

About Clitterhouse Playing Fields

To develop the plans you see today, we reviewed the existing detailed planning permission and the facilities already in the local area, and engaged local people in two rounds of consultation.

TOGETHER, WE IDENTIFIED A NEED IN THE COMMUNITY FOR:

- Accessible, inclusive and beautiful open spaces for visitors to relax, enjoy the green spaces or take part in sport
- Sustainable facilities that serve the community and address the climate crisis through our drive for net zero carbon
- A multi-sport destination that will provide high-quality sport and leisure facilities on well maintained and safe playing fields
- Challenging and exciting play spaces for children of all ages to enjoy and explore



The new proposals for Clitterhouse Playing Fields

Today we are providing more information about our new proposals and on key themes you raised in the previous rounds of consultation

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| SAFETY AND SECURITY | MAINTENANCE OF THE PLAYING FIELDS |
| | |
| OPEN SPACES | PLANTING STRATEGY |
| | |
| SPORTS AND PLAY | AFFORDABILITY |
| | |
| CHANGING ROOMS | CAFÉ |

Please take your time to read this information and share feedback. You can do so by:

Filling a feedback form or sending comments or questions by getting in touch with the project team at: consultation@brentcrosstown.co.uk

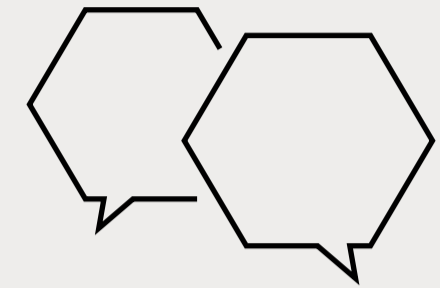
The original MASTERPLAN for BRENT CROSS TOWN was approved in 2010, with the DETAILED planning permission for playing fields approved in 2015. This included SPORTS FACILITIES, PLAY AREAS, a pavilion, NEW park facilities and RECREATION areas.

Existing Approved Design | 2015



Updated Design | 2022





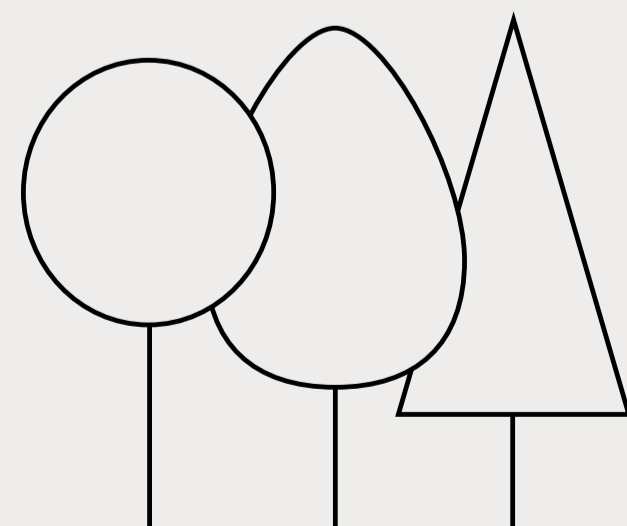
Your feedback

Since we first spoke with you in October 2021, we've heard from over 500 people, who have either attended one of our in-person events, webinars, or completed a feedback form online.

In the first round of consultation we asked you what you liked about the Playing Fields currently, and how you thought they could be improved. In the second round of consultation we presented our initial concepts to you to get your feedback on our proposals.

We've also engaged with pupils from Whitefield School in two sessions – one with a mixed group and one with only girls.

This is our third and final round consultation. We will be presenting more detail on our proposals and responding to specific points you have raised in previous rounds.



KEY THEMES FROM YOUR FEEDBACK



Safety and Security

How we are responding:

- CCTV in key locations
- Park guardians always on site when facilities are open, with an office in the park pavilion
- Lighting along key paths and entrances
- More facilities create more activity to make the fields safer



A social and family friendly space for all

How we are responding:

- Benches every 50 metres with 42 new benches and 5 picnic tables
- Pavilion café is a place to meet year round, with indoor and outdoor seating
- Dogs cannot access play areas
- New facilities such as bouldering and parkour cater to older children



Improving access

How we are responding:

- Segregated and shared cycle and pedestrian pathways
- Pathways will be wheelchair accessible
- 6 new entrances will be created
- Existing entrances improved
- Improvements to A41 underpass
- 76 new cycle stands for 152 bikes



Maintaining green, open space

How we are responding:

- Over 350 trees
- 4 hectares of meadows and shrubs
- Improvements to Clitterhouse Stream
- Pitch design and locations works with the existing landscape
- Large, open grassed areas



Maintenance and cleanliness

How we are responding:

- Dedicated on site maintenance team
- New maintenance office will be staffed
- New bins throughout the park, regularly emptied by maintenance team



Affordability of facilities and priority access to local people

How we are responding:

- Priority booking for qualifying groups and schools
- Most facilities will be free to use
- Pitches and mini golf will be affordable and in line with existing local facilities

WHAT YOU TOLD US WAS MOST IMPORTANT IN THE NEW PLAYING FIELDS:

Maintenance and cleaning

A litter-free space

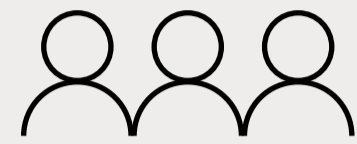
Improved lighting

Better pathways and routes directly across the Playing Fields

A dedicated on-site park team

More places to sit and socialise

Being able to use the Playing Fields year-round



We are COMMITTED to creating SAFE, INVITING and ACCESSIBLE PLAYING FIELDS.

83% of you told us that you wanted Clitterhouse Playing Fields to be a safe place that is welcoming and accessible for all. The feedback showed us that improved access was a significant factor in coming to the playing fields. So with new pathways, people can easily walk through or around the playing fields, including wheelchair users. We have proposed lighting, CCTV and a staff presence on site to help visitors feel safer using the playing fields.

You told us that the playing fields are a place you go to run, walk and cycle. So we've improved pedestrian and cycling routes, with new paths through the centre and from south east to north west. This improves the connectivity between surrounding neighbourhoods. Clitterhouse Playing Fields is well-served by buses, the underground and the new Brent Cross West station.

Visitors will be encouraged to walk, cycle, or use public transport to access the playing fields, so the only parking being provided will be 15 Blue Badge parking spaces for disabled visitors. All other vehicles will be encouraged to use parking provided in the new town centre.

A mini bus and coach drop-off point for up to two coaches is proposed along Claremont Road.



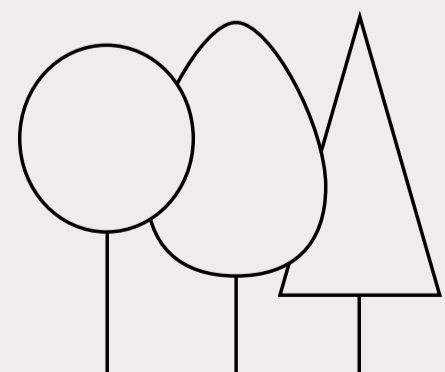
- ▶ All six existing entrances will be improved, making it easier and safer to access Clitterhouse Playing Fields, whilst also deterring unwanted vehicles
- ▶ Six new entrances will be created, improving access to and permeability through the playing fields

We want the facilities of Clitterhouse Playing Fields to be **WELCOMING** and **ACCESSIBLE TO ALL**

Our designs for Clitterhouse Playing Fields ensure that facilities are spread across the fields to help enliven the space and spread visitors all over the park. By locating sports and play facilities throughout it will avoid concentrated activity in just a few parts of the playing fields. We also believe that increasing footfall all across the park will help create a safe space and deter anti-social behaviour.

We know that lighting is important for the safety and security of park users, as well as ensuring that the playing fields can be used all year. We will use latest lighting technology to focus lighting on pathways and pitches, and away from homes. Lighting will also avoid trees and hedgerows where birds and bats may be nesting.

The pavilion is centrally located so its facilities, including public toilets and café, can be easily accessed by all park users, and to support the safety of sports players using the changing rooms. The pavilion café will complement the offer in Our Yard's café in the Farm Buildings.



PLAY

- 1. Northern play zone.** Free to use. Variety of facilities for children, young people and adults including an all-wheel park, climbing, bouldering and parkour.
- 2. Northern playground.** Free to use traditional play equipment – swings, slides, trampolines and sand pits.
- 3. Outdoor gym.** Free to use gym equipment for all.
- 4. Multi-use lawn areas.** Free to use for picnics, informal games and community events during the spring and summer.
- 5. Mini golf.** Paid-for activity. Located next to the pavilion, so it can be staffed by Playing Fields on-site team
- 6. Farm playground.** Free to use. Located next to Our Yard, offers more play facilities for children and a community orchard.

SPORTS

- 1. Football pitches** Paid-for, with priority booking for local groups and schools. Positioned to meet Sport England requirements and away from the edges of the Playing Fields and homes. Lighting will be directed onto pitches. Pitches can be used from 9am to 10pm.
- 2. Bookable courts.** Paid-for activity. Suitable for netball and tennis, available from 9am to 10pm. Lighting will be directed onto the courts.
- 3. Multi-use lawn areas.** Multi-use lawn areas. Available as a junior grass football pitch during the football season and for informal sports during the spring and summer. No lighting on either lawn area.
- 4. Boules.** Free to use boules courts. Located next to pavilion for easy access to facilities and refreshments.
- 5. Hockey pitches.** Paid-for activity, with priority booking for local people and schools. Based on your feedback, the pitches have moved towards the centre of the park. Lighting will be directed onto pitches. Pitches can be used from 9am to 10pm.
- 6. Basketball and teqball.** Free to use, available from 9am to 10pm. Lighting will be directed onto the court.

Creating a PLACE where EXPLORATION, PLAY and ACTIVE lifestyles MEET

The joy, fulfilment and life long benefits of sport should be available to everyone. You told us that more support for women in sport would encourage you to be more active. So through our work with Women in Sport and consultation sessions with girls, we designed facilities that will encourage more women to take part in sport.

PLAY

Our children's play areas will be accessible for all ages and abilities and are intended to meet a wide range of needs. With dedicated children's play areas, swings, cycle tracks and more, the opportunities to play will be varied and spread throughout the playing fields. The play facilities will bring children and families together, and help to encourage healthy living and promote mental wellbeing.

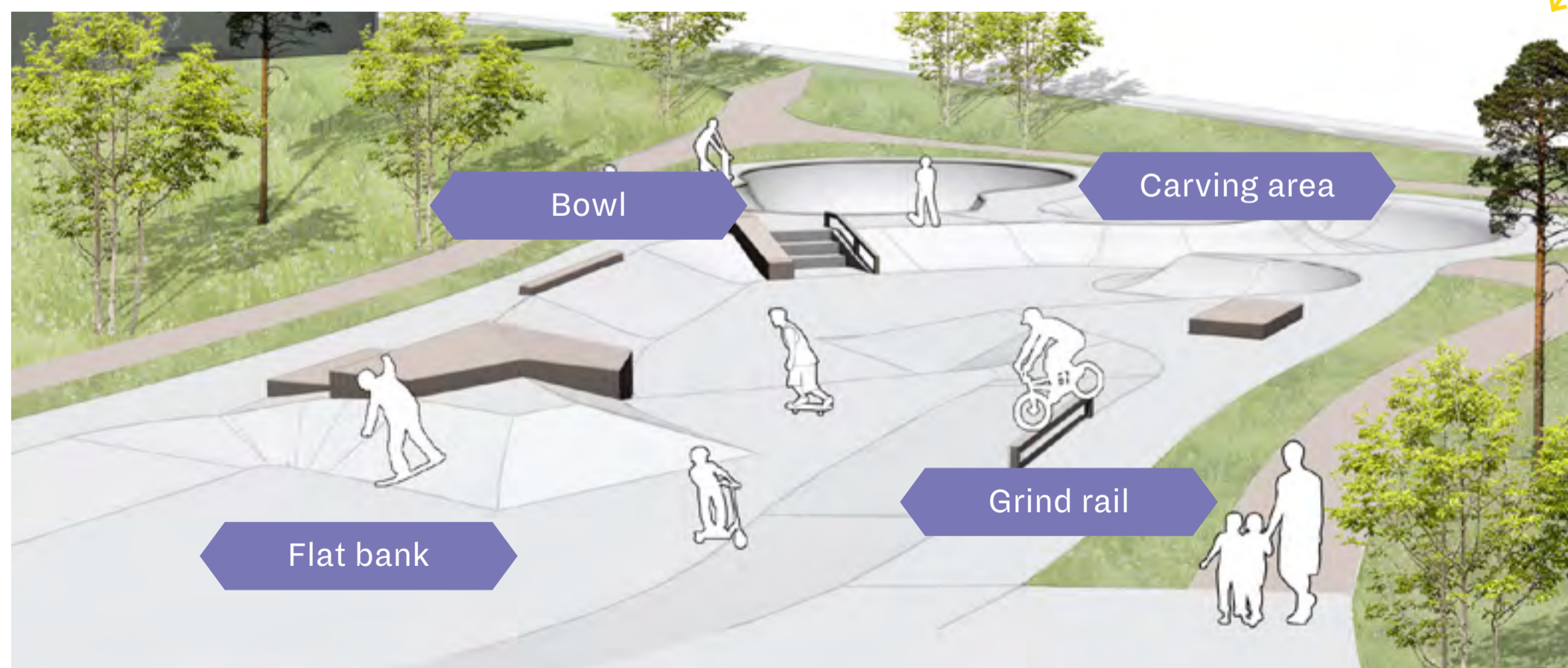
NON-TRADITIONAL SPORTS

We have chosen activities that are inclusive and help break down the barriers to exercise. Activities like skateboarding, climbing, slacklining, scootering, BMXing, bouldering and parkour provide an alternative to traditional sports, and are both energetic and social.

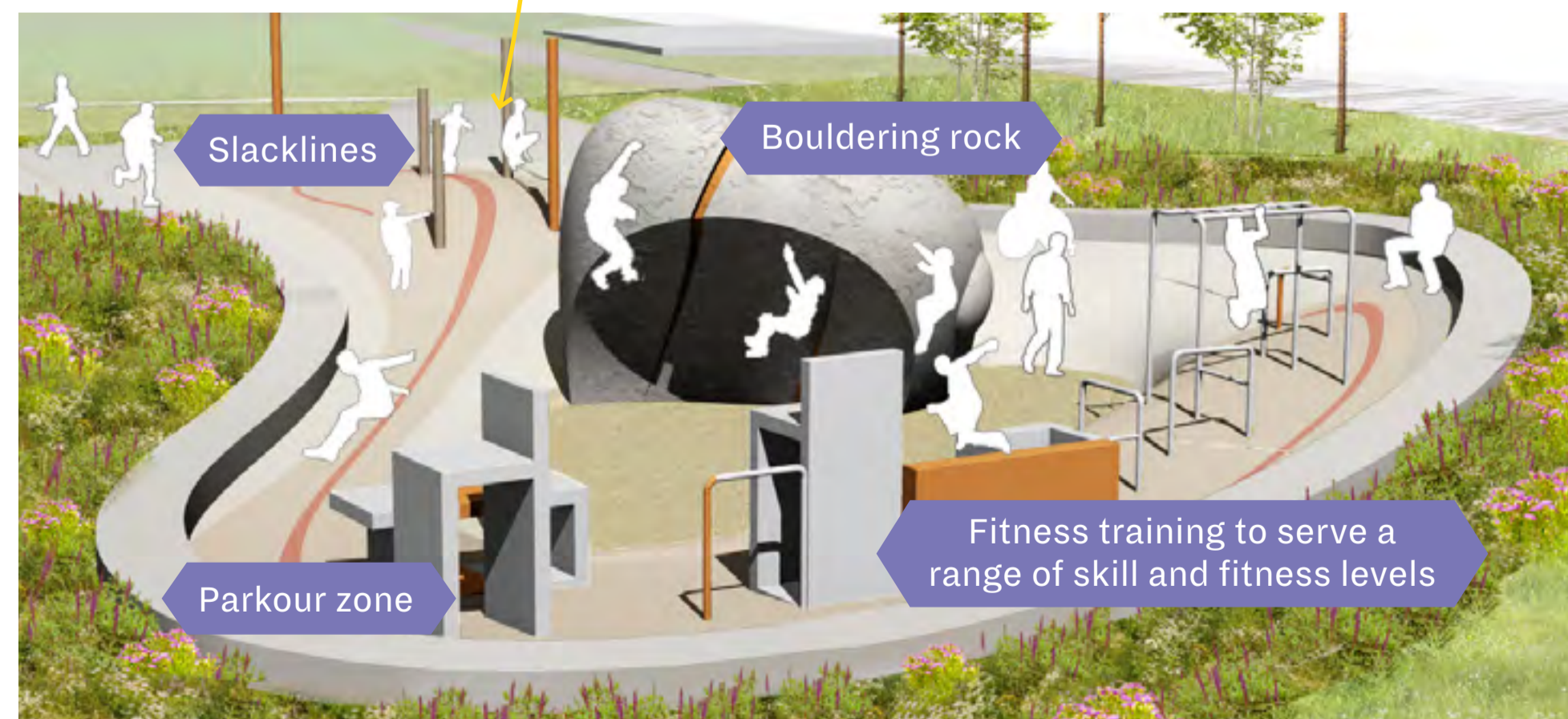


59% of PEOPLE combined said that they would use NON-TRADITIONAL SPORTS to stay ACTIVE.

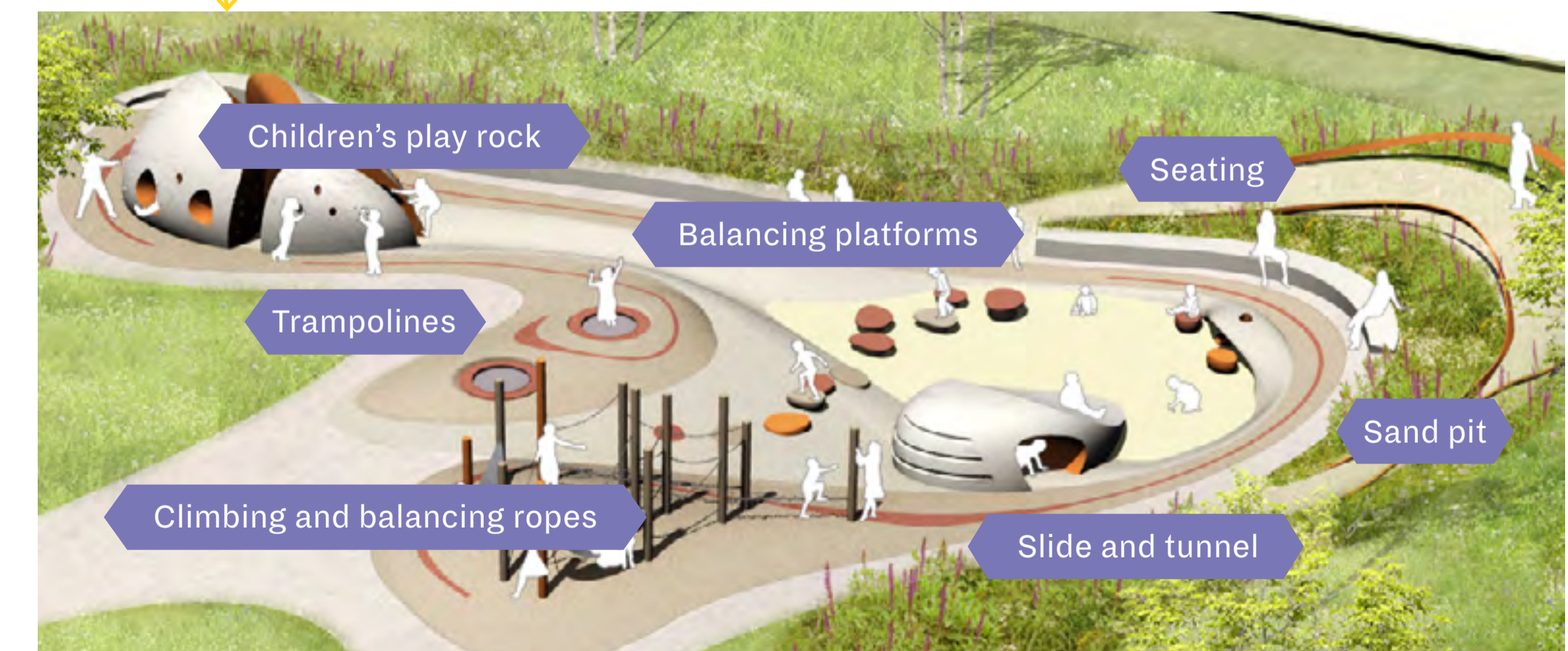
The Exploratory play equipment will be reused at the new playground near the farm



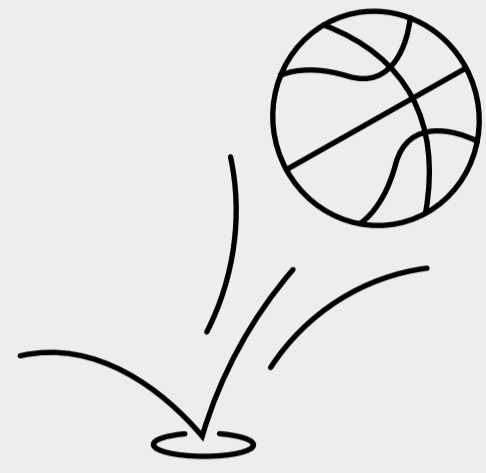
All-wheel park for skateboarding, scootering, BMX and inline skating



Proposed parkour, calisthenics and bouldering zone



Proposed children's play area in the north of Clitterhouse Playing Fields



COMMUNITY, HEALTHY LIFESTYLES, and SPORTS – these are the principles driving CLITTERHOUSE PLAYING FIELDS.

Research from Barnet Council shows that there is a demand for more sports facilities in the borough. Our proposals aim to help meet the increased demand and aim to encourage more people to engage with sport and benefit from a healthier lifestyle.

We are working with Sport England, Women in Sport and other professional sporting bodies, to ensure our facilities are designed so they will directly benefit schools, local teams and people of all ages and abilities. We also want our facilities to be open and accessible to all, with a focus on supporting diversity and inclusion.

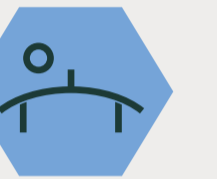
Through our partnership with Women in Sport, we know that 43% of teenage girls who once considered themselves ‘sporty’ have disengaged from sport, compared to just 24% of teenage boys. We are going to make Clitterhouse Playing Fields a place where women and girls feel safe to play, enjoy and try sport. We will safeguard pitch time for women’s sport and encourage their participation through schools and local teams. We will actively promote participation via taster sessions, walking football and back-to-netball programmes, which are shown to be effective ways of attracting new participants as well as bringing people back to sports they once played.



SPORTS FACILITIES



BASKETBALL



TEQBALL



NETBALL



TENNIS



INFORMAL KICK-AROUND

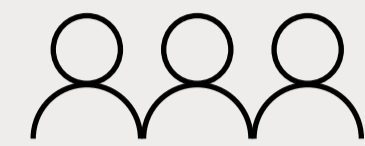


FOOTBALL



HOCKEY

- Mini-golf, MUGAs (which can be used for tennis and netball), 3G pitches and hockey pitches will be pay-to-play. The junior grass football pitch will be pay-to-play at peak times during football season. All other facilities will be free to use.
- The income generated by the pitches will ensure Clitterhouse Playing Fields generates its own revenue to support its long-term maintenance.
- With long-term relationships with partners such as the Football Foundation, we will ensure that community access is maintained with fair and affordable pricing.
- The all-weather pitches will have a charge for use, which is standard for high-quality football, hockey and tennis facilities across London.
- Residents and the local community will be offered priority access and discounted pricing. Local sports clubs, schools and community leagues will pay to use the pitches at prices that are in line with those across the local area.



The PAVILION will be a HUB for RELAXATION, SPORTS and COMMUNITY.

Providing an anchor in the middle of the playing fields, the pavilion offers changing rooms for sports teams, and a café to catch up with friends and take in the scenery.

Inclusive and accessible, the pavilion's design will attract users who use the fields every day, as well as sports clubs using the facilities for training and games.

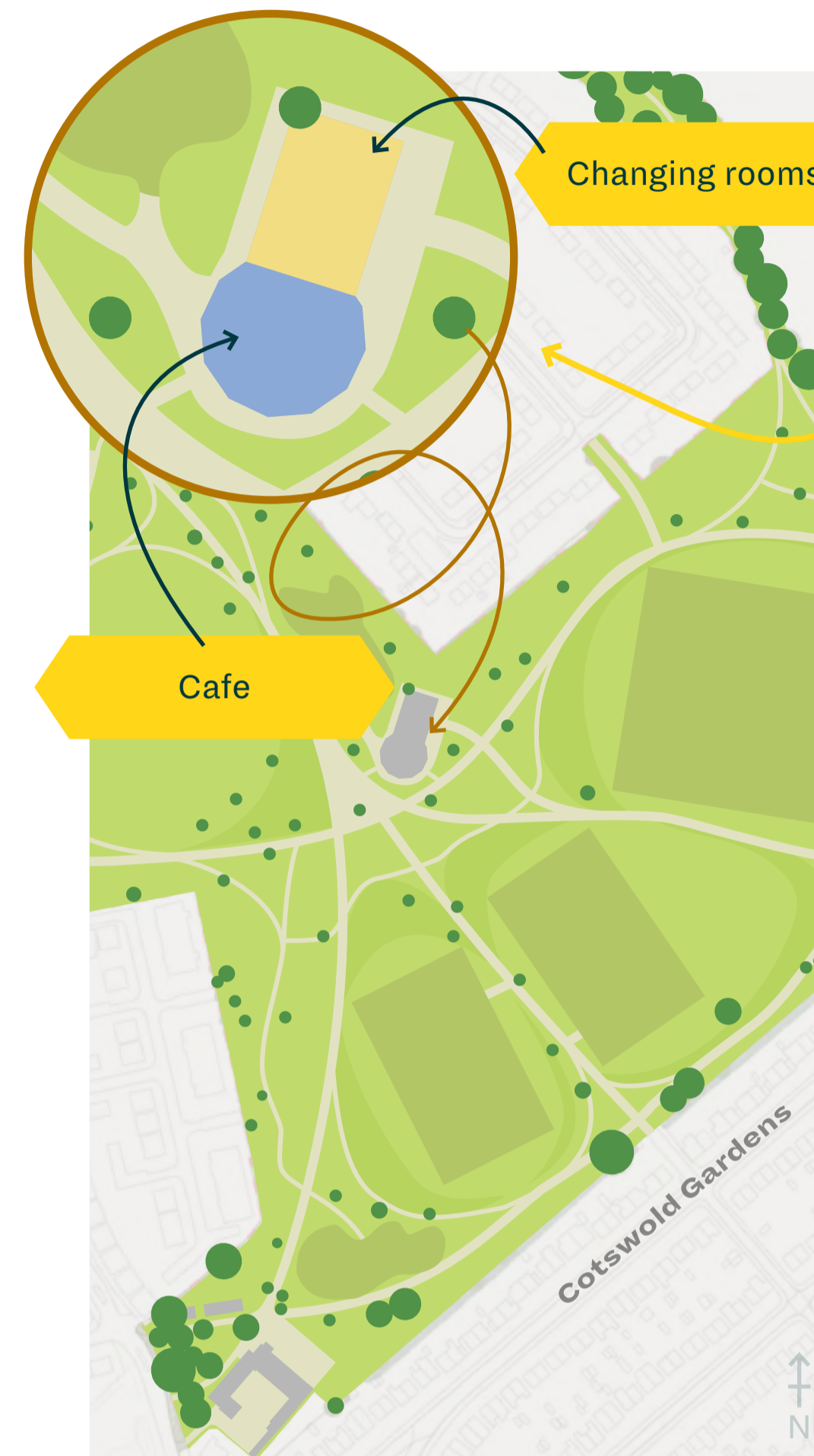
We are working with Our Yard to ensure that the Pavilion café provides a complementary offer to the Farm café and serves a wider audience.

The café will offer a varied modern menu where sports teams can enjoy hot meals or snacks alongside general park users and parents and guardians of children playing sports or using the play facilities.

The pavilion has been orientated to prevent overlooking of adjacent properties, with expansive views into the playing fields from the café.

SUSTAINABILITY

- The pavilion is designed to be highly sustainable and aims to be Net Zero carbon.
- High-performance glazing and natural cross-ventilation enhance energy efficiency and reduce need for heating and cooling.
- Solar panels on the roof will create power for the pavilion.
- Working with Sport England, we have designed the pavilion to take up less space while still delivering enough changing rooms to support the playing fields.



78% of you told us you were pleased with the proposals for the pavilion in the last round

Artist's impression of the proposed pavilion



76% of you told us you would like to have a café within the pavilion



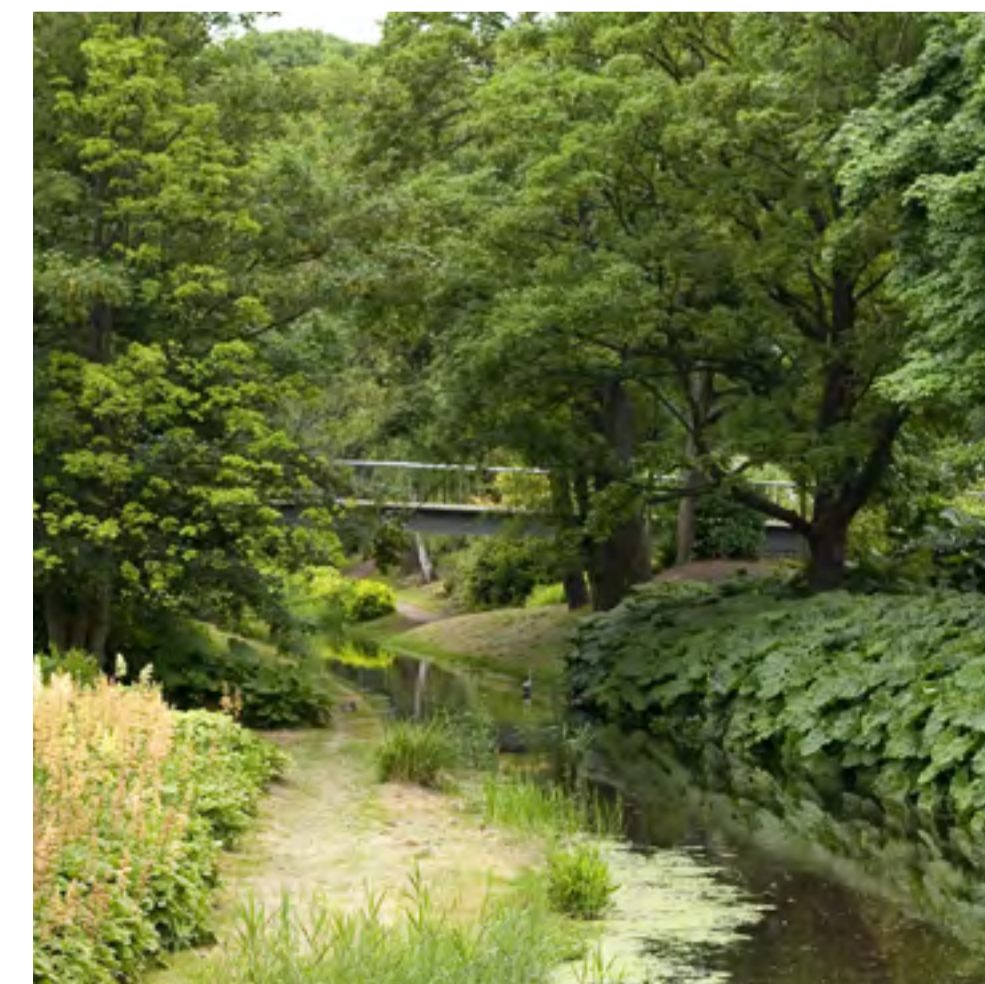
PAVILION FACILITIES

- One accessible changing room
- Six changing rooms (two designed for wheelchair teams)
- Seven toilet cubicles and two accessible toilets
- Café and multifunctional space

We are COMMITTED to embedding SUSTAINABILITY within the HEART of the PLAYING FIELDS.



Examples of planting proposed for the playing fields



A PLACE FOR NATURE TO THRIVE

You told us that it was important to have open GREEN SPACE that encouraged BIODIVERSITY.

So we created a planting strategy that will provide new food and nesting opportunities for wildlife at the playing fields. With bird and bat boxes, new trees and bug hotels, we're listening to what you want in the playing fields. We will also improve Clitterhouse Stream by removing features like the man-made concrete banks, removing rubbish and clearing dense brambles and ivy.

REUSING AND RECYCLING

Brent Cross Town will be a NET ZERO CARBON town by 2030, and to support this we are undertaking a WHOLE LIFE -CYCLE CARBON analysis of the playing fields.

We have looked to reduce the waste materials involved in Clitterhouse Playing Fields, as well as the need for extensive piped drainage networks. We will reuse equipment from the well-loved Exploratory Park within the playing fields and use recycled materials within the cladding for the café and pavilion if possible. To reduce plastic on the site, we are looking to use sustainable products for play surfacing and sports pitch infill.

MANAGING ENERGY CONSUMPTION

Our proposals seek to incorporate RENEWABLE ENERGY where possible as part of our drive to be ENERGY EFFICIENT.

The changing rooms and café within the pavilion will be self-sufficient, utilising renewable energy sources such as air source heat pumps and solar panels.

We are committed to promoting active travel and we are providing new walking and cycling routes, as well as new and improved entrances. These will help encourage active and healthy lifestyles for the community.

The NORTHERN ENTRANCE is characterised by NON-TRADITIONAL SPORTS and PLAY FACILITIES, with MEADOW GRASSES and PINE TREES complementing the area.

The central path has been designed to be flatter than the existing hill so it is suitable for people in wheelchairs or pushing prams. With accessibility and comfort in mind, we are providing trees, benches and bins at regular intervals.

Different traditional and non-traditional sports as well as play zones create a variety of spaces in the northern area, followed by a new large flat and well-drained area that can be used for play and sports, as well as relaxing and community events.



Artist's impression of the northern entrance



Picnics and activities taking place on the playing fields



Informal sports taking place on the playing fields



Community event held on Clitterhouse Playing Fields

The PLAZA and AMPHITHEATRE provide a centre-point for the playing fields, making them a PRIME SPACE to UNWIND and WATCH SPORTS and PLAY. An informal avenue of trees along the paths will provide SEASONAL COLOUR and SHADE.

Providing multi-use facilities is key to our vision, which is why the plaza and amphitheatre, nestled into the hill close to the pavilion, provide space for smaller seated events and relaxation. You told us that having a place to meet with friends and be social was an activity you wanted to experience so our picnic benches, play equipment and new playground close to the existing farm can provide ample space for people enjoying the playing fields. To reduce flooding in the area, we have integrated a dry SUDs (sustainable urban drainage system) stream planted with tall grasses, that will collect rainwater and take it to a new attenuation area which will hold the water for a while before discharging it into the Clitterhouse Stream.



Artist's impression of the pavilion & amphitheatre



Amphitheatre seating



Artist's impression of the sustainable drainage stream



Autumnal trees

The four ALL-WEATHER multi-purpose pitches PROVIDE SPACE for sports to FLOURISH in Clitterhouse Playing Fields.

With sloped grass banks for watching sports, an open area for informal sports, all-weather pitches and meadow planting to boost biodiversity, this area reinforces our commitment to developing sport and enriching biodiversity. We have sunk the sports pitches to minimise views of the fencing and to ensure that lighting from the pitches does not disturb houses or wildlife.

The existing Clitterhouse Stream will be improved, with the concrete walls removed and new native vegetation planted to enhance its biodiversity. With spring-flowering trees, existing hedgerows improved and thickened up, and benches flanking the paths, each part of the playing fields will be accessible, relaxing and inclusive.

After listening to your feedback, we have moved the hockey and football pitches towards the centre of the playing fields and further away from houses to reduce any potential impact on local residents.



Artist's impression of the new sustainable drainage stream and sports pitches



An example of sport lighting and fencing



An artist's impression of the proposed pitches and terraces



Terraces looking over sports pitches

We will create a **SPACE** that is **SAFE** and **ENJOYABLE** for all

67% of current users said they use the **PLAYING FIELDS** year-round and 72% asked for **IMPROVED LIGHTING**.

MANAGEMENT AND GOVERNANCE OF THE PLAYING FIELDS

We are developing a framework which will allow residents to get involved with how the park is operated, and help shape what types of activities take place at the playing fields in future.

The intention is to create a governance structure that will undertake the strategic management and maintenance of the playing fields.

It is likely that this will include community representatives, local ward councillors, Barnet Council officers, a Brent Cross Town estate management company officer, and an independent chairperson who will oversee the Board.



DESIGNING OUT ANTI-SOCIAL BEHAVIOUR

CCTV will be used in key areas of the playing fields to ensure anti-social behaviour is kept to a minimum.

The sports facilities will also help to keep the playing fields busy during weekdays and early evenings when they are otherwise likely to be quieter, thereby providing natural surveillance in the area and additional passive security.

Key pathways will be lit at night-time to discourage loitering.

Staff will be located at the pavilion to manage the sports facilities, and at the maintenance hub, which will provide a presence on site through the day and into the early evening.

CLEANING AND MAINTENANCE

83% of you told us that a well maintained and litter free space was most important to you. So we will ensure a cleaning and maintenance regime is in place to keep the playing fields in good, litter-free condition all year-round. This will range from grass mowing, emptying of bins and litter picks.

A maintenance facilities will be located near the western entrance and the on-site presence will ensure a quick response to any issues.

DOGS IN THE PLAYING FIELDS

In the last round of consultation we asked you about where dogs should be allowed in the playing fields.

Most people said they don't want dogs to be in the play areas. So we propose that dogs cannot be brought in to any play or sports areas.

On dogs being allowed off lead in the playing fields, your responses were split. Half of you said that dogs should only be allowed off-lead in designated dog-walking areas, while half said they should be allowed off lead anywhere. We propose that dogs can be walked off-lead anywhere in the fields, but we will monitor dog and dog owner behaviour as part of the on-going management of the playing fields and change policies if needed.