

GROUNDWORK REPORT



Nourish: Edward Woods Estate – Greening Open Spaces Stage 2 Consultation Summary Report

July 2020

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1. Executive Summary

As part of the Nourish programme, Groundwork London's Landscape Architecture team conducted a feasibility assessment of Edward Woods estate's green spaces to identify potential areas that could be improved. Following this, Groundwork London Communities team (GWL) undertook consultation with the residents at Edward Woods Estate between May and July, 2020, to discern greening priorities for the estate. Given the restriction imposed by the Government due to COVID-19, GWL had to rethink engagement to ensure that no participants were put at risk.

The consultation process comprised of a number of methodologies including mail-out surveys, online material, over-the-phone contact, email correspondence & digital mail outs, online surveys and online group consultation via third party platforms (i.e. Zoom, Microsoft Teams and Skype). GWL conducted both mass communication and more focused engagements. For the focused engagements we identified local stakeholders; both those who had previously engaged with the during the first stage of consultation but also through referrals.

Groundwork London consulted 12 community organisations & businesses and with 67 residents between the survey and group consultations. The survey sought to identify the green space users at Edward Woods, understand the estate from their perspective and ascertain their priorities for green space improvements.

Emerging Themes

Several themes emerged through the engagement process, they were as follows:

Food growing

There was a strong interest from residents in growing and gardening activities in the Edward Woods area, clearly reflecting priorities expressed in the first round of consultation. These findings echo broader local priorities and current activities, such as the food programmes and cooking classes run by the Edward Woods Community centre. It is possible that the 'lockdown environment' contributed toward stakeholder desire for outdoor space and activities that involved engaging with nature. There was widespread consensus that food growing activities could serve as a catalyst for community cohesion and a vehicle for engaging the youth on the estate, a group that seems to not currently be catered for.

Planting, (biodiversity)

Whilst Edward Woods Estate boasts substantial green space and planting variation in the northern Norland green space. The southern space adjacent to the Community centre was seen as lacking colour. Additionally, beehives were mentioned on several occasions, with suggestions that they would increase the biodiversity of the area whilst providing eco-system services such as well-being benefits.

Planting, (ornamental)

Desire for refurbishing and renewing existing planting beds.

Residents and stakeholders expressed a strong desire for refreshing the existing planting beds on the estate (see 'Maintenance'). They suggested that, if ornamental, (biodiversity and food growing was generally preferred) then bright, colourful planting would aesthetically lift a somewhat tired and neglected existing planting plan. Residents warned of the 'broken window effect', suggesting that dilapidated planting beds 'welcome' further mistreatment (littering, ASB) and neglect. Edward Woods Estate boasts substantial green space and planting variation in the northern Norland green space however the southern space, adjacent to the Community centre, was seen as lacking colour. Respondents expressed a desire for colourful, sensory planting that would benefit residents, commuters and bolster biodiversity.

Play

Whilst there are a number of play areas in Edward Woods Estate there was a shared interest for activities that helped to reconnect people with nature, especially young people as at present there is a lack of activities for their age range as most amenities catered for young children. There little desire for more play facilities for children.

Flooding, Water pooling and Sustainable Drainage Systems (SUDs)

Neither residents nor users of Edward Woods, nor commuters passing through the area reported water pooling or flooding issues. Despite this, several respondents commented on 'water garden' precedents and recognised their wider environmental benefit.

Maintenance

Many residents and other users discussed the importance for ongoing maintenance and suitable funding for this. Given historical cases of Anti-social behaviour (ASB) and neglect of planting beds and street furniture respondents stressed the importance of clear maintenance plans and robust capital improvements.

In addition, there were some conflicting suggestions concerning benches, that being that additional benches and seating in green spaces encouraging drug use while on the other hand additional or improved seating near existing amenities in addition to greening would be beneficial so long as it doesn't impede on safety.

Next Steps

The outcome of this consultation will be a report that will be used alongside the feasibility report to inform future design work. Following design development incorporating comments from the report, the Groundwork London Communities team will present residents and other stakeholders of Edward Woods Estate with initial designs for the areas. From there, the designs will be further refined and the resulting proposals used as the basis for detailed costing and competitive tender, before the final appointment of a contractor to implement the agreed final designs.

2. Introduction

Nourish is a large-scale project being delivered as part of the Good Growth Fund, a Mayor of London initiative to promote sustainable development of London. The London Borough Hammersmith and Fulham is working with Groundwork London to consult residents, community organisations and businesses about how we can enhance housing estates using retrofit **Sustainable Drainage Systems (SuDS)**, Green Infrastructure and community food growing.

SuDs have the potential to play an important role in reducing the likelihood of flooding and stress on London's sewer network by capturing rainwater and allowing it to naturally soak back into the ground. SuDs work by channelling water into swales. Diverting it away from drains. This can be useful during periods of high rainfall when the risk of flooding and water pooling is increased. SuDs plans are often combined with biodiversity improvements, such as wildflower meadows and planting to provide habitats for wildlife.

The project was awarded funding to run community consultation, develop designs for the space and complete the capital improvement. Funding has come from Thames Water, Section 106 and Greater London Authority.

The aims of the projects are to:

- Provide residents of Edward Woods Estate with opportunities to inform the design of their communal green spaces; and
- Deliver a high quality, capital improvement project which will ensure that may serve to provide improved opportunities for social interactions and activities for the resident enable them to use the green spaces for gardening, food growing, play and social activities.

2.1 The estate and surrounding area

Edward Woods Estate is a large estate in the London Borough of Hammersmith & Fulham (LBHF) on the borough boundary with Royal Borough of Kensington and Chelsea. (See *Location Plan Appendix 4: Edward Woods Estate: Location Plan, page 45*). Edward Woods Estate accommodates around 750 properties managed by LBHF and a further estimated 250 properties managed by Notting Hill Genesis all of which are in close proximity, and have access to, the aforementioned green spaces.

2.2 The proposed spaces for development

Building on the outcome of the first consultation, which aimed to identify suitable areas for improvement, this second stage feasibility study offered respondents an opportunity to consider the analysis of each site and potential opportunities to green and use the spaces. This was developed by GW Landscape Architects who identifying suitable sites for different greening interventions, the following site map gives an overview of the areas.

Site Locations – Proposed and Existing

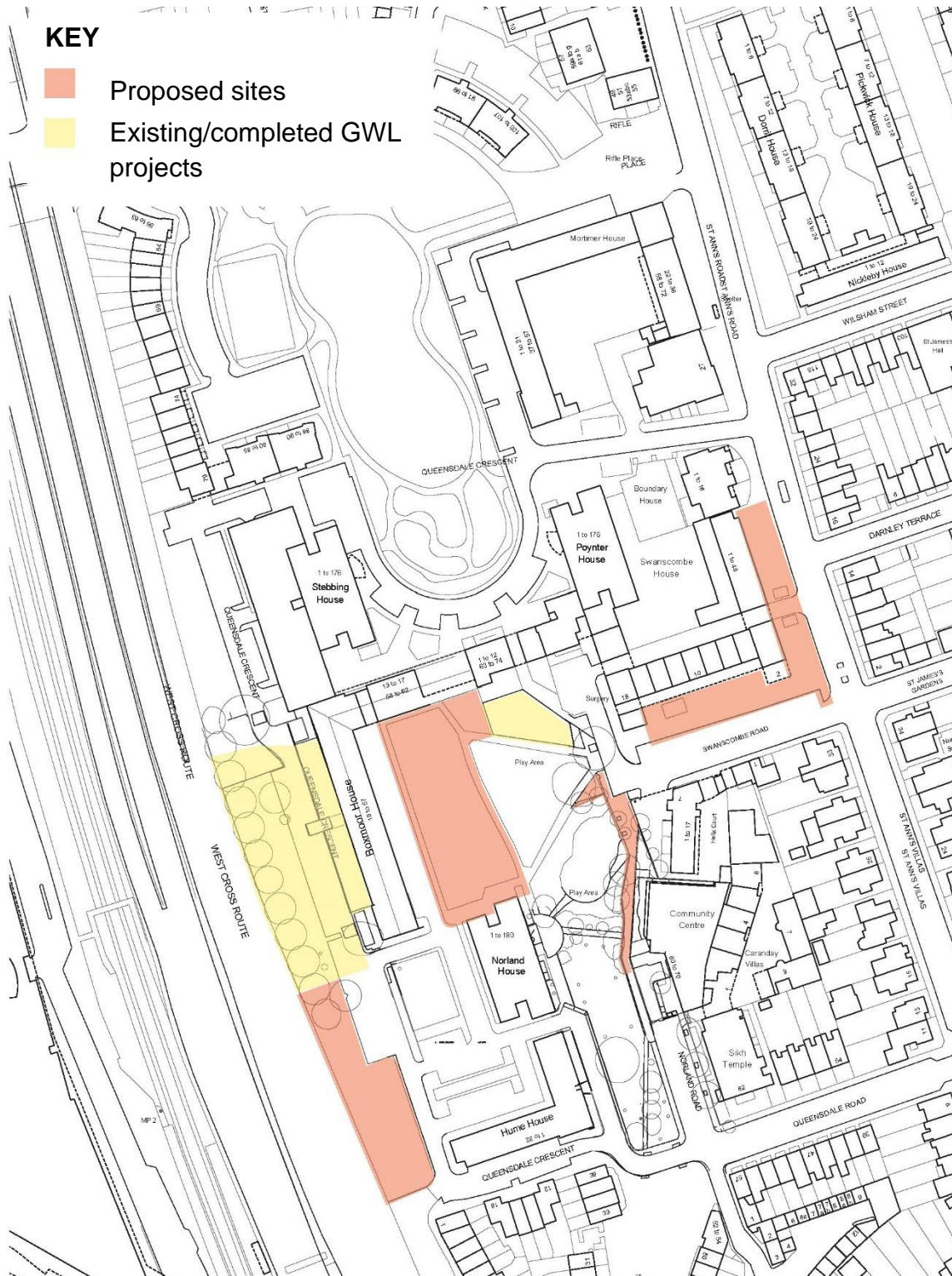


Figure 1: Proposed sites for greening interventions

Whilst some areas, such as Norland Open Space which is the large park at the northern end of the estate, are regularly and well maintained there are a number of other sites which are unused and of lower quality and it is these areas which offer opportunities for landscaping improvements. Below is an insert for our site analysis which provides an overview of some of the existing sites.



Figure 2: Current images of impermeable or underutilised land

3. The Consultation Process

In order to generate ideas for the new space, Groundwork London’s engagement approach was to conduct a programme of varying consultation activities to reach and engage with a wide range of stakeholders:

Activity	Audience Target Numbers	Dates
Webpage - Consultation material uploaded	All Stakeholders with access to internet	April 2020
Survey - online and hard copy	Residents, & Community Organisations	June - July
Digital Posters to advertise survey and engagement event	Residents	June - July
Online Community meeting with Edward Woods Community Champions Online group consultation via third party platforms (i.e. Zoom, Microsoft Teams and Skype)	Edward Woods Community Centre Champions:	July
Mail out surveys - 2 rounds	All residents	May - July
Over the phone contact	Responding to queries from residents, organisations and other stakeholders on survey	May - July
Email correspondence (Send in blue)	Several rounds of email correspondences were sent out to residents, organisations and other stakeholders on the survey	May - July

Figure 3: Engagement approach

Engagement delivery

- 52 people responded to the online survey
- 8 Estate Champions took part in a focus group discussing proposal options (attached)
- 14 Conversations were had over the phone about the consultation
- 2 Residents requested and received hard copies
- 768 households received 2 rounds of physical mail
- 50+ stakeholders received the e-newsletter and were directed to the survey
- Digital screens in the **main housing blocks** were updated with information about the survey

3.1 Consultation Survey

Groundwork London has undertaken extensive consultation with residents and users of facilities on the Edward Woods Estate, by producing consultation material designed to be user friendly and clear – particularly in the absence of face-to-face engagement during the Covid-19 pandemic. The consultation material set out locations plans and images to illustrate ideas for potential design ideas to improve the green spaces across the estate. A survey was used providing opportunities for residents to feedback; to understand people’s preferences and priorities, and to seek valuable local information in developing detailed proposals.

The survey focuses on four distinct areas with suggested improvements for each area detailed on a design board. The survey then asks residents to rank the suggested improvements in order of preference and lastly asks them to provide any additional feedback within an open comment box. The four areas are:

- Area 1 Nourish Hub and Swanscombe Road**
- Area 2 Community Centre and Environs**
- Area 3 Boxmoor House Greenspace**
- Area 4 Land adjacent to Hume House**

The design boards for these areas can be found in Appendix 2: Design precedents.

4. Consultation Findings: Survey Responses

Area 1 Nourish Hub and Swanscombe Road

There is an opportunity to improve the **Nourish Hub and Swanscombe Road** area by creating one cohesive space by introducing planting and places to rest with measures designed to also reduce flood risk. We are also looking for ways to make it easy to access the Nourish Hub from the estate and vice versa. To achieve this, respondents were presented with a design board which detailed four options for improvements and asked them to rank them in order of preference, these included;

Image A Green strips between road and Hub

Image B Community focused spaces to pause, sit or socialise

Image C Refresh existing planting beds

Image D Harvesting rainwater for community gardeners or planters

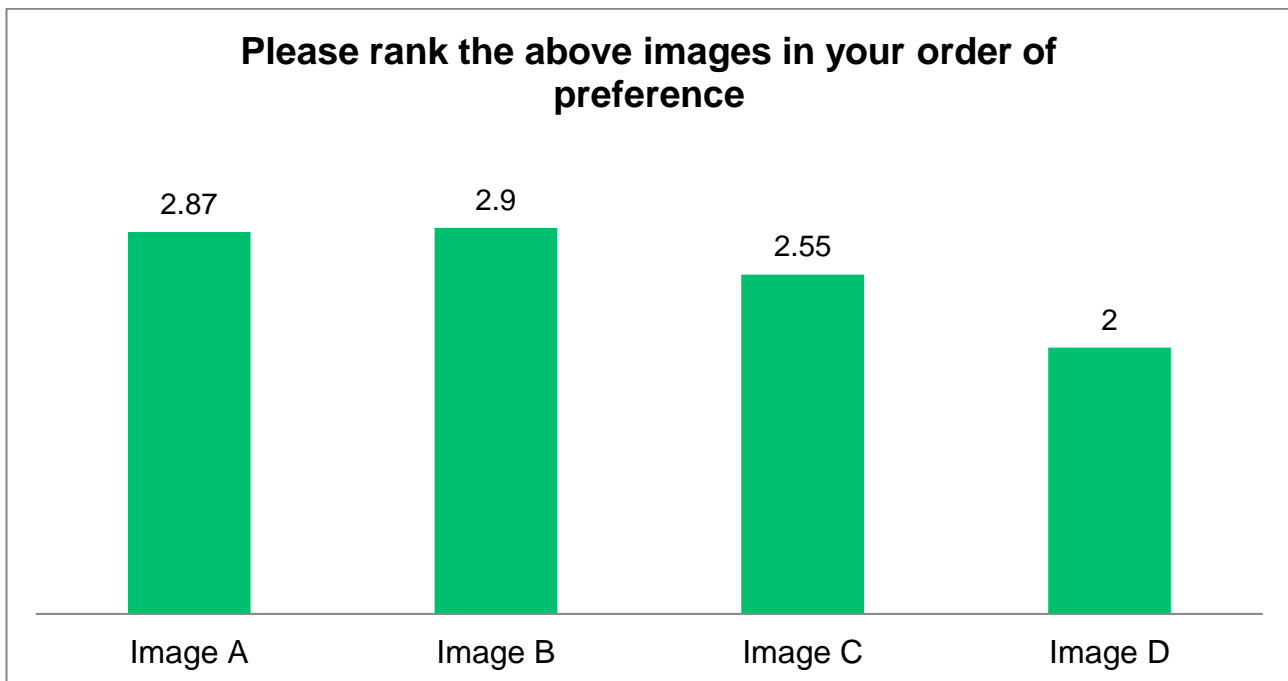


Figure 4: Graph of results for Nourish Hub and Swanscombe Road Improvements

Conclusions

The responses show that there was no clear preference for one design option however Image B for Community Focused Spaces did score the highest. In addition to the survey questions, the associated qualitative comments received did raise two further points of discussion:

a) Restoring and maintaining existing features

Several comments mentioned that existing planters were currently neglected and under used. Respondents suggested that unless beds have adequate purpose, covering and maintenance they become receptacles for waste and designations for anti-social activity. Whereas a few qualitative answers suggested removing these altogether (and rationalising the surface for ease of use) other comments suggested that they would be suitable if they are able to be replanted and adequately maintained.

b) Seating vs access

Whilst some respondents welcomed the idea of seating it was for the express purpose of engendering a 'community spirit'. Any objections to seating were either on the grounds that it would crowd the space or become a magnet for anti-social behaviour. Mitigation strategies to address both issues should be carefully considered in designing the spaces.

Qualitative comments

All the comments received regarding the Nourish Hub & Swanscombe Road area are set out in Table 1 below and response to these comments have been provided where applicable.

TABLE 1	Area 1 Nourish Hub & Swanscombe Road	
Respondent #	Comment	Response
2	Refresh planters, Space for relaxing - colourful planting – quieter. A beautiful/nice space for older people/adults to enjoy Area by shops/Swanscombe road is an important space for people to gather. Improve the space. Not necessarily planter bed as this can be a place for rubbish. Some issues with drinking on the benches/rubbish	Note comments. Will consider how the space can be designed to address balance between greening with appropriate planting; potential for resting space and minimise anti- social behaviour e.g. littering
3	Area outside of the centre. Benches for elderly people - with ornamental planting around it.	Note. Will consider how the space can be designed to address balance between greening with appropriate planting; potential for resting space
5	Different colour flowers making contrast	Note. We will aim to get as much colour and variety as we can. However, the planting needs to be appropriate for its location and low maintenance where possible to ensure it can be managed properly in the long term
6	It's better to get benefit of trees	Note. we will explore opportunities for tree planting.
7	Water feature for relaxation	Note. Water features would be costly to maintain within the current estates maintenance programme and therefore are out

		of scope for this project. Alternative sustainable to harness rainwater are being considered as potential improvements.
8	I wish for more CCTV around	CCTV is a separate matter for Housing Management of the estate and is not in the scope of this project.
9	Could we have a water feature please? There is a brilliant example of a water feature that kids can play in at St Marks park. It is a combination of bouncy surfacing and "water holes". In the summer it is inundated.	Note. Water features would not be maintainable with the current estates maintenance regime and therefore are out of scope for this project. would be costly to maintain within the current estates maintenance programme and therefore are not in the scope for this project. Alternative sustainable to harness rainwater are being considered as potential improvements.
10	Pick something easily maintained and cared for	Note. Our intention is for planting to be low maintenance whilst offering a variety where possible.
13	So far so good.	Note.
14	Existing beds are poorly maintained please repair	Note.
15	The garish colours (yellow and green) covering the facade of the Nourish Hub re-enforce the vulgar image of the "Council estate" to the neighbourhood in St Ann's Road. Colours should harmonize with the character of the area.	Note. The Nourish Hub is part of the same overarching scheme but project managed by another organisation. The hub refurbishment is soon to commence.
18	Would be great if you had a secluded area for food growing for youngsters.	Note. This is being carefully considered to understand if there is a suitable site

<p>19</p>	<p>Re. attached photos: Swanscombe Road/Community Hub? Note, very large trees pose lots of problems, lots of shade, (and plants need sunlight), the need for pruning, which is never done, autumn leaves that fall that are never cleared up regularly.</p> <p>Litter Bins that are too small and always overflowing with rubbish attracting pigeons and squirrels.</p> <p>More flower beds, in Swanscombe Road and outside the so-called Community Hub and entrance to Swanscombe House, could be used as ashtrays and litter bins as they are now.</p> <p>Plus, these flower beds suggested, would attract people to sit around, a problem at night. Attracting alcoholics, and drug users. Noise from local gangs especially at night congregating.</p> <p>Graffiti also done at night and a problem now.</p> <p>Also, plants would be stolen instantly.</p> <p>Any Green edge to roads might also encroach on Kensington and Chelsea boundary?</p>	<p>Note. Large trees and rubbish bins, if problematic should be reported to the relevant council department/ officer.</p> <p>Boundaries would be considered during further design development work.</p> <p>Maintenance of existing beds will be considered.</p> <p>Pollution levels from roads will be carefully assessed during the design development phase.</p>
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	<p>Positive events that could be done: Benches that have been there for 50 years, (however have lasted longer than new ones re Norland House) could be renewed.</p> <p>Existing planters that are a mess and look like allotments at present, could be removed and replaced with smaller manageable planters.</p> <p>When in the past monies were arranged to get rid of these planters the land was disputed - did it belong to Kensington and Chelsea. I personally don't think so, but it is a point.</p> <p>Replace litter bins with closed top, larger litter bins.</p> <p>Repainting of the parking bollards in Swanscombe Road that are dull and need repainting.</p> <p>At least take care of what is existing could be improved on rather than causing more long-term chaos.</p> <p>If seating was put outside the Hub, remember this is a busy Bus Route and noisy with air pollution - not conducive to breathing in.</p>	
20	It's well decorated.	Note
22	Image A - How would the watering of these strips of garden be maintained during dry periods?	Image A - We would look into the feasibility of irrigation to isolated beds.

	Image B - Since new benches and tables have been installed on our estate I see they are frequently used, it is vital for this estate to bring people out and to assist people in isolation WE NEED COMMUNITY spirit badly and areas like this are essential and would be so appreciated	Image B – Note.
23	Can we bring back the post office??	Note. Post office locations are the responsibility of Post Office Ltd and are out of the control and scope for this project.
24	Rectangular raised brick and concrete flower Containers outside Poynter house: please raise the soil levels inside to the usual recommendations (with inches of the top edge) & add suitable planting of differing heights including dwarf trees varieties such Robina Frisia and Rhus and bushes with red berries as used in the excellent planting schemes in the main Oval green open space.	Plant list noted and will be investigated for suitability upon further project development. Maintenance of existing beds to be considered.
26	Approve of Rain Gardens	Note
27	Somewhere to sit and relax	Note. appropriate seating locations will be considered in designing the areas.
32	If we design the li'l green strips in option (a) could we ensure the path is wide enough for passing buggies/ wheelchairs / dogs etc	Note. Accessibility will be a priority when designing pedestrian spaces.
36	Rectangular raised brick and concrete flower containers outside Poynter House: please raise the soil levels inside	Plant list noted and will be investigated for suitability upon further project development.

	to the usual recommendations (with inches of the top edge) & add suitable planting of differing heights including dwarf trees varieties such Robina Frisia and Rhus and bushes with red berries as used in the excellent planting schemes in the main Oval green open space.	Maintenance of existing beds to be considered.
44	None of the above would be ideal in my opinion. This is a noisy bus route, come on, not a leisure pavement. Repave it and take away all planting, as these become rubbish bins and toilets/eye sores and places for drunks to hang out. Once again no one wants to take responsibility for plants they will be stolen withing hours anyway. It's bad enough for the road sweep to sweep what's there now. Keep it clean and crisp without clutter. Nice idea but not for this area.	Note. Further design work will investigate the suitability of resident priorities for this space and GWK landscape architects will work closely with council departments to ensure that maintenance and access are paramount whilst developing a space that benefits local residents.
49	Somewhere to relax and sit	Note. Opportunities for appropriately located seating will be considered

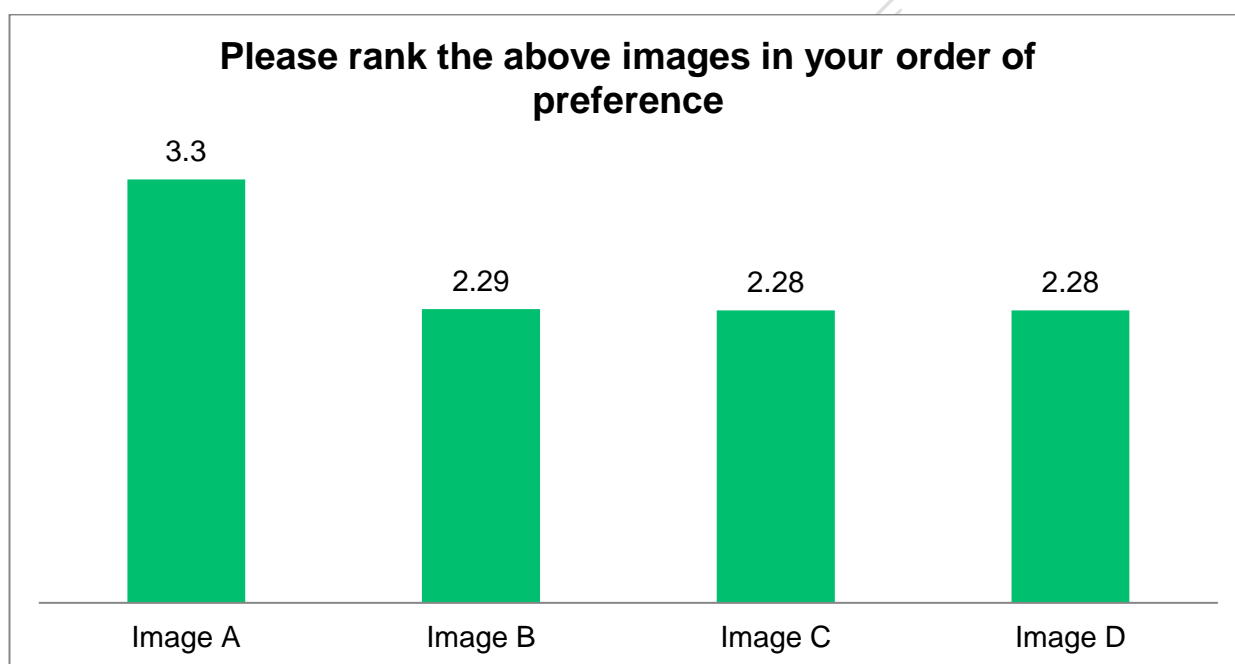
Area 2 Community Centre and surrounding areas outside Norland House

The community centre is situated opposite Norland House. The area is currently dominated by fences with thick shrub planting along boundaries. Site visits by landscape architects concluded that the space feels “left over” and poorly integrated into the wider setting. The path running past the Community Centre is narrow and enclosed and there are presently poor visual connections between spaces.

We know that the Community Centre and surrounding areas outside Norland House are special to the residents who use it, so we are looking to enhance the positive activities that are currently going on in these areas.

To understand local people’s priorities, they were presented with a design board which detailed four options for improvements which they were asked to rank in preference, these included:

- Image A New community growing area
- Image B Soften visual impact of railings via repaint, climbing planters or shrubs
- Image C Refresh existing tree pits
- Image D Improve boundary planting

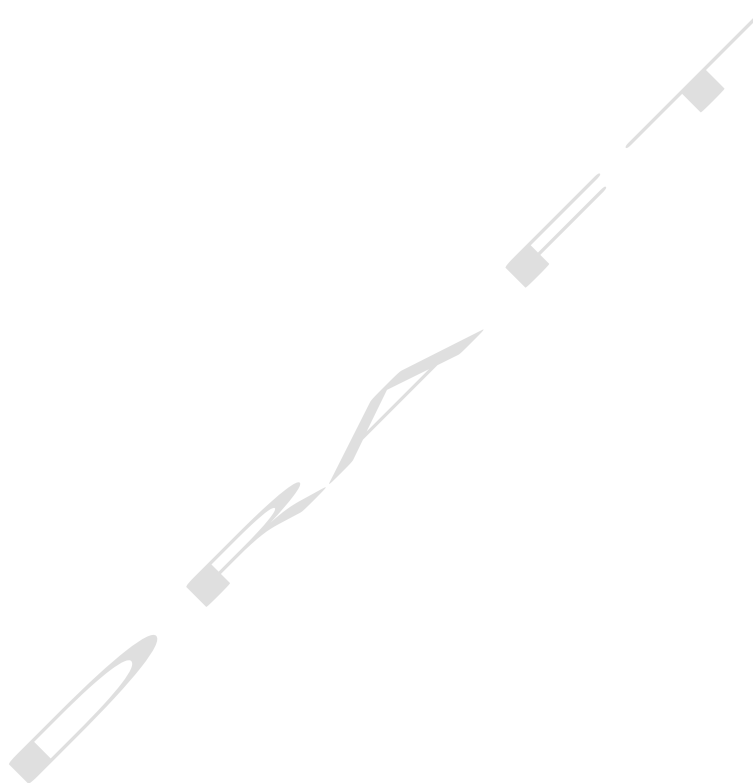


Conclusions

There was a general interest in improving the area for community growing in Edward Woods Estate. There was a strong desire for participatory gardening and food growing programs to be introduced alongside increased physical gardening beds space. A number of residents called with the desire to “nurture the land” and “reconnect with nature through gardening.” Several of

these responses spoke of the positive benefits of community gardening and suggested that this would be a positive way to engage young people and children on the estate.

The second most prioritised improvement was the request to see planting refreshed. There were a number of complaints referring to general lack of maintenance, dogs fouling, litter bins overflowing and benches becoming vandalised. Whereas some asked for additional seating or replacement of broken seating others suggested that in isolation this would introduce more anti-social behaviour if not accompanied with positive social activities to draw people out of their homes.



Qualitative comments

All the comments received regarding the Community Centre and surrounding areas outside Norland House are set out in Table 2 below and response to these comments have been provided where applicable.

TABLE 2 Area 2 Community Centre and Surrounding Areas Outside Norland House		
Respondent #	Comment	Response
1	Something geared towards mental health, such as a planting programme. Something to increase wellbeing Community gardening There is an enormous amount of gardening demand. Build a working space for people to go and garden there Area 3 for food growing - 3 people think this is good for food growing Something like Queensdale garden	Note. Amenities to encourage community activity is part of our considerations in developing if ideas for improvements. We will seek and explore and opportunities for community activities to assess if they are feasible.
2	Playground opposite community centre, ground surfacing damaged. Broken and buckled surfacing	Note. Please report to council housing officer to locate suitable department to resolve this.
4	Green space outside of the centre - could be used better People allow dogs to run around Flowers around it - ornamental planting	Note.
6	More bench near the green areas	Note. Seating will be considered in line with resident priorities and with design sensitivity, to ensure safety, accessibility and easy maintenance.
7	Water feature	Note. Water features would not be maintainable with the current estates

		maintenance regime and therefore are out of scope for this project.
9	There is another area worth considering. In Norland park (Northern end of EW Estate). If you stand with the MUGA to the left, straight in front of you there is a kid's playground. To the right there is an area that people use to relieve their dogs. This would be a good place for a water feature.	Note. We have assessed Norland Park in our feasibility study and have found it to be of high quality compared to other open spaces within the estate – which are in greater need of investment and would benefit from some improvements. Note. Water features would not be maintainable with the current estates maintenance regime and therefore are out of scope for this project.
15	Removing grills and planting around the base of the trees is a good idea but I think the plants may die of neglect and because of dogs visiting them.	Note. Plant specification will take into account the risks and pressures of different areas. Hardy and robust planting will be used in areas prone to misuse.
18	Used to run a community cafe. A lot of people came for a cup of tea. If you could have round tables for people to sit it would be fantastic. The estate needs things to draw people out of their home. It is a positive thing to have people come out and sit around the estate.	Note. The Nourish Hub refurbishment works are due to start in Sep 2020.
19	Norland House and the land adjacent to Community Centre: See attached photo of new broken benches. These Benches have recently been put and fixed to the ground. They are warped, broken, and pulled out of the ground. Iron Benches are needed that are unbreakable and cemented to the ground and of good	Note. Groundwork source their street furniture from reputable suppliers, prioritising durability. Groundwork also ensure that there is a tree maintenance

	<p>quality. Newly planted trees, most were broken and pulled over, disgusting they did not get a chance to grow - once again no maintenance and care was followed up. I think you will find once again the triangle space belongs to Kensington and Chelsea and has mains connections underneath road. Plus, I am sure the residents of the overlooking block do not want to see people next to their fence, I may be wrong. Communal food growing spaces would have to be padlocked up or all would be taken I'm afraid - if these were agreed to however. The path between is a busy thoroughfare especially for bicycles who do not dismount and weave their way through anyone and everything. Dog walking on the grass is another problem, so don't lay out on the grass!!! Pigeon feeding another problem in this area. Stebbing House and the adjoining Boxmoor House, does not seem to be on the list - they have a garden at the back that I am sure also needs attention?? What about Pointer House and Swanscombe House middle garden, this certainly needs assistance. I would like to reiterate, why not improve on what is existing first and in need of upgrading and correcting the problems seen, otherwise you will be adding to bad which in time will turn to bad too if long term ongoing maintenance and repairs is not adhered to. Some uniformity to the scheme too is important to try and pull it all together. If you take a look at Henry Dickens Court just around the corner, they have managed to create a crisp look to their open spaces without leaving messy overgrown planters to be abandoned or end up looking like abandon allotments. There could be a colour schemes or planting theme if any of these improvements go ahead.</p>	<p>plan in place for newly planted trees. All sites will be carefully reviewed prior to further design development to ensure that ownership is clarified. Maintenance of existing beds will be considered so that additional maintenance issues are not created unnecessarily</p> <p>Site selection: We have carried out a full assessment of the open spaces on Edward Woods with the budget available to us in mind. The sites presented in the consultation are our recommended sites for investment based on the scope of the project and budget available.</p> <p>Housing and estate management issues will be forwarded on to the relevant council offices.</p>
20	Wild flowers are so beautiful.	Note. Wildflowers are a low maintenance, biodiverse solution that we consider when devising our planting schemes.

21	Dandelion is a very powerful herb. If you walk to where the children's play pen - directly opposite the children playpen - in Northerly Norland open space. Needs a fence so that plants are not vandalised.	At present, the northern Norland open space is not one of sites in the proposal document. We will look to, where possible design in ways to reduce damage to newly installed plants
22	Image A is a great idea but how would we protect this area from being vandalised or graffitied?	Whilst it is impossible to prevent all anti-social behaviour, our landscape designers will be considering the long-term maintenance of improvements. This will include selecting high quality materials and items, robust enough to withstand long term public use.
23	Don't take out the benches we use those	Note: If benches have to be removed to facilitate works it is our intention that these will be re-provided
24	Dustbins outside pointer house entrance: Please design something to hide this Awful eyesore.... (Must Visitors and residents be faced with overflowing rubbish bins each time leaving and entering Poynter house?) Would relocating the existing screen on the left-hand side of the entrance to the right-hand side to extend the existing short screen possibly be sufficient to hide the bins? when it was reported that a tv crew would be filming following the Grenfell fire, the front of Poynter house looked immaculate with not a Paladin bin in sight, all was cleared up put away, so it's possible!	Note. Waste issues are not currently in the scope of green space improvements. Please report any complaints regarding overflowing bins and rubbish direct to the council at https://www.lbhf.gov.uk/report-it or call 020 8748 3020
27	I would like my own patch of land to cultivate	Note. We will be looking into the possibility of spaces for community growing activities.

44	<p>Once again, who does this land belong to. Hammersmith or Kensington. The community centre is leased to another Charity anyway and the land belongs to Kensington and Chelsea. The surrounding area is just about managed and beautiful flowers would not last long with dogs fowling and being used as toilets once again by humans. Who would water the plants?? or pick out the litter. New Benches have been vandalised already. Bicycles do not demount either in this area so it would become more of a danger zone with more planters, bikes, children and people all trying to walk through this tiny area. Maybe keeping what's there clean and tidy might help - weeding, simple maintenance, prune the trees and bushes, which is paid for already and not done properly. Get rid of the litter bins that are abused, let people take their litter home. These bins are always over flowing in this area. Stop people feeding the pigeons too.</p>	<p>Note. Groundwork will ensure that there is a maintenance plan in place for newly planted areas. All sites will be carefully reviewed prior to further design development to ensure that ownership is clarified. Maintenance of existing beds will be considered so that additional maintenance issues are not created unnecessarily. Please report any complaints regarding overflowing bins and rubbish direct to the council at https://www.lbhf.gov.uk/report-it or call 020 8748 3020</p>
49	<p>The area between Mortimer House and Hume house needs clearing up constantly. If possible, install a raingarden. Also put bins back in bin shelter as it makes the area look like a slum!</p>	<p>Note. Raingardens are being considered as a way to mitigate and reduce surface water run-off into mains sewers. Bin cover provision is currently out of scope of the project.</p>

Area 3 Area outside Boxmoor House

Boxmoor House is adjacent to two childrens' play areas and the newly completed Peace Garden. Boxmoor sits next to a large open greenspace consisting of short mown amenity grass. The site contains trees of various ages, mostly mature trees towards North of site, more recently planted saplings (in generally poor condition) towards the centre of the space. Metal railing surrounds the east edge bordering the path, adjacent to the two play areas.

GWL recognised that there is a significant amount of unused space outside Boxmoor House so wanted to hear your thoughts on how residents would like to use it.

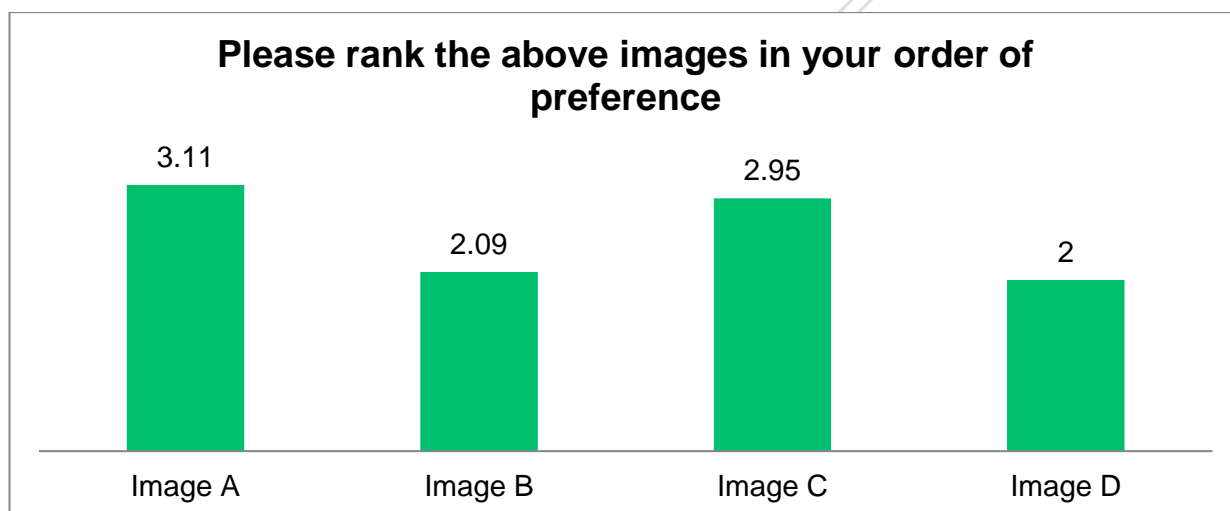
To understand local peoples' priorities, they were presented with a design board which detailed four options for improvements and asked to rank them in preference, these included:

Image A Community Orchard

Image B Amend (or remove) handrail to improve access & encourage use of space

Image C Improving biodiversity

Image D Rainwater Harvesting



Conclusions

The general consensus was an approval for a community orchard and biodiversity improvements. However, there were a number of residents who strongly cautioned opening up the space for public use. Comments suggested that whilst opening up the area through the removal of the handrails was, in theory, was a "nice" idea in practice, but given high winds and ice it would be dangerous for residents in the autumn and winter. Additionally, there were a number of comments that predicted an increase in anti-social behaviour with increased use and instead prioritised maintenance, cleanliness and aesthetic improvements instead.

Qualitative comments

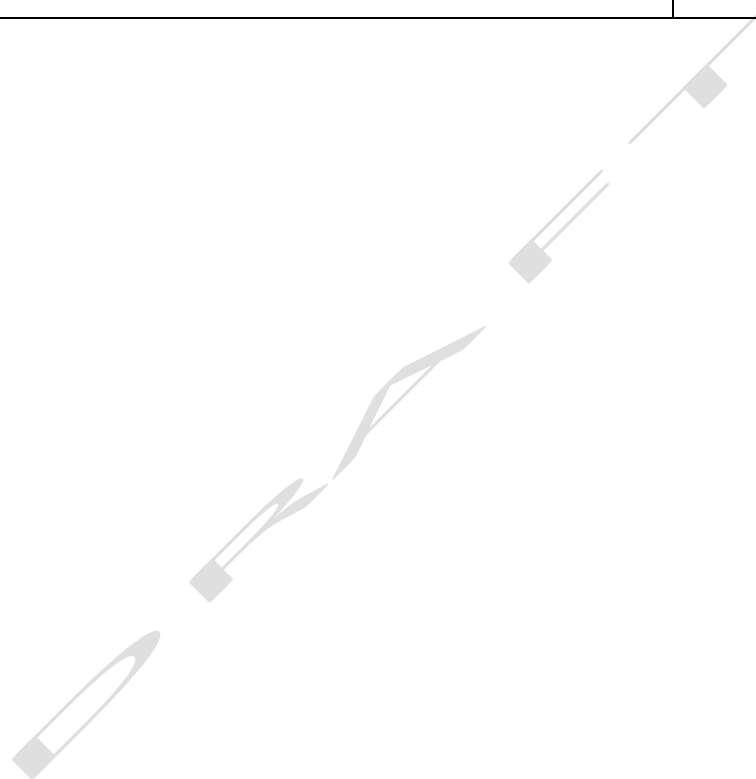
All the comments received regarding the area outside Boxmoor House area are set out in Table 3 below and response to these comments have been provided where applicable.

TABLE 3		
Respondent #	Comment	Response
7	Water feature.	Note. Water features would not be maintainable within the current estates maintenance regime and therefore is not in the scope for this project.
9	There is a green storage unit at the end of the MUGA that you are welcome to use or share with KOTG.	Note. Thank you
15	1 - The long metal handrail is essential during the winter not to fall on ice. During very powerful storms the high-rise buildings create incredibly powerful gusts of wind and one has to hold on to the railing not to fall. Those turbulences seem to be coming from the gap between Boxmoor and Norland House. 2 - Fruit trees are a nice idea but they need a lot of maintenance. And are people going to behave correctly (children fighting over picking fruits? If there is an orchard, can you still have long grass on the ground among the trees?	Note. We will ensure that accessibility is preserved when developing design work. All tree planting will be developed with approval from LBHF tree officers and maintenance will be the main consideration.
16	These four things are completely different from each other and not mutually exclusive, why are you asking a ranking for them?	Note. Ranking is used for a high-level assessment of resident priorities. The ranking process has been used rather than mutually exclusive selection processes.

17	The existing trees outside Boxmoor are in need of severe trimming as they block residents' view of the rest of the estate. The TRA have been asking for this for years!	Note. This can be reported to the LBHF tree officers if it is causing concern.
18	Saw a number of people sitting around enjoying the sun, it was wonderful.	Note.
19	Boxmoor House: Photo attached of storage containers, today, on greenspace. Years ago, when this space was questioned and suggested for improvement, we were informed it was a place for storage containers to be put whilst works took place. It has always been used for this purpose. If changed then another spot would have to be allocated and works will be ongoing for ever if the buildings exist. Plus, leaseholders contribute already for this grass to be cut regularly. Once again if railings are removed litter bins will have to be put up as more people may use the space, who clears up after more people creating more mess. What about Pointer House and Swanscombe House middle garden, this certainly needs assistance. Why not improve what is there already. Look around the Estate at the overgrown gardens, planters, empty planters that need updating and resurrecting. Why creating more to be abused and look uncared for which they are? Don't worry about rain gardens, they exist when people pull off the down pipes especially around Boxmoor and Mortimer usually caused by ball games against the walls. Or drains are blocked with fallen leaves and grids blocked with litter.	<p>Note. Historical use of the space is not a predeterminate for future site use.</p> <p>Maintenance of existing beds will be considered so that additional maintenance issues are not created and designs are developed with input from LBHF maintenance officers.</p> <p>Site selection: We have carried out a full assessment of the open spaces on Edward Woods with the budget available to us in mind. The sites presented in the consultation are our recommended sites for investment based on the scope of the project and budget available.</p>
20	We need more greens and plants.	Note.
21	At the moment there is a small growing area but could be more accessible. Gardening and food growing (urban farming) gives people	Note. Community growing spaces are one of the priorities for this project, ensuring site suitability.

	the opportunity to get back to nature. This is the way we are going to love ourselves, one another and heal!	
22	I would have image B and C as first choice as this piece of greenery is never used, dogs MUST be deterred from using and fouling in this area to attract people to it A community orchard would be amazing, but.....I do not think it would be practical if accessible to the public	Noted. There are a number of examples of successful public orchards, such as Mill Hill. Signage can be used to deter dog fouling and implementation of community amenities may prove to be a catalyst for behaviour change in this area.
24	Suggestions for existing planters in front of Poynter House entrance and why not some black stemmed bamboo etc Sambucus Racemosa Aurea Sutherland Staghorn Sumac Tree	Plant species noted for consideration.
36	More trees please	Note.
41	I do not agree with making the spaces more accessible for residents' use. With the new benches installed we have seen an increase in people & youth gathering and smoking weed around the estate. We have already had instances of people drinking alcohol, smoking and being loud in the evenings. With the introduction of these new accessible spaces you will defeat the objective and create an unsafe, littered and ugly area around Boxmoor house. Improving the biodiversity and planting more trees to make the area appear looked after, clean and tidy should be your priority. Please remove the benches and tables.	Current issues with regards to usage of green space have been noted, this consultation will allow us to build an understanding of current issues and site constraints so we can implement improvements that are suitable for the estate.
44	This area was always designated as the area to park the estate working containers on when previously asked to update for use. Once again dogs foul this area and once again who would maintain it. It is better kept wild and natural looking and self-regulating in my opinion. But once again only the grass is paid for to be cut twice a year. Keep it simple	Current issues with regards to usage of green space have been noted, this consultation will allow us to build an understanding of current issues and site constraints so we can implement improvements that are suitable for the estate.

	once again. Keep all the railings painted. The parking bollards in Swanscombe Road would also look good painted black, they have not been painted for at least 50 years to my knowledge also the benches in front of the shops could be replaced they must be 50 years old too.	
49	Alcohol and drug use!	Note.



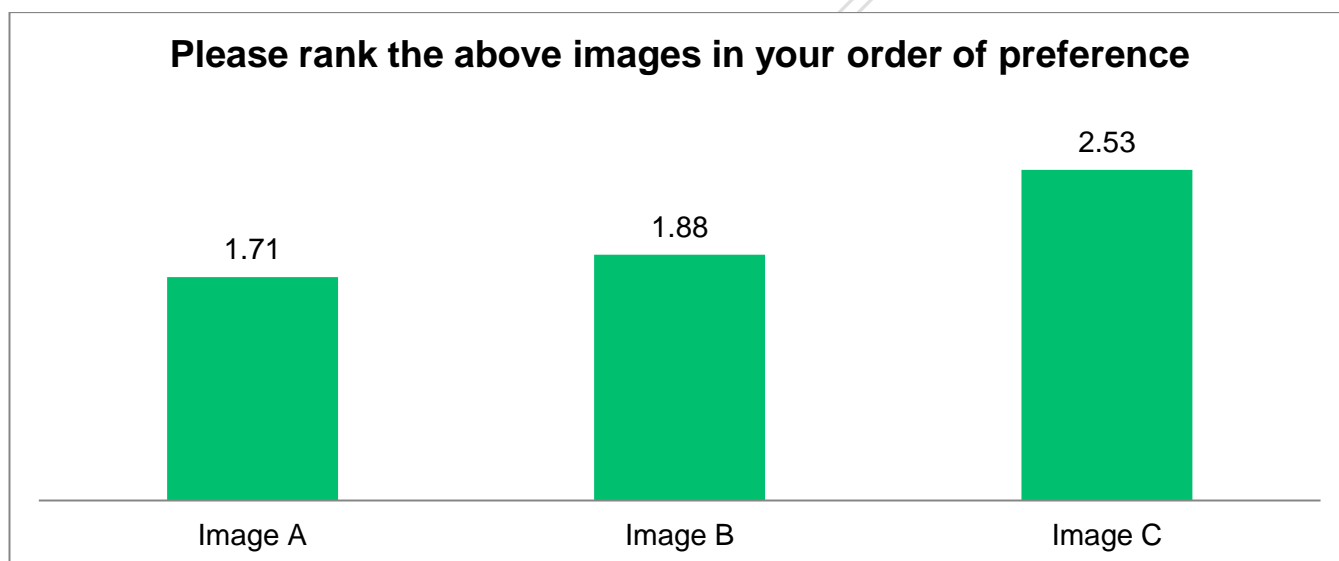
Area 4 The land adjacent to Hume House

There is space between Hume House and the A3320. This green space is predominantly short mown amenity grass with existing mature trees adjacent to West Cross Route and West side of Hume House. There is a reported fly-tipping spot at the South end of the site. There are a few timber picnic tables existing (recently installed). There are arches to the flyover which are blocked up and painted with (now faded) murals.

Residents have informed GWL that there is an opportunity to improve the land adjacent to Hume House which currently suffers from fly-tipping and other environmental crime.

To understand local peoples' priorities, they were presented with a design board which detailed four options for improvements, these included:

- A) Biodiversity and habitat improvements
- B) Extend meadow planting from Boxmoor House rain garden
- C) Increase planting to create a "green screen" from adjacent road and improve air quality



Conclusions

Survey responses showed that residents were most in favour of creating a green screen and secondly integrating existing SuDS work with proposed new improvements. This was backed up by one of the emergent themes from the focus groups, participants highlighted the issue of living adjacent to a busy A road. Residents talked in detail about the air pollution and particulate matter settling on their windows. They cited a gap in the tree lines as being partially responsible for this. In addition, several residents talked about fly tipping issues and suggested that a green screen could help curb this behaviour.

Qualitative comments

We have collated all the comments received regarding the land adjacent to Hume House into the table below where we have provided response to these comments where applicable:

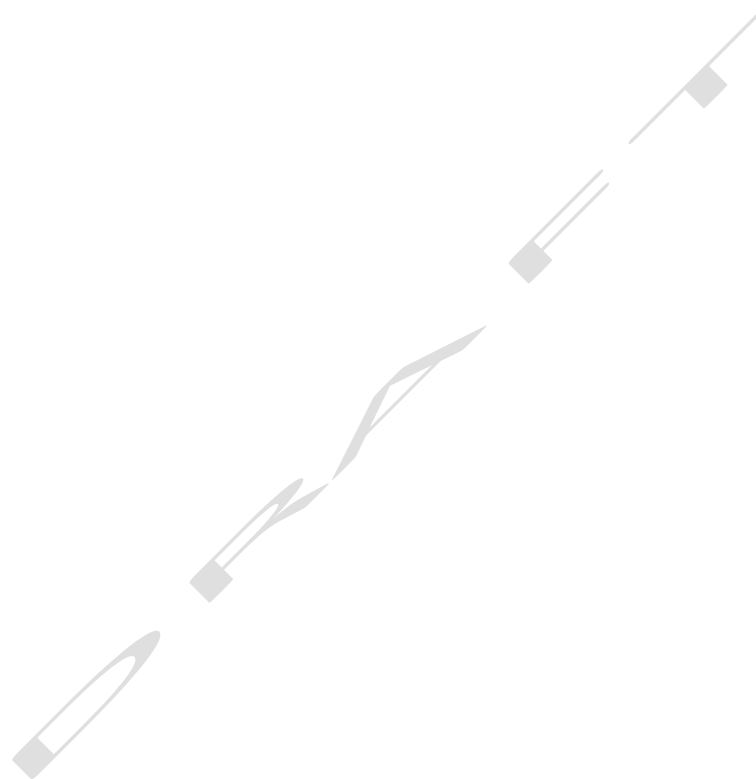
Qualitative answers:

TABLE 4		
Area 4 The land adjacent to Hume House		
Respondent #	Open Comment	GWK response
2	Trees planted behind Hume house by the motorway there seems to be a missing tree. There is a lot of carbon build up on the window in the corner by the motorway. The trees keep the windows very clean	Note. Planting at Hume House and the motorway will be considered to improve deposition of particulate matter. However, tree species make take many years to reach a level of maturity conducive for substantial pollution mitigation.
7	Water feature	Note. Water features would not be maintainable with the current estates maintenance regime and therefore are out of scope for this project.
13	Suggest the 'screening' effect may be used widely to max effect, in prioritising this Project.	Note.
14	Stop the fumes from the road	Note. Planting at the between Hume House and the motorway will be considered to improve deposition of particulate matter. However, tree species make take many years to reach a level of maturity conducive for substantial pollution mitigation.
15	Thank you very much for improving our estate. It would be great if the giant luminous advertising board from Westfield	Note. This is outside the scope of works for this project.

	could be taken away as it is a great source of light pollution for people and the ecosystem!	
18	The estate is pretty "lethargic". The response is always terrible. The only things that got responses were fun days and a banquet for older people. Top 12% for unemployment in the country.	
19	Hume House: Once again years ago when this space was put forth for planning, it was also used for containers when work takes place on the Estate. However, I think more trees could be planted along the main roadside. Please good to see that they have a bench at last as the last one was stolen. Rubbish bins need to be enclosed. Attract rats and fly tippers. However, the residence like to throw their bags into the bins from the balcony's!	Note. Planting between Hume House and the motorway will be considered to improve deposition of particulate matter. However, tree species make take many years to reach a level of maturity conducive for substantial pollution mitigation. Waste issues predominately fall into the domain of estate service although comments about the bins have been noted.
20	More trees for oxygen.	Note.
21	Gardening is a way of healing, mentally, physically and spiritually. As human beings we need gardening. What are we doing for the young people growing up in nature? We need to touch nature, give the younger ones a chance of doing it. If we give them the change all of the future leaders of the world will grow up with a love of nature and each other. Give the young a chance to do something different. Health is wealth.	Note. Community growing spaces are one of the priorities for this project, ensuring site suitability.
22	Please keep present table and benches this is often used, maybe add some more	Note.

23	there are water issues outside motorway entrance in Hume house. also, there is antisocial behaviour behind the motorway where the hoarding is. Smoking drugs and peeing	Note. Antisocial behaviour should be reported to the police and your housing officer. There is currently SUDs work being carried out behind Boxmoor House and there are considerations for extending this to mitigate potential water pooling issues.
26	Lots of hedgerows to stop fly-tipping	Note.
32	Why not all 3	Note. This is not an exercise to rule out options, rather a prioritisation exercise to understand the needs and desires of residents and other stakeholders.
41	Please remove the benches and recently installed tables due to increased instances of weed smokers in the area	Antisocial behaviour should be reported to the police and your housing officer.
42	I like all of these	
44	Once again when this space was logged for improvement a few years ago it was said to be left free for working containers, for works done on the estate at various times. Dog fouling was also a problem, still is. Noise from the road and maintenance again for anything other than simple self-seeding grass. Colourful Blossoming trees might help. At least the stolen bench has been replaced after many, many years. It is a sad area and if the rubbish bins were put away in the cupboards this might stop the fly tipping and dumping of other general rubbish around the area. Rats are always a problem around these exposed bins as people tend to throw their black bins down from the balconies. Parking cars also	Note. Planting between Hume House and the motorway will be considered to improve deposition of particulate matter, species preferences have been noted. Waste issues predominately fall into the domain of estate service although comments about the bins have been noted.

	seem to think open bins are OK for any other rubbish to be left.	
49	Lighting needs constantly checking around the estate	Note. Please report lighting issues to your housing officer as this is out of scope for this green space improvement programme.



Outreach

As previously explained GWL used mixed methodologies to reach out to stakeholders. This was clearly evident when reviewing the method by which each respondent came to the survey.

Ultimately, this showed that all methods were worth pursuing and that pursuing a single solution may have yielded poorer results.

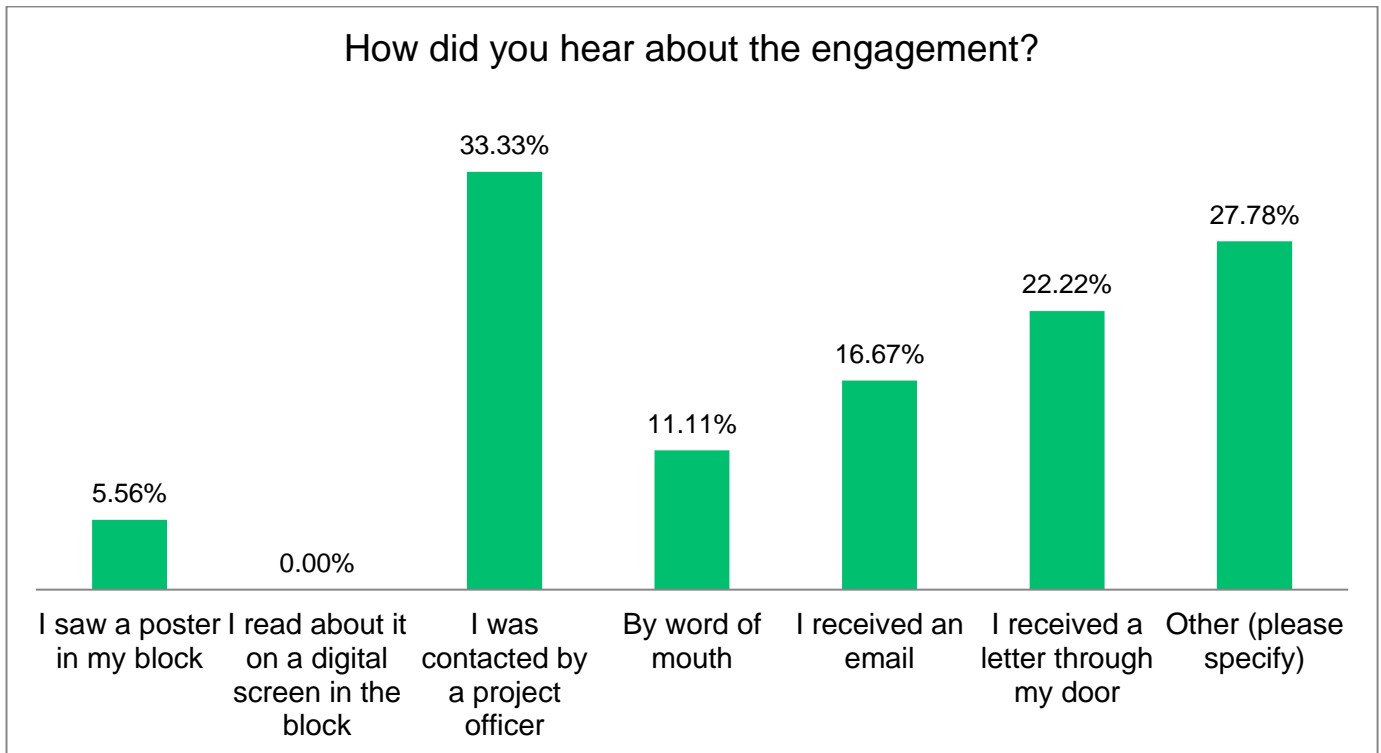


Figure 5: How did you hear about the engagement?

Respondent Data and representation

Through our engagement we were able to identify and talk to a broad range of people as illustrated in the 'Participation information'. This may help to explain the range of answers about their own health and feelings of isolation

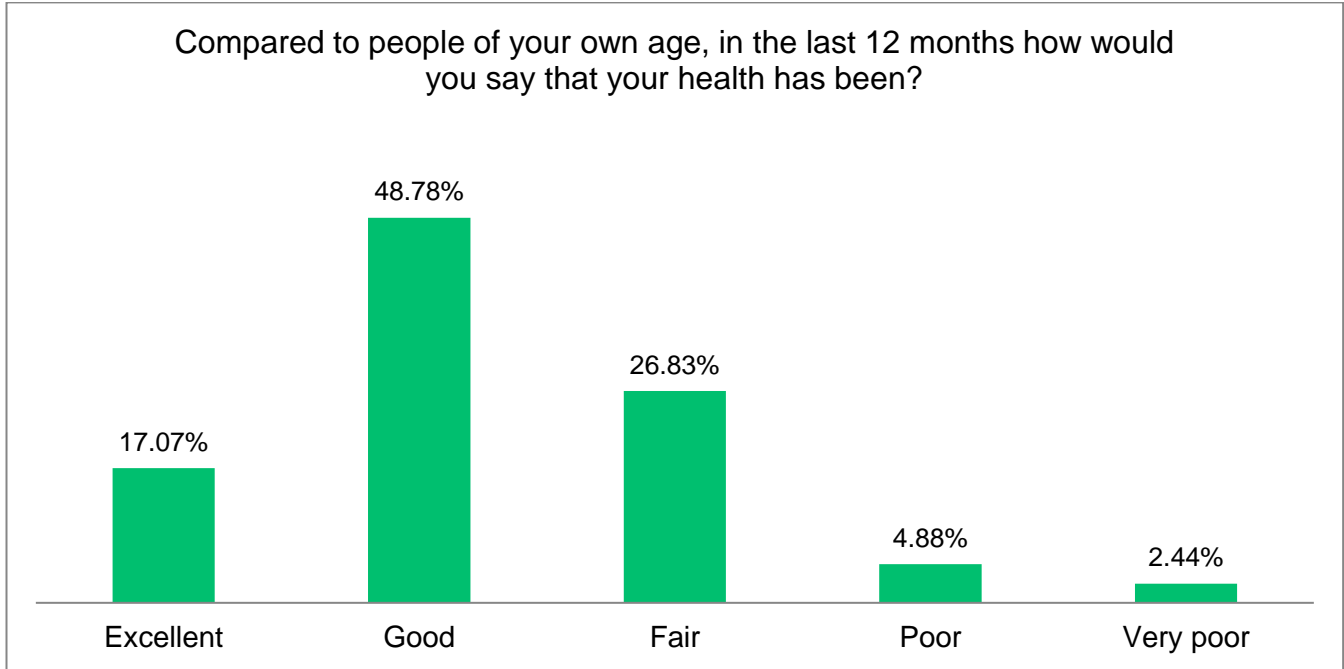


Figure 6: Compared to people of your own age, in the last 12 months how would you say that your health has been?

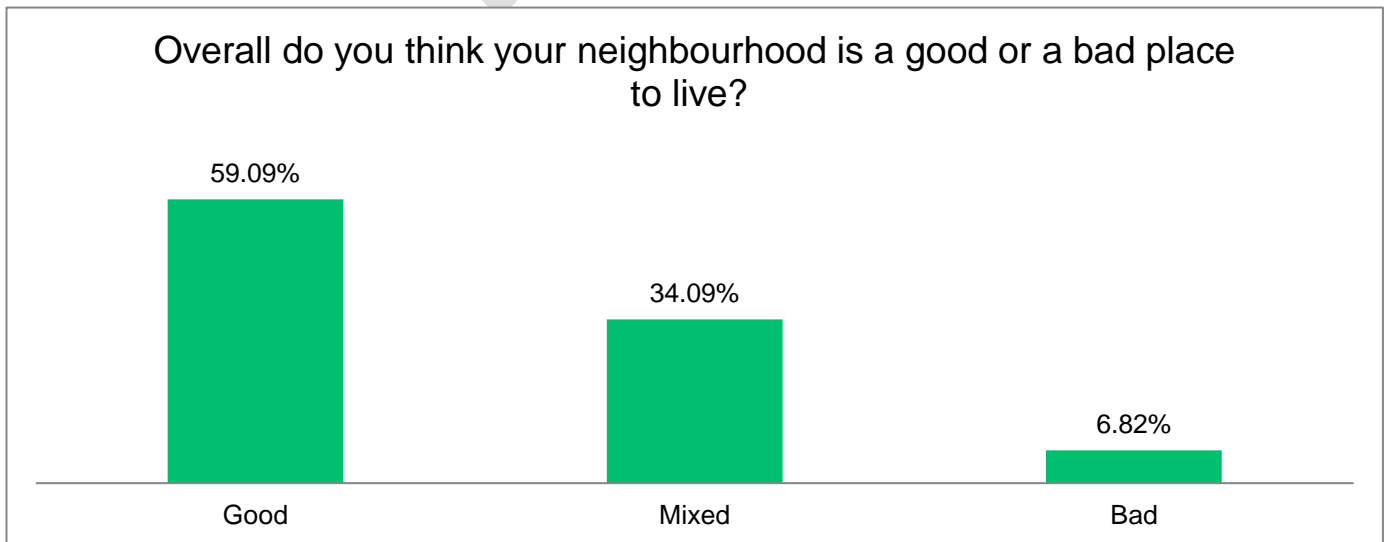


Figure 7: Overall do you think your Neighbourhood is a good or bad place to live?

5. Next Steps

5.1. Capital works

Groundwork London will use the consultation report alongside the feasibility report to inform future design work. Following design development incorporating comments from this round of feedback, the Groundwork London Communities team will present residents and other stakeholders of Edward Woods Estate with initial designs for the areas. From there, the designs will be further refined and the resulting proposals used as the basis for detailed costing and competitive tender, where we will obtain quotations for the capital works before the final appointment of a contractor to implement the agreed final designs.

5.2. Programme Summary 2020/2021

Below is an indicative programme schedule:

Edward Woods Green Infrastructural Improvements											
Programme Summary 2020											
		2020						2021			
		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
STAGE 1	Complete Stage 1 consultation	■									
	Stage 1 consultation report published	■	■								
STAGE 2	Concept Design			■	■						
	Stage 2 consultation					■	■				
	Final consultation report						■	■			
STAGE 3/4	Developed design and technical design							■	■		
	Tender issued									■	
	Tender return and evaluation									■	
	Contractor Appointed										■

6. Contact

This report was written by David Cordell, Groundwork London.

Groundwork London is one of a federation of 50 Groundwork Trusts operating in the UK. We are a charity providing environmental regeneration in deprived areas, and have been delivering sustainable improvements to communities in West London since our foundation in 1994.

Groundwork's projects cover a wide range of disciplines; from regenerating neglected land for community use to working with local businesses.

We work in partnership with local councils, housing associations, tenant and resident associations, schools, community groups, voluntary organisations, regeneration agencies and the private sector to deliver our projects. By involving a wide range of local stakeholders, we work to create a sense of community ownership of our projects that will ensure their impact is long lasting.

The Groundwork London team offers a wide range of skills and experience, including community development, landscape design and consultation. Our multi-disciplinary and highly motivated team also contains specialists in youth work, education, nature conservation, business development, project management, marketing and fundraising.

Contact Groundwork London (West Office) at:

Unit BMLG.11

Barley Mow Centre

10 Barley Mow Passage

London

W4 4PH

Telephone: 020 8743 3040

Contact David at

david.cordell@groundwork.org.uk

7. Appendices

Appendix 1: Edward Woods Survey Consultation Snip

NOURISH: Edward Woods Second Stage Consultation

There is a great opportunity to improve the **Nourish Hub and Swanscombe Road** area by creating one cohesive space with beautiful planting and places to rest that also reduce flood risk. We are also looking for ways to make it as easy as possible to access the Nourish Hub from the estate and vice versa.

(Please see page 7 in proposal document)

Please take a look at the four images below and rank in order of preference.

A) Green strips between road and hub

Image reference: theediblebusstop.org/kerb-garden



Appendix 2: Design precedents

COMMUNITY HUB & SWANSCOMBE RD - site analysis & initial suggestions



GREEN EDGE TO ROADS

Create green strip between road and hub frontage; incorporate opportunities for seating & socialising as well as planting

This will serve as a permeable barrier - ie one that you can see or pass through in places, but will create a greater sense of shelter from the road.



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 (←→)



EXISTING PLANTING BEDS

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.



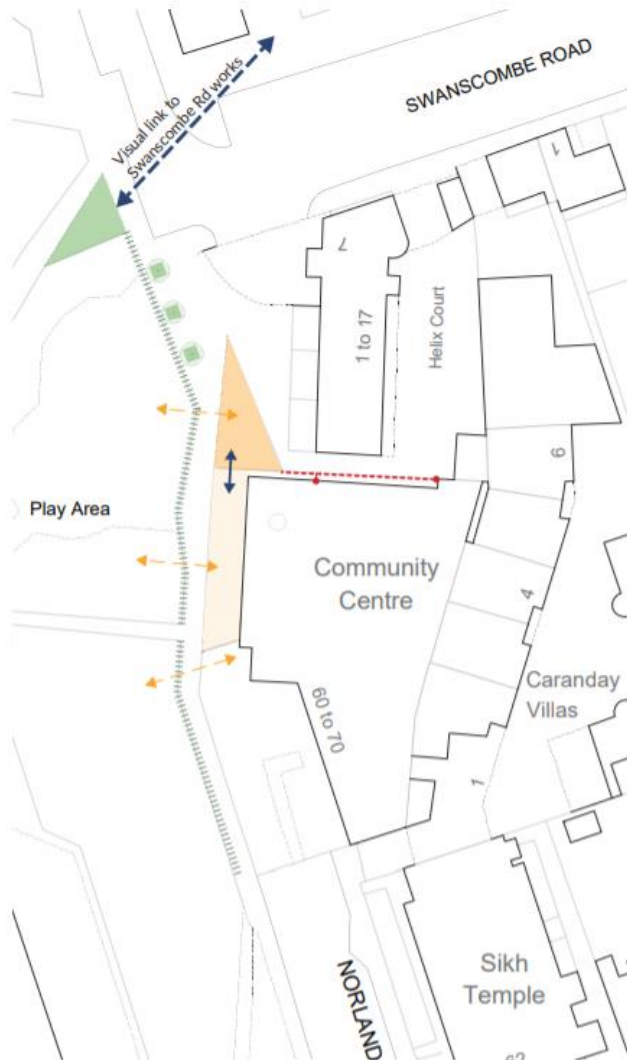
RAINWATER USE

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.



COMMUNITY CENTRE & ENVIRONS - site analysis & initial suggestions



NEW COMMUNITY GROWING AREA

New growing beds and seating to small triangular space adjacent to the Community Centre Garden.

Visual & physical link to existing Community Centre garden.

Downpipes & channel along North side of community centre- could be diverted into raingarden (see on plan)



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 sight through



DE-PAVE/IMPROVE PLANTING

De-pave tree pits/remove grilles. Add planting.

Create informal, colourful planting area at entrance to greenspace (visual link to Swanscombe Rd works).



VISUAL LINKS TO ADJACENT SPACES

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



BOXMOOR HOUSE GREENSPACE - site analysis & initial suggestions



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.



BARRIERS AND BOUNDARIES

The East edge of the space is bounded by a long metal handrail. Removing (or amending) this could open the space and encourage use.

VISUAL LINKS

Consider visual connection to adjacent playground area through selective thinning of shrubs along boundaries and addition of colourful planting linking both spaces



IMPROVE 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



RAINGARDENS & PLANTERS

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.



LAND ADJACENT TO HUME HOUSE - site analysis & initial suggestions



BIODIVERSITY/HABITAT IMPROVEMENTS

Improvements in biodiversity would be possible through a series of low-level changes to the space.

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.

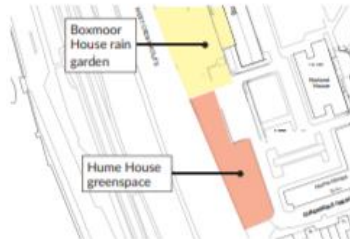
Grass can be left to grow long in places whilst maintaining a neat cut to the edges of the space and around existing street furniture.

Consider additional areas of meadow planting to other adjacent greenspaces in area



LINK TO EXISTING GWL SCHEME TO NORTH

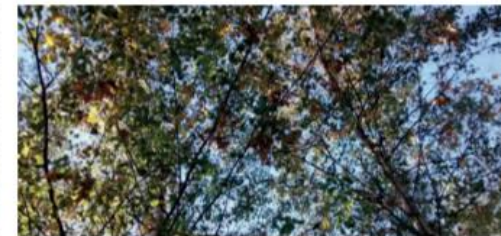
The Hume House area lies just South of an existing project to create a raingarden and meadow to the North (adjacent to Boxmoor House West side). By linking the two a larger, more robust area of habitat improvements can be created, helping support a greater diversity of wildlife.



GREEN SCREENING/ AIR QUALITY IMPROVEMENTS

The site lies immediately adjacent to the West Cross Route.

Increasing the planting along the boundary/ creating a "green screen" could help to block particulate matter from the adjacent road, helping to improve air quality in this location





Want to improve the open spaces on your estate?

Please share your views before the 31st June

Community Consultation Spring 2020

NOURISH is a scheme to transform the Edward Woods Estate's green spaces. The project is designed for the community and led by the community, so we want to hear more of your ideas!

Face-to-face events are obviously not suitable now, so we've created an online survey where you can give us feedback on our design suggestions, from rain gardens, to food growing and biodiversity.

Please take a moment to read about the project at, www.groundwork.org.uk/projects/nourish and then fill in the survey.

To complete the survey

Scan the QR code below or visit www.surveymonkey.co.uk/r/nourish-ew

For more information

To receive more information about this project or a hard copy of the design ideas, please contact David:

david.cordell@groundwork.org.uk
07593 834 020



Appendix 4: Edward Woods Estate: Location Plan

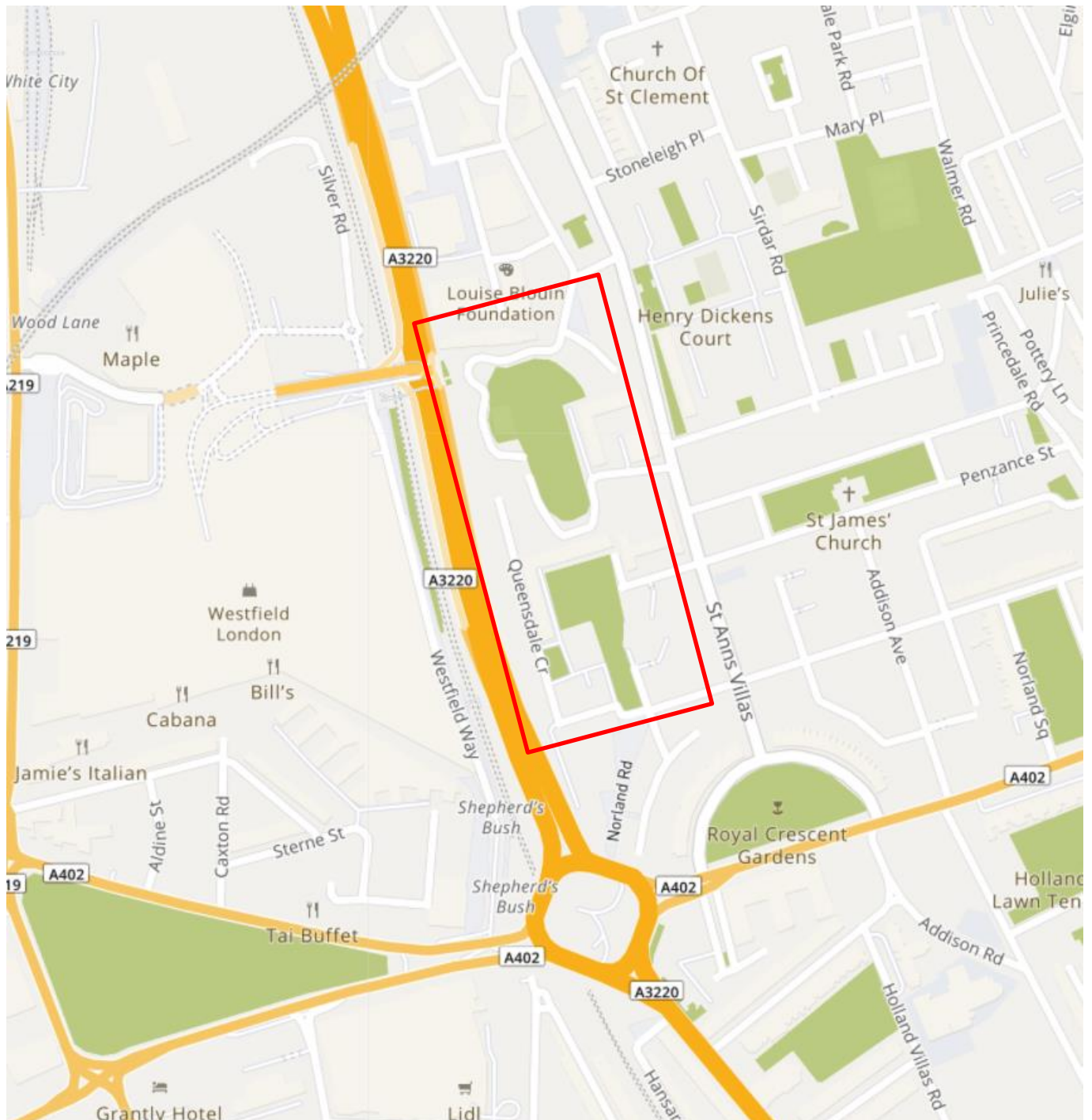


Figure 8: Edward Woods Estate bordering the Royal Borough of Kensington and Chelsea