

Broadwater Farm Estate

New Homes Design Summary Report
- November 2021 -



2.1 INTRODUCTION

Haringey Council and Homes for Haringey have been working in close collaboration with residents and the wider Broadwater Farm community over the past 16 months to create and deliver the most comprehensive and wide-reaching Estate Improvements programme within the estate's history.

We want to create a fairer and more equal community by ensuring residents have safe and welcoming homes that meet their needs and by maximising opportunities for local people including new jobs, new skills and training opportunities – ensuring the existing community and future generations can actively participate in and benefit from the investment in their neighbourhood and thrive.

Providing new council homes on the Tangmere, Northolt and Moselle School sites is at the heart of this ambition. These sites offer a unique opportunity to ensure that the buildings, the layout and the design of the estate supports the Broadwater Farm Community - that it meets their needs and delivers the improvements that they want to see to their facilities and shared spaces.

This document is a summary of the design proposals for these sites. The design proposals are based on what residents have told us and align to the principles in the Broadwater Farm Urban Design Framework.

Four key priority areas that were developed through resident engagement

High Quality Homes

"More space and good quality homes"

"Priority for existing residents with a housing need"

"Prioritise larger homes"

Improved Green & Open Spaces

"Well-maintained green spaces"

"Investing in the Memorial Gardens"

"Spaces for all, young and old"

Welcoming Streets & Better Connectivity

"Balancing parking needs with pedestrian friendly streets"

"Safety & security"

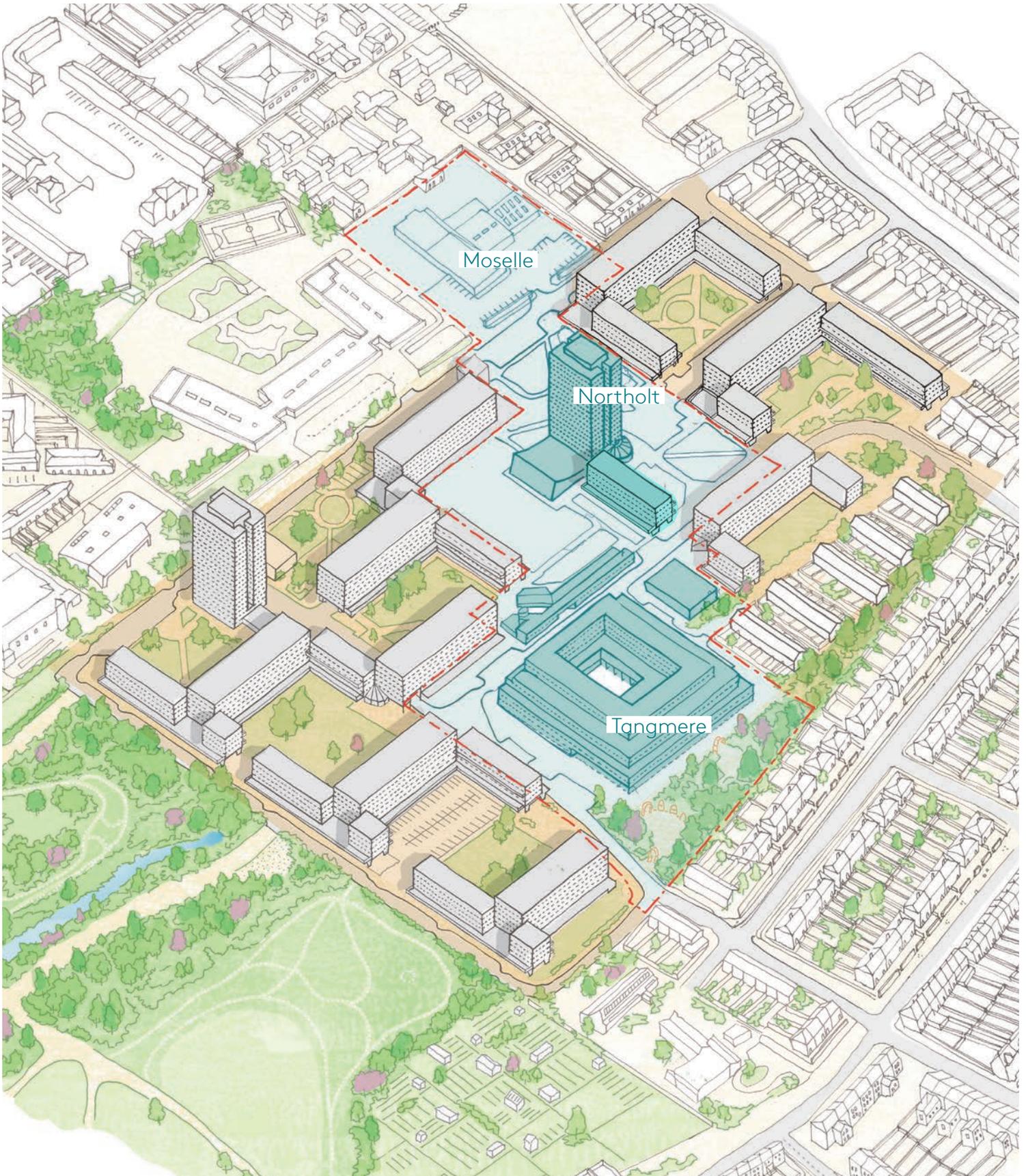
"A safer and more accessible bus stop"

Safe & Healthy Neighbourhood

"New uses - like a local shop"

"Improve existing facilities"

"A new flexible community space"



A sketch drawing showing the area for new homes and wider estate improvements.

2.1 OVERVIEW OF THE DESIGN PROPOSAL

The layout of the new homes and green and open spaces has been tested through a number of options with the community. The final layout is shown below:

The designs for Broadwater Farm will deliver:

- c.300 high quality new homes
- 100% council homes at social rents (bar any returning leaseholders)
- Improved green and open spaces
- Welcoming streets and better connectivity
- Support a safe and healthy neighbourhood

c.300
new
homes

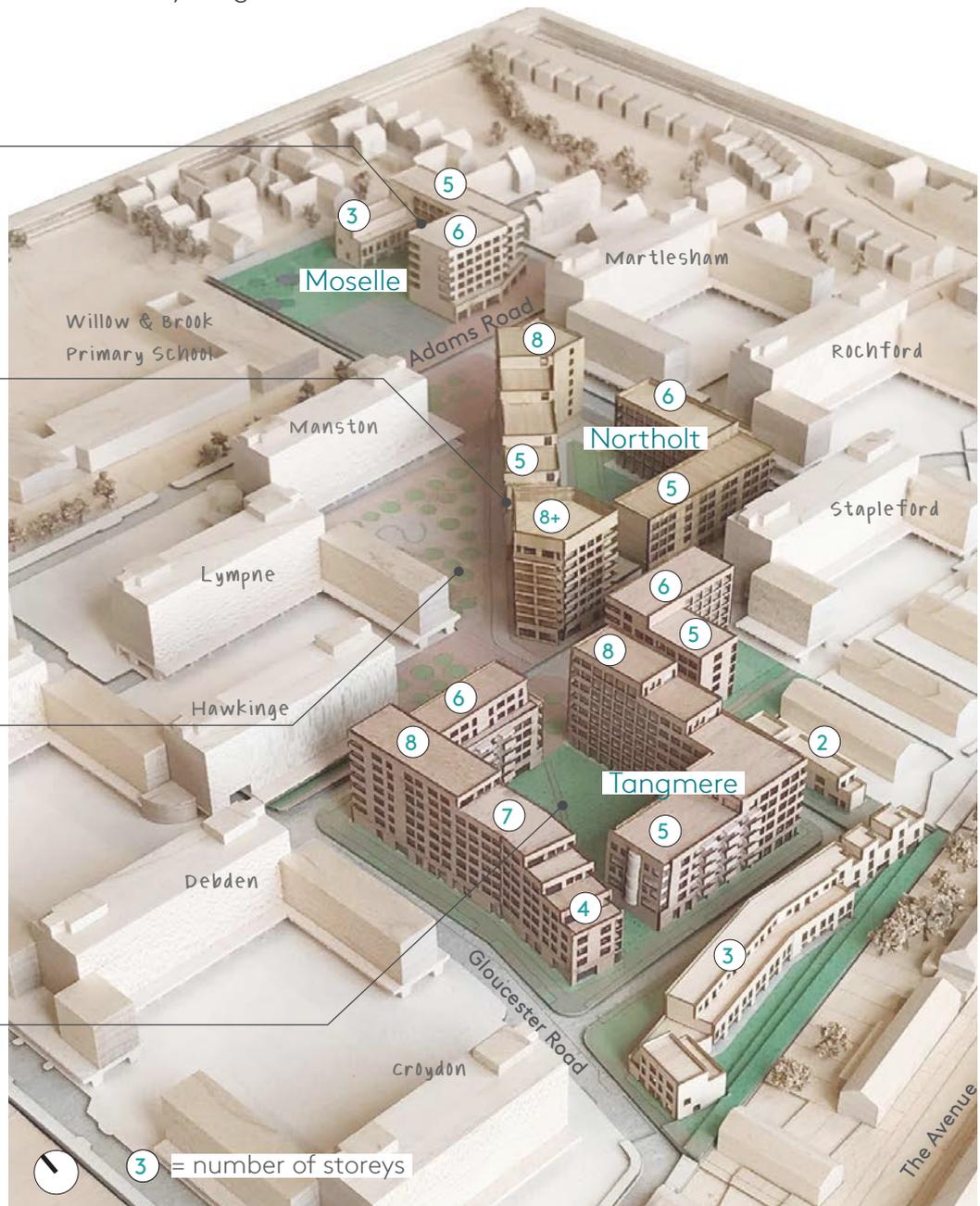
100%
social
housing

Scale: Similar to the existing buildings with stepping roof terraces reflecting the shape of current Tangmere.

Tallest buildings: Taller building at the heart of the estate. Height is reduced as you approach the estate on Gloucester Road. No homes are located above 8th floor.

Open Space: Memorial Gardens reprovided at the heart of the Estate as new green route and community park along the path of the Moselle river.

Courtyards: These have been developed based on your feedback to balance openness and security.



Former Tangmere & Health Centre Site:

- Around 160 new council homes.
- New Wellbeing Hub with relocated GP and other services.
- Improved and more attractive streets with wider pavements.
- Usable courtyard space.
- Front doors and gardens for ground floors homes.

c.160
homes



Former Northolt Site:

- Around 95 new council homes.
- Improved public spaces are centre of estate.
- A new community park and relocated memorial garden.
- New squares surrounded by new local work spaces.
- Safe and easy routes through the estate.

c.95
homes



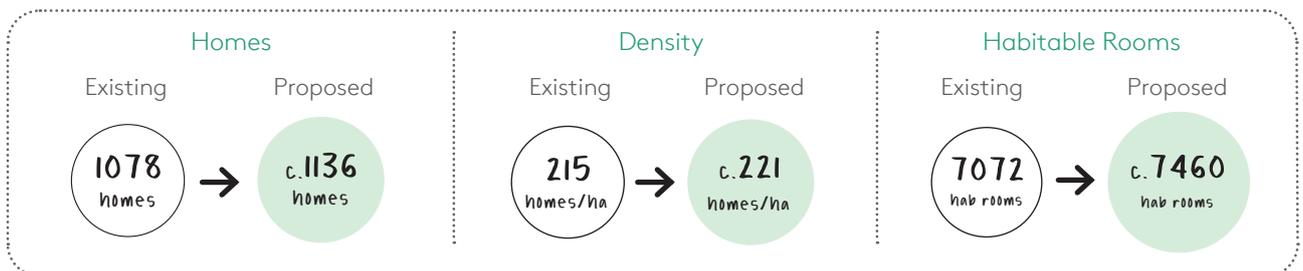
Former Moselle School Site:

- Around 40 new council homes.
- A new shop.
- Reprovided school parking and play area.
- Parallel parking on Adams Road.
- Improved pedestrian and cycle access to schools, community centre and Lordship Recreation Ground.

c.40
homes



Broadwater Farm Estate Overall:



1. HIGH QUALITY HOMES

1.1 KEY PRINCIPLES

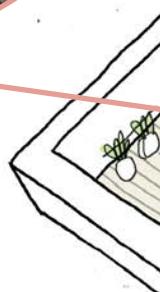
A key principle of the design proposals is to deliver high quality council homes. The proposals for the new council homes are set out below.

Key proposals

- 1 Delivery of circa 300 new council homes.
- 2 A mix of houses, maisonettes and flats.
- 3 Between 30-35% of the new homes will be family sized homes with 3 or more bedrooms.
- 4 All new homes will meet or exceed the latest Haringey and GLA design standards:
 - dual aspect as a minimum
 - storage provision in flats above minimum standards
 - private outdoor amenity space
 - kitchens and living spaces separated in larger homes
 - latest energy efficiency standards.
- 5 No homes will be above the 8th floor.
- 6 Sensitive architectural appearance relating both to existing estate and surrounding terraced streets.



Central dining space linking kitchen and living spaces



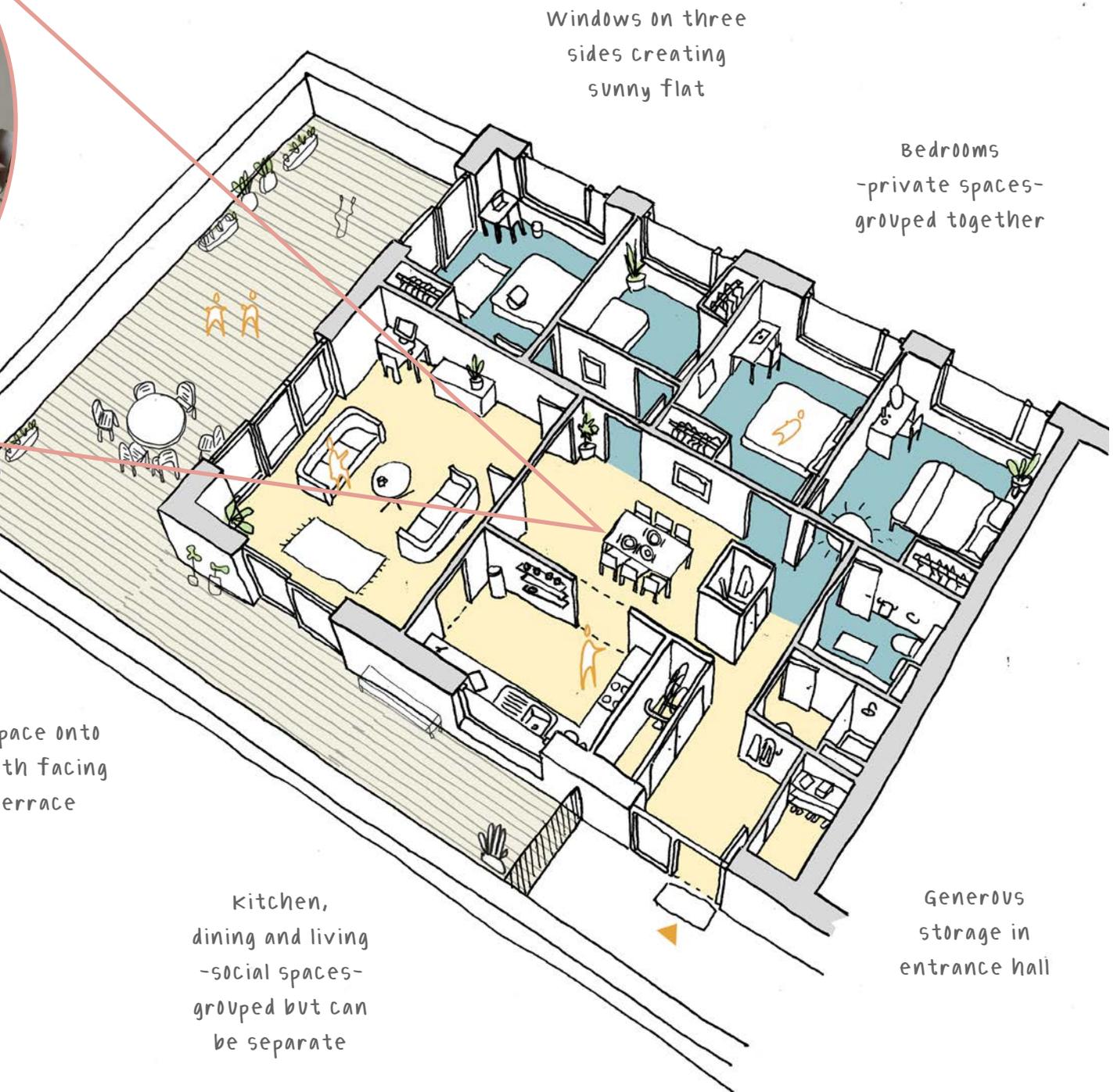
Living space
large south
roof terrace

Prioritising Broadwater Farm Residents

The council's 'Neighbourhood Moves Scheme' provides the opportunity for eligible council tenants on Broadwater Farm to be prioritised for the new homes being built.

- private spaces
- social spaces

Example of a 4-bed family flat with generous terrace, taking advantage of the stepped form of the buildings.



Windows on three sides creating sunny flat

Bedrooms
-private spaces-
grouped together

space onto
with facing
terrace

Kitchen,
dining and living
-social spaces-
grouped but can
be separate

Generous
storage in
entrance hall

1.2 TYPICAL DWELLING LAYOUTS

KEY QUALITIES OF NEW HOMES



Circulation through rooms

- Opening up circulation spaces (hallways) into rooms such as a dining space provides flexibility in how space is used.
- Can create the feeling of spaciousness.
- Connected spaces to allow long views and natural light through home.



Zoning and Separation

- Helping larger homes to accommodate several activities occurring at once.
- Zoned, rather than walled off, spaces can bring benefits of open plan living such as maximising views and natural light.
- At the same time, there can be flexibility to create separation when needed or preferred.



Private Outdoor Space

- Usable size to meet the needs of the residents.
- Feeling safe for relaxing and play.
- Carefully designed parapets and railings to create privacy whilst allowing light.



Built-in Storage

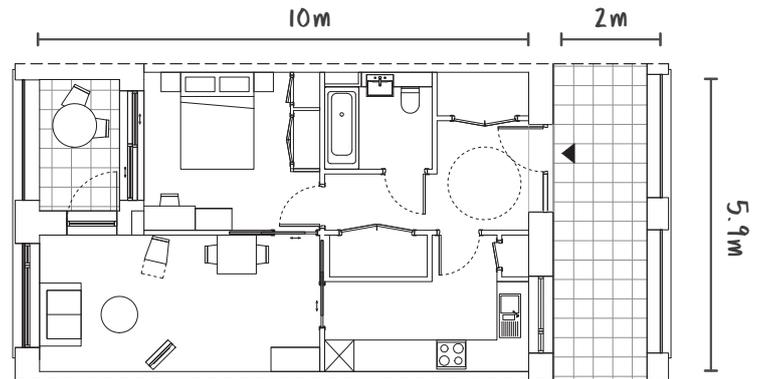
- Storage space close to front door for children's' bikes, buggies etc.
- Separate cupboard for closing off utilities.
- Space for storage on all floors.

1 bedroom flat

Proposed size:

50-54m²
internal
area

5m²
outdoor
space



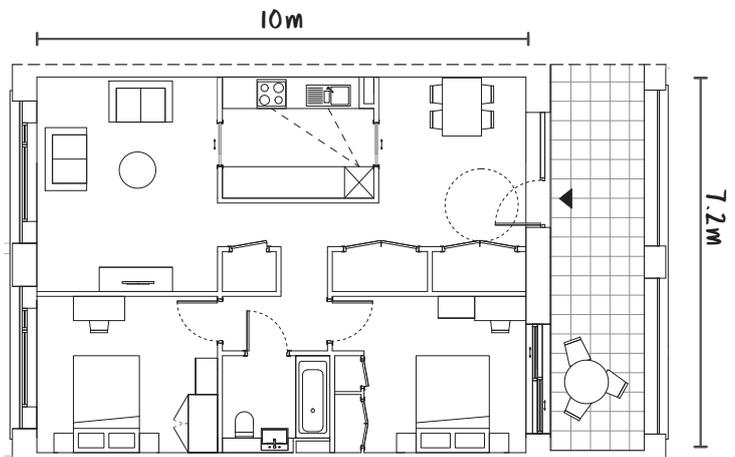
Indicative layout: 2 person flat with recessed balcony facing the street

2 bedroom flat

Proposed size:

70-77m²
internal area

7m²
outdoor
space



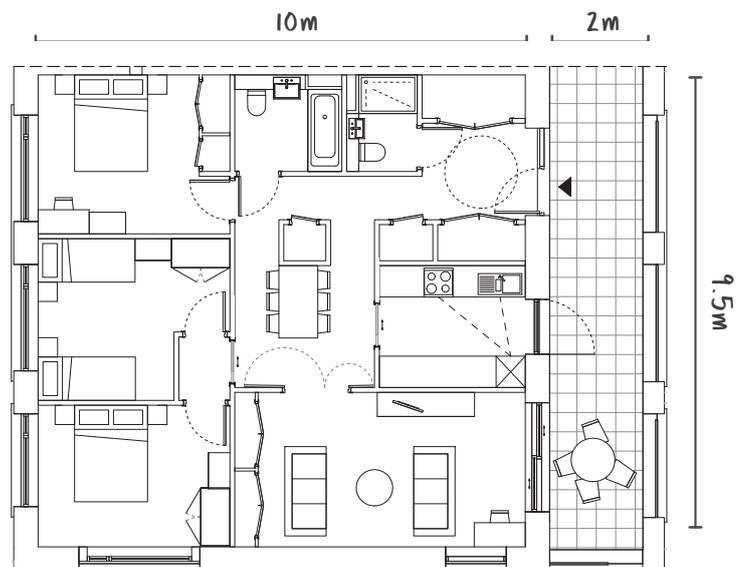
Indicative layout: 4 person flat with a central kitchen and end-of-gallery balcony space facing the courtyard.

3 bedroom flat

Proposed size:

95-99m²
internal
area

9-10m²
outdoor
space



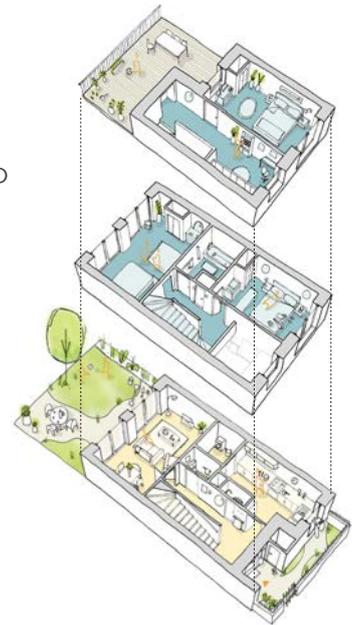
Indicative layout: 5-7 person flat situated at the end of blocks with windows on 3 sides and end-of-gallery balcony space.

1.3 LOCATION OF FAMILY HOMES

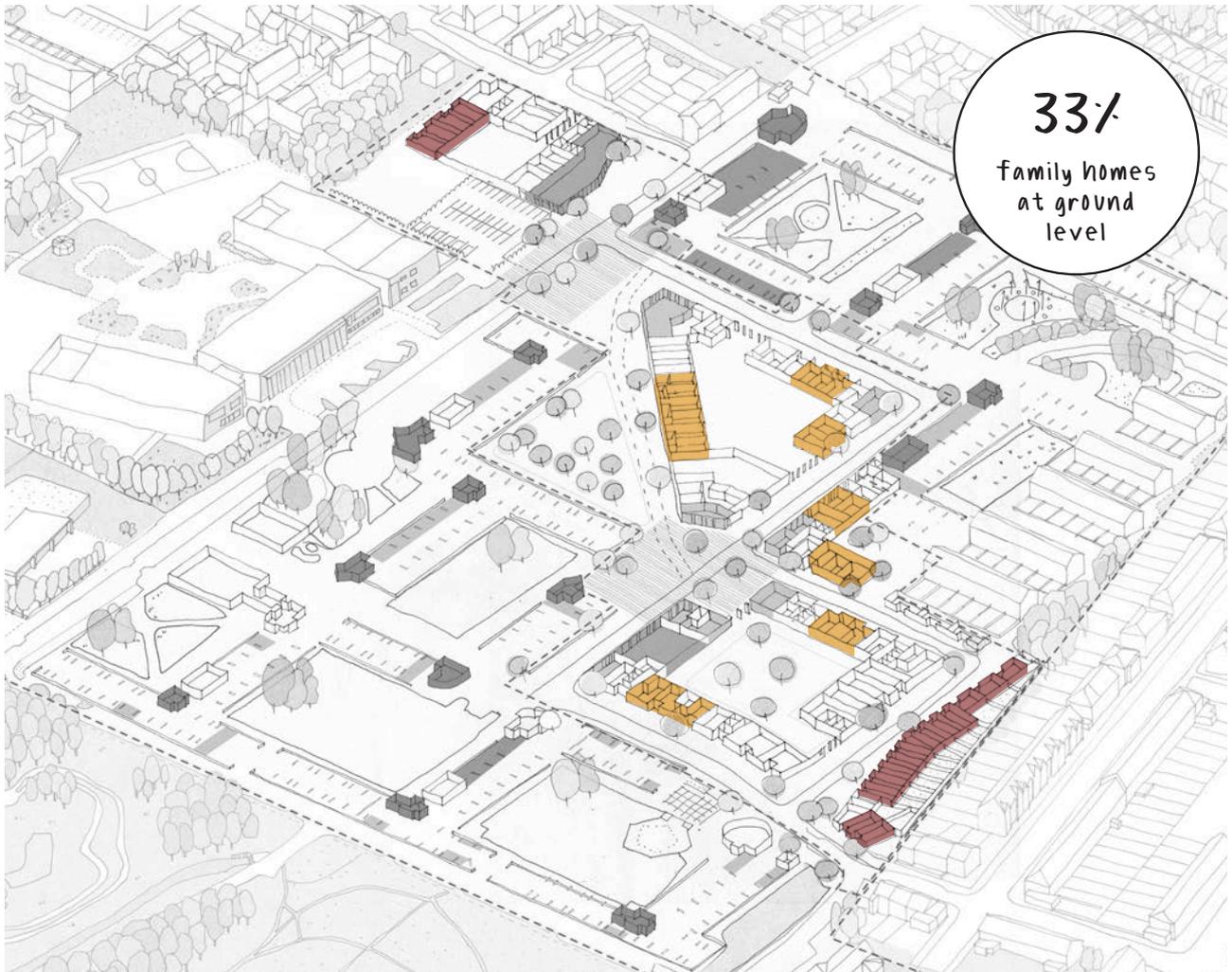


A. Terraced Townhouses

are located on the edges of the estate, knitting into the surrounding terraced streets to the north and south.



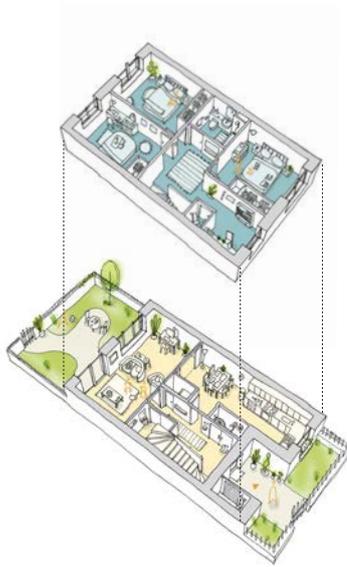
Ground Floor Family Homes





B. Maisonettes

create private front doors easily accessed from the street with back gardens to the courtyard. They are also located on some top floors.

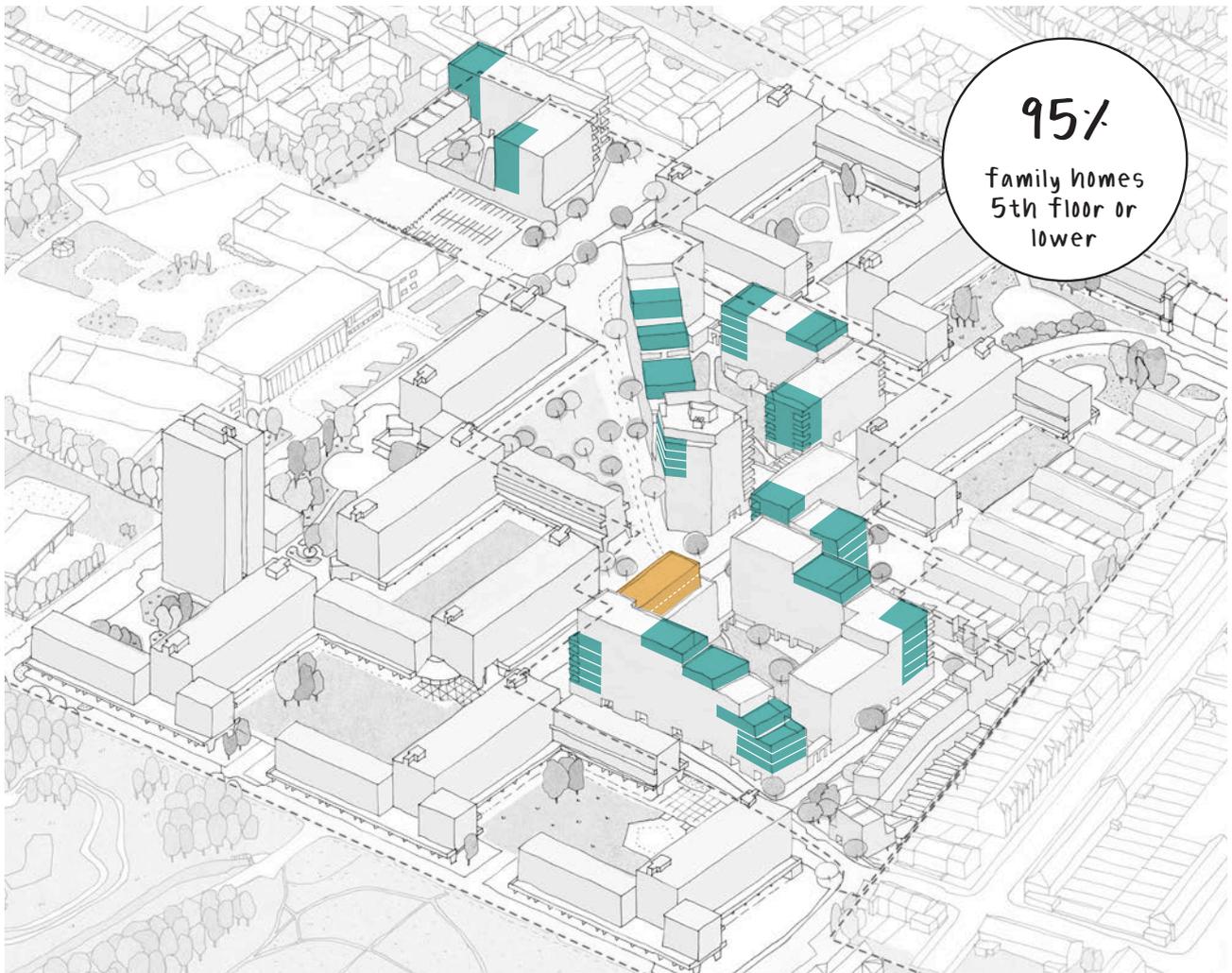


C. Upper Floor Flats

are often triple aspect with generous corner balconies or stepping roof terraces.



Upper Floor Family Homes



1.4 TANGMERE FROM GLOUCESTER ROAD

Existing View: looking north with Tangmere on the right

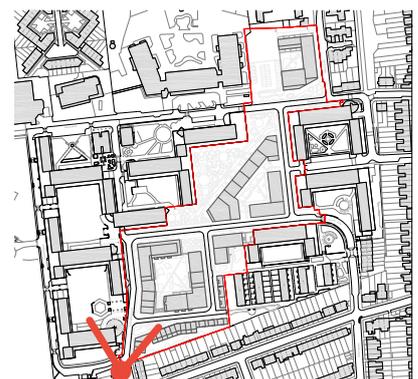


Proposed View: looking north with Tangmere on the right



New terraced houses and maisonettes provide ground floor family homes.

The stepped massing of the new Tangmere building creates well-sized private outdoor terraces for family sized flats at upper levels.



2. IMPROVED GREEN & OPEN SPACES

2.1 IMPROVED GREEN & OPEN SPACES

A key principle of the design proposal is to improve green and open space. The proposals for improved green and open space are set out below.

Key proposals

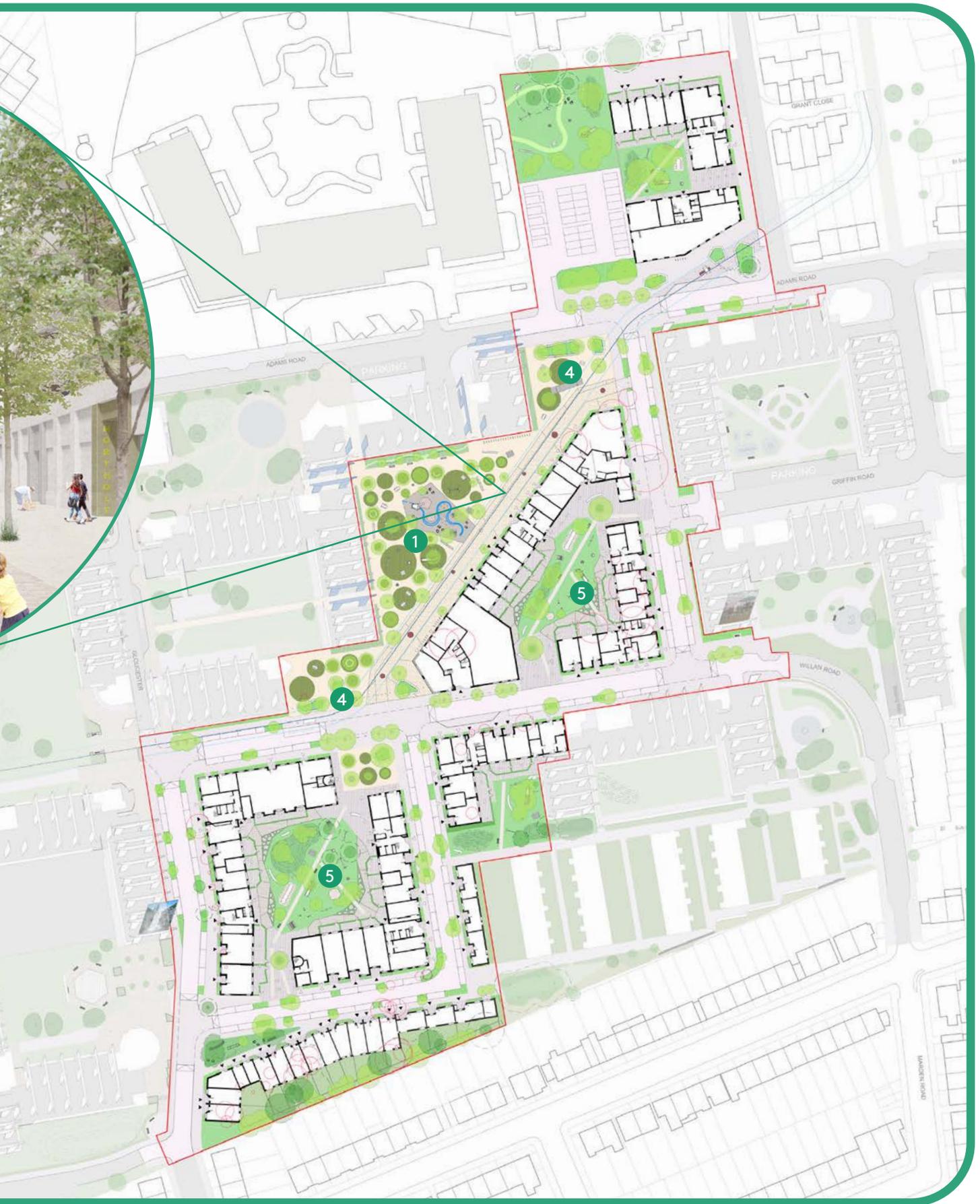
- 1 A new public park** will be created in the heart of the estate, replacing the existing memorial gardens to the south, and providing additional space for play, recreation and gathering.
- 2 Increase in green and open space.** The amount and quality of the open space on the estate will be increased and improved ensuring different types of spaces are provided. There will be no net loss of public space.
- 3 Increased play space and equipment,** there will be an increase in play areas, with different forms of play for different ages.
- 4 Two new civic squares** will be integrated into Willan Road and on Adams Road and linked by the new diagonal route. All new squares will incorporate tree planting, seating, sustainable urban drainage (SuDS) and opportunities for play.
- 5** The new blocks will be built around **open, semi-public courtyards** that allow through access but can be closed to offer security and privacy and mitigate noise and antisocial behaviour.



Proposed green route along edge of new park



Ground floor plan drawing showing proposed green and open spaces



2.2 COMMUNITY PARK DETAIL





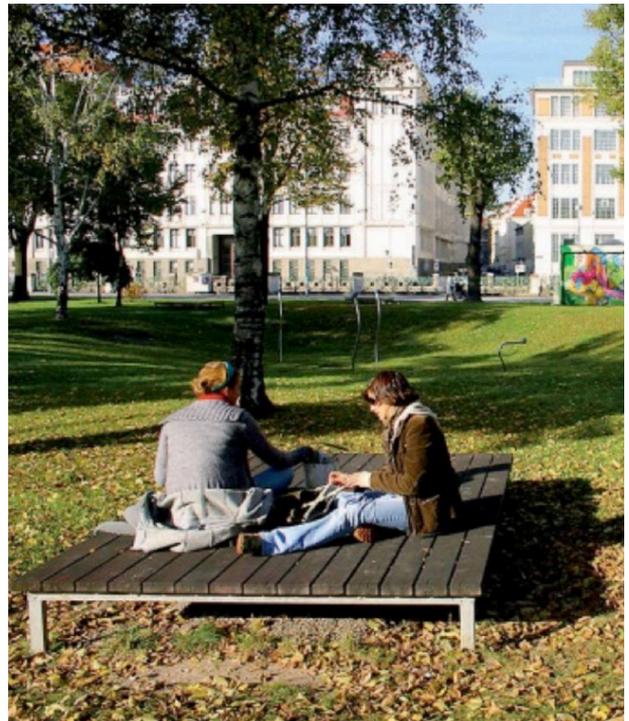
Good visibility and attractive lighting will help this space feel safe and welcoming for everyone.

The park has a flexible design for a range of activities and will incorporate:

- The relocated Memorial Garden, designed through engagement with the Broadwater Farm Community.
- Places to sit and relax or meet up with friends and neighbours.
- Areas for exercising for teenagers and adults.
- Playable landscape for younger children, including a water based play space (see overleaf).



Climbing equipment in tree's
Example: Kalvebod, Copenhagen



Seat / stage
Example: Einsiedler Park, Vienna

2.3 COMMUNITY PARK: WATER-BASED PLAY

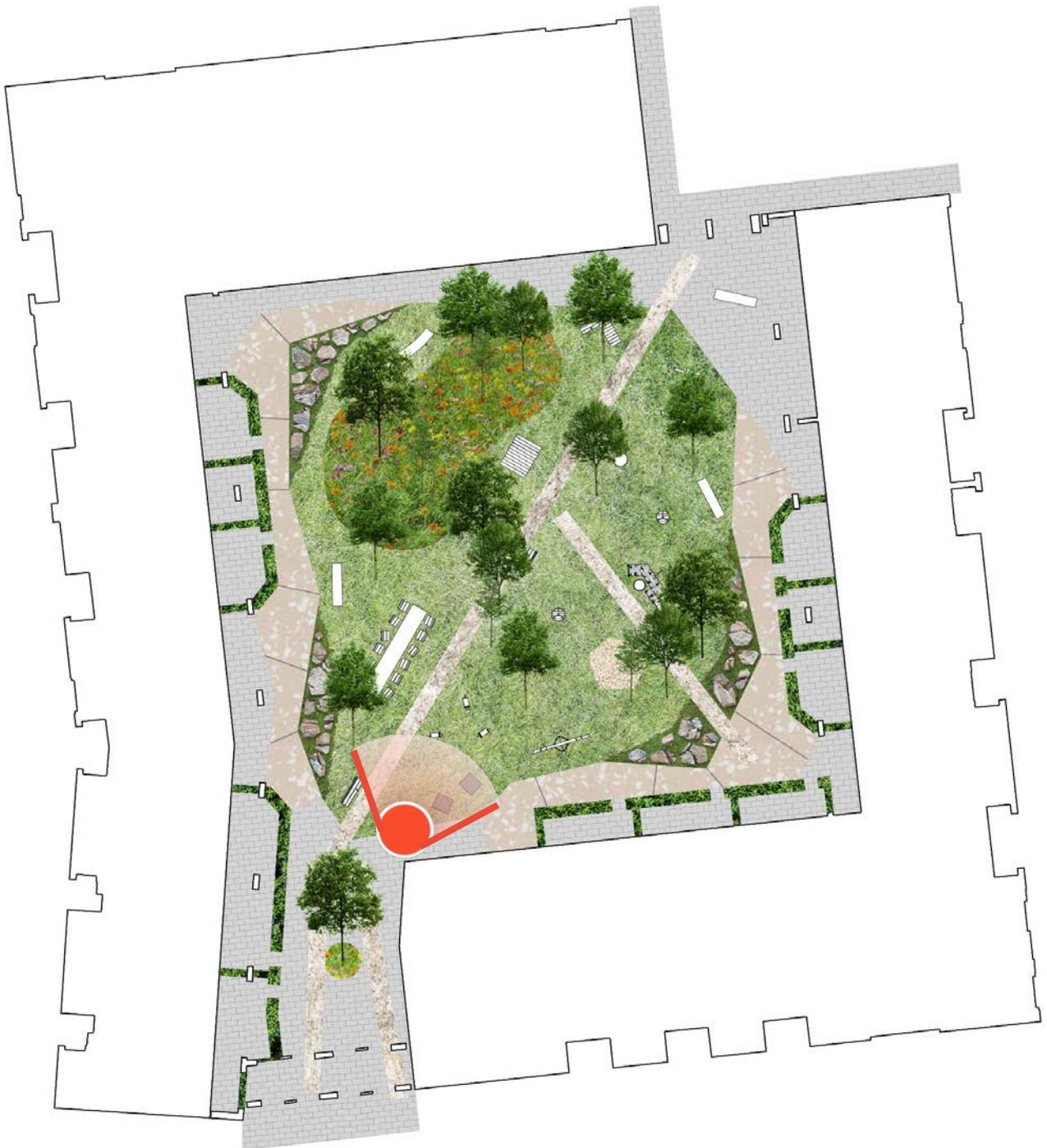


Illustrative view of park clearing incorporating water play



2.4 COURTYARDS

The residential courtyards are designed to balance the need to be open and allow clear sightlines during the day, whilst being able to be secured at night.



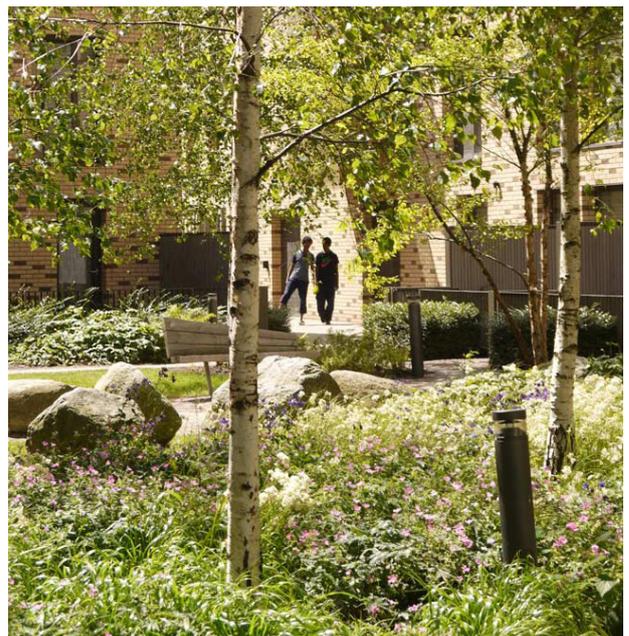
Illustrative plan of new Tangmere courtyard



Sketch view from within Tangmere courtyard towards Willan Road



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



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

3. WELCOMING STREETS & BETTER CONNECTIVITY

3.1 WELCOMING STREETS & BETTER CONNECTIVITY

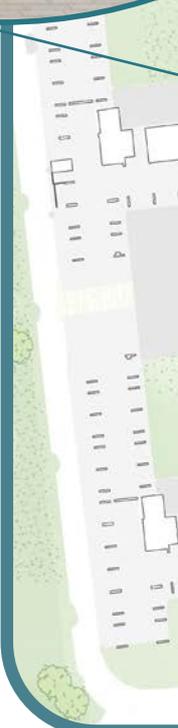
A key principle of the design proposal is to create more welcoming streets that are better connected to wider routes. The proposals for new and existing streets are set out below.

Key proposals

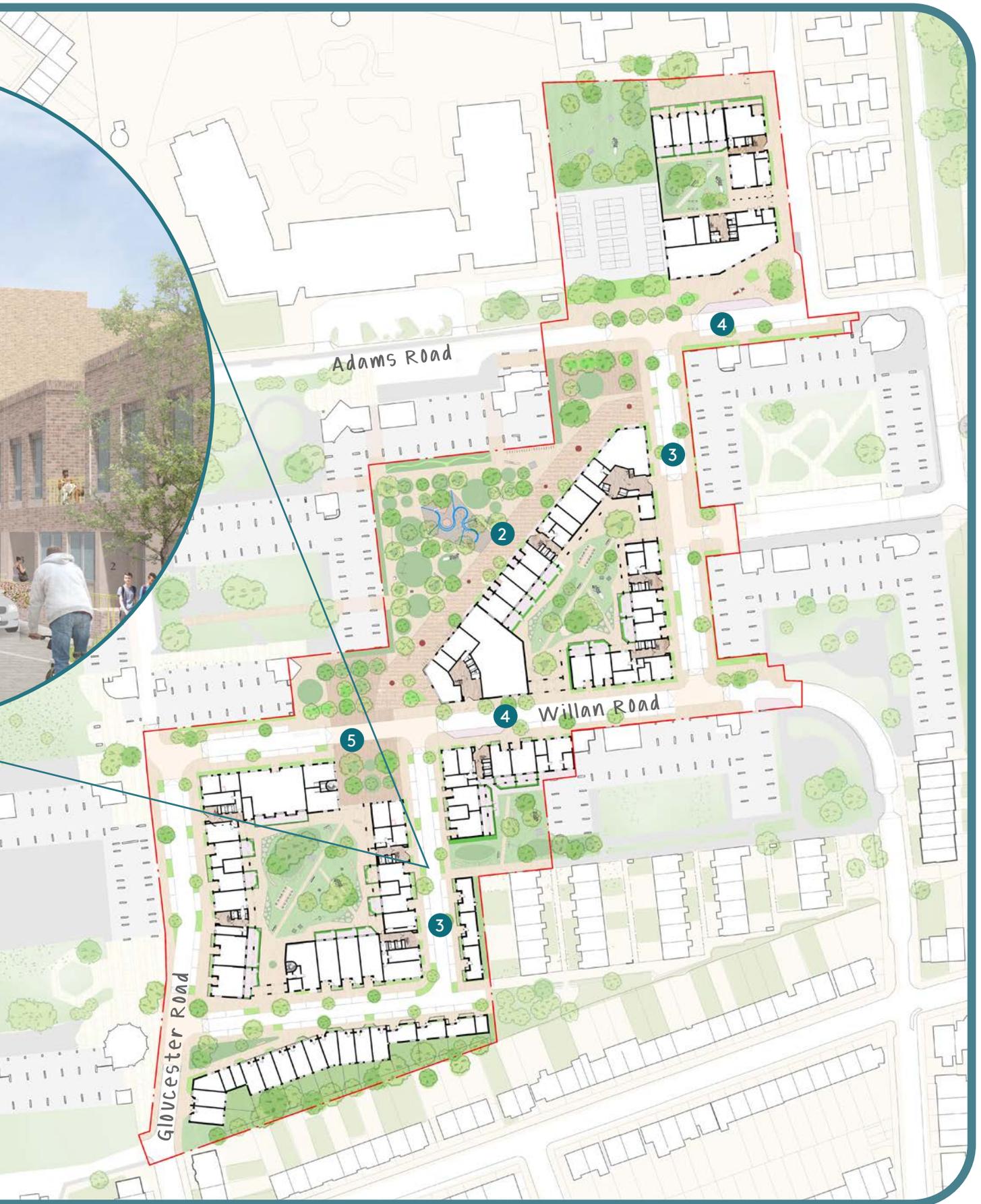
- 1 **A clear street layout** will be established, recognising Adams Road and Willan Road as the primary streets of the estate.
- 2 **A new diagonal pedestrian only street** through the estate creating a direct, strong safe, well-lit link through the estate.
- 3 **Introduction of two new streets** with front doors and clearly defined fronts and backs to buildings, to increase surveillance and safety
- 4 **Streets will be designed to be pedestrian friendly**, with wider footways, better lighting, regular street trees and dedicated crossing points. Parallel on street parking will be provided.
- 5 **The existing bus service will be maintained** and existing bus stop facilities will be improved to make it more welcoming and feel safer.



New residential street with front doors and generous pavements



Ground floor plan drawing showing proposed streets and parking



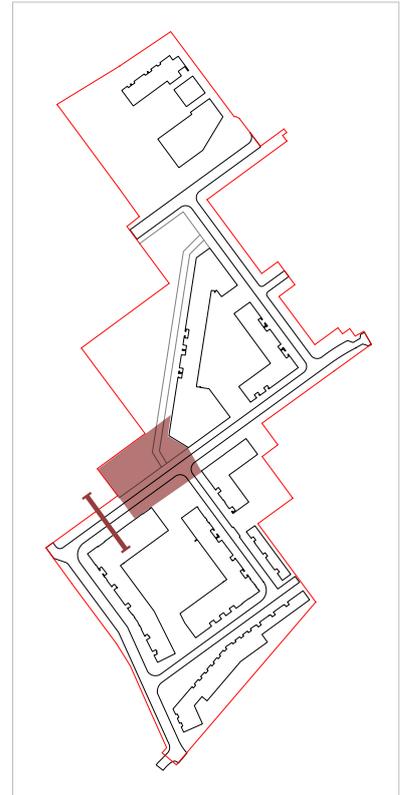
3.2 IMPROVED WILLAN ROAD



*SuD with integrated bus stop
Example: Edible Bus Stop, Lambeth*



*SuD with integrated informal play
Example: White Hart Lane, Tottenham*



Key plan showing location of civic space (below) and section (opposite)



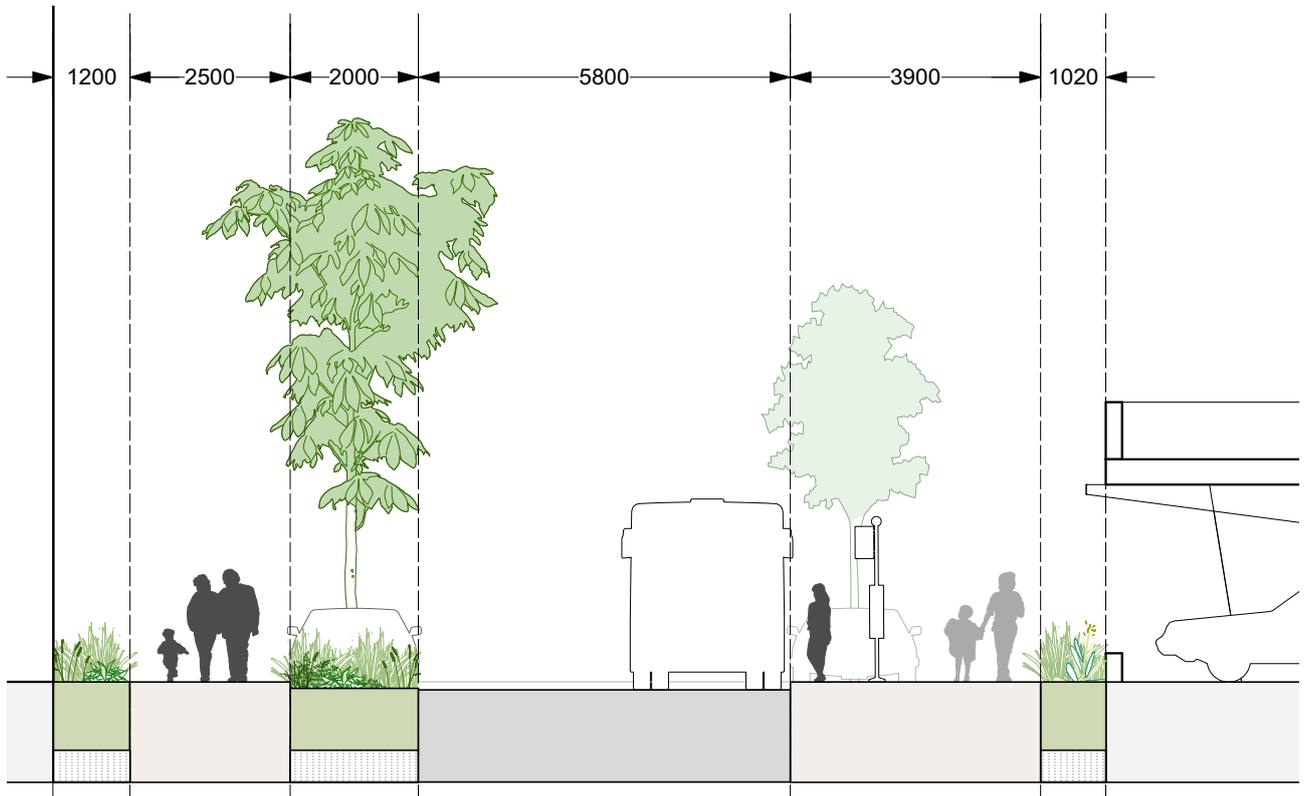
Illustration of proposed civic space on Willan Road



SuDS Street edge planting
 Example: Vauxhall Walk, Vauxhall



SuDS Street edge planting
 Example: Ferry Lane, Waltham Forest



Section through Willan Road

3.3 IMPROVED WILLAN ROAD

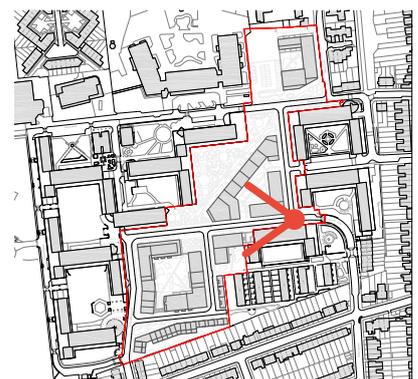
Existing View - looking west along Willan Road towards Tangmere



Proposed View - looking west along Willan Road towards Tangmere



The demolition of Stapleford north and the link bridge creates clear and welcoming views through the estate and along Willan Road.



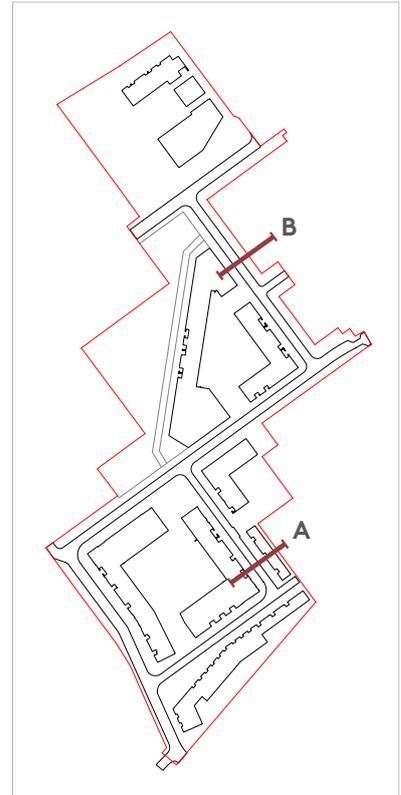
3.4 NEW STREETS



Entrance Mats: Clay Brick Paving
Example - White Hart Lane, Tottenham



Footways: Concrete & Sett Paving
Example - White Hart Lane, Tottenham



Key plan showing location of sections



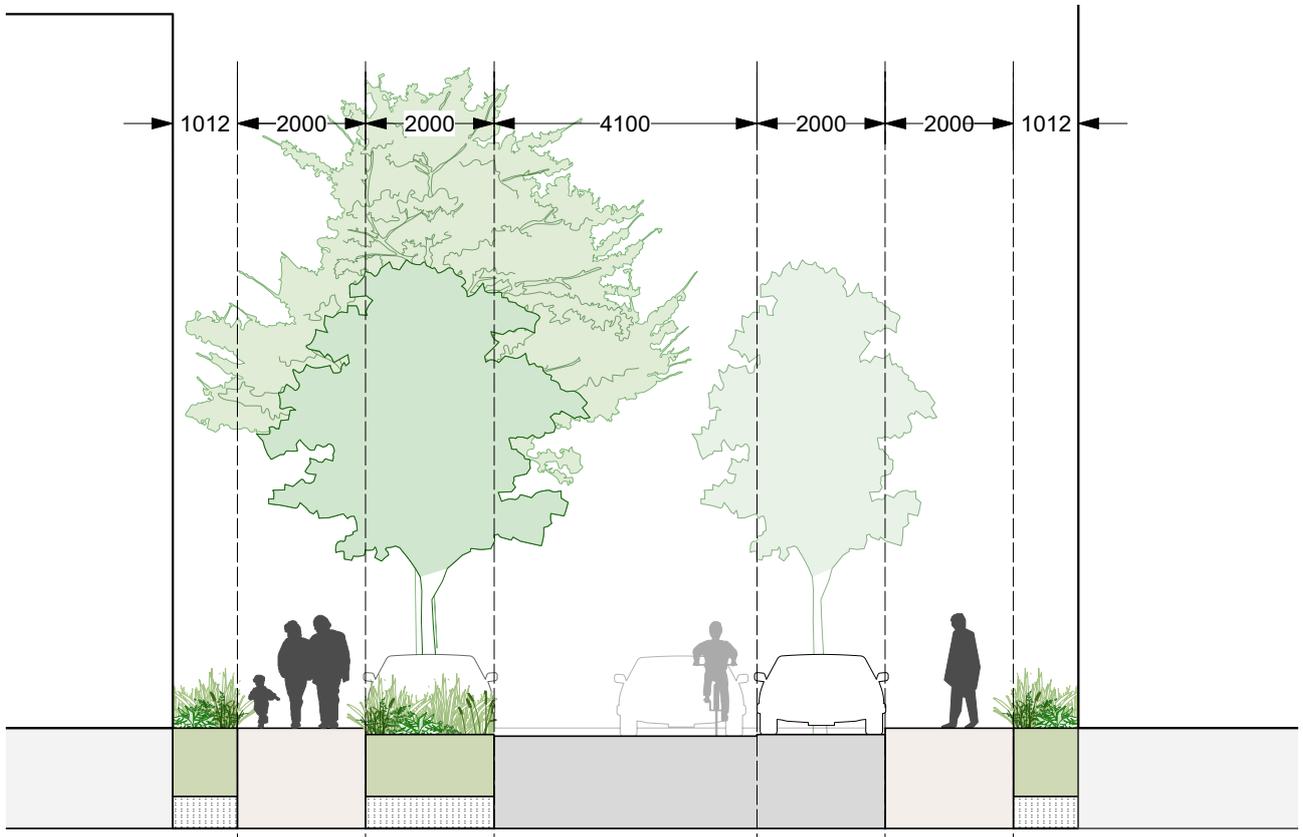
Section A through new N-S street linking Adams Road and Willan Road



SuDS Street tree planting
 Example: Clarissa Street, Hackney



Street tree planting
 Example: Haggerston, Hackney



Section B through new residential street

4. SAFE & HEALTHY NEIGHBOURHOOD

4.1 SAFE & HEALTHY NEIGHBOURHOOD

A key principle for the designs is to ensure that they support a safe and healthy neighbourhood. The proposals for active ground floors are set out below.

Key proposals

- 1 **New communal entrances** will be light and welcoming with access from the main streets.
- 2 **Small Business and Enterprise Space** - The existing Enterprise Centre will be rehoused and new and improved units, providing opportunities for entrepreneurship and employment for the Broadwater Farm community. The units will be dispersed throughout the estate to help activate key routes and public spaces.
- 3 The delivery of a **new Well-being Hub**, which will provide easy access to services residents need and will include the relocated GP service
- 4 **A new retail unit** will be provided on Adams Road on the ground floor of the new Moselle block and is intended to be used as a mini supermarket.



Small business spaces on key street corners

Ground floor plan drawing showing proposed location of non-residential uses

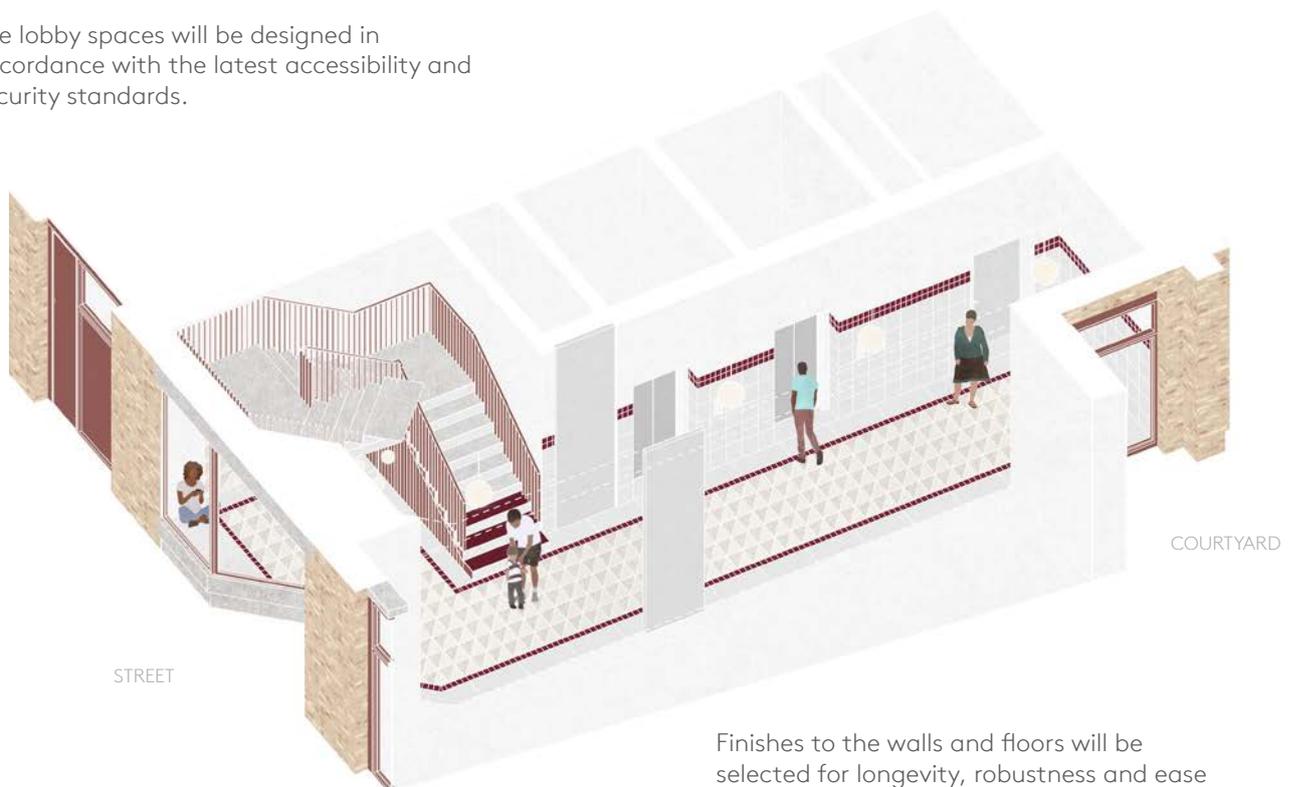


4.2 RESIDENTIAL ENTRANCES



Increased glazing and clear signage help create legible entrances, highly visible from the street.

The lobby spaces will be designed in accordance with the latest accessibility and security standards.

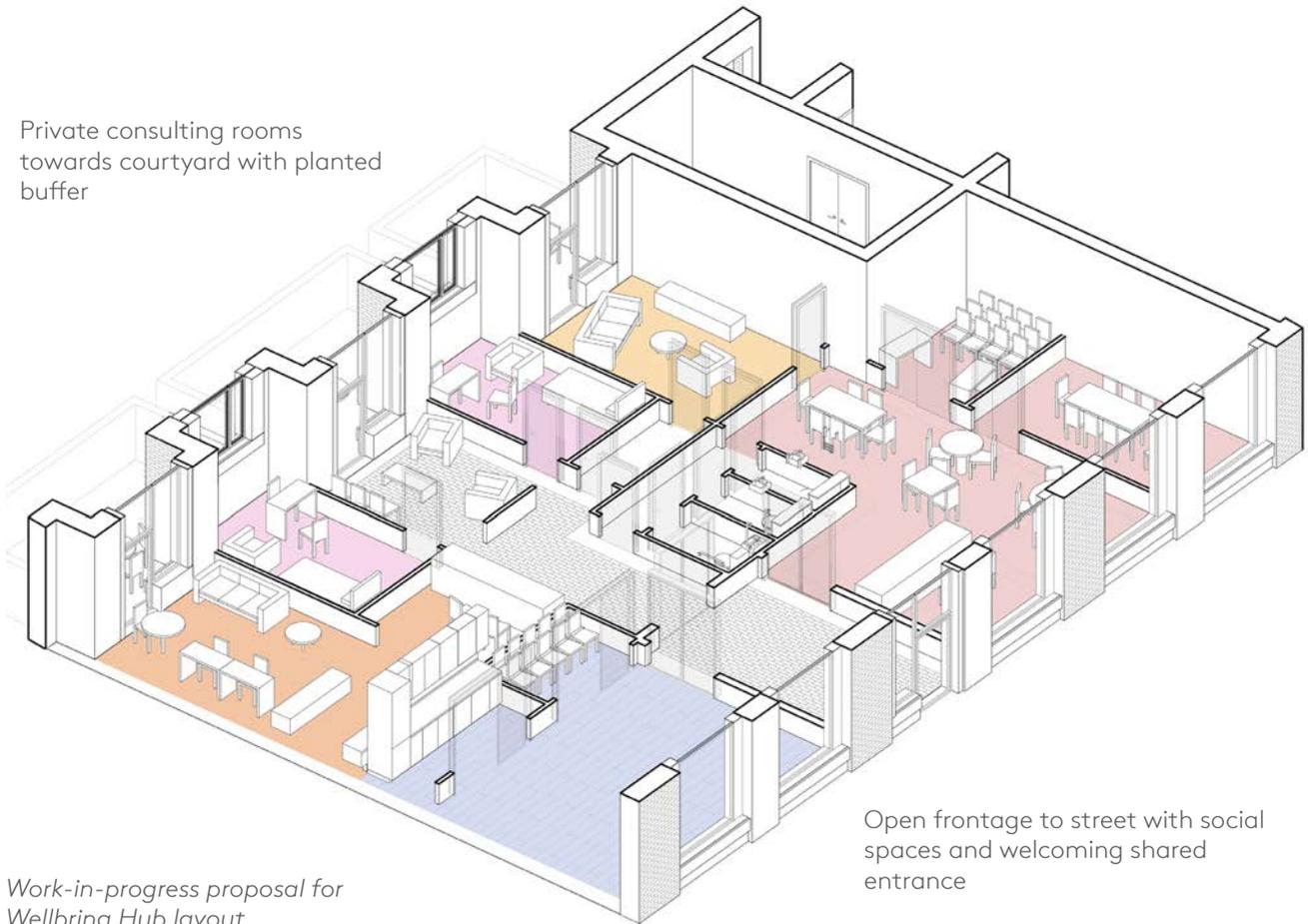


Illustrative proposal for residential lobby

Finishes to the walls and floors will be selected for longevity, robustness and ease of maintenance as well as being visually attractive.

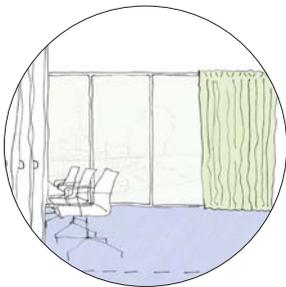
4.3 WELLBEING HUB

Private consulting rooms
towards courtyard with planted
buffer

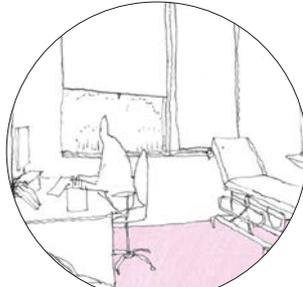


*Work-in-progress proposal for
Wellbring Hub layout*

Open frontage to street with social
spaces and welcoming shared
entrance



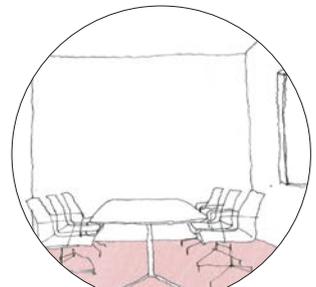
Social / Playspace



Consultation room



Quiet room



Connected Communities

4.4 SMALL BUSINESSES & WELLBEING HUB ON WILLAN ROAD

Existing View: looking east along Willan Road with Tangmere on the right

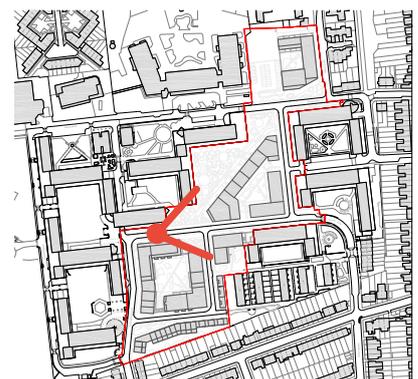


Proposed View: looking east along Willan Road with new Tangmere on the right



All new non-residential units will be designed to maximise street frontage, be clearly visible and accessible and be conveniently located.

The units will be located on key routes or corners and used to activate the proposed public squares.



4.5 NEW SHOP ON ADAMS ROAD

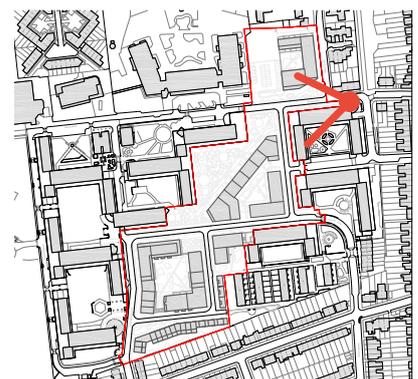
Existing View: looking west along Adams Road towards schools



Proposed View: looking west along Adams Road towards schools



The new retail space will be located on Adams Road, where there is more foot traffic, and the wellbeing hub and enterprise units will be located on Willan Road, in the centre of the estate and easily accessible for all residents.



5. BUILDING APPEARANCE & MATERIALITY

5.1 DESIGN APPROACH

The existing estate buildings are constructed with a concrete Large Panel System (LPS), which is very different to the brick and render of the surrounding 19th century terraced streets.

The appearance of homes has been developed to relate to the existing sense of place and architectural character of Broadwater whilst linking into the surrounding terraced streets.



Broadwater Farm and surrounding terrace houses

Reference projects:



*Brick Piers and infill windows -
Esch Sintzel Architekten*



Expressed Gables - Meier Hug



*Projecting Balconies -
Boltshauser Architekten*

Materials will be robustly detailed to provide durable and low-maintenance façades which will age gracefully over time.



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

5.2 TANGMERE



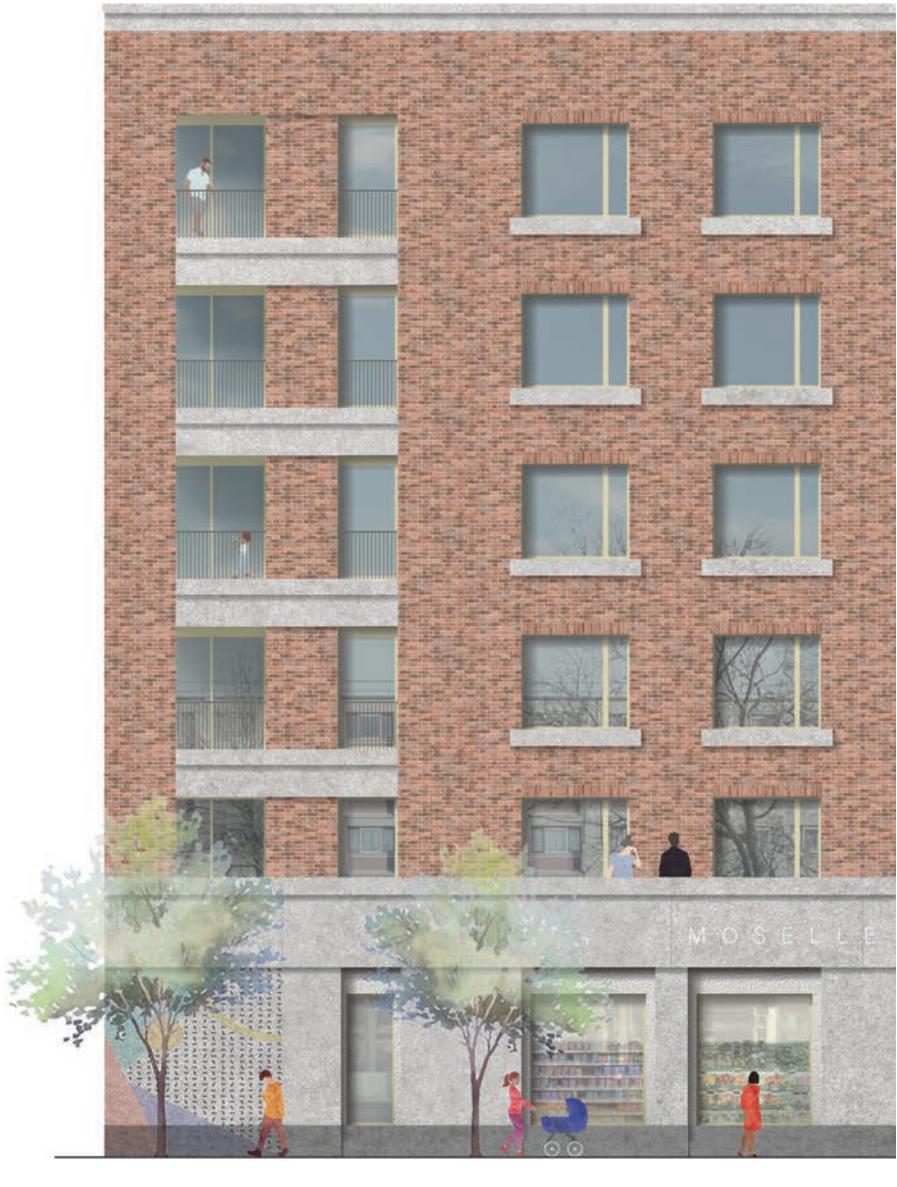
Typical elevation: Tangmere

5.3 NORTHOLT



Typical elevation: Northolt

5.4 MOSELLE



Typical elevation - Moselle

5.5 TOWNHOUSES



Typical elevation: Townhouses





Karakusevic Carson Architects