous comments in favour, there is also scepticism about the cost benefit trade-off of relocating the tennis courts. There was strong support for improving basketball facilities and several calls for increased provision. Lighting, security, changing-facilities, weather-proofing, and free use are all cited. The following selection of comments reflect this feedback:

- *“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 is absolutely no need to move the 3 tennis courts which have recently been improved. We don't need an open canopy - we need 2 MUGAs for netball (there is fantastic local team called Troy who have been running for 40 years and produced 2 England players with c.170 caps but there is no provision to train and play in their local park in all seasons, so they rent space off schools at a cost).*

*We need better Volleyball and communications in Spanish, so our local Hispanic community can be involved in shaping their local park. We need better access for Basketball for local vulnerable people, to help them build their self-esteem & confidence while escaping the influence of gangs. They need access to booking via an app & for free at point of use, with access to showers, toilets and meeting space that's independent of the community hub - if it's not open they will miss out.*

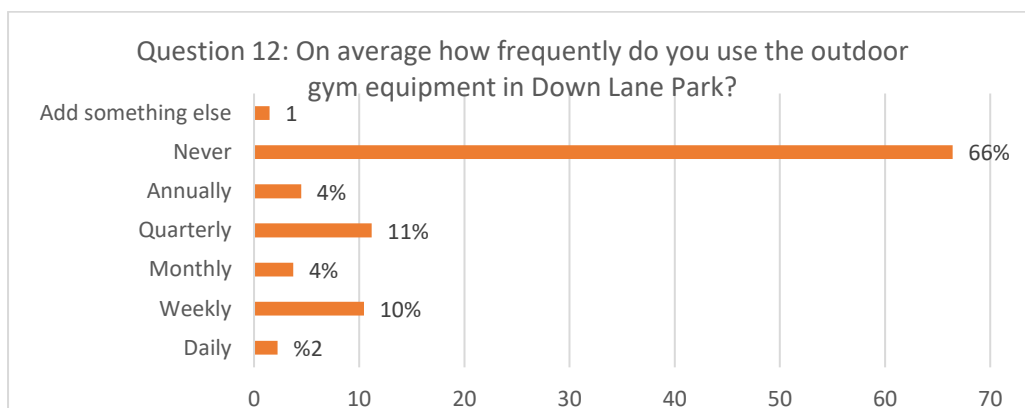
*It might be worth exploring the space along the south of the park for the 2 MUGAs - it would be a great advertisement to come and play to passers by. Sadly we missed out on the opportunity to add a roof to the MUGA at Ducketts Common during the pandemic - let's not make the same mistakes here just because we haven't engaged people with expertise in sports science and a wider understanding of the social impact required locally.*

*In Markfield Park there is no access to the floodlights in the MUGA for players, so we often see players playing games in the park - the design decision to lock the lighting in an unmanned metal box has been a big mistake and a real waste of this investment, while we floodlight the cafe throughout the night.”*

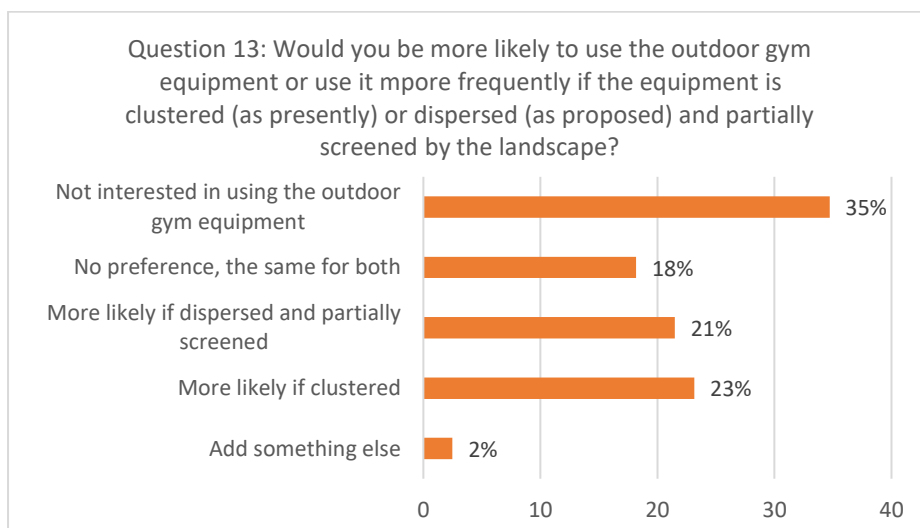
- *“Brilliant - the basketball courts in much need of improvement. Nice to have all the sports together!”*
- *“Should be free or very low cost to ensure it is inclusive and everyone benefits. Don't move tennis courts they have just been built! 2 new surfaced Muga roofed and lighting which can be booked for free on-line.”*
- *“The park feels a little bit on the small side so option to move the sports facilities is a great idea.”*

Qualitative feedback provided via the in person ‘drop in’ engagement events broadly aligned with comments provided on-line, although there was some variation concerning the balance between sports and non-sports uses. A number of residents and users agreed with the principal of clustering the sports pitches but questioned the cost benefit of relocating the tennis courts. Others proposed consideration be given to netball, table tennis, cycling infrastructure and lighting. Two contributors proposed covering/weather-proofing the sports facilities.

**Question 12: On average how frequently do you use the outdoor gym equipment in Down Lane Park?**



**Question 13: Would you 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?**



**Question 14: Is there anything that would encourage you to use this equipment more often which could be addressed through the improvement works?**

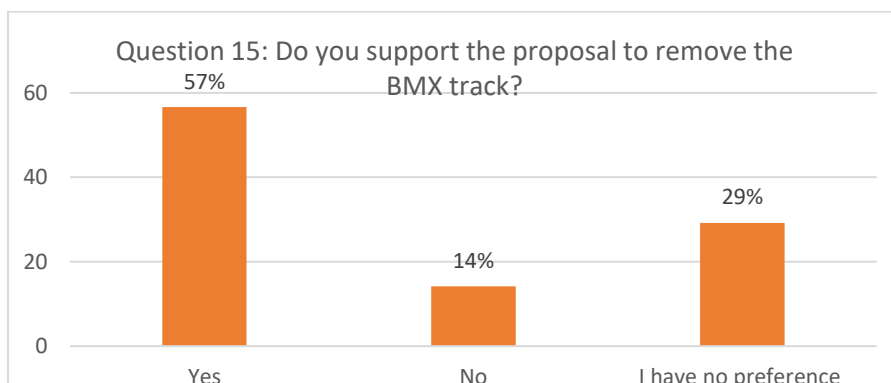
Q14.1 40 respondents provided additional comment. This conveyed a mix of views. More variety of equipment and better maintenance feature strongly. Suggestions are made for the introduction of specific types of equipment. The following selection of comments reflect this feedback:

- *“If the equipment were properly maintained and wasn't broken half of the time!”*

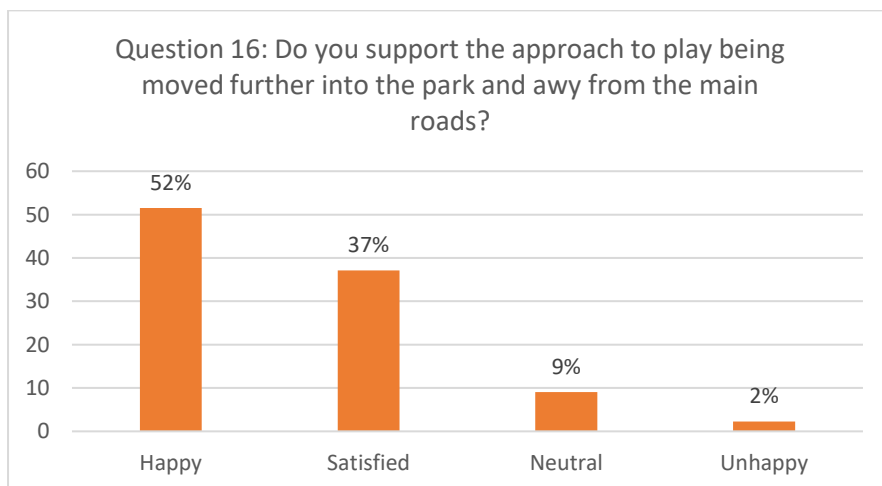
- *“Don't think outdoor machines are very good, prefer calisthenic equipment - pull up bars, dip bars, parallel bars, low balance beams, monkey bars, sit up benches, reverse sit up bench etc are better and used more (e.g. Queens park and Paddington recreation ground both NW London).”*
- *“Funded group training sessions may be helpful - I'm sure there are organisations which are independent to LUOS who can provided this, if we engage the community sporting organisations better from this point onwards.”*
- *“Clustered but with some low planting and seating around them would make it more user friendly.”*
- *“At least 2 pieces together so that friends can both participate. Love this idea!!! Funny that I had already suggested this on previous page before knowing the proposals. Can't you start work today??”*

Qualitative feedback provided via the in person 'drop in' engagement events provided minimal comment on the gym equipment, with no clear preference concerning its arrangement evident.

**Question 15: Do you support the proposal to remove the BMX track?**

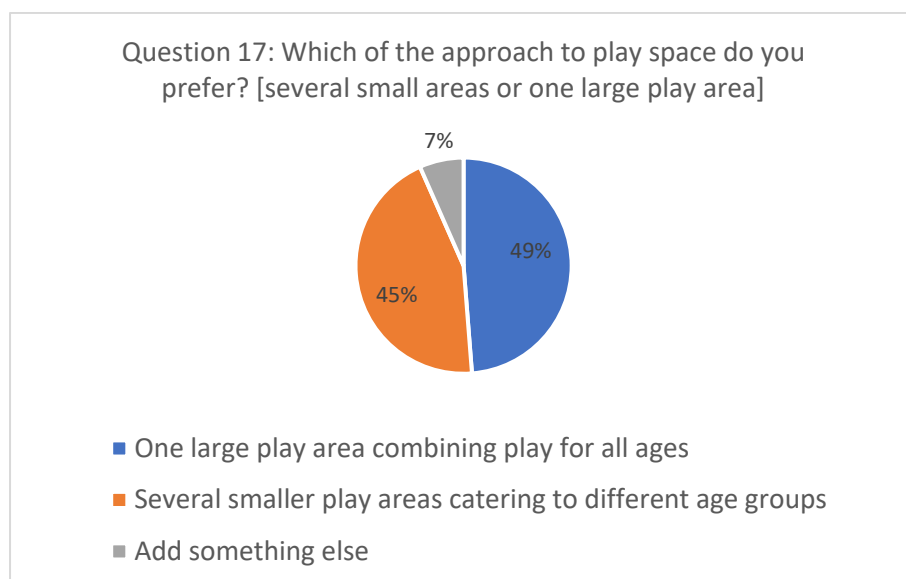


**Question 16: Do you support the approach to play being moved further into the park and away from the main roads?**



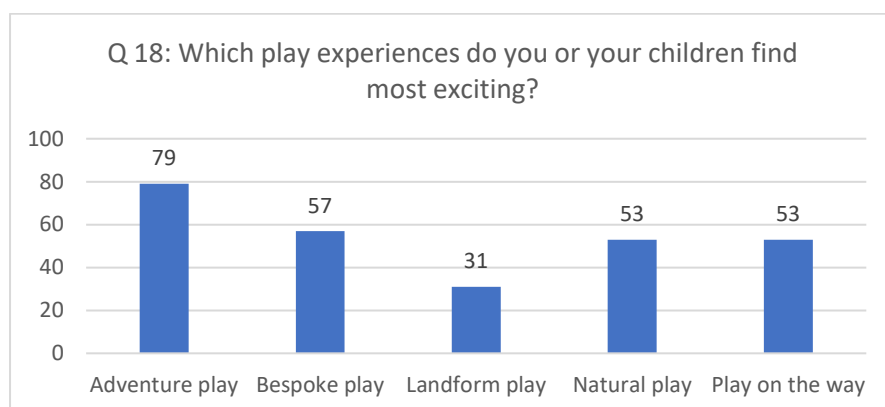
Responses to question 16 indicate strong support for relocating children’s play areas centrally away from roads.

### Question 17: Which approach to play space do you prefer? [Several smaller or one large play area?]



Q17.1 Responses to question 17 indicate an almost even split between respondents 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.

### Question 18: Which play experiences do you or your children find most exciting?



Q18.1 Responses to question 18 indicate an attraction 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.

Q18.2 Respondents were also invited to share any other thoughts and suggestions to improve the quality of children's play in the park. 40 respondents provided additional comment. This conveyed a sense that the existing play equipment is in need of improvement. Concern is expressed about the prospect of play being split as this would present challenges for families with children of different ages. The play area in Clissold park is cited by several respondents as a good benchmark for the quality and variety of play facilities. Lighting, railings, safety, inclusivity, learning, and proximity to the Hub are cited as key considerations. The following selection of comments reflect this feedback:

- *"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."*
- *"I use the play area daily and think the current one is limited and not big enough to cater for all the children that use it (especially considering how many hundreds of new children will be moving*

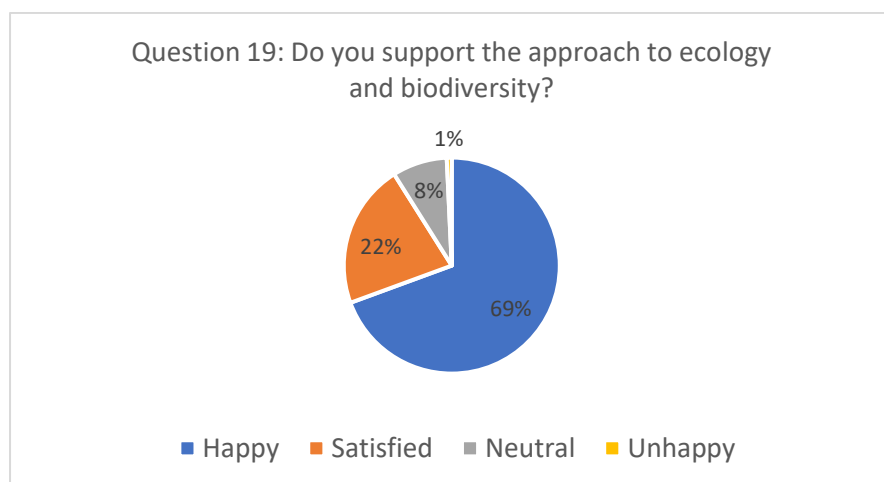
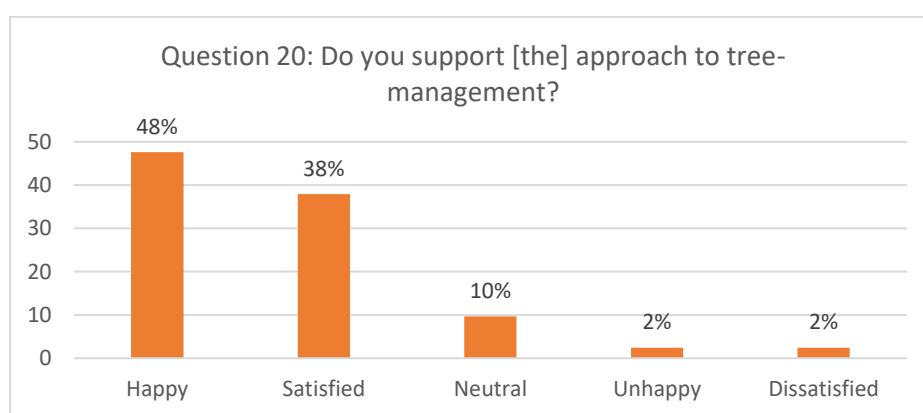
into the area when the old dump is transformed). I love the idea of having a formal playground as well as natural play. But I think it's extremely misguided to separate the formal playgrounds by age group. Imagine if you are a parent of a 5 year old and a 9 year old - how can you possibly watch them both if one is playing at one end of the park and the other at the other end. It is dangerous - please do not do this!

We currently have a very big play area that has very little and frankly rubbish equipment - a real waste of space. My issue with both designs is that both seem to make the play areas much smaller. So many children of all ages use this park it is so important to cater to them, especially considering all the families in the new flats at the dump site won't have access to outdoor space.

What I would love to see is a big formal area which combines bespoke and adventure play, preferably near or next to the community hub so parents and families can use all the facilities at the same time, but also other play on the way, natural or landform play around the park that can keep kids occupied while going for walks. Also please note that the current play equipment is unimaginative, too small and inadequate. Please look at Child's Hill playground in NW11 as a perfect way to combine bespoke and adventure play and cater to all age groups at the same time. Markfield Park and the playground by Lordship Hub are also markedly better but both could be improved on by adding adventure and natural play."

- "Play should be safe and visible, with access for children and parents with disabilities. Disability should be seen in terms of imaginative ways of using materials allowing for different body needs using ropes and natural materials, tree stumps. The ground should be using natural materials while using colourful zones. Areas should be safe from anti social behaviour and drugs. Playground should be near the cafe and community hub to give parents and carers to more easily attend to their children while socialising and networking. There should be a learning element such as forest gardening to explore and learn about biodiversity."
- "I like the idea of having different types of play spaces, some more natural and less formal and play on the way for people walking around with their children. But I think separating the formal play spaces by age is a bad idea for parents of multi-aged children. I am worried that the designs leave much smaller play areas than what is existing (even if what is existing is a big area with little actual play equipment). I think it's important to move the play areas away from the main roads but would love more imaginative play equipment - the current ones are rubbish! It would be great to have an area that can have a splash pad or other seasonal play spaces as well like in Clissold Park. I think Clissold has a much better play area and their design should start as a basis of what we could have here - but think bigger and better! So many children use this park, especially after school. Sometimes there is a queue for the swings or to get on the meagre equipment that is currently there. Also there isn't much for older kids. It would be great to have one big play space that brings all the children and families together as well as other spaces which blend into the park, such as climbing frames amongst the trees in the triangle between Harris Academy and Park View Road North / the marshes."

Qualitative feedback provided via the in person 'drop in' engagement events tended to differ from the on-line 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. Generally, contributors supported the idea of relocating play away from trafficked or polluted areas.

**Question 19: Do you support the approach to ecology and biodiversity?****Question 20: Do you support [the] approach to tree-management?**

Q20.1 Respondents were also invited to provide any further comment regarding tree management. 33 respondents provided additional comment. This conveyed general support for the proposals, with a proviso that respondents want to see as many trees as possible and not less than currently. Some respondents would prefer for no trees to be removed, irrespective of whether they are dead/dying, diseased or impeding other trees. Variety, shade, and the location of trees so as not to worsen safety in the park are cited as considerations. The question is posed by some respondents about the balance between ecological enhancement and prioritising human facilities in Down Lane Park given the proximity of the nearby Tottenham Marshes and Lee Valley Regional Park. The following selection of comments reflect this feedback:

- *“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.”*
- *“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.”*
- *“Love it as long as the overall number of trees increases.”*
- *“I think this park should be designed for Human Activity. Given that the marshes, rivers and wetlands are only moments away for those seeking nature. This already small park should be designed for human activity and nature takes a back seat. Not saying it should all be concreted, but I would rather money not be wasted on replacing grass with shrubs and bushes - which will give a very limited green benefit at this scale. Instead increase the facilities and activities that humans can use here e.g. purpose-built basketball courts and a skate park. What about bordering / rock climbing frames?”*

- *“It would be great to see numbers here in terms of additional trees planted versus ones removed. There are so many new buildings being added to the area there needs to be a substantial amount of new greenery added to make the space feel balanced. Low level planters often end up being trampled, filled with litter and dying when not maintained, would be good to see plans for who/how the park will be maintained to ensure this doesn't happen.”*

Qualitative feedback provided via the in person 'drop in' engagement events underlined residents and users' desire to retain as many trees and maximise canopy cover as much 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.