

Woodberry Down Phase 5 Football Pitch Relocation

WDCO Board Pack



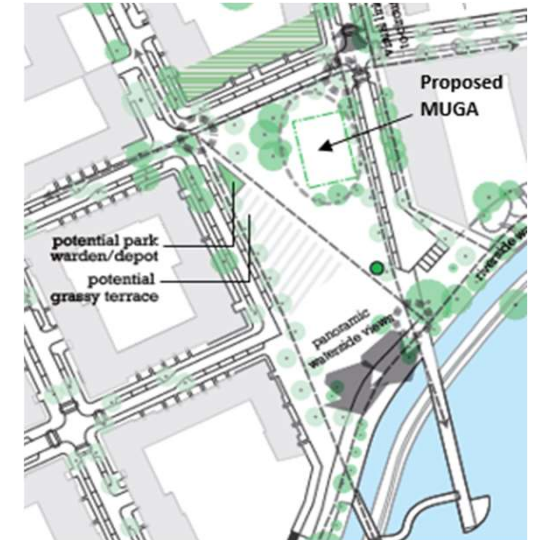
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Current Pitch



Left Image: Existing MUGA (Football Pitch)



Right Image: 2008 Consented Masterplan

- The existing Multi Use Games Area (MUGA) has been onsite since 2007.
- The 2008 Masterplan and the 2014 Masterplan included moving the MUGA to Spring Park.
- The MUGA was upgraded to an artificial football pitch in 2019, with extensive help from WDCO members as well as the Arsenal Foundation, and the Delivery Partners.
- The upgraded facility was delivered as a temporary solution, to be in place until Phase 5 was constructed this was evidenced by the KSS4 Reserved Matters Application.
- The pitch is currently managed by Hackney Housing.
- There are no time restrictions on the use of the pitch – but the lights do turn off at 9pm.
- The pitch is 4G rubber crumb surface and benefits from 4 x flood lights, caged sides and a net roof.

Why do we have to move the pitch?

- During the construction of Phase 5, for health & safety reasons the pitch will not be accessible to the public and will be behind the hoarding line.
- This means the pitch will be **closed** for up to five years.
- Given that the pitch is well used and a huge asset to the local community, with weekly Arsenal training sessions, we have made a commitment to provide an alternative permanent pitch, as was envisaged in the original masterplan.
- This has led to a wide review of where a pitch could be accommodated, the most suitable permanent location is within Phase 2.
- The new facility in Phase 2 will be 100m² larger than the existing, is well located with existing amenity spaces nearby (e.g. Redmond Centre), and will be well integrated into the landscaping.
- The existing Phase 5 pitch would be decommissioned during construction and returned to wild/natural planting.

Consultation

- Prior to meeting with the WDCO Board we have engaged with Arsenal in the Community, the existing users and the My Place youth forum about relocating the pitch.
- Feedback from users of the pitch include that the 4G surface is preferred, but improvements to the fencing, a larger pitch and seating would be welcomed.
- The principle of moving the facility was understood and supported by the existing users and the Arsenal Foundation, as it offers the opportunity for an enhanced facility.
- The relocation to the west of the estate was not raised as an issue by users, as the facility is used by local residents who live all across the estate.
- The proposals were also presented at the 6th March Design Committee meeting. Feedback from this session, including providing picnic benches, has been incorporated into the proposals.
- We spoke with the Arsenal in the Community Team on 14th March, who wholeheartedly support the delivery of the new pitch as they recognise the community benefits the existing pitch provides.

Options explored



Phase 5 North

- The floodlights would be too close to Seven Sisters Road (potential glare issue) and would be too close to residential properties.

Phase 5 West

- This location is highly constrained by existing Category A trees.
- Any pitch within this area would also obstruct the proposed servicing road.

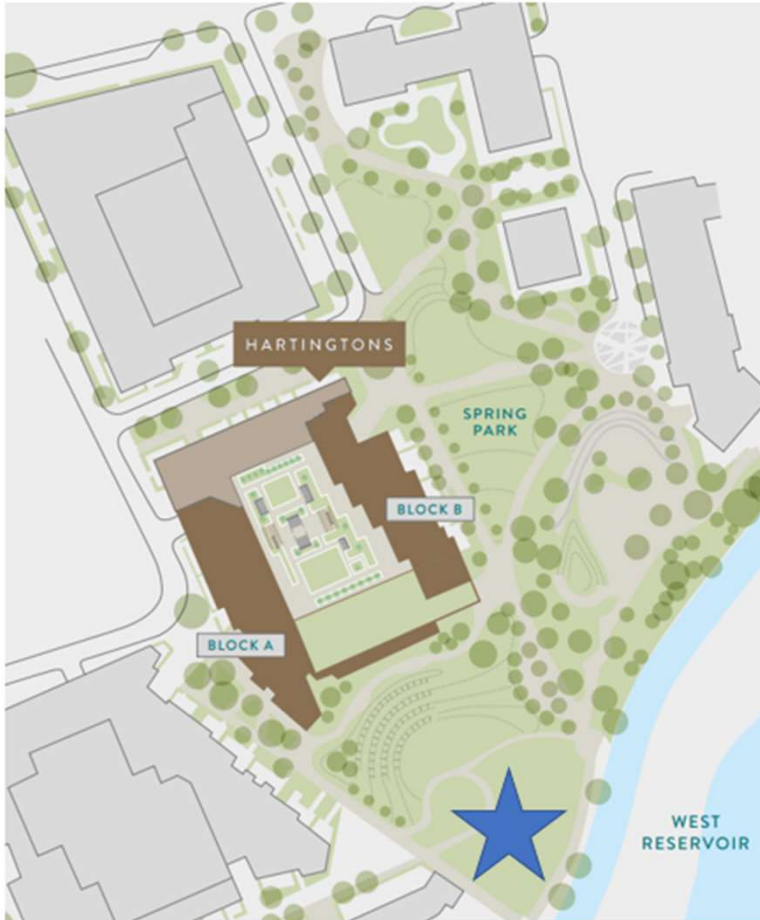
Phase 3 Park

- North part of the park – not possible as would result in the loss of Category A trees and would obstruct the fire tender route.
- South part of the park – a pitch in this location would obstruct the consented attenuation pond. This location would also not be available until Phase 5 has been built, due to the requirement to maintain Devan Grove for construction vehicle traffic.

Northern Phases (6, 7 & 8)

- Not possible due to the commitment made to have a pitch within both the north and south of the estate.
- There are also phasing constraints whereby the facility would be lost for a longer period of time.

Proposed Location



Benefits

- The site currently includes the Lilliput Centre, a temporary facility that will be demolished once the neighbouring Children's Centre works have completed. The new pitch will improve the views over the west reservoir.
- The plot is large enough to accommodate a new artificial football pitch.
- This location would concentrate the children & youth facilities within Spring Park. Allowing for the eastern side to have a quieter more biodiverse feel, reflective of the east reservoir and WDCO commentary around adult spaces.
- The existing amphitheatre (artificial grass mound) could be used for seating and as a spill out area, this responds to consultation feedback from the existing users of the pitch for more seating.

Issues & Mitigation

- To reduce any impacts the proposed flood lights can be conditioned to turn off at a certain time and we can look at measures to reduce light spill.
- To reduce noise we have ensured the pitch is further than 30m from the nearest residential property and will ensure the pitch is locked at 9pm.

**PROPOSED SCHEME
(WIREFRAME OF LILIPUT BUILDING)**



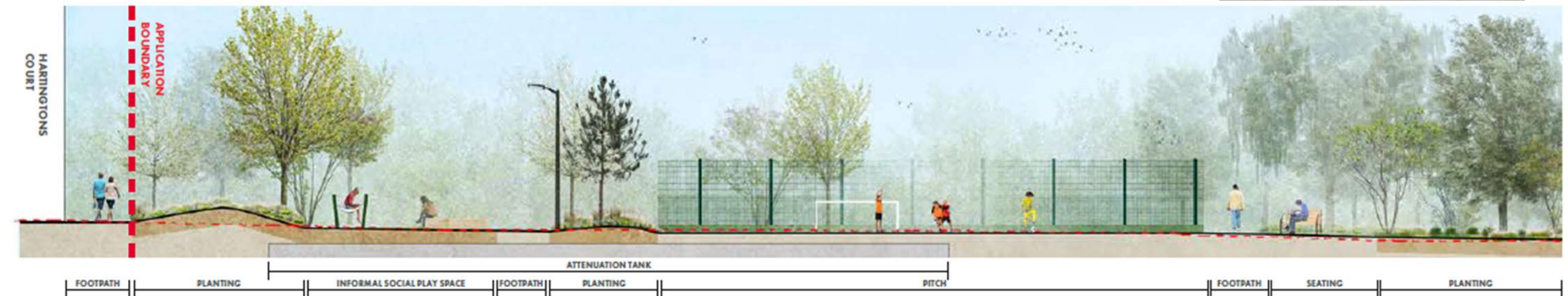
Proposed Pitch



Design Features:

- Existing amphitheatre retained as seating.
- New planting between the Children's Centre and the proposed pitch.
- We are able to deliver a larger pitch in this location. The pitch will be 100m² larger than the existing facility.
- Pitch is located 30m away from the nearest residential property to avoid noise impacts on neighbouring residents. This is in accordance with Sport England guidance.
- 14 new pollinating trees will be planted along with new shrub planting around the pitch.
- Proposed mounding within the planting to further soften the pitch within the landscape and dampen noise.
- Following feedback from Design Committee, seating has been relocated to have views over pitch and be located underneath tree canopies to provide shade during summer.
- Existing planting strengthened with new planting along the new river to improve the wildlife and biodiversity potential of the new river corridor.
- Following feedback from female users, an informal relaxation and social space with multifunctional seating and play elements (such as a hopscotch space) has been added.
- Level access into the pitch and new footpaths created to link the Children's Centre, Spring Park and the Block D mixed use space.
- Following feedback from Design Committee, timber picnic benches have been included.

Proposed Sections



SECTION AA - SECTION SHOWING THE RELATIONSHIP BETWEEN HARTINGTONS COURT AND PITCH



SECTION BB - SECTION SHOWING RELATIONSHIP BETWEEN CHILDRENS CENTRE EXTENSION AND PITCH

Proposed Lighting



Angled lighting to reduce light spill onto the New River



Focused lights versus standard lights

- We recognise and support the local importance of ensuring that the new facility includes flood lighting.
- Any area adjacent to a body of water (such as the New River or Reservoirs) is likely to attract bats.
- To prevent any harm to existing bats, we have spoken with our ecologist about what could be done to ensure flood lights are delivered without harming any bats.
- Following advice from our ecologists the lights will be designed to be:
 - Focused lighting onto the pitch to prevent light spill. This can be developed through the use of light guards, angling the lighting, using warm LED lights, and by reducing column heights to 4-6m.
 - Timing controls. As with the existing pitch the lights will be switched off from 9pm. The lights may also be on a button timer or a motion sensor.

Acoustic Strategy



Neoprene strips



Composite Wooden Board



Rebound Mesh

The pitch is located 30m from the nearest habitable dwellings, in accordance with Sport England guidance.

However recognising feedback from local residents, a number of measures are incorporated into the proposals to mitigate noise levels from the pitch:

- Neoprene strips will be installed between the fence and post to reduce ricocheting.
- Rebound mesh will be installed to reduce vibrations from balls rebounding.
- A composite wooden board will be installed to provide a solid rebound.
- Vegetation and trees will be planted around the pitch to further soften sounds.