

Down Lane Park: Planning Application

Key images, Nov 2023












Site Context




Down Lane Park - Wider context diagram



-  Park
-  Community centre
-  School
-  Arts centre
-  Sporting facility
-  Place of worship
-  GP / Pharmacy
-  Restaurant
-  Office

Planning Application Boundary

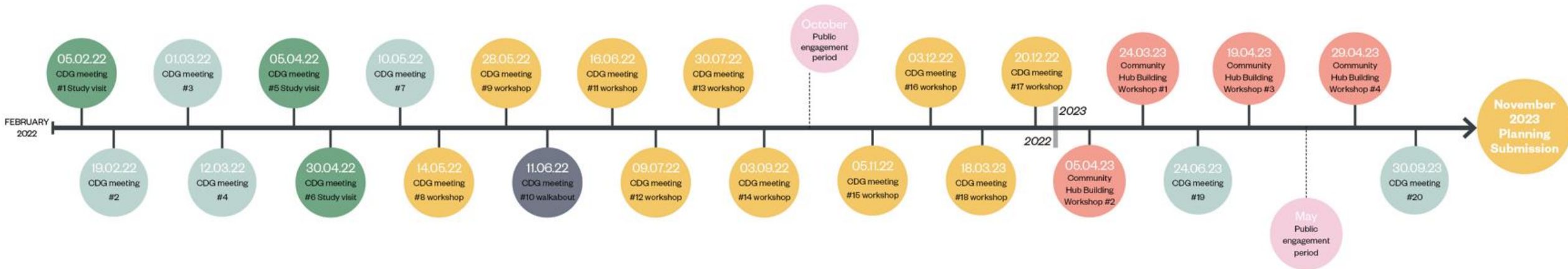
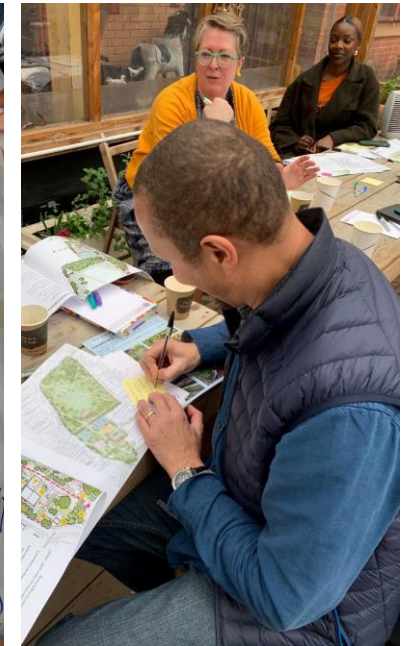
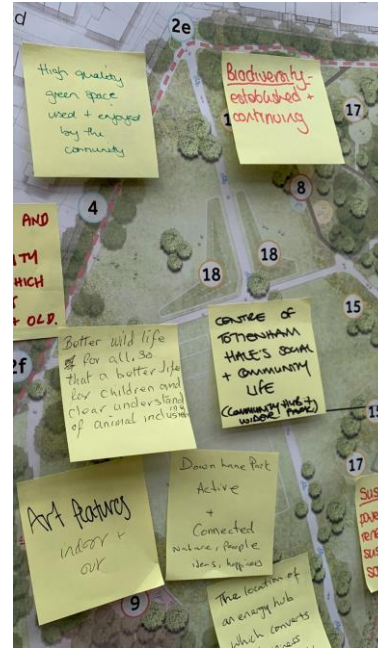
 Extent of planning application works

 Extent of works to be delivered by Permitted Development



Co-design journey, Feb '22- Sept '23

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



Public Engagement

Public Engagement on Early Design Options (Oct 2022)

1 Online Survey (Commonplace)

Monday 03 - Sunday 23 October 2022



1,432 visits were made to the project website.

2 Public Drop In

Saturday 08 October 2022

Living Under One Sun Community Hub



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

3 Public Drop In

Thursday 13 October 2022

Mitchley Road Hall, N17 9HG



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

4 Public Pop Up

Saturday 22 October 2022

Down Lane Park

5 Engagement workshop

Wednesday 23 November 2022

Harris Academy Tottenham

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

6 Engagement workshop

Thursday 08 December 2022

Welbourne Primary School

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

7 Discussions with 60+ residents

Thursday 23 February 2023

Prothero House

8 Young Community Researchers

Training & Peer-to-Peer Engagement

February 2023 - November 2023

11 young people trained in
395 park surveys completed

Public Engagement on single preferred option (May 2023)

9 Online Survey (Commonplace)

Monday 15 - Sunday 28 October 2022



1,031 visits were made to the project website.

10 Workshop on Sports, Recreation and Spaces for Young People.

Thursday 18 May 2023

Living Under One Sun Community Hub

11 Public Workshop on Inclusive Play

Tuesday 23 May 2023

Living Under One Sun Community Hub



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

12 Drop In Session with a discussion on designing for Women and Girls

Saturday 20 May 2023

Living Under One Sun Community Hub

13 Pop Up with discussion on Active Travel

Thursday 25 May 2023

Down Lane Park



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

14 Pop Up with discussion on Designing Out Crime

Saturday 27 May 2023

Down Lane Park


15 Accessibility Workshop with Disability Action Haringey, AGE UK and Send Power Haringey


Monday 24 July 2023

Living Under One Sun Community Hub

Landscape Character Areas

 Planning Application boundary


 Woodland (Ashley Woodland & Moselle Woodland)


 Classic parkland

 Floodable landscape (SuDs area)

 Moselle Boulevard


 Sports and leisure zone

 Community hub zone

 Hub playspace

 Parkland garden


Key Characteristics

 **ASHLEY WOODLAND**

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

 **FLOODABLE LANDSCAPE**

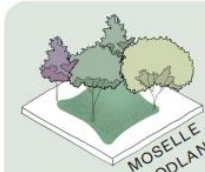
- SuDs system (Raingarden)
- Wheelchair accessible docked bridges across raingarden & to view wildlife
- Tailored planting palette
- Natural play elements
- Habitat / ecology features

 **HUB PLAYSACE**


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

 **CLASSIC PARKLAND**

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

 **MOSELLE WOODLAND**

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

 **MOSELLE BOULEVARD**


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

 **PARKLAND GARDEN**

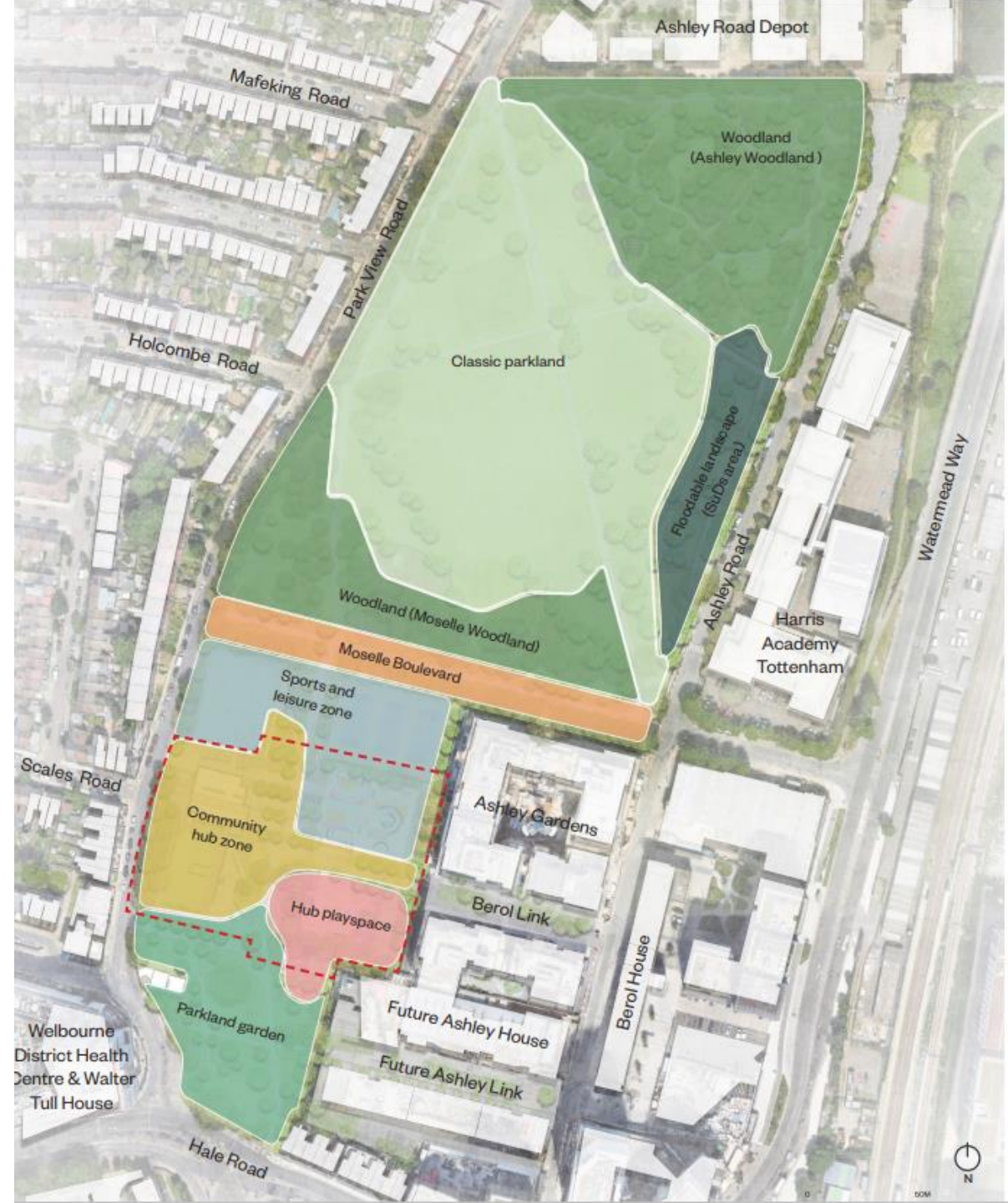
- Restful garden space
- Diverse planting
- Unique tree planting
- Mitigating against noise and air pollution
- Habitat / ecology features
- Buffer to Hale Rd

 **COMMUNITY HUB ZONE**


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

 **SPORTS AND LEISURE ZONE**


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





Landscape Masterplan


 Planning Application boundary

 Permitted Development boundary

 Entrances & Boundaries

 New park entrance

 Improved existing park entrance

 School street

 Breaking-down park edge boundary

 Cycle routes connecting wider area

 Community Space

 Community hub space with outdoor cafe overspill


 Enclosed community garden space

 Back of House / Service Yard

 Sports & Play


 Upgraded outdoor gym

 New play area


 Existing artificial grass pitch


 New accessible Multi Use Games Area (basketball, netball)


 Existing retained tennis courts

 Perimeter activity route - Running, walking, cycle training (approx 0.85km)

 Ecology & Biodiversity

 Greening of southern area

 Biodiverse selectively mown meadow grass

 Sustainable urban drainage

 Mown grass / glades within planting

 New viewing mounds




Insert to show planning redline (nts)



Connection to Tottenham Marshes & Lea Valley



Landscape Masterplan & Planning Application Boundary

 Extent of planning application works

 Extent of works to be delivered by Permitted Development



Sports and leisure area



Playable landscape features



Community hub play area



Northern play area



- Playable landscape features
- Outdoor gym
- Incidental play (play on the way etc) Mainly down boundary with Ashley Rd, Park view Rd and Moselle walk and through the Ashley Woodland
- Sports and leisure area (including netball & basketball courts)
- Space for toddler play alongside cafe terrace
- Community hub play area for > 11yrs
- Northern play area for older children



Community Hub, Café & Community Garden





View looking west from the 'Berol Link'

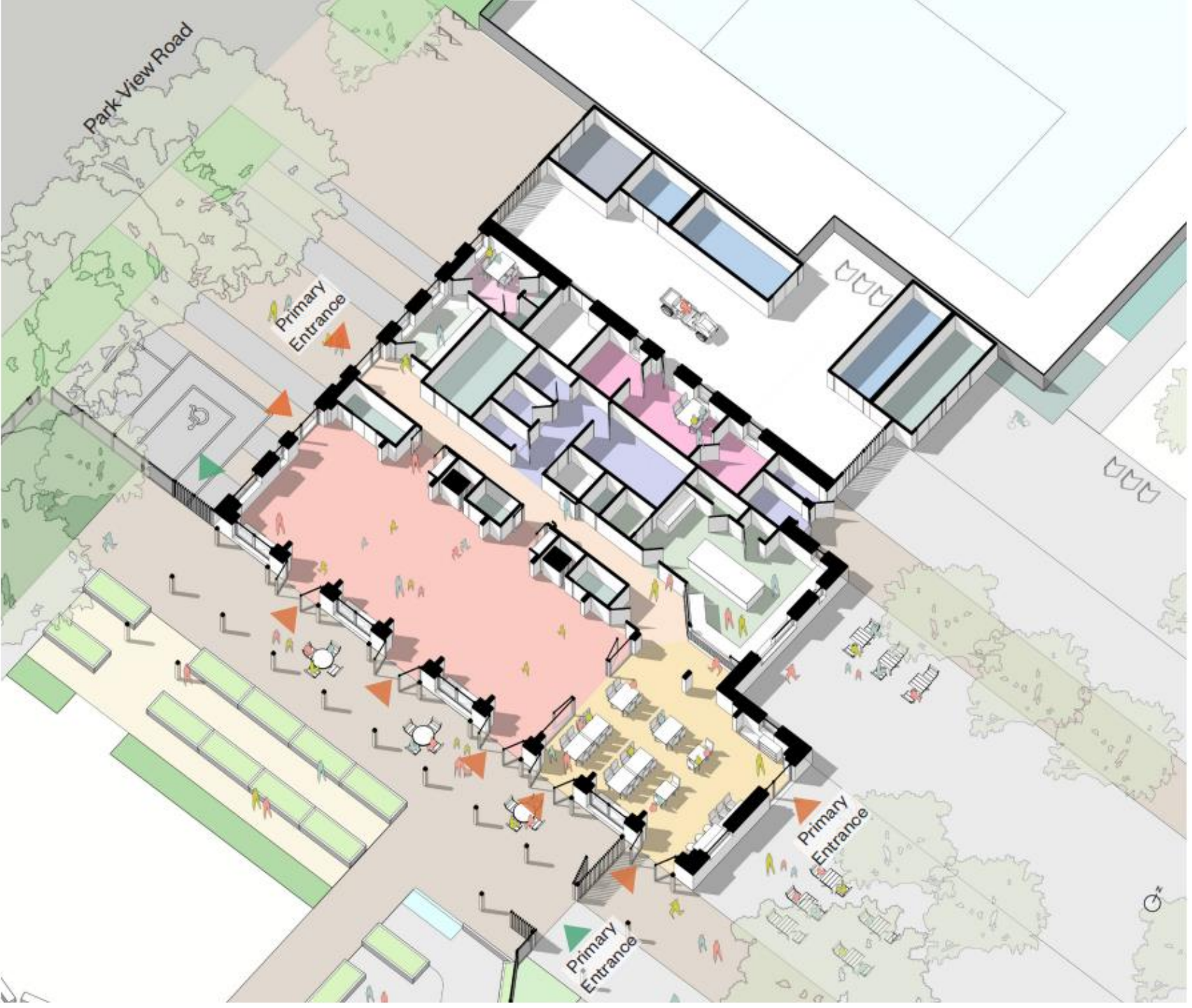
(Signage is indicative only)



View south along Park View Road
(Signage is indicative only)

Proposed Community Hub Building Layout

- Community space
- Cafe
- Kitchen
- Kitchenette
- Meeting room/office
- Parks office and WC
- Park storage (external)
- Entrance
- WC
- Storage
- Plant
- Bin store (external)
- Community garden access
- Building access

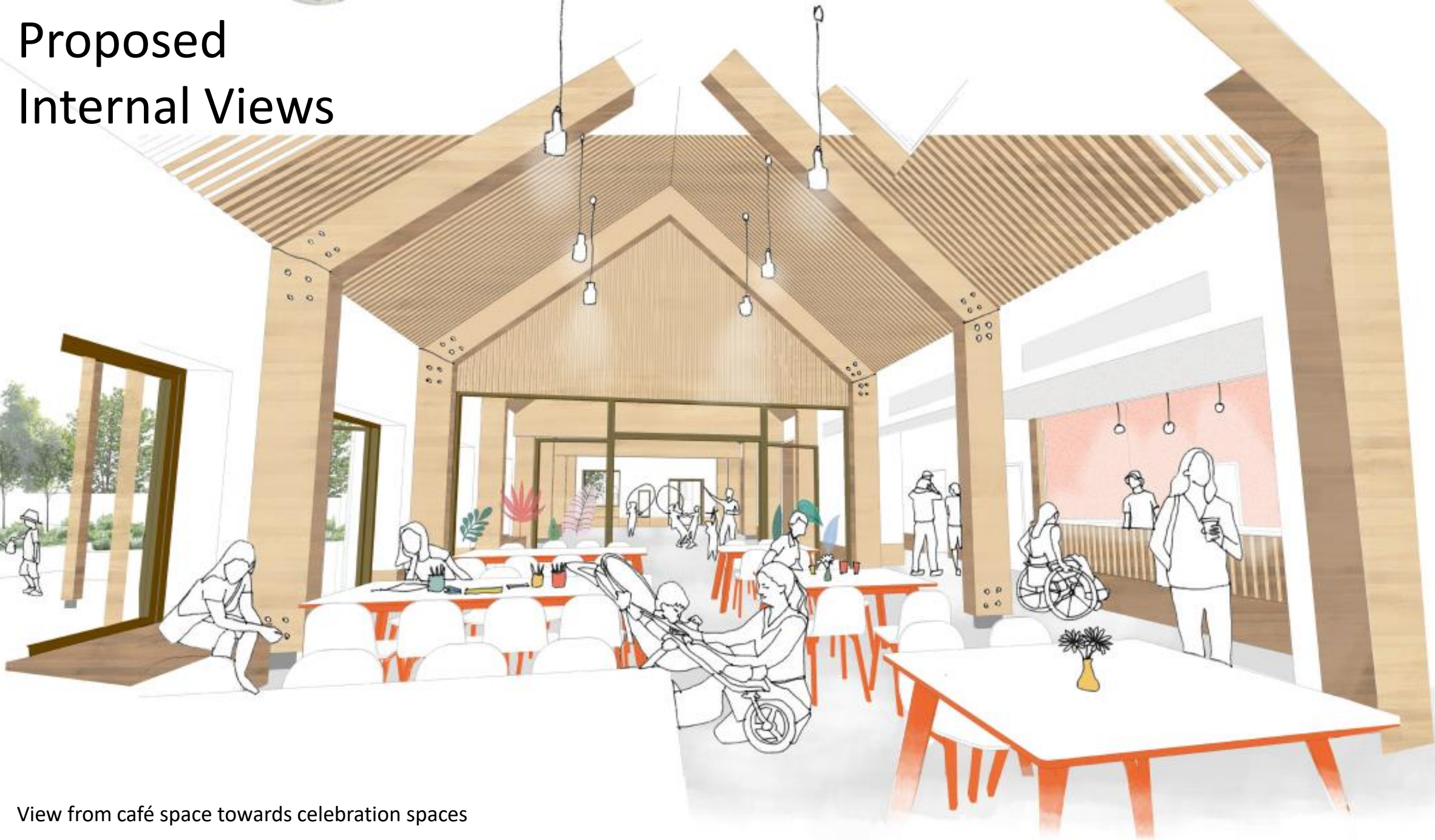


Proposed Community Hub Materials

- ① Weathered steel (Corten) cladding to external walls of the celebration spaces.
- ② Perforated Corten panels over inward opening windows for natural ventilation.
- ③ Corrugated weathered steel to celebration spaces roof.
- ④ Triple glazing with aluminium window surrounds - window frames to match Corten cladding colour.
- ⑤ Red multi-brick to sister buildings. Double soldier course plinth to base of all buildings.
- ⑥ Stack bond, protruding header brick detail.
- ⑦ Clay tile roof to sister buildings.
- ⑧ Timber pergola to shade south elevation with solid roof covering



Proposed Internal Views



View from café space towards celebration spaces

Sustainability

Key sustainable design features



Passivhaus

The building form, orientation and window sizes and locations have been optimised. The building fabric will have high levels of insulation and high air tightness to enable low running costs for the life of the building.



Building performance

Initial PHPP modelling and calculations for the space heating demand demonstrate that the hub building is likely to be able to meet the Passivhaus requirement for 15kWh/m²/yr (subject to detail design and maintaining construction quality).



Fully electric building - no gas supply.



Promotion of sustainable transport. Provision of secure parking stands for a variety of different cycles.



Utilising south facing roofs for PV panels.

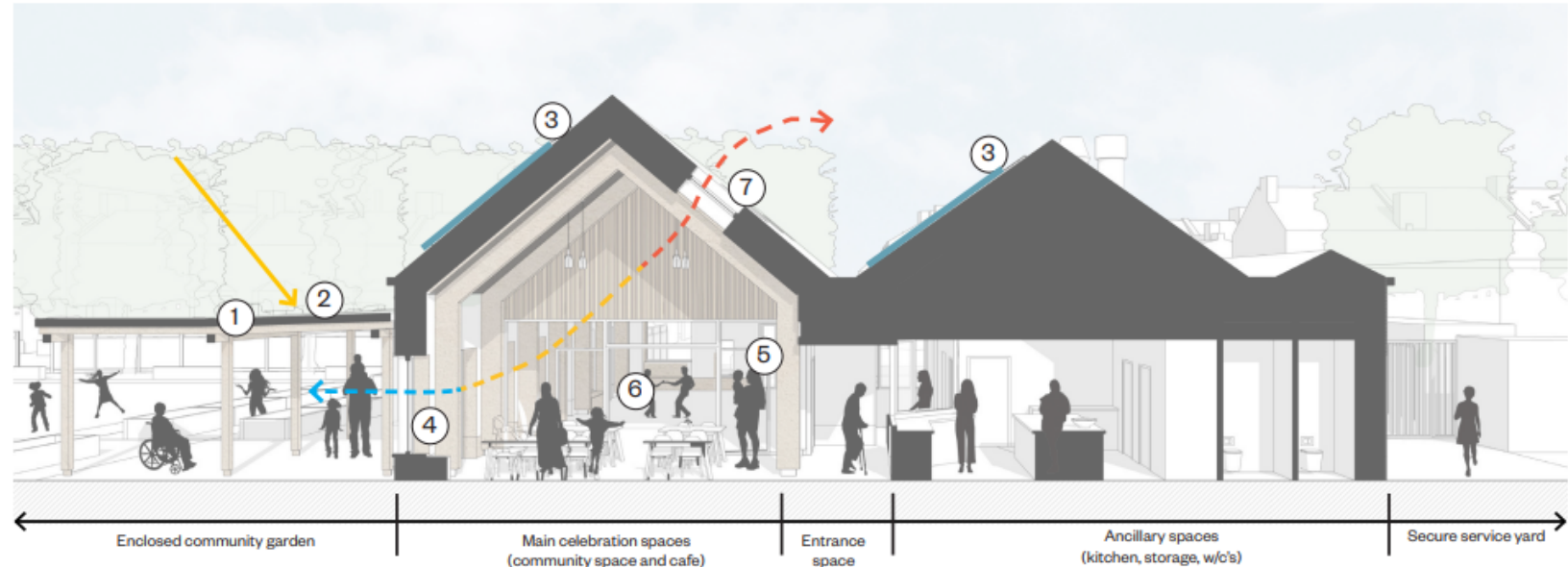


Highly insulated building fabric.



Natural ventilation strategy with purge ventilation (openable windows).

- ① Rainwater harvesting to provide water for use in the community garden
- ② Timber pergola to provide continuous solar shading to southern elevation
- ③ South facing PV's to reduce energy draw from the National Grid
- ④ Openable windows and doors to south elevation for natural ventilation, reducing the need for mechanical ventilation
- ⑤ Glulam structural frame exposed within community space and cafe only
- ⑥ Cross ventilation within community space and cafe - Perforated panels over inward-opening windows will allow nighttime cooling
- ⑦ North facing rooflights to provide natural daylight and high level ventilation into the community space and cafe





Indicative sketch visual looking south to show planted quality of central spine route (5m wide) between existing tennis and AGP pitch



View location plan (nts)



Indicative sketch visual looking north along central spine route (5m wide) with new community hub garden boundary and views towards central hub plaza space

View location plan (nts)

