

1. Introduction

What is this all about?

Down Lane Park Improvement Programme

Park location and connections

Overview

18,000 people live within a 10 minute walk of Down Lane Park. It's a vital green space for the Tottenham Hale neighbourhood.

Redesign and investment will provide an opportunity to improve how the park is organised increasing biodiversity, safety, improving infrastructure and strengthening local connections.

Challenges & Opportunities

Working together, the council and the community can realise an improved park with new entrances, pathways, green spaces, sports and play facilities and a new community hub building. Making the park safer and more inclusive to better meet the needs of all residents and users.



Key Improvement Objectives

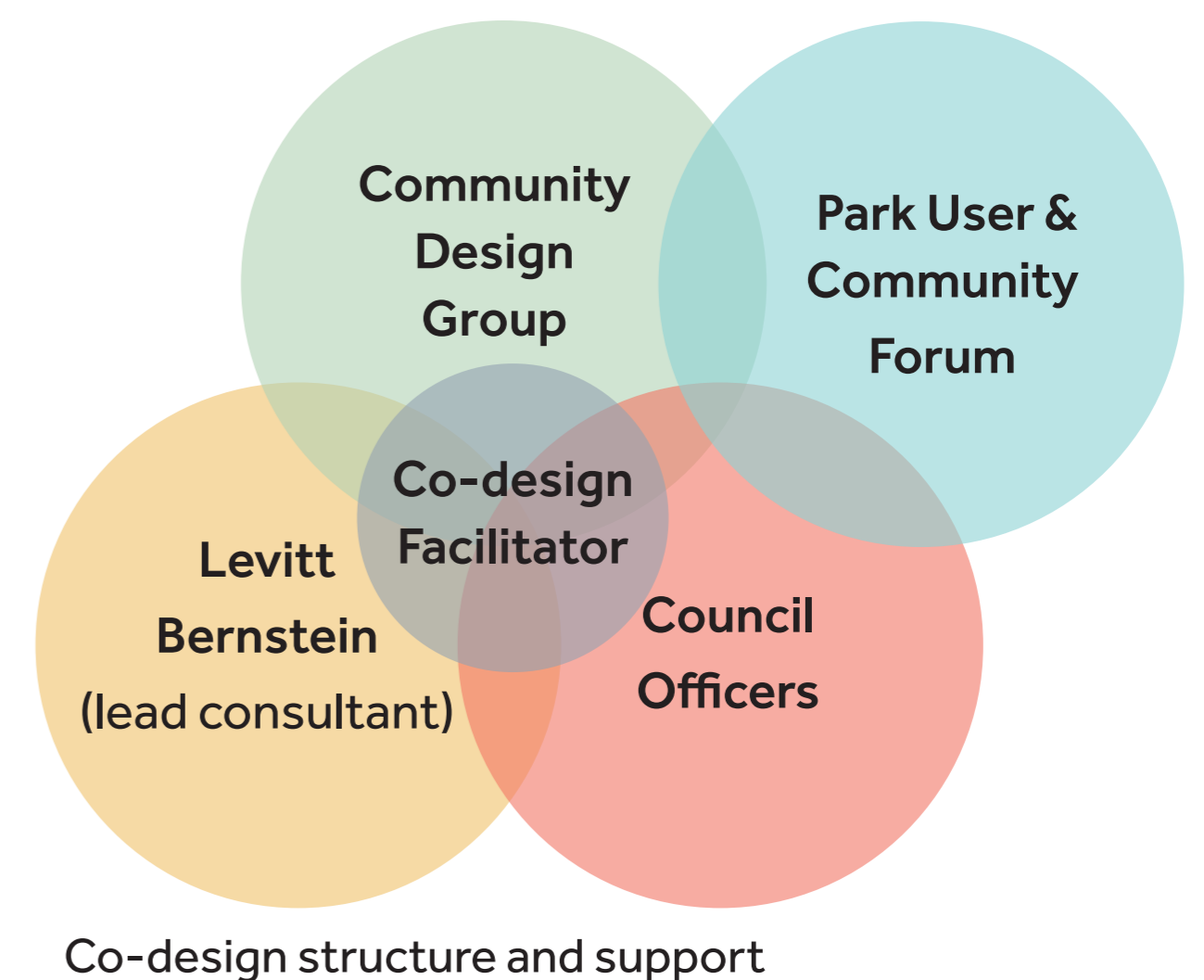
- Welcoming and safe
- Increase access and use
- Equality of access
- Respond to development context
- Increase usable green space
- Enhance sports and recreation facilities
- Tackle drainage, ecology and biodiversity and climate change resilience
- Include a permanent community hub
- Enhance connections / green network
- Support active travel

Co-Design approach

The Down Lane Park Community Design Group was formed in February 2022 to develop a shared vision for the park and co-design a masterplan for the park. It brings together local volunteers as representatives of the community and local organisations as part of the project team, working with the Council and design team, to help shape the improvements to the park infusing their lived experience and local knowledge and expertise



Images from Community Design Group workshops



Co-design structure and support



2. What you have told us

October 2022

In October 2022, we shared two early-stage design options for the park. The early plans included upgraded green spaces, sports and play facilities, new entrances and better pathways and a permanent Community Hub building to make the park safer and more inclusive. We spoke to over 100 people across 4 in-person events and received 134 on-line survey responses.

Since then, we have spoken to young people at Welbourne Primary and Harris Academy Tottenham, older residents at Prothero House (extra care) and worked with local young people to carry out park user surveys.

The latest proposals draw on the valuable feedback and advice provided by park users and residents, received through engagement to date.

You can view a summary of the feedback provided to date by scanning the QR code



Some of the main feedback and inputs we heard, which have shaped the plans for the park, include:

01 Entrances & pathways

1. Introduce an 'activity route' for walking, jogging, wheeling and cycling
2. Retain the much-used diagonal pathway from Park View Road to Burdock Road
3. Ensure key commuter routes are well lit
4. Widen pathways to accommodate pedestrians and cyclists comfortably
5. Address areas of flooding
6. Introduce more direct routes between Park View Road and Harris Academy

02 Community Hub & Garden

1. A community Hub and Café which is open on more days and with longer opening hours
2. A Community Hub and Café which is more visible in the park and welcoming to everyone.
3. A community garden
4. A new café with an outdoor seating area
5. Maintain a connection with children's play spaces
6. Publicly accessible toilets

03 Sports & recreation

1. Retain grassed football
2. Improve basketball facilities
3. Introduce a new multi-use games court providing for a range of sports and recreational uses.
4. Retain the existing tennis courts
5. Introduce stepped seating adjacent to sports facilities
6. Provide spaces for young people to meet
7. Introduce less traditional outdoor gym equipment

You also told us:

- The park lacks spaces for changing
- The park lacks all-weather facilities
- The current charges / bookings for sports pitches can all deter young people from booking

04 Play spaces

1. Locate play spaces away from main roads
2. Create play spaces which are inclusive for all and serve a mixture of ages
3. Provide some shaded play areas for hot summer days
4. Provide spaces for parents and carers to sit and socialise
5. Maintain a connection with the Community Hub building

05 Nature & biodiversity

1. Introduce new planting of different colours, textures and scents
2. Introduce sustainable drainage and rainwater gardens
3. Create new habitats through log piles and wildflower meadows
4. Introduce a greater variety of trees
5. Ensure location of new trees should improve shading in the park
6. Introduce educational information boards

You also told us:

- You supported the removal of some trees, but only where this is absolutely necessary
- The introduction of new trees should not impact on the safety of park users by creating dark spaces
- You supported greener and more open edges to the park, with a combination of railings and hedges or planting, which prioritise safety for children and dogs; restrict unauthorised vehicle access; and do not encourage littering; fly-tipping; criminal activity; or increased maintenance costs.



3. Emerging masterplan Overview



Entrances & Boundaries

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

Community Space

- 5 Community hub space with outdoor cafe overflow
- 6 Enclosed community garden
- 7 Back of house/service yard

Sports & Play

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

Ecology & Biodiversity

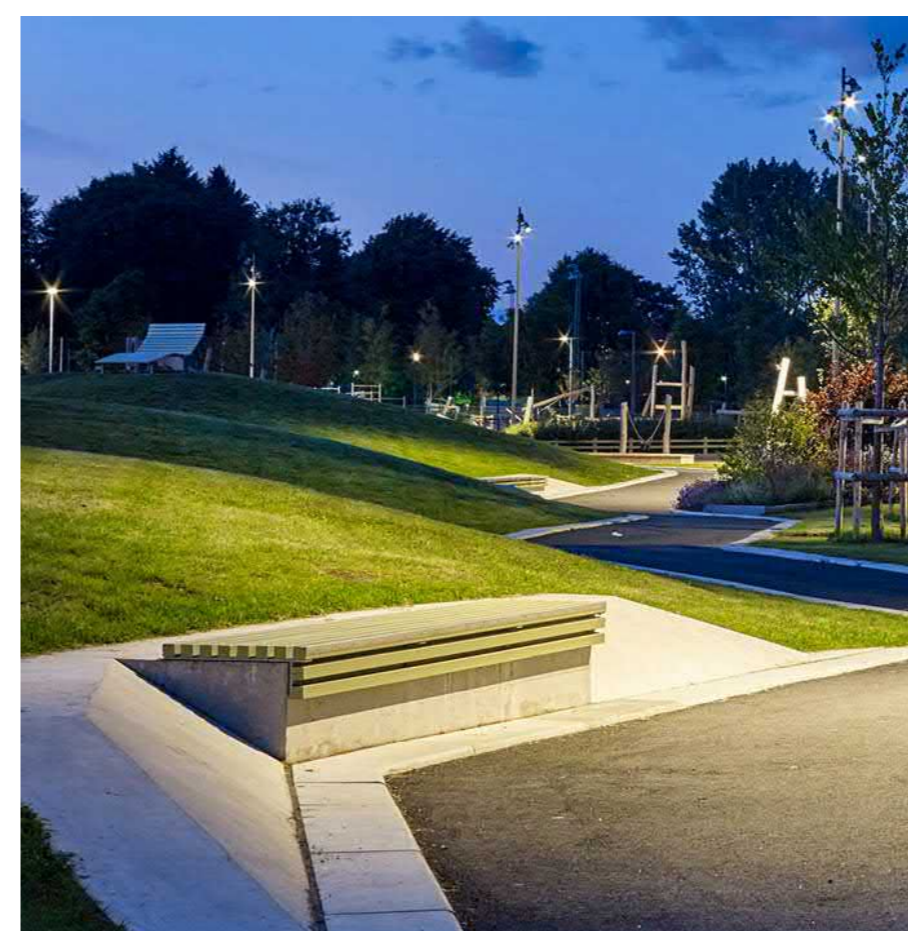
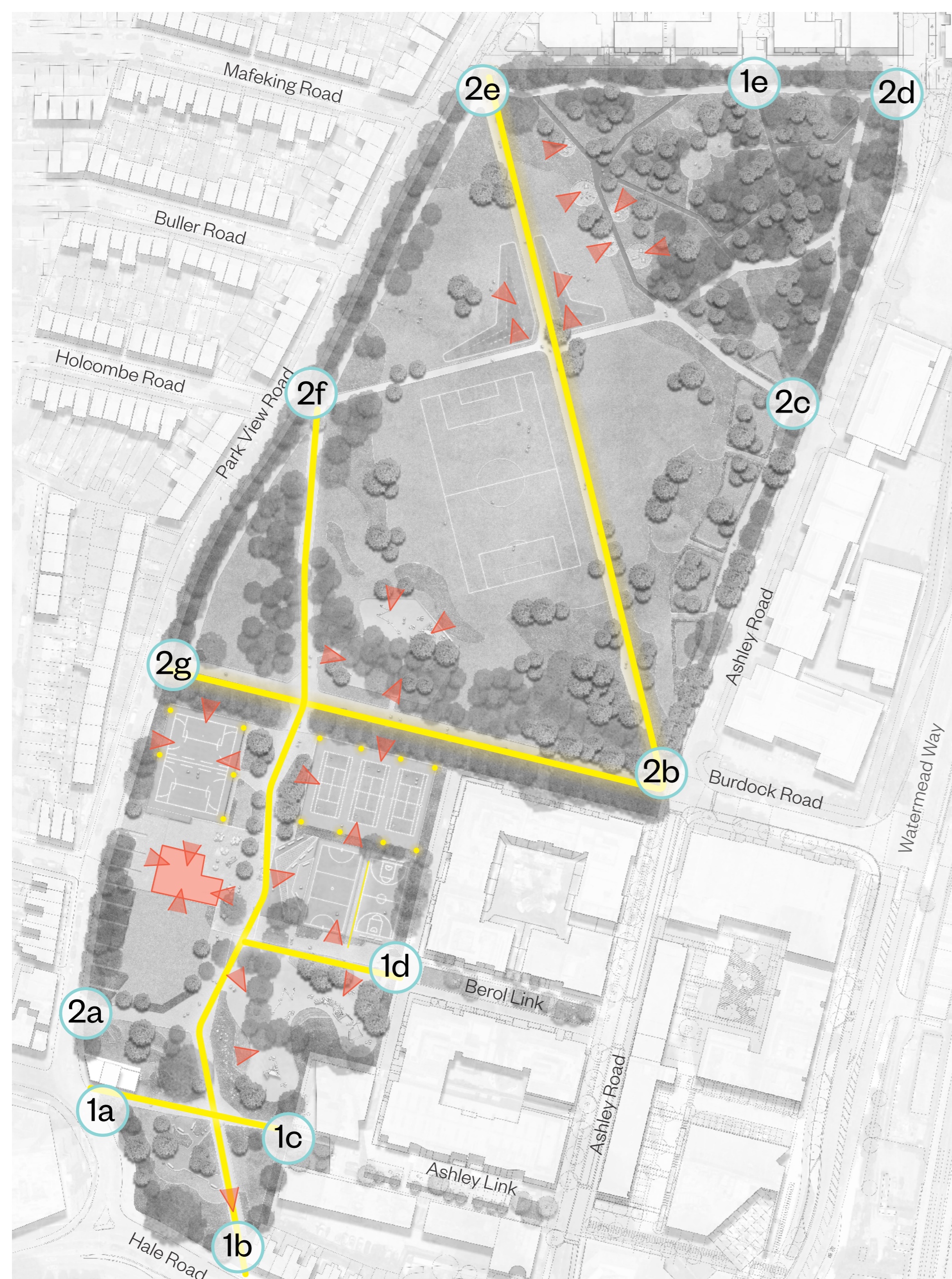
- 14 Greening of southern area, mitigating noise & air pollution
- 15 Biodiverse meadow planting
- 16 Sustainable urban drainage
- 17 Mown grass / glades within planting
- 18 Viewing mounds



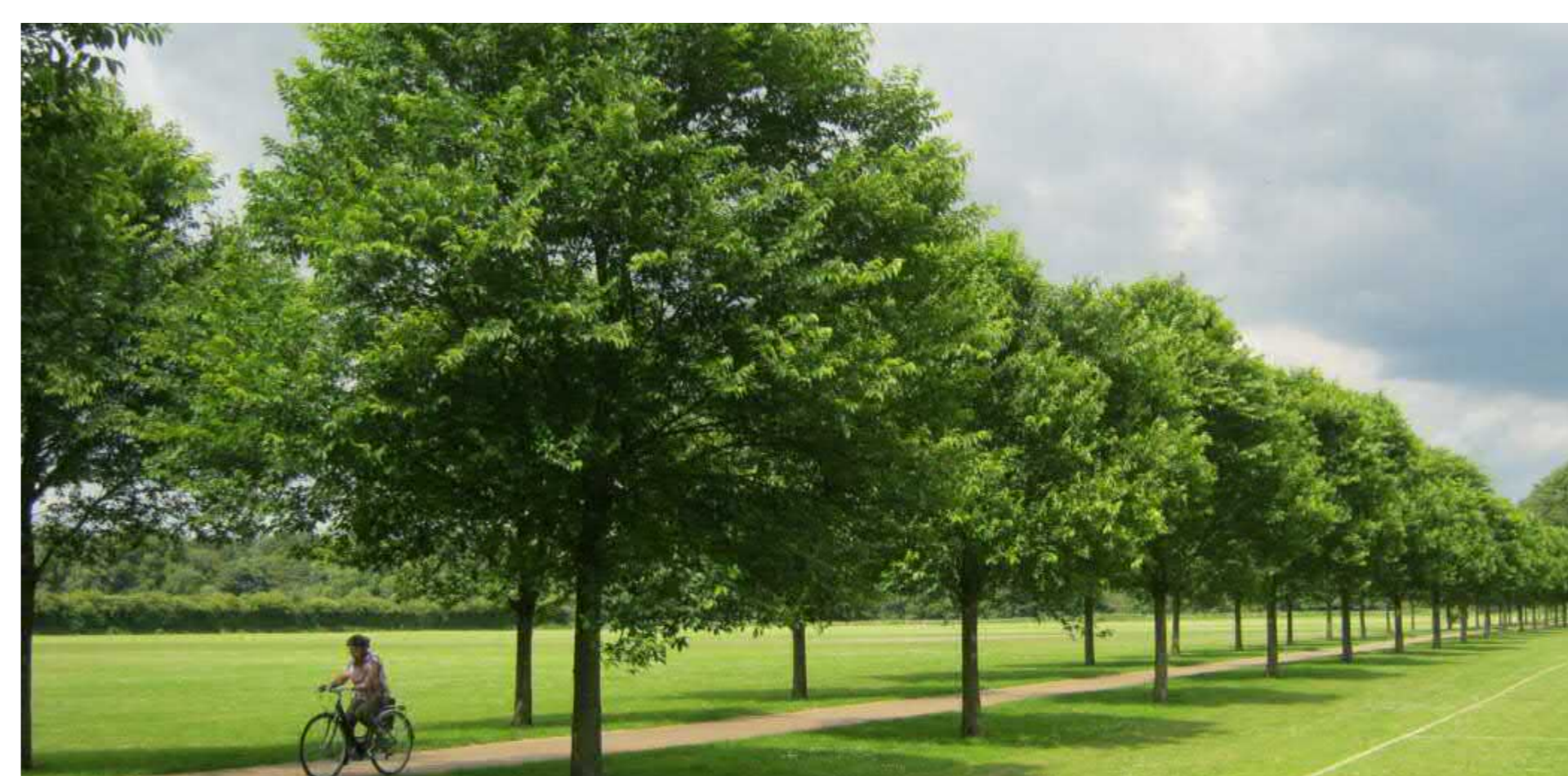
4. Designing safe spaces

We have heard, particularly from young people we've spoken to, that improving feelings of safety is one of the highest priorities for the park. A number of people we have spoken to have told us that they would not walk through the park after dark.

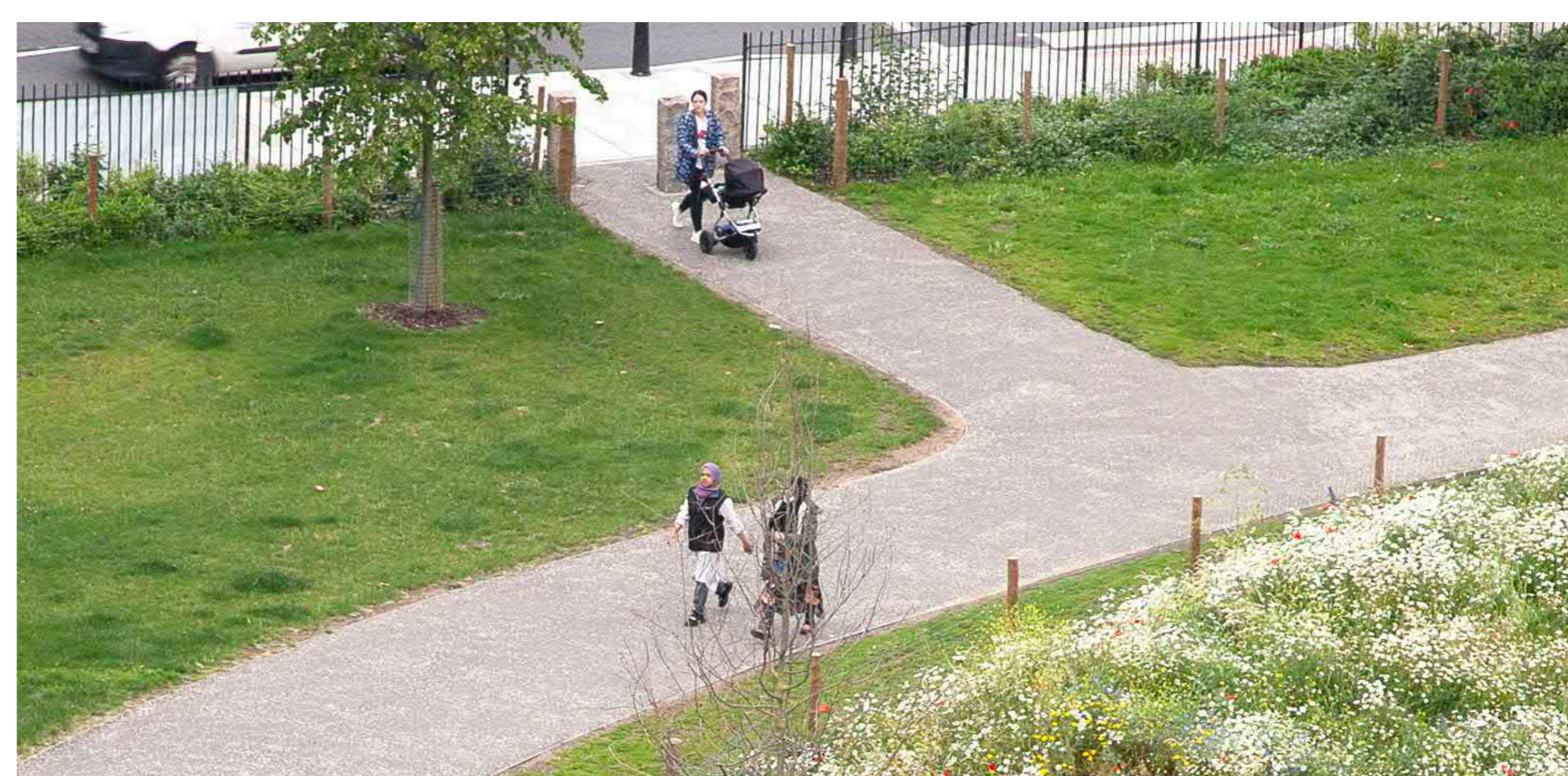
The updated plans seek to address this by improving lighting, pruning existing planting and tree canopies to improve lines of sight; encouraging more activity in the park during the day and early evening, including through the introduction of new play and sports areas. The proposed new Community Hub building will animate key areas and support natural surveillance.



Lighting to key routes through park



Pruning of existing trees to improve views along footpaths



Wide entrances with open views



Natural surveillance from the active frontages of the community hub building located close to sports and play provision

— Proposed lighting strategy

◀ Natural surveillance views from activated areas of the park

New entrances linking:

- 1a. Tottenham High Rd via Chestnut Rd
- 1b. Broad Lane via Hale Rd
- 1c. Watermead Way via the Berol Quarter and Ashley Link
- 1d. Berol House via the Berol Link
- 1e. Park View Rd via Ashley Rd Depot site

Existing entrances:

- 2a. Park View Road to Berol Link
- 2b. Watermead Way via Burdock Rd
- 2c. Harris Academy via Ashley Rd
- 2d. Tottenham Marshes via Park View Underpass
- 2e. Northumberland Park via Park View Rd
- 2f. Tottenham High Rd via Holcombe Rd
- 2g. Scales Rd via Park View Rd



5. Community Hub

Building Overview

Community Hub Building

The proposals we have developed, following careful consideration of feedback and the needs of the community, is to deliver a new community hub, cafe and community garden close to Park View Road. The hub will remain close to existing sports facilities, in a location that avoids the loss of trees or green space, aids visibility and accessibility, addresses safety concerns, and supports longer opening hours.

A new community hub with café would have an entrance facing Park View Road and another facing the park. The hub is visible from the street and from most corners of the park; views will be possible across the play, sports and recreational facilities, aiding natural surveillance and making the park feel and be safer. The hub will include publicly accessible toilets inside and on the outside of the building too.

Within the community hub building, a flexible community space will be provided for events, workshops and general day-to-day use. The café will include an outdoor seating area alongside a toddler play space.



Rooflights for top-lighting



Double height internal spaces with exposed timber frame structure



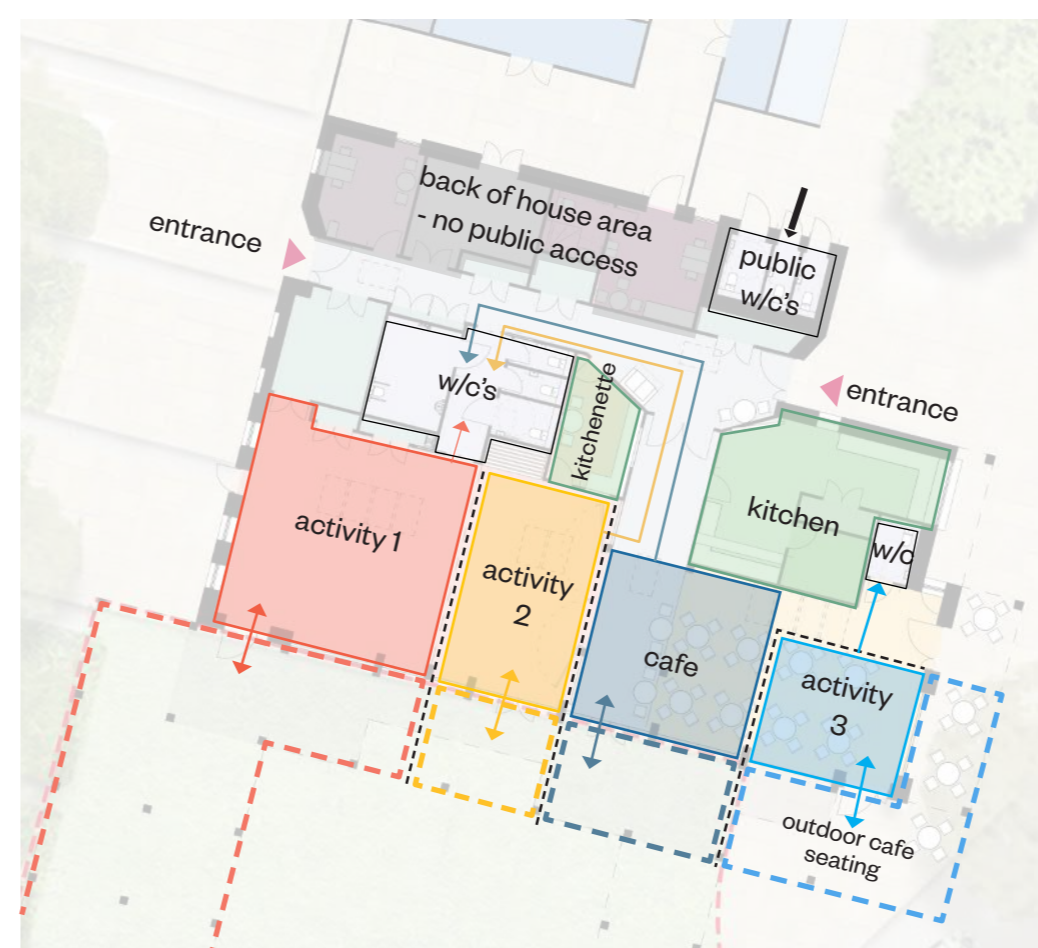
Views out to communal garden and the park



Warm and natural internal materials

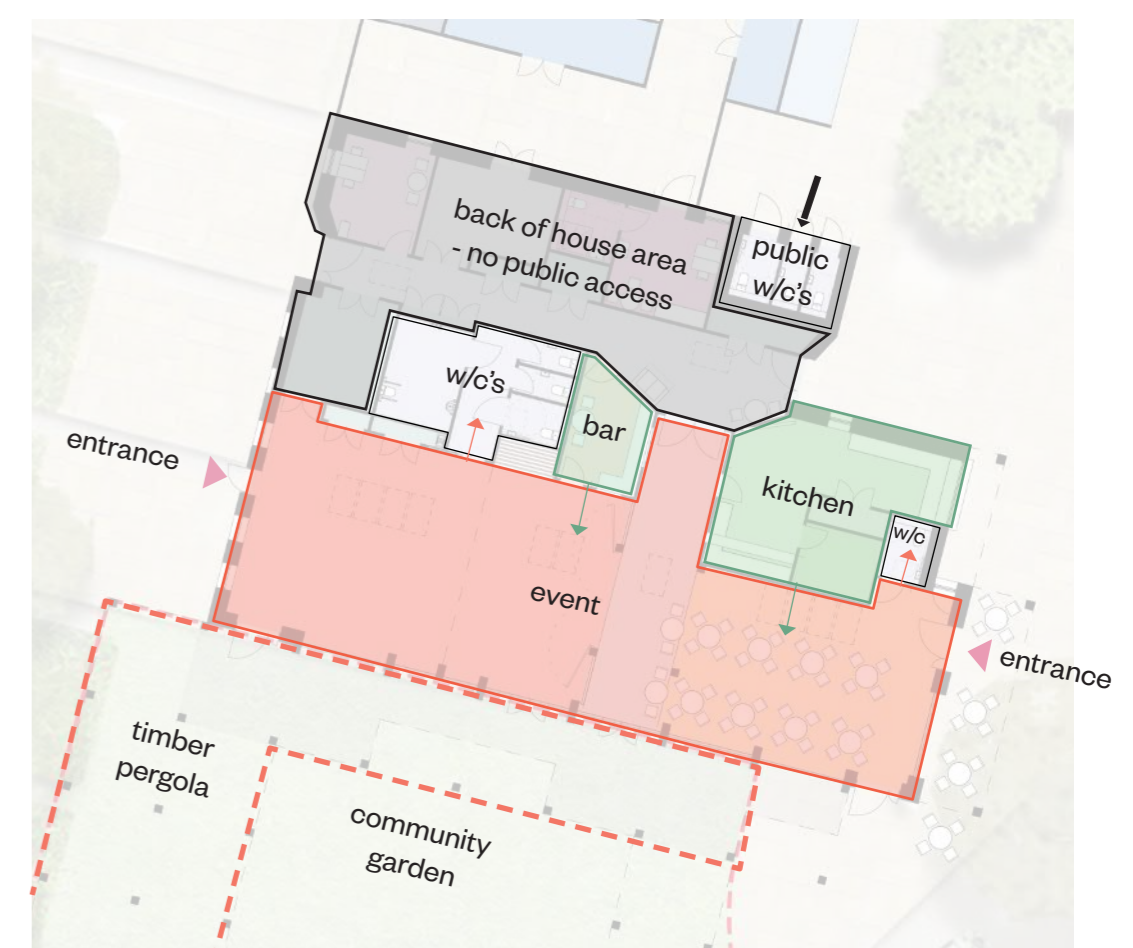


→ Entrances to community hub



DAYTIME USE - MULTIPLE ACTIVITIES

The Community Hub Building will be able to host multiple activities at the same time. Room dividers will split the large community room and cafe into smaller spaces, which will all have their own access to the garden and to toilets inside the building



EVENING USE - ONE EVENT

Alternatively, the community room and cafe could be opened up into one large space and hired out for events



6. Community Hub Building Form



Timber pergola with in-filled roof/walls



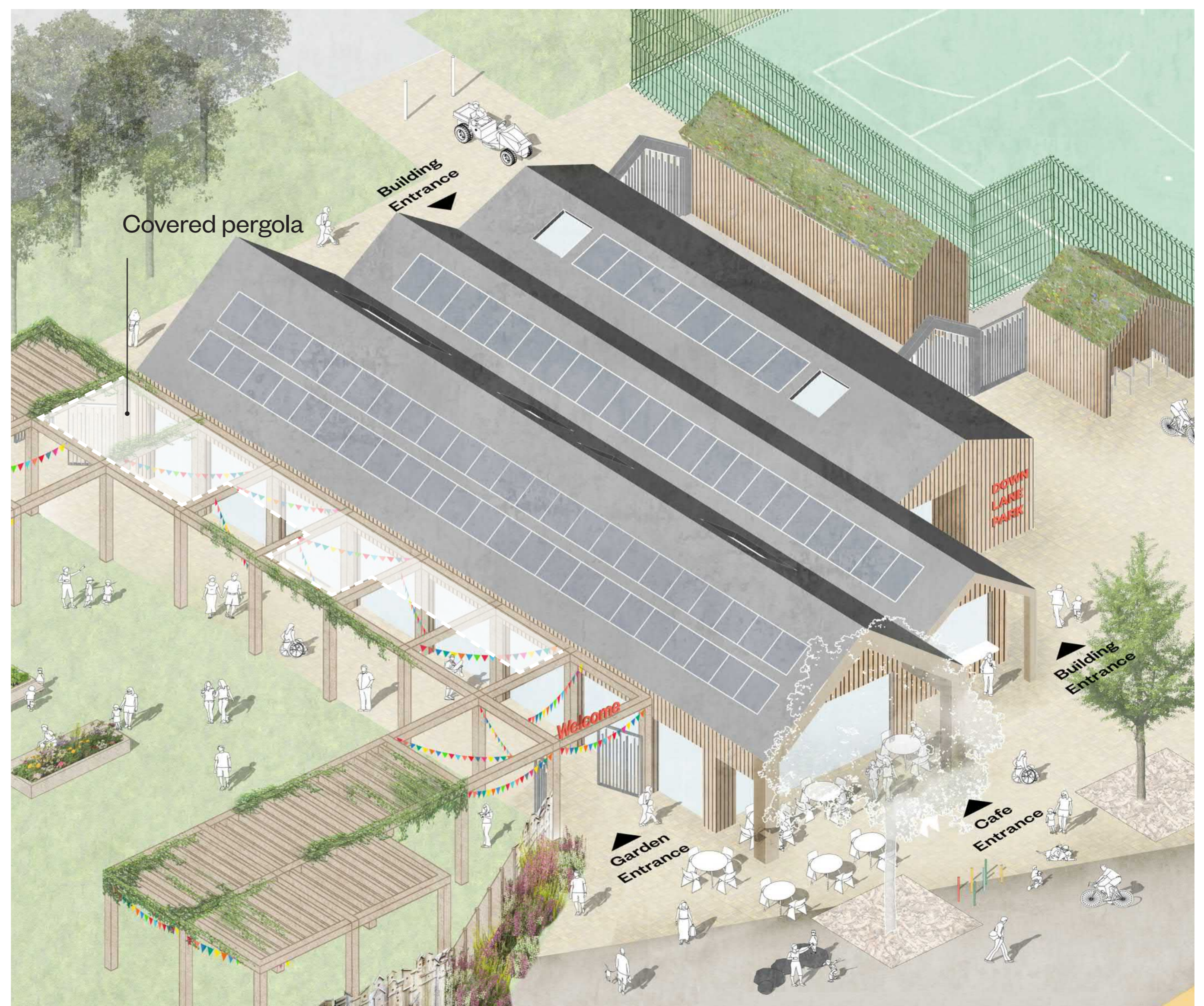
Brick materials facing existing homes along Park View Road



Pitched roof to reference contextual traditional architecture

The community hub building would be a welcoming and inclusive space for all residents, placing sustainable design at its heart. The building would have:

- Pitched roofs to provide double height rooms and therefore a generous sense of space and height inside
- Canopies connected to the building to provide shade and shelter
- An exposed timber frame internally to give a sense of warmth and a natural feeling
- Generous amounts of south-facing glazing in the community space and the cafe - these will look directly onto the community garden and provide natural light and views in/out of the building
- Rooflights in the community space and the cafe for natural top-lighting
- A timber pergola outside to provide shelter and shade for outdoor activities, particularly in extreme weather



Serving hatch facing into the park (height to be accessible to all)



Boundary to the community garden incorporating planting



Views and physical access between the building and garden



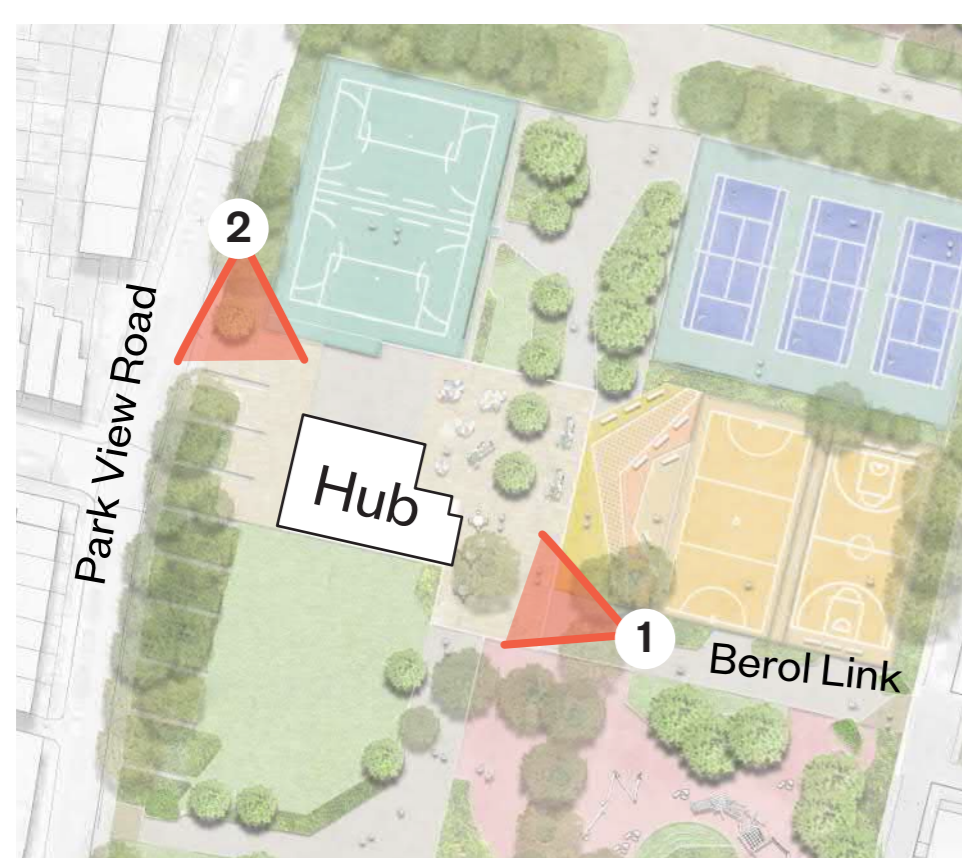
7. Community Hub Building Views



1. View from Berol Link



2. View along Park View Road



Sketch view location plan



Playful boundary to the community garden



Community garden boundary could incorporate art and wildlife habitats



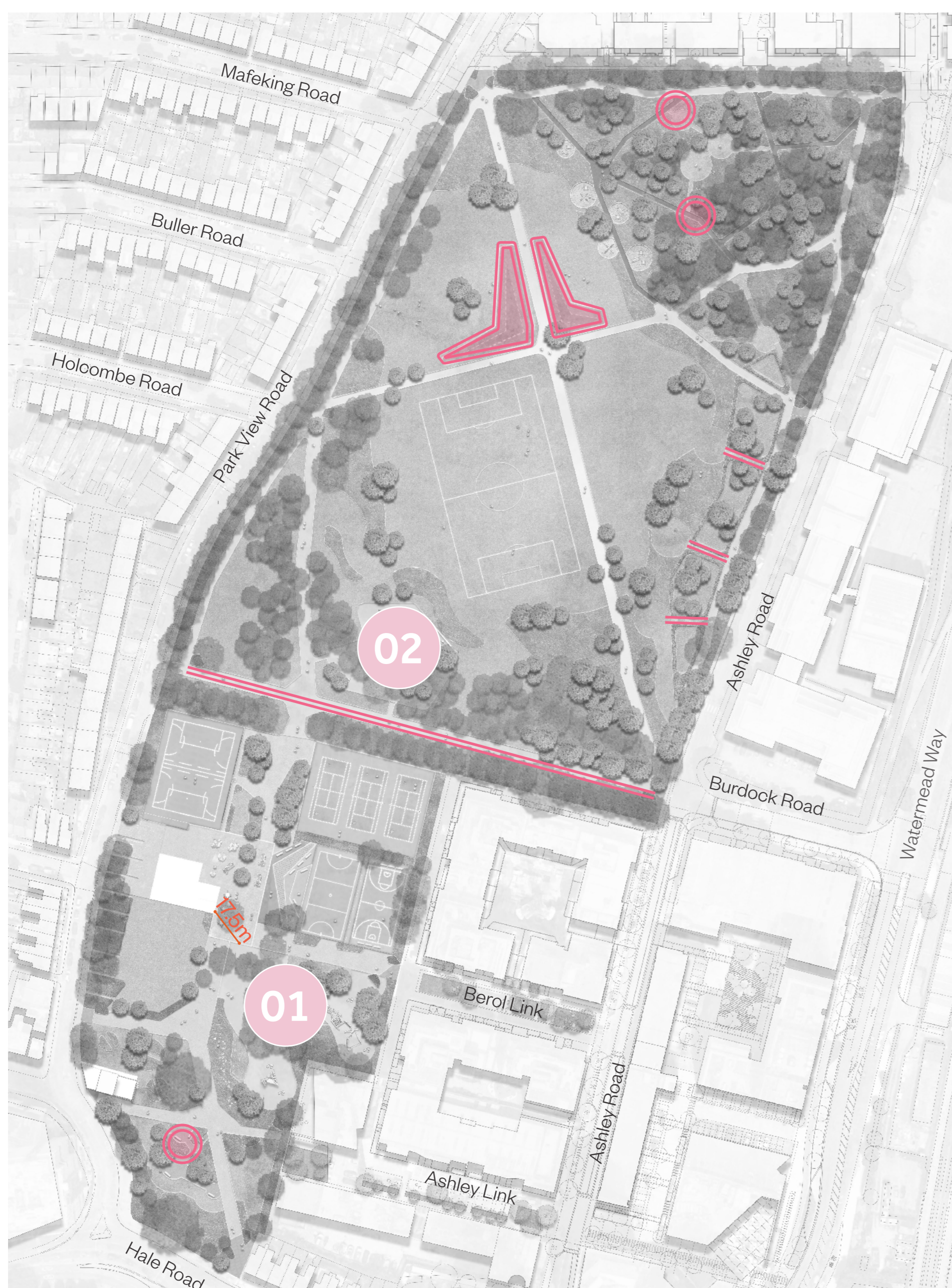
Timber pergola structure used for growing



8. Play for All

The latest plans increase the size and quality of play spaces, where children of all abilities can play and enjoy a variety of physical, sensory, and social experiences.

Three separate play spaces are located in the park: play for toddlers; a large multi-age play area close to the hub building and a more natural woodland themed play area further north for older children. There will also be less formal 'play on the way' dotted throughout the park. Play areas would benefit from shading in hot weather with exciting and inclusive play experiences, improved visibility and seating for parents and carers.



01 Hub play area:

1. Multi age play facilities
2. Inclusive and accessible play
2. Fenced play space
3. Close proximity to public toilets and cafe (approx 17.5m)
4. Quick access to park entrances

02 Woodland play area:

1. Larger play pieces for older children
2. Natural play style equipment
3. Connection to nature
4. Provides passive surveillance across northern field

Areas with playable landscape features:

1. Offers 'play on the way' opportunities
2. Informal play
3. Bespoke play pieces
4. Connection with play spaces



Inclusive and accessible play



Resting spaces for parents and guardians



Sculptural woodland play



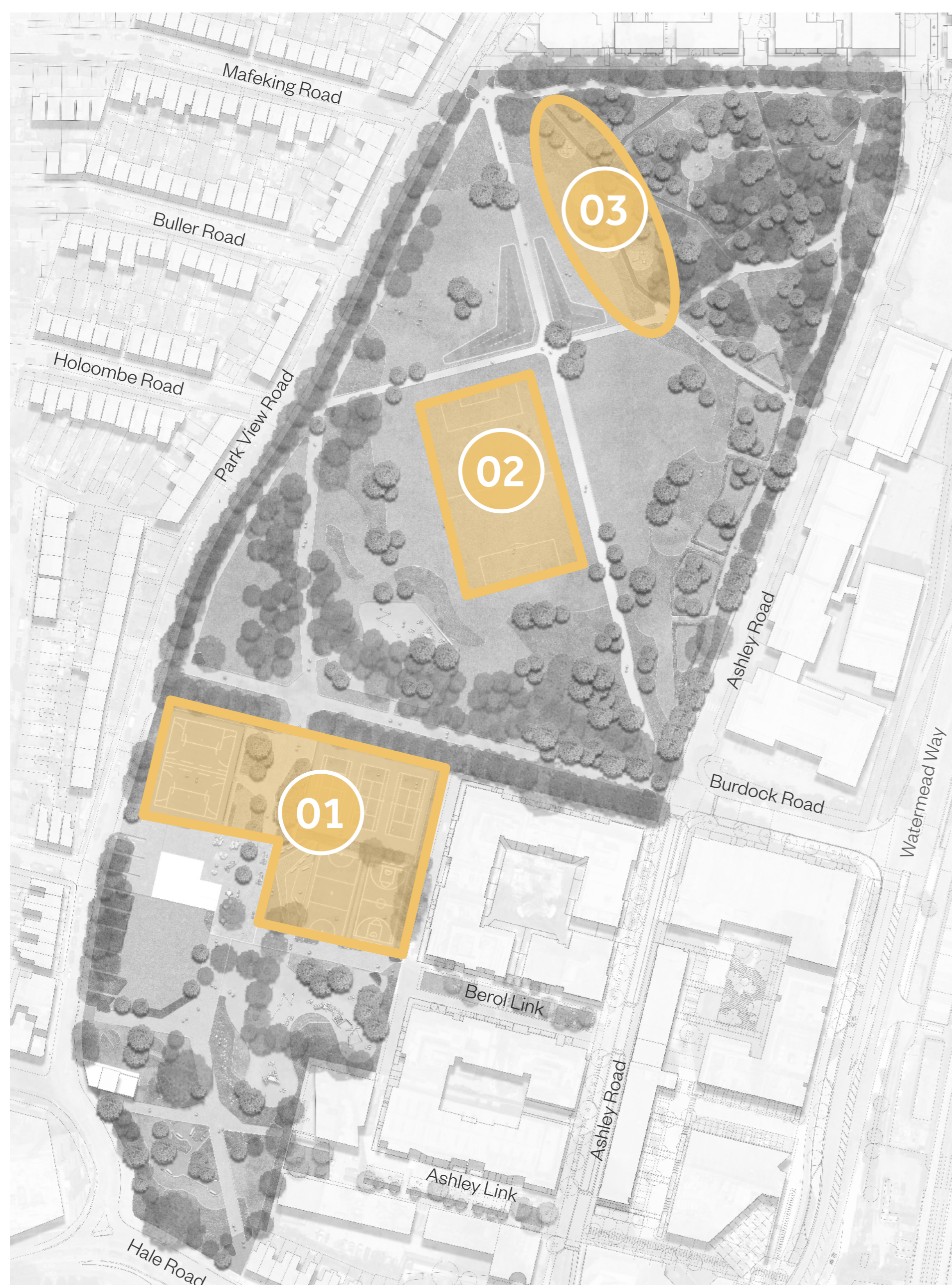
Play on the way



9. Spaces for Young People

The emerging designs propose a variety of sports and recreational facilities for a range of activities, which residents, parks users and particularly young people told us they enjoyed most. These include improvements to the basketball facilities, the introduction of a Multi-Use Games Court providing for a range of sports and recreational uses and retaining the grass football pitch, Artificial Grass Pitch and tennis courts.

A stepped seating area is proposed adjacent to the Multi-Use Games Court that also provide spaces for young people to meet. There was also support for less traditional outdoor gym equipment, to be included in the design along with play spaces for older children.



Sports: Multi Use Games Area for informal sports and socialising



Informal, playful or sculptural seating



Playful multi-use performance space



Outdoor gym spaces with varied equipment for all ages

01

Sports courts:

1. Retained Artificial Grass Pitch (AGP)
2. Retained tennis courts
3. New Multi Use Games Area including court for netball and court for basketball. Space will include informal seating and planting.
4. Close access to community hub building and facilities

02

Natural grass pitches which can accommodate a 11v11 Junior and 7v7 football pitch

03

Outdoor gym area

1. Equipment spread into different 'outdoor rooms' to create less dominated spaces and a more inclusive environment
2. Varied equipment including callisthenics training



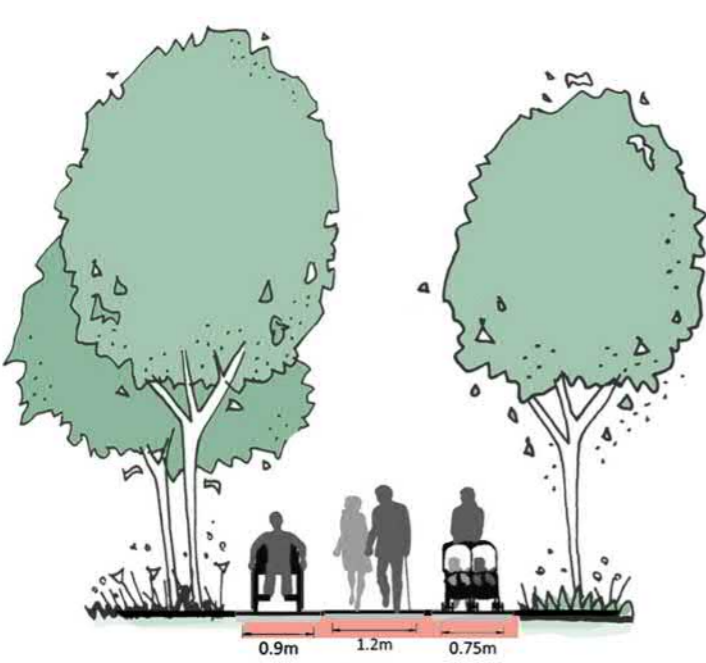
10. Active travel

The emerging designs retain the much-used diagonal pathway from Park View Road to Burdock Road as well as ensuring it and other key commuter routes are well lit and widened and demarcated to accommodate pedestrians and cyclists comfortably. New pathways are introduced to better connect the park to Tottenham Marshes and a more direct route between Holcombe Road and Harris Academy - avoiding a walk over muddy sections of the field during winter. An 'activity route' around the edge of the park supports walking, jogging and cycle training.

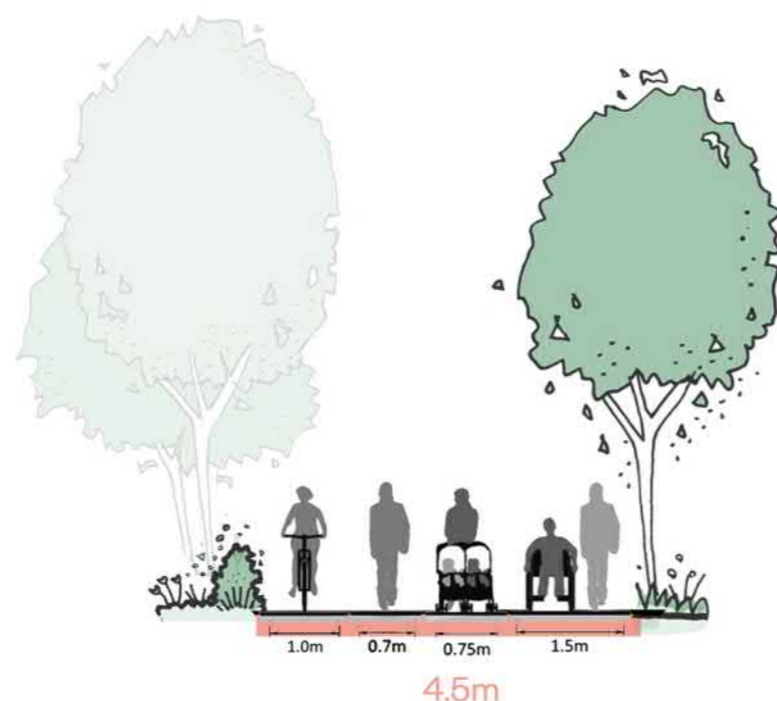


- ↔ Wider green link
(Promoting connection to Tottenham Marshes and The Paddock)
- Neighbourhood links
(Pedestrian and cyclist connections across Tottenham Hale)
- Park connections
(Pedestrian and cyclist connections to the local streets and neighbourhoods)
- - - Perimeter activity loop and wandering routes within park
- ⊙ Neighbourhood link entrances
- ⊙ Park connection entrances

Perimeter route - 3m



North - South green link- 4.5m



Routes for cycling through the park and cycle training/practice



Accessible footpaths so that everyone can experience the different spaces within the park



Improved seating along footpaths



New routes to promote healthy lifestyles



11. Ecology & Biodiversity

The emerging designs propose a mixed approach to boundary treatments, retaining railings in areas where safety is a key concern and removing them where traffic volumes are low, e.g., along Ashley Road north, introducing hedging along other sections.



01 Long Grass Meadows:

1. Promotes local wildlife
2. Creates space for glades and picnic areas
3. Reduced mowing regime lowers carbon footprint

02 Ashley Woodland & Moselle Woodland:

1. Long term tree strategy to enhance and prolong lifetime of trees
2. More varied tree planting to support larger ecosystem
3. Understory planting to create new habitats

03 Raingardens (Sustainable Urban Drainage Systems)

1. Hold surface water runoff and slows down water to allow natural drainage and reduce risk of flooding
2. Creates new habitat type within parkland
3. Creates a playful and educational landscape

04 Planted southern park

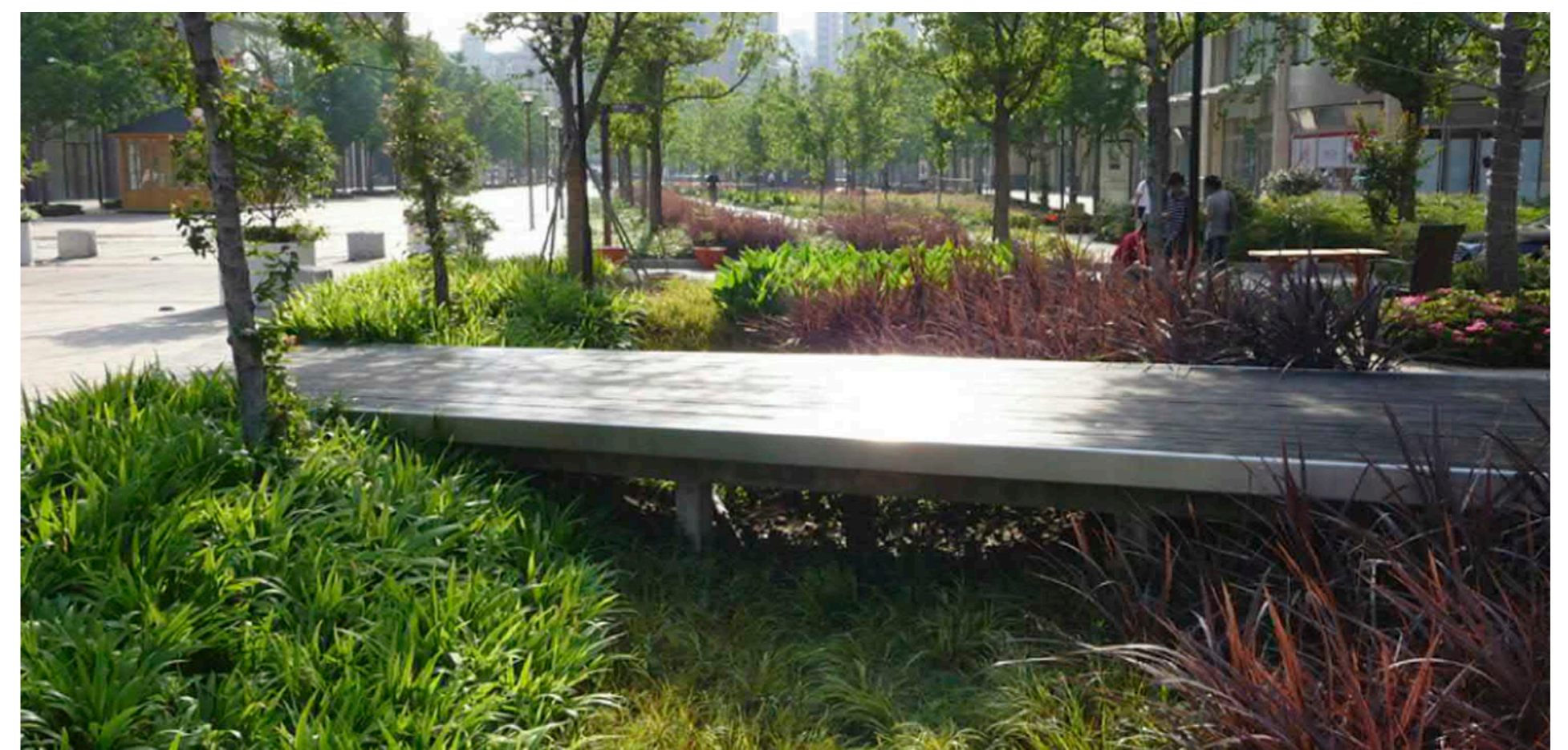
1. Robust planting area to act as buffer for noise and air pollution from Hale Road
2. Climate resilience planting to adapt to evolving seasons
3. Creates quieter resting space

* Habitat features such as loggeries and bug hotels

The designs seek to deliver a significant uplift in tree, wildflower and meadow planting, and introduce variation using land form in the north of the park – creating a natural grassed seating area close to the football pitch. Ecology, biodiversity and climate change resilience will be enhanced via sustainable drainage, introduction of a pond, dead-hedging, log piles, bug hotels, and increased species diversity and complexity. The plans envisage introducing inclusive educational information boards.



Long grass meadows



Boardwalks through raingardens



Bug hotels providing habitats for local wildlife



Hedge laying along certain park boundaries to create wildlife corridors



12. Next Steps

The council-led project team will use your advice and feedback on the latest updated designs to develop a more detailed design proposal for the park and its facilities, that will inform the final designs for the park masterplan and community hub building.

In April 2023, the community-led plans to improve Down Lane Park received a £750,000 boost from the Mayor of London's Green and Resilient Spaces Fund (GRSF). Alongside council investment, the grant award will fund the delivery of Phase 1 of the masterplan co-designed with community representatives over the last year, focused on the north-east of the park.

The first phase of the works will deliver:

1. New entrances to the north and new wider footpaths through woodland areas, facilitating the connection from Tottenham High Road towards Tottenham Marshes.
2. New sustainable drainage system connecting with adjacent highways drainage
3. Woodland edge planting, meadow and long grass, fruit and edible tree planting and mixed hedgerows
4. A new wildlife pond bordering woodland glades; dead hedges; log piles; bat boxes and bug hotels.
5. Enhanced legibility of the network of pathways and spaces through common materials, signage, and planting.

The delivery of phase 1 works will be supported through a planned programme of local resident and park user engagement, green skills development, and capacity building and volunteer planting, habitat creation and management. These activities will be delivered in partnership with Living Under One Sun, supported by funding secured from the Mayor of London's Green & Resilient Spaces Fund. This will help to tackle the barriers some of our residents experience to accessing greenspace, whilst also supporting the development of a fairer, greener neighbourhood. We also want to work with the Down Lane Park User & Community Forum, residents and park users to support these improvements.

Phase 1 works



Community planting projects

