# FORMER WHITEWEBBS PARK GOLF COURSE

ENFIELD, LONDON

## SECTION EIGHT: DESIGN RESPONSE - LANDSCAPING

DESIGN AND ACCESS STATEMENT









#### 8.1 OVERVIEW

The Landscape Strategy for the project seeks to create a cohesive, high quality setting to the new Training Facility whilst providing a variety of landscape and ecological enhancements to the wider landscape setting. Proposals have been informed by an understanding of the site and its history, aiming to restore and conserve key features and elements of the landscape.

The site can be split into two broad areas:

1. The Operational Training Facility and Dickenson's Meadow Link

The operational women's training facility will comprise of a range of landscape features that are set within the context of the football pitches, northern club house, grounds maintenance area and associated infrastructure (e.g. footpaths, lighting, tracks and utilities). The landscaping will include both semi-natural elements and more formal planting to complement the trees that are to be retained within the fence line.

2. Publicly accessible areas within Whitewebbs Park and Whitewebbs Wood including footpaths (permissive and public)

The publicly accessible area of Whitewebbs Park and Whitewebbs Wood that are within the planning boundary are designed to provide a range of opportunities to both recreational visitors (such as circular walks of differing lengths) and biodiversity. The character of the remaining part of Whitewebbs Park will be enhanced to reinstate a parkland character and move away from its previous use as a golf course.

Landscape Proposals can be divided into five broad Landscape Character Areas that span both the Training Facility and publicly accessible areas. They are:

#### 1. New Woodland Areas

- New areas of diverse, native woodland linking habitats within adjacent Whitewebbs Wood and Dickenson's Meadow.

#### 2. Training Centre

- An exemplary landscape setting to the new training centre, car parking and pitches, retaining existing trees and woodland where possible and supplementing with further tree planting and SUDS features.

3. Existing Whitewebbs Wood

- Management of Whitewebbs Wood to enhance the biodiversity and amenity value of the existing woodland. Management informed by outline guidance within Appendix C of Enfield's Blue and Green Strategy (2021 - 2031)

4. Restored Parkland

- The existing golf course is to be restored to a parkland character with extensive new tree planting, referencing the historic landscape patterns and features. Public access is to be improved with new links to the wider footpath network.

5. Setting to Cafe and Visitor Centre (Southern)

- Creation of an attractive, high quality landscape setting the new public café and visitor centre incorporating the existing car park and enhancing links to the adjacent parkland.

Refer to the Landscape Statement for further information.





FIGURE 87. View looking North East from PRoW

#### 8.2 LANDSCAPE CHARACTER AREAS

KEY

Application Boundary
 - 52.99 Ha.

#### New Woodland Areas

New areas of diverse, native woodland linking habitats within adjacent Whitewebbs Wood and Dickenson's Meadow. Proposals to be confirmed following further design development



FIGURE 88. New Woodland Areas



FIGURE 89. Training Centre



FIGURE 90. Existing Whitewebbs Wood



FIGURE 91. Restored Parkland



FIGURE 92. Enhanced Grassland



FIGURE 93. Character Areas

#### Training Centre

An exemplary landscape setting to the new training centre, car parking and pitches.

#### 3 Existing Whitewebbs Woods

Management of Whitewebbs Wood to enhance the biodiversity and amenity value of the existing woodland. Management informed by outline guidance within Appendix C of Enfield's Blue and Green Strategy (2021-2031)



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Existing golf course to be restored into expansive parkland setting with extensive new tree planting and wildflower rich grassland creation, referencing the historic landscape pattern. Proposals to be confirmed following further design development

#### Setting to cafe and Visitor Centre

Creation of an attractive and high quality landscape setting to the new public café and visitor centre with enhanced car parking



#### 8.3 SITE-WIDE LANDSCAPING MASTERPLAN

The Masterplan proposes a new Tottenham Hotspurs Women's Training Centre & Girl's Academy set within an enhanced landscape setting. Key features of the proposed Masterplan include:

- Application Boundary
- = Existing Public Right of Way
- Public Route
- Proposed New Public Footpath
- Proposed Formalised Permissive Path
- Existing Permissive Path
- Existing Permissive Path upgraded to Public Right of Way
- Proposed New Bridleways
- Existing Trees/ Woodland
- Proposed Tree Planting
- 1 Northern Club House
- 2 Whitewebbs Park public car park & refurbished Visitor Centre, Café and WCs
- (3) Proposed Maintenance Yard
- Proposed publicly accessible footpath
- 5 New localised bunding and native woodland screen planting
- 6 New native tree and woodland planting
- Existing areas of Whitewebbs Wood
- (8) New and Enhanced Woodland Planting
- (9) Scattered Tree Planting
- (10) Parkland Tree planting
- (1) Enhanced Grassland
- (12) Existing Ponds retained and enhanced
- (13) Existing Fishpond restored
- (14) New Attenuation Body
- (5) Existing golf course sand bunkers retained as habitat features
- <sup>16</sup> Cuffley Brook stream corridor managed and enhanced



FIGURE 94. Landscape Masterplan



#### 8.4 TRAINING CENTRE LANDSCAPING DESIGN DRIVER - HERITAGE



One of the main design drivers for the proposed landscaping of the training centre was heritage. The land was previously historic parkland and farmland before it was a golf course.

These proposals intend to reinstate this historic landscape. It can be seen that the majority of the proposed training centre pitches will be located on land that was previously farmland, rather than the historic parkland.



FIGURE 95. Historic Ordnance Survey



#### **DESIGN RESPONSE** 8.0

### 8.5 PROPOSED TRAINING CENTRE REQUIREMENTS

To accommodate year-round training, it is necessary that at least two of the pitches have floodlights to allow for evening use from November to April from sunset to 9 pm. Each pitch will require vehicular access from the Grounds Maintenance Building and yard for seasonal pitch construction and daily maintenance. Wherever possible, pedestrian and vehicular circulation should be kept separate. This is particularly important around Academy pitches to minimise the risk to children and visiting parents.

There is also guidance to follow regarding the amount of time a pitch can be used weekly to maintain it under the required playing conditions and its desired expectancy. These guidelines result in a training schedule that allows for the pitches to be maintained and not overused.

| Recommended weekly pitch usage for each construction |   |   |                 |  |  |  |  |
|--|---|---|-----------------|--|--|--|--|
| Pitch Type   | Description   | Recommended<br>hours of use (per<br>week) | Life expectancy |  |  |  |  |
| Stitched fibre                                       | Synthetic fibres are<br>stitched into the<br>rootzone up to<br>20cm deep with<br>20mm spacing<br>between fibres | 8 - 10                                    | 10 years        |  |  |  |  |
| Reinforced<br>rootzone                               | Synthetic fibres<br>mixed to reinforce<br>the upper section of<br>the rootzone.                                 | 8-10                                      | 5 years         |  |  |  |  |
| Natural grass pitches                                | These are 100%<br>plant-based on sand<br>/soil-based<br>rootzone.   | 6   | 1 – 2 years     |  |  |  |  |
| Artificial turf pitches                              | 100% synthetic<br>fibres. No natural<br>grasss  | 20  | 10              |  |  |  |  |

To provide a sustainable under-pitch heating solution, approximately 210m<sup>2</sup> of a plant room is required to accommodate ground-source heat pumps. Attenuation basins with a combined storage volume of approximately 11,900m<sup>3</sup> are required to manage any excess water runoff and rainfall.

8.6 FIELD OF PLAY REQUIREMENTS

Under FA guidelines, the following standards of pitch run-off and spectator layout is required as a minimum:

1. The run-off area around the immediate pitch is min 1.8m. should be free of any obstacle (including dugouts and floodlight columns) to prevent player injury.

2. Where pitches are located alongside each other, a minimum of 6m run-off is required. This is not inclusive of roads for maintenance vehicles.

3. An additional 4m required to accommodate spectator areas.

4. The recommended main playing direction is approximately north (between 285° and 20°) / south,to minimise the effect of a setting sun on the players.

A diagram summarising the operational and orientation requirements has also been provided.





FIGURE 98. FA Pitch Orientation

FIGURE 99. FA Multiple Pitch Layout Guidance



FIGURE 100. FA Guidance on Typical Field of Play Requirements

FIGURE 96. Table from FIFA Guidelines 2022 - 23 Pitch Types and Pitch Usage.



FIGURE 97. Typical Weekly Pitch Schedule for TH Academy Training





#### 8.0 **DESIGN RESPONSE**

#### 8.7 PITCH SIZE REQUIREMENTS

The FA offers extensive guidance on the size and requirements of each pitch, tailored to age group use and size. The proposed layout has been designed following these parameters.

The table below illustrates the minimum pitch size according to age group, as referenced in FA Guide to Pitch and Goalpost Safety, as well as the size proposed in the TH Women Training Centre scheme. Some pitch sizes exceed the minimum requirement set out by the FA, without detriment to any trees. These sizes are mandated by the Applicant's brief, enabling greater utilisation by different age groups and operationally allowing the Applicant to minimise wear and tear on certain pitches. Consequently, this results in a lower number of pitches than would otherwise be required to facilitate a Category A training centre.

| AGE GROUP          | MINIMUM SIZE  | PROPOSED SIZE |  |  |
|--------------------|---------------|---------------|--|--|
| Mini Soccer U7/U8  | 35×27 meters  | 60×40 meters  |  |  |
| Mini Soccer U9/U10 | 55×37 meters  | 60×40 meters  |  |  |
| Youth U11/U12      | 73×46 meters  | 60×40 meters  |  |  |
| Youth U13/U14      | 82×50 meters  | 73×46 meters  |  |  |
| Youth U15/U16      | 91×55 meters  | 105×68 meters |  |  |
| Youth U17/U18      | 106×64 meters | 105×68 meters |  |  |
| Senior ages U23    | 106×64 meters | 105×68 meters |  |  |
| First Team         | 105×64 meters | 106×68 meters |  |  |

#### KEY

- Application Boundary
- TH Women Training Centre Operational Boundary
- Main Training Centre Building
- TC Infrastructure
- First Team Pitches
- Academy Pitches
- Artificial Pitch



FIGURE 101. Proposed TH Women Training Centre Pitch Diagram





Not to scale

#### BENCHMARKING 8.8

The existing Men's Training Centre is already used as a benchmark nationally and internationally for exemplary design and efficiency. Under the guidance of the FA, the TH Men's facility was an obvious choice for benchmarking the proposals at Whitewebbs. Due to various site constraints, some compromises were made to the layout and adjacencies, most notably the orientation and Clubhouse location in relation to the pitches.

The adjacent diagrams show the size difference between both training centres as well as the difference in the number of pitches.









FIGURE 102. Proposed TH Women Training Centre FIGURE 103. Existing TH Men Training Centre





#### 8.0 **DESIGN RESPONSE**

#### 8.9 PITCH LAYOUT

The proposed layout and master planning of the pitch provision have been designed to pay due regard to heritage and arboricultural considerations, as well as the existing Site topography.

The Ordnance Survey map from 1842 shows the extent of the 19thcentury parkland on the Site. From this, it is apparent that the North-Eastern corner of the Site is the area of least historic significance. The remainder of the Site to the South is intended for historic parkland restoration.

It can be seen from the arboricultural survey (shown in figure 87) that the highest quality trees are typically found within the existing woodland and towards the Southern part of the Site.

Several iterations of the pitch layout were devised, each with varying levels of heritage and arboricultural consideration. An arboricultural specialist has been consulted during all the different stages of design development. The result of this exercise is a layout that effectively balances heritage and arboricultural considerations while efficiently delivering professional football training.



FIGURE 104. Ordnance Survey Map 1842

FIGURE 105. Arboricultural Survey

### KEY

- Application boundary
- Ο Trees / groups of high quality and value
- Trees / groups of moderate quality and value 0
- Trees / groups of low quality 0 and value
- Ο Trees / groups unsuitable for retention







### 8.0 **DESIGN RESPONSE**

#### 8.10 PITCH LAYOUT ITERATIONS

The design approach to pitch layout is aimed at maximising public access to the park, while providing a balanced approach to heritage, arboriculture, biodiversity, archaeology, openness of Green Belt, cut & fill calculations and landscape character. In addition strict UEFA & FA guidelines are in place for professional training centres.

Multiple iterations were explored throughout the design process with input from both an experienced design team and multiple pre-application meetings with LBE.

The obvious consideration is to move all the required pitches as tightly as possible to the northern boundary of the park. In doing so this would sever a biodiversity connection between Whitewebbs wood and Dickenson's meadow in the east. Furthermore this would result in a noncompliant pitch layout while also felling 242 trees on the site.

Due to multiple dead-end paths, pitch renovation would not be possible within the off-season as there would be no capacity for satellite drops of soil via a loader.

This layout would not be suitable for a Category A training centre as it would not achieve minimum standards for orientation, offset, and sizes.

An unreasonable amount of soil import would be required to deliver this iteration. This would result in a singular level for all pitches, creating a 6m bank to the South of the operational boundary. This would have a significant impact on the visuals of the training centre, especially from the South side, deteriorating the historical character of the parkland

#### KEY

- Application boundary
  Indicative Historic Parkland Boundary
  Ancient and semi-natural woodland
- Ancient Replanted woodland



#### 8.11 TRAINING CENTRE LANDSCAPING - OPERATIONAL BOUNDARY TREATMENT

The operational boundary around the proposed Training Centre must be secure, preventing public access and screening views into the training facility.

Proposals include a laurel hedge to the inside of the Training Centre, to match the hedging across Tottenham Hotspurs Sites and provide a robust, evergreen boundary to the facility. This will be reinforced by a weld mesh fence, maintaining security. To screen views of the weldmesh fench from the wider landscape a species rich native hedgerow is proposed to reinforce a rural character. This will be reinforced with native tree planting where appropriate to soften views and provide further screening.

#### KEY

- Laurel hedging to inside of training ground
- 2 Dark Green Weldmesh fence (1.8m high)
- 3 Species rich native hedgerow
- (4) Native tree planting
- **Operational Boundary**







FIGURE 106. Operational Boundary Treatment Plan

Wider Landscape

#### **8.12 TRAINING CENTRE LANDSCAPING - ATTENUATION BASINS**

It was requested by Enfield's Urban Design Officer that the proposed attenuation basins be situated within the public parkland. However, it should be noted that by locating the basins in this area, there would be a greater impact on the heritage landscape character area of the historical parkland. The basins have been strategically located at topographic low spots within the Training Centre's operational boundary. To prevent injury to the public, the basins have been proposed to have a shallow depth and a larger surface area.

The potential to situate the basins within the publicly accessible land to the south with outfalls to the Cuffley Brook was considered; however, based on spatial constraints associated with existing trees and levels, this was not considered feasible.

Furthermore, the basins have been strategically located to mimic the existing natural drainage catchments, ensuring there will be no potential for increased flood risk downstream while maintaining flows towards the New River (Old Course). Although the option of placing these further south has been discussed with LLFA, it is not deemed feasible as alternative solutions would alter the current water drainage patterns across the site, potentially leading to the drying of parts of the catchment to the east. This conclusion is supported by the flood risk assessment.



#### KEY

Application boundary

Proposed TH Women Training Centre Operational Boundary



#### 8.13 TRAINING CENTRE LANDSCAPING - PATHS & ROADS FINISHES

The main access road to the proposed Women's Training Centre **A** will be upgraded to a light colour tarmac, as currently this road is in a state of disrepair, with various potholes and repairs that make for an uneven, narrow road. Therefore, this road will also be widened at points to allow traffic to pass safely, whilst also improving movement into and out of the site. The proposed 4.5m wide car/ emergency vehicle accessible road **B** will also have this same finish as the 6m wide articulated vehicle accessible road. The proposed 3m wide buggy and pedestrian paths will be a permeable paving to minimal disruption to the landscape and ecology of the site. The proposed pedestrian only paths **(c)** will be a rubber crumb, which is also a permeable, minimally invasive material.





- Application Boundary
- THFC Lease Demise
- Proposed Women's Training Centre & Girls' \_ Academy Operational Boundary
- No dig road build up Hoggin
- No dig road build up Permeable Tarmac
- Permeable Tarmac
- Permeable Paving
- Permeable Rubber Crumb
- Chippings
- Hoggin
- Concrete Slab
- Gravel



B





FIGURE 109. Proposed Training Centre Roads and Paths



### 8.14 URBAN GREENING FACTOR

| Urban Greening Factor   |     |              |              |     |  |  |  |
|---|-----|--------------|--------------|-----|--|--|--|
| Surface Cover Type  |     | Area<br>(m²) | Contribution | Кеу |  |  |  |
| Semi-natural vegetation (e.g. trees, woodland, species-<br>rich grassland) maintained or established on site.   |     | 370363       | 370363       |     |  |  |  |
| Wetland or open water (semi-natural; not chlorinated) maintained or established on site.  | 1   | 7135         | 7135.416     |     |  |  |  |
| Intensive green roof or vegetation over structure.<br>Substrate minimum settled depth of 150mm.   | 0.8 | 247          | 197.9088     |     |  |  |  |
| Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree. |     | 1558         | 1246.4       |     |  |  |  |
| Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.        | 0.7 | 430          | 301.168      |     |  |  |  |
| Flower-rich perennial planting.   | 0.7 | 8562         | 5993.4       |     |  |  |  |
| Rain gardens and other vegetated sustainable drainage elements.   |     | 14643        | 10031        |     |  |  |  |
| Hedges (line of mature shrubs one or two shrubs wide).  | 0.6 | 3927         | 2356.2       |     |  |  |  |
| Standard trees planted in pits with soil volumes less<br>than two thirds of the projected canopy area of the<br>mature tree.                                |     | 807          | 484.2        |     |  |  |  |
| Green wall –modular system or climbers rooted in soil.  | 0.6 | 0            | 0            |     |  |  |  |
| Groundcover planting.   |     | 43           | 21.5         |     |  |  |  |
| Amenity grassland (species-poor, regularly mown lawn).  | 0.4 | 68985        | 27594        |     |  |  |  |
| Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.  |     | 0            | 0            |     |  |  |  |
| Water features (chlorinated) or unplanted detention basins.   |     | 0            | 0            |     |  |  |  |
| Permeable paving.   |     | 48806        | 4944.7       |     |  |  |  |
| Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).   |     | 6226         | 0            |     |  |  |  |
| Total contribution  |     |              | 430823.893   |     |  |  |  |
| Total site area (Ha.)   |     |              | 52.97        |     |  |  |  |
| Urban Greening Factor   |     |              | 0.813        |     |  |  |  |





#### 8.15 TRAINING CENTRE LANDSCAPING - VISUALS

The landscape proposals aim to provide an attractive setting to new training facilities including extensive new tree and woodland planting providing enhanced screening, helping to assimilate new built form into the wider landscape.

The existing mature trees will be retained wherever possible to provide an established backdrop to the new facilities, but also the subsequent removed trees will aim to be transplanted wherever possible.

The new car parking proposals will also be designed with sensitivity to maximize greenery, incorporating planting throughout the area.

This high quality and uncluttered landscape setting will aim to be replicating the character of the existing men's training centre, including large areas of mown grass and clipped native hedging to create the atmosphere of an elite sports facility.

A considered and high quality material palette will be utilised, including bound gravel, stone paving and a consistent suite of street furniture, lighting and signage to reinforce the Tottenham Hotspurs brand and quality.

The proposals also aspire to include areas of feature planting to the fringes of pitches to enhance biodiversity and provide year round structure, colour and interest. Planting will showcase horticultural excellency with swathes of herbaceous perennials and grasses interspersed with clipped evergreen structural planting



FIGURE 110. Training Centre Visualisation



#### 8.16 RESTORED HISTORIC PARKLAND - DESIGN DRIVER

The restoration of parkland with new tree planting was heavily informed by the historic parkland layout as illustrated on the 1842 O/S Map in Figure 115.

As well as primarily advocating the traditional native English parkland tree species such as English Oak, Hornbeam and Common Beech, the planting strategy will seek to diversify the tree stock across the parkland to protect against disease and climate change. Potential specimen parkland trees adapted to hotter climates, that grow well in UK include: Quercus frainetto (Hungarian Oak), Quercus castaneifolia (Chestnut Leaved Oak), Juglans nigra (Black Walnut), Fagus orientalis (Oriental Beech), Pterocarya macroptera (Large Winged Wingnut) and Ulmus laevis (European White Elm) and a limited number of exotic parkland conifers such as Sequoiadendron giganteum (Giant Redwood) and Cedrus libani (Cedar of Lebanon).

There is proposed to be areas of species rich, native, perennial wildflower meadows are to be created to enhance the biodiversity of the park. Enhanced riparian planting will also be implemented to Cuffley Brook including areas of wet woodland and riparian planting. In terms of benefits to the public, a network of pathways will also be maintained across the park to provide a variety of walks.



FIGURE 112. References- Restored Historic Parkland



FIGURE 111. 1842 OS Map



FIGURE 113. Restored Historic Parkland



### 8.17 RESTORED HISTORIC PARKLAND - VISUALS



FIGURE 114. Proposed Restored Historic Parkland \* Note: Proposed images are indicative only and subject to detailed design at a later stage



#### 8.18 PLANTING & MANAGEMENT

The Planting Strategy for the site aims to enhance biodiversity, proposing a wide variety of species to enhance the ecological value of the site and compliment existing species within the site and it's immediate landscape setting. New planting across the site to include:

#### SPECIMEN TREE PLANTING

A diverse collection of native and locally prevalent tree species promoted within the Landscape Masterplan will compliment the existing trees across the site.

Within the restored parkland, as well as primarily advocating the traditional native English parkland tree species such as English Oak, Hornbeam and Common Beech, the planting strategy will seek to diversify the tree stock across the parkland to protect against disease and climate change using more exotic varieties that grow well in UK.

#### WOODLAND PLANTING

Diverse and layered woodland planting will be introduced across the site, reflecting the character and species composition of surrounding native woodland.

The woodland planting is to include:

#### **Tree Planting**

• Native, locally prevalent trees

#### Structural Understorey

 A layered woodland will be created via the planting of a structural shrub layer made up of various native species.

#### **Field Layer**

• An ecologically rich field layer will be introduced including native woodland ferns and wildflowers. Additional seasonal interest and colour will be provided with a carpet of native woodland bulbs.

#### MARGINAL PLANTING

Existing pond and proposed ponds wil be managed for wildlife with native, marginal planting introduced to extend ecological value.

#### WILDFLOWER MEADOW

Extensive areas of native, species rich perennial wildflower meadow will be introduced to diversify the grassland associated with the golf course Site.

#### **BULB PLANTING**

Swathes of seasonal bulb planting introduced to grassland for heightened seasonal interest and ecological value













FIGURE 115. Examples of Specimen Tree Planting



FIGURE 116. Examples of Woodland Planting



FIGURE 117. Examples of Field Planting





FIGURE 118. Examples of Wildflower Planting