

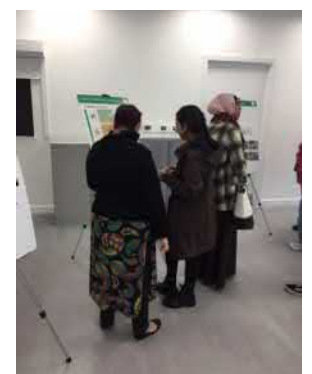
Event title:	Workshop 2 - Your Buildings and Homes
Event date:	21 October 2021 (4.30pm - 7.00pm)
No. of registered attendees:	tbc
Location:	Community Centre, Fleming Road
Levitt Bernstein:	Vinita Dhume, Helen Hepher, Kiki Zhou & Joe Wareham
London Borough of Ealing:	Simeon Abraham & Desrine Vickers
Source Partnership:	John Morris, Yusra Sharif & Harpreet Kaur

This summary report is a record of the workshop 2 “Your Buildings and Homes”, hosted at the community centre, Fleming Road. A short online presentation was held on 20 October that briefly explained the content of the workshop. This was then followed by a physical ‘drop-in’ event on 21 October. The physical event was a chance to cover the content in more detail, record resident feedback and workshop building design and home layouts with residents. 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 this brochure is as follows:

- Feedback on sustainable & energy efficient environment
- Feedback on high quality building design
- Feedback on parking, bins and bike storage
- A record of residents’ feedback on the following home layouts:
 - One bed & two bed flats
 - Two bed maisonettes
 - Three bed maisonettes and flats
 - 4 bed flats and multig-enerational homes
- A place for general feedback on residents’ priorities for the design charter.



Note that ‘**key feedback**’ (indicated in bold) is feedback that was received by two or more residents, indicating a consensus. ‘Other comments’ record residents’ individual feedback.

Sustainable & Energy Efficient Environment



Key feedback:

- Dual aspect homes are preferred
- Ventilation is important
- We like the communal green space and roof gardens, but who will manage them?

Other comments

- Share information about the building materials with residents
- EV charging points

High Quality Buildings



Key feedback:

- Positive response to the designs shown, although choice of brick is important

Other comments

- Positive response to some mixed-use
- Ceilings are too low in existing flats, they feel claustrophobic
- Concerns about the quality of buildings in phase 1 and 2 on the estate and if building quality could be improved for future works

Parking, Bins and Bike Storage



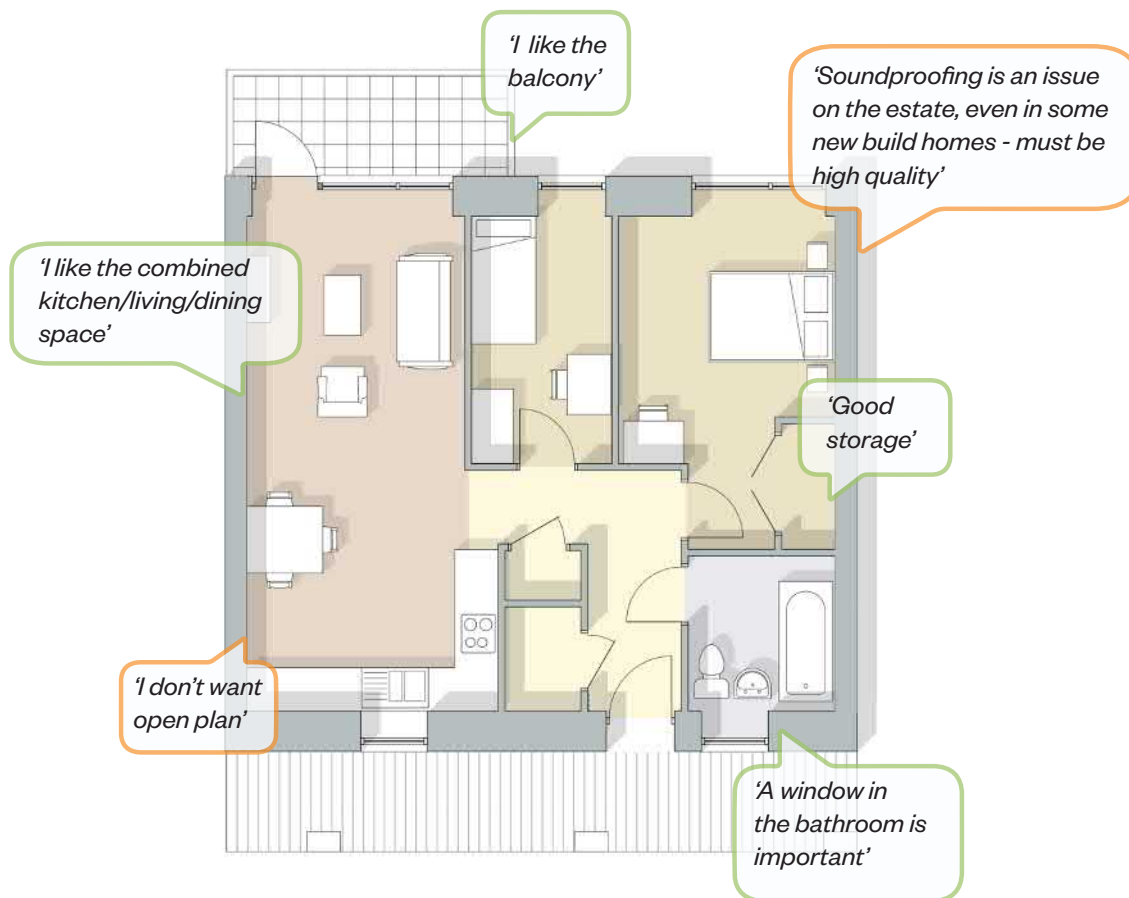
Key feedback:

- Positive response to secure bike storage
- Internal bin storage - doors must be robust to avoid breaking (security issues) and must be well ventilated to avoid odours and rodents
- External bin storage - must be secure to avoid use by non-residents
- Concerns over the security of undercroft parking - how will access be managed?

Other comments

- Positive responses to the designs of the parking solutions but general concern over parking security
- Parking permits/allocated EV parking points

1 Bed & 2 Bed Flats



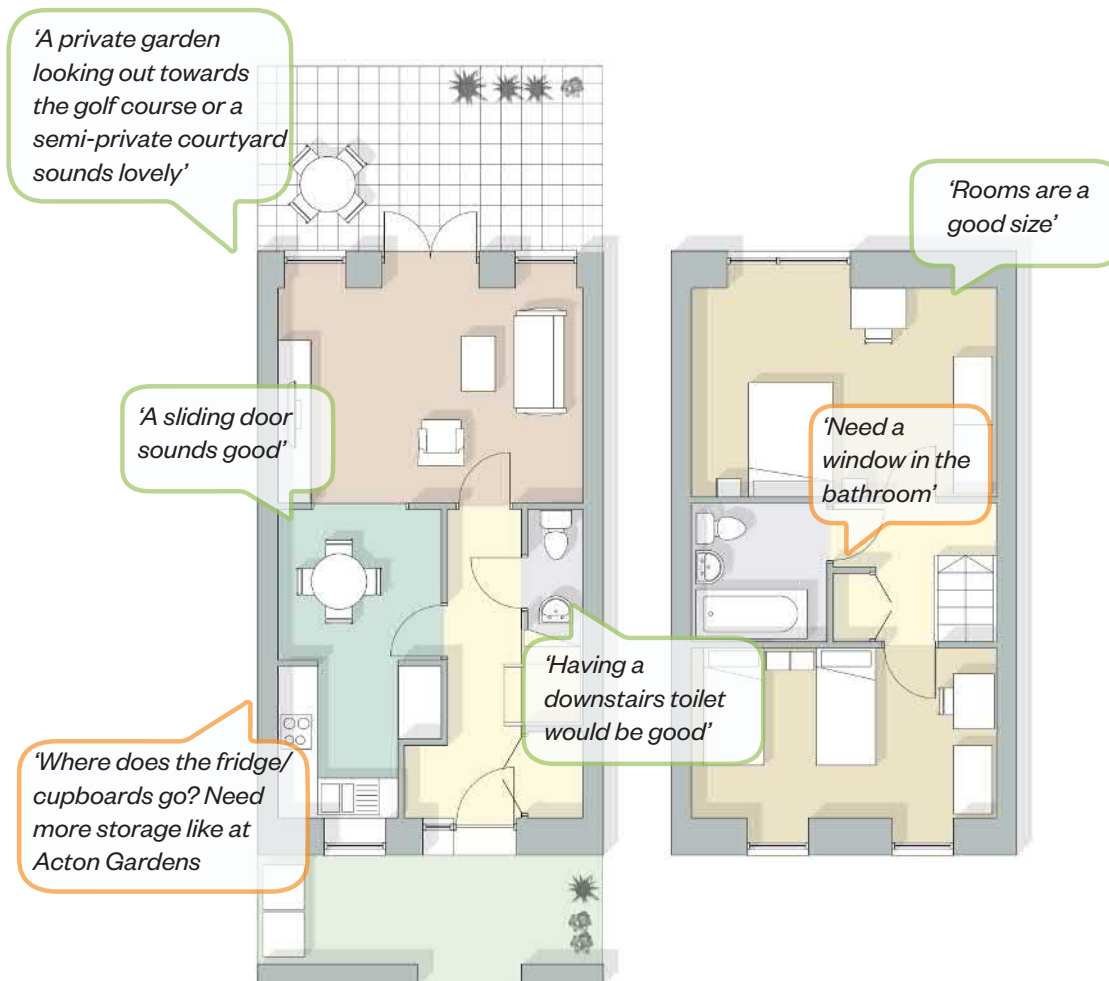
Key feedback:

- Positive response to balconies, room sizes, good levels of storage and large windows
- Preference for windows in bathrooms
- Opinion is mixed on open plan living - preference for flexible layout that allows for residents to choose open plan or separate living
- Dual aspect homes preferred

Other comments

- Soundproofing is important - it is a problem even in the newer developments on this estate and must be high quality
- Living room in 1b2p could be better-proportioned
- Option to properly divide kitchen and living room is needed - I don't think a sliding door will suffice for ethnic cooking

2 Bed Maisonette



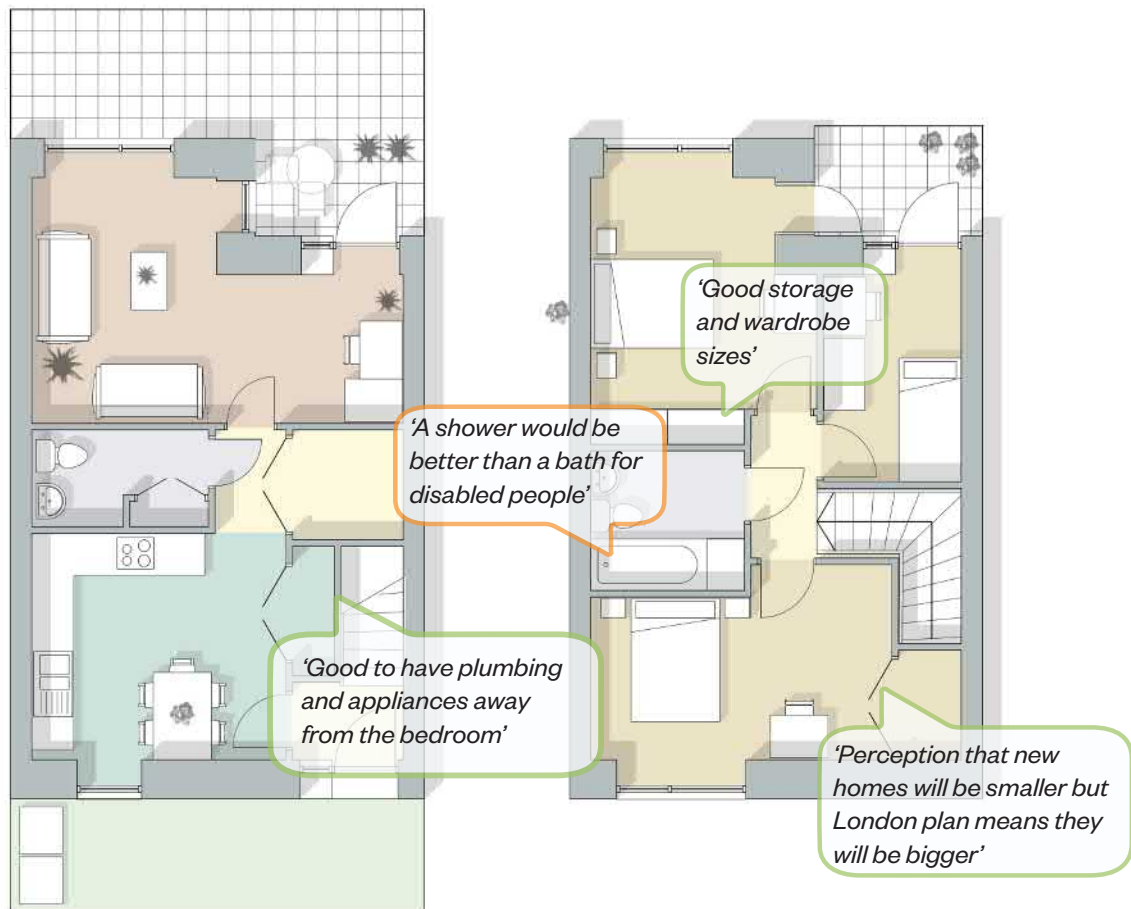
Key feedback:

- Positive response to amenity space, room sizes, good levels of storage, large windows and WC on ground floor
- The kitchen in this layout is too small - concerns over storage
- Preference for window in bathroom
- Dual aspect preferred - (this layout was much better received than single aspect layout seen at Acton Gardens)

Other comments

- Some residents indicated they would prefer a shower over a bath because a shower is more suitable for elderly and disabled people
- Mixed opinion over how to divide kitchen/living room - 'I don't think a sliding door will suffice for ethnic cooking'

3 Bed Maisonettes & 3 Bed Flats



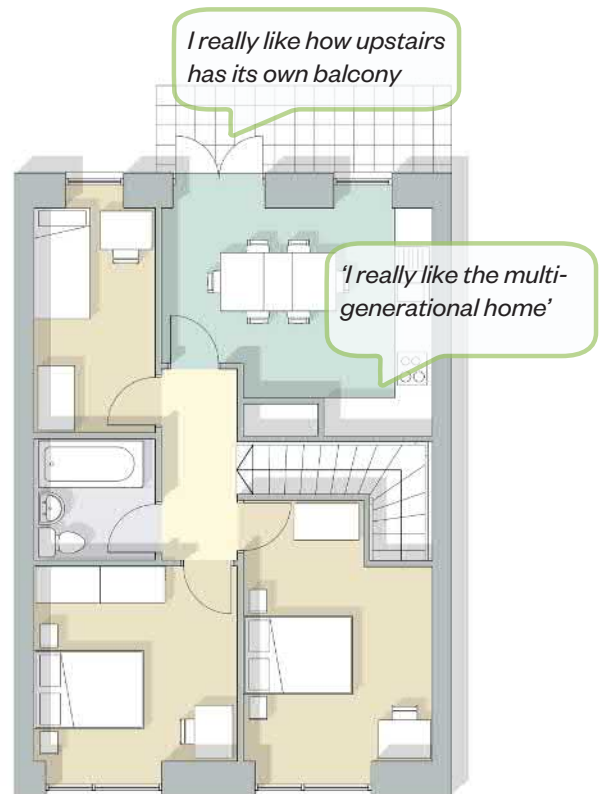
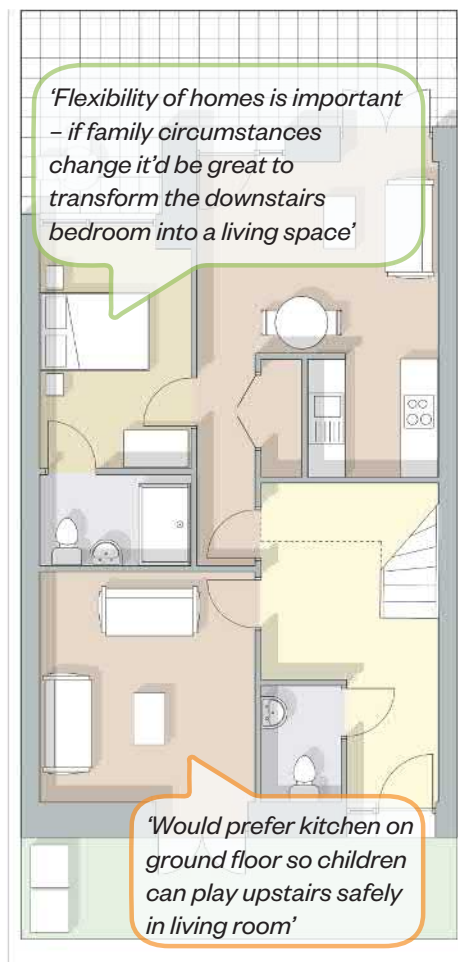
Key feedback:

- Positive response to amenity space, room sizes, good levels of storage, large windows and WC on ground floor
- Noisy utility spaces and appliances should be away from bedrooms and living areas

Other comments

- Bigger kitchen needed
- Single bedroom in proposed 3b5p flat is undersized
- Some residents indicated they would prefer a shower over a bath because a shower is more suitable for elderly and disabled people
- Privacy is important

4 Bed Maisonette and 4 Bed Multi-Generational Home



Key feedback:

- Positive response to multi-generational home (although questions over viability and costs)
- Introduce more flexibility into the multi-gen home layout to adjust for changing size of family
- Positive response to room sizes, layouts and separate kitchen/living/dining in the 4 bed maisonette
- Additional shower/bath needed in 4 bed maisonette

Other comments

- More storage needed in the multi-generational home

Emerging design charter objectives - tell us more...

As well as themed workshop boards we gave residents a space to give more general feedback on their buildings and homes, allowing us to better understand residents' priorities and record any issues we may have overlooked. This is what they said:

Key feedback

- **Positive response to larger rooms**
- **Plumbing/utility spaces/appliances should be somewhere quiet and away from bedrooms and living rooms**
- **Some restrictions on parking for non-residents preferred**
- **The management and safety of shared/outdoor spaces is important - concerns over antisocial behaviour, safety and security**
- **Preference for windows in the bathroom**

Other comments

- Shops are not too useful. Betting shops nearby are dangerous
- Concerns that shops on the estate would provide a space for drug dealing and anti-social behaviour
- Make communal corridor a safe and tidy space
- Open spaces should be monitored by CCTV and designed in such way to discourage anti-social behaviour
- Design homes so that the noisy appliances are furthest away from the bedrooms
- Light brick is better, keeps spaces lighter at night and doesn't encourage illegal activity around them
- Dislike the electric hob
- Open space - noise from ball games
- Storage space in the flat
- Separate kitchen/living
- More parking spaces
- Closer bus stops
- New build is noisy and lacks privacy
- Keen to have a gym
- Importance of green space like private gardens
- Play areas are heavily misused, avoid building them near homes, there are enough parks
- Windows should be well-sized for ventilation and daylight
- White parts of the buildings don't age well
- Trees planted too close to the buildings block the sunlight