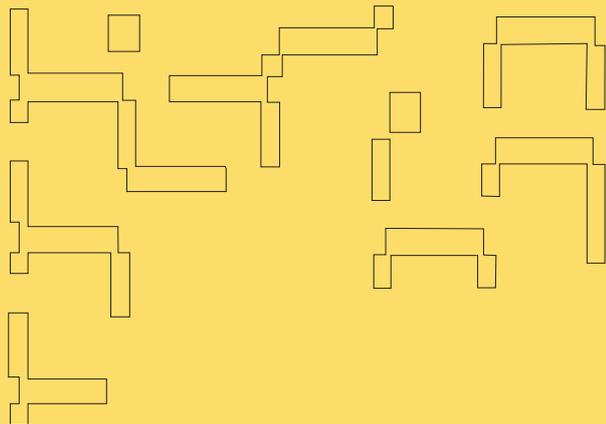
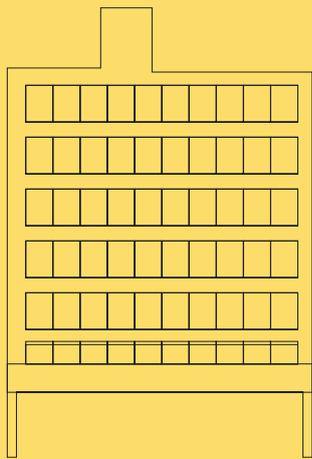
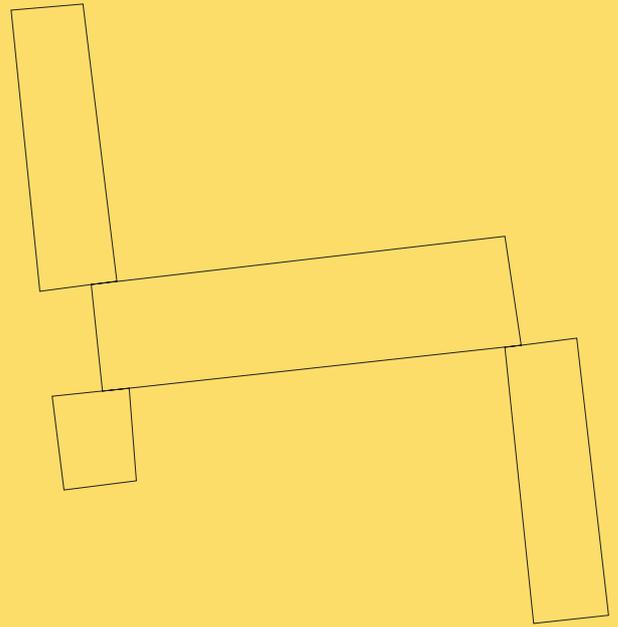
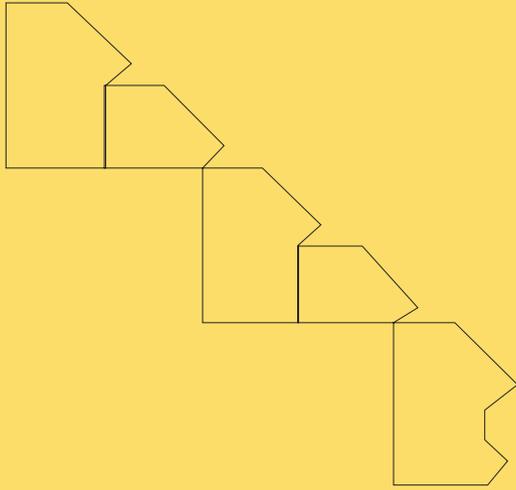


BROADWATER FARM ESTATE

Summary of the Urban Design Framework and Design Strategies



“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

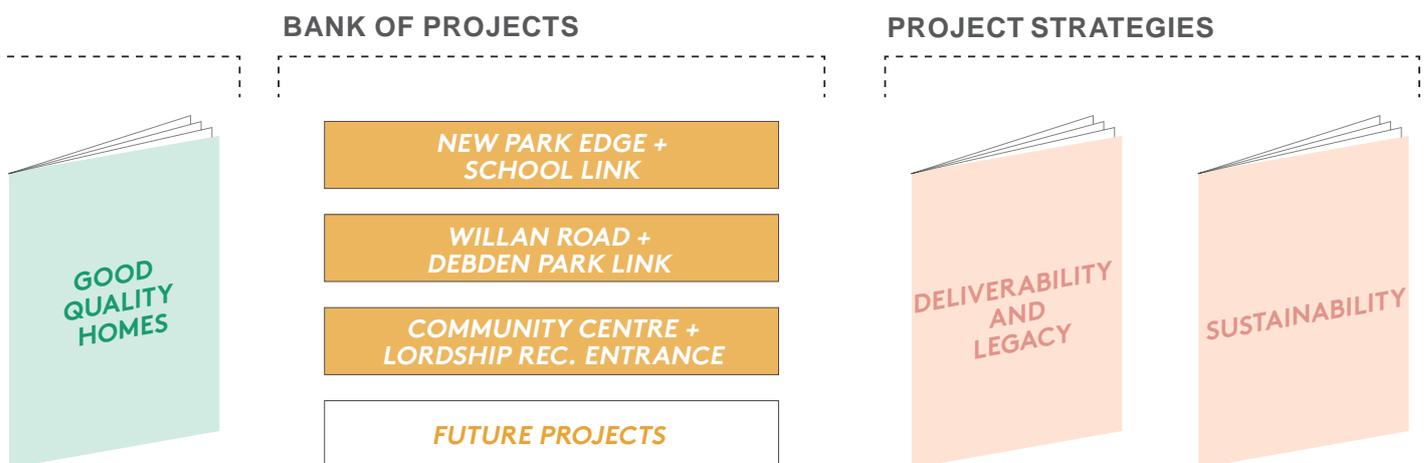


Framework structure

The aim of this Urban Design Framework (UDF) is to set out the vision for Broadwater Farm Estate and how that vision can be delivered. The UDF sets out a number of design strategies, that will provide a holistic placemaking approach across Broadwater Farm Estate, in line with the overall vision. It will also establish how to prioritise proposals and projects which will support the delivery of the vision.

This framework has been developed to ensure that the vision for the future of Broadwater Farm Estate is deliverable. The design strategies within the document have been tested through the engagement with the community and will help shape future change and will ensure that future physical change aligns to the vision.

The final framework will also set out a series of projects, which will support the delivery of the vision and can be further developed with the community. However, the most significant investment projects, in the form of the new homes and refurbishment projects are well developed with the 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 our clear principles to guide future development and provides a context for planning applications.

The UDF considers the neighbourhood holistically also 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.



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.

Neighbourhood Moves Scheme

The council's Neighbourhood Moves Scheme will ensure that eligible 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 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

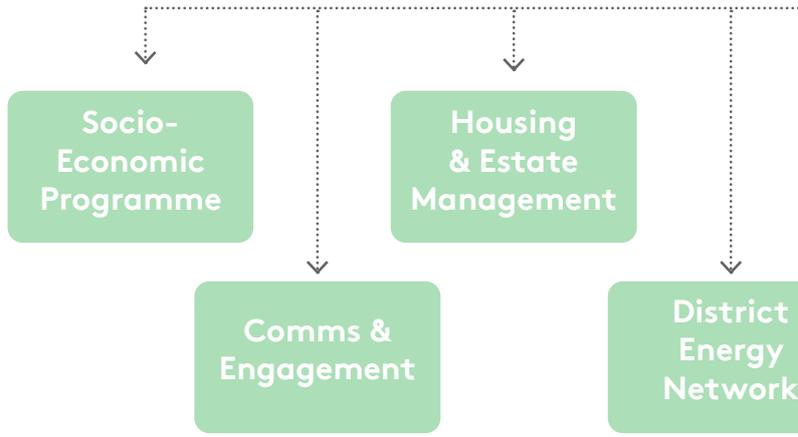
Haringey Council and Homes for Haringey are working in close collaboration with residents and the wider Broadwater Farm community to create and deliver the most comprehensive and wide-reaching Estate Improvements Programme within the estate’s history. This includes delivery of replacement and new, much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

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

Phase 1 New Homes

Creating new homes on the sites of Tangmere, Northolt 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.

ESTATE



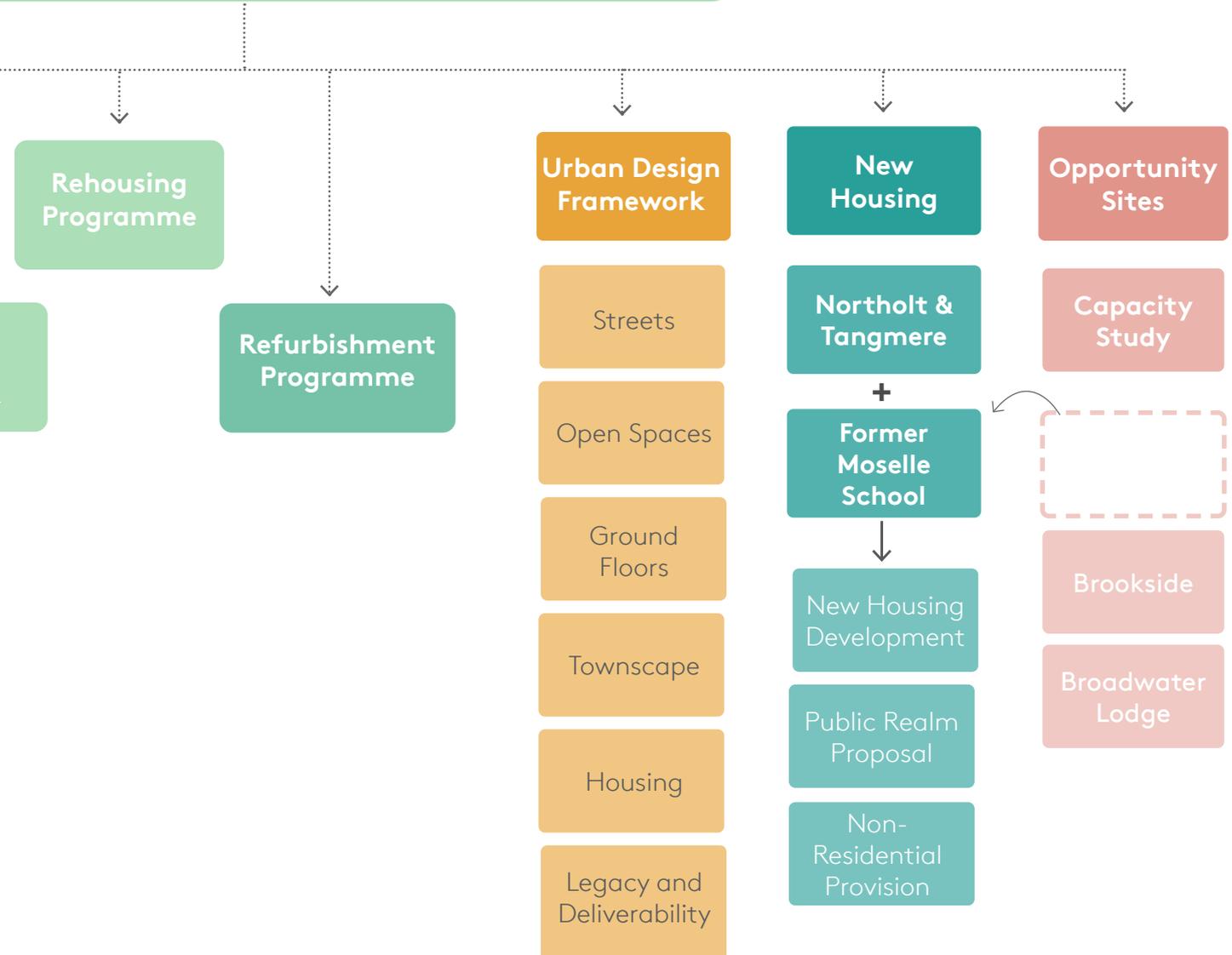
Refurbishment of Existing Homes

The council is considering refurbishment and improvements alongside structural works that are required to existing blocks. Engagement with residents over the years has made it clear that the quality of homes and blocks is a top priority. The UDF sets out how investment in refurbishment can contribute to the estate-wide improvement plan.

Bank of Projects

There are a broad range of opportunities for improvement, celebration and renewal within Broadwater Farm Estate. The UDF will bring 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.

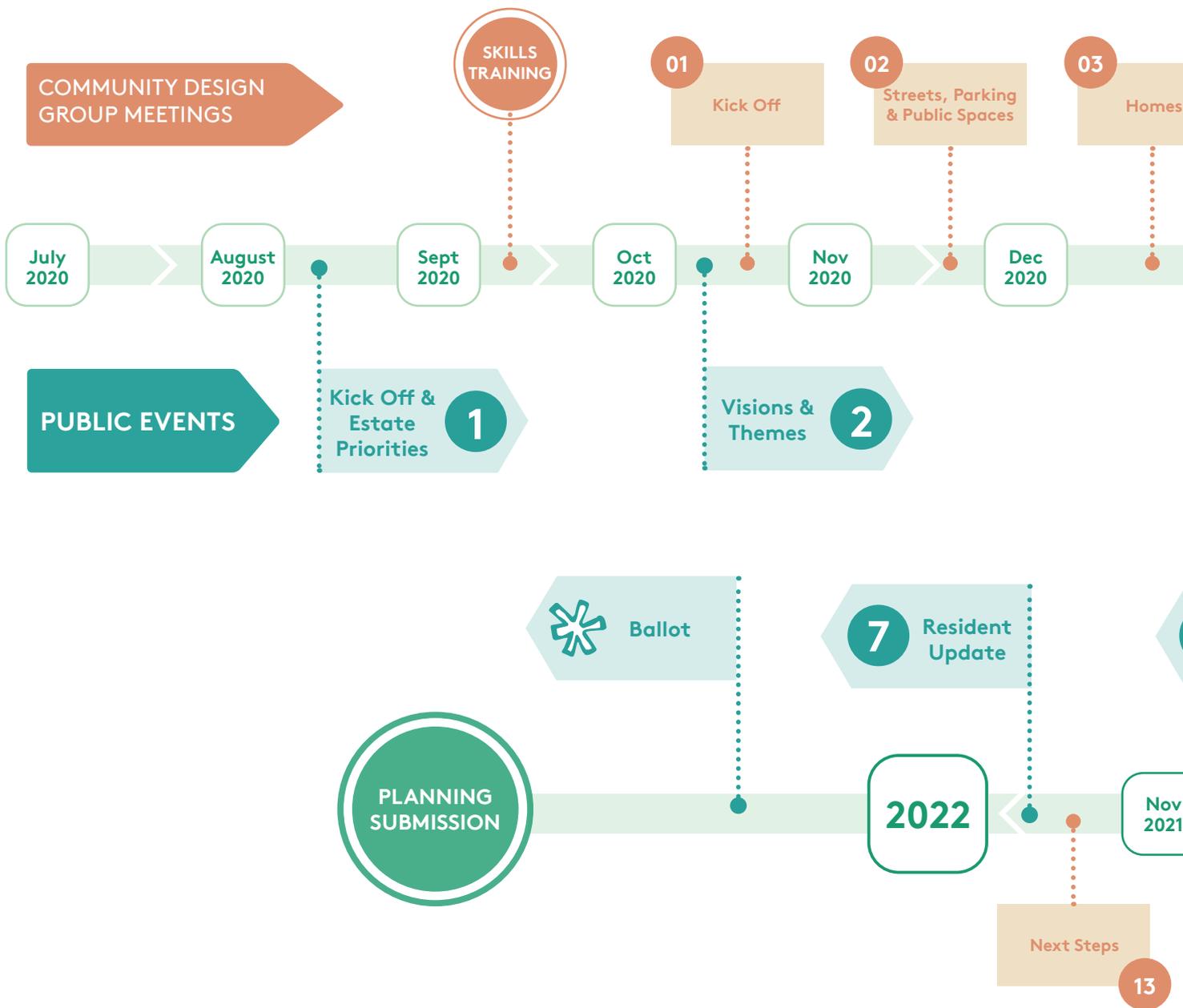
IMPROVEMENT PROGRAMME



1.3 Resident Engagement

The Urban Design Framework captures input from a wide range of community engagement events. 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 ballot planned for early 2022 will seek resident's support for the new homes to be delivered to replace Tangmere and Northolt.



1.4 Broadwater Farm Estate Vision

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.

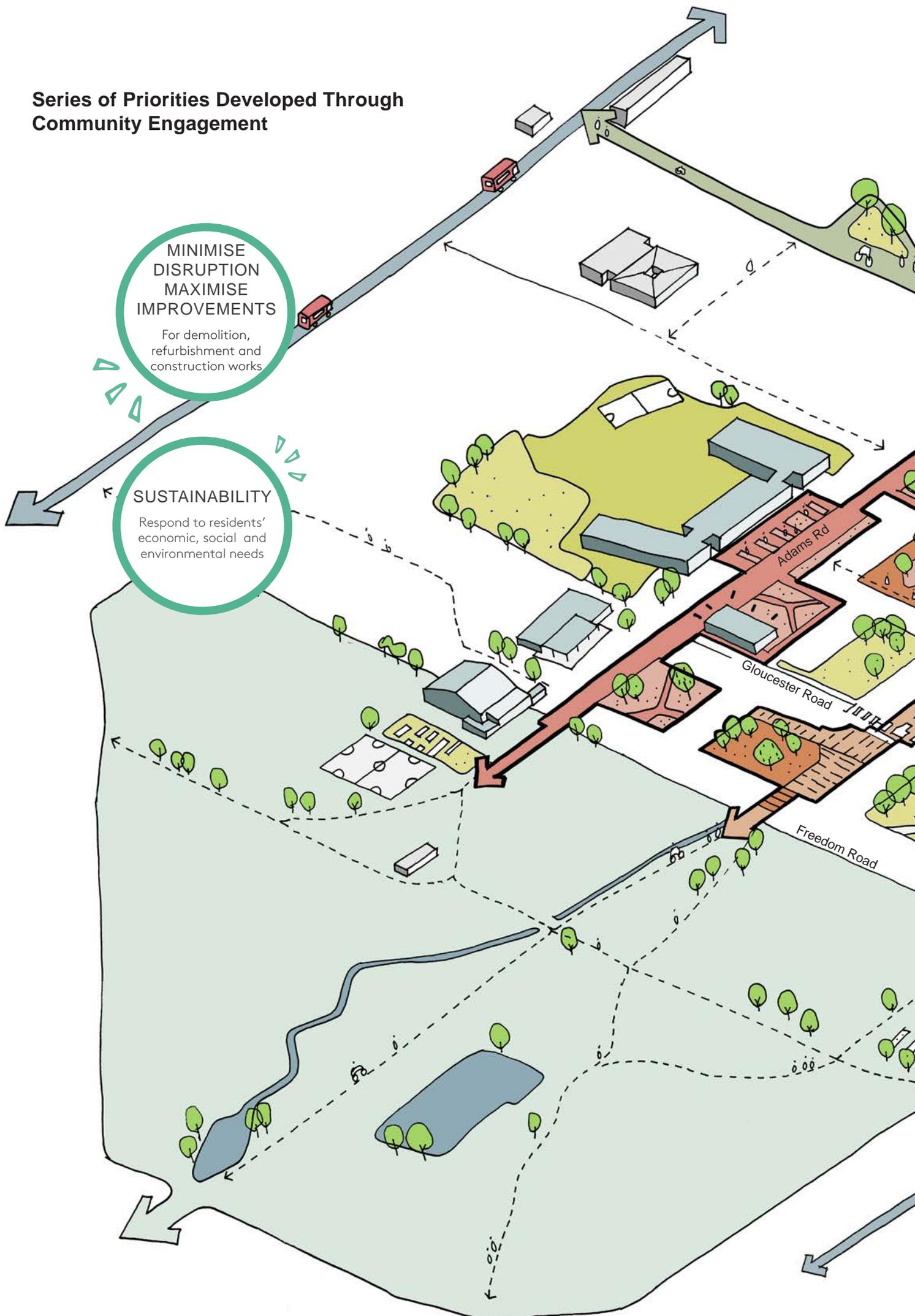
The aim is to support a healthy and active community, provide new homes and explore improvements such as; improved community facilities, new affordable workspace, as well delivering new and improved open space and recreation areas where people can play, relax and socialise in a neighbourhood where they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

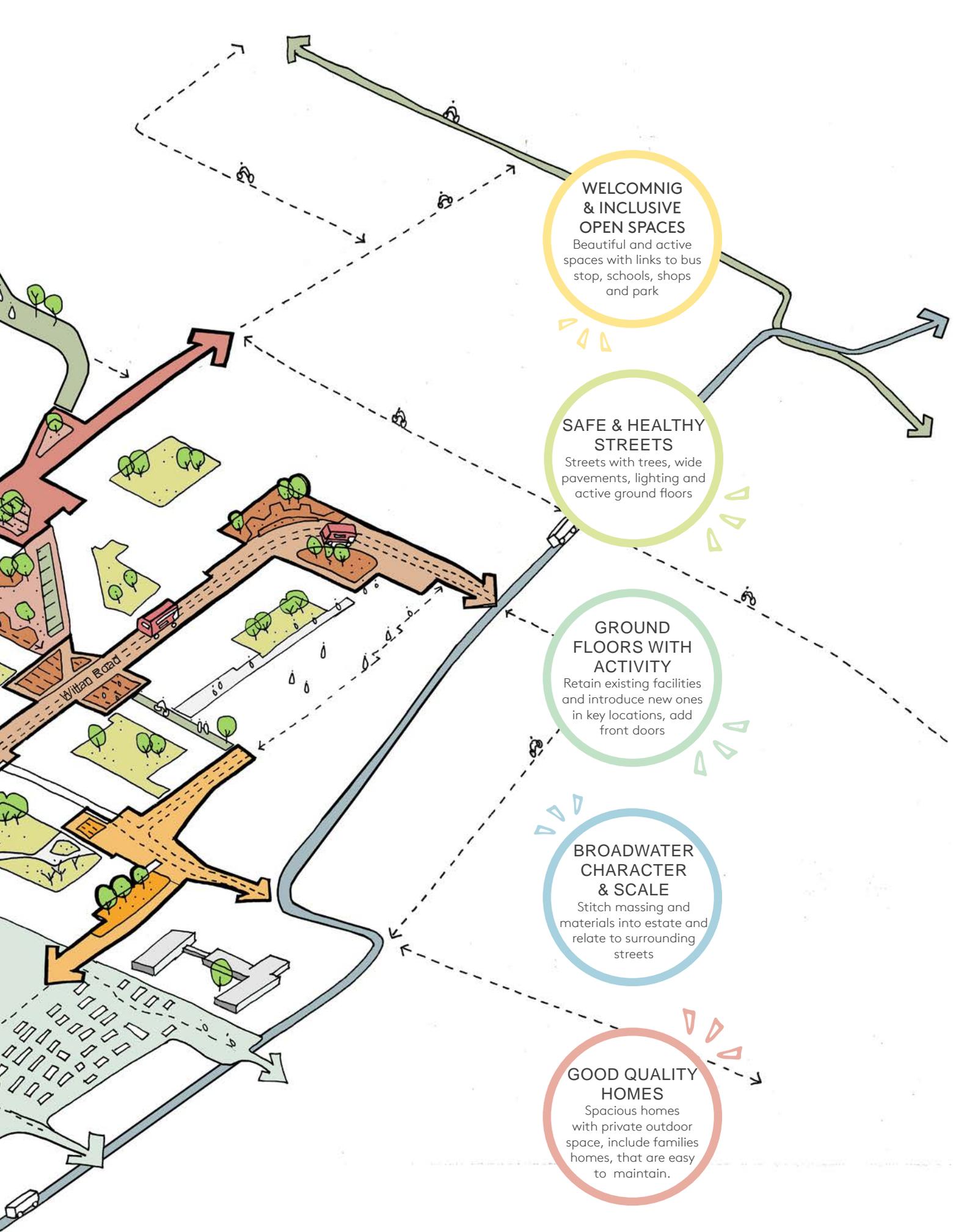
The Urban Design Framework seeks to protect and enhance the Estate to improve the experience for existing residents and the wider community. A rigorous approach has been undertaken to analyse and capture what already exists to ensure that the strategy and proposals are specific to the context. Community engagement has informed the urban strategies and the bank of projects, the framework captures residents' desires for the following:



- 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 work 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.

Series of Priorities Developed Through Community Engagement





WELCOMING & INCLUSIVE OPEN SPACES
 Beautiful and active spaces with links to bus stop, schools, shops and park

SAFE & HEALTHY STREETS
 Streets with trees, wide pavements, lighting and active ground floors

GROUND FLOORS WITH ACTIVITY
 Retain existing facilities and introduce new ones in key locations, add front doors

BROADWATER CHARACTER & SCALE
 Stitch massing and materials into estate and relate to surrounding streets

GOOD QUALITY HOMES
 Spacious homes with private outdoor space, include families homes, that are easy to maintain.



Illustrative view of Gloucester Road with new homes on Tangmere plot

Placemaking on Broadwater

Building on the existing positive qualities and sense of community **redevelopment** of key areas at the heart of the Estate re-provides homes and provides additional homes and better services. All 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, car 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 estate, 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 estate 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 **enclosed by mixed-use activities** re-provided in new buildings. Improvements are made to courtyards, with sport amenities, play spaces and public art **creating destinations**.

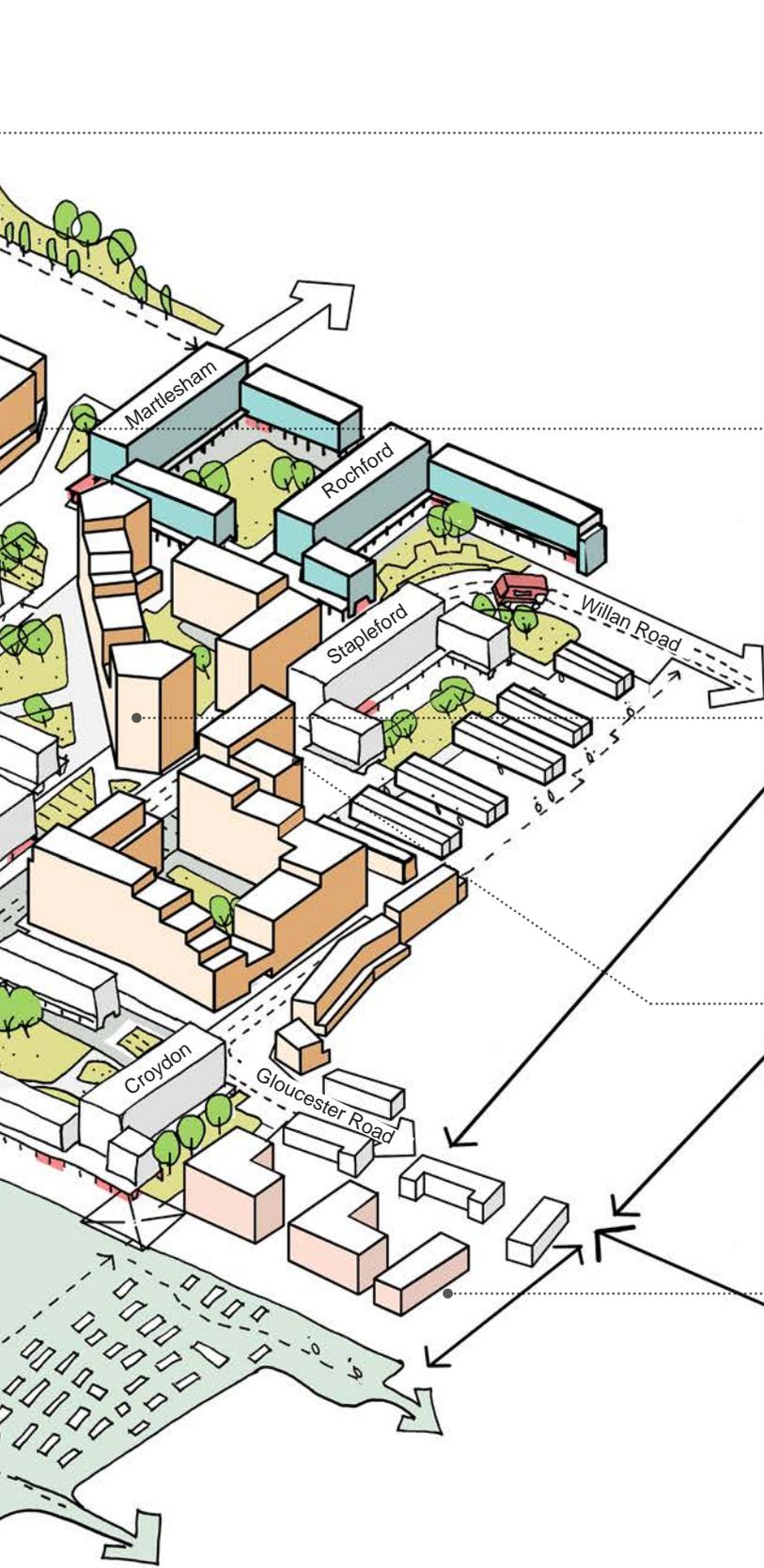
Secondary communal entrances to existing buildings are improved in their appearance and layouts with integrated bin and bike stores to **declutter the public and communal space at street level** and inspire a sense of security.

Phase 1 New Homes + Potential Additional Homes



ESTATE 2020
1,078 homes
c. 128 dw/ha

DEMOLITION
215 homes
demolished



BROOKSIDE GREEN
10-20 new homes

MOSELLE SCHOOL
35-40 new homes

NORTHOLT & TANGMERE
230 new homes

HEALTH CENTRE
25 new homes

BROADWATER LODGE
60-75 new homes

1.5 Urban Strategies

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 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 and Parks Team are developing maintenance strategies that will be discussed and agreed with relevant stakeholders, to ensure longevity.



1. Safe and Healthy Streets

Redefining the character of existing streets to reduce the current car domination and make better connections to the wider area. Streets should be clear routes that are defined by the buildings connecting key destinations.

- Simplifying routes
- Prioritise pedestrians
- Cycle improvements
- Parking management



2. Welcoming + Inclusive Open Spaces

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

- New community park
- Estate 'greening'
- Spaces for play and relaxation
- New Estate entrances and civic spaces
- Improvements to courtyards

3. Ground Floors with Activity

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.

- Community facilities
- Daytime activity
- Undercroft improvements
- Events and activation



4. Broadwater Character & Scale

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.

- Massing and views
- Character and materials
- Wayfinding
- Public Art



5. Good Quality Homes

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

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



