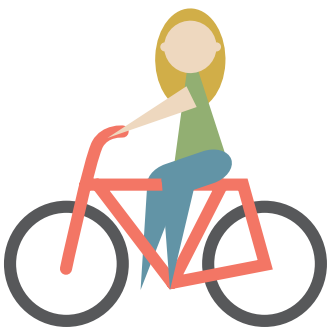

# The Future of Golf Links Residents' Design Charter

## (Final Draft)

January 2022



Ealing
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Levitt Bernstein People.Design


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### Navigating through the Residents' Design Charter

In this Residents' Design Charter, the contents page and **underlined texts** are clickable links. Click on these headings or words which will bring you to the relevant pages or Glossary for further explanation.

# 1. Introduction

Ealing Council want to build more high-quality homes and improve the local environment for the community at Golf Links. Having completed 2 phases of the redevelopment at Golf Links by building 125 new homes, and with phase 3 ongoing to deliver more new homes, the council wants to continue this programme. To do this, the council have been listening to residents to find out what matters to them.

Working closely with the community over the last year, residents have told Ealing Council what they like and do not like about the estate, as well as their vision for the future of Golf Links. Based on their feedback the council have drawn together residents' design priorities and aspirations in this Residents' Design Charter.

This Residents' Design Charter seeks to establish the principles that the residents and the council believe should guide the regeneration of the Golf Links Estate, in conjunction with the Landlord Offer. By setting out residents' aspirations, priorities and our concerns, the charter will provide a framework for what should be prioritised and considered on the estate. In other words, it will set out what residents want, anticipate, and expect from the redevelopment.

The Residents' Design Charter is structured in the following way:

- 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

The headings provide the key themes of the Residents' Design Charter. These have emerged from the engagement process with existing residents and express what the local community think are the most important considerations in any redevelopment moving forward.

Ealing Council believe this Design Charter reflects the residents' needs and expectation for their homes and expresses their commitment to making Golf Links a better place to live, thrive and play. It also provides a sound basis for a constructive working relationship with future design teams and contractors.

**Golf Links residents want their new homes and open spaces to be well designed, environmentally sustainable, safe and comfortable to live in, affordable to run and built to modern standards.**






Aerial map of Golf Links Estate

- Red line boundary
- Completed phases (Phase 1 & 2)
- Ongoing phases (Phase 3)
- 1 Thurlstone Crt
- 2 Disley Crt
- 3 Panmure Crt
- 4 Burgess Crt
- 5 Portrush Crt
- 6 Alnmouth Crt
- 7 Hartsbourne Crt
- 8 Gleneagles Tower
- 9 Ferndown Crt
- 10 Deal Crt
- 11 Bramley Crt
- 12 Verulam Crt
- 13 Peebles Crt
- 14 Birkdale Crt
- 15 Ashbridge Crt
- 16 Farnham Crt
- 17 Saunton Crt
- 18 St Andrews Tower
- 19 Fullwell Crt
- 20 Denham Crt
- 21 Prestwick Crt
- 22 Troon Crt

# 2. Developing the Residents' Design Charter

## Engagement process

Ealing Council, in collaboration with Source Partnership and architects Levitt Bernstein, have been working closely with residents to explore the regeneration of Golf Links and develop this Design Charter. Over the past year, a team have worked with residents to set up Resident Steering Group (RSG) and host a series of engagement events to understand residents' priorities for the regeneration of the estate.

Since January 2021, the Resident Steering Group (RSG) and the wider community have been actively involved in the regeneration process, sharing their views and experiences at a series of workshops, meetings and a site visit to a local regeneration neighbourhood within Ealing.

At the Opening Event in August 2021, residents told us about Golf Links and what they liked and disliked about living on the estate. At Workshop 1 we looked at masterplanning principles for the estate, during which our five key design themes emerged. This was followed by a site visit in October to Acton Gardens, a regeneration scheme in Ealing which has delivered affordable homes, community facilities and safer open spaces for the local community. Golf Links residents shared what they liked about the scheme as well as what could be improved upon for the regeneration of their estate.

In workshop 2 and 3, we had more detailed discussions about homes and open spaces, learning about residents' priorities for their buildings, internal layouts and outdoor spaces.

**This Residents' Design Charter reflects the conversations and feedback from the engagement events. It describes what residents need and expect from the redevelopment and will guide future design proposals for a new Golf Links Estate.**

## Who was involved

- Ealing Council Regeneration Department
- Resident Steering Group (RSG)
- Levitt Bernstein Design Team
- Estate residents
- Source Partnership Independent Tenant & Leaseholder Advisor
- Neighbouring residents from Phase 1 & 2


### Starting the process

**January 2021 onwards**
Resident Steering Group (RSG) established and introduced to masterplanning and viability principles

### Opening Event

**21 August 2021**
Got to know each other and encouraged everyone to be involved

### Workshop 1 Masterplan Principles

**15/16 September 2021**
Built a shared understanding of concerns and aspirations on the estate

### Site Visit to Acton Gardens

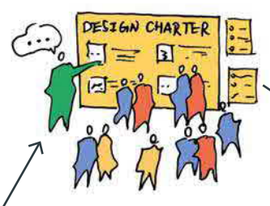
**02 October 2021**
Visited another regeneration project in Ealing together and got to understand what residents liked and did not like

### Workshop 2 Your homes

**20/21 October 2021**
Detailed discussions of new high quality buildings and modern home layout

### Workshop 3 Your open spaces and streets

**17/18 November 2021**
Detailed discussions of open spaces, streets and play spaces

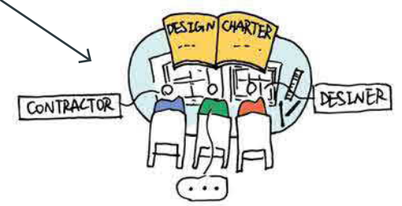



### Residents' Design Charter

**January 2022**
Draw together final design charter principles and agree with residents

### The way forward...

Design Charter will provide guiding principles to the future redevelopment at Golf Links




A resident ballot will be held in Feb 2022 which will decide if full redevelopment of the estate goes ahead

# 3. Energy efficient homes and a sustainable neighbourhood of the future

With the climate and housing crisis worsening, it is Ealing Council's duty to ensure that their designs are as sustainable to build and live in as possible. The council can effectively deliver sustainable affordable housing by combining the benefits of good design with the reliability of Passivhaus standards and on-site renewable energy. Future designs have the ability to eliminate fuel poverty and successfully build higher-density, cost-effective and zero-carbon homes in this urban context which the council and its residents are proud of. Teaming Passivhaus construction with relatively low levels of on-site renewable energy sources such as a heat pump and photovoltaic panels, makes genuinely zero carbon homes a reality.

## Energy efficiency:

New houses would cost less to heat than older houses thanks to better insulation and more efficient heating systems. Higher density doesn't always mean taller buildings - higher density homes can further reduce energy losses and can include schemes to save natural resources such as Combined Heat and Power.

## Convenient shops and services:

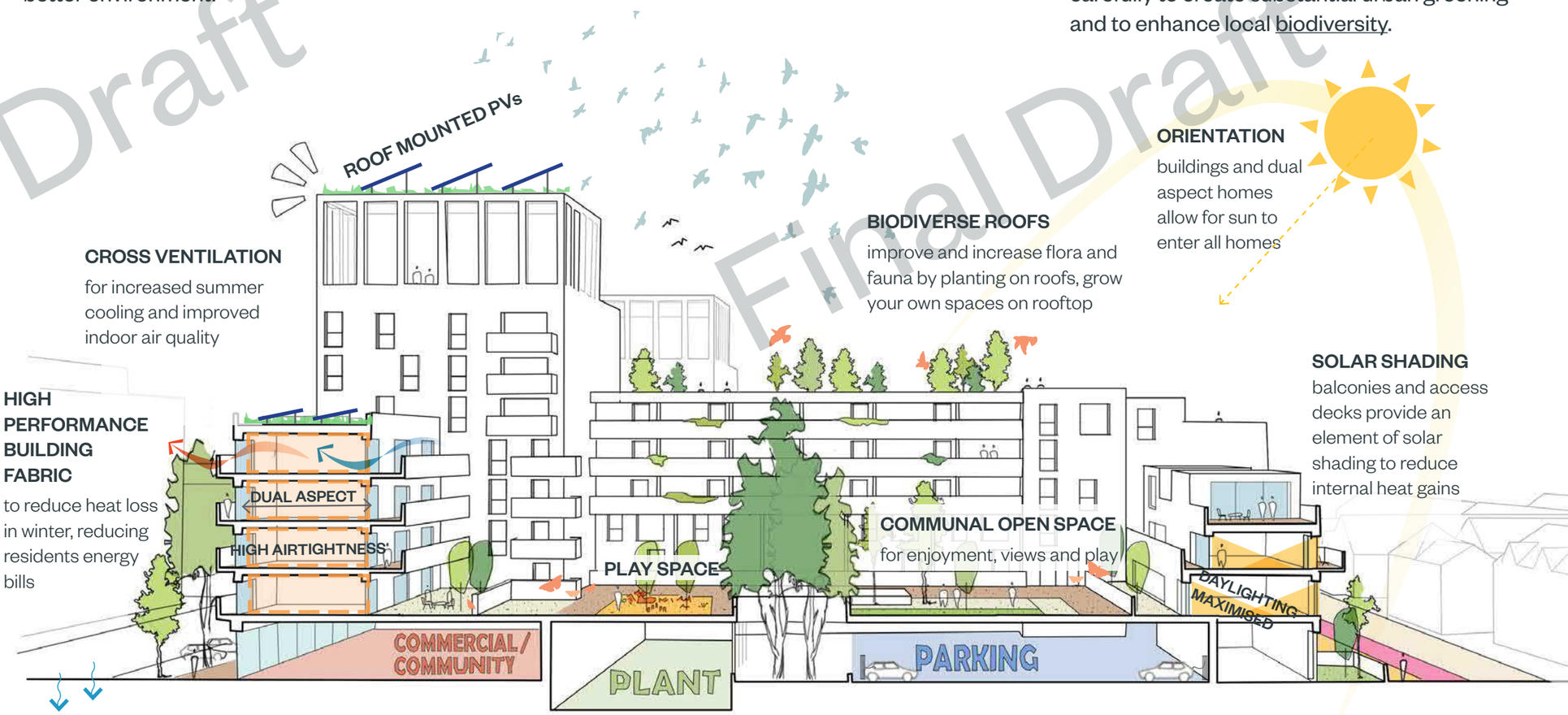
With more people living in the area, better local shops and amenities will become economically more viable, as should regular bus services.  A range of solutions for car parking should be considered, where the public realm isn't cluttered with cars as is presently the case. Also, a neighbourhood which is not over-dependent on car use will enjoy livelier streets and in turn create a better environment.

## Active travel modes:

Slower car speeds, more walkers and cyclists mean it is safer for children to walk to school or play outside. Greener and safer streets will encourage people to walk and play in their public open spaces eg: Home Zones and Shared Surface spaces to provide safe outdoor playing space.

## Access to green open spaces:

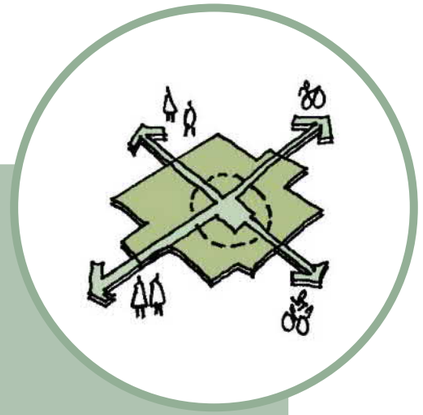
A design approach that leads to better, more comfortable living conditions for residents, while reducing the building's energy demand is just as important as ensuring safe and easy access to shared open spaces which are designed to promote happy and healthy lifestyles. From streets, public spaces to shared courtyards and rooftop spaces, every inch of outdoor space should be considered carefully to create substantial urban greening and to enhance local biodiversity.




Route to achieving net zero carbon homes

# 4. Overarching Design Themes

## 1



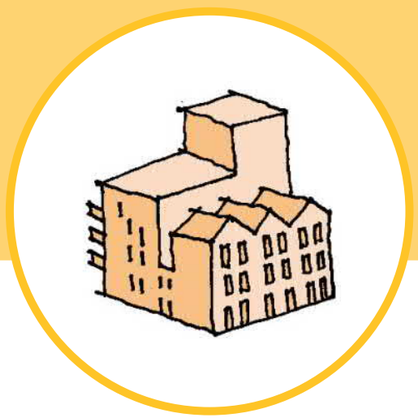
### A well connected neighbourhood

- Better walking and cycling environment
- Improved bus stops and pedestrian crossings
- Good access to local amenities on our doorstep
- Well-managed car parking areas

## 2

### High quality building design

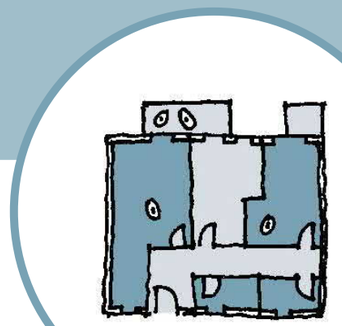
- Sustainable and energy efficient buildings
- Sensitive massing and approach to taller buildings
- Introducing other uses
- Durable and robust materials



## 3

### Good internal layout for homes

- Better home sizes and improved layout
- Good ventilation and sunlight level
- Generous private amenity space
- Good storage and utility
- Introducing multi-generational homes



## 4

### High quality landscape, open space and play

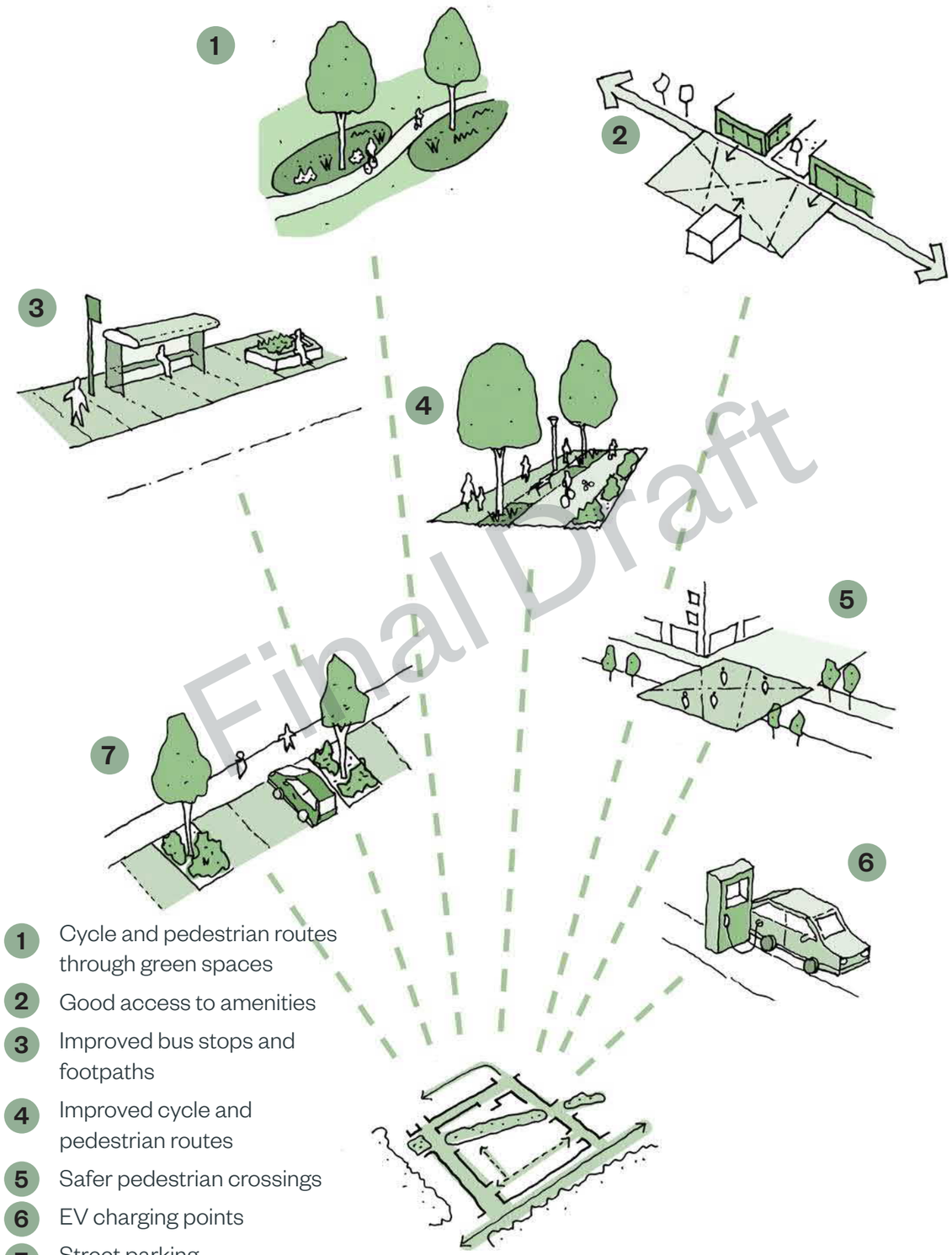
- A range of public open spaces
- Safer and greener streets
- Safe and secure shared residential courtyards
- Play and recreation spaces for all age groups
- Usable and sustainable rooftop spaces

## 5

### A safe and secure neighbourhood

- Good lighting
- Well managed entrances and communal spaces
- Good bin storage areas and waste management
- Good bike storage provision
- Good design to ensure a safe and secure environment

# 4.1 A Well Connected Neighbourhood




1. Cycle and pedestrian routes through green spaces
2. Good access to amenities
3. Improved bus stops and footpaths
4. Improved cycle and pedestrian routes
5. Safer pedestrian crossings
6. EV charging points
7. Street parking





## Better walking and cycling environment

- We would like to see more cycle routes
- Consider safe and well-designed routes dedicated to both cyclists and pedestrians
- We want wider and better footpaths that are safe and legible for pedestrians
- We would like cycle and pedestrian routes integrated into Golf Links green ‘spine’

Fig. 4.1.1 Integrated cycle and pedestrian routes

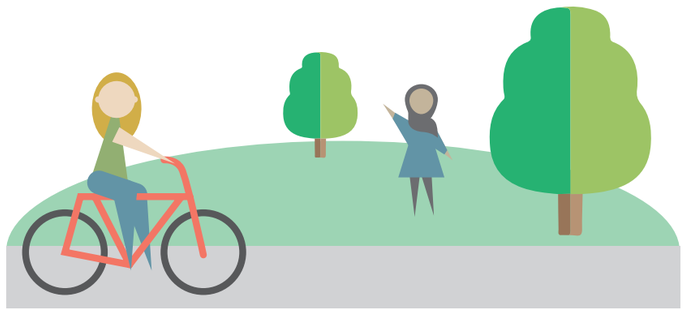
Fig. 4.1.2 Cycle routes through green spaces

## Improved bus stops and pedestrian crossings

- We want the areas around the bus stops on Fleming Road and Greenford Road to be improved
- We want better and safer pedestrian crossings at strategic locations


Fig. 4.1.3 Improved bus stops

Fig. 4.1.4 Safe pedestrian crossings



# 4.1 A Well Connected Neighbourhood

## Good access to local amenities on our doorstep

- We want better access to local amenities on the estate
- Local amenities could include a convenience store, a community cafe, nursery and co-working spaces, etc.
- Other uses that may lead to anti-social behaviour such as betting shops should be discouraged


Fig. 4.1.5 Mini supermarket

Fig. 4.1.6 Co-working spaces

Fig. 4.1.7 Community cafe

## Well-managed car parking areas

- Consider multiple car parking solutions to allow for less cluttered public realm. This includes on-street parking, courtyard parking and undercroft parking
- Undercroft parking should be well-lit, designed and managed through controlled access to avoid safety issues if applied
- Consider courtyard parking or undercroft parking combined with other uses such as play, etc.
- Electric Vehicle (EV) charging points must be provided equitably on streets of the estate

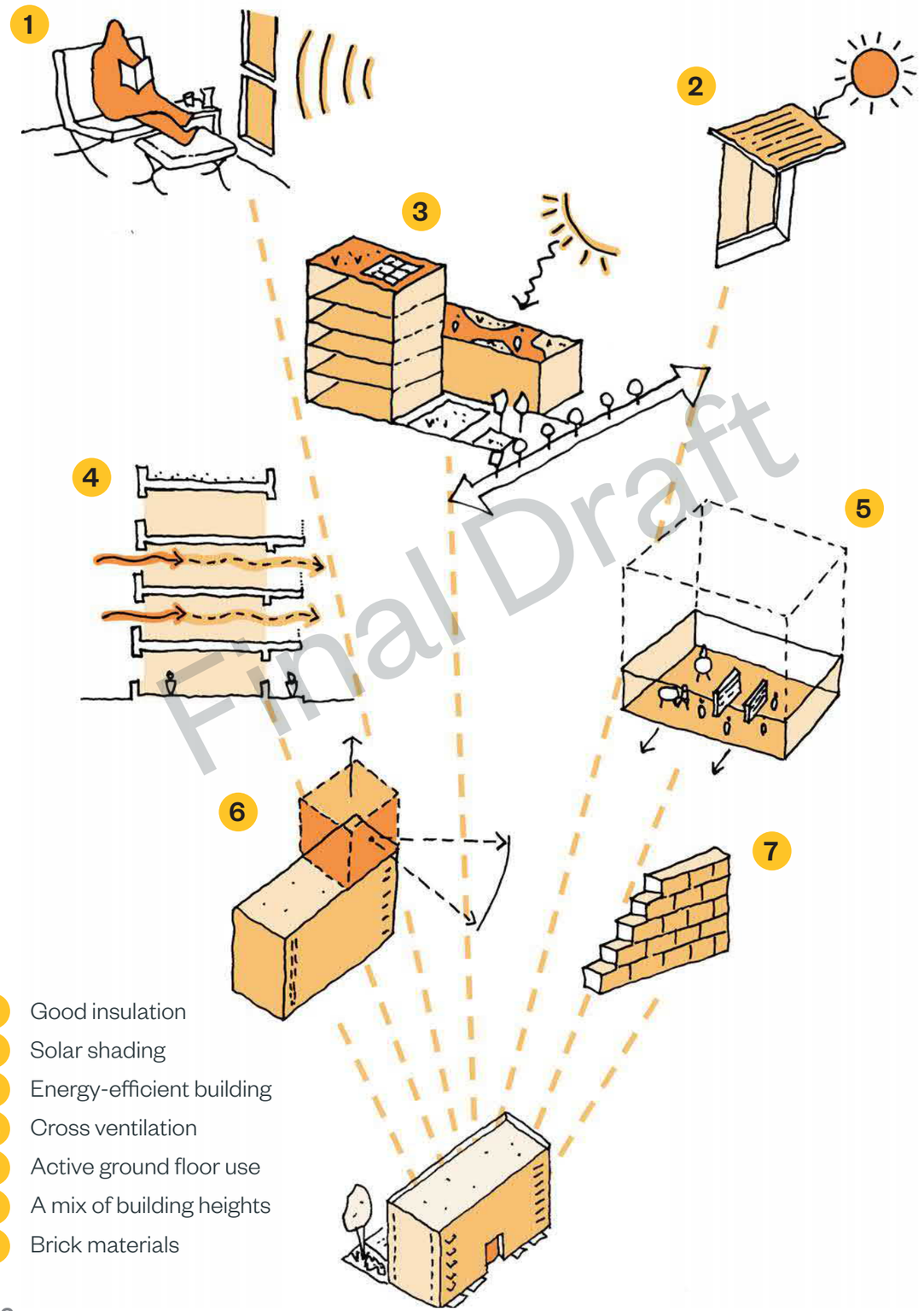
Fig. 4.1.8 On-street parking

Fig. 4.1.9 Courtyard parking

Fig. 4.1.10 Undercroft parking

Fig. 4.1.11 A community facility at Aylesbury Estate. Levitt Bernstein

# 4.2 High Quality Building Design




1. Good insulation
2. Solar shading
3. Energy-efficient building
4. Cross ventilation
5. Active ground floor use
6. A mix of building heights
7. Brick materials

## Sustainable and energy efficient buildings

- We want more energy-efficient buildings which contribute to the environment and are simpler and easier to manage
- Cross ventilation is preferred where possible
- We want excellent water pressure, thermal and acoustic insulation
- We want buildings which are well built and easy to maintain and manage
- Building designs should seek to mitigate overheating in summer

Fig. 4.2.1 Energy-efficient building

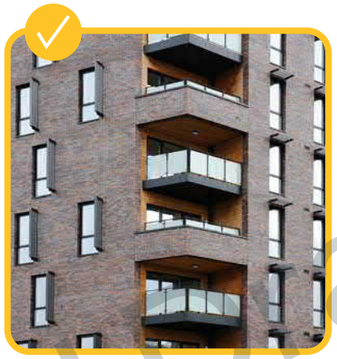


Fig. 4.2.2 Solar shading

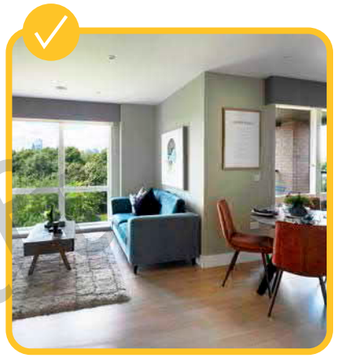


Fig. 4.2.3 Cross ventilation

## Sensitive massing and approach to taller buildings

- Medium rise buildings are preferred
- Taller buildings are acceptable when combined with different heights in one block
- Free-standing taller buildings should be considered carefully in terms of height and location
- Consider taller buildings where homes can benefit from great views across green spaces and golf courses

Fig. 4.2.4 Stacked maisonettes

Fig. 4.2.5 Medium rise buildings

Fig. 4.2.6 Mix of building heights

# 4.2 High Quality Building Design

## Introducing other uses

- We want active ground floor uses and 'eyes on the streets'
- Consider suitable location and function of other uses to avoid overlooking and safety issues

Fig. 4.2.7 Mini supermarket

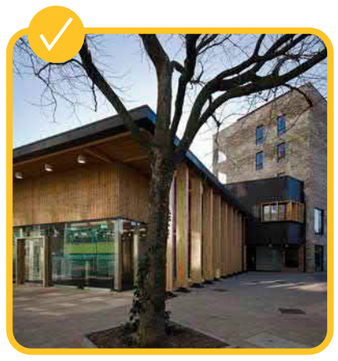


Fig. 4.2.8 Community uses

## Durable and robust materials

- Brick as a material is preferred
- Material palette should be well-considered
- Building materials should be high quality, safe, durable and in line with the building regulations to avoid cladding issues
- We have concerns about the quality of buildings in phase 1 and 2 on the estate. For future redevelopment we want to see both internal and external materials being robust, that are also resilient and look good for longer

Fig. 4.2.9 Brick building

Fig. 4.2.10 Mix of various materials



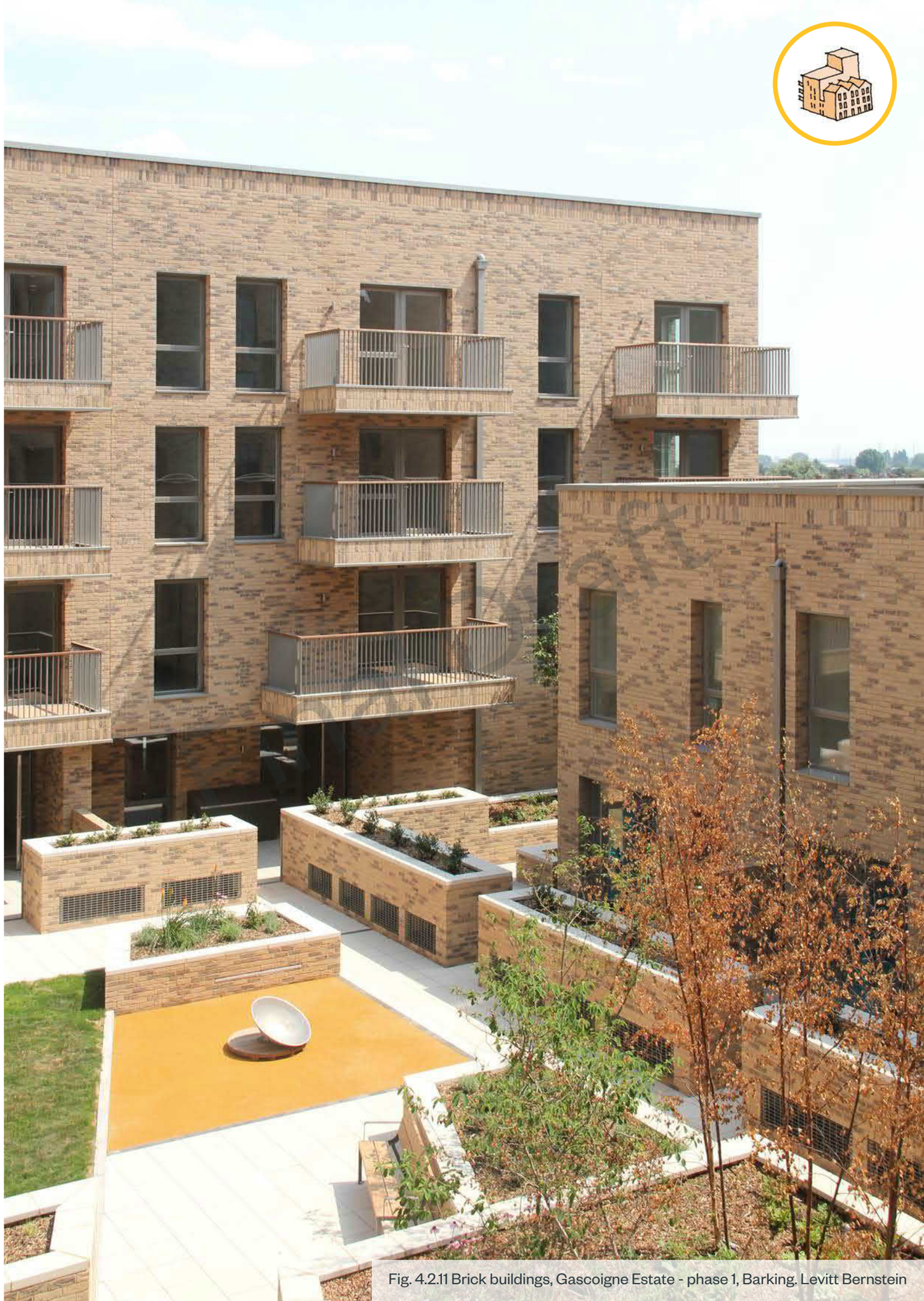
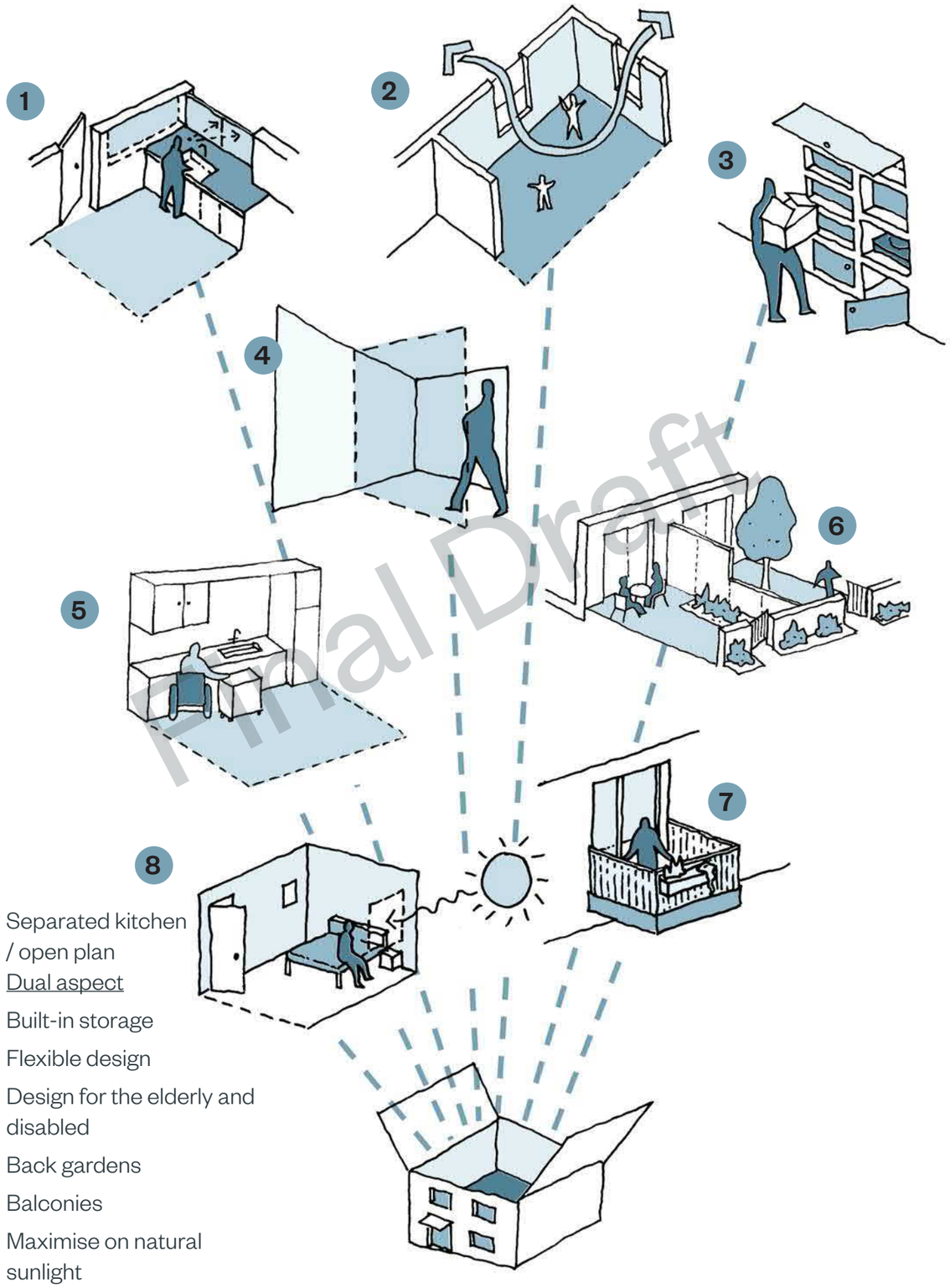


Fig. 4.2.11 Brick buildings, Gascoigne Estate - phase 1, Barking. Levitt Bernstein

# 4.3 Good Internal Layout




1. Separated kitchen / open plan
2. Dual aspect
3. Built-in storage
4. Flexible design
5. Design for the elderly and disabled
6. Back gardens
7. Balconies
8. Maximise on natural sunlight

## Better home sizes and improved layout

- New homes must be larger and meet or exceed the London Plan standards
- Rooms should be well-proportioned
- We encourage a mix of home types to meet varying needs of residents. This includes one, two and three bedroom flats, two, three and four bedroom maisonettes, and multi-generational homes
- Consider maisonettes with back gardens for larger homes and multi-generational homes
- We want to see more dual aspect homes on the estate
- We prefer a flexible home layout that allows for open plan or separate kitchen/ living/ dining to suit varying needs of residents
- We want spacious bedrooms with good storage options
- Consider needs for the elderly and disabled. For example, a shower over a bath would be more convenient for the elderly and disabled
- Make provision for lifetime homes that can be readily adapted for the elderly or disabled

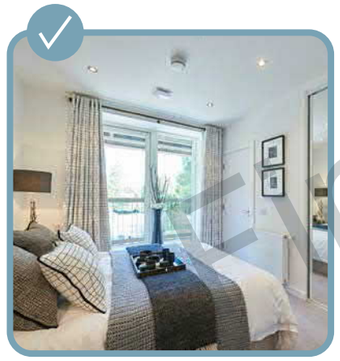


Fig. 4.3.1 Spacious bedroom

Fig. 4.3.2 Separate kitchen

Fig. 4.3.3 Combined kitchen and dining room

# 4.3 Good Internal Layout

## Good ventilation and sunlight level

- We want lots of natural sunlight and good ventilation
- Carefully consider the orientation of homes to ensure good sunlight levels
- Windows should be well-sized and placed appropriately to ensure privacy and sunlight levels
- We want to have natural ventilation in the bathrooms. Where this is not possible, encourage well-designed and robust mechanical ventilation

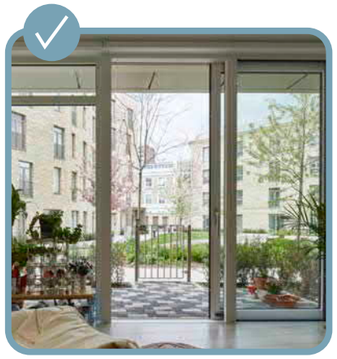


Fig. 4.3.4 Living room with good sunlight level

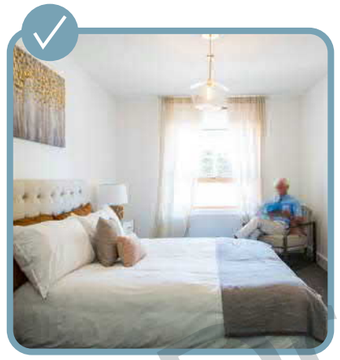


Fig. 4.3.5 Bedroom with good sunlight level

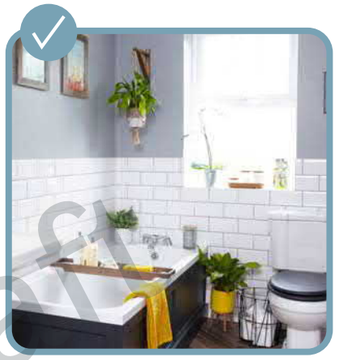


Fig. 4.3.6 Bathroom with window

## Generous private amenity space

- Ensure private amenity space for every new home
- Private amenity space should be designed to meet or exceed London Plan standards
- Preferred choice of private amenity space includes projecting and inset balconies, front gardens and back gardens
- Consider privacy and overlooking of private amenity space
- Consider the location and orientation of private amenity spaces, ideally utilising views towards Golf Links green 'spine', open spaces and residential streets

Fig. 4.3.7 Projected balconies

Fig. 4.3.8 Access decks

Fig. 4.3.9 Back gardens

## Good storage & utility space

- Consider built-in storage spaces and innovative use of layout to provide additional storage
- Storage spaces should meet or exceed the London Plan standards
- Consider separate utility rooms or washing machines in a separate cupboard, away from living rooms and bedrooms

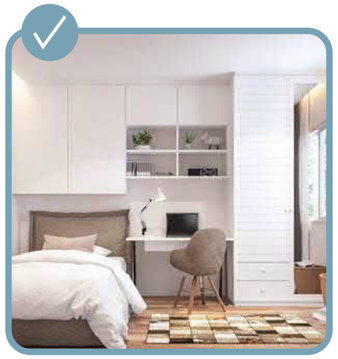


Fig. 4.3.10 Bedroom and built-in storage

Fig. 4.3.11 Built-in storage

## Introducing multi-generational homes

- Where multi-generational homes are designed, consider a flexible layout that can respond to the changing size of a family
- Consider shared and separate internal spaces carefully so homes could function as two separate homes if needed
- Consider additional storage spaces for multi-generational homes

Fig. 4.3.12 Multi-generational homes

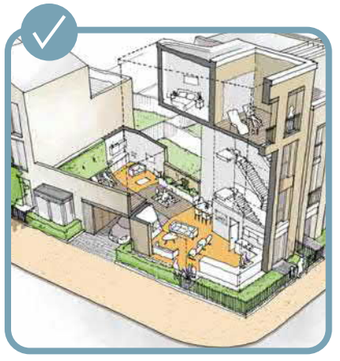
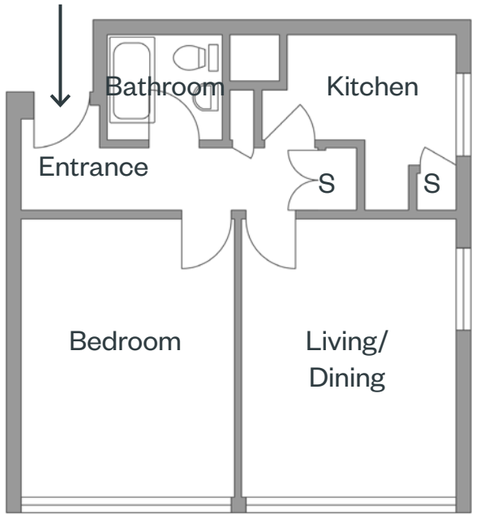


Fig. 4.3.13 A section dragram showing multi-generational homes

# 4.3 Good Internal Layout

Fig. 4.3.14 Open plan kitchen, Dovedale Avenue, Preston. Levitt Bernstein

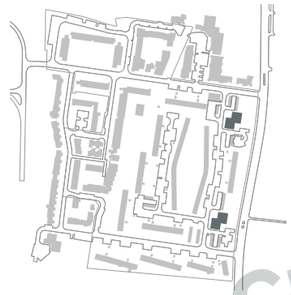


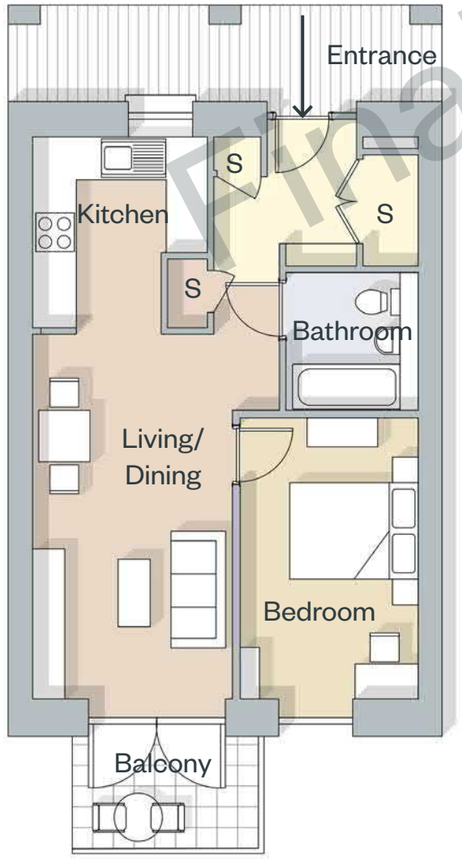

## Typical example:
## Existing 1 bed 2 person flat

Floor area: **47.2m²**

Gleneagles Tower

St Andrews Tower






## Example of a modern
## 1 bed 2 person flat

London Plan Standard (minimum): **50m²**

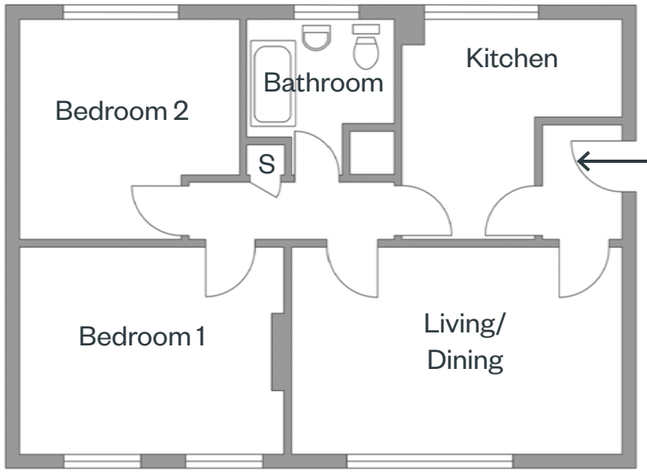
- Good level of storage
- Private amenity space
- Well-sized windows
- Good cross ventilation
- Dual Aspect

A minimum of
**5m² private amenity**

New flat will be
**6% larger**

**Existing 1b2p flat size**

# 4.3 Good Internal Layout

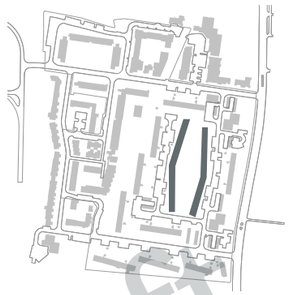


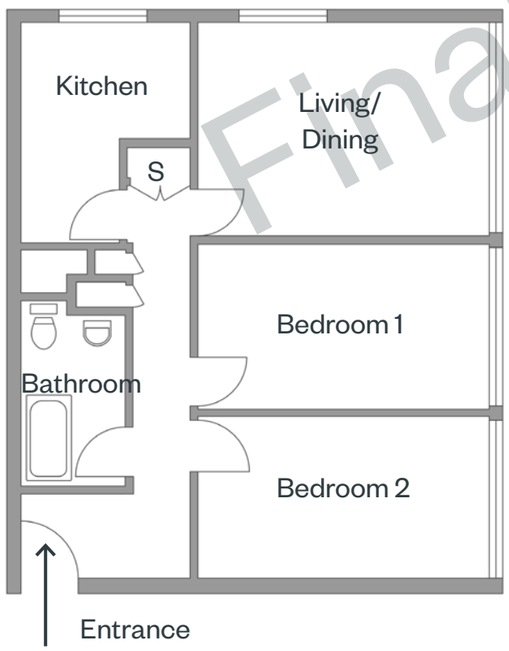

## Typical example:

## Existing 2 bed 4 person flat

Floor area: **63.2m²**

Ashridge Court
Birkdale Court
Peebles Court
Verulam Court






## Typical example:

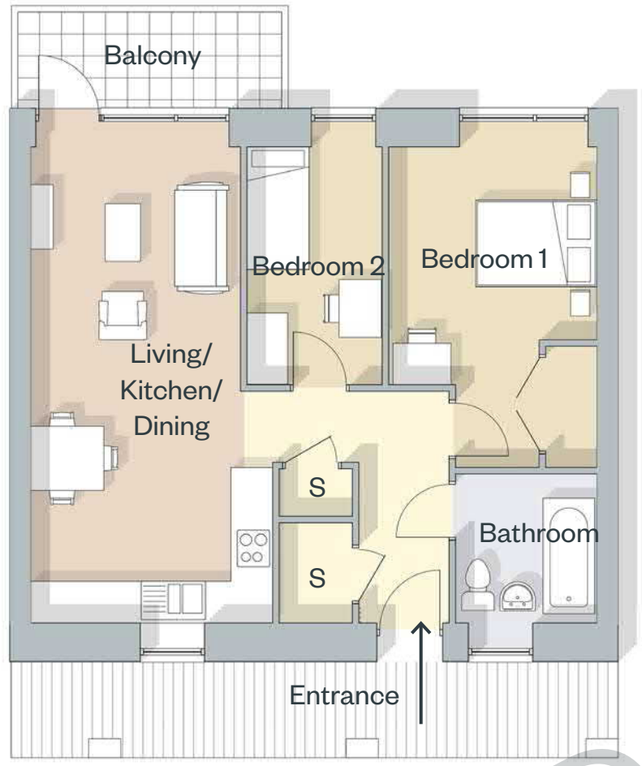
## Existing 2 bed 4 person flat

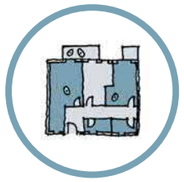
Floor area: **62.9m²**

Gleneagles Tower
St Andrews Tower







## Example of a modern

## 2 bed 3 person flat

London Plan Standard (minimum): **61m²**

- Good level of storage
- Private amenity space
- Well-sized windows
- Good ventilation to bathroom
- Dual Aspect


## Example of a modern

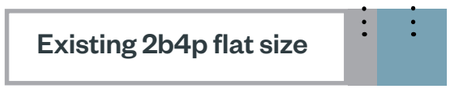
## 2 bed 4 person flat

London Plan Standard (minimum): **70m²**

- Good level of storage
- Private amenity space
- Well-sized windows
- Good ventilation to bathroom
- Dual Aspect

A minimum of **7m² private amenity**

New flat will be **10% larger**

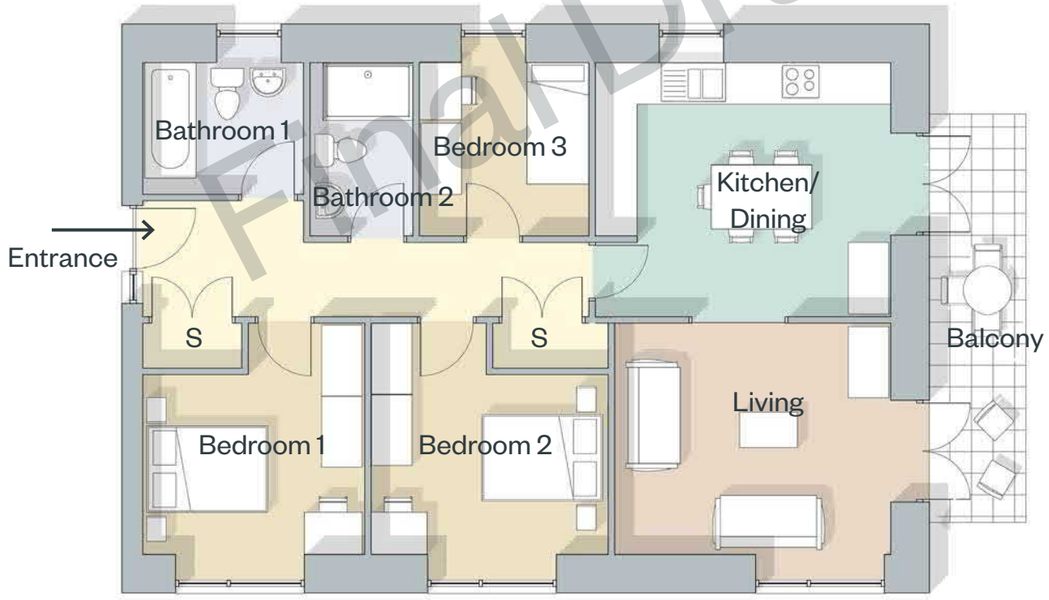


# 4.3 Good Internal Layout

## Example of a modern 3 bed 5 person flat

London Plan Standard (minimum): **86m²**

- Good level of storage
- Private amenity space
- Well-sized windows
- Utility spaces away from bedrooms
- Dual Aspect
- Flexible layout that allows for open plan or separate kitchen/living layout
- Good ventilation to bathrooms



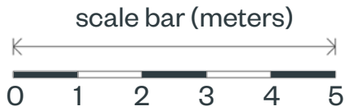
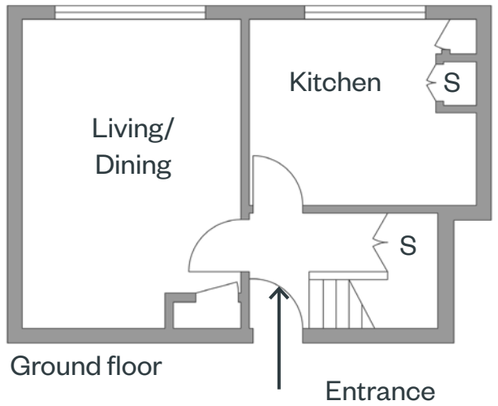
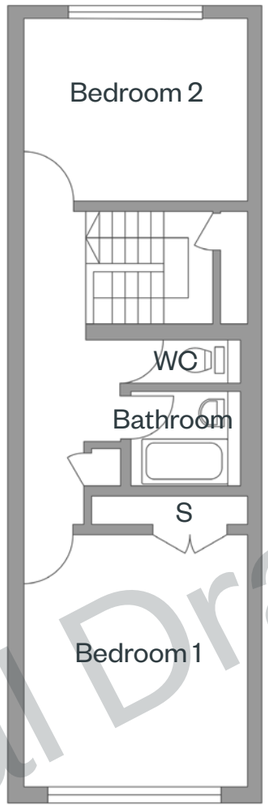






Fig. 4.3.15 Projected balcony in Sutherland Road, Waltham Forest. Levitt Bernstein

# 4.3 Good Internal Layout



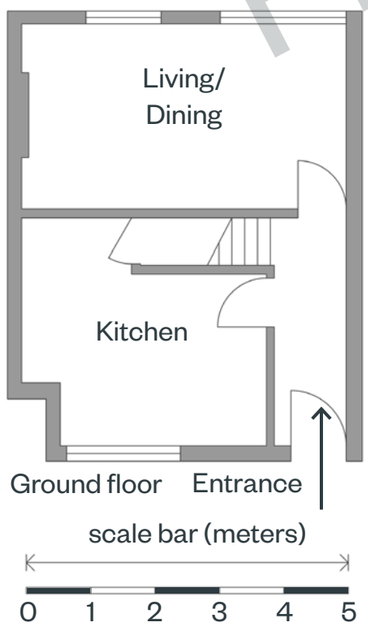



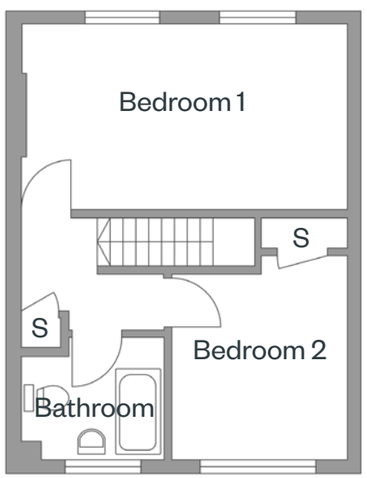

## Typical example:
## Existing 2 bed
## 4 person maisonette

Floor area: **74.2m²**

Disley Court

Panmure Court




## Typical example:
## Existing 2 bed
## 4 person maisonette

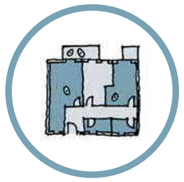
Floor area: **66.6m²**

Bramley Court Ferndown Court

Deal Court Prestwick Court



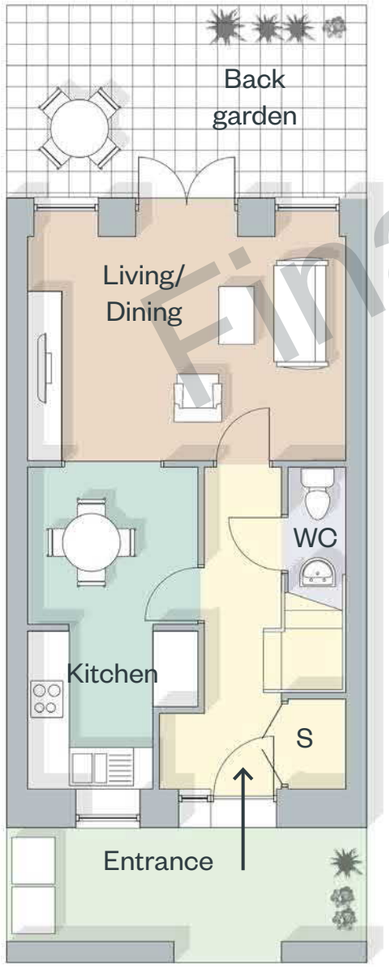




## Example of a modern 2 bed 4 person maisonette

London Plan Standard (minimum): **79m²**

- Good level of storage
- Private amenity space
- Well-sized windows
- Good cross ventilation
- Dual Aspect
- Flexible layout that allows for open plan or separate kitchen/living layout
- Downstairs WC/toilet
- Utility spaces away from bedrooms



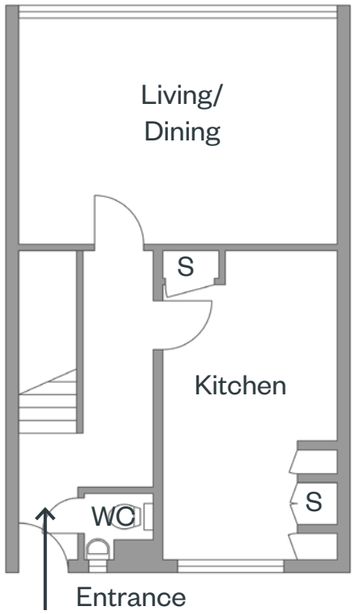


A minimum of **7m² private amenity**

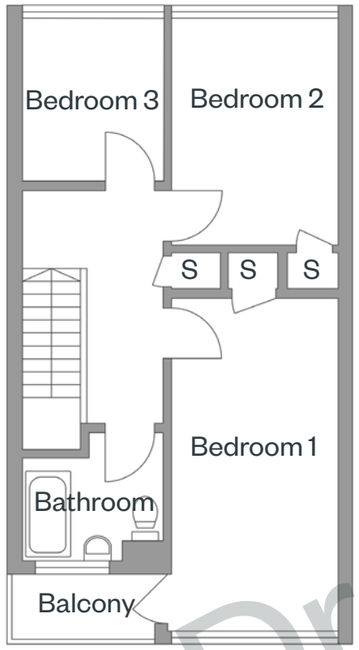
New flat will be up to **16% larger**

**Existing 2b4p flat size**

# 4.3 Good Internal Layout




Ground floor



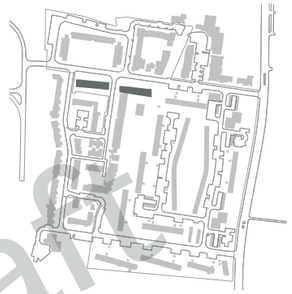

First floor

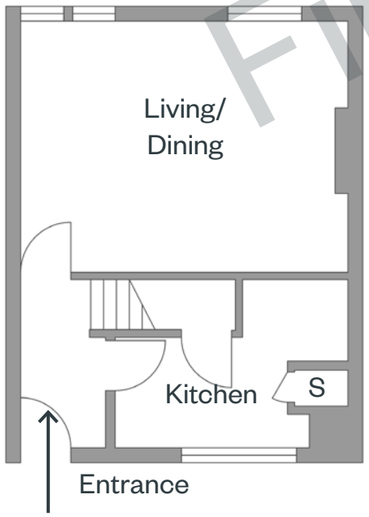
## Typical example:
## Existing 3 bed
## 5 person maisonette

Floor area: **74.2m²**

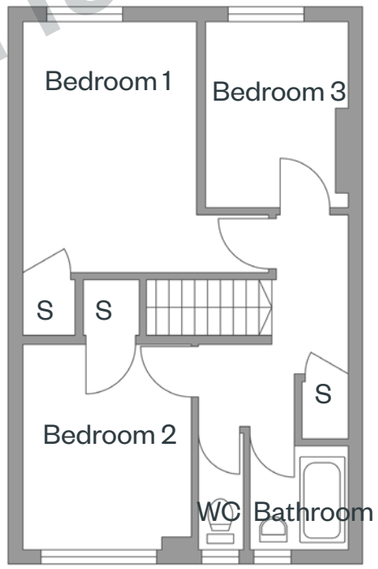
Alnmouth Court

Burgess Court






Ground floor




First floor

## Typical example:
## Existing 3 bed
## 5 person maisonette

Floor area: **74.2m²**

Farnham Court Fulwell Court

Bramley Court Hartsbourne Court

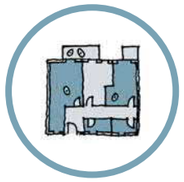
Denham Court Saunton Court

scale bar (meters)

0 1 2 3 4 5



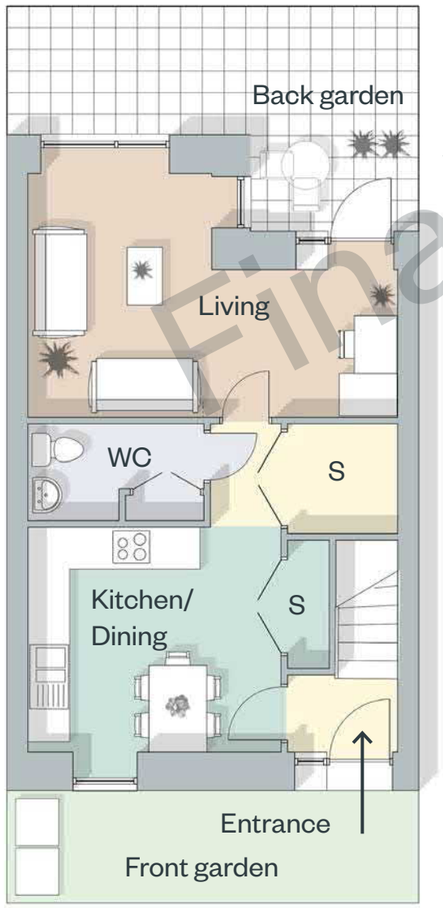




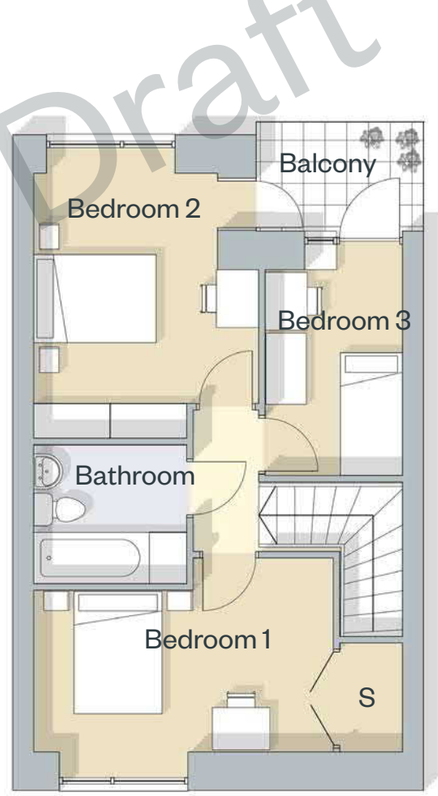
## Example modern 3 bed 5 person maisonette

London Plan Standard (minimum): **93m²**

- Good level of storage
- Private amenity space
- Well-sized windows
- Good cross ventilation
- Dual Aspect
- Flexible layout that allows for open plan or separate kitchen/living layout
- Downstairs WC/toilet
- Utility spaces away from bedrooms




Ground floor




First floor

A minimum of **7m² private amenity**

New flat will be up to **20% larger**

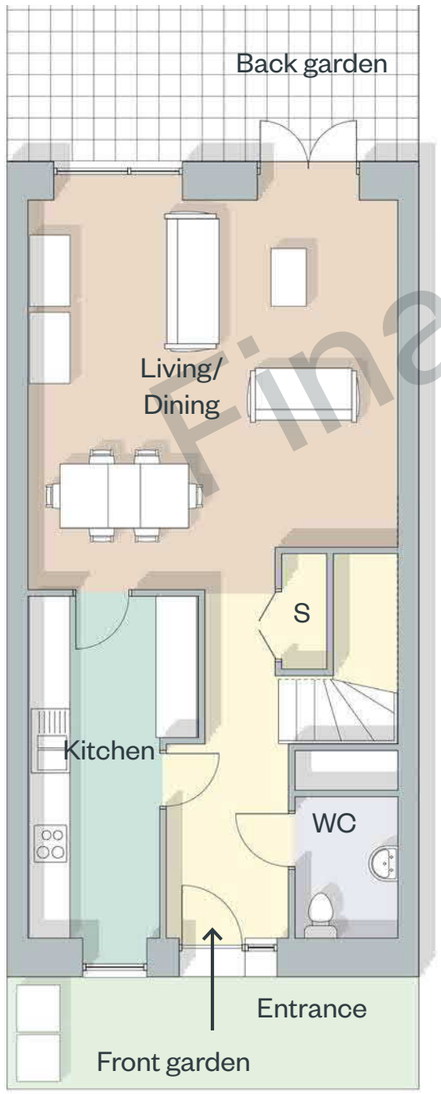
**Existing 3b5p flat size**

# 4.3 Good Internal Layout

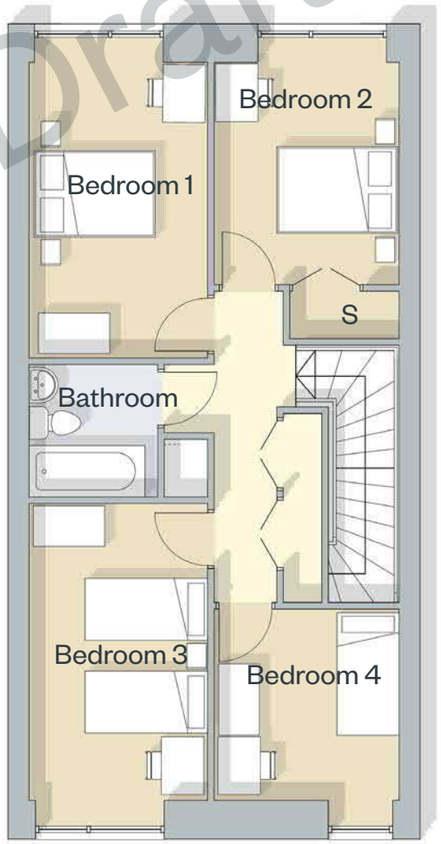
## Example modern 4 bed 7 person maisonette

London Plan Standard (minimum): **115m²**

- Good level of storage
- Private amenity space
- Larger homes for overcrowded families
- Dual Aspect
- Flexible layout that allows for open plan or separate kitchen/living layout
- Downstairs WC/toilet
- Well-sized windows




Ground floor

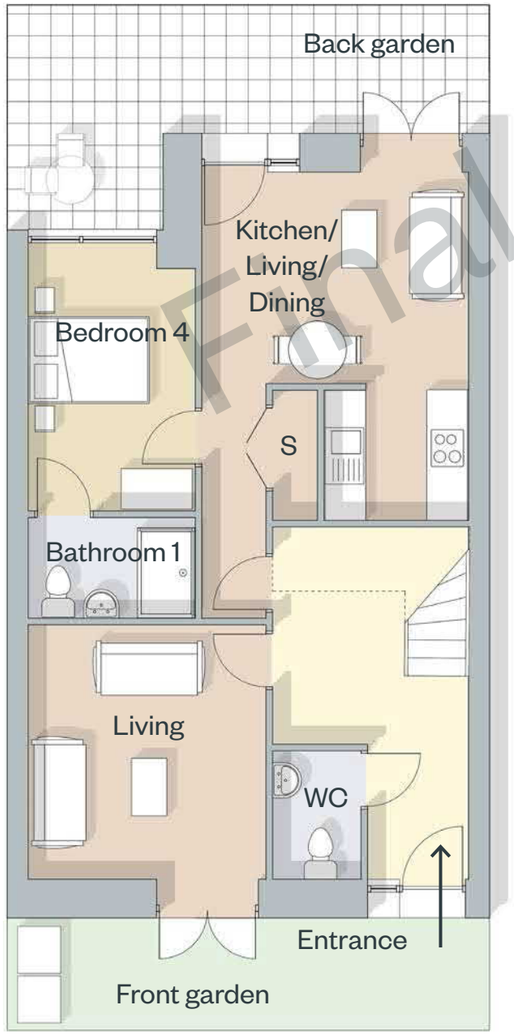



First floor

## Example modern 4 bed 7 person multi-generational home

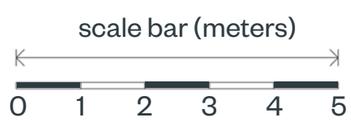
London Plan Standard (minimum): **115m²**

- Good level of storage
- Private amenity space
- Well-sized windows
- Good cross ventilation
- Dual Aspect
- Flexible layout that allows for open plan or separate kitchen/living layout
- Downstairs WC/toilet
- Utility spaces away from bedrooms
- Flexiblility to adapt layout and respond to the changing size of a family

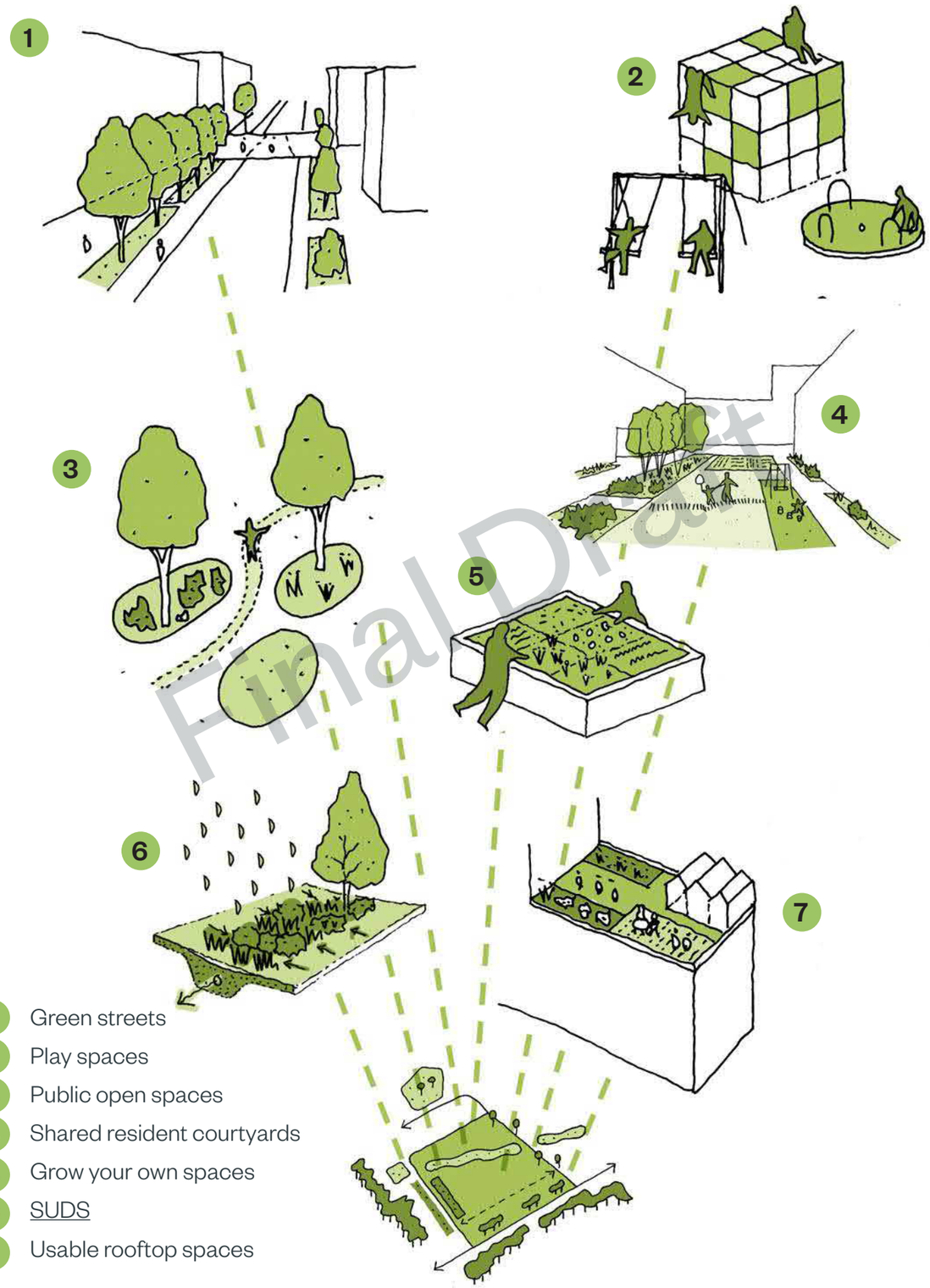



Ground floor


First floor



# 4.4 High Quality Landscape, Open Space and Play




1. Green streets
2. Play spaces
3. Public open spaces
4. Shared resident courtyards
5. Grow your own spaces
6. SUDS
7. Usable rooftop spaces

## A range of public open spaces

- We want well designed, maintained and managed public open spaces that are safe to use
- Golf Links green 'spine' is a great existing asset and we would like to see it being improved into a usable and attractive green open space for the community
- We love greener and a more natural feel in the open spaces
- Consider planting that is easy to maintain and manage in the open spaces
- All surfaces must be wheelchair friendly and suitable for those with limited mobility, robust and non-slip, making it accessible for all

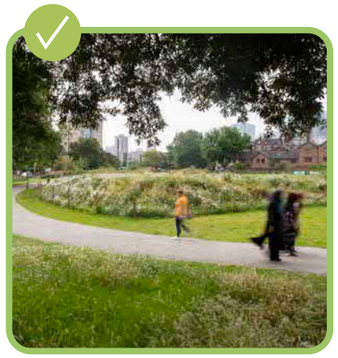


Fig. 4.4.1 Low maintenance meadow planting

Fig. 4.4.2 Greener open spaces with SUDS

Fig. 4.4.3 Planting and appropriate street furniture

## Safer and greener streets

- We want to see more attractive and pedestrian friendly streets. For example, can we have shared surface on Fleming Road?
- We would love to see greener streets which include trees, planting and Sustainable Urban Drainage System (SUDS)
- Consider traffic-calming measures to slow down cars
- Consider front gardens and defensible treatments for homes at ground floor

Fig. 4.4.4 Share surface street

Fig. 4.4.5 Green street

Fig. 4.4.6 Play street

# 4.4 High Quality Landscape, Open Space and Play

## Safe and secure shared residential courtyards

- Entrances to the courtyards should be controlled and lockable
- Green, soft and natural landscaping is preferred while the planting should be easy to maintain
- Consider sunlight, privacy and noise levels in courtyard spaces
- Consider courtyards that allow for multiple activities. For example, can we introduce seating, BBQ spaces, canopy and parasol areas into courtyards?

Fig. 4.4.7 Planting in the courtyards

Fig. 4.4.8 Softscape landscaping

Fig. 4.4.9 Secure entrance

## Play and recreation spaces for all age groups

- Accessibility to all is important. We would like to see more outdoor play and recreation spaces catering to a range of age groups, from young children to elderly residents
- Encourage adventure play, imaginative play and multi-purpose play areas - particularly for youth on the estate
- We would like outdoor adult gyms
- The location of play spaces should be well considered. For example, play spaces directly outside people's homes may lead to noise and anti-social behaviour
- Play spaces within public open space are important as it means everyone can come together and it fosters a strong sense of community
- Play spaces must be designed to allow for natural surveillance

Fig. 4.4.10 Imaginative play

Fig. 4.4.11 Multi-purpose play area for youth

Fig. 4.4.12 Doorstep play



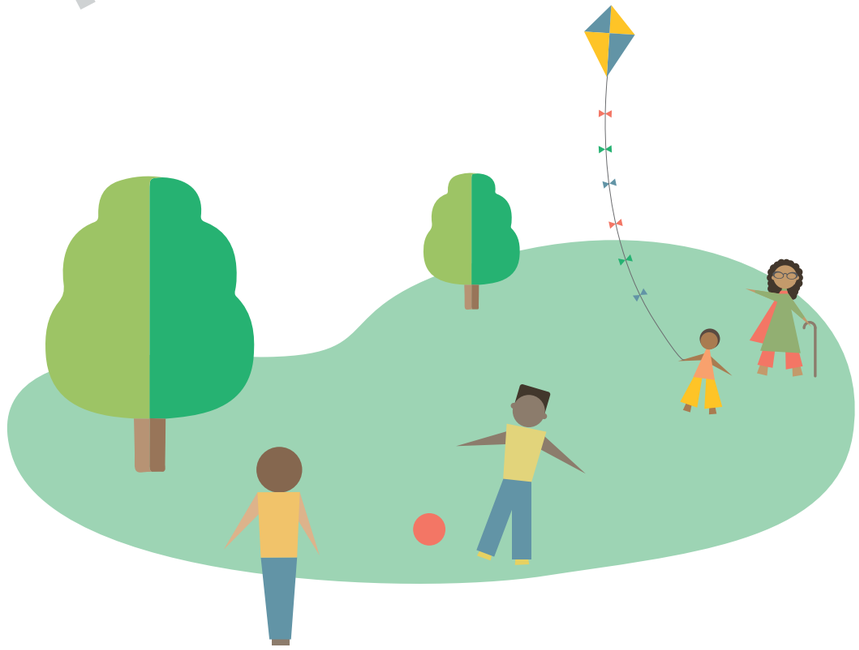
## Usable and sustainable rooftop spaces

- Consider accessible green roofs for residents where rooftop spaces are not being used for solar panels
- Encourage sustainable roofs including green, brown and blue roofs
- Roof spaces must be safe, secure and well-managed
- Solar panels on rooftops are a priority
- We like 'grow your own' spaces on rooftops
- Planting on rooftops needs to be well designed and managed to avoid maintenance issues

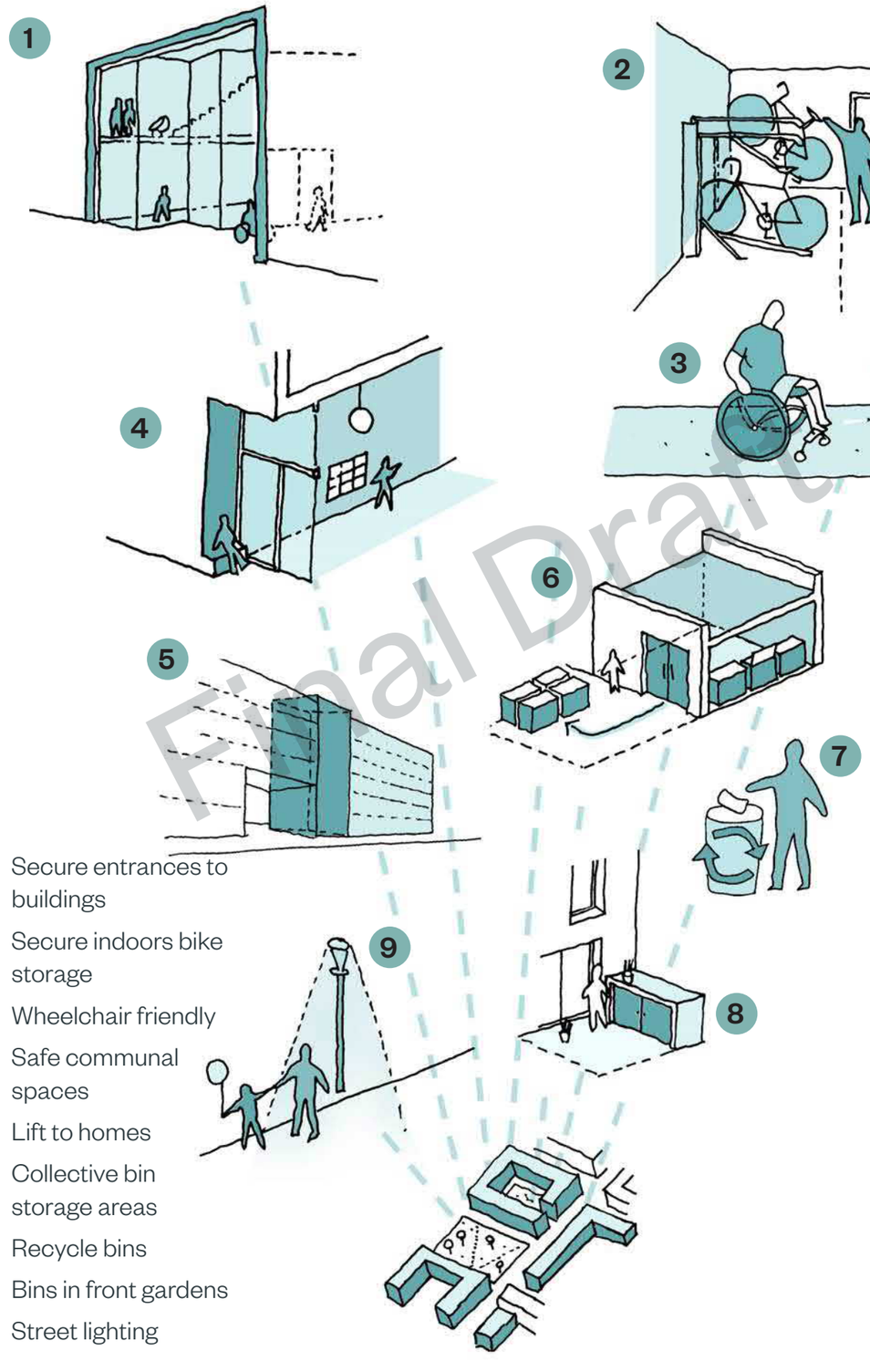
Fig. 4.4.13 ' Grow your own' spaces on rooftop

Fig. 4.4.14 Brown roof

Fig. 4.4.15 Active green roof



# 4.5 A Safe and Secure Neighbourhood




1. Secure entrances to buildings
2. Secure indoors bike storage
3. Wheelchair friendly
4. Safe communal spaces
5. Lift to homes
6. Collective bin storage areas
7. Recycle bins
8. Bins in front gardens
9. Street lighting

## Good lighting

- We want good lighting on streets, in open spaces and building entrances
- Dark alleyways and pathways to homes should be avoided
- Communal areas within buildings should be well lit with no blank corners and dead - dark spaces. Natural light and ventilation in these internal spaces will be nice to have

Fig. 4.5.1 Street lighting

Fig. 4.5.2 Subtle lighting within the public ream

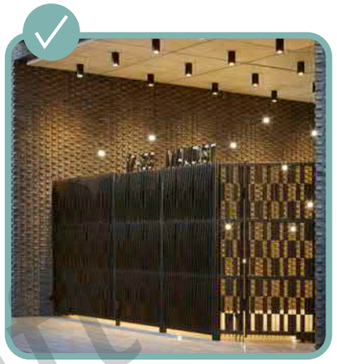


Fig. 4.5.3 Lighting in the building entrances

## Well-managed entrances and communal spaces

- Access to the buildings must be wheelchair friendly
- We like generous and welcoming communal spaces and want them to be tidy, secure and well managed
- We want well-managed lifts to new homes
- Consider better door entry system and access control system of the buildings
- Consider postal boxes carefully - many residents prefer internal postal boxes for security reasons

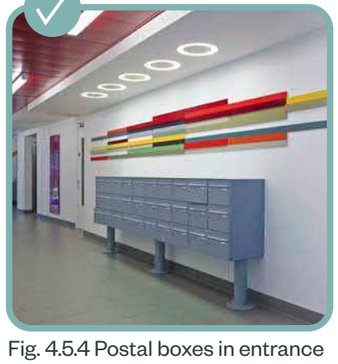


Fig. 4.5.4 Postal boxes in entrance lobby

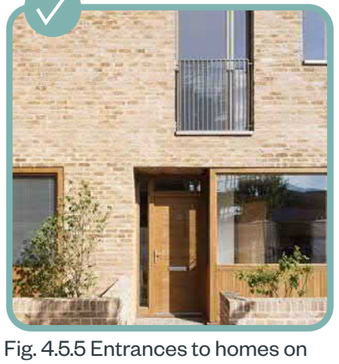


Fig. 4.5.5 Entrances to homes on ground floor

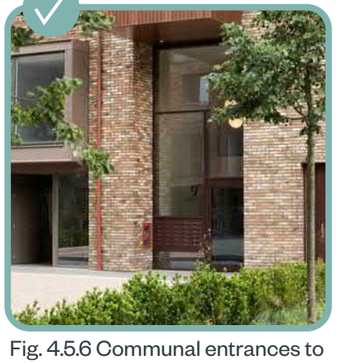


Fig. 4.5.6 Communal entrances to buildings

# 4.5 A Safe and Secure Neighbourhood

## Good bin storage areas and waste management

- Consider both individual and collective bin storage areas
- Internal bin storage areas should be lockable, well-ventilated and well-managed. For example, the doors must be robust to avoid breaking
- Introduce separate recycling waste bins within bin storage areas

Fig. 4.5.7 Well ventilated bin storage areas

Fig. 4.5.8 Bin storage designed as part of front gardens


Fig. 4.5.9 Recycling bins

## Good bike storage provision

- Bike storage should be secure and easily accessible to all residents
- A range of bike storage strategies should be considered - within street spaces, buildings and within individual homes
- Indoor bike storage is preferred

Fig. 4.5.10 Secure bike storage

Fig. 4.5.11 Indoor bike storage

## Good design to ensure a safe and secure environment

- We would like designs to meet Secured by Design standards to create a safe and secure environment
- Avoid blank walls, dark alleyways and encourage designs with ‘eyes on the street’ - where front gardens, entrances and balconies overlook the public realm





Fig. 4.5.12 Communal entrance to the building in Aberfeldy, Tower Hamlets. Levitt Bernstein

# 5. Case Studies and Site Visit

## Housing Regeneration

The following case studies were shared with residents to discuss types of homes and possible internal layouts. Massing and buildings of various heights were discussed - ranging from 4 storeys to taller buildings in suitable locations.

**Aberfeldy New Village phase 1**

Location: Tower Hamlets, London

Homes: 342

Home types: studios, 1 bed / 2 bed / 3 bed flats, 3 bed / 4 bed / 5 bed maisonettes

Heights: 4 - 10 storeys

Land use: residential, retail and commercial

Fig. 5.1 Aberfeldy new village

**Aylesbury Estate phase 1 & 2**

Location: Southwark, London

Homes: 183

Home types: 1 bed / 2 bed / 3 bed flats, 3 bed / 4 bed maisonettes

Heights: 4 - 8 storeys

Land use: residential, retail and community uses

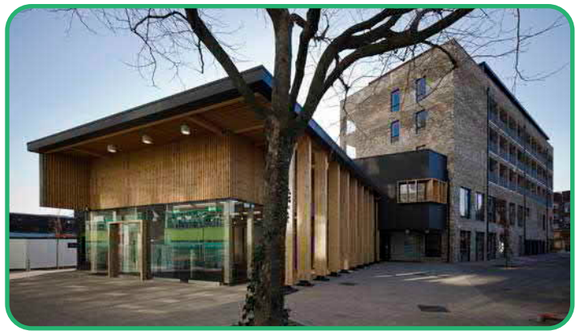


Fig. 5.2 Aylesbury Estate

**Ocean Estate final phase Site H**

Location: Tower Hamlets, London

Homes: 215

Home types: 1 bed / 2 bed / 3 bed / 4 bed flats, 3 bed / 4 bed / 5 bed maisonettes

Heights: 2 - 13 storeys

Land use: residential only

Fig. 5.3 Ocean Estate



## Shared residential courtyards

Three case studies were presented at workshop 2 - your open spaces and streets. These three projects show different design approaches which create usable and secure courtyards. St Andrews creates green and natural based courtyards with trees and low level planting which are easy to maintain, while Burridge Gardens introduces more hard-scape landscaping within the courtyards. Athletes Village creates a secure courtyard space above the undercroft parking, which can be directly accessed by by all homes within the urban block.

Fig. 5.4 St Andrews, Bromley-by-Bow

Fig. 5.5 Burridge Gardens, Clapham

Fig. 5.6 Athletes Village N13, Stratford

## Acton Gardens Site Visit

Some residents joined us on a site visit to Acton Gardens regeneration site in early October. During the site visit we saw both old and new buildings on the estate, open spaces and play areas, and the internal layout of of some new homes (shared ownership tenure). Residents told us what they liked and did not like about the changes made through regeneration and also about the existing older buildings on the estate. Residents' likes, dislikes and design preferences have been captured and are reflected in this design charter.

Fig. 5.7 Acton Gardens

For more detailed information of the projects above and Acton Gardens Site Visit, please visit Ealing Council website: https://www.ealing.gov.uk/golflinks or scan the QR code

- Housing Regeneration case studies can be found on workshop 2 boards
- Courtyards case study can be found on workshop 3 boards
- Information of Acton Gardens Site Visit can be found in the summary report

# 6. Summary

The **Residents' Design Charter** sets out our design priorities and aspirations for the future redevelopment of Golf Links. Design principles laid down in this charter must ensure that regeneration benefits existing residents and makes Golf Links a better place to live, thrive and play. This charter acts as a foundation for any future redevelopment and will guide future designers and contractors when they undertake any work on future masterplanning and design of the estate.

We are currently at the very early stages of the redevelopment process and that detailed design work for our new homes and outdoor spaces will be an ongoing exercise, should there be a successful resident ballot. This design charter should not mark the end of the dialogue and conversations with residents and we expect that all future parties act in good faith to ensure residents remain well informed about the ongoing regeneration of Golf Links, and that the Resident Steering Group (RSG) can remain actively involved in the design process.

Ultimately, residents wish to ensure that any future regeneration will meet the needs, aspirations and expectations of the local community at Golf Links.

**We want to live and grow in an attractive and safe neighbourhood. A place which is environmentally sustainable, where homes are designed to modern standards, are affordable and easy to maintain and manage in the longer term.**





Fig. 6.1.1 Aberfeldy New Village, Tower Hamlet. Levitt Bernstein

# Glossary

**Resident Steering Group (RSG)** - A group of Golf Links residents who represent all residents throughout the regeneration process

**Passivhaus** - Passivhaus is a standard for the design and construction of comfortable, highly energy efficient buildings with set performance targets. It is the gold standard and first step towards achieving a net zero operational carbon building

**Net zero carbon homes** - Net zero carbon homes are defined as being highly efficient with all remaining energy from on-site and/or off-site renewable sources. This means the amount of carbon emissions associated with a building's usage and construction stages (up to practical completion) must equal zero or negative.

**Biodiversity** - The variety of life in a particular habitat or ecosystem. The best developments seek to reduce biodiversity loss and promote a rich variety of local wildlife

**Active Ground Floor** - Ground floors with windows and doors onto streets or public spaces that create visual engagement, interest and activity. This usually involves shopfronts but can also include atrium and foyers. Active ground floors can provide informal surveillance and therefore contribute to the vitality and safety

**The London Plan** - The statutory spatial development strategy for the Greater London area. The London Plan is legally part of each of London's Local Planning Authorities' Development Plan and must be taken into account when planning decisions are taken in any part of Greater London

**Dual aspect** - A dual aspect home has openable windows on two or more walls. Benefits of dual aspect homes include better natural light levels, better natural ventilation and better views to the outdoors

**Private amenity space** - private open space for residents of a home in the form of a back garden, private terrace or balcony

**Sustainable Urban Drainage Systems (SUDS)** - design techniques that seek to capture, use, delay or absorb rainwater. Benefits of SUDS include reducing flooding, pollution, providing new habitats for wildlife and providing public amenity. SUDS might include permeable surfaces, basins, ponds, street planting, green/brown/blue roofs and rainwater harvesting

**Natural surveillance** - Natural surveillance relates to the ability to see into and out of an area. It involves the placement of physical features, activities, and people in ways that maximize the ability to see what is occurring in a given space, and optimise the potential to spot suspicious persons or activities

**Green roof** - A roof that is purposely fitted or cultivated with vegetation. Includes both non-usable planting and usable roof gardens with lawns, plants, 'grow-your own' spaces and terraced surfaces

**Blue roof** - A roof designed for the retention of rainwater

**Brown roof** - Non-usable planted roofs designed to support biodiversity, often by promoting local plant species

**Door entry system** - A door entry system is a visitor system that is able to call a dwelling, whether individual or served from a communal entrance

**Access control system** - An access control system provides electronic access through communal entrance doorsets

**Secured by Design (SBD)** - Secured by Design (SBD) is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit

**London Plan Housing Standards - Minimum gross internal floor areas and storage ($m^2$)**

| Number of bedroom (b) | Number of bed spaces (persons) | 1 storey dwellings | 2 storey dwellings | 3 storey dwellings | Built-in storage |
|---|---|---|---|---|---|
| 1b | 1p | 39 (37) | | | 1.0 |
| | 2p | 50 | 58 | | 1.5 |
| 2b | 3p | 61 | 70 | | 2.0 |
| | 4p | 70 | 79 | | |
| 3b | 4p | 74 | 84 | 90 | 2.5 |
| | 5p | 86 | 93 | 99 | |
| | 6p | 95 | 102 | 108 | |
| 4b | 5p | 90 | 97 | 103 | 3.0 |
| | 6p | 99 | 106 | 112 | |
| | 7p | 108 | 115 | 121 | |
| | 8p | 117 | 124 | 130 | |

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with five or more bed spaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.
3. Where a one bedroom one person (1b1p) dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.

# Acknowledgements


Fig. 4.1.1: Lea Bridge Road – cycle bridge, Waltham Forest: what if: projects / Photograph: Alexander Christie

Fig. 4.1.2: Dorpsweide, Netherlands: Atelier Loos van Vliet/ Photograph: Ricky Rijkenberg and LOOSvanVLIET

Fig. 4.1.3: https://www.standard.co.uk/news/london/buses-deserve-priority-over-everything-else-london-roads-24-hour-bus-lane-tfl-a4506966.html

Fig. 4.1.4: 'floating' crossings, Thailand / Photograph: Lankapuvath

Fig. 4.1.5: Better Food, Wapping (https://bristolpound.org/me-and-my-bristol-pounds-1-veronica-pollard/)

Fig. 4.1.6: https://thetrampery.com/workspaces/republic/

Fig. 4.1.7: Husk Coffee and Creative Space , London (https://brokeinlondon.com/community-cafes-london/#google_vignette)

Fig. 4.1.8: St Andrews, Bromley-by-bow: Townshend Landscape Architects / Photograph: Townshend Landscape Architects

Fig. 4.1.9: Sutherland Road, Waltham Forest: Levitt Bernstein / Photograph: Levitt Bernstein

Fig. 4.1.10: Widmi Building, Switzerland: am-architektur / Photograph: Michael Haug, Fréderic Giger

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Fig. 4.2.3: Ocean Estate, Tower Hamlets: Levitt Bernstein / Photograph: Sam Levine

Fig. 4.2.4: Ely Court, London: Alison Brooks Architects / Photograph: Alison Brooks Architects

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Fig. 4.2.6: Ocean Estate site H, Tower Hamlets: Levitt Bernstein / Photograph: Sam Levine

Fig. 4.2.7: Royal Albert Wharf, London: Maccreanor Lavington / Photograph: Mike Hedgethorne (https://www.flickr.com/photos/co-operativestores/42805210552/in/photostream/)

Fig. 4.2.8: Aylesbury Estate, Southwark: Levitt Bernstein / Photograph: Tim Crocker

Fig. 4.2.9: Wadeson Street, London: Hylo Architects (https://www.mbhplc.co.uk/gallery#!prettyPhoto[1]/ https://www.mbhplc.co.uk/wp-content/uploads/FLO_Gothiek_Wadeson-St_London_2019_Beccy_05_web.jpg)

Fig. 4.2.10: Wharf Road, London: Pollard Thomas Edwards / Photograph: Pollard Thomas Edwards

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Fig. 4.3.13: Chobham Manor, Stratford: PRP Architects

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Fig. 4.4.10: South Gardens, Elephant and Castle: Gillespies / Photograph: John Sturrock and Will Weisner

Fig. 4.4.11: Box Hill Gardens, Australia: ASPECT Studios / Andrew Lloyd

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Fig. 4.4.13: Clock Shadow Building rooftop garden, USA / Photograph: Tricia Shay

Fig. 4.4.14: https://zinco-greenroof.co.uk/systems/biodiversity-green-roof

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Fig. 4.5.2: Watford Parade, Watford: BDP / Photograph: Antoine Thevenet

Fig. 4.5.3: Rathbone Market phase 3, London: Project Orange / Jack Hobhouse

Fig. 4.5.4: Ocean Estate, Tower Hamlets: Levitt Bernstein / Photograph: Levitt Bernstein

Fig. 4.5.5: Brentford Lock West phase 2, Brentford: Morris + Company, Mikhail Riches / Photograph: Mark Hadden & Tim Crocker

Fig. 4.5.6: Royal Albert Wharf, London: Maccreanor Lavington / Photograph: Tim Crocker and Agnese Sanvito

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Fig. 5.6: Athletes Village N13, Stratford: C.F. Møller Architects / Photograph: C.F. Møller Architects

Fig. 5.7: Acton Gardens, Ealing: Levitt Bernstein / Photograph: Levitt Bernstein

Fig. 6.1.1: Aberfeldy New Village, Tower Hamlets: Levitt Bernstein / Photograph: Tim Crocker




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