

# Welcome to Workshop 1: What is today about?



## Council brief:

## Opening Event:

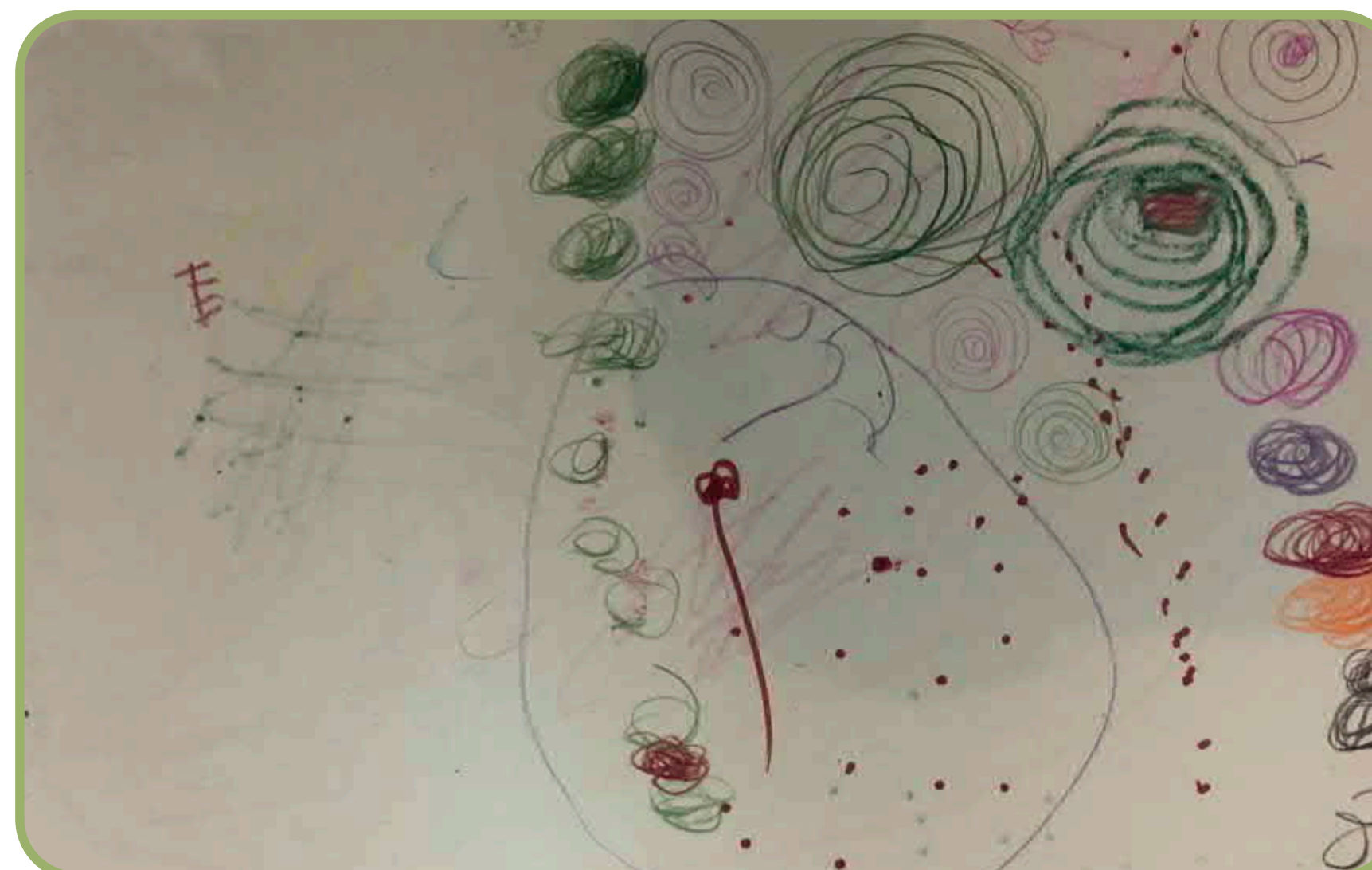
# What is today about?



Residents engaging and giving feedback



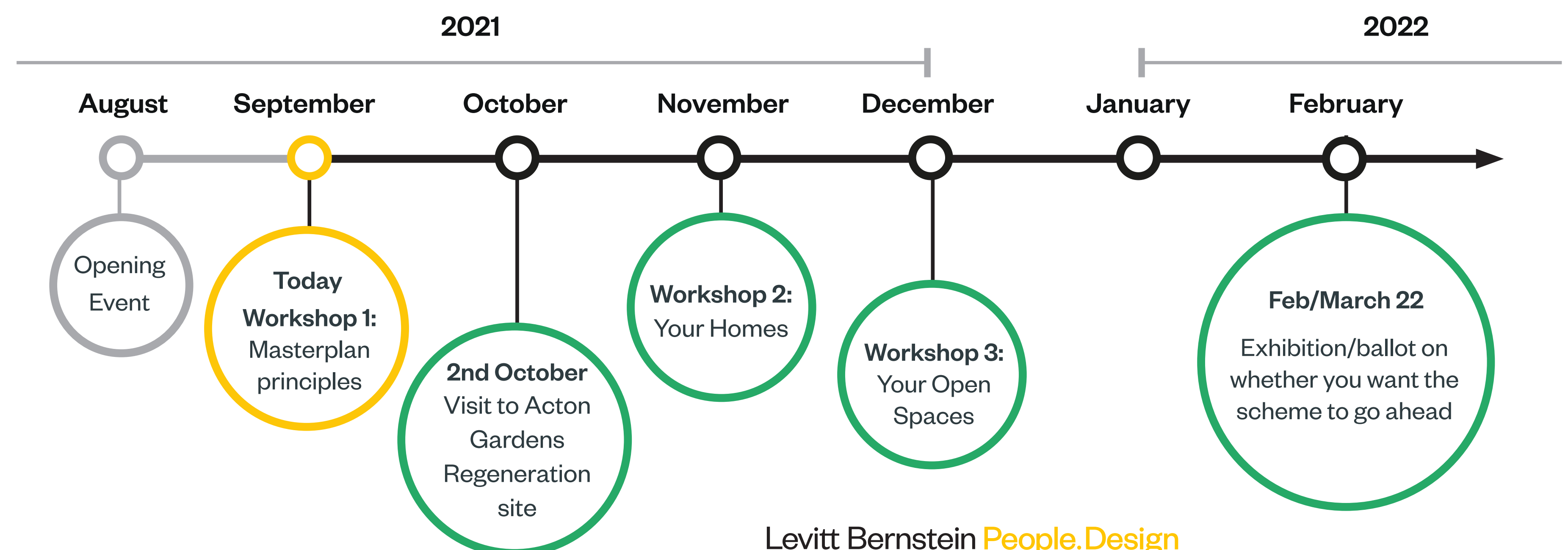
### Residents feedback and comments on the boards



Drawings made by children living on the estate



The boards as displayed at the event





# What you've told us so far. What we have learnt from you so far...



## Positives

What you told us...



Sense of community, caring and friendly

The estate has a good access to transport links

Very spacious rooms with large windows. Lots of green spaces with nature close by

I feel safe and secure on the estate, I have not experienced any anti-social behavior

Kitchen separate from living room is great

Windows are large with enough sunlight

Love the new house we live in on Pascal Road

Love my flat, but not the ambiance of the estate

Children can play safely



Lots of green open spaces



Good access to public transport



Large windows with enough sunlight and ventilation

Tell us more...

Opportunity to add feedback here

## Negatives

What you told us...



There is a lack of parking - find it difficult to find parking outside of the building

I use the car to get to work. Buses are unreliable, not on time

I have to carry my bicycle upstairs to store in my house, there is no safe space to leave it

Streets are not safe for children

Lack of open space for kids and young people. Play spaces are not well designed

Lighting needs to be better, it creates lots of dark and dingy areas

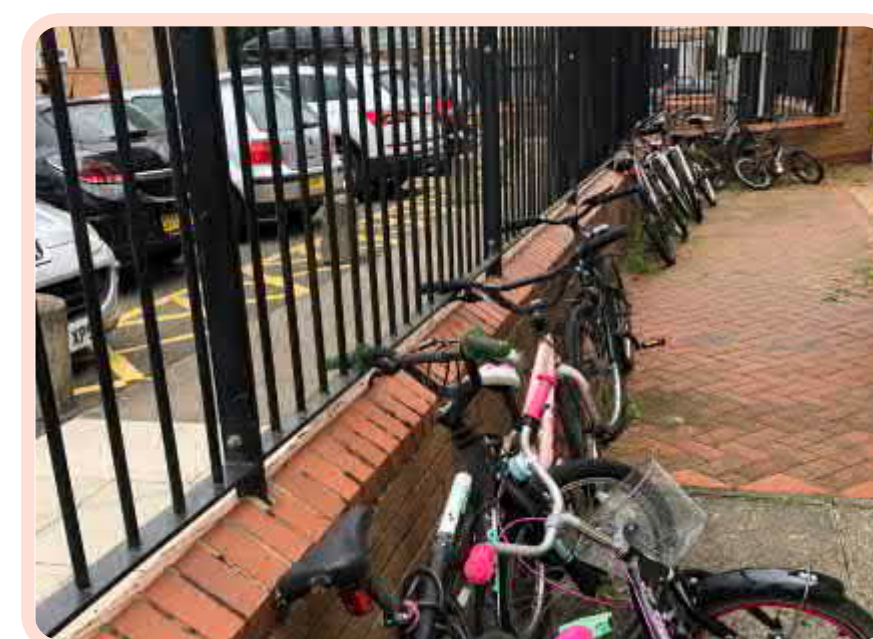
Waste collection is good but lots of dumping in corridors and bin areas

Entrances are not secure - need proper gates and doors

There is nothing for teenagers to do



Lack of well managed parking spaces



No space to store bicycles



Dumping and overflowing of rubbish by bin storage areas

Tell us more...

Opportunity to add feedback here



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

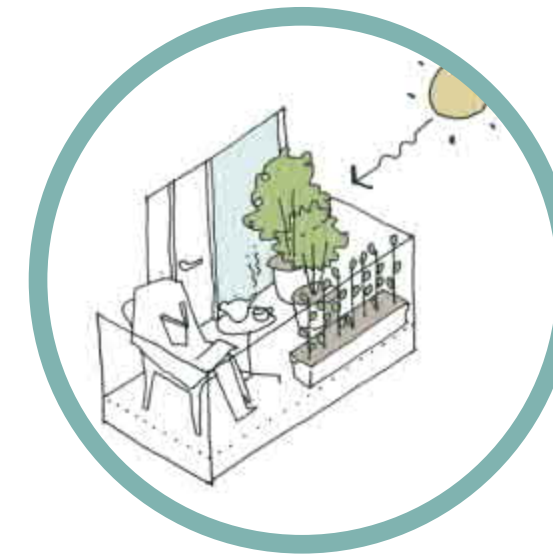


## What you want to see in the new designs for your neighbourhood?

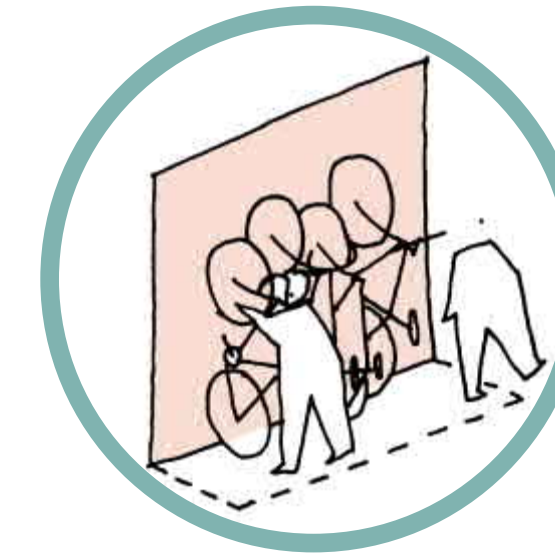
The previous workshop provided a first chance for all residents to tell what you value about living at Golf Links and what you would like to see change both on the estate and in your own home.

Below is a summary of your design priorities from the previous workshop:

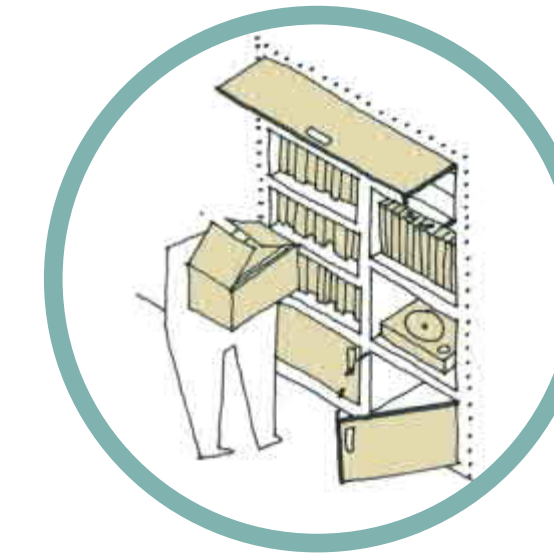
- Homes that are accessible and able to accommodate peoples individual needs
- Selecting an appropriate material palette and colour of bricks is very important
- Better opportunities for local jobs and businesses needed
- Well managed car parking for existing residents
- Well-designed play spaces with places to play and relax
- Larger homes with better layouts and storage
- Good secure bike storage in homes and communal areas
- Opportunity for affordable homes
- Better private open space for every home – balcony, terrace or a back garden
- Proper window sizes for sunlight and ventilation
- Better cycling and pedestrian routes
- Attractive and energy efficient buildings and homes
- Better local shops and retail offer needed
- More trees and planting along all streets



Generous private open spaces



Well designed cycle storage

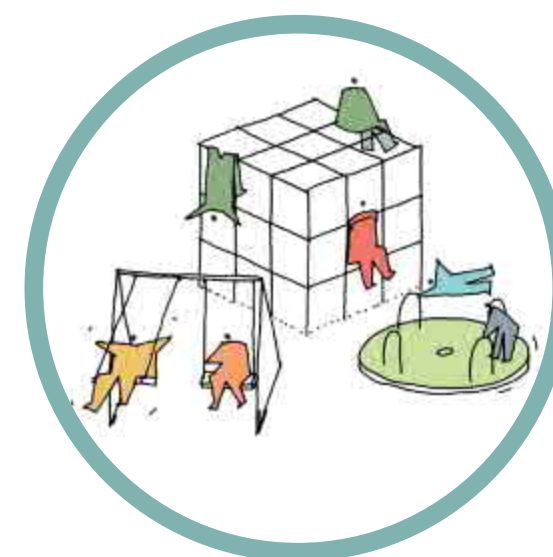


Good storage solutions

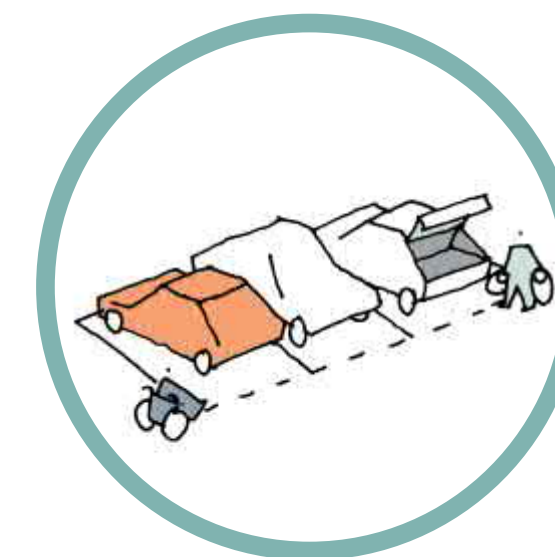


Safe cycling and pedestrian priority routes

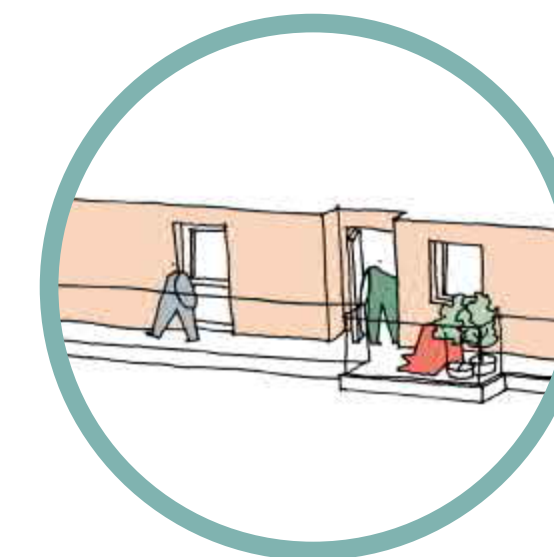
Opportunity to add feedback here



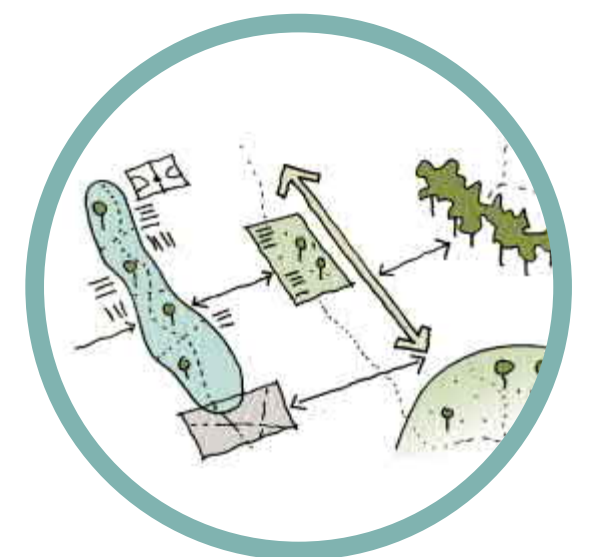
Accessible and safe play spaces



Appropriate car parking spaces



Generous communal areas and access decks with space for planting and meeting your neighbours



Well overlooked and safe open spaces



# These are your Design Priorities

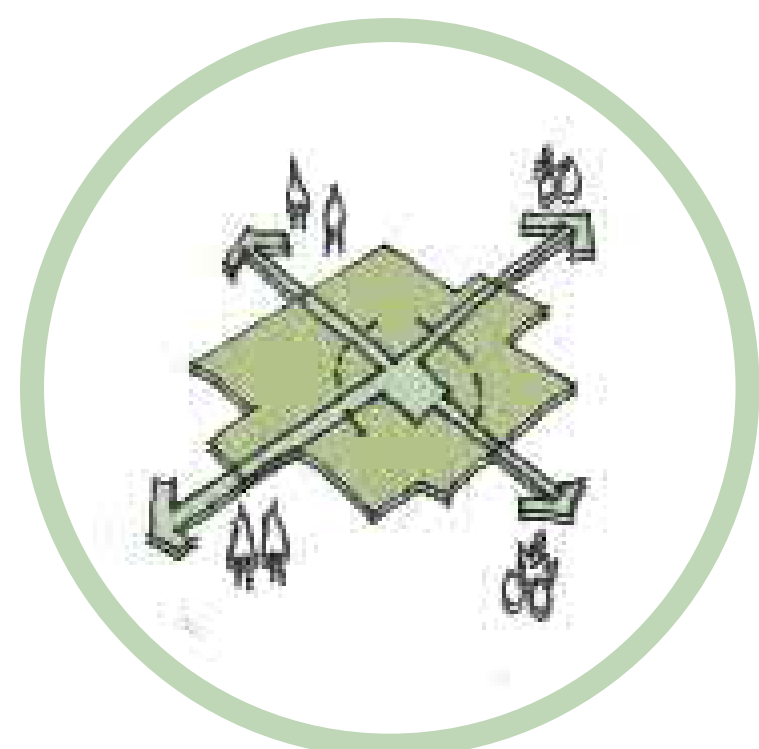


Building on the feedback we have gathered, we have identified a number of **initial design objectives**. These will further evolve through future workshops as we start to co-design some of these design ideas and solutions with you. These objectives will develop to form a key part of the **Design Charter** and any future masterplan's central guiding principles.

Opportunity to add feedback here

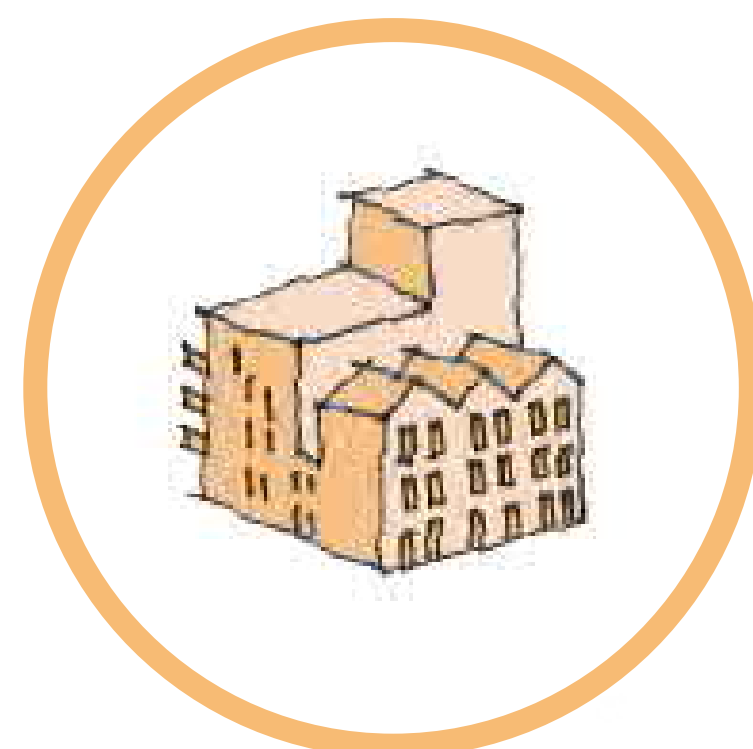


## A well connected neighbourhood



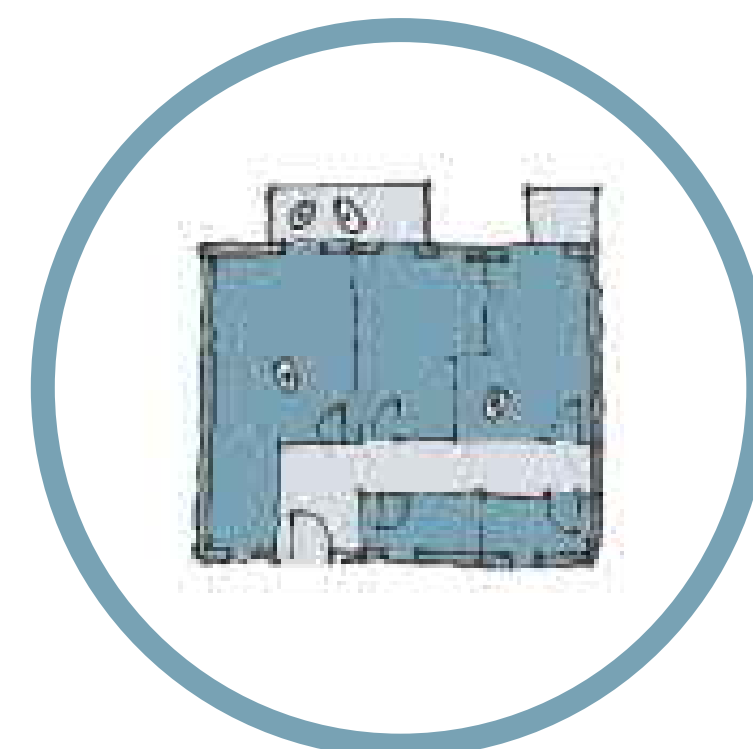
- Wide and well designed footpaths
- Encourage walking and cycling
- Well managed car parking
- Good access to amenities

## High quality building design



- Well insulated homes
- Attractive and welcoming
- Durable and robust
- Energy efficient buildings

## Good internal layout for homes



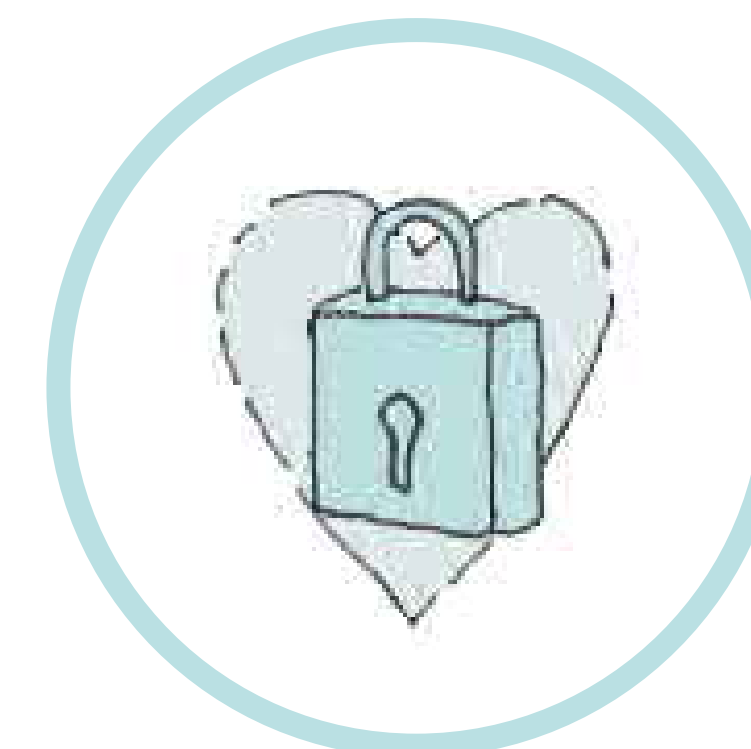
- Good storage
- Good daylight levels and ventilation
- Good home layouts
- Well sized-proportioned rooms

## High quality landscape, open space and play



- Playspaces for all ages
- Well-designed outdoor spaces to play and relax
- Green streets
- Urban greening with new trees and planting

## A safe and secure neighbourhood



- Well overlooked open spaces and streets
- Good street lighting
- Better entrances and communal areas
- Good bin and bike storage



# Well connected neighbourhood

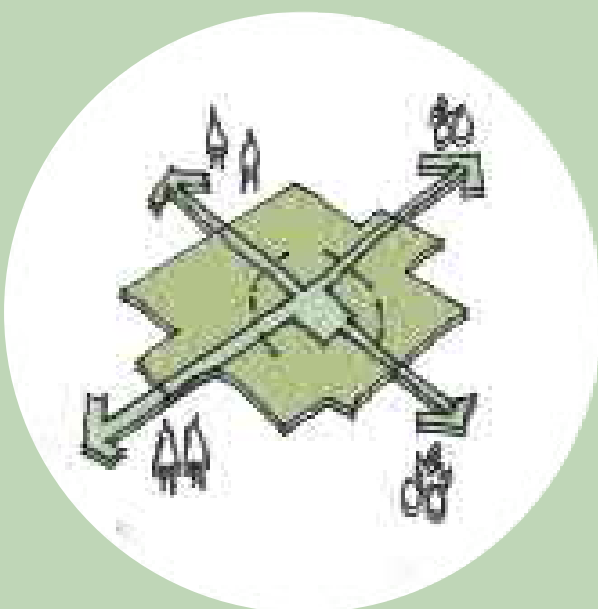


## What you told us...



- Long walk to Greenford.
- Not many safe cycling routes.
- Parking is not well managed.
- No good local shops or convenience stores near by.

Add feedback here



## Bus routes & public transport



Improved bus stops



Bike hire schemes

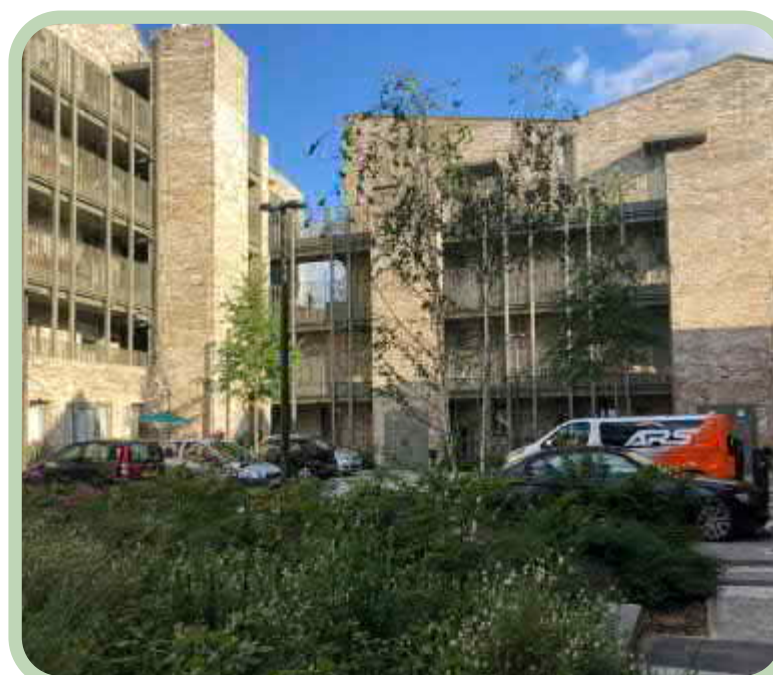


Electrical scooter schemes

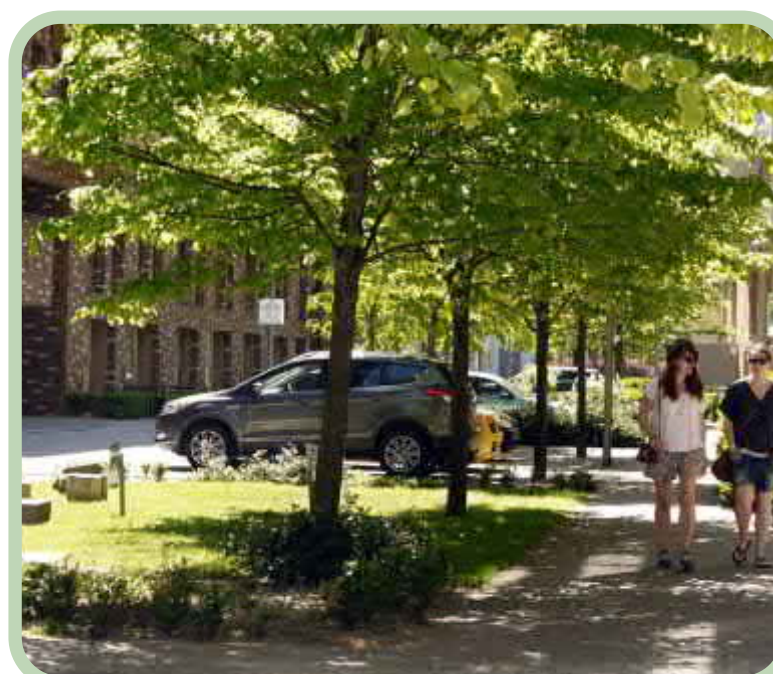


Safe pedestrian crossings

## Parking



Courtyard parking



On-street parking



Podium parking



Electrical charging points

## Cycle and pedestrian routes



Dedicated cycle routes



Integrated cycle and pedestrian routes



Cycle routes through green spaces



Shared surfaces across streets

## Access to amenities



Mini supermarket



Nursery / play schools



Community cafe



Co-working spaces

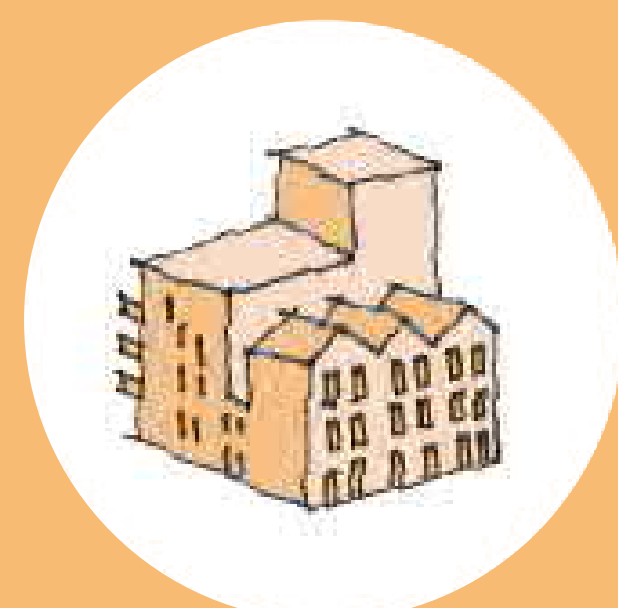


## What you told us...



- Buildings are old and outdated.
- Lack of maintenance on the estate.
- The walls need sound proofing.
- No lifts in most buildings.

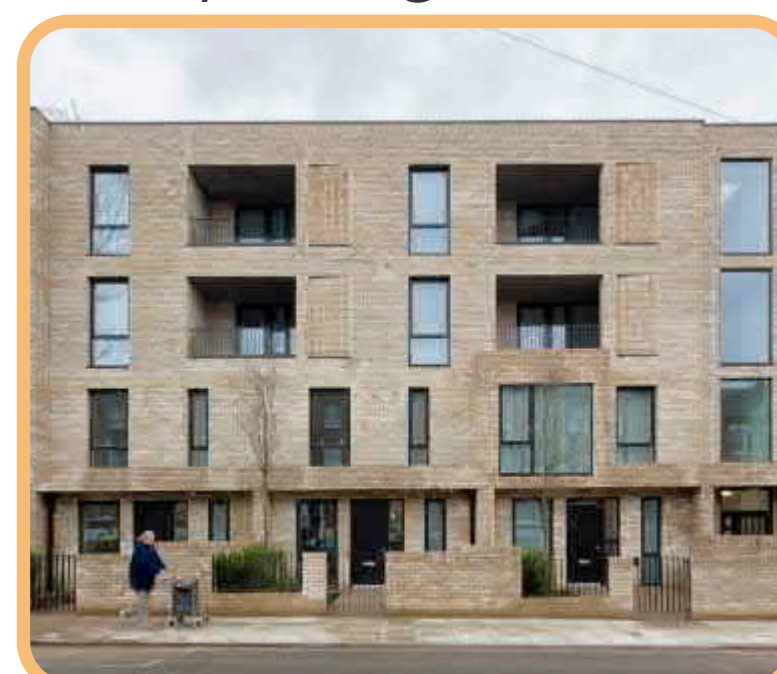
Add feedback here



## Apartment buildings medium rise



Stacked maisonettes  
4 storey building



Maisonettes with flats above  
4 storeys



6 storey buildings

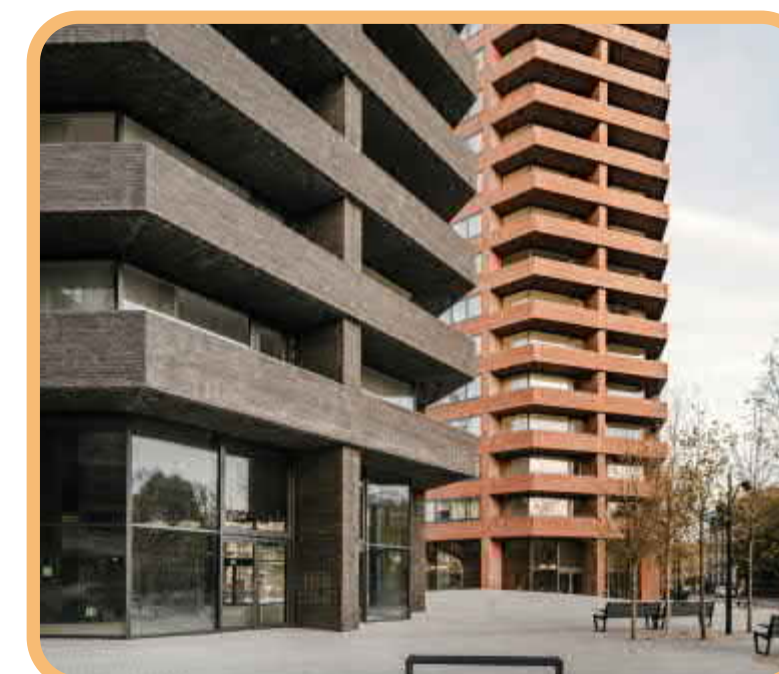


6 storey buildings

## Taller buildings



Tall marker buildings to announce  
main entrances into estate



Cluster of taller buildings at some  
locations



Tall buildings along park edge  
to make most of the views



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

## Mixed use buildings



Community uses at ground level



Co-working spaces  
at ground level



Nursery at ground level



Retail at ground level

## Materials



Traditional red brick building



Contemporary brick building



Metal clad building



Timber clad building



# Good internal layout for homes

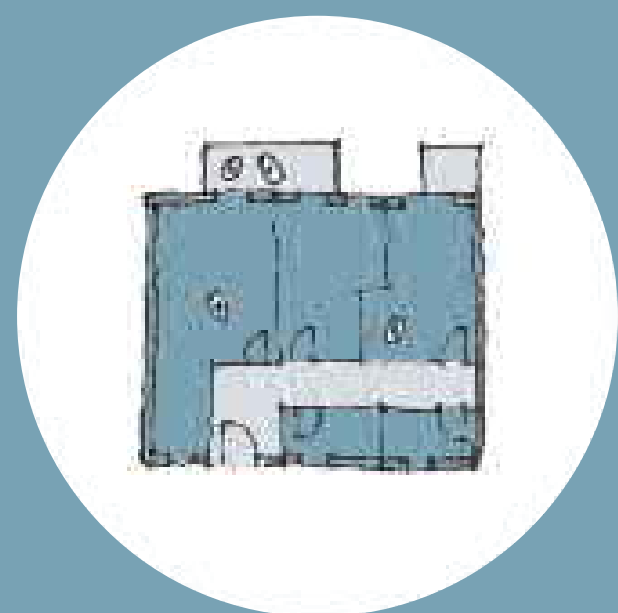


## What you told us...



- There is a good daylight and sunlight.
- Not enough storage and cupboard spaces.
- There are no good size balconies.
- Flexible layouts to accommodate people's individual needs.

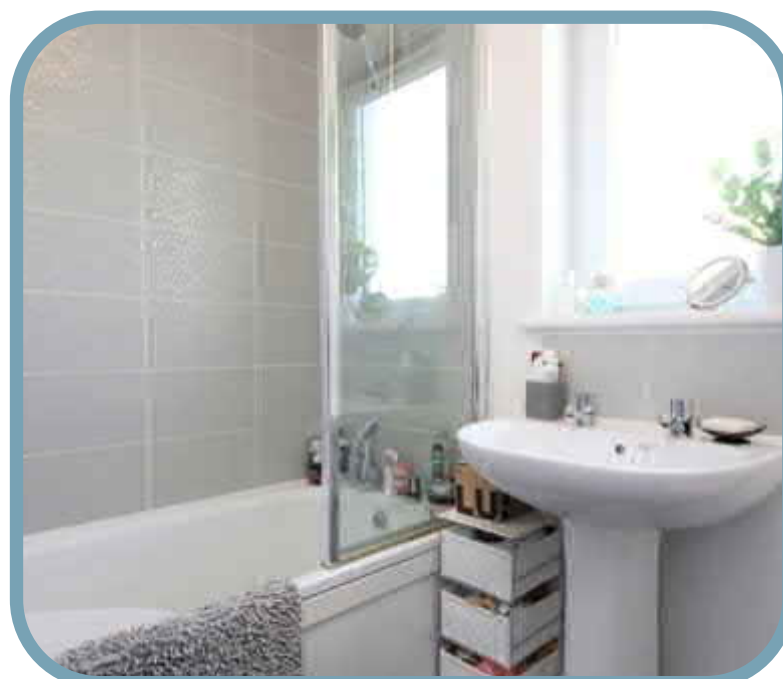
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## Rooms and spaces



Open plan kitchen



Bathroom



Separate kitchen



Bedroom

## Storage spaces



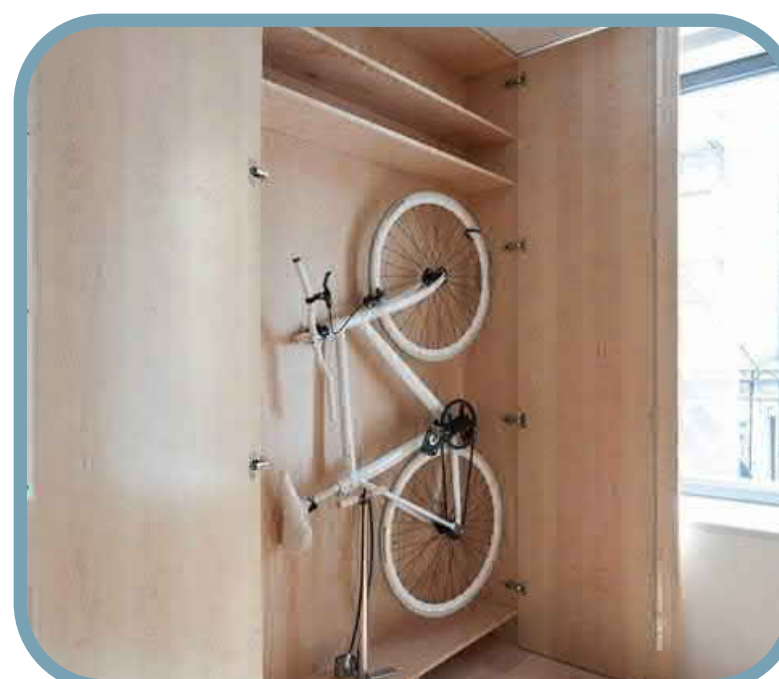
Built-in storage



Furniture as space dividers



Built-in storage



Bike storage

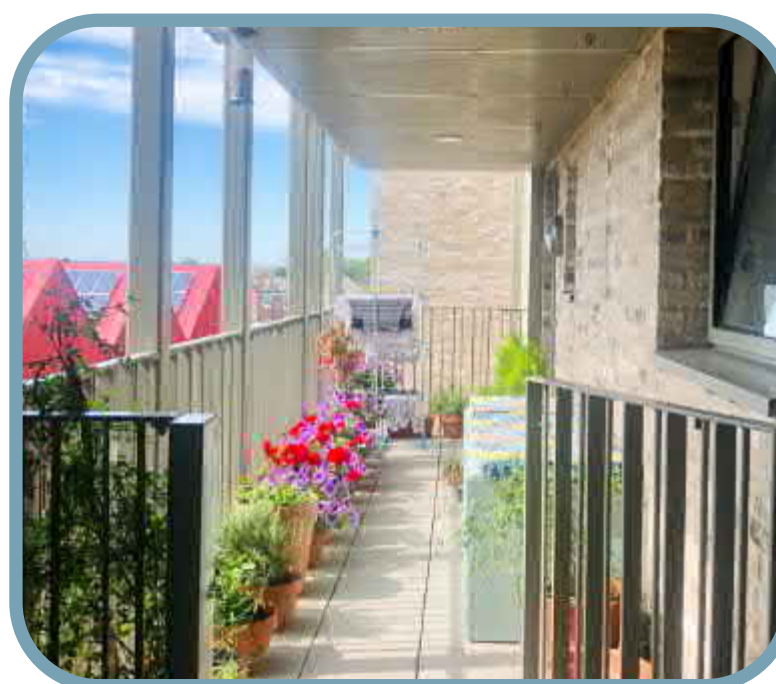
## Private amenity spaces



Projected balconies



Inset balconies



Walkways



Back garden spaces for ground floor homes

## Daylight levels and ventilation



Living room



Living room



Kitchen area



Dining room



# High quality landscape, open space and play



## What you told us...

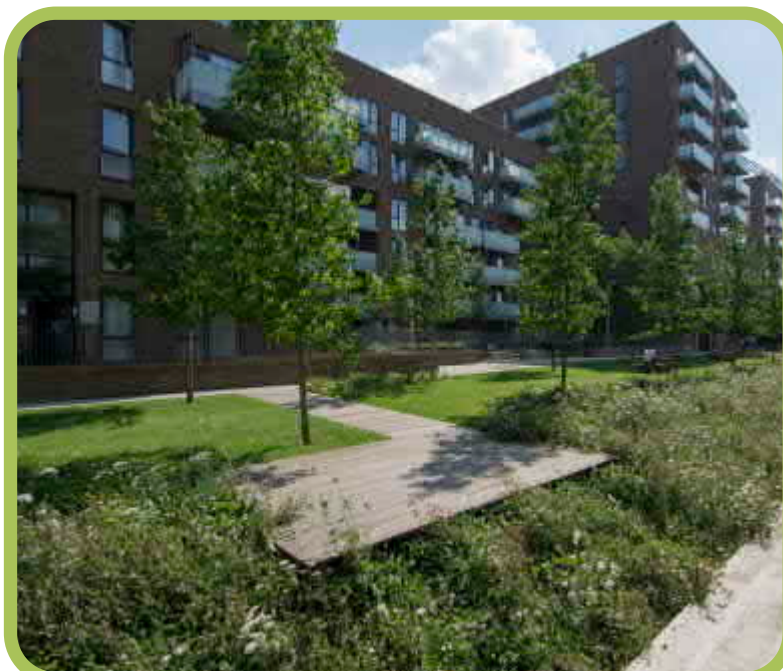


- Play spaces are not well designed.
- Like the semi-private courtyard spaces to relax and play.
- Safe overlooking spaces so parents/carers feel safe when children are playing outside.
- Love the open diagonal green.
- Communal spaces are not safe – bikes get stolen.
- Lack of spaces for teenagers.

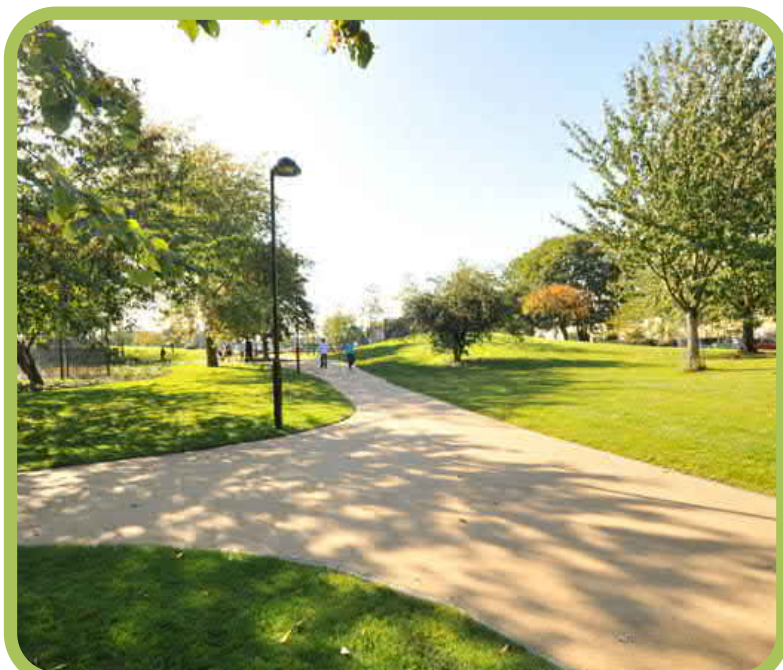
Add feedback here



## Open spaces



Spaces that capture rainwater



Key leisure and commuter routes through spaces



Grow-your-own spaces



A place to sit, play and enjoy

## Communal gardens



Semi-private courtyards



Semi-private courtyards



Semi-private courtyards



Semi-private courtyards with doorstep playspaces

## Playspaces



Traditional playspaces



Adventure play spaces



Incidental play spaces

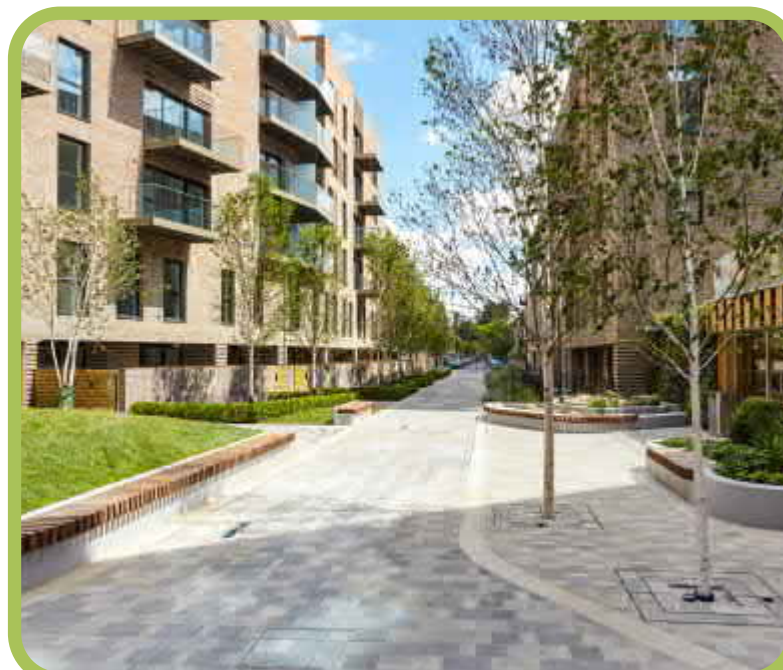


Multi-use games area for teenage kids

## Green streets



Main roads



Smaller residential lanes



Pedestrian priority streets



Pedestrian priority streets



# A safe and secure neighbourhood



## What you told us...

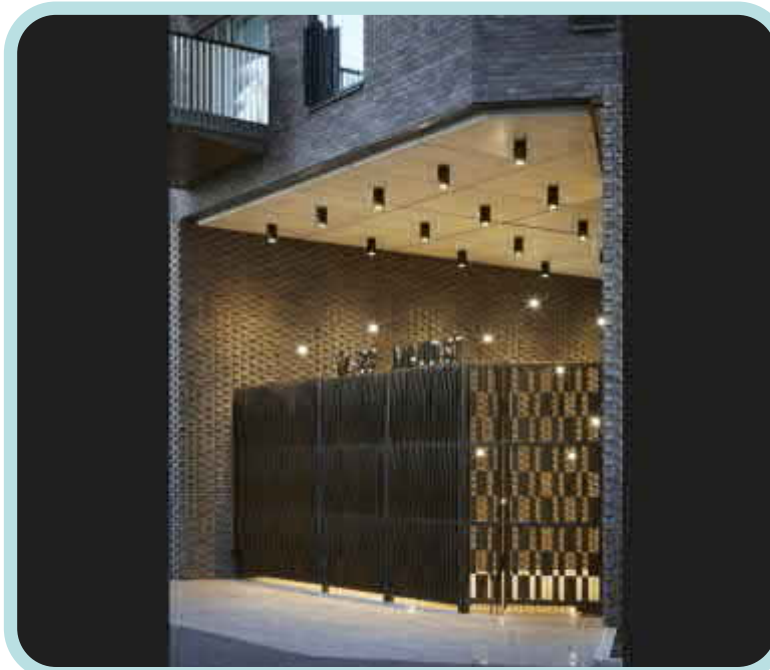


- Communal spaces are clean but not well maintained.
- Entrances are not secure. Proper gates and doors are required.
- Good bike storage needed in homes and communal areas.
- Good lighting is needed for safety.

Add feedback here



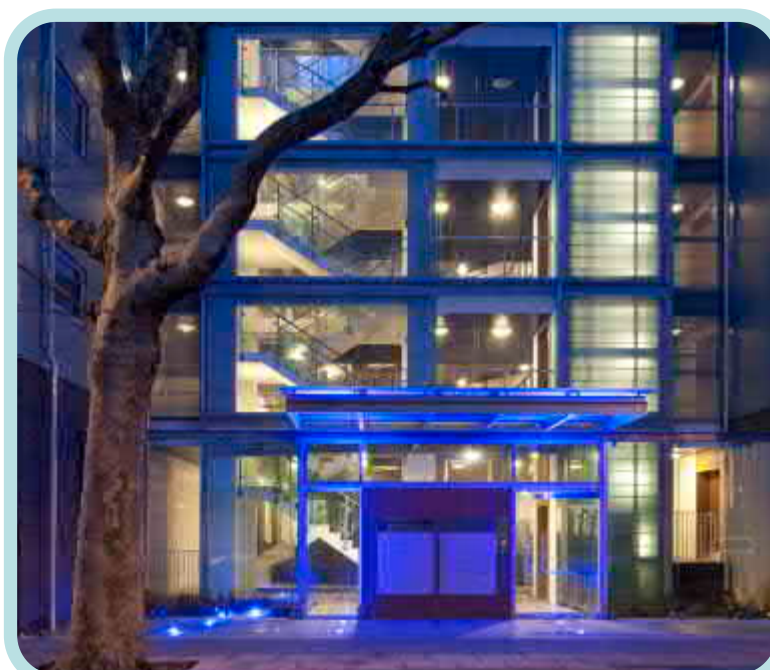
## Lighting



Building entrances



Street and open spaces



Building entrances



Subtle lighting

## Entrances



Communal entrance



Individual ground floor entrances



Communal entrance



Communal entrance

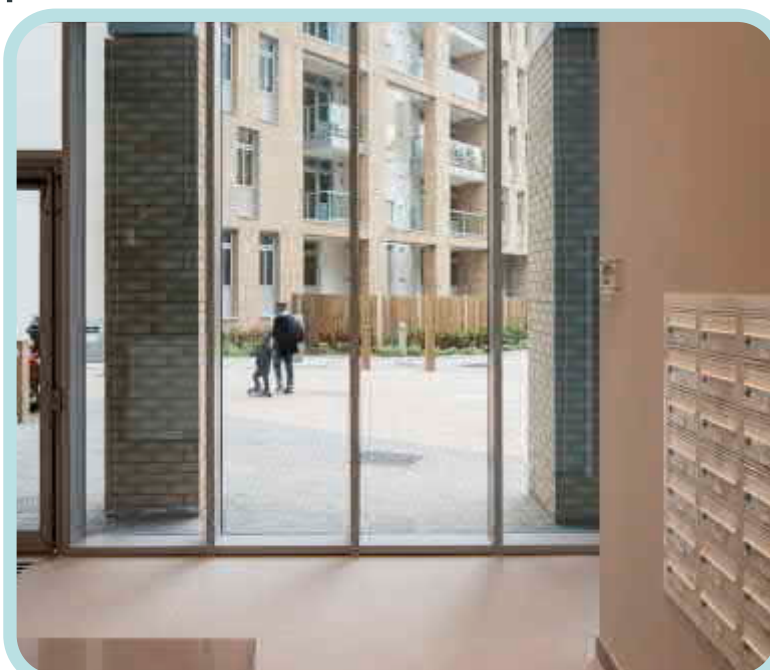
## Communal areas



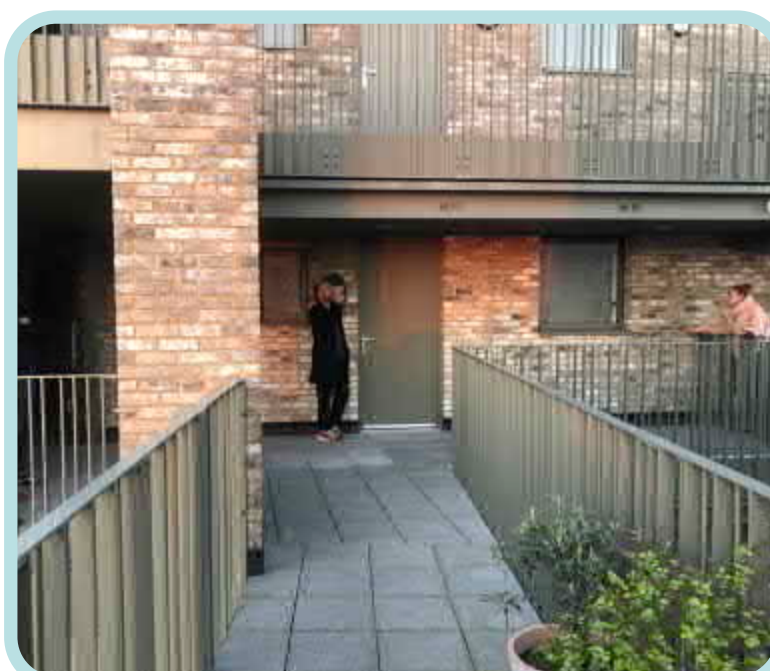
Welcoming and well lit lobby spaces



Shared communal area with post boxes



Generous and inviting communal areas



Communal areas and spaces where you can meet neighbours

## Bin and bike storage



Outside bike storage



Internal bike storage next to cores



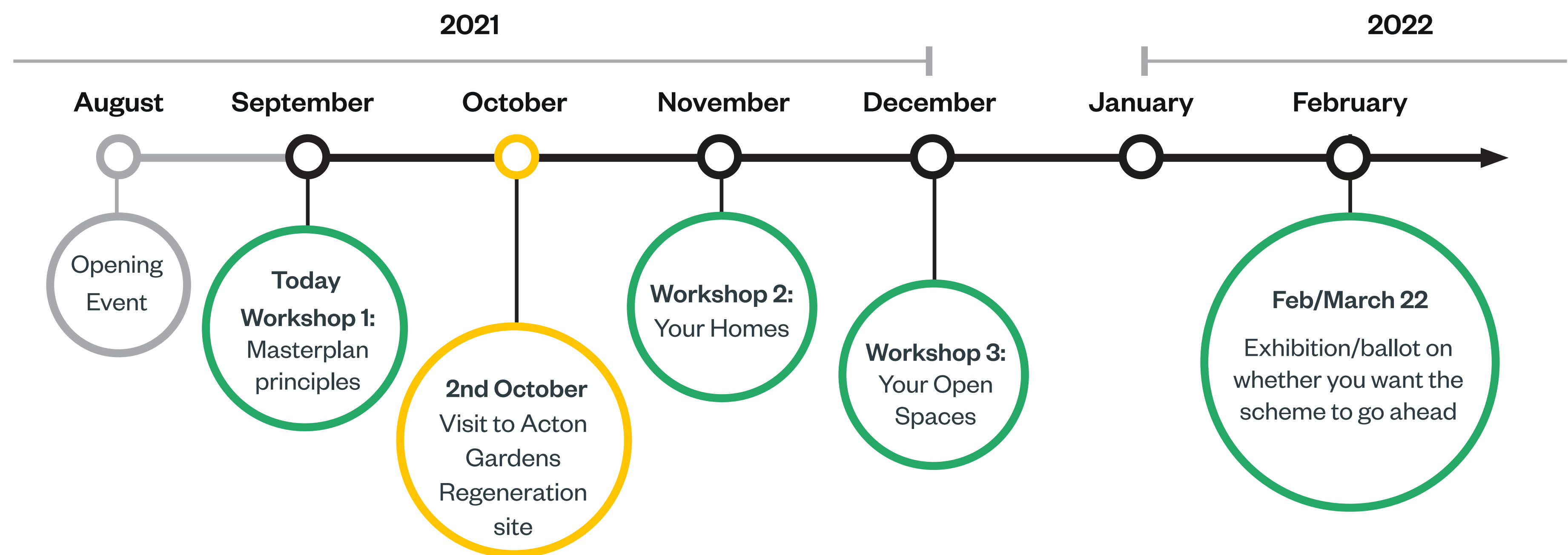
Recycling



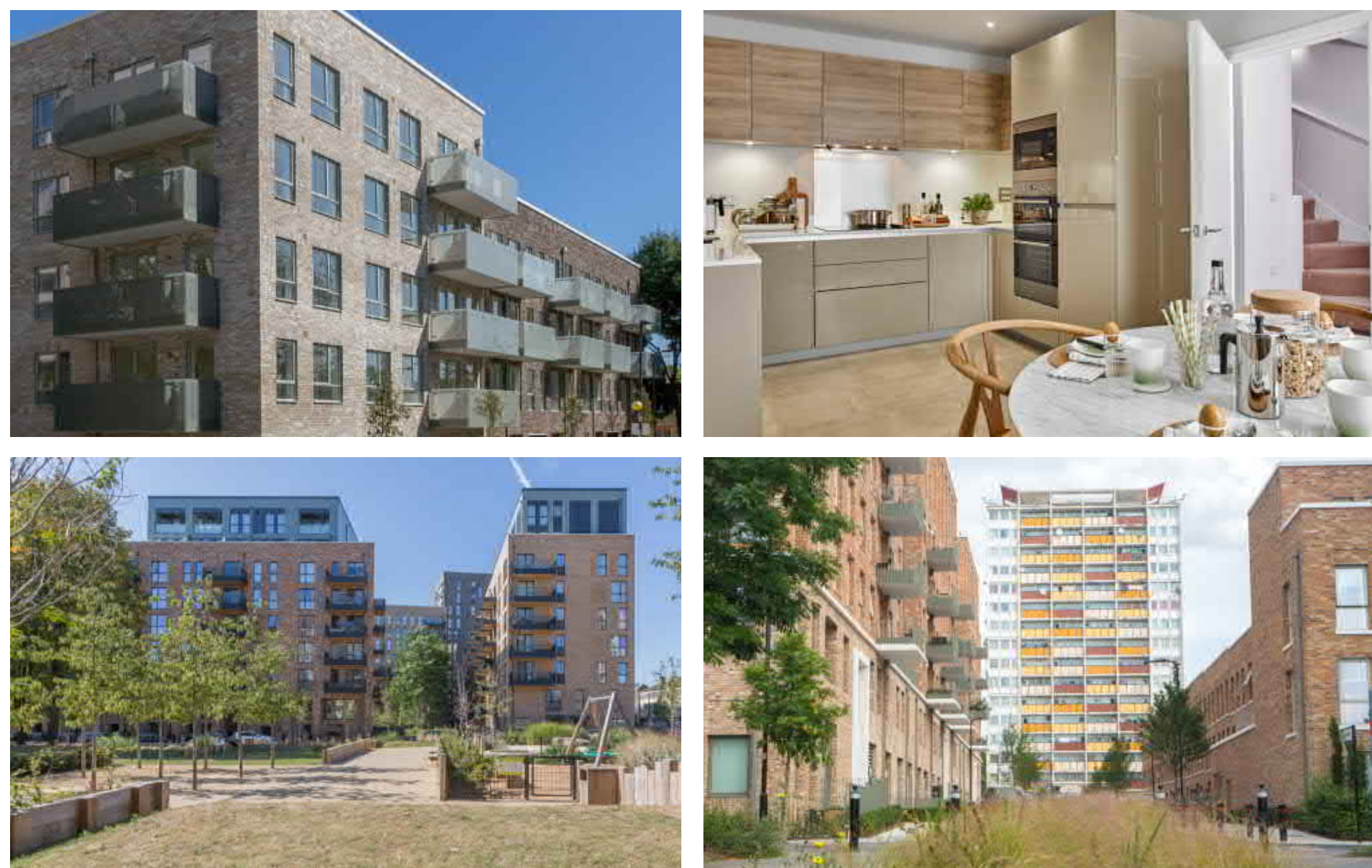
Integrated cycle parking in shared communal courtyards



# Next steps / way forward



Please come along to the site visit at South Acton Gardens Regeneration site on Saturday 2nd October



We will be able to accommodate a maximum of two residents from each building. Some of you have already expressed interest in joining us for the site visit. Please leave your name and contact details with us today if you would like to come along. We will send you an email confirmation as there is a limit on the number of residents that can attend the site visit. The bus will leave at 11am from Emmanuel Church.

Please provide your name and contact details if you would like to join us for the site visit.



Making the Golf Links Estate a better place to live

## Contact details

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