BPLN0052_SCLW6

by Hannah Morgan

Submission date: 03-Sep-2022 11:42AM (UTC+0100)
Submission ID: 185660608
File name: BPLN0052_SCLW6_3844325_1137428025.pdf (50.23M)
Word count: 16557
Character count: 92470

LONDON'S GLOBAL UNIVERSITY

UCL

University College London

Faculty of the Built Environment

The Bartlett School of Planning

ADDRESSING THE GREEN PARADOX: Designing to actively alleviate green gentrification and benefit the existing community through green space improvement

SCLW6

Date: 02/09/2022

	Word count
Main body of Major Research Project	8,228
Visual materials complementary text	1,979
Appendices	0

Being a major research project submitted to the faculty of The Built Environment as part of the requirements for the award of ***MSc Sustainable Urbanism*** at University College London:

I declare that this major research project is entirely my own work and that ideas, data, and images, as well as direct quotations, drawn from elsewhere are identified and referenced.

ADDRESSING THE GREEN PARADOX

Designing to actively alleviate green gentrification and benefit the existing community through green space improvement

Major Research Project

MSc Sustainable Urbanism

Hannah Morgan

Word Count: 8,228 (plus 1,979 words in visual material)

ACKNOWLEDGEMENTS

I would like to express my appreciation to everyone who has helped me in the process of completing this report. In particular to my supervisor Ming Cheng who has provided great feedback throughout.

I would also like to thank my family and friends for their support. Lastly, thank you to my classmates and professors, from whom I've learned a lot over the past year.

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KEY ABBREVIATION

UGS Urban Green Space

ABSTRACT

This major research project looks at addressing the green paradox. This is where new or improved green space can provide benefits to the community, but can also cause displacement of the community it seeks to benefit through green gentrification.

Green gentrification has only been studied retrospectively and as a result has not been actively addressed in the design of green space. As such, this project will explore how the improvement of green space can be designed to benefit the existing community, promoting interaction, accessibility and inclusivity while ensuring that those benefits are continually realised in the long-term by actively designing to alleviate green gentrification.

It focuses on council estates in London, specifically looking at a site in Camden, North London. The site is a small open space that is underused and nearby residents are worried about gentrification amid plans for estate renewal.

Through critical research and application of a design framework this project finds that social inclusivity and community involvement is key throughout the design process and beyond. Physical design should involve a mixture of small-scale and high quality interactive, active and passive spaces that consider safety. Activities and events can make use of the physical design and be programmed in collaboration with local community groups or associations. Finally, the green space should have a clear identity and protection from infill housing. There should also be consideration of anti-gentrification policy for housing.

Overall, there is naturally conflict when addressing a paradox and some trade-offs must be made. However, this project finds complementary actions that may benefit the existing community and actively alleviate green gentrification.

Figure 1: Camden highline proposal (Collander Associates, 2020)

1. INTRODUCTION

TOPIC INTRODUCTION

Social aspect of urban greening

Urban Green Space (UGS) is important for climate regulation, stormwater management, air quality and biodiversity. However, green infrastructure research has tended to focus on ecological processes and economic benefits, while less attention has been paid to the social aspects of UGS (Fisher et al., 2021). Therefore there is a need to question exclusion in the green city (Anguelovski, 2018) and seek ways to increase inclusivity and equality of access to UGS. There is no silver bullet for this but there are some promising pathways which will be explored in this project.

Green space inequality and green gentrification

The need for green infrastructure is now established in the UK and efforts are turning towards implementation (Fisher et al., 2021). London is increasingly promoting urban greening as a strategy which can address contextual issues of air quality and stormwater management. It aims to green more than half of the city by 2050, while the Mayor of London wants all Londoners to live within a ten minute walk of a green space.

Indeed, cities increasingly sell green space as crucial aspects of their international brands but who benefits from this urban flourishing must be questioned. This is because whilst green planning might address inequality of access to green space, not all green spaces are equal in quality, attractiveness, accessibility and there is also the issue of potential displacement (Anguelovksi et al., 2018). It is thus important to go beyond distributional environmental justice in London as well as acknowledging that urban greening interventions can cause green gentrification, excluding lower income and minority residents from their benefits (Anguelovski et al., 2018).

Literature on green gentrification has developed over the last ten years, however it focuses on recognising and observing the issue rather than actively addressing it. Moreover, there is little research on green gentrification in the UK (Quinton et al., 2022).

The green paradox

Academic literature has identified that a 'green paradox' exists. This is where green space can provide benefits to (vulnerable) communities but also contribute to inequality as property prices rise and cause displacement (Mullenbach and Baker, 2018). This is because in real estate, green space is a soft location factor which can increase the value of property (Ali et al., 2020). This may be beneficial for developers and investors but threatening for current residents who risk displacement. Urban greening and green gentrification occur in the context of growth politics (Anguelovski et al., 2018) where profit oriented development disregards the social dimension of sustainability and (re)produces social inequality (Ali et al., 2020).

In summary, this major research project looks at addressing the green paradox. It will focus on improvement of green space on London housing estates where convenient green areas tend to be underused due to poor quality and safety issues. CABE (2010) find that less than 1% of people living in social housing reported using green space on their estate. Moreover council housing estates are under threat of gentrification due to disinvested local authority housing stock and the highly valuable land it sits on which causes a "state induced rent gap" (Watt, 2009: 235).

Addressing the green paradox in this context is twofold: firstly it involves improving underused UGS on housing estates to encourage increased interaction with greenery and provide benefits to the existing community and secondly involves putting measures in place to allow the existing community to benefit from that improved UGS in the long term by designing to actively alleviate green gentrification.

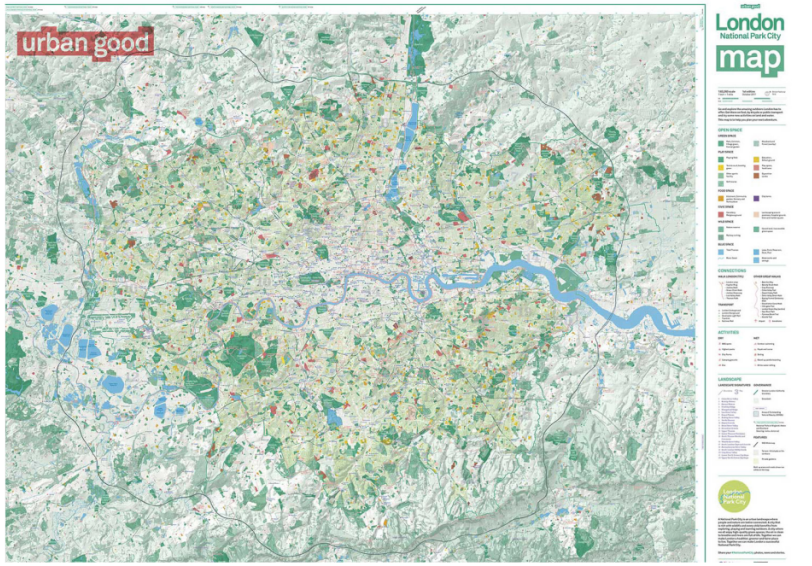


Figure 2: London National Park City Map (2018)

"For whom is the new green city?"

(Anguelovski et al., 2018)

Selected site

This project focuses on housing estates in London, however the design framework is applicable more widely. In particular it will focus on a site in North London in Gospel Oak, Camden. The site is of interest as it is underused and located next to housing estates where there are plans for estate renewal. These plans involve new housing as well as UGS improvement. This project seeks to explore how the UGS improvement can benefit the existing local community in the long term in the face of pressures from emerging signs of gentrification.

RESEARCH QUESTION AND OBJECTIVES

RESEARCH QUESTION

How can urban green space on housing estates be improved to benefit the existing local community and actively address green gentrification?

OBJECTIVES

1. Understand how urban green space can be improved to increase inclusivity, usage and benefits to the local existing community

2. Explore the characteristics and scale of green space as well as policy mechanisms in relation to green gentrification

3. Create a framework for designing the improvement of green space on housing estates that benefits the existing local community and alleviates green gentrification

Figure 3: Image of site showing underused UGS (Morgan, 2022)

IMPORTANCE, CONTRIBUTION AND ORIGINALITY

The role of design

Gentrification literature is found primarily in political science, sociology, urban studies and geography which are critical but do not propose solutions (Harrison and Jacobs, 2016).

Although urban designers may have some constraints and pressures (e.g. from developers) they have some agency and potential to help neighbourhoods resist gentrification and support heterogeneity in placemaking (Harrison and Jacobs, 2016).

There is also a need to "design to entice behaviour linked to wellbeing" (Ling et al., 2020: 12). In addition, "critical design thinking needs to encompass divergent requirements" (Ling et al., 2020: 19). Thus urban design can play an important role in addressing the green paradox.

Contribution to practice

The social aspect of urban greening has not received enough attention in UK practice (Fisher et al., 2021) and the characteristics and quality of urban greening are rarely considered when examining green gentrification (Chen et al., 2021). This major research project aims to contribute to those gaps.

It could contribute firstly by raising awareness of the issue. Secondly, it will provide a design framework which could be used or at least considered by practitioners. Social change won't occur if the issues are not first raised and brought to the attention of urban designers.

On a wider scale, with further research and awareness raising, addressing green gentrification could be brought to the attention of city level policy.

Originality

This major research project brings together research on the benefits of UGS, green gentrification and underuse of green space on housing estates. It looks at actively addressing green gentrification in the design stages given that green gentrification is usually addressed in retrospect.

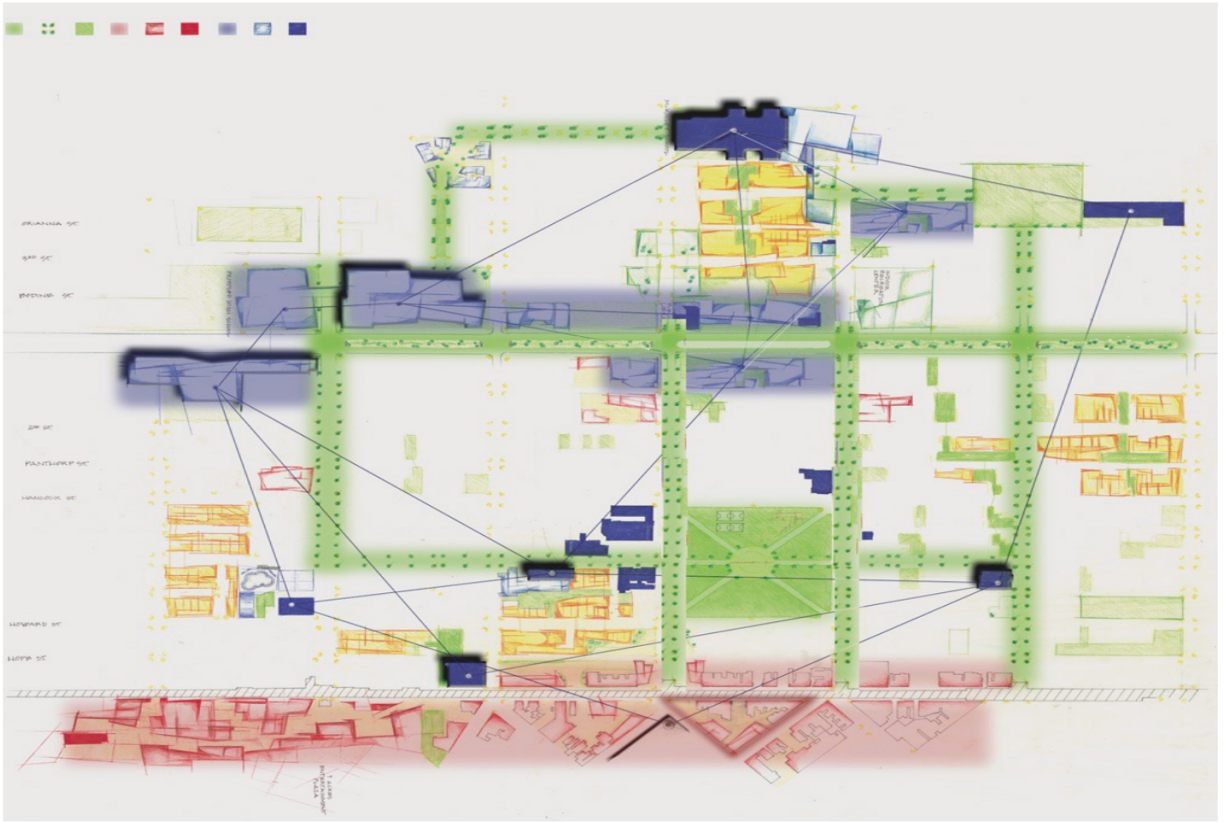


Figure 4: Finding a role for design (Harrison and Jacobs, 2016)

METHODOLOGY AND RESEARCH ETHICS

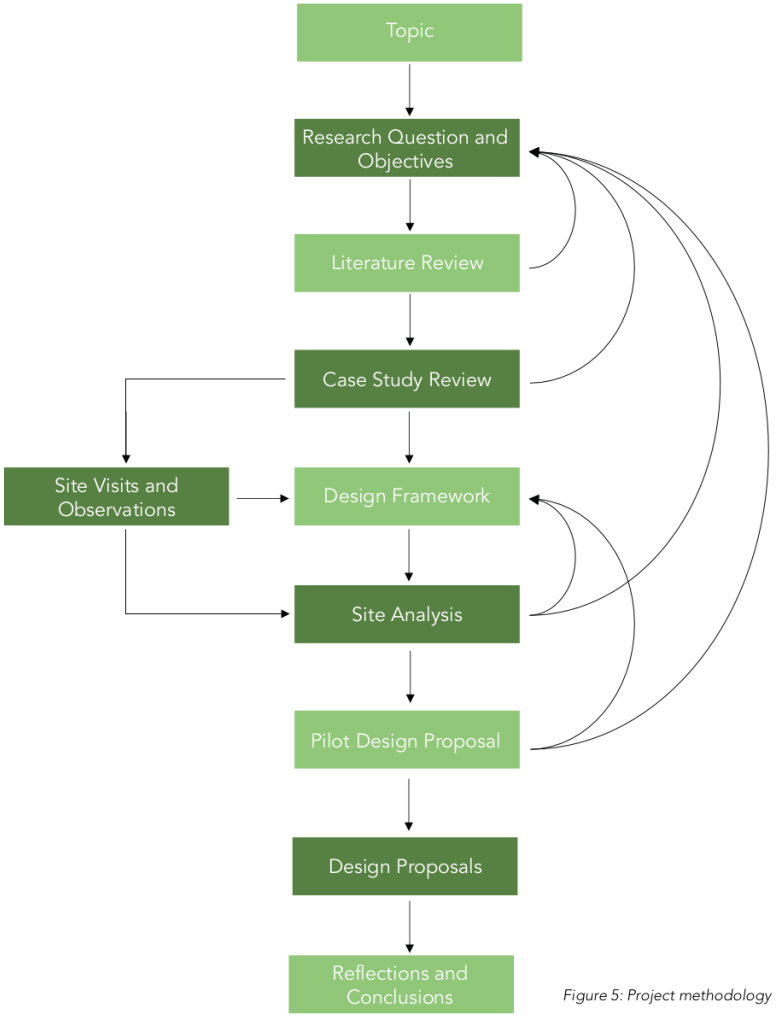


Figure 5: Project methodology

Research-led design

This project follows a research by design approach meaning that design is informed by research. This involves creative work and practical outcomes (Smith and Dean, 2009). This is pertinent as gentrification literature tends to provide a critical analysis but does not propose solutions (Harrison and Jacobs, 2016).

Work plan

It begins by presenting a critical analysis of relevant literature and case studies, the key findings are summarised and consequently feed into a design framework. A specific site is then analysed and then the design framework is applied in a design proposal. Finally the effectiveness of the framework is reviewed and conclusions are drawn.

Site visits and observations

Where possible, case study sites were visited, photographed and observed, as was the selected site. This allowed for analysis of each but also comparison between the two.

Iterative process

The content has been continually created, tested and revised. Moreover this means that the work plan is not as linear as it seems, in reality multiple sections have been worked on simultaneously with much back and forth between stages.

Inclusivity

Inclusivity is a key part of this project and is seen as both a process throughout the methodology and in the framework and as an outcome.

Research ethics

This project will conduct research in a way that is moral. Ethical considerations are a key component of the project given that it focuses on inclusive UGS design. Moreover, inclusive language will be used throughout the work.

The project does not involve recruitment of participants or collect any personal data. However, it does involve thinking about how different groups may interact with green infrastructure. As such researcher reflexivity is important to reflect and act on implicit and unconscious assumptions.

In addition the researchers positionality should also be considered. In this case the researcher is a local resident with prior knowledge of the site which is advantageous in that it provides insider knowledge of the site, but ultimately may impact the narration of the project.

Figure 6: Urban Design Research Group (UCL, 2022)

2. RESEARCH

CRITICAL LITERATURE REVIEW

1. Improving UGS

One of many ways to categorise the social benefits of UGS is Hartig et al.'s (2014) four pathways for nature to provide beneficial outcomes (see figure 7).

However, just having green space nearby does not necessarily equate to positive social outcomes (Oliveira and Thompson, 2015). This is because not all green spaces are equal in quality, attractiveness and accessibility and as such there is a need to move beyond the normative assumption that 'green is always good' (Anguelovski et al., 2018). The built environment does not meet everyone's needs and green infrastructure is no exception (Manley, 2015). Moreover, there is great variation in the needs, preferences and uses between individuals (Anguelovski et al., 2018).

Inclusivity

Firstly, existing UGS can be improved by increasing accessibility and involving the community (Oliveira and Thompson, 2015). Given that the benefits depend on the social and environmental context, community involvement will help develop understandings of more inclusive and diverse benefits (O'Donnell, 2017; Kambites and Owen, 2006). Public participation is therefore valuable for the design of high quality UGS and inclusive decision making improves governance outcomes, environmental and social benefits (Buijs et al., 2016). Inclusivity is also about creating a welcoming space for all ages and cultures (Wheeler et al., (2020).

Diversity

Diversity is an important consideration as, for example, ethnic minorities have been found to benefit less from nearby green spaces (Cole et al., 2019). This may be partially explained by Snaith's (2015) finding that people of different cultural backgrounds have different preferences in landscape style and that ethnicity has a greater impact on preference than age, gender or education. Some studies have found that ethnic minorities prefer green spaces with built leisure infrastructure such as BBQ spaces and picnic areas where social activities are preferred over nature related activities compared to white ethnicity (Buijs et al., 2009; Whiting et al., 2017; Kloek et al., 2013). However, this may be critiqued in that use of the term ethnic minorities is a broad categorisation which does not allow for intra-ethnic preferences (Ali et al., 2020), and the same may be said for other categories of the population such as gender. Nevertheless considering that landscape professionals in the UK are predominantly white British (Snaith, 2015) and that generally different groups gain different benefits from green space, there is a need to ensure diversity of thought and opinion is involved in UGS planning (Oliveria and Thompson., 2015).

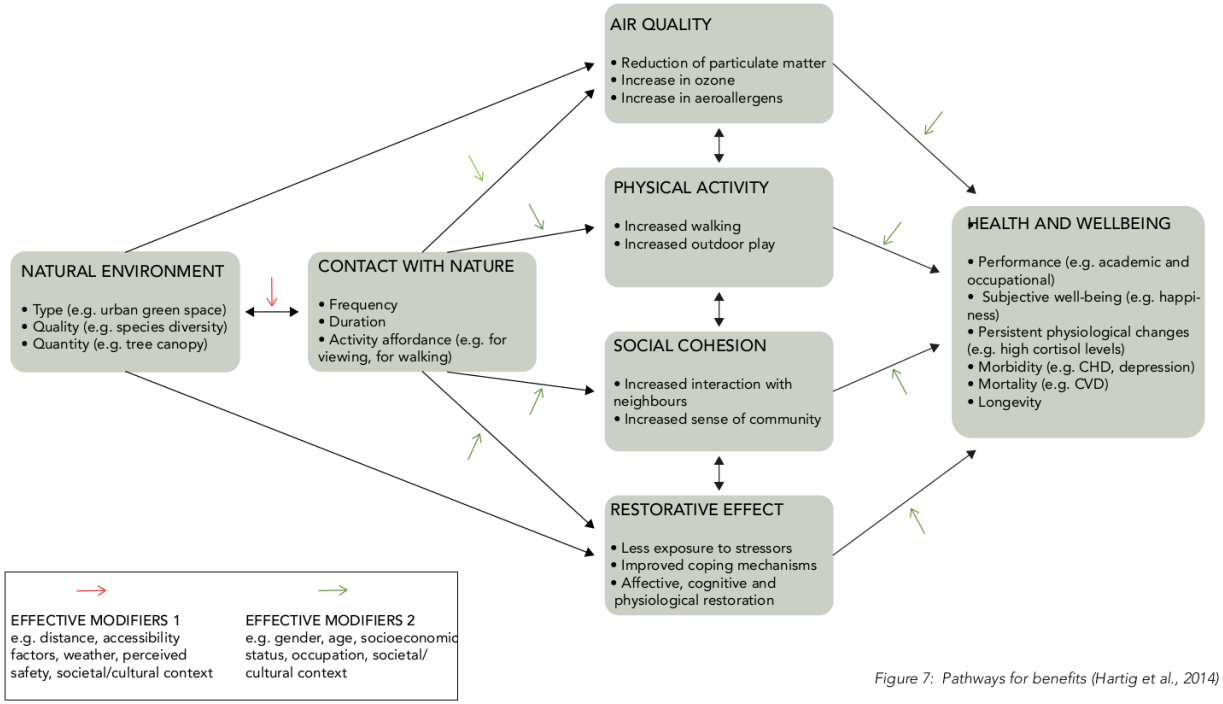


Figure 7: Pathways for benefits (Hartig et al., 2014)

Access

The benefits a community can enjoy from UGS may also be limited by physical and non-physical access. For example, distance to green space may be a physical barrier to accessing green space (Ling et al., 2020) while other aspects such as a 'fortress mentality' of high fencing and closed gates may also impair access (Greed,

2015; CABE, 2010). In addition there may be non-physical factors such as perceived safety which although non-physical in nature can be related to the design of the built environment. Moreover there is some contention over the impact of green space on safety. On one side it is argued that trees can reduce crime (Kuo and Sullivan, 2002), while on the other hand trees may block views and therefore increase crime (Donovan and Prestemon, 2012). Other features such as natural surveillance, seating and lighting are generally found to increase perceived safety (CABE, 2010).

Quality

While quantity and quality of UGS are both important (Burgess, 2015), the quality and characteristics of UGS is an under considered aspect which relates to green gentrification and underuse of UGS (Chen et al., 2021; CABE, 2010). This questions the focus by the Mayor of London on proximity to UGS and emphasises a need to address the fact that not all UGS are equal in quality.

Activity

Burton et al. (2015) find that a green view from living spaces enhances general well-being. However, Ling et al. (2020) argue that interactive rather than passive or active linkages increase wellbeing benefits from UGS. A passive linkage might involve just being near nature, an active linkage may include involvement in greening planning, an interactive linkage could include commitment to edible greenery. This suggests that while proximity to green space may enhance wellbeing, greater interaction leads to greater benefits for local people. However, in order to promote accessibility and inclusivity, in practice a combination of passive, active and interactive spaces may be needed.

Conclusions

- In order to increase usage of and benefits to the local community, inclusivity, diversity, access, quality and activity in UGS must be considered
- Proximity and/or quantity of UGS may not ensure benefits and as such socially inclusive and active or interactive linkages with green space are important
- Community involvement in the design of UGS improvement can help to understand the context and what would maximise local benefits

Figure 8: Please walk on the grass (CABE, 2014)

2. Green Gentrification

Green gentrification is increasingly recognised as a problem (Fairbrass, 2018) but little has been done to actively address it. Moreover, there is less research on green gentrification in the UK than in other countries such as the US where the spatial organisation is different to Europe (Liotta et al., 2020).

Recently, explicit links have been made between green gentrification and health and wellbeing (Jelks et al., 2021). For example Cole et al. (2019) look at the effect of gentrification on the relationship between green space and health. In a study of NYC, they find increased UGS exposure in gentrifying neighbourhoods reduces the likelihood of self-reporting poor health by 49%, but only those with high education or high income benefit. Generally, increased gentrification increases the likelihood of reporting poor health. In short UGS interventions can cause green gentrification, excluding lower income and minority residents from their benefits (Anguelovski et al., 2018).

Distribution and proximity

Various approaches to minimising green gentrification are emerging from retrospective observations. Promising pathways include the 'just green enough approach' which was first presented by Curran and Hamilton (2012) and includes distributed small scale UGS and community involvement. This has been developed by others such as Pearsall and Eller (2020) and Chen et al. (2021) who begin to examine in more detail the scale, characteristics and quality of UGS, although this still remains an underexplored area. Ling et al. (2020) build on the just green enough approach to propose a vertical greening contextual design framework which addresses the proximity criteria for social inclusion to urban greening. However, the context is somewhat different to council

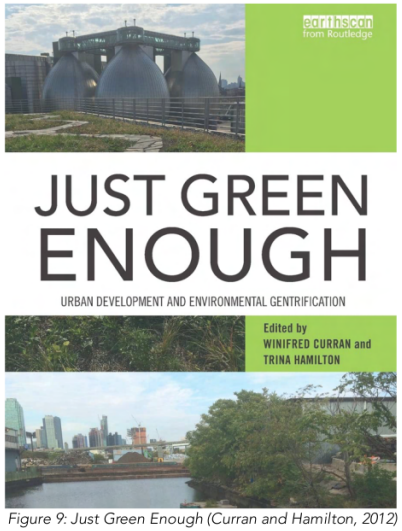


Figure 9: Just Green Enough (Curran and Hamilton, 2012)

estates in London as it is in Taipei where the main issue is mitigating the UHI effect and it focuses on providing greening to communities lacking horizontal land. Moreover in Paris, Liotta et al. (2020) find that targeting areas that lack UGS means targeting areas which are rich in other aspects, this benefits populations already favoured in other dimensions and leads to inequitable outcomes. Instead, Liotta et al. (2020) propose targeting criterion for access to UGS and other wellbeing factors.

Characteristics and scale

Rigolon and Nemeth (2020) find that function and location of parks are good predictors of green gentrification, but size isn't. However, most other studies argue that size is important. Chen et al. (2021) find that small pocket parks or roadside green spaces have a non-significant effect on green gentrification compared to large central parks. They also argue that smaller parks for long-term residents where there is affordable housing does address green gentrification but highlight that these studies rarely consider characteristics and quality of the green space. Similarly, Kim and Wu (2022) find that the type and characteristics of green space effect gentrification. From a NYC case study, strong gentrification is found in passive, natural and medium sized green spaces. As such, active and small UGS appear to alleviate green gentrification.

Looking at the characteristics, Maia et al. (2020) find from a study of parks in Barcelona that those which provide cultural and social activities are less associated to green gentrification than parks focused on aesthetics and recreation. One way to provide the cultural and social activity is noted to be community gardens or allotments of some kind. Similarly, Saumel et al. (2019) and Middle et al. (2014) advocate the inclusion of community gardens in UGS in order to increase cultural ecosystem services.

Public participation

UGS design can exclude residents due to not addressing issues of perception, interactions and UGS use (Anguelovski et al., 2018). However, Ali et al. (2020) argue that green gentrification cannot be prevented just by public participation in planning through a bottom up process as the example of Leine-Voigt-Park in Leipzig, Germany shows that even long-term residents involved in the park design are now at risk of displacement.

CATEGORISATION	SIZE
Local parks and open spaces	20,000m2
Small open spaces	Under 20,000m2
Pocket park	Under 4000m2

Table 1: Categorisation of public open space (GLA, 2011)

It should also be considered that public participation and community groups such as 'friends of' tend to be monopolised by those who have the greatest 'time-space' capacities (Harvey, 1999). These individuals are often from the middle classes and they are able to take the time to engage with community affairs by taking paid leave and outsourcing domestic labour. Consequently, inclusive public participation should consider measures such as child care during public meetings or 'friends of' sessions.

Gentrification and London council housing estates

Little has been written about resisting gentrification in London (Lees and Ferreri, 2016). Elliot et al. (2020) argue that the renewal of London council housing estates involves the decanting of populations for demolition and redevelopment primarily by private developers who sell the majority of new housing at the market price. Lees and White (2020) call this social cleansing of London council housing estates through a process of David Harvey's accumulation by dispossession.

A high profile example is the Heygate Estate regeneration which caused widespread displacement, but also shows modes of community resistance to gentrification even if it was unsuccessful overall (Lees and Ferreri, 2016). A key issue in estate renewal is that social housing may be replaced with 'affordable housing' cross subsidised by markets rates. This is even problematic for leaseholders from the right to buy initiative who are unable to buy on new estates or may only be offered shared ownership (Elliot et al., 2020). However, Lees and Ferreri (2016) highlight the possibility of cross tenure and class alliances, solidarity and resistance rather

than just divisions and exclusions as resistance to the Heygate estate demolition showed. There is therefore potential to connect existing and new residents. Moreover there has since been progress in policy as in 2018 a new ballot rule was introduced where residents have the chance to vote for or against demolition.

Anti-gentrification policies include affordable housing, rent control, property tax and value capture schemes (Anguelovski et al., 2018) as well as Community Land Trusts (CLTs). Although this literature is focused on housing and gentrification more generally, it may be applicable to green gentrification which is not a separate issue.

Critical considerations

A key consideration is that no one size fits all for addressing green gentrification, it is context dependent (Ali et al., 2020). Moreover, gentrification is a complex process constituted of a number of interrelated factors of which UGS is just one factor, as such green space may not be causal but rather a catalyst (Ali et al., 2020). In other words green gentrification cannot always be predicted, instead there is a possibility of green gentrification where there is new or improved UGS (Anguelovski et al., 2018).

Another consideration is how the literature on UGS benefits and green gentrification are complementary or contradictory. Many aspects address both issues, for example the importance of active green space and the prioritisation of quality over quantity as small scale UGS also aids the alleviation of green gentrification. However, in regards to quality an issue may be that increased quality improves benefits but might increase the risk of gentrification through increasing property value. As such trade-offs may be necessary and there should be a focus on serving the local community as much as possible to minimise costs.

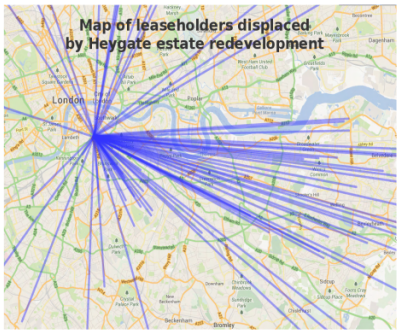


Figure 10: Heygate Estate leaseholder displacement (Charting the Elephant, 2013)

Conclusions

- Green is not always good given that the quality, attractiveness and accessibility of UGS varies, as well the possibility of green gentrification and displacement
- City plans for urban greening throughout may somewhat address inequality of access but it does not address variation of green space and the subsequent implications for the benefits that the local community receives given that proximity may not ensure benefits
- Considering the scale, quality and characteristics is important
- No one size fits all for preventing green gentrification

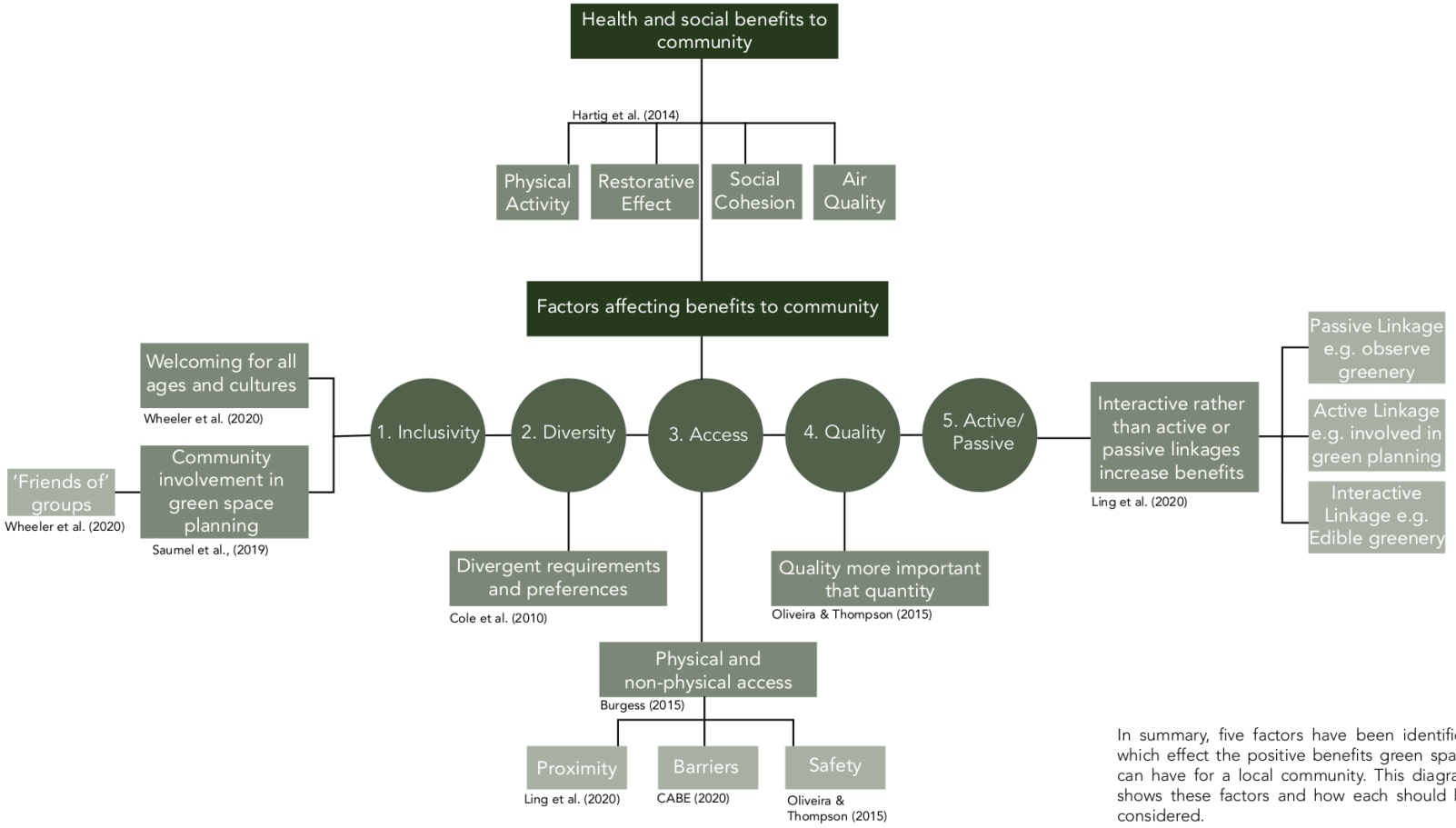
GOOD DESIGN	POOR DESIGN
Varied vegetation	Bare, mown grass
Edible planting	No shelter
Facilities	Fortress mentality: fencing in UGS, high perimeter walls
Seating	Dead Frontage
Porosity and permeability	Blocking views
Welcoming entrances from pavement	Heavy vegetation
Active green space	Lack of lighting
Small scale	Nowhere to sit
Good lighting	
Good visual surveillance/natural surveillance	

Table 2: Good and poor UGS design

LITERATURE REVIEW SUMMARY - OBJECTIVE 1

Objective 1: Understand how urban green space can be improved to increase inclusivity, usage and benefits to the local existing community

Figure 11: Literature Review Objective 1 Summary

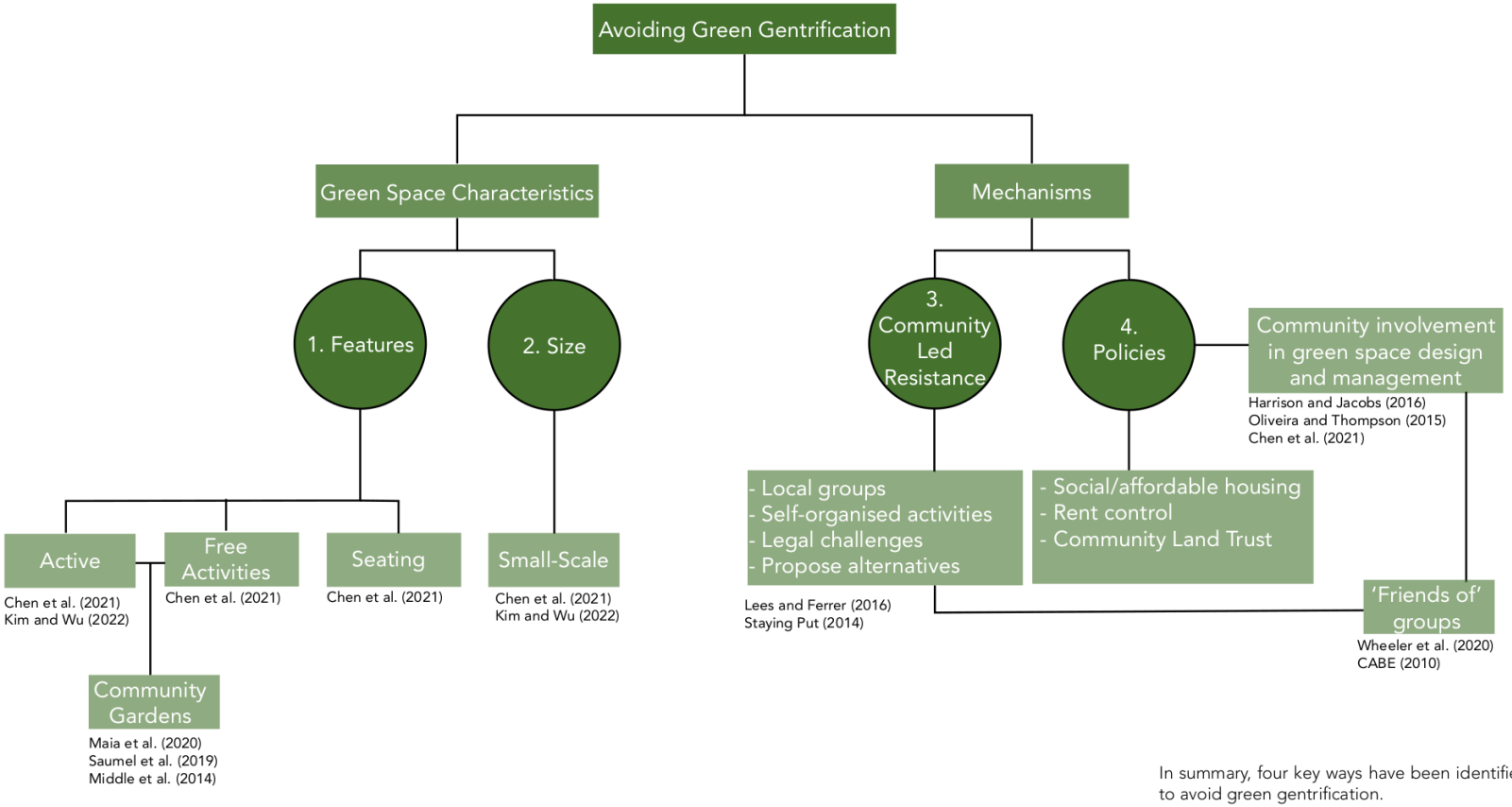


In summary, five factors have been identified which effect the positive benefits green space can have for a local community. This diagram shows these factors and how each should be considered.

LITERATURE REVIEW SUMMARY - OBJECTIVE 2

Objective 2: Explore the characteristics and scale of green space as well as policy mechanisms in relation to green gentrification

Figure 12: Literature Review Objective 2 Summary



In summary, four key ways have been identified to avoid green gentrification.

CASE STUDY REVIEW TEMPLATE

The nine factors identified in the literature reviews for objectives one and two are organised into four categories which will act as the basis for the case study review. The categories help select relevant case studies and present the review.

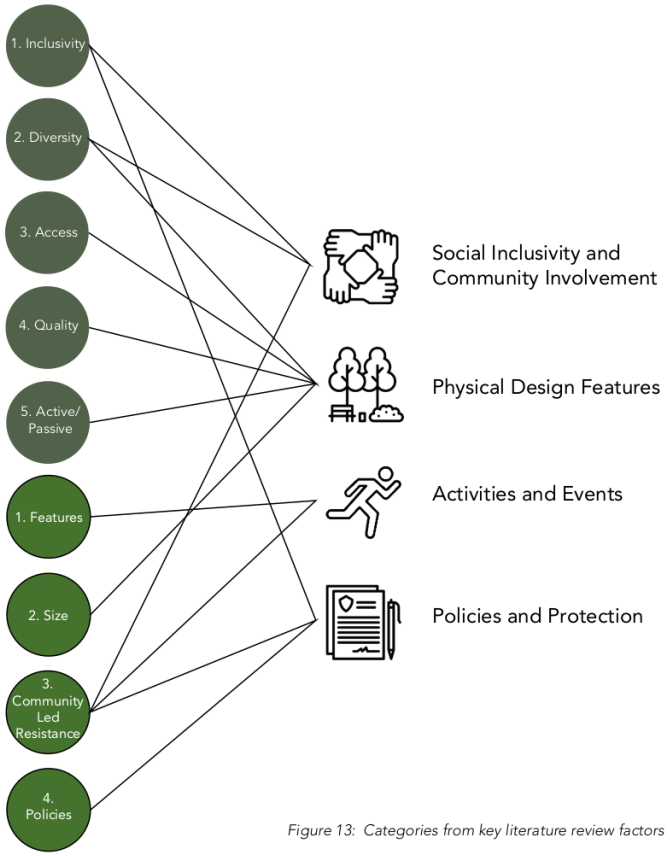
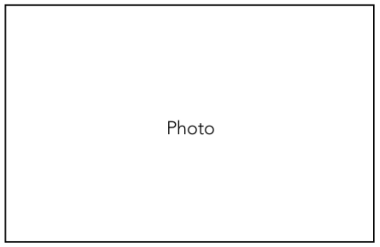


Figure 13: Categories from key literature review factors

Case Study Name
Context:

Figure 14: Case study review template

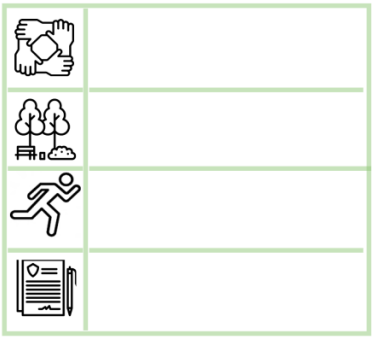


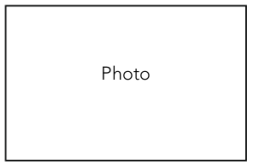
Location:

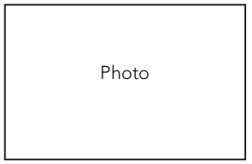
Site Area:

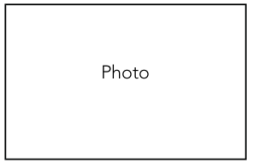
Client:

Practice:









Key takeaways:

- Point 1
- Point 2
- Point 3

The above template will be adapted and used for each case study. The case study review uses examples which are categorised as small open spaces (see page 13) and are divided into those which show increasing usage and benefits (objective 1), avoiding green gentrification and gentrification on housing estates (objective 2).

CASE STUDY REVIEW - INCREASING USAGE AND BENEFITS

Alexandra Park Gardens

Context: Park restoration in Alexandra and Ainsworth Estate
Site visit: 14/06/2022

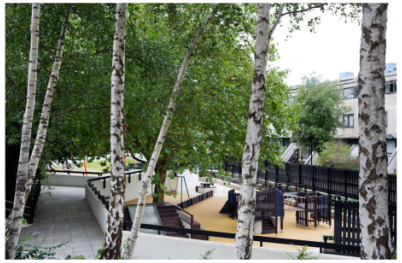


Figure 15: (J&L Gibbons, 2015)

Location:	Camden, London
Site Area:	12,500m2
Client:	London Borough of Camden
Practice:	J&L Gibbons
Cost:	£1.25m

- 'Friends of Alexandra Park Gardens' pushed for restoration, residents worked with the council and put a bid forward to the heritage lottery fund

- Outdoor rooms with different characters
- Sunken and raised areas increase interest and provides natural surveillance
- Varied vegetation, shade and sun
- Inviting entrance, map and model

- Active and passive space appealing to different age groups
- The 'friends of' website advertises activities in the park such as a dawn chorus walks and community gardening masterclasses

- Parts of the estate are grade II listed
- As it's on a council estate, organisation has been primarily between residents and the council

Figure 16: (Morgan, 2022)

Figure 17: (Morgan, 2022)

Figures 18 and 19: (Morgan, 2022)

Key takeaways:

- Diversity of spaces in a small area
- Fun and interactive design to increase usage
- Role of 'friends of' group in restoration and management

Scandiagade

Context: Underused grass turned into a park with clear identity that provides rainfall retention and recreation, park use has increased by 520%

Figure 20: (Landezine, 2022)

Location:	Copenhagen, Denmark
Site Area:	4,800m2
Client:	City of Copenhagen
Practice:	1:1 LANDSCAB
Cost:	n/a

- Citizens meetings and residents democracy to determine the basin contents

- Welcoming lamps at entrances
- Eight basins with different features e.g. beach basin with hammocks and kitchen gardens
- Importance of biodiversity

- Mixture of interactive and passive spaces to appeal to a wide range of people

- The City of Copenhagen prioritises public space and quality of life in policy and sought to improve underused space, a private design studio had total responsibility of the project and involved residents in decision making

Figure 21: (Landezine, 2022)

Figure 22: (Landezine, 2022)

Figure 23: (Landezine, 2022)

Key takeaways:

- Community involvement in design
- Diversity of spaces in a small area, interactive-passive
- Emphasis on social benefits of UGS in city policy

Elephant Park

Context: New park on the site of the former Heygate Estate
Site visit: 14/06/2022

Figure 24: (Gillespies, 2022)

Location:	Southwark, London
Site Area:	12,000m2
Client:	Southwark Council
Practice:	Leandlease
Cost:	n/a

- "Designed with the entire community in mind" but no emphasis on public participation in planning

- Small-scale, playful and interactive features
- Variety of visually appealing seating options
- Naturalised features to interact and play with including rocks, water fountains, streams and sand

- Lendlease and Southwark Council have worked together to deliver the £2.3bn regeneration of the area including green space such as this

Figure 25: (Morgan, 2022)

Figure 26: (Morgan, 2022)

Figures 27 and 28: (Morgan, 2022)

Key takeaways:

- Use of natural materials to encourage interaction
- Small scale interactive features
- Top-down planning approach but seemingly without negatively affecting usage as a diverse range of requirements were considered and it is well used

Victory Community Park

Context: Planned improvement to make it a more welcoming and safe to increase usage.
Site Visit: 14/06/2022 - did not enter as it was unwelcoming.

Figure 29: (Morgan, 2022)

Location:	Southwark, London
Site Area:	7,100m2
Client:	Southwark Council
Practice:	Turkington Martin
Cost:	n/a

- Three stages of public consultation

- Unwelcoming high fencing and gated entrances
- Plans to reduce the fence height, increase planting around entrances, improve footpaths and add seating

- Sports pitches but also open grass
- More passive spaces provided through seating

- Need for improvement picked up on by the Council and to be delivered by a private designers

Key takeaways:

- Avoid unwelcoming entrances and high fencing
- Design can be used to increase safety and consequently usage

Figure 30: (Southwark Council, 2022)

Roupell Park Estate

Context: Improvement of disused green space on a South London housing estate

Figure 31: (Social Landscapes, 2018)

Location:	Lambeth, London
Site Area:	350m2
Client:	n/a
Practice:	n/a
Cost:	funded by 'Near Neighbours"

- Design proposal produced through collaboration between Social Landscapes, CEF Lyncx and the Roupell Park Resident Management Cooperative as well as residents
- Four zones including seating, tables, play structures and wildlife area
- Designed to encourage community socialising
- Includes sensory elements such as herbs and simple play structures to engage children
- Phase one of the project involved developing the design through a community process which included a breakdown of costs, phase two involved using phase 1 to raise the funds needed

Figure 32: (Social Landscapes, 2018)

Figure 33: (Social Landscapes, 2018)

Figure 34: (Social Landscapes, 2018)

Key takeaways:

- Community design and role of resident management cooperative
- Grant funding obtained
- Community oriented interactive design on small-scale site

Jianging Little Park

Context: Chen et al. (2021) finds it to be less gentrified than larger parks in the area

Figure 35: (Chen et al., 2021)

Location:	Hangzhou, China
Site Area:	4,000m2

- Surrounded by residential building use
- Common ornamental trees and no lawn
- Simple benches and lighting
- Multiple entrances without gates
- Visible from the pavement
- Free activities available

Key takeaways:

- Accessible small park
- Importance of free activities
- Different cultural context, but a useful example

Sant Pau del Camp Gardens

Context: Identified by Maia et al. (2020) as being non-gentrified

Figure 36: (Barcelona Film Commission, 2021)

Location:	Barcelona, Spain
Site Area:	8,500m2

- More focused on cultural and social activities than aesthetics and recreation
- Allotments, playground, stone walls to line paths which can also be used as seating



Figures 37-38: (Barcelona Film Commission, 2021)

Key takeaways:

- Importance of provision of cultural and social activities over aesthetics to alleviate green gentrification
- Allotments provide cultural and social activity

RESISTING GENTRIFICATION ON HOUSING ESTATES

Andover Estate

Figure 39: (Studio Partingdon, 2019)

- Development plan for bottom up regeneration of whole estate
- CLT to develop and manage the estate on a long lease from the council

Heygate Estate

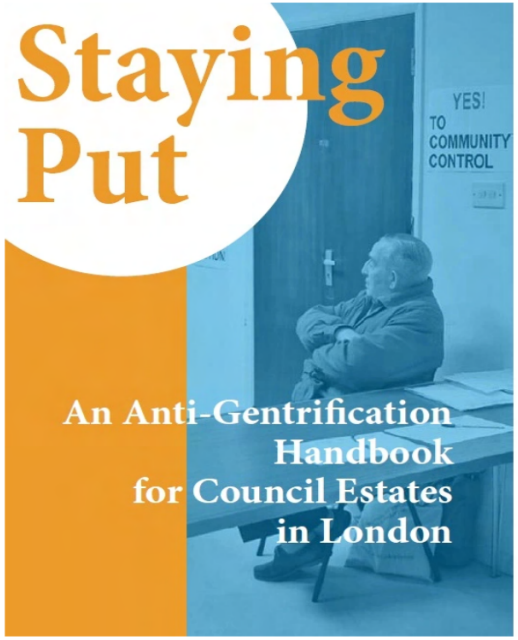
Figure 40: (Google maps, 2017)

- Local network organising to influence planning
- Compulsory purchase public enquiry
- Self-organised activities to keep the estate open (direct action)
- Overall it was unsuccessful

Bemerton Estate

Figure 41: (Square Quarters, 2015)

- 250 leaseholders formed an association to challenge estate demolition
- They showed demolition of 800 homes didn't make financial sense
- The council scrapped demolition plans and instead promised open space and building improvements on site



The Staying Put handbook provides examples of resisting gentrification and can be used as a tool by local residents.

CASE STUDY REVIEW SUMMARY

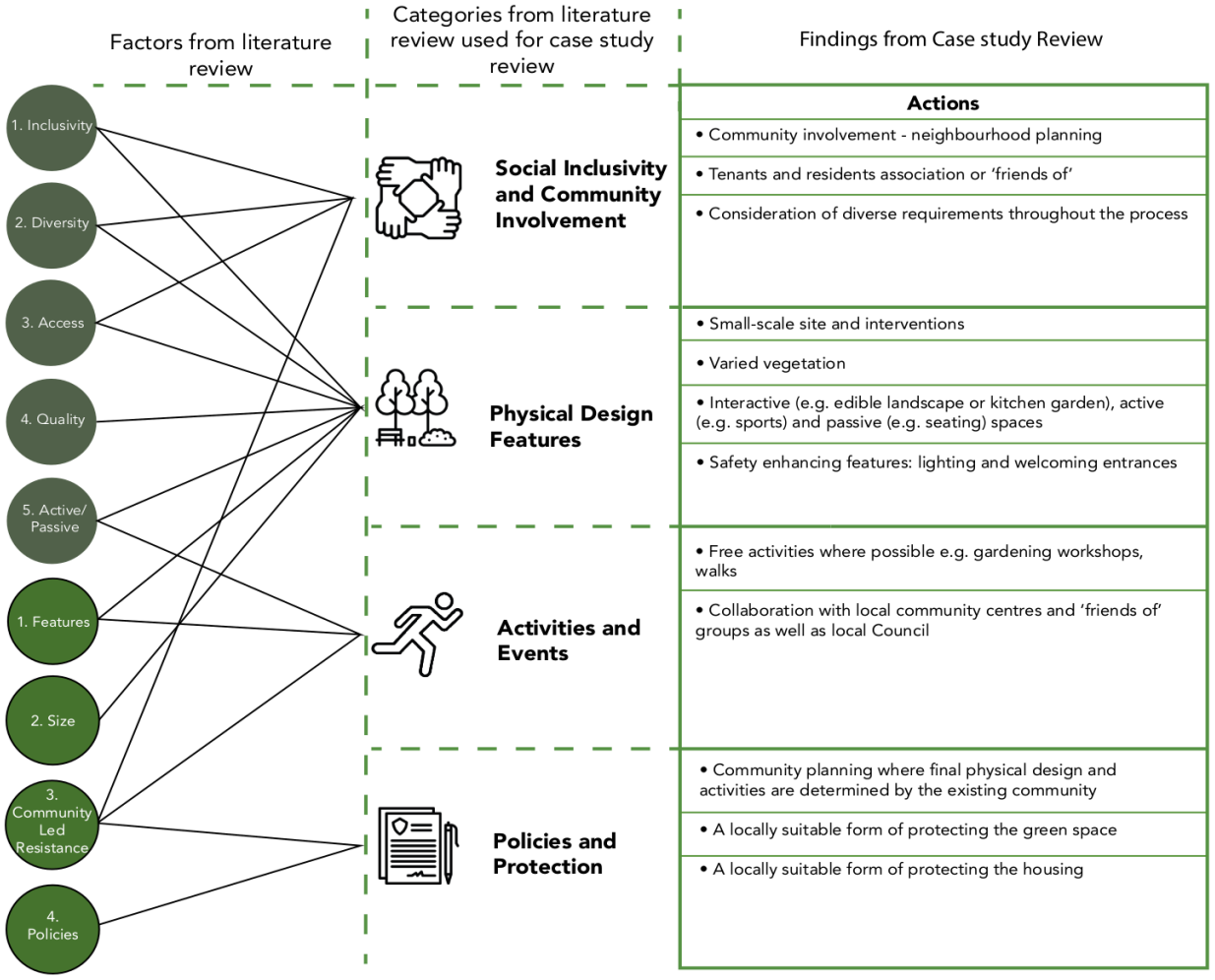


Figure 42: Research summary

Figure 43: (Social Landscapes, 2018)

3. DESIGN FRAMEWORK

SIMPLE DESIGN FRAMEWORK

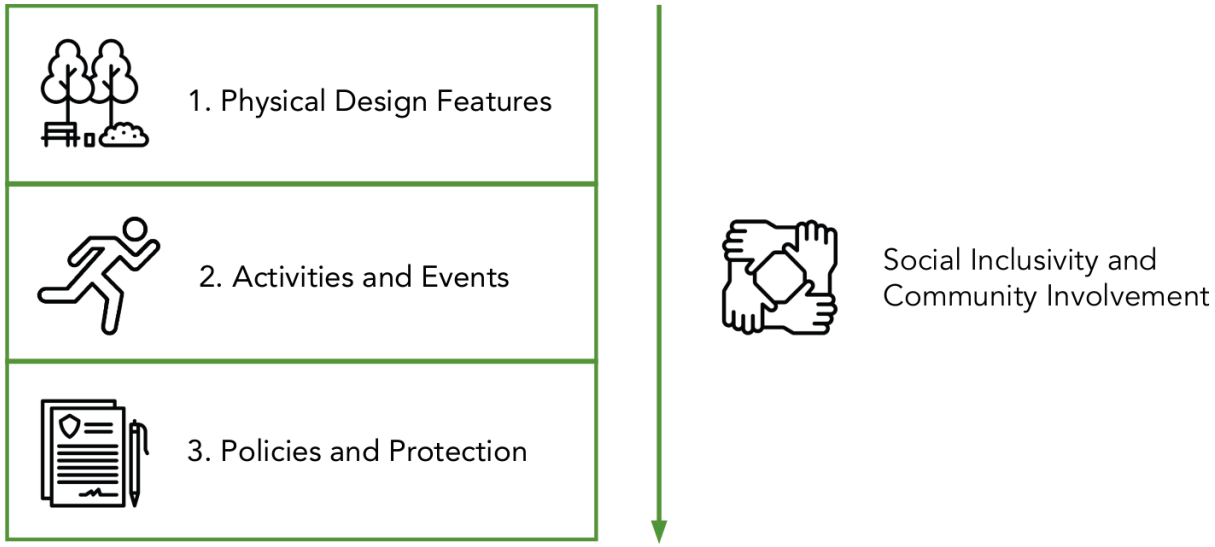


Figure 44: Simple design framework

DESIGN FRAMEWORK CHECKLIST

This checklist provides a simple way for an urban planner or designer to actively consider benefits to the local community and avoiding green gentrification in UGS improvement. It is not necessary to check every box but consideration of each is recommended.

Social inclusivity should be both part of the process and an outcome of UGS improvement as such community inclusion is the core to this framework.

Community Inclusion

1. Site Selection	This checklist has been developed in the context of UGS improvement and council estate gentrification in London. However it may be adapted and used in different contexts.	☐ Underused green space ☐ Small-scale site ☐ Housing estate with indicators of gentrification	Formation or identification of 'friends of' group and/or tenants and residents association ☐
2. Design	Physical design should benefit and be inclusive for the existing local community while simultaneously actively incorporating features associated with less green gentrification.	☐ Varied vegetation ☐ Interactive and active spaces ☐ Passive spaces and seating ☐ Safety enhancing features	Community involvement in deciding contents of interactive, active and passive spaces ☐
3. Activities	Activities and events should promote social inclusivity and interaction, making use of the physical design features.	☐ Free activities and events ☐ Voluntary maintenance ☐ Collaboration with local community centres and 'friends of'	Community involvement in deciding activities and events to hold ☐
4. Protection	Policies and management focus on maintenance and ensuring that the improved green space can be enjoyed by existing local residents in the long term.	☐ A locally suitable form of protecting the green space ☐ A locally suitable form of protecting housing	Tools for community to protect the green space and resist green gentrification ☐

Figure 45: Design framework checklist

REASONING, EXPLANATION AND CONSIDERSATIONS

2. Design

- ☐ Varied vegetation
- ☐ Interactive and active spaces
- ☐ Passive spaces and seating
- ☐ Safety enhancing features

	Reasoning	Design Options	Considerations
Varied vegetation	• Visual appeal and attraction • Increases green space quality • Balances social and ecological benefits	• A variety of plants suited to the local environment • Year round interest e.g.*Cornus* • Edible landscape e.g. herbs and fruit trees	• Avoid heavy vegetation that might block views and affect safety
Interactive and active spaces	• Greater benefits from interactive and active spaces plus associated with less green gentrification	• Sub-divide the space into a series of spaces with a variety of features and characters (to be decided by the community but could include…) • Kitchen garden/community garden • Picnic/BBQ area • Interactive design such as stepping stones • Sports areas: basketball, skate park, table tennis • Water feature • Variety of seating options	• Work with existing features on the site to create a diverse and varied landscape • Include features that appeal to a range of ages and cultural groups • Encourage local creativity and identity e.g. make use of local resources
Passive spaces and seating	• Passive spaces and seating also important for accessibility diversity and inclusivity		
Safety enhancing features	• Increase usage of space	• Good lighting • Good natural surveillance • Welcoming entrances	• Consider the role of vegetation in affecting safety

3. Activities

- ☐ Free activities and events
- ☐ Voluntary maintenance
- ☐ Collaboration with local community centres and 'friends of'

	Reasoning	Design Options	Considerations
Free activities and events	• Increase activity in green space • Contributes to benefits from physical activity and social cohesion	• Outdoor exercise classes • Use of physical design features e.g. organised picnic in picnic area or lessons in community garden	• Manage potential conflict of uses in small space • Voluntary maintenance should not be relied upon but rather an added extra
Voluntary maintenance	• Increases community involvement and contributes to upkeep of green space		
Collaboration with local community centres and 'friends of'	• Work with local community groups for decision making on activity programmes		

4. Protection

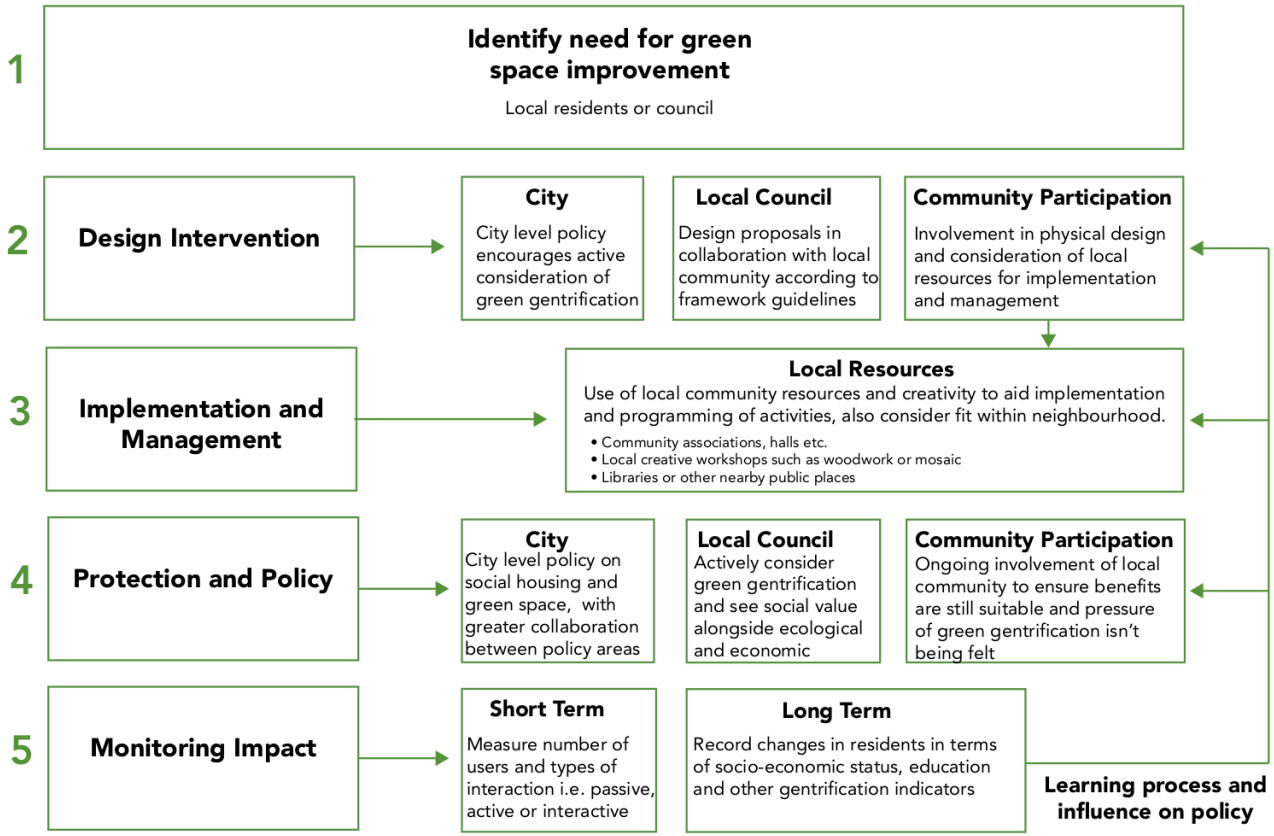
- ☐ A locally suitable form of protetcing the green space
- ☐ A locally suitable form of protecting housing

	Reasons	Design Options	Considerations
Green space protection policy	• The green space should be protected to be able to benefit the local community	• Policy to prevent infill housing • Community Land Trust	• May need to show harder to measure social and environmental value of land use over economic land value
Housing protection policy	• Housing security for residents to be able to enjoy the green space in the long term	• Prioritise refurbishment of housing over demolition • No net loss of social housing in regeneration • Rent control • Community Land Trust	• Green space is linked to other policy areas such as housing

Figure 46: Reasoning, explanation and considerations

PROCESS, STAKEHOLDERS AND SCALE

This diagram outlines the actors, process and scale of action needed to actualise the design framework.



Key Challenge

Making the business case to the council and city for actively addressing green gentrification

Ways Forward

Emphasise synergies between benefits to local community and avoiding green gentrification.

Focus on low impact, low cost and small-scale design interventions.

Funding

- Council e.g. CIP funding
- Cross subsidisation from housing
- Grants/sponsors e.g. near neighbours

Figure 47: Process, stakeholders and scale

Figure 48: Aerial view of site (Apple Maps, 2022)

4. DESIGN PROPOSALS

SITE LOCATION

Figure 49: Site borough

Figure 50: Site ward

Figure 51: Site location

Selected Site

The selected site is a small open space referred to as either Malden Road or Gospel Oak Open Space. It is located in Gospel Oak, Camden, London.

SITE OBSERVATIONS AND PHOTOGRAPHS

Mature trees but overgrown and poor maintenance

Residents worried about redevelopment increasing prices and gentrification/displacement (Watson, 2017)

Unused bare grass

Overflowing bins and litter

Unwelcoming entrance

Bare open space, good wide paths but no seating

Figure 52: Observations and photographs

SITE USAGE AND JUSTIFICATION

Figure 53: Site use

1. Site Selection

- ✓ Underused green space
- ✓ Small-scale site
- ✓ Housing estate with indicators of gentrification

Use

From observations during site visits at different days and times including weekdays and weekends, it was found that the site has a good quantity of green space and mature trees. However, most people walk through and even on a warm sunny day people walk past but don't interact on the grass, only in the sports pitches and children's playground. There is also little to no seating. Compared to observations from site visits on the same day in other green spaces of a similar size such as Alexandra Park, Elephant Park and Swiss Cottage Open Space, the selected site was very much underused overall.

Scale

The site is 11,000m2 which means it is categorised as a small open space (GLA, 2011).

Gentrification

The estates around the site are bordered by terraced housing which have become increasingly gentrified and fetch high prices. It is also close to Hampstead Heath where house prices are about £300-400,000 more expensive, thus residents are worried about estate renewal increasing property prices (Watson, 2017).

The site meets the criteria on the design framework checklist and therefore is suitable to be used for framework application.

Green space improvement

The need for UGS improvement is identified both through site visits and observations as well as in the community vision produced by Camden Council. The community vision will be used in this project to produce design proposals that meet local needs and interests.

Figure 54: Community vision (Camden Council, 2021)

EXISTING PLANS

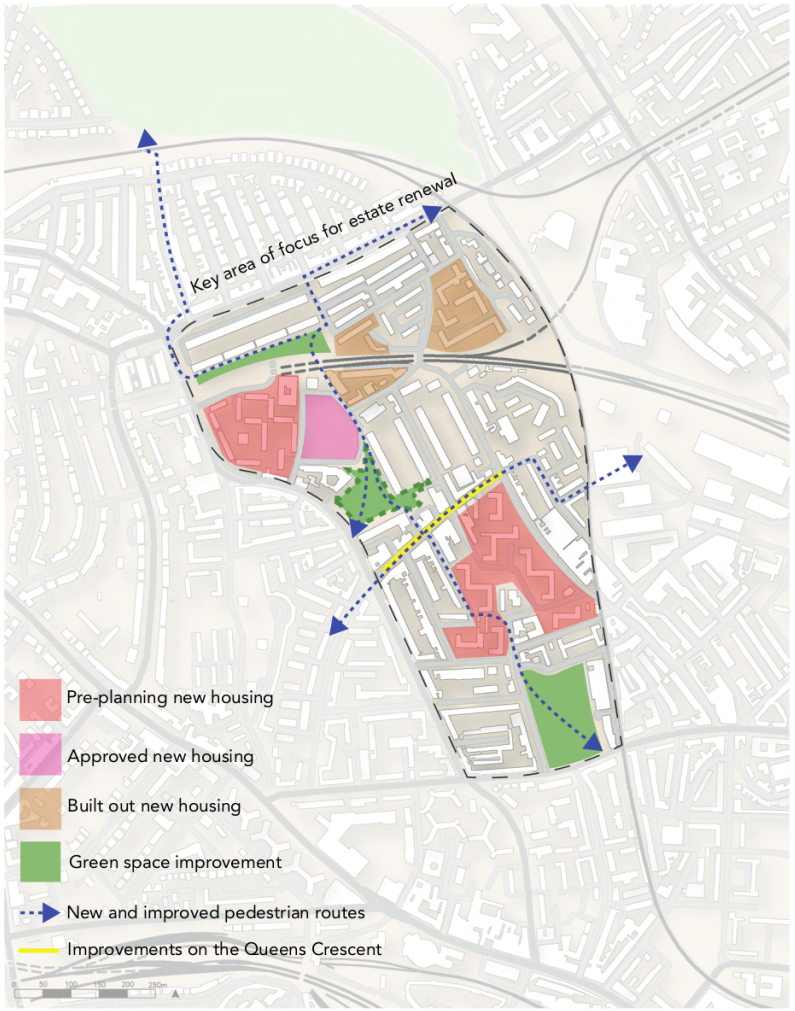


Figure 55: Plans for estate renewal (Camden Council, 2021)

The community vision

The selected site is within the key area for estate renewal. It is referred to as Malden Road Open Space but previous documents called it Gospel Oak Open Space. The vision mentions some ways to improve the open space. For example, it proposes to remove one sports pitch to make better use of the space. However, the visualisations (see below) include features not explained in the community vision.

Key features and aims of the community vision:

- Ensure parks allow for mobility and comfort in safety, where everyone is welcome
- Identity and inclusivity of the neighbourhood
- Improve lighting and CCTV, 'design our crime', take ownership of underused spaces

Figure 56: Visualisations (Camden Council, 2021)

- Focus around the Queens Crescent
- 'Doorstop nature'
- Increased biodiversity
- Opportunities for local growing and food production

Most of these features and aims will be considered in this project but some are considered problematic. For example, it is questioned who CCTV works for, whether it creates a hostile environment, and if it is even effective (Seifi et al., 2022). Instead an there is an emphasis on other safety features such as natural surveillance through increased usage and additional lighting.

WIDER SITE ANALYSIS

Figure 57: Transport analysis

Transport

The selected site is located approximately a 10 minute walk from two overground stations and a 15 minute walk from a northern line underground station. It is well served by bus routes with the numbers 24 and 46 stopping at one of the site's entrances.

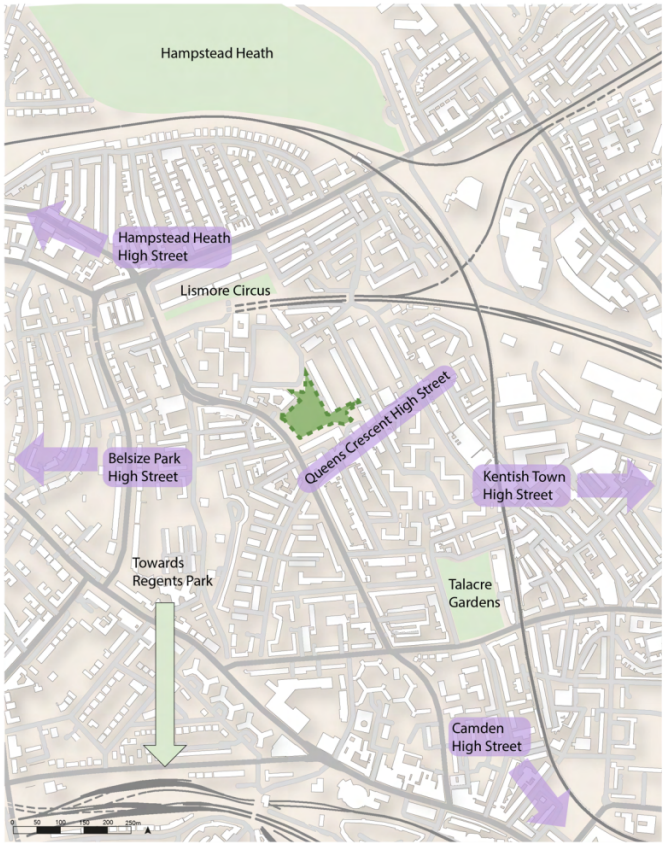


Figure 58: Destination analysis

Key Destinations

The site backs onto the Queens Crescent which has many amenities and hosts an outdoor street market twice weekly. Other town centres such as Kentish Town and Belsize Park are approximately a 15 minute walk away. In addition, the site is located between two major London parks of Hampstead Heath and Regents Park with other smaller green spaces that may be connected in a network of UGS.

COMMUNITY INSIGHT

The Queens Crescent is a local neighbourhood centre in one of Camden's most diverse and densely populated areas (Camden Council, 2022).

Income and deprivation

Gospel Oak as a ward has major contrasts in terms of income as such the maps are more helpful than the average income for the whole ward. Gospel Oak has some of the lowest incomes in the borough as well some of the highest deprivation surrounding the selected site.

Cultural and ethnic diversity

Architectural award winning council housing built in the 1960s became run down in the 2000s and were used by Camden Council for a large number of refugees and immigrants (Watson, 2017). Gospel Oak has a majority white population of 56%, around 10% identify as Black, 9.2% as Asian and 4% from a mixed background (Watson, 2017). 47% of residents are Christian, 32.% state no religion and 14.5% are Muslim. Hence the area is described by the ONS as a 'multicultural inner city neighbourhood' (Crime in London, 2013).

Households

Most households are made up of people living alone or are couples with children (Crime in London, 2013).

Safety/crime

Crime rates have reduced over the years but the area has a negative image (Watson, 2017). In May 2022 there were 314 crimes reported nearby, the majority being anti-social behaviour or violence/ sexual assault (Street Check, 2022).

Challenges (Camden Council, 2015)

- 21.9% of residents have a disability or long term health problem
- Loneliness in over 65s
- Higher than average unemployment compared to the rest of the borough
- 9.9% self-reported bad health (Camden 5.6%)
- 26% of Year 6 children are obese (Camden 21%)
- 19% of adults are obese (Camden 12%)
- 19% diagnosed with anxiety or depression (Camden 15%)

Implications

- Need to design for a diverse range of ages and cultures
- Health and wellbeing benefits are important due to poorer health than the surrounding area
- Perceptions of safety in the area should be addressed

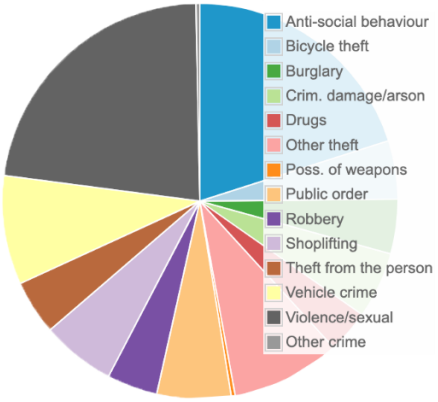


Figure 59: Crime (Street Check,2022)

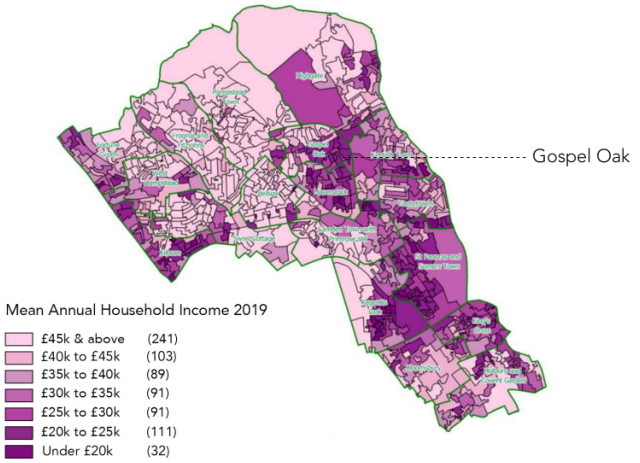


Figure 60: Income (Camden Council, 2022)

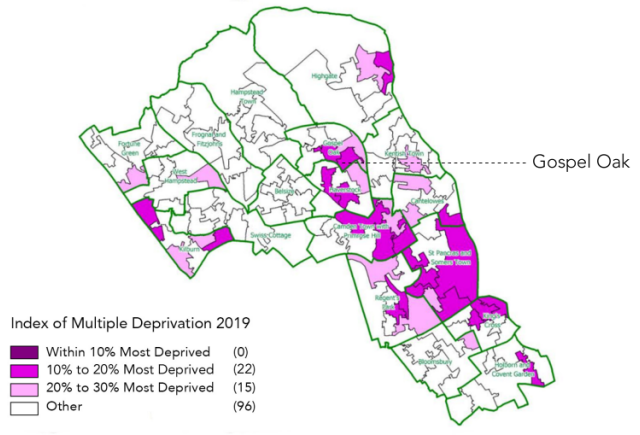


Figure 61: Deprivation (Camden Council, 2022)

PILOT PROPOSAL

This initial proposal tests the design framework on a small section of the site. It works to find gaps in the research and framework so far and learn for the main proposals.

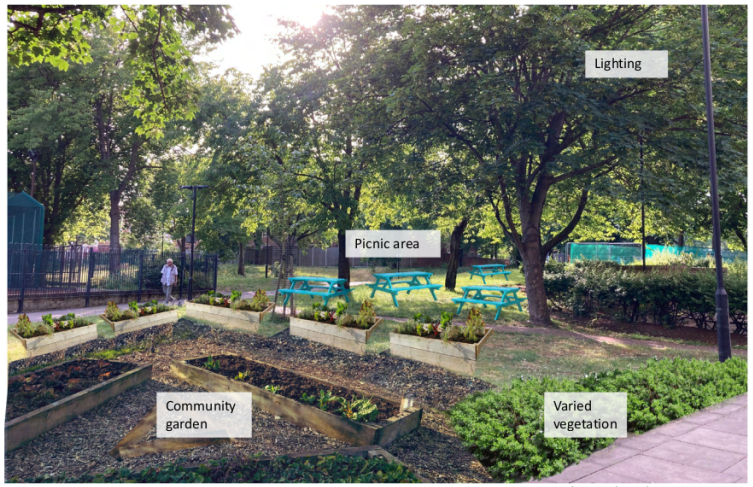
Lessons learned

- Don't overcrowd small space, keep physical design features simple (this will also aid with funding and maintenance)
- Think about placement of proposals in relation to wider context, stakeholders etc.
- Concentrate on making local space for local people using local resources
- Community gardens to produce food are not viable in the space available, instead consider educative or interactive gardens that brings people together

Figure 62: Pilot plans

2. Design

- ✓ Varied vegetation
- ✓ Interactive and active spaces
- ✓ Passive spaces and seating
- ✓ Safety enhancing features



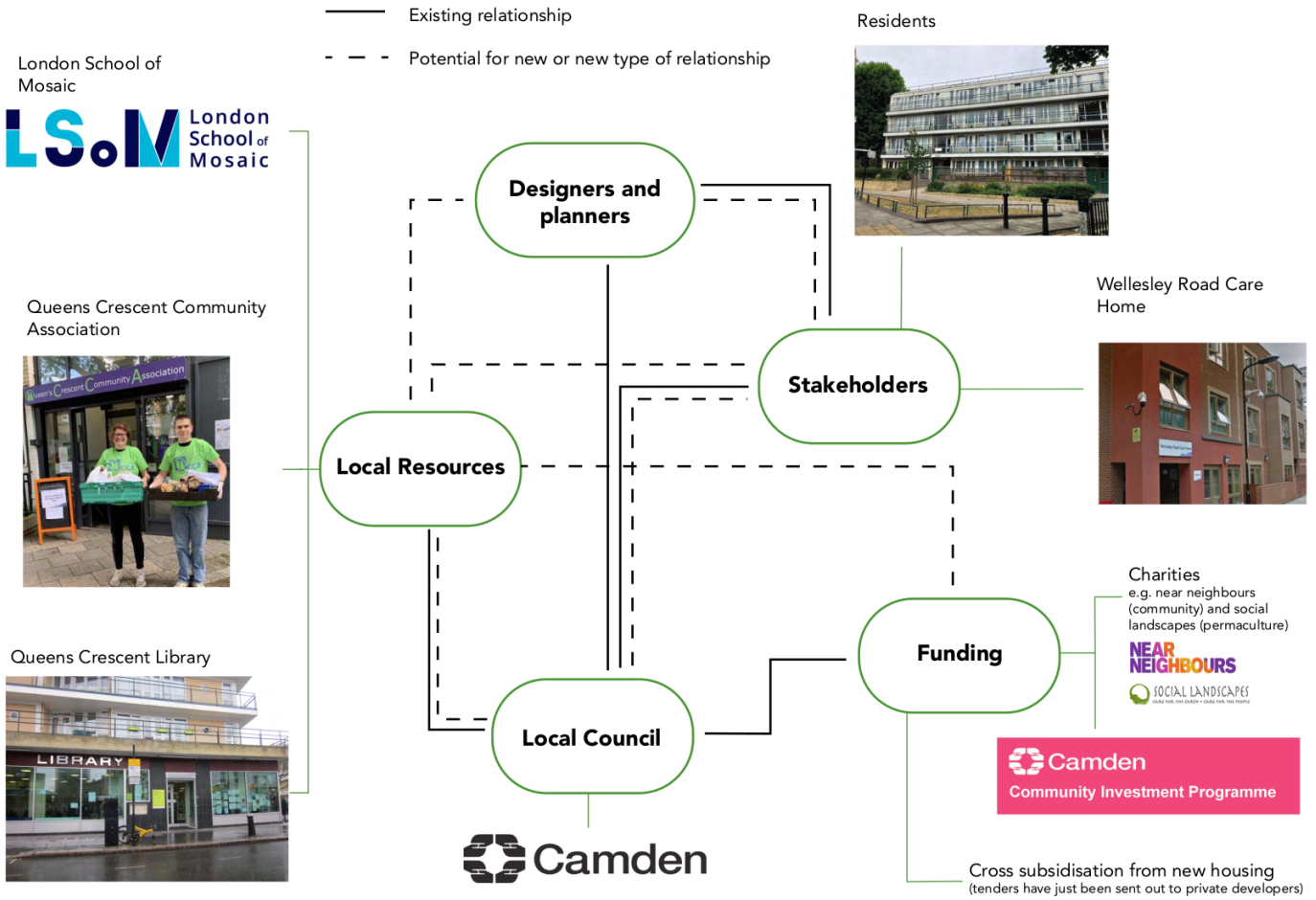
Figures 63 and 64: Pilot photo montages

STAKEHOLDERS AND LOCAL RESOURCES

As identified in the pilot proposal, there needs to be an emphasis on local resources and placement of interventions in relation to stakeholders. This diagram therefore shows the key stakeholders and local resources which will later be mapped before determining the proposed intervention locations.

Collaboration is key to ensuring long-term benefits to the local community.

Figure 65: Stakeholders and local resources



SITE DESIGN PROPOSALS

Site proposals

- Increase seating and lighting throughout
- Low impact interventions that make use of local resources
- Small scale and interactive features
- Low cost and maintenance

Proposed areas

These proposals build on the community vision which came from community consultation, as well as by considering local businesses and stakeholders. Ultimately they propose UGS improvement that address underuse, green gentrification and community needs.

- Mosaic garden
- Community planters
- Picnic area
- Meeting place
- Informal sports space

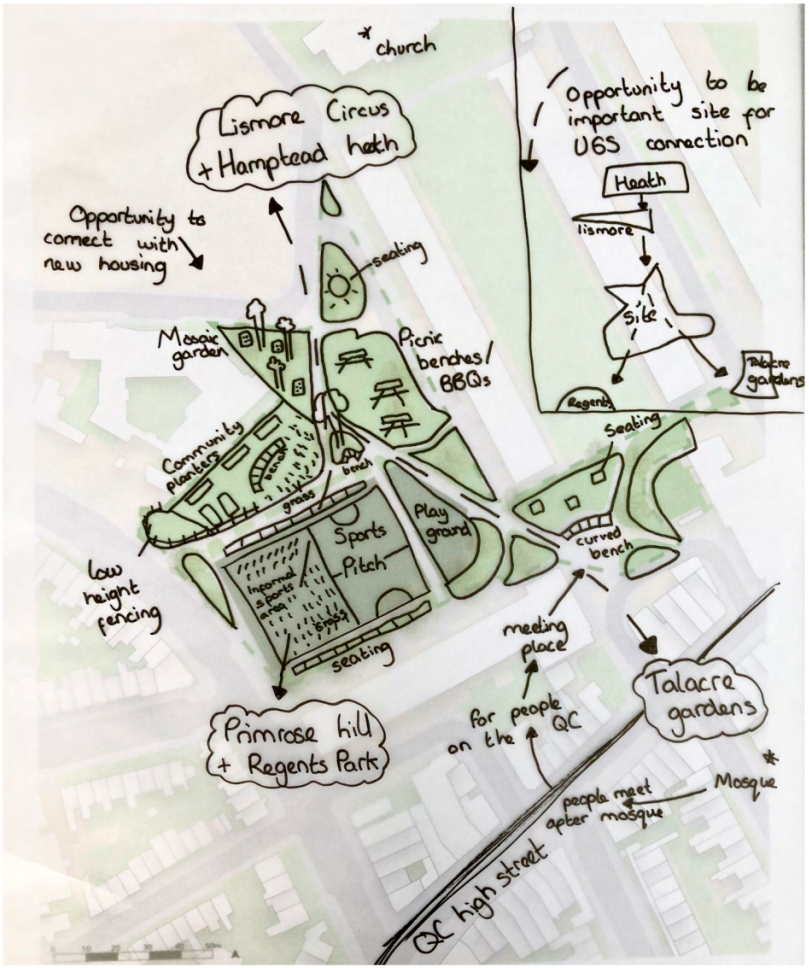


Figure 66: Design proposals and wider connections

Wider connections

- Opportunity to connect to other nearby green spaces
- Opportunity to connect to local businesses, existing and new housing
- Opportunity to improve connections to Queens Crescent high street

DESIGN PROPOSALS PROCESS

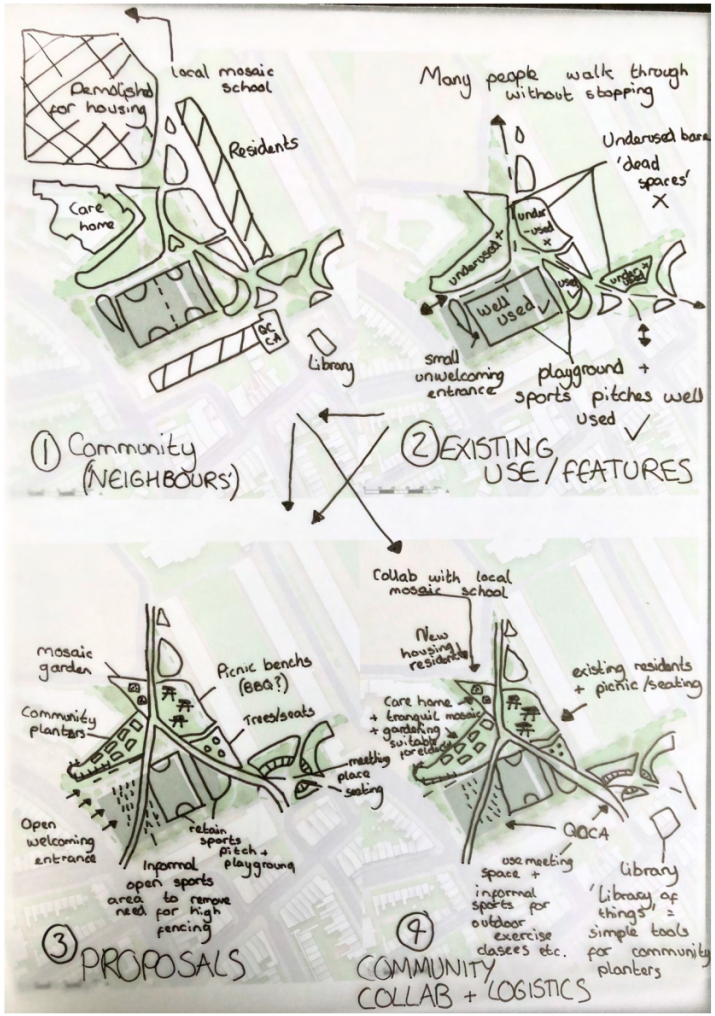


Figure 67: Design proposals process

1. Community (neighbours/ stakeholders)

Firstly, the surrounding building uses have been identified in order to decide which design features would be suitable where, how the logistics may work and what interest there may be.

2. Existing use/features

Currently much of the site is undermanaged and underused, acting as 'dead spaces'. The site is also largely unwelcoming with narrow and high fencing at entrances and almost no seating.

3. Proposals

The proposals act on underuse of the existing green space, the surrounding building use and follow guidance from the design framework.

4. Community collaboration and logistics

The mosaic garden is located near the care home as it should create a tranquil environment. It would be made in collaboration with the local mosaic school.

The community planters are also near the care home as although they are for everybody, gardening is found to be a good form of gentle exercise for the elderly. The planters should be simple and small instead of a full size community garden. The tools will be kept by a 'library of things' within the Queens Crescent library which may also rent out the tools for a fee for private use to aid funding. The Queens Crescent Community Association (QCCA) could hold lessons or sessions using the planters.

The picnic area is in front of the existing housing to encourage residents to meet. To avoid conflict in regards to noise and residential activity, the picnic area is separated from the housing by a walkway and bushes which aid noise pollution.

The meeting place is outside the QCCA and just off the Queens Crescent to encourage people to meet and sit after events. The Queens Crescent high street already acts as a meeting place for example after the mosque but there is currently little to no seating.

The informal sports area will replace one of the two sports pitches to open up the entrance and make it more welcoming. It can be used as the user seeks and may be used by the QQCA to hold outdoor exercise classes. The path goes through this area to make this green space a clear mid-point for connecting the wider green spaces. North is Lismore Circus and Hampstead Heath, South-East is Talacre gardens and South-West is Primrose Hill and Regents Park.

2. Design

- ✓ Varied vegetation
- ✓ Interactive and active spaces
- ✓ Passive spaces and seating
- ✓ Safety enhancing features

PROPOSED AREAS AND PLAN

Figure 68: Proposed areas

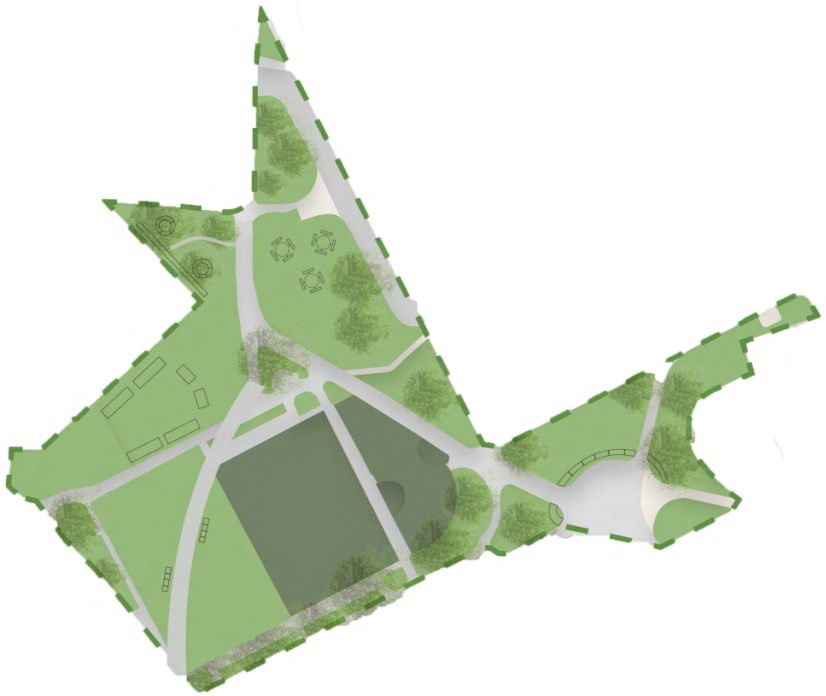


Figure 69: Proposed plan

This page provides a clear summary of the proposed areas and a simple plan view. Each are will be visualised and explained in the following pages.

ENTRANCE AND OPEN AREA

EXISTING AREA

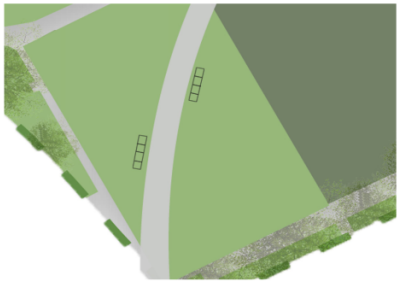
Figure 70: (Google Maps, 2022)

PRECEDENTS

Figure 71: (Google Maps, 2022)

Figure 72: (Morgan, 2022)

PLAN



EXPLANATION

The aim is to open up the entrance to make it more welcoming and allow for diverse activities to take place. One of the two sports pitches is converted into an open space which is flexible for use by a variety of ages and needs. The entrance is visible from the pavement. The direction of the path aids connection and legibility between Hampstead Heath and Regents Park.

PHOTO MONTAGE

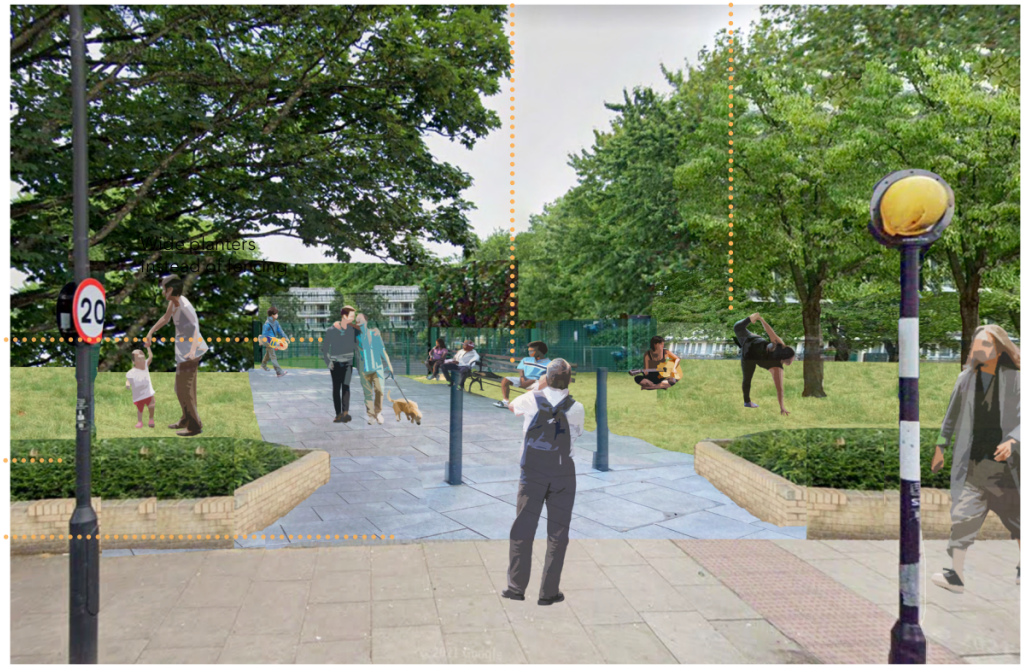


Figure 73

MEETING PLACE

EXISTING AREA

Figure 74: (Morgan, 2022)

PRECEDENTS

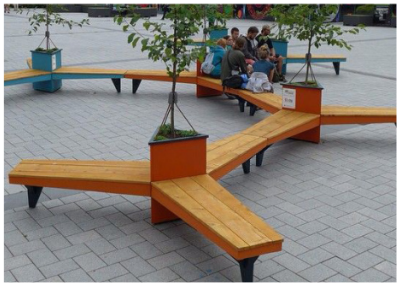


Figure 75: (Pinterest, 2015)

Figure 76: (External Works, 2019)

PLAN

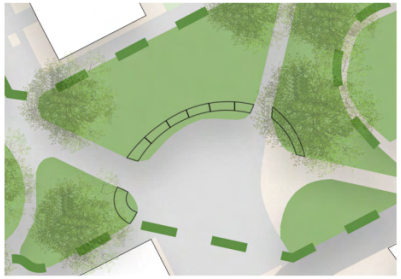


PHOTO MONTAGE

Sociable seating

Additional lighting

Space to stop and meet as well as walk through

Figure 77

EXPLANATION

Sociable public seating outside the QQCA and just off the Queens Crescent. Benches are in simple materials that fit the surroundings. There are also spaces left between the benches for wheelchair users or prams in order to increase accessibility and inclusivity. There is further space available for planters with biodiverse varied vegetation.

PICNIC AREA

EXISTING AREA

Figure 78: (Morgan, 2022)

PRECEDENTS

Figure 79: (Morgan, 2022)

Figure 80: (Royal Docks, 2020)

PLAN

EXPLANATION

Simple picnic benches to encourage interaction with UGS and socialising. Picnic benches can be made from recycled timber. Round benches have been chosen as they are more sociable. There is also extra space to have a picnic on the ground. Rubbish facilities and additional lighting should also be provided.

PHOTO MONTAGE

Round wooden picnic tables

Space for picnic rugs or to sit on the grass

Figure 81

MOSAIC GARDEN

EXISTING AREA

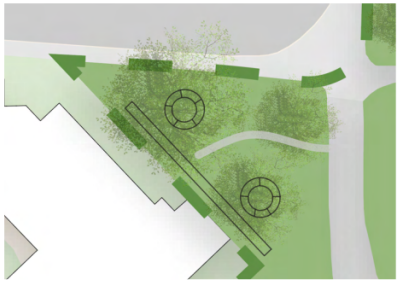
Figure 82: (Morgan, 2022)

PRECEDENTS

Figure 83: (Morgan, 2022)

Figure 84: (Morgan, 2022)

PLAN



EXPLANATION

This display of mosaic aims to provide visual appeal and a tranquil garden space. It allows local creativity to be displayed and adds some colour into the green space. There is also seating to be able to enjoy the mosaic or simply sit quietly.

PHOTO MONTAGE

Tranquil seating where you can look at the mosaic

Mosaic features such as a path, planters and wall murals

Varied vegetation

Figure 85

COMMUNITY PLANTERS

EXISTING AREA

Figure 86: (Morgan, 2022)

PRECEDENTS

Figure 87: (Columbia TRA, 2020)

Figure 88: (Morgan, 2022)

PLAN

EXPLANATION

Small planters are used to grow low maintenance plants. The aim is not to be a community garden for food production but rather a chance to demonstrate and get hands on in gardening activities.

PHOTO MONTAGE

Small planters with easy to grow after herbs, edible plants and flowers

Improved lighting

Seating next to planters to be able to sit and garden or enjoy the planters

Figure 89

ACTIVITIES

Figure 90: QQCA (QQCA, 2022)

Programming and collaboration

There is potential for collaboration with the QQCA. The QCCA already runs free activities for youths, families and older people. These activities include yoga, football, drama, meet ups and more. These activities could be expanded to include outdoor activities in the open space such as gardening demonstrations and workshops, exercise classes and outdoor social events.

These would make use of physical design features such as the community planters, picnic areas and open space for outdoor classes and community events.

There is also potential for activities in collaboration with the Wellesley Road care home and local schools such as the bilingual nursery which currently uses the sports pitches.

Although it sounds ideal, voluntary maintenance is not as easy and fair as it sounds, it would require strong community ownership and involvement. Instead physical design features should focus on being low maintenance or maintained by the community through classes and activities e.g. those run by the QCCA. It cannot just be handed over and expected that the community will maintain it. As such, voluntary maintenance should be an added extra which is up to the community rather than being relied upon.

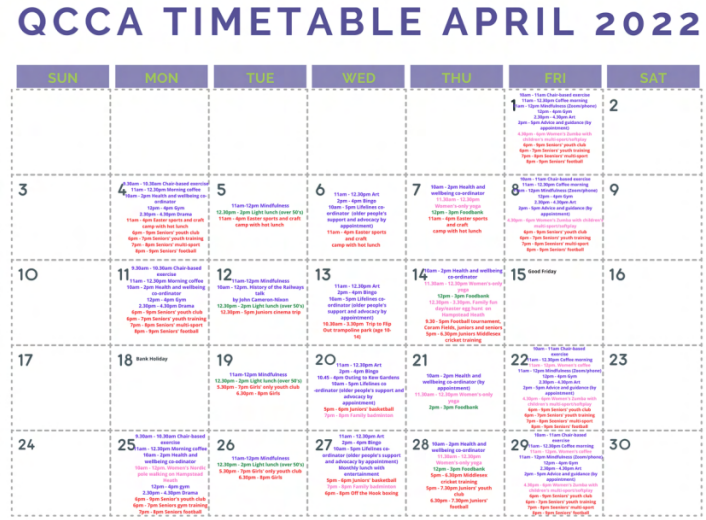


Figure 91: QQCA Timetable (QQCA, 2022)

3. Activities

- [x] Free activities and events
- [ ] Voluntary maintenance
- [x] Collaboration with local community centres and 'friends of'

COMMUNITY INVOLVEMENT, POLICIES AND PROTECTION

4. Protection

- [x] A locally suitable form of protetcing the green space
- [ ] A locally suitable form of protecting housing

A clear name and identity of the UGS and policy to protect and enhance the UGS and prevent infill housing would aid the protection of the open space. Name to be confirmed by the community.

Policy for no net loss of social housing exists in the London Plan but its effectiveness is unclear. However, although it is linked and should be considered when actively addressing green gentrification, housing policy at the London level is beyond the scope of this project.

The community and council could discuss the possibility of a CLT. This would depend on the level of community ownership and may not be suitable for all sites. Considering that the initial identification of UGS improvement has been made by the council a CLT may not be the most appropriate option for this site, but it may still be discussed. The CLT would protect both the green space and housing.

No net loss of UGS does not yet exist in London policy and would be important in the case of UGS on council estates.

Figure 92: Interviews with residents (GOH community vision, 2021)

Community Inclusion

- Formation or identification of 'friends of' group and/or tenants and residents association ✓
- Community involvement in deciding contents of interactive, active and passive spaces ✓
- Community involvement in deciding activities and events to hold ✓
- Tools for community to protect the green space and resist green gentrification ✓

'Friends of' and TRAs

There are multiple Tenants and Residents Associations (TRAs) in the area such as the Wendling TRA and Kiln Place TRA.

A 'friends of' group would be encouraged for the open space too. However, as mentioned in the literature review, there should be consideration of measures to avoid monopolisation of community involvement by those with more time and resources to participate.

Community design

In this project the contents of the spaces was determined by the community vision and thought of local resources, creativity and collaboration. Ideally this process would be more of a discussion in practice between the designer and the community. Design would not be implemented until after consultation.

Community programming

Activities and events are up to the community to decide, this may be through the QCCA, the 'friends of' group or other actors. The local community should have the opportunity to say which activities they would most value.

Tools for protection

Run a workshop or provide tools for the local community to learn about resisting gentrification e.g. the Staying Put Handbook.

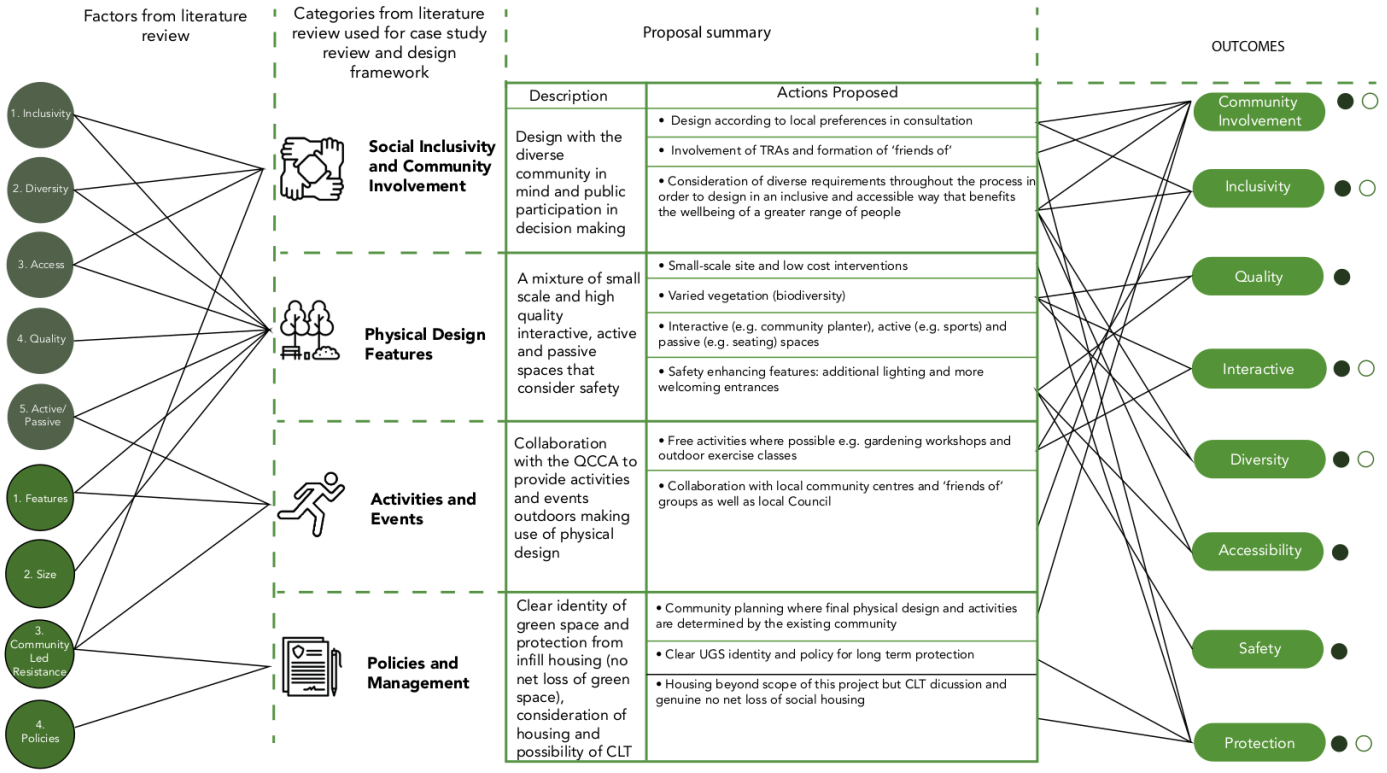
Figure 93: (Good Migrations, 2022)

6. CONCLUSIONS

SUMMARY

RESEARCH QUESTION

How can urban green space on housing estates be improved to benefit the existing local community and actively address green gentrification?



Objective 1. Understand how urban green space can be improved to increase inclusivity, usage and benefits to the local existing community

Objective 2. Explore the characteristics and scale of green space as well as policy mechanisms in relation to green gentrification

Objetcive 3. Create a framework for designing the improvement of green space on housing estates that benefits the existing local community and alleviates green gentrification

Figure 94: Project Summary

CRITICAL REFLECTIONS AND CONCLUSIONS

Conflict

Naturally in addressing the green paradox there is conflict to overcome. Some of the key conflict in this project is between improving UGS to benefit the local existing community and making green space so attractive as to catalyse gentrification. It is argued however, that this conflict is overcome by focusing on community collaboration and the use of local resources in improving the quality of the green space.

Another point of conflict which is briefly mentioned is the issue of increasing mobility between UGS such as Hampstead Heath, the selected site and Regents Park or Talacre Gardens. This may allow the space to be used by more people beyond the existing local community which may seem contradictory to the objectives but increased footfall will increase safety and consequently usage.

Research question and objectives

In answer to the research question it is found that UGS on housing estates can be improved to benefit the existing local community and actively address green gentrification by focusing on small scale, interactive and good quality green space.

This project has addressed each objective, however some objectives are easier to achieve than others. For example as the summary on the previous page shows, the first objective of increasing usage and benefits to the community is easier to address than designing to actively alleviate gentrification. A key challenge is making the case to the council and city for actively addressing green gentrification. This may be overcome by emphasising the synergies between community benefits and alleviating green gentrification, as well as focusing on low-impact, low-cost and small-scale solutions. Nevertheless, this project has shown that although there are conflicts at times there is a possibility of designing to actively alleviate green gentrification. Further research is needed to progress this area of urban design and to make the case for it in the context of growth politics.

Design framework

Although not all parts of the framework checklist were completed in the application and proposals, it has been shown that the framework is readily applicable to a suitable site. That not all parts were completed is not so much a weakness given that it must be adapted for the local context and that it is an iterative process with continual learning.

Design proposals

Given the focus on inclusion and community one weakness of the design proposals is that there was no direct consultation with the community during this process. However, it did make informed decisions from the proposals based on the community vision which was made from consultations with the community. A criticism of relying on this is that it was produced by the council who may have interpreted the community interests with bias or manipulation as occurs when interests are not directly communicated.

Conclusions

Overall this MRP addresses a challenging topic full of conflict of interest. A key strength is that it researches the topic in an academic environment because this allows for creativity and flexibility where profit-oriented practice would not allow.

It has applied the research from a critical literature and case study review to create a design framework in a simple checklist format which is used to make design proposals for the selected site. Judging by the literature and case studies, the proposed UGS design should effectively address the research question and objectives, however the only way to tell for sure would be through implementation and monitoring.

The design framework would be applicable to other sites such as the following examples as well as similar socio-cultural contexts beyond council estates in London. Further research, application and evaluation of methods would improve the understanding of this topic. Ultimately green gentrification and the social side of urban greening must be considered alongside the environmental aspect in policy and practice.

Figure 95: Golden Lane Estate, City of London (Morgan, 2022)

Figure 96: Lismore Circus, Camden (Morgan, 2022)

In short, this MRP has focused on the overlooked social side of urban greening and explores how to increase inclusivity, accessibility and benefits of UGS for local communities on housing estates in the long term. Instead of being based on the assumption that 'green is always good', there has been critical examination of the characteristics, scale and quality of green space and the effect that those factors have on local people. It has therefore contributed to academic practice by bringing together literature on community benefits of green space improvement, green gentrification and housing estates in the context of London. It is found that although there is some conflict, there are some complimentary outcomes when addressing UGS improvement and green gentrification which could be applied in professional practice.

Overall, addressing the green paradox is challenging but there are promising pathways for improving benefits to local communities whilst simultaneously actively tackling green gentrification.

Figure 97 (Morgan, 2022)

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APPENDIX A: ETHICAL CLEARANCE FORM

Your 2 response(s)

Previous | 1 | 2

Respondent: **Hannah Morgan** Submitted on: Tuesday, 5 April 2022, 1:37 PM

Ethical Clearance Pro Forma

It is important for you to include all relevant information about your research in this form, so that your supervisor can give you the best advice on how to proceed with your research.

You are advised to read though the relevant sections of UCL's Research Integrity guidance to learn more about your ethical obligations.

Please ensure to save a copy of your completed questionnaire BEFORE hitting 'submit' (you will not be able to access it later).

Submission Details

1 * Please select your programme of study.

Sustainable Urbanism : Sustainable Urbanism

2 * Please indicate the type of research work you are doing.

- [ ] Dissertation in Planning (MSc)
- [ ] Dissertation in City Planning (MPlan)
- [x] Major Research Project

3 * Please provide the current working title of your research.

Socially inclusive urban greening: designing to actively prevent green gentrification

4 * Please select your supervisor from the drop-down list.

Cheng, Ming : Cheng, Ming

Research Details

5 * Please indicate here which data collection methods you expect to use. Tick all that apply.

- [ ] Interviews
- [ ] Focus Groups
- [ ] Questionnaires (including oral questions)
- [ ] Action research
- [x] Observation / participant observation
- [ ] Documentary analysis (including use of personal records)
- [x] Audio-visual recordings (including photographs)
- [ ] Collection/use of sensor or locational data
- [ ] Controlled trial
- [x] Intervention study (including changing environments)
- [x] Systematic review
- [x] Secondary data analysis
- [ ] Advisory/consultation groups

6 * Please indicate where your research will take place.

UK only : UK only

7 * Does your project involve the recruitment of participants?

'Participants' means human participants and their data (including sensor/locational data and observational notes/images.)

○ Yes ◉ No

Appropriate Safeguard, Data Storage and Security

8 * Will your research involve the collection and/or use of personal data?

Personal data is data which relates to a living individual who can be identified from that data or from the data and other information that is either currently held, or will be held by the data controller (you, as the researcher).

This includes:

- Any expression of opinion about the individual and any intentions of the data controller or any other person toward the individual.
- Sensor, location or visual data which may reveal information that enables the identification of a face, address etc. (some postcodes cover only one property).
- Combinations of data which may reveal identifiable data, such as names, email/postal addresses, date of birth, ethnicity, descriptions of health diagnosis or conditions, computer IP address (of relating to a device with a single user).

○ Yes ◉ No

9 * Is your research using or collecting:

- special category data as defined by the General Data Protection Regulation*, and/or
- data which might be considered sensitive in some countries, cultures or contexts?

*Examples of special category data are data:

- which reveals racial or ethnic origin, political opinions, religious or philosophical beliefs, trade union membership;
- concerning health (the physical or mental health of a person, including the provision of health care services);
- concerning sex life or sexual orientation;
- genetic or biometric data processed to uniquely identify a natural person.

◉ Yes ○ No

10 * Do you confirm that all personal data will be stored and processed in compliance with the General Data Protection Regulation (GDPR 2018)?

- ○ Yes
- ○ No
- ◉ I will not be working with any personal data

11 * I confirm that:

- ☑ The information in this form is accurate to the best of my knowledge.
- ☐ I will continue to reflect on, and update these ethical considerations in consultation with my supervisor.

You MUST download a copy of your responses to submit with your proposal, and for your own reference.

To do this, use the print screen function of your web browser, and print to PDF in order to save.

Previous | 1 | 2

APPENDIX B: RISK ASSESSMENT FORM

The Bartlett School of Planning

Supervisor sign-off for Ethical Clearance Forms and Risk Assessment Forms

(For supervisor completion only)

Are you satisfied with the **risk assessment form** (*yes/~~no~~*)?

Please provide any additional comments about the form that may help the student.
(If the form is missing, the proposal must be given a mark of 0, and the student will have 48hours to resubmit the complete proposal. If the form is unsatisfactory, the student must amend their ethical questionnaire to your satisfaction before they can proceed with their research)

RISK ASSESSMENT FORM
FIELD / LOCATION WORK

DEPARTMENT/SECTION: **BARTLETT SCHOOL OF PLANNING**
LOCATION(S):
PERSONS COVERED BY THE RISK ASSESSMENT: **Hannah Morgan**

BRIEF DESCRIPTION OF FIELDWORK (including geographic location): I will likely visit the site (which I have not yet specified) but only for my own observations and perhaps a couple of photographs.

COVID-19 RELATED GENERIC RISK ASSESSMENT STATEMENT:

Coronavirus disease (COVID-19) is an infectious disease caused by coronavirus SARS-CoV-2. The virus spreads primarily through droplets of saliva or discharge from the nose when an infected person coughs or sneezes. Droplets fall on people in the vicinity and can be directly inhaled or picked up on the hands and transferred when someone touches their face. This risk assessment documents key risks associated fieldwork during a pandemic, but it is not exhaustive and will not be able to cover all known risks, globally. This assessment outlines principles adopted by UCL at an institutional level and it is necessarily general. Please use the open text box 'Other' to indicate any contingent risk factors and control measures you might encounter during the course of your dissertation research and writing.

Please refer to page 26-33 of your Dissertation in Planning Guidance Document (available on Moodle) to help you complete this form.

Hazard 1: Risk of Covid -19 infection during research related travel and research related interactions with others (when face-to-face is possible and/or unavoidable)

Risk Level - Medium /Moderate

Existing Control Measures: Do not travel if you are unwell, particularly if you have COVID-19 symptoms. Self-isolate in line with NHS (or country-specific) guidance.

Avoid travelling and face-to-face interactions; if you need to travel and meet with others:
- If possible, avoid using public transport and cycle or walk instead.
- If you need to use public transport travel in off-peak times and follow transport provider's and governmental guidelines.
- Maintain (2 metre) social distancing where possible and where 2 metre social distancing is not achievable, wear face covering.
- Wear face covering at all times in enclosed or indoor spaces.
- Use hand sanitiser prior to and after journey.
- Avoid consuming food or drinks, if possible, during journey.
- Avoid, if possible, interchanges when travelling - choose direct route.
- Face away from other persons. If you have to face a person ensure that the duration is as short as possible.
- Do not share any items i.e. stationary, tablets, laptops etc. If items need to be shared use disinfectant wipes to disinfect items prior to and after sharing.
- If meeting in a group for research purposes ensure you are following current country specific guidance on face-to-face meetings (i.e rule of 6 etc.)
- If and when possible meet outside and when not possible meet in venues with good ventilation (e.g. open a window)
- If you feel unwell during or after a meeting with others, inform others you have interacted with, self-isolate and get tested for Covid-19
- Avoid high noise areas as this mean the need to shout which increases risk of aerosol transmission of the virus.
- Follow one way circulation systems, if in place. Make sure to check before you visit a building.
- Always read and follow the visitors policy for the organisation you will be visiting.
- Flush toilets with toilet lid closed.

-'Other' Control Measures you will take (specify):

NOTE: The hazards and existing control measures above pertain to Covid-19 infection risks only. More generalised health and safety risk may exist due to remote field work activities and these are outlined in your Dissertation in Planning Guidance document. Please consider these as possible 'risk' factors in completing the remainder of this standard form. For more information also see: Guidance Framework for Fieldwork in Taught and MRes Programmes, 2020-21

Consider, in turn, each hazard (white on black). If **NO** hazard exists select **NO** and move to next hazard section.
If a hazard does exist select **YES** and assess the risks that could arise from that hazard in the risk assessment box.
Where risks are identified that are not adequately controlled they must be brought to the attention of your Departmental Management who should put temporary control measures in place or stop the work. Detail such risks in the final section.

ENVIRONMENT	**The environment always represents a safety hazard. Use space below to identify and assess any risks associated with this hazard**
e.g. location, climate, terrain, neighbourhood,	Examples of risk: adverse weather, illness, hypothermia, assault, getting lost.

in outside organizations, pollution, animals.	Is the risk high / medium / low ? Adverse weather is a low risk considering the urban location and ability to shelter or carry suitable clothing. Getting lost is a low risk with a fully charged mobile phone and portable battery, as well as the fact that I am familiar with London.

	CONTROL MEASURES	**Indicate which procedures are in place to control the identified risk**
		work abroad incorporates Foreign Office advice
		only accredited centres are used for rural field work
x		participants will wear appropriate clothing and footwear for the specified environment
x		refuge is available
		work in outside organisations is subject to their having satisfactory H&S procedures in place
		OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

EMERGENCIES	**Where emergencies may arise use space below to identify and assess any risks**
e.g. fire, accidents	Examples of risk: loss of property, loss of life Low risk of loss of property and other emergencies.

	CONTROL MEASURES	**Indicate which procedures are in place to control the identified risk**
		participants have registered with LOCATE at http://www.fco.gov.uk/en/travel-and-living-abroad/
x		contact numbers for emergency services are known to all participants
x		participants have means of contacting emergency services
		a plan for rescue has been formulated, all parties understand the procedure
		the plan for rescue /emergency has a reciprocal element
		OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

EQUIPMENT	**Is equipment used?**	**NO**	**If 'No' move to next hazard** **If 'Yes' use space below to identify and assess any risks**
e.g. clothing, outboard motors.	Examples of risk: inappropriate, failure, insufficient training to use or repair, injury. Is the risk high / medium / low ?		

	CONTROL MEASURES	**Indicate which procedures are in place to control the identified risk**
		the departmental written Arrangement for equipment is followed
		participants have been provided with any necessary equipment appropriate for the work
		all equipment has been inspected, before issue, by a competent person
		all users have been advised of correct use
		special equipment is only issued to persons trained in its use by a competent person
		OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

LONE WORKING	**Is lone working a possibility?**	**YES**	**If 'No' move to next hazard** **If 'Yes' use space below to identify and assess any risks**
e.g. alone or in isolation *lone interviews.*	Examples of risk: difficult to summon help. Is the risk high / medium / low? The field site will be within London with which I am familiar, the site would only be visited in daytime and so there is a low risk.		

	CONTROL MEASURES	**Indicate which procedures are in place to control the identified risk**
		the departmental written Arrangement for lone/out of hours working for field work is followed
		lone or isolated working is not allowed
		location, route and expected time of return of lone workers is logged daily before work commences
x		all workers have the means of raising an alarm in the event of an emergency, e.g. phone, flare, whistle
		all workers are fully familiar with emergency procedures
		OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

ILL HEALTH	The possibility of ill health always represents a safety hazard. Use space below to identify and assess any risks associated with this Hazard.
e.g. accident, illness, personal attack, special personal considerations or vulnerabilities.	Examples of risk: injury, asthma, allergies. Is the risk high / medium / low? Low risk of injury, no higher than everyday risk of injury.
CONTROL MEASURES	**Indicate which procedures are in place to control the identified risk**

	all participants have had the necessary inoculations/ carry appropriate prophylactics
	participants have been advised of the physical demands of the research and are deemed to be physically suited
	participants have been adequate advice on harmful plants, animals and substances they may encounter
	participants who require medication should carry sufficient medication for their needs
x	OTHER CONTROL MEASURES: please specify any other control measures you have implemented: The risk is low so the measure to be taken is simple to be aware and take care.

TRANSPORT	Will transport be required	NO	X	Move to next hazard
		YES		Use space below to identify and assess any risks
e.g. hired vehicles	Examples of risk: accidents arising from lack of maintenance, suitability or training Is the risk high / medium / low?			
CONTROL MEASURES	**Indicate which procedures are in place to control the identified risk**			

	only public transport will be used
	the vehicle will be hired from a reputable supplier
	transport must be properly maintained in compliance with relevant national regulations
	drivers comply with UCL Policy on Drivers http://www.ucl.ac.uk/hr/docs/college_drivers.php
	drivers have been trained and hold the appropriate licence
	there will be more than one driver to prevent driver/operator fatigue, and there will be adequate rest periods
	sufficient spare parts carried to meet foreseeable emergencies
	OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

DEALING WITH THE PUBLIC	Will people be dealing with public	NO	If 'No' move to next hazard If 'Yes' use space below to identify and assess any risks

e.g. interviews, observing	Examples of risk: personal attack, causing offence, being misinterpreted. Is the risk high / medium / low?
CONTROL MEASURES	**Indicate which procedures are in place to control the identified risk**

	all participants are trained in interviewing techniques
	advice and support from local groups has been sought
	participants do not wear clothes that might cause offence or attract unwanted attention
	interviews are conducted at neutral locations or where neither party could be at risk
	OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

WORKING ON OR NEAR WATER	Will people work on or near water?	NO	If 'No' move to next hazard If 'Yes' use space below to identify and assess any risks
e.g. rivers, marshland, sea.	Examples of risk: drowning, malaria, hepatitis A, parasites. Is the risk high / medium / low?		
CONTROL MEASURES	**Indicate which procedures are in place to control the identified risk**		

	lone working on or near water will not be allowed
	coastguard information is understood; all work takes place outside those times when tides could prove a threat
	all participants are competent swimmers
	participants always wear adequate protective equipment, e.g. buoyancy aids, wellingtons
	boat is operated by a competent person
	all boats are equipped with an alternative means of propulsion e.g. oars
	participants have received any appropriate inoculations
	OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

MANUAL HANDLING (MH)	Do MH activities take place?	NO	If 'No' move to next hazard If 'Yes' use space below to identify and assess any risks
e.g. lifting, carrying, moving large or heavy equipment, physical unsuitability for the task.	Examples of risk: strain, cuts, broken bones. Is the risk high / medium / low?		

CONTROL MEASURES	Indicate which procedures are in place to control the identified risk

- ☐ the departmental written Arrangement for MH is followed
- ☐ the supervisor has attended a MH risk assessment course
- ☐ all tasks are within reasonable limits, persons physically unsuited to the MH task are prohibited from such activities
- ☐ all persons performing MH tasks are adequately trained
- ☐ equipment components will be assembled on site
- ☐ any MH task outside the competence of staff will be done by contractors
- ☐ OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

SUBSTANCES	Will participants work with substances	NO	If 'No' move to next hazard If 'Yes' use space below to identify and assess any risks
e.g. plants, chemical, biohazard, waste	Examples of risk: ill health - poisoning, infection, illness, burns, cuts. Is the risk high / medium / low?		

CONTROL MEASURES	Indicate which procedures are in place to control the identified risk

- ☐ the departmental written Arrangements for dealing with hazardous substances and waste are followed
- ☐ all participants are given information, training and protective equipment for hazardous substances they may encounter
- ☐ participants who have allergies have advised the leader of this and carry sufficient medication for their needs
- ☐ waste is disposed of in a responsible manner
- ☐ suitable containers are provided for hazardous waste
- ☐ OTHER CONTROL MEASURES: please specify any other control measures you have implemented:

OTHER HAZARDS	Have you identified any other hazards?	NO	If 'No' move to next section If 'Yes' use space below to identify and assess any risks
i.e. any other hazards must be noted and assessed here.	Hazard: Risk: is the risk		

CONTROL MEASURES	Give details of control measures in place to control the identified risks

Have you identified any risks that are not adequately controlled?	NO ☐	Move to Declaration
	YES ☐	Use space below to identify the risk and what action was taken

DECLARATION	The work will be reassessed whenever there is a significant change and at least annually. Those participating in the work have read the assessment.

	Select the appropriate statement:
X	I the undersigned have assessed the activity and associated risks and declare that there is no significant residual risk
X	I the undersigned have assessed the activity and associated risks and declare that the risk will be controlled by the method(s) listed above

NAME OF SUPERVISOR Ming Cheng

BPLN0052_SCLW6

GRADEMARK REPORT

FINAL GRADE

/100

GENERAL COMMENTS

Instructor

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