

**LONDON**  
**REVIEW PANEL**



London Borough of Enfield

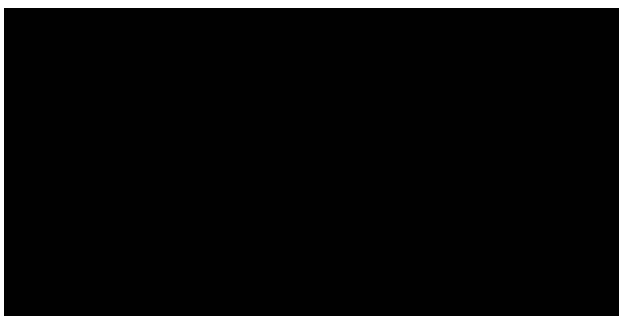
March 2021

Dear 

**London Review Panel: Fore Street & Angel Place, LB Enfield**

Please find enclosed the London Review Panel report following the design review of Fore Street & Angel Place on 15<sup>th</sup> March 2021. I would like to thank you for your participation in the review and offer ongoing Mayor's Design Advocate support as the scheme's design develops.

Yours sincerely,



Mayor's Design Advocate

cc.

All meeting attendees

Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills

Philip Graham, Executive Director of Good Growth, GLA

Patrick Dubeck, Head of Regeneration, GLA

# LONDON REVIEW PANEL

## Report of London Review Panel meeting Fore Street & Angel Place, LB Enfield

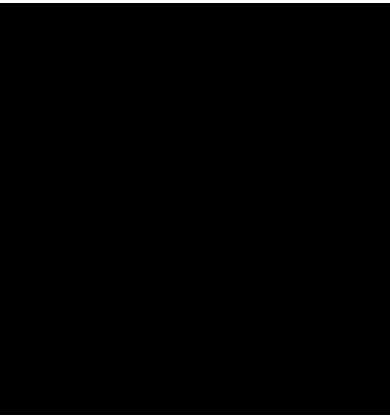
Monday 15<sup>th</sup> March 2021  
Review held remotely

### London Review Panel



MDA  
MDA (Chair)  
MDA

### Attendees



LB Enfield (Town Centre & Economic Development Team)  
LB Enfield (Healthy Streets)  
LB Enfield (Project Manager)

Jan Kattein Architects (Design Lead)  
Fisher Cheng (Public Realm Architects)  
Fisher Cheng (Public Realm Architects)

GLA Regeneration (Project Officer)  
GLA Regeneration (Panel Manager)

### Report copied to

Jules Pipe  
Philip Graham  
Patrick Dubeck

Deputy Mayor for Planning, Regeneration and Skills  
GLA  
GLA


### Confidentiality

Please note that while schemes not yet in the public domain, for example at a pre-application stage, will be treated as confidential, as a public organisation the GLA is subject to the Freedom of Information Act (FOI) and in the case of an FOI request may be obliged to release project information submitted for review.

## **Project location**

Fore Street and Angel Place

## **Presenting team**



LB Enfield (Town Centre & Economic Development Team)  
Jan Kattein Architects (Design Lead)  
Fisher Cheng (Public Realm Architects)  
Fisher Cheng (Public Realm Architects)

## **LB Enfield introduction**

LB Enfield (LBE) set out the context and strategic objectives for this project. It has received Good Growth Funding which has been matched by LBE. The project programme has been delayed by circa six months due to Covid-19 however LBE are progressing with establishing the delivery team. The project is supported by the wider Edmonton community and has been framed to link into the other key projects that sit either side of this location at Meridian Water and the Joyce & Snell's estate regeneration. This funding will deliver a series of projects around the Angel district centre which acts as the lynchpin for the community in an area undergoing significant change. The projects to be delivered will include an urban room and cultural space within an improved library facility, affordable workspace in converted garages, permanent and temporary public realm improvements and a new school street. The goal is to have the project community-led to aim to deliver as part of these physical improvement's employment and skills opportunities.

## **Design Team presentation**

Jan Kattein Architects provided details of the engagement and sustainability strategies and RIBA Stage 1 emerging proposals for the individual interventions. The project aims to link to other strategic initiatives and the team acknowledge that this is a complex scheme with many constituent parts. The team's aims and objectives include facilitating community engagement and capacity building, delivery of employment and skills opportunities, providing the foundation for a strategic spatial plan and improving health and wellbeing. Angel Edmonton is a deprived area however is located at the strategic point between the Joyce & Snell Estates and Meridian Water regenerations zones. Fore Street (A10) is a key strategic road into and out of London, with the North Circular dissecting the centre of the high street. Recent high street improvements to the A10 in LB Haringey have been developed close to the site but these stop at the borough boundary with LB Enfield.

The Fore Street Living Room seeks to support and expand community facilities within an existing library. Proposals include providing an 'urban room' meeting space for the community to discuss and review planning and regeneration proposals for the area. The team propose bigger spaces for these meetings, local theatre and other larger gatherings by inserting folding walls to divide the space. The Affordable Garage Workspace propose retaining and converting existing single storey garages located behind a high street petrol station. The existing site is the location of antisocial behaviour and is cut off from the high street and school. The proposals are to retain and build on top of the garages with barrel metal roofs, create a covered shared external space and provide a positive, more controlled space that is connected back to the high street and school through expand public realm. There are also proposals for a repurposed bus to act as café or other public function to

complement the workspaces and activate the public realm. St John & St James School Street is an opportunity to codesign with the students and turn an uninviting entrance to the school into a play street with the longer-term ambition for a 'school street' with reduced vehicular access. This street will better connect the school and the garage workspaces back to the high street. There have been some delays to progressing this part of the project due to school closures and upcoming elections.

The team described their engagement strategy to date including interviews with a range of consultees and local groups. Work strands have been identified for future engagement once lock down restrictions are lifted. Events on site will be planned with workshops to test with the community the emerging proposals. The team set out the sustainability strategy which included the aim to reduce embodied carbon, the retrofit of the garages being a good example of prioritising what already exists and can be reused. The library project will be in detailed designs and tender stage shortly with the garage site project moving to a planning submission.

Fisher Cheng presented their work on the public realm strategy which was summarised in the five headlines of community, identity, heritage, participation and recreation. Fisher Cheng are a small local architectural practice located on Fore Street and used their local experience to better understand the areas issues. The team described the areas rich theatrical past, hosting theatres and concert halls, and that this history was at risk of being lost. This history has been used by the team to propose a 'theatre of the everyday', using a bow tie motif in the designs of street furniture, planters and materials and residents being invited to submit dedications to be engraved onto new seating. The team are focusing on six sites in and around Fore Street;

- Site 1 Trafalgar Place Alley – artwork is proposed on the walls and floor and new planting and seating is suggested to provide respite and dwell space away from Fore Street with onward connections to Florence Green Park highlighted.
- Site 2 Link to Joyce & Snells Estates – To address antisocial behaviour the team propose infilling this corner with a local 'walk of fame' with mirrored panels and local hero portraits. The local mosque that sits above the lane would also be celebrated using patterns on walls.
- Site 3 Fore Street Library – The team propose reclaiming the public realm around the entrance to the library and bring seating outside to improve the welcome.
- Site 4 Angel Edmonton Gateway – The team propose commissioning an artist to develop a new arch to celebrate the entrance into the high street. Additional opportunities for mural and wall signage are proposed to aid wayfinding and highlight hidden assets.
- Site 5 College Gardens Mural – The team propose commissioning a gable end mural.
- Site 6 Leeds Street Market – The team propose wall art and ground graphics to celebrate and demarcate the existing market trader pitches.

## London Review Panel's Views

### **Summary**

The panel commend the team on the detailed presentation which demonstrates the significant amount of work the team have undertaken to date and it was useful to understand how the history of change in the area has evolved over time. The teams project is ambitious and broad in scope while appropriate care and attention is evident in key interventions. The collaboration between the borough, the design team, stakeholders and project partners are evident and to be applauded. The panel advise the team to provide a diagram that better communicates how the various interventions contribute to the overarching vision. The team are encouraged to address the critical emergencies within this overarching vision to demonstrate its impact on the climate emergency, safety of vulnerable groups in the city, the global pandemic and representation of minority groups in the public realm. While the borough and design team cannot solve all these issues they should acknowledge and address how this project can play a role.

The panel believe this project has the potential to be an exemplar to other high street and civic infrastructure projects elsewhere if some of the more innovative and well thought through elements can be successfully delivered. This project is not about many small initiatives and groups siloed on the high street, but about how they can mix and raise awareness of each other, bringing together the existing richness already present and building the communities capacity to support each other. The success of this project will be seen in the more cohesive, vibrant and safer neighbourhood centre.

***Communicate the overarching vision and timeline: The panel agree that the team set out clear objectives for the various interventions proposed but advise the team to communicate this more explicitly within an overarching vision.*** This can be represented in a diagram or graphic that allows the community, partners and stakeholders to more quickly understand the framework within which this constellation of interventions fits into. Within this diagram the team are advised to map out the timescales intended for the temporary and permanent projects, how they interact and for how long. It is important to highlight which parts of the project will not last and this will steer the team away from focusing energy and budget on elements that may merely line the space for a couple of years. Communicating clearly with the community what this change means is important to set expectations. How this project responds and acknowledges the nearby major developments should be captured to indicate how this project can accommodate the new community, protect the existing and bring both together.

***Ongoing engagement: The team are advised to think creatively about the range of tools and networks that they can tap into to more effectively communicate this project and harness the energy and enthusiasm of the community while building and retaining their trust.*** This could include on site events, posters, social media and using local groups' channels and networks. The panel agree that there is a challenge in the consultation being too broad and the team need to focus on how their specific projects fit into this wider narrative. The panel agree that getting the urban room/living room delivered as soon as possible will unlock a key platform for all future engagement with the community to be able to shape the rapidly evolving plans and projects coming forward. The panel would

recommend the team measure the level of social interaction now and coming out of lockdown to evidence the impact of these spaces to demonstrate the impact of the project and measure its success. Proposed engagement strategies included workshops with children at local schools. Working with children and young people is often a preferred and 'easy' way by architects and designers of engaging the local community. However, efforts need to be made to go beyond this mode of engagement and devise methods of reaching other marginalised members of the community such as women, the elderly or non-English native speakers.

**Governance strategy: The panel suggest the team set out the intended governance strategy for the various interventions and how they link together and with other services and amenities.** Understanding who will curate the affordable workspace, the skills and employment training initiatives, urban room with a programme of school and community events will help to embed collaboration and mutually beneficial outcomes. Listing the key agents, groups and individuals in the wider network of the high street will encourage this collaboration and cross cutting. It may be LBE are the central organising force, but it is worth the team setting out where these adjacencies and linkages can occur and who is taking the reins. The panel advise that part of the governance strategy should include long term evaluation of the project to ensure ongoing support, adaptation and success beyond the delivery of these current designs. This should be captured in the capital and revenue funding strategy for the high street civic infrastructure.

**Protect local culture: The panel understand that there is a rich history and culture in this area and the team are encouraged to capture this within the project to provide the core of the emerging new community to grow around.** By understanding the current culture, the team can amplify these communities' voices as the area changes through large scale developments nearby. The team are encouraged to find the groups and individuals who can provide these voices such as a local youth parliament. The design team should consider this project is about establishing a framework for things to continue to grow once they are no longer involved. As designers you are seeding some of this infrastructure, but what tools can you leave to allow future initiatives to build on this. There is a risk that the large-scale developments cause change to happen too quickly and the existing community is isolated and disconnected from the evolution of their neighbourhood. The panel encourage the team to seize the chance now to put these people at the forefront of this community's story and hardwire them into the decision-making structures going forward.

**Connectivity: The panel would like the team to think more ambitiously with regards to their movement and connectivity strategies.** It is important that TfL and LB Enfield are brought on board early to ensure support for the ambitions to make routes safer, healthier and more enjoyable. The team are encouraged to maximise the impact of this project on how Fore Street connects to and is supported by these routes to nearby communities and amenities. The team are encouraged to more explicitly apply the Healthy Streets Agenda criteria in their proposals and communicate this more clearly.

**Safer spaces: The panel strongly advise the team to consider how their projects contribute to making these spaces safer for everyone while considering those most vulnerable.** This will include ensuring visibility and sight lines, natural surveillance, lighting strategies and

targeting of the most dangerous perceived and experienced locations. The lighting strategy should shine a light on the areas of concern such as the back of the library and alleyways. The team must indicate how the evening and night-time programming of these spaces can contribute to making them safer and avoid interventions that can exacerbate existing or create new safety concerns. Consider how these proposals can improve the safety of women, younger, older, disabled, BAME, LGBT+ and other members of the community that are at greater risk. The team are encouraged to be genuinely inclusive and better at understanding different needs and what prevents people from using the high street at night. The panel would recommend the team undertake night walks in and around the project area with different people who have different confidence levels about moving around at night on their own. This will give the team a keen sense of where the issue areas are and where improvements can make most impact. These improvements could include light installations and projections, turning a negative space into a positive attraction.

***Night and evening activation: The panel would encourage the team to continue their explorations into how the proposals can encourage activity in the high street into the evening and night.*** This will provide additional footfall to support the civic infrastructure and local businesses as well as contribute to the wellbeing and safety improvements. The team need to confirm the budget required for their lighting strategy early on to ensure their ambitions can be delivered.

***Employment and skills: The panel would encourage the team to highlight the opportunities for local people to gain employment and skills training through the delivered interventions and through the delivery of these projects.*** This can include employing local under-represented groups to champion communication and community wealth building initiatives to capitalise on these projects reach and impact.

***Garage affordable workspace: The panel suggest the team clarify what the type and nature of this workspace will be based on latest engagement information as the global pandemic may have changed the brief since it was first developed.*** The proposal for external covered space is supported to provide additional flexibility and amenity to the types of businesses that will locate here. The team are encouraged to understand the likely demand and requirements of tenants based on the latest information. The team should consider if certain types of workspace may be more appealing due to the pandemic, where cellular single person units may now be the perfect studio away from home. The panel suggest that the workspaces could connect to the adjacent estates, providing space for residents to start-up businesses or engage with skills and employment opportunities. Stating who the tenants are and what the ambition for them is needs to be clearly stated.

***Social isolation: The panel recommend the team consider the opportunities for these interventions to improve the issue of social isolation.*** The global pandemic has exacerbated the issue of those unable to reach civic, transport and cultural infrastructure. These projects provide an opportunity to reach out to these people and groups and the team are encouraged to explore more tacitly engaging this as an objective in their proposals. The panel recommend the team explore the 'living library' concept of encouraging people to talk to each other and share stories and experiences.

***Landscape and materiality: The panel encourage the team to consider the climate emergency in their ambition and strategy to landscape and materials as the team progress into the next stage.*** The team is advised to be bold with their vision for how the planting and material choices can contribute to this wider mission. This can include the introduction of rain gardens, SUDs, recycled and retained over new materials and the quality and longevity of the materials selected. The team should consider how their selected materials will look after a few years, particularly in areas exposed to greater wear and tear. This will need to be informed early on by the long-term stewardship, understanding who is committed to adopt these planted areas and materials and will be paying for maintenance. Additional surveys on the ground condition will be needed to inform the constraints around digging into the ground for tree planting and SUDs and any level changes proposed.

***Responding to Covid-19: The panel advise the team to use the impact of Covid-19 to galvanise the mission.*** The global pandemic has affected everyone and caused existing issues and inequalities to widen or become more acute. There is an opportunity to use this time for the team to be innovative in their engagement processes and test and trial ideas on site. The team will need to respond to the pandemic in their designs which will impact us for some time to come rather than assume a business as usual approach based on preconceived assumptions of the high street and supporting civic infrastructure needs.

### **Next Steps**

The panel would welcome the opportunity to further comment on this exciting and aspirational scheme at a future appropriate stage in the project development.