

The Meads and Lyndhurst Park Masterplan and Vision



Flood Alleviation and Landscape Proposals

Lyndhurst Park and The Meads open space are located to the north of Deansbrook Road, south of the Mill Hill Old Railway Nature Reserve, and within close proximity to Mill Hill Broadway train station to the east and Burnt Oak tube station to the south. These green spaces currently serve local residents and visitors, offering open green areas for sports, leisure, dog walking, and exercise. The sites are centred around the Burnt Oak Brook, a tributary of the Silk Stream, which flows east to west through the centre of the area.

As part of secured funding through Action for Silk Stream (Defra Flood & Coastal Resilience Innovation program) the London Borough of Barnet has the opportunity to improve the water quality of Burnt Oak Brook and increase its flood storage capacity, helping to protect properties downstream and those surrounding the brook.

The realignment of the eastern and western sections of the Burnt Oak Brook, combined with the creation of three new detention basins, wetland areas, and wider riverbanks, will significantly enhance flood capacity while improving local ecology. These changes will reduce flood risks and transform the watercourse into a prominent, visible feature that the community can experience and enjoy.

To further support biodiversity and mitigate any potential environmental impacts resulting from the brook realignment, new habitats, tree planting, and meadow areas will be introduced. This initiative will not only improve ecological health but also create a more sustainable and engaging natural space for the community.

Other improvements will include the installation of new signage as part of the broader Silk Stream project providing information on the Burnt Oak Brook and walking routes linking the wider Silk Stream catchment.

Selective shrub and tree clearance along the Burnt Oak Brook will enhance sight lines, and a new path connecting Crispin Rd and Dryfield Rd will improve accessibility. The site will feature gentle landforms designed to encourage exploration and create visual interest. At Lyndhurst Park, new interconnected swale channels will improve water management and enhance biodiversity. Existing bins in poor condition will be replaced.

The proposals will be delivered between 2026-2027.

Community Co-design

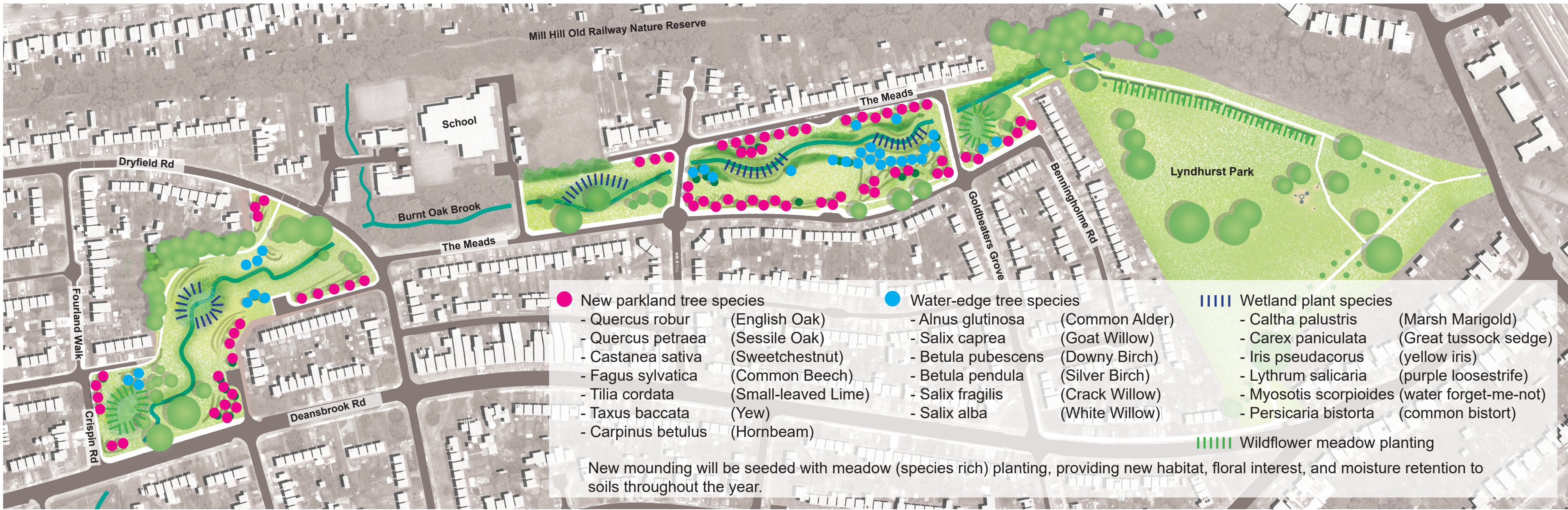
Thames21 have led a series of community mapping and co-design workshops to incorporate local knowledge and preferences into the design.

Proposed Masterplan



Landscape Strategy

Trees & biodiversity enhancement



Existing condition



Burnt Oak Brook: The existing stream channel is affected by littering.



Large grassy area and bins in poor condition - Presents an opportunity to enhance biodiversity and interest introducing native trees, and meadow planting, creating natural habitats around the brook.

Landscape Strategy - Trees & biodiversity



Indicative image: Seasonal wetland / marginal planting along some segments of the brook, enhancing visual interest and biodiversity.



Betula pendula (Silver Birch) Water edge tree species.



Tilia cordata (Lime tree) Parkland tree species.

The Meads and Lyndhurst Park Proposals



Proposals

Watercourse Proposals The Meads - Deansbrook Road.

The Burnt Oak Brook flows through the heart of the space, surrounded by residential properties, a large amenity grass area, and some scattered trees.

The proposal aims to enhance both the natural environment and rainwater management. Key elements include re-meandering the brook to slow its natural flow and increase capacity, creating two seasonal detention basins, and establishing wetland planting around one of them. These measures will improve water quality and manage storm-water runoff. Additionally, new native tree and meadow planting will be introduced to encourage biodiversity and support local wildlife.

Low landforms, formed from surplus soil excavated during the river works, will add visual interest. A new hard-surface path will connect Crispin Road to Dryfield Road, improving accessibility and providing a dry route through the site.

Natural Boulders will be scattered throughout the site, further enriching the experience of the space.

Visuals

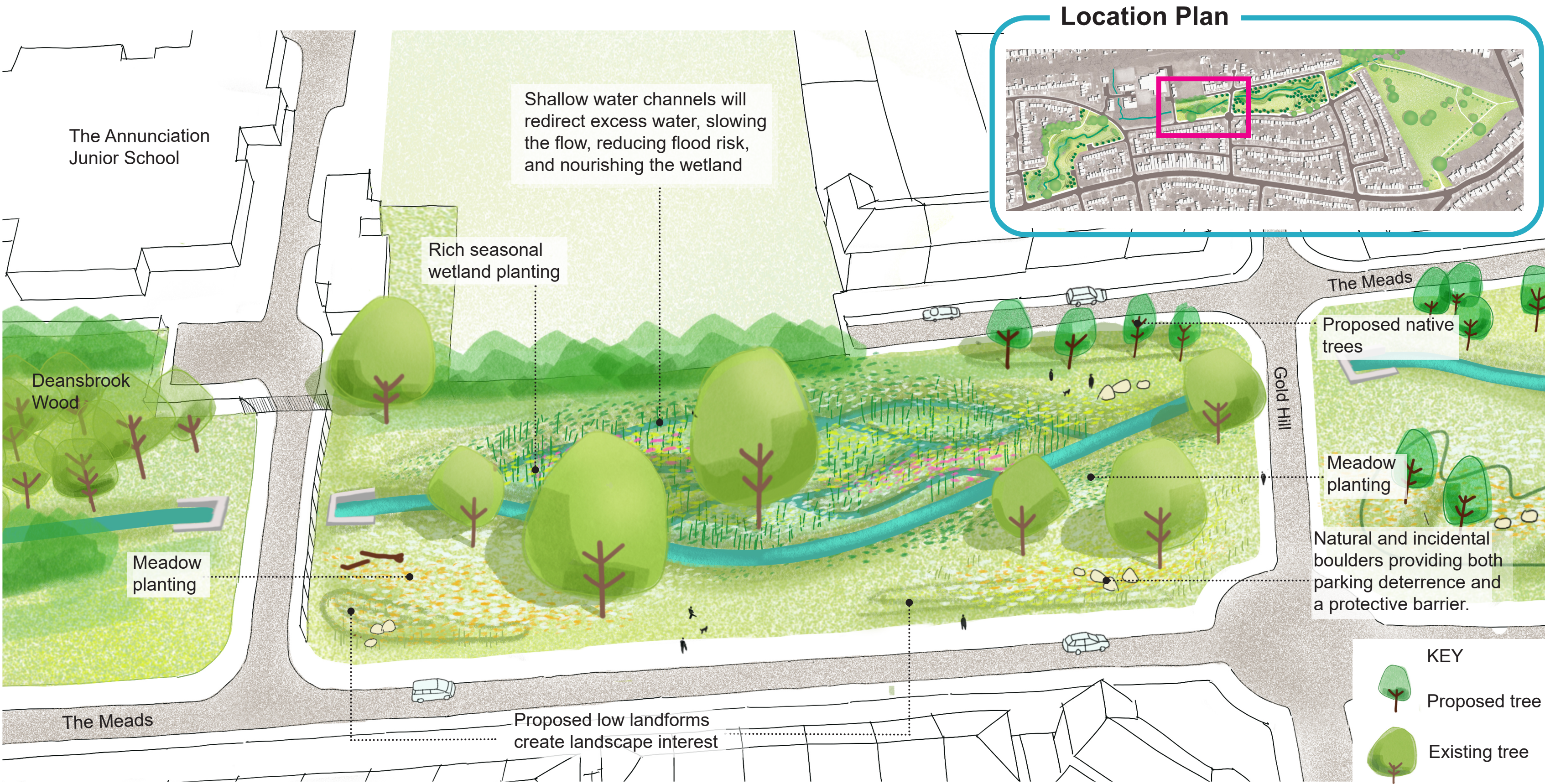


Watercourse Proposals The Meads - Deansbrook Wood.

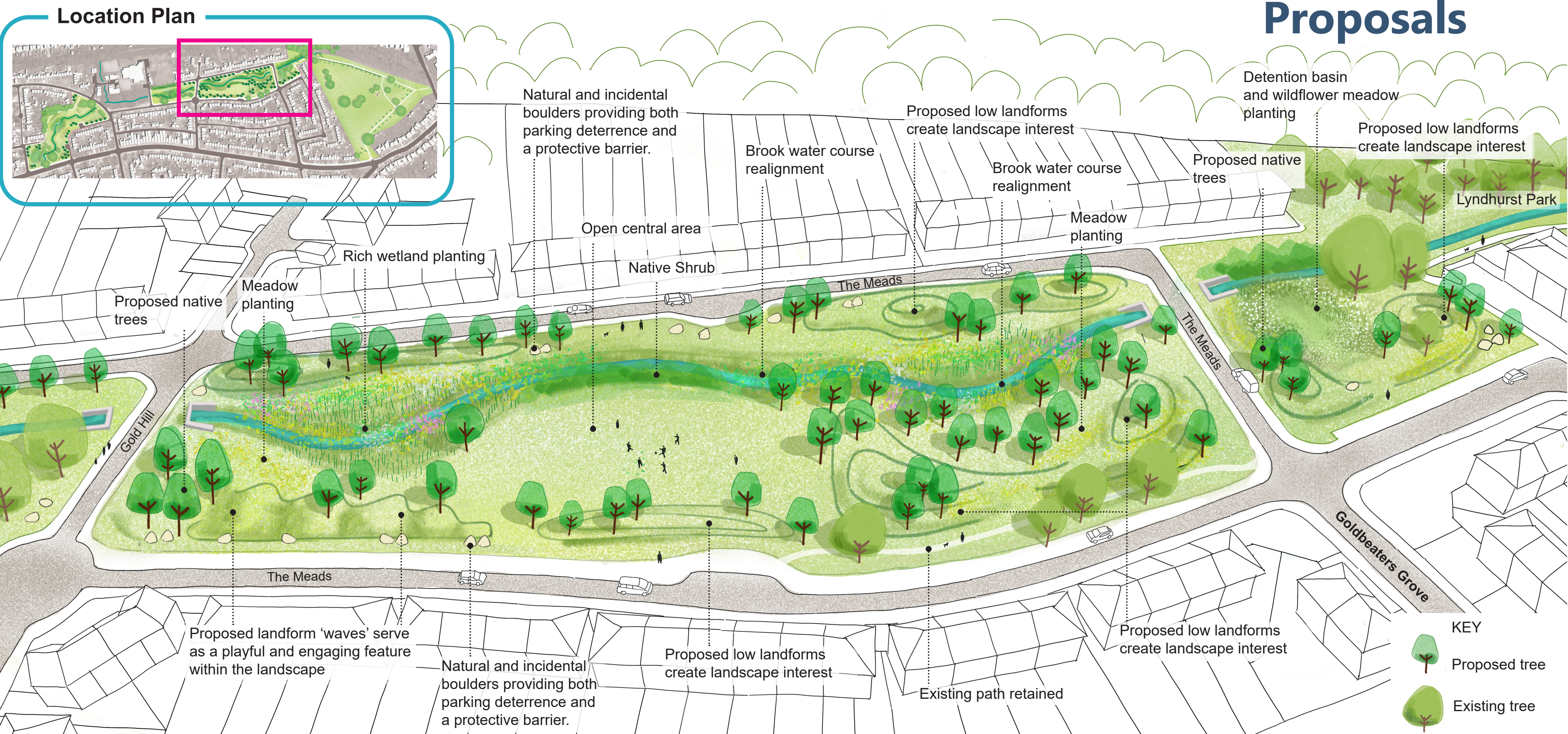
The Burnt Oak Brook flows through the centre of the site, with The Annunciation Junior School located to the north-west boundary. To the west, fencing separates the site from the entrance road to the school, while Gold Hill road to the east forms the boundary between the site and the central Meads Open Space.

The proposals for this site aim to enhance the brook's flood capacity by introducing new shallow channels that meander in and out of the river, improving water flow management and reducing flood risk. Along these channels, marginal / wetland species will be planted to create wildlife habitat, improve water quality, and slow the flow. Natural gravels will be added in select areas throughout the sites to diversify flow conditions and further increase habitat complexity.

Native tree species will be planted along the northern boundary, and boulders will be strategically placed throughout the site to enrich the landscape, provide informal wildlife habitat, and deter parking while acting as a protective barrier.



The Meads and Lyndhurst Park Proposals



Watercourse Proposals - The Meads Open Space.

The Burnt Oak Brook currently flows East to West in a straight channel through the northern section of the site. The site is bordered by The Meads and surrounded by residential properties. To the east, a small green space serves as a gateway to Lyndhurst Park.

The proposals include realigning the brook to create meanders and introducing softer riverbanks, improving both flow and capacity. Wetlands and meadows will be integrated into the landscape to enhance biodiversity and water management, while native tree planting will further enrich the environment. A central open space will be maintained for ball games and community activities, ensuring the area remains a focus for recreation and a place to enjoy nature.

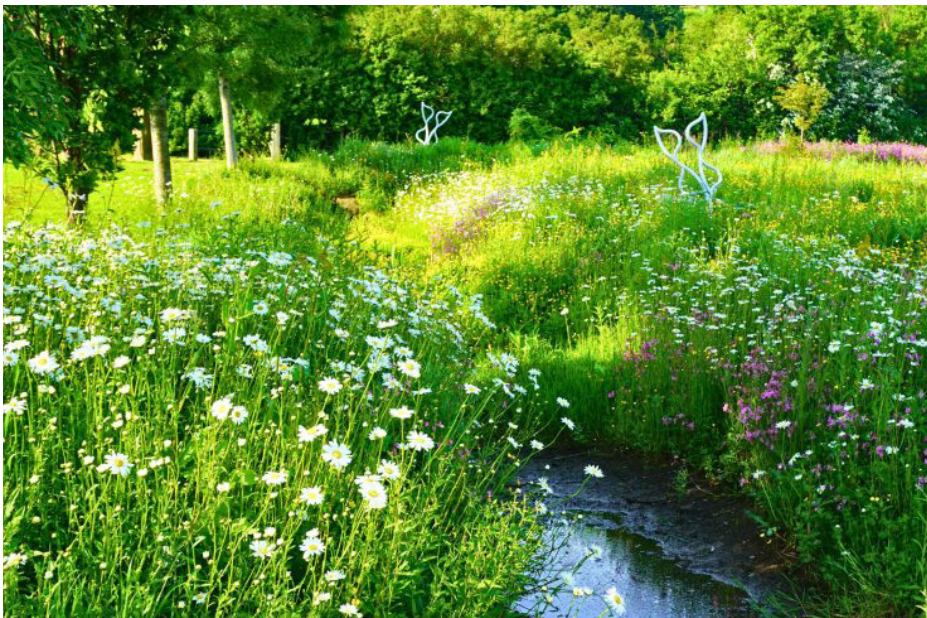
The proposed landform 'waves' at the southwest corner of the site introduce a playful and engaging feature, adding dynamic interest to the landscape. Scattered natural boulders further enhance the area, encouraging interaction with the surroundings.

To the east, at the gateway to Lyndhurst Park, the space will feature a detention basin, enriched with meadow planting and surrounding mounds. These elements will manage storm water, create interest and support local wildlife.

Example images



Example image: Seasonal wetland vegetation.



Example image: diverse wetland meadow, with a variety of native plants, grasses, and wildlife.



Example image: Landform waves among trees.



Example image: Landform waves, a playful and engaging feature within the landscape.

Watercourse Proposals - Lyndhurst Park

The Burnt Oak Brook is situated at the northern end of Lyndhurst Park, at the lowest point of the area.

Proposals for the park are light touch and involve subtle improvements to the existing surface water run-off during storm events, as currently localised flooding across the path can occur during periods of high rain.

A proposed line of interconnected swale channels, located alongside the main park path running approximately north-south, will capture rainwater and direct it into the brook beneath a new foot bridge feature.

These relatively small scale interventions will help control storm water flows, provide flood capacity to the brook and enrich wildlife within the park.

