

## **500 120 02. Doc 01. – Master Plan Notes:**

09.03.06 - Revision A  
16.03.06 – Revision B  
29.03.06 – Revision C

### **The Vision**

Lordship Recreation Ground (LRG) is located in the heart of Tottenham in a diverse and lively but deprived inner city area. LRG has suffered in the past from a lack of resources and the lack of an overall vision or master plan to provide an agreed framework for new development in the park. London Borough Haringey (LBH) and the local community wish to upgrade and improve the park, to encourage better and wider use and to ensure the park's sustainability in the future.

The master plan proposed here aims to embrace and enhance the existing positive elements of the park. These include heritage, ecological, social and cultural, and sport and education aspects. Specific elements include; the unique Model Traffic Area, the Shell Theatre, the lake, the River Moselle and Moselle Brook, areas of ecological value, wide open spaces and their long views and a range of formal and informal sports and play facilities. It is intended that these elements should be retained, conserved, upgraded where necessary and improved.

LBH and the local community, represented by the Lordship Recreation Users Forum (LRUF), have worked together to identify and agree overall themes for the park; these are related to education, play and ecology. The Master Plan proposals have therefore been designed to conserve, enhance and restore the existing character of the park and to embrace new uses related to the themes of education, play and ecology.

It is intended that this will encourage wider use of the park with increased visitor numbers, improved facilities for the local community and thereby ensure a sustainable future for the park.

The park can be divided into seven areas of different landscape character (see Sheet 08, Character Areas). Detailed proposals within these areas are listed below. These can be cross-referenced with the Cost Estimate no 1, dated 22 March 2006

### **Items relating to Master Plan**

See 500 120 02.10

#### **01a Lordship Lane Entrance:**

- Restore historic gates and piers
- Install new boundary railings
- Upgrade path surface to allow for maintenance vehicle access and cycle way
- Install lighting along main pathways / cycle way
- Install information board inside park boundary relating to park facilities
- Add timber shelter area with seating (1 no shelter with 3 no bench) to allow open views across playing fields and Moselle

#### **01b Grade II listed toilet block (not part of this application) and associated landscape:**

- Reinstate historic path layout, resin bound gravel with timber edge
- Create ornamental sensory garden with resin bound gravel paths and low hoop top railings around beds
- Install new toddler play equipment
- Install seating
- Install information boards relating to historic elements in the park

#### **02 Formal football pitches and associated landscape:**

- Remove existing railings
- Remove existing hedge

- Replace railings with vertical bar metal fence including 1 double lockable gate for gang mower and 1 single pedestrian gate by Broadwater Farm Community Centre for pedestrian access to pitches
- Reinstate hawthorn hedge along fence line
- Upgrade existing boundary planting
- Upgrade drainage on football pitches

**03 Broadwater Farm Community Centre:**

- Retain existing railings and add large, swing back gates to open up space and make community centre feel like part of the park
- Add directional and informational signage, in local languages
- Add terrace area to encourage café use around children's 'Activity Zone'. Allow for deliveries access, i.e. vehicle grade surfaced strip
- Open out doorway from café to terrace
- Install toddler play equipment close to terrace area
- Improve entrance beyond park boundary

**04 Trees for London Woodland:**

- Remove earth bunds, re-use spoil for BMX track (item 6)
- Investigate drainage
- Relocate some of the newly planted trees to a more suitable location, trees are currently too closely planted. Ensure open views of play area and woodland are retained
- Install new boardwalk with information signs about tree species to be found

**05 Freedom Road Entrance:**

- Upgrade footpath both inside and outside the park, improve link to Broadwater Farm Estate play area
- Allow for vehicle parking point for maintenance to Moselle litter grate.
- Install information board
- Install droppable bollards to prevent public vehicle access into the wider park

**06 BMX track:**

- Relocate the BMX track from MTA to 'Activity Zone'
- Create earth bunds and track using spoil from existing bunding, existing BMX track and Moselle excavations if required.
- Provide information board for 'Activity Zone'

**07 Adventure play ground:**

- Investigate drainage
- Install new tarmac path into playground

**08 Shell Theatre and changing rooms:**

- Encourage use of shell theatre as teenage shelter.
- Promote use of theatre for school plays and film nights. Micro Events.
- Upgrade building for use as park warden office, to increase staff presence in park

**09 New timber bridges over Moselle:**

- Create wide, open and inviting crossing points which link main paths. Bridges to be timber, country park style. 1 bridge to be a memorial to those who lost their lives when the bomb shelter located in Lordship Rec was hit, also to have a plaque
- Add information boards relating to the River Moselle and wildlife to look for
- Install bollards to prevent vehicles crossing

**10 Nut walk:**

- Continue the theme of allotments and hazel trees by planting a mix of nut trees
- Install reinforced mown grass path
- Add information board

- Add metal tag tree names to 20no trees
- 11 Higham Road Entrance:**
- Refurbish entrance gates and railings
  - Upgrade and enhance entrance
  - Install droppable bollards to allow maintenance access but prevent public vehicle access to the wider park.
- 12 Viewing Terrace**
- Enhance wide, open views of the park and beyond by adding terrace area, resin bound gravel with timber edge, and seating and information board
  - Reshape bank to form gentle slope
  - Realign the path and create a strong visual link, over the Moselle to the northern side of the park.
  - Relocate Millennium Tree Ring, which will eventually grow up and obscure views of Alexandra Palace.
  - Investigate the spring.
- 13 New Children's playground:**
- Provide new children's playground.
  - Equipment to be located within a dog fenced area with self-closing gates
  - Provide surfaced paths to link playground with the rest of the park.
- 14 New Eco Education + Play Centre:**
- Remove existing mother and toddler building and replace with Eco Education Centre, to provide facilities for Ecology, Education and Play (Include toilets + outdoor classroom)
  - Remove railings and poor shrubbery
  - Promote building for use by smaller park groups, i.e. Thai Chi lessons
  - Add information boards about facilities to be found in the park
  - Add secure bike lock-up for 10no bikes
- 15 The Lake:**
- Upgrade island edge
  - Upgrade path surfaces
  - Install circulation pump to prevent lake from becoming stagnate
  - Remove silt
  - Once spring investigated consider spring as feed / top up
- 16 Model Traffic Area (MTA):**
- Restore to former glory. Upgrade miniature roadways with footways, traffic lights, pedestrian crossing points and dwarf planting
  - Improve and resurface paths including green tarmac strip for cycle lane
  - Add park wide signage and interpretation board
  - Advertise to schools and clubs for cycling proficiency tests and other bike activities.
  - Add secure bike lock up, to be located by Eco Education Centre.
- 17 Woodland Area:**
- Reduce woodland to expose other half of London plane avenue.
  - Add secure fence around half of the woodland to prevent unauthorised access and to leave area undisturbed for wildlife. Install 2m high chain link fence with screen planting in front.
  - Use the other half of the woodland for education purposes. Add boardwalk, information boards and lighting (5no)
- 18 Downhills Way Entrance:**
- Upgrade and enhance entrance.
  - Refurbish entrance gates and piers
  - Reconsider layout

- Upgrade path surface to allow for maintenance vehicle access and cycle way (total 3m width with green tarmac strip shown for cycleway). Install lighting along cycle way
- Add information boards locating facilities and features in the park
- Install trim trail / balance beams for adult and child interaction along main path routes

**19 Moselle new alignment:**

- See Halcrow drawing for additional information
- Breakout and infill existing Moselle culvert
- Infill Moselle brook where shown
- Excavate new route for Moselle and create wetland areas
- Relocate 50% of Graham Lee memorial trees to 'Quite Area'. Install plaque.
- Install boardwalk over wetland area
- Install information boards in key locations

**20 Quite Area with informal footpath:**

- Replant Millennium Tree Ring (10 no trees with stakes)
- Replant 50% Graham Lee Memorial Trees
- Plant low shrubbery retaining open views
- Install resin bound gravel path with timber edge.
- Install

**21 General footpaths and cycle route:**

- Breakout existing path where no longer required
- Install new footpaths either along new meandering route or following straight path lines as shown.
- Install new subsidiary resin bound paths to link main routes to one another
- Install new lighting
- Install new seating
- Add fringe style planting to break up straight line of path.

**22 General planting:**

- Remove / reduce existing planting as shown.
- Relocate trees as shown
- Plant new trees, shrubs and fringe meadow planting as shown.