Tottenham Green Chain

Grey to Green Project- Potential Site Shortlisting

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Revision:0
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Project Aims

- Inclusion & Wellbeing
  - Creating a more pleasant environment for people to walk within their local environment.
  - Improving air quality
  - Encouraging people into parks and greenspaces
  - Opportunities to volunteer
- Climate Change and Sustainability
  - Introducing biodiversity and improving corridors
  - SUDS inclusion and trees to reduce localised flooding
- Quality Parks
  - Council Investment in local parks & greenspaces

Report Aims

- Information gathering
  - Collation of available utility information & identification of Site Constraints and Risks
- Identification of suitable sites
  - along route from Down Lane Park to Harrington Park to Somerford Grove Open Space to meet project aims.
- Shortlisting & Concept Development
  - A shortlist of options along the route
  - Provision of concept visuals.

Route Map

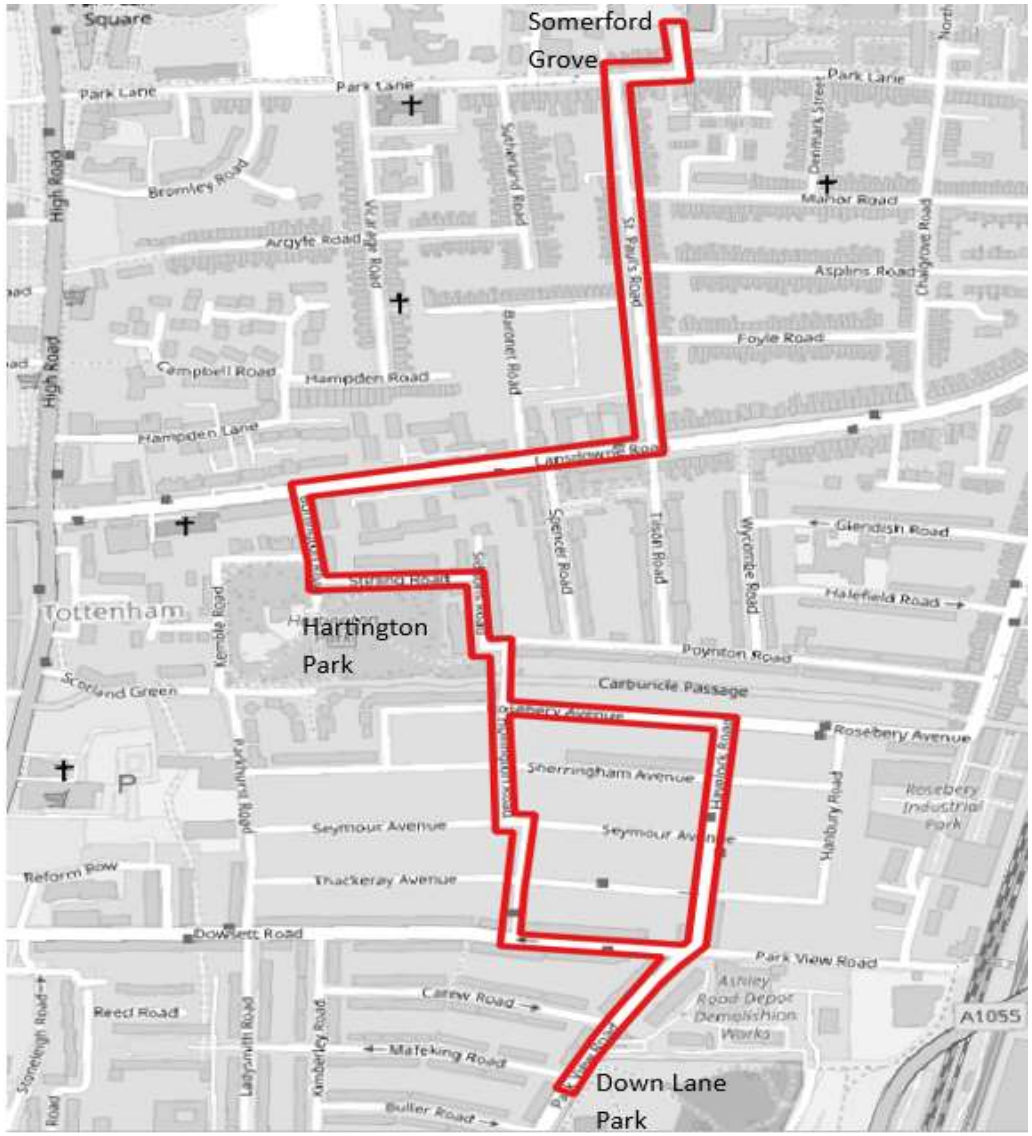


Figure 1 - Route Extents.

This report is based on the route outlined in red.

The route is located in the London Borough of Haringey and is a link between Down Lane Park to the South, via. Harrington Park to Somerford Grove Open Space to the north.

Two routes are shown between Down Lane Park and Harrington Park, one route is via Havelock Road and the other via Dowsett Road.

Information Gathering

Site constraints & Risks

Site Drainage and Utility Information

Utility information has been obtained from various service providers. It should be noted that the accuracy of this information may vary and additional survey information would be required at detailed design stage.

Table 1 Information requests in relation to utility providers.

Provider Details*	Apparatus Details
Electricity (UK power Networks)	Buried cables are located throughout street networks.
Gas (National Grid and Cadent Gas)	Low pressure gas networks are located throughout street networks.
Telecommunications (Openreach and Virgin Media)	Telecommunications cables are located throughout street networks, particularly under footways.
Watermains (Thames Water)	Watermains are located throughout street networks; Areas along the route are noted as being congested with watermains infrastructure.
Sewerage and gullies (Thames Water and Haringey Council)	Surface water and foul drainage is noted throughout street networks. Surface water drainage is collected by gullies located along kerb lines at either side of the streets within the site area.

This information has been consulted while developing feasible options. McCloy Consulting accepts no responsibility for the accurate depiction of utility apparatus and the figure shown in Appendix A should be used only for the derivation of suitable options and hazard mitigation. GPR survey, trial pitting or other means of site investigation will be required to provide greater levels of confidence for locating utility apparatus should any options deemed feasible be considered further.

Flood Risk

EA Flood Maps for planning indicate that the site is within flood Zone 2 i.e., has a low probability (less than 0.1% chance) of flooding from rivers and the sea.

Surface Water Flooding

Environment Agency (EA) Extent of Flooding from Surface Water maps have been reviewed which indicate that road networks and pavements within the site and surrounding catchment are prone to varying degrees of flooding during severe storm events.



Figure 3- Section 1 Extracts from EA's Extent of Flooding from Surface Water Maps.

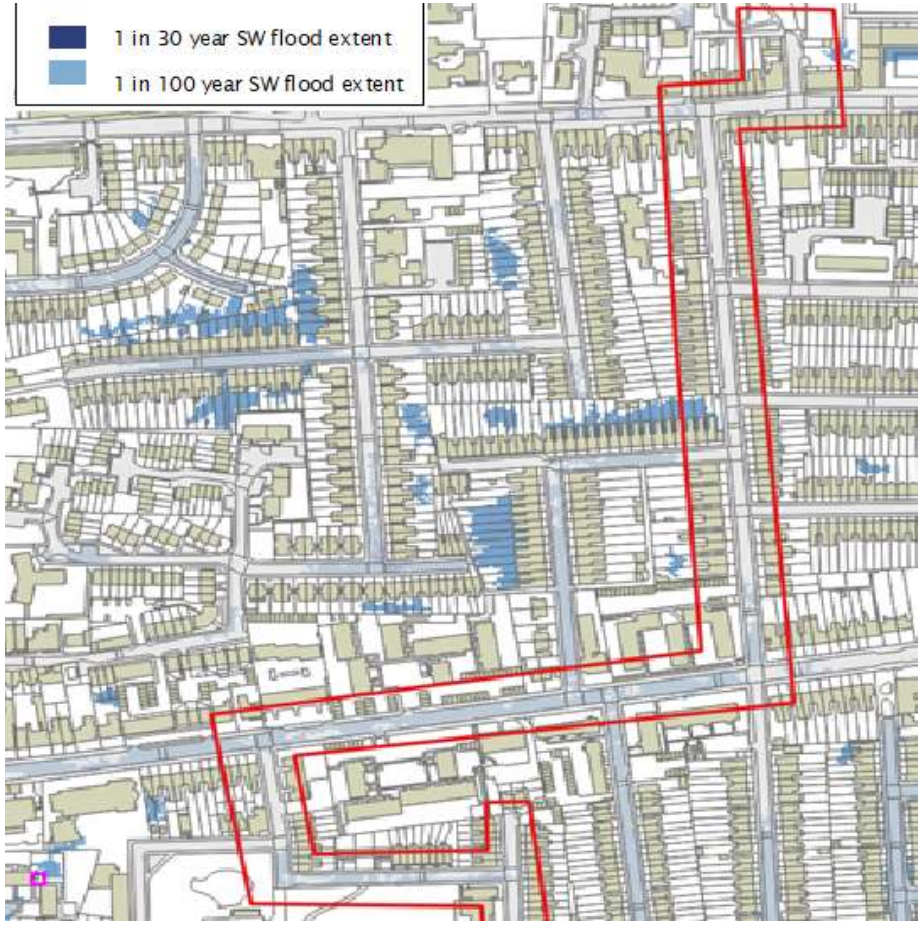


Figure 2- Section 2 Extracts from EA's Extent of Flooding from Surface Water Maps.

Design Constraints and Parameters

To inform concept design and feasibility assessment a range of data sources have been considered. Primary observations are noted below.

Table 2 - Site Constraints

Attribute	Description
Location of trees	Noted that mature trees are present within the site. It is assumed that any proposals within this region will have to tie in with the existing trees and make allowance for avoiding roots.
Infiltration	Preliminary investigation would suggest that the site is underlain by London Clay which is incompatible with infiltration as a primary means of disposal. The records which are from the subject area have been included in Appendix A-G. Assessment of options shall therefore require the presence of a surface water sewer for positive drainage outfall.
Adjacent properties	Properties within the site area are largely under ownership outside of Haringey Council control. Implementation of domestic schemes on any roofs/private parking areas would therefore require public engagement and ultimately permission of the landowner. Social housing where green roofing schemes may be introduced have been noted outside of but in close proximity of the subject area.
Statutory restrictions	For the installation of SuDS features on public roads infrastructure, Haringey Council should expect to have to liaise with various local stakeholders and businesses. The complexity of obtaining agreement to install SuDS in adopted areas of road would require further investigation.
Existing Site Use	The majority of the proposed route consists of busy high street and parking. Any road works associated with installation should be expected to cause disruption of varying significance depending on location. Pavements within the subject area are typically narrow at c. 2-2.5m width so to maintain compliance with DDA options in these areas are also limited.
Location of utilities	Utilities are dense under road networks and pavements. Utilities have been flagged as a risk as further information would be required prior to further consideration of any option detailed in this report.

Project Risks and Assumptions

Given the feasibility status of this assessment, risks are currently present due to lack of details in sources of information. Further investigation is recommended to mitigate the risks should Haringey Council decide to proceed with any of the options.

Table 3- Site Risks and Mitigation.

Attribute	Description	Confidence (H/M/L)	Risk Mitigation (if any)
Utility Apparatus	Utility information has been provided by utility companies and NUAR data only.	L	The exact location and depth of utilities at potential SuDS areas shall be determined by GPR survey or excavation where there is potential for clash. Details and levels of sewers have been derived from Haringey data and have not been confirmed. Additional survey required.
Roads/ Carriageway design	Concept design shown indicatively only	M	Detailed design proposals to be shared with councils highway section to confirm adequacy of design.
Ground Contamination	Unknown risk but considered low given history of site as residential. No site investigation information currently available.	L	Soil contamination risk considered low, however testing may be required for disposal of any spoil generated.
Soil Permeability	BGS Geology Viewer indicates bedrock formation of London Clay which is supported by available borehole records. Reference to UK WRAP maps information indicates a SOIL class of 4 which would suggest low permeability. Superficial geology is unknown.	M	High infiltration rates are not anticipated. Would assume that slow rates of infiltration might be utilised in conjunction with evapotranspiration. Drainage features will require positive drainage.
Landownership	Some areas identified may be outside of LBH control	M	Identification of affected areas and confirmation at early stage of design stage.

Concept Development

Potential Options

A number of design measures and street furniture are proposed along the route (precedent images are provided on Page 9).

SUDS Features- Raingardens

- Raingardens and bioretention areas installed at existing crossing points and at the end of parking areas. These will provide a means of collecting water from the paths and highways providing flood risk and water quality benefits.
- Raingardens will add a green aspect to the streetscape as well as improving biodiversity.
- Raingardens will not affect current parking provision.

Bug Hotels

- Bug Hotels will be installed as an alternative to bollards where appropriate.
- Installed alongside raingardens.

Way Signage

- Signage installed along the route linking the three park areas.
- Signage fixed to existing poles to limit the amount of additional street furniture on the street.

Interpretation Boards

- Interpretation boards at the three park areas will provide an opportunity to provide a welcome to the park as well as highlighting onwards linkage to other areas of interest.

Block Paving

- Block paving will be utilised at crossing and proposed build out areas. The change in surfacing will enhance the areas around green areas and break up the standard surfacing in the streetscape.

Kerbing

- Granite kerbing at build outs and raingardens will complement existing kerbing and enhance the proposed green features.

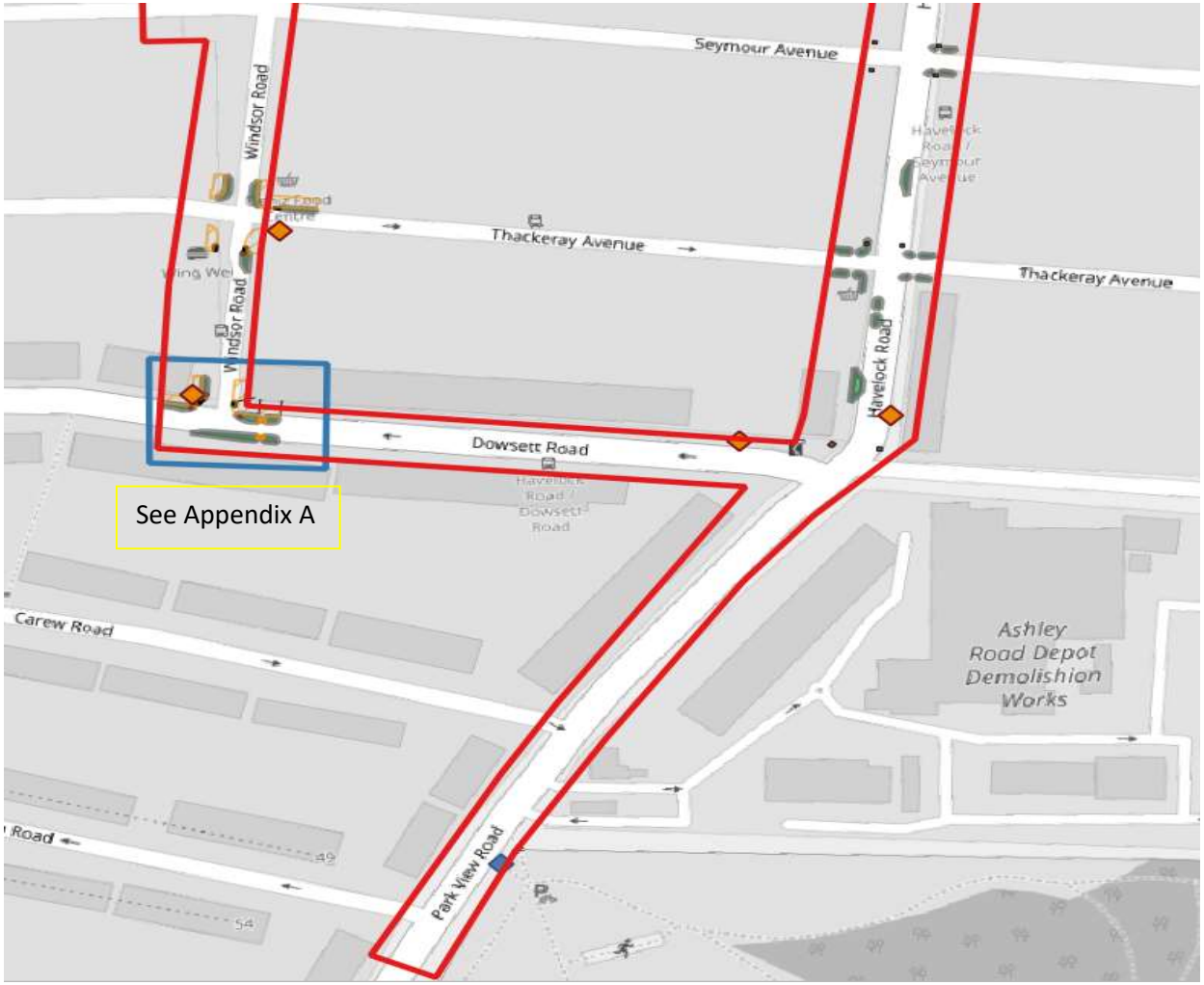
Precedent Images



Figure 4 - Precedent Images.

Overview of Proposals Along Route

A series of potential options have been identified along the route. Figures 5 to 8 highlight the different proposals including street furniture installations. A selection of the proposals (at locations indicated) have been further developed as visual concept layouts and are included in Appendix 1 of this report.



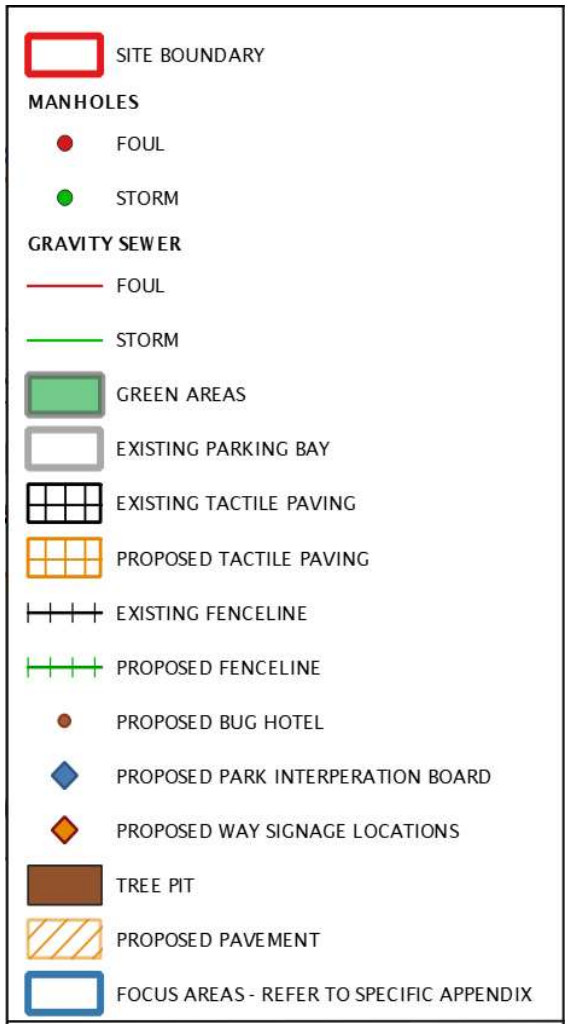


Figure 5- Section 1 Overview of SuDS at Green Chain

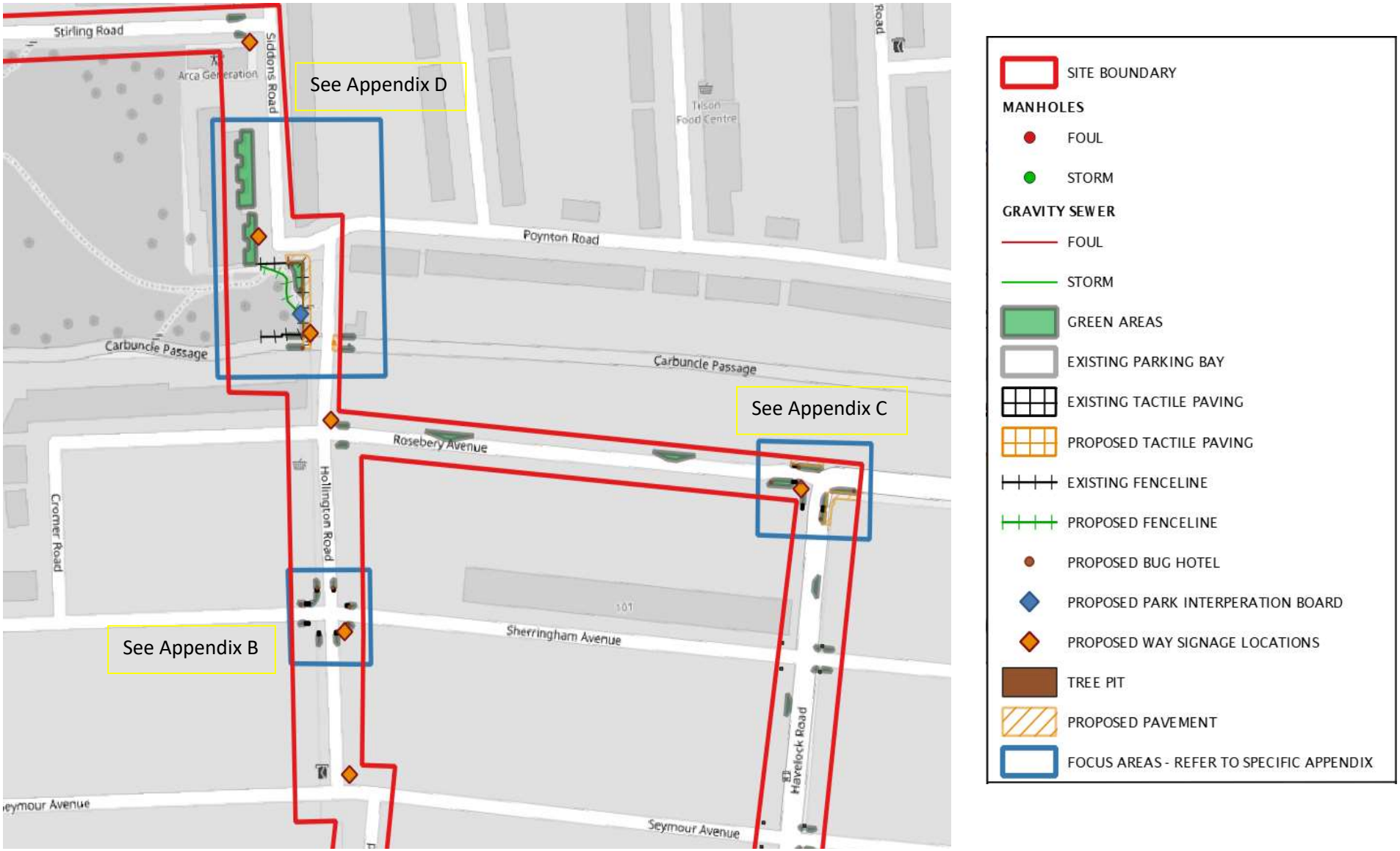


Figure 6- Section 2 Overview of SuDS at Green Chain



Figure 7-Section 3 Overview of SuDS at Green Chain

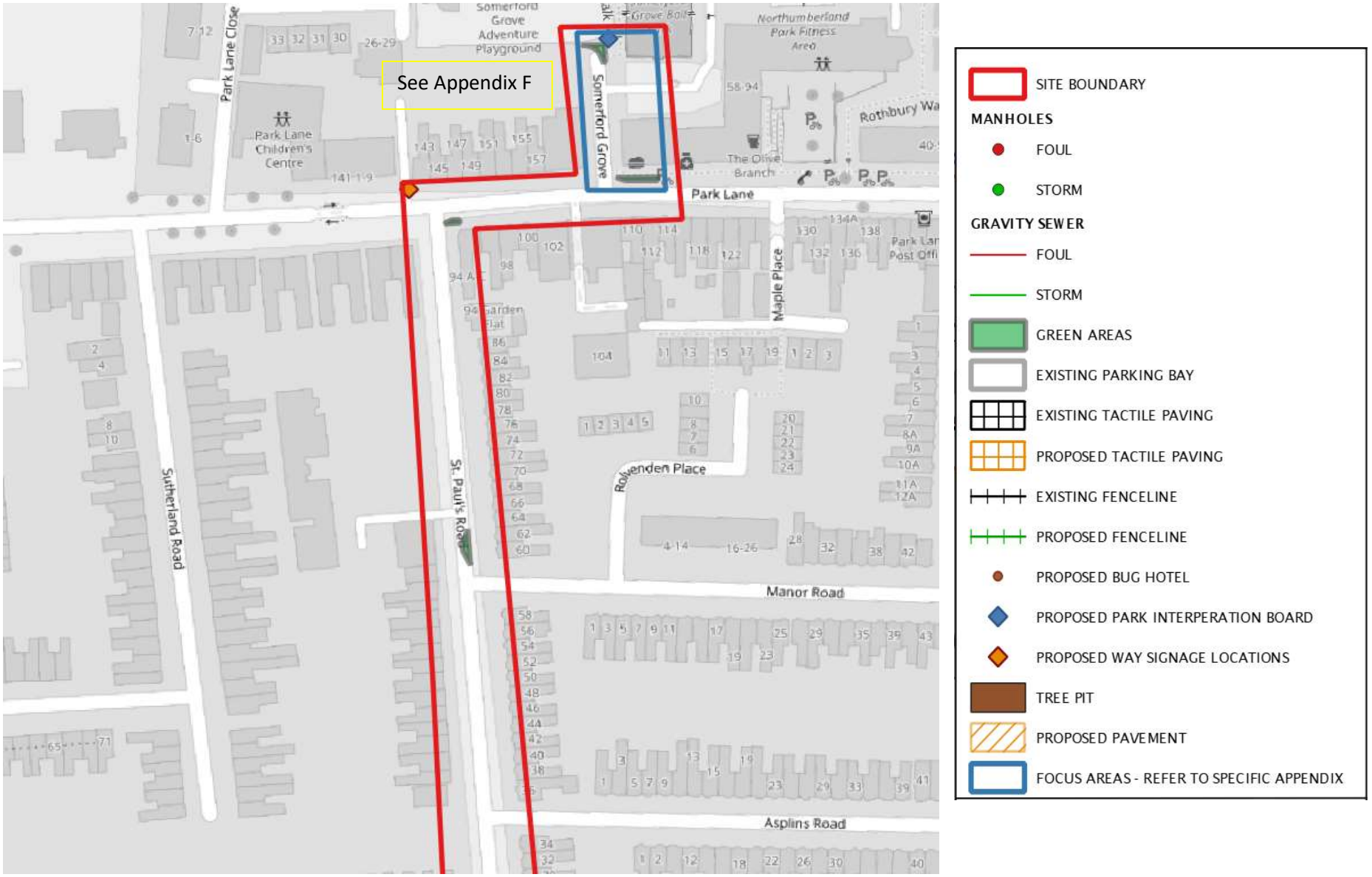


Figure 8-Section 4 Overview of SuDS at Green Chain

Conclusion and Recommendations

Summary

This assessment identifies suitable locations for SuDS measures and street furniture based on available constraints information. Concepts sketches provided show indicative layouts to allow visualistaion of proposals. Further development of the proposals and associated liaision with statutory bodies at detailed design is required.

Project Risks and Recommended Further Assessment

Constraints were appraised to make the Client aware of any risk associated with delivery of the scheme. It is recommended that prior to commissioning of any detailed design or construction, risks are addressed by obtaining the following additional information:

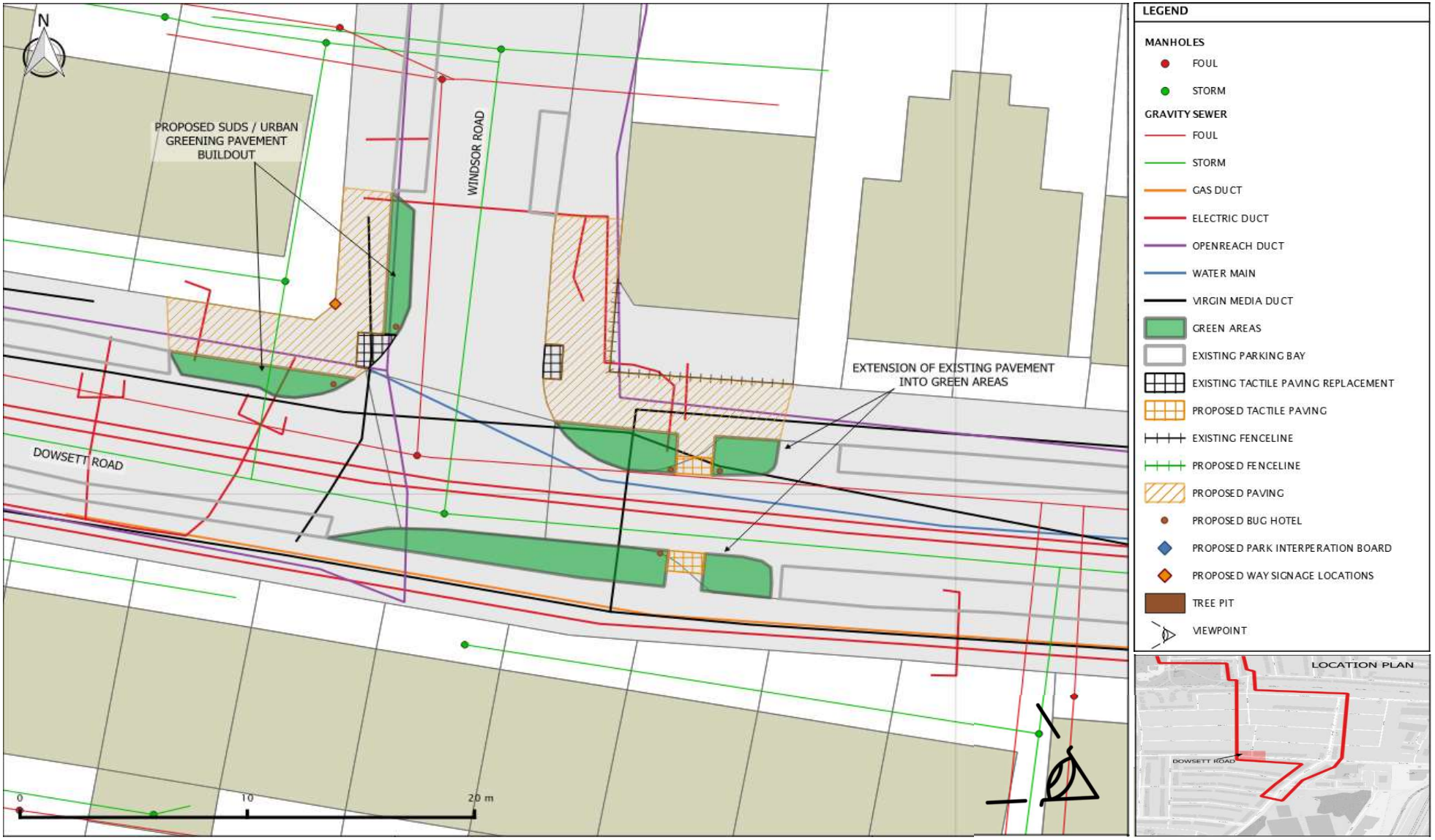
- Utilities Survey. A services search was undertaken which identified significant utilities presence in hardstanding areas in particular. The location and depth of services may impact viability of the project and therefore should be investigated.
- Tree survey. Siting of SuDS featues throughout the site will need to consider tree location along with likely root extents. A survey indicating the location of all trees to OS grid refernece, their height, trunk and canopy diamter and species aid in determining the placement of proposed options.
- Topographical survey. It is recommended that a topographical survey of the area is understaken to improve upon accuracy of height data and confirm location of all features relevant to the proposed designs.

Appendix

Appendix A-G

Concept Drawings & Visual Representations

Appendix A- Indicative Layout



Existing Views & Visualisation of Area



Existing View – Windsor Road (Viewpoint 1)

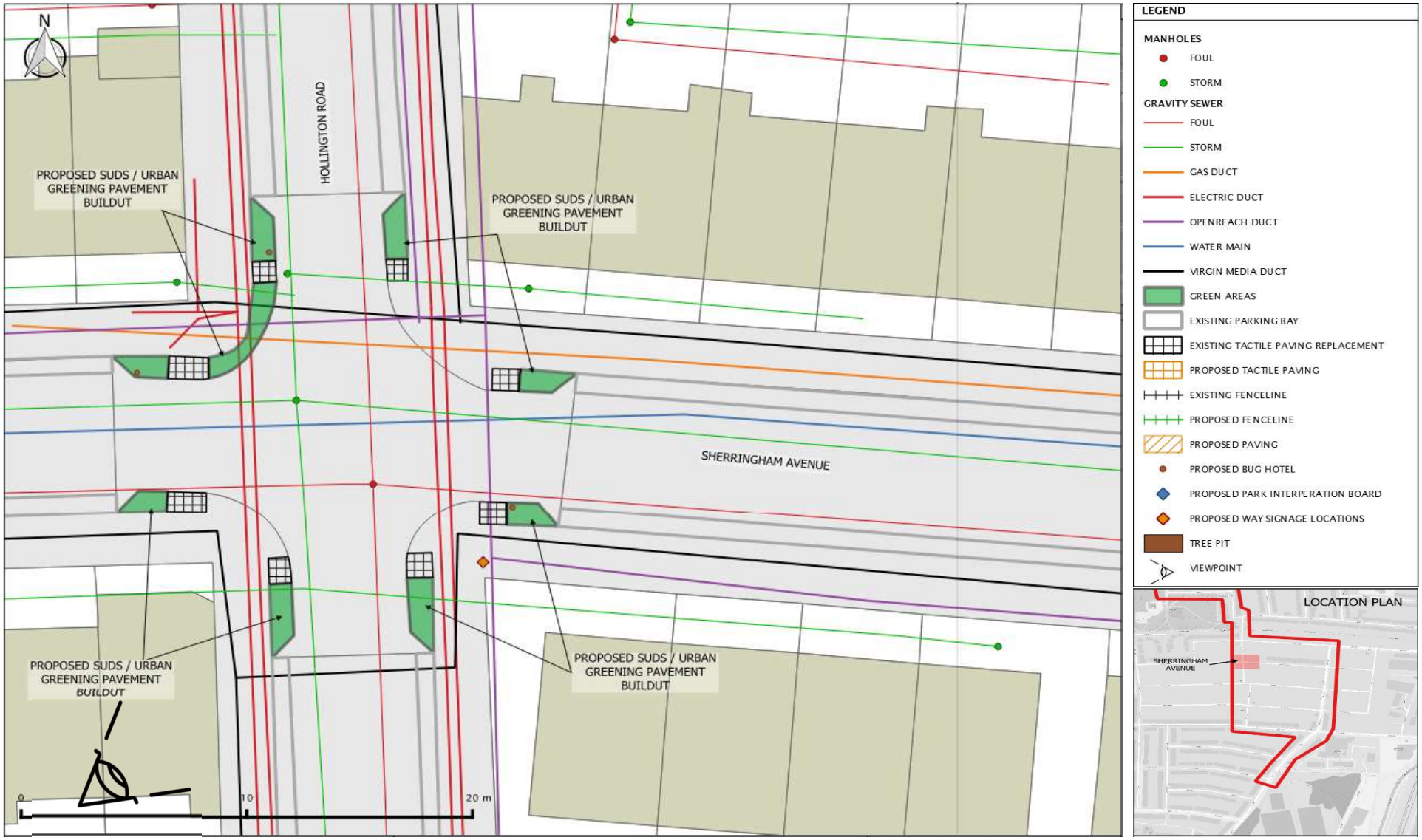


Existing View –Dowsett Road (Viewpoint 2)



Visual Representation of Proposed SuDS/ Urban Greening

Appendix B- Indicative Layout



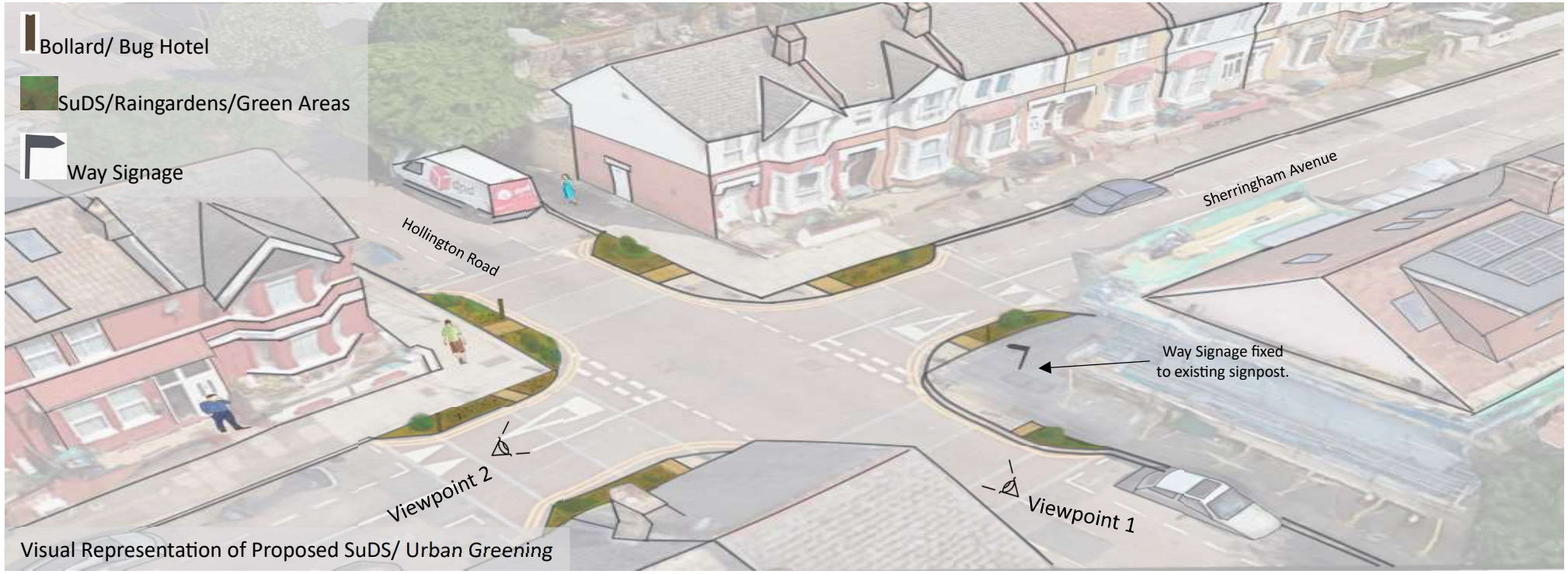
Existing Views & Visualisation of Area



Existing View – Hollington Road (Viewpoint 1)

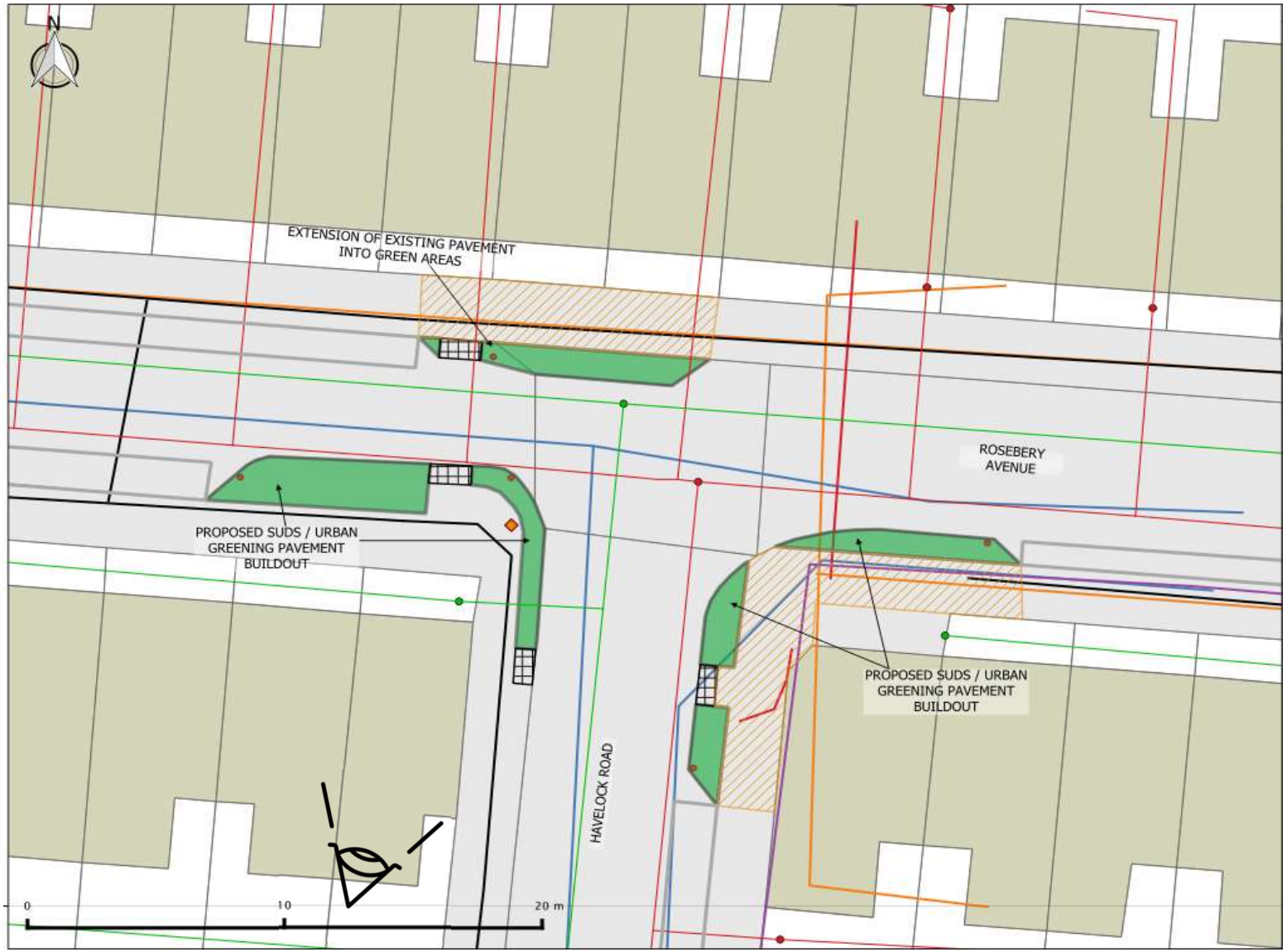


Existing View – Sherringham Avenue (Viewpoint 2)



Visual Representation of Proposed SuDS/ Urban Greening

Appendix C- Indicative Layout





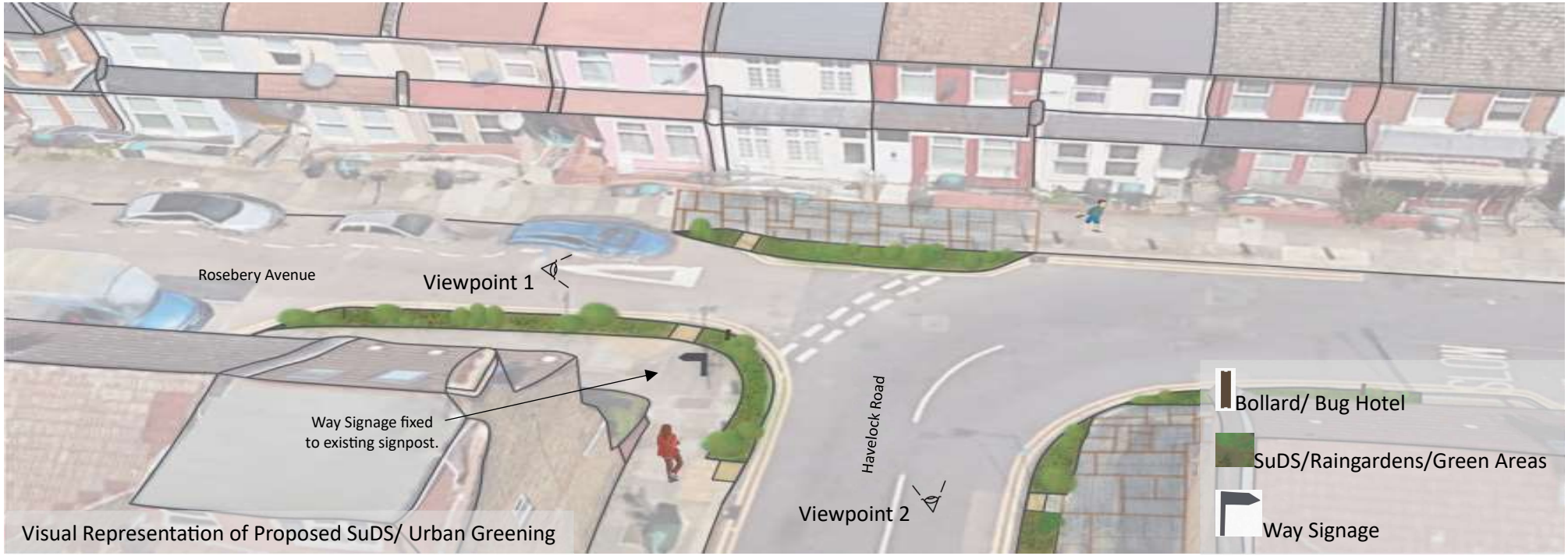
Existing Views & Visualisation of Area



Existing View – Rosebery Avenue (Viewpoint 1)



Existing View – Havelock Road (Viewpoint 2)



Visual Representation of Proposed SuDS/ Urban Greening

Appendix D- Indicative Layout



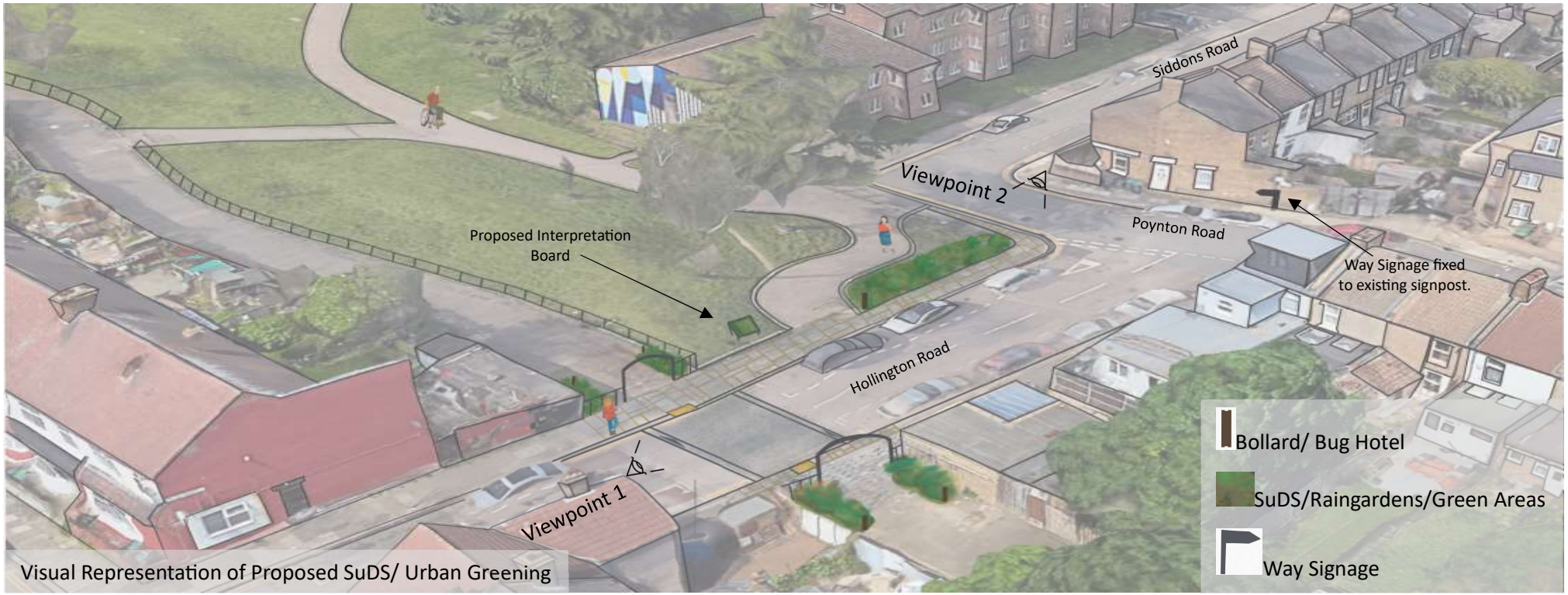
Existing Views & Visualisation of Area



Existing View – Hollington Road (Viewpoint 1)

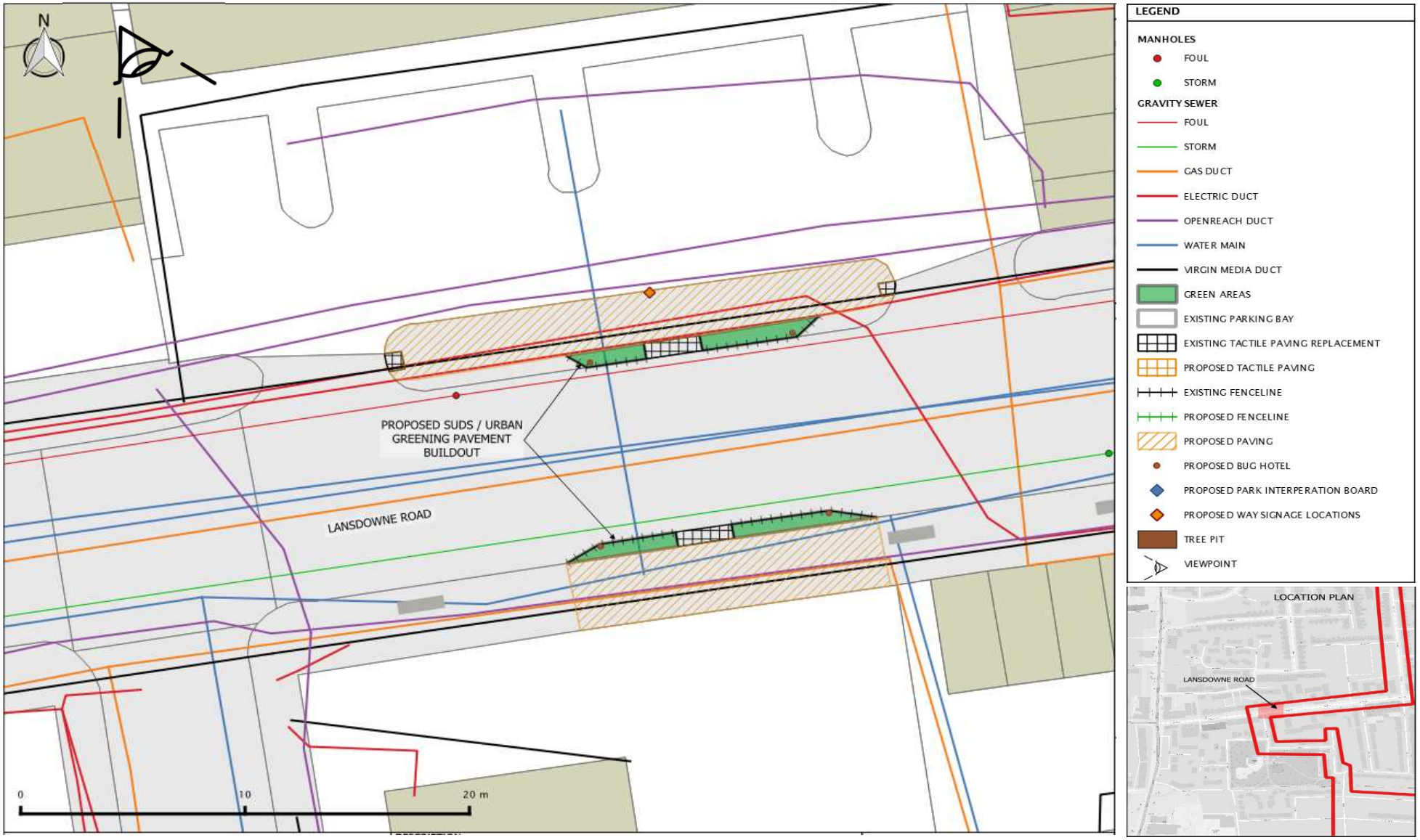


Existing View – Siddons Road (Viewpoint 2)



Visual Representation of Proposed SuDS/ Urban Greening

Appendix E- Indicative Layout



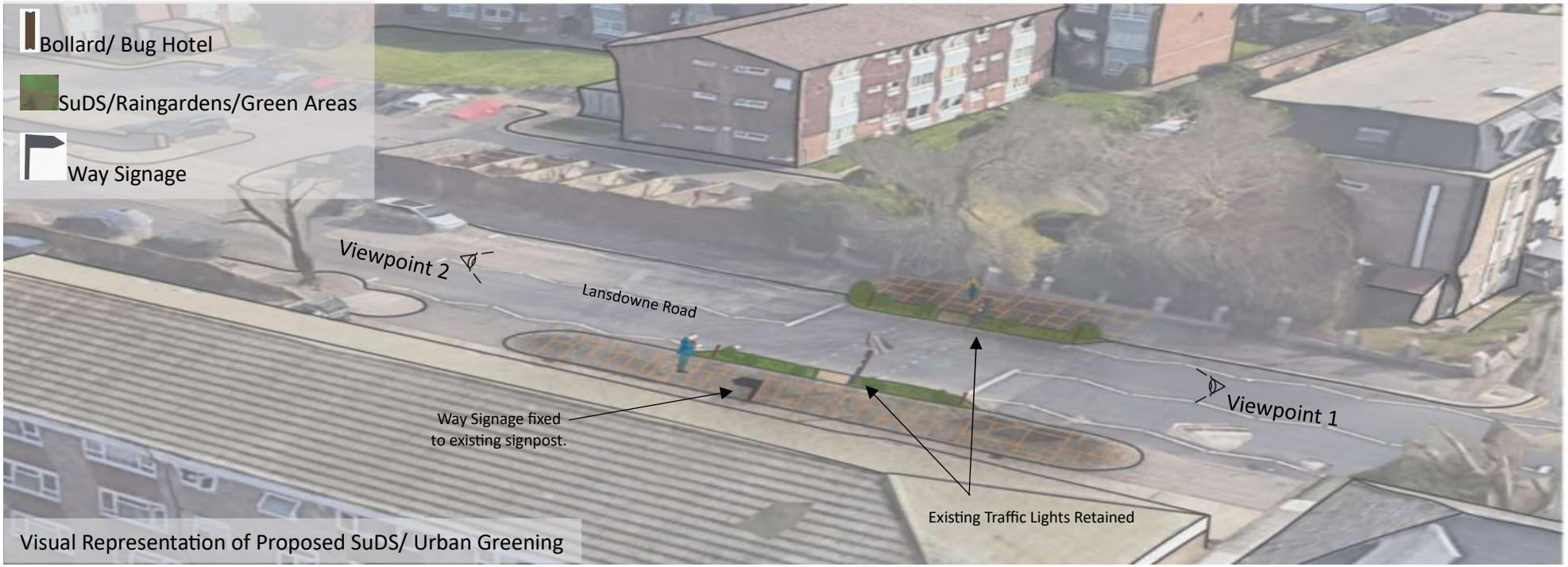
Existing Views & Visualisation of Area



Existing View – Lansdowne Road (Viewpoint 1)

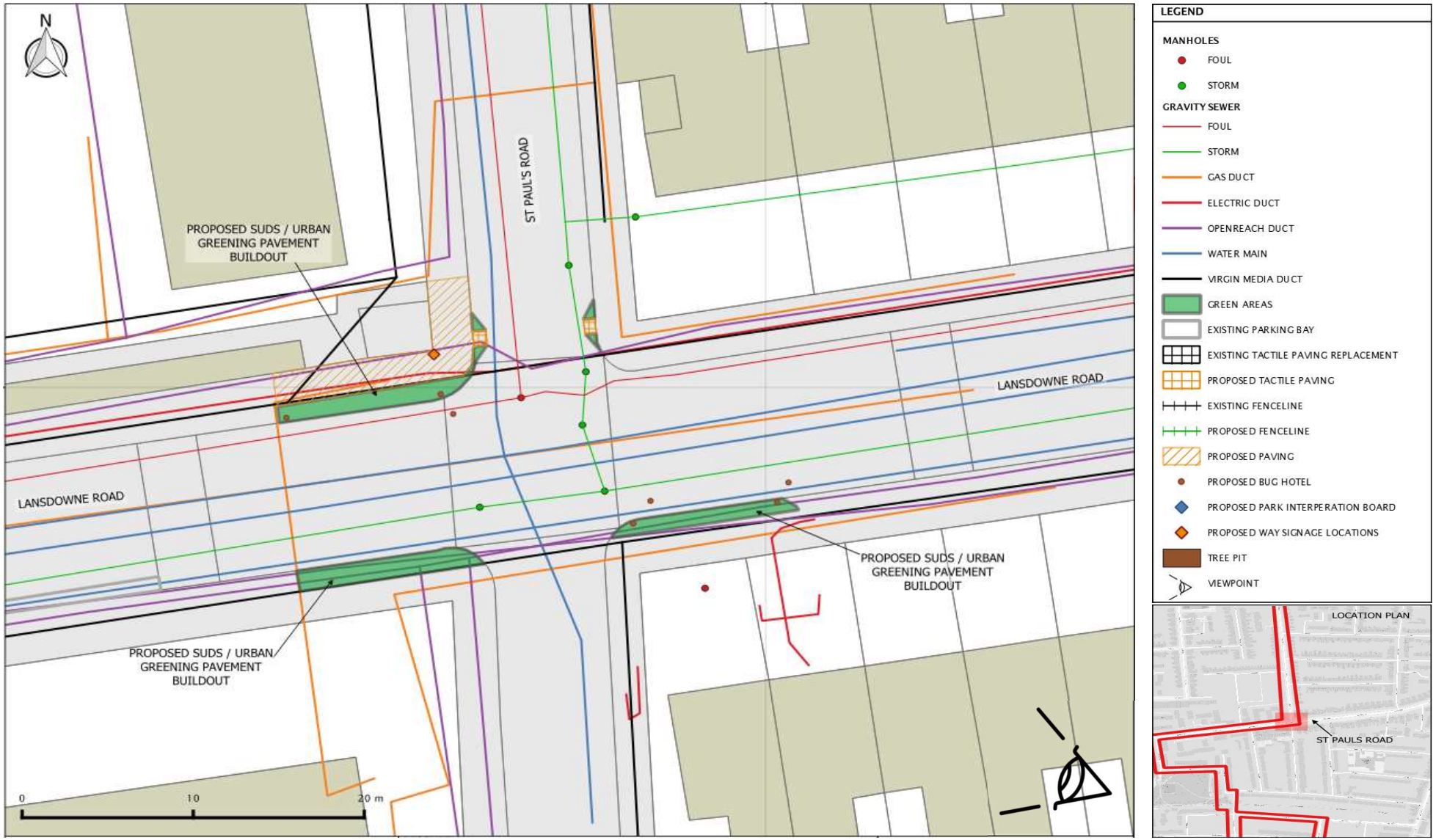


Existing View – Lansdowne Road (Viewpoint 2)



Visual Representation of Proposed SuDS/ Urban Greening

Appendix F- Indicative Layout



Existing Views & Visualisation of Area



Existing View – St Pauls Road (Viewpoint1)

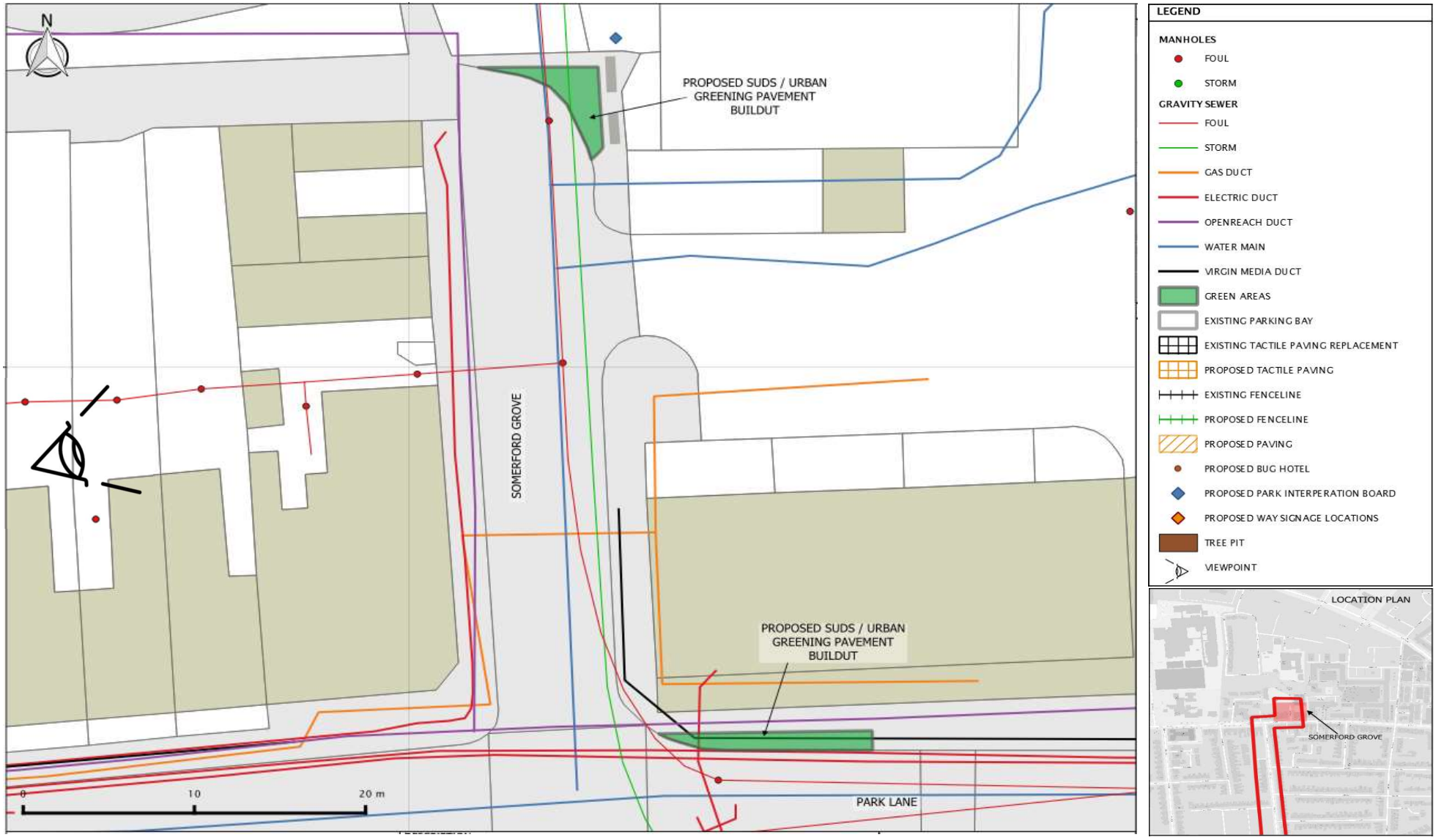


Existing View – St Pauls Road (Viewpoint 2)

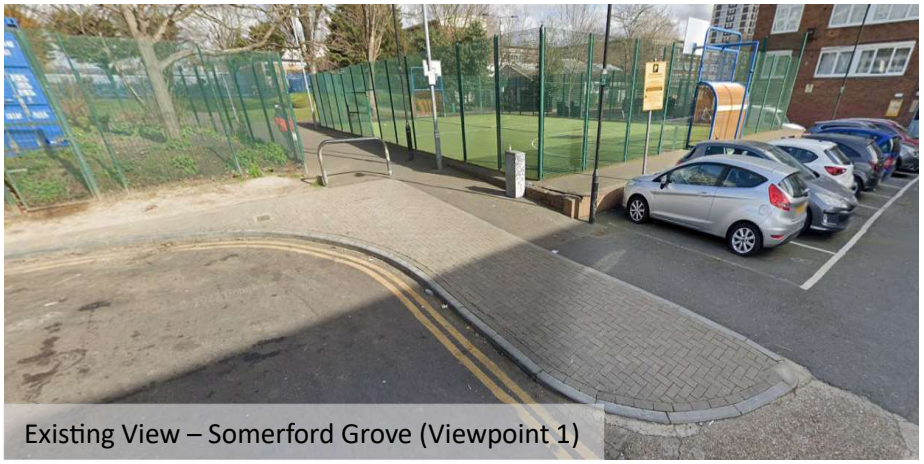


Visual Representation of Proposed SuDS/ Urban Greening

Appendix G- Indicative Layout



Existing Views & Visualisation of Area



Existing View – Somerford Grove (Viewpoint 1)



Existing View – Park Lane (Viewpoint 2)



Visual Representation of Proposed SuDS/ Urban Greening