

Event title:	Golf Links Workshop 1
Event date:	16 September 2021 (15.30am - 19.30pm)
No. of registered attendees:	35
Location:	Emmanuel Church, Fleming Road
Levitt Bernstein:	Vinita Dhume, Riaan Louw & Helen Hephner
London Borough of Ealing:	Simeon Abraham & Desrine Vickers
Source Partnership:	John Morris, Yusra Sharif & Harpreet Kaur

This summary report is a record of the Workshop 1 events that took place. A short online presentation was held on 15 September 2021 that briefly explained the content. This was followed by a physical event that covered the content in more detail on 16 September 2021. This took place in Emmanuel Church where existing residents had a chance to tell what their experiences are about living at Golf Links and explore what their design priorities are.

This workshop forms part of a series of workshop events over the next few months. The report records the comments and feedback made by the residents.

The content of the boards as discussed, included the following topics:

- What Workshop 1 is about.
 - Explain the brief and recapped what was discussed at the Opening Event.
 - A timeline showing the series of workshop events.
- What you have told us so far. What we have learnt from you so far...
 - What are the positives?
 - What are the negatives?
- Your Design Charter and Priorities: what you have told us so far...
 - Understand what you want to see in the new designs for your neighbourhood?
 - A summary of the design priorities from the previous workshop.
- These are your Design Priorities.
 - Building on the feedback we have gathered, a number of initial design objectives were identified.
- A well connected neighbourhood.
- High quality building design.
- Good internal layout for homes.
- High quality landscape, open space and play.
- A safe and secure neighbourhood.
- Next steps / way forward.
 - A timeline showing future consultation events.
 - Information shared on the site visit to South Acton Gardens Regeneration site for 2 October 2021.

Golf Links Estate - Summary Report

Feedback from Golf Links residents during the Opening Event

What you have told us before. What we have learned from you so far...

The positives: what do you like?

- Safe and welcoming neighbourhood.
- Play in private courtyard spaces, away from the street.
- Insides of our homes are good.
- Reliable public transport nearby.
- Comfortable and good size homes.
- Nice views from the towers.

The negatives: what don't you like?

- Dampness and smell inside homes.
- Building services are too old.
- Lifts constantly break down.
- Windows open inwards, instead of outwards.
- Lack of parking – find it difficult to find parking outside of resident's block.
- Parking management is needed.
- Parking fee for non-residents is needed.
- Dumping - more bins is necessary.
- Safety for pets.
- Nothing for teenagers to do.
- Bus frequency needs to be improved.
- Smoking drugs is a problem.
- Ceilings are too low.
- Sugar coating the existing situation on the estate.
- Soundproofing of existing homes.
- Not enough space on playing areas.
- Piping is old and needs repairs.

Golf Links Estate - Summary Report

Feedback from Golf Links residents during the Opening Event

Your Design Charter and Priorities: what you have told us so far...

What you want to see in the new designs for your neighbourhood?

- Soundproofing needed.
- Good private amenity spaces.
- Shared communal gardens.
- Maintenance and management.
- Cycle storage.
- Good isolation needed.
- Eco friendly buildings.
- Well sized, nicely furnished houses.
- Lifts
- Community facilities for teenagers.
- Safer routes through the estate.
- Private balconies and gardens.
- Private amenity spaces .
- Car park.
- EV chargers.
- Supermarket or a local shop.
- Storage (indoor and outdoor).
- Better playgrounds.
- Multi-generational homes.
- Spacious homes.

Golf Links Estate - Summary Report

Feedback from Golf Links residents during the Opening Event

A well-connected neighbourhood

Bus routes & public transport



Improved bus stops



Safe pedestrian crossings

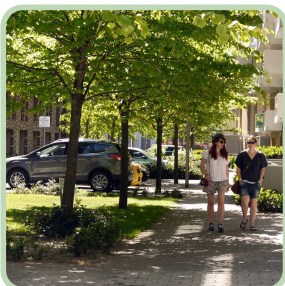


Electrical scooter schemes

There were support to improve the areas around the bus stops, and to have better and safer pedestrian crossings at strategic locations.

There was no support for electrical scooter schemes, as it will not work in this specific area.

Parking



On-street parking



Electrical charging points

On street parking was a clear preference with some exceptions to courtyard parking.

There was strong support to provide electrical charging points across the estate.



Podium parking

Podium parking was not supported as residents feel it can encourage anti-social behaviour.

Golf Links Estate - Summary Report

Feedback from Golf Links residents during the Opening Event

A well-connected neighbourhood

Cycle and pedestrian routes



Integrated cycle and pedestrian routes



Cycle routes through green spaces

There was good support for cycling and pedestrian routes.

The preferences were integrated cycle and pedestrian routes and cycle routes through green spaces.

Access to amenities



Mini supermarket



Community cafe



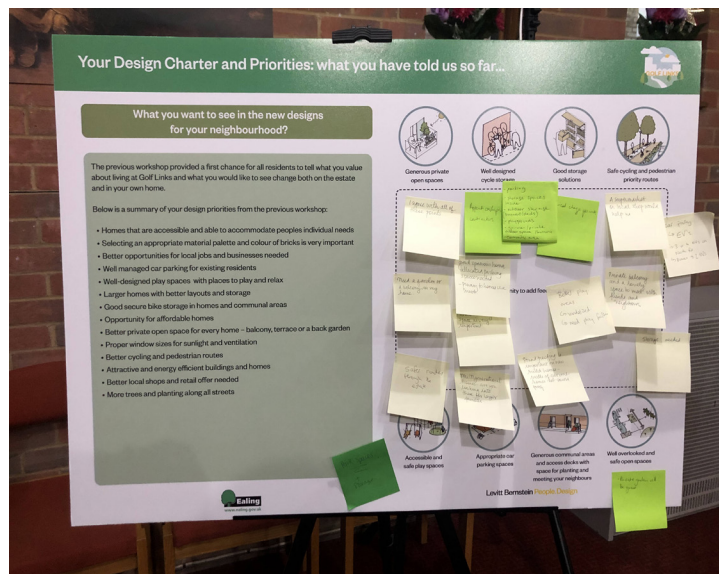
Co-working spaces

There was strong support for good access to amenities.

These include a mini supermarket, community café and co-working spaces.

Feedback from Golf Links residents during the Opening Event

- Parking is a problem on weekends.
- Cycle and electric scooter routes separate from pedestrian paths for safety.
- Security concerns for podium car park.
- Supermarket and corner shops that sell international products.
- Laundrette, gym and nursery.
- Youth club with entertainments rooms.
- Well managed, quiet co-working areas or cafe with booking system and security.
- Controlled, safe, permanent parking zones.
- Security with cameras and lights.
- Bicycle hire that is managed and organized.
- Solar panels.
- Multiple parking spaces for big families.
- EV chargers.
- Bicycle storage.
- Dedicated cycle route to nearby boroughs to encourage the use of bikes.



Golf Links Estate - Summary Report

Feedback from Golf Links residents during the Opening Event

High quality building design

Apartment buildings - medium rise



Stacked maisonettes

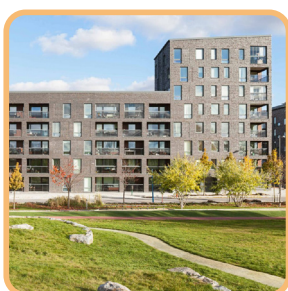


6 storey buildings

There was strong support for stacked maisonettes (4 storey building blocks), as this was a common existing feature on the estate.

There were concerns for 6 storey building blocks, because of the height considerations.

Taller buildings



A mix of heights in one building with taller building to one edge



Cluster of taller buildings at some locations

While taller buildings were of concern, combining a mix of heights in one building with taller building to the one edge, were supported.

Promoting cluster of taller buildings around certain locations were not supported.

Golf Links Estate - Summary Report

Feedback from Golf Links residents during the Opening Event

High quality building design

Mixed use buildings



Community uses
at ground level



Retail at ground level

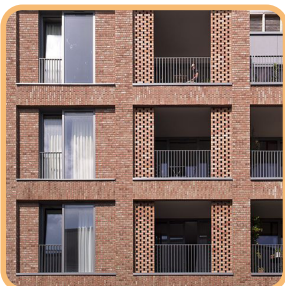


Nursery at ground level

There was good support for mixed-use buildings on the estate. These include community uses, co-working spaces and retail spaces at the ground level.

While there were support for nursery facilities, there were concerns for overlooking and privacy from surrounding buildings.

Materials



Traditional red brick building



Contemporary brick building



Metal clad building



Timber clad building

There was a clear preference for the use of brick as a preferred material.

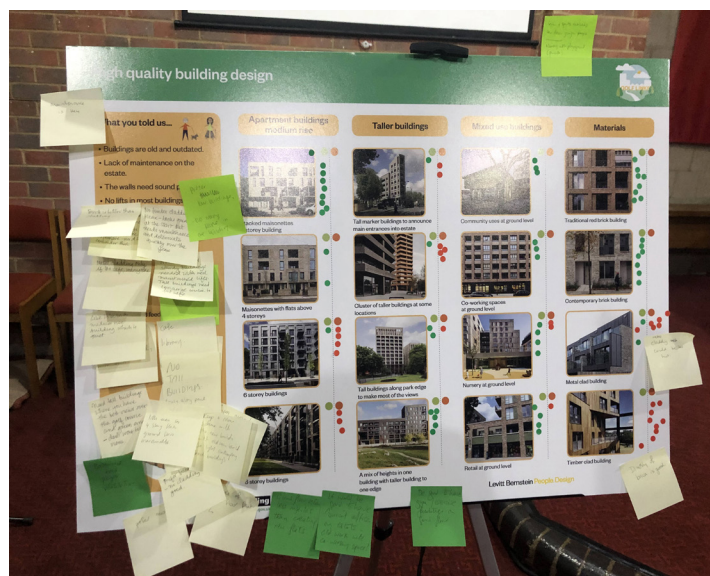
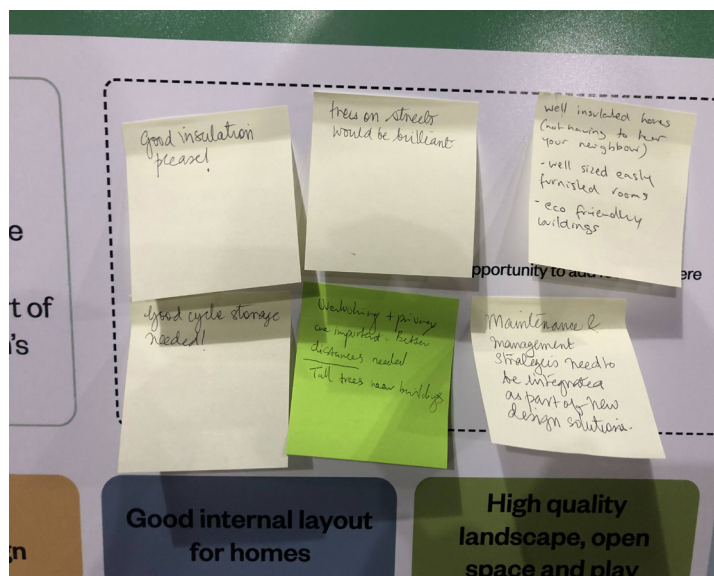
Metal and timber cladding were not supported for safety and aesthetic reasons.

Golf Links Estate - Summary Report

Feedback from Golf Links residents during the Opening Event

High quality building design

- Sport activities for younger people.
- Nursery and playground for children.
- Maintenance of the buildings.
- Brick homes.
- Medium rise, quiet, sturdy, brick buildings with concierge and working lifts.
- Tall buildings with great views.
- Services are too expensive in tall buildings.
- Metal cladding, but only if it's safe, manageable.
- Too many people in the building.
- Maisonette or ground floor flats preferred.
- Gym, cafe and library.



Golf Links Estate - Summary Report

Feedback from Golf Links residents during the Opening Event

Good internal layout for homes

Rooms and spaces



Bedroom



Separate kitchen

There was strong support for better quality rooms and spaces.

There was a strong preference for separate kitchen spaces and generous bedroom spaces.

Storage spaces



Built-in storage



Bike storage

Better built-in storage solutions were preferred.

Bike storage inside homes is a creative idea but not considered practical.

Golf Links Estate - Summary Report

Feedback from Golf Links residents during the Opening Event

Good internal layout for homes

Private amenity spaces



Projected balconies



Back garden spaces for ground floor homes

Private amenity spaces were supported: these include projected and inset balconies and back garden spaces for ground floor homes.

Daylight levels and ventilation



Living room



Kitchen area

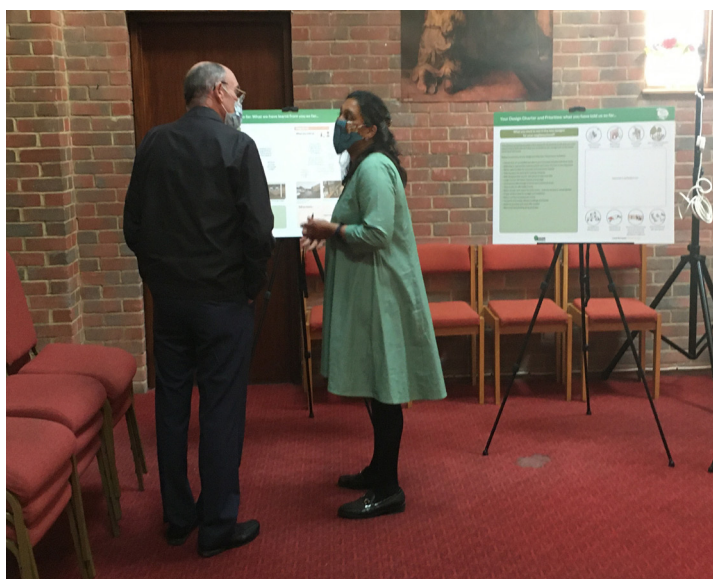
There was a strong preference for good daylight and ventilation levels in the living room and kitchen areas.

Golf Links Estate - Summary Report

Feedback from Golf Links residents during the Opening Event

Good internal layout for homes

- Better storage.
- Separate kitchen and living room.
- Rooms full of light.
- Hidden pipes are difficult to repair.
- Carpets in bedroom, laminate flooring in kitchen, hallway and living room.
- Provide space for plants.
- Concern that new buildings aren't as well built.
- Bathrooms with windows.
- Private balcony or garden.
- Spacious, separate kitchen with windows.
- Choice of electric or gas stove.
- Ventilation in bathrooms and kitchens.
- Bike storage inside the homes.
- No shower, only tap - like a shower.
- Opportunity for flexible, divided spaces.
- Separate bathroom and toilet.



Golf Links Estate - Summary Report

Feedback from Golf Links residents during the Opening Event

High quality landscape, open space and play

Open spaces



Key leisure and commuter routes through spaces



Grow-your-own spaces

Variety of open spaces were supported. Key leisure and commuter routes through spaces and grow-your-own spaces were the favourites.

Communal gardens



Semi-private courtyards



Semi-private courtyards with doorstep playspaces

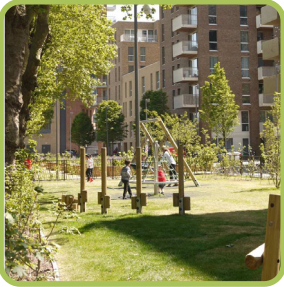
Well-designed landscaped semi-private courtyards with opportunities for doorstep play spaces were supported.

Golf Links Estate - Summary Report

Feedback from Golf Links residents during the Opening Event

High quality landscape, open space and play

Playspaces



Traditional playspaces



Adventure play spaces

Variety of play spaces for all age groups were well supported. These include traditional and adventure play spaces for the younger kids, and multi-use games areas for teenagers and adults.

Green streets



Main roads



Pedestrian priority streets

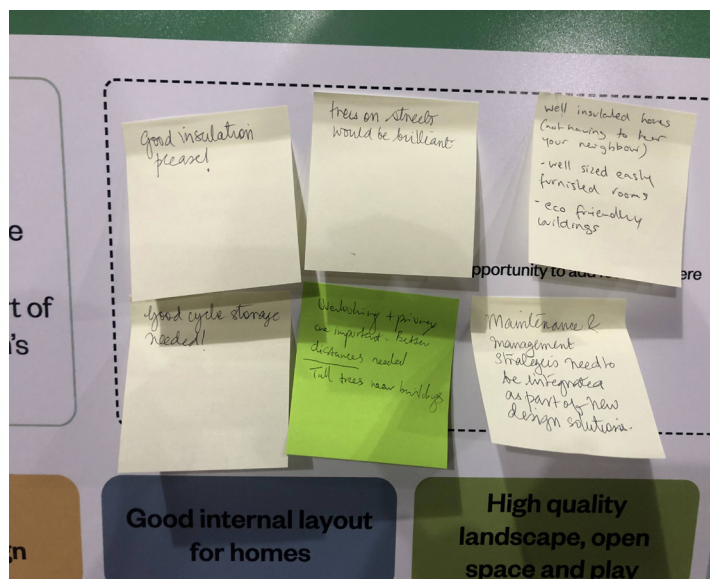
Greening of streets are important to improve the character of the estate. Variety of street types can work to create diversity (main road and pedestrian priority streets).

Golf Links Estate - Summary Report

Feedback from Golf Links residents during the Opening Event

High quality landscape, open space and play

- More outside play spaces, gardens and walking areas.
- Tree planting with better maintenance of green areas.
- Secure, shared communal areas to get to know your neighbours.
- Dog walking areas.
- Well lit commuter routes.
- Urban drains to capture water is good for flooded areas.
- Areas that are safe for children, away from the cars.
- Sports areas and a skate park.
- Noise in courtyards needs to be managed.
- Sunny, quiet outdoor spaces.
- Vegetable gardens.



Golf Links Estate - Summary Report

Feedback from Golf Links residents during the Opening Event

A safe and secure neighbourhood

Lighting



Building entrances



Street and open spaces

Better lighting at building entrances and in street and open spaces are encouraged to contribute to the safety of the estate.

Entrances



Individual ground floor entrances



Communal entrance

Better communal and individual ground floor entrances are supported to improve access into new buildings and homes.

Golf Links Estate - Summary Report

Feedback from Golf Links residents during the Opening Event

A safe and secure neighbourhood

Communal areas



Generous and inviting communal areas



Communal areas and spaces where you can meet neighbours

Generous communal areas and spaces where you can meet your neighbours are supported.

Bin and bike storage



Recycling



Internal bike storage next to cores will work better to ensure bicycles are safely stored.

Opportunity for recycling of refuse on the estate is a strong preference as there is currently limited opportunities to facilitate this.

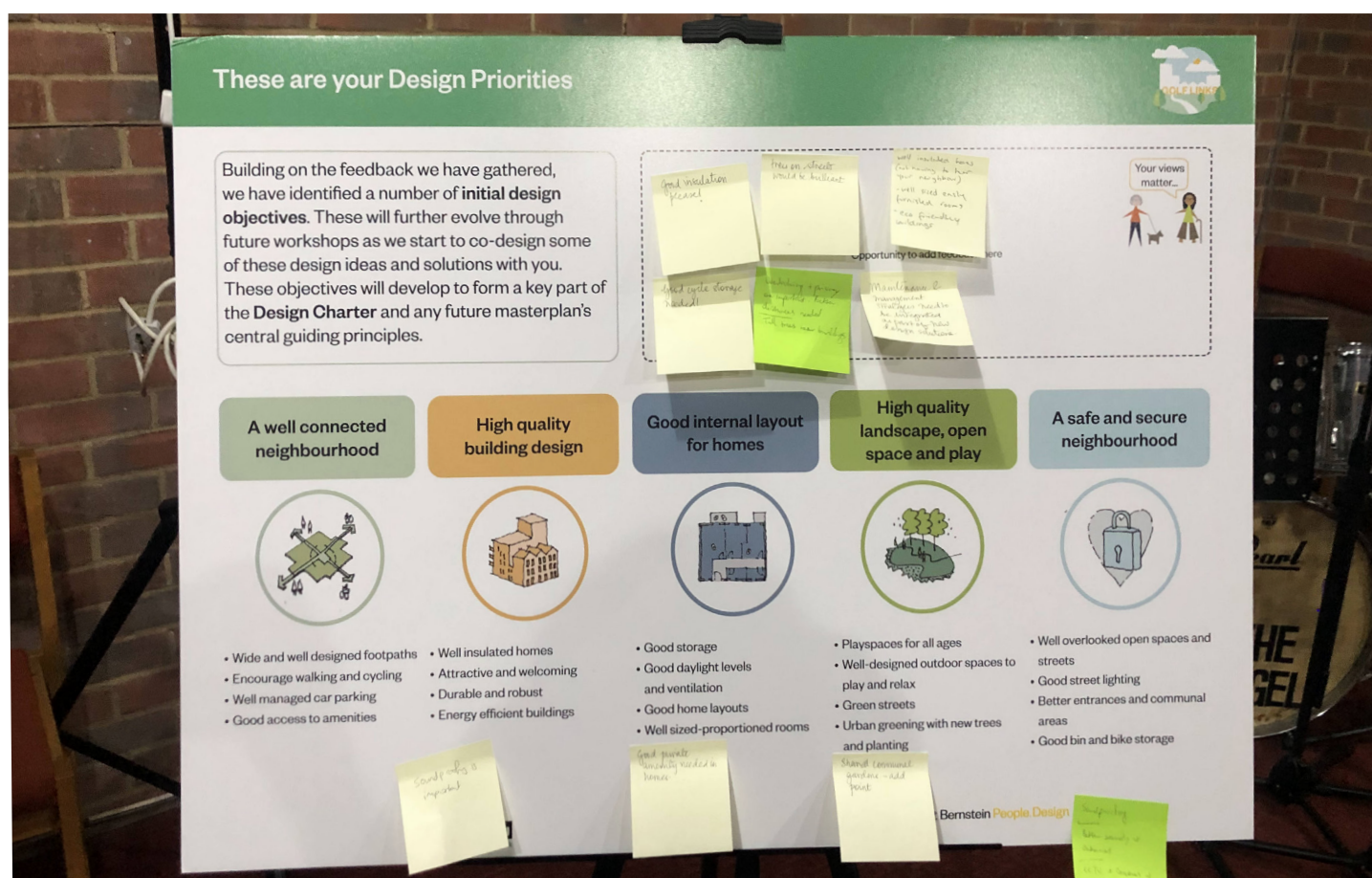


Integrated cycle parking in shared communal courtyards

Cycle parking in shared communal courtyards were not in favour as bicycles tend to be stolen on the estate.

Feedback from Golf Links residents during the Opening Event

- Better intercom system.
- Well lit outdoor areas.
- Indoor postal boxes.
- Security cameras.
- Concierge.
- Integrated waste management and maintenance in each building with focus on recycling.
- Recycling bins separate from other waste.
- Internal bicycle storage.
- Lifts needed, especially for the elderly.
- Well designed disabled access that is safe for everyone.



Golf Links Estate - Summary Report

Feedback from Golf Links residents during the Opening Event

Interest for site visit - 02 October 2021

There has been a scheduled site visit to South Acton Gardens Regeneration for 2 October 2021. Residents who were interested to attend, had the opportunity to add their names and their contact details.

Details of the site visit will be shared closer to the time with the residents.

