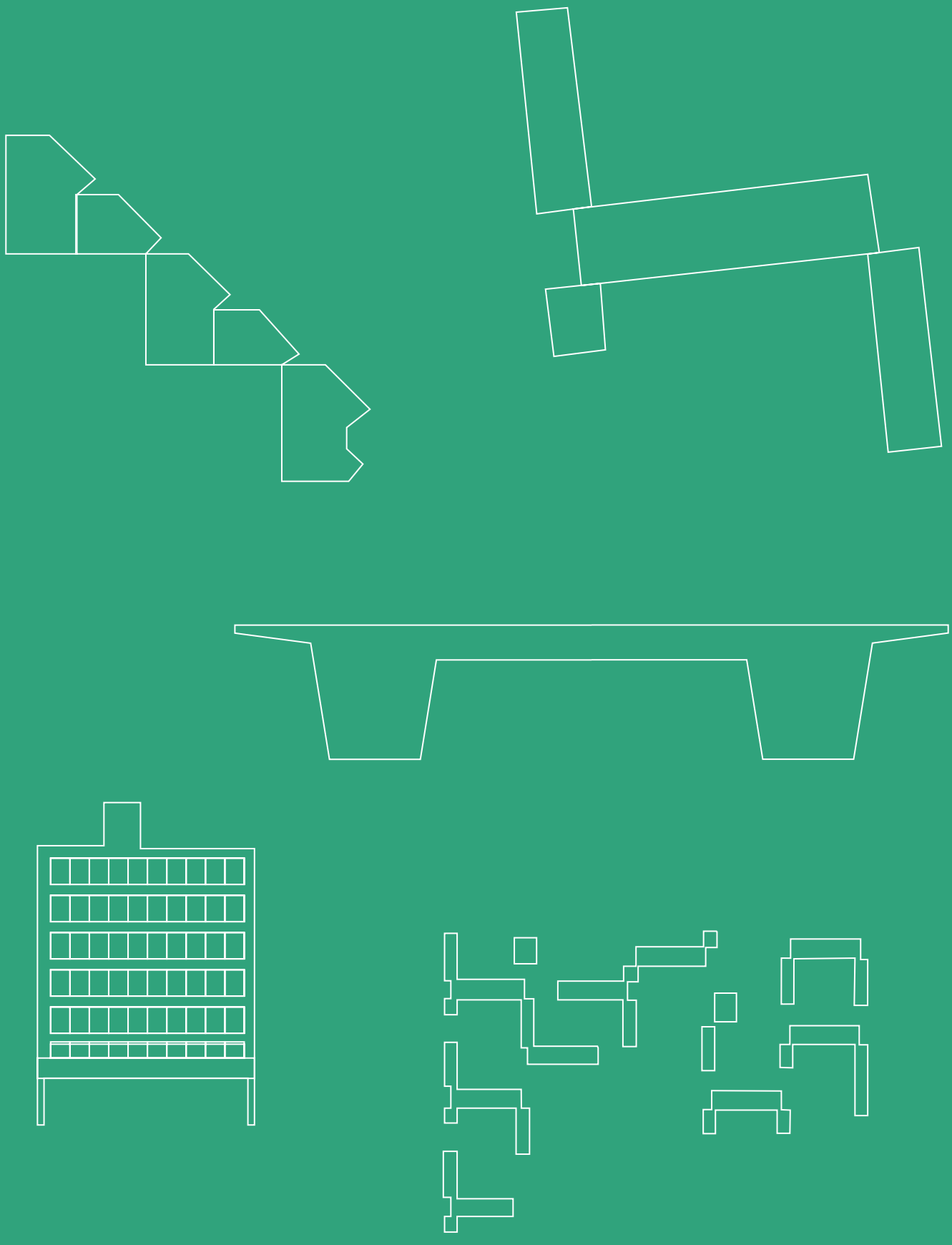
BROADWATER FARM ESTATE
URBAN DESIGN FRAMEWORK



Haringey LONDON

Homes for Haringey

Karakusevic Carson Architects

East

what if: projects ltd

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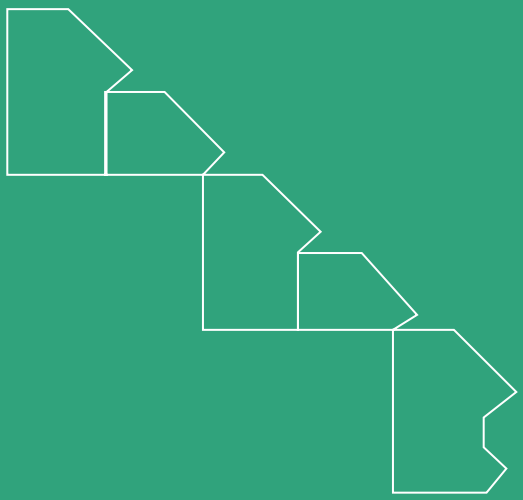
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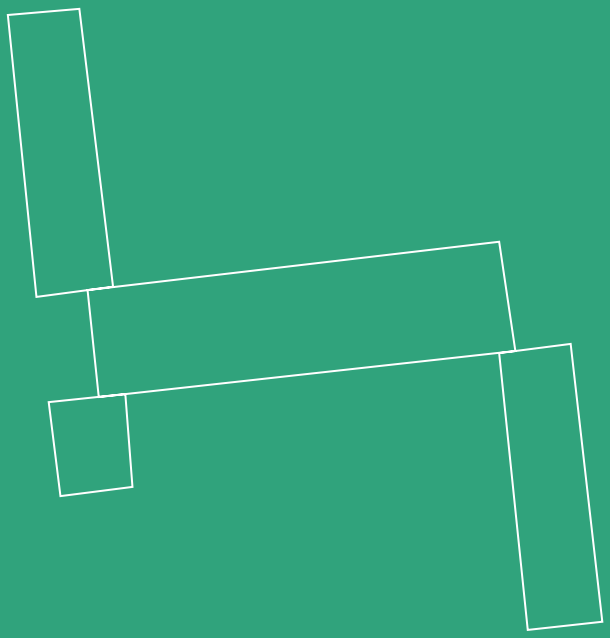
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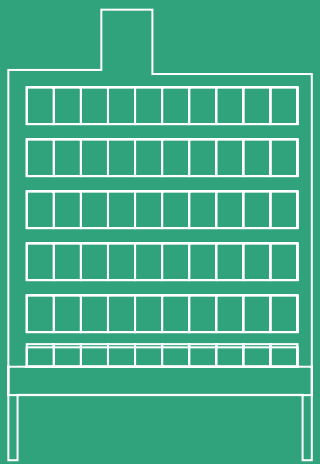
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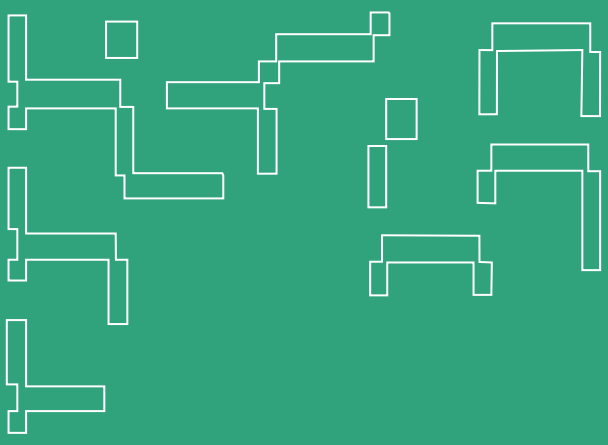
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1. INTRODUCTION

“Shaping the future of Broadwater Farm Estate together to be a safe, welcoming neighbourhood creating a lively place to be, ensuring high quality homes that support the wonderful sense of community and create opportunities for residents to play, work and socialise through improved open spaces and facilities.” Broadwater Vision

URBAN STRATEGIES



How to Use This Document

The aim of this Urban Design Framework (UDF) is to inspire, shape and deliver a healthy and welcoming neighbourhood for all and to create a public realm that supports the community's vision for the future of Broadwater Farm Estate.

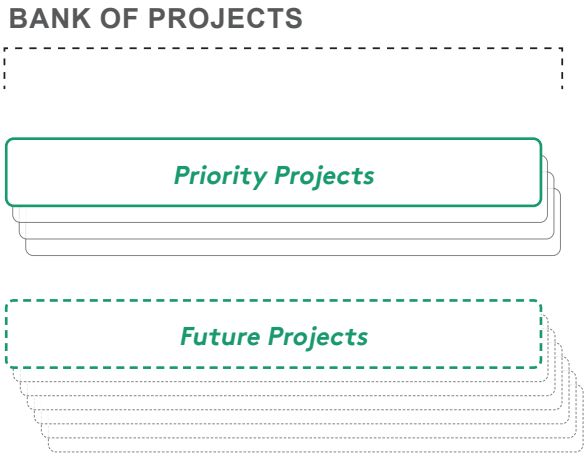
This document has been developed to inform decisions about future investment at Broadwater Farm Estate, to deliver the maximum benefits for residents. The projects included here have been designed to build on the existing sense of place and successful initiatives already underway.

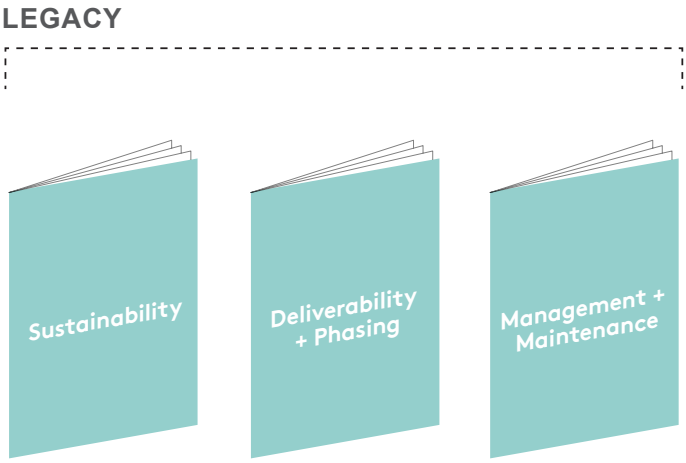
This framework has been developed to ensure that the vision for the future of Broadwater Farm Estate is deliverable. It is the first step in identifying tangible projects for implementation, a set of **urban strategies** for making this vision a reality.

The delivery of this vision will depend on raising adequate funds to realise the individual projects. However, the most significant investment since the completion of the estate is now underway, in the form of **new homes** and the **pilot refurbishment** projects.

The **bank of projects** set out a range of potential projects that address the spatial, social and economic possibilities. The proposals range in scale from micro to large-scale, from quick wins to long term aims for improvements.

The **legacy** section identifies possible funding streams and combinations of projects and a phasing strategy that we feel will support the creation of a successful neighbourhood for Broadwater Farm Estate. The UDF also establishes a strategy for the long-term stewardship and maintenance of the Estate to support a safe, healthy, stable and sustainable community.







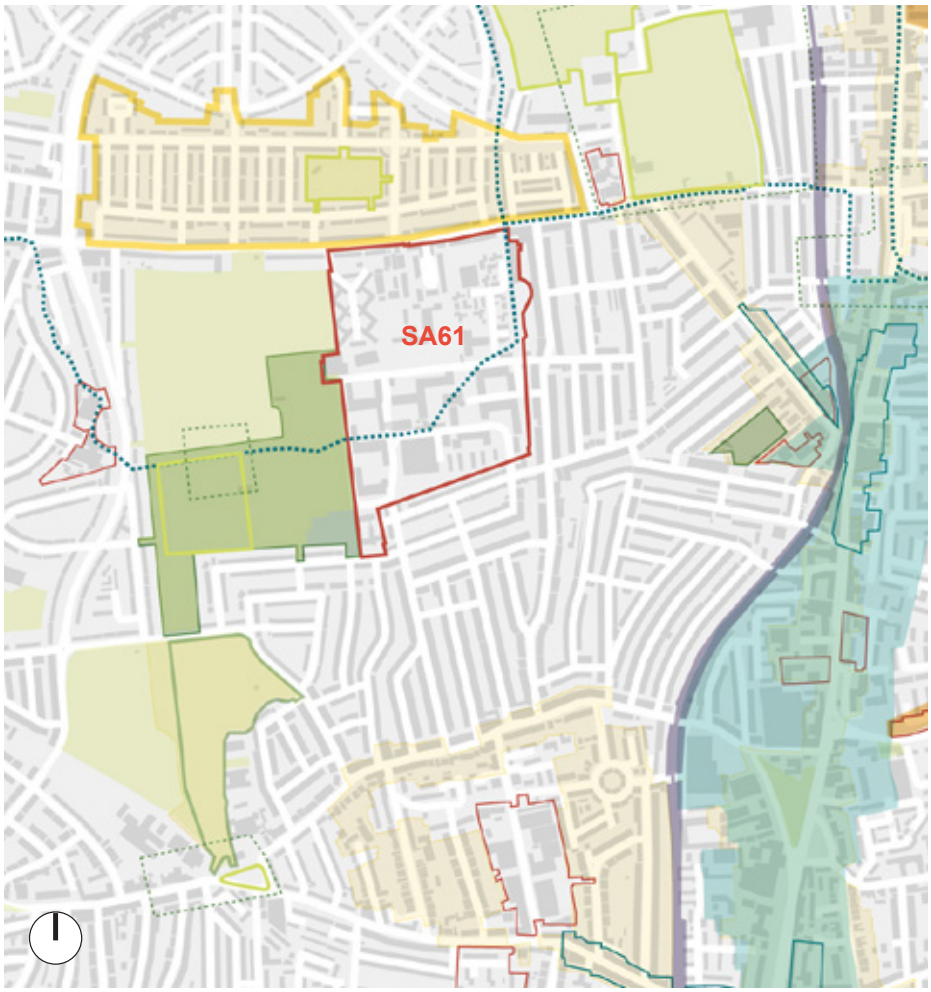
1.1 Context

The Council's adopted Site Allocations DPD (2017) identifies the Broadwater Farm Estate for "improvements of the housing estate to improve stock, design of the site and routes through the area". The **Site Allocation 61** requires a masterplan to be prepared for the area, this is being addressed through the preparation of the UDF which sets out clear principles to guide future development and provides a context for planning applications.

The UDF also considers the neighbourhood holistically so as to ensure that the Council's overarching **regeneration and placemaking objectives** are met. Acting as a high level masterplan it sets a series of urban strategies that will ensure a joined up approach to estate-wide improvements and interventions.

Residents, the local community and a wide range of stakeholders have informed the development of the framework and vision through Estate wide engagement events, the Community Design Group and focused stakeholder workshops. The vision reflects the existing character of the buildings and public realm whilst delivering improvements that communities on the Estate want.

The UDF covers the areas of the site allocation owned by Haringey Borough Council and includes strategic aspirations for the wider area through the principles set out in the document. Conversations with neighbouring landowners have been undertaken to inform the strategy and will continue if sites adjacent to the Estate come forward for development in the future.



Site Allocation SA61 Broadwater Farm Area
Other Site Allocations
Blue Ribbon
SINC
Metropolitan Open Land (MOL)
Area of Archaeological Importance
TG
Tower Gardens Conservation Area
Historic Park
Facade Conservation Area
Conservation Area
Growth area
Area of Change
Ecological Corridor
District centres



Broadwater Farm Estate Today

The UDF aims to improve and enhance the visual and physical experience of the Estate. Broadwater Farm Estate has a distinct character that contrasts dramatically from the surrounding terraced streets. The Estate has gone through multiple alterations, to understand the character of the Estate it is important to try to consider the original ambitions of the project and the evolution of the neighbourhood over time.

The Estate was designed and built in the late 1960s embracing a modernist approach to communal housing with large linear blocks connected with elevated walkways. The Estate had twelve buildings ranging from four to nineteen storeys providing 1060 homes.

The neighbourhood was envisaged as an example of a new way of living following modern standards: A dense neighbourhood in comparison with the surrounding area with access to large amenity spaces and commercial facilities situated within the Estate at deck level. The separation of pedestrians from the streets through the raised decks was unsuccessful, the separation of the Estate from the surrounding neighbourhood has brought challenges too.

Following a consultation with residents in 2018, it was agreed that Tangmere and Northolt blocks need to be demolished and rebuilt due to their structural issues.

A strategic and cohesive approach is sought to improve the attractiveness and quality of public space and buildings in the area. The character of the new homes, the approach to refurbishment and the bank of projects seek to celebrate the unique architectural character, whilst addressing some of the failings particularly the ground floors, to ensure that the estate is a safer and more welcoming place to live, play and visit.

Neighbourhood Moves Scheme

The council's Neighbourhood Moves Scheme will ensure that eligible, secure Broadwater Farm residents are prioritised for the new council homes that are built on the estate. Secure tenants will be able to bid for the new homes, enabling them to apply for a home which meets their needs without having to move off of the estate or move away from family and friends.

The scheme works by prioritising those within a 250 metre radius of the demolition of council homes, which means the whole of the Broadwater Farm estate will be included.

The development will deliver family sized homes and Broadwater Farm residents will be able to benefit from these. Eligible families will be prioritised for homes more suitable for their needs and other properties on the estate will then be freed up for those who need them.

1.2 Estate Improvement Plan

Haringey Council and Homes for Haringey are working in close collaboration with residents and the wider Broadwater Farm community to create and deliver the most comprehensive and wide-reaching Estate Improvements Programme within the estate's history. This includes delivery of replacement and new, much needed high quality and modern council homes, refurbishment and public realm improvements.

Since spring 2020, the Design Team have been working with residents and the Broadwater Farm wider community as well as Haringey Council and Homes for Haringey to develop design proposal that meet residents' aspirations and vision.

New Homes & Opportunity Sites

Creating new homes on the sites of Tangmere, Northolt, Former Moselle School and the 'opportunity sites' offers the potential to create half a mile of new city streets for Broadwater, streets that connect Broadwater and importantly, streets that can support a successful neighbourhood incorporating spaces to work, shop, learn and play.

Socio-Economic Programme

Housing & Estate Management

Rehousing Programme

Comms & Engagement

District Energy Network



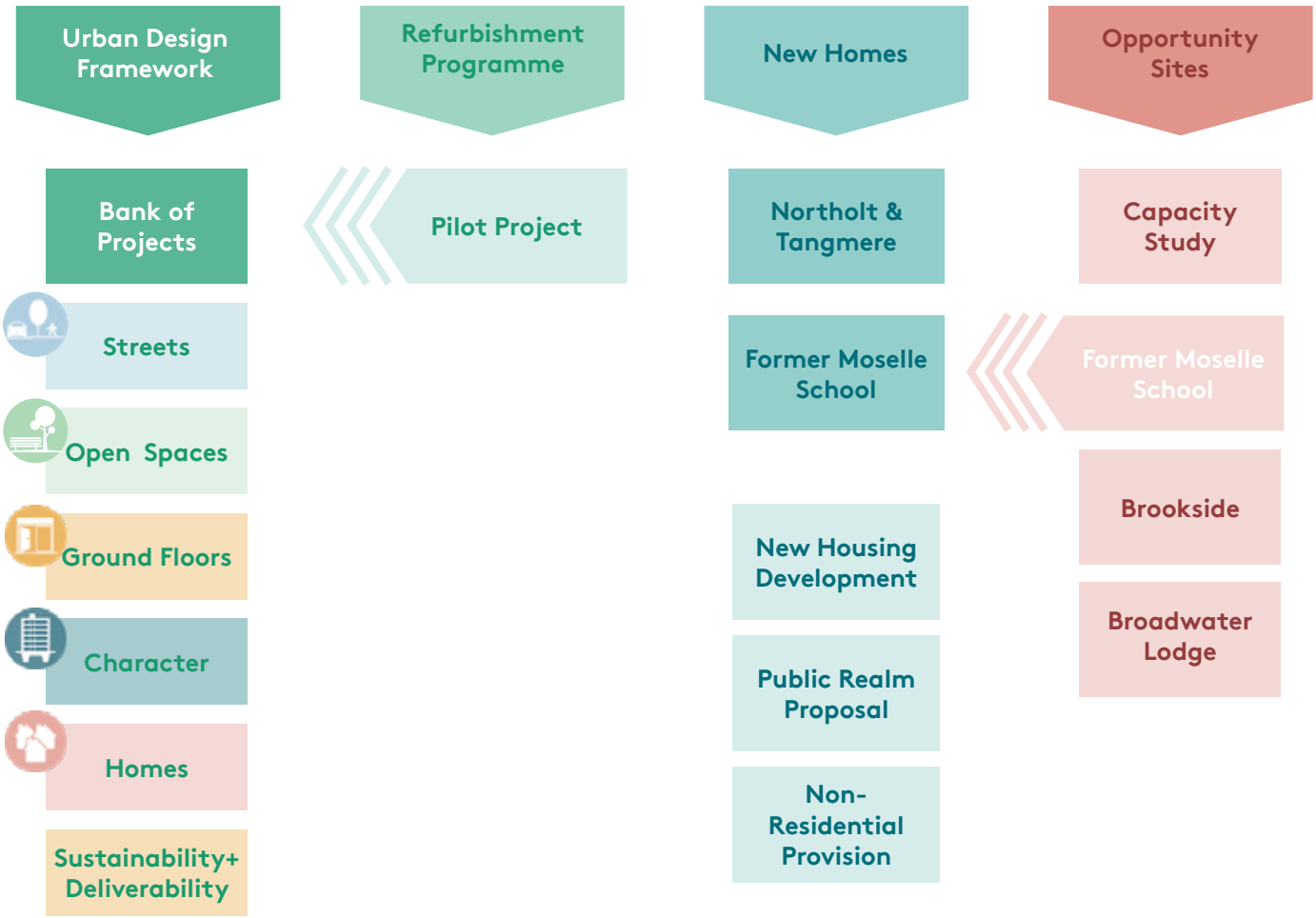
Refurbishment of Existing Homes

At this time there is no intention to carry out further demolition on the Estate, instead the council is considering refurbishment and improvements alongside structural works that are required to existing blocks. The UDF sets out how investment in refurbishment can contribute to the estate-wide improvement plan. The pilot refurbishment proposed for Martlesham and Rochford is described in the Bank of Projects section of this document.

UDF & Bank of Projects

There are a broad range of opportunities for improvement, celebration and renewal within Broadwater Farm Estate. The UDF brings together a series of ideas for interesting, community focused, welcoming interventions. This toolbox of possible interventions includes enhancements to public realm, ground floors of buildings, communal spaces and community facilities.

Estate Improvement Programme

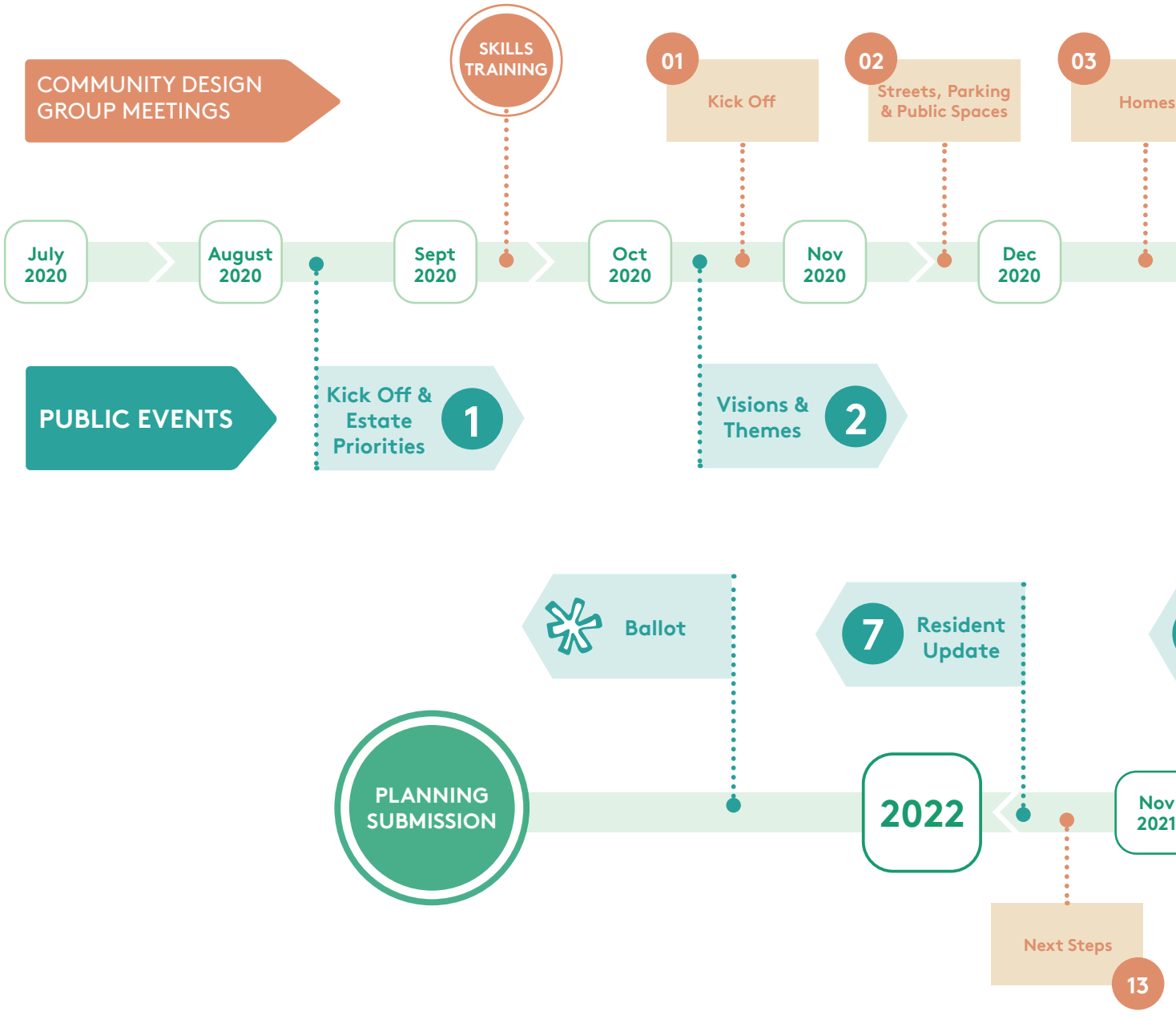


1.3 Resident Engagement

The Urban Design Framework captures input from a wide range of community engagement events. Engagement helped to establish an understanding of the Estate, what works well and where improvements are needed. Residents were involved in the design process for replacing Tangmere and Northolt and in the production of this Urban Design Framework, informing the vision and design principles for Broadwater Farm.

This is an ongoing process that will help to establish the priorities for the Bank of Projects and to identify the phasing for delivery of the Estate Improvement Plan. The vision and principles will also lay the foundation for wider neighbourhood improvements across the estate.

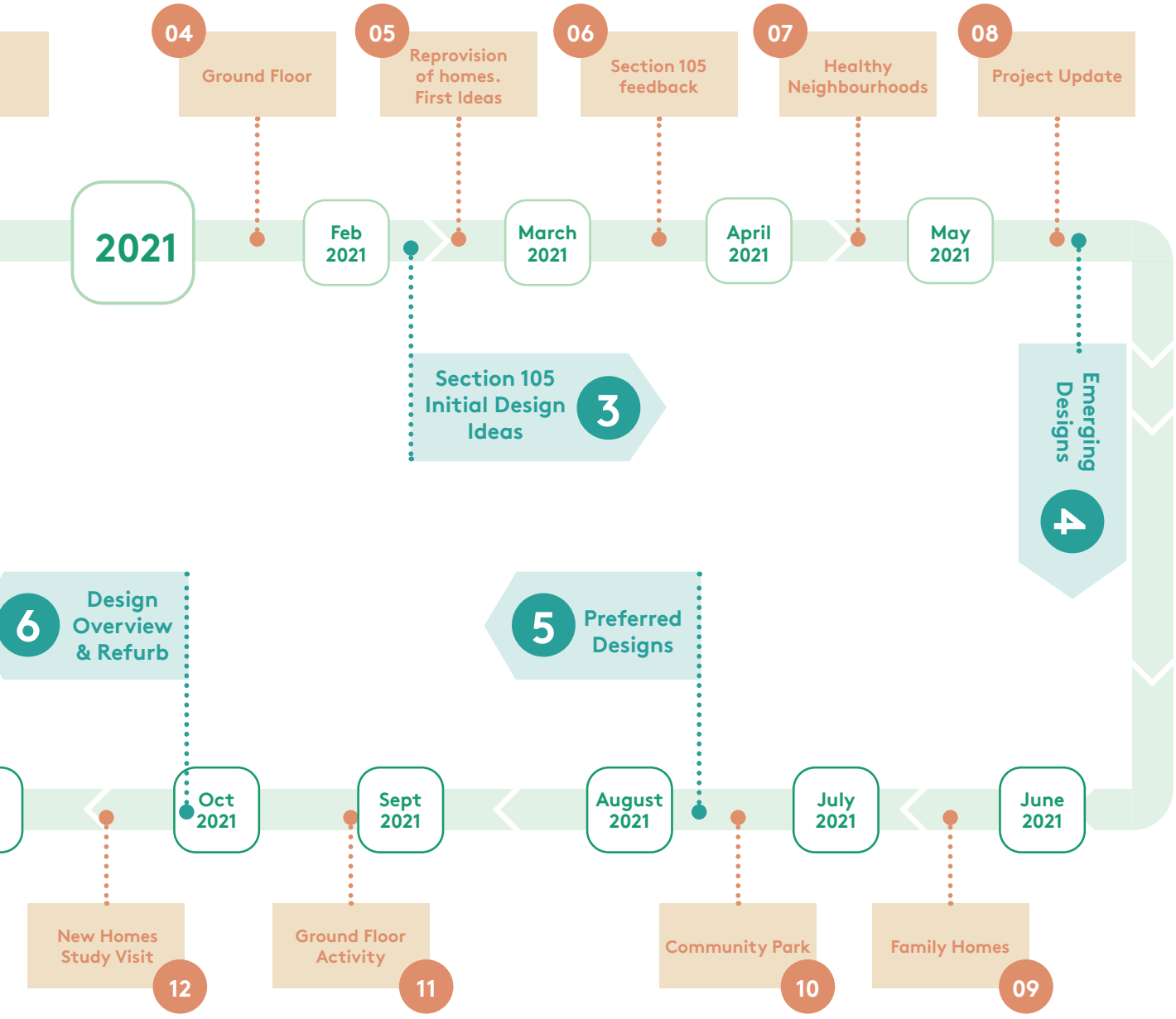
The ballot planned for early 2022 will seek resident's support for the new homes to be delivered to replace Tangmere and Northolt.









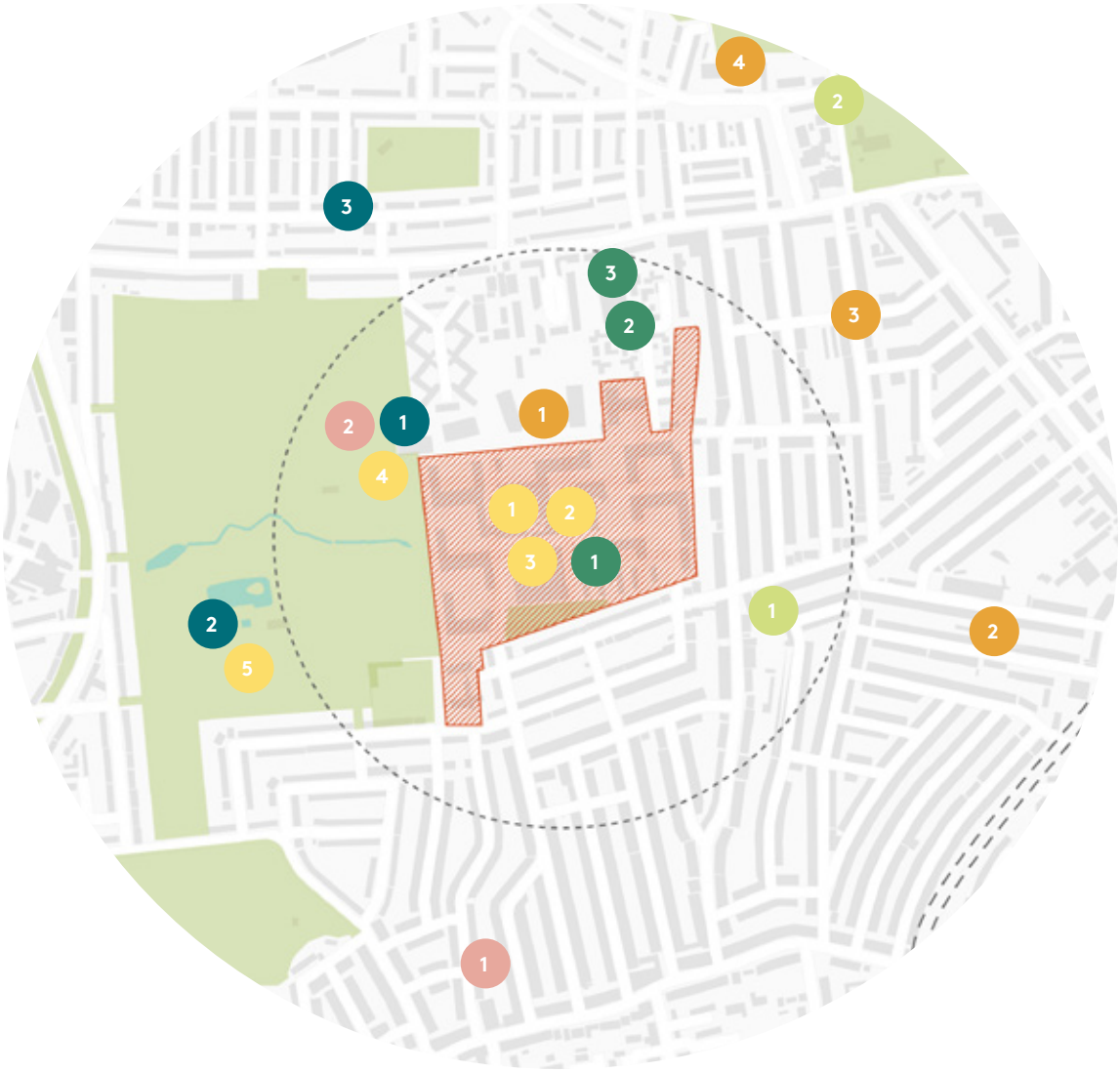

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1.4 Stakeholder Mapping

In order to establish the Community Design Group (CDG) in autumn 2020 a stakeholder mapping exercise was undertaken. The Broadwater Farm Community Design Group (CDG) was established as a formal group of residents and community stakeholders interested in taking an active part in designing and shaping the future of Broadwater Farm.

The purpose of the group was to be a sounding board for the Project Team. The CDG worked closely with the architects and wider design team to provide advice and insights, and help shape the design proposals throughout the design process.

Engagement with the wider community was also an opportunity to support the future strategy for long-term stewardship of spaces and assets on the Estate by community associations and local societies. Historically local groups have managed the Enterprise Centre and the Opportunities Centre, as well as running the youth and football clubs. More detail on this strategy is explained in the legacy section of this document. This approach can lead to innovative funding models, community capacity building and the creation of stewardship bodies.



COMMUNITY CENTRES

1. Broadwater Farm Community Centre
2. Lordship Hub Co-op
3. Tower Gardens Community Play Centre

PRIMARY SCHOOLS

1. Broadwater Inclusive Learning Campus (The Willow and the Brook Schools)
2. Bruce Grove Primary School
3. Gatton Primary School
4. Risley Avenue Primary School

NURSERIES

1. Sunrise Nursery
1. Rising Stars Nursery & Day Care

HEALTH CENTRES

1. Broadwater Farm Health Centre
2. Lordship Lane Primary Care Centre
3. The Morris House Group Practice

CHARITY AND PUBLIC SERVICES

1. CARIS Haringey
2. Wheely Tots

COMMUNITY GROUPS

1. Broadwater Farm Estate Residents' Association
2. Head Leaseholder of the Enterprise Units
3. Lost Blocks Collective
4. Broadwater United FC
5. Friends of Lordship Rec

OTHER KEY STAKEHOLDERS

Ward Councillors
Broadwater Farm maintenance staff and concierges
Parks Team
Metropolitan Police

1.5 Broadwater Farm Estate Vision

The Urban Design Framework seeks to protect and enhance the Estate to improve the experience for existing residents and the wider community. A rigorous approach has been undertaken to analyse and capture what already exists to ensure that the strategy and proposals are specific to the context.

Community engagement has informed the urban strategies and the bank of projects to ensure the framework captures residents' desires as summarised on the opposite page.

Designing new homes, at the heart of the estate, offers a once in a lifetime opportunity to think about the layout of the estate and about how these new homes can be designed to support wider improvements such as safer streets and welcoming recreation areas. All changes should build on what is already great about Broadwater Farm, whilst considering improvements residents want and need.

The aim is to support a healthy and active community, provide new homes and explore improvements such as; improved community facilities, new affordable workspace, as well delivering new and improved open space and recreation areas where people can play, relax and socialise in a neighbourhood where they feel welcome, safe and proud.



- A safe and welcoming neighbourhood that integrates with its surroundings, enables social interaction, encouraging a culture of safety and freedom.

- A connected place that promotes sustainable, healthy and active lifestyles, and allows business and communities to flourish.

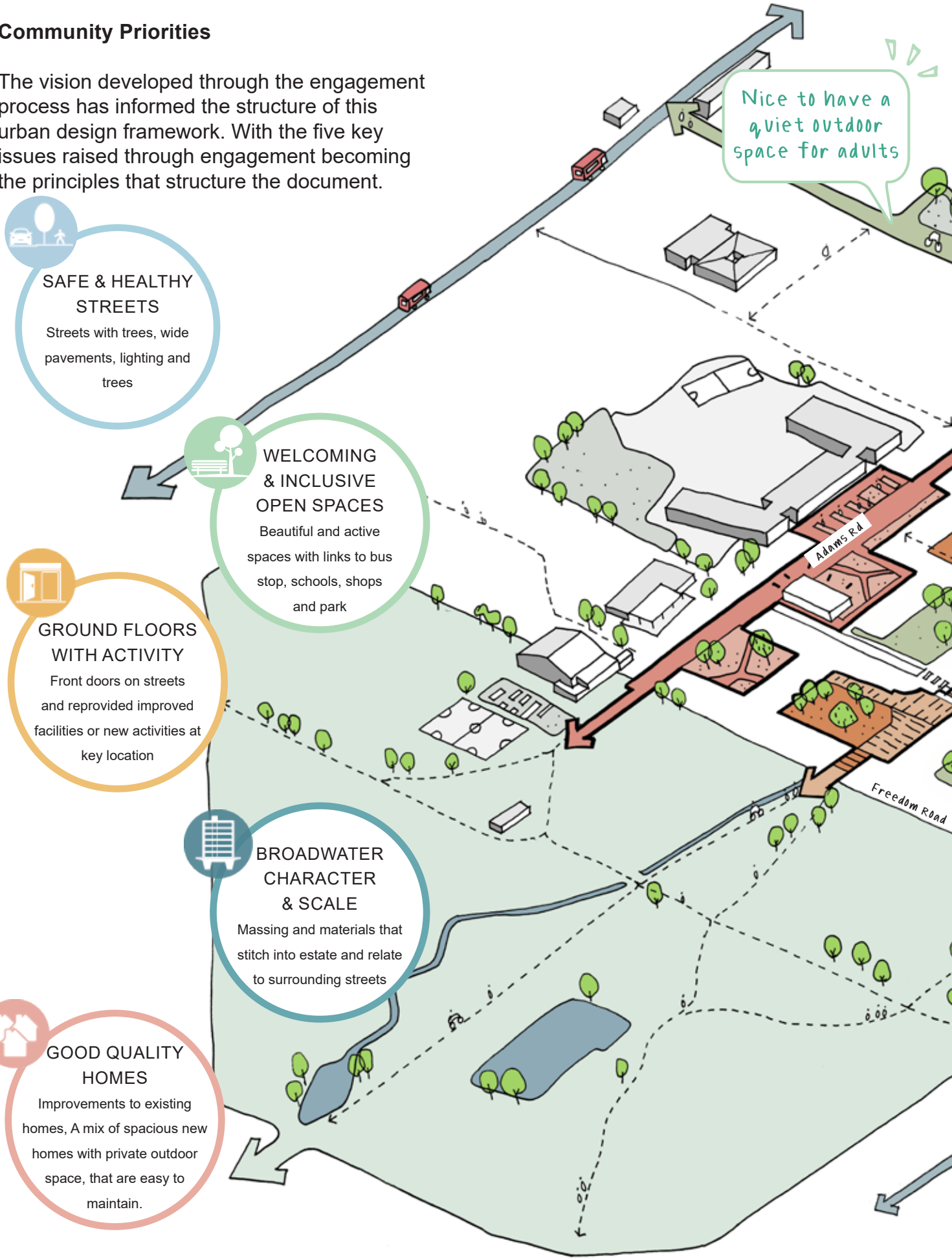
- An affordable and stimulating working environment that offers economic opportunities and promotes local businesses.

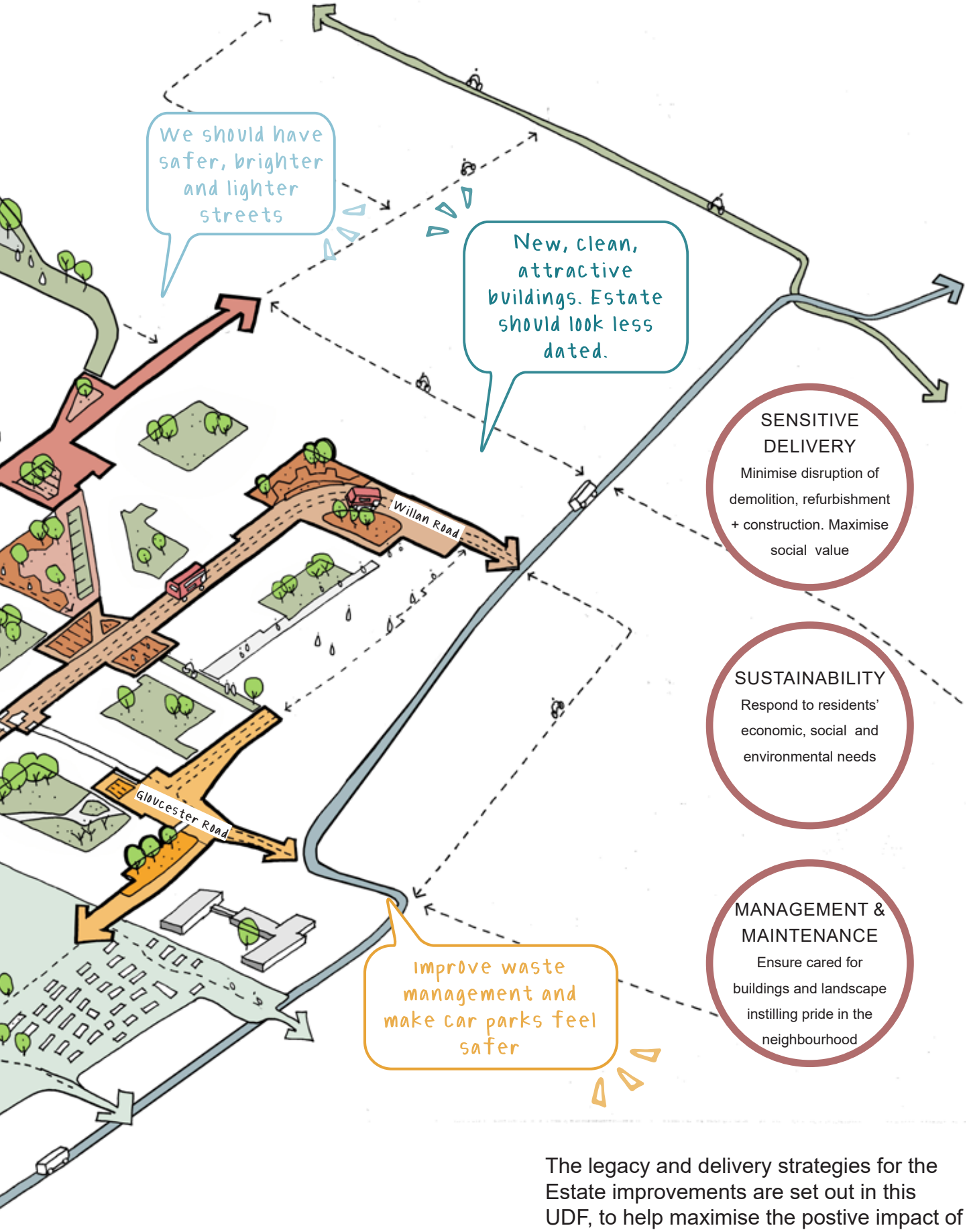
- A unique character that reflects the identity of the estate and its strong sense of community.

- New and existing homes that provide comfortable living environment, are sustainable and attractive.

Community Priorities

The vision developed through the engagement process has informed the structure of this urban design framework. With the five key issues raised through engagement becoming the principles that structure the document.





The legacy and delivery strategies for the Estate improvements are set out in this UDF, to help maximise the postive impact of changes over the long term.

Delivery of New Homes

The UDF aims to establish the optimum number of homes on the Estate. The planned demolition of the Former Moselle School, Tangmere and Northolt sites provides an opportunity to deliver new homes on Broadwater Farm and re-provide more than those lost.

In the future there are also opportunities to add additional new homes through converting underutilised spaces in existing buildings and development of neighbouring sites.

REFURB

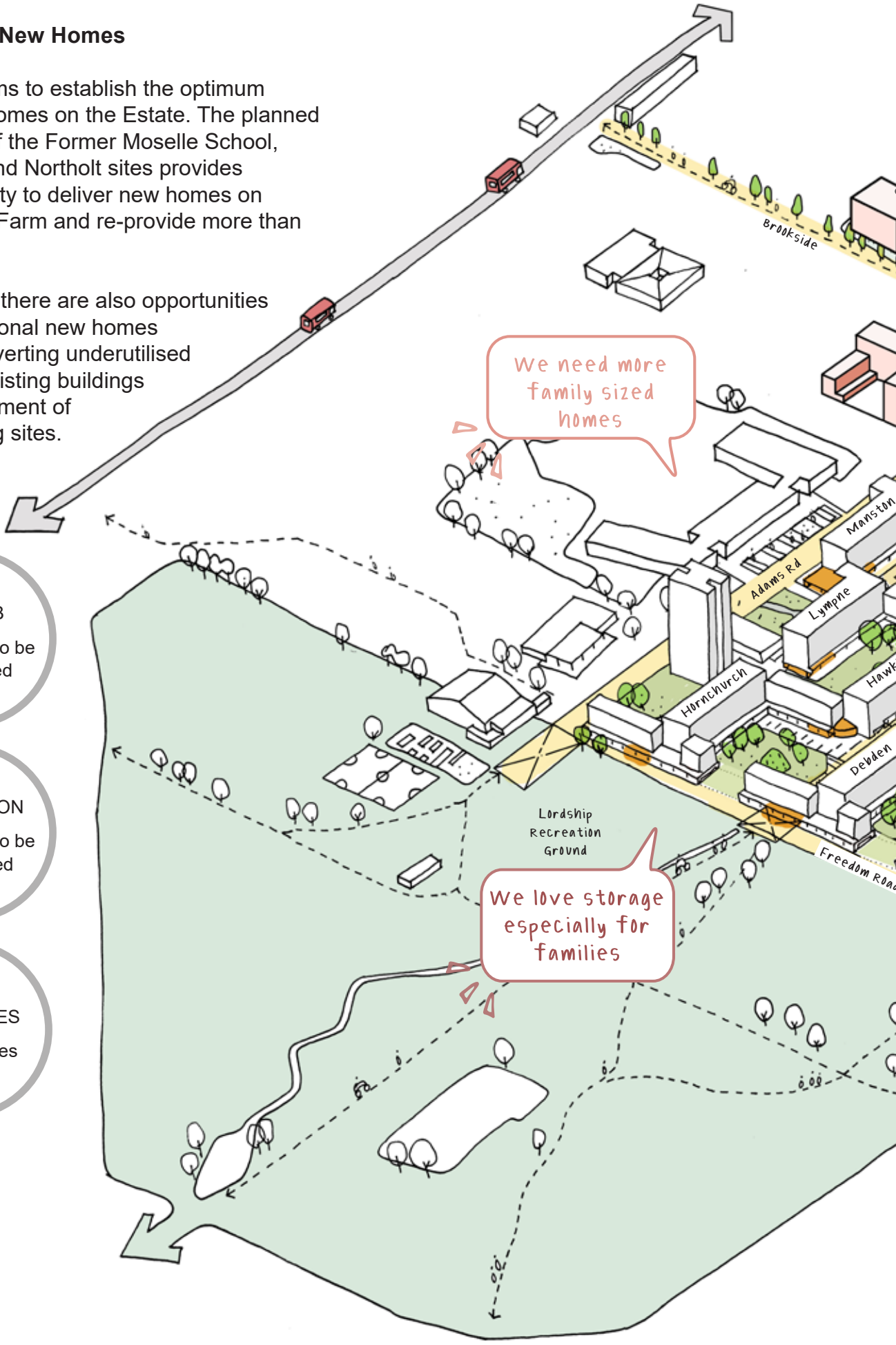
863 homes to be refurbished

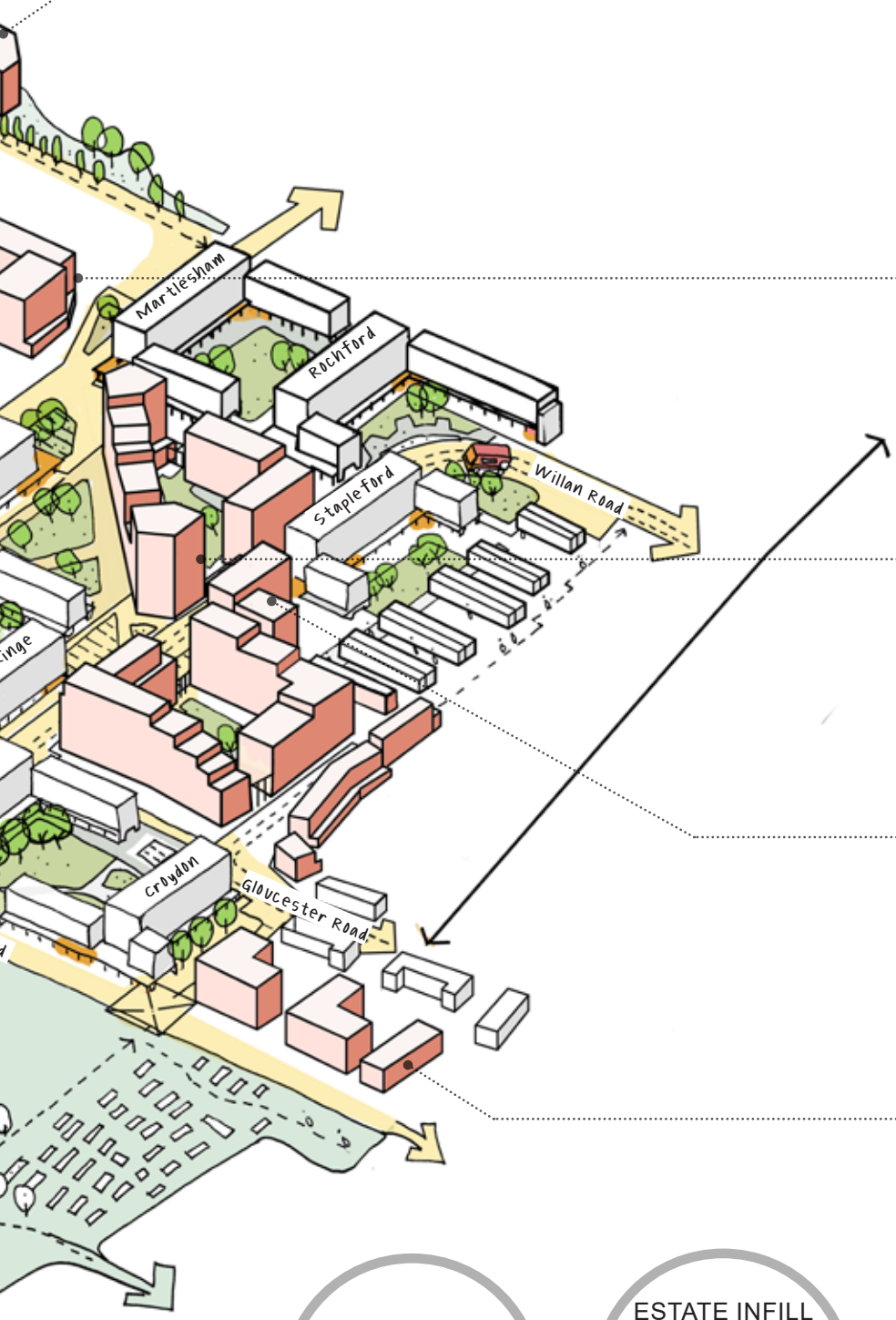
DEMOLITION

215 homes to be demolished

NEW HOMES

c. 300 homes





BROOKSIDE GREEN

10-20 new homes

MOSELLE SCHOOL

c. 40 new homes

NORTHOLT & TANGMERE

c. 230 new homes

HEALTH CENTRE

c. 25 new homes

BROADWATER LODGE

60-75 new homes

OPPORTUNITY SITES

60-100 new homes

ESTATE INFILL

to be determined through future design development

1.6 Overview Plan

Placemaking on Broadwater

Building on the existing positive qualities and sense of community, redevelopment of key areas at the heart of the site re-provides homes, provides additional homes and better services. Courtyards are given a distinct character, and are enclosed by improved ground floors of existing buildings. Exercise circuits, sensory gardens and raingardens enrich and activate the public realm, giving absolute priority to pedestrian and cyclist and enhancing biodiversity.

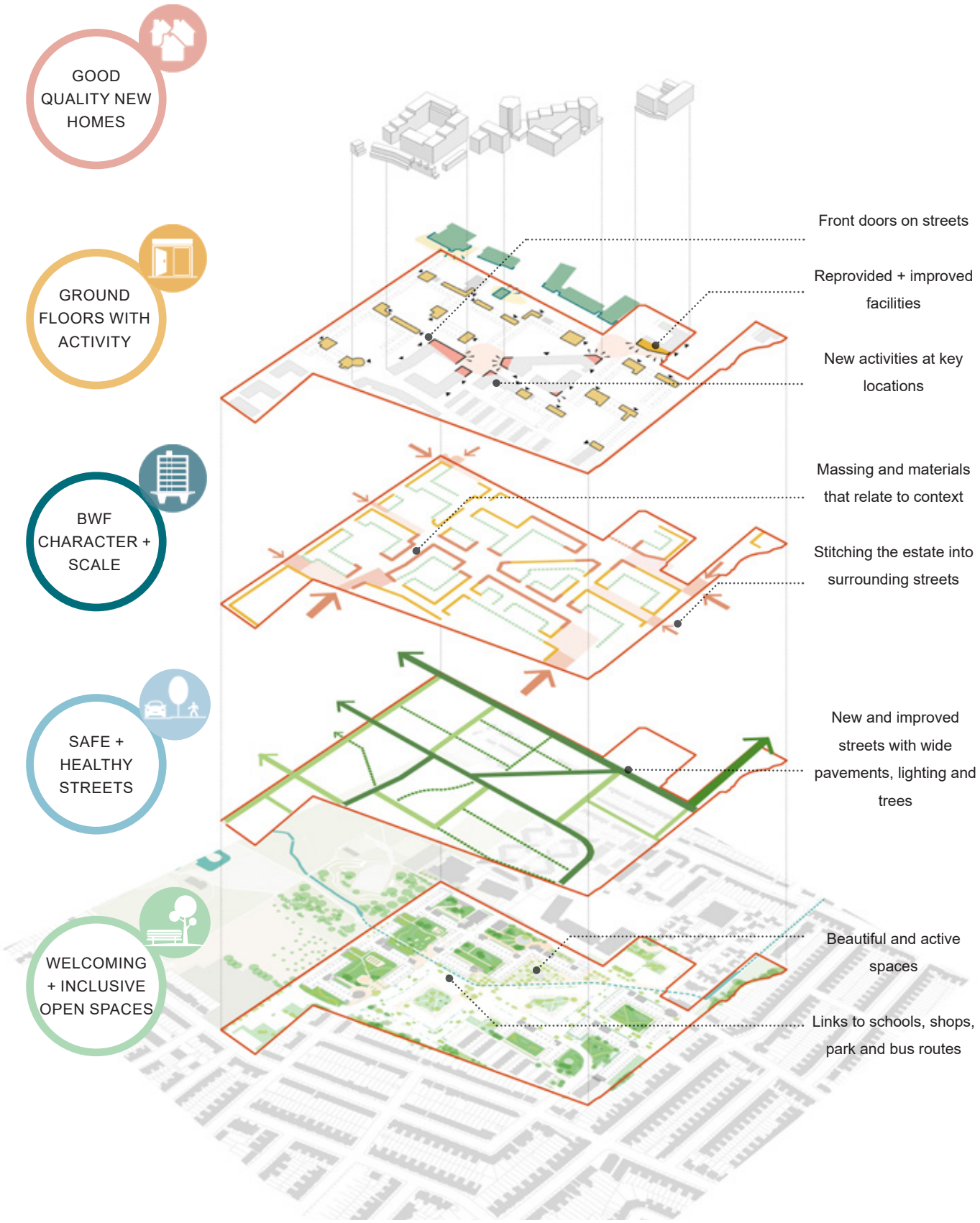
The site's confusing, undercroft dominated ground floor is turned into a network of pleasant, direct walking routes across the estate, linking key destinations. New public realm at entrance points welcomes residents and visitors entering the site and allow better connections with the surroundings.

New and improved streets create a central route across the estate from south-west to north-east. This diagonal network, and an improved Adams Road leading to Lordship Recreation Ground, enable people to enjoy walking through the site, to rest on their way and feel safer along these routes day and night.

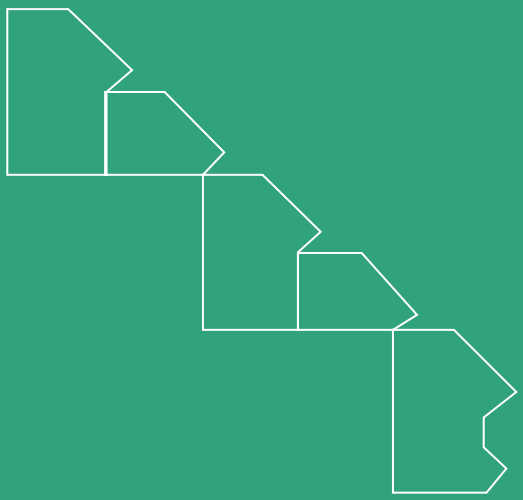
A wide range of amenities, public facilities and local businesses are within reach in the neighbourhood. Boundaries and thresholds of the site are transformed into public spaces that celebrate a sense of arrival and a connection with the surrounding areas.

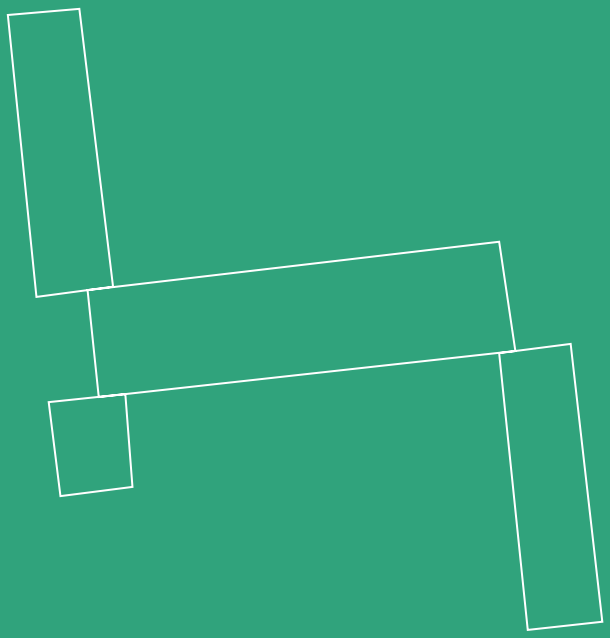
Key public spaces along main streets are lined by mixed-use activities reprovided in new buildings. Improvements are made to courtyards, with sport amenities, play spaces and public art creating destinations.

Secondary communal entrances to existing buildings are improved in their appearance and layouts with integrated bin and bike stores to declutter the public and communal space at street level and inspire a sense of security.

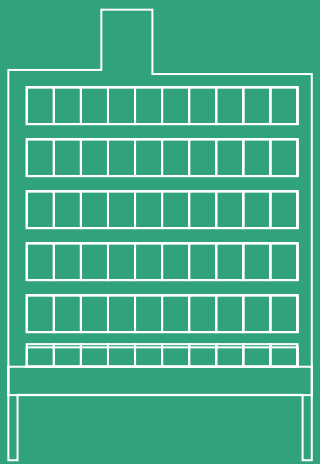


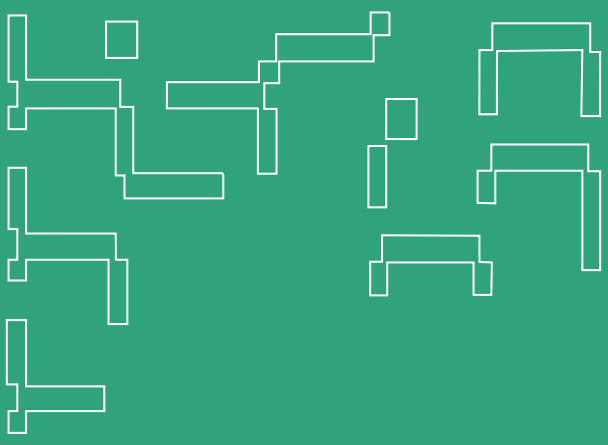
UDF Ground Floor and Public Realm Plan











2. URBAN STRATEGIES

The framework document is structured around five principles derived from comprehensive resident engagement. Each principle encompasses a broad subject matter, providing the thematic basis for the detailed strategies.

An overview is provided outlining the key objectives and is followed by the design guide broken down into specific points. Design Studies are described in more detail to display best practices and illustrate important ideas.

The following principles can be used to evaluate the quality of interventions and prioritise the estate improvements.

2.1 Principles Overview

There are a broad range of opportunities for improvement and renewal within Broadwater Farm Estate. The UDF brings together a series of ideas for community focused, welcoming interventions on the Estate. These five principles respond to the site analysis, planning policies and the identified opportunities. They have been refined and developed with the local community so they respond to local needs and ambitions.

All proposals are subject to further stakeholder consultation and agreements, which will vary from element to element.

It is important that any improvements made can be maintained. Haringey Council are developing maintenance strategies that will be discussed and agreed with relevant stakeholders, to ensure longevity.



To redine the character of existing streets, encourage active travel and make better connections to the wider area. Streets should be clear routes that are defined by the buildings connecting key destinations.



To improve the character of the estate creating a greener, more sustainable and friendly environment. Open spaces should feel safe and welcoming.



To activate and improve the ground floor experience. Existing facilities will be improved and some re-located in new buildings. Improvements to existing buildings based on residents' feedback.



To improve the sense of arrival, new buildings should relate to the estate character and surrounding streets. The size and layout of new buildings should aid wayfinding and address security.



Old and new homes must have access to safe and secure communal entrances, bins and bike stores. All homes, must be designed to be comfortable, thermally efficient, and meet all policy requirements.

New developments should provide more family homes on the Estate in response to housing need.



Adams Road, a key pedestrian and cycle route to schools, community centre and park

Community Brief

Wide open streets and safer environment waiting for bus

Needs to be less focussed on cars, unlike the 50s/60s were! People, children, walking and cycling should be the main use of the ground floor

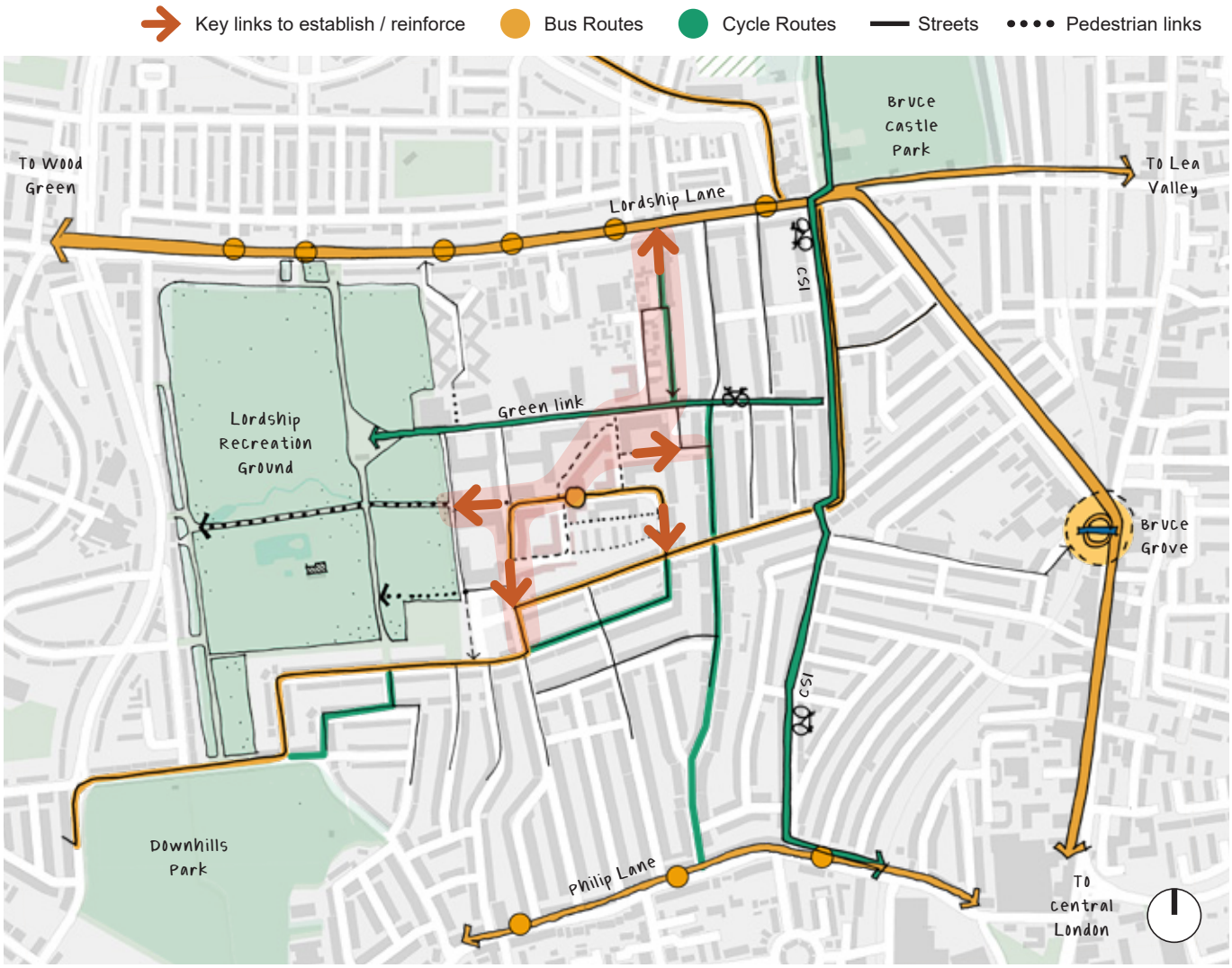
We need enough parking for existing and new residents.

2.2 Safe & Healthy Streets

Objectives

Well connected neighbourhoods with clear and active streets are safer places to live. Improving the existing street network by introducing new routes and redefining the character of existing streets to reduce the current car domination, will create a pedestrian friendly environment and better connections to the wider area. The open nature of the ground floor means there are a myriad of pedestrians routes through the estate. Identifying which routes are key and creating fewer safer routes can create safe and more healthy streets.

- Define a clear street hierarchy with existing and new streets that connect to the surrounding network and improve links to key local destinations Lordship Lane, Phillips Lane and Bruce Grove.
- Prioritise pedestrians on existing streets through footway improvements and rationalised parking layouts.
- Increase access to the W4 bus stop with clear links north and south.
- Prioritise key routes through the undercroft, improving wayfinding and lighting.
- Create Healthy Streets with green characters.



Strategy: Street Network



KEY:

- Key Vehicular Route / Bus Route
- Local Vehicular Route
- Residential Streets
- Occasional Access / Pedestrian Priority



Illustrative view of the pedestrian and cycle improvements as approaching from Gloucester Road

Simplifying Routes

The legacy of the original concept of streets in the sky (where pedestrians were raised up onto first floor access decks) has a strong impact on the quality of streets at Broadwater. The street network at Broadwater should be adapted to feel more safe and welcoming. Key to achieving this is reducing the number of routes, the impact of car parking and providing better quality spaces for pedestrians and bicycles.

Following analysis, the following street characteristics are proposed:

Key Streets:

- Willan/Gloucester Road: street that loops through the heart of the estate, with a bus route and bus stop, serves improved local facilities, crossed by the new civic space.
- Adams Road: The main 'green' street that connects the wider neighbourhood with Lordship Recreation Ground and hosting many community uses. A key active transport route to become less vehicle dominated, creating safer trips to the schools and the park.
- Freedom Road: A quiet green street with street trees and SuDs, that brings the park into the Estate, with the potential to link through to Higham Road in the future.
- New north-south street: A new link to improve access across the estate, connect to Griffin Road, and reduce vehicles passing in front of the school.

Pedestrian Links:

- Residential Streets: quieter streets that connect key routes should have residential front doors at ground floor offering overlooking and passive surveillance where possible.
- Pedestrian Links: defining these new and existing pedestrian and safe cycle connections is important for creating an accessible neighbourhood.



Successful routes through the undercroft - Boulogne Billancourt, Paris

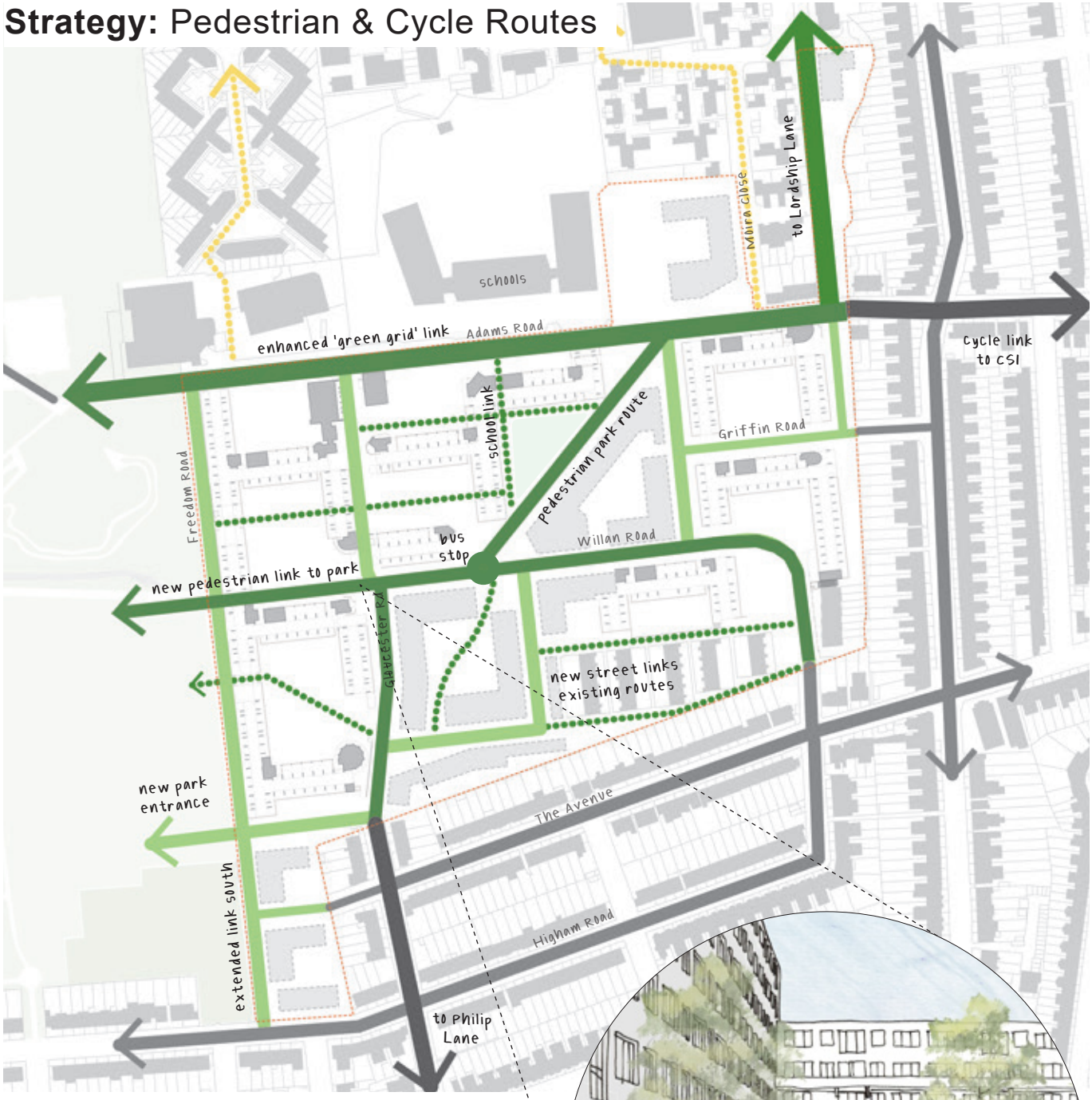


Introduce new crossing points in key locations.



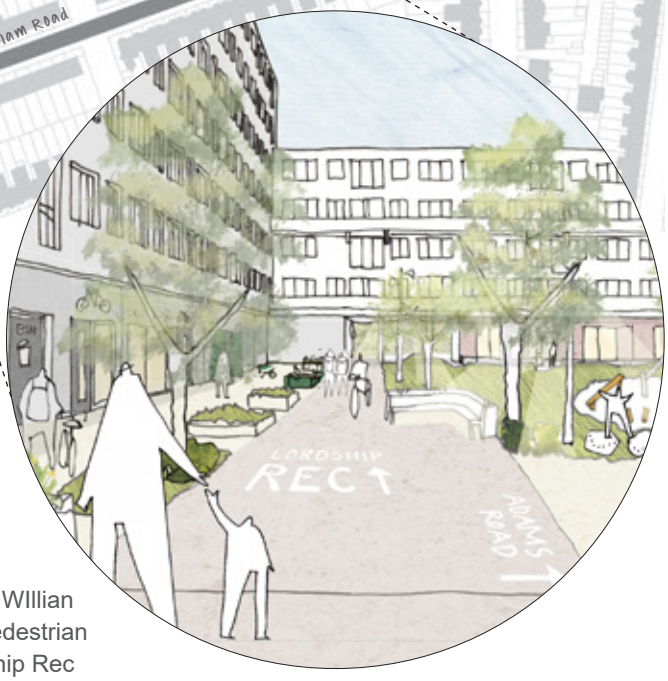
Integrate parking with trees and planting to reduce car-domination along streets - Grangetown, Cardiff

Strategy: Pedestrian & Cycle Routes



KEY:

- Primary Connections - linking to wider transport networks
- Quiet Street Connections
- Pedestrian-only Connections
- Possible Future Connections



Illustrative sketch of WIllian Road extension as pedestrian connection to Lordship Rec

Encouraging Pedestrian and Cycle Movement

Proposals should make slower methods of movement through the estate a more positive experience by:

- Strengthening east-west cycle network connections through the estate to improve access to Lordship Rec, community centre and schools.
- Reducing space for cars, increasing space for cyclists and pedestrians and planting.
- Ensuring a minimum 2m width footway to at least on one side of each new and reconfigured street.
- Removing street clutter and creating continuous routes.
- Providing safe crossing points in key locations i.e. at civic squares to increase accessibility and safety.
- Improving entrances to the estate on Adams Road and Willan Road and providing raised tables to create a pedestrian priority zone.
- Improving lighting to streets, to improve safety, aid wayfinding and celebrate key spaces.
- Minimising retrofitted traffic calming elements that obstruct pavements.
- Improving key pedestrian routes through undercrofts making them safe, wide and welcoming.
- Introducing wayfinding signage for cycle connection to CS1.
- Providing secure cycle stores close to residential entrances and well-located, overlooked cycle parking within public realm.
- To encourage young children and amateur cyclists to use safe routes across the estate avoiding roads.



Informal car-free routes and integrated play - Bridget Joyce Square, Shepherds Bush



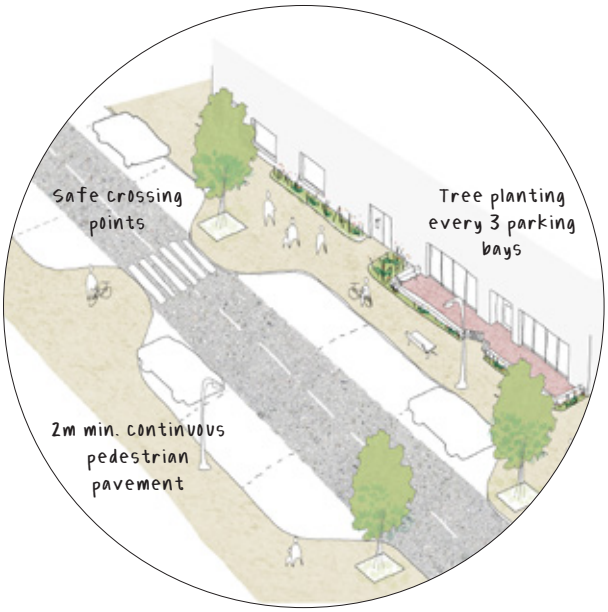
Pedestrian friendly environments with a raised table or shared surface - Leonard Circus, Hackney



Opportunites to sit and rest along key routes - White Hart Lane, Tottenham

Design Study: Street Character

The transformation of existing streets is important to allow wide, continuous pavements and open views to enable safe and enjoyable journeys.





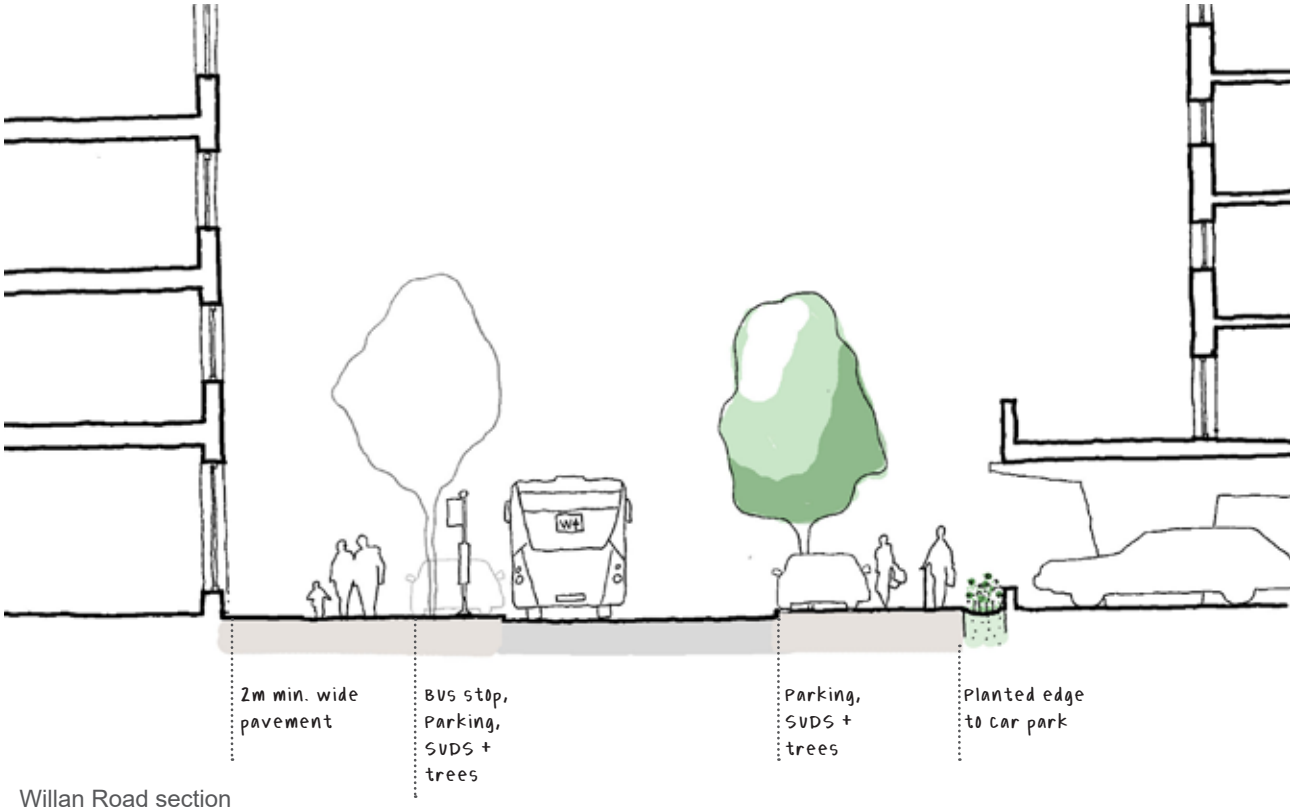
Back of pavements defined by new buildings and active ground floor uses.

Carriageway future-proofed for 2-way bus service in future.

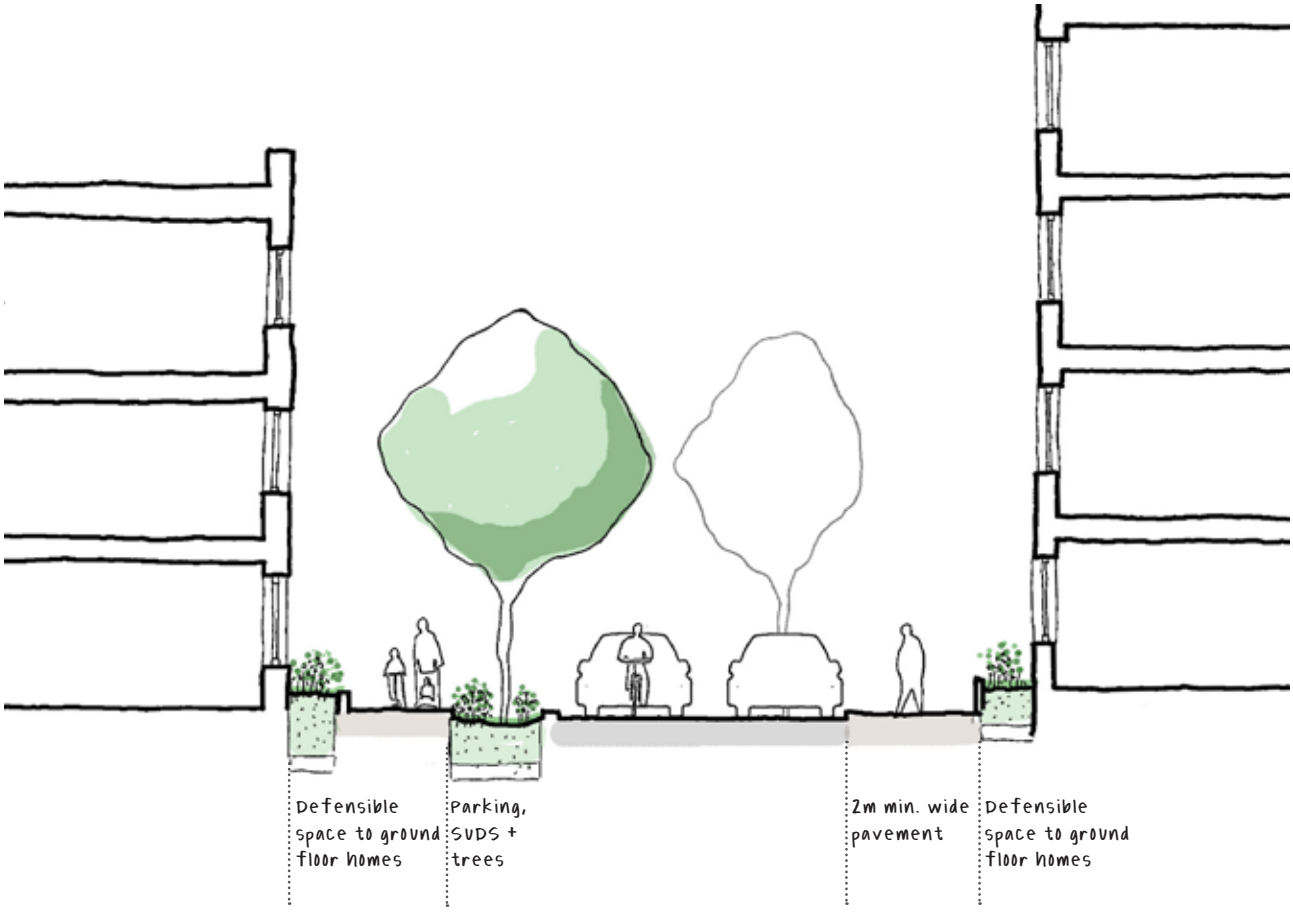
Street lighting and low level planting to improve sense of safety.

Generous northern pavement to take advantage of sunny aspect and encourage movement to and from Lordship Rec.

View along primary street Willan Road with ideas for improvements

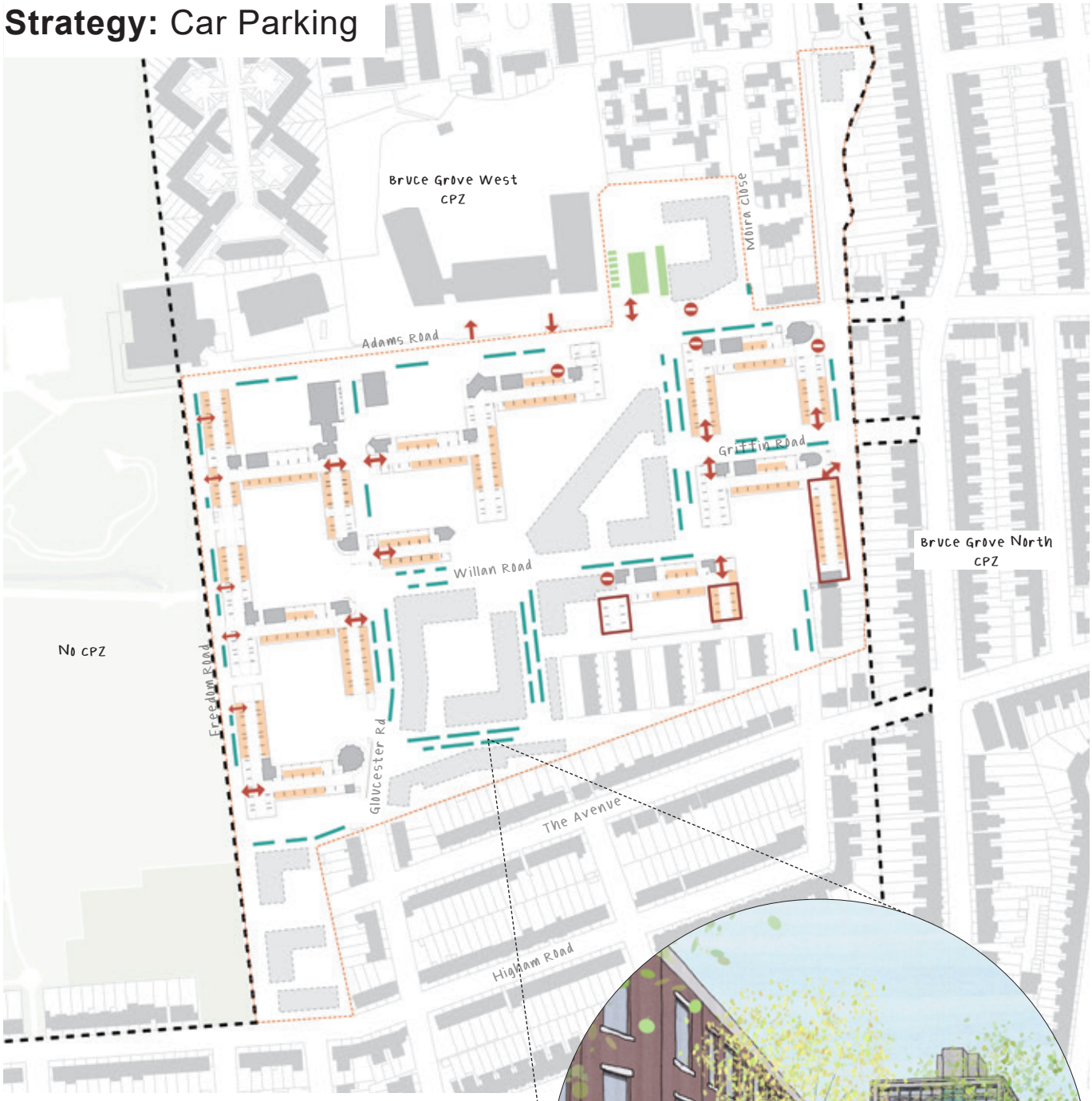


Willan Road section



New Residential Street section

Strategy: Car Parking



KEY:

- New parallel on-street parking
- Retained parking in undercrofts
- School parking reprovided
- Car park access
- Car park access to be removed (if possible)
- Sunken car park with restricted access



Illustrative view of new residential streets with safe pavement and parallel parking broken by planting and trees

Parking Management Plan

Undercroft parking at the ground level of every building, and large areas of on street parking on every street have a major impact on the quality of the public realm and the sense of security.

Parking surveys identified underutilised parking places on the estate. Reducing parking numbers on the streets and in the undercrofts to the required capacity, offers the opportunity to create a safer neighbourhood. Reduction in parking should be carried out in collaboration with residents and be supported by further surveys to ensure that appropriate parking numbers are retained. The parking strategy proposes the following:

- Remove or re-locate undercroft vehicular access along key streets to create safe & continuous pavements.
- Rationalise on street parking to improve the pedestrian experience and quality of streets, promoting parallel parking over perpendicular.
- Introduce regular tree planting and SuDS between street parking spaces.
- Following parking survey results, rationalise undercroft parking to free up space for more active uses at ground.
- Provide on-street parking on new streets, ensuring access to wheelchair parking following current policy and standards.
- Group parking bays into threes to give flexibility to be adapted to two wheelchair parking bays.
- Introduce electric car clubs and charging points.
- Parking controls can be used to protect existing residents' access to parking spaces, restrict new residents' car use and reduce car use in the future
- Sunken areas of car park to the south, to be enclosed and have restricted access for residents only.



Improving the quality of the public realm with planting and trees - Burridge Gardens, Clapham



Integrate parking with trees, SuDs and low level planting - Grangetown, Cardiff



Improve lighting and signage of undercrofts with enclosure - Saint Roch, Montpellier



Debden courtyard with views through to Lordship Recreation Ground

Community Brief

Green spaces should be a big feature on the estate. Broadwater stills holds the name of concrete jungle and the title suits.

Green spaces are the lungs of the estate

Improving the look of courtyards will encourage positive behaviour

Need benches & upgrade to pathways

2.3 Welcoming & Inclusive Open Spaces

Objectives

Broadwater Farm Estate has generous open courtyards and a unique relationship with the rich and valuable landscape of Lordship Recreation Ground and the Moselle River Valley context.

The aim is to improve the character of the estate creating a greener and pedestrian friendly environment. The strategy will:

- Ensure access to high quality outdoor space for all, including courtyards, streets and civic spaces.
- Improve play facilities.
- Create a new park at the heart of the estate re-locating the Memorial Gardens to a central and prominent location.
- Improve biodiversity and rain water management.
- Improve links to the Lordship Recreation Ground and tie into the Green Grid.
- Future proof daylighting of the culvert.
- Improve the sense of arrival with active civic spaces in key locations.
- Open up views and improve orientation.



Strategy: Open Spaces



KEY:

- Key Destinations
- New Civic spaces
- Arrival ‘moments’
- New/improved Courtyards / Play



Illustrative view of new Community Park at the centre of Broadwater Farm Estate

A Hierarchy of Spaces

Shared and public spaces will include spaces for all to use with a stronger identity, better play facilities and planting that supports increased biodiversity. Set within an improved, greener street network, the interventions include:

- Improved moments of arrival; streets that continue seamlessly into the estate from the surrounding residential areas.
- Civic spaces creating ‘moments’ on key streets as a focus for activity and social interactions.
- New Community Park, including the relocated memorial garden, at the heart of Broadwater Farm Estate framed by both new and old buildings.
- Shared courtyards; new improved amenities with seating, biodiverse planting, lighting, spaces for exercise and play.

Other key considerations include:

- Provision of play spaces and equipment across the estate for all age groups and of a scale that reflect the population of the Estate.
- Public realm improvements should create stronger relationships to surrounding uses including community centre, the schools, wellbeing hub and Lordship Recreation Ground.
- The open communal residential courtyards to carefully balance public and private spaces and to resolve issues with fronts and backs of buildings.
- Orientation and wayfinding should be improved by clear sight lines and defined routes through courtyards and undercrofts.



Formal doorstep play equipment for 0-4 year olds, referencing the site’s history as a Dairy Farm



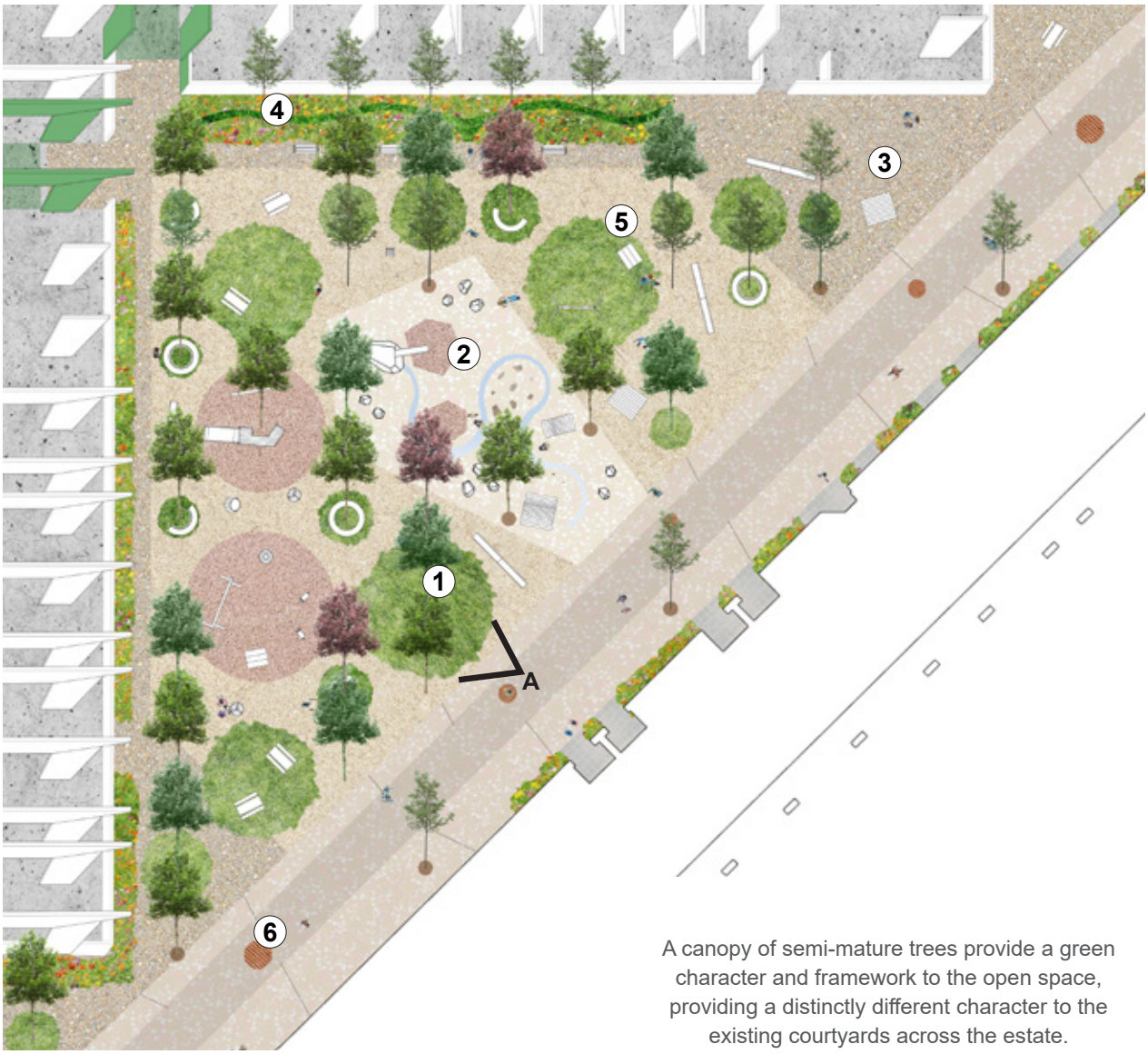
Natural play boulders for doorstep play - Mellemrummet, Copenhagen



Formal play for 5-11 year olds - Wood Street, Walthamstow & Hatcham Gardens, Lewisham

Design Study: Community Park

A new welcoming and flexible outdoor space created at the heart the estate for everyone at Broadwater Farm bringing together new and existing residents. The relocation of the existing memorial gardens to the centre of the estate offers the opportunity to rethink the past, present and future role of this space with residents. The engagement process to date has revealed resident's desire to reframe the garden's current focus on a singular event to become more celebratory of the wider estate history as well as the histories of its residents. This offers an opportunity for a public art commission involving residents.



Community Park Illustrative Layout

A canopy of semi-mature trees provide a green character and framework to the open space, providing a distinctly different character to the existing courtyards across the estate.



1. New tree planting to provide shade, enhance biodiversity and provide new bird, bat and invertebrate habitats



2. Central playable water feature inspired by the existing waterfall mural - Elephant Park, Southwark



3. Range of formal and informal furniture - Wood Street, Walthamstow



4. Wildflower planting + natural play, softening and activating park edges - Ecodistrict, Nantes



5. Incidental play - Three Mill's Playspace, Newham



6. Water grilles to culverted river - Stortorget Square, Kalmar



Community Park View 'A' Looking West

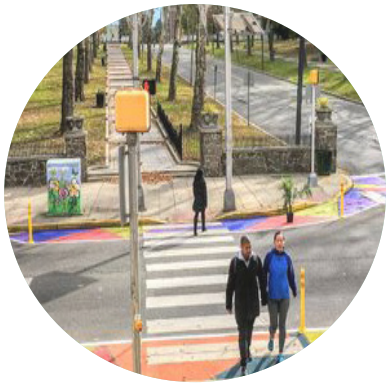
Design Study: Civic Spaces

Civic neighbourhood spaces reinforce the character of the key streets, Adams Road and Willan Road and anchor the new community park.

They create the opportunity for social gathering, incidental play and public life.



Key plan showing location of proposed civic spaces



Traffic calming measures to improve walkability - Street Plan, Jersey City



Spaces for relaxing - Einsiedler Park, Vienna



Safe and well overlooked spaces relating to ground floor uses - River Spreefeld, Berlin



Opportunities for incidental play and social gathering - Barking town centre, London



Generous pedestrian spaces with seating and lighting - White Hart Lane, Tottenham



Incorporating planting and trees

Willan Road Civic Space

A new civic space on Willan Road provides a widened pedestrian area along the main east/west route through the Estate. It will become the front door to the New Community Park from the south.

Framed by a variety of public uses, the space offers the opportunity to hold and encourage public activity at the heart of the estate, providing shelter and a space to sit and wait for the W4 bus.



Adams Road Civic Space

The new shop located on Adams Road next to the schools provides an opportunity to create a civic space at the north-east entrance to the estate, establishing a connection with the wider neighbourhood.

Similarly to the new civic space on Willan Road, the use of bio-retention raised SuDs planters provides a green backdrop to the space and encourages sociability.



Strategy: Play & Relaxation





Illustrative view of the potential design in Tangmere Courtyard

KEY:

Total Open Communal Space: Approx. 24,000 m²

Existing Play Space: Approx. 670 m²

Proposed Play Space: Approx. 10,430m²

Required play space based on GLA policy of 10 m² /child. Projected number of child on existing estate + approx no. of future residents: 700 Children

Courtyards: Play & Relaxation

Building on the sustainability and biodiverse landscape strategies, existing courtyards will be improved in terms of landscaping, access, paths and play.

The percentage of family homes is being increased to address local housing need and this will mean more children on the Estate who need spaces to play. Playable spaces are where children's' active play is a legitimate use of a space, it often includes elements that encourage exploration to signal to young people that it is intended for play.

The existing play provision at Broadwater is run down and is only around 10% of the required play space as set out in the current standards. All projects must address this deficiency and aim to bring the Estate up to the current standards.

Courtyard interventions include:

- Improve existing play areas.
- Expand play to include formal and informal play across the wider neighbourhood and streets.
- Increase access to courtyards with paths and lighting
- Improve courtyards with tree planting, wild grasses, flower meadows and insect hotels.
- Improve boundary treatments to undercrofts to enhance sense of safety.
- Improve relationship to undercroft spaces, introduce clear well-lit routes.
- Introduce doorstep play and seating areas in key locations



Areas for exercising for teenagers and adults, and play for younger children - Gridgrounds Square, Amsterdam



Natural play boulders for doorstep play - Ruskin Square, London



Bold graphics or colours can link the wayfinding and play strategies - Sant Antoni, Barcelona

Strategy: Making Space for Girls

Parks, play equipment and public spaces for older children and teenagers typically appeal to boys more than girls. Provision is almost entirely skate parks, BMX tracks, football pitches and MUGAs, these are used predominately by boys. During the writing of the UDF, workshops were held with local girls to ask what they might want. By designing public space for girls, their physical and mental health can be improved and they can see themselves as belonging in public spaces. The future of Broadwater Farm Estate should be inclusive to all members of society and the following strategies .

Key priorities

The key priorities to suppport young women and girls in occupying public open space are safety, attractive seating areas, inclusive sports provision, play equipment for older age groups, and mixed age provision.

Better safety can be achieved by better visibility, clear sight lines and good lighting.

Enclosed seating with shelter is inviting for girls as it provides a space to socialise and study. Girls in the workshops also expressed that they would like an attractive space to post photos from on social media.

Sports provision should include space for less traditional sports where people less confident could explore and practice sports.

Swings are popular with older girls as they feel exluded from using the swings available in younger children play areas. Hammocks, ziplines and gymnastic equipment such as monkey bars were also mentioned as play equipment they would like to see more of.

There was also a focus on activities for other age groups, such as quiet places for growing food and sand pits for young children, to be located in different areas to not disturb users. Spaces specifically for their age group (12-18 years) should be accessible and visible but also feel private.

The girls and young women who attended the workshops on Broadwater Farm Estate also asked for flowers, waterfalls, bike parking and hire, and bird boxes in trees.





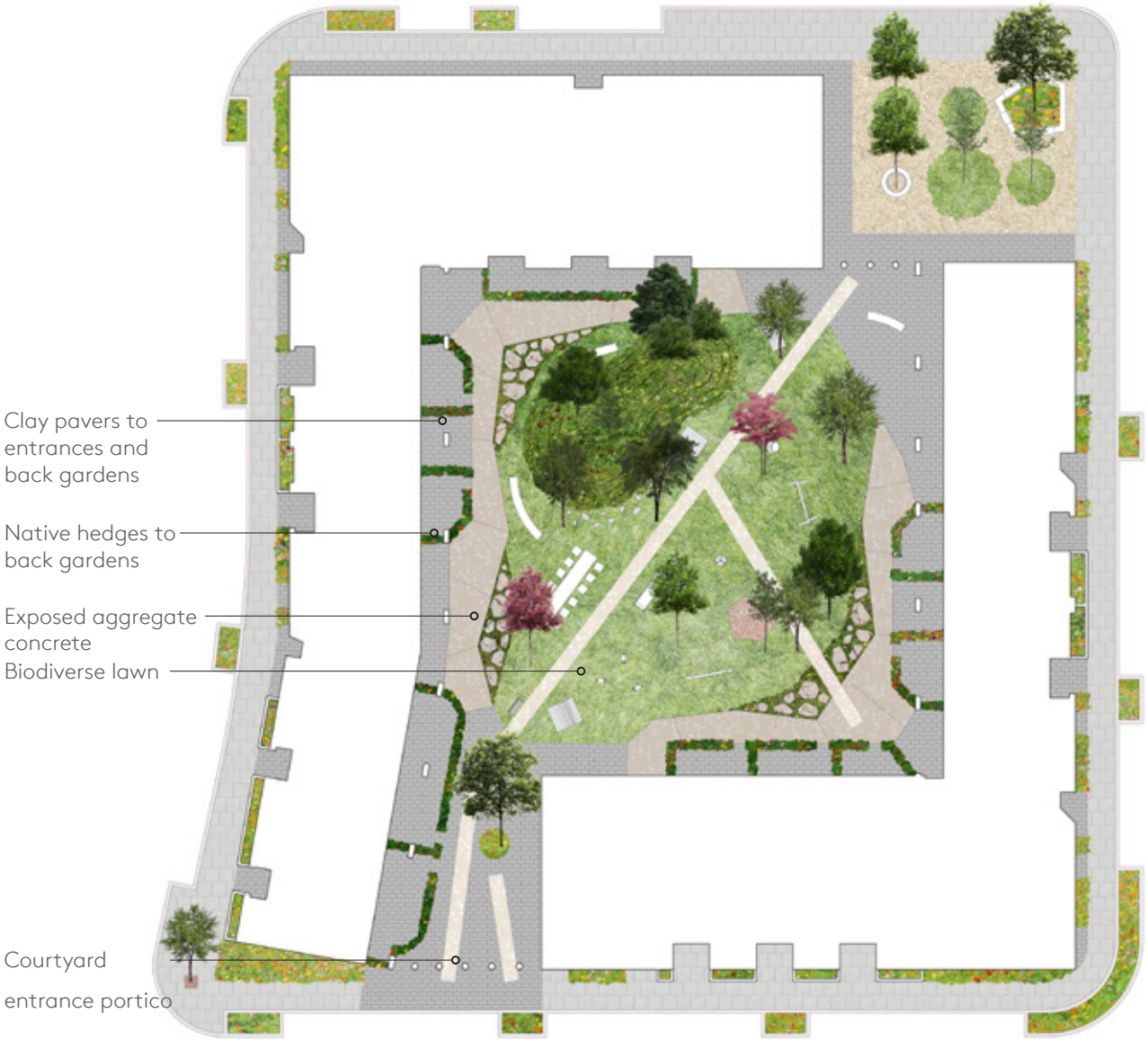




'Making Space for Girls' workshops

Design Study: Courtyards

The new blocks will be built around green, open, courtyards that allow through access but can be closed at night to offer security and privacy and mitigate noise and antisocial behaviour. Residents' feedback was that new landscape spaces should be accessible to all, not just for new residents. These spaces incorporate natural doorstep play for young children, quiet spaces for reflection, a space for gathering and a diagonal route through its centre. The planting will reflect the river valley setting.



Tangemere Courtyard Illustrative Plan

Back gardens



Native hedges provide privacy to back gardens, creating a soft green edge to the courtyard:

Courtyard entrances



Continuous language of brick piers and concrete lintels creates threshold between street and courtyard.



Green spaces with native river valley planting - St Andrews, Bromley-by-Bow



Natural play boulders defining sunken edges - Mellemrummet, Copenhagen



Clear paths using recycled materials - Straussvej, Copenhagen

Biodiversity & Greening Strategy



KEY:

- Increased biodiversity in courtyards and public spaces
- New trees with native under-planting
- Biodiverse, wildflower green roofs to new buildings
- Future proofing Moselle river daylighting



Tree and SuDS create green streets, improve rain water management and biodiversity

A Sustainable & Biodiverse Landscape

Native planting species will form the basis of the tree palette and planting strategy. The strategy will:

- Increase biodiversity of existing areas of amenity grass by introducing wild grasses and wildflower meadows. This is a low maintenance solution which can improve visual and ecological character.
- Replace existing dense evergreen planting with native under-planting.
- Protect and add to existing clusters of trees.
- Extend the character of the park across Freedom Road into the western courtyards.
- Create ecological links, particularly to the southern edge of the Estate.

Reinforce the river valley character and improve rain water management by incorporating:

- Rain gardens along streets and in courtyards.
- Permeable pavements and parking spaces.
- Allow for extensive biodiverse roofs green roofs to new buildings and retro-fit to old buildings where possible.
- Future proof daylighting of the culvert within the Estate.



Protection and increased connectivity of existing clusters of tree - Barking Town Square, London



Permeable pavement stays cool in the summers due to the circulation of precipitation and water - Roche Campus, Switzerland



Biodiverse planting throughout contributing to site wide SUDS strategy - Grey to Green, Sheffield



Willan Road is local hub of community facilities including a Health Centre & Enterprise Centre

Community Brief

Local corner shops in the area are very expensive.

Obvious issues with bin stores unable to accommodate all of the eurobins, and generally very unpleasant spaces with little to no lighting.

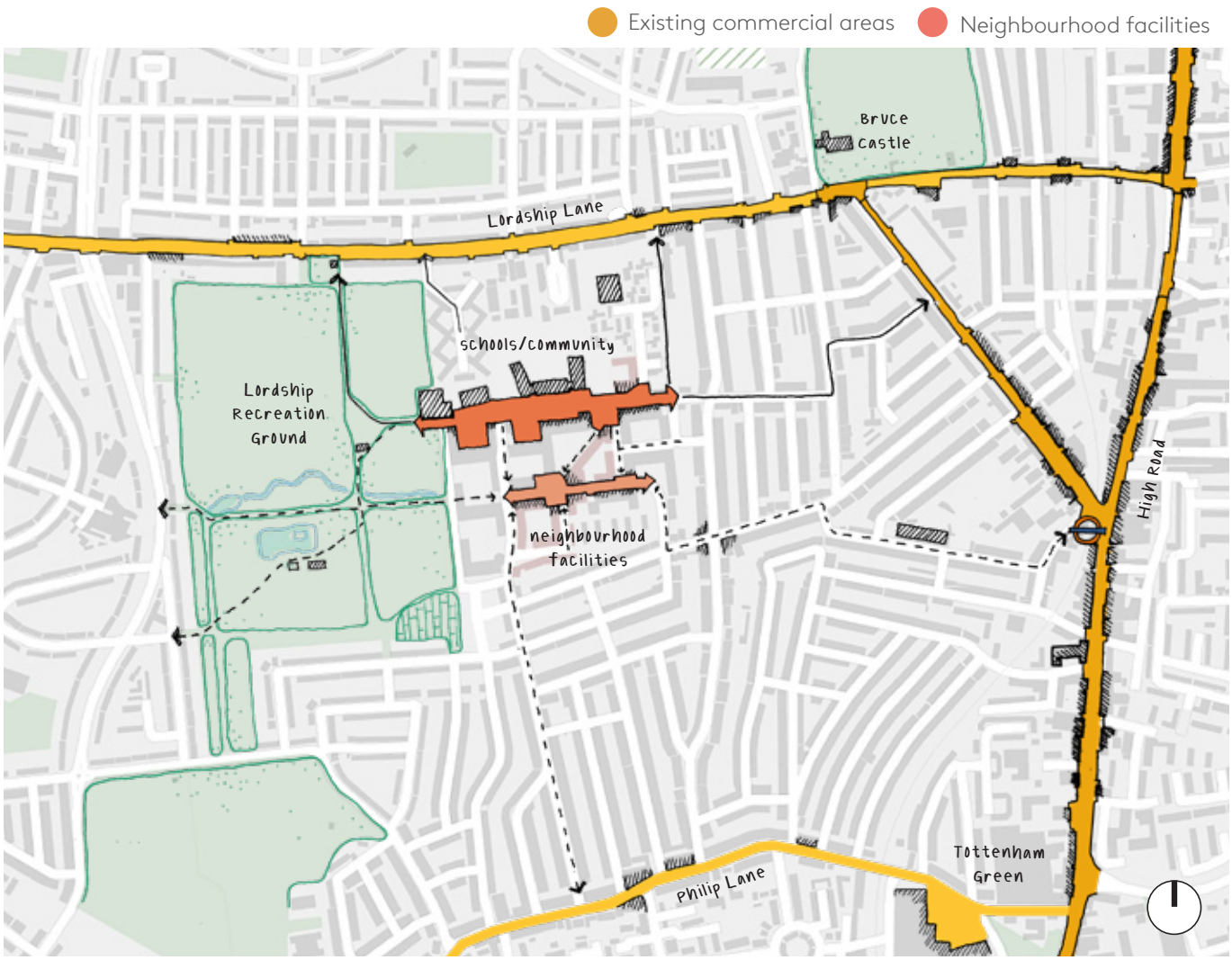
It would be so good if the new uses attracted people from the wider community, so that Broadwater became a resource and asset for everybody!

2.4 Ground Floors with Activity

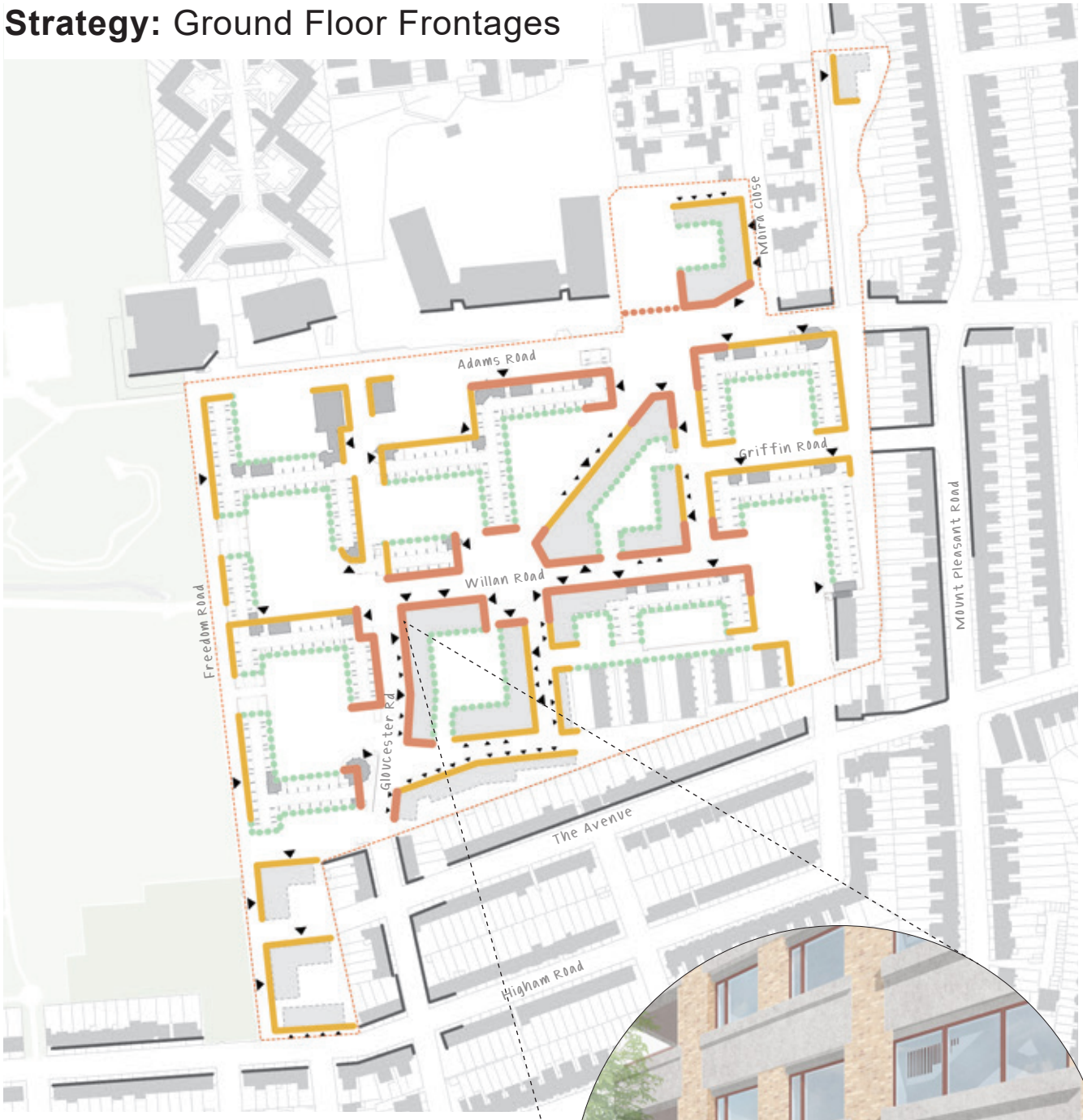
Objectives

Based on site analysis and feedback received throughout the engagement process, the following strategy has been established to improve the sense of security by encouraging activity at ground floors:

- Reduce dominance of undercroft parking on streets and courtyards.
- Re-locate and improve existing retail, health, community and commercial uses to better address streets and outdoor spaces.
- All new buildings to activate existing streets and green spaces and define new ones.
- Improve entrance lobbies and provide bin and bike stores for all existing homes.
- Infill undercrofts to bring activity to streets and better define the public realm, whilst retaining sufficient parking spaces.
- Embed opportunities for support, skills and training to allow all residents to benefit from change.
- In response need and viability, introduce non-housing uses to create activity along main streets, ensuring activities support and complement existing facilities.
- Celebrate the community uses on the Estate particularly those along Adams Rd.



Strategy: Ground Floor Frontages



KEY:

- Key street frontages
- Residential frontages
- Courtyard edges
- Entrances



New buildings should maximise open and active frontages with a mix of residential and non-residential uses

Activating Streets & Public Realm

Both new and existing buildings can work to better define and characterise primary routes and residential streets helping to create a safer, overlooked public realm.

The nature of the existing estate presents very little recognisable ground floor frontage and so this strategy aims to clarify how new interventions can add coherence as follows:

- Defining key and residential street edges with entrances, new homes and non-residential uses.
- Introduction of ground floor uses in the undercrofts at key locations to better define street frontages. Depending on the location these might be residential or further commercial or community spaces.
- Improving existing courtyard edges through public realm interventions and defined secondary access routes.
- Improving the edge of the undercroft using landscape elements to create a threshold and reduce permeability but not sunlight or sight lines.
- Creating easily identifiable and welcoming communal entrances directly accessed off named streets.
- Providing ancillary uses such as bin stores, bike stores and plant integrated into the ground floor facade.



Provide uses that can spill into public realm activating streets and courtyards - Hudson Street Park, Lewisham



Possible to infill key locations of undercroft to create front doors on streets - Kings Crescent, Hackney



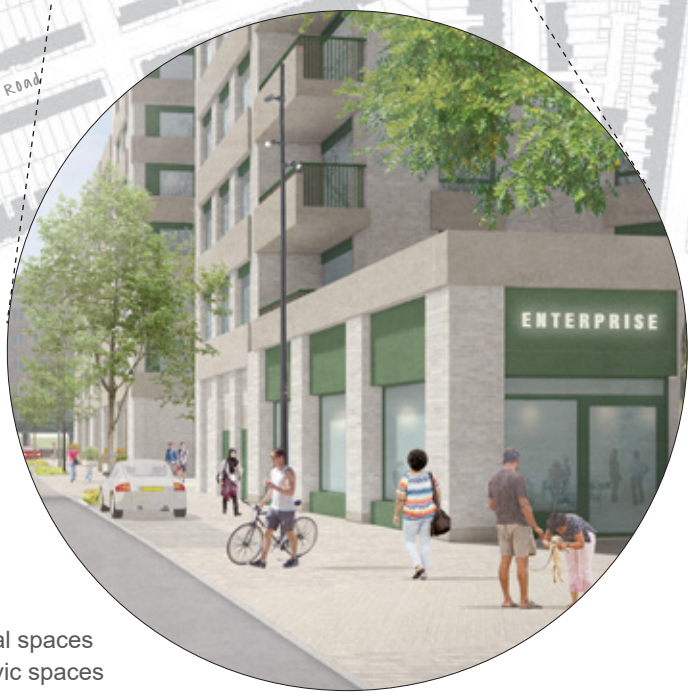
Welcoming communal residential entrances with integrated bin and bike stores - Europaallee, Zurich

Strategy: Local Facilities



KEY:

- Existing facilities - reprovided in new building
- New facility
- Existing facilities
- Improved ground floor activity / relationship to public realm



New commercial spaces activating key civic spaces and street corners

Enhancing & Reproviding Existing Facilities

New uses will create active frontages at ground level as well as provide passive surveillance. This will improve the character of streets and outdoor spaces making them safer and more active.

Potential to introduce retail and commercial uses along Adams Road and in key locations on Willan Road to promote economic activity in the neighbourhood as follows:

- Shop / commercial spaces on Adams Road, due to the higher footfall and the potential to reach a wider catchment area.
- Improve setting of existing community centre through public realm improvements on Adams Road and at the entrance to Lordship Rec.
- Facilities on Willan Road to be community focussed.
- New space for the GP practice, organised as a 'well-being hub' to provide a wider and more integrated series of services to local residents.
- Relocation of doctor's surgery and connected communities office in the first phase, close to the bus stop.



Creating a sustainable neighbourhood with access to new jobs is one of the ambitions in the area - Pargade Warehouse, Bordeux

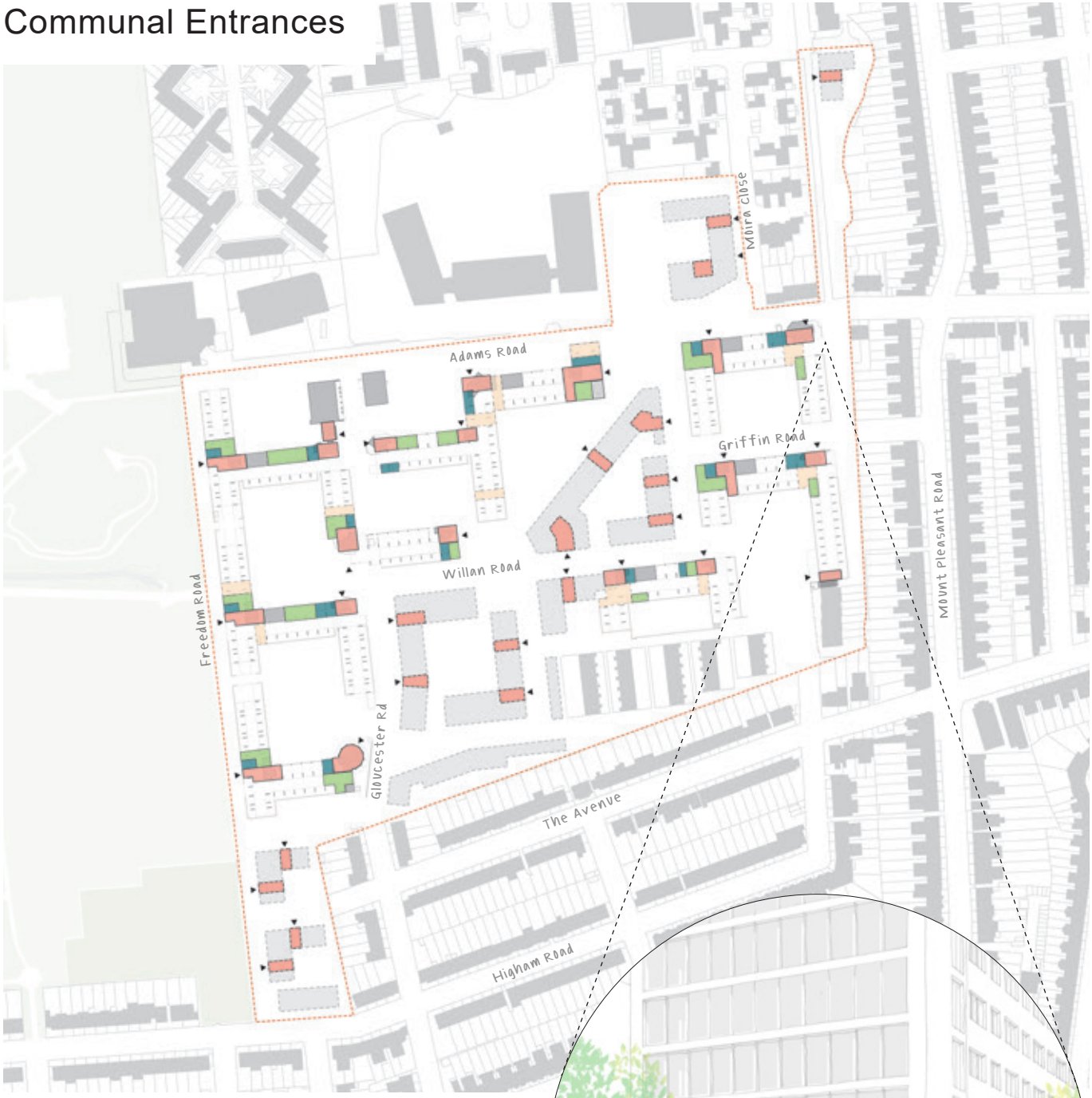


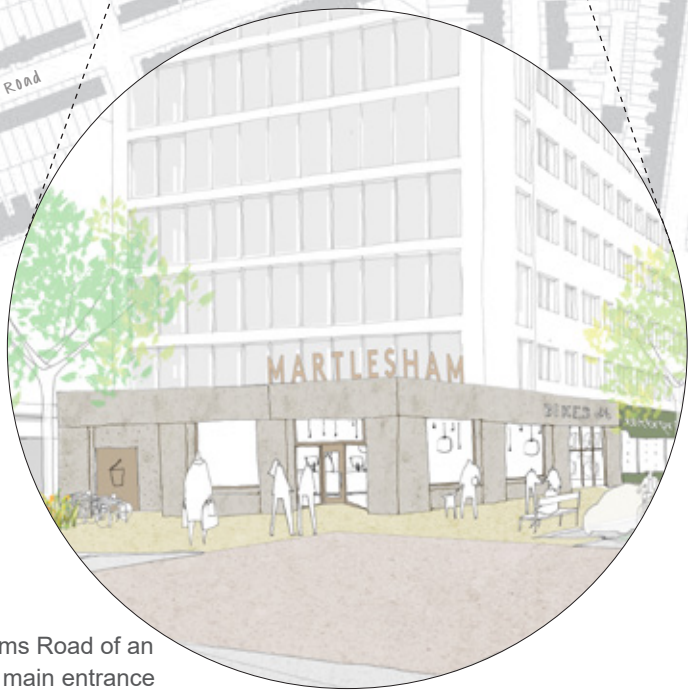
Based on estate-wide residents feedback, a local grocery store is something needed in the area - The People's Supermarket, London



Medical centre as a key component of the new Well-Being Hub - Maggies Centre, Newcastle

Communal Entrances





Sketch view from Adams Road of an improved Martlesham main entrance

KEY:

- Improved Entrance
- Pedestrian Access
- New Bike Store
- New Bin Store

Improving Entrance Lobbies

Ensuring safety on the journey from the street to the front door is critical to improving the quality of life for residents on the Estate. Key elements for safer and more welcoming entrances are:

- Entrances predominately glazed with an open character to activate the public realm and improve safety and feeling of ownership for residents;
- On existing buildings, equal importance given to both entrances to each block, balancing out the number of residents using each entrance.
- Improved security with new access control system.
- Clear sight lines and no ‘hidden’ corners.
- Glazing makes entrance easy to identify and illuminates public realm at night
- Lighting with motion sensors.
- New signage at ground floor and upper levels.
- New secure refuse stores, including bulky waste, with access control system.
- New cycle stores, open with generous areas of glazing ensuring safety for users.
- Including open stair cases at ground floors to encourage residents to that the stairs and live healthy lifestyles.



Bike storage with views from street and natural sunlight - Student Housing, Eindhoven



Clear, consistent signage and welcoming lighting - Kings Crescent, Hackney



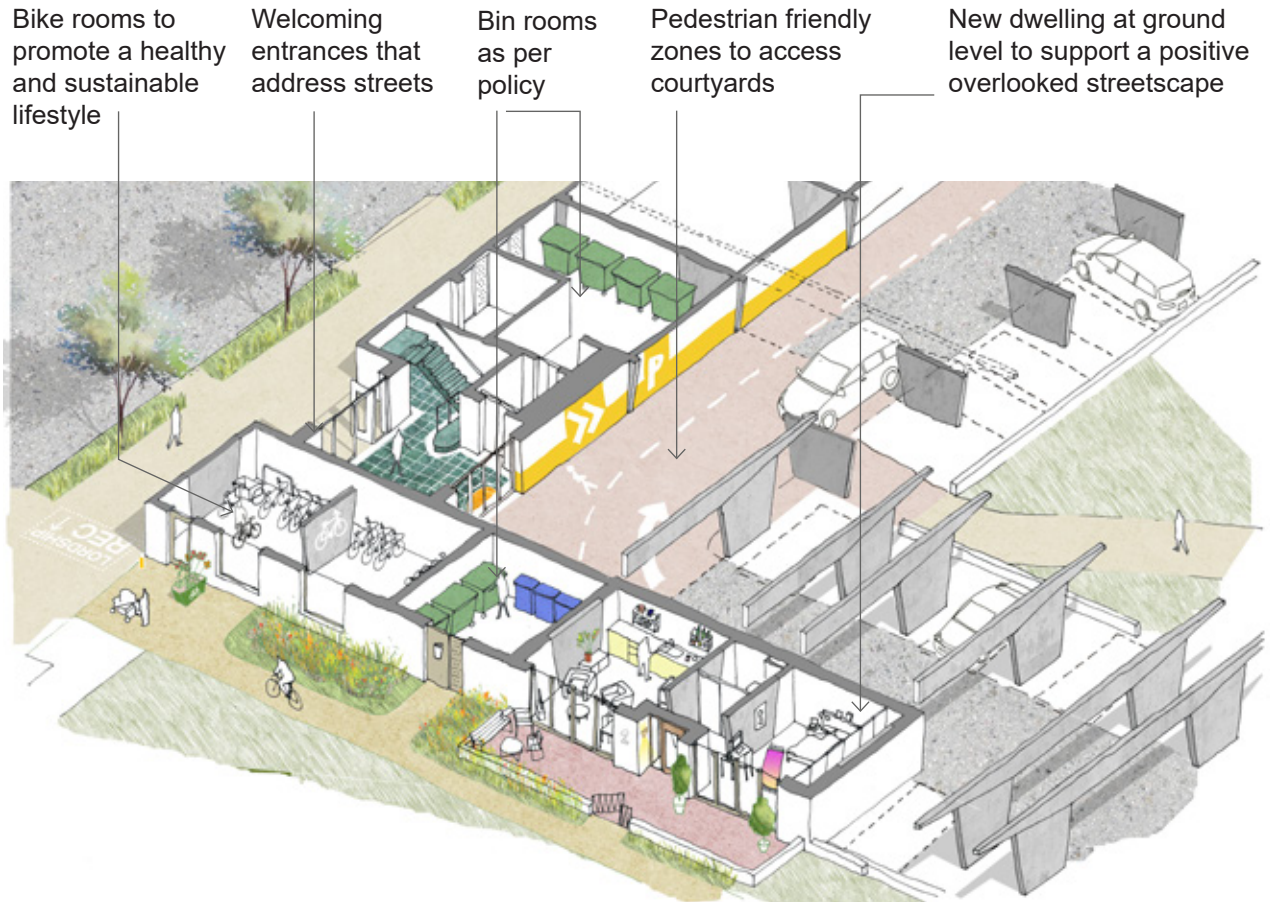
Upgraded entrances with bins and bike stores integrated - deFlat, Amsterdam

Design Principles: Ground Floor Infill

The current arrangement and use of the undercrofts across the Estate is predominately car parks, precluding diverse activities at ground level. It is evident that more space is needed for well managed bin rooms that can accommodate the increasing range of recycling and general waste bins. To enable active travel for different age groups sufficient space for bike, buggy and mobility scooter parking is required.

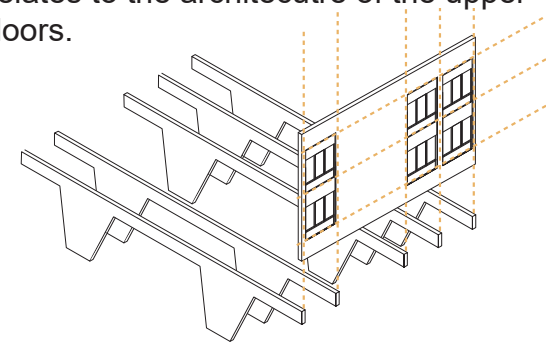
These additional facilities that future-proof the estate should be linked to de-cluttered and improved entrance lobbies that are visually connected to the public realm and the courtyards.

The following **key design criteria** provide guidance for the undercroft interventions and improvements of existing entrances:

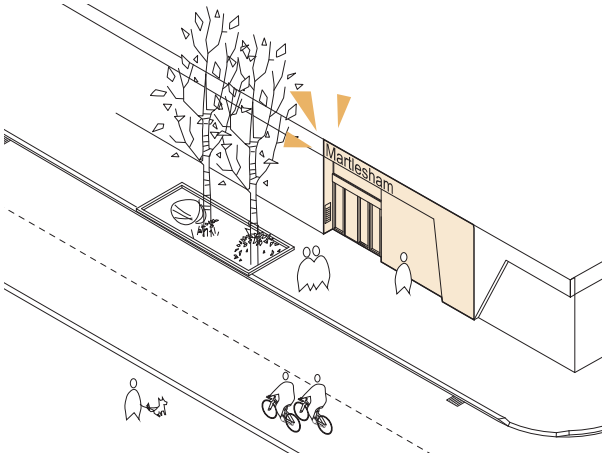


Example of ground floor infill layout and improvements to existing secondary entrance

1. Rhythm: Establish a clear rhythm that relates to the architecutre of the upper floors.

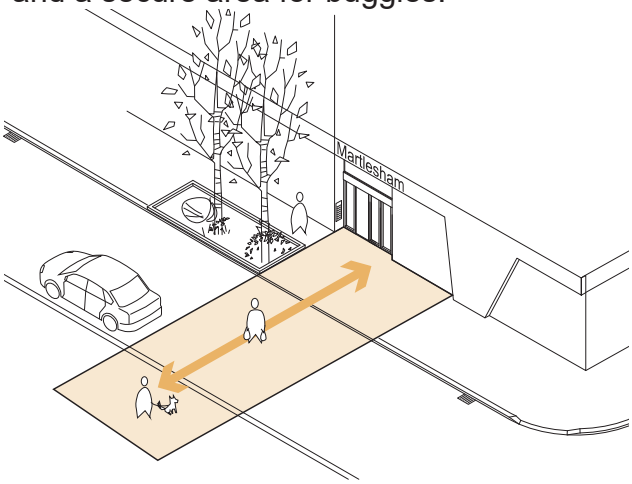


2. Legibility: Signage and lighting create clear block identities and highlight the entrances from the street, using existing block colours to reinforce current signage strategy.

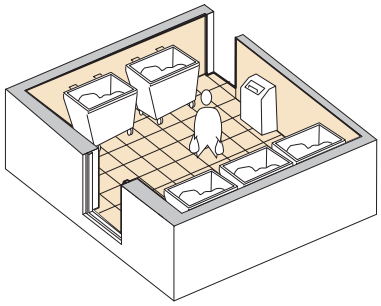


3. Connections: Glazed entrances and generous layouts allow for visual and physical connection from the street to the courtyard. Where possible lobbies are visually connected to bike and bin stores.

4. Accessibility: Integrate entrances with public realm improvements to create secure external access. Provide sufficient space to accommodate secure mobility scooter parking and charging points, and a secure area for buggies.



5. De-clutter: Provide adequately sized bin rooms that are overlooked from the street and the entrance lobbies. Consider future needs and changes to the recycling regime.



6. Welcoming: Allow for generous internal space, encouraging the use of stairs and with attractive lighting, signage and finishes.

Design Study: Ground Floor Infill

All interventions and improvements of the undercrofts are coordinated to create coherent plinths for the existing blocks.

Technical surveys indicating floor to ceiling heights and the location of existing and new utilities across the undercroft will inform the infill strategy and the appropriate uses that can be accommodated at ground floor.

These undercroft studies focus on the Manston block to explore the potential of adjusted entrances and the introduction of new facilities and uses.

The existing colour scheme of the blocks matches the colouring of the infill glazing and enclosures at plinth level.



Photograph of existing secondary entrance beneath undercroft



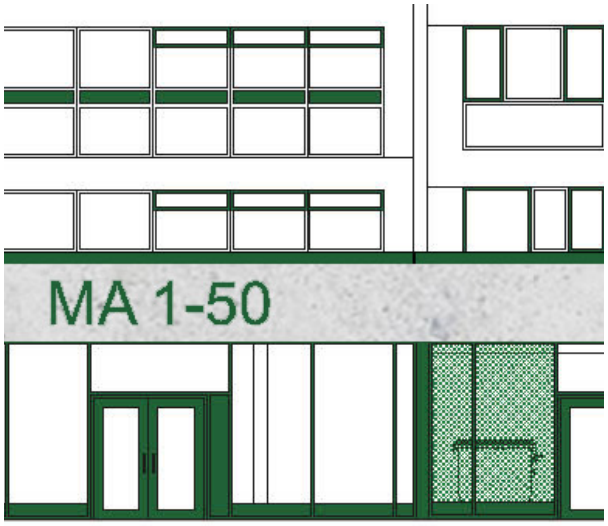
Bright and open shared spaces that encourage use of the stairs - Gainsford Road, Walthamstow

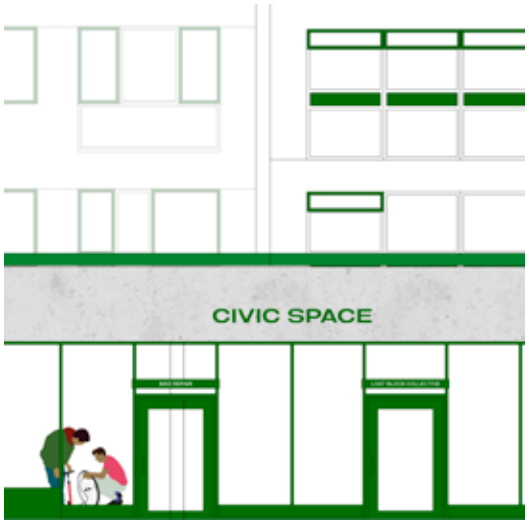


Infill glazing to create ground floor enclosures that reflect grid of facade above - deFlat, Amsterdam



Integrated, consistent building signage visible from the street - Green City, Zurich





Communal entrance lobbies

New lobbies to existing homes face the street and create a visual connection to the courtyard.

All interventions are coordinated to create a coherent plinth to the existing block. Block specific colour schemes support the way finding and continue internally to floor tile patterns and metalwork.

Non residential uses

Ground floor uses include community, commercial or office space, potential uses are: Homes for Haringey local office, affordable workspace, youth space, Lost Block Collective youth space or artist in residence spaces.



Bin stores

Refuse and recycling stores are enclosed and visually linked to the street to ensure safety. Opportunities for reuse such as an open library could be introduced along key routes and spaces.

Bike store

Bicycle storage serving new and existing residents, preferably adjacent to and accessible from residential entrances.



Approach to Broadwater Farm Estate from Gloucester Road

Community Brief

Prefer the same height for new buildings similar to existing estate blocks.

Less concrete, more brick - modern materials to raise profile of the estate..

Create a new context that can establish design codes and materiality for future phases.

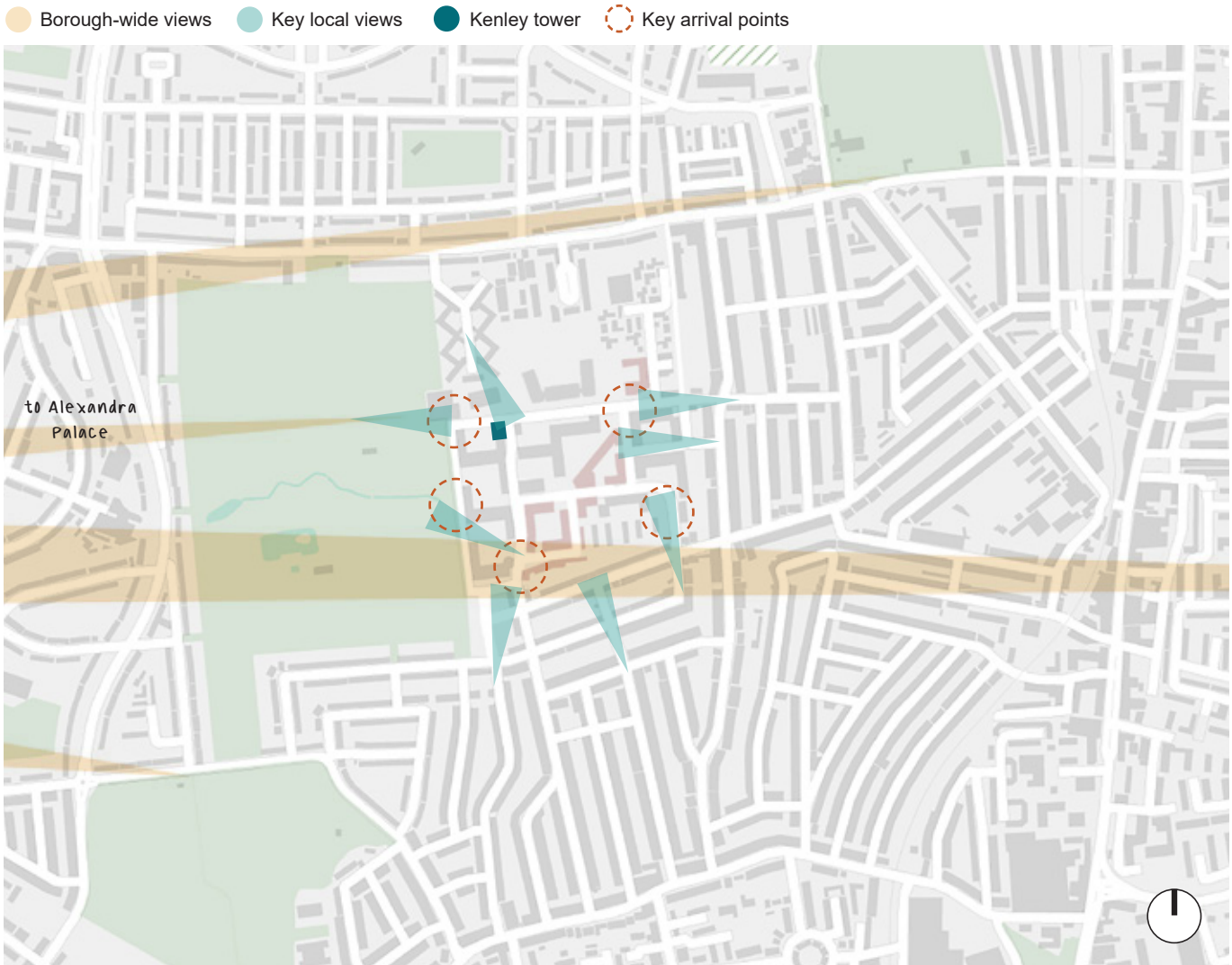
2.5 Broadwater Character & Scale

Objectives

This Urban Design Framework aims to enable reinterpretation of the latent and underlying qualities of buildings and spaces of the estate.

Based on site analysis, the architectural language and massing for new buildings on the Estate should reflect and build on positive aspects of the existing buildings. Continuing to work with residents, the strategy should ensure new buildings improve the townscape experience and enhance wayfinding by:

- Relating scale of new buildings to existing and surrounding buildings.
- Understanding the role of taller buildings, both existing and new, to aid orientation and mark key civic spaces.
- Respecting and enhancing existing buildings by referring to the specific architectural language and materials of Broadwater Farm.
- Breaking down the contrast in materials between the estate and surrounding streets.
- Improving sense of arrival with public realm improvements, linking Broadwater Farm Estate to the wider surroundings.
- Improving the journey through the estate with human scale details.



Strategy: Sense of Arrival



KEY:

- Approaches
- Arrival points to the estate
- Wider setting



Illustrative street sketch of Gloucester Road with a welcoming pedestrian priority public realm, new connections to Lordship Rec.

Approach to Estate Boundaries

The areas surrounding the estate have been understood as seams rather than as borders and have therefore been considered from both sides. Key elements of this strategy include:

- Improve the sense of arrival by defining arrival spaces, enhancing the access point to the estate and implementing a clear wayfinding strategy to improve orientation.
- Breakdown the boundary between the estate and its surroundings by bringing key elements of the surrounding area into the estate i.e. street trees, front doors, shared materiality.
- Breakdown the sense of separation with widen footpaths, improve crossing points, incorporate tree planting and add seating areas at key points along these routes.
- Reduce car dominance to enhance the pedestrian experience by slowing down traffic and prioritising pedestrians where appropriate.
- Integrate cycle parking facilities into the public realm.
- Create a shared material and landscape language between the Estate and Lordship Recreation Ground.
- Create a new connection with the park and improve the link to Brookside and on to Lordship Lane to improve access and journey through the estate.
- Reinforce views to key local destinations including the Rec, the schools and further a field Alexandra Palace.

Strategies for these arrival points can be found in the Bank of Projects section of this document.



Pedestrian crossings at key points to aid safe pedestrian movement through the estate - Haute Deule River, Lille



Use a constrained palette with elements that sit within a ‘family’ of products - Barcelona



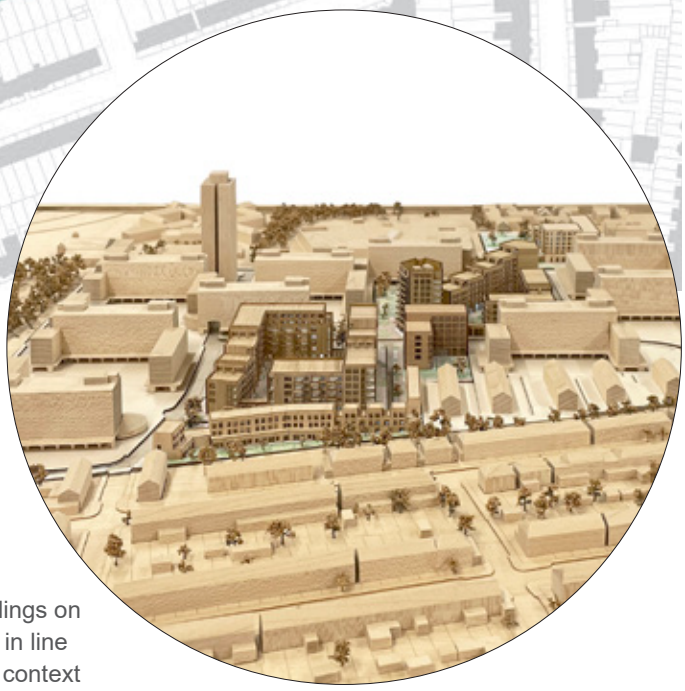
Use high quality materials to celebrate the arrival points into Broadwater Farm - Freilager-Albisrieden, Zurich

Strategy: Scale & Massing



KEY:

- 2 to 3 storeys - Low rise buildings respectful with surrounding context
- 4 to 7 storeys - New buildings to match existing datum estate
- 19 storeys Kenley Tower - retained landmark tall building
- Potential locations for taller buildings - Up to 10 storeys
- Proposed civic spaces - Creating 'moments' on key streets and aiding navigation



Massing of new buildings on the Estate stepping in line with the surrounding context

Massing strategy

The site should be optimised through its layout, orientation and organisation. Massing of buildings must balance viability whilst retaining quality, daylight and views to homes as well as in the surrounding open spaces. New buildings should tie in with the surrounding context of predominately five or seven storeys.

This massing strategy has been developed based on townscape studies of the impact of new buildings from surrounding streets, as well as feedback received through the engagement process with residents and stakeholders.

Key aims of the strategy are to:

- Create a gradual transition from surrounding context by providing maximum 3 storey town houses to the northern and southern edge adjacent to low rise terraced houses.
- Relate scale of new buildings to existing and surrounding buildings and typically be between 4 and 7 storeys.
- Enhancing orientation with taller buildings in key locations adjacent to civic spaces on key routes.
- Locations for taller buildings, between 8 to 10 storeys relate to entrances to estate or civic spaces on primary streets.
- Retain Kenley Building as the tallest element of the estate at 19 storeys.
- Improve views into the estate from the surrounding area.

Approaching from neighbouring streets, the contrasting change in scale is lessened through the proposed massing



Existing view from Griffin Road showing Northolt tower in pink



Proposed view from Griffin Road with new buildings in orange

Architectural character

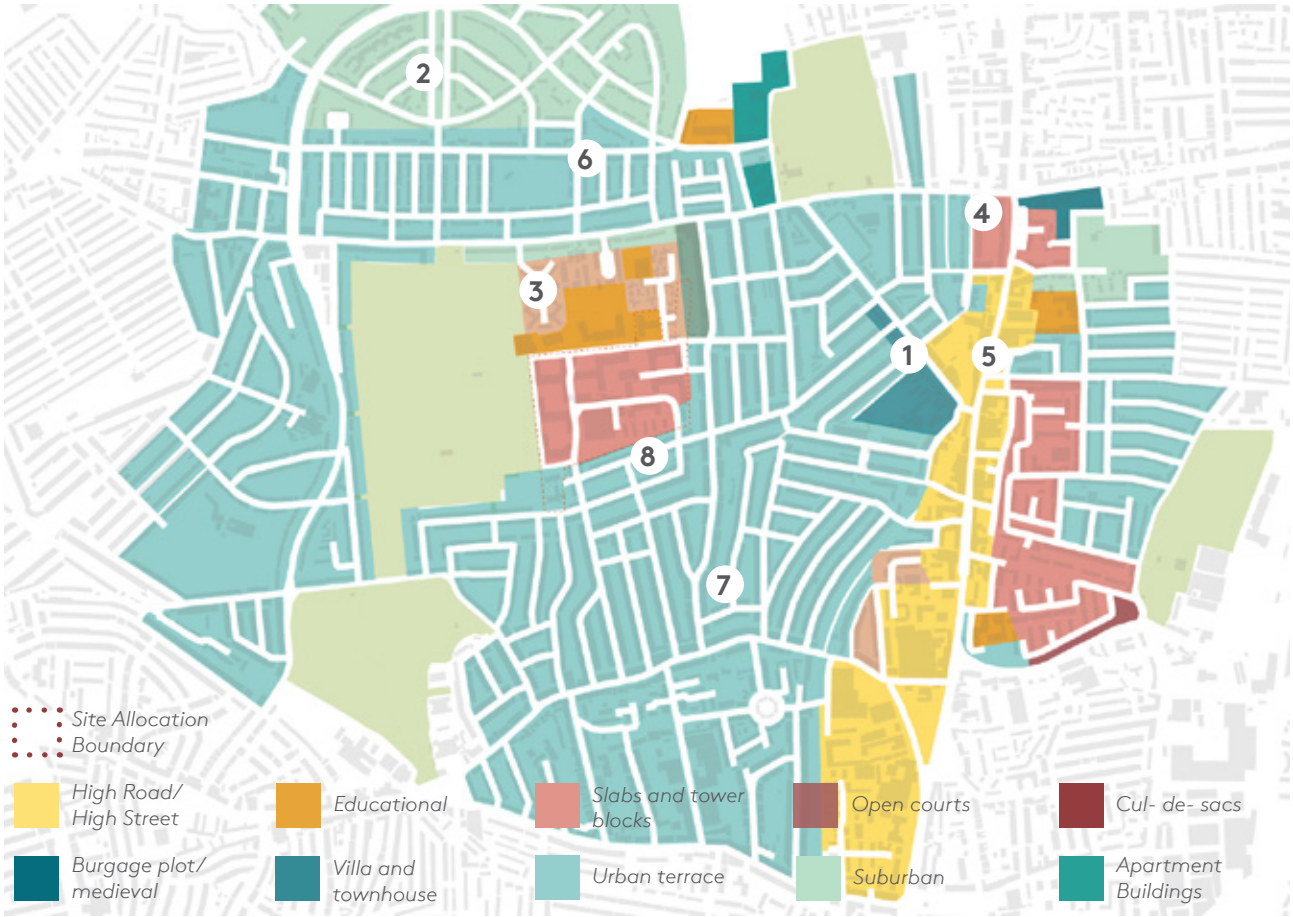
The historic High Road has a diverse, fine grained build up including burgage plots, commercial and residential terraces, and grand houses. Villas & Townhouses can be found along Bruce Grove; on the south-west and north-east side, and some stretching along Church Lane with a significant patch at the southern end of the High Road. Some of these have many of the characteristics of Burgage Plots.

Urban Terraces make up much of the neighbourhood; both sides of Bruce Grove, south west of the area to Phillip Lane, the older southern half of the cottage/garden-city estates north of Lordship Lane, and a small area east of the High Road towards Tottenham Hale. Suburban Housing forms a large area to the north-west of inter-war suburban housing continuing the garden-city style estate.

Post War Housing covers three large areas; the Broadwater Farm Estate, east of the High Road & a small amount on High Road to the north of this area. There are Cul-de-sacs between Broadwater Farm and Lordship Lane and Eleanor Close to the south.

Small Parades and various Civic and Institutional groups scattered amongst all three of the above, including a large campus block in Broadwater Farm, separating the estate from the cul-de-sacs off Lordship Lane.

There are significant areas of Green Space, include Lordship Rec & Bruce Castle Park and smaller Parks include Tower Gardens. There are also several much smaller green spaces.





Historic Bruce Grove Burgage Houses



Kevelioc Street Suburban terraces to North of Estate



Somerset Close terraced housing



High street stacked slab blocks



Historic High Street architecture



Tower gardens unique urban terrace houses



Urban terraces to the South of the Estate



The Avenue terrace houses

Public Realm & Amenity

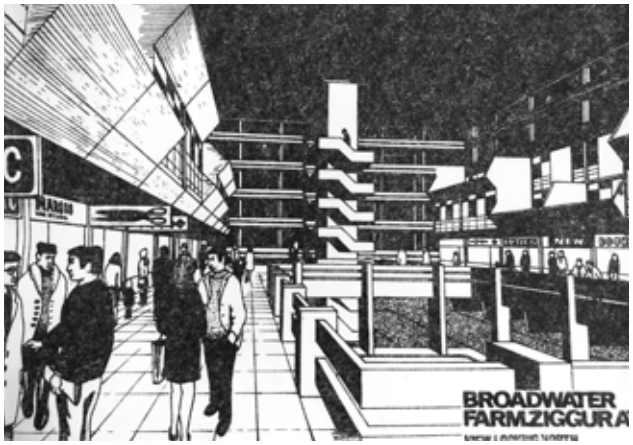
Following modernist ambitions, Broadwater Farm Estate was designed with a clear segregation between cars and pedestrians. The ground floor was a car dominated environment with roads and under croft parking below every building, and pedestrian walkways, the so-called streets in the sky, were introduced at first floor level connecting all the buildings.

Tangmere was intended to be the local centre, with shops opening to the walkways at first floor level around the central courtyard. The Estate also offered shared facilities for residents such as drying rooms, refuse chutes and car washing areas in each block. Walkways were continuous elevated concrete structures that linked the entire Estate at first floor level. The estate layout provided large areas of outdoor space, these were mostly covered with amenity grass areas.

These weren't as successful as predicted, partially because of a lack of activity at ground level but also because of the lack of safe pedestrian routes, lighting and defined activities across the green spaces. Community-led landscape improvements were developed in the late 80s. .



Image of the play area between Tangmere and Stapleford buildings. Following the Estate aesthetic and materiality, the play areas were also dominated by concrete elements



Architect's view of Tangmere shopping and community spaces



Members of Broadwater youth Group standing outside Tangmere shopping and community spaces at deck level

Estate Architecture

The Estate was designed by the borough architect C.E. Jacob and build by a Taylor Woodrow subsidiary between the late 60s and early 70s using a Light Panel System, creating a homogeneous look where white and grey were the dominant colours.The composition of the main elevations follow an orthogonal grid with long horizontal openings, a common element of modernist architecture. Apart from the two tower blocks and Tangmere, buildings are slab blocks of 5 and 7 storeys. The ground floors are open undercroft car parks defined by a regular grid of trapezoidal columns creating a sense of openness.

The 7 storey buildings have internal communal corridors, and the 5 storey buildings have external access decks normally placed facing the courtyards. The short elevation of the 5 storey buildings have blank gables whereas the 7 storey buildings have attractive glazing patterns, providing a more articulated elevation.



Northolt, 19 storey tower block, energy centre in foreground



Typical elevation of a 5 storey block with blank gable. 5 storey block with deck access on the upper floors beyond.



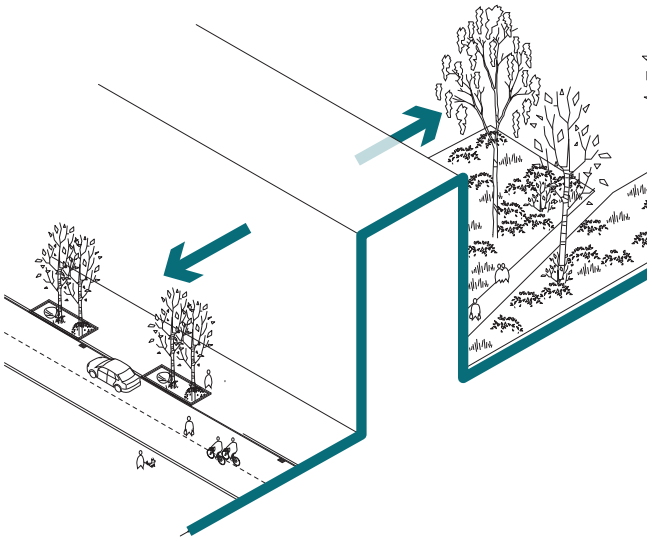
Elevation of a 7 storey slab block gable, showing drying rooms with original glazing pattern

Design Study: Building Form & Expression

STREET & COURTYARD

Fronts and backs to inform architectural approach, buildings to address the varying conditions of streets and courtyards.

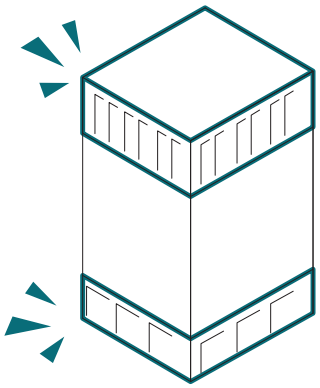
Elegant but strong street façades with recessed balconies. Courtyard façades more animated with protruding balconies or access galleries.



BOTTOM, MIDDLE, TOP

Picking up on the estate's clear ground floor datum and adding a upper floor datum for taller buildings.

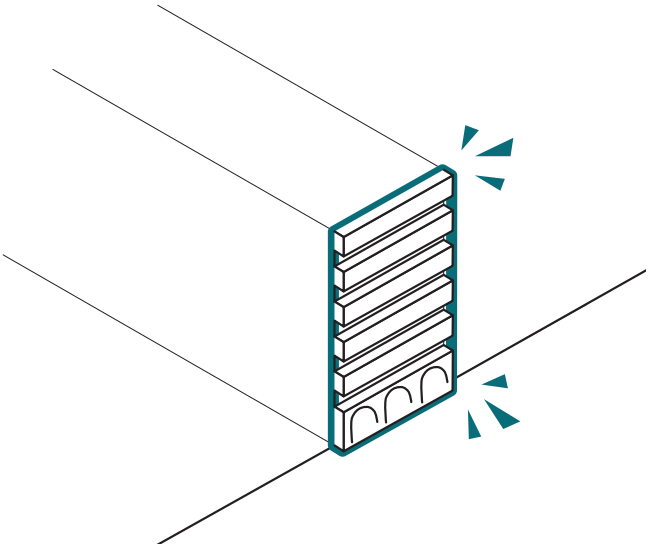
New buildings to have a clear bottom, middle, and top, giving a legibility to the elevations.



EXPRESSED GABLES

Gables on the existing estate act as markers with more expressive façades and murals.

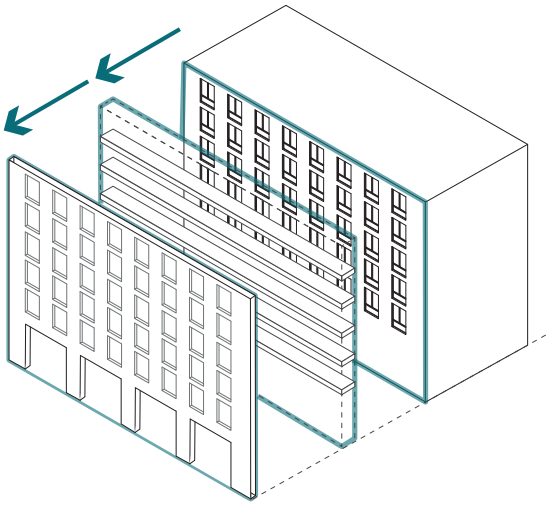
Gables on the new buildings are carefully considered to activate and address civic spaces and terminate views.



LAYERING

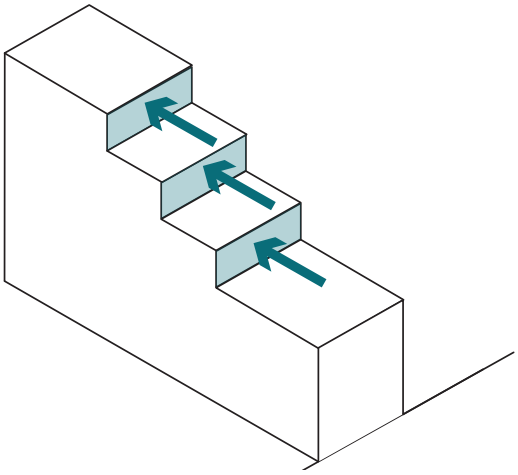
Layering of elevations to allow for depth and play of light and shadows across façades. Galleries and balconies incorporated

The new buildings to have depth and detail in the façades and human scale to break down the massing.



STEPPED ROOFLINE

Buildings to incorporate stepped massing responding to the spirit of the existing Tangmere block, incorporating generous private terraces for family homes.

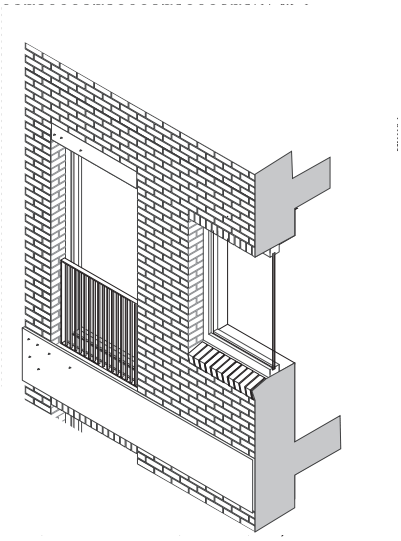


HIGH QUALITY MATERIALS & DETAILING

High quality materials and robust detailing should ensure that the new buildings age well and not repeat poor construction of the past.

A crafted approach to detailing and sensitivity to order, scale and proximity.

‘Special moments’ at ground floor should add character and individuality creating welcoming spaces for residents and visitors.



Strategy: Materiality of New Buildings



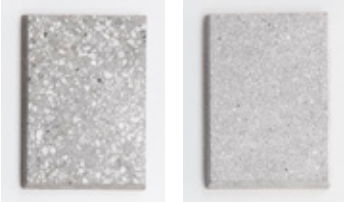
Typical new build facade - Tangmere



Typical new build facade - Moselle



Earthy brick tones similar to surrounding terraced streets, bringing warmth to colour palette



Varied concrete tones, textures and finishes to respond to existing concrete panels



Window frames and balustrade to respond to variety of existing colours

Approach to new buildings

Working with residents to establish what they like and dislike about their neighbourhood, a strategy will be developed that reflects and enhances the existing architectural language whilst also exploring options to transform the character of the estate through alternative approaches to massing and materials.

The materials that dominate the Estate today are concrete and asphalt, this differentiates the Estate from the surrounding terraced streets which are predominately brick and stucco. Materials for the infill and new buildings should break down this sharp contrast in materiality.

Poor quality construction must not be repeated on the Estate, new buildings must be better. High quality materials and robust detailing should ensure that the new buildings will age well.

A crafted approach to detailing and sensitivity to order, scale and proximity particularly at ground floor, where thoughtful localised 'special moments' should add character and individuality creating welcoming spaces for residents and visitors.





Photographs of Broadwater Farm and surrounding terrace houses



Brick piers and infill windows - Esch Sintzel Architekten

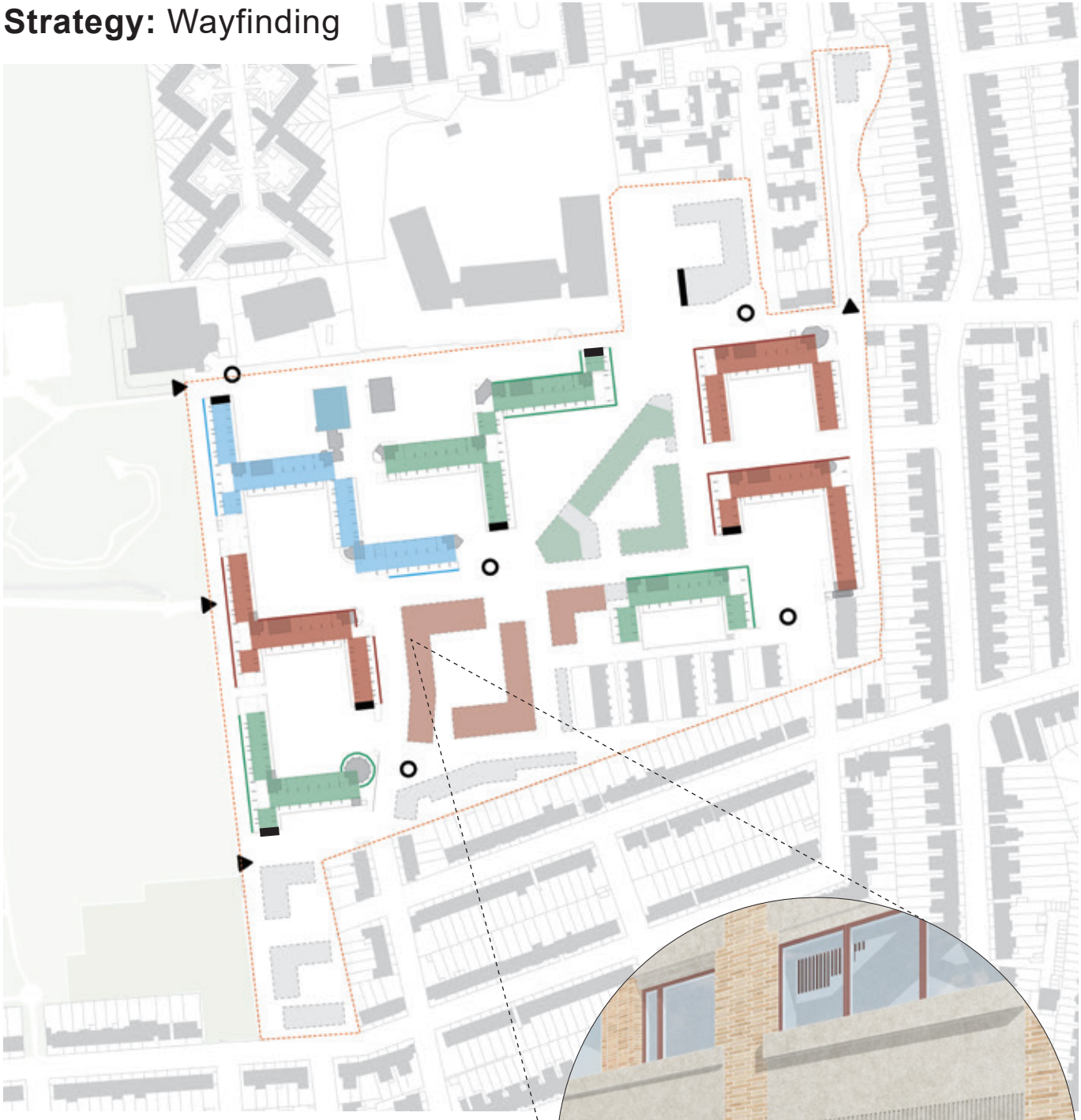


Expressed gables - Meier Hug



Projecting balconies - Boltshauser Architekten

Strategy: Wayfinding



KEY:

- Building colour scheme
- Welcome boards / maps
- Local signage
- Murals to building gables



Distinct colour palette for new Tangmere building that is informed by existing colour scheme across the estate

The block specific colour scheme of Broadwater Estate is visible from a distance and supports the way finding when approaching the estate.

The initial wayfinding strategy is informed by the existing colour scheme, and the prominent datum of the undercrofts, to continue the colour coding down to the street level where orientation is currently confusing.

Orientation from a distance:

To improve orientation from a distance the strategy includes:

- Colour coding of plant rooms on top of buildings including large graphics.
- Using the colours of housing block windows and panels at ground level.
- Apply block colours to soffits at key routes through the undercroft.
- Commissioning new large scale murals, for gable elevations of exiting and new buildings. (see diagram for locations)
- Use signage on ground to demarcate key routes across estate.
- Introduce new Estate maps at 5 key points. (see diagram for locations)

Orientation for individual blocks:

To make it easier to identify individual blocks and to navigate around them to reach front doors the strategy includes:

- Using the original Bauhaus inspired font for signage on old and new buildings and public spaces, to add to a cohesive sense of place.
- Ensure materials, language and colour of signage to be consistent across the Estate and use existing colour schemes.
- Add large lettering of block names and house numbers.
- Introduce folded metal signage at ground floor and newly in-filled areas to identify routes through, entrances, bin stores and bikes stores.
- Improvements to existing lobbies includes individual tile patterns developed through art commissions and in collaboration with residents.



Renewed colour coding - Golden Lane Estate, London



Lobby tile patterns - CCM Music School, Portugal



Temporary signage - Haus der Statistik, Berlin

Design Study: Signage & Wayfinding

A detailed wayfinding strategy is required for the pilot projects and bank of projects described later in this document. This should include:

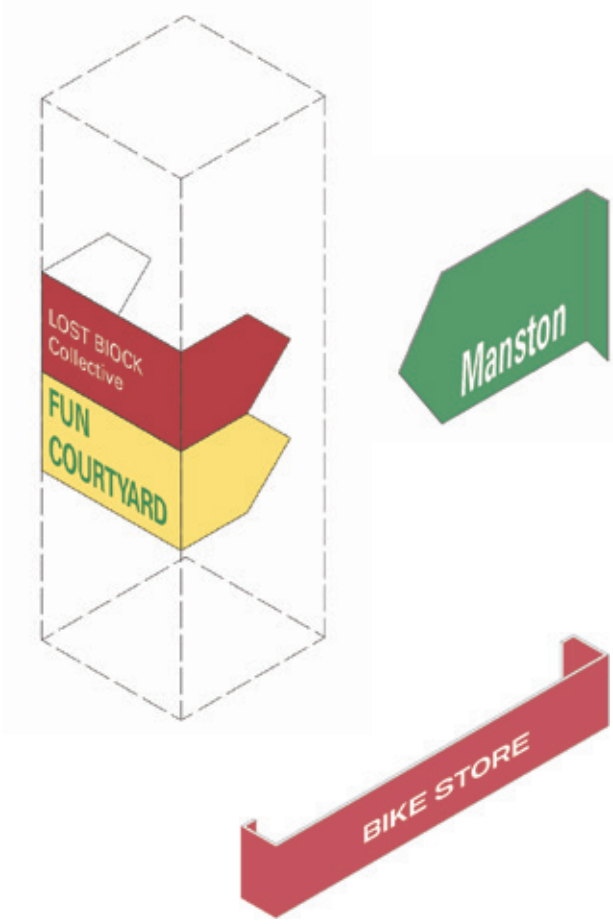


Directional signage:

- Colour coded folded metal signs to highlight community facilities and routes across the estate, linked to a new estate map.
- Signs to local places of interest, including walking distances / times
- Car parking signage improved by colour coded numbers on columns

Signage for special places:

- Signage to entrances to park.
- Signage for community uses including schools and community centre.
- Signage that speaks of local people and stories, developed with community groups.
- Signage for commercial units.
- Signage for gardening/greening projects.
- Naming of courtyards developed in collaboration with residents.



Estate map:

- New tactile estate map highlighting community uses, courtyards and green routes.

Signage & community involvement:

- A signage strategy should be developed in collaboration with residents to identify places of interest, people and stories from the Estate.
- Naming of estate courtyards could help to create stronger individual identities for these spaces, a public call out to engage estate residents and strengthen local sense of ownership. Names would inform the way finding strategy.
- Use building site hoarding to explore temporary signage.



Community Mapping Workshops should be held so that residents can identify places of interest, people and stories from the Estate



Tactile neighbourhood map - Greenwich Design District, London



Signage pole - Greenwich Design District, London



Bollard with integrated wayfinding - Greville Road by What If Projects



Fence sigange - Hogarth Court, Whitechapel by What If Projects

Public Art & Community Initiative

There is a strong history of resident-initiated public art commissions on Broadwater Farm, notably The Waterfall Mural on Gloucester Road by local artist Bernette Hall and The Peace Mural on Willan Road. Proposals for the new homes build on the identity established by the existing murals through the creation of bespoke, place-specific play equipment, reasserting and re-imagining the role of public art on the estate.

As well as improving the physical environment of the estate, public art commissions offer the opportunity to work alongside residents to co-develop proposals. Co-design processes enable residents to meaningfully shape their environment, encouraging active participation and increasing social value.

An art commission for the estate should focus on process and how this could lead to outcomes.

Redefining the role of the memorial gardens in terms of a broader interest in memory, people and place would act as means to explore the historical and social identify of Broadwater Farm with residents, allowing these conversation to guide the process and steer the outcome. This could take the form of a series of smaller, highly specific interventions across the estate, supporting the placemaking and wayfinding strategy; building on the public art already in place.

Reproviding murals that will be lost due to the strengthening works, should also form part of the public art strategies.



All new public art should:

- Respect the scale of its surroundings
- Collaborate with local artists or design practitioners, where possible, to promote and support local talent and businesses.
- Propose a clear strategy which considers the immediate surroundings and responds to the context.
- Be integrated within the form and fabric of public realm spaces or buildings.
- Integrate into the public realm strategy



Example of how existing mosaics from Tangmere could be reincorporated into new elements of the Estate



Art through light, can be considered as a dynamic temporary or permanent installation - Thamesmead Canal Mural, London



Public art can be part of the wayfinding strategy



Enhance and contribute to the existing collection of murals and mosaics on Broadwater Farm - The Peace Mural, Broadwater Farm, Tottenham



Ziggurat form of Tangmere building standing on a grid of piloti

Community Brief

We need more homes large sized properties because most people on the estate have 3+ children so we do need more high-quality homes

More high quality council homes would be great, however I would be sensitive to not overcrowding the area so as to fit more council properties and no high rise blocks.

Every flat should have a private balcony

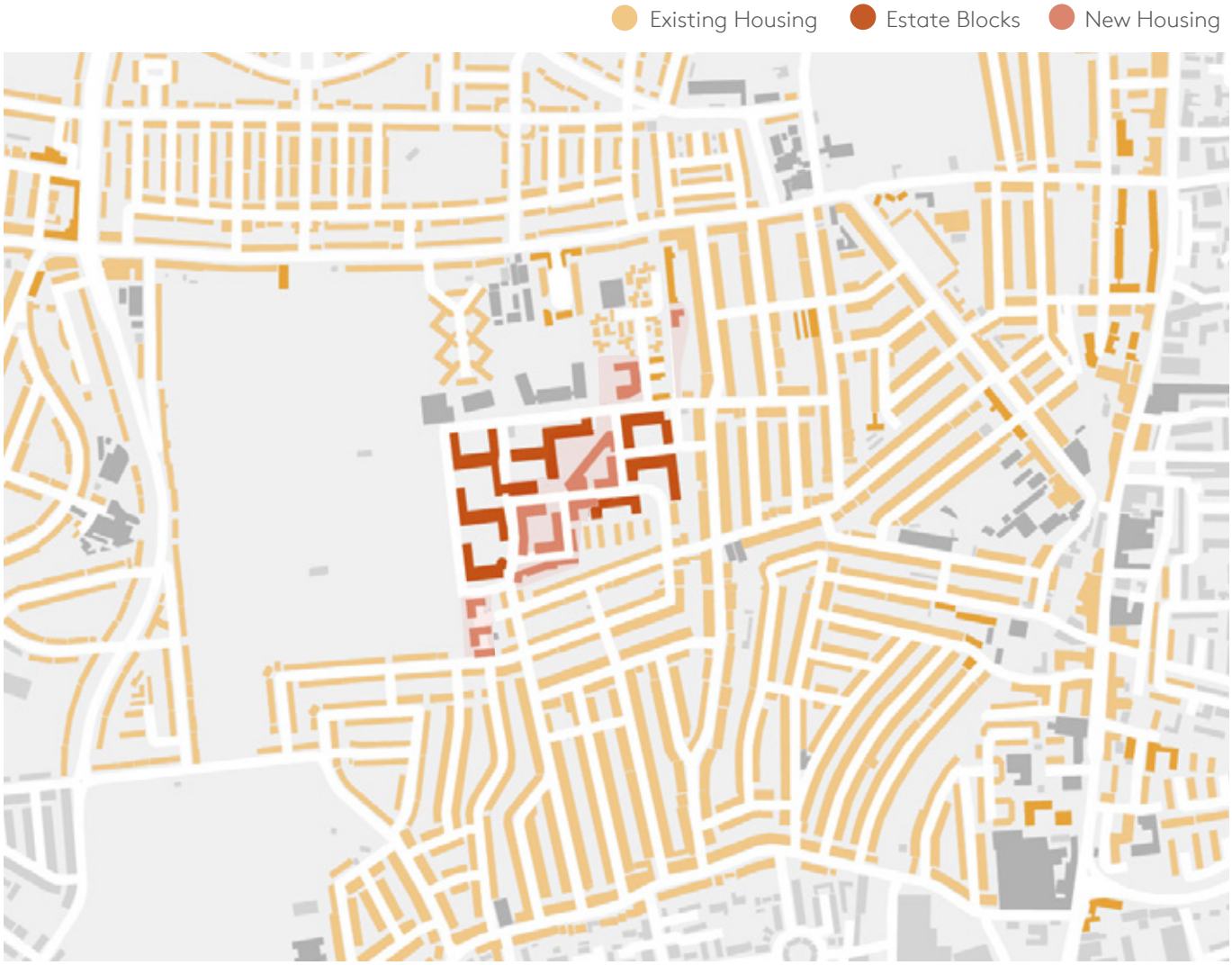
2.6 Good Quality Housing

Objectives

Great housing puts people first. New homes and buildings should ensure residents are able to grow, thrive, feel private, secure and relaxed, and share a sense of community with their neighbours. The ambition of the Estate Improvement Plan is to provide high quality, flexible and comfortable homes that promote long-lasting and mixed communities.

The following housing principles have been developed to help ensure residents priorities are met:

- Optimise number of homes, whilst considering orientation and daylight.
- Provide a mix of sizes and types to meet different needs, increasing the number of family homes.
- Provide welcoming and robust internal lobbies and communal circulation.
- Create sunny, enjoyable private and communal outdoor spaces.
- Ensure flexible layouts that adapt over the course of a lifetime.
- Include built-in storage and utility rooms.
- Ensure high quality and robust buildings to limit maintenance and running costs.



Strategy: Housing Typologies



KEY:

- Point block - central core
- Courtyard block - gallery access
- Courtyard block - maisonettes
- Houses



A view from new townhouses, past courtyard buildings to central point block.

Delivering new homes

As part of the Estate Improvement Programme, new homes will be delivered where Tangmere and Northolt buildings stand, providing new council homes.

Three Opportunity Sites adjacent to the Estate with potential to be redeveloped and provide new homes have also been identified and outline briefs have been prepared (see Appendix X). The Moselle site has been included within the first phase of new housing.

New development will maximise council homes and provide a range of home types based on the current policy mix providing a large proportion of family homes.

There is also the potential to provide new homes within the existing buildings, see pg.94-95.

New typologies should be informed by existing building types and build on the strengths and address shortcomings of those. The mix of typologies should be considered on a holistic scale referencing the whole estate.

Careful consideration of the existing homes at Broadwater Farm Estate will inform the architectural strategy, ensuring new buildings have a positive relationship with the existing and contribute to a sense of place, building on the existing strong identity.



Courtyard blocks delivering a mix of house types - Colville Estate, Hackney



Low-rise townhouse dwellings - Dujardin Mews, Enfield



Infill homes activate ground floor undercrofts - Kings Crescent Estate, Hackney

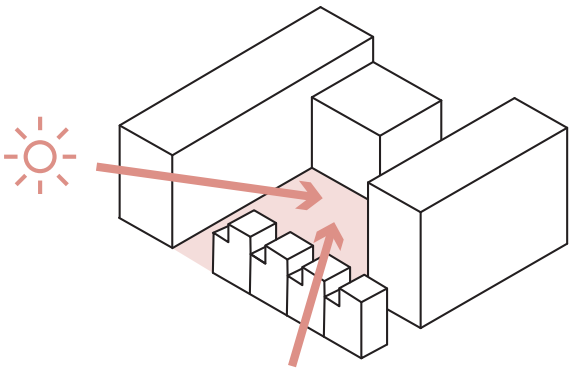
Design Study: New Housing

These six principles should guide the design development of new housing from layout and massing options to specification and construction.

The following pages explain each principle in more detail and in relation to the specific context of Broadwater Farm.

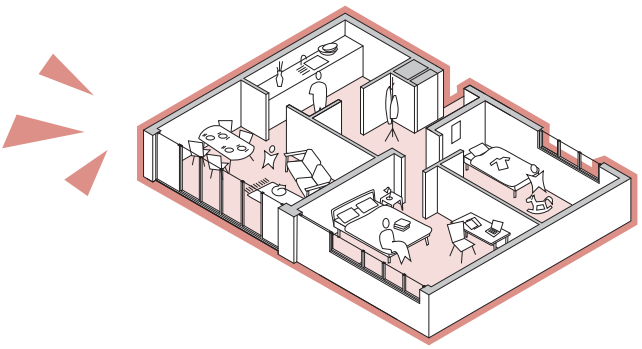
OPTIMISING ORIENTATION AND DAYLIGHT

Lower massing to the south for sunny open spaces and well lit homes



HIGH QUALITY & FLEXIBLE HOMES

Flexible and loveable homes in a variety of shapes and sizes



Refurbished Homes

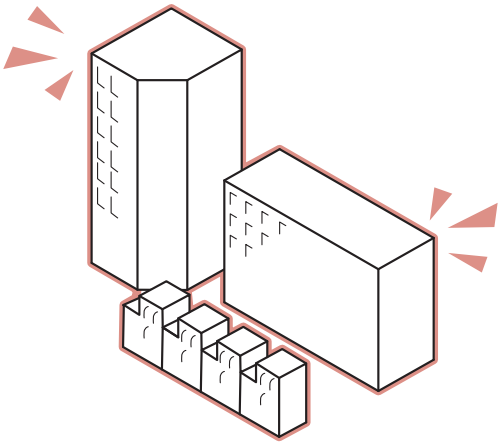
Residents' key priorities:

- Cleaner, attractive appearance to buildings inside and out.
- New plumbing to resolve problems with leaks.
- Improved waste storage and management.
- More private outdoor amenity spaces.



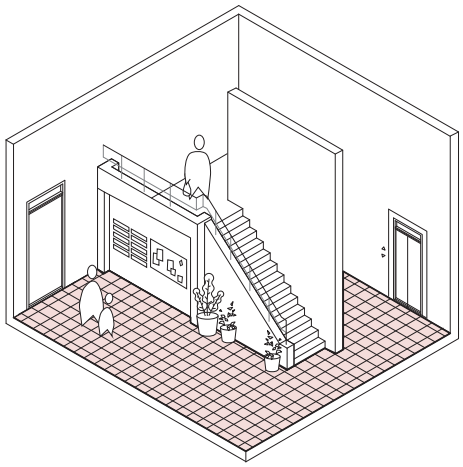
A MIX OF NEW HOMES

Mix of dwelling types in each plot to respond to local need and townscape character



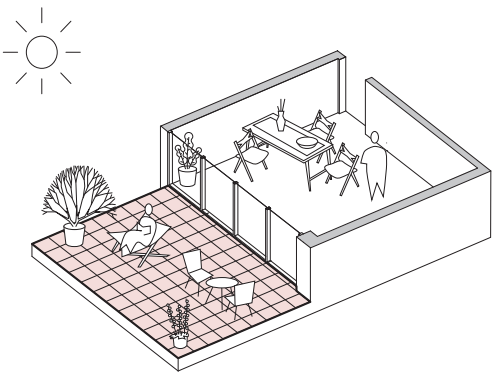
HIGH QUALITY INTERNAL COMMUNAL SPACES

Welcoming journey from street to front door from streets to courtyards via generous ground floor entrances



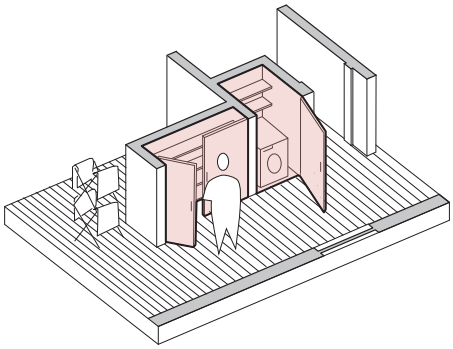
ENJOYABLE PRIVATE AND COMMUNAL OUTDOOR SPACE

Roof terraces, balconies, back gardens and communal courtyards



PRACTICAL BUILT-IN STORAGE AND UTILITY

To promote cycling, recycling and minimising waste



Orientation & Daylight

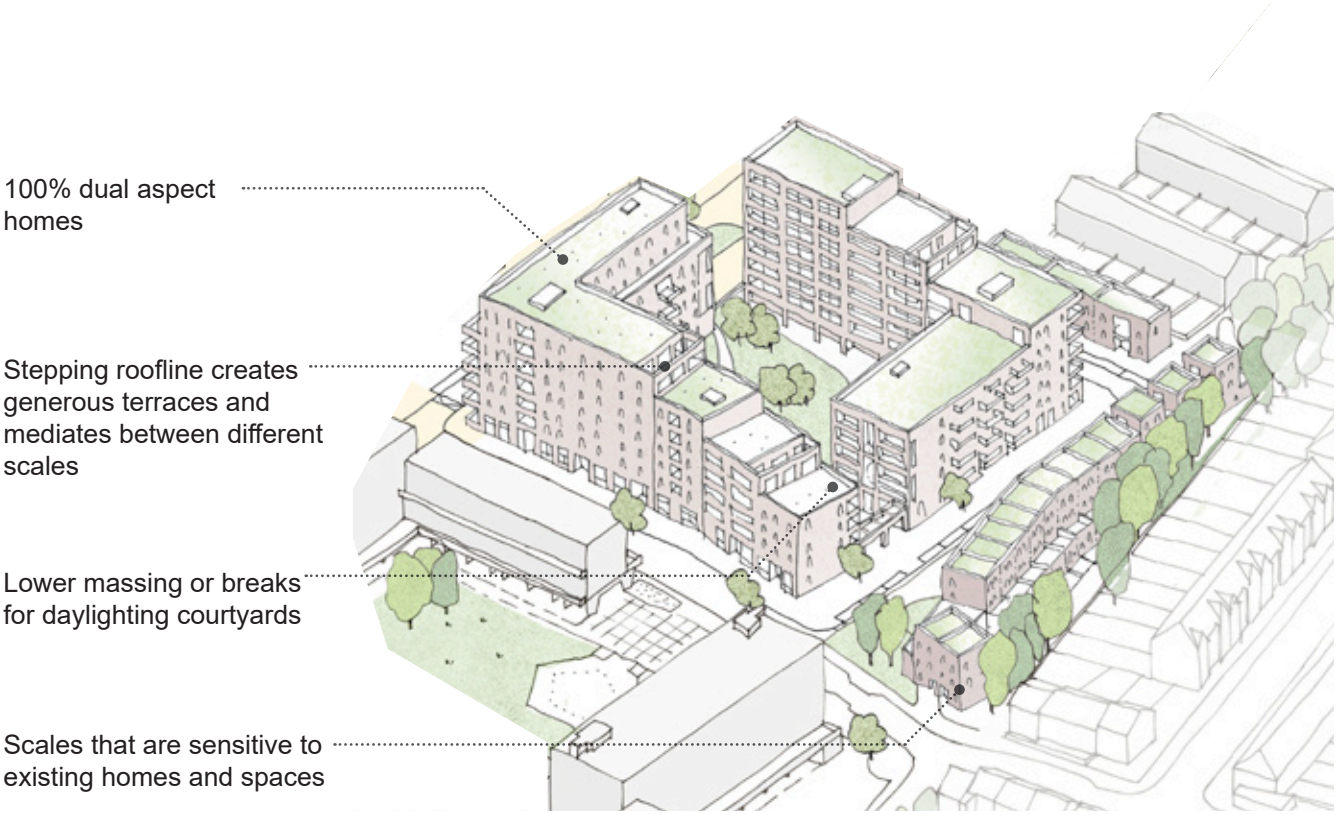
Optimise density through intelligent building layouts

The site should be optimised through its layout, orientation and organisation. Massing should respond to the passage of the sun and the immediate context creating sunny open space wherever possible. Appropriate density and massing strategies must balance viability whilst retaining quality, daylight and views to homes as well as in the surrounding open spaces

Building typologies should maximise multi-aspect homes that are well lit and where rooms receive direct sunlight. Height and the views out from homes should be balanced with the overshadowing of open space and less light on lower floors.



De Prinsendam Apartments, Amsterdam, Tony Fretton Architects



Mix of New Homes

Homes that respond to local need and townscape character

New housing should provide a mix of high quality homes with flexible floor plans that are adaptable to diverse family sizes and lifestyles. Rebalancing the mix of homes on the estate to provide more family homes in response to over-crowding, housing need and borough-wide demands.



Colville Estate, London, Karakusevic Carson Architects

A variety of building typologies provide different types of homes

Variety of family homes across all buildings

Taller buildings relate to civic spaces



Flexible Homes

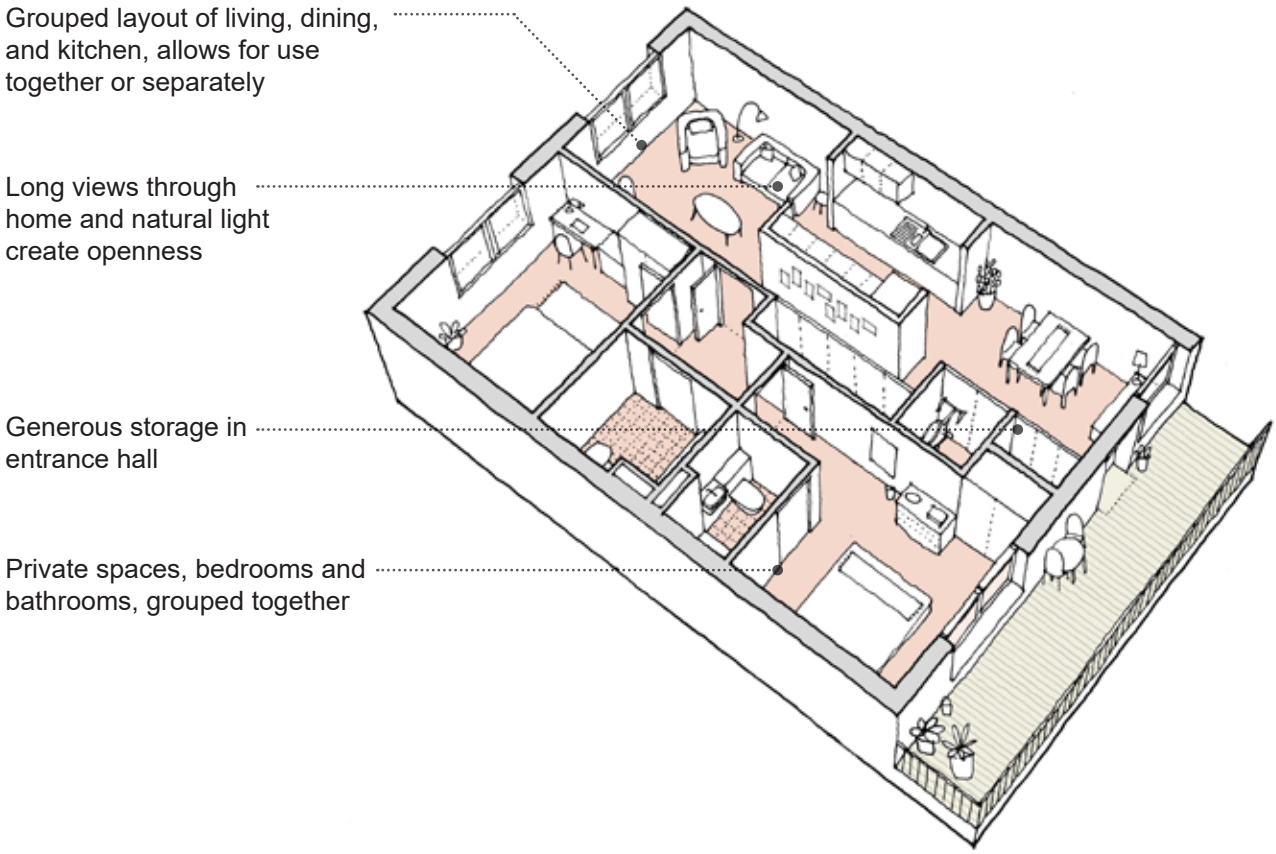
Flexible and loveable homes in a variety of shapes and sizes

New dwelling types are well-designed, flexible and a response to local needs. Due to Covid-19 fundamental aspects of what a home constitutes has to be reconsidered.

Layouts should skilfully interpret the London Housing Design Guide. Flats and maisonettes should incorporate desirable features found in popular housing typologies. Moreover, new homes should learn from the existing residents, amplifying the strengths and mitigating the shortcomings of existing homes.



Flexible living - Im Gut Housing, Zurich



Internal Communal Spaces

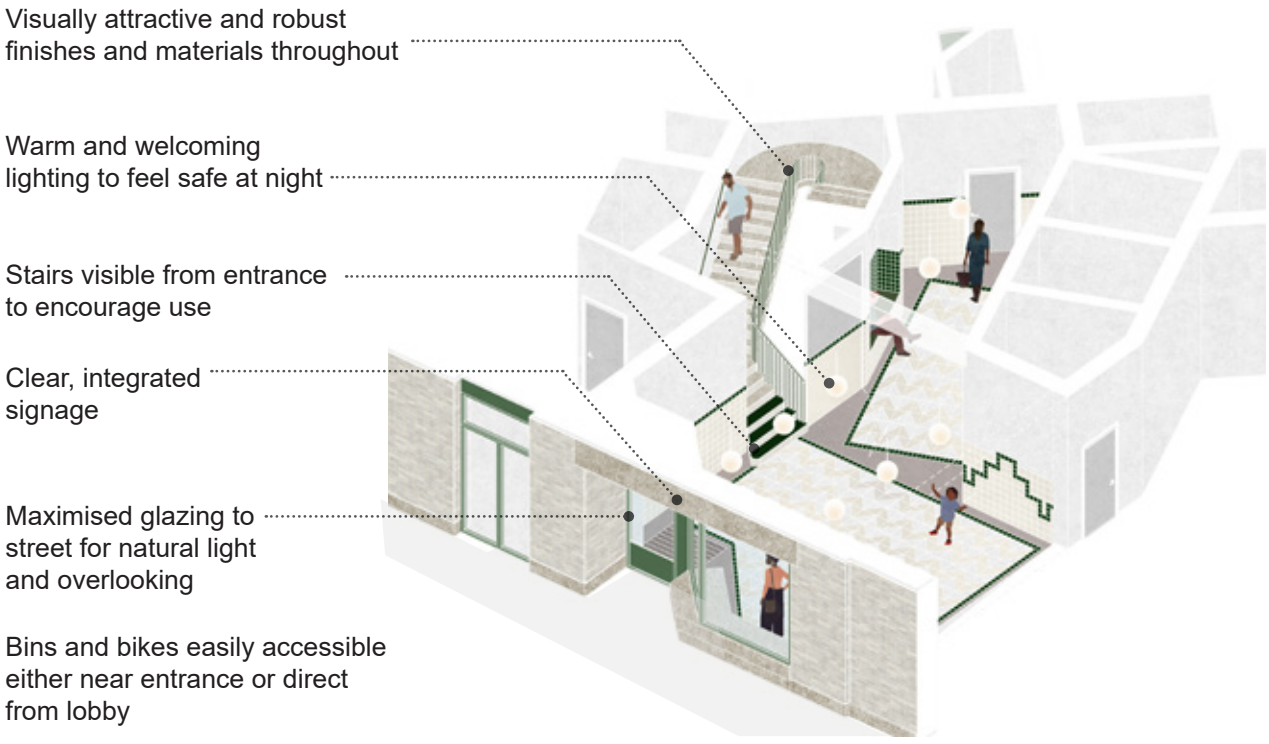
Residential communal spaces should prioritise the experiential aspects by understanding the sequence of arrival from street to front door, ensuring safety, views, natural light and the social aspects of sharing space.

Privacy and security should be key considerations with clear sight lines, well lit spaces. Spacious and inviting residential entrances will foster a community built on trust, respect and a shared sense of pride and ownership.

Robust and beautiful materials, clear way-finding and appropriate amenities simplifying everyday life – cycle/pram and bin stores, seating areas and call systems – ensures lobbies are well used and cared for.



Entrance lobby - Kings Crescent Estate, Hackney, Karakusevic Carson Architects



Outdoor Spaces

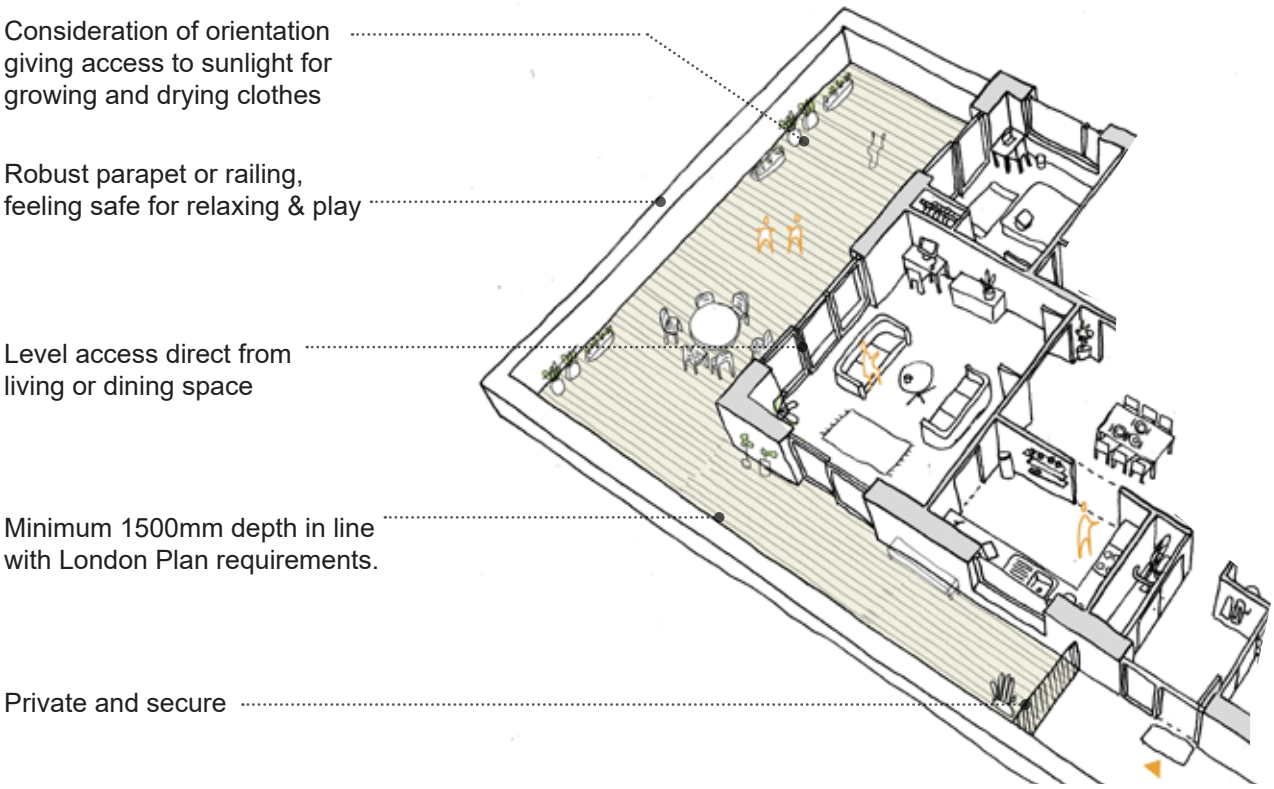
Enjoyable private and communal outdoor spaces

All outdoor space both shared and private are essential to the success of the home, extending the space for living, working and play.

In most cases small gardens, balconies and terraces should help to buffer the relation between private and communal or public areas and so improve the visual privacy of the household.



Communal garden within the Colville Estate, London by Karakusevic Carson Architects



Storage & Utility

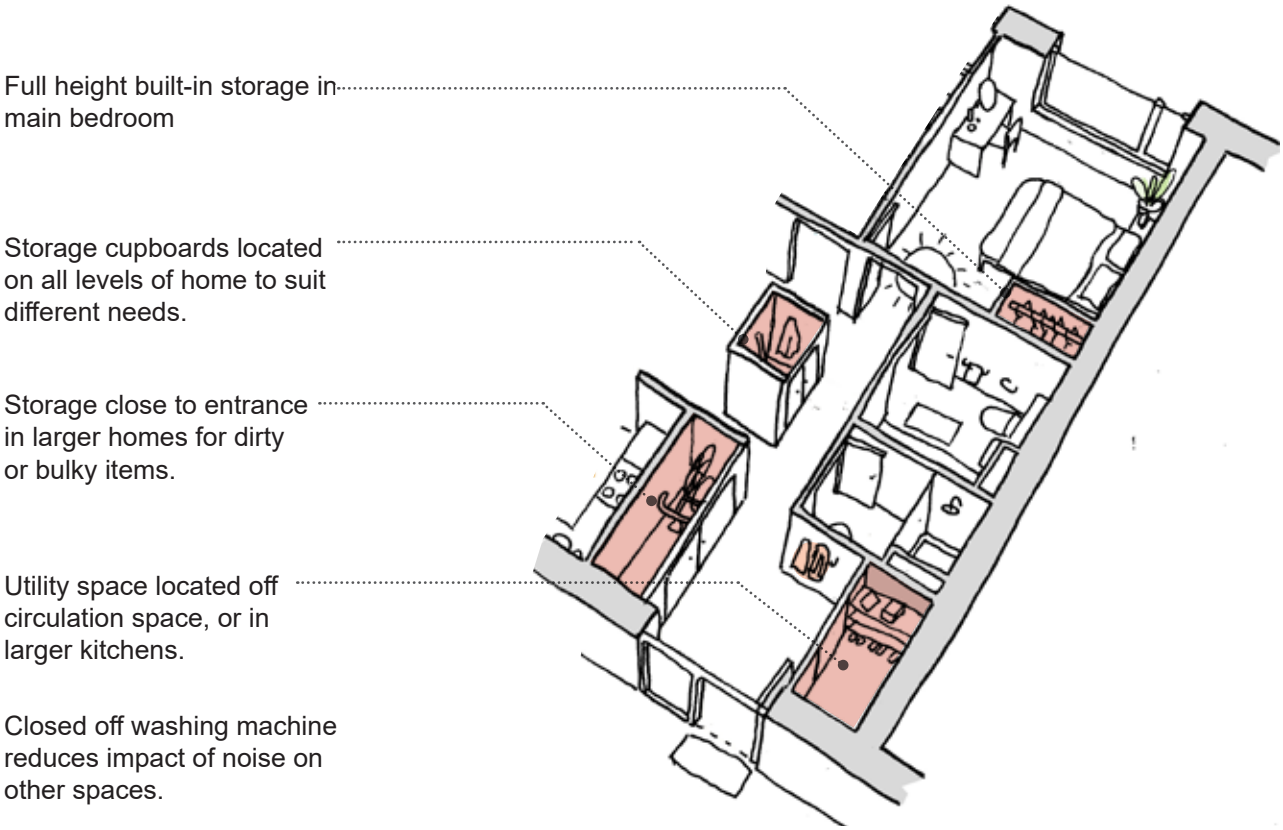
Sufficient ancillary space, practical for everyday life

Storage enables residents to be more sustainable, to throw away less and recycle or ‘store’ more. Simple, built-in storage space should be designed into circulation spaces or appropriate rooms to suit a range of uses.

Utility space is essential to everyday life and dedicated space to house these items, including a washing machine, helps keep an un-cluttered and calmer home.



Example of storage for larger items such as bikes and buggies



Design Study: Infill Housing

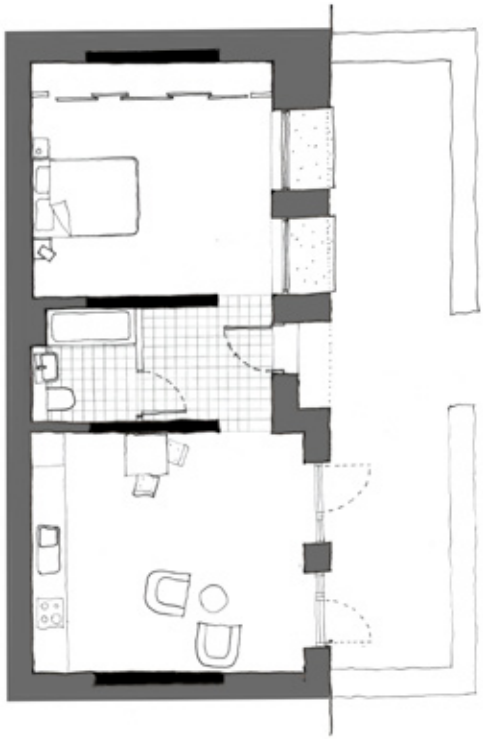
Parking undercrofts at ground floor

Studies have been undertaken and it is possible to accommodate small homes in some undercroft locations. In order for these new homes to be successful key considerations are:

- Create active ground floors with front doors and windows onto the street.
- Provide one bedroom flats in existing structural grid.
- Recess bedrooms to increase privacy and create articulation at ground level.
- Provide private front gardens as a threshold of privacy as well as private amenity space for residents.

More work needs to be undertaken to establish the quantum achievable based on:

- The available space in undercrofts.
- The ceiling heights of the undercrofts.
- Services that are located in the undercrofts.
- The location in the Estate and whether ground floor homes are appropriate.





Illustrative layout of a 1 bed residential infill in Martlesham undercroft

Drying rooms at upper levels

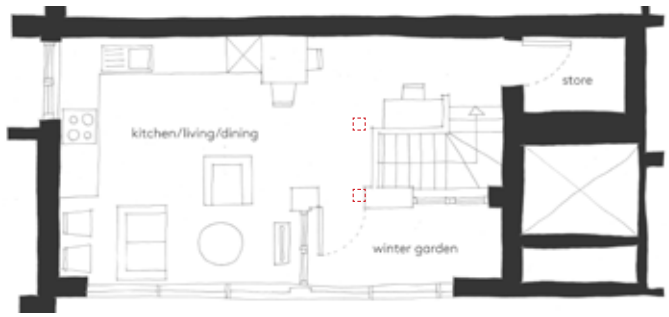
These spaces could provide valuable additional space for existing homes or new homes, this would also remove the problem of maintaining these disused spaces. Studies to extend these spaces into the gaps between the five and seven storey blocks have been undertaken, however this creates compromised homes and negatively impacts on one of the most successful aspects of the existing buildings, the relief created by the corner voids and the attractive drying room façades.

Key opportunities:

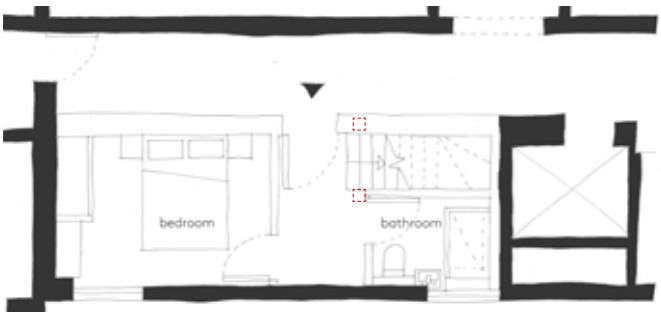
- Potential to extend two bedroom flats to create larger family homes.
- Provide new one bed homes.
- Utilise unused spaces.

More work needs to be undertaken to establish the quantum achievable based on:

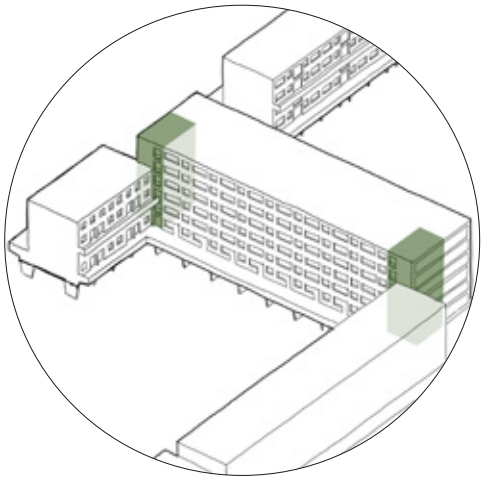
- Number of drying spaces already converted to living spaces.
- Location of technical equipment in drying spaces.



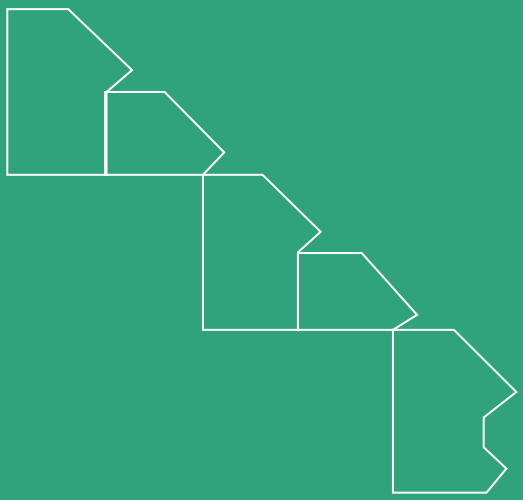
Upper Floor Plan - NTS

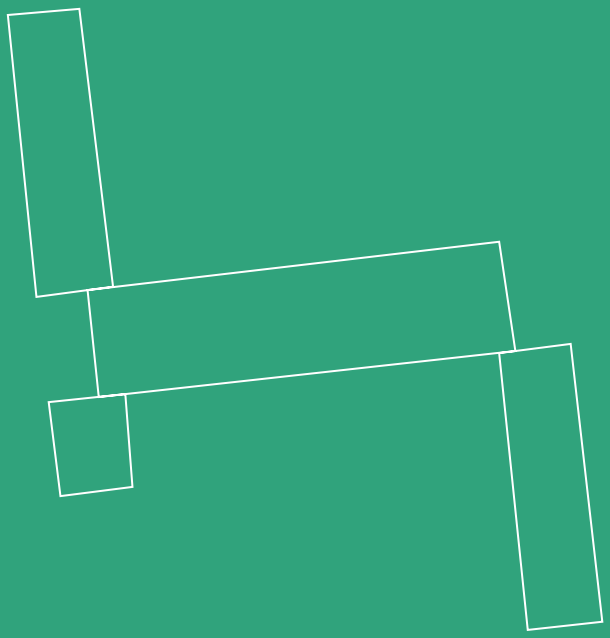


Lower Floor Plan - NTS

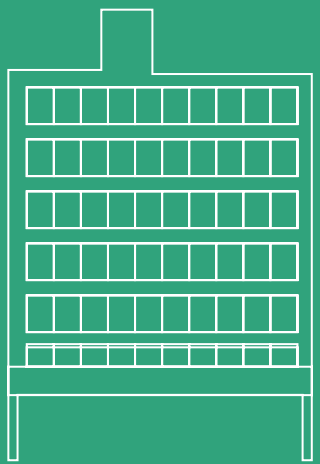


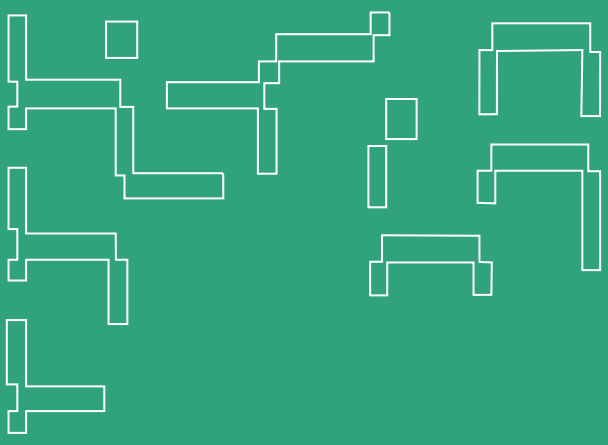
Illustrative layout 1B2P Duplex with Wintergarden











3. BANK OF PROJECTS

The bank of projects set out a range of specific proposals that illustrate the potential for delivering long term improvements across Broadwater Farm Estate including improvements to the ground floors, public realm, accessibility and wayfinding.

Divided into two sections, the first including the priority projects that have been developed in detail and the second, covering future projects that require more design development.



View of Broadwater Farm Estate from Lordship Recreation Ground

3.1 What is the Bank of Projects?

Priority and Future projects

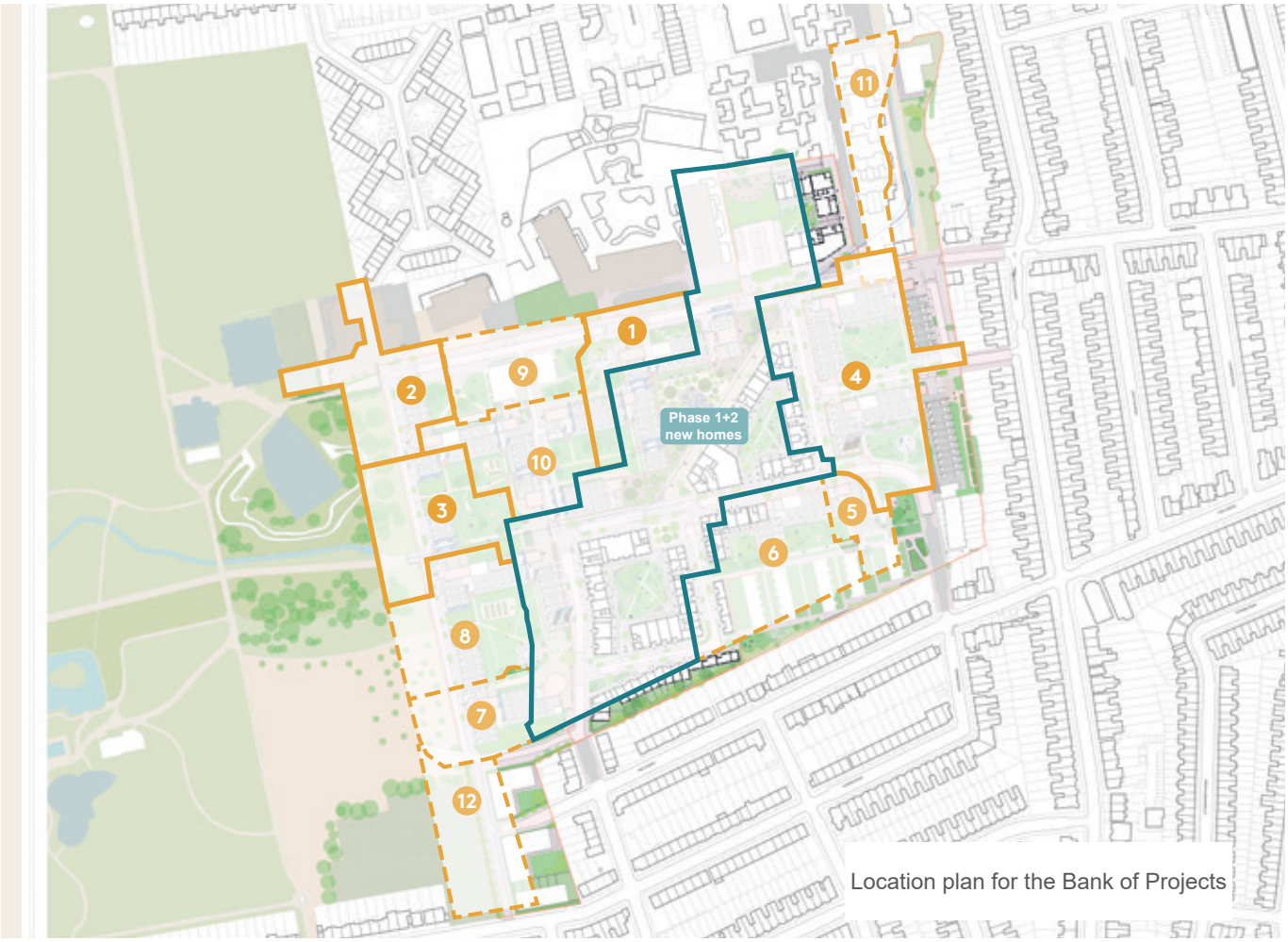
A number of projects have been identified across the Estate which have evolved from analysis, engagement and the development of ideas to enhance and improve the built environment for residents and the wider community.

Three 'priority' projects have been developed into concept designs, they have been chosen because they deliver immediate improvement for residents both new and existing. They extend from the areas of new housing and improve the setting and access to key community facilities, the schools, park and community centre. A fourth priority project is the Martlesham and Rochford refurbishment pilot project.

The remaining eight identified opportunities will require further development prior to implementation. All proposals are subject to further stakeholder consultation and agreements, which will vary from element to element.

Longevity of improvements

It is important that any improvements made can be maintained. As part of the UDF work, Haringey Council are developing maintenance strategies that will be discussed and agreed with relevant stakeholders. They will also explore opportunities for community groups to be more engaged in delivery and management of projects to ensure investment relates to local needs.



Location plan for the Bank of Projects

3.2 Priority Projects

Early Projects

Three projects have been identified as the first sites for investment via the council's Estate Improvements Programme, these are describe in more detail in this section.

1. New Park Edge + School Link

Improvements to Manston and Lympne undercrofts forming edge of the new community park and enhancing Adams Road opposite schools.

2. Community Centre + Rec Entrance

Improvements to entrances to Community Centre and Lordship Recreation Ground, including street improvements on Freedom Road and Adams Road.

3. Willan Road Link to Lordship Rec

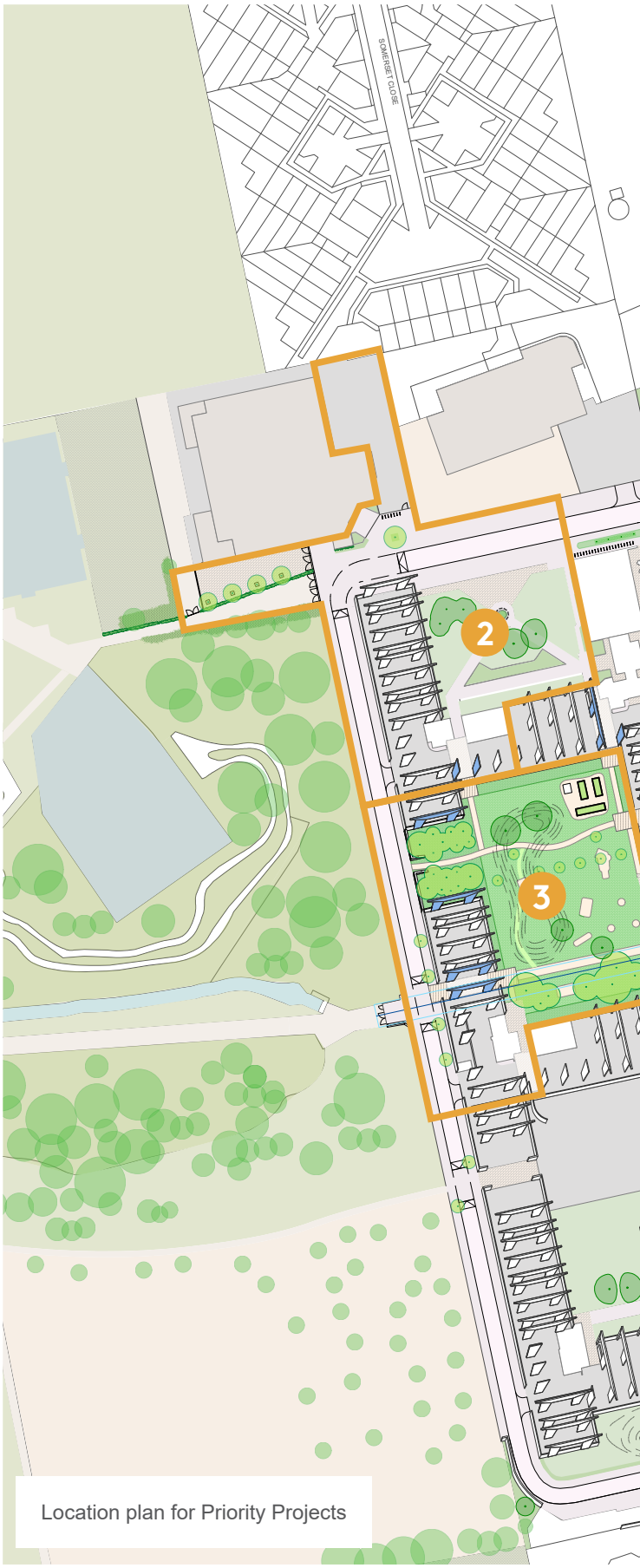
Extension of improved pavements on Willan Road to link through to Lordship Recreation Ground, improvements to courtyard and undercroft.

Pilot Project

In addition to these projects, designs for the improvement of the Martlesham and Rochford blocks and surrounding public realm will be delivered through the council's first Pilot Refurbishment Project.

4. Martlesham, Rochford + Griffin Road

This incorporates significant public realm improvements to courtyards and Griffin Road as well as undercroft interventions to improve access and safety.



Location plan for Priority Projects


1
4
GRANT CLOSE
El Sub Sta
OYSTER MOUNT PLEASANT
El Sub Sta
MARDEN ROAD
THE AVENUE
HIGHAM ROAD

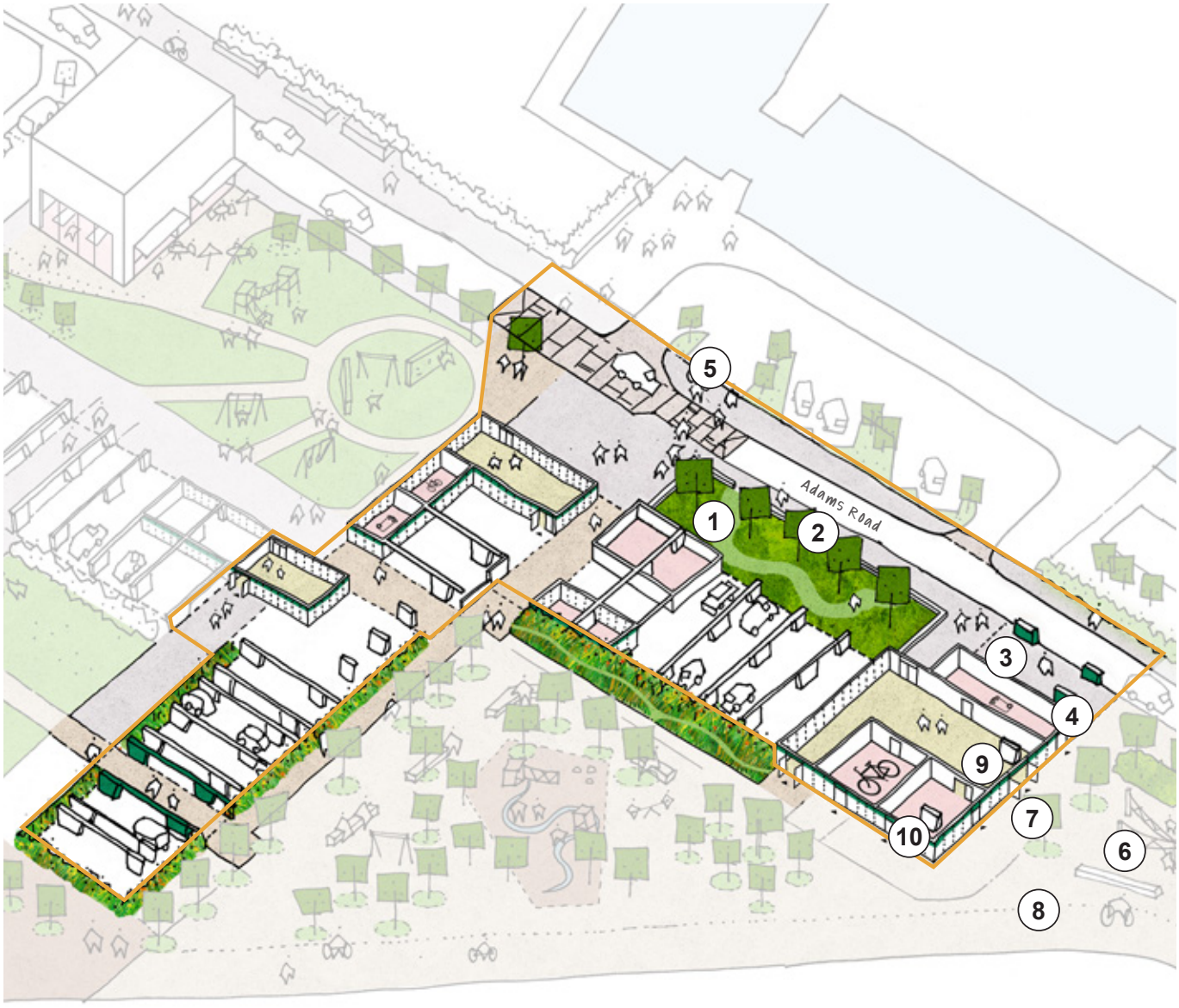
1. New Park Edges + School Link

The northern undercroft of Manston and eastern edge of Lympne are crucial to the success of the new community park and civic space on Adams Road.

The northern wing of Manston projects into Adams Road obstructing the pavement, there is a car park entrance and perpendicular parking, this area should be redesigned to prioritise pedestrians and safe scooting or cycling to school. The edges of the car park will be improved as part of the new community park. To the west there have been issues of ASB but the playground is well used, its setting could be improved with better lighting and clearer approach routes.

Key	Principle	Action	Impact
1	**Welcoming and Inclusive Open Spaces**	Improvements to edges of undercroft, including planting strips and play routes	- Reduce impact of undercroft parking on street, create a safe setting for the community park
2		Addition of street trees, planting, lighting and SuDs to Adams Road opposite school	- Improve quality of street, increase biodiversity
3		Addition of play on the way	- Create welcoming streets
4	**Safe and Healthy Streets**	Removal of undercroft car park entrance and parallel parking on Adams Road	- Improved quality of street that is easier to navigate for all modes of travel, with slower traffic speeds, and improved space for pedestrians and cyclists
5		Removal of parking and concrete dwarf walls under northern wing of Manston block	- Create safe pavements along the length of Adams Road
6		Introduce safe crossing point on Adams Road to school	- Increase pedestrian safety - Highlight main entrance to school
7	**Ground Floors with Activity**	New communal entrance addressing new civic space	- Increase ground floor activity and sense of security
8		Addition of bin stores improve hygiene and appearance of Estate	- Improve quality of ground floors
9	**Broadwater Character and Scale**	Façades of infill relates to rhythm and materials of facades above and the wayfinding colour of the block	- Reinforcing positive characteristics of existing buildings and aid wayfinding
10	**Good Quality Homes**	New bright and welcoming lobby to secondary entrance to Manston	- Improve quality of existing housing
11		Addition of bike stores to undercroft	- Upgrade existing buildings to contemporary standards - Encourage active travel and healthy lifestyles

Project overview

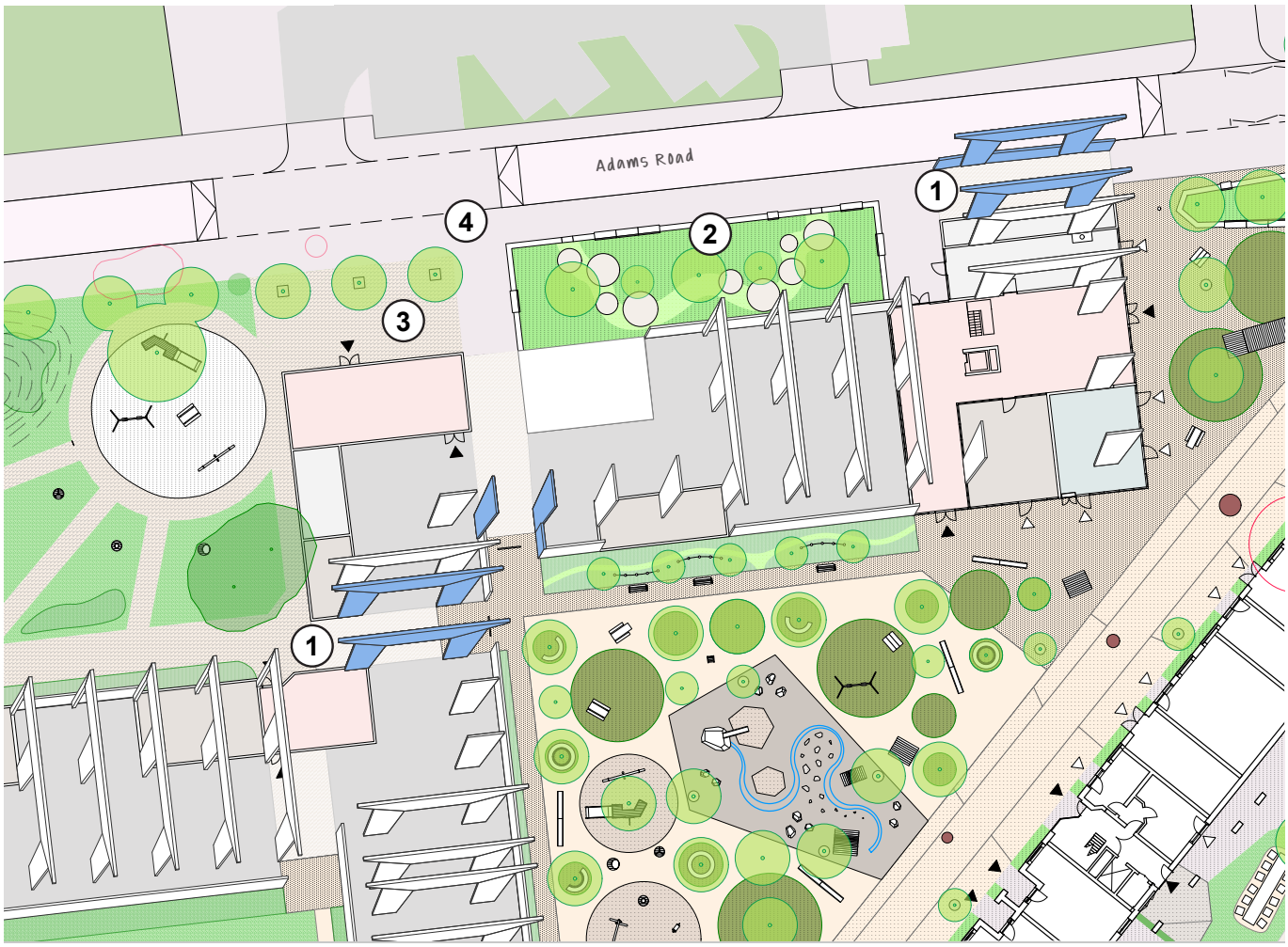


Key stakeholders:

- Broadwater Farm residents
- Broadwater Inclusive Learning Campus



Public realm proposal



Landscape and ground floor plan

Key points:

1. New pedestrian route through existing undercroft with improved lighting and floor / wall surface treatment.
2. Large raised edge bio-retention SuDs planter with integrated seating and play opportunities.
3. Improvements to existing playground with new equipment and tree planting.
4. Widening of footway to create a clear pedestrian route along Adams Road.



Natural play on the way along to activate the new park edge

Ground floor and wayfinding proposal



View of Manston infill proposals from new civic space looking east



Clear entrance from street, infill glazing maintains open nature of undercroft - deFlat, Amsterdam



Raised edge bio-retention SuDs with integrated seating - White Hart Lane, Tottenham



SuDs with integrated natural play opportunities - Bridget Joyce Square, Shepherds Bush

BANK OF PROJECTS

2. Community Centre + Lordship Recreation Ground Entrance

The Community Centre and Harmony Gardens are both great local assets but the way they relate to Adams Road and Lordship Recreation Ground can be improved to create a safer, more welcoming and open building and better quality public realm. There is the potential to improve security by redesigning or designing out the link to Lido Close.

A more celebratory entrance to Lordship Recreation Ground can provide better wayfinding to this key local destination.

Freedom Road can be much improved to be a positive park edge activated by new secondary entrances.

Key	Principle	Action	Impact
1	**Welcoming and Inclusive Open Spaces**	Hedges and fences around the Community Centre and Harmony Gardens reduced in height and angled to open views from Adams Road to the Rec	- Create safer entrance to Rec - Make community facilities more accessible and welcoming.
2		Addition of street trees, planting, play on the way, lighting and SuDs to Adams Road	- Improve key community street, the route from the wider neighbourhood to the park is safe, accessible and welcoming - Increase biodiversity - Improve climate resilience
3		Improve seating spaces and provide equipment for exercise in courtyard, improve edges of undercroft with planting strips and play routes	- Encourage the use of courtyards by diverse group of residents - Improve sense of security
4		Create south facing terrace for the cafe and outdoor exercise space next to the gym or in the Hornchurch courtyard.	- Connect activities inside community centre with the surroundings to create inviting spaces and active public realm
5	**Safe and Healthy Streets**	Perpendicular parking changed to parallel parking on Adams and Freedom Road	- Improved quality of street that is easier to navigate for all modes of travel, with slower traffic speeds, and improved space for pedestrians and cyclists
6		Remove planters / chicanes on Freedom Road, create continuous pavement	- Create safe pavements
7		Improve security by redesigning space to the east of the Community Centre, strategy for link to Lido Close to be agreed with stakeholders	- Improve connectivity - Address historic issues of anti-social behaviour in this area
8	**Ground Floors with Activity**	New signage for park entrance, Community Centre and Harmony Gardens	- Highlight positive aspects of the neighbourhood
9		Addition of bin stores within undercroft	- Improve quality of ground floors, enable recycling - Improve hygiene and appearance of undercrofts
10	**Broadwater Character and Scale**	Façades of infill relates to rhythm and materials of facades above and the wayfinding colour of the block	- Reinforcing positive characteristics of existing buildings and aid wayfinding
1		Angle boundary between Community Centre and Lordship Recreation Ground	- Provide safer entrance to park - Improve view to Alexandra Palace and sense of safety
11	**Good Quality Homes**	New bright and welcoming communal entrances that address Freedom Road.	- Improve quality of ground floors, giving existing homes a park frontage entrance, activating Freedom Road
9		Addition of bike stores within undercroft.	- Upgrade existing buildings to contemporary standards - Encourage active travel and healthy lifestyles

Project overview

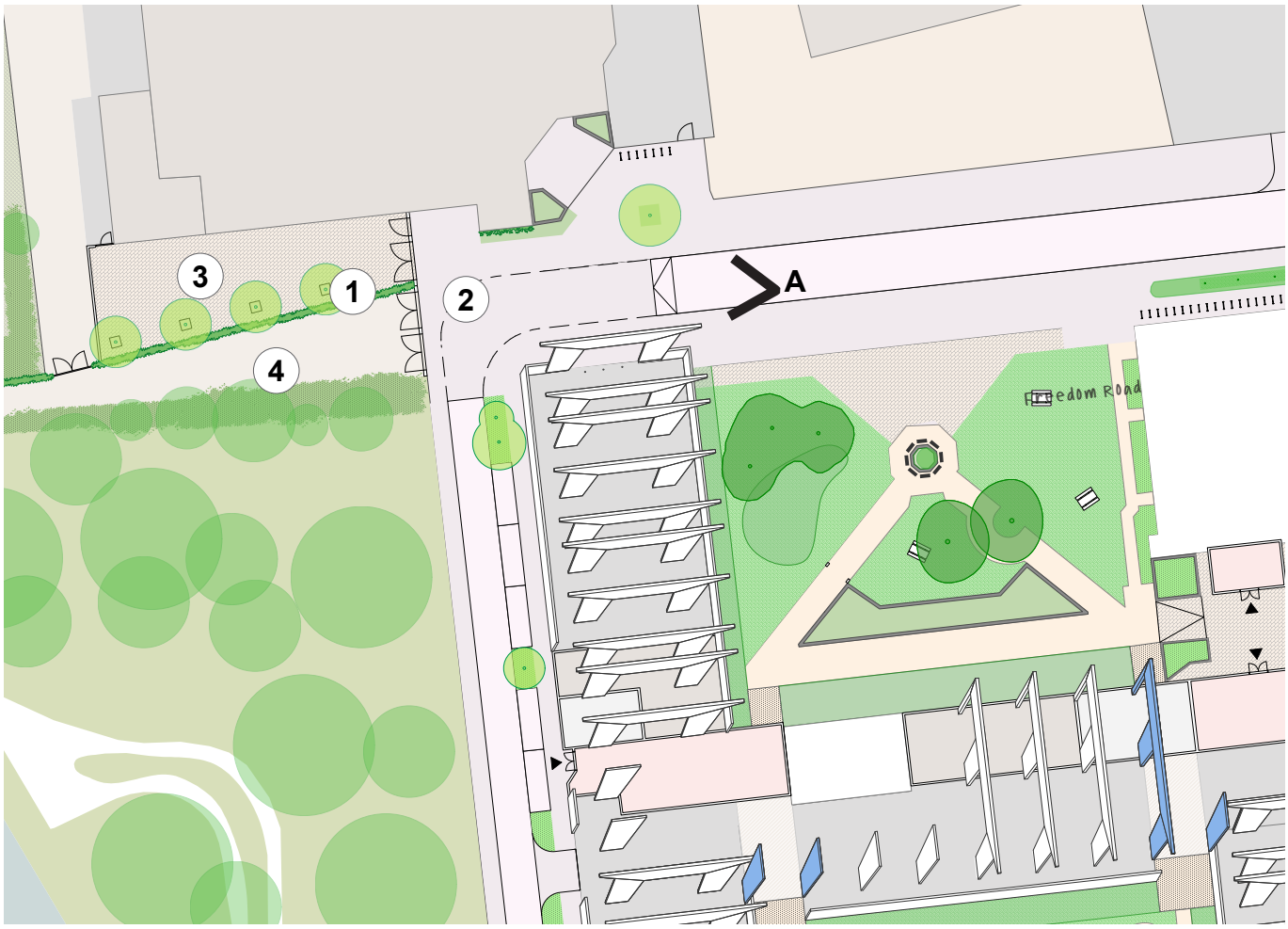


Key stakeholders:

- Broadwater Farm residents
- Broadwater Inclusive Learning Campus
- LBH Socio-economic team
- Harmony Gardens
- Football & Youth Clubs
- Friends of Lordship Rec



Public realm proposal



Landscape and ground floor plan

Key points:

1. Steel mesh wrap around building corner to allow climbing plants to grow and create a green corner visible all along Adams Road.
2. New signage and gate marking the entrance to Lordship Rec and the Community Centre.
3. New paved area in front of the cafe with new tree planting and hedge.
4. Extension of existing path into Lordship Rec to create a tapered entrance which draws people into the park, whilst providing vehicular service access.



New gate / sign to mark the entrance to Lordship Rec & the Community Centre - Exploratory Park, Brent Cross Town

Ground floor and wayfinding proposal



View A: from Adams Road towards park entrance with new signage to Community Centre



Climbing plants to create a green corner visible all along Adams Road



New street tree planting to mark the entrance to the building - Haggerston Station, Hackney



Stoneydown Park sign - What If Projects

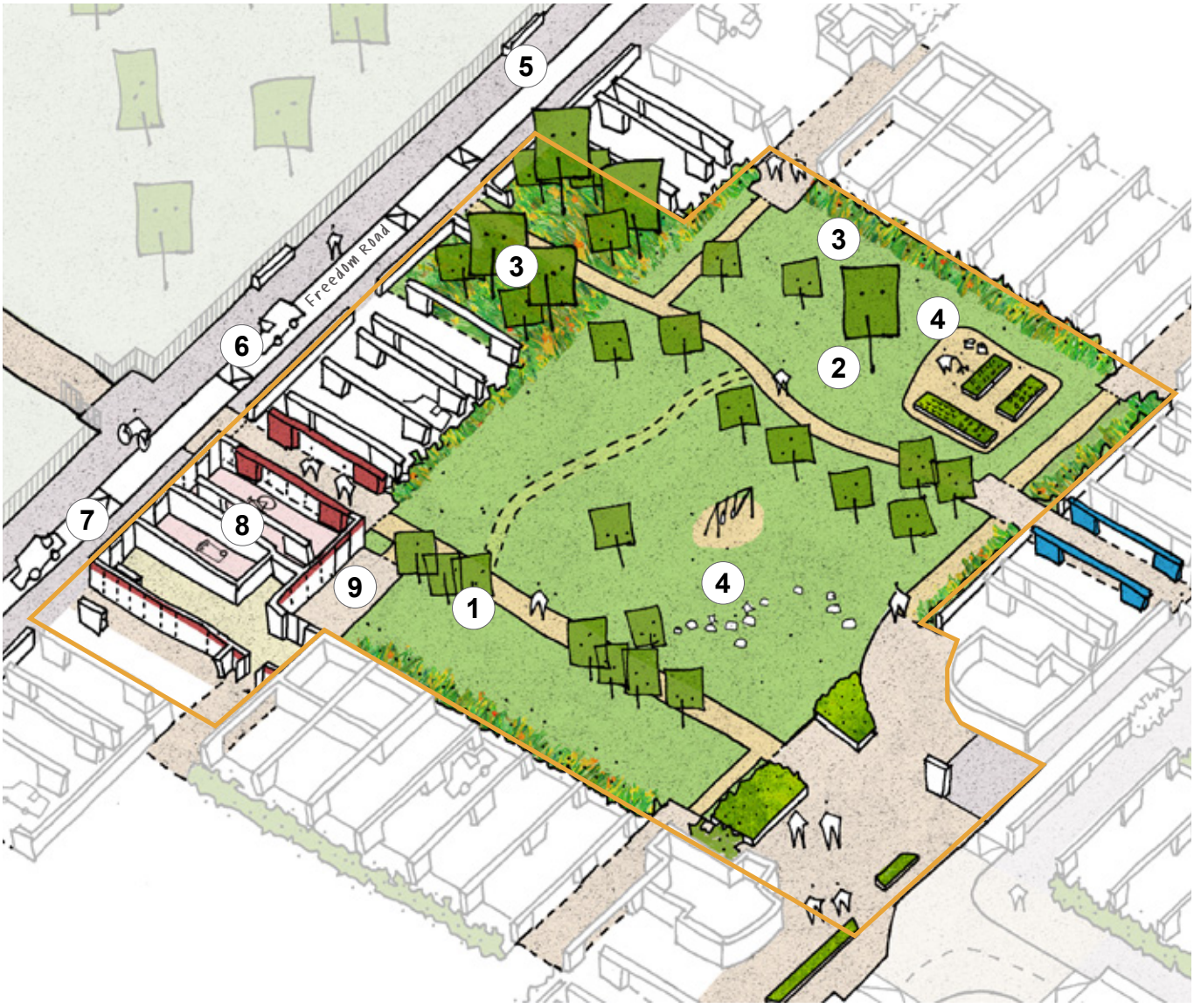
3. Willan Road Link to Lordship Rec

This project offers the opportunity to extend the improvements to Willan Road, delivered with the new homes across the Debden courtyard, through the undercroft, across Freedom Road and into Lordship Recreation Ground.

The large Debden courtyard has the potential to be an inclusive and inviting space with a variety of spaces and activities.

The quality of Lordship Rec can be drawn through into the Estate from this eastern edge.

Key	Principle	Action	Impact
1	**Welcoming and Inclusive Open Spaces**	Continue Willan Rd as a celebratory link to the park, remove dwarf walls to undercroft, improve lighting, add wayfinding and public art commission in Debden undercroft, materiality of surface to pedestrian routes continues through undercroft to highlight route	- Create safer and more welcoming entrance to Lordship Rec, making it more obvious and accessible for residents - Create fewer safer routes through the Estate - Incorporate public art in wayfinding
2		Existing mature trees retained and celebrated with new seating	- Improve the quality of the courtyard - Differentiate courtyard, diversify uses
3		Planting groups of mature new trees between blocks on Freedom Road, Introduce biodiverse planting and new trees in courtyard and along streets	- Highlight positive aspects of the neighbourhood, creates a stronger connection to the park and river valley character. - Create greener character and improve biodiversity
4		Improve play space including natural play and potentially providing space for food growing in courtyard	- Encourage the use of courtyards by diverse group of residents
5	**Safe and Healthy Streets**	Remove planters and chicanes on Freedom Road to enable a continuous pavement Add pedestrian crossing on Freedom Road	- Increase pedestrian safety, more people use active travel to get around, reducing car use - Key places are connected by active travel routes
6		Change parking layout and chicanes to create space for safe cycling	- Residents have good physical and mental health
7	**Ground Floors with Activity**	New bright and welcoming communal entrances that address Freedom Road.	- Improve quality of ground floors, giving existing homes a park frontage entrance, activating Freedom Road
8		Addition of bin stores improve hygiene and appearance of Estate	- Improve quality of ground floors, enable recycling
9	**Broadwater Character and Scale**	Qualities of park materials and planting are continued into the Estate.	- Reinforcing positive characteristics of existing Estate and aid wayfinding
7	**Good Quality Homes**	New bright and welcoming communal entrances that address Freedom Road.	- Improve quality of ground floors, giving existing homes a park frontage entrance, activating Freedom Road
8		Addition of bin and bike stores within undercroft.	- Upgrade existing buildings to contemporary standards, encourage active travel and healthy lifestyles



Key stakeholders:

- Broadwater Farm residents
- Friends of Lordship Rec
- Parks and maintenance teams



Public realm proposal



Landscape and ground floor plan

Key points:

1. New pedestrian route through existing undercrofts with improved lighting and floor / wall surface treatment, potentially incorporating public art commission.
2. New key pedestrian route through to Lordship Rec from Willan Road.
3. Native river valley trees and planting to establish a connection between Broadwater Farm and Lordship Rec.
4. Improvements to Freedom Road pavements, extension of the existing entrance to Lordship Rec to create a sociable edge with integrated seating.



Creating a sociable entrance to Lordship Rec with integrated seating - Peckham Rye, Peckham

Ground floor and wayfinding proposal



View A: New pedestrian route - view through new passage beneath Debden block to Lordship Rec



New formal play equipment to activate the courtyard landscape - Hatcham Gardens, Lewisham



Allotments for food growing opportunities.



Robust infill materials that tie with upper floor architectural language

4. Pilot Project: Martlesham, Rochford + Griffin Road

Martlesham and Rochford are both located at key positions at the entrances to the Estate from the east and south. These two blocks have been selected to be the pilot projects for the refurbishment of existing homes. This refurbishment includes work to the ground floor undercrofts, courtyards and surrounding streets.

Improvements to the two generous south facing courtyards, including addtional play spaces, biodiverse planting and spaces for reflection. Improvements to the street facade onto Adams and Griffin Road, with new entrances and facilities for bins and bikes.

Key	Principle	Action	Impact
1	**Welcoming and Inclusive Open Spaces**	Low evergreen vegetation is removed, with new soft landscape of native of low maintenance wildflower/grasses.	- Create safer and more welcoming spaces - Increased biodiversity - Public realm is high quality, inclusive and attractive
2		Existing mature trees canopies lifted and new clusters of tree planting added	- Open up views and improve sense of safety - New trees extend green network
3		New play provision	- Adapt existing spaces to meet current policy standards
4		Planting/growing project, new lighting to rear of Rochford	- Improved sense of safety behind Rochford
5	**Safe and Healthy Streets**	Re-locate undercroft vehicular entrances to ensure continuous pavement along Adams Road and Griffin Road.	- Create safe pavements
6		Re-align parking alternating with trees along Adams and Griffin Road.	- Create safe pavements
7	**Ground Floors with Activity**	Sunken section of car park to south of Rochford to have restricted access, decorative infill panels between columns and secure entrance gate with fobbed access	- Improve sens eof security
8		Improvements to undercrofts provide welcoming communal entrances to existing homes.	- Improve quality of ground floors
9		Addition of bin stores improve hygiene and appearance of estate.	- Improve quality of ground floors, enable recycling
10	**Broadwater Character and Scale**	Façades of infill relates to rhythm and materials of facades above and the wayfinding colour of the block.	- Reinforcing positive characteristics of existing buildings and aid wayfinding
11	**Good Quality Homes**	New bright and welcoming communal entrances on Adams and Griffin Road.	- Improve quality of existing housing
9		Addition of bike stores for existing residents encourages healthy lifestyles.	- Upgrade existing buildings to contemporary standards, encourage active travel and healthy lifestyles

Project overview



Key stakeholders:

- Broadwater Farm residents
- Parks and maintenance teams
- Harmony Gardens ‘orchard project’



Martlesham: Public realm proposal



Landscape and ground floor plan

Key points:

1. Improve the entrance to the Estate on Adams Road providing a raised table to slow traffic and create a pedestrian friendly environment.
2. Re-align parking on Griffin Road to ensure continuous pavement and add greenery with new trees and planting.
3. Add native, low maintenance wildflower/ grasses to courtyards and increase play provision.



Re-defined courtyard play spaces to be more inclusive and imaginative - - Barking town centre, London

Ground floor and wayfinding proposal



View A: Internal view of refurbished Martlesham lobby with new soffit and access to bins and bikes



Improved paths creating an inclusive environment with wide pavements, lighting and seating areas - Boulogne Billancourt, Paris



Integrated parking with trees and planting to reduce car-domination along streets - Portland



Open plan lobby with views through and natural sunlight - deFlat, Amsterdam

Rochford: Public realm proposal



Landscape and ground floor plan

Key points:

1. Existing low evergreen vegetation is removed and tree canopies lifted to open up views and sight lines across the courtyard.
2. Improved sense of safety behind Rochford with new planting/growing project, new lighting and secure parking wing.
3. Paths through courtyards well connected with new entrance lobbies and materiality extends into undercroft to define pedestrian priority areas.



Improve green space to the East of Rochford e.g. orchard or community allotments - Samford House, WIP

Ground floor and wayfinding proposal



View A; of a remodelled main Rochford entrance with secured car park behind.



Potential to introduce amenities in the courtyards such as picnic areas - Mittparken, Stockholm



Low planting to re-define the edge of the undercroft with a softer character - Trapèze, Boulogne-Billancourt



Improve lighting and signage of undercroft parking - Saint Roch, Montpellier

3.3 Future Projects

Future projects have also been identified across the Estate. These are crucial to the successful realisation of the UDF but as part of a phased delivery strategy can be delivered later than the priority projects identified in the last section of this document.

These projects include the two remaining opportunity sites, it is envisaged that these will be brought forward to deliver new housing in the future, although the Brookside Close site is challenging in terms of dimension and access arrangements.

5. Estate Entrance on Willan Road
6. Stapleford Courtyard and Terrace Lanes
7. Ecological Link into Lordship Rec
8. Croydon Courtyard + Freedom Road
9. Adams Road Playground, Opportunity Centre + Kenley
10. Lympne Courtyard + Gloucester Road
11. Brookside green-blue link
12. Broadwater Lodge Site



Location plan for Bank of Projects


11
GRANT CLOSE
El Sub Sta
MOUNT PLEASANT
9
10
6
5
El Sub Sta
MARDEN ROAD
7
THE AVENUE
HIGHAM ROAD
12

5. Estate Entrance on Willan Road

This is a key approach into the estate from the south and is currently a large area of open space that is underused, difficult to access due to level changes and bounded by evergreen hedging.

There is the potential to create a welcoming park space with a new welcoming Estate map designed in collaboration with residents to relate to local sense of place and destinations.

The bus route means this is a busy road and currently pavements are set back behind evergreen planting, safe pavements should run to both edges of the street and planting should encourage biodiversity and SuDs.



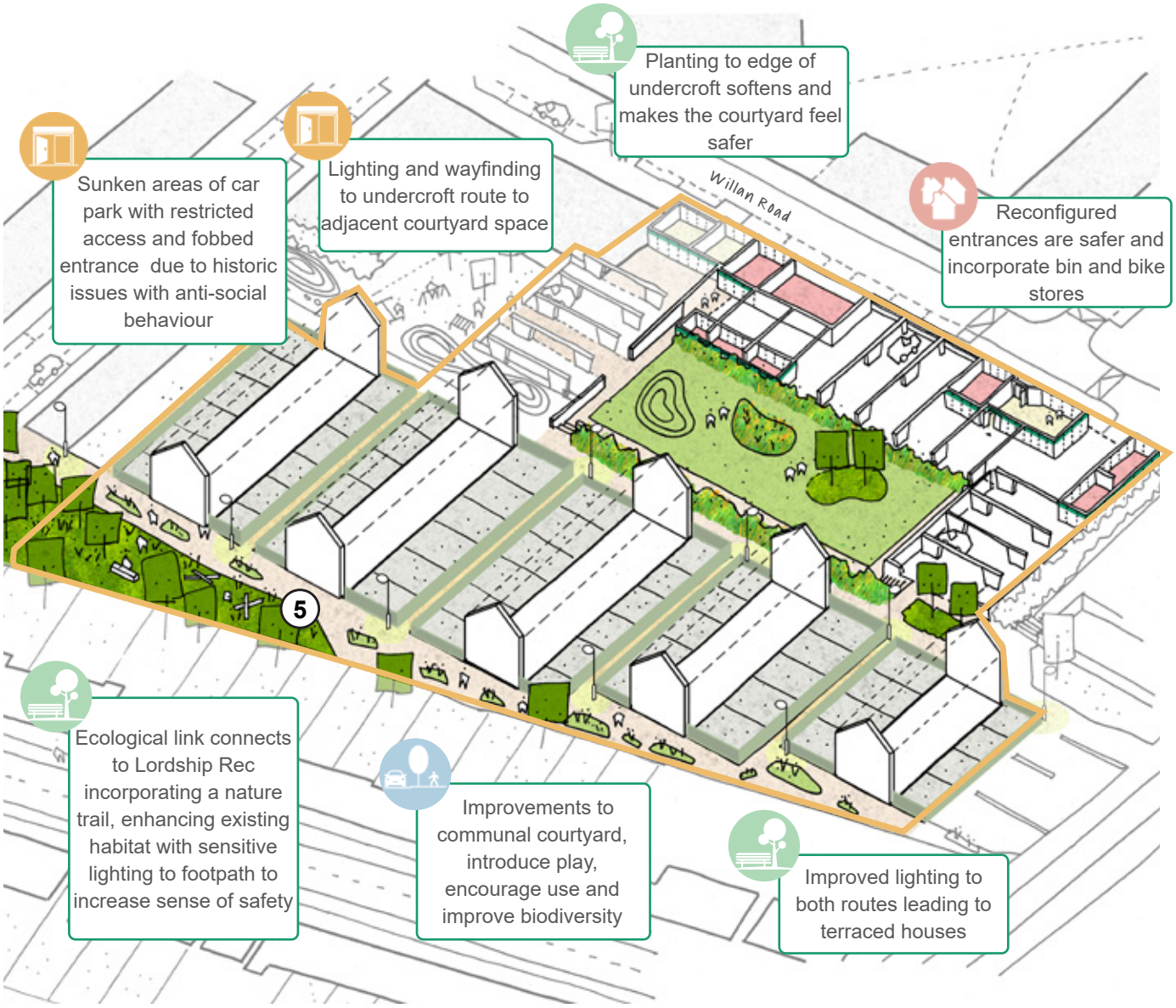
Illustrative axo sketch of key project interventions

6. Stapleford Courtyard + Terrace Lanes

Stapleford courtyard benefits from a very sunny aspect however is not overlooked and is simple amenity grass with no seating, play or planting, it lacks a lack of trees or features currently limits use.

This southern sections of undercroft car park is sunken into the site due to the level change in this area, this has lead to anti-social behavoiur and therefore the strategy should be to restrict access to these area, making the parking secure and requiring a fob for access.

The pedestrian routes for accessing the terraced houses should have improved signage and lighting. The southern route forms part of the ecological corridor nature trail linking to Lordship Rec and should incorporate planting for biodiversity and habitat creation.



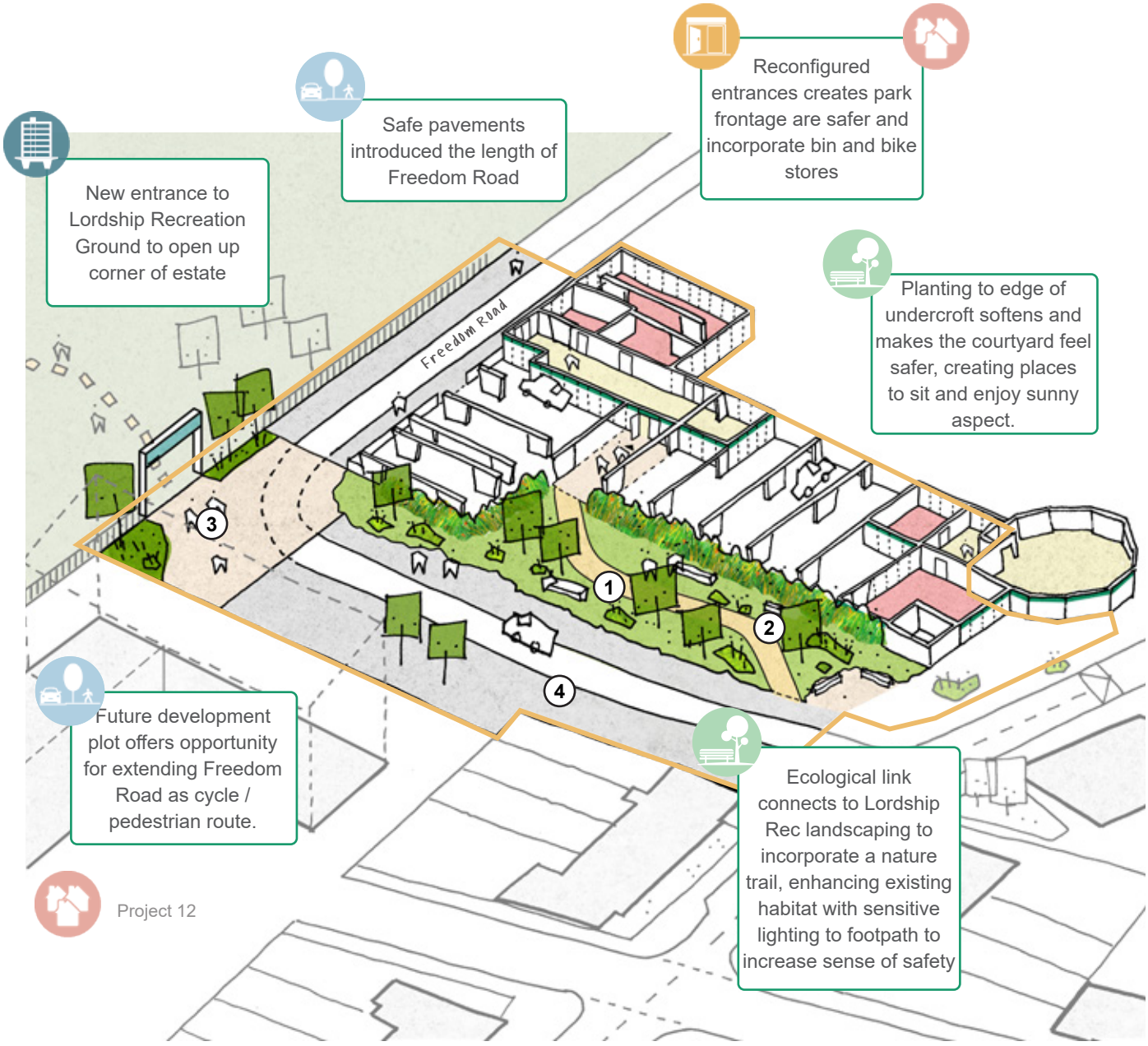
Illustrative axo sketch of key project interventions

7. Ecological Link into Lordship Recreation Ground

The southern edge of the Estate is a potential location for a new entrance into Lordship Recreations Ground. This can become an important ecological corridor too, with the sunny south facing landscape area being planted with native species and new trees to encourage biodiversity.

In the future the Broadwater Lodge site can be redeveloped and residential front doors can front onto the street. Freedom road can be extended through to connect directly to Higham road for bicycles and pedestrians, linking the Estate into the surrounding street network, making the community facilities on Adams Road more accessible for all.

Improvements to the undercroft can provide secondary enrtances to Croydon with park frontage, incorporating bike storage and bin stores and bringing activity to Freedom Road.



Illustrative axo sketch of key project interventions

8. Croydon Courtyard + Freedom Road

This courtyard has a successful play area and primary entrance to Croydon but would benefit from a more positive relationship to Freedom Road and Lordship Rec.

The temporary area of hardstanding should be reclaimed from parking to provide communal landscaped space.

Freedom Road to be reconfigured to make space for pedestrians and crossing points to access the park.

The character of Lordship Rec can be drawn into the courtyard with tree planting in the space between the blocks framing the route to the park.



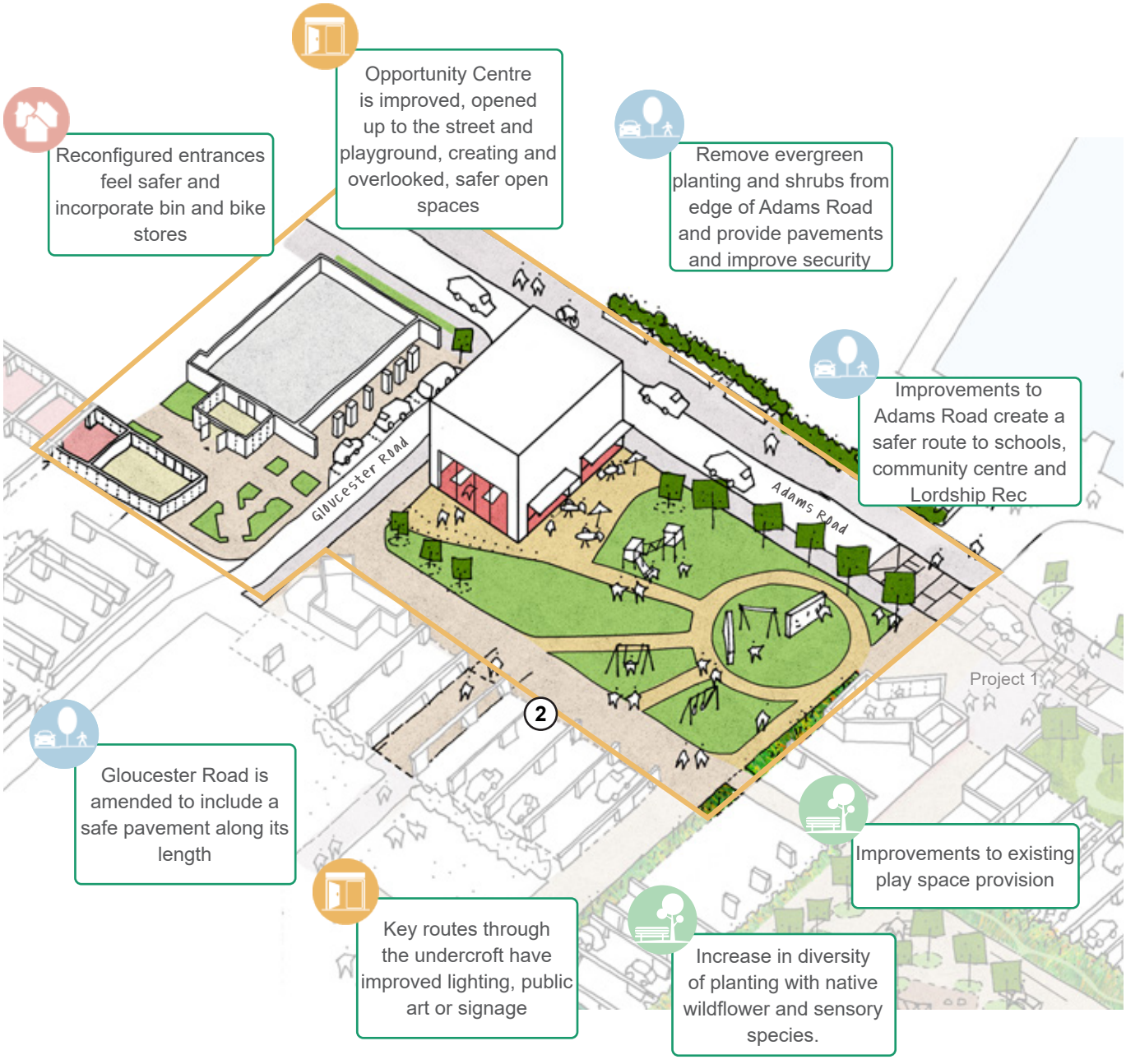
Illustrative axo sketch of key project interventions

9. Adams Road Playground, Opportunity Centre + Kenley

There is already a successful playground but investment could improve the quality of the street and provide a better connection with the schools opposite.

The Opportunity Centre hosts community groups and businesses but is run down and has a poor connection with the surrounding streets and play space. Cultural activity, public art, knowledge and skill exchange and enterprise can all play a role in the transformation of the Estate, the Opportunity Centre could be at the centre of community led initiatives.

A new entrance to Kenley tower could create an improved street address for this local landmark and more space for pedestrian along Gloucester Road that currently doesn't include safe pavements.



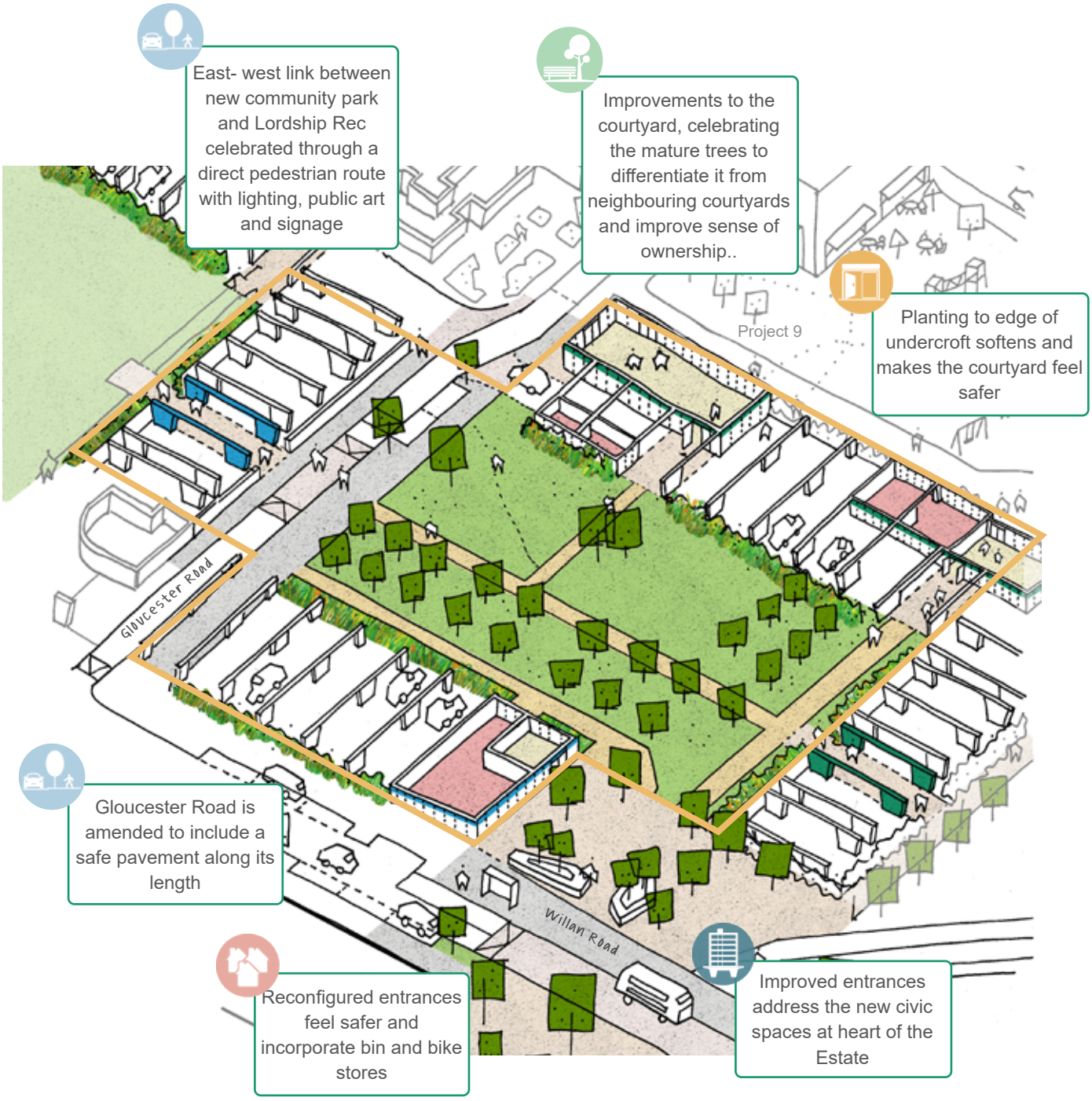
Illustrative axo sketch of key project interventions

10. Lympne Courtyard + Gloucester Road

Gloucester Road parking removed to provide a pavement to one side, this route it compromised by the Hawkinge block that spans the road and the staircase location.

The courtyard between Lympne and Hawkinge host some large, mature trees but lacks places to sit and spend time. There is the potential to provide a pedestrian east-west link from the new community park to the Lordship Rec by highlighting a route through the undercroft of Hawkinge.

Improved communal entrance, bin and bike stores in Lympne and Hawkinge activate the civic space and the playground courtyard.



Illustrative axo sketch of key project interventions

11. Brookside Green-Blue Link

The Moselle river runs in a culvert under the Brookside cycle link to Lordship Lane. There is an opportunity to daylight the river along this link fulfilling the wider policy aspirations to naturalise the Moselle.

This is a key connection from the Estate to the north to access local amenities and most importantly buses. Public realm improvements should include lighting to create a safer atmosphere and improved signage from Lordship Lane.

At the northern end of the route there is an opportunity for new homes where the site widens. The proposals for this project should be further developed, in line with the Opportunity Areas brief document.



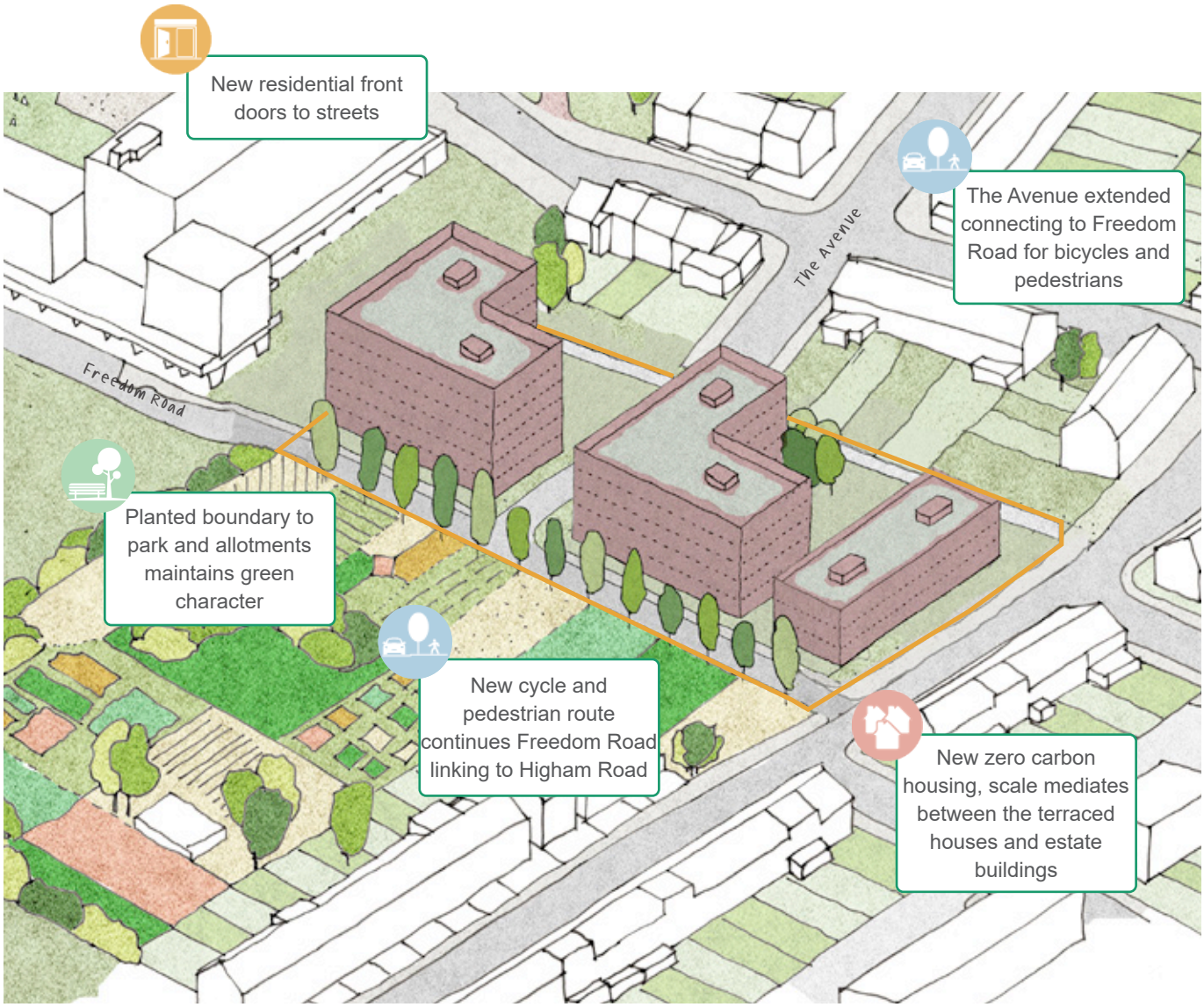
Illustrative axo sketch of key project interventions

12. Broadwater Lodge Site

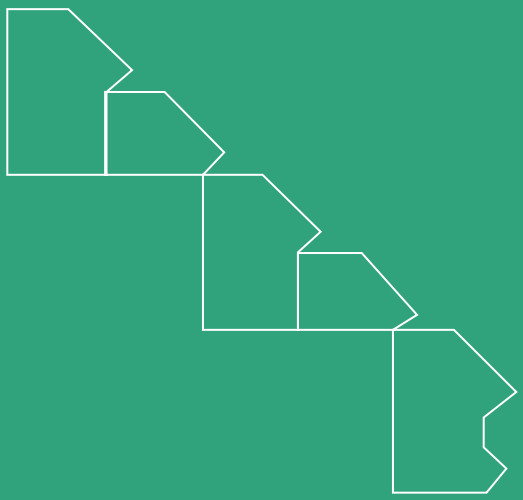
Create a new entrance to the estate, a gateway that establishes a clear north-south link between Freedom and Higham Road that prioritises pedestrians.

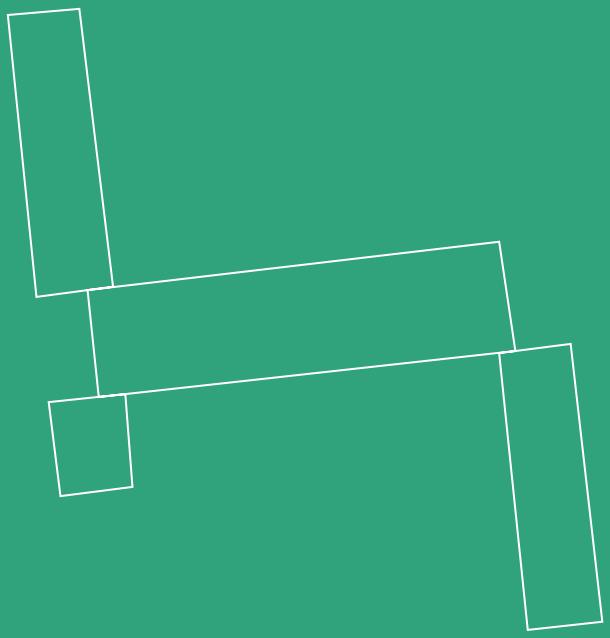
Proposals should consider an east-west link that acts as a continuation of The Avenue creating fine grain connections. New routes should be activated by front doors at ground level with the southern edge creating a articulated frontage to reflect surrounding terraced housing.

Building massing responds to the estate datum and decreases in height to the south, to compliment the neighbouring houses on Higham Road. These proposals should be further developed, see Appendix X for outline brief.

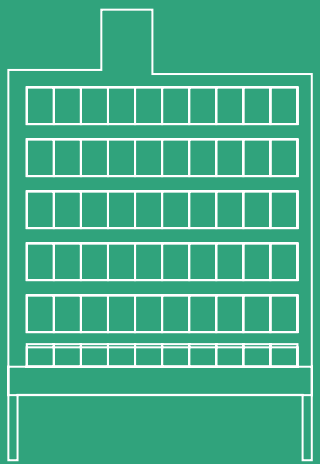


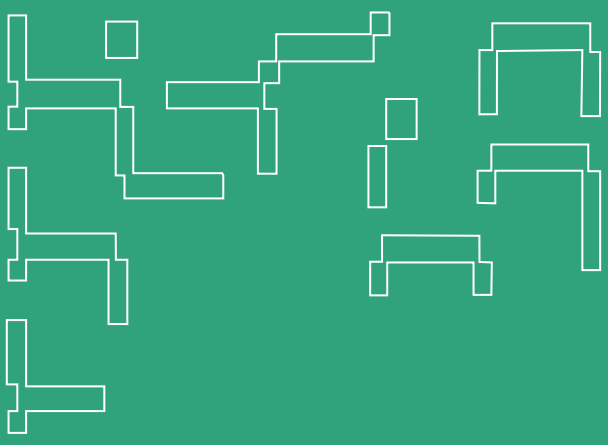
Illustrative axo sketch of key project interventions











4. LEGACY

The Urban Design Framework provides an opportunity to think about the character of Broadwater Farm and the type of place it can become, positive change can be achieved through the delivery of physical projects; improving housing, public realm and sense of security, encouraging active travel and enabling more positive activities.

The UDF is also an opportunity to think about how people interact with and on the Estate, the sense of ownership local people feel and the perceptions and quality of experience people have in the neighbourhood. Encouraging a local sense of ownership will help to embed the physical interventions proposed within the UDF and enable this investment to support better economic, social, and health outcomes for residents.

4.1 Sustainability

Strategy for a Sustainable Neighbourhood

The Urban Design Framework identifies multiple opportunities to improve Broadwater Farm's overall environmental performance. In line with Haringey's ambitious sustainability strategies the aim is to build on the strong sense of community at Broadwater Farm, investing to make a healthy and safe place to live where people are employed locally and jobs, schools, leisure, care and shops, are all within a fifteen minutes' walk.

New homes are modern and well-insulated relying on passive measures to keep fuel bills down. Energy is low carbon, and the estate is part of a wider district heating network. Improved streets and public realm make it easier and safer to walk, cycle and use public transport, whilst electric carpools offer a sustainable alternative to owning a car. The reduction in traffic and de-carbonised energy will improve the air quality and reduce noise, something that is especially important along Adams Rd, for the Willow School and Broadwater Children's Centre. New trees and planting, community allotments and inclusive open spaces with safe connections to Lordship Rec not only improve ecology and biodiversity but the quality of life and health of all residents on Broadwater.

Here a holistic approach to sustainability has been structured into three pillars which should be used to review any proposals: Local Economy, Health & Wellbeing and Environment. These relate back to the deisgn principles and are closely intertwined; only when considering all at once can a truly sustainable project be achieved.

1. Local Economy

Promote economic growth without negatively impacting social, environmental, and cultural aspects of the community. There is potential to introduce initiatives and spaces on the Estate to improve residents' access to job opportunities. Enhance locals' skills, such as digital skills, to enhance people's confidence, life opportunities and business profitability. The unprecedented Covid-19 pandemic has highlighted opportunities for local initiatives to create a strong, circular, and sustainable economy promoting local jobs and services.

Opportunties identified in the UDF include:

- Reprovision of affordable workspaces
- Reprovision of the Wellbeing Hub and community space
- Encourage social value initiatives from contractors through the tender process

2. Health and Wellbeing

Prioritise safety, well-being and create opportunities for healthy lifestyle choices whilst responding to local needs. A combination of design and social and cultural amenities to create spaces for resident-led initiatives to be instigated and to evolve. Build new and refurbish existing homes, to improve residents' quality of life, reduce overcrowding and tackle the housing shortage.

Opportunties identified in the UDF include:

- Improve housing conditions through refurbishment and new homes
- Promote the use of active modes of travel through street improvements and provision of cycle storage
- Reduce the cost of heating homes for residents of refurbished and new homes

- Reprovision of the Wellbeing Hub
- Increase the number of family homes in response to housing need

3. Environmental Sustainability

Introduce sustainable design solutions in buildings and outdoor spaces and encouraging active travel, reduced water consumption, improved waste management and a greener public realm with more biodiversity.

Technical considerations such as the energy strategy, embodied carbon, waste and water management, noise & pollution, etc play an important role together with SuDS (Sustainable Drainage Systems) planting & greening, ecology, and habitat creation. Future proofing the neighbourhood against the impact of climate change.

Opportunties identified in the UDF include:

- Reduce emissions from the construction and operation of new and existing buildings
- Decarbonising the energy centre either by connecting to the Energy from Waste DEN or local Air Source Heat Pumps
- Promoting waste reduction and recycling, particularly through the introduction of refuse spaces in the undercroft spaces
- Improving climate resilience through introducing SuDS and mitigating the effects of hotter weather in new building designs and refurbishments
- Promoting wildlife, through adding greenery and improving biodiversity

BREEAM

BREEAM Communities has been adopted to provides a rigorous and auditable strategy assessed on a site-wide basis, considering both existing (refurbishment) and new buildings. It is considered appropriate for the complexity of Broadwater Farm allowing flexibility for phasing. The aim to achive BREEAM excellent certification at Broadwater will set the precedent for other regeneration schemes in the capital.

BREEAM Communities focuses on the consultation and engagement processes ensuring feedback informs the design. Engagement processes represents many of the assessment credits, all of which are mandatory.

Energy

Existing homes at Broadwater Farm are heated by a recently installed local district heating system served by a Energy Centre run with gas fired boilers. In line with current policies the new buildings will be connected to the same district heating system. To reduce carbon emissions there is a future plan to connect the whole of Broadwater Farm to a wider district heating network powered by the planned Energy from Waste Plant (EfW) in Enfield. The plant is expected to be operational in 2032 but no decision has yet been taken (decision expected 2022).

To optimise the site layout, improve the public realm, cut carbon emissions and improve air quality the existing energy centre is to be relocated within the ground floor of the new buildings. Relocating the Energy Centre offers the opportunity to successfully integrate this key piece of infrastructure into a building and minimise its negative impact on the public realm as well as improve the overall energy performance of all of Broadwater Farm.

4.2 Delivery

Phasing

The Estate Improvement Plan has already been delivered in part, with the rehousing programme from Tangmere and Northolt, and the new district energy network having been completed.

Following the successful ballot on the designs of the reprovided and new homes, the planning application for 294 homes on the Moselle, Tangmere, Northolt, Enterprise and Health centre sites is being submitted in March 2022. Indicative phasing for the delivery of the new homes is set out in the diagrams below. The first phase of approximaetly 200 reprovided homes are to delivered on the Moselle school and Tangmere sites.

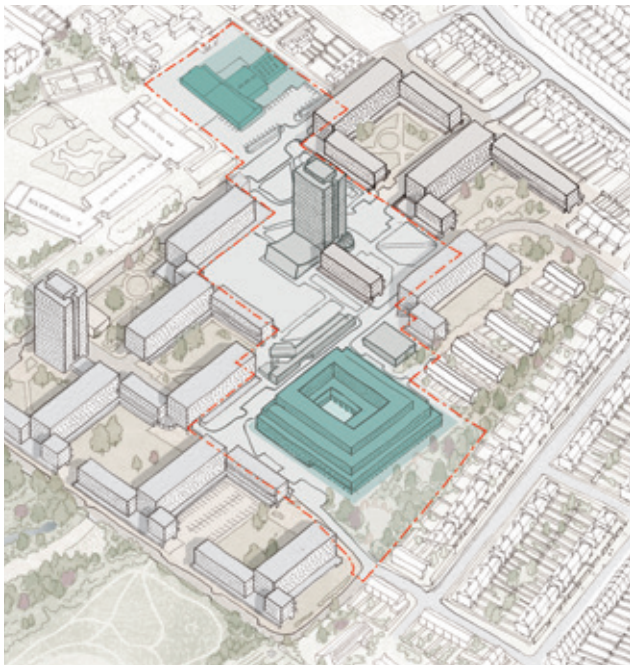
The designs for the refurbishment pilot project for the first two blocks, Martlesham and Rochford, are due to be submitted for planning before the end of 2022. The work on these blocks is programmed to take place in 2023.

The timescale for delivering the bank of projects is yet to be established but this document highlights the projects in order of priority and following appropriate community engagement to review the startegy, could be phased as described.

Design briefs including the urban principles have been prepared for the delivery of homes on the Brookside and Broadwater Lodge sites but it is not known when these sites will come forward for development or how the projects will be delivered.

New Homes Phasing

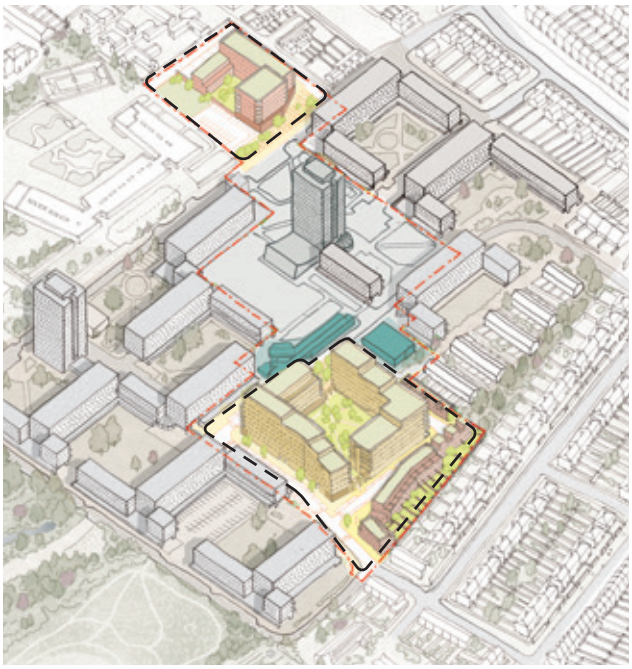
PHASE 1A



2021-2022

Moselle and Tangmere demolition and site preparation.

PHASE 1B



2023 - 2026

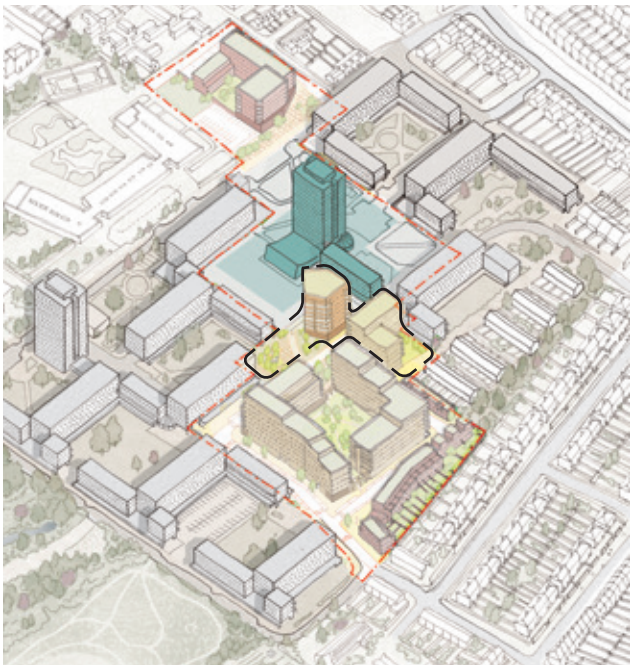
Moselle and Tangmere construction delivering new homes, Enterprise spaces and Wellbeing Hub. Demolition of Health Centre and Enterprise Centre on completion.

Funding

In the face of limited Council resources, funding for the delivery of the UDF will need to be sought from a variety of sources. This may involve investment from Community Infrastructure Levy (CIL), Section 106 and the Greater London Authority. It will also be necessary to target a range of external funding opportunities such as; central government funds, cultural grants, public realm funding, biodiversity and community funding. Currently (spring 2022) the Levelling Up Fund is supporting investment in active travel and cultural infrastructure, both of which relate to the aims of this document.

The bank of projects align with the GLA Missions to be delivered by 2025 including 'A new deal for young people', 'Helping Londoners into Good Work' and 'A green new deal'. Future funding streams may emerge, and the existence of the UDF will enable the Council to act quickly to secure funding.

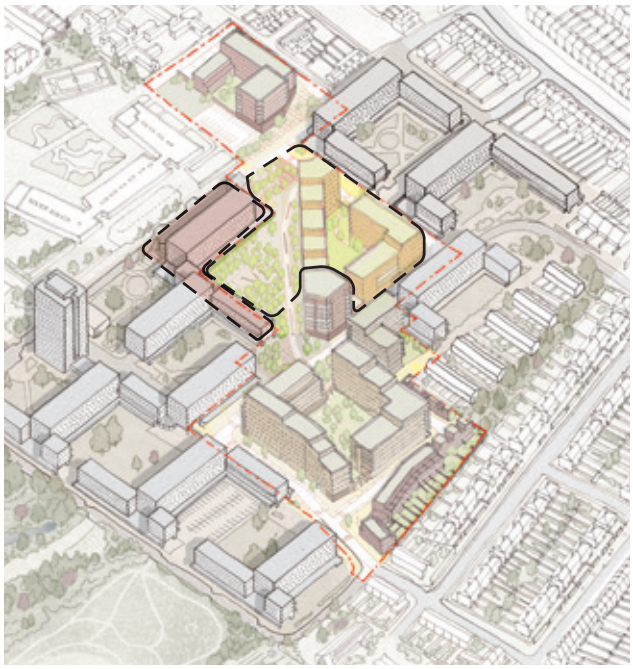
PHASE 1C & 1D



2024 - 2026

Construction of Health Centre site and Northolt stage 1, delivering new homes, Enterprise spaces and replacement Energy Centre. Demolition of Northolt, Stapleford north wing and Energy Centre.

PHASE 2



2025 - 2028

Construction of Northolt stage 2, delivering new homes and Enterprise spaces. Delivery of bank of project number 1 and opening of new Community Park.

4.3 Community Legacy

An increasing number of public space improvement projects are managed by community groups. People's expectations of their local open spaces are changing following the pandemic and there is the potential to involve community groups more actively in the management of the open spaces on the Estate. Local groups can bring insight, passion and commitment to projects, they could be key to diversifying the public realm and instigating activities in the courtyards at Broadwater Farm. This can improve the sense of ownership and community and offer training opportunities. Harmony Gardens, located at the Community Centre are a local example of a successful community food growing group.

On-going Engagement

One function of the UDF has been to build consensus towards a vision and plan for the future of the Estate. Through a detailed engagement process the project team brought together residents and stakeholders to establish a vision and set our priorities. Delivering projects on the Estate successfully will rely on continuing this success and building on processes and groups already established. Working towards a collective vision requires a broad range of people to get involved together to take ownerships for the ongoing delivery, maintenance, programming and legacy of the initiatives.

To support community management and stewardship in the longer term, there are a broad range of local stakeholders and groups who can collaborate with the council in delivering the bank of projects. The schools, community groups, including the Community Design Group and Youth Group established as part of this work, Harmony Gardens and the Football teams, all have the potential to contribute to the organisation, delivery and long term running of these initiative.The case studies opposite demonstrate some sucessful examples of community capacity building.

This is just the start and it's important that opportunities to engage as diverse a network of local residents and stakeholders as possible is achieved. Future engagement processes must be used to test and evaluate the UDF which should continue to adapt. Potential actions are not limited to just those listed here, further ideas that support the objectives are welcomed.



Local volunteers at Harmony Gardens, Lordship Recreation Ground



Wheely Tots in Lordship Recreation Ground



Lost Blocks Collective, Broadwater Farm Estate

Examples of Successful Community Capacity Building

Every One Every Day

Supports ‘hands on’ projects that people have been creating over the last few years in their own neighbourhoods in Barking and Dagenham. Projects include: • Sharing skills, spaces and resources. • Families working and playing more together. • Batch cooking and community meals. • Food growing and tree planting. • Trading, making and repairing. Every One Every Day is going to be active for at least 5 years and hopefully longer, and hope to support residents to develop more



Every one Every Day, Dagenham, https://www.weareeveryone.org/

Co-lab Dudley

Co Lab is a social lab based on Dudley high street with the aim to create a kinder, more creative and more socially connected high street. The idea was to try different social experiments that encourage community activism and participation to build a greater sense of belonging . The Co Lab is based in a vacant shop and acts as a physical location for local people to come together and engage in different projects. Activities have included Trade Schools, Crafternoons, Make Fest, Do Fest and Edible Dudley.



Co-Lab Dudley https://dudleyhighstreet.uk/colab-dudley/

Lost Blocks Collective, Broadwater Farm

A group of young people who have grown up on Broadwater Farm Estate, who’s vision is to celebrate diverse experiences and stories of local residents. They have started producing audiovisual records to share these stories and launched a competition in early 2022 for creatives who live/work or study locally, to submit responses on the topic of ‘The Past, Present and Future of Broadwater Farm Estate’. All submissions will be celebrated in an immersive audio-visual exhibition that will continue the artistic legacy on the Estate.



Social Media account of Lost Block Collectives, Broadwater Farm youth initiative

On-Going Community Involvement

The public realm, wayfinding and public art improvements that form part of the Urban Design Framework offer excellent opportunities to continue and encourage further resident engagment and enable residents to influence the way in which elements are designed and implemented.

Wayfinding actions

- A public call out to inform the naming of estate courtyards and new streets, encouraging engagement and strengthen local sense of ownership.
- A signage project developed in collaboration with residents that addresses places of interest, people and stories from the Estate.
- Public art commissions for a series of permanent sculptures across the estate courtyards developed in response to the context of Broadwater Farm. In a playful way the sculptures can support the way finding strategy across the Estate.



Broadwater Farm, Making Space for Girls Workshop

- Develop art commissions for the remodelled ground floor lobbies to create a distinct sense of identity for each housing block, this could be new gable murals or mosaics in entrance lobbies.
- Introduce wayfinding signage to green routes, including local destinations and distances to places of interest to support active travel.
- Commission a new Broadwater Farm Estate map to include new homes, courtyards and places of interest.
-

Communal Infrastructure Actions

These would give space and a physical presence to projects that change the narrative about and the experience of living and growing up on Broadwater Farm Estate.

Social value contributions from contractors could be directed towards these projects and could be coupled with further match funding from the GLA. Projects align with GLA Missions such as ‘A new deal for young people’, ‘Helping Londoners into Good Work’, ‘A green new deal’.

Opportunities for skill building and education could include:

- Create a presence and dedicated space for youth community group Lost Block Collective who originate from the Broadwater Farm Estate and deliver community skill building and creative programmes for young people.

- Support the existing Broadwater Farm Estate bike project and create a dedicated bike workshop in one of the undercrofts and provide the necessary revenue to run the programme and space in the long term.
- Create the Broadwater Farm Estate art room for Amateur Artists and Creative Practitioners of all ages. Potential to liaise with Burney Grants Centre, ICA (reference: exhibition Broadwater Farm revisited, https://www.ica.art/learning/broadwater-farm-revisited) and other institutions that have shown work from or about the Broadwater Farm Estate.
- Commission artist in residence to produce site specific art interventions for the Broadwater Farm Estate in collaboration with residents.
- Create Broadwater Farm Workshop to support local skill building. Provide revenue to fund the long term management and running of a skill building programme.
- Create Broadwater Farm Open Library as a space with computer and internet access and as a place where young people can come to do their homework.
- Support the formation of an estate wide community led gardening group that provides long term stewardship and governance of the public realm and courtyards of the estate.
- Support the set-up of a Broadwater Farm food growing project and provide capital and revenue to manage the garden including a dedicated garden co-ordinator. Harmony Gardens are a potential local partner organisation.

Tensta Konsthall, Stockholm, Sweden
A public-funded art venue, developed a long-term residency programme in the context of Tensta post-war housing estate in Stockholm, a neighbourhood with high demographic and ethnic mix. The programme aims to develop understandings of the demographic shifts in the neighbourhood and helps to modify social policy to support community activity there. It also attracted a long list of international practitioners to explore its complexities and imagine potential futures.



4.4 Management

Management of Public Realm

Public realm on the estate is currently managed and maintained by Homes for Haringey, an Arms-Length Management Organisation (ALMO) who manage housing services on behalf of the Council. These are as follows (with any anticipated changes noted):

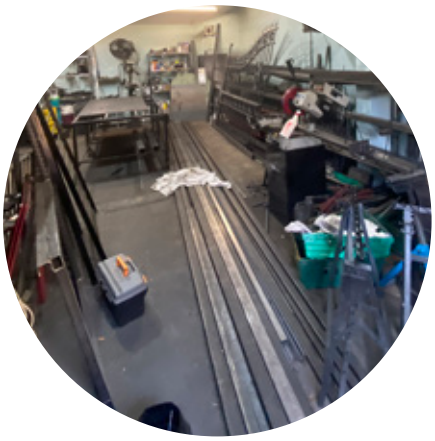
- Parks and green spaces on the estate are currently maintained by the Council's Parks Service under a service level agreement (SLA). There are no anticipated changes to this arrangement in the future.
- Parking is currently managed by Homes for Haringey via an externally provided contract. Discussions are underway which may lead to a change in the way this service is delivered, although housing services will remain involved in service delivery to ensure it is aligned to the needs of residents.
- Maintenance of the roads, pavements, parking, and under-croft areas are currently split between Homes for Haringey and the Council's Highways service, based on whether the land is housing land or public highway. There are no proposed changes to this arrangement in the future.
- Street sweeping, litter picking and refuse removal is currently undertaken by the Council, who outsource this work to Veolia. There are no anticipated changes to this arrangement in the future.



Detailed review of proposal undertaken with local police officers and design out crime team



Estate walk around with maintenance and concierge teams



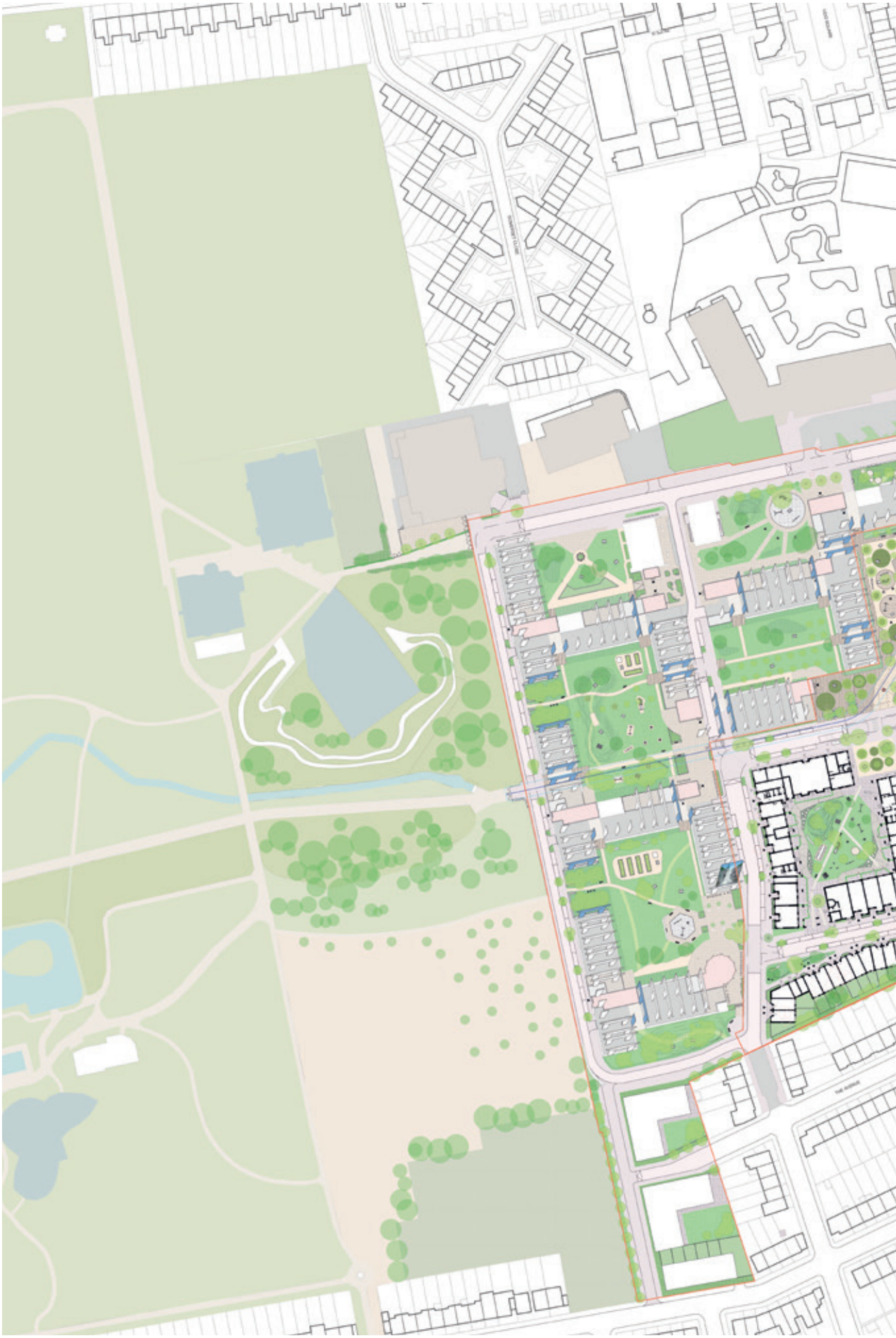
Visit to local welding business to discuss strategy for future non-resi uses based on the Estate

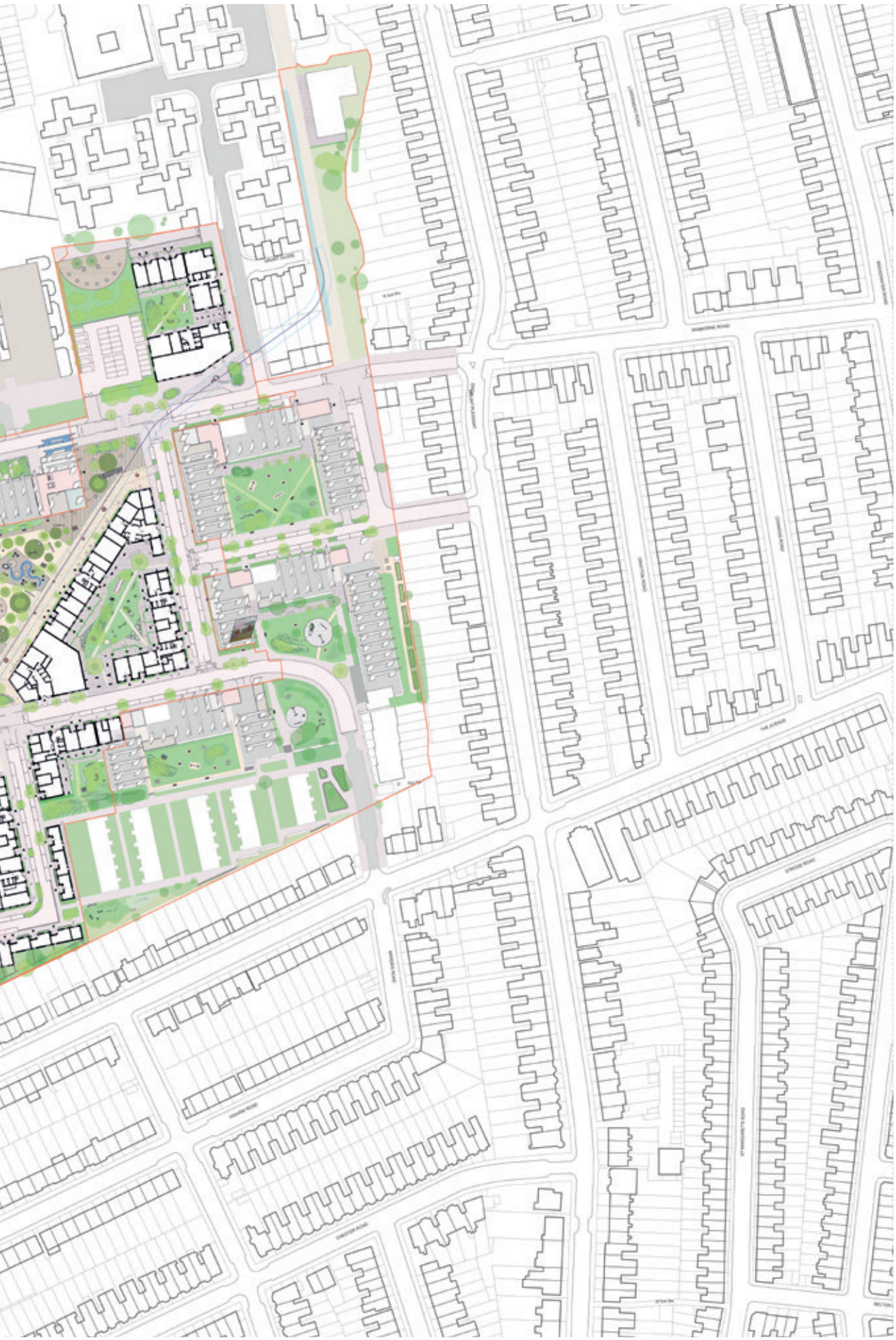
Management of Buildings

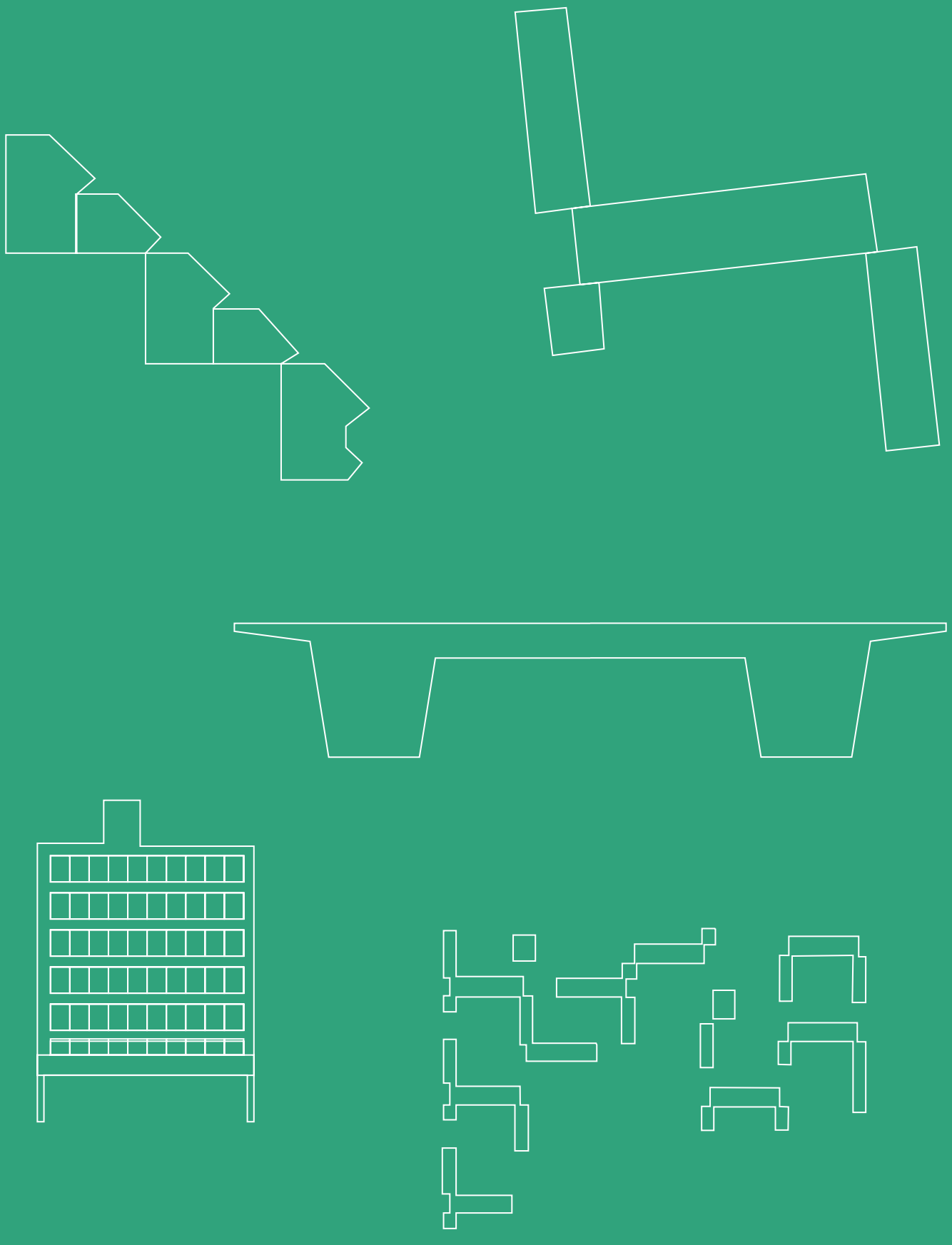
The management agreement with Homes for Haringey has recently been brought to end and all existing housing services will be taken back into the direct control of the council from June 1st 2022. Despite this change to the overall organisational management of housing in Haringey, it is not anticipated that local arrangements will change significantly.

All services listed above are currently overseen locally by a Neighbourhood Manager who works within the Estates and Neighbourhood function of Homes for Haringey. This function will continue to exist when the ALMO transfers management to the council.

The long term management and maintenance arrangements for the public areas of the estate will require review in parallel to the delivery to new homes, refurbishment and delivery of the bank of projects, ensuring any enhancements to the public realm can be effectively serviced and maintained once delivered.







Karakusevic Carson Architects