COPTHALL AND MILL HILL OPEN SPACES MASTERPLAN

PHASE 2 REPORT

BARNET
LONDON BOROUGH

MASTERPLAN BRIEF **VISION**

The masterplan development has considered the original brief and translated this into the following key vision oucomes for Copthall Playing Fields.

1 REGIONAL SPORTS HUB

Increase all year round sporting offers with new artifical turf pitches, improved grass pitches, and inclusive sport offers.

2 WIDER LEISURE + CULTURAL ACTIVITIES

New inclusive range of activities with retail and cafe/ restaurants. New activities include: inclusive sports zone, skate, events space, water play, natural play, play tower, and improved fitness facilities.

3 SUPPORT NATURE CONSERVATION + BIODIVERSITY

New wetland area which includes a retention pond, new woodland, and meadows, to strengthen biodiversity value in Copthall.

4 BETTER CONNECTED PARKS

Create new central link to connect pedestrians and cyclists from Middlesex University to Mill Hill Park via Sunny Hill Park, Copthall and Arrandene.

The Parks and Open Spaces Strategy combines quality and value scorers into an overall assessment to help the borough to identify priorities for future investment and effective targeting of management interventions.

The score achieved for sites within the study area are as follows:

Copthall Playing Fields:	Low Quality, High Value
Mill Hill Park:	High Quality High Value
Sunny Hill Park:	Low quality, High Value
Bittacy Hill Park:	Low Quality, Low Value
Copthall Railway Walk:	High Quality, High Value

Study Area
Bittacy Hill Park- 2.72 Ha
Copthall Playing Fields - 50.62 Ha
Sunny Hill Park - 21.54 Ha
Middlesex University Hendon Campus - 9.26 Ha
Copthall Railway Walk - 2.29 Ha
Mill Hill Park - 18.66 Ha
Chase Lodge Playing Fields - 5.99 Ha
Arrandene Open Space - 23.43 Ha

Total Hectare: 134.51 Ha

Adjacent Open Spaces
Archfield Allotments - 2.32 Ha
Hendon Cemetery and Crematorium- 16.92 Ha
Mill Hill Cemetery - 7.41 Ha
Copthall Girls School - 4.66 Ha
Hasmonean High School - 2.39 Ha
Mill Hill School and Park - 28.31 Ha

Total Hectare: 62.51 Ha

Adjacent Open Spaces (Non-brief)
Woodcroft Park-2.78 Ha
Watling Park- 10.91 Ha
Heybourne Park- 6.24 Ha
Silkstream Park/Montrose Playing Fields- 15.52 Ha
Colindale Park- 1.09 Ha
Millbrook Development Open Spaces- 5.95 Ha
Ashley Lane- 1.00 Ha

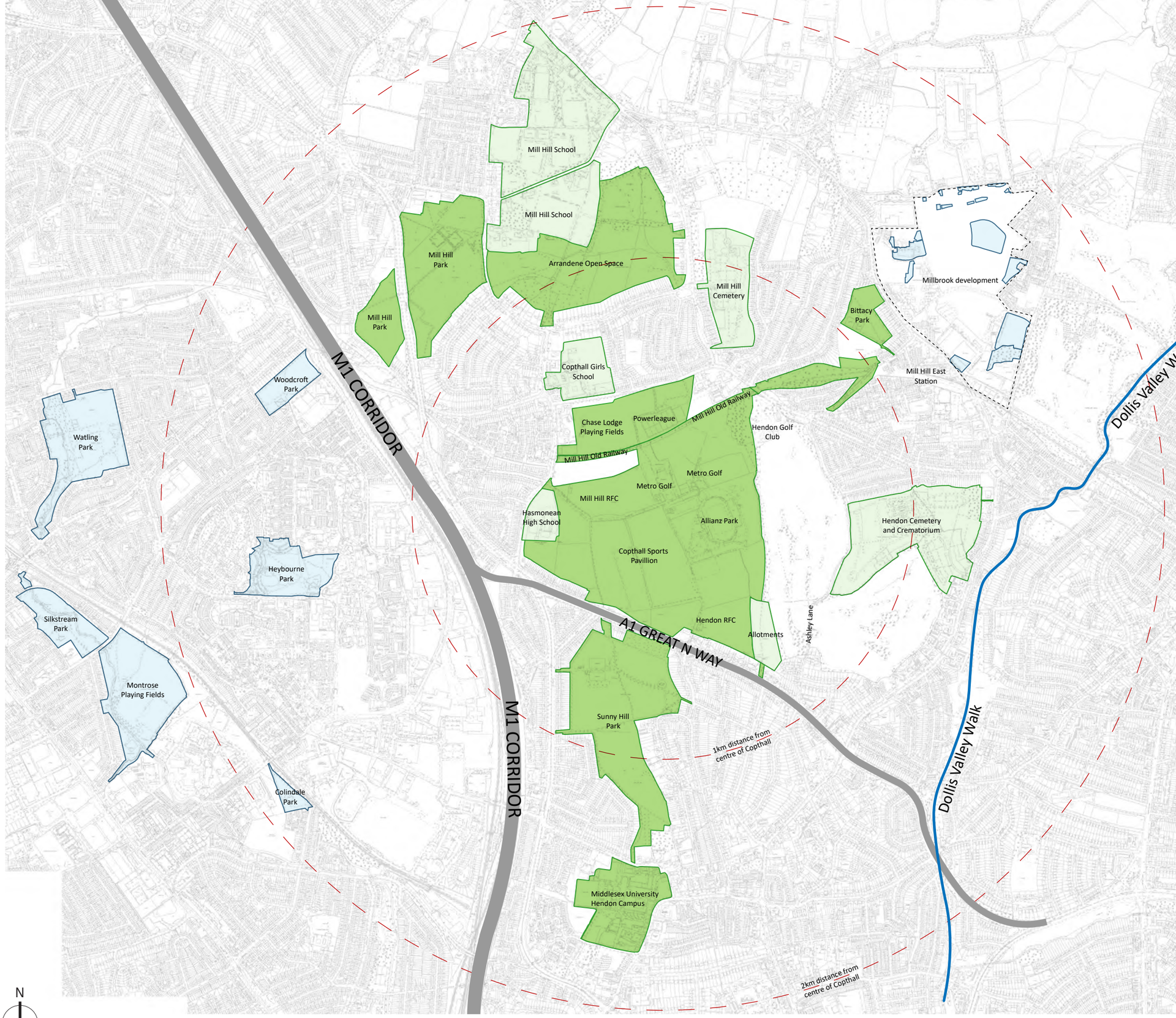


Fig. 2.3- Copthall and Mill Hill Open Spaces Study Area and Adjacent Open Spaces

2.4 BARNET'S SPORTS HUBS

01 - BARNET

FOOTBALL
CRICKET

Site currently has 3 grass pitches and 1 3G pitch. It is close to Underhill Stadium (rugby) and Barnet Table Tennis Centre. It is the smallest of the three considered sports hub sites.

02 - COPTHALL

FOOTBALL
CRICKET
RUGBY
TENNIS

Site currently has 23 grass pitches and is close to Barnet Copthall Leisure Centre, Metro Golf Centre, Powerleague Millhill, and Allianz Park stadium (rugby). Both Mill Hill and Hendon Rugby Football Clubs are nearby as well as Chase Lodge Playing Fields. This is the largest of the three sites considered to be a sports hub with plenty of opportunity to reconfigure the site and include 3G pitches.

03 - HENDON

FOOTBALL
TENNIS

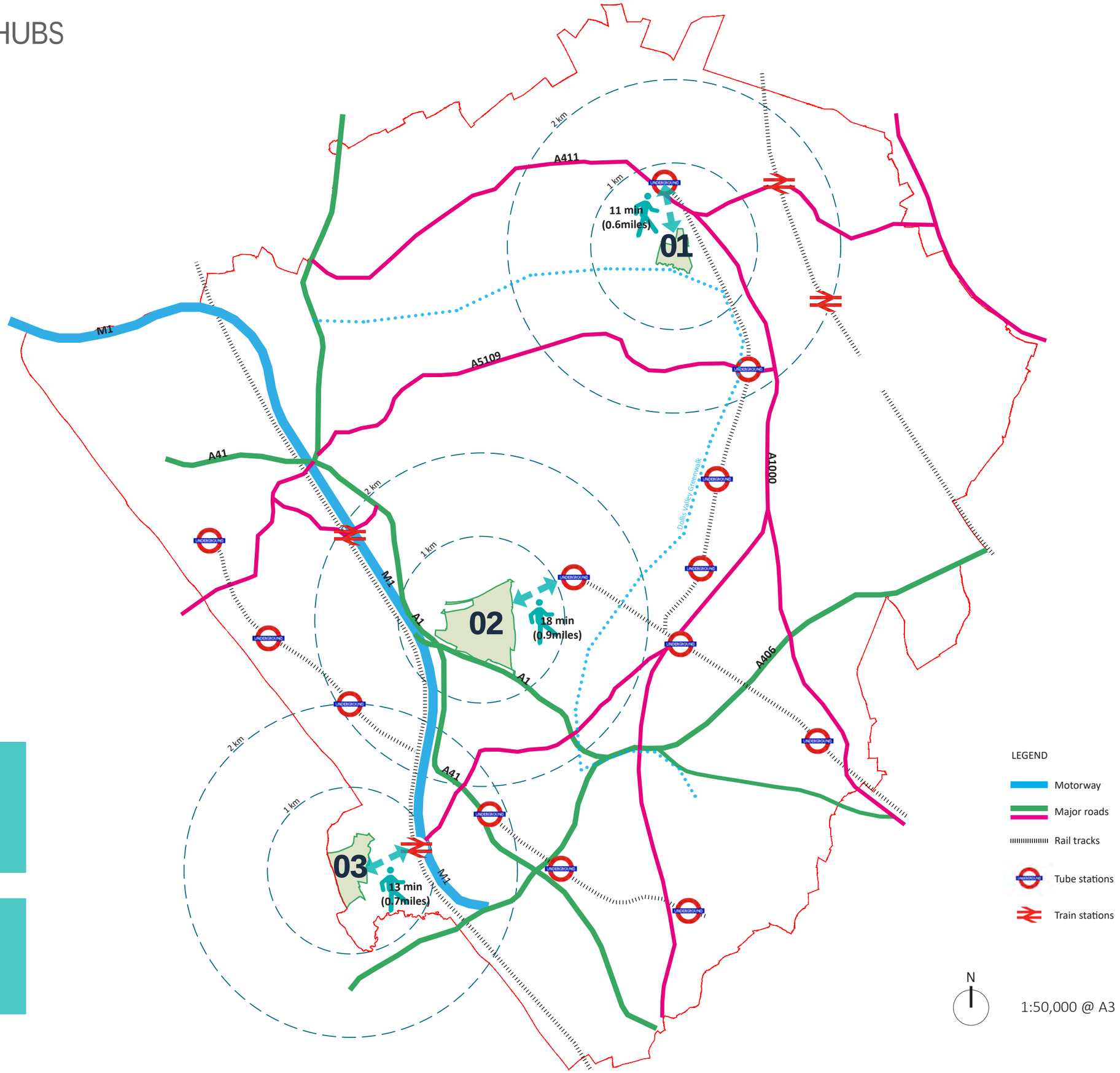
Site currently has 11 grass pitches with potential for 1 new pitch and reconfiguration for 3G pitches. Close proximity to Hendon Bowling Club, Hendon Rifle Club, Woodfield Park (playing fields), and Phoenix Canoe Club.

JOURNEY FROM BARNET TO COPTHALL FIELDS

CAR	14 min (5.3 miles)
PUBLIC TRANSPORT	56 min (Tube > Bus)
WALKING	1h 27 min (4.4 miles)
CYCLING	27 min (5.4 miles via Dollis Greenway Walk)

JOURNEY FROM HENDON TO COPTHALL FIELDS

CAR	12 min (3.5 miles)
PUBLIC TRANSPORT	37 min (Bus)
WALKING	55 min (2.8 miles)
CYCLING	19 min (3.3 miles)



TRANSPORT **CYCLEABILITY**

- Railway and tube lines
- Bus routes and stops
- Marked or signed cycle routes
- Other roads suitable for cycling (possible new cycle ways)
- Motorway
- Primary ‘A’ raods
- Secondary ‘A’ raods
- Cycle routes crossing major roads
- Proposed new connections
- Cyclists dismount
- Tube stations
- Railway stations

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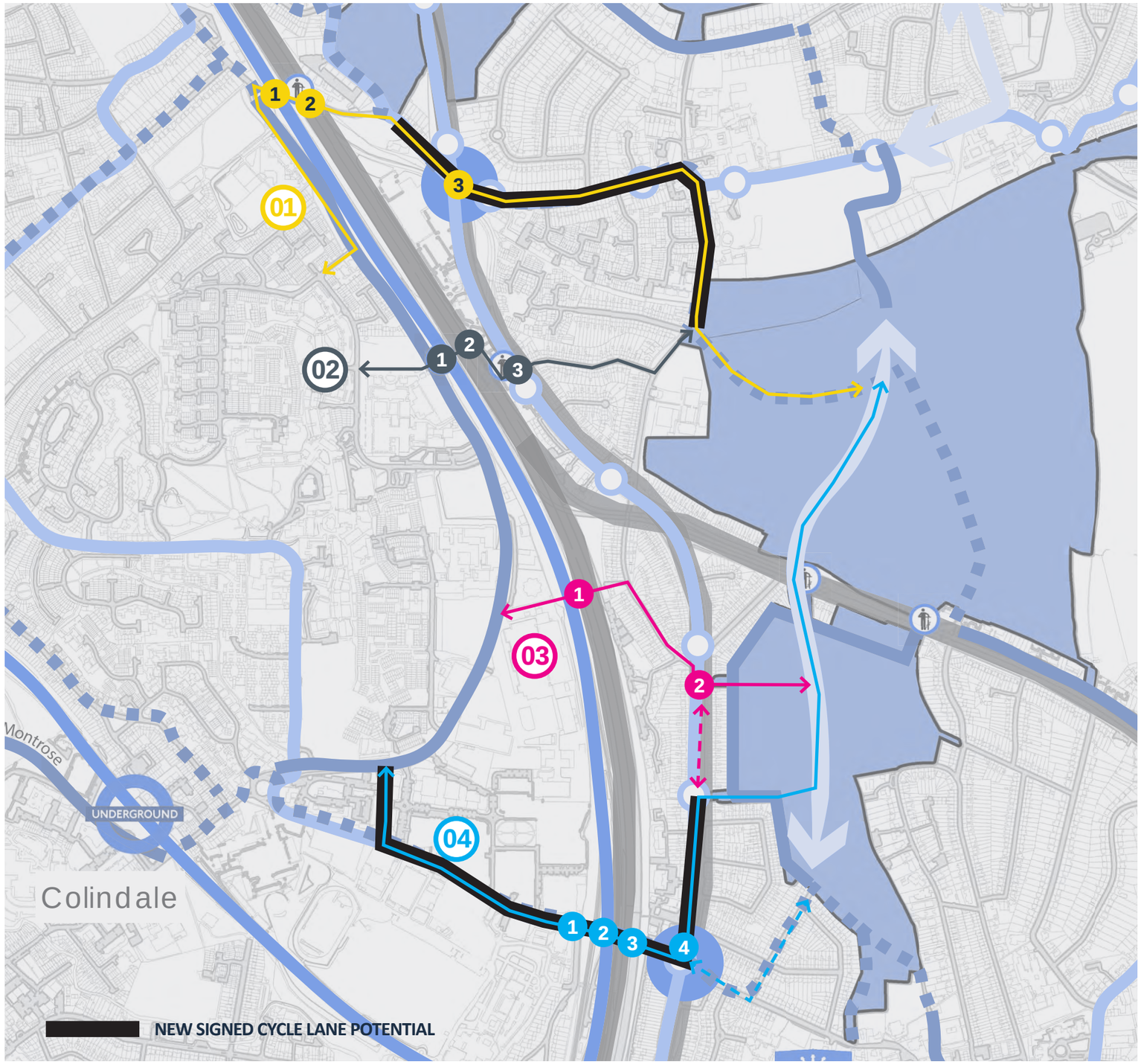
POTENTIAL CONNECTIONS
TO WEST SIDE OF M1 CORRIDOR



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ROUTE 01
VIA BUNN LANE/M1 TO COPTHALL (VEHICULAR | CYCLE | PEDESTRIAN)

1. RAIL TUNNEL
Too narrow for cycleway

2. M1 TUNNEL
Potential to have cycle lane/ shared path

3. A1 TUNNEL
Potential to remove parking bays and have cycle lane

PROPOSED CHANGES

- Lighting underneath rail tunnel
- Removal of parking bays and installation of cycle lane with signage - further investigation required

ROUTE 02
VIA GRAHAME PARK WAY (CYCLE | PEDESTRIAN)

1. RAIL TUNNEL
Lighting and resurfacing potential

2. M1 BRIDGE
Ramp access - dismount

3. A1 SUBWAY
Ramp access - dismount

PROPOSED CHANGES

- Lighting and path resurface for rail tunnel
- Better signage and legibility along route

ROUTE 03
RAF MUSEUM TO COPTHALL (PEDESTRIAN)

1. RAIL/M1 BRIDGE
New cycle/pedestrian bridge

2. A41 SUBWAY
Ramp access - dismount

NEW PROPOSAL

- New bridge over rail and M1 connecting to Hall Lane then to Copthall via Sunny Hill Park

ROUTE 04
PEDESTRIAN)
[illegible]E RD TO COPTHALL VIA SUNNY HILL (CYCLE |

1. RAIL TUNNEL

2. RAIL TUNNEL

3. M1 TUNNEL

4. A41 SUBWAY
Ramp access - dismount

PROPOSED CHANGES

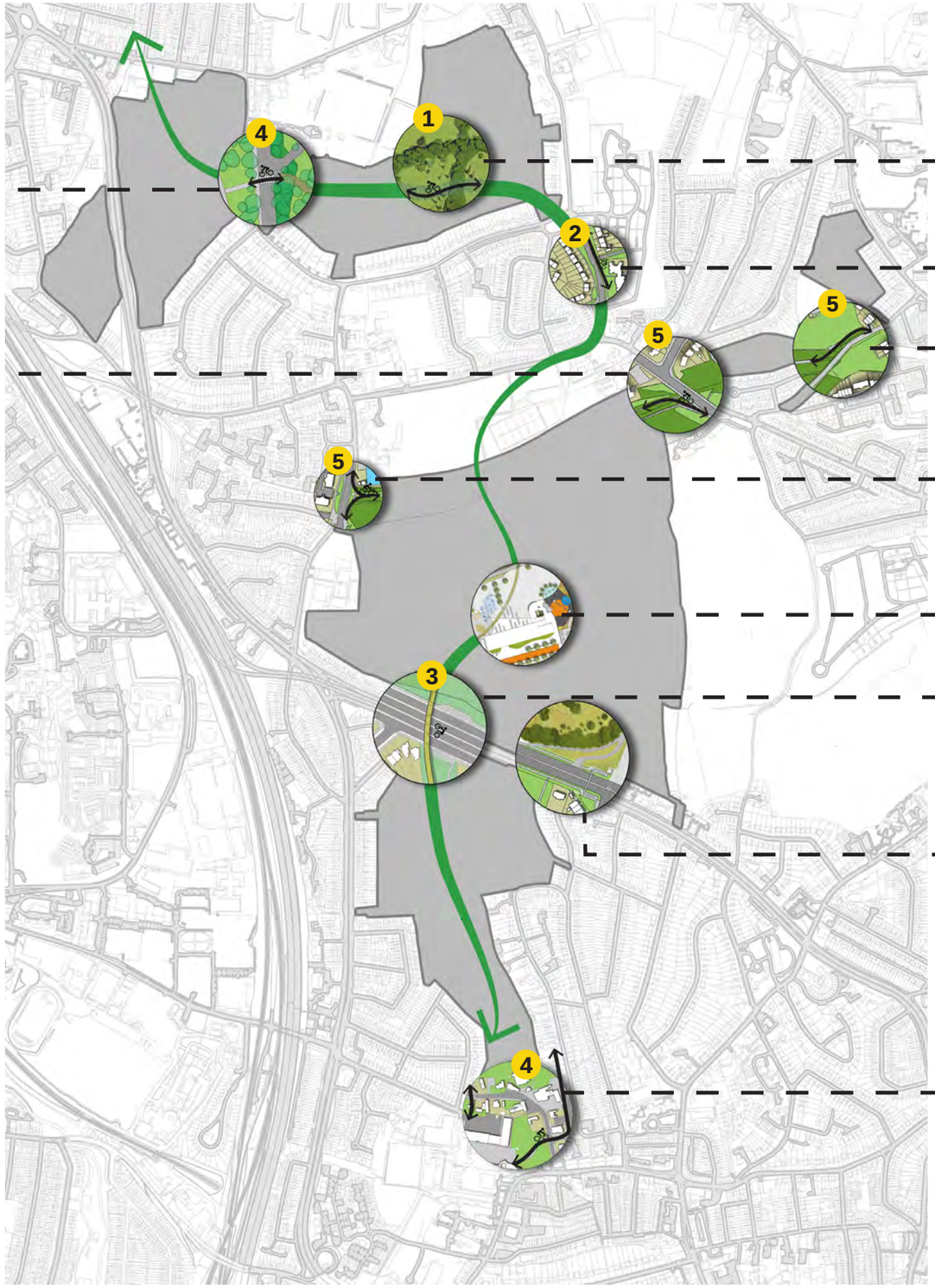
- Shared cycle pedestrian path - further investigation required
- Better signage and legibility along route
- Improve the subway with lighting and materials

CONNECTIVITY PROPOSALS **KEY INTERVENTIONS**

ENHANCED CONNECTION ACROSS WISE LANE FOR PEDESTRIANS AND CYCLISTS

IMPROVED PEDESTRIAN AND CYCLIST ACCESS FROM DEVONSHIRE ROAD TO MILL HILL OLD RAILWAY WALK

EXAMPLES



ENHANCED MAIN ROUTE THROUGH ARRANDENE WITH REINFORCED GRASS ROUTE TO OFFER YEAR ROUND ACCESSIBILITY

NEW CYCLE LANE ON MILESPIT HILL CONNECTING ARRANDENE TO COPTHALL

NEW LINK FROM OLD RAILWAY PATH TO SANDERS LANE

IMPROVED PEDESTRIAN AND CYCLIST ACCESS FROM PAGE STREET TO MILL HILL OLD RAILWAY WALK

NEW CYCLE / FOOTPATH FROM SUNNY HILL PARK TO SPORTS HUB AND THROUGH LEISURE CENTRE AREA TO PURSLEY ROAD

NEW CYCLE / FOOTBRIDGE OVER A1 TO CONNECT COPTHALL AND SUNNY HILL PARK

NEW SLIP ROAD FROM A1 TO OFFER SAFER ENTRANCE TO THE AREA

2 NO. NEW CROSSINGS FROM MIDDLESEX UNIVERSITY TO SUNNY HILL PARK

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COPTHALL CIRCULATION **RUNNING | CYCLING | WALKING**

KEY

- PRIMARY ENTRANCE
- SECONDARY ENTRANCE
- DESIGNATED CYCLE ROUTE
- PEDESTRIAN ONLY ROUTE
- SHARED PATHWAYS

1. WALK/CYCLE/RUN ROUTE (2.6km)
2. MEADOW LOOP TRACK (0.5km)
3. ACCESS TO FOREST ACTIVITY ZONE
4. WOODLAND PLAY CIRCUIT

COPTHALL CIRCULATION **VEHICULAR | PARKING**

KEY

- PRIMARY ENTRANCE
- FREE PUBLIC PARKING
- PRIVATE PARKING
- TICKETED PARKING

PROPOSED UNDERGROUND PARKING

A new underground parking facility is proposed on the old leisure centre site. The area of the proposed car park will be approximately 3,300 sq metres and will be able to provide 135-150 parking spaces. The proposed underground car park provides an opportunity to create a revenue-generating ticketed facility that could be constructed in tandem with the construction of the new leisure centre.

CONNECTIVITY PROPOSALS **LIGHTING**

NEW FLOODLIGHTING ON REFURBISHED MUGA AND TENNIS COURTS

REMOVE EXISTING LIGHT STRUCTURES ALONG MAIN ROUTE AND INSTALL NEW LIGHTING IN LINE WITH NEW BRAND DESIGN

MAIN ROUTE THROUGH SUNNY HILL PARK TO BE LIT DURING DARK HOURS TO PROVIDE A SAFE ROUTE FOR USERS

ESTABLISH WELL LIT ROUTE TO MIDDLESEX UNIVERSITY TO PROVIDE A SAFE ROUTE FOR UNIVERSITY STUDENTS AFTER DARK

NO LIGHTING PROPOSED IN ARRANDENE DUE TO THE SENSITIVE ECOLOGICAL VALUE OF THE SITE

STREET LIGHTING IN LINE WITH SURROUNDING STREETS TO BE INSTALLED AS PART OF NEW CYCLE INFRASTRUCTURE

FLOODLIGHTING ON NEW TENNIS COURTS UNTIL 10PM

MAIN ROUTE THROUGH COPTHALL TO BE LIT DURING DARK HOURS TO PROVIDE A SAFE ROUTE FOR USERS

FLOODLIGHTING ON NEW 3G RUGBY AND FOOTBALL PITCHES UNTIL 10PM

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NOTES

All parks currently have lighting except for Arrandene Open Space. Copthall has existing lighting along Champions Way and Greenlands Lane. The cycle route from Pursley Road to the existing Leisure Centre is already lit, the masterplan proposes new lighting where the new shared path extends to connect the proposed bridge.

Both Metro Golf and Saracens currently have floodlighting with restricted times of use. The proposal of new floodlighting on the 3G pitches will follow similar operating times.

5.3 SPORTS PROVISION FOR COPTHALL AND MILL HILL OPEN SPACES

The provision of new and enhanced facilities for formal sports across the study area is a key principle of the masterplan brief. The provision of new sports facilities reflects the recommendations contained within the council's adopted Outdoor Playing Pitch Strategy. Variations to the strategy recommendations reflect a migration from grass pitch to all-weather pitch provision and have been agreed in principle with Sport England.

EXAMPLES

CYCLING PROFICIENCY

FOOTBALL

INCLUSIVE MUGA AREA

TABLE TENNIS

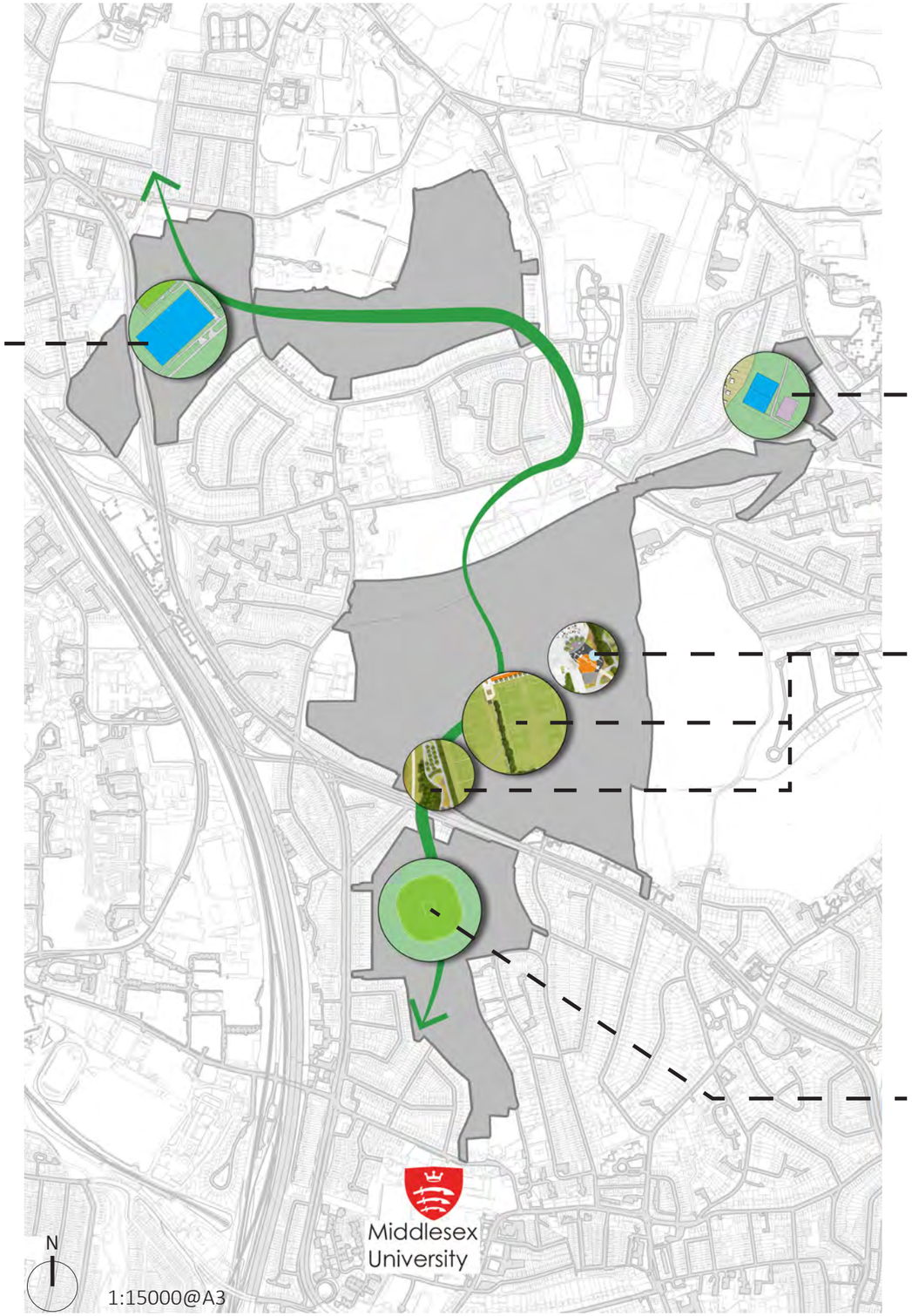
SPRINTS

RUGBY

BMX

MILL HILL

3 TENNIS COURTS - RESURFACE AND FLOODLIGHT
1 BASKETBALL/TENNIS/FOOTBALL MUGA - RESURFACE



KEY

EXISTING SPORTS PROVISION
NEW SPORTS PROVISION

BITTACY HILL

2 BASKETBALL/TENNIS/FOOTBALL INCLUSIVE MUGA - RESURFACE AND ADD RAMPED ACCESS

COPTHALL

1 RUGBY WR22 AGP PITCH
2 FOOTBALL 3G PITCHES
4 RUGBY GRASS PITCHES
6 FOOTBALL GRASS PITCHES
2 CRICKET PITCHES
4 TENNIS COURTS
2 BMX TRACKS
1 BASKETBALL/RUGBY INCLUSIVE MUGA
3 TABLE TENNIS
1 50/100M SPRINT TRACK

SUNNY HILL

1 CRICKET PITCH - IMPROVE MARKINGS
3 TENNIS COURTS - RESURFACE
1 BASKETBALL MUGA - RESURFACE

6.2 COPTHALL MASTERPLAN

KEY

1. MAIN ACTIVITY HUB
2. WETLANDS (0.4ha)
3. FEATURE BRIDGE
4. MEADOW/BMX TRACK
5. SLIP ROAD ACCESS
6. IMPROVED MAIN ENTRANCE
7. FOREST ACTIVITY AREA
8. WOODLAND PLAY TRAIL
9. 3G PLAYING PITCHES
10. GRASS PLAYING PITCHES
11. MEADOW LOOP TRACK
12. BMX TRACK
13. TENNIS COURTS ABOVE SINGLE STOREY UNDERGROUND PARKING
14. NEW LINK TO ASHLEY LANE via HENDON GOLF
15. IMPROVED ENTRANCES

MASTERPLAN **MAIN ACTIVITY HUB**

Link to leisure centre
Coach parking
MARKET SQUARE
Clearmac main pedestrian/cycle route
Table tennis
Concrete path
Water play
Water jets
Skate bowl
Skate ramp
Coloured tarmac sports zone
Sensory garden
1.5m raised embankment
Feature paving
Timber posts
Giant steps
Mown path
Long grass planting
Walkway under terrace
Parkour area
Large enclosed play tower and nursery
Natural play tower
GRANDE PELOUSE
Roof terrace
Grassed banks for thermal insulation of building
Ornamental planting
Boulder play
SPORTS HUB
Timber bounce boards
Rechargeable bollards adjacent to carpark
Sand pit
Cafe area
Climbing wall
Natural water play
Stepping stone path
COPTHALL SOUTH FIELDS
Picnic area
Polymeric sprints track
Wetland pond
3G PITCHES
Pitch fencing
Fitness trail
Ornamental planting
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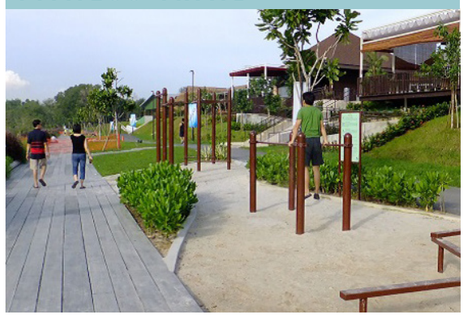
FITNESS TRAIL



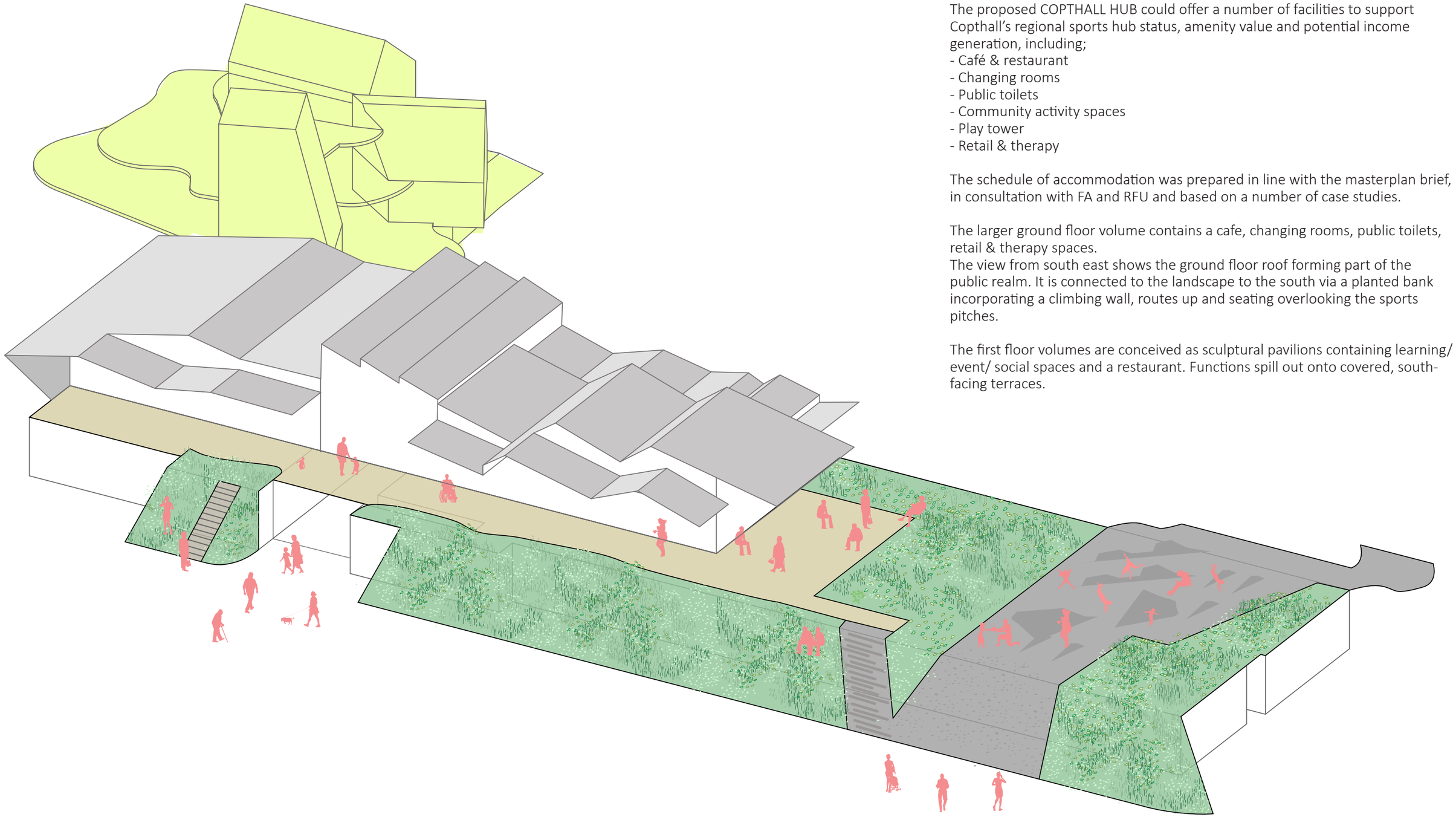
WETLAND POND

SPRINT TRACK

TABLE TENNIS

PARKOUR

PROPOSED HUB + PLAY TOWER **TYPOLOGY**



The proposed COPTHALL HUB could offer a number of facilities to support Copthall's regional sports hub status, amenity value and potential income generation, including;
- Café & restaurant
- Changing rooms
- Public toilets
- Community activity spaces
- Play tower
- Retail & therapy

The schedule of accommodation was prepared in line with the masterplan brief, in consultation with FA and RFU and based on a number of case studies.

The larger ground floor volume contains a cafe, changing rooms, public toilets, retail & therapy spaces.
The view from south east shows the ground floor roof forming part of the public realm. It is connected to the landscape to the south via a planted bank incorporating a climbing wall, routes up and seating overlooking the sports pitches.

The first floor volumes are conceived as sculptural pavilions containing learning/ event/ social spaces and a restaurant. Functions spill out onto covered, south-facing terraces.

07

MILL HILL MASTERPLAN COMPONENTS

7.1 MILL HILL MASTERPLAN

KEY

1. REFURBISHED BOWLING GREEN
2. NEW CAFE + NURSERY BUILDING
3. IMPROVED COURTS
4. GREEN GYM
5. NEW SKATE FACILITY
6. IMPROVED + EXTENDED PLAY AREA
7. REFURBISHED LODGE
8. IMPROVED ENTRANCE

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MILL HILL BUILDING **PROPOSED TYPOLOGY**

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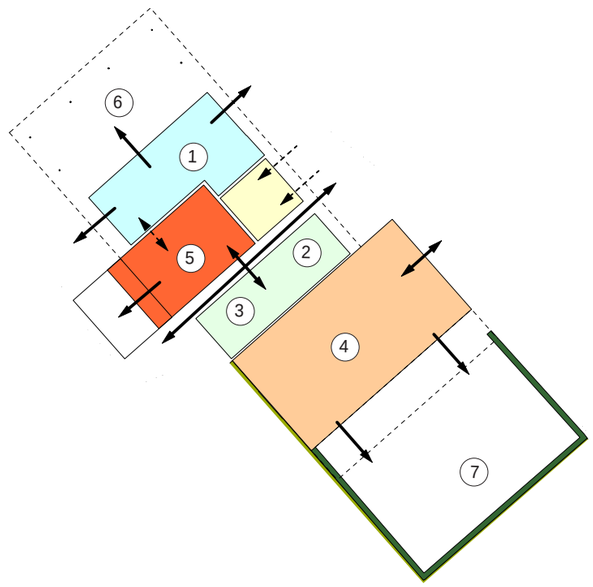
Typologically, the new Mill Hill Hub is conceived as a village. The building form is modulated to express the diverse functions of cafe/ restaurant, lawn bowling clubhouse, nursery, park facilities and changing rooms. The pavilion is designed to present an active frontage to all sides. Access to facilities and changing rooms can be controlled to deter any anti-social behaviour.

Functions spill our into associated external spaces. The cafe benefits from a covered area and overlookes the extended playground. The Lawn Bowling Club clubroom opens out on to a terrace overlooking the retained bowling green. The nursery benefits from a secure, external playspace on the now discontinued bowling green.

The current play offer to the north of will be more strongly connected to the hub by extending the lay offer southwards and by providing a new outdoor gym.

Key
1_ Café with kitchen
2_ Public toilets
3_ Changing
4_ 2-class nursery
5_ Lawn bowling clubhouse
6_ Covered cafe terrace
7_ Secure nursery playground



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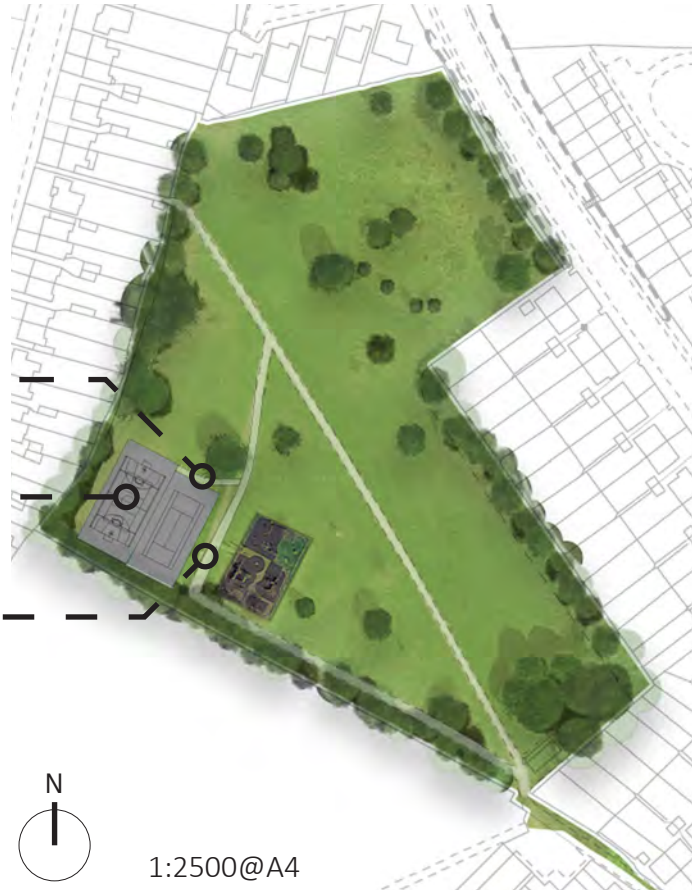
NON-MASTERPLANNED COMPONENTS

9.1 BITTACY HILL PARK

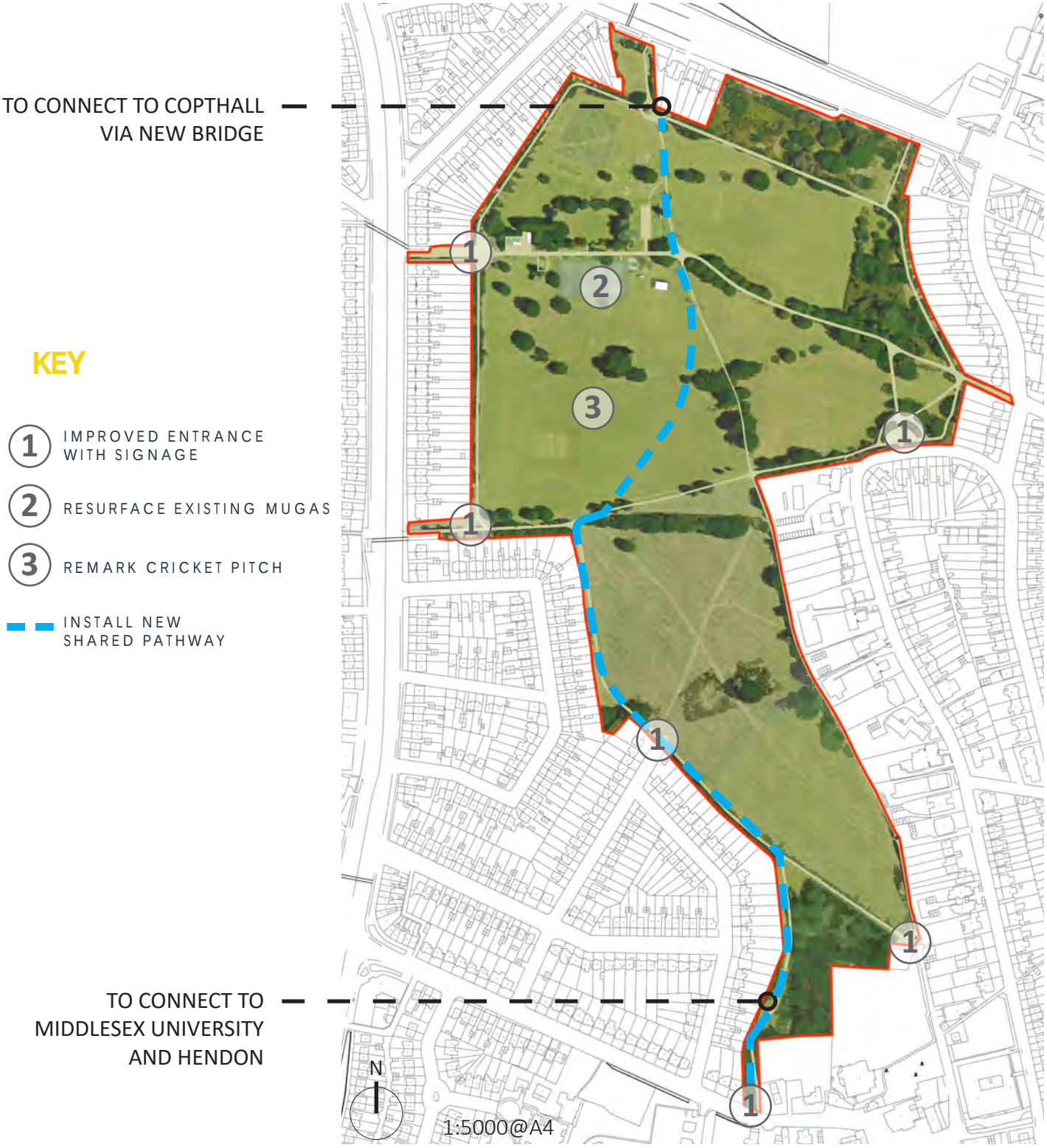
Summary of works
Bittacy Hill Park will likely see an increase in usage due to the adjacent Millbrook development. Some improvements can be made to the existing tennis courts to provide a wider range of offers. The current access to these courts is via a set of stairs with no existing ramp access.



9.2 SUNNY HILL PARK

Summary of works

Sunny Hill Park is part of the main access route from Middlesex University and Copthall Playing Fields. The main route through the site will be rationalised and resurfaced to provide better cycling connectivity. This main path will be lit to provide safety during non-daylight hours. New signage and on-site wayfinding tools will be used around the site and key locations to improve identity and wayfinding. Other improvements will be made to the park to provide better facilities such as upgrading the existing MUGAs and remarking the cricket pitch. New cycle stands will be installed as appropriate to encourage cycling.



9.3 ARRANDENE OPEN SPACE

Summary of works

Arrandene Open Space only requires minimal work to provide cyclists and pedestrians with good quality path to traverse the site. The site should remain as natural as possible and path improvements will not include lighting. The main entry points into the site will be rationalised (South-east and West entry) with signage improvements to the other secondary entries into the site. On-site wayfinding signs and integrated wayfinding tools will be used to improve overall connectivity and identity.

KEY

1 IMPROVED MAIN ENTRANCE WITH SIGNAGE CONNECTING TO MILL HILL PARK

2 IMPROVED MAIN ENTRANCE WITH SIGNAGE CONNECTING TO COPTHALL VIA NEW CYCLEWAY ON MILESPIT HILL

WIDEN AND IMPROVE EXISTING PATHWAY