Feedback Summary

Broadwater Farm Estate

Section 105 Consultation

February - March 2021

Haringey

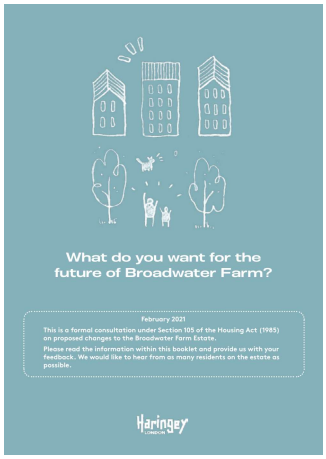
Karakusevic Carson Architects

Introduction

The Section 105 Consultation was held over a 5 week period in February and March 2021. A Section 105 is a formal Council consultation that must be carried out at a formative stage of the design process to understand secure tenants thoughts and views on changes to amenity on their estate. Changes to amenity include things such as alterations to parking provision, changes to street layouts, changes to ground floor facilities and open space on the Estate.

Due to the COVID-19 pandemic and stay-at-home Government guidance, it was not feasible to hold face-to-face events nor to carry out door-knocking. Within these restrictions the outreach methods used are summarised below:

- A consultation pack containing a booklet, questionnaire and freepost envelope were sent to all households on the estate and former tenants of Northolt and Tangmere
- A website with films, images and text explaining the content and online feedback forms. All information could also be downloaded including a fillable pdf version of the feedback form
- Three dedicated meetings were held with stakeholder groups
- Phone calls replaced door-knocking as an outreach method
- Lobby boards and posters were put up in lobbies and around the estate
- A1 boards summarising the information were displayed in a window on the estate
- A postal address, email and phone number were offered for people to find out more and give feedback
- Online drop-ins were organised on zoom where people could meet the team and ask questions



Visit:
www.haringey.gov.uk/bwfs105

Email Shelley:
shelleyna.rahman@haringey.gov.uk

By post; using the free-post return envelope or sending a letter to:
Shelley Rahman, S105 Consultation
639 High Road, Tottenham,
London, N17 8AA

Arrange a call by calling Shelley on:
020 8489 1816

Online drop in session on:
Wednesday 17 March: 6 - 7.30pm
To attend you will need to register in advance. To sign up please visit:
www.haringey.gov.uk/bwfs105event3

Section 105 Consultation booklet front cover and extract sent to all households on Broadwater Farm Estate and former tenants of Northolt & Tangmere

Engagement & Outreach

In Februrary, Haringey Council carried out a Section 105 Consultation. The consultation ran from 12 February to 21 March and included a variety of formats, including mail-outs to local residents, a series of films and three online drop-in sessions. We have summarised the key responses and comments within this booklet.

- 133 households in total responded formally to the consultation
- 27 filled out the online version
- 53 people returned the survey by post
- 23 left feedback via phone
- 8 people sent theirs via email
- 12 people joined over two online drop-ins to ask questions and share feedback

1078 consultation packs sent

471 phone calls made

3 online drop -ins offered

133 formal responses

27 online surveys

75 postal surveys

8 email responses

23 phone responses

3 stakeholder meetings

12 joined online drop-ins

Feedback Overview

This is an overview of all of the feedback received regarding the consultation. It combines feedback and comments from online surveys, hard copy surveys, drop-ins, meetings, phone calls and emails. It sets out the most common items raised within each theme in the form of key priorities for the team to consider within the design development.

Theme 01: Safe movement & routes through the Estate

Streets
Proposals to widen pavements, improve lighting and create safer walking and cycle routes are widely supported. Streets should be safe and accessible for all ages and abilities.

Improved and sufficient parking provision
There is a general consensus that parking is currently an issue on the estate and therefore, proposals to reduce parking is a cause for concern. Ensuring there is enough parking for residents living on the estate and visitors visiting residents who live on the estate is a clear priority. Another key item is to resolve issues around school drop off and pick up on Adams Road and use of parking by other local community facilities around the estate.

Safety & security
Creating streets that feel safe and secure is another clear priority for residents. Lighting and sight lines are important.

Theme 02: Re-activate ground floors

Introducing new uses
People welcomed adding new shops and amenities to the estate, such as a creche and cafe. There were also several suggestions of expanding existing services to include for example first aid training and mentoring support.

Community space
The need for a community space has been mentioned many times. Requests for an accessible space that caters for different uses such as an office for the Residents' Association, a quiet space for studying and studio/maker space.

Re-provision of existing uses
There is a clear steer that services such as the medical centre and neighbourhood office should be re-provided within the estate. There is strong support for refurbishing or re-building existing ground floor use.

Safety & security
Addressing safety and security issues, especially anti-social behaviour, is a clear priority for residents.

Theme 03: Improved open space

Importance of good quality open space
People welcome more good quality open space, highlighting its importance. There should be a diversity of spaces to cater for everyone. Items to consider though include maintenance.

Greening
Many people mentioned a wish for more greenery, flowers and trees within the estate.

Memorial garden needs investment
There was consensus around the need for investments and upgrades of the Memorial Gardens. Issues with safety and general lack of maintenance were raised. A small majority welcomed the idea of moving it to the centre of the estate. In conversations there was also a suggestion that perhaps the significance of the gardens could be expanded to include a celebration of the current community.

Safety, security & maintenance
New open spaces need to feel safe to use, be well overlooked, and they need to be maintained if they are to be successful.

Theme 04: High quality council homes

Support for new council homes
People understand the need for more council homes, and generally welcome more council homes on the estate. Larger properties were mentioned as being of particular need.

Density/overcrowding
A few people questioned whether too many new homes would make the estate feel too crowded and how local services and parking requirements would cope.

Priority for existing residents
There is a strong preference for new Council homes being prioritised for former Northolt and Tangmere residents as well as existing residents living on Broadwater Farm.

Existing homes
A few people mentioned the need for existing homes to be refurbished and asked if there are any plans for existing homes.

Quality of new homes
New homes need to be spacious, of high quality, have enough storage and have generous private outdoor space such as balconies or terraces.

Estate Layout Ideas

Idea A: Diagonal route
This was the most popular idea with moving the Memorial Gardens to the centre of the estate being a big draw.

Idea B: Open courtyards
People like that this idea mirrored and took inspiration from the existing estate and that it provided additional open space for residents on the estate. Views were mixed on this with some residents supporting the idea, whilst others did not.

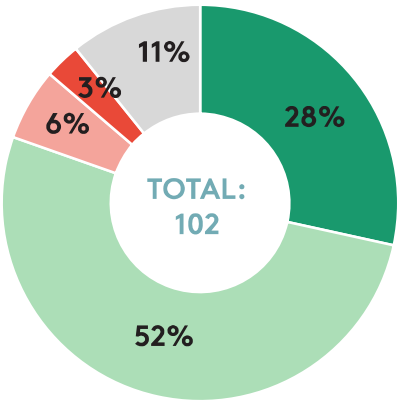
Idea C: New streets
The least popular idea, people being positive about potential lower buildings but disliking losing green, open space. The majority of residents did not like the idea of private courtyards not open to all residents.

More information needed
Most people said they liked all ideas or didn't know. A few people mentioned that the layout ideas did not have enough information about how the different spaces and buildings would look and feel.

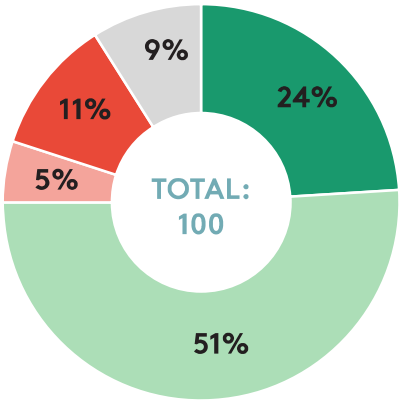
Survey Feedback Theme 01:
Safe movement & routes through

A total of 87 people answered survey questions on the theme of 'Safe movement & routes through the Estate'. Not all people answered all questions.

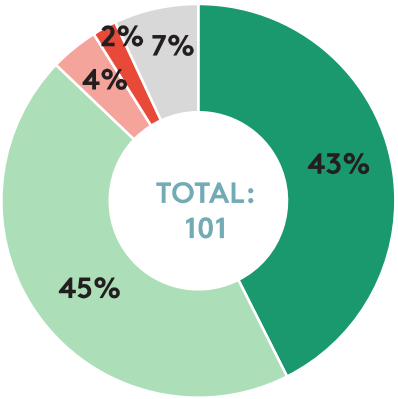
1. What do you think about the proposal for introducing a new street layout?



2. What do you think about the proposal for introducing a new parking layout?



3. What do you think about the proposal for wider, well-lit pavements?



Strongly agree · Agree · Disagree · Strongly disagree · Don't know

4. Do you have any comments on the proposals for safe movement and routes through the Estate?

Out of the survey responses 32 people left a comment. The key points raised include:

- Improved and sufficient parking provision

- Improved safety & security

- Walking & cycling facilities

- Child and family friendly streets and routes

Needs to be less focussed on cars, unlike the 1950's/60's were! People, children, walking and cycling should be the main use of the ground floor. Does the Bus really need to go through the estate polluting everything!

It looks great for kids & security & beautiful environment

The underneath parking for the whole estate is a disaster. Anti-social behaviour, dark, rundown, outdated. Needs complete new layout and security

We need enough parking for existing and new residents. We need parking, where are people going to park their cars?

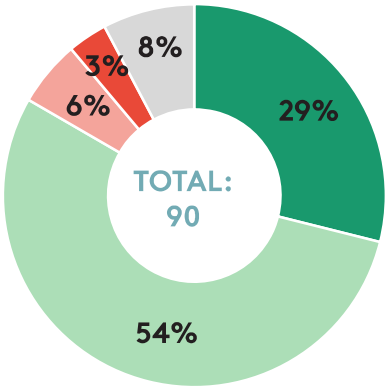
I think there should be connection to Somerset Close Estate along the side of the BWF community centre. This will allow those residents to access the park and schools/children's centre/community centre and new facilities on the farm more easily and the present passage up the side of the community centre is ugly and dangerously unmaintained.

It is good that the pavement is being made wider for safety reasons.

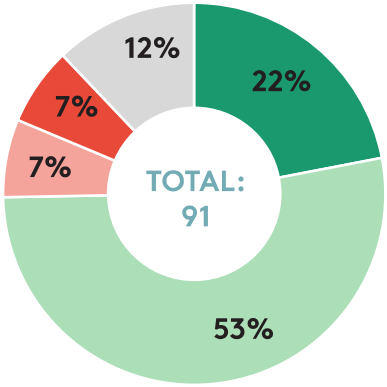
Survey Feedback Theme 02:
Re-activate ground floors

A total of 72 people answered survey questions on the theme of 'Re-activate Ground floors'. Not all people answered all questions.

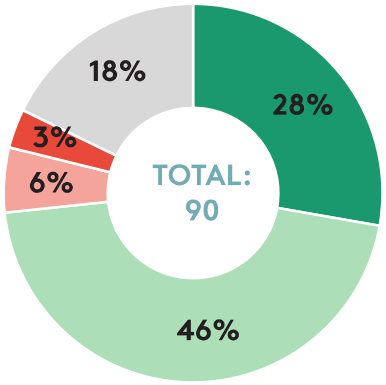
1. What do you think about the proposal to introduce new uses on the ground floor of the new homes?



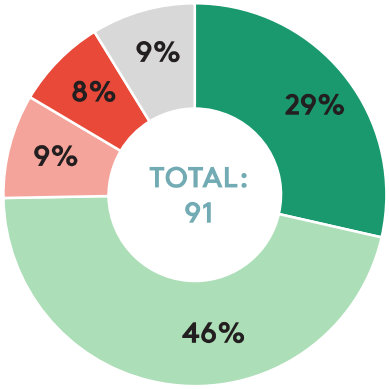
2. What do you think about the proposal to explore new uses for the undercroft parking across parts of the estate?



3. What do you think about the proposal to relocate the Energy Centre?



4. What do you think about the proposal to relocate the Medical Centre, Enterprise unit and Housing office?



Strongly agree · Agree · Disagree · Strongly disagree · Don't know

If the energy centre is moved it shouldn't be another ugly building moved somewhere else on the estate because that would be just as bad

5. Do you have any comments on the proposals for safe movement and routes through the Estate?

Out of the survey responses 27 people left a comment. The key points raised include:

- New uses welcome, cater for a diverse audience

- Re-located/re-provided services should be improved and must stay within the estate

- Safety & security needs to be considered for all uses

We need to see more information and design in detail

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! Can the new uses make use of the surrounding area - cafes and community facilities that look onto the Rec.

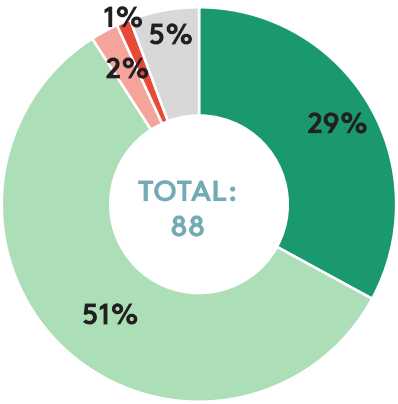
Don't knock down our medical centre. I don't believe promises it will be re-provided.

As long as [the medical centre] provides the same excellent quality of care, service and attention to the tenants as I have received from 1994

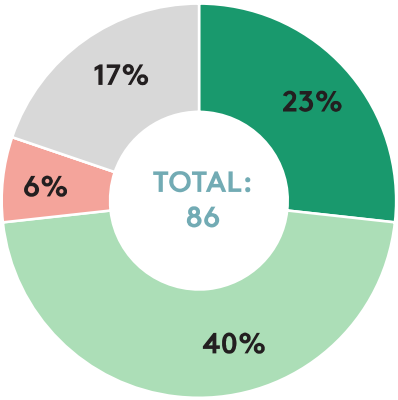
Survey Feedback Theme 03:
Improved open space

A total of 69 people answered survey questions on the theme of 'Improved open space'. Not all people answered all questions.

1. What do you think about the proposal to introduce new open spaces?



2. What do you think about the proposal to change the layout of the open space around Northolt?



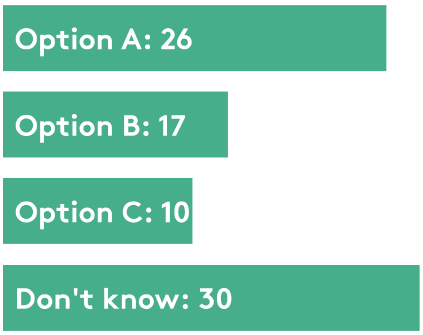
Strongly agree · Agree · Disagree · Strongly disagree · Don't know

This seems like a more better inviting safer place to have the memorial garden

Improve lighting and seating

It's fine where it is but it was not looked after

3a. Which of the options presented for the memorial gardens do you prefer?



TOTAL: 83

3b. Please tell us why you chose this option(s)?

44 people left a comment. The key points raised include:

- Currently feels unsafe and underused

- Needs investment

Memorial gardens need to be seen as a place of tranquillity and thoughts.

It is [currently] hidden from both sides, hence, invoke sense of insecurity.

Memorial- the clue is in the name and should be left in situ

It is not tucked away in the corner of the Farm. Option A is in the heart of the community

4. Do you have any comments on the proposals for improved green spaces?

Out of the survey responses 17 number of people left a comments. Key points include:

- Safety & security of open spaces

- Keep or increase open and green space

Green spaces should be a big feature on the estate. Broadwater stills holds the name up of concrete jungle and the title suits. Needs to be in line with Alexandra Palace views and Lordship Lane park.

Want more flowers and trees

More seating areas, better improved parks, outdoor gym

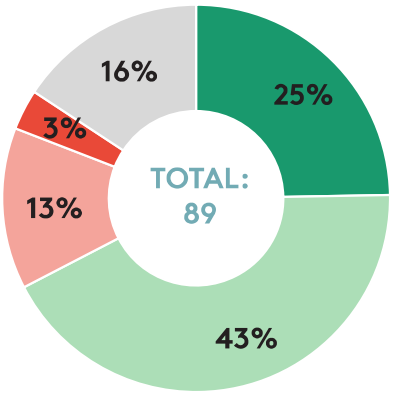
Make it bigger than the previous with equipments to suit all ages of children

Survey Feedback Theme 04:

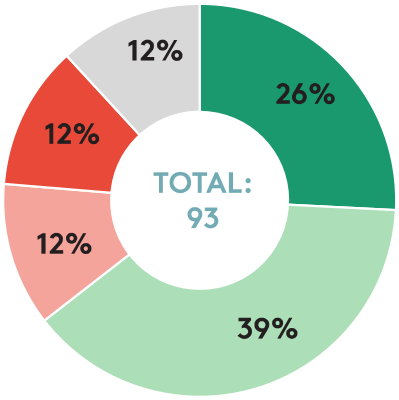
High quality council homes

A total of 73 people answered survey questions on the theme of 'High quality council homes'. Not all people answered all questions.

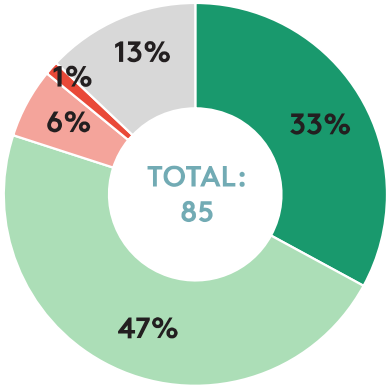
1. What do you think about the possibility of building new council homes on the boundary of the estate, for example the old Moselle school site?



2. If the Medical Centre were to be relocated, what do you think about using the existing site to build new council homes on the estate?



3. To what extent do you agree with increasing the number of new council homes built on the Tangmere and Northolt sites, ensuring they are built in a sensitive way with consideration to the height and layout of existing buildings on the estate?



Strongly agree · Agree · Disagree · Strongly disagree · Don't know

4. Do you have any comments on the proposals for safe movement and routes through the Estate?

Out of the survey responses 27 people left a comment. The key points raised include:

- Support for more Council homes

- Concern about possible overcrowding

- Comments around quality of homes and types of buildings

- Need for existing buildings to be refurbished

These proposals seem sensible. I just have concerns about crowding the existing space and whether the restructuring of green spaces will compensate for the additional tenants. I'm upset these proposals do not mention plans for existing council homes.

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

All the building in Broadwater farm should get a makeover. There is a lot of things that need to fixed in each building.

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.

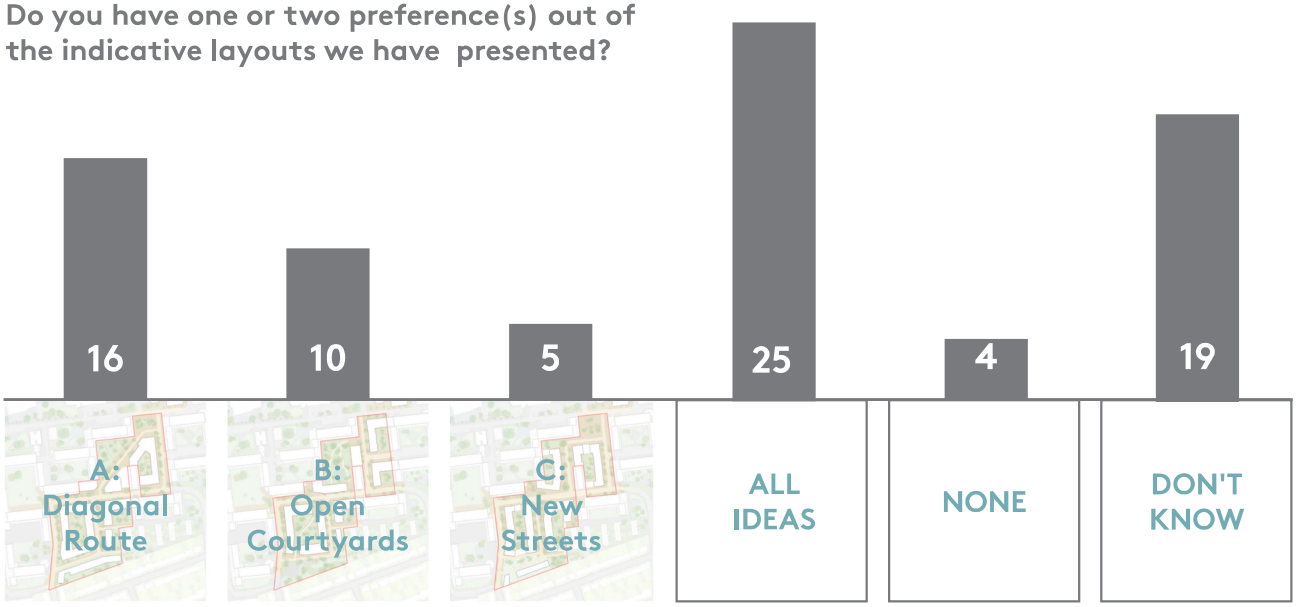
The area certainly needs more homes but they must be high quality and big on space and storage. Ceilings should be high, windows should be large, air circulations should be first class and units should be soundproofed from each-other, and every unit should have an outdoor space large enough for the occupants to utilise and enjoy comfortably

Survey Feedback Theme 05:

Estate layout ideas

A total of 63 people answered survey questions on the theme of 'Estate layout ideas'. Not all people answered all questions.

Do you have one or two preference(s) out of the indicative layouts we have presented?



What do you think about layout Idea A: Diagonal Route

I like this option because nice new fresh look with good opportunities, easy way to see

I like this option because it will encourage more harmony & connection for tenants to meet up

I like the idea of a new local park a the centre of the estate, the different scale buildings could blend in with its surroundings

I like this option because the memorial garden moved inside the farm

What do you think about layout Idea B: Open Courtyards

This sounds best out of 3. I like the connection of neighbourhood.

Courtyards are nice - but permeability and routes through to places (the rec the school) should be clear.

I like this option because good for children and families that use their bikes. A clear route for this

I like this option because the courtyards can also serve us as a resting area for the residents living on the estate

What do you think about layout Idea C: New Streets

I like this idea simply as it is improvement of the lifestyle and safety itself.

I dislike this option because this layout option will not create more open space in the estate

Prefer this option as it is in keeping with the housing stock in the area of Bruce Grove. This will deter the gang life currently on the estate and the look and feel will become friendly and more of a neighbourhood.

Survey Feedback:
Any other comments

A total of 26 people left additional comments in the online or hard copy surveys. The key items raised in comments included:

- **Positive feedback on improving open spaces**
- **More and improved facilities**
- **Refurbishment of existing blocks**

MORE SUGGESTIONS

"Sports and exercise facilities"

"Please leave space for an astro football pitch"

"Movement, openness, fewer cars, integration with setting/context/existing assets and facilities should all be taken into consideration when forming the layout"

"Please make sure that in the building of homes that there are some 4/5 bedroom homes because most of us are overcrowded. There are lots of 1,2,3, bed builds all over Haringey but not 5 plus. Most families have 3 children now so please consider that also in the planning"

REFURBISHMENT & IMPROVEMENTS

"I can see council try to do lots of thing like cleaning but this place not really safety for children and women. I am believing when you re-build it will be better for everyone. We need some shops at Broadwater and new clean GP. There is lots of problem with flats we always have water problems"

"All nice in regards to the outside spaces. The flats is located to the views off Spurs football grounds or Alexandra Palace or the park. The inside of the flats look like unsightly prison. Windows present have age problems. Corridors have major security issues"

"Truth be told the whole estate area needs to look like a village and renamed the Moselle Estate. Great changes needed to the estate"

"Does the Council have plans to demolish other blocks? The current state of buildings is too bad, and should be demolished. Other neighbours feel the same"

PROCESS

"That we will be consulted at every stage, with first option on the new accommodation"

"We are asked to decide on very sketchy information. We need detailed plans and information"

POSITIVE FEEDBACK

"I hope the proposed improvement will brighten the Farm and more green + colour in the Farm"

"Well nothing to say now but I can't wait till all project done. Hopefully very soon like less than 5 years"

"Yes I like more green in the estate because there is not enough trees and green in the area"

"I like them all as they all present better environment for our community for everyone's safety and future. It will be even better for all the flats in the Broadwater Farm estate to break down and build high-quality homes for an opportunity to everyone"

OTHER

"Packing new homes into Broadwater Farm unnecessary. It would have been better to strengthen Northolt and Tangmere, re-pipe to stop leaks and manage them better"

Online Drop-Ins
Questions & Feedback

We held three online drop-ins on Thursday 18 February, Saturday 6 March and Wednesday 17 March. No one registered for the first session, six residents or carers attended the second session and seven residents attended the second (one person attended twice). The meetings were chaired by Peter Williams from The Means, supported by Madeleine Lundholm from Karakusevic Carson. The panel included the Shelley Rahman, Regeneration Manager at Haringey Council and Abigail Batchelor, Associate Architect at Karakusevic Carson Architects.

ONLINE DROP-IN #2
Saturday 6 March, 11 am - 12.30 pm

1. Welcome
2. Panel member introductions
3. Presentation by design team
4. Q&A

Key questions/feedback by theme:

- **Homes**

Questions centred around how many new homes would be built, the proportion of Council rented homes, and how many new family homes would be provided. There were also questions about the possibility of existing residents being able to move into a new home, especially if they are overcrowded.

- **Process & information sharing**

There were questions around the brief given to the architects, and how the decision was made to provide additional homes above the reprovision of homes lost from demolishing Northolt & Tangmere. Several requests were made for more detailed information to be given residents around the design proposals.

- **Demolition of Northolt & Tangmere**

Residents asked about when demolition will start, what method will be used, and what level of disruption residents can expect.

- **Wider estate improvements**

There were questions around potential improvements to the rest of the estate and concerns around the state and standard of existing buildings and homes.

Other topics discussed were the medical centre and its future, existing shops and future shops, and providing a community cafe for vulnerable residents who cannot easily leave the estate for amenities.

ONLINE DROP-IN #3
Wednesday 17 March, 6.00 - 7.30 pm

1. Welcome
2. Panel member introductions
3. Presentation by design team
4. Q&A

Key questions/feedback by theme:

- **Homes**

Attendees asked questions around how many new homes will be provided, the size of new homes and allocation policy for existing households who are overcrowded. There was also mention of potential temporary housing.

- **Wider estate**

Questions and concerns around the reprovision of the medical centre, if residents can be involved in re-naming blocks and if the memorial garden can include plaques for all residents who have lived and passed away on the estate. Possibility of adding solar panels to existing buildings.

- **Parking**

Concerns raised around reducing car parking.

- **Safety & security**

Can safety and security be improved on the estate?

- **Demolition & works**

Is there a plan for supporting residents through the demolition and construction works? What is in it for existing residents?

Other topics discussed included improving bin storage, adding secure bike storage for existing residents, concern around the lack of participation in the engagement to date, and a conversation about traffic and cycle lanes.

Meetings

Resident Association

The Council met with the Residents Association on 9 March date to present the consultation material and gather feedback. The Resident Association issued a formal response letter highlighting their feedback and concerns on the proposals and with the consultation process itself.

Summary of key questions/feedback:

- **Process**

Key information and assumptions have not been shared making it difficult to give an informed response to the consultation.

- **Safe movement and routes through the Estate**

Concern around reducing parking, especially in relation adding additional new homes. Demand for no reduction in existing parking and sufficient number of new parking spaces for additional homes built. There will also need to be extra parking spaces for contractors during construction.

Concern around the Community Growing Project - its location and consultation with residents to date.

- **Re-activate ground floors**

Concern about the proposed demolition and reprovision of the Medical Centre. Especial concern around the Centre not being reprovided or being reprovided in a smaller space.

Request for a new RA office as the current one is inaccessible. It should include 'community rooms' too.

- **Improved open space**

Agree with moving the memorial garden to a more central location.

Preference for open courtyards as opposed to closed to ensure all green spaces are available to all residents to use.

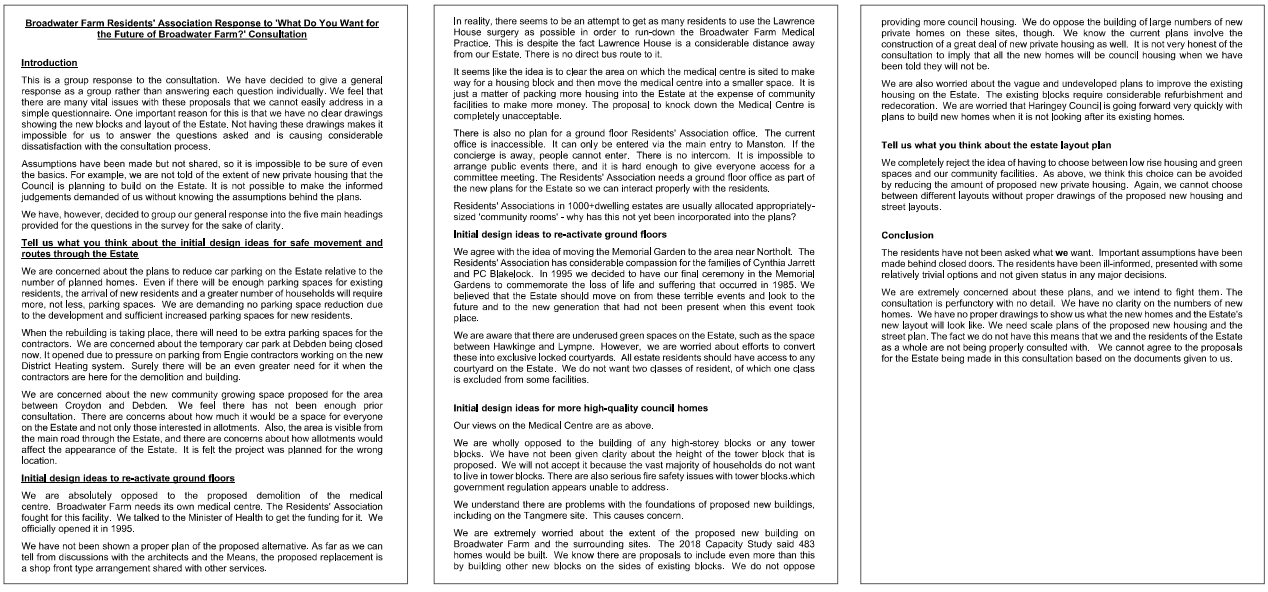
- **High quality council homes**

Opposition to high-rise blocks, residents do not want to live in tall buildings and there are fire risks involved.

High level concern about the extent of new homes proposed. Request for more clarity. Opposition to private homes, not council homes. Existing blocks need refurbishment.

- **Estate layout ideas**

Not enough information to give informed feedback. Reject the idea of choosing between lower rise buildings and green space.



Broadwater Farm Residents' Association Response to 'What Do You Want for the Future of Broadwater Farm?' Consultation

Introduction

This is a group response to the consultation. We have decided to give a general response as a group rather than answering each question individually. We feel that there are many vital issues with these proposals that we cannot easily address in a simple questionnaire. One important reason for this is that we have no clear drawings showing the new blocks and layout of the Estate. Not having these drawings makes it impossible for us to answer the questions asked and is causing considerable dissatisfaction with the consultation process.

Assumptions have been made but not shared, so it is impossible to be sure of even the basics. For example, we are not told of the extent of new private housing that the Council is planning to build on the Estate. It is not possible to make the informed judgements demanded of us without knowing the assumptions behind the plans.

We have, however, decided to group our general response into the five main headings provided for the questions in the survey for the sake of clarity.

Tell us what you think about the initial design ideas for safe movement and routes through the Estate

We are concerned about the plans to reduce car parking on the Estate relative to the number of planned homes. Even if there will be enough parking spaces for existing residents, the arrival of new residents and a greater number of households will require more, not less, parking spaces. We are demanding no parking space reduction due to the development and sufficient increased parking spaces for new residents.

When the rebuilding is taking place, there will need to be extra parking spaces for the contractors. We are concerned about the temporary car park at Debden being closed now. It opened due to pressure on parking from Engie contractors working on the new District Heating system. Surely there will be an even greater need for it when the contractors are here for the demolition and building.

We are concerned about the new community growing space proposed for the area between Croydon and Debden. We feel there has not been enough prior consultation. There are concerns about how much it would be a space for everyone on the Estate and not only those interested in allotments. Also, the area is visible from the main road through the Estate, and there are concerns about how allotments would affect the appearance of the Estate. It is felt the project was planned for the wrong location.

Initial design ideas to re-activate ground floors

We are absolutely opposed to the proposed demolition of the medical centre. Broadwater Farm needs its own medical centre. The Residents' Association fought for this facility. We talked to the Minister of Health to get the funding for it. We officially opened it in 1995.

We have not been shown a proper plan of the proposed alternative. As far as we can tell from discussions with the architects and the Means, the proposed replacement is a shop front type arrangement shared with other services.

In reality, there seems to be an attempt to get as many residents to use the Lawrence House surgery as possible in order to run-down the Broadwater Farm Medical Practice. This is despite the fact Lawrence House is a considerable distance away from our Estate. There is no direct bus route to it.

It seems like the idea is to clear the area on which the medical centre is sited to make way for a housing block and then move the medical centre into a smaller space. It is just a matter of packing more housing into the Estate at the expense of community facilities to make more money. The proposal to knock down the Medical Centre is completely unacceptable.

There is also no plan for a ground floor Residents' Association office. The current office is inaccessible. It can only be entered via the main entry to Manston. If the concierge is away, people cannot enter. There is no intercom. It is impossible to arrange public events there, and it is hard enough to give everyone access for a committee meeting. The Residents' Association needs a ground floor office as part of the new plans for the Estate so we can interact properly with the residents.

Residents' Associations in 1000+dwelling estates are usually allocated appropriately-sized 'community rooms' - why has this not yet been incorporated into the plans?

Initial design ideas to re-activate ground floors

We agree with the idea of moving the Memorial Garden to the area near Northolt. The Residents' Association has considerable compassion for the families of Cynthia Jarrett and PC Blakelock. In 1995 we decided to have our final ceremony in the Memorial Gardens to commemorate the loss of life and suffering that occurred in 1985. We believed that the Estate should move on from these terrible events and look to the future and to the new generation that had not been present when this event took place.

We are aware that there are underused green spaces on the Estate, such as the space between Hawkinge and Lympne. However, we are worried about efforts to convert these into exclusive locked courtyards. All estate residents should have access to any courtyard on the Estate. We do not want two classes of resident, of which one class is excluded from some facilities.

Initial design ideas for more high-quality council homes

Our views on the Medical Centre are as above.

We are wholly opposed to the building of any high-storey blocks or any tower blocks. We have not been given clarity about the height of the tower block that is proposed. We will not accept it because the vast majority of households do not want to live in tower blocks. There are also serious fire safety issues with tower blocks.which government regulation appears unable to address.

We understand there are problems with the foundations of proposed new buildings, including on the Tangmere site. This causes concern.

We are extremely worried about the extent of the proposed new building on Broadwater Farm and the surrounding sites. The 2018 Capacity Study said 483 homes would be built. We know there are proposals to include even more than this by building other new blocks on the sides of existing blocks. We do not oppose

providing more council housing. We do oppose the building of large numbers of new private homes on these sites, though. We know the current plans involve the construction of a great deal of new private housing as well. It is not very honest of the consultation to imply that all the new homes will be council housing when we have been told they will not be.

We are also worried about the vague and undeveloped plans to improve the existing housing on the Estate. The existing blocks require considerable refurbishment and redecoration. We are worried that Haringey Council is going forward very quickly with plans to build new homes when it is not looking after its existing homes.

Tell us what you think about the estate layout plan

We completely reject the idea of having to choose between low rise housing and green spaces and our community facilities. As above, we think this choice can be avoided by reducing the amount of proposed new private housing. Again, we cannot choose between different layouts without proper drawings of the proposed new housing and street layouts.

Conclusion

The residents have not been asked what **we** want. Important assumptions have been made behind closed doors. The residents have been ill-informed, presented with some relatively trivial options and not given status in any major decisions.

We are extremely concerned about these plans, and we intend to fight them. The consultation is perfunctory with no detail. We have no clarity on the numbers of new homes. We have no proper drawings to show us what the new homes and the Estate's new layout will look like. We need scale plans of the proposed new housing and the street plan. The fact we do not have this means that we and the residents of the Estate as a whole are not being properly consulted with. We cannot agree to the proposals for the Estate being made in this consultation based on the documents given to us.

Letter received from the RA in response to the section 105 consultation

Meetings

Community Design Group

The February Community Design Group meeting took place on Tuesday 16 February. We went through the Section 105 themes and the estate layout ideas. Previous meetings have addressed topics around movement, open space, ground floors and homes, which has helped the team develop the themes used within the consultation. Therefore, the majority of the conversation focused around the layout ideas.

01: SAFE MOVEMENT & ROUTES

Questions around parking provision for returning and new tenants. Loss of parking a concern, already an issue. Parking survey welcome to better understand car ownership on the estate. Electric car charging points.

02: RE-ACTIVATE GROUND FLOORS

Current location of shops around bus stop is convenient. Adams Road would be another good location for a shop or community space. Need to be improved, consideration to security important. Important the Medical Centre is retained and re-provided on the estate.

THEME 03: IMPROVED OPEN SPACE

Open, green space important. Need to be better maintained. More variety within open spaces welcome. A careful consensus favouring memorial gardens moving to a central location. Suggestion of broadening the meaning of the gardens to be forward-looking while remembering past events.

THEME 04: COUNCIL HOMES

More Council homes welcome. New homes on Moselle welcomed in terms of adding activity around Adams Road, but some concern around added pressure on local services. Reiteration that homes need storage and private outdoor space. More variety in buildings to improve character and make it more interesting. Concern over how the new buildings fit in and look near the existing buildings, avoid creating an old and new divide.

ESTATE LAYOUT IDEAS

Group A Feedback

- People liked a variety of building types. Mixed views on tall buildings, generally a preference towards lower/similar to existing
- Some liked the safety element of closed courtyards whereas some felt it might be problematic with it not being for all residents Someone also mentioned they like the shared courtyard between old and new buildings
- Mixed views on open space with some wanting as much green space as possible for community use and some feeling that there is already quite a lot of space which few people use and could be used for loitering
- New square on Adams Rd a good idea, could be used as a community event space/market space

Group B Feedback

- Important to create long sight lines and vistas through the estate and defining streets and location of buildings with this in mind
- The diagonal route (idea A) with the re-location of Memorial Garden was received positively, but it was acknowledged that we need a better understanding of the emotional meaning of this space for the wider community
- Majority were positive about the open courtyards on idea B and the idea that the new buildings will be a re-interpretation of the existing
- Participants were not so positive about the smaller and potentially gated courtyards of idea C which feel unwelcoming and create a different character within the Estate
- The group agreed that the building materials and appearance will have a huge impact on the perception. It was suggested to make new buildings more interesting and less gloomy but still respecting the existing buildings

Meetings

Lost Blocks Collective

The design team met with Broadwater Farm Estate's youth group 'Lost Blocks Collective' on Monday 1 March to discuss Section 105 Consultation and get their thoughts on the themes and layout scenarios presented. Four members of the collective were present alongside the project intern who is also a young estate resident. Present from the design team were Abigail, Karl, Patricia, Madeleine and Rob, also attending was Nataly, Engagement Officer at Haringey Council.

01: SAFE MOVEMENT & ROUTES

The group mainly agreed with the vision to create wider and more welcoming streets, and queried whether there would be new shops along some of these routes too. The main concern and item raised were the potential impact of reducing parking, noting that parking is already an issue on the estate. Key items:

- Concern about potential impact of reducing parking spaces for people receiving visitors – could exacerbate social isolation
- Community centre uses parking spaces for their functions
- School using estate parking, should use their own parking
- Parking survey welcome but it was noted that some people may not be fully honest in the survey. What we do know from experience is that it is always very busy on the estate

02: RE-ACTIVATE GROUND FLOORS

Members agreed with the aspiration to create new uses on ground floor, and suggested ideas for new additions and how to improve existing services. There was consensus around the need for Willan Road to change, and there were a number of ideas for how this could be done. Key items:

- Willan Rd does not feel safe. New shops needed such as a local green grocer and shops catering for different cultures
- A flexible community space that offers:
  - creative art space
  - place for lessons and classes
  - quiet space for homework and studies
  - education and mentoring support
- The Medical Centre should be expanded to offer other services such as mental health support and free First Aid Training
- A proper concierge service for the whole estate who can safely receive deliveries

THEME 03: IMPROVED OPEN SPACE

The conversation around open spaces focused mainly on the memorial garden. There seemed to be consensus around the gardens being moved to the heart of the estate. The group also felt the gardens should feel more peaceful and use natural elements such as stone and wood. There was a suggestion to expand what the garden commemorates to increase the meaning and significance of it, remembering the past but celebrating the future. Other items raised:

- Public green spaces are important
- Space for outdoor events such as small concerts
- Space for small market where vegetables could be sold

THEME 04: COUNCIL HOMES

The main feedback and questions were around the meaning of 'Council homes' and who would be given these homes? Wish for existing residents to receive priority.

ESTATE LAYOUT IDEAS

There was limited time to discuss the layout ideas and there were a few differing views. Some comments included:

- Keep new and old buildings separate
- General preference for lower blocks
- Some scepticism of towers, difficult to create a sense of community
- Courtyards and green spaces should be kept public

Feedback summary

Phone Calls & Emails

Of the 471 calls that the LBH and HfH team made to residents on Broadwater farm, 20% of those were voicemails left to remind people of the consultation, 20% said they had misplaced the booklet or not received it, our team arranged for one to be posted on the same day or emailed to those resident. 10% of residents we spoke to said they had completed it or were planning to.

01: SAFE MOVEMENT & ROUTES

- Include somewhere to store bikes
- Concerned about car parking reduction, spaces currently being used by people from outside of the estate
- Concerns about bus route and increased traffic. Dust and noise from construction and the timeline of when things will be happening
- Supportive of better lighting and improved safety, but stigma of estate will not change.
- Supportive of safety and lighting improvements, more residents means more lively and safe

02: RE-ACTIVATE GROUND FLOORS

- Concerned about safety and crime on the estate, how it is managed and feeling isolated. Thinks the whole estate needs to be redesigned
- Concern over safety, entrances and cleanliness of shared spaces
- Concerns over service charge and cleanliness of communal areas
- Spaces under building have leaks and not used or maintained well
- Undercroft of other buildings on estate are unsafe and need to be closed off
- A bicycle shed is needed very urgently. Please put a shed under the buildings car park so all can store our bikes

THEME 03: IMPROVED OPEN SPACE

- Concerns about proposals for Memorial Gardens and losing green space. Didn't want more concrete. Didn't think the images in booklet were very good

THEME 04: COUNCIL HOMES

- Entrance issues, safety and cleanliness
- Cleanliness and maintenance issues of communal spaces in buildings

PROCESS

- Doesn't feel like can make much influence on the designs
- Really keen on real co-production with residents. This is not happening at the moment. Not enough residents are being engaged in the design process
- Doesn't believe opinion matters or has influence

DISRUPTION

- Concerns about demolition and disruption to neighbouring buildings
- Concerns over length of construction, timeline and impact on neighbours

LAYOUT IDEAS / OTHER

- Concerns about effect on the community and existing buildings which are not being improved
- Why improving and not just re-doing the whole estate?
- Estate needs a whole redesign and let residents come back afterwards
- Interested in how the building will look from the outside - can see it from window.
- Concern that residents who moved away will not want to return and who the crowd of new residents will be
- Focus improvement on existing buildings and keep community in tact
- Positive about having improvements done to the estate and is hopeful it will be better

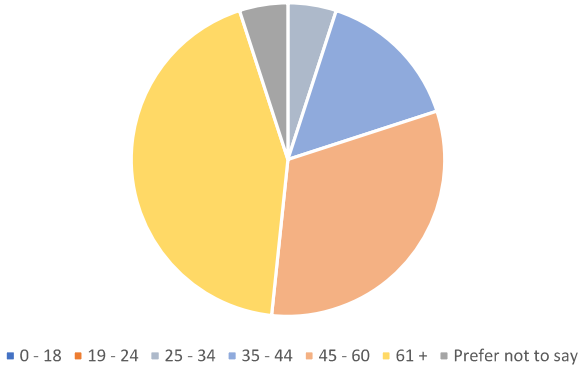
- Concern over divide of new buildings, creating a difference between new resident spaces and old. Questions legitimacy of just demolition of 2 blocks and not all.
- Design brief - residents agreed to demolish and replace northolt and Tangmere but not to extra infill - is this negotiable? If not, this needs to be made clear from the outset.
- District Energy Network (DEN)I picked up from KCA that the carbon footprint is constrained by the fact that the DEN is not to be connected to adjacent DENs. Maybe we as residents can help lift that constraint? DENs are totally designed to be connected together, clue's in the name - if not now, when? I know of at least one LBH Officer who concentrates on DENs within the council, can he be involved?
- Climate
  Hope we can agree that net zero will need to be exceeded by 2025 if we are to meet our climate targets as a borough by 2041. Given that the newbuild will only just be ready by 2025, why not go for the new standards now? It may be possible for residents to help attract more funds that are currently available.
- Community Wealth Building - can the consultation go hand in hand with a skills survey that seeks to up-skill residents for the local boom in work? Provide, alongside the proposals, a 'whats in it for me' section that outlines real possibilities for people to work on their own estate?
- We live in a cold country (compared to those where piazzas are common) but if you look at the quality of life there, a piazza seems to me to help 'humanise' public spaces and knit communities more together. London is a city of public squares and it's temperature is not now that much different from cities that have a lot more 'local' ones (like Paris, two degrees or so warmer IME). We've seen an explosion of pavement cafes here, why not 'squares' too?
- Car parking - lots of people have a view here but how many of them know the constraints? We can only pick from a narrow range of options - the designers know that well but residents don't. KCA recently confirmed that underground parking would prevent homes being built - why could that fact not have been incorporated in the consultation along with a range of responses to other ideas likely to be suggested by residents? It's not as if you cannot predict how people will respond, the consultation is full of prior assumptions about the audience.
-

Equality Monitoring

Demographics data

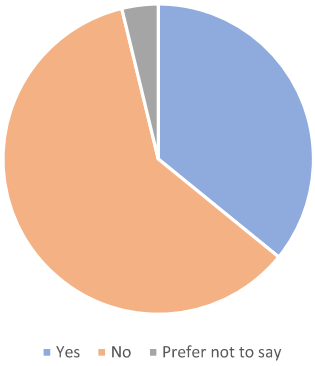
AGE RANGE

Total responses: 60



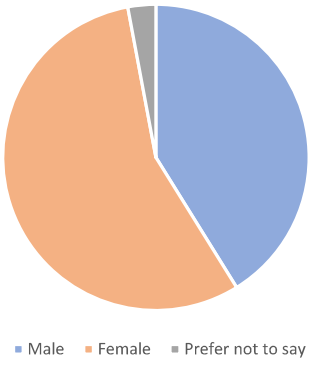
DISABILITY

Total responses: 53



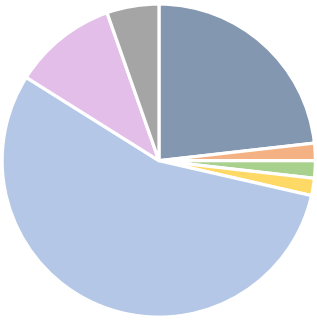
GENDER

Total responses: 68



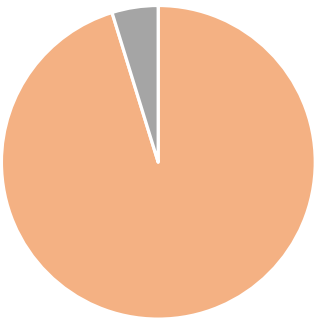
ETHNICITY

Total responses: 58



GENDER REASSIGNMENT

Total responses: 21

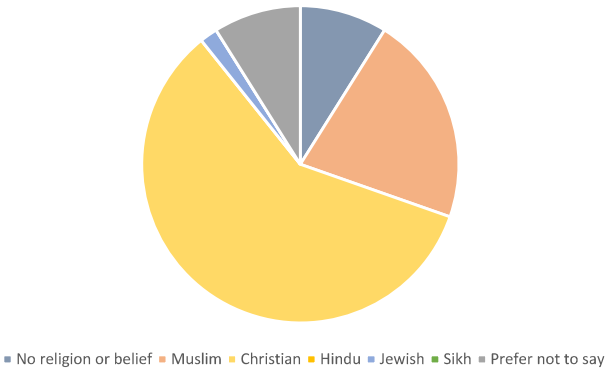


Equality Monitoring

Demographics data

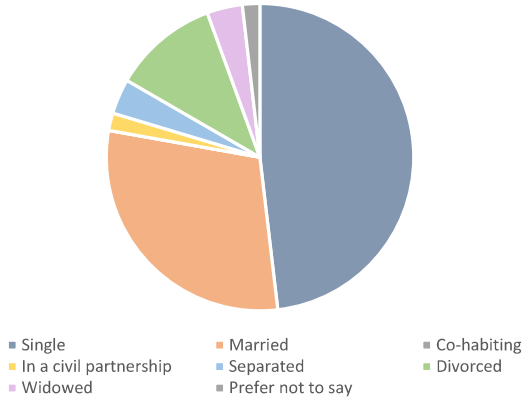
RELIGION

Total responses: 56



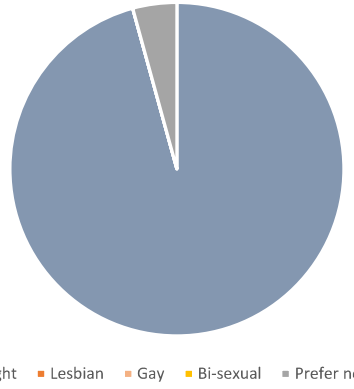
MARRIAGE/CIVIL PARTNERSHIP

Total responses: 54



SEXUAL ORIENTATION

Total responses: 58



LANGUAGES

Total responses: 59

