

**LONDON**  
**REVIEW PANEL**



London Borough of Enfield

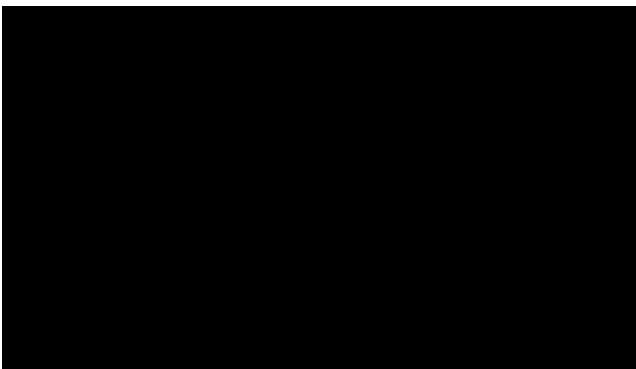
September 2021

Dear 

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

Please find enclosed the London Review Panel report following the second design review of Fore Street & Angel Place on 17<sup>th</sup> September 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 02 Fore Street & Angel Place, LB Enfield

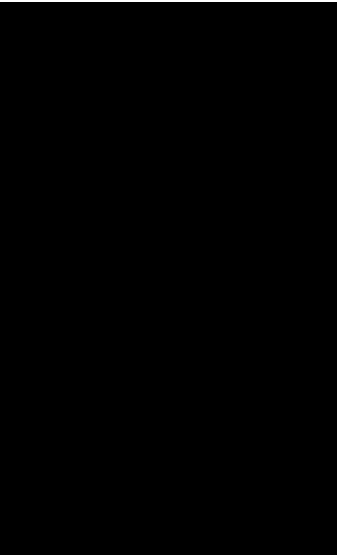
Friday 17<sup>th</sup> September 2021  
Review held remotely

### London Review Panel



MDA  
MDA (Chair)

### Attendees



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

Jan Kattein Architects (Design Lead)  
Fisher Cheng (Engagement, Public Realm & Landscape Lead)  
Fisher Cheng (Engagement, Public Realm & Landscape Lead)  
NRP Ltd  
NRP Ltd

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 (Project Manager)  
Fisher Cheng (Engagement, Public Realm & Landscape Lead)  
Fisher Cheng (Engagement, Public Realm & Landscape Lead)  
LB Enfield (Healthy Streets)

## **LB Enfield project updates**

LB Enfield (LBE) provided a recap of the context and strategic objectives for the project and updated the panel on the latest developments and project programme. The project focuses on widening the economic, cultural and social offer on Fore Street, looking at opportunities for job creation and job protection in the context of the significant planned regeneration in the surrounding areas. The project aims to help people feel safe, engaged and develop a sense of ownership for their built environment.

This public realm project aims to tie together a variety of small interventions across the high street and adjacent connections, one of which is the transformation of the clean air route linking a local school and workspace elements back to the high street. The team have worked with the LB Enfield Healthy Streets team and explored what the clean air route could look like. This has included working with the neighbouring school and experimenting with street furniture and layouts in situ and looking at how the clean air route could function and be managed.

Community and stakeholder engagement activities were undertaken in May and there has been strong positive support for the proposals. The team have worked hard to ensure that the community has been meaningfully engaged to ensure support and a legacy for the project beyond the point of delivery. Applications for consent have been submitted for the library advertising and garage workspaces. Work to develop the lighting and evening economy strategy is now embedded in the team's design and maintenance approaches.

There have been numerous inquiries into the proposed workspace offer demonstrating demand and public awareness of this element of the project. Two operators have been shortlisted for the workspace. LB Enfield are now looking to secure the operator that can best bring local people in to run and manage the spaces, with the operator who can provide the best community facing opportunities being preferred.

LB Enfield are in the process of procuring five artists to install art in key parts of the public realm floors and flank walls. The process has included selecting local artists and artists from further afield but with more experience delivering this type of project. This is to allow for training and upskilling of the local artists and includes learning about scaffolding, licencing and videography.

### **Design Team project updates**

Fisher Cheng presented their developed design proposals following the review in March 2021 this time with a focus on those elements of the project not discussed in detail at the last review. These proposals have addressed the panel's recommendations and community engagement responses. The range of public realm improvements along the length of Fore Street have been targeted on those locations where they are most needed and can have most impact. The public realm and artwork scopes have overlapped with the team working with the artists brief and selection process.

The team have developed the project with an emphasis on the night-time economy and conducted a night-walk with residents to understand their concerns of these spaces. Most attendees were women and the perceived safety of the area was highlighted as the key concern to address. It was acknowledged that the lack of activity along Fore Street at night for people to participate in contributed to this perception of it being unsafe. The night-time offer included takeaway food, betting shops and supermarkets, with little offer to encourage dwelling in the public realm at night. The team have successfully applied for GLA High Streets for All Challenge funds to look at a cultural led night-time strategy, working with Residents of Edmonton Angel Community Together (REACT).

Design updates were given on the range of physical improvements including the Angel Edmonton archway, mirrored wall and signage to Trafalgar Place alley and Joyce and Snells link and the garage workspace walls and signage. This included presenting ideas for material palettes, lighting and projection strategies, mural locations for artists and demonstrating how interventions were addressing locations of anti-social behaviour. The team are also consulting the community on the evaluation criteria for the artwork briefs, with the codesign ensuring the selected artists understand the local context.

### **LB Enfield Healthy Streets presentation**

LB Enfield presented the ambitions for the clean air route next to the school. This vision has been developed with engagement from the school who are supportive of the project and key aims are to increase activity levels and reduce air pollution. This element of the project forms part of LB Enfield's wider sustainable travel programme and several options have been explored including full closure to car traffic.

The team are now confirming the extents of the clean air route boundary and the management, highway and access constraints. This will form the brief for Jan Kattein Architects to further develop the designs with the local community. Key constraints that require consideration include access to the church, school car park, emergency vehicle access (3.1m wide gap), maintaining the east-west cycle route to nearby footbridge and event day traffic and parking for Tottenham Hotspur.

## **London Review Panel's Views**

### ***Summary***

The panel commend the team for their thorough work and the direction in which the public realm proposals have been developed. The panel reconfirmed that the maintenance strategy needs to be central to the future success of the project. The work undertaken around the clean air route provides a clear brief for the design team to develop proposals and the panel encourage the team to ensure the school and parents and other users are brought into this process.

The process of co-designing the artists brief for the five art installations with young people is fully supported and has given young people the opportunity to have meaningful ownership of their built environment. The team are encouraged to continue to share updates and opportunities for the community to feed into the projects as it moves into the delivery phase.

The panel commend the work the team have done to address safety concerns in the public realm. The team should use this project to kickstart wider high street improvements and activation and support other landowners and initiatives to grow from this. The panel agree this could be a great example project of community led public realm improvement and the team should measure the public's opinions of these spaces before and after to demonstrate successes or lessons learnt.

### ***Ensuring ongoing maintenance beyond project delivery***

- The panel agree that a clear maintenance strategy with budget is secured for this project to ensure that once it is delivered it is maintained. This is particularly true for the projectors, lights and other moving parts.
- The project will look great on day one, but the panel encourage the team consider what the aspiration is for it at year one and year five etc.
- The team should ensure how materials proposed such as the mirrored walls that are not part of the existing adopted materials palette by LB Enfield can be included into this maintenance strategy.
- The panel recommend the team consider how the community can report lights not working or graffiti so that there is a clear line of communication to resolve issues as they occur. This will help avoid a slow deterioration of the project and associated antisocial behaviour and safety concerns.
- LB Enfield reassured the panel that maintenance considerations were at the forefront of the project. LB Enfield have been working with partners and suppliers to ensure products specified provide quality design and lower maintenance costs.

### ***Clean air route/school street***

- The panel understand that the clean air route parameters and extents are now settled in the preferred option which will act as the brief for the design team to work within.
- LB Enfield set out the challenges for the next stage in the design development of this route and highlighted areas where the panel could bring their expertise to assist.

This included good examples of using building to building ground materials, planting and layouts that discourages but retains some element of vehicular access.

- It was suggested the team look at Street Interrupted by muf art/architecture in Hackney Wick.
- The panel recommend the team ensure that bad school gate behaviours are designed out such as cars parking on pavements to avoid yellow lines. This is achieved by bringing the parents on board during the design development phase.
- The panel suggest that whilst confusing what is and is not highway can be an effective strategy it can be open to misuse and so needs careful consideration. The team should design with clarity so that pedestrians and cyclists can claim the space, using colour, materials and planting to make clear this hierarchy.
- The panel advise the team to utilise the space to really support active travel choices e.g. for cycling lessons for the school students, and around activation and ownership of the street.
- This was supported by LB Enfield as a playful way to learn about road safety and cycling. LB Enfield are developing proposals to bring donated bikes to the school.

#### ***Codesign with community and artists***

- The panel commend the development of the artist brief outcomes and assessment with the community and particularly platforming the voices of young people.
- The panel agree that a very interesting part of this engagement is the process of involving young people and it is interesting that they consider their role in the process may be more important than necessarily the outcomes of the artworks.
- The panel believe that this process can present opportunities for the art outcomes to be a surprise, with the young people involved bringing something different to the process no one was expecting. This is not just a series of artworks, but a truly collaborative process that should empower young people in the built environment.
- The panel support the team's approach to present the selected final artists to stakeholders before the end of the year, with installation of the floorwork art in drier months to allow time for engagement to be properly undertaken.
- The panel raised a concern over the allocated budget for the artwork to be installed on the very long, low wall. The panel believe it would be ambitious to achieve the desired high-quality outcomes with the current funds associated and would encourage the team support its delivery with a healthy budget. While there is a voluntary and participatory element assumed for its installation, the panel agree the design team should be supported to have the relevant resources to deliver this well. The panel understand LB Enfield have contingency in the artwork budget to achieve this.

#### ***Ongoing communication, engagement and promotion of the project***

- The panel commend the team of the significant amount of engagement undertaken to date. This has provided a strong foundation for the project to be delivered and the panel encourage the team to ensure this doesn't evaporate after the project is delivered.
- LB Enfield expressed some concern about overwhelming the community with repeated engagement. The panel understands but would suggest the team avoid

large gaps in time between engagements and updates to ensure the community is kept informed of what and when things are happening.

- The panel recommend the team consider hoardings to advertise and promote the project during construction.
- The panel suggest a summer school for the clean air route in the autumn to keep the project energy and excitement with the school staff, students and parents.
- The panel commend the team on their overall project diagram which maps out the various elements of the project. It is useful to see the breadth of the interventions across the area, how to interconnect and this will help communicating the project with the community and those without prior knowledge.

### ***Addressing safety in the public realm***

- The panel commend the team on the night walks and for engaging the community on the issue of safety.
- The panel agree this is a difficult issue to address but this project can provide a good example to demonstrate an engaging process in which to explore this.

### ***Measuring success and developing this project as an exemplar***

- The panel believe there is a real opportunity to use this project as an exemplar case study for community-led public realm improvement.
- The panel recommend the team develop a means to track how the public realm improvements have impacted people's response to the spaces. By measuring this the team can demonstrate the benefits of the various elements and learning from where things did not work as well.

### ***Inhabiting and activating the high street***

- The panel agree that this project offers an opportunity to instigate further stages of the revitalisation of the high street.
- The panel would encourage the team to explore expanding into the pavement spaces to create the type of public realm that encourages inhabiting and positive places to dwell. There is depth on this high street to explore further street activation in the future such as pavement seating for cafes, parklets, stalls, kiosks, cycling parking etc.
- The panel encourage the team to utilise the public energy around the clean air route and see how this can bring further ideas for future phases or projects brought forward by local businesses and user groups
- The panel advise the team to anticipate and help direct future high street improvement that may self-initiate because of this project. It may be other landowners look to install murals, food and drink establishments seek pavement seating, shops seek shutters to be painted. The team should enable and support this by removing perceived barriers to these changes.
- The panel advise the team to set out their big vision for the future of this high street and ensure this does not come across as having been a top down approach. LB Enfield's role should be to skill and kickstart this vision and let the community play a key role and then in the future to take over or share responsibility.
- The funding from the High Street for All Challenge fund will enable the team to develop this vision of a culture-led evening activation and that this may include

existing businesses offering shopfronts with creative industries to activate the street at night.

**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 and look forward to seeing the delivery stages in action.