

EDWARD WOODS ESTATE

GREEN SPACE IMPROVEMENTS

This document forms part of a community consultation exercise we are running to help us better understand what you wish to see from your local green space.

Due to the current lockdown it is not suitable to run face-to-face engagement events, so we are undertaking online consultations to allow you to have your say.

Please read this document & complete the accompanying questionnaire at:

www.surveymonkey.co.uk/r/NOURISH-EW

please send us your comments by: 30th June 2020

FOR CONSULTATION
SPRING/SUMMER 2020



COMMUNITY CONSULTATION: HAVING YOUR SAY

WHAT IS NOURISH?

Nourish is a scheme to transform Edward Woods estate's green spaces, led by the Socio-environmental charity Groundwork London (GWL). LBHF have commissioned GWL to talk to residents & community groups across the estate to understand what green space issues the estate currently faces, and what improvements they would like to see to remedy them.

WHY CONSULT?

- To give us an opportunity to understand what is important to you
- To best identify priority areas for improvement.
- To help inform the design outcomes so that they better suit both site and users

CONSULTATION TO DATE

- 2019: a series of consultation events- (pop-up conversation stalls, focus groups and surveys) to find out residents priorities and needs.
- A summary of our findings from the initial round of consultation can be found at: www.groundwork.org.uk/projects/nourish/

WHY CONSULT FURTHER?

Taking findings from the 2019 consultation, we have put together a more detailed set of design ideas and focused in on the areas Edward Woods residents saw as most suitable for improvements. The aim of this further consultation is:

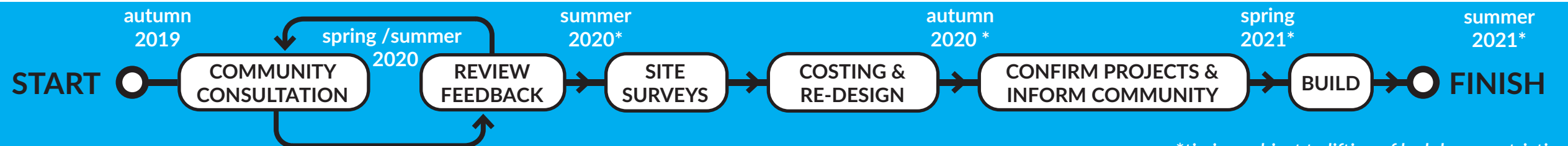
1. *To gain feedback on initial design ideas shown in this report*
2. *To help identify priority areas/projects, and decide how best to deliver these improvements*

NEXT STEPS:

1. Online survey - Please read this document and complete the accompanying questionnaire at: www.surveymonkey.co.uk/r/NOURISH-EW
2. Final Designs - Following your feedback, final designs will then be developed. These will balance feedback from consultation and in-house design expertise against available project resources/budget.



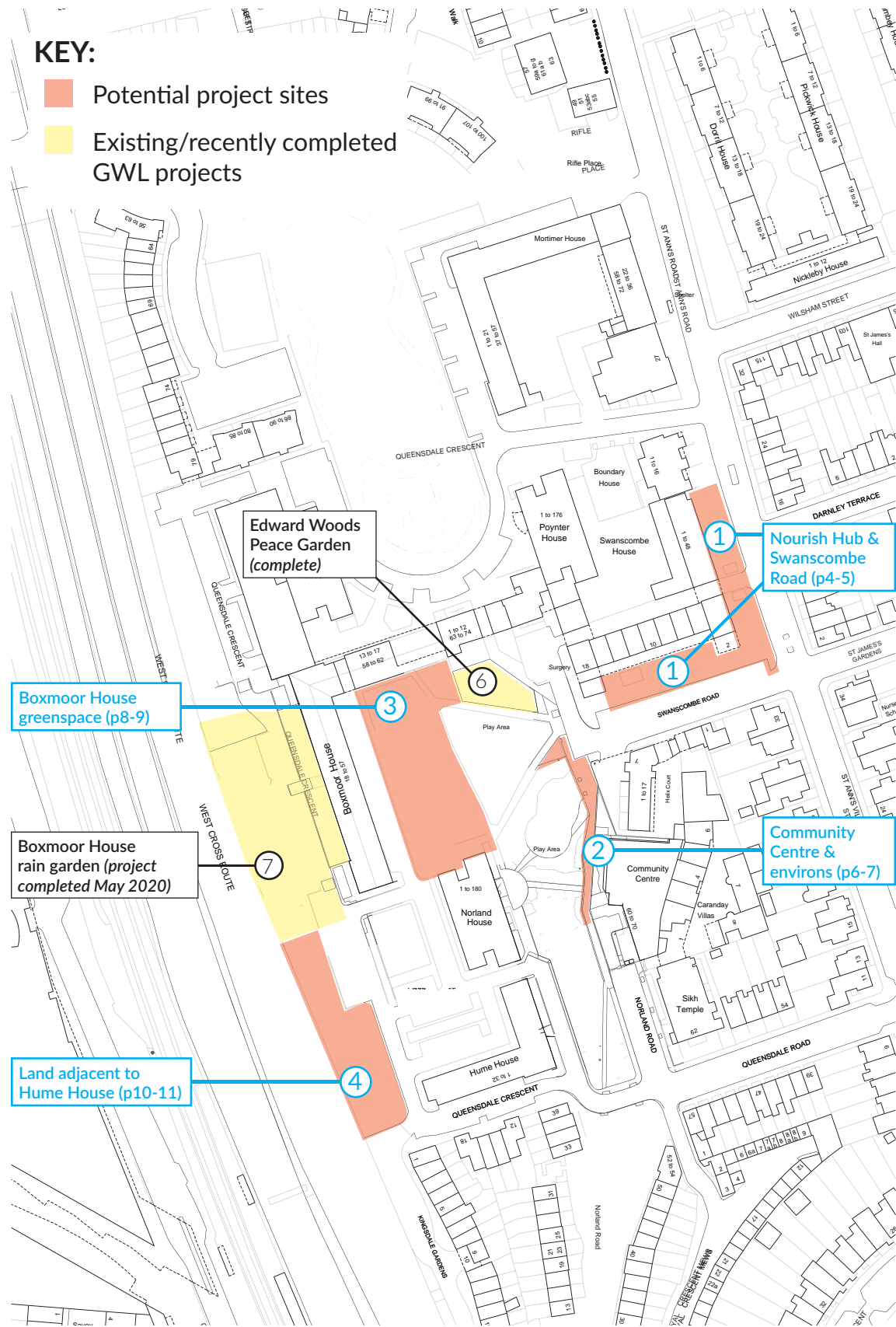
TIME LINE FOR IMPROVEMENTS:



CONTACT DETAILS

For more information please contact David Cordell at david.cordell@groundwork.org.uk or call 07593834020.

POTENTIAL PROJECT SITES



The green spaces improvements at Edward Woods Estate focuses on a series of spaces throughout the estate which were identified (following initial consultation) as being potentially suitable for improvement. These sites are highlighted in red on the plan on the left and are listed as follows (turn to the following pages of this document for further info on sites).

POTENTIAL SITES:

- ① Nourish Hub & Swanscombe Road.....pages 4-5
- ② Community Centre & environs.....pages 6-7
- ③ Boxmoor House greenspace.....pages 8-9
- ④ Land adjacent to Hume House.....pages 10-11

EXISTING & RECENT PROJECTS

In addition to the current programme of proposed sites, a number of recent past Groundwork London projects remain in the area. These are highlighted in yellow on the plan to the left. These sites are as follows:

- ⑥ Edward Woods Peace Garden (project complete March 2020)
- ⑦ Boxmoor House rain garden (project completed May 2020)

RELATING THE SITES TO EACH OTHER

The proposals offer an opportunity to better link the various project sites (both proposed, and existing & recent projects) to each other; the aim of this being to contribute to a greater sense of unification across the various spaces on the estate. Whilst the individual areas do represent separate spaces (each with their own character and setting), the estate improvements programme offers an opportunity to create a more coherent feel - essentially making the sites “talk” to each other (in a manner of speaking).

Design work to be undertaken in the next steps following this consultation will look at how the spaces relate to each other, materials & planting pallets to be used, and other interventions which can help relate the spaces to each other in order to achieve this.

1. NOURISH HUB & SWANSCOMBE RD - site analysis

LOCATION PLAN



EXISTING SITE

Areas immediately adjacent to the Nourish community Hub and Swanscombe Road shops.

OPPORTUNITIES & RECOMMENDATIONS

- **Community facilities on site:** Nourish Hub & Swanscombe Road community gardening beds
 - Consider installing more beds for community gardening.
 - Landscape to incorporate/link to activities run by Hub.
- **Separate spaces adjacent to each other**
 - Treat as one space/better link streetscapes. Use material/ planting palette to unify space.
- **Road/cars dominate space**
 - Create a "buffer" between the road and the building frontage. Incorporate seating and growing space.
- **Planting:** existing planting sparse and in need of refreshing.
 - Improve planting to increase colour and seasonal interest
- **Rainwater:** Existing downpipes present
 - Harvest rainwater/divert existing downpipes (perhaps into flow-through planters).

SUMMARY

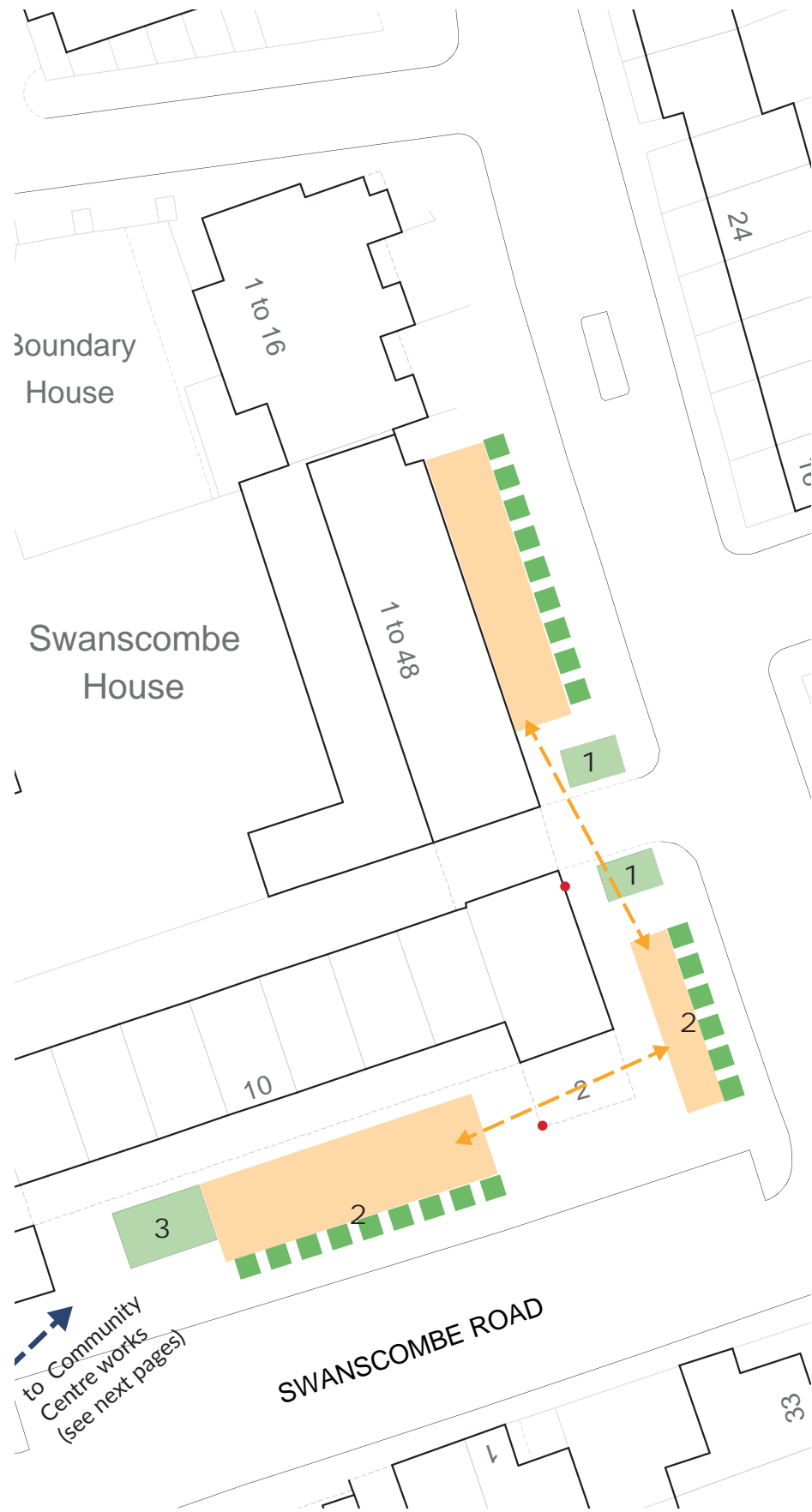
Series of separate spaces, community focus but dominated by road. Could be better unified through design, with focus shifted to street frontage.

NEXT STEPS

- **Consultation (May/June 2020)** - collect & review feedback from online consultation.
- **Surveys (timing TBC subject to lifting of lockdown restrictions)** - To be undertaken prior to any further design work. Topographical survey, Arboricultural survey, Underground services survey.
- **Production of designs (timing TBC, following survey work)** Designs to be shared with community following design development incorporating consultation results & survey findings.



1. NOURISH HUB & SWANSCOMBE RD - proposal options



A. GREEN EDGE BETWEEN ROAD & HUBS

Create green strip between road and hub frontage; incorporate opportunities for seating & socialising as well as planting. This will serve as a permeable barrier - i.e. one that you can see or pass through in places, but will create a greater sense of shelter from the road.



B. COMMUNITY-FOCUSED SPACE

Building edge incorporating shop fronts and Nourish hub - provide more opportunities to pause/sit/socialise.

Link spaces along St Anns Rd and Swanscombe by creating visual link on SE corner (← →)



C. REFRESH PLANTING

1. Refresh existing planting along St Anns Rd - Tie in scheme with new planting proposals.
2. De-pave tree pits and use space to create more colour and
3. Existing planter on Swanscombe Rd in use by community - do the current site users want any improvements to this? Consider expanding growing space.



D. HARVESTING RAINWATER

Opportunities for harvesting rainwater are limited, however it may be possible to divert existing downpipes (red dots on plan to left).

These could be diverted into rainwater butts for community gardeners, or adapted planters which gather and filter rainwater.



2. LAND ADJACENT TO COMMUNITY CENTRE - site analysis

LOCATION PLAN



EXISTING SITE

Areas immediately adjacent to Community Centre & garden, and path/approach to centre.

- Area dominated by fences, thick shrub planting along boundaries.
- Space feels “left over”, poorly integrated into wider setting
- Path running past community centre is narrow and enclosed.
- Poor visual connections between spaces

OPPORTUNITIES & RECOMMENDATIONS

- **Community Centre:** link to activities?
 - Identify best space for new raised beds, providing extension to Community Centre garden and opportunities for food-growing.
- **Important entrance area:** Spaces form the immediate environs around the Community Centre, and entrance to open space in centre of Edward Woods Estate from Swanscombe Rd
 - Make spaces attractive and provide opportunities for seating and growing space.
 - Link community centre and main/central open space through planting and materials
- **Boundaries:** Visually harsh, dominate (and divide) space
 - Repaint railings
 - Incorporate permanent planting and use climbers/planting to reduce visual impact of fencing
- **Rainwater:** existing downpipes adjacent to site
 - Consider rainwater harvesting/diverting existing downpipes

SUMMARY

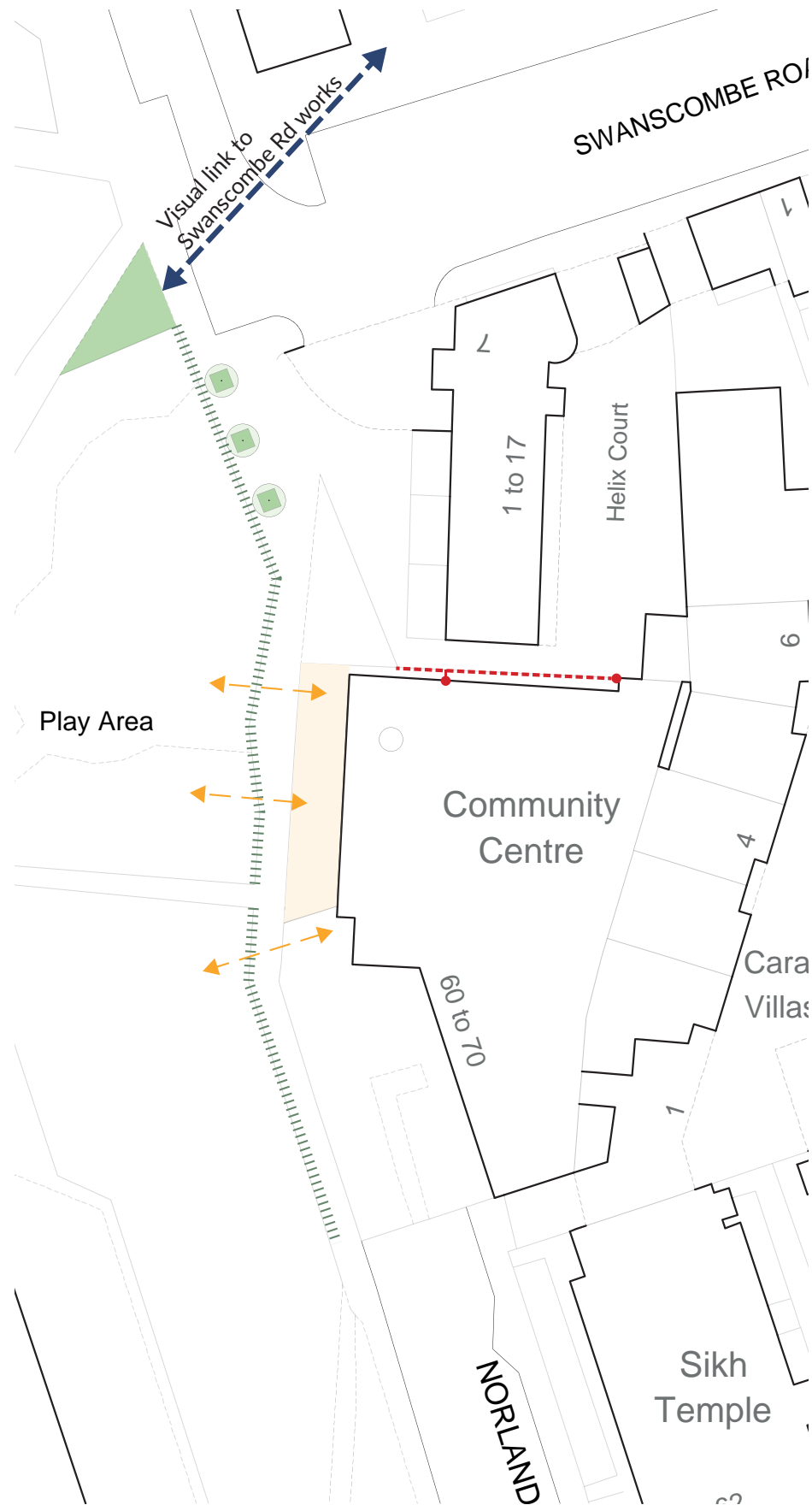
Existing space around paths past/approach to Community Centre; presents an opportunity to expand and improve the setting.

NEXT STEPS


- **Consultation (May/June 2020)** - collect & review feedback from online consultation.
- **Surveys (timing TBC subject to lifting of lockdown restrictions)** - To be undertaken prior to any further design work. Topographical survey, Arboricultural survey, Underground services survey.
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2. COMMUNITY CENTRE & ENVIRONS - proposal options



A. NEW COMMUNITY GROWING AREA

New growing beds and seating to space adjacent to the Community Centre (location to be identified, existing garden shown on plan and photos). Visual & physical link to existing garden. Downpipes & channel along North side of community centre- could be diverted into raingarden (see  on plan)



B. SOFTEN VISUAL IMPACT OF RAILINGS

Soften visual impact of the railings (currently dominating area):

- Repainting railings (helps break up line of fence and reduce visual impact)
- Add climbing plants where appropriate
- Selectively thin shrubs and replant with low-growing plants, allowing views through



C. REFRESH PLANTING

De-pave tree pits/remove grilles. Add planting. Create informal, colourful planting area at entrance to greenspace (visual link to Swanscombe Rd works).



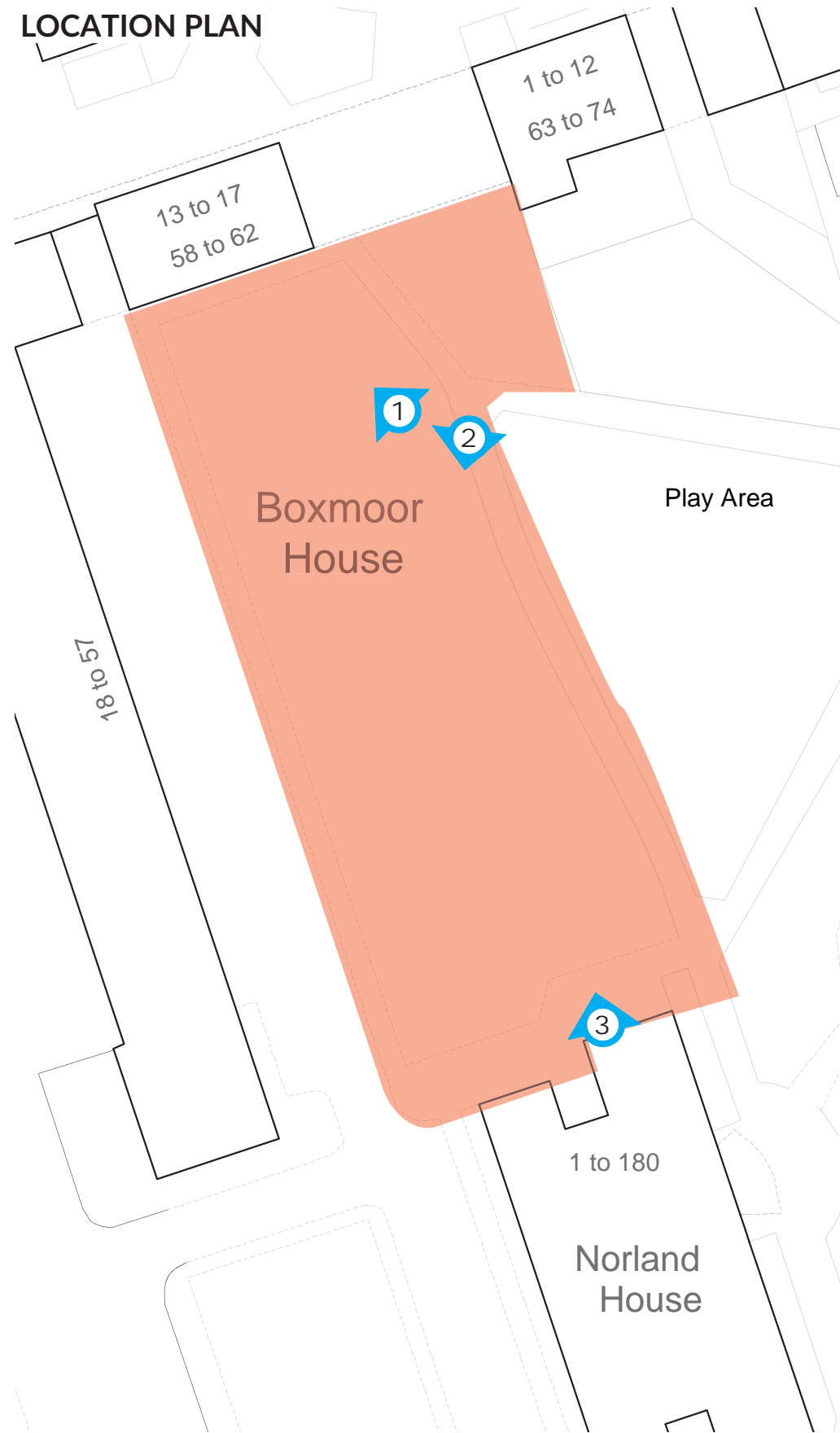
D. IMPROVE BOUNDARY PLANTING

The area is currently divided by the railings and thick shrub planting, which creates a barrier to sight. Selectively thin existing shrubs and adding areas of flowering perennials or more low-growing plants, to allow views through but to (visually) break up line of railings



3. BOXMOOR HOUSE GREENSPACE - site analysis

LOCATION PLAN



EXISTING SITE

Large open greenspace consisting of short mown amenity grass. Trees of various ages - most mature trees towards North of site, more recently planted saplings (generally poor condition) towards centre. Metal railing to East edge bordering path adjacent to play areas.

OPPORTUNITIES & RECOMMENDATIONS

- **Location & links:** Central to estate. Overlooked by adjacent buildings (can help a space feel safer).
- **Space** - Lots of it, but underused!
 - Establish what residents currently need/lack from the space
- **Boundaries & barriers:** Spaces feel very separate to each other. Rail to East edge may be acting as a barrier, discouraging people passing along the path to use the space
 - Repaint adjacent railings to help lessen visual impact.
 - Selectively thin shrubs along boundaries, replace with low growing planting
- **Tree planting:** many of the young trees are in very poor condition.
 - Consider replacing (potential community orchard?)

SUMMARY

Open space is currently underused but ideally placed to be more attractive/of more use to surrounding residents.

NEXT STEPS

- **Consultation (May/June 2020)** - collect & review feedback from online consultation.
- **Surveys (timing TBC subject to lifting of lockdown restrictions)** - To be undertaken prior to any further design work. Topographical survey, Arboricultural survey, Underground services survey.
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3. BOXMOOR HOUSE GREENSPACE - proposal options



A. COMMUNITY ORCHARD

The central grassed area has been planted with a number of small trees, many of which are in poor condition (or no longer alive).

This area could contain a community orchard, linked to the nearby community hub, consisting of dwarf fruit trees.



B. IMPROVE ACCESS & ENCOURAGE USE OF SPACE

East edge of the space is bounded by a continuous metal handrail. Consider amending this to open the space up and encourage use by ease of access.

VISUAL LINKS

Visually connect adjacent areas by selective thinning of boundary shrubs & planting improvements to link spaces



C. IMPROVING BIODIVERSITY

The main part of the space consists of short mown amenity grass: Sowing flowering meadow mixes, and altering mowing regimes to create areas of longer grass, would increase visual interest as well as biodiversity within the space



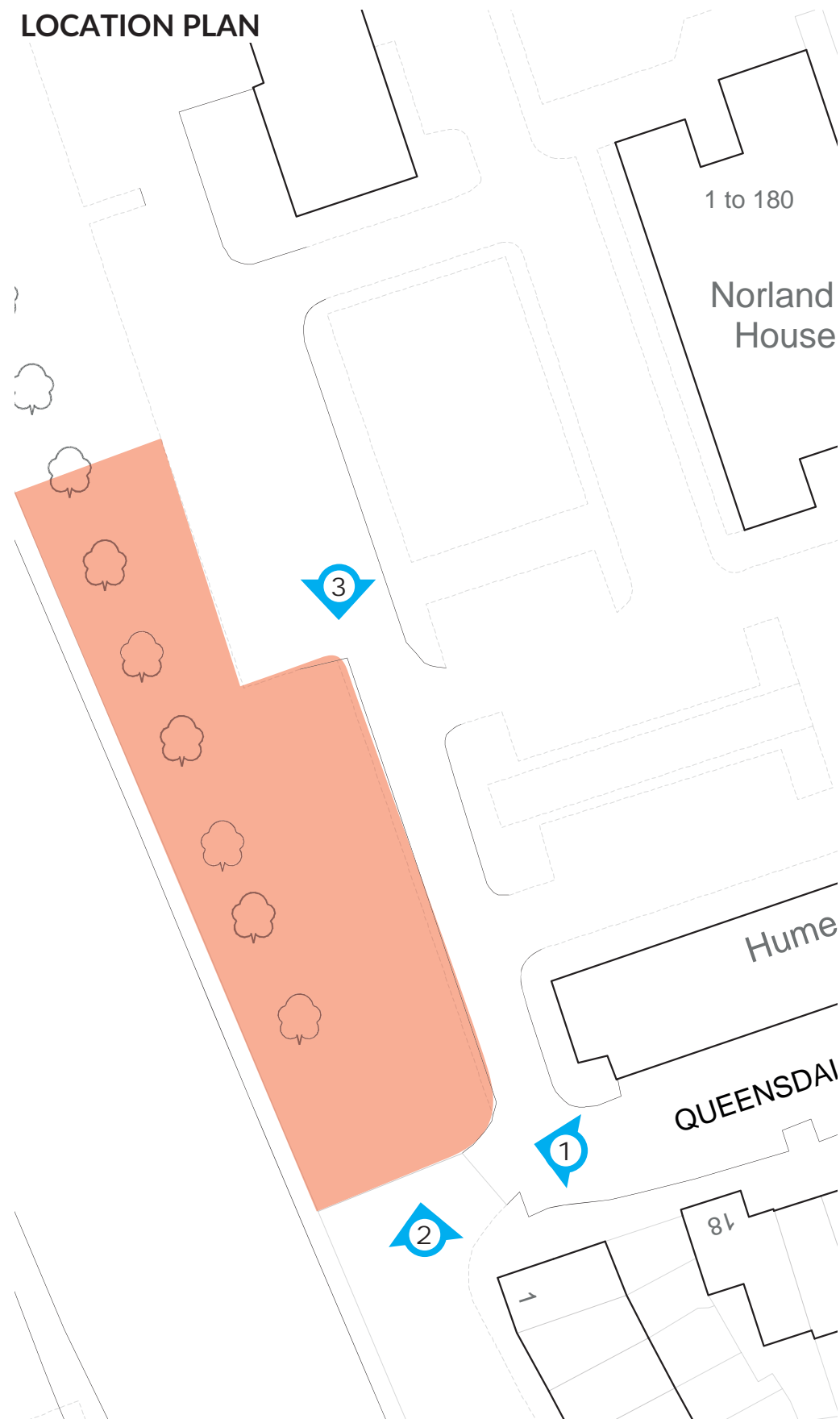
D. RAINWATER HARVESTING

Downpipes which could be diverted into raingardens or planters are located along the South edge of Boxmoor House, and to the entrance canopy of Norland house. These could potentially be diverted into planters or a raingarden to help reduce run-off.



4. LAND ADJACENT TO HUME HOUSE - site analysis

LOCATION PLAN



EXISTING SITE

Green space (short mown amenity grass with existing mature trees) adjacent to West Cross Route and West side of Hume House. Reported fly-tipping spot at South end of site. A few timber picnic tables (recently installed). Arches to flyover blocked up and painted with (now faded) murals.

OPPORTUNITIES & WEAKNESSES

- **Lack of planting diversity:** Greenspace with mature trees, but lacking in diversity of planting and visual interest
 - **Consider planting flowering meadow** to improve biodiversity and connect space to Boxmoor House rain garden (North)
 - **Install low-maintenance planting** such as mixed native hedge planting and flowering meadows
 - **Focus on biodiversity** - create greater diversity of flowering plants and provide forage & habitat for birds and invertebrates
- **Air quality improvements:** adjacent to busy West Cross Route
 - **Create "green screen"** - install hedging, green screen, or small/multi-stem trees to form barrier to adjacent road and improve visual interest.

SUMMARY

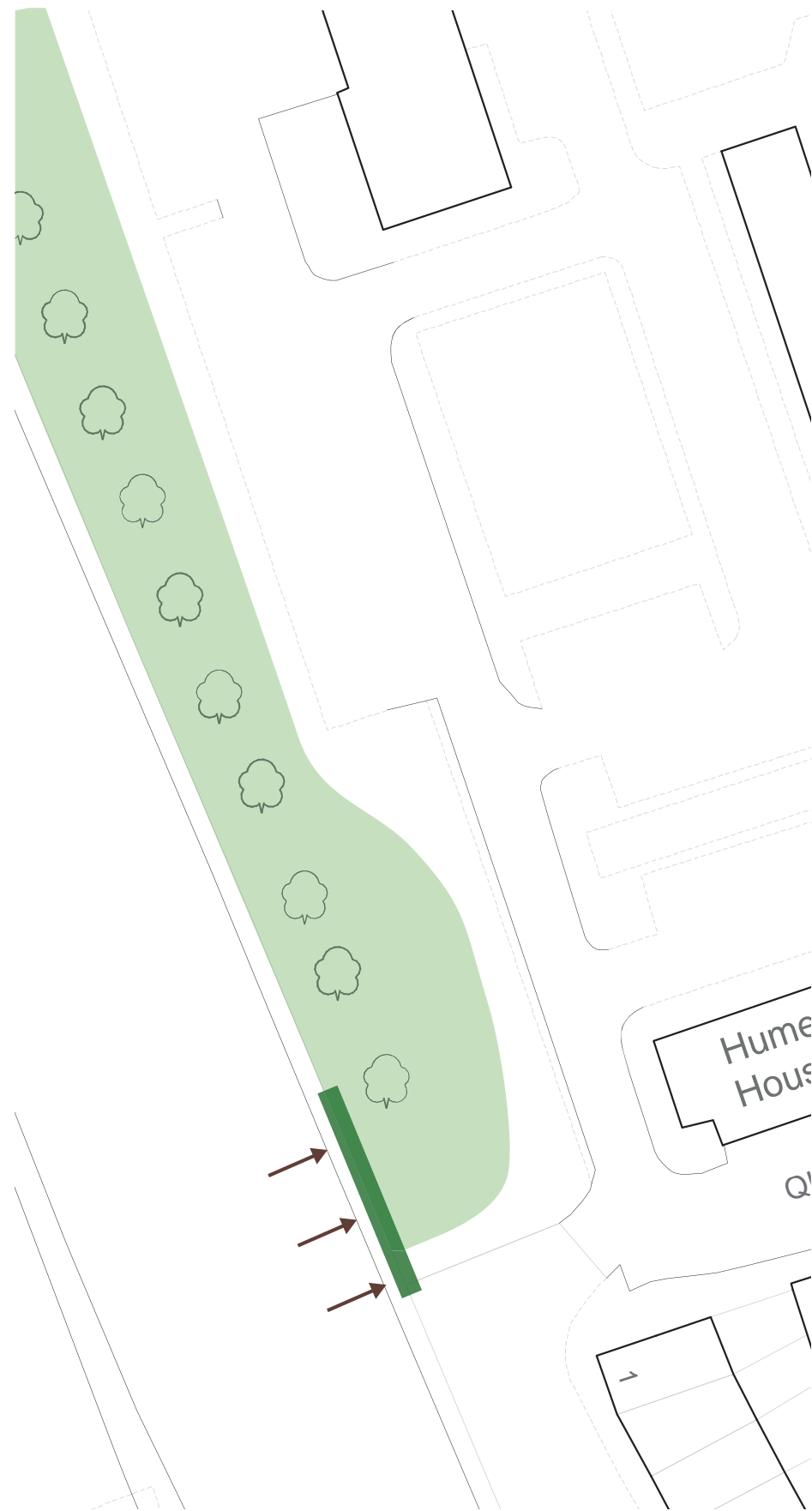
Site backs onto main road, the presence of which may discourage people from using space. There is an opportunity to reduce the impact of the road by creating new, attractive planting areas (focusing on naturalistic/native planting) to encourage greater sense of ownership of space.

NEXT STEPS

- **Consultation (May/June 2020)** - collect & review feedback from online consultation.
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4. LAND ADJACENT TO HUME HOUSE - proposal options



A. BIODIVERSITY/HABITAT IMPROVEMENTS

Low-maintenance planting such as mixed native hedge planting and flowering meadows create greater diversity of flowering plants, and provide forage for birds and invertebrates.

Creation of habitat piles using material pruned from adjacent trees (as part of regular maintenance), or community-created insect habitats would provide shelter for wildlife and help foster a greater sense of ownership of an area which presently is little used.

Grass can be left to grow long in places whilst maintaining a neat cut to the edges of the space and around existing street furniture.

Consider additional areas of meadow planting to other adjacent greenspace in area.

B. EXTEND MEADOW PLANTING/ LINK TO EXISTING GWL SCHEME TO NORTH

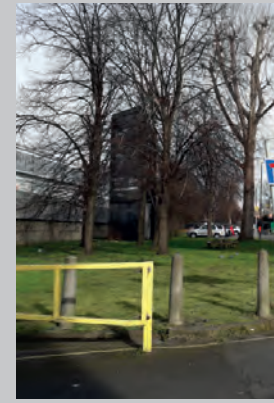
The Hume House area lies just South of an existing project to create a raingarden and meadow to the North (adjacent to Boxmoor House West side). By linking the two a larger, more robust area of habitat improvements can be created, helping support a greater diversity of wildlife.

C. CREATE "GREEN SCREEN" TO ADJACENT ROAD

The site lies immediately adjacent to the West Cross Route.

Increasing the planting along the boundary/creating a "green screen" could help intercept airborne pollution from the adjacent road, helping to improve air quality in this location.

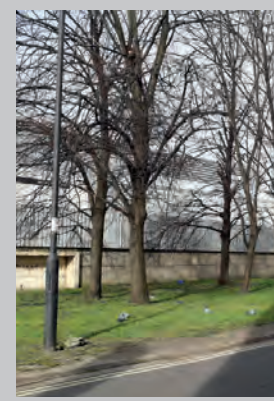
EXISTING SITE



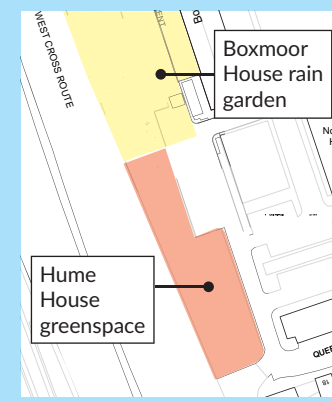
SUGGESTIONS



EXISTING SITE



SUGGESTIONS



EXISTING SITE



SUGGESTIONS

