

**Waterloo Gardens**  
**Sewardstone Road E2 9HP**  
Proposal for development

Statement of Community Involvement

March 2020

# 1.0 Introduction

The Waterloo Gardens/ Canal Club is a c.2000m<sup>2</sup> site on Sewardstone Road, located between the Wellington Estate and rows of C19th terraced housing. On its southern side it fronts Sewardstone Road, and its northern side borders the Regent's Canal and faces Victoria Park.

The site currently comprises of a single storey community building dating from the 1970s of 326m<sup>2</sup>, which was once used as a community centre, but is now used as a day nursery for children. The nursery has secure outdoor play space to its north and east, facing the canal. There is also a caged ball court and children's playground. There is a community garden facing the canal which is secured, and with access at specific times. This is licensed to the owners of the three canal boats moored on the site.

London Borough of Tower Hamlets are considering the future of this site, and towards this end have been consulting with local people since the start of 2018.

The first round of consultations ran through 2018 to the start of 2019 and were facilitated by Architecture Doing Place. The consultations involved a series of managed meetings with local stakeholders, along with public consultation events and the presentation of design ideas.

Following the initial round of consultation, the key stakeholders asked for a different consultative approach to be adopted to give local residents the opportunity to inform the layout of the site. These further consultations should enable the provision of the required components of a proposal, through a more bottom up approach, and a new community engagement approach was agreed.

Therefore, in March 2019 Makespace Architects in collaboration with YOU+ME Architecture were appointed by LB Tower Hamlets to carry out a further series of three community consultation events from April to June 2019. These events were held at the community/ nursery building and were open to all.



## 2.0 Executive summary

Consultations were carried out through 2018 and to mid-2019. These ranged from meetings with key stakeholders, to public open events, and a Community Forum event.

The consultations through 2019 can be summarised as follows:

- 500 fliers were circulated and posted on the site to publicise the consultation events
- The events were held on two Saturday mornings, and one week day evening
- Attendance at each event varied from between approximately 10-35 people
- An online and paper survey was conducted to gain feedback to specific questions
- An online blog was set up to publicise the events and disseminate information about them
- Attendees were mostly from the Wellington Estate TRA (Tenants Residents' Association), and the canal boat owners who are moored at the site
- There was a strongly entrenched position amongst many attendees that no redevelopment should take place on the site, and that the existing building should instead be redeveloped and continue its use as a nursery and gain a further use as a community hall.
- Fears over a redevelopment were generally cited as being;
  - loss of community and public facilities, such as the ball court, nursery, garden
  - loss of a public space
  - this is not a development site
  - loss of green and open space
  - over-development and over-crowding
  - impact of any new building on adjoining residents such as those at Lark Row
  - new development blocking views and light
  - loss of character and emotional attachment to the site
- This was however balanced by some who felt that a re-development could be beneficial if certain criteria were met
- These criteria were;
  - to provide a nursery and community hall facility
  - to provide a ball court
  - to provide a community garden
  - to improve public access to the canal
  - to open up views and visibilities across the site
  - to improve the play space and its connection to other community spaces
  - any development should be environmentally friendly and sustainable
  - new housing should be affordable and designed well

Feedback from all of the consultation and engagement events have been used to prepare the final designs for the site which were presented on the Information Day on 11 January 2020.

### 3.0 Community consultations

In 2017 an independent condition survey of the existing community building was carried out by the Council's internal surveyors. This concluded that the existing building was beyond economical repair, and that the site was suitable for potential redevelopment to replace and upgrade the existing community facilities, and provide some housing.

In January 2018, appointed Architects Doing Places to explore designs for a mixed use scheme on the site and cost appraisal to include:

- Optimising the use of the site to provide community space (for use by the Wellington TRA and other community users), a nursery facility the same size as existing (to meet identified local need) and residential accommodation
- Including safe external play space for the nursery
- Providing a policy-compliant mix of housing – either delivering 100% council homes with a mix of social rents (50%) and Tower Hamlets living rents (50%) or a mix of market and affordable homes, if the scheme is delivered through one of the housing companies to provide cross-subsidy to contribute towards the cost of delivering a community facility
- Re-providing the 5-a-side kick-about area
- Focusing on resolving the fragmented urban fabric
- Establishing the impact of the development on daylight and sunlight for adjoining properties

Stakeholders associated with the current site were contacted to help develop the initial proposals for the site, to ensure that the needs of their respective interests were taken into account. The architects met representatives from Wellington TRA, Scallywags Playgroup and E2 Collective (boat owners moored along the canal) to understand the needs and requirements of each group to inform the concept designs.

In May 2018, the following stakeholders were invited to join a Steering Group to help shape the development of the site:

- Scallywags Playgroup
- Wellington TRA
- E2 Collective (Belmont Wharf boat owners)
- Peabody Housing Association
- Grand Union Housing Co-Op
- THH (housing management)

Steering group meetings were held through 2019 as follows;

7th June 2018  
31st July 2018  
11th Sept 2018  
16th Oct 2018  
31st Jan 2019



As a result of this process, Architecture Doing Place prepared three options for the redevelopment of the site.

These options were presented at Community Forum events, held on site, open to all, on the evening of Thursday 1st November 2018, and the afternoon of Saturday 3rd November 2018.

The first forum was attended by approx. 44 people, and the second by approx. 51 people.

At the final steering group meeting on 31st January 2019, an alternative approach to community engagement was suggested. Following the request, Council commissioned the collaboration of Makespace Architects and You+Me in March 2019 to facilitate a further series of community engagement events to help establish a proposal for the future use of the site that best meets the collective needs of the local community.

## 3.1 Community consultations round 1 by Architecture Doing Place (ADoP) 2018-2019

### Stage 1 Consultation

The intensive consultation process involved 19 different consultation contact points, including 15 in stage 1.

These included:

#### Introductory Outreach:

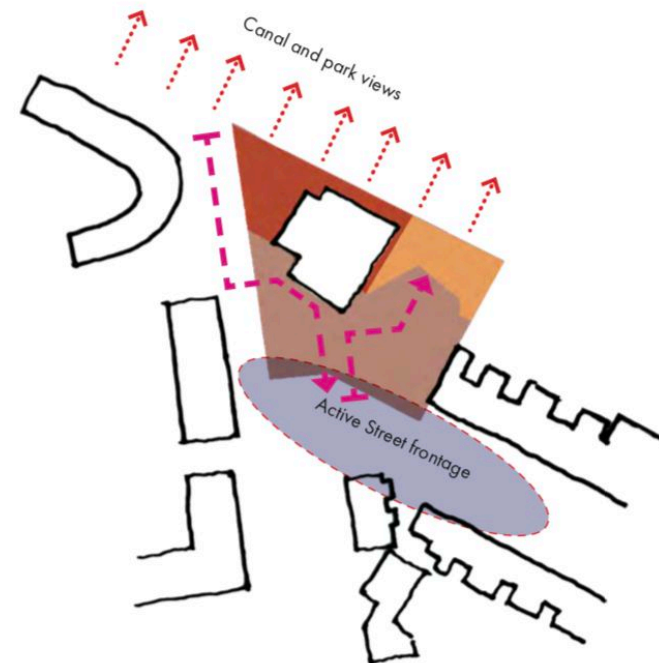
- End-user coordination meetings and site walkabout with the nursery
- End-user coordination meetings and site walkabout with the E2 Collective on a moored boat at Belmont Wharf
- End-user coordination meetings with the Wellington TRA
- End-user coordination meetings and site walkabout up to Vyner Street with the Grand Union Co-op

#### On-going design process feedback:

- Constituting a steering group of key local groups for several months

#### Estate-wide consultation:

- Estate-wide drop-in events
- A Community Planning Forum
- Tower Hamlets Conservation and Design Advisory Panel (CADAP)
- Day time, evening and weekend events
- Estate Leafleting



Early concept design by ADP

## Community consultations round 1 2018-2019

### Early engagement

ADoP's community engagement process took place as early as possible in the development of our proposals to allow community representatives to help shape the outcome. The community stakeholders consulted were as follows:

1. Scallywags Nursery Management;
2. Wellington Estate - Tenant & Residents Association (Board Members);
3. E2 Collective – (2 of 3) Narrow boat 'Home moorings' households;
4. Peabody Estate –Residents representatives;
5. Grand Union – Residents Cooperative (Board Members);
6. Private homeowners - Sewardstone Road & Waterloo Gardens.

### Openness

Notes of introductory meetings were kept as records of the consultations. Minutes were kept of the steering group meeting and circulated and the steering group made a recording of the meeting held in July 2018.

We enclose a clear graphic timeline here of the consultation process and nature of individual contact points.

### Flexibility

The council's project team worked hard to arrange consultation events at a range of times to make it convenient for as many people as possible to attend steering groups and estate wide events. This is included paying for childcare for one steering group members, after a meeting had to be re-arranged.

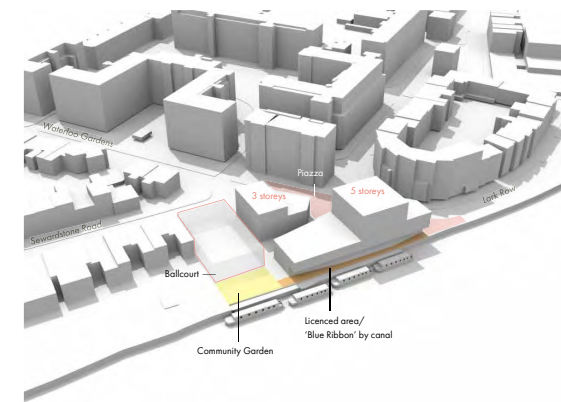
The location of steering group meetings and estate-wide events was at the existing community centre, a clear reference point for the community.

### Outreach and Accessibility

Effort was made to contact and include traditionally 'hard to-reach' groups that are often underrepresented in the planning and design process. For instance, by leafleting and door knocking, to reach those with no access to the internet, those who do not speak English as a mother tongue, and those with disabilities.

The location of consultation events was fully accessible to those with disabilities.

## Tower Hamlets Council - Waterloo Gardens Redevelopment November 2018 Consultation



- Proposed Facilities**
- New Community Centre, cinema
  - New Nursery;
  - Protected access to the moorings & canal area
  - New Piazza linking Waterloo Gardens to Canal for enhanced place-making
  - Ballcourt retained at ground floor level, with unrestricted access
  - New 'Blue Ribbon' route along the edge of the Grand Union Canal

- Compromises**
- Partially reduced housing provision from maximum 2200, in order to accommodate existing ballcourt and retained trees
  - Risk of unshielded corners shielded from private overlooking around the ballcourt
  - Tight (but viable) access between ballcourt and the new accommodation from Sewardstone Road

- Draft Housing Mix**
- With emphasis on family homes of 2-3/4p plus
- 12 total**
- \*Including 1 Wheelchair Unit



### Option C - 'Maximising the canal-side licenced demise'

## Community consultations round 1 2018-2019

### Appropriate scale

The intensive consultation process stretched over 2 full years from January 2018 to January 2019 giving everyone a chance have a say. These 19 consultation contact points, were varied in nature and accessibility.

### Statutory Stakeholders

As well as pre-application consultation with the local community. ADoP also consulted with the planning authority. These included 3 pre-application advice meetings, the latest of which was in November 2019 and a full Tower Hamlets Conservation and Design Advisory Panel (CADAP) presentation in October 2018. This panel was made up of eminent design professionals.

There was an estate-wide Community Planning Forum in November 2018, which was jointly presented by the project team and the planning manager.

For the nursery, ADoP consulted closely over the space of a year in joint meetings with the nursery management, parents' representatives (with professional architectural experience) and LBTH Early years.

ADoP also consulted with the planning department's Biodiversity officer and local community policing officer about on-going anti-social behaviour in the area

### Members who attended the steering groups & consultation events

Cllr Blake (Jan 19)

Cllr Salva-Macallan ((Jun, Jul, Sept, Oct, Nov 18, Jan 19)

Cllr Tarik Ahmed Khan (Sept 18)

Cllr Kevin Brady (Sept 18)



November 2018 consultation event

## 3.2 Community consultations round 2 by Makespace / YOU+ME Architecture, 2019

### Consultations 2nd round

Three community consultation events were held in April, May and June 2019. The events were publicised with 500 fliers locally distributed door to door, and notices were placed on the site and in the locality. An online blog was set up to inform people and disseminate information from the events. An email address was provided for people to send comments to. And an online and paper survey was set up to gain responses to specific questions.

The consultations events were designed to encourage dialogue and then to discuss possible future scenarios for the site.

1. The first event was intended to encourage people to share their experiences of the site and the area, as a way of understanding how they used, and were attached to, the locality.
2. The second event was to discuss what people might want to see as a future for the site and for the local area.
3. In the third and final event a scaled model of the site was used to discuss various development options, with blocks representing possible new buildings, discussion was more about specific proposals.

From June to December 2019 the design team developed a scheme taking on board the feedback from the extensive engagements. A final public presentation event was held on the 11th January 2020, prior to the submission of the planning application.

The independent design advisors at this event were Ian Chalk Architects.

All of the events were held in the Canal Club building, also known as (and used by) the Scallywags Nursery.





## Consultation Event 1 - Saturday 6th April



The 1st consultation event was designed to understand how people used the site and local area, and what aspects of each were important to them



## Consultation Event 2 - Thursday 2nd May

The feedback from the 1st consultation event was distilled into a series of points, which were presented at the 2nd consultation event for further discussion. These key points were as follows;

### Nursery

Community-led Scallywags to be re-housed on the site  
Connection to outdoor playspace

Existing building in poor condition  
Feasibility of refurbishment v new building

### Communities Hall

To be accessible by Wellington Estate TRA

Potential for shared use by immediate neighbourhood inc  
Nursery

How will this be managed and who will run it?

Opportunity for community cafe / kitchen / coffee mornings  
Could it also be a youth club?  
Programme of events for children + youth

### Communities Garden

Better access

Could the garden become the heart of the new  
development run by all surrounding communities?

How will this be managed?

### Housing

'It needs to be genuinely affordable to the local people'  
How can they remain affordable and not be sold onto the  
private market?  
Housing type (market/affordable/social etc)

Address housing shortages + overcrowding by providing  
larger family dwellings  
Unit size mix (1 bed, family dwellings etc)

Appropriate level of development for the site  
Height and density

### Playground

Used by parents at nursery pick up  
Needs improvement and better play offer  
Issues with anti-social behavior

### Ball court

Used for community netball, football, kids and youths

Currently poorly laid out + large footprint

Compromise with  
Smaller court?  
Relocate to rooftop?  
Remove?

Proximity to Wellington Estate ball court

## What's not working

Poorly laid out site, 'missed opportunity'  
Unwelcoming frontage of fences and brick walls  
Wayfinding and connection through the site  
No access to the community hall  
No access to the canal  
Restricted access to community garden  
Existing canal club community hall/nursery building in  
bad condition

## Concerns

Appropriate level of development  
Height and density  
Housing type (market/affordable/social etc)  
Environmental impact + sustainability  
Construction noise and disruption  
Access to the moorings during construction?  
How can we make the housing genuinely affordable?

## Character

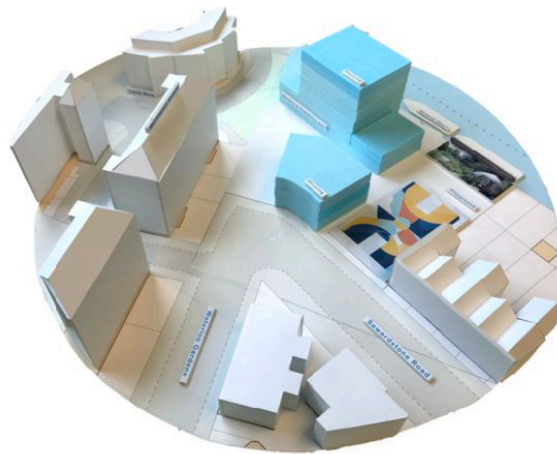
Informal  
Sense of community built by the community  
'Neutral zone' not within any of the existing estates

## Access to the canal

'The canal is an asset - use it'  
Views to the park and boats

## Consultation Event 3 - Saturday 15th June

At the final consultation, feedback from the earlier events had been developed into a series of outline redevelopment proposals by Makespace and YOU AND ME ARCHITECTURE, and presented in block model form. This model was then discussed with local people attending the consultation, seeking responses and suggestions. The Ideas for redevelopment were presented in the following massing models;



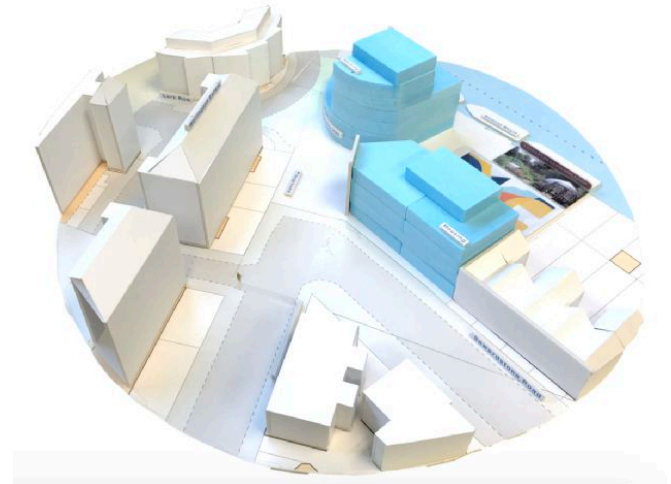
### Idea 1

Housing in two blocks with community / nursery on the ground floor. The reinstatement of all other open space community facilities.



### Idea 2

All development concentrated in a taller block, housing above with community on the ground floor. This leaves more open space for the reinstatement of all other open space community facilities.



### Idea 3

Housing in two blocks with more massing on a block on Sewardstone Road. Community and nursery on the ground floor, and the reinstatement of all open space community facilities.

### 3.3 Summary of consultations

Consultations were carried out through the organised consultation events as well as through face to face conversations with people on or around the site at other times. A summary of responses gathered are as follows:

500 flyers sent through residents doors

Flyers to local mosque, Mowlem school, Mowlem SureStart Childrens Centre, Canal Club Pizza Tuesdays

5 x posters on the site (Sewardstone Road, Waterloo Gardens, Wellington Estate and on the site)

Speaking with people at the school gates and handing out flyers

Speaking with people in and around the area and wellington estate playground

**XXXXXX, Member of E2 Collective and lives on a boat moored on the site**

**60yr white male**

**Ecologist, farmer and artist**

#### **Wish list**

- An orchard of fruit and nut trees
- Ball court to stay
- Encourage ecology
- *"Think long term! I am not opposed to any development, but I want it to be a proper, green sustainable development with the existing community at its heart". Ideally Zero carbon sustainable development – could this be an opportunity for an exemplar project?*
- Preference for refurbishment of the Nursery building above new-build
- Opportunity to improve the ball court and garden along the street, its not very well done at the moment

#### Information:

- Permanent mooring started about 2010
- Wellington TRA is a relatively newly formed organisation, about 2yrs
- Ballcourt used regularly on Sundays
- Wellington Estate own the building but they now don't have access to the hall.
- The space is NOT called Scallywags Nursery but is the Canal Club Community hall
- He feels the fact that the building has been left to rot is a tactic by the council so hat then they can condemn it and sneak in a development of the site
- Originally the mayor decided that 8 flats would be built within the footprint of the existing nursery building and then suddenly next thing they knew there was a proposal for 22 flats occupying the whole plot
- Council has not consulted with anyone apart from Scallywags
- He is not opposed to a high development
- He thinks the conversations they are having are with the wrong people from TH. He wants to meet be in conversations with Tom MacCourt strategic director of place and not with Jane from Tower Hamlets who is asset management.
- He mentioned the Chest Hospital redevelopment and non-green developments
- *"Disgusting behaviour from the council trying to divide up the community"* – I am not too sure what he means by this
- The moorings are opposed strongly by the 3 houses adjacent to the site facing the canal
- There is an existing community hall run by the Grand Union Co-op behind the brown fence along Waterloo Gardens
- There is a motion in the local labour party against the development of the site
- The community garden is not open to the public
- In the summer the site hosts pizza days and the community garden is open.
- We've already gone through some community engagement – why is this happening again? I have told the council what we want!

## Summary of consultations

### **Resident of Wellington Estate**

Couple with children

"We don't care about what happens at Waterloo Gardens! Why can't you spend money on our estate and deal with the crime happening here. Look at my front door – its not fair that I need to have so much guarding and protection! Scooters driving through the estate at 40mph, kids dealing drugs in the playground, gang crime and a stabbing happened just around the corner".

**General public,  
mid 40s white male  
Passer by**

**Doesn't use the site, he just walks past as part of getting around**

*"It was a farce what happened at the Chest Hospital – there was some community engagement but it just seemed like none of it was taken on board. Just seems like a box ticking exercise and the council never listens anyway. Seems corrupt to me!"*

### **XXXXXXX, lives on a boat moored on the site**

Wish list:

- Private and public garden

Information:

- The initial feasibility study was 'fairly reasonable' but then grew from that into a much larger scheme
- Currently it's a 'neutral zone' not within the estate and as such people from all around use the space
- If the scheme is right then I am not against it
- I cant object to social housing

Improvements:

- The fence is poorly laid out with lots of triangles and dead space

Concerns:

- Wants to know how the space will be managed in particular how the community hall will be managed

**XXXXXX**

**Architect Mum using the nursery**

**XXXX Date interviewed 30.04.19**

**Met at wellington estate playground**

**Wellington Estate resident**

**Asian late 30s**

Not opposed to housing but it needs to be genuinely affordable to the local people.

We also need large unit sizes to address overcrowding issues – the flats in my block are all 1 or 2 beds and my family of 5 people (2 adults, a 3yr old, 18yr old and 19yr old) live in a small 2 bedroom flat.

There is nothing to do for the youths. My son used to go to one of xx street but its no longer open. We need a club to stop them something to do, they just hang out on street corners – they need activities and somewhere to go.

**XXXXX Date interviewed 30.04.19**

**Met at wellington estate playground**

**Wellington Estate resident**

**White late 30s**

**XXXXX**

**Wellington Estate resident (Barnes House)**

**Asian late 30s**

We want open access and light. And stuff for the kids to do.

I don't go there at the moment.

She was involved in the previous round of consultation

**XXXXX**

**Wellington Estate resident**

**Afro-Caribbean (Jamaican)**

I use the community garden often in the summer, making Pizzas – you have to keep it.

We need more provisions for the youth – there is lots of stuff for kids but nothing for the youths. We need to be preventative and give them something to do, somewhere to go to keep them out of trouble. It would be great to have a youth club.

The ball court is used a lot

## Summary of consultations

### **XXXXX, Scallywags Nursery**

Information:

- The existing building has no heating, ceilings falling down regularly and has structural issues
- The building was originally built as a community space with a hall, laundry and a small nursery
- The council have started listening to the community a bit too late – they didn't do the proper community engagement from the start. The council overlooked community engagement beyond the Nursery.
- The land was given to the TRA for community use and now the Wellington Estate wants the hall back
- Dominic and Sally “don't want to do anything” – but talking to Dominic he is not against development he just wants it to be sustainable and long term.
- Ball park used by youth and playground used by the Nursery
- “People don't want the change, they don't want it. People feel free here”
- Concerns over the impact of the development in terms of air pollution, over shadowing of the canal, pond life
- “We like the informal character of the place – lets keep that! We don't want a design that looks like Tate Modern, it would be too nice. We'd be too scared to move”!

### **XXXXX, Grand Union Co-op**

Email 28.03.19

*I have been talking to all members of the local community in my capacity as the co-op's housing manager but also as a parent of a Scallywags' nursery child.*

*The general consensus is that the locals are not in favour of the proposed development. They would all prefer a refurbishment of the current community centre to take place over any new housing being built. They all think that they already live in a high density environment and to have a 5 storey building, as originally proposed, looming over the flats and co-op houses, is unacceptable. It blocks the view of the park and just encloses everything further. Everyone pretty much agrees that the development is unwanted.*

*As far as the co-op is concerned, so far at co-op meetings, the members have expressed an opinion that if the refurbishment is really impossible (and by that I mean that if the council are unwilling to spend the money on refurb) that a very small scale development would be acceptable (not more than 8–10 units). That the football/ basketball playground needs to stay on the ground, that the garden is very important to the Wellington estate and co-op's children and that the rights to light have to be respected. And for us it is important that there is no overlooking into co-op's gardens. Also, that the nursery should have a space and that the Wellington TRA should also have a community space for meetings or events but separately to the nursery i.e. not shared. But also, and this is very important to the co-op, that the boats are not pushed in front of co-op houses. The co-op will resist this strongly.*

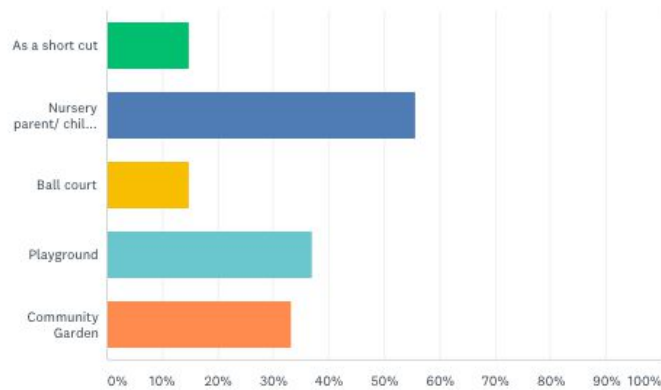
## 4.0 Survey results

Alongside the consultation events, an online survey was launched on 4th April to ascertain how people use the site and how they imagine its future. The survey gained 27 online responses and 21 paper responses. The results of the online survey are presented below.

Q1

How do you use Waterloo Gardens?

Answered: 27 Skipped: 0

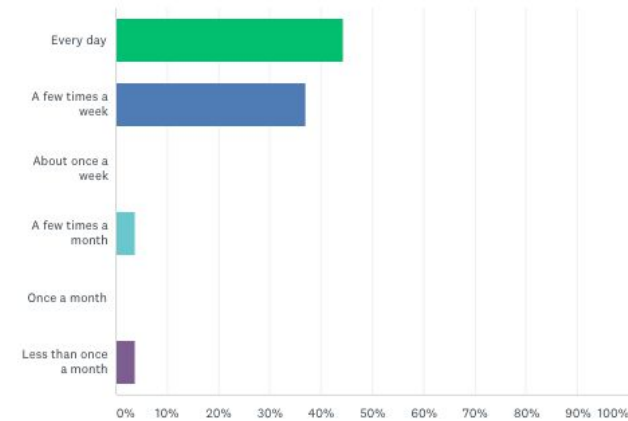


ANSWER CHOICES	RESPONSES
As a short cut	14.81% 4
Nursery parent/ child/ worker	55.56% 15
Ball court	14.81% 4
Playground	37.04% 10
Community Garden	33.33% 9
<b>Total Respondents: 27</b>	

Q2

How often do you use Waterloo Gardens?

Answered: 27 Skipped: 0



ANSWER CHOICES	RESPONSES
Every day	44.44% 12
A few times a week	37.04% 10
About once a week	0.00% 0
A few times a month	3.70% 1
Once a month	0.00% 0
Less than once a month	3.70% 1
<b>Total Respondents: 27</b>	

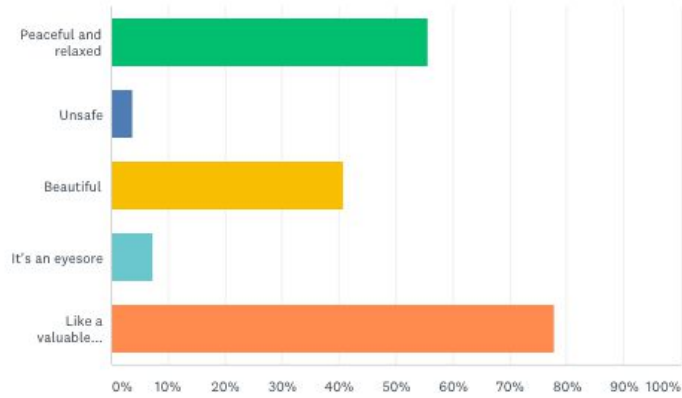
[Comments \(4\)](#)

# Survey results

Q3

How does Waterloo Gardens feel?

Answered: 27 Skipped: 0



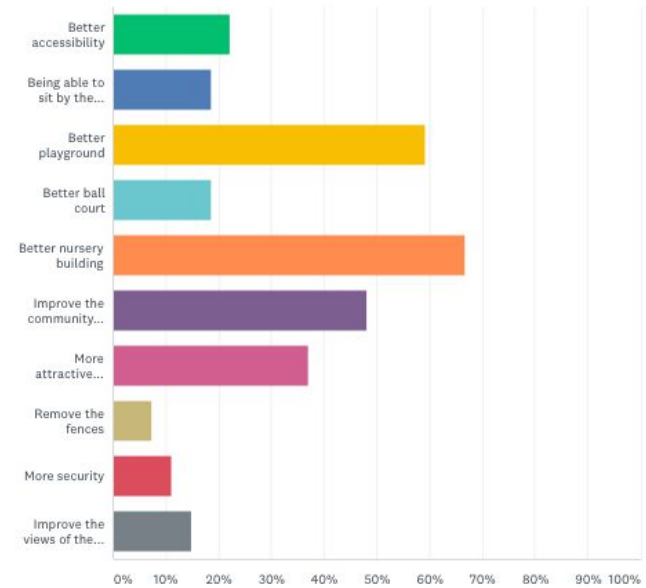
ANSWER CHOICES	RESPONSES
Peaceful and relaxed	55.56% 15
Unsafe	3.70% 1
Beautiful	40.74% 11
It's an eyesore	7.41% 2
Like a valuable community asset	77.78% 21
<b>Total Respondents: 27</b>	

Comments (5)

Q4

What would you like to improve on Waterloo Gardens?

Answered: 27 Skipped: 0



ANSWER CHOICES	RESPONSES
Better accessibility	22.22% 6
Being able to sit by the canal	18.52% 5
Better playground	59.26% 16
Better ball court	18.52% 5
Better nursery building	66.67% 18
Improve the community garden	48.15% 13
More attractive greenery	37.04% 10
Remove the fences	7.41% 2
More security	11.11% 3
Improve the views of the park	14.81% 4
<b>Total Respondents: 27</b>	

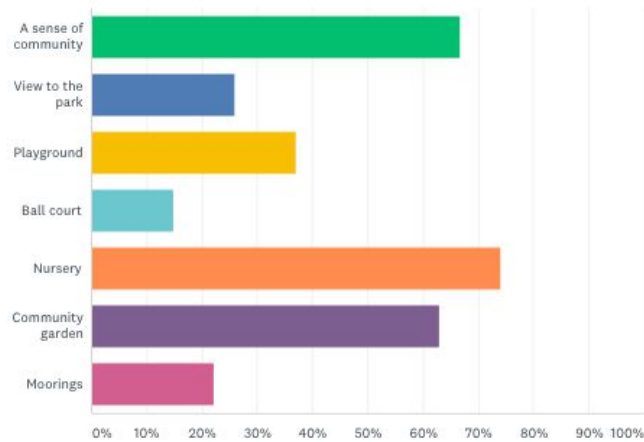


## Survey results

Q5

What are your 3 favourite things about Waterloo Gardens?

Answered: 27 Skipped: 0



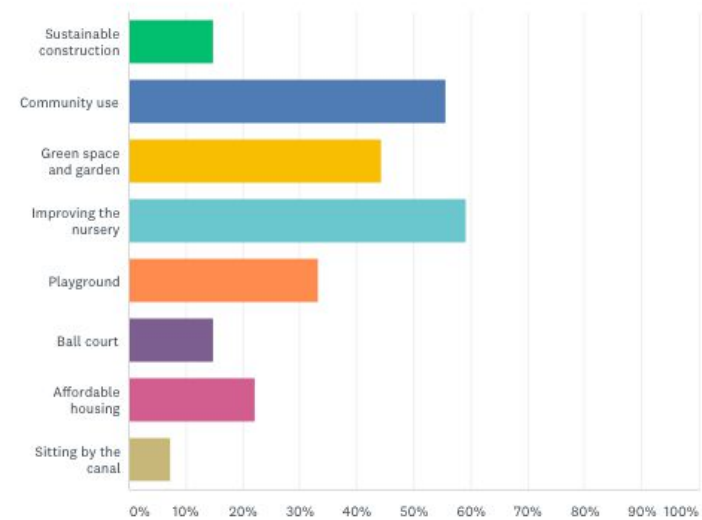
ANSWER CHOICES	RESPONSES
▼ A sense of community	66.67%
▼ View to the park	25.93%
▼ Playground	37.04%
▼ Ball court	14.81%
▼ Nursery	74.07%
▼ Community garden	62.96%
▼ Moorings	22.22%
<b>Total Respondents: 27</b>	

[Comments \(4\)](#)

Q6

In any redevelopment of Waterloo Gardens, what are the 3 most important things to you?

Answered: 27 Skipped: 0



ANSWER CHOICES	RESPONSES
▼ Sustainable construction	14.81%
▼ Community use	55.56%
▼ Green space and garden	44.44%
▼ Improving the nursery	59.26%
▼ Playground	33.33%
▼ Ball court	14.81%
▼ Affordable housing	22.22%
▼ Sitting by the canal	7.41%
<b>Total Respondents: 27</b>	

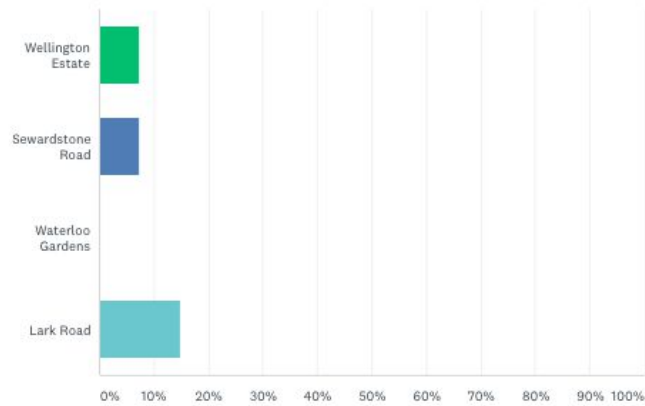
[Comments \(5\)](#)

# Survey results

Q7

Where do you live?

Answered: 27 Skipped: 0



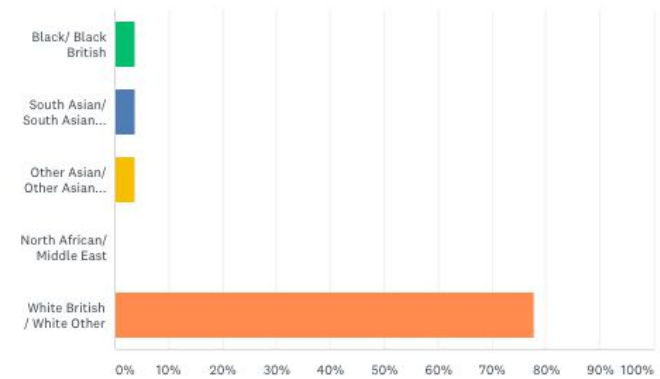
ANSWER CHOICES	RESPONSES
Wellington Estate	7.41% 2
Sewardstone Road	7.41% 2
Waterloo Gardens	0.00% 0
Lark Road	14.81% 4
<b>TOTAL</b>	<b>27</b>

[Comments \(20\)](#)

Q9

Which race/ethnicity best describes you? (Please choose only one.)

Answered: 27 Skipped: 0



ANSWER CHOICES	RESPONSES
Black/ Black British	3.70% 1
South Asian/ South Asian British	3.70% 1
Other Asian/ Other Asian British	3.70% 1
North African/ Middle East	0.00% 0
White British / White Other	77.78% 21
<b>TOTAL</b>	<b>27</b>

[Comments \(4\)](#)

## 5.0 Recommendations

The Waterloo Gardens/ Canal Club site is highly valued by those who use it and it provides them with a rare quality of space and community, over which users feel a sense of ownership and belonging. Opposition to redevelopment is based on respondents not considering this to be a development site, and fears over the loss of a unique type of public space and character.

However, participation in the consultation events was lower than expected, reflecting perhaps that the site is under-used in relation to the local population and demographics. Alongside the opposition, there was also a consistent message that a total redevelopment would be acceptable, if it could achieve certain outcomes for local people.

Our recommendation therefore is that in any redevelopment, all of the current facilities on the site should be re-provided and upgraded. Any new housing should be social/ affordable, and should not dominate the site. The site should feel primarily that it is a community space, with housing alongside.

The community garden is an important aspect of the current site. It has been self-made and has been created organically over a period of time. The garden is therefore highly symbolic of the competing interests over the site; it represents the ability for people to shape their own environment, over what they might perceive to be top-down design and decision making.

The community garden should therefore be retained in its current location. It should be improved/ enlarged if possible, but ideally should not be altered. The garden currently has limited access hours, and these should be revised so that it is a much more accessible space.

The Scallywags Nursery is highly valued and an important part of the character and provision on the site. It is valued for its educational and organisational model, and it ensures that the site is occupied and used during the day. The nursery should be re-provided and improved in a redevelopment. The community hall is currently unused as a community space (it is used by the nursery), so an accessible community hall should be provided.

Through the improvement and reinstatement of all the current community facilities on the site, a redevelopment has the potential to provide a much better level of community provision, and to fully utilise a currently underused site.

A newly provided community hall and nursery can also reinvigorate wider and more diverse community use of the site and its facilities.

By improving the connection from Sewardstone Road and Lark Row, a redevelopment has the potential to create high quality public space and through routes that help connect different parts of the local area together, which are otherwise somewhat cut off from each other.

New housing can contribute to alleviating somewhat the housing needs of the borough, with high quality housing set within an environment integrated with the local neighbourhood.

Overall, a redevelopment of the site that takes into account the outcomes of the extensive community consultations, and the development brief developed from this process, has the potential to improve the local area, community facilities, and housing provision.