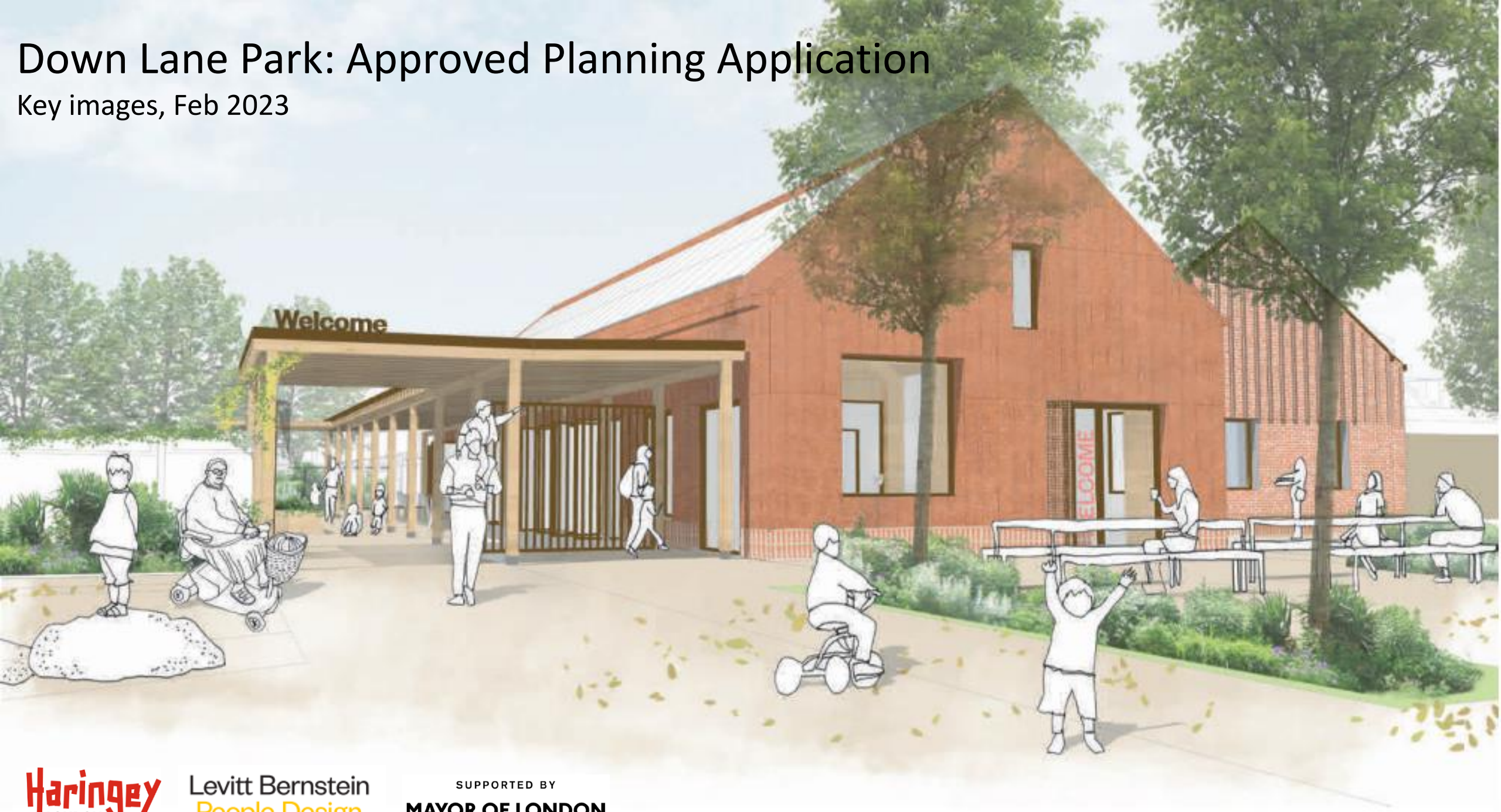
Down Lane Park: Approved Planning Application

Key images, Feb 2023

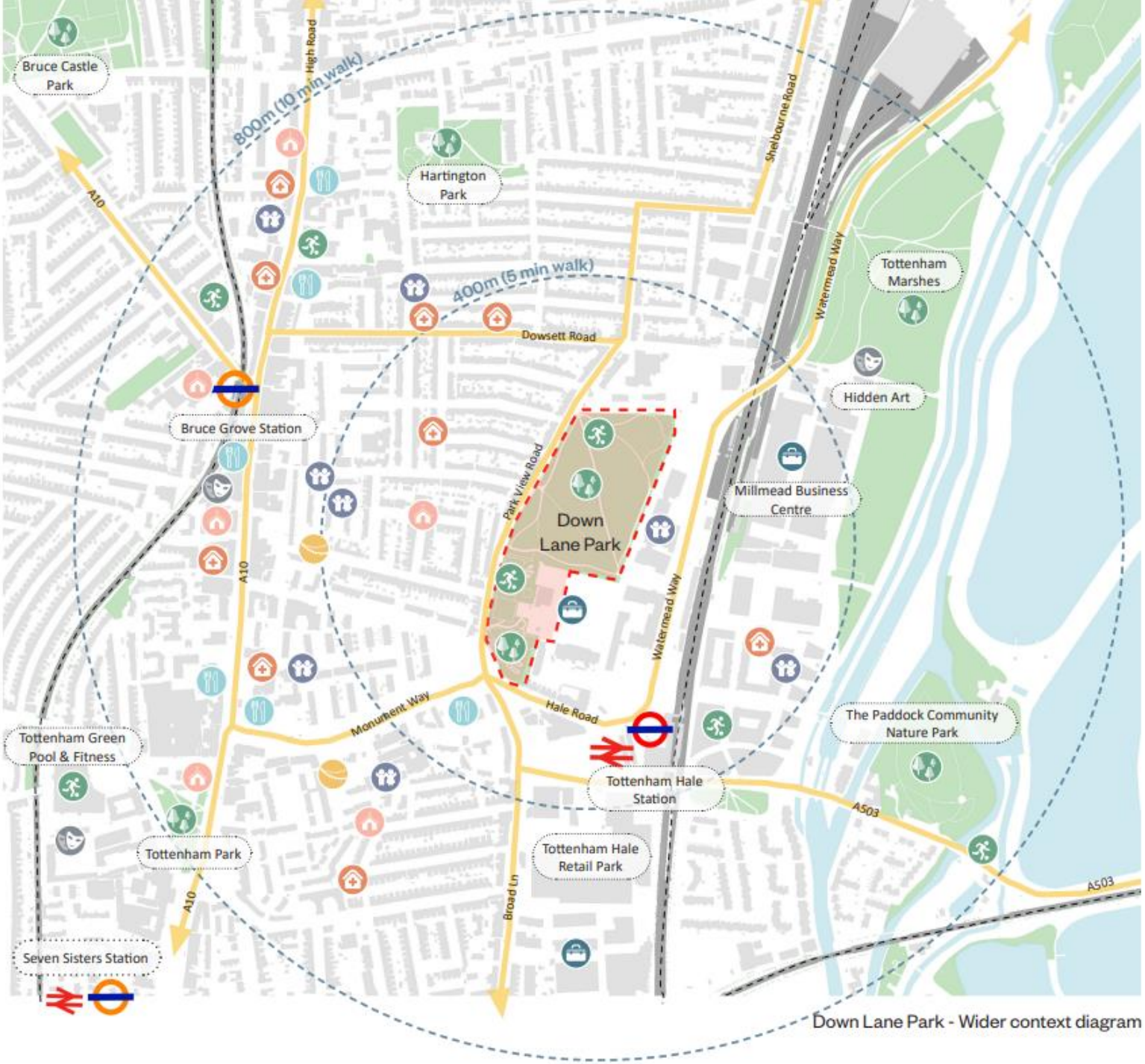


Haringey LONDON

Levitt Bernstein People.Design

SUPPORTED BY MAYOR OF LONDON

Site Context



Down Lane Park - Wider context diagram



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

Planning Application Boundary

Extent of planning application works

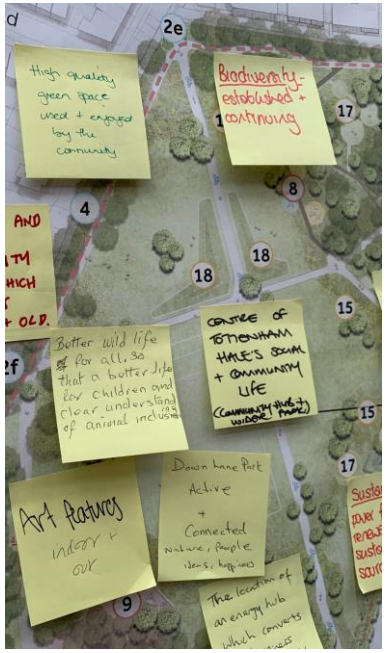
Extent of works to be delivered by Permitted Development

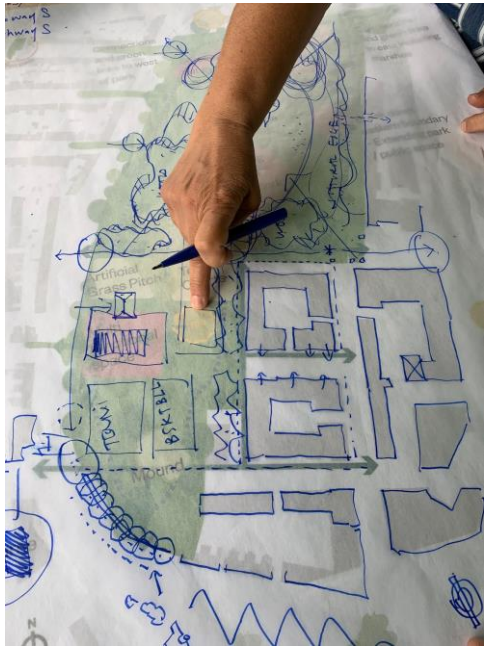




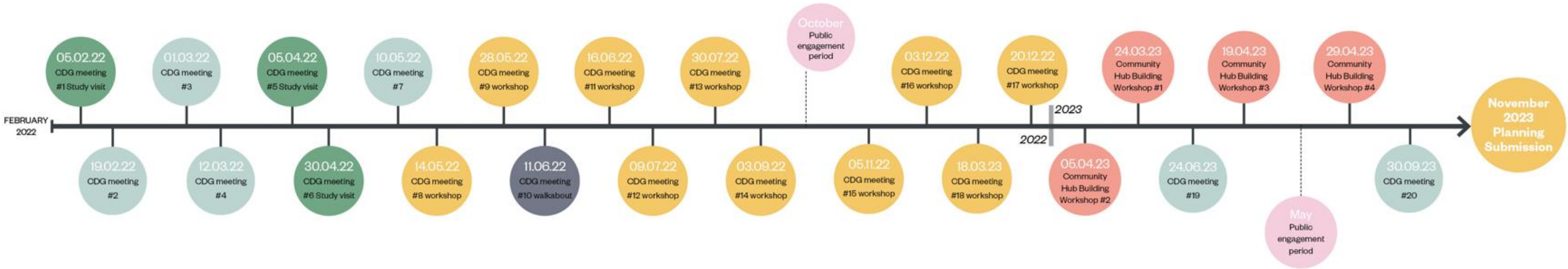
Co-design journey, Feb ‘22- Sept ’23

- 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

3 **Public Drop In**
Thursday 13 October 2022
Mitchley Road Hall, N17 9HG



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

4 **Public Pop Up**
Saturday 22 October 2022
Down Lane Park



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

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



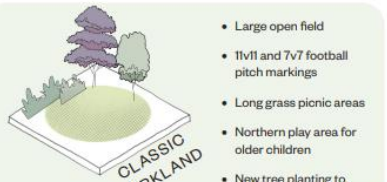
- Minimal under story planting
- Areas beneath trees mainly mulched, with spring bulbs
- Mown glades with open areas
- Play on the way features
- Habitat / ecology features



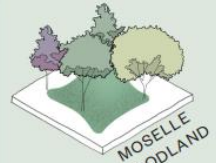
- SuDs system (Raingarden)
- Wheelchair accessible decked bridges across raingarden & to view wildlife
- Tailored planting palette
- Natural play elements
- Habitat / ecology features



- 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



- 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



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



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



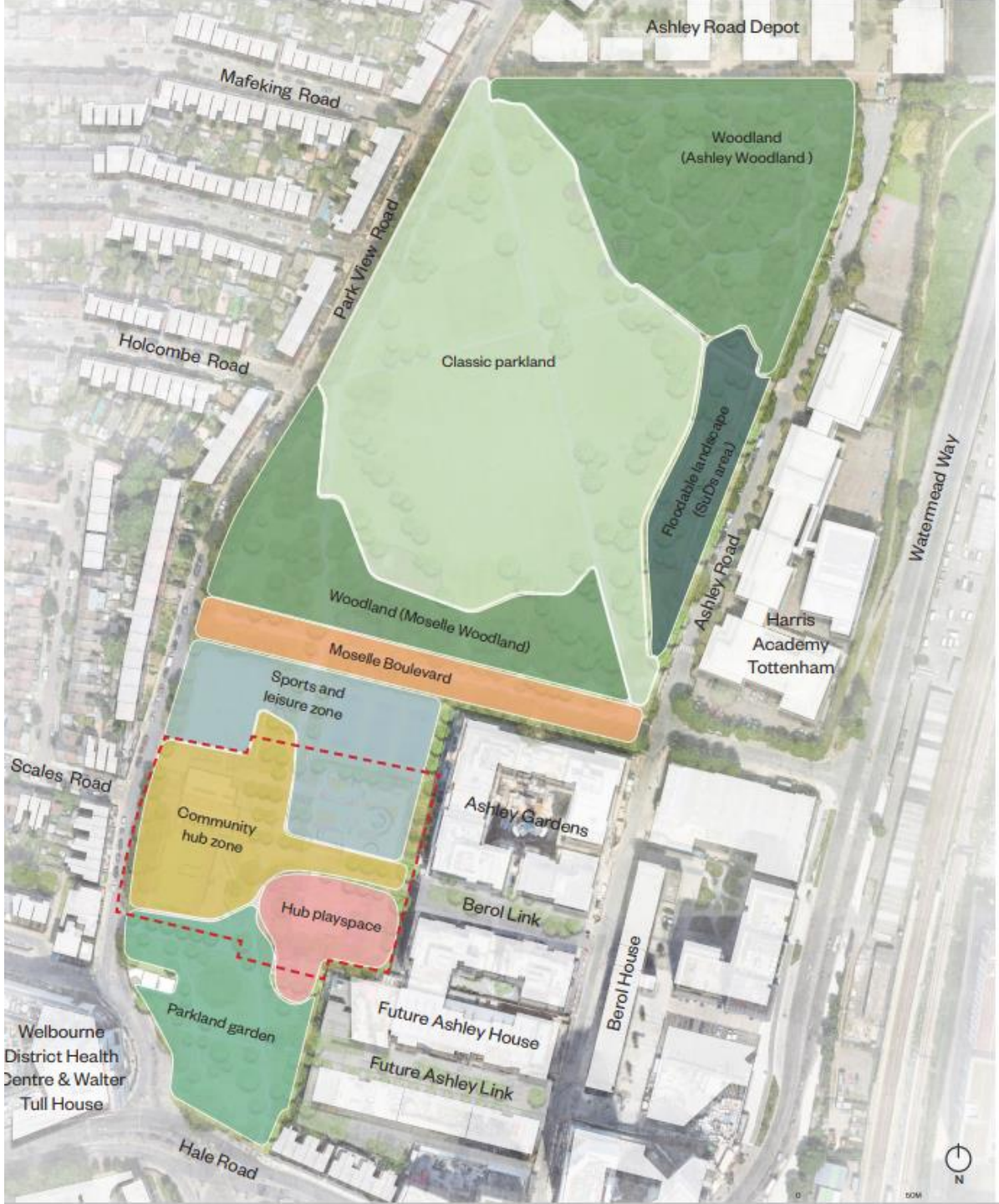
- Restful garden space
- Diverse planting
- Unique tree planting
- Mitigating against noise and air pollution
- Habitat / ecology features
- Buffer to Hale Rd



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



- 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

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 overspill
6. Enclosed community garden space
7. Back of House / Service Yard

Sports & Play

8. Upgraded outdoor gym
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 - Running, walking, cycle training (approx 0.85km)

Ecology & Biodiversity

14. Greening of southern area
15. Biodiverse selectively mown meadow grass
16. Sustainable urban drainage
17. Mown grass / glades within planting
18. New viewing mounds



Insert to show planning redline (nts)



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





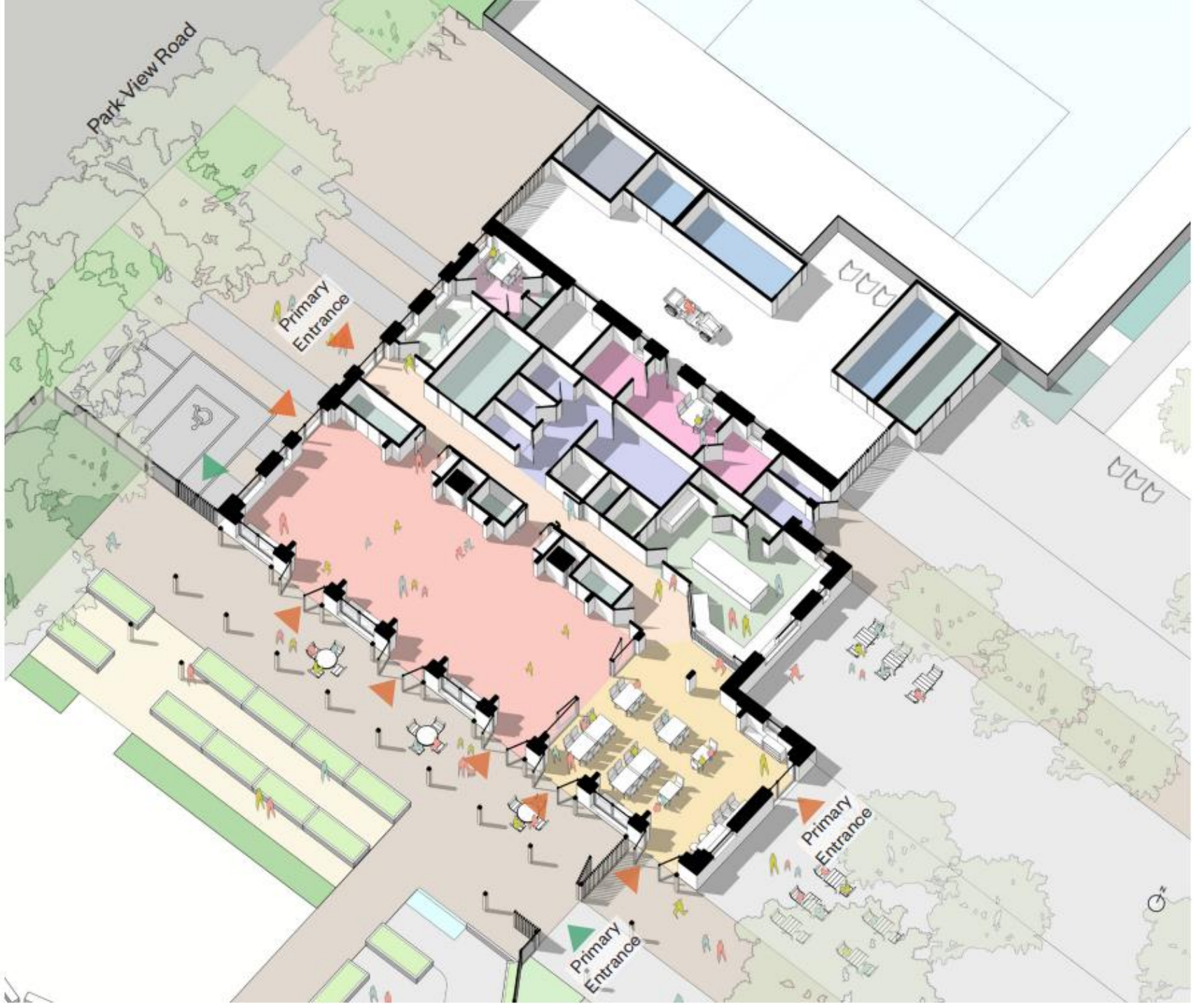
View looking west from the 'Berol Link'

(Signage is indicative only)



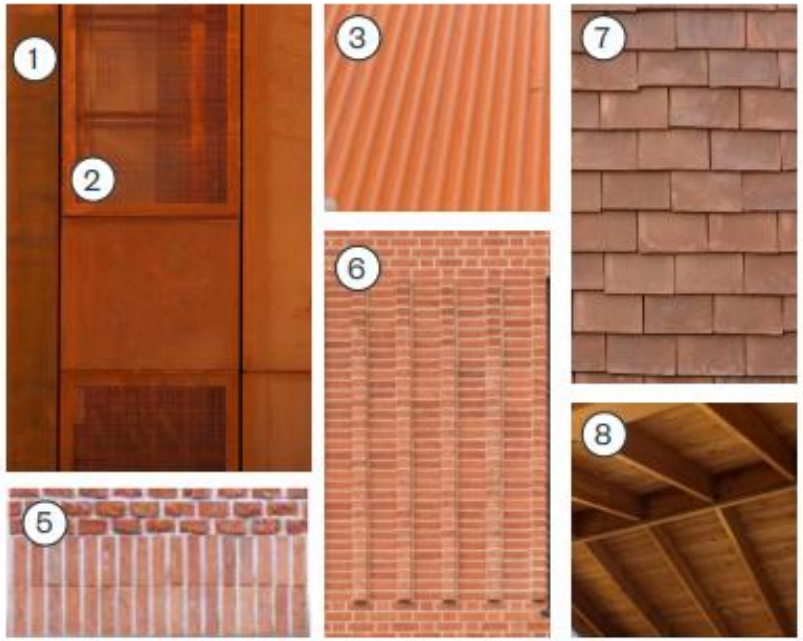
View south along Park View Road
(Signage is indicative only)

Proposed Community Hub Building Layout



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

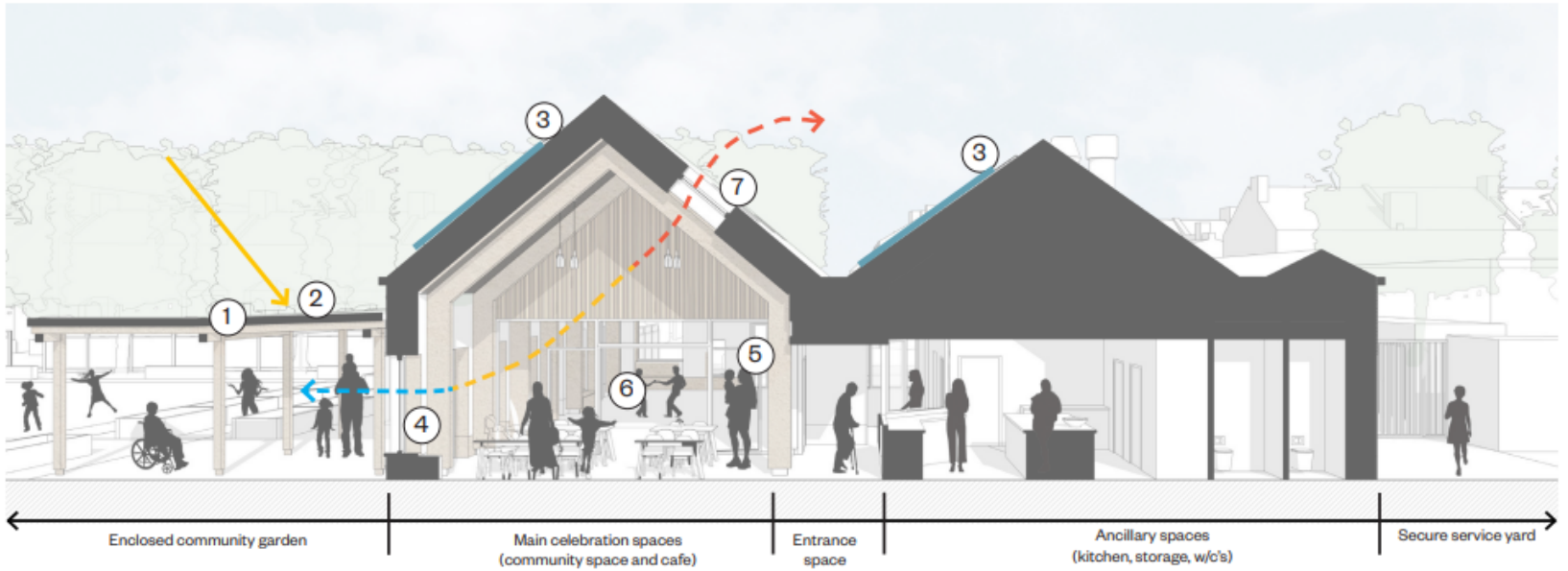
The building form, orientation and window sizes and locations have been optimised. The building fabric will have high levels of insulation and high air tightness to enable low running costs for the life of the building.

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/m^2/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)


Haringey
LONDON
Levitt Bernstein
People. Design
HUNTLEY CARTWRIGHT
CHARTERED QUANTITY SURVEYORS
Civic Engineers
Greengage
Underhill
Tree Consultancy
PEGASUS
GROUP
LIGHT
FOLLOWS
BEHAVIOUR
COHERENT
CITIES
thd Consulting
Engineers
Etude
all clear designs
MAX FORDHAM
TOGA
Fire Safety Consultants