

HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION



West Acton Cherry Tree Walk

Update for residents 2 September 2017

www.hhgera.com/gardens-project

 @PGCherryWalk

Email: consultation@hhgera.com

www.Spacehive.com/westactoncherrytreewalk

Working group

- **Aleksandra Turner:** Estate resident, marketing manager
Communications, project management, relations with local businesses.
- **Ali Sadjady:** Estate resident, property developer
Fundraising, project management, relations with local businesses.
- **Kate Crossland:** Estate resident and PlayStreet organiser
– Schools and community liaison.
- **John Ward:** Estate resident, garden designer
Project design, phasing and costings.
- **Nikos Kassapakis:** Princes Gardens resident
– Crowdfunding, relations with local businesses
- **Nim Maradas:** Princes Gardens resident, HHGERA Houses Committee member responsible for website
Stakeholder management and communications.
- **Renée McCaw:** Princes Gardens resident
Fundraising, relations with London Borough of Ealing, local schools & Spacehive.

Key community stakeholders

- **Bill Bailey:** Princes Gardens resident, HHGERA Chairman and a director of HHGE Ltd.
– Overall co-ordination, liaison and budgeting
- **Piers Mahoney:** Princes Gardens resident, HHGERA Houses Committee member responsible for gardens
– Liaison with Estate gardeners and organisation of community gardening days.
- **Quentin Phillipps:** Local businessman and author
– Environmental studies and communications support.

How the community has been involved

- **Annual General Meeting (30 April 2017):**
 - AGM notice and agenda circulated (separately) to all 619 flats and houses on Estate
 - Initial project plans on display
 - Volunteers invited to create a working group
 - Association officers asked to take project forward
- Two **consultation flyers** circulated to all flats and houses, local shops and poster to businesses
- **Personal visits** to all houses facing the central reservation
- **Events** – PlayStreet, 11Café event, harvest festival (30 September)
- Website page with full information and updates at www.hhgera.com/gardens-project
- Consultation email consultation@hhgera.com
- Estate blog www.teaclubofhangerhill.com
- Residents Association newsletter
- Newsletters of Holy Family and West Acton Primary Schools
- Online questionnaire at www.surveymonkey.co.uk/r/hhgera (via website and visits)
- Twitter feed @PGCherryWalk

Door to door visits

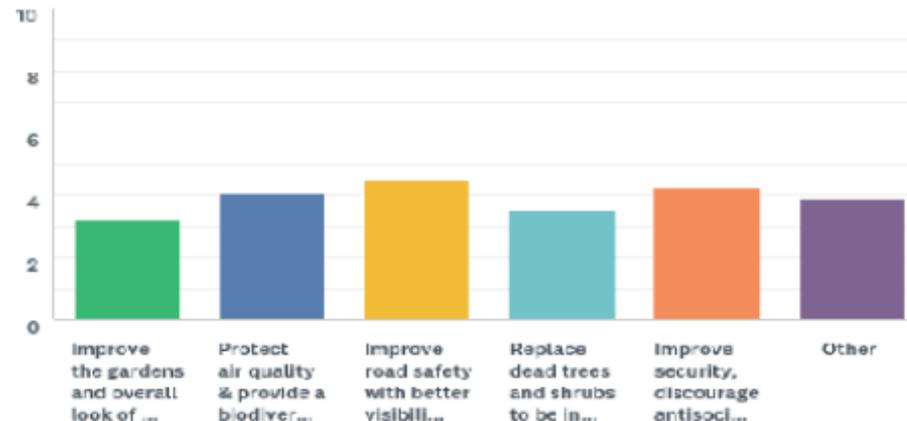
- 53 houses overlooking central reservation visited by working group members
 - 14 commented in detail, of which 10 broadly in favour
 - 24 not at home ('While you were out' letter left with copy of flyer)
 - 5 took information to read and respond online
 - 4 not English-speaking
 - 3 shared house/not interested/didn't open door
- 10 broadly in favour
- 4 raised significant concerns or opposed project
- Wide consensus on need for 'tidying up' and removing dead trees
- Equally wide opposition to completely clearing the area and grassing it over
- Concerns focus on impact of removing green barrier on noise and pollution
- Conservation: residents value bird life, biodiversity, sustainability, existing trees
- Security: divided opinions – some feel unsafe now, others are sceptical of Police advice on the risks due to dense vegetation
- Road safety: a wide concern – need for designated crossing points and good visibility

Survey – priorities identified

- Responses collected during door-to-door visits and from online questionnaire on www.hhgera.com
- Road safety and security identified as key aims, marginally ahead of appearance and replacing dead trees
- ‘Other’ priorities reflect feedback from door to door visits, emailed responses and spontaneous input

Q4 Please rank the following priorities in order of what is most important to you to with these proposals (1 being the most important)

Answered: 15 Skipped: 0



Email feedback received

Comments collated from five emailed responses received, four of which detailed extensive concerns:

- **Environmental:**
 - "I like having an impenetrable thick shrubbery on the central reservation..."
 - "...There is an incredible diversity of naturally established plants... probably the most diverse area of vegetation left on the HHGE."
 - "I understand the need to replace dead/dying trees and to prune shrubs, but I do not approve of wholesale digging up and removal of shrubbery."
 - "We like to take our time to drink our first cup of morning coffee lying in bed enjoying the view of the varied and changing foliage through our front windows. It would be a bit [sad] if much of it was to disappear."
 - "As it is now, the area needs to be cleared of a great deal of the dead or dying trees and shrubs; the proposals would allow new trees and shrubs to be planted and also additionally produce a more visible and open environment."
- **Traffic noise and pollution:**
 - "It acts as a sight/sound barrier to the cars on the southbound carriageway, particularly in the mornings during term time, when there is a constant queue of cars idling their engines waiting to enter Queens Drive."
 - "It is the dense understorey of bushes and shrubs that provides the main barrier to noise and exhaust pollution affecting the residents..."
- **Security and privacy:**
 - "I don't want it to be open and accessible offering escape routes for burglars..."
 - "I like very much not being able to see the houses opposite. Remove the taller plants and we would all be staring straight into each other's bedroom windows."
- **Bad drivers:**
 - "Make it possible to drive a couple of wheels up the curb onto the central reservation and people will do so, not least larger vehicles."
 - "I find it concerning that more crossing points will be made. Bearing in mind that there is often nose to tail parking, will yellow lines or dropped kerbs be installed?"
- **Antisocial behaviour:**
 - "People [may] misuse the space - ie littering, picking the wildflowers, street drinking during the day or at night. I understand this happens now to a certain extent, but we could be inviting extra nuisance to our lives."
- **Balance of opinion:**
 - "It seems right to me that the views of those directly affected, i.e. those of us living opposite the area in question, should take precedence over the views of those who live elsewhere on the estate and who will not have to suffer the impact of the change."

Other feedback received

45 individual financial pledges on Spacehive

"I've always wondered why this central reservation was like a jungle of overgrown shrubbery, it certainly reduced the likeability of the area. After this cherry tree walk is implemented, there's no doubt I'd want to move here from North Acton playing fields area. Such a wonderful project and the amount raised so far is incredible."
- Spacehive contributor

"Fabulous idea, glad to be part of it x"
- Spacehive contributor

"A project that will benefit our school children in years to come... Please do support this very worthy initiative."
- Holy Family school newsletter

"Another beautiful day and I thought about this! How nice it would be to cross the street and be able to see! And what a lovely walk to school it would make!"
- Tea Club of Hanger Hill blog

"Sounds like a lovely idea. Would be beautiful, good luck!"
- Spacehive contributor

"A great initiative which will improve the area and deserves to succeed."
- Spacehive contributor

"Great Community Initiative!"
- Spacehive contributor

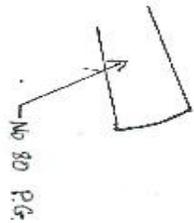
"What a wonderful project! Really inspired."
- Spacehive contributor

"My parents have lived here since 1962 and talking to dad he remembers one of the reasons he and mum loved the estate, was seeing it for the first time in May, with all the cherry trees in full blossom. It would be fantastic to see the gardens, which used to be less overgrown and safer for the children, restored and updated with a design which celebrates the past and creates a beautiful new space for the future."
- Spacehive contributor

How we have responded to consultation

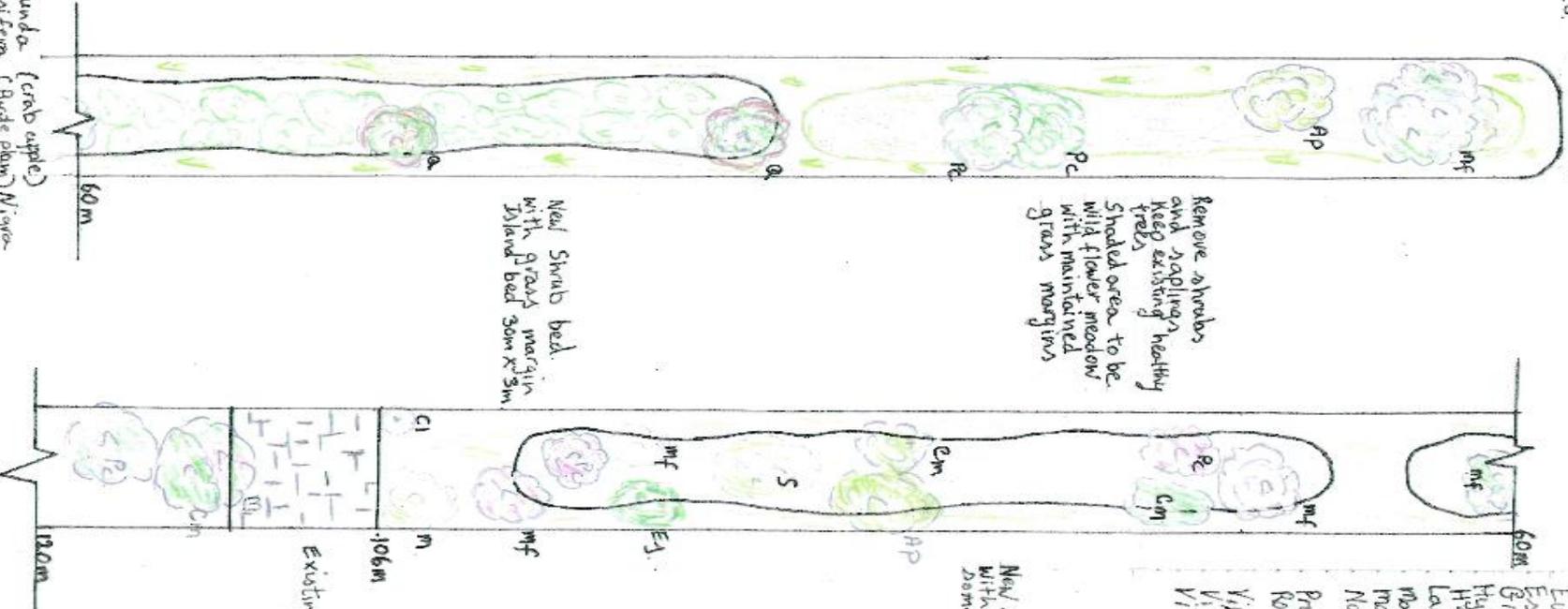
<u>Points raised</u>	<u>Action / changes proposed</u>
Road safety	Top priority for design – designated crossing points, improved visibility for pedestrians and vehicles, consultation with Community Safety Team and Ealing Council on details.
Crime and antisocial behaviour	Consultation with Community Safety Team. Probably (reluctantly) discourage access to area other than at crossing points. Better visibility to discourage crime. Fencing or boulders to stop parking.
Environmental	Diverse and nature-friendly planting – wildflower meadow and wider variety of trees and shrubs than originally envisaged. Remove only trees that are dead, diseased or potentially hazardous – prune remainder for longer healthy life. Wider environmental survey to develop master plan for Estate and surrounds.
Noise and pollution	Maintain all healthy trees and shrubs. Low level planting to absorb pollution before it reaches head height. Denser understorey at south end (consistent with road safety) where traffic accumulates. Better information through installation asap of pollution monitors (request pending).
Community benefits	Project has already stimulated community gardening group that meets regularly. Consider moving PlayStreet from Monks Drive to Princes Gardens, safety permitting. Explore educational potential with local schools – projects, voluntary participation, insect hotels, tours, signage at crossing points.
Visual impact	Planting for year-round interest – cherry trees and Spring bulbs but also wildflower meadow, evergreens, fruiting trees/shrubs and Autumn colour.
Privacy for facing houses	Retain and refresh tree stock (gaps are already appearing). Evergreen options.

Initial plan (north)



No 80 P.G.

6m



Remove shrubs and saplings, healthy keep existing, shaded area to be wild flower meadow with maintained grass margins

New shrub bed with grass margin Island bed 30m x 3m

New shrub bed 32m x 3m with existing trees and dome structures remaining

Proposed New Plant List
 Abelia grandiflora
 Aucuba japonica
 Camellia species
 Cornus S. midwinter Fire
 Dianthus Reperus

Euonymus japonicus
 Eucymus Emerald Gold
 Escallonia (Apple Blossom)
 Grass species
 Hydrangea paniculata
 Hebe mid summer Beauty
 Lavandula angustifolia
 Mahonia x media Winter Sun
 Magnolia stellata
 Nandina domestica
 Prunus l. Otto Luyken
 Roses (shrub species)
 Viburnum plicatum var. raii
 Viburnum Opulus
 Viburnum x burkwoodii

Existing trees
 mf Malus floribunda (crab apple)
 Pp Prunus cerasifera (Burdock plum) Nigra
 Ap Acer pseudoplatanus (Sycamore)
 Q Quercus robur (English oak)
 Cm Crataegus monogyna (Hawthorn)
 S Syringa vulgaris (Lilac)
 EJ Erubotrya japonica (Loquat)
 EA Chamaecyparis lawsoniana
 L Laburnum
 P Prunus avium
 P Pyracantha

Existing paved crossing

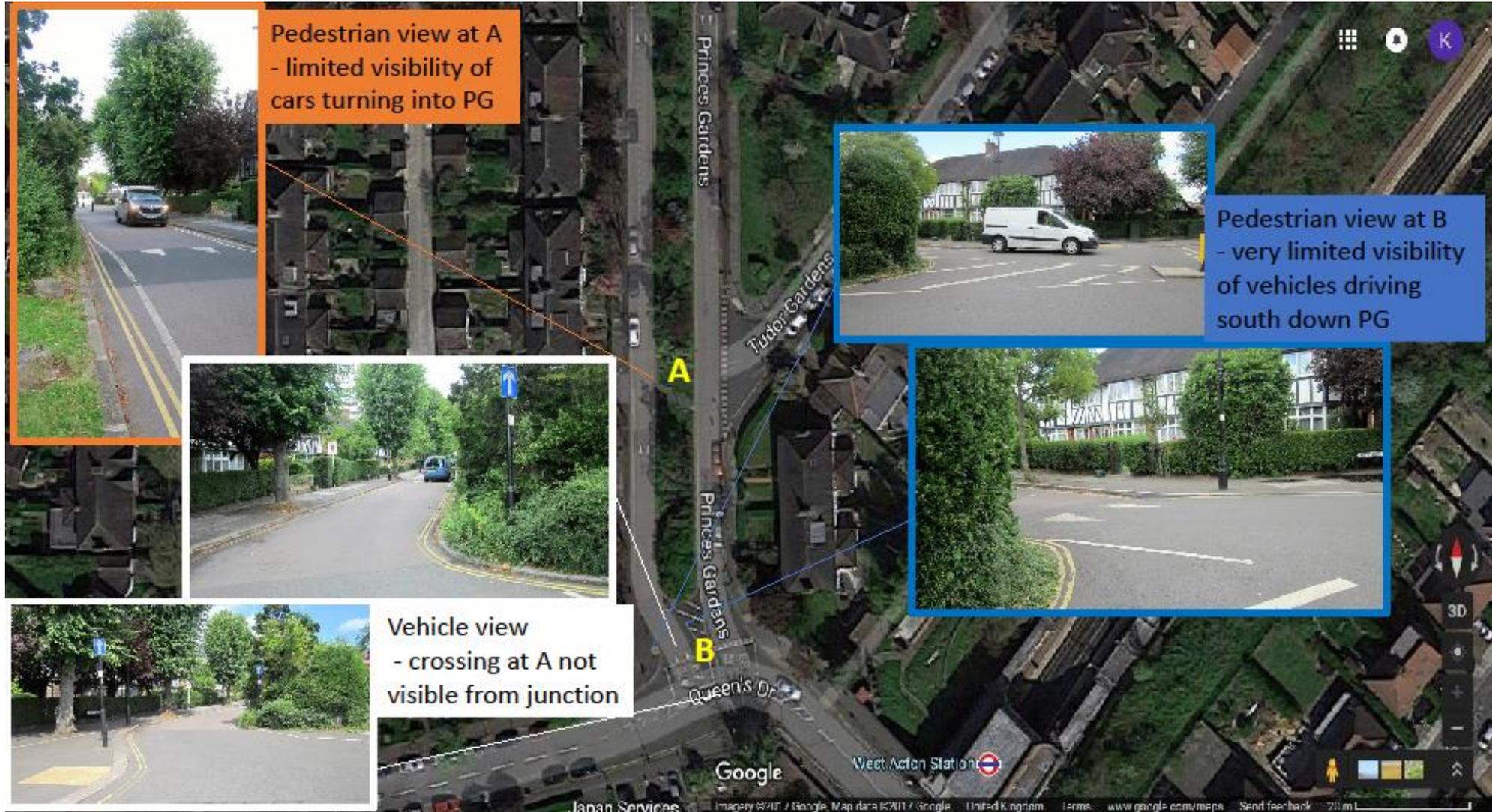
Princes Gardens

Acton W3
 Proposed New Landscape
 Layout

Scale 1:100

Abel Frankers March 2017

Road safety



Tree survey

- Report commissioned from Tony O'Reilly of Tally Ho Landscape Contracts Ltd
- Detailed survey of all trees and large shrubs in Princes Gardens central reservation
- Brief was to assess health and sustainability of existing trees and large shrubs, and to make recommendations allowing us to retain healthy mature trees wherever possible
- Survey reinforces what we already knew about the very poor state of existing tree stock
- Many trees are dead or so diseased they cannot be saved
- Others are severely stressed by surrounding vegetation but can be saved
- A few are potentially hazardous as in danger of falling or obstructing the road
- Dead and dying trees to be removed and stumps ground out, to minimise risk of contaminating healthy specimens
- Remaining trees and large shrubs to be pruned/reshaped as needed to encourage strong, healthy and sustainable growth (consistent with other design priorities)
- All trees lost to be replaced with new stock, including Prunus (cherry) but also carefully selected other varieties to reduce risk of disease and provide year-round habitat and beauty

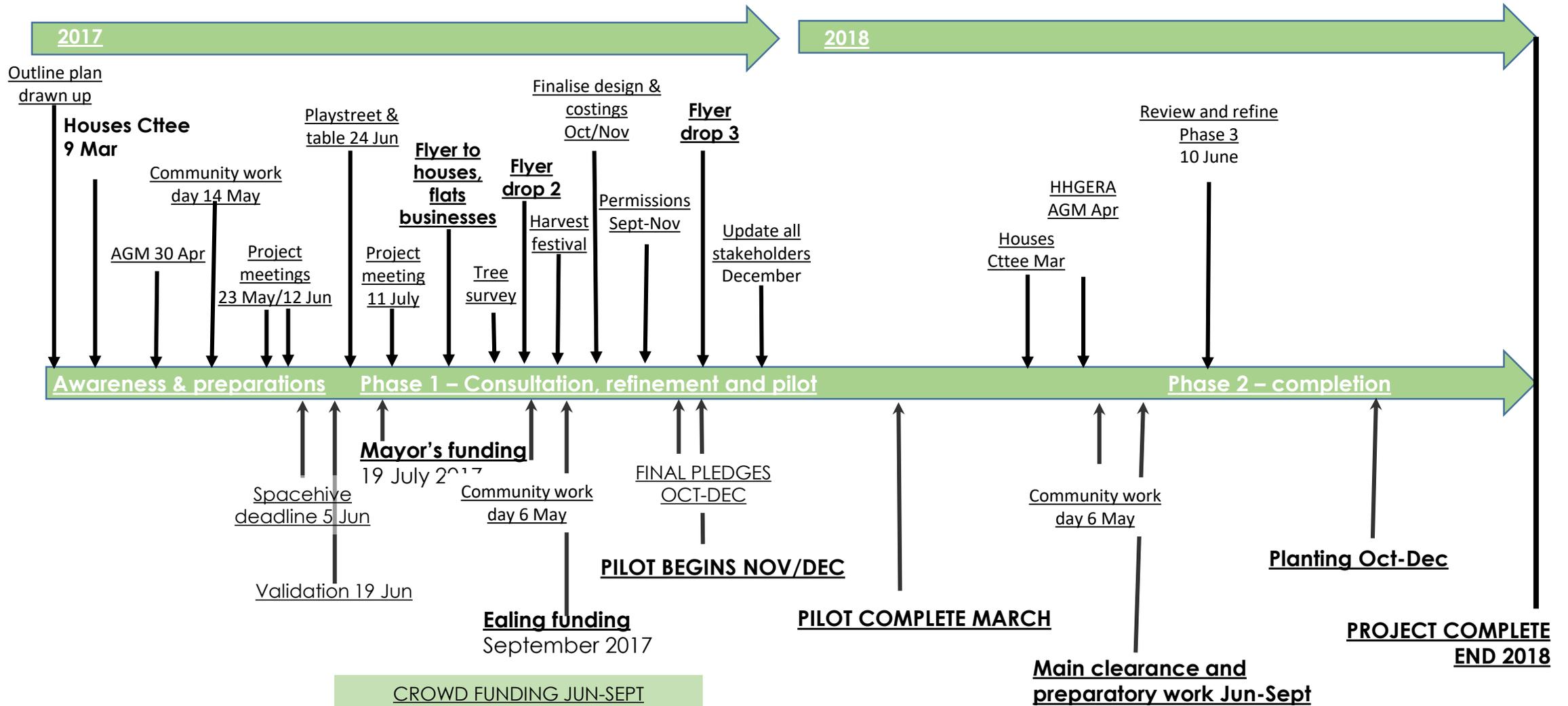
Environmental survey

- Concerns about progressive loss of habitat in our area of London – symptomised by disappearance of badgers, hedgehogs, lesser spotted woodpeckers and nuthatches from the Estate.
- Restoration of Princes Gardens central reservation will disturb another ‘wild’ area.
- Survey to be commissioned from London Wildlife Trust (LWT) as a first step toward drawing up an environmental master plan for the Estate and potentially surrounding areas.
- Expert opinion and further consultation needed whether this should cover just some or all of our Estate or the whole triangle bounded by the railway lines and Park Royal Industrial Estate.
- LWT model is to draw up a masterplan + mini surveys and proposed time frame work to obtain baseline data, followed up by community involvement to enhance the environment and continued surveys so the project eventually ends up as a properly thought out, scientifically rigorous, permanently ongoing community project – which can be compared with other similar project areas in London.
- Seed funding of £1,000, potentially rising to £5,000, offered by Quentin Phillipps, former residents association Chairman, on behalf of Japan Services (outside project budget).
- London Wildlife Trust is the only charity dedicated solely to protecting the capital's wildlife and wild spaces – see <http://www.wildlondon.org.uk/> for information about its work and how to get involved.

Fundraising

- Project budgeted at just under £50,000 (this is below cost of option shown at AGM)
- Major costs include reports and design, tree works and clearing undergrowth, green waste disposal, new trees and shrubs, topsoil, fencing/boulders, wildflower meadow turf, Spring bulbs
- Residents Association budget approx. £12,000 is roughly balanced – no surplus for big projects
- Crowdfunding launched via Spacehive.com to a very tight deadline
- No funding received from Mayor's Crowd London fund but we may qualify for new Green fund
- 50 pledges received so far, totalling £9,743 in cash and kind (20% of the total needed)
- Major pledges from Hanger Hill Ward Forum (£2,000), Transport for London (to supply and plant 20 new trees), Japan Services (printing and delivery of flyers, environmental survey), HHGERA Houses (£500) and Flats (£120)
- Shortlisting decision expected imminently for Ealing Council funding under its £250,000 Transform Your Space fund
- Individuals have pledged between £3 and £100 via Spacehive, with several £50 pledges
- Go to www.Spacehive.com/westactoncherrytreewalk for contributions.

Timeline



How you can help

- Register online at www.spacehive.com/westactoncherrytreewalk, where you can offer financial support – or email consultation@hhgera.com to speak to one of the team.
- Support can be offered in cash or kind – email consultation@hhgera.com if you think you can contribute the goods and services we will need to complete the project
- Share your ideas on planting and design at one of our events – updates will be available again at the next Playstreet (30 Sept) and Holy Family flower festival (16/17 Sept)
- Join our community gardening days – the next one is scheduled for 22 October (see www.hhgera.com/gardens-project for info)
- We have included in the project's budget a plaque to be placed in the finished garden, where major backers will be thanked publicly (unless they prefer anonymity!)
- Help us raise the project's profile with local opinion leaders and prospective donors
- We need as many individual supporters as possible to help raise funding from local businesses, large sponsors and other funding organisations

Thank you!