Haringey LONDON

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IMPROVING DOWN LANE PARK TOGETHER

Summary of Public Engagement Feedback

September 2023

You can still view the updated plans for the park here:
downlaneparkimprovement.commonplace.is

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Executive Summary

Since February 2022 Haringey Council and a Community Design Group (CDG) made up of local residents and community representatives[1], have been working with landscape architects Levitt Bernstein Associates, to co-design major improvements to Down Lane Park.

Our co-designed plans for the park are built on what residents and park users have told us, supported by the council's own, policies, strategies, evidence and ambitions.

This document summarises the findings from all of our public engagement activities between January 2022 and Summer 2023 and how this has shaped the planning stage designs for the park. We have divided the engagement summary by themes and into two, reflecting the two rounds of public engagement undertaken in Oct '22 and in May '23.

The first stage in late 2022 sought to test ideas with our residents and invite them to tell us what worked and what didn't work so well. The second stage in May 2023 sought to continue these conversations; delve deeper into what we had heard and work with the community to develop the masterplan in greater detail.

We have set our ambitions high, co-designing a masterplan and community Hub building which maximises Down Lane Park's potential as a central part of the neighbourhood, serving the social, recreational, environmental and wellbeing needs of Tottenham Hale's growing population.

Our journey through co-design has enabled deeper conversations with our communities and demonstrates a new way of working in partnership with our communities to address residents' priorities. In alignment with our commitments under the Haringey Deal, we will continue to make space for people to take a more active role in what is happening in Tottenham Hale.

1. The Community Design Group (CDG) is made up of: Cabinet Member for Climate Action, Environment and Transport, and Deputy Leader of the Council (co-chair); Cabinet Member for Council House-building, Placemaking and Development (co chair); 2 x youth representatives; Disability Action Haringey; Chesnut Residents' Association; Living Under One Sun community organisation and charity; Healthy Streets North Tottenham; Berkley Square Developments; and 2 x Down Lane Park User & Community Forum committee members.





Community Design Group workshops

Co-design

What is co-design?

There is no ‘one size fits all’ definition of co-design. However, there are some common principles:

- Everyone has a voice to shape things.
- Focus on ‘what can we do together’
- Shared power - distributed leadership
- Exchange knowledge & skills
- Combine lived experience with professional know-how

The Down Lane Park Community Design Group

The Community Design Group (CDG) is made up of volunteers and local community representatives. Membership of the CDG is by invitation of the elected Councillors and Regeneration and Parks Cabinet Members, who co-chair the group.

The CDG is supported by a facilitator, Council Regeneration and Parks officers, and the lead (landscape architecture) designer, Levitt Bernstein.

From February - May 2022 we came together seven times to agree how we wold work together, understanding opportunities and constraints, undertaking walkabouts of the park and the wider area, and undertaking study visits to other London parks.

From April 2022 onwards we’ve come together a further twelve times in co-design workshops, exploring uses and locations; prioritisation; focusing on play, maintenance and costs; and held group and round table discussions.

Through lived experience and professional know-how, Levitt Bernstein Landscape Architects, the CDG and Haringey Council have co-designed a transformational masterplan, which will meet the needs of new and existing residents in Tottenham Hale.









Sport, Recreation and Spaces for Young People workshops

Public Engagement

2021

Before the Community Design Group was established the Council carried out Park User Surveys in Spring 2021 to better understand how people currently use the park and what you would like to see improved in the future. We received 278 survey responses, 318 on-line comments, and lots of valuable feedback via four on-line meetings.

2022

Working with the CDG, the Council established objectives for the project; rooted in residents feedback from Spring 2021. Together with Levitt Bernstein, the CDG and the Council have co-designed major improvements to the park. The CDG have contributed their time and lived experince to the project over 19 sessions, however there were a number of design decisions which needed further discussion and input from the wider community.

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. Over two weeks we spoke to over 100 people across 4 in-person events and received 134 on-line survey responses.

2023

A broad and sometimes differing range of views were expressed during the 2022 round of public engagement and some groups were underrepresented. We analysed all the feedback and incorporated it into the co-designed plans for the park, but kept conversations about the park going. Through targetted activities, such as training community researcher to take surveys in the park, dedicated discussions and themed workshops with community stakeholders and park user groups, we have reached a range of voices which were underepresented in earlier conversations.

Public Engagement Activities

October 2022 - July 2023

Public Engagement on Early Design Options, October 2022

1. **Online Survey (Commonplace)**
   Monday 03 - Sunday 23 October 2022

2. **Public Drop In**
   Saturday 08 October 2022 at
   Living Under One Sun Community Hub

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

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

1,432 visits were made to the project website.

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

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

Keeping the conversation going....

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
395 park surveys completed.

Public Engagement on single prefered option, May 2023

9. **Online Survey (Commonplace)**
   Monday 15 - Sunday 28 October 2022

10. **Workshop on Sports, Recreation and Spaces for Young People.**
    Thursday 18 May 2023 at
    Living Under One Sun Community Hub

11. **Public Workshop on Inclusive Play.**
    Tuesday 23 May 2023 at
    Living Under One Sun Community Hub

12. **Drop In Session with a discussion on designing for Women and Girls**
    Saturday 20 May 2023 at
    Living Under One Sun Community Hub

13. **Pop Up with discussion on Active Travel**
    Thursday 25 May 2023 at
    Down Lane Park

14. **Pop Up with discussion on Designing Out Crime**
    Saturday 27 May 2023 at
    Down Lane Park
    Saturday 27 May 2023

1,031 visits were made to the project website.

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

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

15. **Accessibility Workshop with Disability Action Haringey, AGE UK and Send Power Haringey.**
    Monday 24 July 2023 at *Living Under One Sun Community Hub*

Public Engagement on Early Design Options October 2022 - February 2023

Option 1



Engagement Boards by Levitt Bernstien Landscape Architects, were exhibited 24/7, 3rd - 23rd October 2022 in the park, at in-person 'drop in' engagement events and online.

Option 2



View the boards on the dedicated Down Lane Park Commonplace by scanning the QR code or visiting downlaneparkimprovement.commonplace.is/

Key Findings form Public Engagement on Early Design Options October - December 2022

01 Entrances

There was broad support for the creation of new park entrances, however views were mixed on which entrances were preferred. Feedback underlined concerns about anti-social behaviour, bike and moped access, impact on the existing community hub garden, lighting and safety, which should be addressed through the design.

02 Boundaries

On the whole most people supported the proposals to soften the boundary between the park and Ashley Road. However concerns were raised that removing the railings could make the park less safe and secure, create a risk for children straying outside of the park and increase the potential for fly-tipping and unauthorised vehicular access. These concerns have been addressed through the design proposals as they progress.

03 Pathways

On the whole people supported proposals to protect and enhance routes through the park. However views were mixed on how access to and through the park should be improved:

» The young people we spoke to cited safety as one of their highest priorities. Students told us they do not always feel safe when visiting or using the park, especially after dark, with a large proportion (over 70%) stating that they would not currently use or walk through the park after dark.

» There was a strong desire for the diagonal pathway from Park View Road to Burdock Road to be retained as a well-used and direct route through the park for commuters as well as park users.

» Respondents questioned whether a pathway between Holcombe Road to Harris Academy was necessary, whilst this was strongly supported through the targeted engagement with young people.

» The proposal to create a new route between Park View Road and Tottenham Marshes (Ashley Road) was also questioned.

» A large proportion of respondents also supported a reduction in the amount of hard surfaces and pathways overall, and a widening of those pathways retained.

» There was support for introducing more cycle facilities in the park, for cycle training and potentially cycle maintenance. A perimeter ‘activity route’ around the edge of the park that supports walking, jogging and cycle training was also supported.

03 Sports facilities

» A large proportion of respondents told us that football was important to the community, especially weekend matches and agreed that proposals should enable grassed football to be played in the park. Feedback suggested that a junior sized pitch would be favoured and has been taken into account through the next stage of design.

» Respondents were supportive of the clustering of sports facilities along the western edge in the southern section of the park.

» Respondents supported improving basketball facilities and the introduction of a Multi-Use Games Court and agreed that lighting and security should be improved. Changing facilities, weather-proofing, and free use of sports facilities were identified as important, yet there were limited comments on the proposal for a stand-alone canopy, suggesting it was not well supported. Some indicated small shelters adjacent to the sports pitches could allow users to change before playing sports.

» Most respondents supported the principle of clustering sports pitches. However respondents questioned the relocation of the existing tennis courts, primarily on grounds they were relatively new and the cost of relocating them could be better used to support other facilities in the park.

» Most respondents supported the proposal to remove the BMX track and replace it with improved green space, planting and introducing a connection between Ashley Link and Chestnut Road.

04 Community Hub and Garden

There was general consensus regarding the importance of a permanent Community Hub and community garden in the park. Feedback indicated many want to enjoy a café with more regular and longer opening hours.

» Respondents did not agree on the location of the Community Hub with responses split 50/50 between the two options put forward (south east and central).

» There was also no clear support for either refurbishment or new build Community Hub, with responses split. Those favouring refurbishment were concerned by cost and sustainability. Others recognised the potential for a new building that is more visible and fit for purpose.

With no clear consensus from the community on this element, further consideration was given to the location of the Community Hub through the next stage of co-design.

One of many wonderful drawings made by the talented students of Welbourne Primary School.

Students provided feedback on what young people would like to see in their local park. This feedback was fed back into the following stages of co-design.



05 Facilities for young people

» The size and openness of the northern field was considered a positive, especially given the lack of green open space in the area. However, students also told us there were minimal incentives for them to use Down Lane Park currently, and wanted to see more spaces or free facilities for teenagers in the park.

06 Play

Most respondents supported the proposal to relocate play spaces away from busier more trafficked and polluted roads. There was support for play to be located close to the Community Hub.

» Respondents favoured different types of play with a common thread running through responses, supporting adventure play, that was natural and bespoke.

» There was no clear preference whether one large formal play area or more than one formal play area was more suitable, but most respondents indicated a preference for multi-age play located close to the Hub.

07 Gym fitness trail

Most respondents supported the reconfiguration of the outdoor gym equipment, to arrange gym equipment in outdoor gym areas, which are screened with wildflower planting and dispersed along a ‘fitness trail’.

» A large number of the young people we engaged with asked for alternative equipment to be installed, such as Monkey Bars and Chin Up Bars, which they would find more appealing to use and wouldn’t need such regular maintenance or repair.

08 Shade and shelter

Shade and shelter were raised a number of times across all engagement events and feedback. This includes shading of play spaces and open areas from the sun, and covered areas for people to use the park in all weathers.

09 Improve ecology and biodiversity

Most respondents supported the approach to ecology and biodiversity; introducing additional planting of different colours, textures and scents, rainwater gardens and creating new habitats through log piles and wildflower meadows.

» There was support for the principle of removing trees, but only where this is absolutely necessary, i.e. where they are dead or dying.

» Respondents also asked for greater variety of trees, and that the location of new trees should improve shading in the park, such as in the playground.

» A number of people also raised concerns about the impact trees have on safety in the park, and asked that the location of new trees should not worsen safety.

Public Engagement on Single (Updated) Preferred Option May 2023



Engagement Boards by Levitt Bernstien Landscape Architects, were exhibited 24/7, 15th - 28th May 2023 in the park, at in-person 'drop in' engagement events and online.

Information presented during May '23 Public Engagement

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





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

View the boards on the dedicated Down Lane Park Commonplace by scanning the QR code or visiting downlaneparkimprovement.commonplace.is/

Public Engagement on Single (Updated) Preferred Option May 2023

01. Designing safe spaces



“Lighting is really important, especially to play areas – In the summer we would use the swings or play in the grass, but over the winter months you’re forced to go home which is very restrictive and means we have zero outdoor time together.”
Resident via Commonplace

Cafe Roj. Source Jan Kattein

In the first round of engagement we heard, particularly from young people, that improving feelings of safety is one of the highest priorities for the park. A large proportion of people we spoke to told us that they do not feel comfortable walking through the park after dark.

In the second round of engagement, residents were positive about the proposals to address their concerns with safety in the park:

a) Natural surveillance

Most people felt that the location of the Community Hub building, now relocated to the west of the park on the Park View Road frontage and clustered with sports facilities, would animate key areas and support natural surveillance.

b) Improve lighting

Most respondents welcomed plans to improve lighting and increase areas of lighting along key routes and spaces around the community hub, sports and play spaces.

Some felt that the plans to improve lighting could go further, and wanted to see other routes and spaces lit to support wider use of the park after dark.

A detailed lighting strategy has been developed with broader considerations to user behaviours, primary routes and spaces, seating in un-lit areas as well as the need to protect wildlife and habitat.

c) Clear sight lines

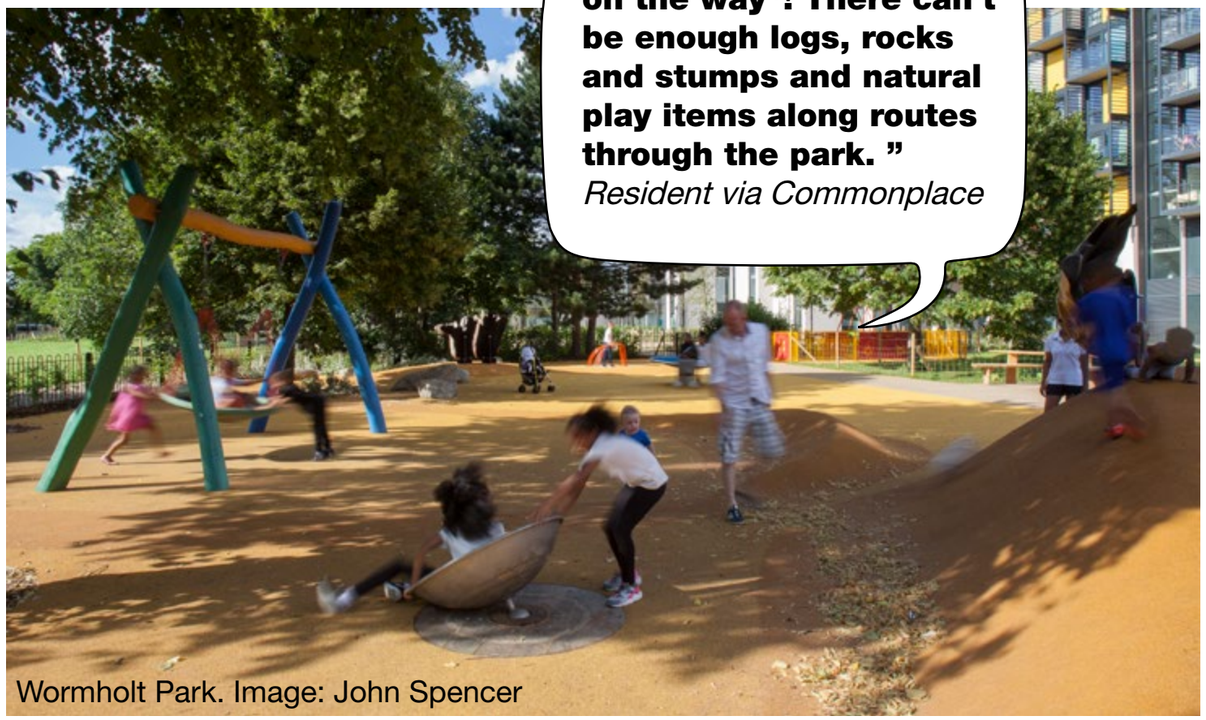
Respondents highlighted the importance of improving sightlines throughout the park and suggested the design of planting, new trees, landform and play equipment should not obstruct park users’ views across the park or create dark or obscured places. There was broad support for lifting tree canopies, especially within proximity to play spaces.

d) Secure boundaries

Overall, most people supported the proposals to soften boundaries to the park but concerns were raised about more open boundaries.

The masterplan seeks to address the concerns raised about children straying outside of the park or the potential for fly-tipping and unauthorised vehicular access, by retaining railings in some areas and replacing them with hedges, boulders, trees and bollards in other areas. Where hedges are proposed, along the northern part of Park View Road, railings will be retained until hedges are established.

02. Play for All



Wormholt Park. Image: John Spencer

Our findings from the first round of engagement found that play was a high priority for residents. There was broad consensus that play areas should be relocated away from busier roads. Most respondents favoured a variety of play experiences, which were challenging and built from natural materials. Proposals for play-on-the-way were warmly received.

Most respondents indicated a preference for multi-age play located close to the community hub and café. Parents/ carers asked for more seating in the play areas and shaded play areas for hot summer days.

In the second round of engagement, the plans increased the size and range of play with mixed-age play spaces where children of all abilities can play and enjoy a variety of physical, sensory, and social experiences.

a) Kinetic play equipment and climbing frames

There was a clear preference for kinetic play equipment such as group swings, basket swings, spinning discs and carousels, as well as more challenging play items which encourage climbing, scrambling and hanging to support children’s strength, confidence and learning new skills.

b) Accommodate a variety of ages and abilities.

Respondents expressed a preference for a variety of inclusive play equipment of different sizes and difficulty levels that would appeal to children of all ages and abilities. There was broad consensus for contrasting colour surfaces as well as interactive and sensory play equipment which could appeal to toddlers and children with different abilities. There was also clear preference for a dedicated area for toddlers to play because some young children might feel intimidated and discouraged to use play equipment in the presence of older children.

c) Safer play spaces

Some respondents felt strongly that relocating the play spaces more centrally in the park would make it more difficult for parents and carers to keep children safe; preventing children straying outside of the play spaces. The proposed play spaces are designed to ensure clear visibility to entrance gates; with a secure 1m high perimeter fence.

d) Seating in play spaces

Parents and carers welcomed proposals for more seating areas inside play spaces and favoured clustered seating arrangements so they could socialise with others, while supervising their children, as opposed to more linear arrangements, such as benches in a line. This has been incorporated.

e) Natural and durable materials.

There was consensus that play features and play equipment should be made from natural and durable materials and, where possible, should be responsibly sourced. Equipment should be easily maintained or repaired with freely available parts.

f) Sensory and playful planting.

Play spaces incorporate natural features, including trees, land forming, willow tunnels and sensory planting to create a playful, nature-based play experience which excites, intrigues and educates children.

g) Water play

There were numerous suggestions made for water play, such as shallow wading pools or fountains to run through for kids, especially of exceptional hot days.

The reliability and availability of a water feature in the park is not guaranteed. Due to high maintenance requirements, developing a high-quality inclusive play offer has been prioritised over the provision of water play.

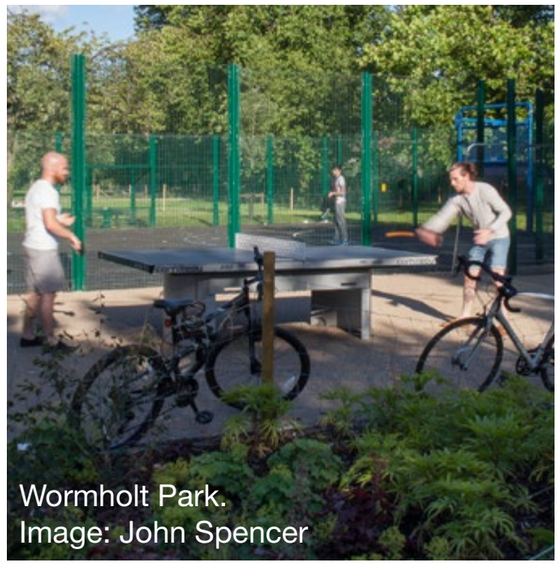
03a. Spaces for Young People

There are several schools within a 10-minute walk of Down Lane Park and a high percentage of residents, 43%, are aged thirty or younger. Down Lane Park serves thousands of young people, who go there to play, keep active, hang out or walk through.

In November 2022, we carried out some engagement with local schools to hear young people's views: what they liked and disliked about Down Lane Park and what they thought needed to be improved.

Students at Harris Academy Tottenham told us their route across the park was very muddy in winter and felt unsafe after dark. They also told us there were minimal incentives for them to use the park and wanted to see more spaces and facilities for teenagers which were free to use.

Students at Welbourne Primary School created a vision for their perfect playground in their local park. Their drawings featured slides, swings, adventure climbing features, playhouses, wildflower meadows and multi-coloured play surfaces, among many other suggestions.



Wormholt Park.
Image: John Spencer

We incorporated our findings into the co-designed plans for the park; incorporating a route from Holcombe Road to Harris Academy Tottenham; improved lighting; an open and free to use Multi-Use Games Area; group seating and flagship play spaces for different ages.

In May we ran a workshop on Sports, Recreation and Spaces for Young People to provide further opportunities for respondents to shape the proposals. We asked young people what types of spaces and equipment they liked and how they thought the designs could be further improved.

The headline findings from this feedback are summarised here, many of which have been incorporated into the plans.

a) More calisthenic equipment

Respondents, particularly young people wanted to incorporate more calisthenics equipment, such as pull up/dip/push up/parallel bars, not just for young people but for people of all ages.

c) Seating and spaces for hanging out

There was broad support for introducing seating and spaces in the south (close to the sports pitches and courts) for younger people to hang out. In the workshop on Sports, Recreation and Spaces for Young People, respondents favoured seating arrangements with varied height and seating options where they could relax - such as hammocks and nets.

d) A variety of activities

Respondent feedback advocated for a variety of other activities such as Table Tennis, Chess and Backgammon to accommodate the needs of older residents.

e) Play for teenagers

Respondents favoured kinetic play equipment for older children such as group or large swings. This was especially popular with teenage girls.

f) Features for cycling and skating

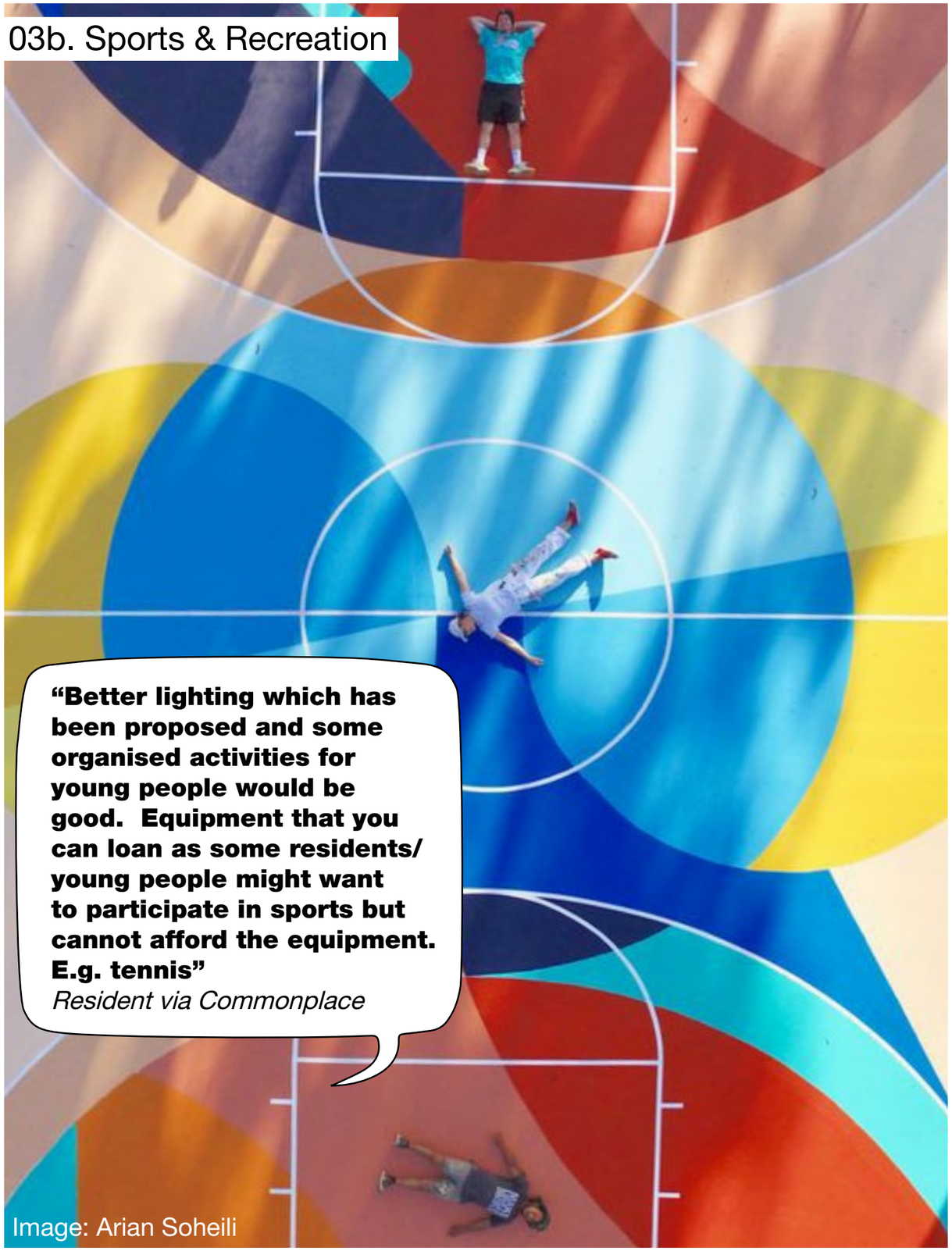
The was some support for retaining the BMX track in the park, however most agreed that other facilities for young people should be prioritised. Others suggested careful consideration to surfaces to accommodate skateboarding and roller skating, as well as incorporating some features for informal tricks to build confidence and develop skills.

g) Spaces to where good things can happen

Some felt the plans must support young people to empower themselves with their own space e.g. access to the Hub space exclusively on certain days/times.

Others, especially young people, would like to see provision of free to use spaces in or around the hub which are connected to the WIFI and offer young people a space to study and take part in homework clubs.

The Down Lane Park Young Peoples Forum, was established in 2023 and has been working with Living Under One Sun to build their capacity and empowering themselves as a strong voice for young park users. We will continue to engage with this group on matters related to the park.



“Better lighting which has been proposed and some organised activities for young people would be good. Equipment that you can loan as some residents/ young people might want to participate in sports but cannot afford the equipment. E.g. tennis”
Resident via Commonplace

Image: Arian Soheili

h) Storage

Some respondents suggested small lock-up storage spaces to rent for sporting/community equipment (e.g. balls, bibs, cones) should be introduced to help increase usage and reduce the need to take car journeys to transport equipment.

In the latest designs some storage space will be provided for sports equipment but there will be no rentable storage spaces.

i) Co-designing surfaces and backboards

There was strong support for basketball and netball courts. Most young people we spoke to at the dedicated workshop were interested in a community art project to co-design patterning to new court surfaces and backboards. Young people who used the basketball courts recommended Nylon Nets and Glazed Backboard should be installed to the new basketball facilities in the park.

j) More informal recreational spaces

Informal spaces: Could the enclosed community garden be accessible to individuals (particularly women) to practice dance, yoga, pilates, tai-chi or stretch alone in a safe/enclosed space as well as parent and baby exercise classes.

k) All weather cover to Multi-Use Games Court

Some respondents suggested the Multi-Use Games Area (MUGA) should be covered to encourage use in all weathers, while others, particularly young people, wanted new the sports area to be unfenced so they are open to all and free to use.

New sports areas will be uncovered with no access control proposed to address the lack of informal sports provision in the neighbourhood. The sports courts will be open and free to use, responding to feedback from young people and encouraging more young people, women and girls to play sports in the park. Haringey Council has been working with Harris Academy Tottenham to improve community access to the school’s formal sports and recreational facilities – which can support formal league games and training.

Residents can book formal sports courts and pitches at Harris Academy here https://www.school-space.org/

l) Good signage

Some respondents recommended better signage to promote the new spaces and facilities. Signs, maps, activity timetables and displaying details of how to book these spaces were all suggested.

04. Spaces for women and girls

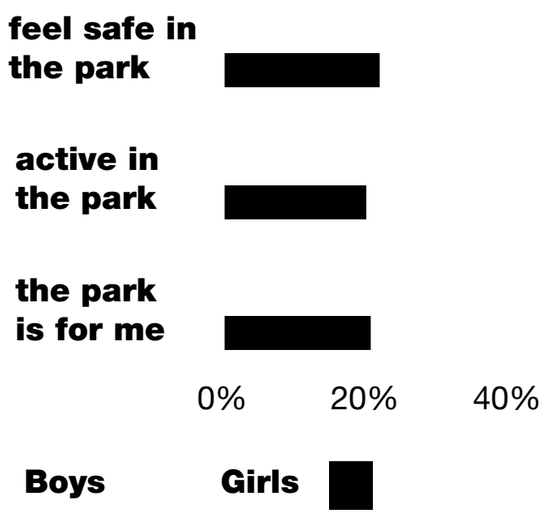


Image: Keisha Finai

Provision for young people in parks usually include spaces like skate parks, sports courts and pitches and BMX tracks. These are seen as meeting the needs of all young people when in fact they are often places dominated by boys.

When we spoke with students at Harris Academy Tottenham about their views on Down Lane Park, girls, more often than boys, told us that they felt unsafe in the park; they didn't feel like the park was for them; and they didn't use the park for activities.

Results from Harris Academy Park User Survey, November 2022



The dedicated discussion on spaces for women and girls asked attendees 'how can the plans for the park be further improved to encourage women and girls to use the park'. There were a lot of thought-provoking comments and ideas. The main findings were:

a) Spaces to spend time and feel safe

Participants advocated for a variety of park features, facilities and spaces in visible and protected outdoor areas. Spaces where female park users don't feel they have to spend money, buy food or drinks or play sports should be incorporated into the plan for the park: spaces where people can just spend time and feel safe. Elevated platforms for sitting, glades close to nature, large or group swings, or ground trampolines were among a few ideas suggested.

b) Better Signage

Participants felt improved signage would encourage more women and girls to use the different facilities and spaces in the park. Suggestions included incorporating signs which share information about only girls activities and how to get involved, building awareness. Most felt better signage would improve safety in the park, helping people to navigate the park and know where the exits and more active spaces are.

c) Activation

There was broad consensus that women and girls were more likely to use the park if they see other women and girls are using the park. Most felt that a programme of women and girls only activities should support improvements to new facilities and spaces in the park.

Participants stressed that more measures were required to encourage male park users to vacate sports courts promptly at the end of booked sessions to allow women and girls access for their bookings. Others suggested activities for children and parents could run in conjunction with each other to respond to childcare needs.

d) Mobile phone charging

Other suggestions included safe spaces with charging points for mobile phones to ensure park users can contact family, friends or the emergency services if required. This will be incorporated in the community hub building but not in the park.

e) More entrances

Some participants stressed that increasing the number of park entrances would make the park less safe. Others supported more entrances to make the park feel more open and give people more choices to exit the park quickly.

05. Active Travel



"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, has good lighting, and good CCTV."
Resident via Commonplace

Down Lane Park sits at the centre of an emerging network of cycle routes, and green corridors which seek to connect Tottenham with Tottenham Marshes and the River Lea. The co-designed plans for the park seek to enhance these neighbourhood connections to support and promote walking, wheeling, jogging, cycling and skating.

In the second round of engagement there was broad consensus that the updated proposals responded to what residents had told us previously about the pathways and entrances in the park.

In responses to the online survey and discussion in the dedicated session on Active Travel, residents and park users heard how the updated plans seek to address barriers to active travel by overcoming severance, improving access and better cycle provision. Other barriers such as affordability, confidence and knowledge were also raised and other ideas for encouraging active travel were shared. The key findings from the survey feedback and dedicated discussions are summarised here.

a) Incorporate an activity route

There was broad support for an activity route, which can support walking, jogging and cycle training. Some respondents were disappointed that the activity route did not extend around the perimeter of the southern section of the park. Others wanted to ensure key spaces in the southern section were secure and felt that a southern perimeter route would impact safety of those spaces.

b) Provide adequate bike storage

There was broad consensus that more cycle parking should be incorporated into the plans. Some stressed the importance of having secure cycle storage for cargo bikes, wheelchair/ accessible cycles as well as standard cycles.

c) Set seating back from the path

Some respondents stressed that benches should be set back from the path to avoid overspill from groups using them which can obstruct prams, joggers and wheelchair users. Others were concerned about anti-social behaviour, especially after dark, which make park users feel uneasy walking through the park. Where possible benches should be well lit to improve visibility and aid natural surveillance.

d) Clear separation of cyclists and pedestrians

There was broad consensus that key commuter routes through the park needed clear separation for cyclists, pedestrians and wheelchair users to avoid conflict. Respondents favoured shared surfaces with clear ground markings along key cycle routes, as well as markings at central intersections to indicate shared surfaces.

e) Support interest in cycling

Some respondents advocated for additional cycle provisions to support a growing interest in cycling in the borough. Repair workshops and self-maintenance stations were suggested, including storage for tools and a canopy for community repair shops.

f) Improve access from outside the park.

Some respondents stressed that improvements to the footways surrounding the park were also important to improve access.

Adjacent developments are making highways improvements which will introduce drop kerbs, raised crossings and speed enforcement to Ashley Road and Park View Road.

06. Community Hub and Garden



Waterloo City Farm.
Image: Peter Cook

In the first round of engagement, most respondents told us a permanent Community Hub and community garden in the park was important and most wanted to enjoy a café with more regular and longer opening hours.

In this period residents were asked if they supported relocating the hub to a more central location in the park, or retain it in its current location and refurbish. There was no clear support for either, with responses split.

Those favouring refurbishment were concerned by cost and sustainability. Others recognised the potential for a new building that is more visible, engages better with its surroundings and purpose-built.

With no clear consensus, further consideration was given to the location of the hub in the next stages of co-design.

"...I like the multi-use of using dividers so more activities can take place- it can still be used as one big space once opened up for an event. "
Resident via Commonplace

a) Location

When residents were engaged in May, an alternative location for the community hub, garden and café was proposed along Park View Road. Most respondents supported direct access from Park View Road to improve safety and encourage evening use. There was consensus that the orientation of the building helped to animate key areas and aid natural surveillance.

b) Presence in the park

Some respondents were disappointed the community hub and café wasn't more centrally located in the park and expressed the importance of making it more visible, accessible, and welcoming. There were suggestions that better signage should be deployed in the north of the park to ensure its presence is known to all park users.

c) Community & Cafe spaces

Most felt that the hub and cafe should be open more often, and for longer hours. There was broad support for a flexible separation between café and community spaces and suggested the Cafe shouldn't be bookable during peak times.

Proposals for a large multi-functional event space which could be divided into smaller bookable spaces were well received. Some respondents were keen that the community hub should address the demand for affordable bookable spaces and could host a wider suite of services for Tottenham Hale, such as housing services and family support.

d) Gated community garden

There was broad consensus that the garden should flexible use, and can be open to use and enclosed and secure at particular times to support a variety of different community uses.

e) Covered outdoor space.

Shade and shelter have been raised a number of times across all engagement events and feedback. Several responses supported proposals for an outdoor covered space, the latest designs propose a pergola to provide shade and shelter outside the community hub and café.

f) Sustainability at its heart.

The councils' aspirations to achieve Passivhaus certification were warmly received. Respondents wanted any new building to aspire to meet the highest efficiency standards and with as lowest environmental/CO2 footprint possible. Others welcomed the use of solar panels and suggested other green technologies such as rainwater harvesting and green or blue roofs.

07. Landscaping, biodiversity and ecology



In the second round of engagement plans to deliver a significant uplift in trees, wildflower, and meadow planting, and a variation of landscape features using landform and meadow glades in the north of the park were warmly received.

There was also broad support for the plans to enhance ecology and biodiversity and introduce climate change resilient features in the park such as sustainable drainage, introduction of a pond, dead-hedging, log piles, bug hotels, and increased species diversity and complexity.

Respondents were eager to see inclusive educational information boards introduced alongside these landscape improvements.

Some respondents were interested in participating in volunteer planting, future maintenance and landscape management to support the ecological and biodiversity and climate resilient enhancements proposed but sought assurances from the council that long-term maintenance could be afforded.

a) edible planting and Interpretation signage

Respondents wanted to incorporate edible herbs and edible trees such a sweet chestnut, almond, walnut, linden, hazel, birch, mulberry, hawthorn and fruit trees. Some responses suggested a sensory route, with perfumed plants and trees, where children could touch, smell and learn about biodiversity in the park through interpretation boards. Others wanted to incorporate information boards which could be easily changed to update park users on which trees are in fruit and which animals or insects had been spotted in newly created habitats.

b) maintenance and upkeep

There was broad consensus that maintenance and management of newly created habitats were critical to supporting better biodiversity in the park. Primary maintenance will be undertaken by the council’s Parks and Leisure team and supported by community volunteers. Subscribe to the project commonplace site to keep up to date with the project and future opportunities.

Most respondents favoured low maintenance and meadow planting, suggesting meadow planted areas should be left to grow and form natural habitats for a variety of species using the park.

c) Climate resilient planting

Respondents were concerned about the provision of climate resilient planting, acknowledging the impact extreme heat and drought had on green spaces last summer, 2022.

d) Tree management

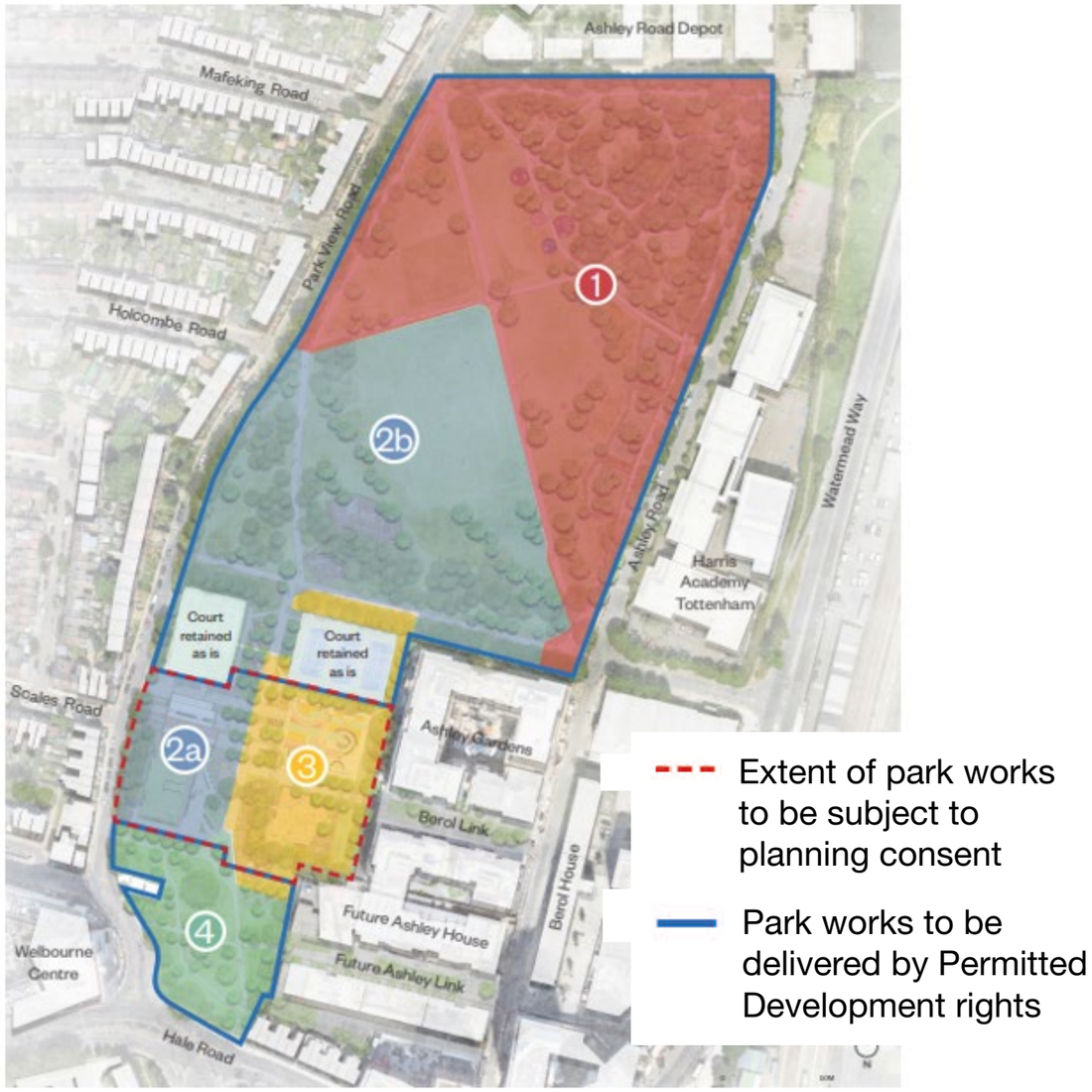
There was broad support for increasing the number of trees throughout the park.
Some responses suggested planting more trees down the main diagonal path from the North Park View Road Entrance to the Burdock Road entrance.

Some residents felt that the current lighting strategy was insufficient and wanted to see other routes lit also so that they could walk through/ around more areas of the park after dark. However, recognised the importance of biodiversity when incorporating more lighting in the park. Some residents cited Gessner Gardens as a considered lighting design that the council should follow.

e) More scrub planting.

Some responses suggested more scrub planting or low bushes, as one of the most important habitats. Security concerns were acknowledged with a suggestion to fence areas of scrub planting with low chestnut paling or equivalent to discourage ASB.

Indicative phased delivery of park improvements.



Phase 1 to north-east corner
from *January 2024 – May/June 2024*

Phase 2a & b to the west section, including Hub and older children play
from *June 2024 – May 2025*

Phase 3 to the east section, including all age play and sports courts
from *June 2025 - November 2025*

Phase 4 to southern section
from *December 2025 - April 2026*

Next steps

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 two years, 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.

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. Habitat creation: woodland glades; dead hedges; log piles; bat boxes and bug hotels.

5. Enhanced legibility of the network of pathways and spaces through 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.

We will share more information about how you can get involved in the delivery of Phase 1 works on the Down Lane Park commonplace website. Vis-it downlaneparkimprovement.commonplace.is/ and make sure you are have subscribed to the website to receive the latest news updates.

Thank you to everyone who has provided feedback through the online surveys or attended one of the in-person engagement events.

This report summarises the findings from contributions provided to date. These findings have been fed into the co-design journey and informed the development of a single design proposal for the park.

Down Lane Park is part of a holistic neighbourhood, serving the social, recreational, and environmental wellbeing needs of Tottenham Hale's growing population. You are Tottenham Voices. Your feedback is very important and will continue to shape broader changes in Tottenham Hale; shaping places that empower all our residents.

Please keep checking the Down Lane Park Commonplace for the latest project updates.

downlaneparkimprovement.commonplace.is

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