



Location Plan NTS

*** The existing Toddler/Junior Playground**

This is a small, fairly new playground located close to the Lower Pond and decked seating area, which offers a small selection of metal-based toddler and junior play equipment (up to age 6), set within rubberised play surfacing, enclosed by hoop top fencing. The playground is very well used, and at peak times children are seen queuing.



Possible Locations For A New Natural Play Area

- 1. Location:** Grassy triangle with several mature trees, on gently sloping slope, immediately south of Upper Pond Nature Area
Appraisal: This is a very attractive site with several mature trees which would lend itself well to forming a natural play space. However siting a physically challenging play area in close proximity to the Nature Area and Upper Pond may cause a potential conflict between uses.
- 2. Location:** Grass lawn area opposite tennis courts and Park Attendant's hut
Appraisal: This area consists of a very gently sloping open lawn area, bounded by a dense screen of trees or shrubs on its eastern edge. The area lies opposite the popular and well used tennis courts, and opposite the Park Attendant's Office, both helping to 'self-police' a new play area. The area is partially screened from the main path, located to the south, by grass banks which would help soften any visual impact. However residential properties along Bisham Gardens would potentially overlook the site and this may cause planning/residential concerns.
- 3. Location:** Steeply sloping grass area alongside open watercourse leading to Middle Pond
Appraisal: This is a narrow steeply sloping site which could make good use of the topography, and natural water-bodies of the Park. However access would be difficult and more or less impossible for less-abled children. Its central location on a steep slope would also mean the play area would be highly visible, particularly in winter, from many parts of the Park, and this could be seen as a negative impact within the historic landscape context of the Park. Drainage may also be an issue here.
- 4. Location:** Grassy glade adjacent to Lower Pond, set amongst group of mature trees
Appraisal: This undulating grass area scattered with mature trees, is located on the lower bend of the mature Lime Avenue and gently slopes down to follow the edge of the Lower Pond, where a mature hollowed-out Oak tree stands as a key focal point of the area. The informal group of trees located on the upper slope of this area would form a beautiful sylvan setting for a natural play area. With the area 'sitting' in the lower section of the Park, intrusive views of the playground would be kept to a minimum. The site is also nearby to the Toddler/Junior playground, and is also well accessed from the Swains Lane and Dartmouth Park Hill Park entrances. Drainage may be an issue here, with signs of waterlogging.
- 5. Location:** Section of southern boundary consisting of mature trees, grass and areas of shrubbery, adjacent to existing Toddler/Junior playground
Appraisal: This area lies alongside the existing Toddler/Junior playground and follows the edge of the Park's southern boundary with the Whittington Hospital (Highgate Wing) and Highgate cemetery. This area could be used to form a thin linear natural play area weaving in and out of the grass areas scattered with mature trees and denser area of shrubberies, where informal path lines have already been formed. In some sections, close to the Hospital, the ground drops steeply to the boundary fence, making access difficult. There also appears to be issues regarding boundary security with evidence of informal access via the Hospital and Park sites. The narrowness of some boundary stretches could also be a design constraint.

