

A photograph of a park landscape with many trees in autumn, their leaves in shades of yellow and orange. The ground is covered in fallen leaves, and a green lawn is visible in the foreground. A modern building is partially visible in the background on the left. A semi-transparent white overlay covers the right side of the image, containing the title text.

# HEYBOURNE PARK REGENERATION

SUMMARY REPORT

**Arkwood Ltd.**

**PROJECT TITLE**  
**PROJECT REF**  
**CLIENT**

Heybourne Park Regeneration  
A1815  
Barnet Council

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The study team would like to thank Barnet Council and also Notting Hill Genesis for their assistance in completing this study

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## THE STRUCTURE OF THE SUMMARY REPORT

**Section 1: Introduction and context** – sets out the purpose of the document, the relevant policy context, the context of the site and how proposals have responded to this contextual information.

**Section 2: Design proposals** – sets out the principal concepts that underpin the Heybourne Park Regeneration project and the key elements that will comprise the improved public spaces. This section explains the design proposals for each area of the park and explains how strategies for sustainability, bio-diversity, health and fitness and play have been incorporated into the proposals. This section will consider the impact of the scheme on different areas of the two open spaces and will describe detailed elements including buildings, entrance elements, bridges, paving, furniture, lighting and planting. Sets out how the design proposals have developed in response to the engagement carried out to the project.

**Section 3: Access and accessibility** – will consider how the proposals respond to access policies and promote inclusive access for all.

**Section 4 to 11: Design strategies** – includes tree and planting, biodiversity, play and other important considerations to the scheme.

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This report provides a high-level summary of the Heybourne Park Regeneration project. The purpose of this document is to provide a concise understanding of the project's context, proposals, and strategic approaches as further detailed in the 2023 Design and Access Statement (DAS) produced for the Heybourne Park Regeneration project.

The regeneration of Grahame Park is a proposal that will transform the lives of people living and working in this part of Colindale. The redevelopment of the estate will deliver 4,000 new homes, a significantly improved range of services, new road, walking and cycling infrastructure and a range of economic opportunities. Heybourne Park is a key element of the urban grain of Graham Park and has an important contribution towards the quality of the local environment. While the regeneration of Grahame Park will provide generous areas of tree-lined public realm, Heybourne Park will provide new and higher quality areas of greenspace where local residents will be able to enjoy access to the natural environment.

The Covid 19 pandemic has demonstrated the importance of good quality greenspace to supporting physical and mental health and wellbeing. The refurbished park will support this by providing spaces for active recreation, play and places for calmer enjoyment. The resilience of ecosystem services provided by the park in respect of carbon sequestration, sustainable drainage, air quality moderation, urban warming mitigation and biodiversity connectivity have also been assessed and enhanced through the park masterplan.

Heybourne Park has been a work in progress for several decades. The masterplan will unify the newly regenerated Grahame Park on the east with Heybourne Crescent on the west. The park will also connect more effectively with other greenspaces in Colindale and with local transport hubs to create a well-connected series of spaces. A refurbished Heybourne Park will be the green jewel at the heart of Grahame Park.

## 1.1 INTRODUCTION PURPOSE AND CONTEXT

Heybourne Park is an existing open space in Colindale in the London Borough of Barnet. The growing immediate population of the area (projected 21% increase by 2041) has created greater demand for high-quality open space that meets local residents' requirements. The adjacent redevelopment by Notting Hill Genesis of Grahame Park and the addition of new homes both there and in Colindale generally signify a need for Heybourne Park to increase its quality, recreational and play offers to respond to both existing community needs and future, new residents.

At this time the park is a 4.14 ha open space with rolling hills, an existing pond and a substantial number of high quality mature trees. Following redevelopment, the site will expand to approximately 4.5 ha.

The park has no play provision or recreational amenities other than a few benches and a pond viewing deck. Interpretative signage is in need of refreshment and two access points through tunnels have had a recent history of anti-social behaviour. A community volunteer group has conducted substantial planting and maintenance work in recent years, adding ornamental planted areas around the pond and increasing the sense of a well-maintained park. The Greentop Centre, which provides nursery and after-school programs, is also located within the park.

Providing recreational and amenity opportunities for a variety of people in terms of ages, ability and needs is the focus of this design. Several consultations have revealed the importance of making the space inclusive and welcoming for everyone, as well as an emphasis on biodiversity and protecting and enhancing the natural characteristics of the site.

## 1.2 PROJECT INITIATION

This regeneration initiative is part of a series of masterplan concepts developed for the park over the last several years, including a previous concept design in 2017 by Arkwood Ltd. commissioned by LB Barnet that informed the Camlin masterplan. A subsequent masterplan by Patel Taylor was submitted as part of their DAS for Grahame Park in 2019. This park design was formal in approach and included sports fields and an extensive pathway network. Further consultation revealed that the community needs would be better met with a more informal layout and a higher degree of open space, with uncluttered provision of activities and play.

In 2021, the London Borough of Barnet, in partnership with Notting Hill Genesis, appointed Arkwood Ltd. to undertake an appraisal of opportunities and options for improving Heybourne Park. The project brief required building upon the vision and requirements set out in the masterplan proposals approved in July 2020, while aligning with recommendations from the LB Barnet Parks and Open Spaces Strategy 2016 and Playing Pitch Strategy 2017. The project scope encompassed developing a phased masterplan for delivery up to RIBA Stage 7, undertaking necessary surveys, and bringing forward phased options for scheme enhancements with associated funding strategies.



Current layout of Heybourne Park

### 1.3 APPLICATION SITE AND SITE AREA

The Heybourne Park Regeneration project planning application submission consists of a set of planning statement, drawings and environmental reports illustrating the detailed landscaped proposals. The red line boundary for the application is shown as Appendix 1.

The site has rolling hills and slopes diagonally from northeast to southwest, with the highest area along the northern and northeastern boundary, and low areas around the pond and within the bowl-shaped depression created by the access tunnels in the southeastern corner.

Originally farmland, the site became the London Aerodrome at Hendon in 1908, serving both civil and military aviation until its decommissioning in 1968. Following closure, the site was temporarily used for waste storage before the 1971 Grahame Park redevelopment transformed it into an open space. The site's evolution reflects the gradual northward expansion of London from the turn of the 20th century.

Historic contaminated fill from the site's previous uses presents a potential design risk, particularly in terms of potential landfill costs. For this reason excavating the site is to be avoided and clean fill brought in to attain necessary proposed levels.

The site faces significant road noise and pollution from Lanacre Avenue (south) and Heybourne Crescent (west). The site will be completely encircled by driving and parking surfaces when complete, creating a soft 'island' that will serve as a respite from the heat and other conditions hard urban spaces present. The proposed development may also impact shading of park spaces, particularly in the morning as the buildings may shade the proposed play and amenity spaces along the eastern boundary of the park.

The park currently suffers from several connectivity challenges, with limited eastern access due to M1 and A5 corridors and incomplete pedestrian and cycling networks throughout. While connections to northwestern and western neighborhoods are good, the southern boundary along Lanacre Avenue lacks pavement and step-free access. The eastern entrances are particularly problematic, as is the Quakers Course route, while internal paths remain overly linear with oversized hard surfaces. The existing tunnels have become focal points for anti-social behavior.

Planned improvements will enhance north-south connectivity toward Grahame Park Way and Colindale station, while strengthening links to southern residential areas, Watling Park, Burnt Oak (via Blundell Road), and Montrose Playing Fields (via Marham Drive / Booth Road). The scheme will introduce new eastern access points while maintaining existing western entrances, implementing a revised circulation strategy for the eastern section.

#### Site timeline



Park area and masterplan superimposed on WWII aerial photograph of aerodrome



Air show at aerodrome

#### Hendon Aerodrome

The Aerodrome was a strategic military installation as well as a popular destination for air shows in the early to mid twentieth century. After this period ended, the site was used for waste storage for a time before redevelopment occurred.

### 1.3 APPLICATION SITE AND SITE AREA

#### Existing entrances



Existing entrances encircle the park but are noticeably absent along Lanacre Ave at street level. The circular entrance on the northwest corner is a large, open space with a hard surface that doesn't appear to function well for gathering or welcoming visitors. The bridge entrance from the west is fairly new and features attractive views of the pond, provided that the plantings around the pond are managed. The pond at the time the photos were taken was overgrown, but has since been cleaned and cut as part of an ongoing ecological management strategy being developed. The tunnel access beneath Lanacre Avenue attracts antisocial behaviour because of its low level and lack of natural surveillance from the street and park.



Northwest circular plaza entrance



Southern boundary on Lanacre Ave

The southern boundary along Lanacre Avenue is flat and open with good visibility to both the pond and park. However, there is currently no pavement or accessibility into the park. Neighbourhood connectivity is limited to either end of the park or the steps to the lower area.



Tunnel access from street level and underneath Lanacre Ave



#### Existing key features



Apart from the lake (which is a mainly passive facility), the park does not have any specific offers, has a lack of distinctive identity and is under-used, according to consultation. The ecological quality of the pond shows room for improvement both in terms of water quality and habitat, planting choices and the addition of such facilities as bird boxes. The park is relatively flat in its north-eastern corner and gradually becomes lower with rolling hills and progressively more trees as it reaches the southwestern corner and pond.



Pond area viewing platform



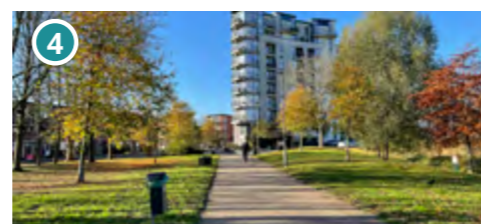
Pond area pedestrian bridge



Southern wooded area



Northeast area of park is open, relatively flat



Northwestern park area has rolling hills and is semi wooded



#### Existing 'green links'



The site has several notable pedestrian 'green links' to the north and south. While preservation of these connections is an important consideration for the contextual design of the park, the methods of connection can be improved with the new scheme. The link to the northwest extends towards Woodcroft Park, approx. 15 minutes away. To the west, both Silkstream Park and Montrose Playing Fields are a 10 minute walk away. To the south, a green link leads through neighbourhoods (currently going underneath Lanacre Avenue in a tunnel) and reaches the high street and Colindale Station. To the east there is the proposed development as well as several schools and new green spaces.



Existing green link to north of park



A series of tunnels and changes in level lead pedestrians underneath Lanacre Ave to a green link that meanders through an adjacent neighbourhood before reaching Colindale Station.



## 1.4 BROADER SITE CONTEXT

### 1.4.1 Context

Heybourne Park is not currently as well connected as it should be. The M1 and A5 road corridors restrict the park's wider hinterland to the east and west. Within the park's immediate catchment, pedestrian and cycling connectivity feel like incomplete 'work in progress'. This is in part a function of the partial and incomplete regeneration of Grahame Park over the past thirty years that the current regeneration of the estate will resolve. The development of a strong north-south spine providing enhanced access to Grahame Park Way and Colindale station can extend into the park through the creation of clear connections to the new urban grain on the park's northern and eastern edges. The park scheme can reinforce these by strengthening connections to the residential areas to the south, to Watling Park and Burnt Oak through the Heybourne Park/Blundell Road path and to Montrose Playing Fields through Marham Drive and Booth Road.



## 1.4 BROADER SITE CONTEXT

### 1.4.2 Enlarged (existing)

Currently, the park is well connected to neighbourhoods to the northwest and west, but there is no pavement or step free access along the southern boundary as it meets Lanacre Ave. The route from Quakers Course is challenging as well, and entrances from the east in particular do not welcome people into the park. The interior path network is very linear, and there are several expansive hard surfaces (such as the circular plaza at the northwest entrance) that seem unnecessarily large and not very functional. Current entrances are well placed to the west and north, but the entrance from Lanacre Avenue into the park is via steps and there are several tunnels beneath that currently invite anti-social behaviour.



#### Key

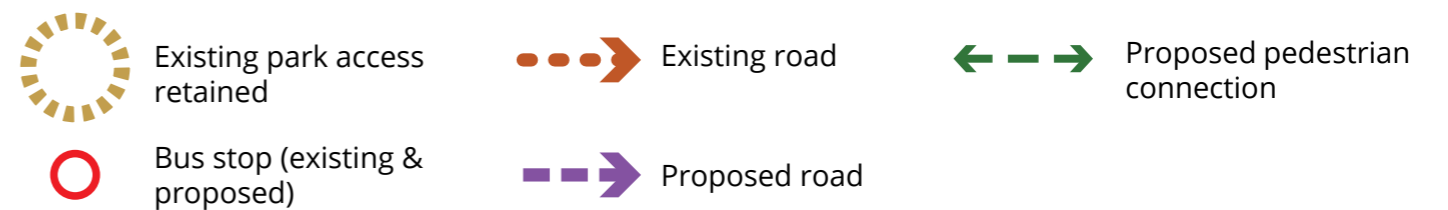


### 1.4.3 Enlarged (proposed development)

The new development proposes a significant number of points of entry into the space from the east. Current park entrances are to be evaluated and adjusted for the new design. At this time entrances from the west will likely remain at current locations, while entrances on the eastern half of the park will be adjusted according to the new circulation strategy.



#### Key



## 1.5 ENVIRONMENTAL CONTEXT

Heybourne Park, also known as 'Grahame Park Open Space', is a Site of Importance for Nature Conservation (SINC) of Local importance, meaning it has a recognisable value to biodiversity within the city. The SINC is described by the GiGL local biological record centre as: 'A substantial area of open parkland surrounding a 1970s housing estate. It has an undulating landscape, which partly reflects its foundation over the site of the former Hendon Aerodrome. Most of the park comprises short-mown turf with scattered trees, but there is an interesting pond, fringed by reedmace (*Typha latifolia* and *Typha angustifolia*) and rushes (*Juncus* spp) near the main road. Coots and moorhens nest among the rushes, and frogs and newts are also thought to breed'.

This SINC is a site of local importance which is defined in the London Plan as being of importance for the provision of access to nature at the neighbourhood level.

The site is largely comprised of hardstanding, building, amenity grassland, rough grassland, scattered scrub, introduced shrub and scattered trees.

Consultations with the local biological record centres GiGL and the Magic dataset confirm that there are no statutory designations of national or international importance within the boundary of the site. There are four statutory designated sites within a 3km radius, however, including a Site of Special Scientific Interest (SSSI) and three local nature reserves. GiGL also identified 10 non-statutory SINCs within 2km of the boundary.



## 1.6 POLICY CONTEXT

This section summarises the relevant planning, design and access policy background to the application. These policies and plans provide the context within which the detailed landscape design proposals have evolved.

### 1.6.1 Planning Policy Context

A Planning Statement is submitted with the planning application. This document reviews the national, regional and local policies relevant to the application and demonstrates how the application responds to these policies. Policies in the London Plan and in the Barnet Core Strategy about the protection and use of public open space and conservation areas provide the over-arching policy for Heybourne Park Regeneration. The planning submission proposals respond positively to these policies.

The Barnet Local Plan sets out a number of other more detailed parameters for open space elements including biodiversity, design quality, access and movement, designing out crime, sustainability, the protection of historic features, trees. The project proposals are compliant with these requirements.

The Barnet Parks and Open Space Strategy (2016) proposes that parks in Barnet 'will have to fulfil a new function in supporting the development of sustainable communities and attractive neighbourhoods and in bringing businesses and employment to town centres'. The strategy also identifies a range of benefits accruing from good quality public open spaces and these benefits 'reflect many of the objectives that we have established for the economic success of the borough, the health of its citizens and the quality of the environment with which they interact on a daily basis'.

The Open Space Strategy for Colindale (2013) sets out a specific vision for parks in this area of Barnet:

- High intensity, high quality open spaces that are accessible, welcoming, attractive, well used, shared by all groups, well maintained and managed.
- Larger individual local parks with a range of uses including cafés and changing facilities, nature conservation areas, playgrounds and sports facilities to allow increased usage for all ages.

### 1.6.2 Design Guidance

Best practice guidance on design and access issues has also informed the detailed design of the landscape proposals for the project. These include:

- Designing out crime (Design Council: 2015)
- Make space for Girls research report (2023)
- Principles of inclusive design (CABE:2006)
- Secured by Design (SBD)
- Community Green (CABE: 2010)
- The value of public spaces (Design Council: 2014)

### 1.6.3 Access Policies

In addition to the best practice referred to above, a number of policies and legislative frameworks have been referred to in developing detailed design for the planning submission including:

- The London Plan 2021
- Design of an accessible and inclusive built environment Part 1: External environment — Code of practice (2018)

### 1.6.4 Safety

Heybourne Park Regeneration project's proposals follow the general guidance set in Secure by Design with the objective of creating an environment that is safe, attractive and calm for all users. Specific design initiatives to address specific issue include permeability around the edges and good visibility and clear sight lines into and throughout the park, designing out dead spaces wherever feasible, crown lifting trees, and carefully selecting planting. Care has been taken to select hard landscape materials that are durable and robust. The streets around the site are well lit and for this reason, and the park itself will not be lit to encourage day time use of the space only.

### 1.6.5 Biodiversity

The project contributes to the achievement of the objectives of the London Biodiversity Action Plan and the priority habitats identified within it. These include parks and urban greenspaces, rivers and streams, woodland, meadows and pastures. The design actively engages with these priority habitats ensuring conformity with London Plan 2021 Policy G6.

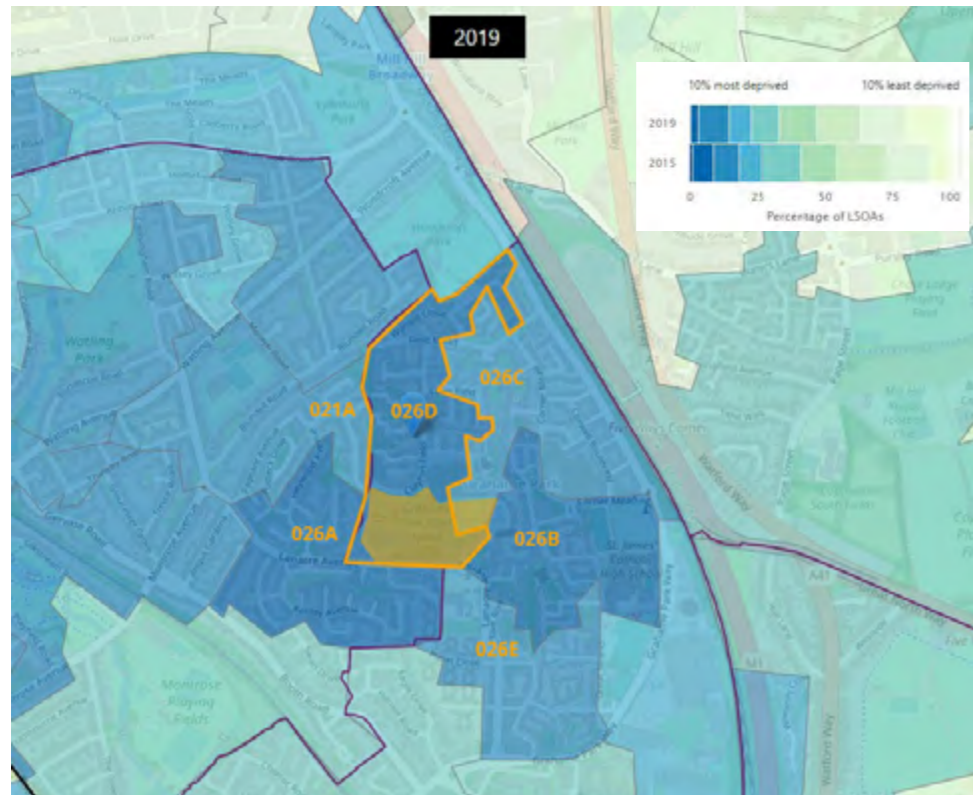
## 1.6 POLICY CONTEXT

### 1.6.6 Equality and Inclusion

By incorporating the requirements of national, regional and local plan policies, the proposals take into account the needs of all users of the environment including people with disabilities and mobility impairments, people of different genders and faiths and people whose first language might not be English.

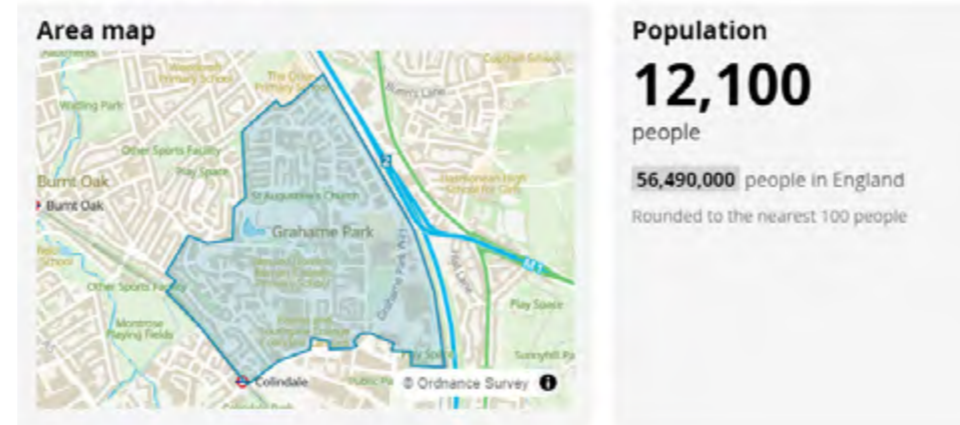
### 1.6.7 Social, Economic and Regeneration Context

Heybourne Park is located in Barnet LSOA 026D, however there are four other neighbourhoods immediately surrounding the park that are also within its catchment: Barnet 026A, 026E, 026B and 026C. In 2019, this LSOA was ranked 3,826 in the Indices of Multiple Deprivation and is within the 20% most deprived neighbourhoods in England. LSOA Barnet 024A and 024B are also ranked in this category of 20% most deprived. The other three LSOAs adjacent to the park, 021A, 026C and 026E are amongst the 30% most deprived neighbourhoods in England.

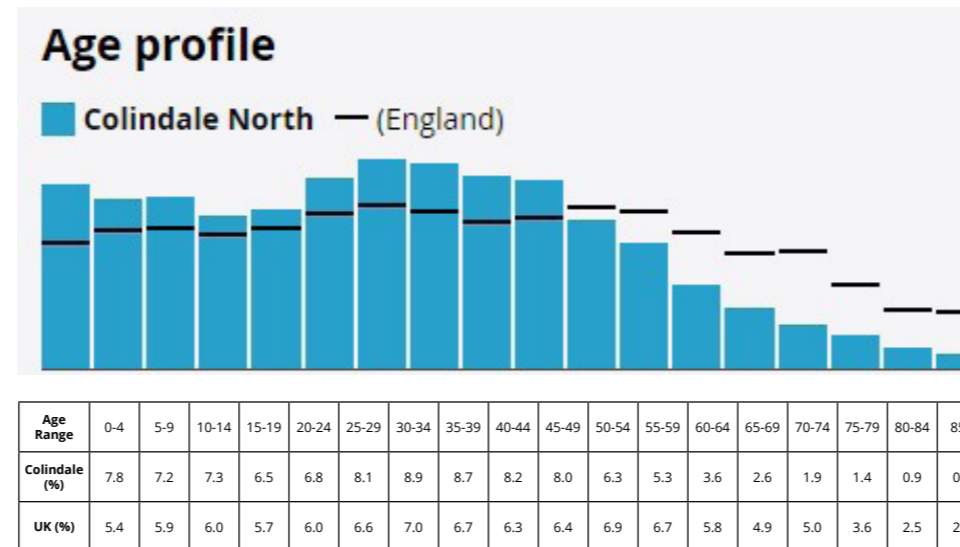


There are 12,100 people in the Colindale North census area. The site hinterland has a very diverse cultural mix and large numbers of young families with children. There are more people in every age group under 49 in Colindale North than the UK average for that group.

### Colindale North



Source: Office for National Statistics - Census 2021



A wide diversity of ethnic groups also lives in Colindale North:

Asian/Asian British or Welsh	23.5% (UK average 9.6%)
Black/Black British or Welsh, Caribbean or African	21.3% (UK average 4.2%)
Mixed	5.8% (UK average 3%)
White	38.5% (UK average 81%)
Other	10.8% (UK average 2.2%)

Colindale is undergoing significant regeneration and in particular the area around Heybourne Park is going to see a lot of new residents as well as the existing population reflected above. The regeneration project for Grahame Park alone is proposing 4,000 new homes and this will be immediately adjacent to the park.

### 1.6.8 Environmental Context

The site lies within Brent Reservoir Special Scientific Interest (SSSI) Impact Risk Zone (IRZ). IRZs are intended as a tool for local planning authorities to identify when specific types of development may require consultation with Natural England regarding their potential impact on SSSIs. The proposed development does not match the type of development representing a potential risk to the SSSI (MAGIC, 2023).

Heybourne Park is a Site of Importance for Nature Conservation (SINC) of local importance known as Grahame Park Open Space. The pond and the mature trees are the habitat of highest value at the site, and there is also amenity grassland, rough grassland and scattered scrub. The site also contains a building (The Greentop Centre nursery) and trees with the potential to support roosting bats and habitat connectivity and features that may provide foraging and commuting habitat for local bat populations.

For many residents, Heybourne Park is the most accessible local quality green space. This function will be increasingly significant given the proximity of high density new housing in close proximity to the site.

The site is currently under-used because lack of investment and design coherence has not made it an attractive or interesting space to spend time. The park lacks the quality of facilities typical of other contemporary parks, with no play offer, a lack of facilities and toilets, and a public perception that the site is unsafe or occupied by young people with a reputation for anti-social behaviour (ASB).

### 1.6.9 Response to Context

Barnet Council has allocated an indicative budget of £3.5 million for the refurbishment of Heybourne Park and a project has been developed to this end and is the subject of this planning application. These project proposals have been developed through a process of extensive community and stakeholder engagement conducted throughout 2022.

## 1.7 DEVELOPING THE PROPOSALS

Since the contract was awarded, Arkwood Ltd. has delivered a series of events, exhibitions and face to face meetings and discussions to gather further views and aspirations for the park and feedback on emerging proposals:

The feedback received from these initial consultations has been incorporated into revised proposals for many of the proposed design elements. These have included amendments to the design to accommodate community plantings, amendments to the path layouts, changes to the proposed facilities (for example, early concepts had considered a barbecue area but this was later abandoned), and development of fitness, recreation and play provision such as making space for girls principles being implemented throughout.

The park area is small and has constraints such as changes in level and potentially contaminated soil, all of which determined the dominant design theme of the park: the activity is focussed around the perimeter, with calmer open space in the centre. This came about because initial concepts were determined to be too cluttered, and consultation revealed a desire to retain open areas for picnicking, kicking a ball and other passive and unprogrammed activities.

### Consultee organisations have included:

- Local Members
- LB Barnet
- Notting Hill Genesis
- The Barnet Group
- Greentop Centre Nursery
- Patel Taylor Architects
- Friends of Heybourne Park
- Common Vision
- FUUSE Youth Project

## Engagement timeline



## 1.8 CONSULTATION

Between March and August 2022, Arkwood Ltd. conducted extensive community engagement through a series of in-person and online consultation events regarding the redevelopment of Heybourne Park. Initial meetings were held with key stakeholders, including representatives from the Greentop Centre and Friends of Heybourne Park (FOHP), to discuss design proposals and address specific concerns about changes to outdoor spaces and community plantings. A community garden opening at Grahame Park in May 2022 provided an opportunity to display proposed designs and distribute surveys. Following feedback from FOHP regarding concerns about community plantings and park closure duration, the design proposals were modified to retain and protect existing plantings during construction.

The consultation process included two major public events: a 'Tea in the park' event in July 2022, which incorporated a bike repair workshop, and participation in the Urban Gamez sporting event in August 2022. Cumulative survey responses from these events totalled 115 participants. The August survey introduced a basketball hoop option while removing the previously included grilling area option, reflecting evolving design considerations.

The survey results indicated that most visitors (55%) frequent the park at least once a week, with 65% living within a five-minute walk. Common barriers to park use included insufficient facilities, poor maintenance, and safety concerns. Visitors typically came to the park with partners (25%), friends (25%), or children (21%).

Analysis of the combined survey responses revealed several key themes regarding desired facilities and improvements. The most frequently requested features included outdoor fitness facilities, open spaces for recreation, biodiversity areas, and community gardens. Practical amenities such as outdoor study areas with free WiFi and spaces for community events also featured prominently in responses. The consultation highlighted recurring themes around accessibility, safety, and maintenance. Participants emphasised the importance of adequate lighting, regular maintenance, and inclusive design for users of all abilities. Specific suggestions included incorporating references to local aviation history, developing sensory gardens, and ensuring appropriate facilities for children of different ages.

The engagement process has directly informed the final design approach, balancing the need for enhanced facilities with the preservation of the park's natural character and existing community-led initiatives.

## 1.9 DESIGN PRINCIPLES

A core set of principles was defined as part of the design development for the park:

### 1) Connectivity and Accessibility

Connecting the site is more than just a physical: pedestrian and cycling connectivity are very important in the urban environment of Colindale, but it is also important to provide social cohesion, an environment in which residents and visitors to the park feel comfortable and want to gravitate to the spaces that have been created. Ecological connectivity to provide linkages, habitats, and features that wildlife can use to increase their range and success within the area. Accessibility as a way of thinking about the space and its functionality for every age and ability of person that might dwell there.

### 2) Character and Zoning

The character of individual areas within a space is defined by many factors: vegetation, levels, scale, microclimate features, sunlight and position and function relative to adjacent built up areas. Zoning is more specifically about the uses of the space, and this along with circulation must be layered with character analysis to devise the highest functioning public realm.

### 3) Scale and Layout

Creating a hierarchy of open spaces is important to their enjoyment and ease of use. Providing a variety of outdoor environments is critical to meeting the needs of everyone visiting the park: intimate and open, sunny and shaded, large and small, hilly and flat.

### 4) Promoting Biodiversity

The pond is currently the most biodiverse area of the site. Regeneration of the pond area will serve to increase the quality of the habitat and wildlife provision for the entire park. Access to ecologically sensitive areas will be carefully controlled in order to prevent damage to habitat, using strategic plantings and paths for a lighter touch. The rest of the site will include plantings, habitat provision such as bird and bat boxes, and thoughtfully integrated wildlife provision wherever feasible.

### 5) Durability and Ease of Maintenance

Plant and materials choices will be carefully selected for their ease of maintenance and overall performance in an urban, heavily used environment. Drought tolerant, native and pollinator rich species will dominate the plant palette. Hard surfaces will be chosen for their durability and quality, and will be locally sourced wherever possible.

### 6) Sustainability

Both plants and hard materials will be locally sourced wherever possible, and we will as a design team look for every opportunity to reuse on site any excavated materials, avoiding landfill disposal if possible. The potential presence of contaminated soil requires that any changes in level are due to fill, as excavating soil could bring prohibitive landfill costs. Because of this, relocation or reuse of soil on site is not ideal and is avoided in the design.

### 7) Quality Amenity Space

It's critical to have year round spaces and interesting aspects of nature to observe in every season. The landscape strategy will endeavour to create spaces that perform at the highest level with the least expectation of maintenance achievable for the design. An intergenerational approach will make all ages and diversities of people feel welcomed.

### 8) Security and Safety

The security of the scheme is paramount: designing spaces with excellent natural surveillance and integrated activity and comfortable places to observe nature, or seek solitude without fear. Good permeability and sight lines from the edges to the interior spaces and throughout the park will increase both security and navigability.

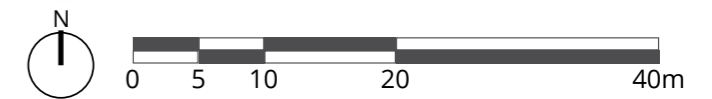
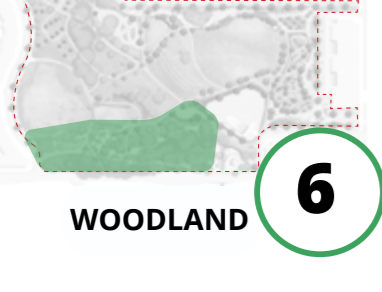
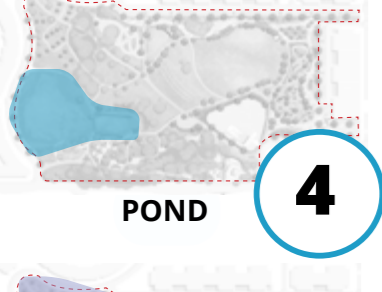
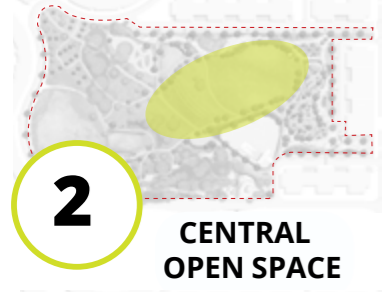
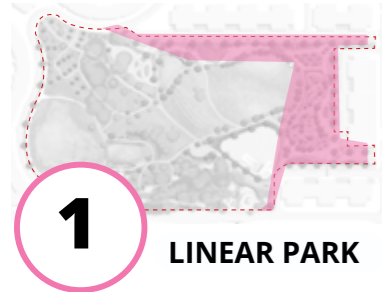
### 9) Planting Strategy

Plantings on the scheme will be selected for their performance, durability, year round interest, and biodiversity enhancing potential (for example, the plants chosen will be native rich and pollinator friendly as much as possible). Low maintenance plants will be a priority.

### 10) Drainage and Flood Considerations

The pond is the focus of all surface drainage coming into the site. Some localised flooding between the pond and Lanacre Drive was identified during consultation. Further attenuation and SuDS will be incorporated into rain gardens, swales and other features on the site to strengthen the site's attenuation and clean the surface water before it enters the pond.

## 2.1 MASTERPLAN AND LANDSCAPE CHARACTER AREAS



## 2.2 LANDSCAPE CHARACTER AREAS

### 2.2.1 Linear Park

The Linear Park encompasses the entire eastern boundary of the park, and part of the northern boundary. It is a pedestrian space, designed to serve as an active public realm with a variety of spaces to gather, socialise, and build community. There are also spaces for quiet activities, and areas for working and studying, with Wifi access and charging stations. Incidental play can be integrated into some areas, as well as interactive elements for intergenerational play. Pergola seating provides shady places to gather. The three primary areas of the linear park are:

#### PROMENADE

This is the pedestrian space that functions as a pathway and connector as well as a vibrant home zone. It will serve as the 'front garden' for many people in the community who live in flats and need an outdoor space to enjoy.



A variety of surfaces both hard and soft

#### PLAZA NEAR CAFÉ

The Café will be provided within the new development, and this breakout space will offer tables and seating in a variety of positions to take advantage of sun or shade, quiet or activity.

Tables in close proximity to the play area will make it easy for older children to play while their parents sit nearby and relax within sight of play but not in the hubbub.



Café tables in plaza

#### FORMAL PLAY AREA

The play area will provide a variety of inclusive and accessible play features as well as sensory play. The design takes advantage of changing levels to create an interesting variety of spaces for different types of play, without it feeling too prescriptive. The play area will be explained in more detail later in this report.

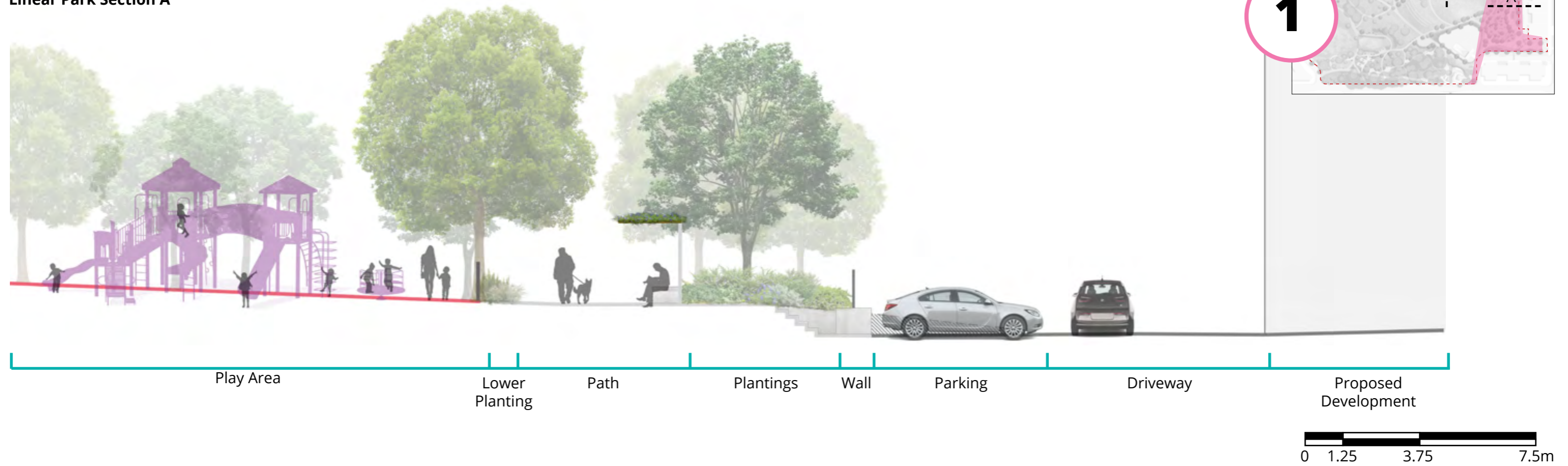


Existing and proposed trees will provide shade, as well as pergola placed strategically along linear space

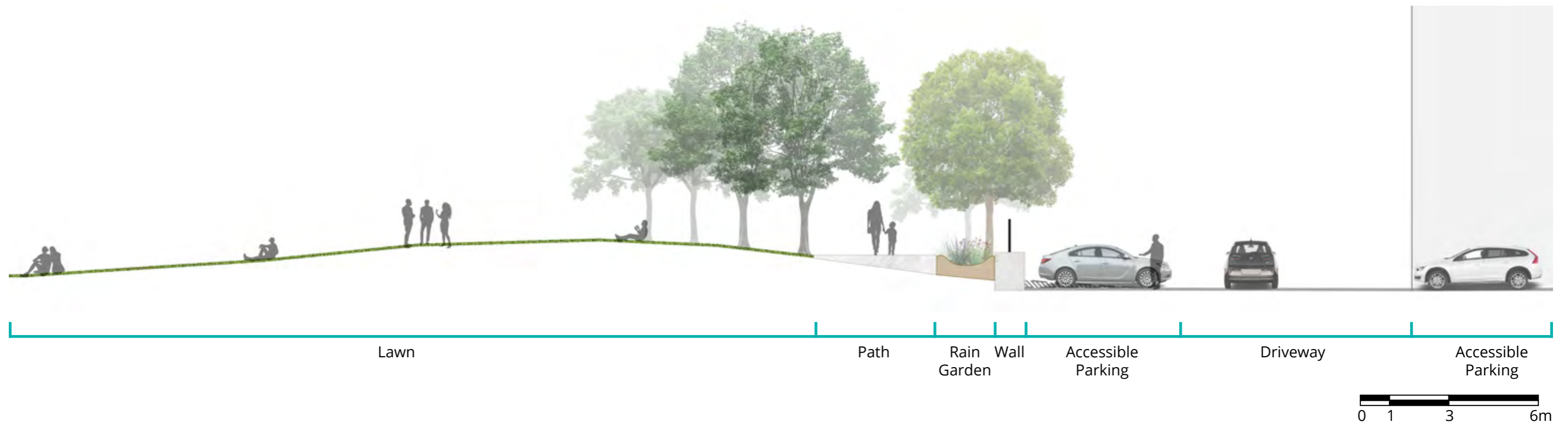


## 2.2 LANDSCAPE CHARACTER AREAS

### Linear Park Section A



### Linear Park Section B



## 2.2 LANDSCAPE CHARACTER AREAS

### 2.2.2 Central Open Space

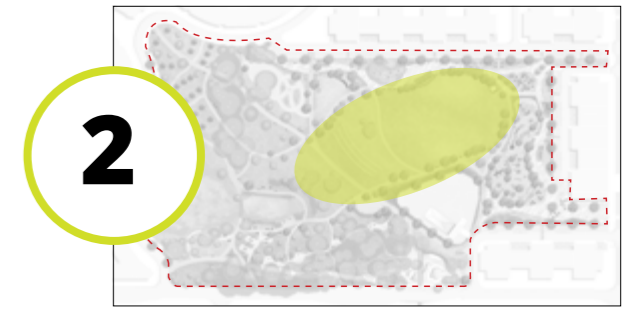
The Central Open Space is the heart of the park. Activity and recreation of various types is arranged around the perimeter of Heybourne Park, but the centre is calm and informal. The open lawn area in the northeast corner of the open space is perfect for kicking a ball around, playing a game of frisbee, throwing a ball for the dog. The tree lined edge provides places for picnics and benches for relaxing or meeting a friend. The natural slope of the site will be enhanced to provide an amphitheatre that overlooks the pond and provides a lovely southwest facing gathering space for sunning, reading or socialising. As the slope nears the pond it becomes another picnic or gathering spot under the lovely mature canopy trees. A kiosk near the northeast entrance can provide coffee and snacks for visitors.



Passive open space is so important, especially in urban areas where many people don't have access to a private garden

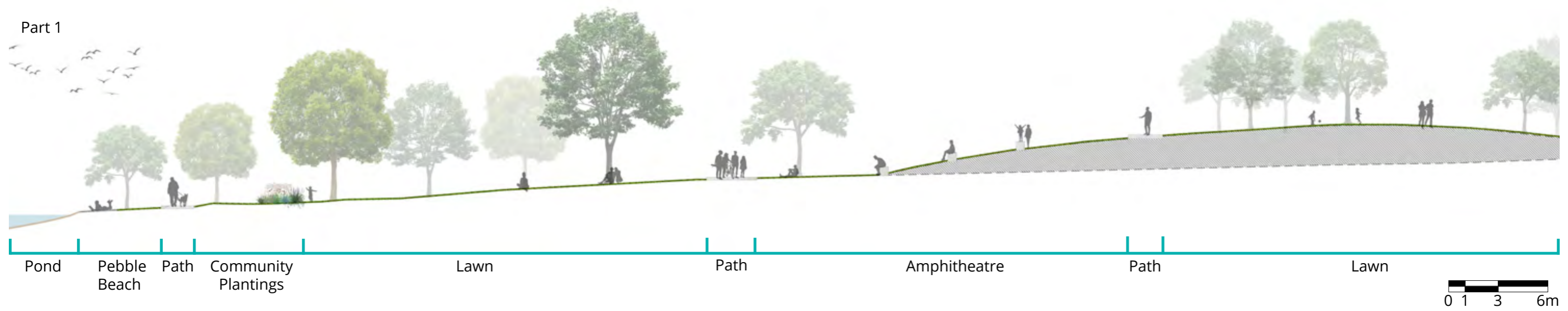
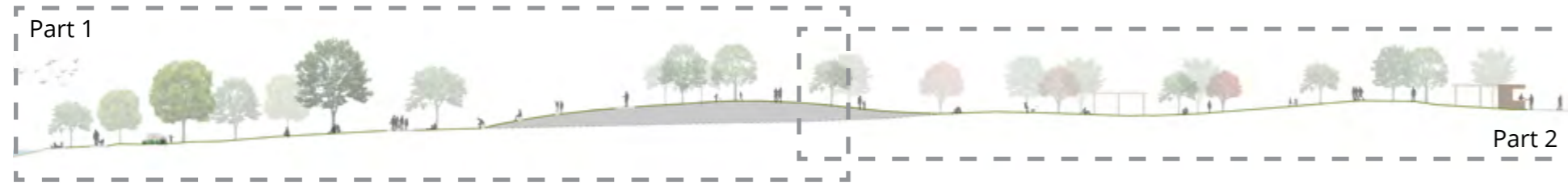
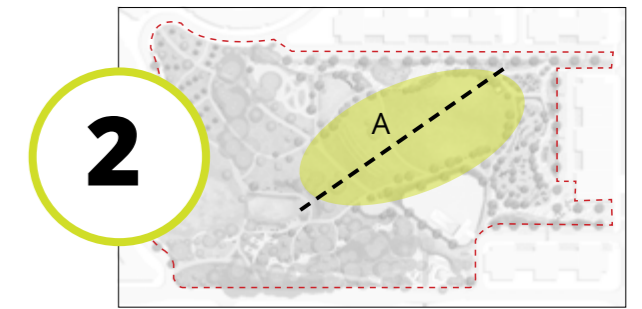


The amphitheatre will be a sunny gathering space with views of the pond, and is suitable for small events as well, such as Movies in the Park.



## 2.2 LANDSCAPE CHARACTER AREAS

### Central Open Space Section A - Part 1 and Part 2



## 2.2 LANDSCAPE CHARACTER AREAS

### 2.2.3 Southern Gateway

The flyover bridge that brings people into the park from the south will create a dramatic and interesting feeling of arrival. Passersby can peer down into the skate park below and watch people practicing their skills. Existing trees can be carefully trimmed to allow views through the space while still retaining shade and a sense of height around the bridge and park below.

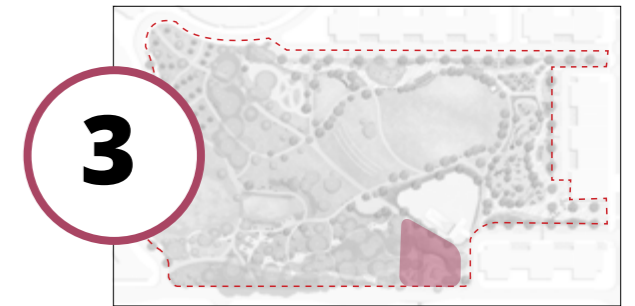
The skate park will include a variety of elements from beginner level to more difficult manoeuvres. BMX bikers will also be able to use the space. Seating steps on either end add a sociable element, so that the skate park has good visibility from all angles and people feel welcomed to sit and watch, whether they enter the space from the east, the west or look down from above. Providing good natural surveillance is crucial to the success of this space, which is low lying and therefore not visible from the road. The low levels are an advantage as well, however, as the surrounding higher grade will absorb much of the sound from the skating, often a complaint for residents near skate parks. Further noise mitigating measures can be implemented to reduce this issue as well, such as acoustic panels strategically placed on the perimeter.



Flyover pedestrian bridge



Skate area can accommodate existing trees and vegetation, creating opportunities for enhancing the existing habitat plantings and adding more



#### Key



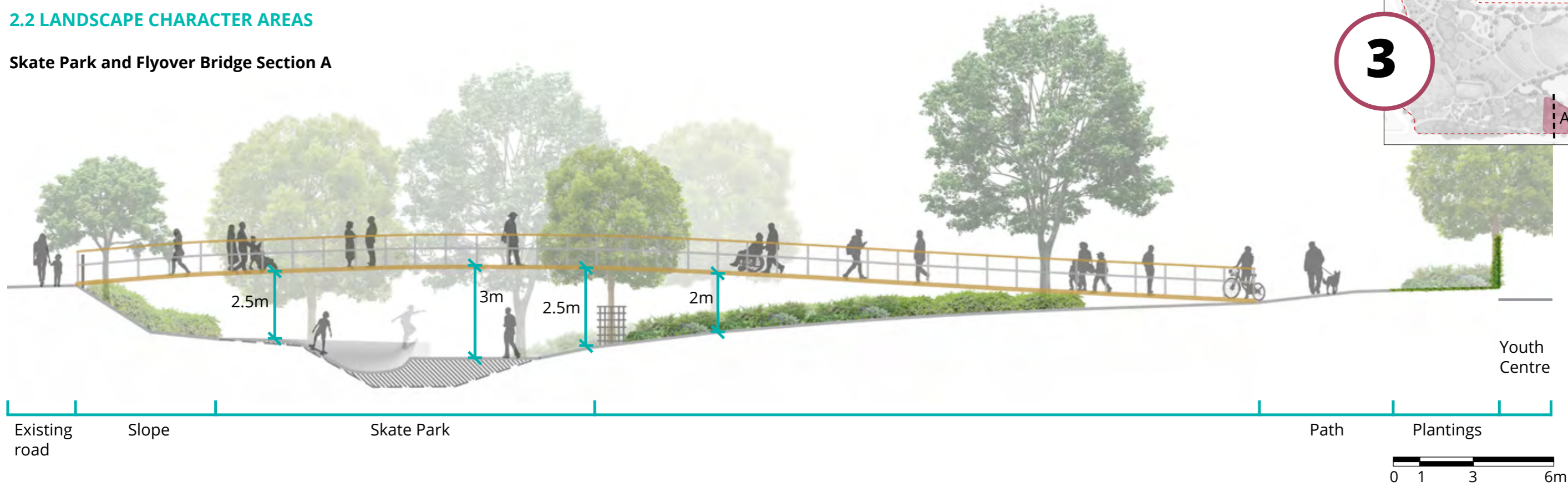
Primary Entrance

Secondary Entrance

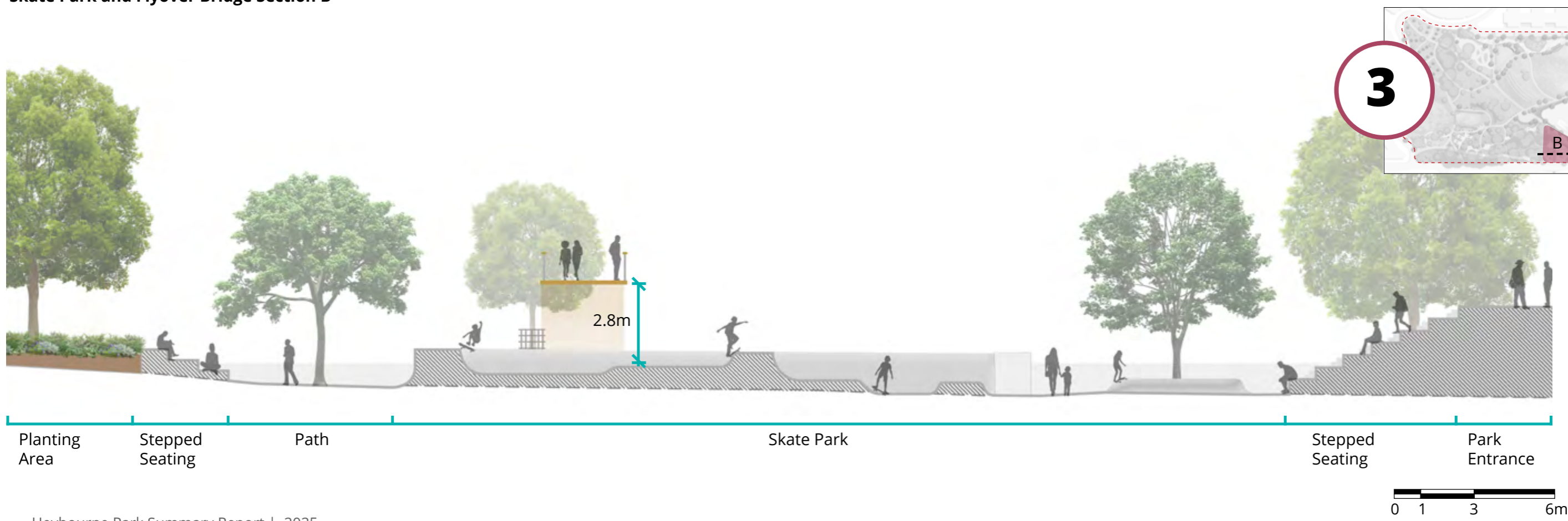
— — — — — Bicycle crossing / shared space

## 2.2 LANDSCAPE CHARACTER AREAS

### Skate Park and Flyover Bridge Section A



### Skate Park and Flyover Bridge Section B



## 2.2 LANDSCAPE CHARACTER AREAS

### 2.2.4 Pond



Bird Hide



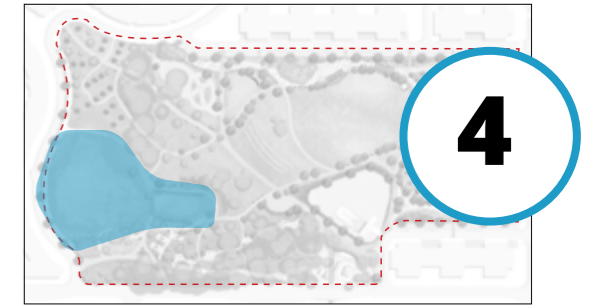
Native marginal and aquatic plants



Pebble beach for access to pond edge and wading in shallow water



Pond dipping is a great way to teach children about nature



The pond will be the focal point of the park, and the existing habitat and plantings will be enhanced to create a truly biodiversity rich wildlife pond. Native British aquatic plants, bird and bat boxes and other habitat features in its proximity will build an ecosystem that not only benefits the environment but also gives people vital access to nature and wildlife. Picnic tables and seating will be placed around the pond area and woodland beyond, to create places for socialising or reflection.

The eastern portion of the pond is all about access... a grassy slope near the pond is perfect for picnics, and children can pond dip from the new platform along the northern edge. A new pedestrian bridge completes a circle of proximity around that side of the pond, with paths linking to the existing deck on the southeast corner. This creates an activity zone complete with new educational signage and plenty to see and do.

The western part of the pond is left natural and plantings will prevent people from accessing that edge, so that birds and other wildlife have a safe area for refuge and habitat away from the people. Bird hides located on either side of the pond here allow visitors to watch the wildlife without disturbing them.

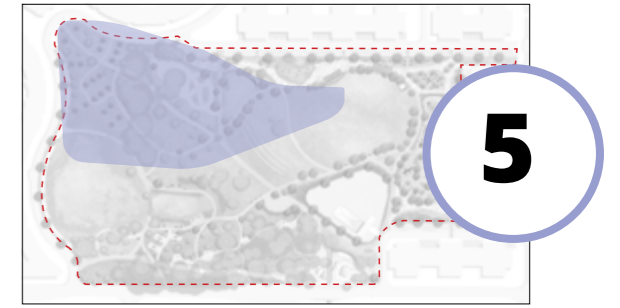
The addition of a new pedestrian bridge and platform on the northern side of the pond will greatly increase access and activity around the pond. In addition, new plantings and careful management of the pond will enhance its biodiversity as well as its aesthetics, making it a true focal point of pride within the park.



Pond 3D concept

## 2.2 LANDSCAPE CHARACTER AREAS

### 2.2.5 Western Gateway



The gateway from the northwestern corner of the park winds through a publicly accessible orchard, with a variety of fruit trees including cherry, pear, apple and plum. The orchard provides an opportunity for real community building, as well as access to fresh fruit. Fruit trees are shown to have ecological benefits as well, to wild bees and other pollinators.

Beyond the orchard is the bike park, where children can practice their bike riding skills on a play surface to cushion falls. A small roundabout, other crossings and traffic signals help them understand how to navigate traffic. Bicycle storage in proximity to this area allows parents to ride with their children to the park and then store their bikes while their children play and practice.

The small wildflower meadow adjacent to the bike park is intended to be a quieter, more intimate open space for picnics, reading or play. Two play features within the space allow children to occupy themselves while adults relax: a willow tunnel and a playhouse created from a simple brightly coloured frame. The centre of the space will be mown regularly but the edges will be planted with wildflowers and wild grasses to form a meadow to enhance biodiversity and look stunning.



Nature's playground



Apple orchard in bloom



Bird boxes



Wildflower Meadow



Play House Concept



Willow Tunnel

## 2.2 LANDSCAPE CHARACTER AREAS

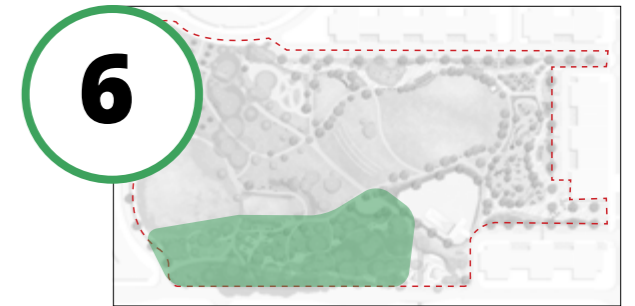
### 2.2.6 Woodland

The woodland consists of the existing beautiful mature trees that dot the southern edge of the park. With the redevelopment of the park, these trees will be allowed to drop their leaf litter to form a forest floor, creating opportunities for new habitat and wildlife: fungi, stag beetles and other invertebrates to name a few. This will also reduce maintenance in the park as these areas will no longer have to be mown, just periodic removal of large fallen limbs etc. The intent is for fallen limbs to be stacked in log piles for more habitat provision, and large felled trees can be left in place once they've been checked for structural soundness.

Paths through this area will be either tarmac or self-binding aggregate, while areas that could impact tree protection zones will be carefully

designed with materials that will not harm the tree roots. Some groundcover plantings and native woodland bulbs will be planted as well, to enhance the space and define entry points.

Within the woodland are several recreational offers: tennis tables, an outdoor fitness trail with separate stations, and a small 'MUGA' or basketball hoop and seating for casual games and socialising. These areas are connected by small hoggin paths that offer an opportunity to explore the natural area of the park. The mound of open space beneath the trees will be encircled with boulders to become a special space that feels sacred and intimate. Groundcover plantings within this area will make maintenance easy. The boulders will offer more incidental climbing play.



Low woodland plantings



Outdoor fitness stations



Outdoor table tennis



Nature's playground

## 2.3 SUSTAINABILITY

The NPPF states that 'policies in Local Plans should follow the approach of the presumption in favour of sustainable development, the golden thread running through both plan-making and decision taking. This approach makes clear that development which is sustainable can be approved without delay.'

Heybourne Park will have a key role to play in enhancing quality of life, community cohesion, enhanced health and wellbeing for residents in Colindale. The park has a part to play in supporting the economic success of the Colindale area and mitigating against the effects of climate change, as well as contributing to the network of green and blue infrastructure and biodiversity offer. Currently, Heybourne Park fails to deliver against these outcomes to its full potential.

The refurbishment project will support the delivery through improved public open spaces of the economic, social and environmental outcomes identified in Barnet's Parks and Open Spaces Strategy (2016). Specifically, the project will address key sustainability drivers such as:

### 2.3.1 Energy

The efficient use and supply of energy will be secured through the following energy efficiency measures:

- Less intensive maintenance of greenspace (particularly, less frequent mowing)
- Minimal lighting across the site
- Exploration of solar powered charging stations in the linear park

### 2.3.2 Water

The scheme sets out to reduce water consumption and to adopt a sustainable approach to drainage.

- Plantings have been designed to require no irrigation other than during establishment
- Entrances and footpaths will run off into swales or adjoining soft landscape
- Planted areas and longer grass zones will hold surface water for longer periods, redirecting precipitation to support vegetative growth
- Flood attenuation measures will hold water on site to support vegetative growth

### 2.3.3 Materials

Reclaimed or recycled materials will be used where practical.

- Footpath bases will be created from crushed demolition materials
- Furniture will be sourced from FSC registered sources
- All materials will be selected on the basis of whole life cycle analysis and will be hard wearing, robust, easily replaceable and fully recyclable

### 2.3.4 Waste

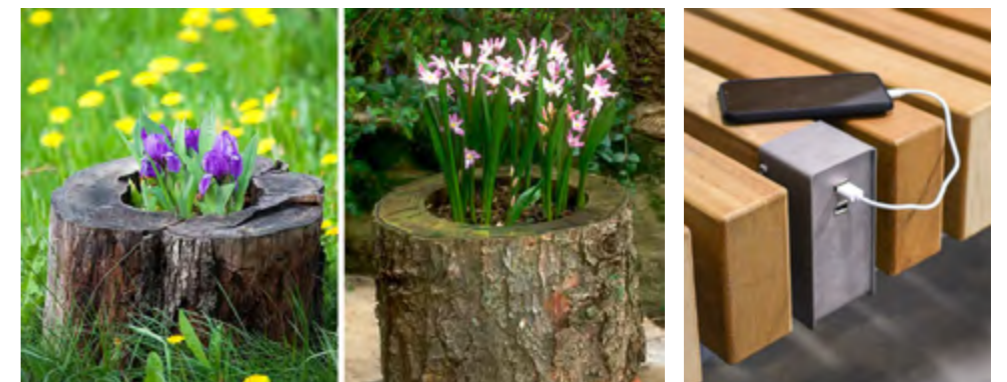
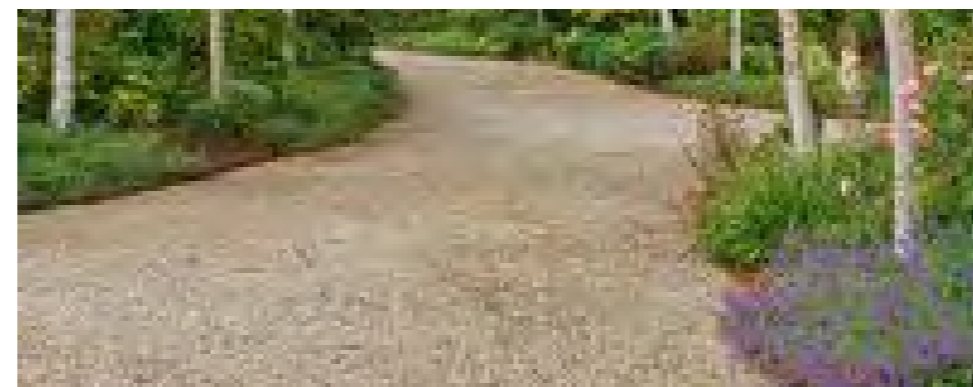
The refurbishment project will seek to minimise waste in both the construction and future management of the two open spaces.

- All materials will be retained on site with no bulk materials being exported to landfill
- Recycling bins will be installed across the site to allow for the segregation of rubbish
- Green arising will be composted and used for horticultural purposes
- Felled trees will be retained as deadwood habitat

### 2.4.5 Microclimate and environmental impacts

A number of measures have been taken to enhance microclimate. Specifically:

- New landforms and new and existing tree planting will provide shade areas and shelter from winds
- Hard spaces have been kept to minimum and green spaces maximised



## 2.4 SUMMARY OF MAJOR CHANGES

The masterplan evolved over time during stage two as consultation feedback indicated necessary changes to the design. The diagram below illustrates this evolution in response to engagement and community and stakeholder responses.

**Masterplan V2**



**Masterplan V6**



- Proposed water play area is removed and changed to a plaza with café tables to provide expanded outdoor seating for proposed café.
- Trail and picnic tables are added in the woodland area next to the skate park to provide more access to nature
- A willow tunnel and play house are included in wildflower meadow
- Open woodlands, enhancement of pond area, meadow, as well as the environmental interventions across the park to provide shelter for wildlife and enhance biodiversity
- A large open area with minimal level changes at the centre of the park to allow kids to kick a ball etc. A coffee kiosk is introduced to the edge
- An amphitheatre that slopes down to the pond to provide event space for holding community activities, and also provides nice views of pond and a sunny place to gather

- The existing community plantings are retained to respond to Friends of Heybourne Park's request
- Seating steps are relocated and plantings adjusted to screen path and increase safety for cyclists
- Small multi-use games area is added near the left corner of Greentop to provide more active space for teenagers and young adults.
- Community garden is replaced with relocated publicly accessible orchard
- Adjusted path network to allow better circulation from northern entrance
- Adjusted layout of wildflower meadow and bike park to accommodate new circulation
- Barbecue area replaced with work/ study area
- Shared bike/pedestrian routes and cycle crossings are added to provide better circulation, connectivity and safer access for pedestrians and reduce risk in conflict areas

## 3.1 ACCESS TO THE PARK

While western and southern entrances will remain largely unchanged, the area to the north and east will undergo significant transformation as part of the regeneration. Access points at the northwestern corner, western boundary bridge over the pond, and southwestern corner will be retained with minor design elements. A new southern pedestrian connection is proposed on Lanacre Avenue. The overall design creates strong sight lines for natural surveillance from surrounding streets while maintaining high permeability along the edges.

The new 'flyover bridge' will replace the existing stairs, and the tunnels to both the east and south of this lower level space will be closed. Seating steps and ramp will provide pedestrian access from the western pathway into the lower-level skate park. A temporary pathway to Greentop Centre will later be replaced by permanent seating steps, marking the beginning of the proposed linear park space. This will be accessible via several step-free points, with potential interim stepped access from adjacent residential areas. Signage and paving differences will serve to signal both cyclists and pedestrians of crossing areas.

While the northeastern area's layout will undergo significant changes, levels will remain largely unchanged except for minor filling of uneven areas. Potential contamination and landfill cost concerns prohibit removal of soil from the park. The adjacent development will need to adapt to existing park levels, with only the northeastern entrance potentially requiring a ramp for step-free access.

A proposed pedestrian and cycling link from Heybourne Crescent will provide a key entrance point from the north with a smaller access point to the orchard. This will include plantings, paving and signage to encourage slower cyclist speeds.

Main changes include:

- Existing stairs into low area at southeast corner will be removed
- Tunnels entering this low area from the east and south will be sealed off
- A new flyover bridge, pathways and seating steps will be added
- Key entrances to the west and south will remain in same location
- A new side entrance from Lanacre Avenue
- New access points and step free zones to the north and east

How will the space be improved?

- The entrances will be made more welcoming
- Improved and better functioning layout, wayfinding and plantings

- An improved sight line into the park will be created
- Footpath surfaces will be improved
- Improved seating will be provided
- The security of the park edge will be enhanced

The existing entrance and bridge from the western boundary plus key access points in the western half of park will be retained.

### 3.1.1 New bridge crossings

The park regeneration includes two new bridges and a viewing deck on the pond's north side, designed as a coordinated 'family' of structures. The new elements will complement the existing cool-toned metal structures (the western entrance bridge and southern pond deck) while maintaining distinct identities. The new pond bridge will feature a bright colour such as pink, contrasting with a more understated viewing deck design. Each bridge is intended as a 'moment of delight' within the park, similar to a piece of art or sculpture. The southern flyover bridge will combine cool metal tones with colourful accents as a signature park feature. All structures will incorporate permeable, slip-resistant walking surfaces.

## 3.2 VEHICULAR ACCESS

Upon completion of the new residential development, the park will become a fully enclosed island site surrounded by roads. Safe pedestrian and cyclist access will be required via strategic crossings and traffic management measures. Vehicular park access is currently not present other than by 'jumping the kerb'. Maintenance and emergency access could be provided via flush kerbs with removable bollards. Vehicular park access will be controlled through a variety of boundary treatments including post and rail, trees, boulders etc.

Disabled parking has been discussed and several locations identified for potential provision. Given the park will predominantly serve the immediate community and due to its good transit connections, it is not considered necessary to provide parking other than disabled.

## 3.3 INCLUSIVE ACCESS

Local authorities have a statutory responsibility to comply with the provisions of the Equality Act. The act states that "Reasonable steps should be taken to tackle physical features that act as a barrier to disabled people" and "Public bodies are required to promote equality of opportunity for disabled people".

In response to these criteria, the project has been developed to ensure the park is as accessible as possible to people with disabilities, including wheelchair users, partially sighted people, people with

motor impairments, and people suffering other forms of impairment. Specifically, this has involved:

- Creating level entrance spaces
- Entrance and path widths exceeding minimum standards
- Smoothness and evenness of surface
- Paths with shallow gradients
- Paths with clear open corridors
- Tactile pavements at the end of commuter cycle routes and at road crossings
- Benches designed with armrest and backs with space for wheelchairs to sit alongside
- Accessible play equipment

Inclusive design sources included local authority planning requirements and supplementary planning guidance, The Principles of Inclusive Design (Design Council CABE), Requirements and implications of the Equality Act (2010) and Requirements and implications of the Human Rights Act (2004).

## 3.4 SECURITY AND NATURAL SURVEILLANCE

The park design incorporates carefully thought-out natural surveillance strategies through clear sight lines and visual permeability throughout. Strategic features include an overlooking flyover bridge and seating steps at the skate park, encouraging social gathering and observing spaces. Pedestrian-scale lighting for facial recognition is planned for bridge landings and the Quakers Course pathway, with additional security measures like fencing planned to eliminate potential hiding spaces. The installation of conduit in key areas will also aim to 'future proof' for lighting and other potential considerations.

The layout places more active areas around the perimeter while maintaining a calm, open centre with clear sight lines. Easy navigability, multiple route options and wayfinding further aid in making the park feel secure. Plantings will be either low to the ground or clear stem in most areas to increase natural surveillance.

Security and natural surveillance sources included Secured by Design (2016), London Cycle Design Standards (2014) and British Standards.

### Buildings

No buildings are present in the park at this time other than the Greentop Centre. A small coffee kiosk is proposed for the northeast corner, which will be necessary until the café for the adjacent development is complete in several years' time.


## 4.1 PLANTING STRATEGY

The planting strategy for Heybourne Park aims to establish a new designed identity while reflecting Barnet Council's capacity as site operators to manage the site in the context of the resources available. The approach emphasises biodiversity enhancement through distinct planting typologies including amenity plantings, open woodland, pondside plantings, lawn areas, and native wildlife plantings. The strategy incorporates both native and pollinator-friendly species to promote biodiversity and enrich the site's ecology.



Key	
	Amenity Planting
	Lawn
	Open Woodland
	Community Planting (existing)
	Pondside Planting
	Native & Wildlife Planting
	Wildflower Meadow
	Vertical Planting
	SuDS
	Low Hedge

## 4.1 PLANTING STRATEGY

 Native to Britain







### Amenity Plantings

The plants in amenity areas of the park are chosen for their versatility and functionality. This will be a range of plants that contributes to year round interest with seasonal variation, drought and heat resistance, an ability to thrive in an urban environment with a high amount of foot traffic, and a list that has been cross referenced to avoid potentially harmful or poisonous plants.

In this and all the planted areas of Heybourne Park, the palette will include a variety of native and pollinator friendly species to promote biodiversity and enrich the ecology of the site.



#### Plant species to include:

-  Festuca glauca 'Elijah Blue' Blue Fescue
-  Schedonorus arundinaceus Tall Fescue
- Stipa tenuissima Mexican Feather grass
-  Ilex cornuta 'Carissa' Carissa Holly
- Perovskia 'Blue Spire' Sage 'Blue Spire'
-  Salvia pratensis Meadow Clary
- Salvia rosmarinus Rosemary
-  Cytisus scoparius Broom
-  Dianthus armeria Deptford Pink

### Open Woodland













The open woodland areas will predominantly be allowed to have a natural forest floor, where leaf litter accumulates and eventually fungi and other woodland species can thrive.

Some areas will be planted with low growing species of plants that can tolerate foot traffic, as well as bulbs for winter and early spring interest. The goal is to allow good natural surveillance into the woodland while attaining an easy to care for and natural.

Establishing bulbs such as bluebells in this area will create a spectacle in spring that will be a local source of pride in the park.



#### Plant species to include:

-  Ajuga reptans Bugle
-  Allium ursinum Three Cornered Garlic
-  Anemone nemorosa Wood Anemone
-  Asplenium scolopendrium Hart's Tongue Fern
-  Convallaria majalis Lily of the valley
-  Daphne mezereon Daphne
-  Dryopteris affinis Male Fern
-  Geranium pratense Cranesbill
-  Helleborus foetidus Hellebore
-  Hyacinthoides non-scripta Bluebells
-  Oxalis acetosella Wood Sorrel
-  Pulsatilla vulgaris Pasqueflower







### Pondside Plantings

The plantings in the marginal and aquatic pond spaces will all be British native species that will assist not only in making the pond beautiful, but will also act as oxygenators and help it to become a true wildlife pond.

The new pond edge will be placed on a regular maintenance regime to prevent certain species from dominating in the space. Plants that benefit wildlife will also be a focus, along with enhanced habitat provision such as bird boxes.



#### Plant species to include:

-  Caltha palustris Marsh Marigold
-  Iris pseudacorus Yellow Iris
-  Mentha aquatica Water Mint
-  Alisma plantago Water Plantain
-  Glyceria maxima Reed Sweet Grass
-  Veronica beccabunga Brooklime

### Lawn

Several varieties of turf grass will be considered for the park's lawn areas: A durable variety will be chosen for areas of heavy foot traffic such as the large open space and amphitheatre.


Potentially some areas that are less heavily trafficked can utilise wildflower turf, which is composed of small flowering species that can be mown regularly but still provide some biodiversity benefit.

One primary goal of the park's overall strategy is to reduce the amount of areas that require regular mowing, to increase the sustainability and lower the maintenance carbon footprint of the site.



Some areas, such as the orchard, can be planted with wildflower turf and mown paths will allow permeability.

## 4.1 PLANTING STRATEGY

 Native to Britain




### Low Hedges

Low hedges are intended to separate areas without obstructing views and natural surveillance. A planting 1-1.5m high can screen parked cars but still allow visibility between the parking area and adjacent spaces, for example.

This type of planting will use species that do not grow taller than 1.5m, such as dwarf shrubs, perennials and ornamental grasses.



#### Plant species to include:

- Salvia rosmarinus      Rosemary
- Lavandula angustifolia      Lavender
- Stipa tenuissima      Mexican Feather grass
-  Ilex cornuta 'Carissa'      Carissa Holly






### SuDS

The SuDS (Sustainable urban Drainage System) areas, also known as rain gardens, will be planted with species that can tolerate both wet and dry conditions, have biodiversity benefit and also will look attractive throughout the seasons. This palette will be a combination of ornamental grasses, perennials and small shrubs that have proven themselves in these conditions.



#### Plant species to include:

-  Festuca glauca 'Elijah Blue'      Blue Fescue
- Stipa tenuissima      Mexican Feather grass
-  Cornus sanguinea      Redtwig Dogwood
- Rudbeckia hirta      Black Eyed Susan
-  Ajuga reptans      Bugleweed













### Wildflower Meadow

Many wildflower meadow mixes are available, with a wide range of species that can specifically benefit foraging bats and other wildlife, and both all native and mixed selections are possible. The final selection will be decided based on what will provide the most year-round visually pleasing meadow and the highest biodiversity benefit. Some areas of meadow may also include grassland species, particularly in areas where people walk less.



#### Plant species to include:

-  Galium verum      Lady's Bedstraw
-  Lotus corniculatus      Bird's Foot Trefoil
-  Sanguisorba minor      Salad Burnet
-  Ranunculus acris      Meadow Buttercup
-  Geranium pratense      Meadow Crane's-bill
-  Primula veris      Cowslip
-  Leucanthemum vulgare      Oxeye Daisy
-  Centaurea nigra      Common Knapweed
-  Achillea millefolium      Yarrow
-  Rhinanthus minor      Yellow-Rattle



### Native & Wildlife Planting

In some areas, existing habitat that may be damaged during construction of the new park is to be replaced with new wildlife friendly plantings to mitigate the damage. Many native hedgerow species can be used for this purpose, and they will also serve as a barrier for access to some areas of the park where this can be useful... 'dark corners' where antisocial behaviour (ASB) is to be deterred, for example.



### Vertical Plantings

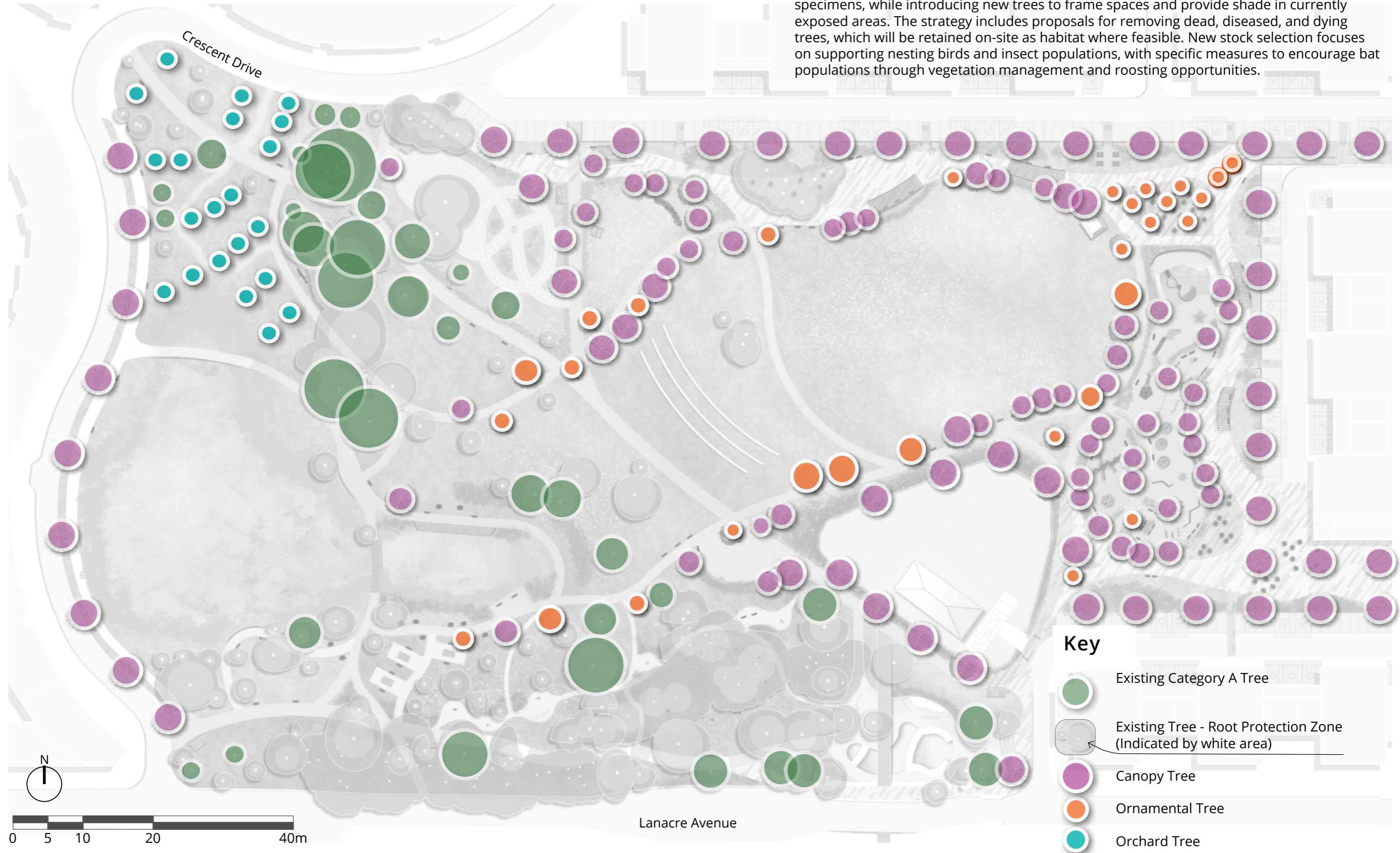
Areas such as the fencing around Greentop Nursery will benefit from climbers and tall plantings that help form a green wall, giving the nursery privacy while also obscuring the fencing.

While a huge variety of climbers is available, it will be important to select species that are easy to maintain and that look good year round when feasible.



## 4.2 TREE STRATEGY

The tree strategy prioritises retention of existing mature trees, particularly Category A specimens, while introducing new trees to frame spaces and provide shade in currently exposed areas. The strategy includes proposals for removing dead, diseased, and dying trees, which will be retained on-site as habitat where feasible. New stock selection focuses on supporting nesting birds and insect populations, with specific measures to encourage bat populations through vegetation management and roosting opportunities.

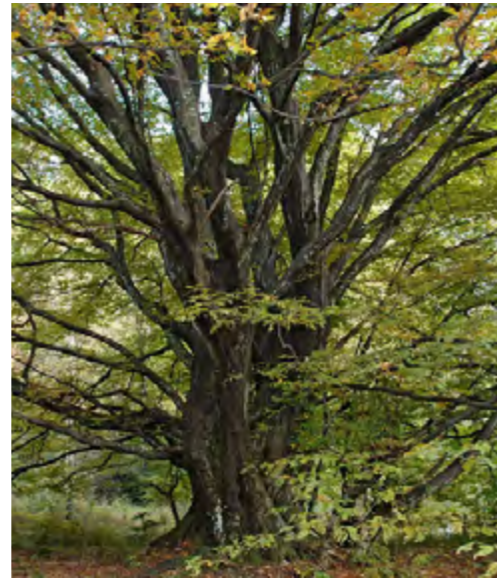


## 4.2 TREE STRATEGY

### Canopy Trees

- *Carpinus betulus*
- *Platanus x acerifolia*
- *Sorbus aucuparia*
- *Tilia cordata*
- *Liquidambar styraciflua*
- *Ginkgo biloba*
- *Quercus robur*
- *Acer pseudoplatanus*
- *Cedrus libani*

- Hornbeam
- London Plane
- Rowan
- Lime
- Sweetgum
- Ginkgo
- English Oak
- Sycamore
- Cedar



*Carpinus betulus*



*Tilia cordata*



*Platanus x acerifolia*



*Cedrus libani*

■ Native to Britain

### Ornamental Trees

- *Malus sylvestris* 'Evereste'
- *Prunus avium* 'Plena'
- *Sorbus aria*
- *Cornus kousa*
- *Magnolia stellata*

- Crabapple
- Wild Cherry
- Whitebeam
- Kousa Dogwood
- Star Magnolia



*Sorbus aucuparia*



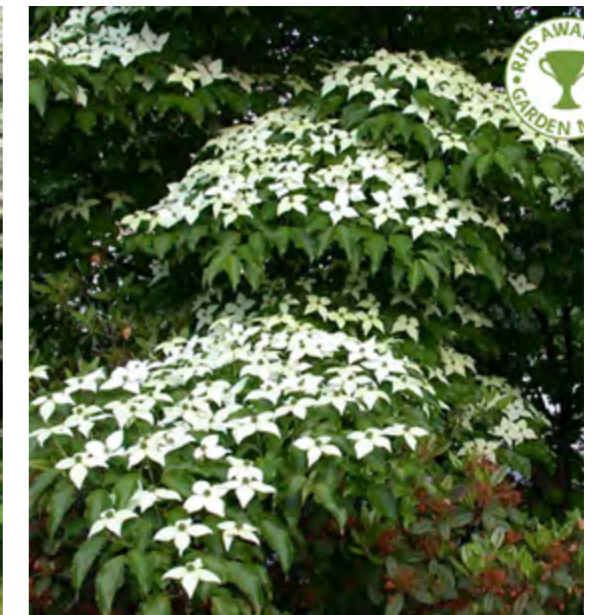
*Sorbus aria*



*Prunus avium* 'Plena'



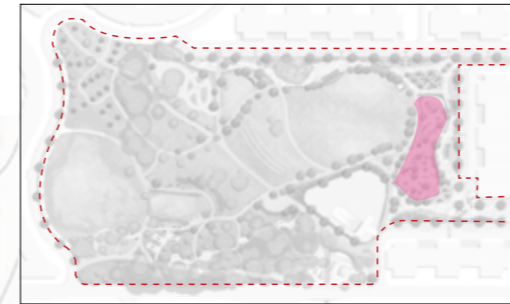
*Malus sylvestris* 'Evereste'



*Cornus kousa*



## Play area zoning concept



## 5.4 PLAY REQUIREMENTS

Total formal play provision is as follows:

Area of overall formal play: **2868 m<sup>2</sup>** (includes table tennis, bike park, MUGA, skate park)

Area of formal Local Area for Play (LAP): **182 m<sup>2</sup>**

However, the additional incidental play and pathways push the provision to far beyond what is required.

Total play provision required

**Local Area for Play (LAP): 630 m<sup>2</sup>**

- for children under 6

**LEAP (local Equipped Area for Play): 3420 m<sup>2</sup>**

- slightly older children capable of more independent play

**NEAP (Neighbourhood Equipped Area for Play) 2745 m<sup>2</sup>**

- for older children, needs to be stimulating and variety of experiences

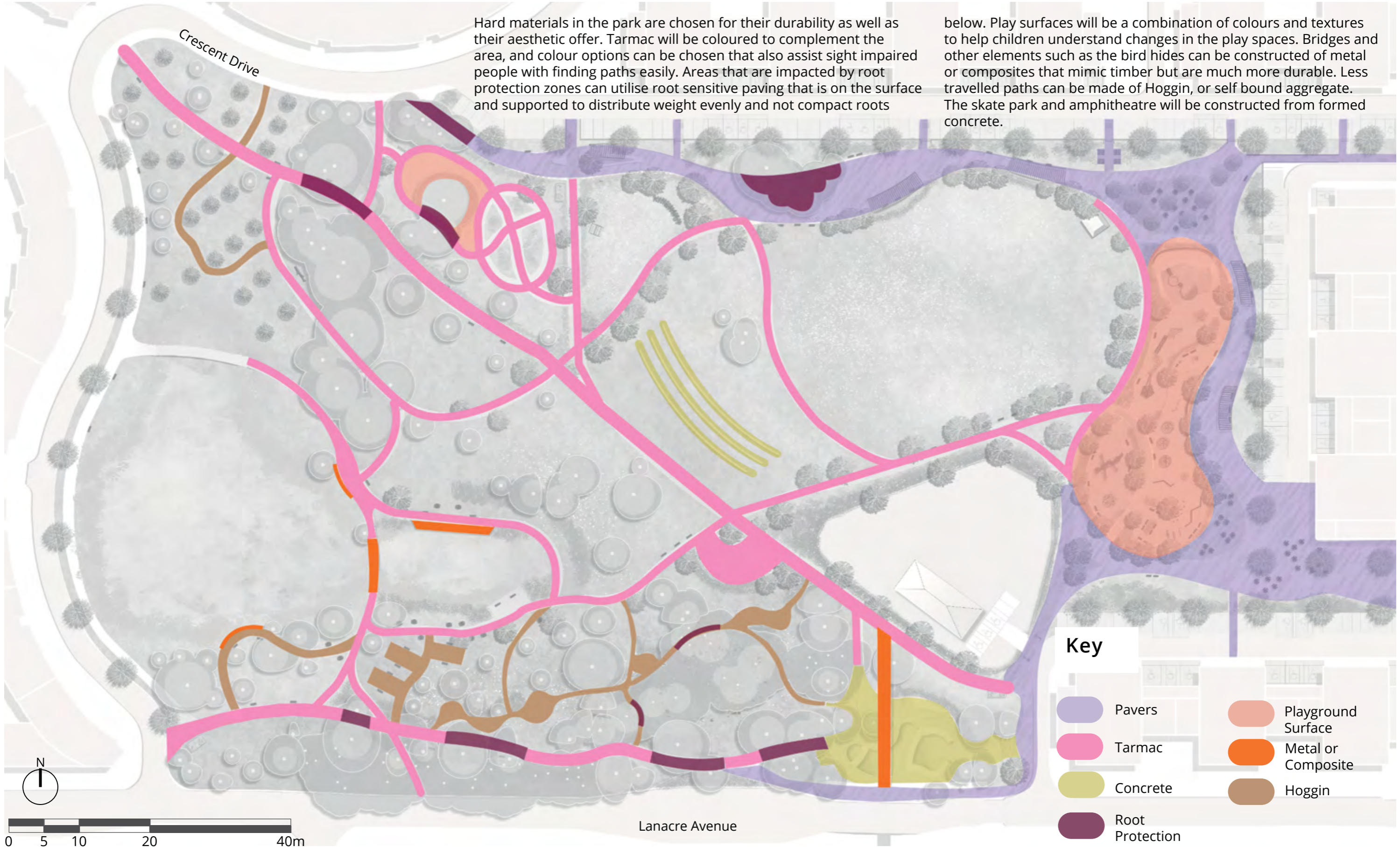


- Incidental play
- Cycling paths for children

# HARD MATERIALS STRATEGY

Hard materials in the park are chosen for their durability as well as their aesthetic offer. Tarmac will be coloured to complement the area, and colour options can be chosen that also assist sight impaired people with finding paths easily. Areas that are impacted by root protection zones can utilise root sensitive paving that is on the surface and supported to distribute weight evenly and not compact roots

below. Play surfaces will be a combination of colours and textures to help children understand changes in the play spaces. Bridges and other elements such as the bird hides can be constructed of metal or composites that mimic timber but are much more durable. Less travelled paths can be made of Hoggin, or self bound aggregate. The skate park and amphitheatre will be constructed from formed concrete.



### Key

- Pavers
- Tarmac
- Concrete
- Root Protection
- Playground Surface
- Metal or Composite
- Hoggin

## 6.1 SITE FURNISHINGS

The selected street furniture palette is highly functional, robust, well designed and aesthetically pleasing. Seating proposals will provide different capacities of seating that are informed by the anticipated level of use and the various functions of the different zones within the park.

A single bench type of varying lengths (in steel with a timber slat) has been selected for ease of maintenance. Bench seats will be complemented with groupings of in armchair style seats at various locations across the sites. Seating will be concentrated at entrances, at key nodes and activity areas. Concrete seating walls will be installed in situ in playgrounds and in the skate park zone.

Other street furniture will consist of cycle racks (at key stopping points), litter bins, bollards and signage. Signage will conform to Legible London guidelines and will be provided through fingerpost directional signage and a number of interpretative information and map panels both at entrances and at strategic points across the site. Litter bins will be fabricated in powder coated steel with a capacity of 45 litres. Bins will have a hinged door and an internal emptying bin in galvanised steel. Bins will be located at strategic locations – entrances, key nodes and areas of intensive use, next to benches and around the events area.


The range of furniture selected is intended to provide consistency and coherence across the site using appropriate high quality and robust materials suited to an urban park environment. Where possible, components will be sourced from suppliers able to provide Forestry Stewardship Council (FSC) documentation.



Green roof bike storage



Potential Bridge design - Streetlife 'Bowie'

 Metal or composite



Pergolas can have built in seating



Solar options for outdoor studying & work with charging ports for devices

Timber is not a durable or long lasting choice in an urban park, but there are numerous options that have the look of timber and are also recycled. Metal is also an option for elements of bridges and other site features, for its durability and aesthetic.

## 6.2 PAVING, PATH AND AREA SURFACES

### Floor Materials:



 Pavers

Hard paved areas such as the linear park and plaza will require a paver that is beautiful as well as durable and slip resistant, to function well in the urban space. Concrete and stone options are available.



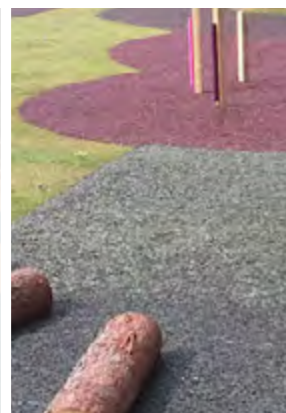
 Concrete

Concrete is used sparingly because of its high carbon footprint, but in some cases it is the most versatile material and has the ability to create interesting forms such as the skate park features.



 Hoggin

Also known as self binding aggregate, this is a product for less travelled pathways and spaces where a more natural look is preferred. It is easy to install on grade with metal edging to create accessible surfaces without extensive buildup underneath. Root protection can be used in conjunction where needed.



 Playground Surface

Various colours and textures of playground surfacing will help differentiate the play areas. More subdued colours can be chosen for areas such as the bike park, in order for it to blend with the park aesthetically.



 Root Protection

Geocell products are available that can rest on top of the ground and protect the root zones of valuable trees but still allow paving and other hard surfaces to be implemented.



 Tarmac

Tarmac can be coloured to create much more pleasing and less road-like surfaces. Striping and patterns can also be implemented where needed, such as in the MUGA, and bike park.

# DRAINAGE AND SUDS STRATEGY

Within the redevelopment of Heybourne park we will promote the inclusion of Sustainable Drainage Systems (SuDS) which are surface water management features that use natural hydrological processes and offer opportunities to improve flood risk management, water quality, biodiversity, and public amenity.

The drainage network within the park at present adequately conveys rainwater through a piped network to the balancing pond and onto the Thames Water sewer network. Whilst this is an efficient system, there is opportunity to improve how the water is conveyed to introduce benefits for amenity and biodiversity throughout the park. SuDS features offer the best benefits when they operate as an interconnected train of elements where rainwater flows from where it lands, through a series of features which will help to treat it, or use it to help water habitats, before any residual water is discharged ultimately into the pond and onto the Thames Water sewer network. The existing pond within Heybourne Park is a good example of a mature SuDS feature. It is a well-established balancing pond and wetland habitat which promotes all four aspects of SuDS - improved water quality, flow control, biodiversity and amenity. The development of the park will incorporate additional paved areas, soft landscaping and play areas and these can be developed in a way to incorporate drainage that enhances each area in turn.

Constraints to be considered in developing the SuDS solution include the following:

- Infiltration potential of the natural ground, which is expected to be low in the park.
- The ground conditions are expected to include a layer of variable made ground over clay soils.
- Contamination of the existing ground, and to ensure that the source-pathway-receptor links are broken in relation to drainage and users of the park.
- There is a medium risk of unexploded ordnance due to the park's history as a front line airfield during the second world war.
- The ground levels and natural gradients will help to inform which features are most suited in each area.
- Integration with the landscape solution

## SuDS features that could be incorporated:

### Permeable Paving

This can be used for hard landscaped areas to allow water to soak through to the ground beneath. The two main types are either in the form of paving blocks with gaps between or porous surfacing such as permeable asphalt. Water is treated as it percolates through and can be stored in the sub-base beneath before discharging downstream, or allowed to infiltrate into ground below.



### Swales

Swales are grassed shallow depressions designed to convey and filter water as it passes along the channel. These can be 'wet' where water gathers above the surface, or 'dry' where water gathers in a gravel layer beneath.



### Ponds

The existing pond within Heybourne Park is a well-established balancing pond and wetland habitat which promotes all four aspects of SuDS - improved water quality, flow control, biodiversity and amenity.



### Filter Strip

Filter strips are grassed or planted areas that rainwater is allowed to run across to promote infiltration and cleansing.



### Filter Trench

A filter trench is a gravel filled trench which treats and cleans the water as it passes along the trench. They can be open at the surface or buried.



### Rain Garden

Rain Gardens are a vegetated area with gravel and sand layers below designed to filter and cleanse water vertically. Water can infiltrate into the ground below or drain to a perforated pipe before discharging downstream.

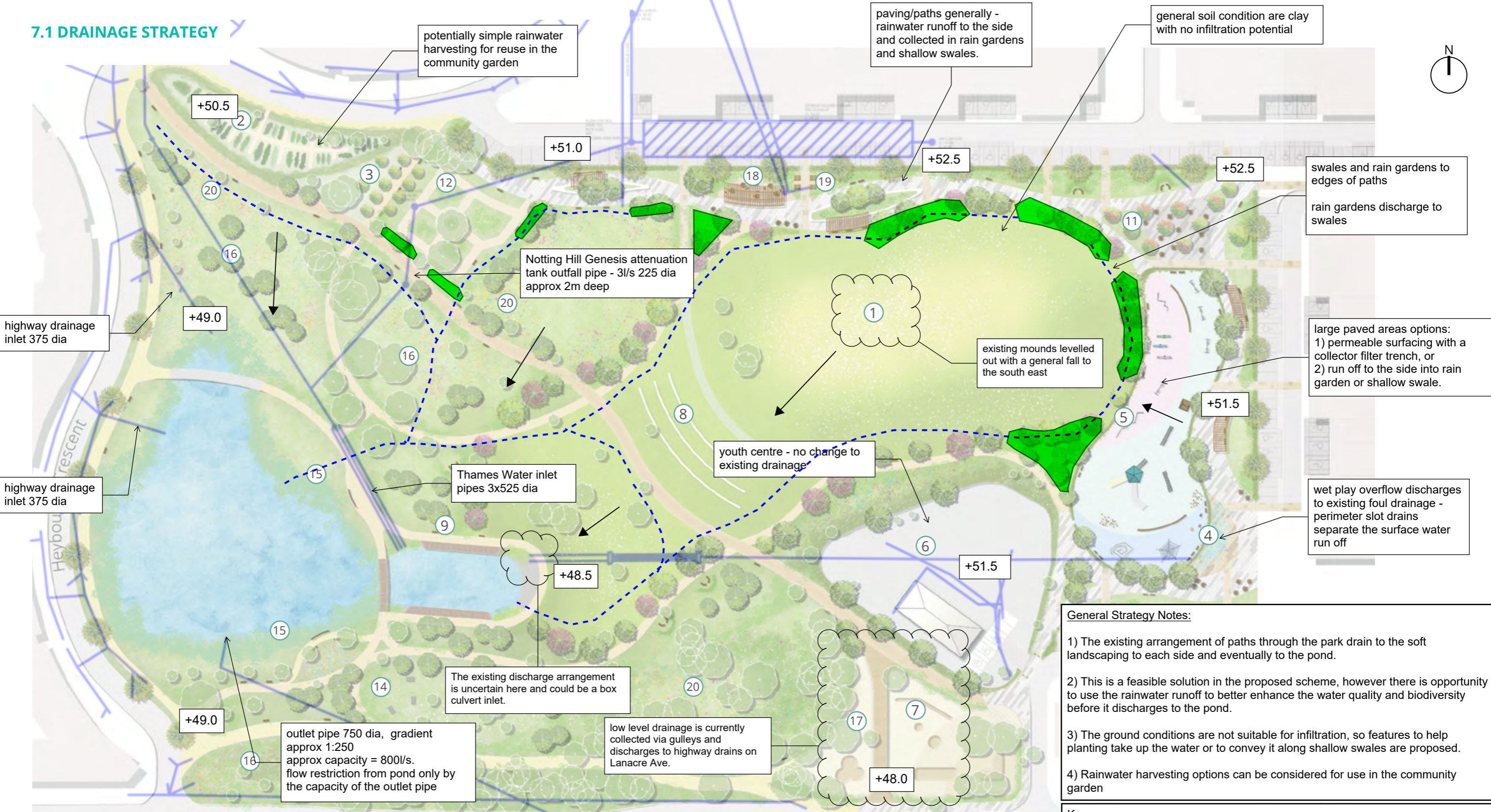
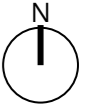


### Rainwater Harvesting

Rainwater can be collected from paved surfaces and stored in water butts or underground tanks for reuse in watering the gardens or planting.



# 7.1 DRAINAGE STRATEGY



**Key:**

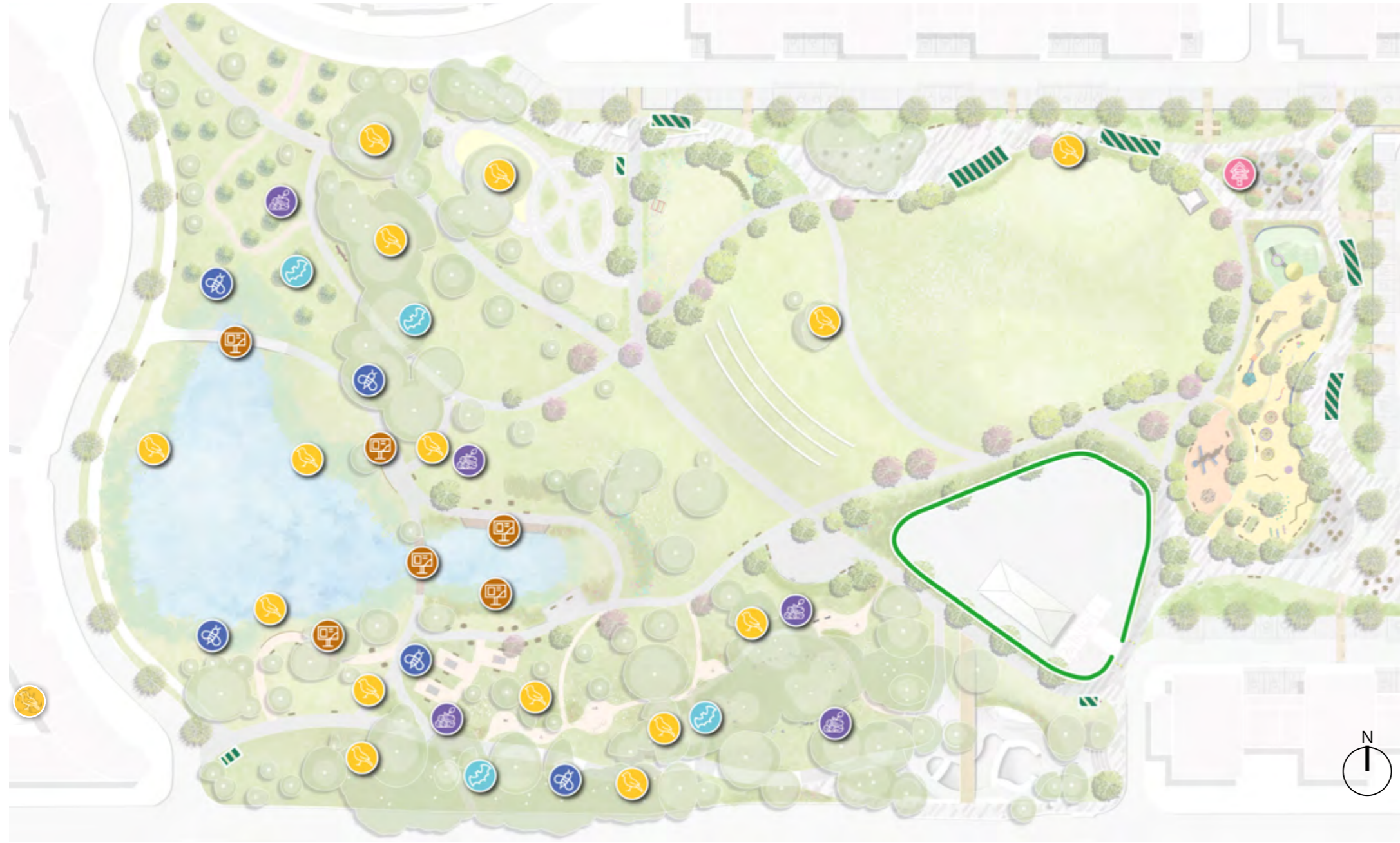
- Approximate Existing Ground Level +48.0
- Swale
- Rain Garden
- General direction of fall
- Existing Surface Water Drainage

**FORSHAW GAULD ENGINEERS**  
 88 Constitution Street  
 Edinburgh, EH6 6RP

**Sketch Title: DRAINAGE CONSTRAINTS & SUDS OPTIONS**  
**Sketch No.: SK-01**

Project: HEYBOURNE PARK, NW9  
 Job No.: 22-077  
 Date: 29/04/2022

## 8.1 ECOLOGICAL ENHANCEMENTS MAP



The strategy envisions natural processes reclaiming and regenerating the park alongside the area's broader development. Currently, the park hosts adaptable urban species, while preliminary surveys suggest the pond may support some newt and frog species, with songbirds like goldfinches observed in the vicinity. The natural regeneration strategy aims to provide new habitats for more selective species, including various songbirds, owls, kestrels, bats, stag beetles, slow worms, and amphibians. This approach will help create a catalyst for enhancing biodiversity, connecting to nearby green corridors and contributing to Barnet's wider green grid network. Educational opportunities and community engagement are supported through features such as interpretation boards and a book exchange, promoting both ecological awareness and community spirit.

Greengage environmental consultants have recommended interventions for the park that include best placement for bird boxes and other habitat features that will enhance the biodiversity and ecological value of the park. Although a book exchange is not an ecological enhancement, it will promote community spirit and add an educational and social element within the park.



 <b>Vertical greening</b>	 <b>Biodiverse roof</b>	 <b>Book exchange</b>	 <b>Interpretation boards</b>	 <b>Insect hotels</b>	 <b>Loggers</b>
					

# 9.0

## HEALTH AND WELLNESS STRATEGY

The strategy recognises parks as natural centres for healthy outdoor recreation and activities supporting wellbeing and mental health benefits. The pandemic has heightened the importance of outdoor spaces for socialising, exercise, and relaxation. The approach incorporates both programmed events and spaces conducive to spontaneous activities. Working and studying spaces with WiFi access support outdoor learning and remote working opportunities.



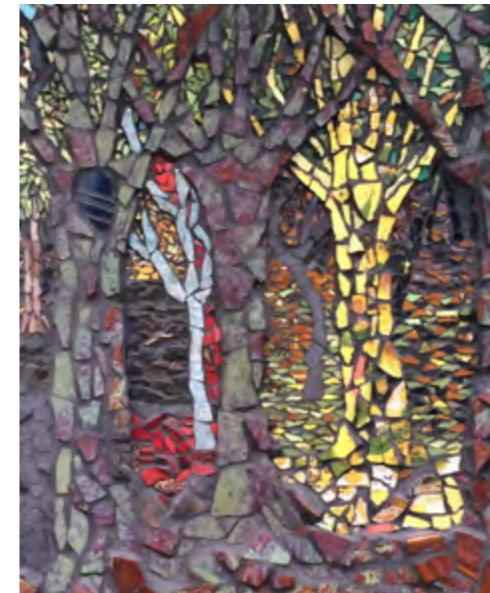
Working and studying outside:



# 10.0

## PUBLIC ART STRATEGY

The strategy emphasises community involvement and cultural reflection of Colindale residents. Integration opportunities include text elements (which could be poetry, lyrics or other meaningful written expression), nature-themed artworks, murals, mosaics and lighting installations, with specific proposals that could be developed through a separate project involving a local artist and workshop.



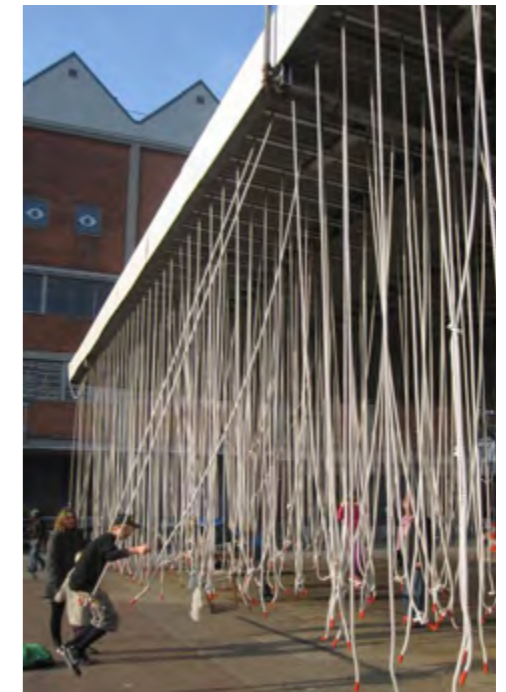
Interactive elements:



# 11.0

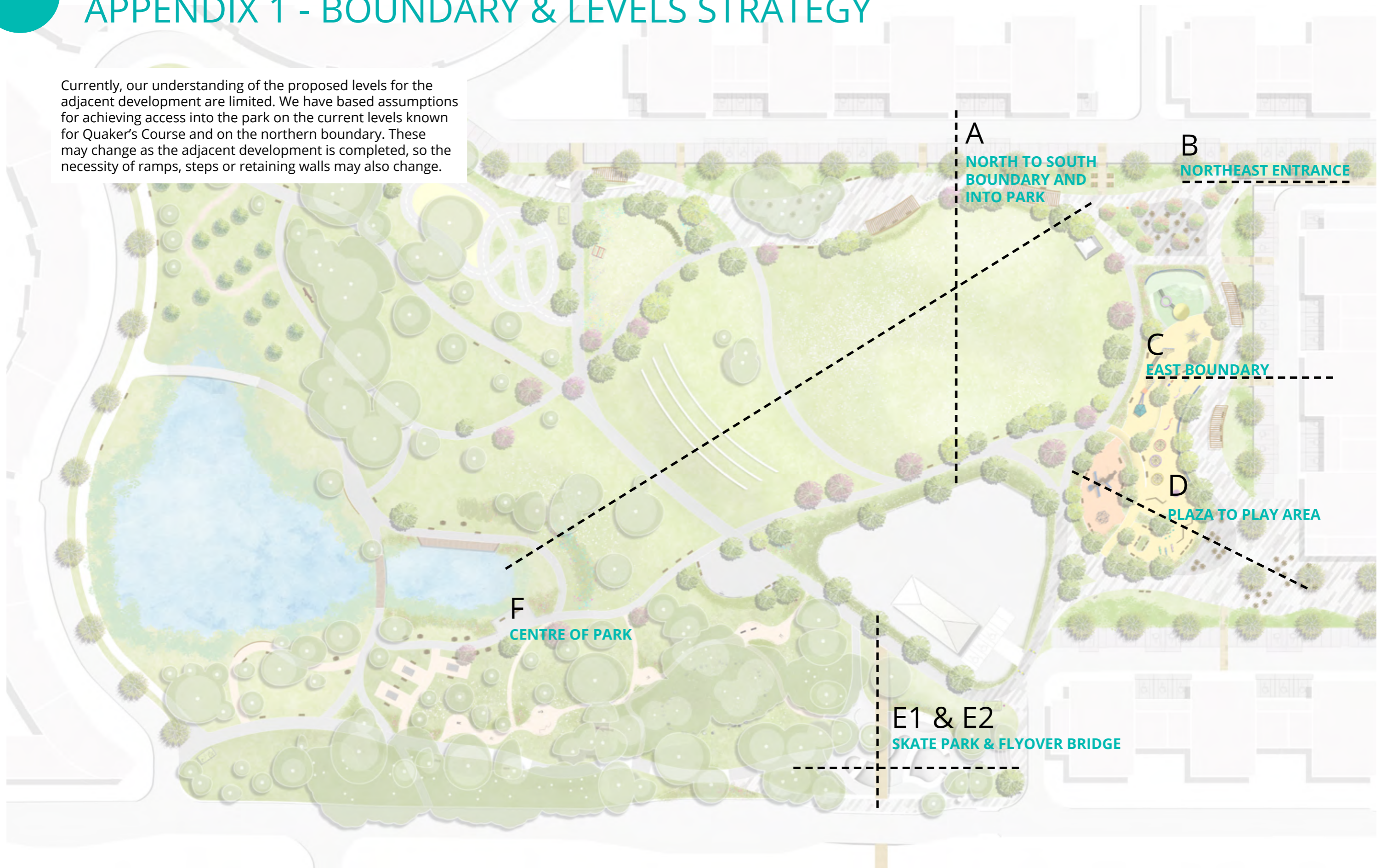
## TEMPORARY AND MEANWHILE USES

The phased development creates opportunities for temporary installations including play features, interactive elements, and gathering spaces. These interim interventions maintain community engagement throughout the development process while activating spaces that might otherwise remain dormant.



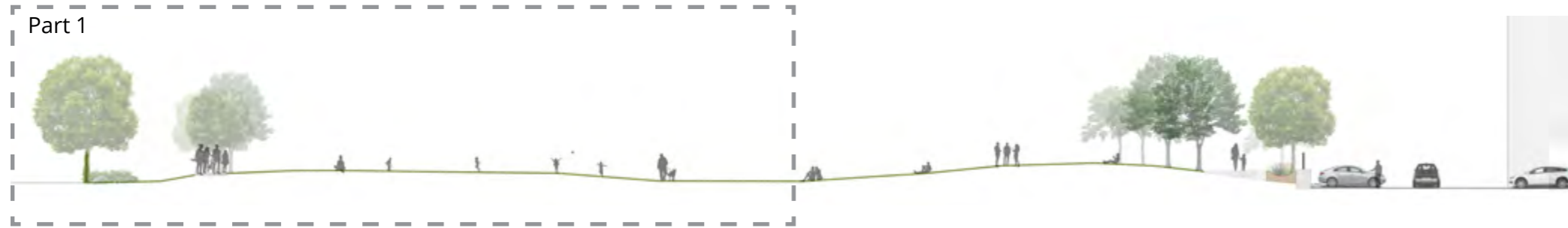
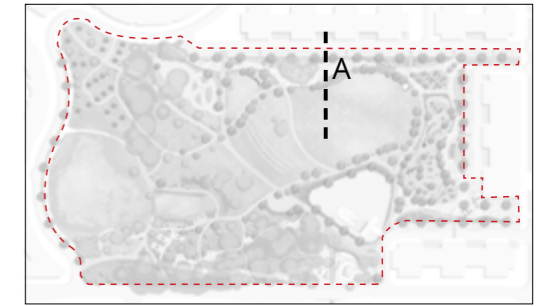
# APPENDIX 1 - BOUNDARY & LEVELS STRATEGY

Currently, our understanding of the proposed levels for the adjacent development are limited. We have based assumptions for achieving access into the park on the current levels known for Quaker's Course and on the northern boundary. These may change as the adjacent development is completed, so the necessity of ramps, steps or retaining walls may also change.



# APPENDIX 1 - BOUNDARY & LEVELS STRATEGY

## SECTION A - NORTH TO SOUTH BOUNDARY AND INTO PARK



Before - Part 1

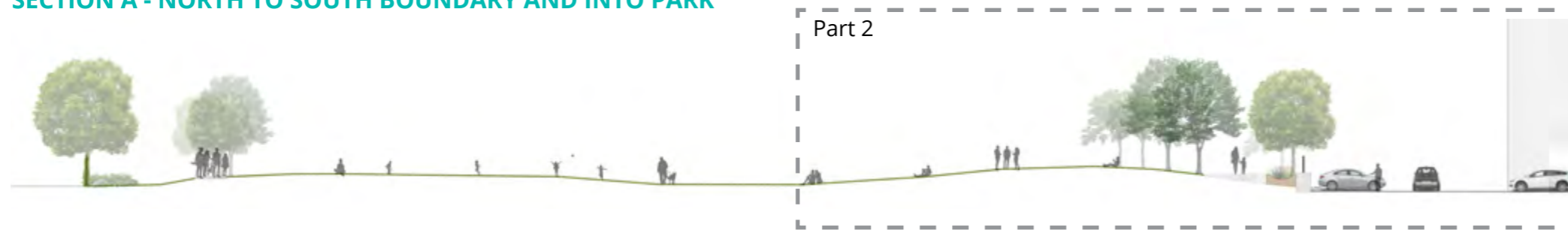
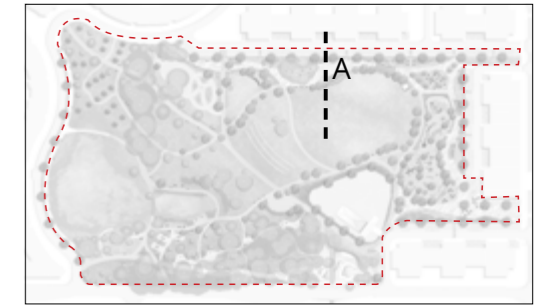


After - Part 1

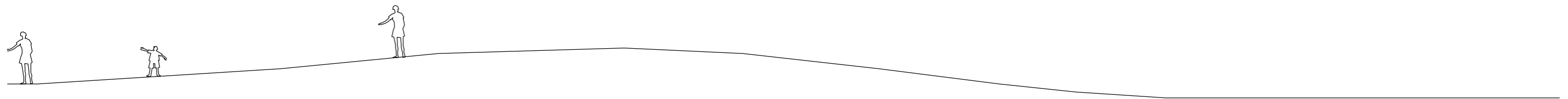


# APPENDIX 1 - BOUNDARY & LEVELS STRATEGY

## SECTION A - NORTH TO SOUTH BOUNDARY AND INTO PARK



Before - Part 2



After - Part 2



Lawn

Path

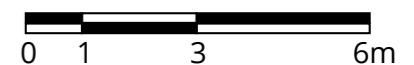
Rain Garden

Wall

Accessible Parking

Driveway

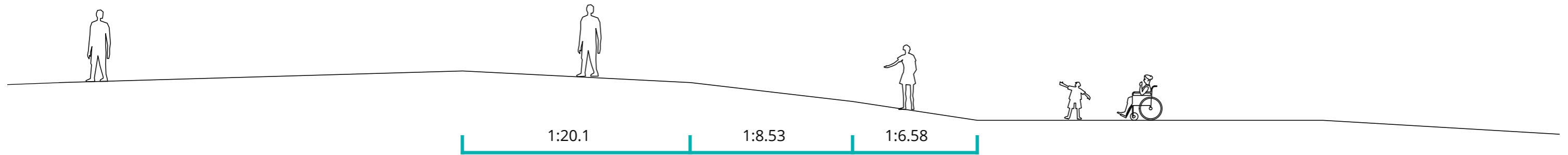
Accessible Parking



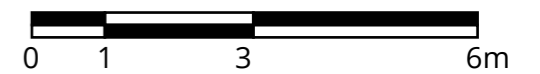
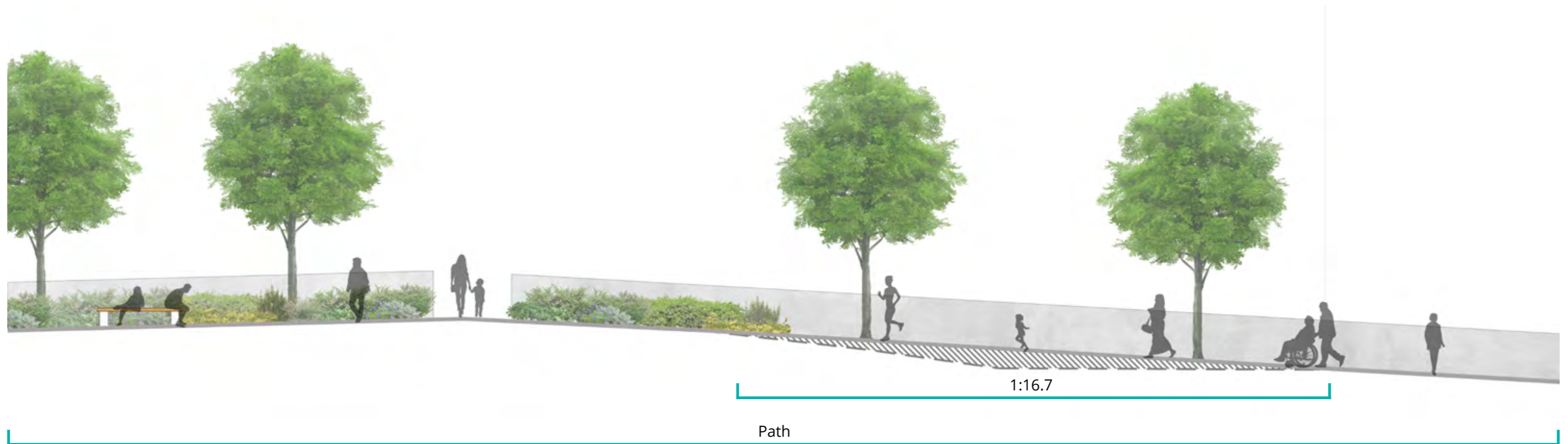
# APPENDIX 1 - BOUNDARY & LEVELS STRATEGY

## SECTION B - NORTHEAST ENTRANCE

Before

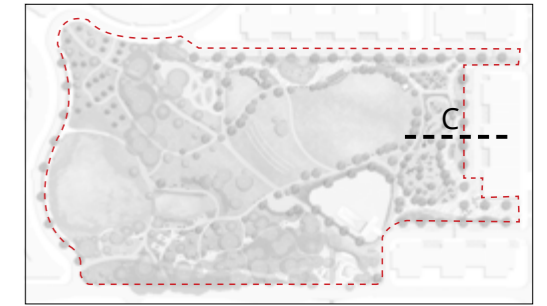


After

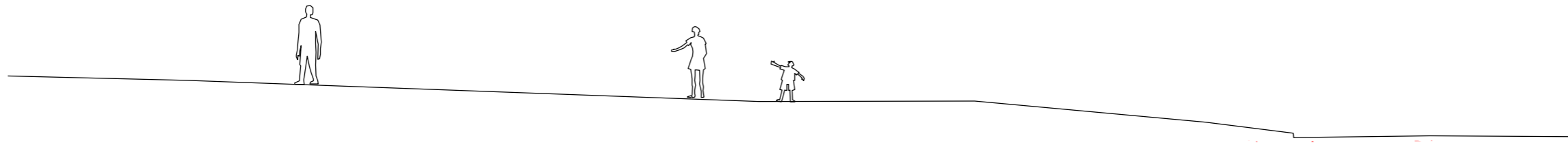


# APPENDIX 1 - BOUNDARY & LEVELS STRATEGY

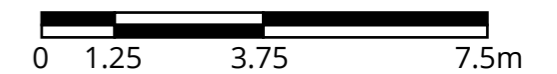
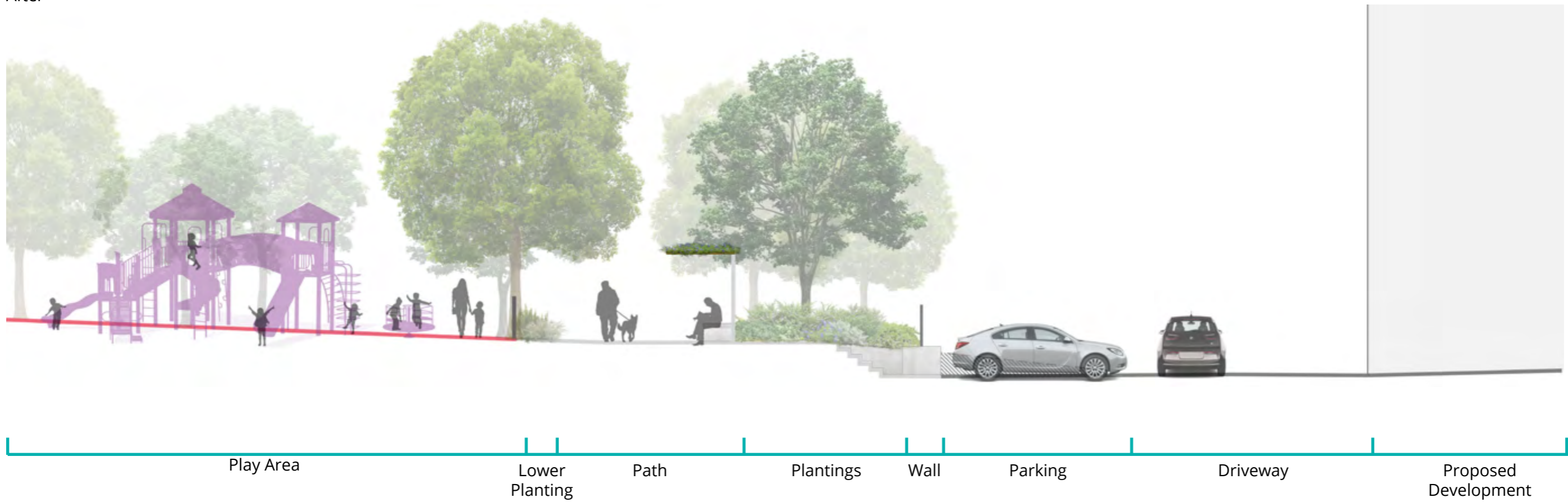
## SECTION C - EAST BOUNDARY



Before



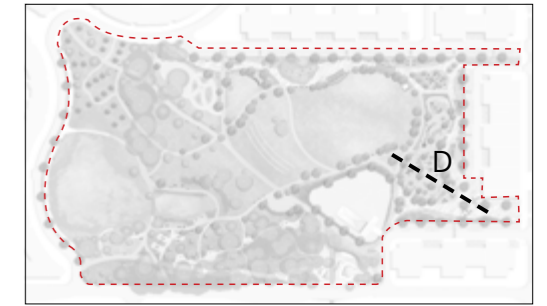
After



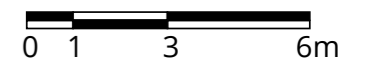
# APPENDIX 1 - BOUNDARY & LEVELS STRATEGY

## SECTION D - PLAZA TO PLAY AREA

Before

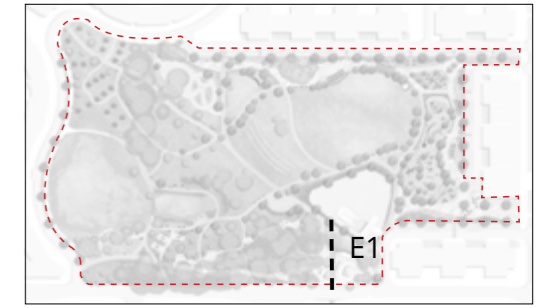


After

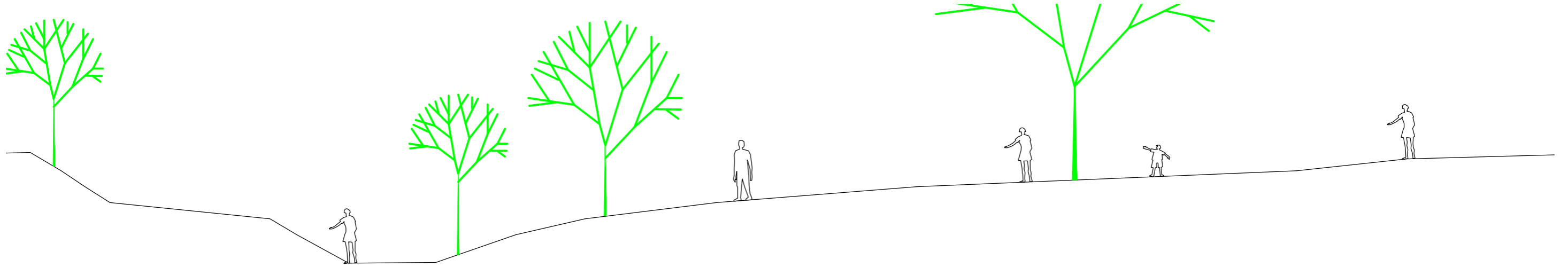


# APPENDIX 1 - BOUNDARY & LEVELS STRATEGY

## SECTIONS E1 - SKATE PARK & FLYOVER BRIDGE



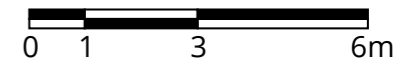
Before



After

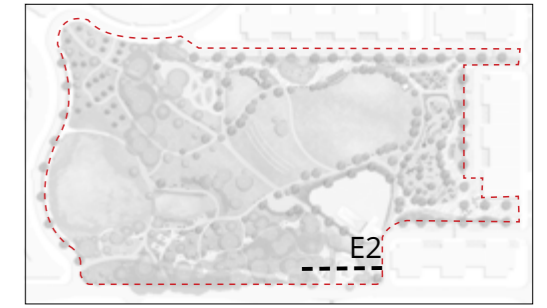


Existing road      Slope      Skate Park      Path      Plantings      Youth Centre

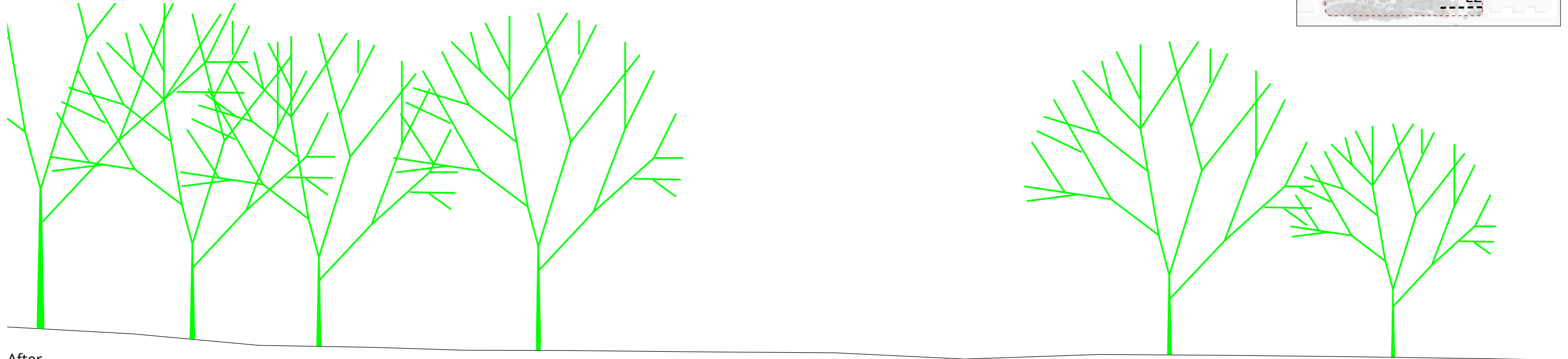


# APPENDIX 1 - BOUNDARY & LEVELS STRATEGY

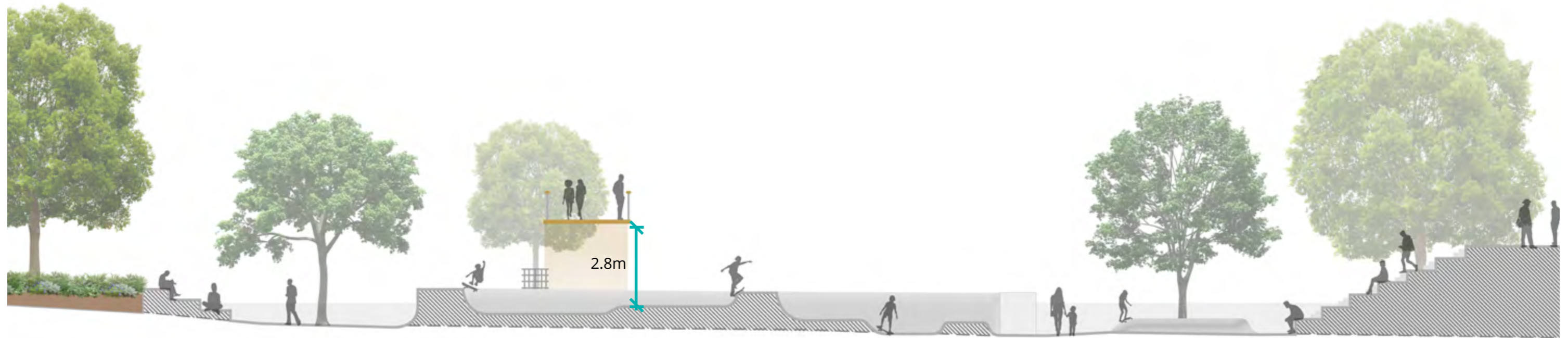
## SECTIONS E2 - SKATE PARK & FLYOVER BRIDGE



Before



After

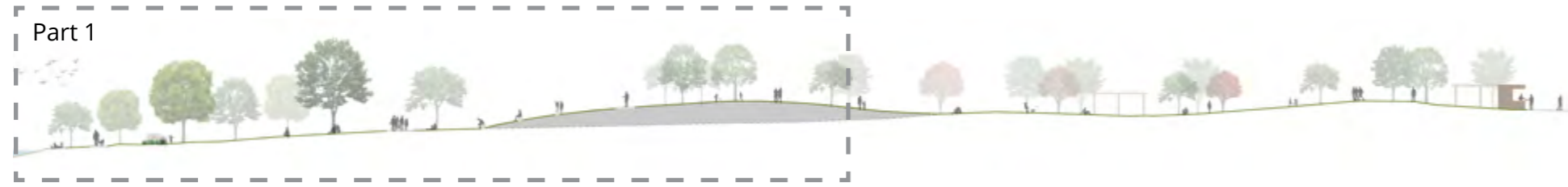
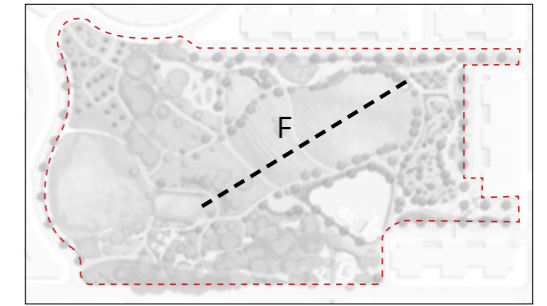


Planting Area    Stepped Seating    Path    Skate Park    Stepped Seating    Park Entrance

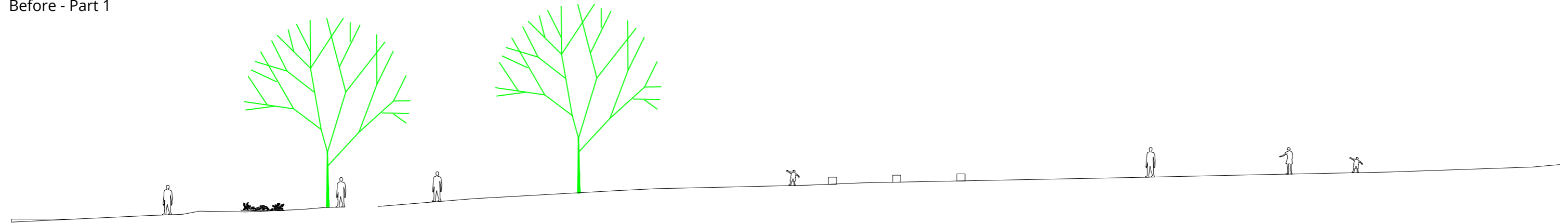


# APPENDIX 1 - BOUNDARY & LEVELS STRATEGY

## CENTRAL OPEN SPACE SECTION A - PART 1



Before - Part 1

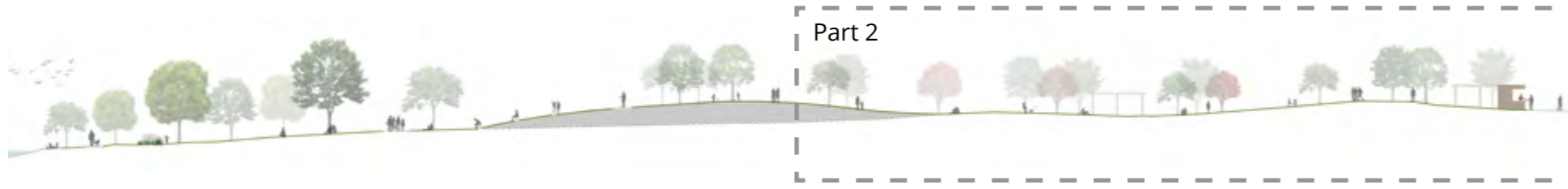
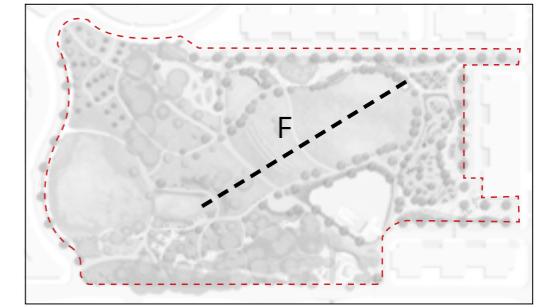


After - Part 1



# APPENDIX 1 - BOUNDARY & LEVELS STRATEGY

## CENTRAL OPEN SPACE SECTION A - PART 2



Before - Part 2



After - Part 2



Lawn

Kiosk

Path

