

Report for: 11 July 2023 Cabinet

Title: **Tottenham Hale Placemaking: co-designed transformation plans for Down Lane Park**

Report authorised by: Director Placemaking & Housing

Lead Officer: Emily Read, Regeneration Lead - Tottenham Hale
Emily.read@haringey.gov.uk

Ward(s) affected: Tottenham Hale

**Report for Key/
Non Key Decision:** Key Decision

1. Describe the issue under consideration

- 1.1 This report builds on the decision made by Cabinet in June 2023 to award £5.8m to vital green infrastructure programmes in Tottenham Hale, including £4.3m to transform Down Lane Park into a destination park at the heart of the neighbourhood. This commitment made by the Council, alongside the recommendations of this report, will enable the full programme of works to progress beyond Phase 1 to the delivery of all works packages. The realisation of the full co-designed masterplan, including substantial amenity provision and new community infrastructure, will be central to Tottenham Hale's future as a fairer, greener neighbourhood.
- 1.2 On 9th February 2016, Cabinet adopted the Tottenham Hale District Centre Framework (DCF), setting out the Council's commitment to shaping a balanced and sustainable new neighbourhood with the supporting infrastructure required to sustain high density development. The DCF was supported by dedicated delivery strategies for Streets and Spaces (SSS) and Green and Open Spaces (GOSS).
- 1.3 The Green and Open Spaces Strategy, 2016, included proposals to deliver comprehensive enhancements to Down Lane Park which is situated at the heart of the emerging district centre where over 3,200 new homes are being built as well as 35,000sqm commercial space and new social and community infrastructure. Over recent years, the local community has lived in a rapidly changing landscape and has experienced disruption. This project has a vital role to play in counteracting this disruption by investing in the transformation of this park for the long-term benefit of the community, with a commitment made by the Council to develop the proposals with and for local residents.
- 1.4 In January 2022 the Council commenced work on a flagship co-design project for Down Lane Park. The Down Lane Park Improvement Programme embodies the approach set out through the Haringey Deal, working with the community to shape the future of this former recreation ground, to create a high-quality park at the heart of the Tottenham Hale neighbourhood.

- 1.5 In January 2022 the Council submitted a funding bid to Round 1 of the Mayor of London’s Green and Resilient Spaces (GRS) Fund and was awarded development funding of £40,000 to progress the project towards delivery. The Funding Agreement was signed on 1st August 2022. A subsequent bid was made to Round 2 of the Fund in January 2023 and was successful in securing the maximum sum of £750,000 grant funding for the first phase of works, subject to funding agreement being signed. Given the value, entering the Funding Agreement (Appendix 3) requires Cabinet approval.
- 1.6 On 13 May 2022 the Council awarded a contract for multi-disciplinary design-led services in support of the Down Lane Park Improvement Programme to Levitt Bernstein Associates Ltd via a public sector procurement framework for the design of the masterplan and delivery of the first phase of works in alignment with the budget at the time of £2.97m. It was recognised that a fundraising strategy would be required for the programme.
- 1.7 On 13th June 2023 Cabinet agreed to allocate £5.85m of land receipts from the Strategic Development Partnership to priority projects in the Tottenham Hale Green and Open Spaces Programme including £4.3m towards Down Lane Park. This represents a major investment in the transformation of the park and, in conjunction with the Green and Resilient Spaces Funding and other funding sources identified at Appendix 1, has enabled a revised budget for this programme of work to be fixed at £9.1m.
- 1.8 This significant fundraising effort will enable all of the works described at paragraph 6.5 to be delivered over a phased approach. In order to secure the delivery of all phases of works, the contract value for Levitt Bernstein Associates requires extension to reflect the revised construction value of up to £954,539. The increase in contract value triggers a Key Decision and therefore will require Cabinet approval.
- 1.9 This report asks Cabinet to note the proposals for Down Lane Park and the revised programme budget of £9.1m as an example of effective co-design at scale and exemplar of the Haringey Deal in action. It requests approval to accept the £750,000 grant award from the Mayor of London which will support the delivery of Phase 1 works and supporting community development workstreams. In line with the revised construction budget, it requests approval to increase the fee envelope for Levitt Bernstein Associates to support the delivery of all phases of works for the park. These recommendations will enable the project to progress towards a start on site for Phase 1 works in the 23/24 Financial Year and certainty of the delivery of subsequent phases.

2. Cabinet Member Introduction

- 2.1 This co-designed programme of improvements to a vital open space at the heart of the Tottenham Hale neighbourhood will bring huge benefits for the local community and deliver against the Council’s commitment to a ‘greener and fairer’ Borough. The park has experienced under investment over a number of years and will require improvement to better support the needs of existing residents as well as meeting the significant additional demands placed on it as a result of new development.

- 2.2 After a long period of disruption felt by the local community as the landscape around them has changed, we have designed the approach to this project to ensure that local residents are at the heart of decision making around the future of their park. It is a fantastic example of the Council working in partnership with the community and delivering against the Haringey Deal to address shared priorities, and will play a pivotal role in creating a healthier future for generations to come.
- 2.3 In June 2023, Cabinet agreed to make a significant investment of £4.3m to support the delivery of this priority programme. The £750,000 grant funding from the Mayor of London will supplement this alongside the Section 106 monies secured from developments around the park, to transform this open space in Tottenham and create a robust and high-quality park which will serve residents for years to come. This is truly a once in a generation opportunity.
- 2.4 The Green and Resilient Spaces funding will also enable a programme of community development activities led by our partner Living Under One Sun. This will address health inequalities by breaking down the barriers some residents experience to accessing green spaces, alongside a sports programme and green skills programme that will create pathways to green jobs. The programme will upskill residents enabling them to contribute to maintenance of the park and adopting a greater degree of custodianship, in accordance with the Haringey Deal.
- 2.5 As co-Chair of the Community Design Group, I have seen the Haringey Deal in action through this project and have worked with the CDG, Council Officers and design team over the last 18 months to produce the designs appended to this report. Levitt Bernstein Associates (landscape and building architects) have been a central part of the project team throughout the co-design journey and have worked alongside residents and local partners to develop the RIBA Stage 3 park improvement proposals. Their knowledge, experience, and technical expertise on this project will be important in securing the best outcomes for the park through its delivery stages (RIBA Stages 4-6) over the coming years.
- 2.6 We have come a long way on this project and we now need to move this forward to delivery to reap the rewards of the hard work, time, and commitment the Council and community have made to securing the future of the park.

3. Recommendations

- 3.1 It is recommended that Cabinet agrees to:
- a) Note the co-designed masterplan, works packages and programme budget of £9.1m for the Down Lane Park Improvement Programme, and the proposed delivery approach comprising Phase 1 being delivered under permitted development (which will be the subject of the GRS funding agreement) and submission of a planning application for the wider masterplan in autumn 2023.
 - b) Accept £750,000 Green and Resilient Spaces Funding from the Mayor of London to support the delivery of Phase 1 of the Down Lane Park Improvement Programme, and associated community development workstreams, as part of a total programme budget of £9.1m; and

delegate authority to Director of Placemaking and Housing to enter into the Funding Agreement and to approve any future variations to the Funding Agreement.

- c) Approve the variation of the existing contract with Levitt Bernstein Associates Ltd, in accordance with CSO 10.02.1(b), so as to increase the value of the contract, by an additional £456,880 + VAT so that the total contract value will be £954,539 + VAT for the delivery of all phases of work.
- d) Delegate authority to Director Environment and Neighbourhoods to approve the Management and Maintenance Plan for the Park prior to completion of each phase of works on site.

4. Reasons for decision

4.1 Approve receipt of £0.75m Mayor of London Green & Resilient Spaces Funding

- 4.1.1 The Green and Resilient Spaces Funding for this project is a major investment by the Mayor of London in the park and the Tottenham Hale neighbourhood as a whole. The fund supports large-scale, ambitious projects that future-proof the capital from the climate emergency and the programme was awarded the highest possible grant of £750,000.
- 4.1.2 This funding will unlock a range of deliverables set out in Appendix 2 alongside a package of Community Development activities to be delivered by the Council's community partner, Living Under One Sun (see para 6.7).
- 4.1.3 The £750,000 GRS funding will supplement the wider programme budget (at Appendix 1) establishing a full budget for the park improvement programme of £9.1m. This will enable the project to progress towards full, rather than piecemeal and longitudinal, delivery of the Council and the community's vision for the park.

4.2 Increase the fee for Lead Designer to reflect increased delivery budget

- 4.2.1 Levitt Bernstein Associates have built a good working relationship with the community on this project and have the necessary ability and experience to listen and respond accordingly, which is fundamental in building trust and securing positive outcomes from a co-design process. They have been an integral part of the co-design process for 18 months and have been exposed to discussions throughout which must be fully considered and reflected in all stages of the design process.
- 4.2.2 Their current fee covers the masterplan development for the whole park and the delivery of a first phase of works. Approval of the uplift in their fee, to reflect the full programme budget of £9.1m, will enable them to continue to work on all phases of the programme through to completion of all works on site.

4.3 Progressing to delivery

- 4.3.1 A decision to accept £750,000 grant funding from the Mayor of London will enable the Down Lane Park improvement programme to secure the funding awarded and proceed towards delivery of Phase 1 with the appointed design team (Levitt Bernstein Associates). It is a requirement of the GLA that 'a majority' of the £750,000 grant funding is defrayed by 31st March 2024, requiring delivery to start on site no later than December '23/January '24. This requires clarity around the funding, resource and direction of the project now in order to meet

these timescales and de-risk delivery of the park improvement programme. A breakdown of the Phase 1 works is provided at para 6.6.

- 4.3.2 The Community Development outcomes (described at para 6.7) must be delivered within the funding timeline (by March 2025). Any delay to signing the Funding Agreement and commencing this workstream will directly impact on the window of time for delivery of these vital outcomes secured for Tottenham Hale's community.

5. Alternative options considered

5.1 Three options were considered:

5.1.1 Do nothing. This is not recommended as it would fail to secure the £750,000 Mayor of London grant funding for this project and the resource required to develop the design through to delivery. This would stall the project from realising the full potential to transform the park and risk eroding the positive relationship built with local residents and park users around this project.

5.1.2 Not extend the fee for Levitt Bernstein. This is not recommended. It would result in only the first phase of the project being delivered under the existing contract. It would also require a new procurement exercise to be run for the later phases of design work which would add cost and cause delay to delivery on the ground. The working knowledge and goodwill that has been built up by Levitt Bernstein through the co-design process to date would be lost with no immediate comparable resource available to step in and ensure continuity and timely delivery.

5.1.3 Note the masterplan and secure the funding to deliver Phase 1 and extend the fee for the design team to enable full delivery of the programme. This is the recommendation of this report.

6. Background information

6.1 The Tottenham Hale Green and Open Spaces Strategy (2016) set out a programme of investment in new and enhanced green spaces across Tottenham Hale to meet the growing demands placed on open space as a result of new development, as well as addressing an underlying deficiency in access to open space, and the subsequent impacts on health, wellbeing and physical activity. This programme included transformation of Down Lane Park and other local green spaces, linked by a series of green interventions which would create continuous corridors for active travel, clean air routes, ecology and biodiversity between Tottenham High Road and the Lee Valley.

6.2 Down Lane Park is located at the heart of the Tottenham Hale neighbourhood, serving around 18,000 residents within a 10 minute/800m walking radius (the catchment defined by the London Plan). It provides the setting for a range of existing and new homes including over 500 new Council homes at Rosa Luxemburg; Walter Tull House and the Ashley Road Depot site, where residents will benefit from direct access to a high-quality park that will provide sports, leisure, and amenity space.

6.3 Investment in Down Lane Park is necessary to fully realise the long-standing intent of the District Centre Framework, its supporting strategies, and the commitments set out in the Haringey Deal. Investment will ensure that the required facilities are there to meet the needs

of existing and new residents, which must be delivered to a high standard to accommodate the growing demands that will be placed upon them. This will support the Council's Physical Activity and Sport plan in an area of high deprivation and high childhood obesity, as well as the Walking and Cycling Action Plan.

- 6.4 This programme of work represents cross-departmental working within the Council, led jointly by the Regeneration & Economic Development and Parks & Leisure services. The proposals have been developed over nearly 18 months and 19 meetings with the volunteer local Community Design Group (CDG) in accordance with shared objectives for the project, which brought together community aspirations with the Council's own evidence and ambitions. The CDG has benefited from the participation of residents, park users, and local representatives, including from Living Under One Sun, Healthy Streets North Tottenham, The Down Lane Park User & Community Forum, and Disability Action Haringey amongst others and is chaired by Cllr. Ruth Gordon and Cllr. Mike Hakata. These proposals have also been subject to refinement in response to two rounds of public engagement, and two rounds of independent design review.
- 6.5 The emerging RIBA Stage 3 masterplan and engagement summary (Appendix 2) reflect the findings of this co-design journey. The key deliverables and benefits are as follows:
- a) a new, purpose built Passivhaus community hub, café and community garden, supporting integration and park use and serving the wider community
 - b) canopy lifting, new lighting, and better natural surveillance, supporting improved safety
 - c) new sports facilities including basketball and netball courts with seating, supporting health and providing better facilities for young people
 - d) new inclusive toddler, all age and older children's play spaces, supporting families and park use
 - e) new and improved entrances, supporting improved safety, connectivity, and access
 - f) new and enhanced, wider and resurfaced pathways, supportive user comfort and active travel
 - g) a new sensory garden, supporting social prescribing and park use by residents of all ages and abilities
 - h) tree, meadow, and under planting, supporting habitat creation and biodiversity
 - i) a new sustainable drainage system, supporting biodiversity and managing localised flooding.
- 6.6 The £750,000 grant funding from the Mayor London's Green and Resilient Spaces Fund will support the delivery of the Phase 1 improvements (Appendix 2), including:
- a) New Sustainable Drainage system connecting with adjacent highways drainage:
 - o mitigating localised waterlogging and/or flooding
 - o creating a new wet feature
 - o supporting habitat creation and biodiversity
 - b) Woodland edge planting, meadow and long grass, fruit and edible tree planting and mixed hedgerows, providing:
 - o Shade and improved air quality

- o Increase species diversity and complexity
 - o New habitat, ecology, and biodiversity
- c) Habitat: A wildlife pond bordering woodland glades, dead hedges, log piles and hibernacula, bat boxes and bug hotels.
- d) Improving accessibility and movement through the park through:
- o new entrances to the north and new and wider footpaths, including through woodland areas,
 - o facilitating the connection from Tottenham High Road towards Tottenham Marshes.
 - o Enhancing the legibility of a network through common materials, signage, and planting.
- e) Green skills, sports and engagement programmes to support these enhancements through planting, habitat creation and management carried out by volunteers.
- 6.7 The green skills, sports, and engagement programme, delivered in partnership with Living Under One Sun, will increase park usage and empower residents and users to get involved in the life of the park, and alongside the Council, take ownership of and provide stewardship of the park. Open to all, it will also target under-represented groups and young people.
- 6.8 The Phase 1 improvements will be delivered under permitted development via a Certificate of Lawfulness using the Council’s Term Contractor, Marlborough Highways and their landscape sub-contractor. This will enable swift progress and defrayal of GRSF grant funding in accordance with the terms of the Grant Agreement (the GLA require ‘a majority’ of grant funding to be spent by 31st March 2024). The remaining phases of the masterplan, including the new Community Hub building, will be subject to a full planning application which will be submitted later this year.
- 6.9 Delivery and defrayal in accordance with the terms of the Grant Agreement relies on alignment with interfacing projects and programmes, including the delivery of the adjacent Ashley Road Depot site and alignment with future proposals to deliver potential Decentralised Energy Network (DEN) pipework through the park or along the road adjacent to the park – both of which would interface with the planned Phase 1 works. While the approach to the Phase 1 construction is compatible with works to the Depot site, delay in selecting the preferred alignment and progressing the DEN works could jeopardise the £750,000 grant funding from the Mayor of London or constrain any option for the DEN to be delivered through the park.
- Levitt Bernstein Contract**
- 6.10 Levitt Bernstein Associates Ltd commenced their design commission in May 2022 for a total fee of £497,659 + VAT, made up of a fixed fee for masterplan development (RIBA Stages 2-4) and a % based fee of the overall construction budget for RIBA Stages 5 and 6. The fee was to cover the masterplan design and construction of an initial phase of works, recognising that the programme required further fundraising to secure the construction budget for later phases. The programme has been successful in securing a significant uplift in funding enabling a total budget of £9.1m to be established (with a construction budget of up to £8.25m).
- 6.11 Accordingly, the design team’s fee allowance needs to increase to enable all phases of work to be delivered. While the costs for RIBA Stages 2-4 will not change, the % fee allocation for RIBA

Stages 5-6 (as set out in para 6.10) will need to be increased, requiring an extension to the contract ceiling value of £456,880 to account for these additional works. This will equate to a total contract value of up to £954,539 based on current costings.

- 6.12 The framework, under which Levitt Bernstein Associates were procured, allows for a variation by written agreement of both parties. The contract also allows for breaks at the end of each RIBA stage should the council at any point choose not to proceed: £954,539 should therefore be considered a ceiling value for all works.

Maintenance

- 6.13 Maintenance of the park (post improvement) will be met by existing Parks maintenance budgets and will be supported by a dedicated member of parks staff from within existing budgets. The programme is also committed to engaging residents and users in active volunteering and stewardship of the park, in accordance with the aspirations and intent of the Haringey Deal. Any revenue costs associated with the new Community Hub building, café and community garden will be met by the operator, to be selected in accordance with the Council's procurement and property governance arrangements. A cost saving will be made to the Corporate Landlord on existing operational costs associated with the (to be demolished) parks depot and Pavilion buildings within the park (both will be reprovisioned). A full Management and Maintenance plan will be produced as part of the programme.
- 6.14 It is anticipated that further key decisions will be taken on the operator for the new Community Hub, café and community garden, and the decision to enter into a construction contract for the main works package (exclusive of Phase 1). The delivery of the main works will be underpinned by the following principles:
- As much of the park as possible will be kept open and accessible to the public during the works
 - We will aim to keep play facilities open until new facilities are built so there is no gap in provision
 - The new community hub will be built while the existing hub in the Pavilion Building remains operational. The leases on the Pavilion Building are until April and May 2025.

7. Contribution to the Corporate Delivery Plan 2022-2024 High level Strategic outcomes'

- 7.1 This proposal will help to support the following strategic priority areas of the Corporate Delivery Plan:

7.1.1 Resident experience, participation and collaboration:

- High level outcome 2: inclusive public participation
- High level outcome 3: enabling community collaboration
- High level outcome 4: developing young voice

7.1.2 Responding to the climate emergency

- High level outcome 1: a greener and climate resilient Haringey

7.1.3 Adults, health and welfare

- High level outcome 1: healthy and fulfilling lives

7.1.4 Place and economy

- High level outcome 4: leveraging social value
- High level outcome 5: placemaking

8. Statutory Officers comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)

8.1 Finance

- 8.1.1 The recommendation of the report is for Cabinet to note the proposed Down Lane Park Improvement Plan. This is currently funded to £8.4m. There is a potential increase in the project should a strategic community infrastructure levy bid be successful. The project budget is not 100% certain as c £3m of the S106 monies are yet to be paid to the Council. However, the project is phased and costs and budgets will be reviewed at each stage.
- 8.1.2 The report is also recommending the acceptance of £0.75m of GLA grant as this is a Cabinet decision.
- 8.1.3 Finally, the report is recommending the contract with the lead designer, Levitt Bernstein Associates Limited be varied by £0.457m to £0.955m which will be contained within the overall budget.
- 8.1.4 If the recommendations of the report are accepted, then the approved General Fund Capital Programme will be amended.

8.2 Procurement

- 8.2.1 Strategic Procurement note the recommendations made under paragraph 3.1 of this paper.
- 8.2.2 Furthermore, the recommendation to vary the current contract with Levitt Bernstein Associates is permissible under the Council's CSOs 10.01.5 and 10.02.1(b) and is in accordance with Section 6, paragraph 72.1(b)(i) of the Public Contracts Regulations 2015 and therefore, supported by Strategic Procurement.

8.3 Head of Legal & Governance

- 8.3.1 It is advisable the Council obtains a report on title in respect of the site which will comprise the Down Lane Park Improvement Programme. This will confirm whether the site is owned by the Council. It will also identify any easements and third-party rights which may be infringed by the works.
- 8.3.2 The Council can override easements and third-party rights in land that has been appropriated for planning purposes under section 203 of the Housing and Planning Act 2016 (HPA 2016), subject to payment of compensation under section 204 of the HPA 2016. The appropriation of land is a key decision to be taken by Cabinet, to take place once planning permission has been obtained for all phases of the works. Where land that is proposed to be appropriated, is to be developed under permitted development rights, the appropriation can take place relying upon the planning permission that will be deemed to have been granted pursuant to The Town and Country Planning (General Permitted Development) (England) Order 2015. However, legal advice should be obtained on these matters at the appropriate time.

- 8.3.3 Down Lane Park is open space. Open space is defined in section 336(1) of the Town and Country Planning Act 1990 as any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground. The Council can appropriate land consisting or forming part of an open space under section 122(2A) of the Local Government Act 1972 (LGA 1972). Before deciding whether to approve the appropriation of open space land, the Council must advertise its intention to appropriate open space land for two consecutive weeks in a newspaper circulating in the local area, and consider any objections to the proposed appropriation. If the Council appropriates open space land under section 122 (2A) of the LGA 1972, it is released from any trust for the enjoyment of the public imposed by section 164 of the Public Health Act 1875 or section 10 of the Open Spaces Act 1906. If the site is appropriated for planning purposes, after completion of the works, a decision will also then be required to appropriate the land back to the general fund.
- 8.3.4 A report on title will also ascertain other potential restrictions, for example, if the land or part of it, is held under any particular statutory powers; if the land is subject to requirements contained in bye-laws, or if the land is common land. It should be noted that there are restrictions on developing common land and there may also be a need to apply to the Planning Inspectorate should planning permission be needed.
- 8.3.5 Pursuant to Contract Standing Order 17.1 Cabinet has authority to receive grants of £500,000 or more.
- 8.3.6 Pursuant to Contract Standing Order 10.02.1(b) Cabinet has authority to authorise receipt of grants valued at £500,000 or more.
- 8.3.7 Strategic Procurement have advised that the variation of the Levitt Bernstein contract is in accordance with Regulation 72(1)(a) of the Public Contracts Regulations 2015.
- 8.3.8 The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing Cabinet from approving the recommendations in the report.

8.4 Equalities

- 8.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not.
- 8.4.2 The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socio-economic status as a local protected characteristic.

8.4.3 A full Equalities Impact Assessment (EQIA) has been completed for the proposed park masterplan, including community hub, café and community garden. This indicates that there are no negative equalities impacts for protected groups. There are, however, many positive equalities impacts for protected groups. These are as follows:

- Improved access, use, and inclusivity of the park (and Community Hub) [This will benefit all protected groups, but will disproportionately benefit younger and older age groups and those under-represented groups with minority nationalities and ethnicities]
- Improved play and sports facilities that respond to the needs of *all* users [This will benefit all protected groups, but will disproportionately benefit younger age groups and those with disabilities]
- a new Community Hub, community garden and café that will provide: [This will benefit all protected groups, but will disproportionately benefit younger and older age groups, those with disabilities and those who are pregnant or on maternity]
 - Access to low cost or free quality hire space for community activities [This will disproportionately benefit those who experience deprivation]
 - A safer space for park users, particularly women, girls and families [This will disproportionately benefit those who identify as female, are in younger age groups, and identify as black, Asian or from another minority nationality or ethnicity]
 - A programme of free community led activities, including sports coaching and green skills development [This will benefit all protected groups, but will disproportionately benefit younger and older age groups and those experiencing deprivation]
 - A warm space for older users, addressing loneliness and fuel poverty [This will all protected groups, but will disproportionately benefit those with disabilities and those in older age groups]
 - Improved access to toilet and baby-changing facilities [This will all protected groups, but will disproportionately benefit those who are pregnant or on maternity]
 - A food bank [This will disproportionately benefit those experiencing deprivation]
- A sensory garden to support social prescribing, addressing mental health [This will all protected groups, but will disproportionately benefit those with disabilities]
- Wider pathways that provide user comfort and address modal conflict [This will all protected groups, but will disproportionately benefit those with disabilities, those in older age groups and those who are pregnant or on maternity]
- New entrances and improved connections to neighbouring residential developments, the district centre, Tottenham High Road and Tottenham Marshes [all protected groups]
- Improved ecology, habitat, biodiversity and climate resilience [all protected groups].

9. Use of Appendices

Appendix 1: Down Lane Park Improvement Programme: Budget and Funding Sources

Appendix 2: Down Lane Park Improvement Programme – Masterplan Summary

Exempt Appendix 3: Green and Resilient Spaces – Funding Agreement (draft)

10. Local Government (Access to Information) Act 1985

10.1 Background documents:

- 9th February 2016 Cabinet report: [Tottenham Hale Delivery \(District Centre framework\)](#)
- 13 May 2022 Delegated Authority Report - Down Lane Park: Appointment of design led multi-disciplinary professional team
- 13 June 2023 Cabinet report: [Tottenham Hale Placemaking: funding allocations](#)

10.2 Exempt information:

- Appendix 3: Green and Resilient Spaces – Funding Agreement (draft) exempt from publication - paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.