

## Introduction

Welcome to our community exhibition displaying the proposals for Clitterhouse Playing Fields. Our plans look to **provide a diverse mix of facilities to promote wellbeing, sports and play, responding to the feedback you gave us when we last consulted late last year.** We have since reviewed all of this feedback and we are now in a position to share our vision for the playing fields.

Please take your time to read through this information and, if you would like to share your feedback, please fill in a feedback form. Alternatively, you can send comments, ask further questions, or get in touch with the project team by emailing: [consultation@brentcrosstown.co.uk](mailto:consultation@brentcrosstown.co.uk)

## About Clitterhouse Playing Fields

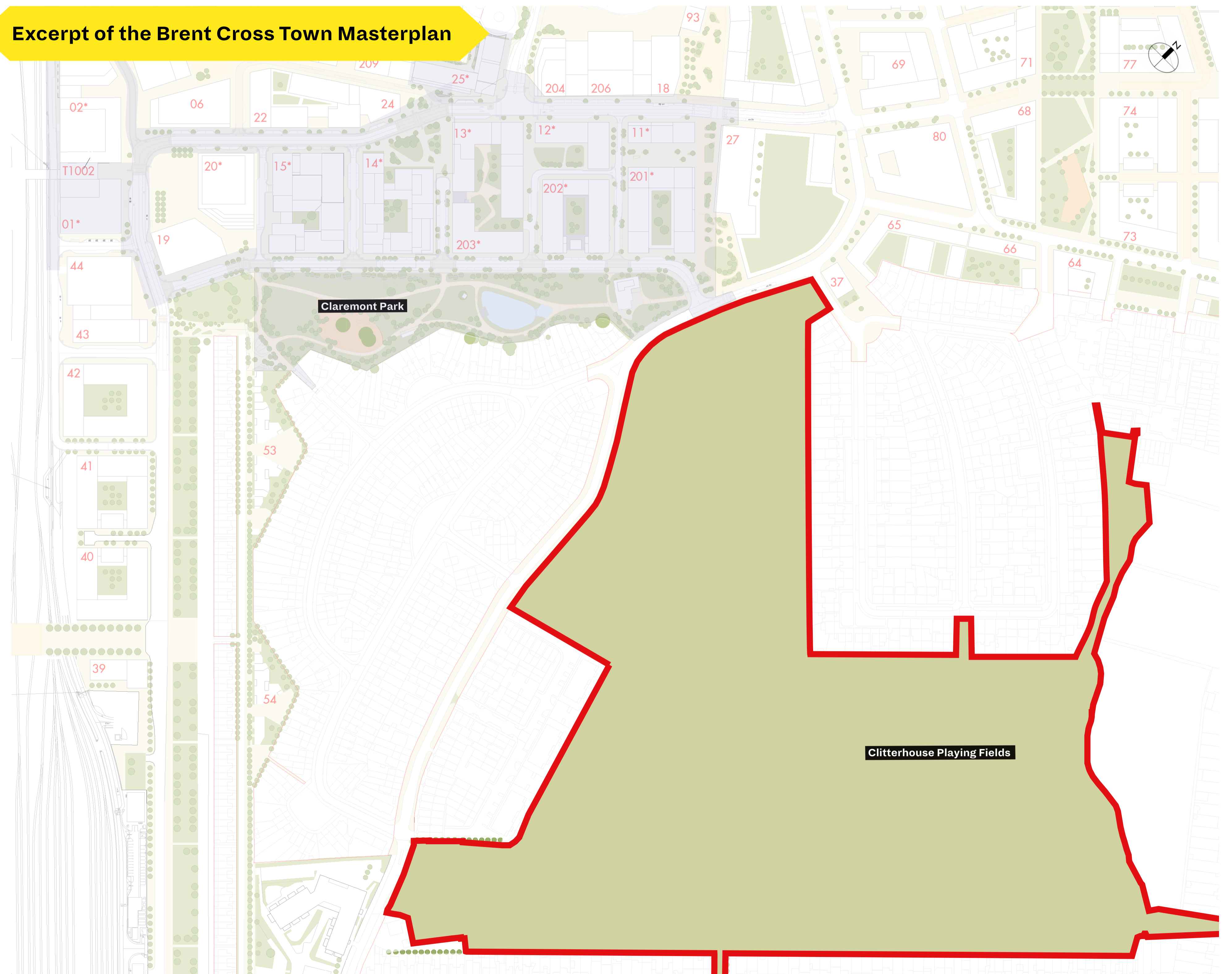
Clitterhouse Playing Fields is the largest green space in Brent Cross Town at around 44 acres. This is about the same size as 22 football pitches. We want to ensure that the playing fields meet the needs of people who live, work and visit in the area now, and in the future, with an emphasis on creating an inclusive, accessible and welcoming space for everyone.

You may recall that there is already a planning permission for Clitterhouse Playing Fields. This was submitted by a different developer and approved by Barnet Council in 2015. We have reviewed these plans and are suggesting some changes.

Our landscape architects Gustafson Porter + Bowman are designing the fields so they become THE place for wellbeing, sports, and play in Brent Cross Town and North London. They are supported by Carve, who specialise in creating exciting spaces for play, and DaeWha Kang Design who are designing the pavilion building.

The image to the right shows the location of Clitterhouse Playing Fields and other areas of Brent Cross Town that have previously been consulted on. More information on the transformation of Brent Cross and Cricklewood, and our vision for Brent Cross Town, can be viewed at the end of these exhibition boards.

### Excerpt of the Brent Cross Town Masterplan



## Your feedback

Your feedback has been invaluable in shaping our vision for Clitterhouse Playing Fields. We were delighted to see such a broad spectrum of the community attend either our in-person events or respond to our questionnaire online during our first round of consultation. We received over 200 individual items of feedback.

## What you told us in October 2021

You told us that you like and use the fields regularly for activities such as walking, socialising and attending community events, but are concerned that the fields can be under-maintained and sometimes unsafe. This is reflected by people ranking a place that is litter-free, safe, and open as highest in terms of important features for the playing fields.

This tells us it is important to **provide an environment that is more welcoming for all**, with improved entrances, litter bins and benches to pause and rest. We hope that by making these improvements that the playing fields will feel **safer and well-used and that anti-social behaviour will be discouraged**.

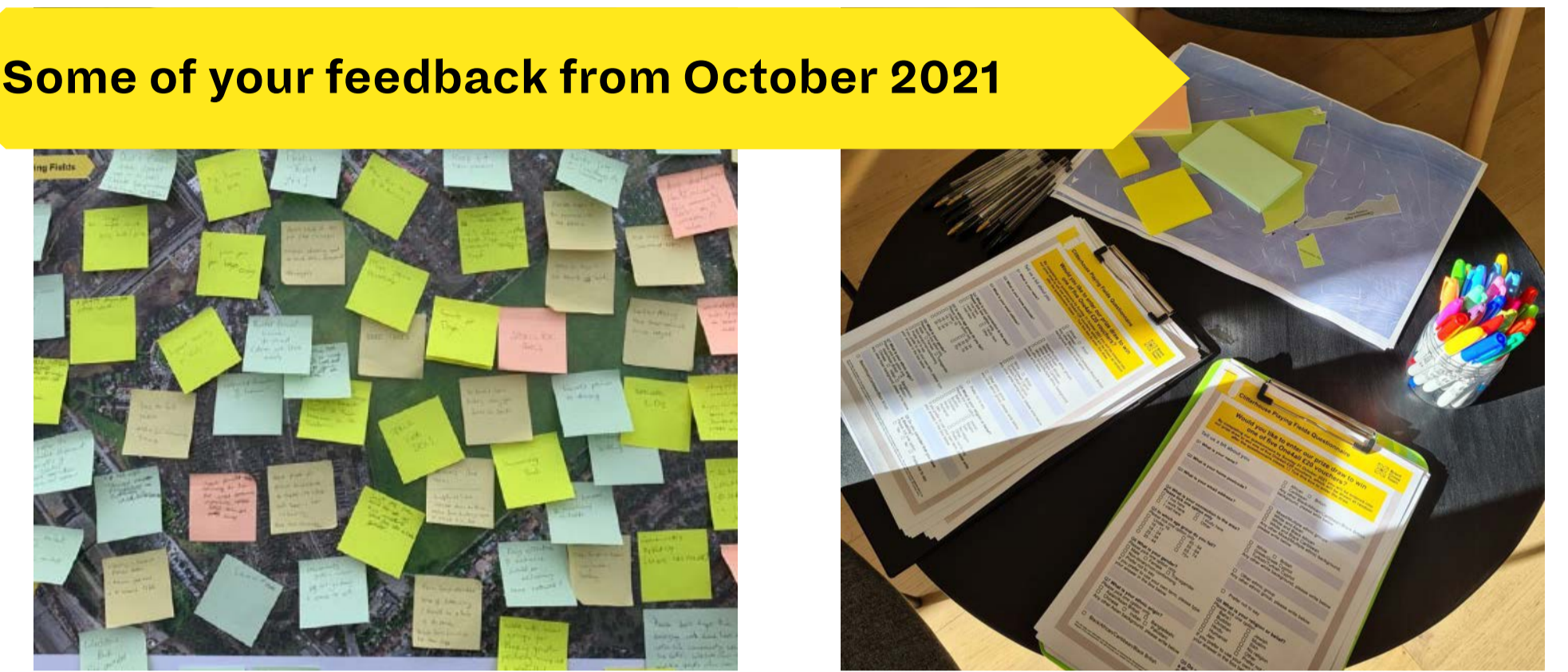
Lots of people told us they would like to see more facilities on offer at Clitterhouse Playing Fields. We have therefore included a new sports pavilion with a café, playgrounds, paths and other recreation facilities in our latest plans.

We were also told that people like the openness of the playing fields. This has, again, informed our vision for the playing fields which includes **lots of open green space, so people can walk, relax and be close to nature**.

What we also found most interesting was that **68% of people agreed that if there were more, and improved facilities, it could encourage them to take part in sport**. In response to this, we have included facilities for a range of different sports, and not just the ones you'd expect.

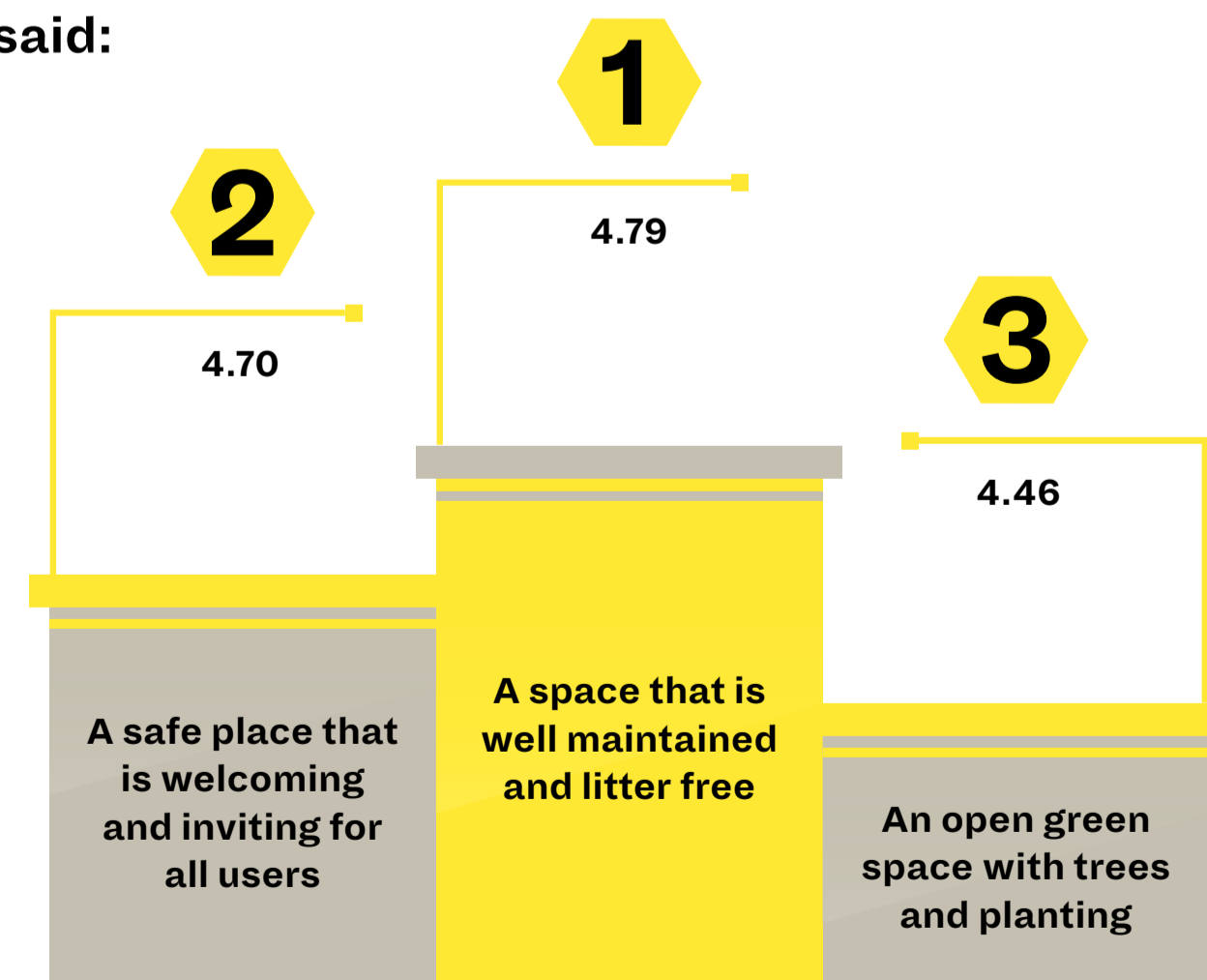
Having carefully considered the feedback, we strongly believe we have introduced opportunities for wellbeing, sports, and play into the design to create a place that the community will be proud to have on its doorstep.

## Some of your feedback from October 2021



We asked you: "Which of the following features is important to you?"

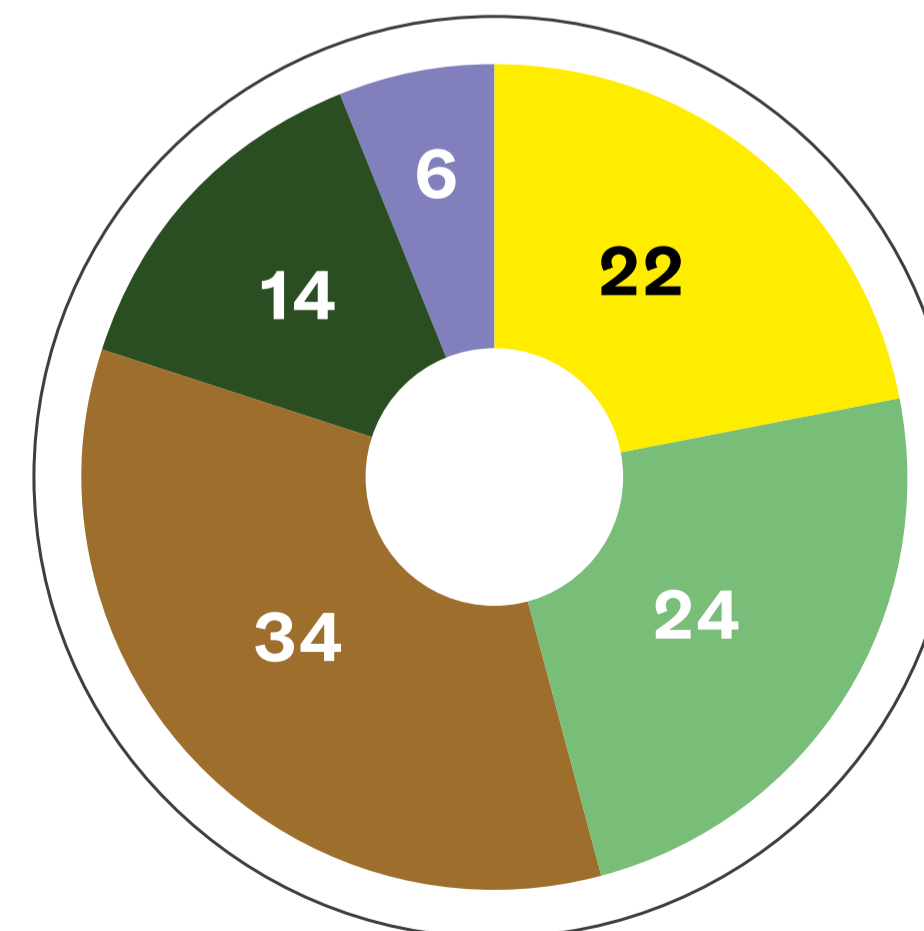
You said:



We asked you: "Do you like Clitterhouse Playing Fields?"

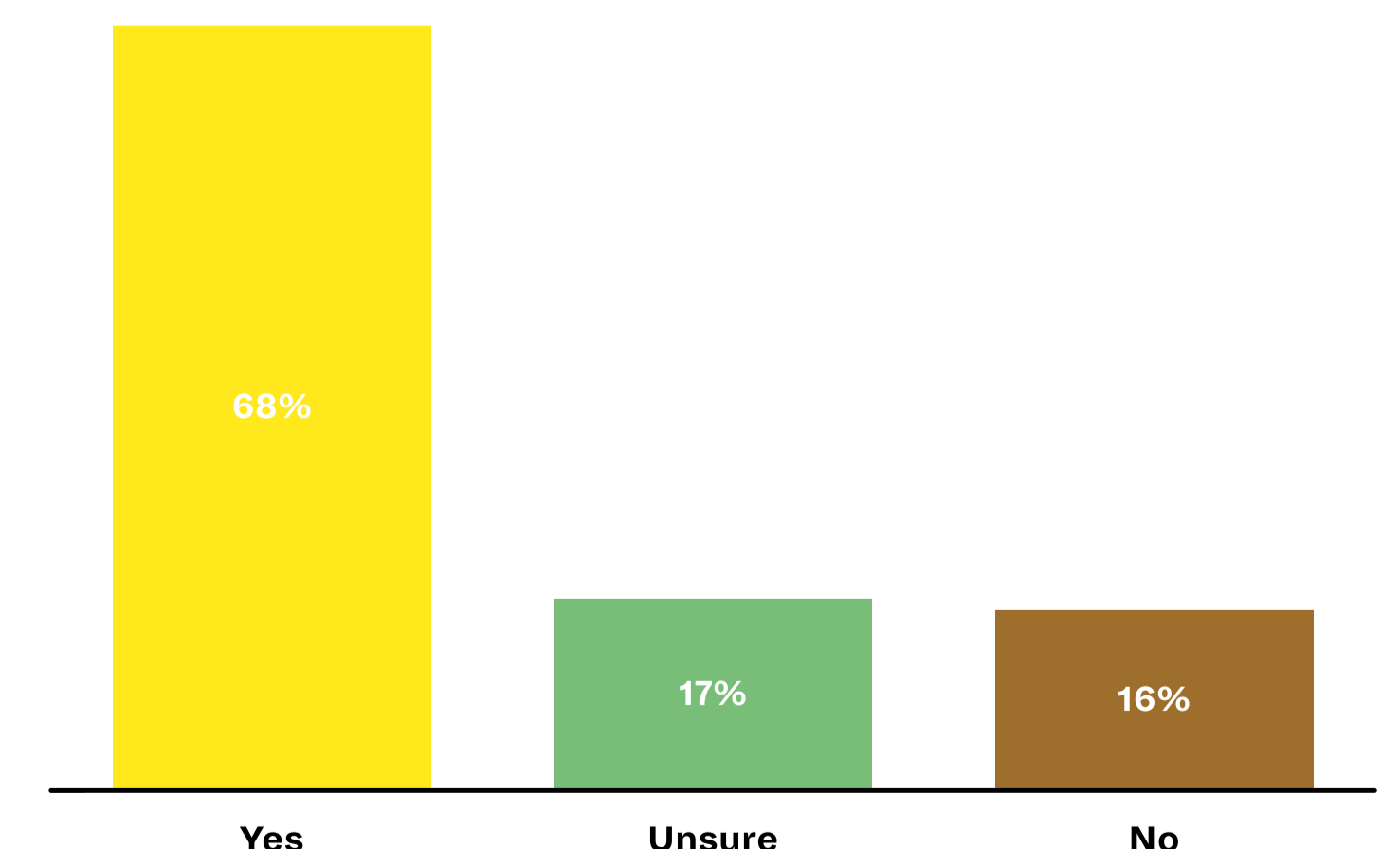
You said:

- Strongly like
- Like
- Neutral
- Dislike
- Strongly dislike



We asked you: "If Clitterhouse Playing Fields was rejuvenated and had more facilities, would you participate more in activity and sport?"

You said:

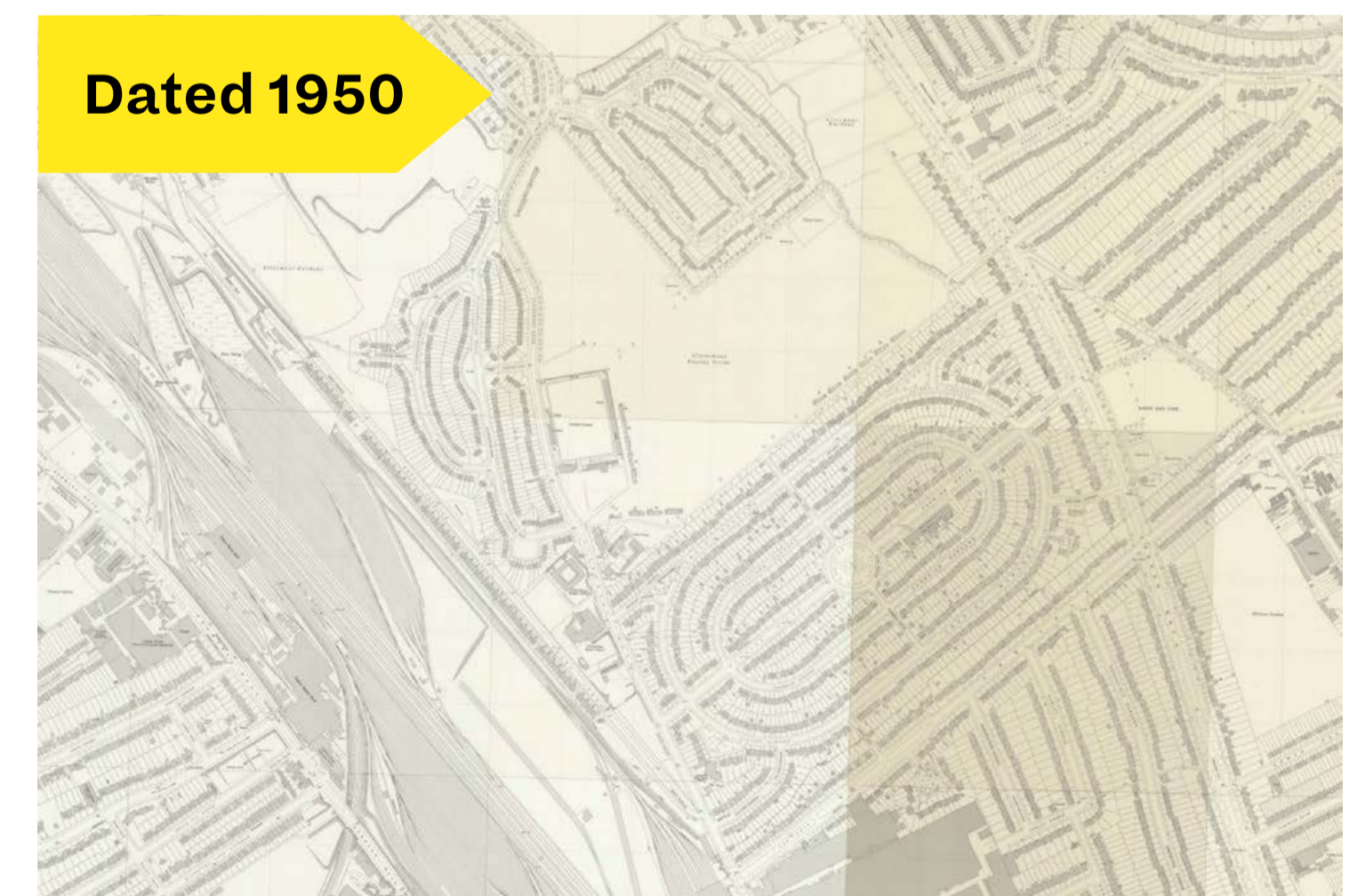
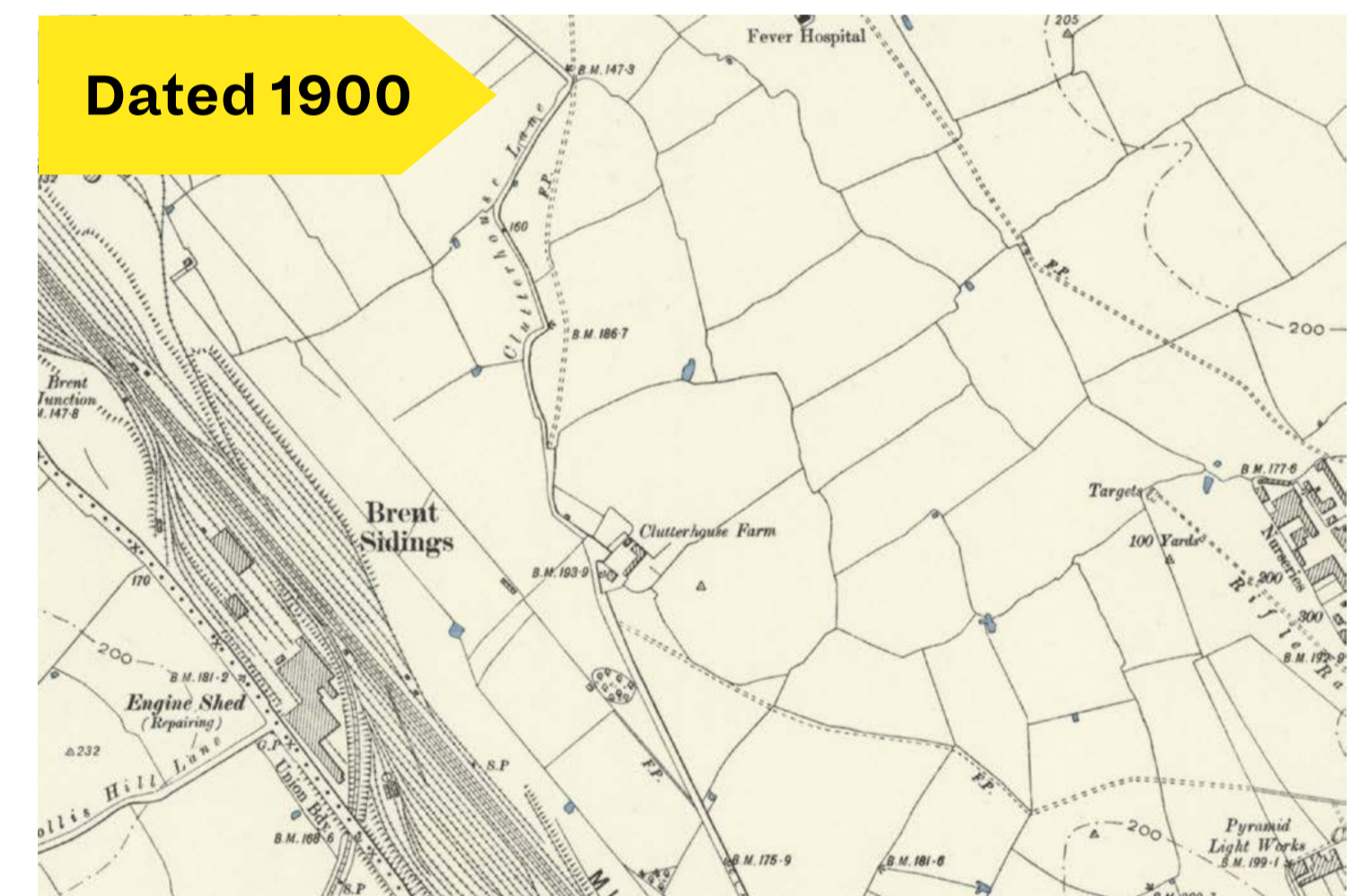
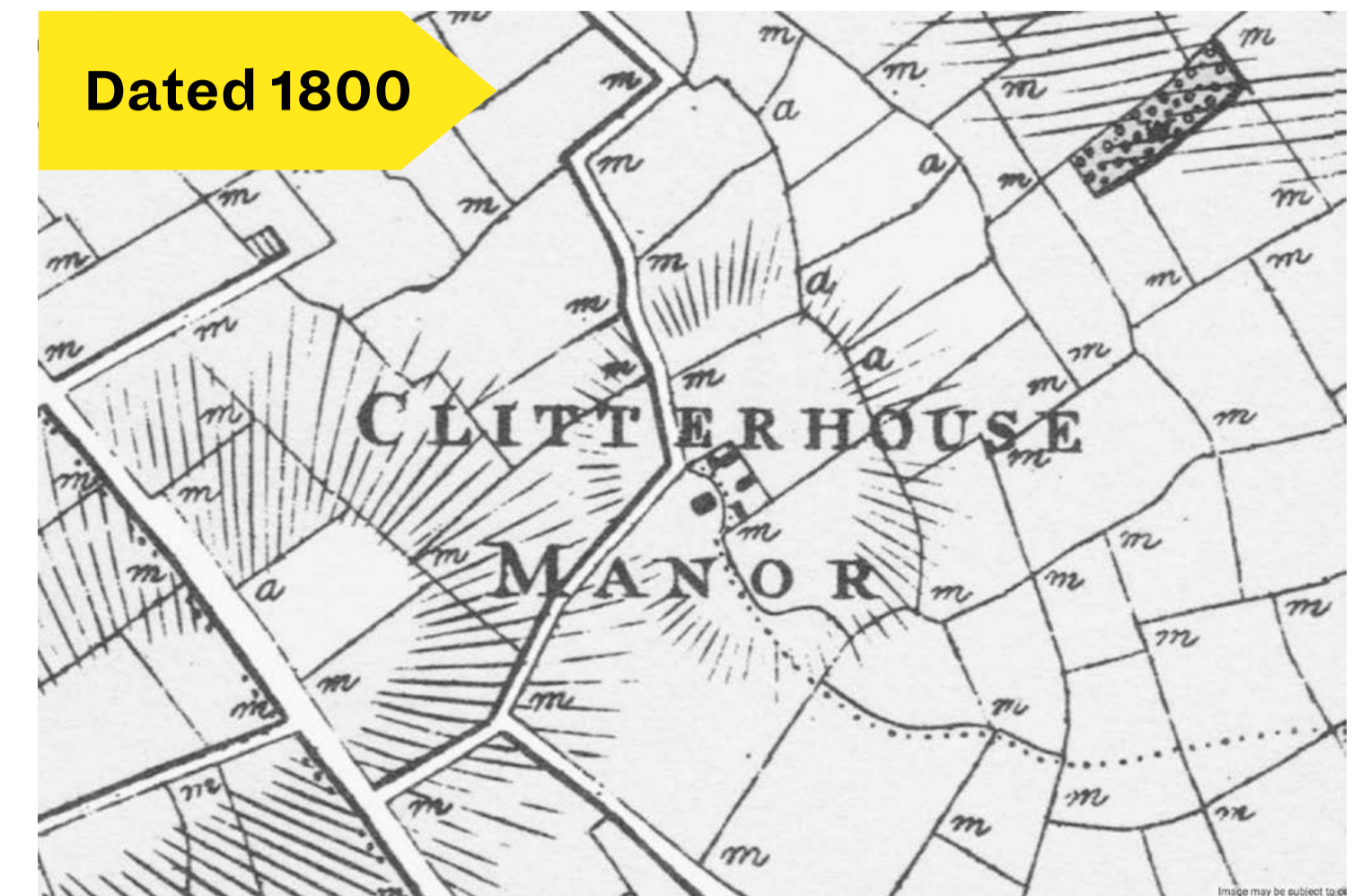


## Clitterhouse Playing Fields over time

Our vision is for Clitterhouse Playing Fields to become a place for wellbeing and relaxation, sport and play.

The word “Clitterhouse” is thought to have stemmed from the term “Clitter”, which it has been suggested originates from an old Celtic word meaning “craggy” – which refers to the granite-littered debris field around rock outcrops and hills.

Clitterhouse Farm (or Clitterhouse Manor) – from which the playing fields are derived - is thought to have been established in 1321. We are working on the future of the farm buildings in a collaborative process alongside Our Yard who currently use the space.



## Our Vision

Our vision is to rejuvenate the playing fields so that they become a place for wellbeing and relaxation, sport and play.

We want to introduce high-quality facilities that everyone can use, while also providing lots of open green space so there is something for everyone to enjoy.

New paths will bring people from every entrance into the centre of the fields, rather than just around the edges as is the case at present. The paths converge near the middle of the fields where a new sports pavilion with a café will become a meeting point, providing a place to grab a coffee, meet your neighbour or get a bite to eat.

The sloping of the land will be adjusted to create space for sports and play, relaxation and picnics, and other activities to take place. In addition, the ground will be improved so you won't get wet feet when walking on the grass!

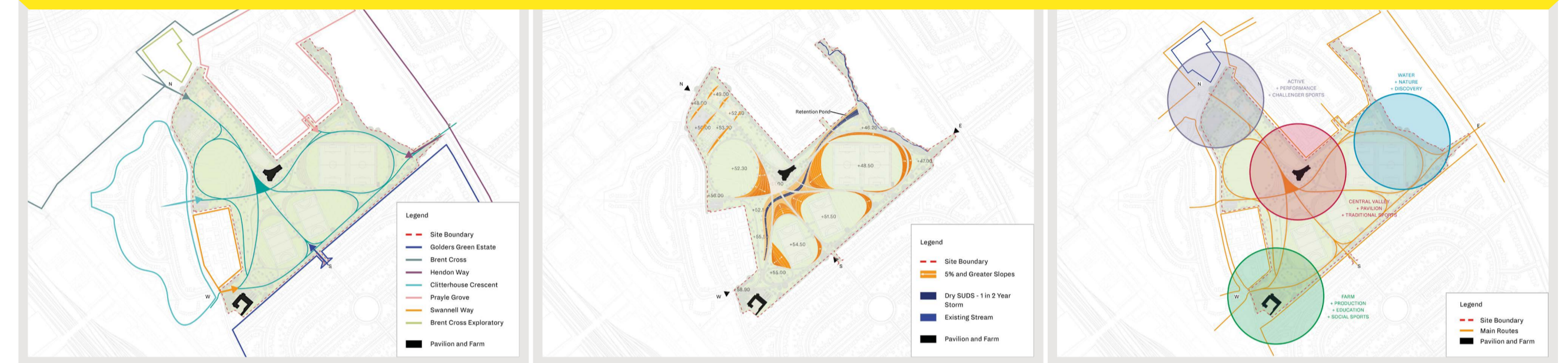
New trees will be planted around the fields, giving shade, attracting wildlife and bringing seasonal colour. Wildflowers will be planted to encourage birds and bees, while the existing hedgerows and Clitterhouse Stream will be enhanced to create new habitats for wildlife.

**Clitterhouse Playing Fields will become a place you can explore, with new activities and places to discover every time you visit – or just a place to relax and get away from it all.**

Artist's impression of the playing pitches



Concept diagrams showing connections, topography and character areas of Clitterhouse Playing Fields



Emerging masterplan showing Clitterhouse Playing Fields



Artist's impression of the proposed SuDS stream facing west



## Planting and biodiversity

We understand how important it is to retain and enhance the existing biodiversity of Clitterhouse Playing Fields, and this is a key update on the scheme that was granted approval in 2015.

Large areas of the fields will be maintained as open space with new gardens and planting and landforms will be created to catch the sunshine and provide places to sit and relax.

We will retain every healthy tree on the fields and plant many new trees. We will also look to enhance existing wildlife features such as the existing hedgerows to the south and east and the woodland to Clitterhouse Stream. New wildlife features will also be created such as wildflower meadows.

Some examples of the types of planting we are thinking of are shown below. **What types of planting do you like?**

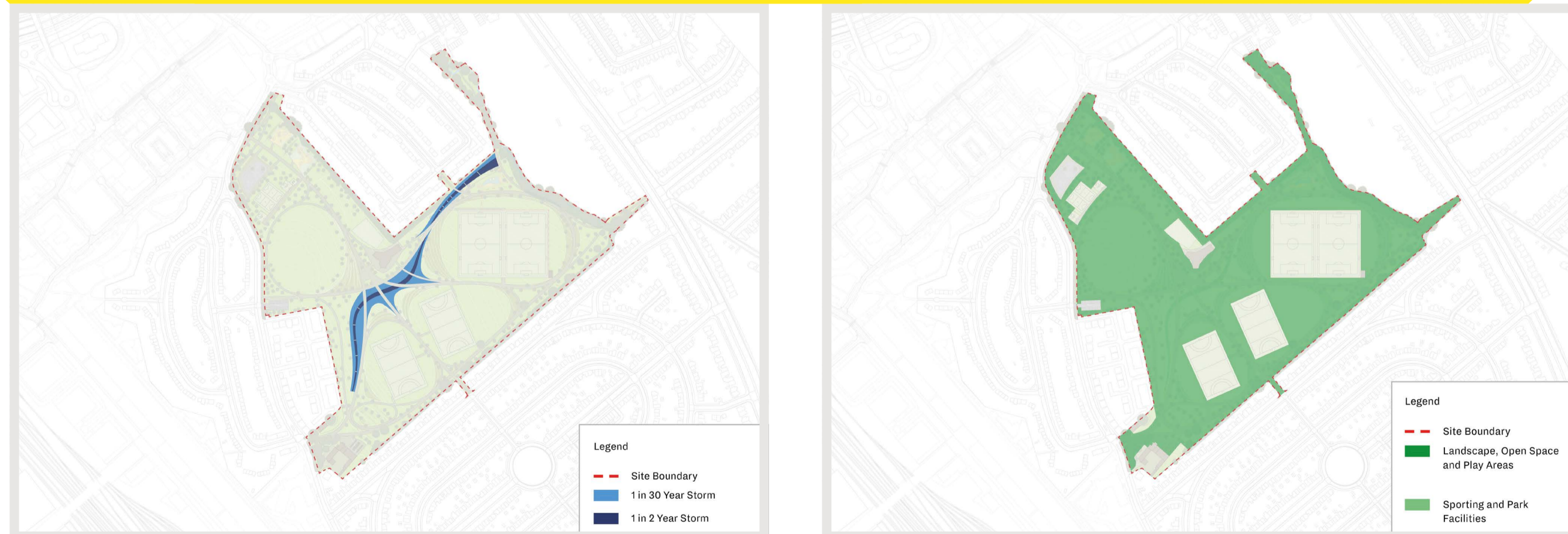
## Sustainable Urban Drainage

We will also be creating a new dry **Sustainable Urban Drainage (SuDS)** stream which will fill during wet periods of weather. This will help the area drain and minimise the waterlogging that can occur in the playing fields. It will also become a habitat with many native grasses and other seasonal planting.

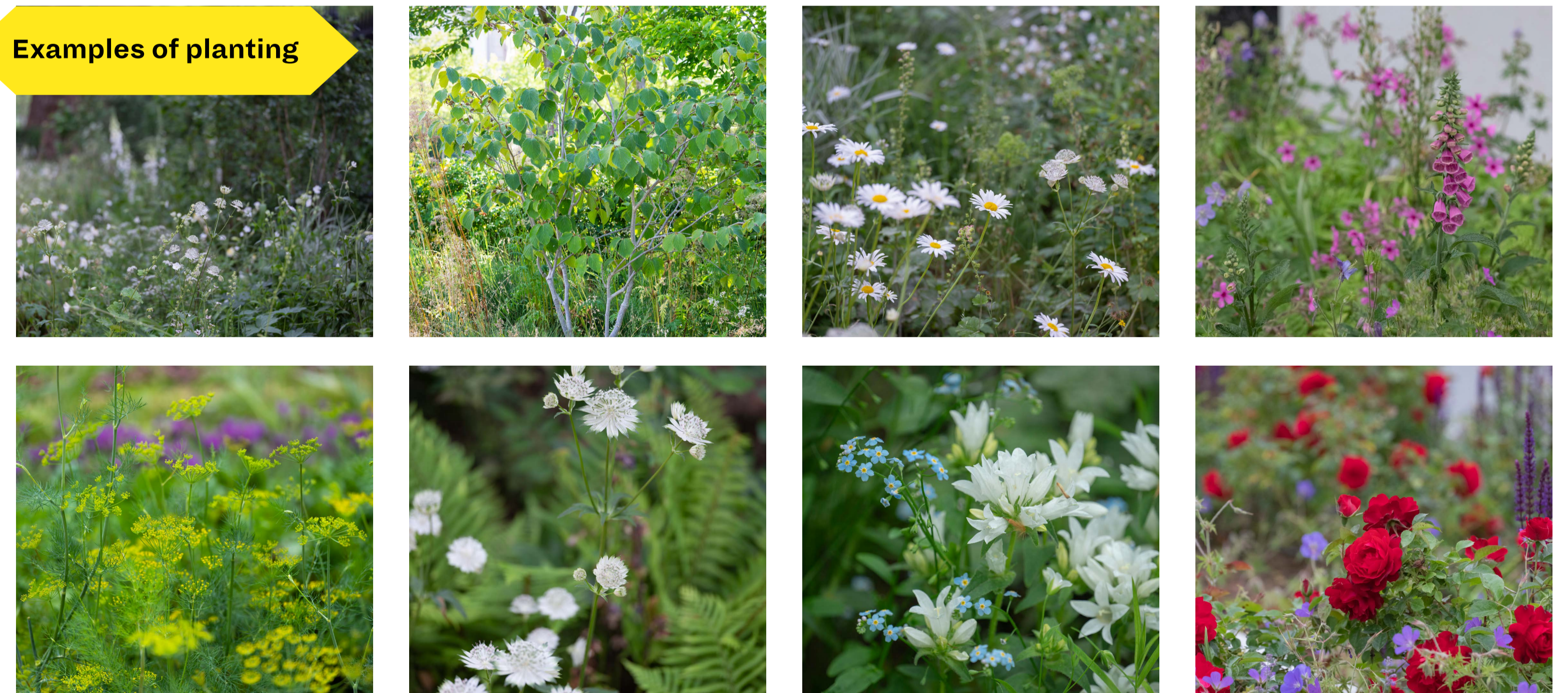
## Footpaths

Many of the paths will be lit so people can use the park after dark which, alongside CCTV, will make the fields feel safer. We would also like to light some of the sporting facilities so they can be used in the early evenings during the winter months. The lighting will be sensitively designed to minimise light spill and ensure we don't disturb nearby residents or wildlife.

Concept diagrams showing SuDS area and open green spaces in Clitterhouse Playing Fields



Examples of planting



## Sports

Our proposals have been worked up in collaboration with Barnet Council, Sport England and other sporting partners to ensure the playing fields meet the sporting needs of the local and wider community for all weather pitches for sports such as football and hockey. They have also been worked up to complement other facilities in the borough.

The facilities have been chosen to appeal to a range of different people, faiths, ethnicities, genders, ages, those who are sporty and those less so, and those beginning an active lifestyle. To meet the borough's needs, we are introducing a range of facilities, including traditional (football, netball, tennis), challenger (parkour, bouldering) and social sports (teqball, basketball) to ensure there is something for everyone.

## Play and wellbeing

The playing fields will also offer lots of opportunities for other types of recreation. Two new playgrounds will be created, as well as a new paddling pool, ensuring there is plenty to keep the kids happy. Runners and walkers will be kept busy with the creation of new 1km, 2km and 5km routes, and the introduction of a neighbourhood Parkrun.

Picnic areas, seating and gardens, including a community orchard, will be there for socialising or quieter moments.

## Participation and inclusion

What more could we do to encourage you to use the facilities we are proposing? What would make you participate in more sport, or being active?

Lawns and native grasses



Amphitheatre



Play



All wheel park



Outdoor gym



## Sports, play and wellbeing facilities



Teqball



Water fountains



Picnic areas



Dog walking zones



MUGA (Netball)



All weather pitches



Paddling pool



Parkour



## Dog walking

In our first round of consultation, dog walking was a key issue highlighted by local people. We know that walking and exercising dogs is an important use of the playing fields. We also know that many users are concerned about fouling in the playing fields and off-lead dogs not being under control.

We want to ensure that everyone using the playing fields can enjoy them and feel

safe. Our plans propose the creation of dedicated areas where dogs can be walked off lead and designated areas where dogs can be walked on-lead. We also propose creating areas where dog walking is not permitted, such as near the children's playground.

We want your feedback on dog walking. **How would you like to dogs to be able to access and use the playing fields?**

Artist's impressions of the pavilion building



## A place to meet

We want to provide a new sports pavilion in Clitterhouse Playing Fields, a meeting place for the local community. The pavilion will be located at the centre of the playing fields, visible from most entrances and as accessible as possible for everyone who visits. An amphitheater will also be located near the pavilion which could hold community events such as food fairs and film screenings. **What kind of events would you like to see here?**

## Facilities and uses

We are looking to provide a café, sports changing facilities, public toilets and outside seating built into a terrace running along the pavilion. We are working alongside Our Yard to make sure that the café is complementary to the existing Café at the Clitterhouse Farm buildings.

## Design and sustainability

The architecture of the pavilion will be characterised by sustainable design and building practices. We are looking to use sustainable materials including timber columns, beams and trusses, which will be designed so it could be disassembled at a future **date**. This supports the principles of the circular economy – to re-use, repair and recycle existing materials for as long as possible and take as little as we can from the natural environment.

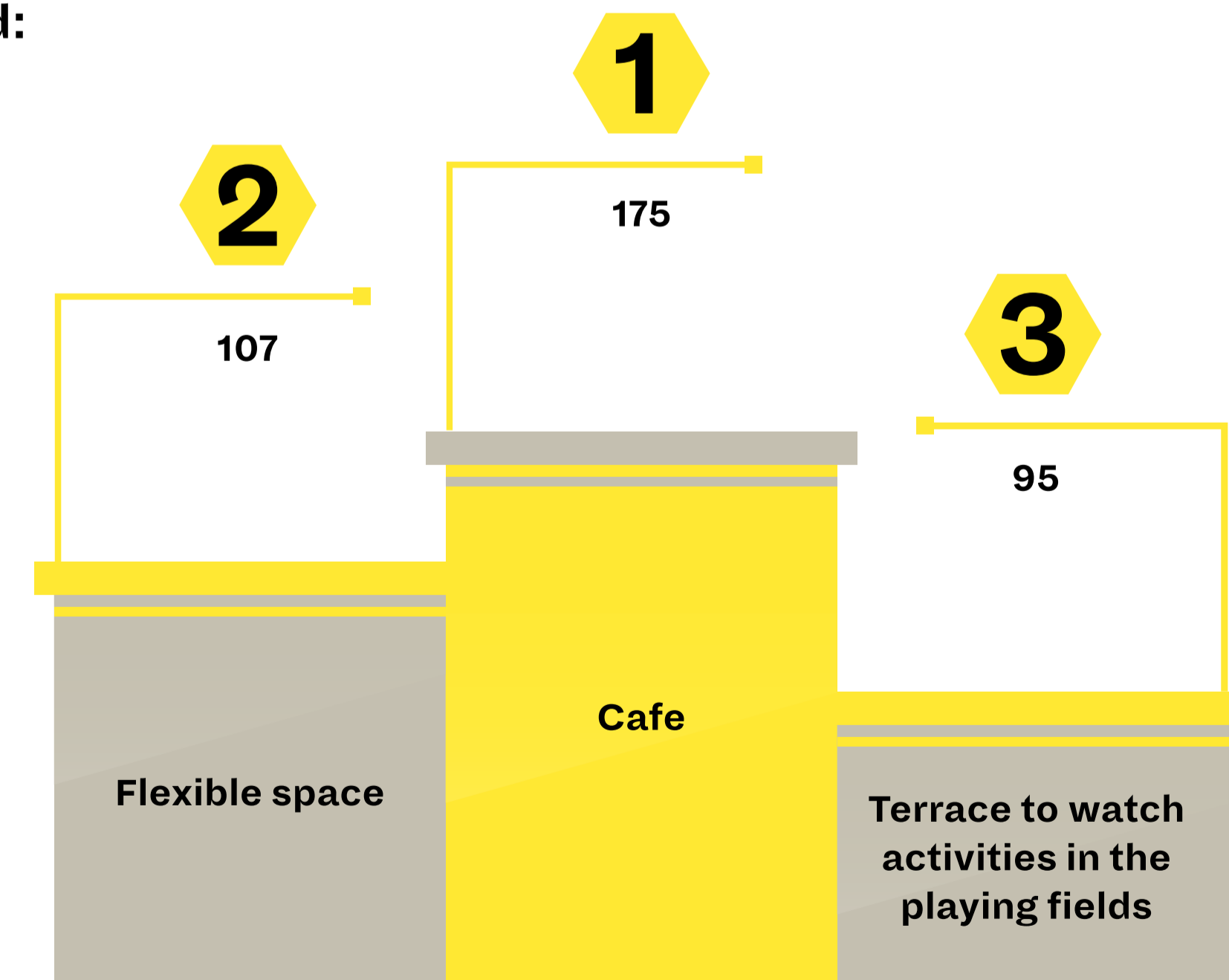
**We are also exploring ways of building the pavilion from materials taken from the site. What do you think of this idea?**

## Maintenance Facility

In consultation with Our Yard, we are exploring options to include a maintenance equipment and materials depot near the Farm Buildings, allowing for the fields to be maintained to the highest quality.

**We asked you:**  
“We are interested to know what amenities you would like to see included as part of the pavilion”

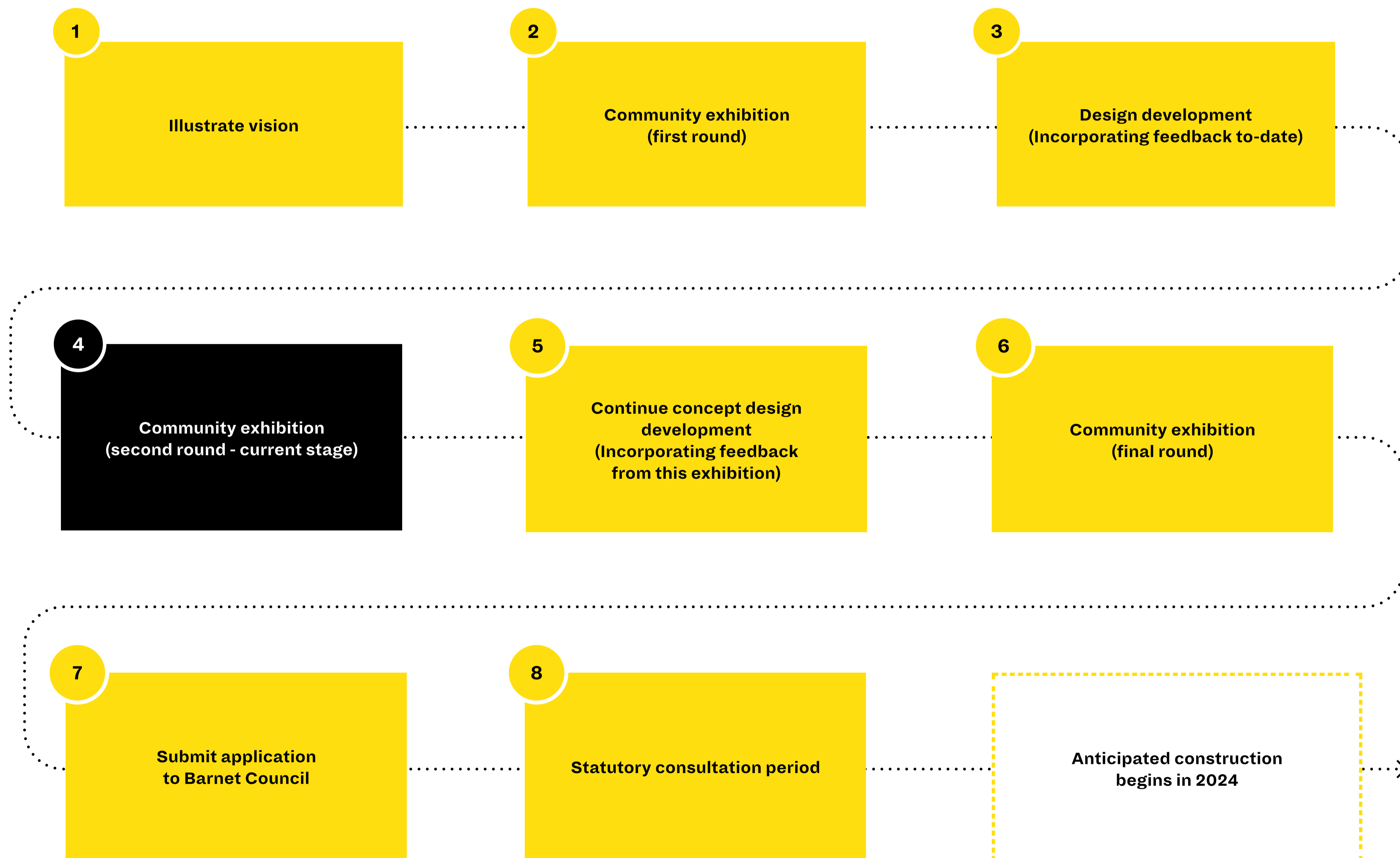
**You said:**



## What happens next?

Following this exhibition, the project team will take time to consider your feedback before coming back to present the concept proposals for Clitterhouse Playing Fields in May. Your feedback today, and any final comments made in May, will then all be considered when preparing a new planning application which will be submitted in early Summer 2022.

Once the application has been submitted, Barnet Council will then conduct its own statutory consultation – another opportunity for you to submit comments directly to the council for consideration in their determination of the application. These next steps are summarised in the diagram below:



## How to get involved



### Share your views

We would love to hear your thoughts on our current plans and vision for Clitterhouse Playing Fields. If you would like to share your feedback on these proposals, please click here to complete an online feedback form. Alternatively, if you would like to share your feedback over the phone, **please call: 020 3617 6359 to speak to Charlie or Jasmine.**



### Sign up for project updates

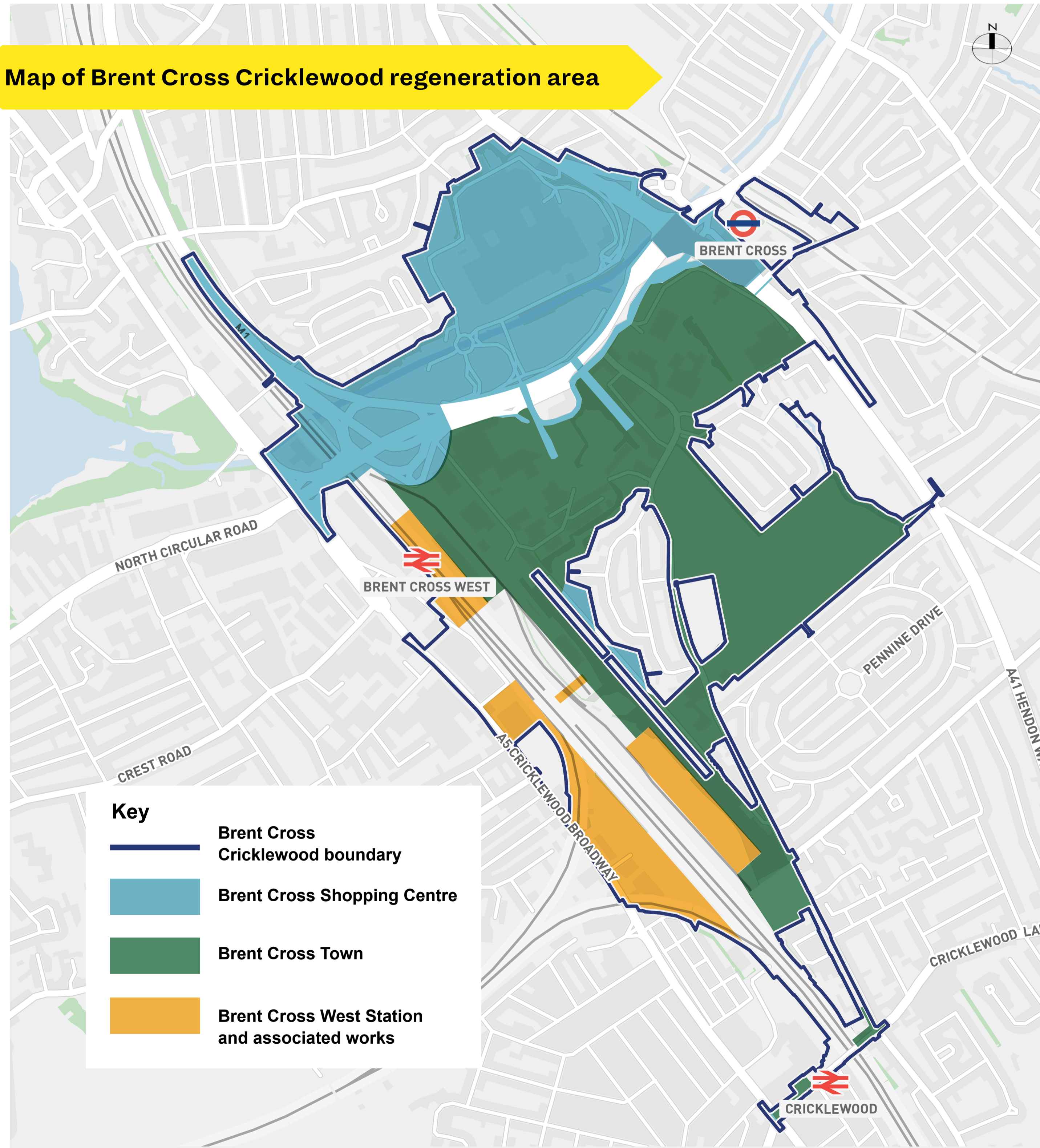
If you are interested in finding out more, you can subscribe to our project emailing list to receive information about future upcoming consultation events and activities. Please email the team and let us know your details at **consultation@brentcrosstown.co.uk**



### Find out more

For more information about Brent Cross Town, please visit **www.brentcrosstown.co.uk**

Map of Brent Cross Cricklewood regeneration area



The overall Brent Cross Cricklewood regeneration, covering around 370 acres, is the biggest redevelopment and growth programme Barnet Council has ever undertaken. It is named a key growth project by the Mayor of London and amongst one of the most ambitious across Europe.

### Brent Cross Town

Brent Cross Town is a new mixed-use town centre which will include up to 6,700 homes, office space for approximately 25,000 new jobs, the rebuilding of three existing schools, as well as community and health facilities, improved existing local parks and around 21 acres of new or improved public realm. Previously known as Brent Cross South (BXS), the development will be delivered by the BXS Limited Partnership between Barnet Council and Argent Related.

[www.brentcrosstown.co.uk](http://www.brentcrosstown.co.uk)

### Brent Cross Shopping Centre

The redevelopment of Brent Cross Shopping Centre by Hammerson and Aberdeen Standard Investments will renew and revitalise Brent Cross shopping centre. An iconic part of the local community for over four decades, Brent Cross holds a special place in the hearts of London shoppers. Ensuring the scheme remains relevant to changing retail and consumer demands, the development is currently being reviewed to ensure the regeneration delivers an exceptional destination and neighbourhood for the future.

### Brent Cross West Station

Barnet Council with Network Rail are building the brand new Brent Cross West station to serve the regeneration area and existing communities. This includes moving the existing sidings, rebuilding the drivers' accommodation and replacing a strategic rail freight facility and outdated waste transfer station.

### London and Quadrant (L&Q)

London and Quadrant (L&Q) has been appointed to build 47 new homes for residents of the current Whitefield Estate, who are being re-homed as part of the work happening in the area. The new homes are being built between Brent Terrace and Clitterhouse Crescent, and are sometimes referred to as plots 53 and 54.

### Brent Cross Cricklewood Infrastructure

Highway and transport improvements for vehicles travelling through the junctions at Cricklewood Lane / Claremont Road and Cricklewood Lane / A5 Edgware Road. This is being delivered by Barnet Council.

[www.transformingBX.co.uk](http://www.transformingBX.co.uk)

## Brent Cross Town

In 2016, Barnet Council and Argent Related created a joint venture to deliver Brent Cross Town – a new mixed-use neighbourhood for north London.

Brent Cross Town, set around 50 acres of parks and playing fields, will deliver 6,700 new homes and workspaces for 25,000 people supported by first-class public transport infrastructure, a new and improved network of walking and cycle routes and a series of new and improved parks, squares and other amenities.

Over the years, a number of planning applications have come forward and been consented for the Brent Cross Cricklewood area and Brent Cross Town.

The original masterplan for Brent Cross Town was approved in 2010 and subsequent improvements to the masterplan have since been made and approved, including a reserved matters application for the playing fields in 2015, which was submitted by a different developer, which included sports facilities, play areas, a pavilion, park facilities and recreation areas.

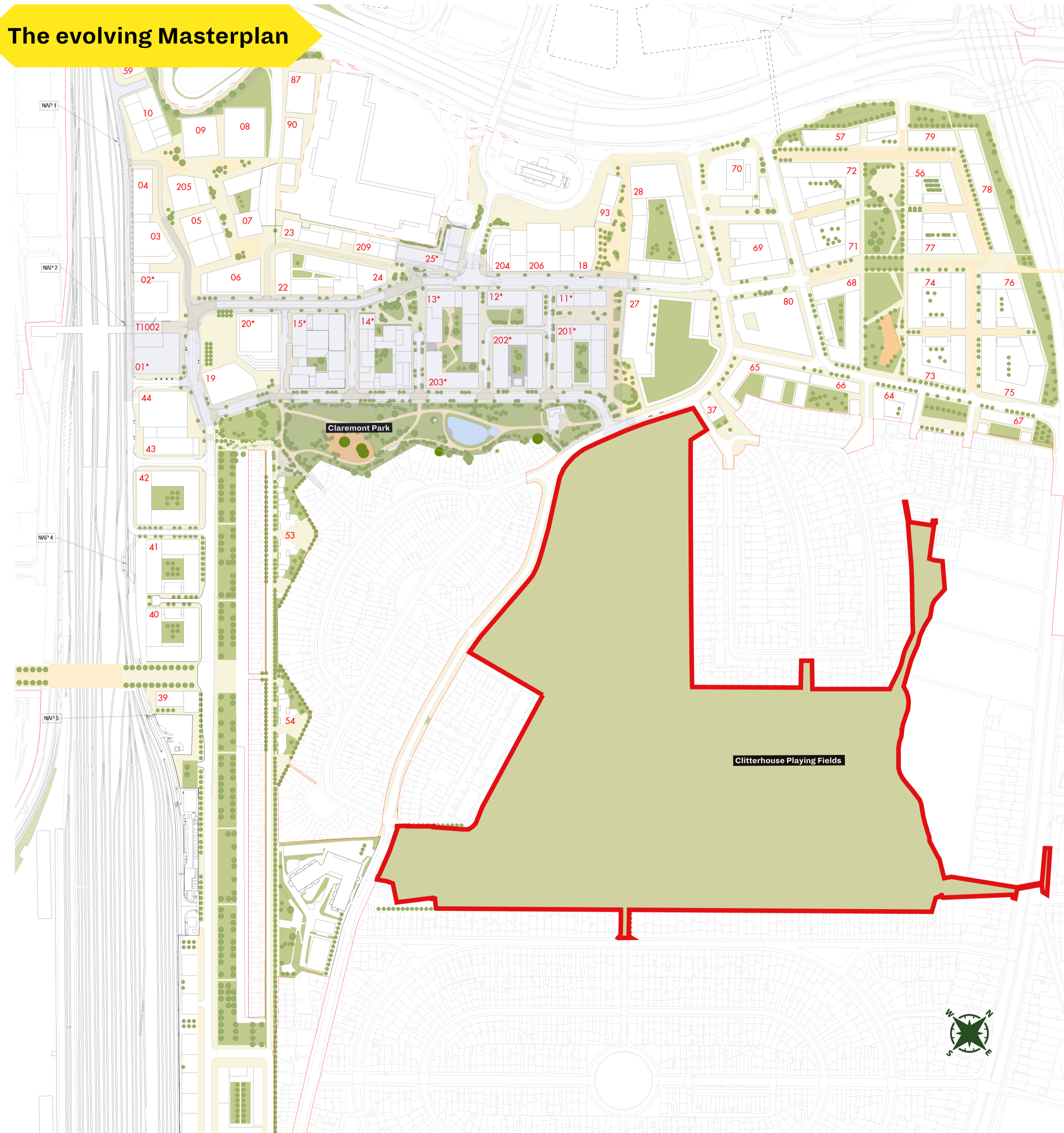
We are now reviewing the consented plans to ensure the design meets the needs of the community now and into the future, with new high-quality facilities that generations to come will enjoy. The playing fields will be accessible, inclusive and welcoming to everyone who visits whether to relax, enjoy the green spaces or take part in play and sport

**@BrentCrossTown**

**#ParkTown**

**www.brentcrosstown.co.uk**

### The evolving Masterplan



## Brent Cross Town will deliver

- Up to 6,700 new homes which will be a mix of affordable homes, rentals and homes for sale;
- A new town centre in the heart of the neighbourhood. High Street South will have a mix of shops, cafés and restaurants;
- New office space (up to 3+ million square feet), generating around 25,000 jobs;
- Improved connections with the new Brent Cross West station connecting to Central London;
- Three schools will be rehoused in brand new buildings, including a replacement Claremont Primary School;
- Improved walking and cycle routes;
- New and improved parks, and new squares. This will feature inspiring places and amenities for people of all ages to enjoy, including spaces for children to play; and
- New and improved community facilities.