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# Eastfield Boards

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- 1 14 June - Opening event
  - 2 26 June - Design Workshop
  - 3 12 July - Community Event
  - 4 23 July - Design Workshop
  - 5 2 August - Design Workshop
  - 6 9 Sept - Design Workshop
-

01

14 June  
Opening Event







## What you like

The location is great. There are many green spaces and easy access to transport links. The neighbourhood is quiet, relaxing and close to shops.

The houses are light and airy and the bedrooms and kitchens are spacious. Residents enjoy their garage, gardens and balcony.

The houses are large, spacious and good value for money

The estate is quiet, relaxing and close to shops.

There is an extremely strong sense of community.



## What you don't like

Buildings and the open spaces are in need of improved maintenance. And some roofs leak.

Noise, thin walls, shared access, damp, a lack of storage and a lack of communal facilities.

There is a problem with antisocial behaviour. The alleys feel unsafe and the street lighting is poor.

It's difficult to move prams and wheelchairs along paths.

Stairs are a problem for some residents.

Poor insulation means homes are expensive to heat.

There are issues with fly-tipping from non-residents and inadequate refuse collection.

Bathrooms and kitchens are outdated and have condensation.

There is a lack of communal services and facilities including child day care and a community hall.

Private gardens are too small

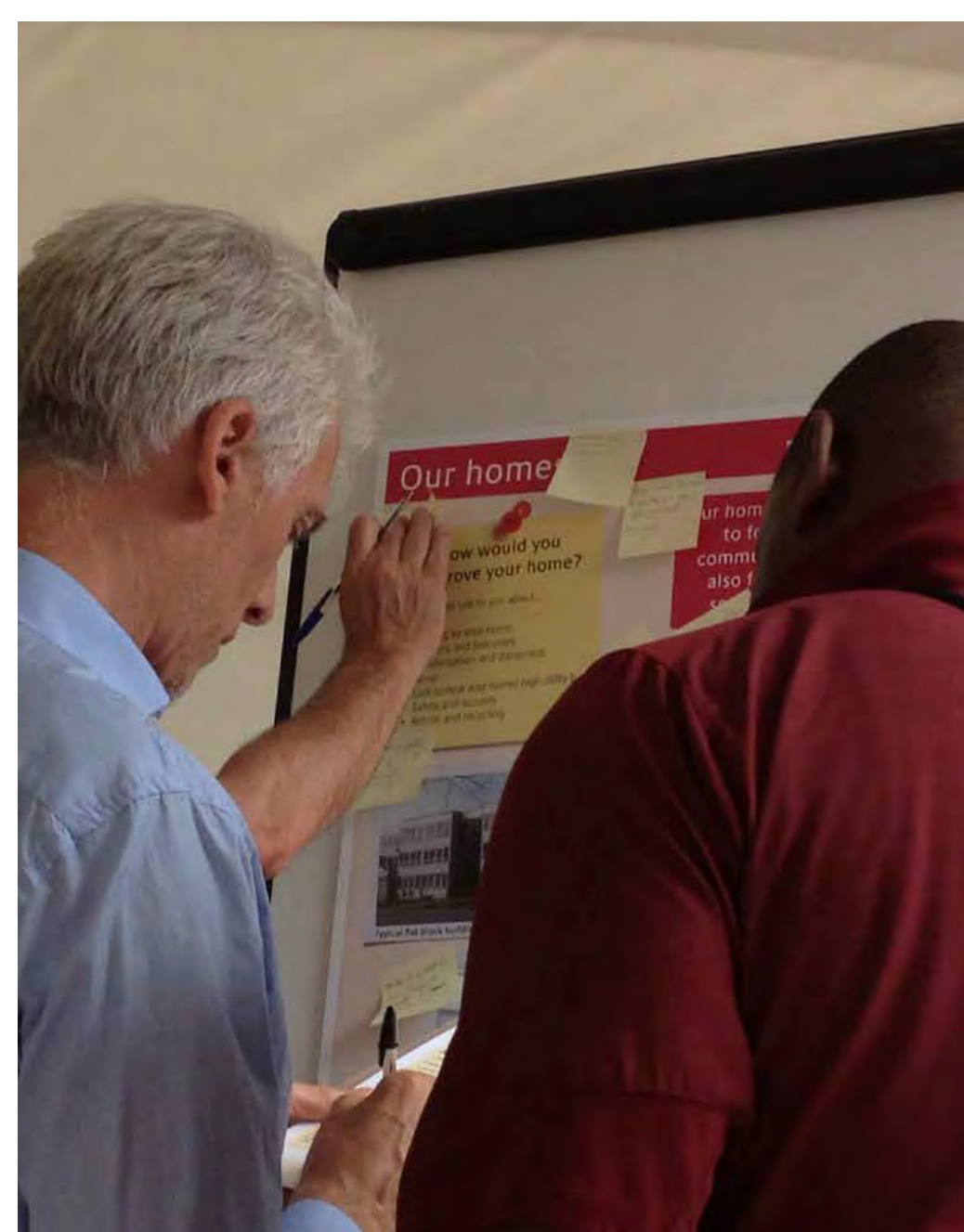


## What you asked for

More private space rather than a large central green space.

Most residents want wider footpaths, a more secure layout and clear through routes.

Most residents prefer brick buildings.





# Our understanding of your neighbourhood

## What is good?



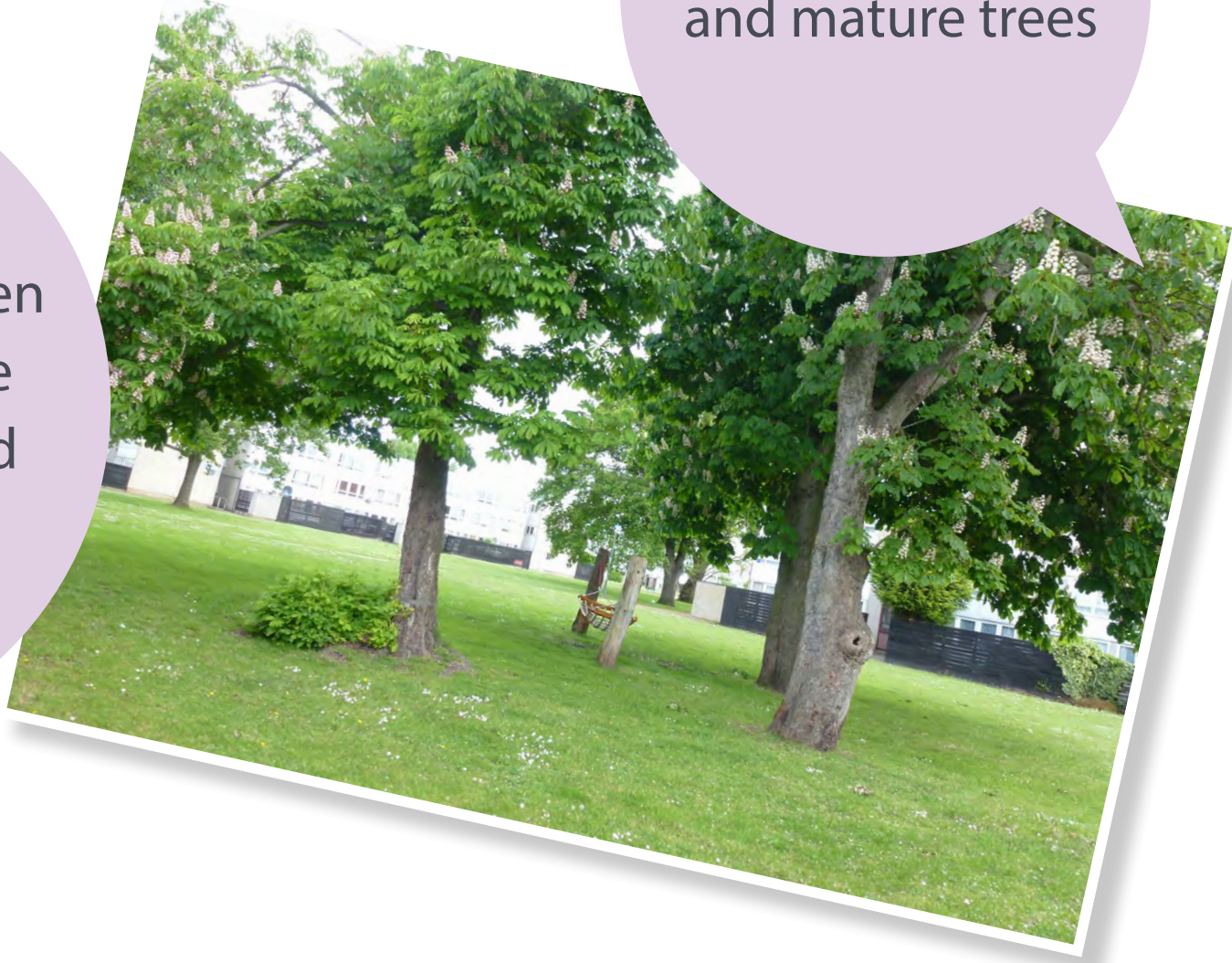
Long tree lined and open views to the south and east



Well used local community facilities



Generous public open spaces that provide valuable leisure and open views



Well established and mature trees

Places for children to play.



Strong sense of community

Close to Mitcham Eastfields station



Large rooms and balconies

YOUR COMMENTS



# Our understanding of your neighbourhood

What is bad?



Poorly used youth spaces



Garages prioritised over front doors



Pedestrian routes



Blind corners

Unwelcoming communal entrances with storage



Poorly lit communal and narrow corridors



Poor building construction and insulation that leads to noise and heating issues



Low floor to ceiling heights

YOUR COMMENTS



# Our understanding of your neighbourhood

## How could we improve the neighbourhood?

### Houses that front onto a square



- Create a residential square with a community focus
- Turn the houses around so that they front onto a central square

### Introducing Streets



- Create a network of north-south and east-west streets throughout the neighbourhood
- Change the current layout to create open, light and accessible streets
- Provide opportunity for front and rear gardens

YOUR COMMENTS



# Our understanding of your neighbourhood

## How could we improve the neighbourhood?

### Modern houses



- New homes in a range of styles and sizes
- Houses that meet current insulation standards for heat retention
- Better sound insulation
- High floor to ceiling heights that improve spaciousness inside the home as well as increase natural daylight

### A variety of safe private and public spaces



- Clearly defined public and private spaces
- Public spaces that are well overlooked and safe
- Every home will have private outdoor space
- Better community facilities and play areas

YOUR COMMENTS

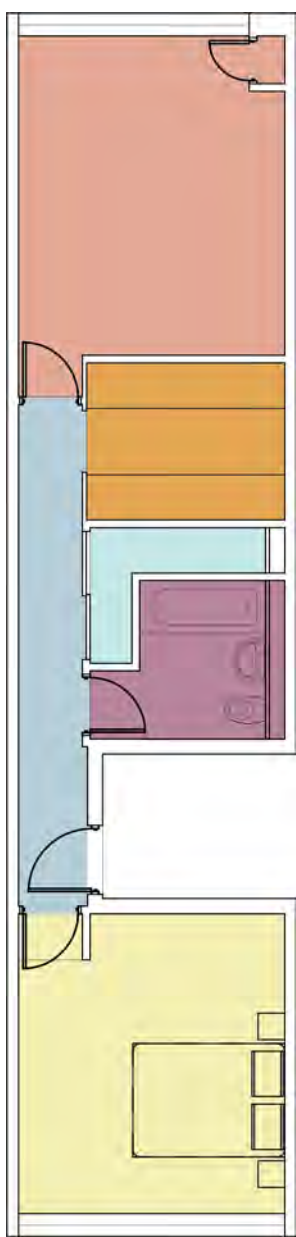


# Your homes today

## Existing flats and houses, typical layouts

### 1 bed 2 person flat

- Key
- Bedrooms
  - Living/ Dining
  - Kitchen
  - Bathroom
  - Hall
  - Garden
  - Garage

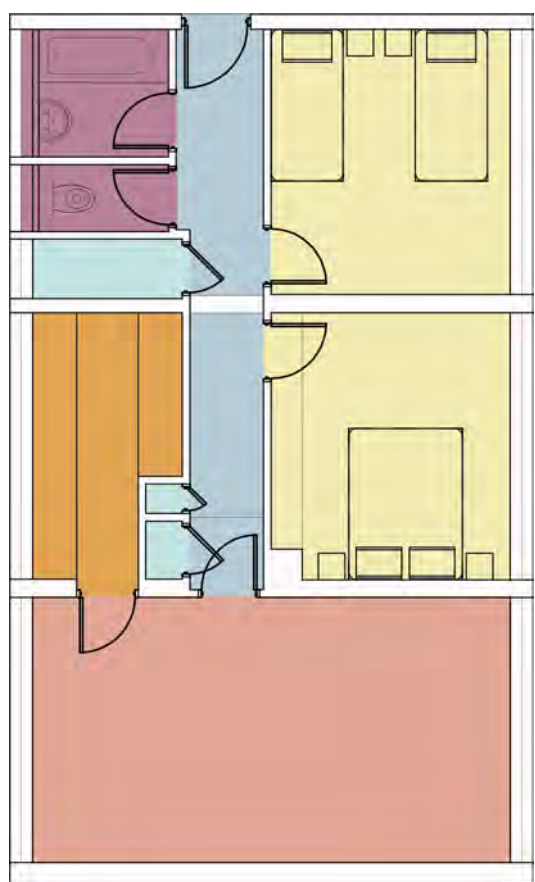


- Approx. area 48.5m<sup>2</sup>
- Floor to ceiling 2310mm - (2010mm in corridor)

The existing flats and houses were built in the early 1970s and do not meet current standards for energy efficiency, thermal insulation and acoustic separation.

Problems with condensation, poor ventilation, leaking roofs and high energy bills were reported by residents at previous consultations.

### 2 bed 4 person flat

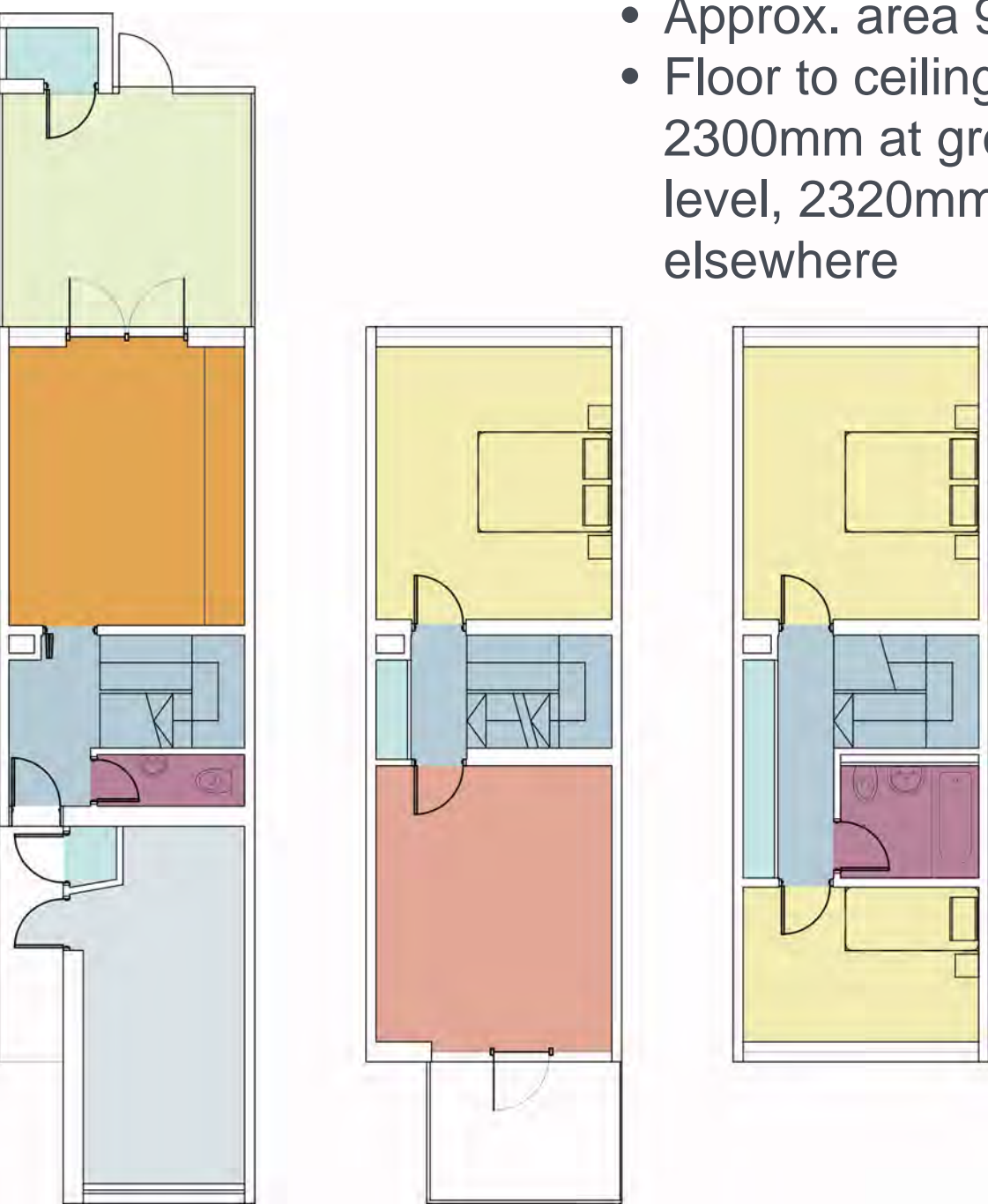


- Approx. area 69.3m<sup>2</sup>
- Floor to ceiling 2365mm - 2385mm

The existing flats and houses do not meet the London Housing Design Guide standards for overall house size or ceiling height.

All first and second floor flats do not have any private outdoor space.

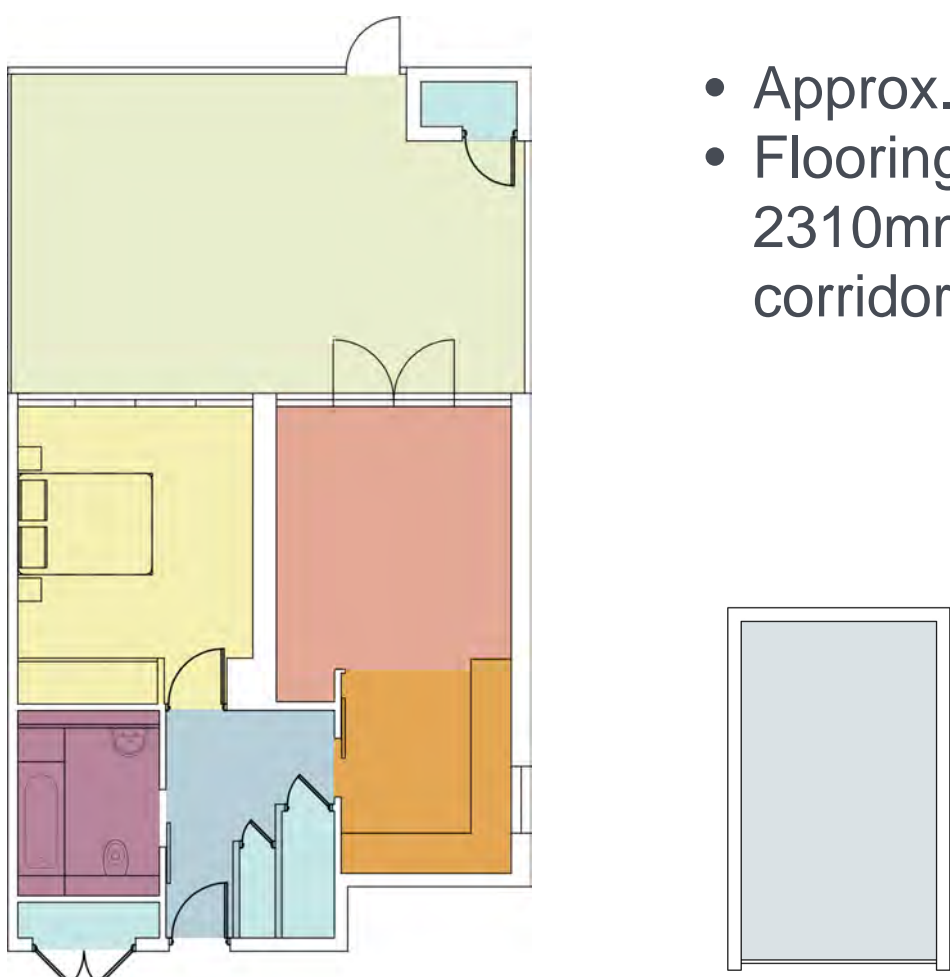
### 3 bed 5 person house



- Approx. area 97.7m<sup>2</sup>
- Floor to ceiling 2300mm at ground level, 2320mm elsewhere

The existing flats and houses do not meet Lifetime Homes standards.

### Wheelchair accessible flat



- Approx. area 55.7m<sup>2</sup>
- Flooring to ceiling 2310mm, 2000mm in corridor

YOUR COMMENTS



# What are the possibilities?

## London Housing Design Guide space standards

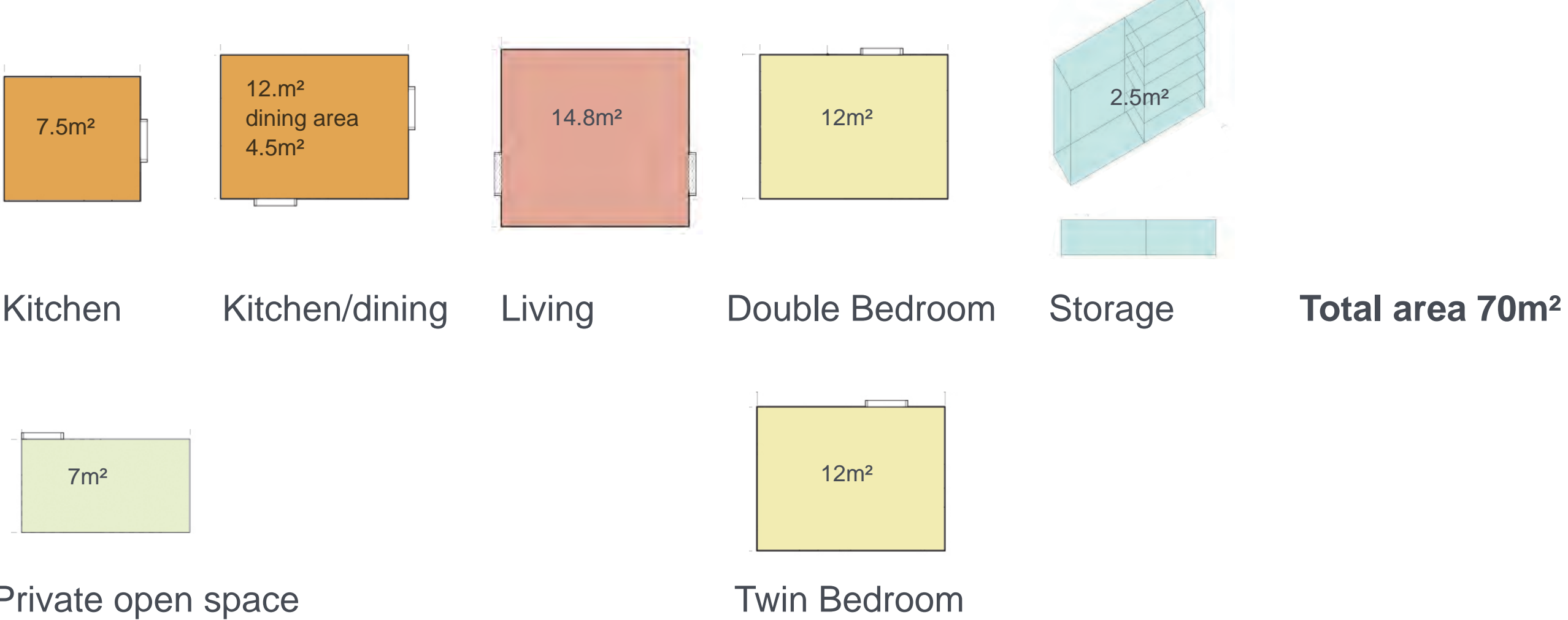
### 1 bedroom 2 person dwelling



Kitchen/ dining/ living area is 2.2m<sup>2</sup> bigger than existing

Total area at least 1.5m<sup>2</sup> bigger than existing

### 2 bedroom 4 person dwelling



Total area at least 0.2m<sup>2</sup> bigger than existing

Minimum 7m<sup>2</sup> private amenity space

### 3 bedroom 5 person dwelling



Internal area 4.3m<sup>2</sup> bigger than existing

Floor to ceiling over 20cm higher than existing

#### Size

- All new homes would be designed to meet or exceed the London Housing Design Guide standards, which include generous space standards for overall dwelling size, room sizes, private outdoor space and storage, as well as minimum ceiling heights.
- Increased private open space would be provided, including front gardens and back gardens, balconies and roof terraces depending on the type of house or flat.

#### Performance

- All homes would be built to meet or exceed current energy efficiency standards, meaning improved thermal comfort and lower energy bills for residents
- Acoustic insulation standards, meaning very good levels of acoustic separation from both impact sounds and air-borne sounds.

#### Accessible units

- Accessible homes for wheelchair users or ambulant disabled would be provided
- All homes to meet Lifetime Home Standards and 10% to be wheelchair accessible



# What are the possibilities?

## Appearance and materials



## Inside



## Entrances and common areas



## Sustainability and energy efficiency



## New houses nearby



YOUR COMMENTS



# What is Secure by Design

Established in 1989, Secured by Design is owned by the Association of Chief Police Officers and is the corporate titles for a group of national police projects focusing on the design and security for new and refurbished homes, commercial premises and car parks as well as the acknowledgement of quality security products and crime prevention projects.



## How Secure by Design affects you

All development has to comply with Secure by Design principles. This impacts new development at different scales, from site layout to the detail of windows and doors. At the site layout stage, the following secure by design principles are relevant to Eastfields. It is evident that the current Eastfields Neighbourhood fails on a high number of these principles.

**Layout of roads and footpaths:** Vehicle and pedestrian routes should be designed to ensure that they are visually open, direct, well used and should not undermine the defensible space of neighbourhoods



**Through-roads and cul-de-sacs:** Overlooking of the street from the dwellings and a high level of street activity are desirable



**Footpath design:** Routes for pedestrians, cyclists and vehicles should be integrated to provide a network of supervised areas to reduce crime and anti-social behaviour

**Lighting of footpaths:** The need for lighting will be determined by local circumstances. In an inner city environment the lighting of a footpath is generally only effective in reducing crime levels if it is matched with a high degree of natural surveillance from surrounding buildings where reaction to an identified incident can be expected.



**Communal areas:** Communal areas, such as playgrounds and seating areas have the potential to generate crime, the fear of crime and anti-social behaviour. They should be designed to allow supervision from nearby dwellings with safe routes for users to come and go. Boundaries between public and private space should be clearly defined and open spaces must have features which prevent unauthorised vehicular access.



**Dwelling boundaries:** It is important that the boundary between public and private areas is clearly indicated. Each building needs two faces: a front onto public space for the most public activities and a back where the most private activities take place.

**Layout and orientation:** Dwellings should be positioned facing each other to allow neighbours to easily view their surroundings



**Gable end walls:** It is important to avoid the creating of windowless elevations and blank walls adjacent to public spaces.

**Rear access footpaths:** It is preferable that footpaths are not placed to the back of properties.

**Dwelling identification:** Clear naming and/or numbering of properties is essential to assist residents, postal workers and the attendance of emergency services

**Car parking:** Cars should either be parked in locked garages or on a hard standing within the dwelling boundary



# Eastfields Residents' Consultation 01

## Summary Report

<b>Event Title:</b>	Community Event 1: Opening event with new design team
<b>Event Date:</b>	Saturday 14th June 2014, 11 - 3pm
<b>No. of attendees:</b>	65
<b>Attendees:</b>	
Levitt Bernstein Architects	Barry McCullough, Jacob Willson & Ilana Hastings
Proctor and Matthews	Andrew Matthews
Cullinan Studio	Wen Quek
StUF	Gary De Ferry
Circle Housing	Paul Quinn, Judith Hewitt & Doreen Jones



This document summarises the comments and interactive feedback made by residents at the first Eastfields consultation event. Post-it notes were placed directly on the display boards, linking residents' comments to specific themes and topics. All comments will be used to inform design options for the potential redevelopment of Eastfields.

### Summary of feedback

#### Key themes raised by residents attending the consultation

- It was useful for residents to meet with representatives for Circle after the consultation break and meet the new architects
- The new information provided a useful update on what is happening with Eastfields
- Some residents are concerned about the affordability of new housing at Eastfields
- Residents were interested in the comparison of their home sizes with the minimum standards contained within the London Plan



## Feedback from post-it notes and conversation

### Theme 1: Understanding Eastfields

- “Crime is average in this area.”
- “Affordability will keep our community together.”
- “The new lighting makes the neighbourhood dark and creepy at night, resolve this to build trust.”

### Theme 2: Previous consultation

- “Working hours make attending events difficult. A digital forum would make feedback more accessible.”
- “A household survey should be undertaken to establish how many residents live in each freehold/leasehold and tenanted house and what their requirements are.”

### Theme 3: Our understanding of your neighbourhood, what is good

- “My house is warm and easy to heat.”
- “Noise from my neighbours is minimal.”

### Theme 4: Our understanding of your neighbourhood, what is bad

- “The community facilities are poor with nowhere to play live music.”
- “School kids vandalise cars on Mullholland and Acacia Roads.”
- “There are no lights in the park.”

### Theme 5: Our understanding of your neighbourhood, what we could improve

- “Current homes are dual aspect - changing the way they face seems an absurd idea.”
- “Do not like large areas for playing in front of property.”
- “Lack of community facilities. Pollards Hill is a good example of community facilities.”
- “A front garden is not useful, I like my back garden.”
- “Would be good to see children in the square.”
- “Big windows are essential.”



## Feedback from post-it notes

### Theme 6: Your homes today

- “Freeholders want like for like and to retain freehold.”
- “Good natural lighting.”
- “Would like wall to wall windows and sliding doors.”

### Theme 7: What are the possibilities?

- “Low energy design, underfloor heating, double/triple glazing, space standards, green walls, trees, good views of trees on Clay Avenue and green space.”
- “Higher ceilings.”
- “Traditional style with living space downstairs.”
- “Should not move me higher than my current level 2, unless lifts provided.”

### Theme 8: Secure by design

- “Would like to know what the safer neighbourhoods team think about current lighting changes. New lights make it dark and creepy at night.”
- “Speed humps should be used on long stretches of main road.”

### Theme 9: Other comments

- “These [newly built] are very badly made and already looking tatty - £1000k per month to rent a 1 bedroom. No wonder we have concerns about affordability.”
- “Do not want through road for motorists to use from one main road to another.”



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02

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26 June

Design Workshop



# Types of Homes

Houses  
Maisonettes  
Flatted blocks

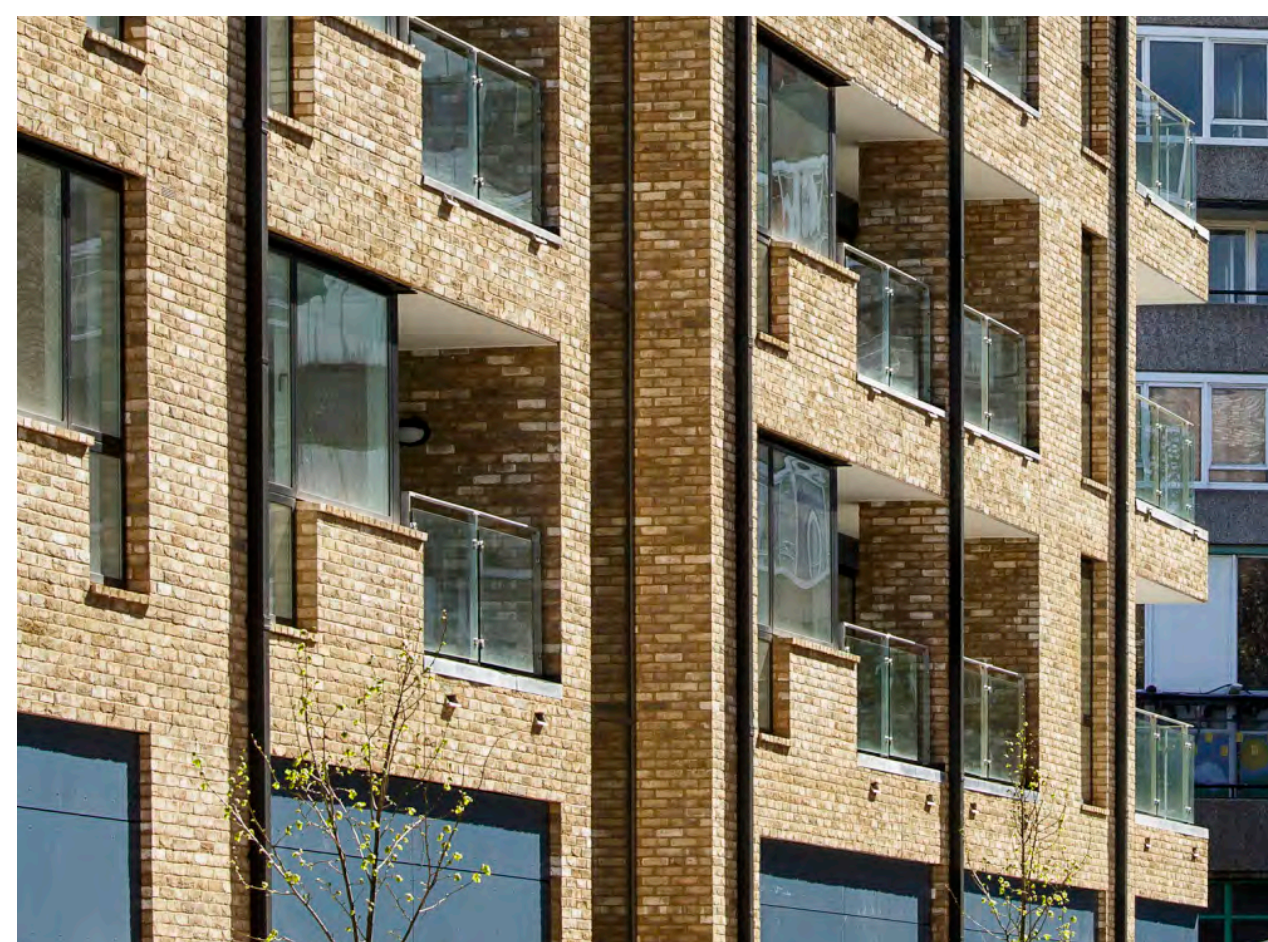
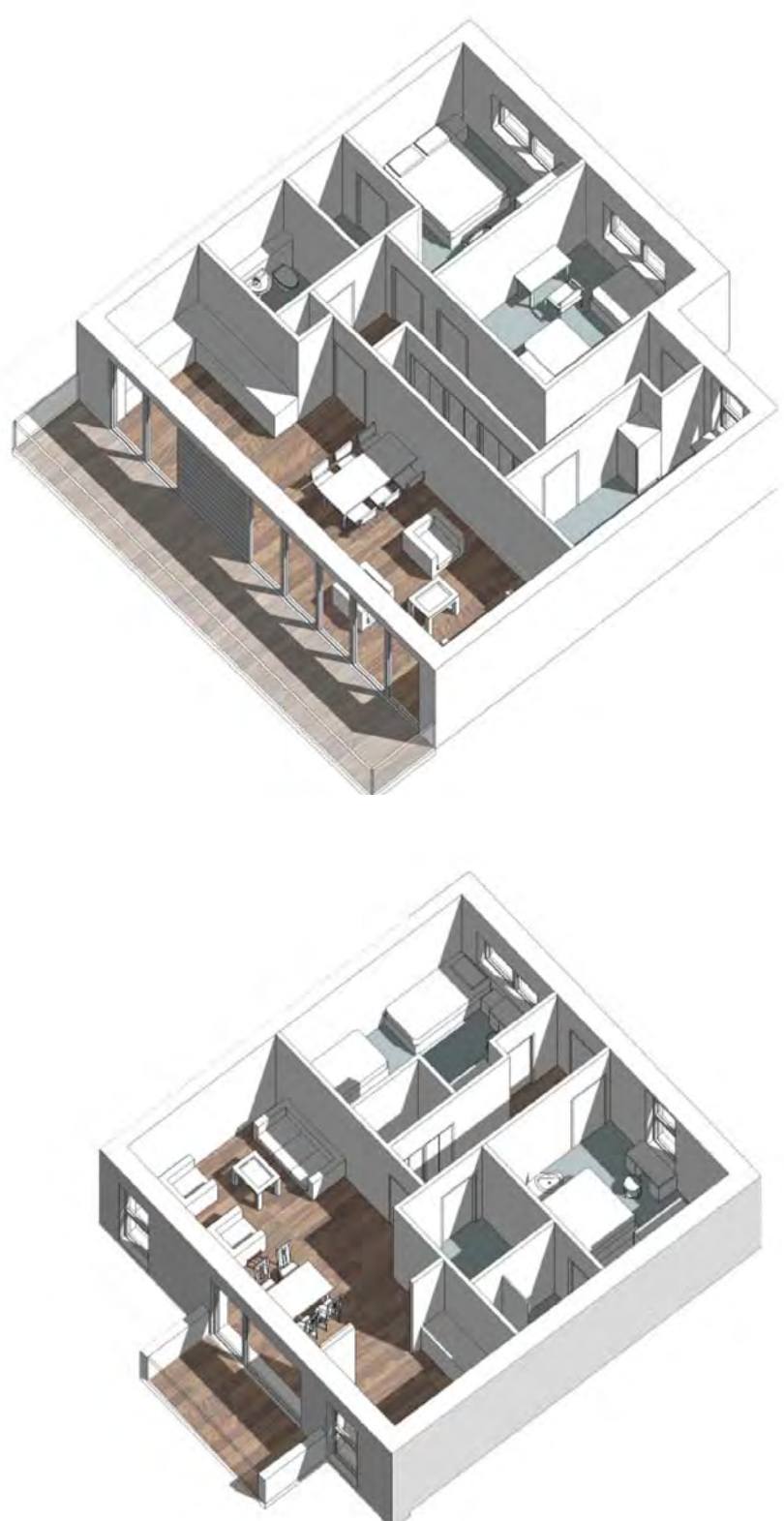
## 1. Houses with back gardens



## 2. Maisonettes on ground floor



## 3. Flats with balconies



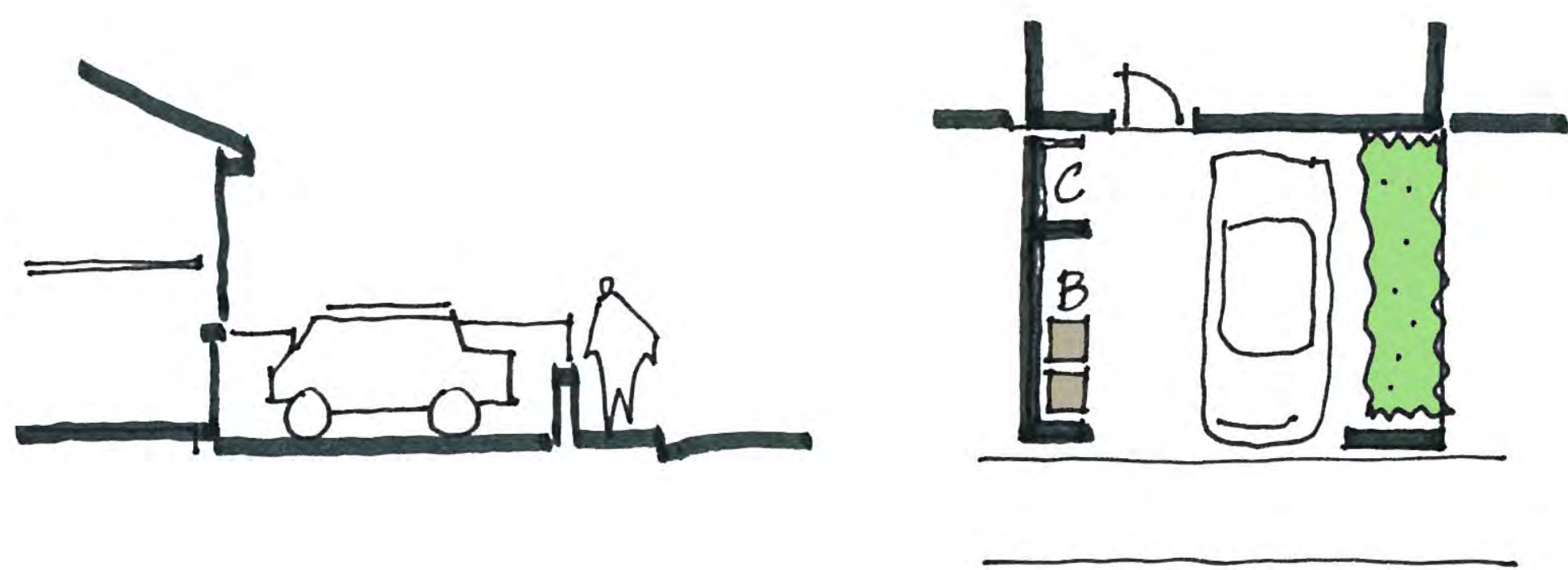
YOUR PREFERENCE CIRCLES



# House frontages

- Front doors
- Front gardens and planting
- Bins and cycle storage
- Car parking

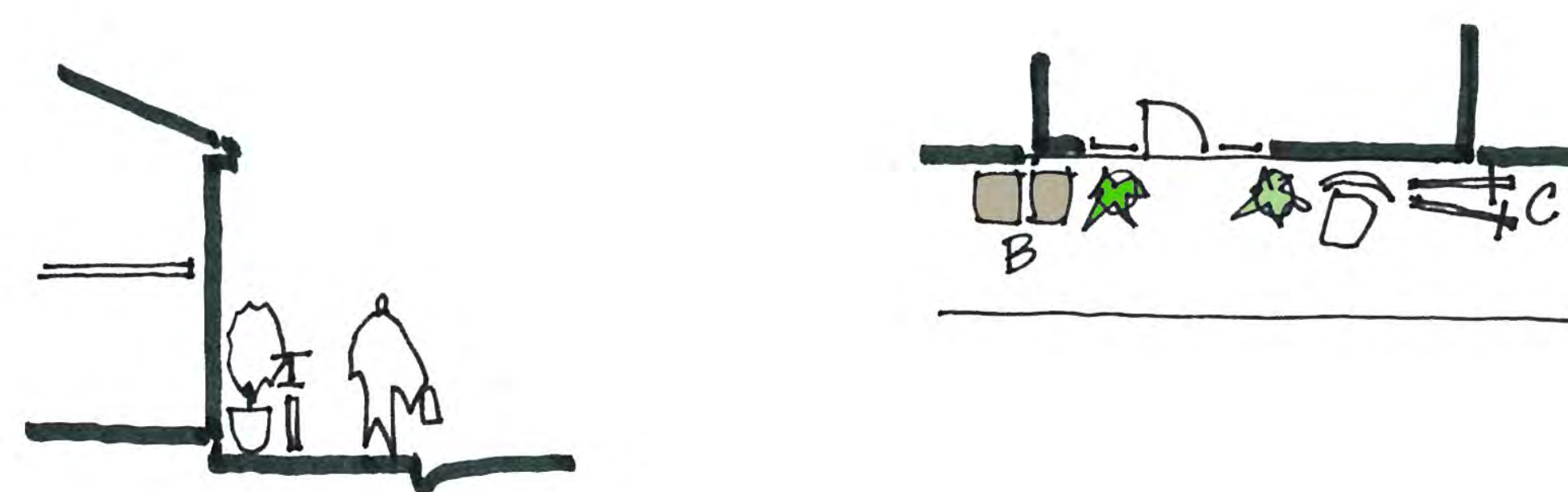
## 1. Generous front gardens - 5-7m deep



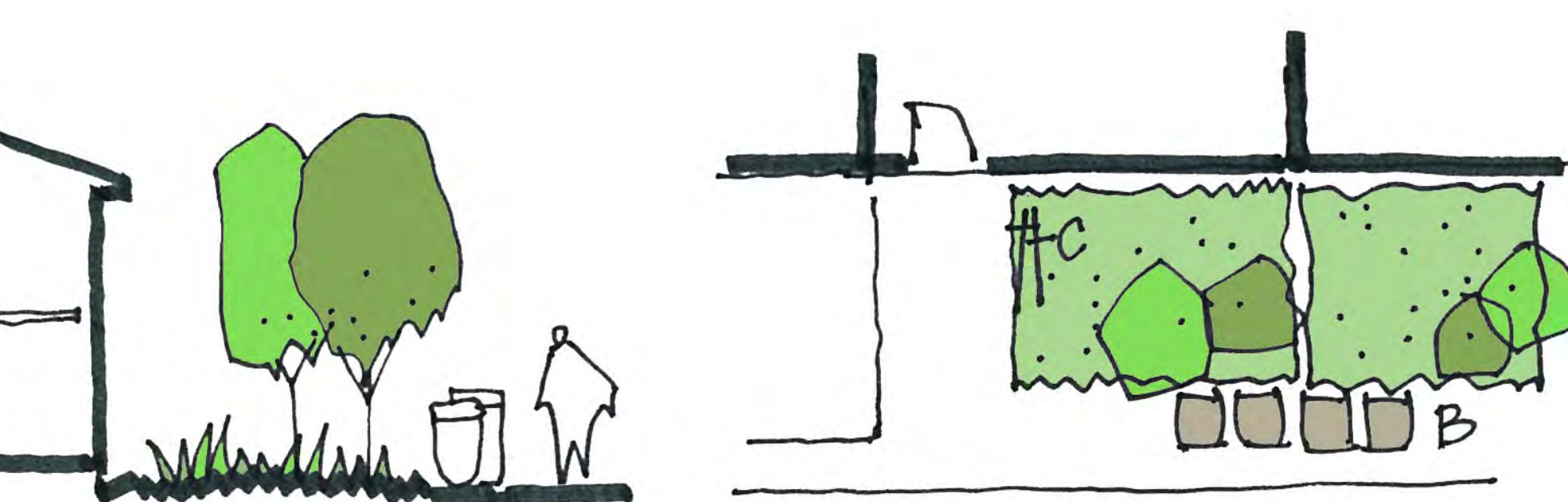
## 2. Standard front gardens - 1.2 - 2.5m deep



## 3. No front gardens



## 4. Open deep front gardens



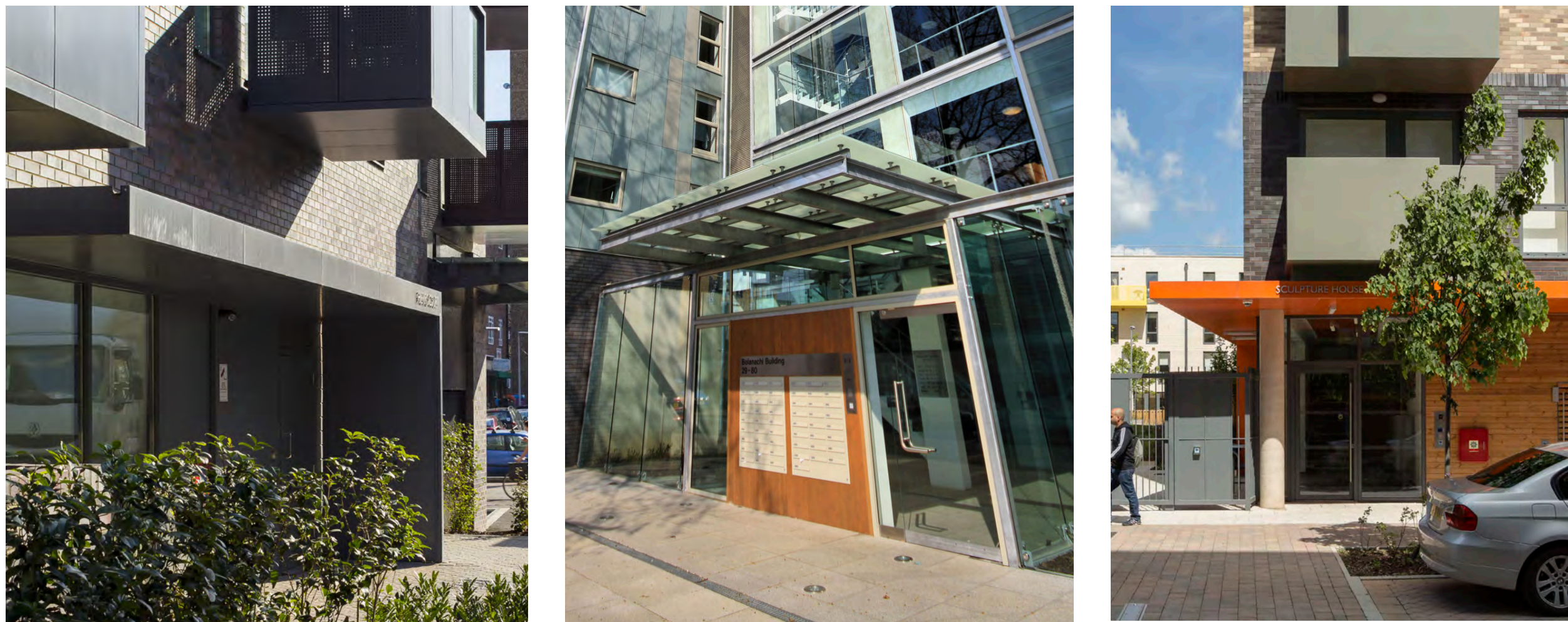
YOUR PREFERENCE



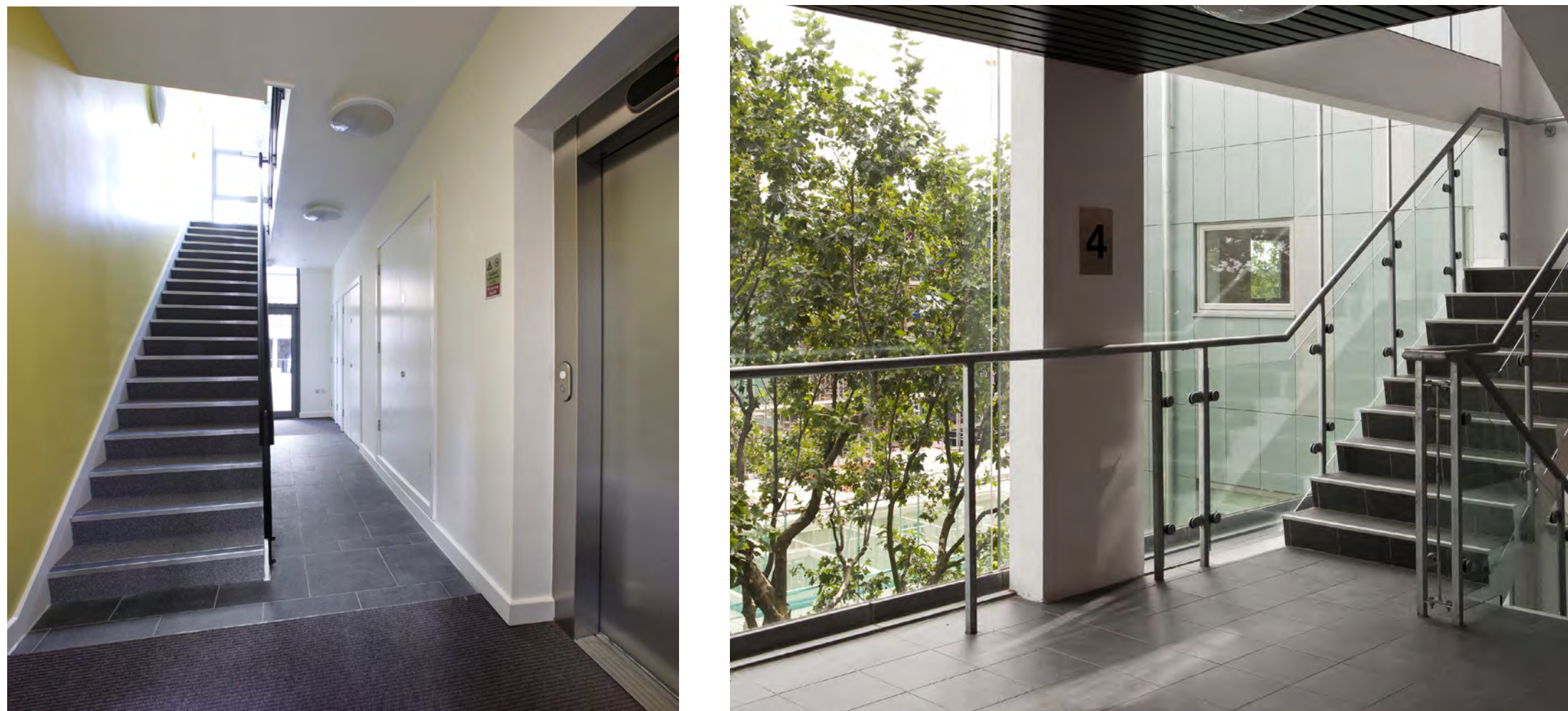
# Communal areas

- Entrance lobbies
- Stairwells
- Access decks
- Bins, wheelchairs/buggies and cycle storage

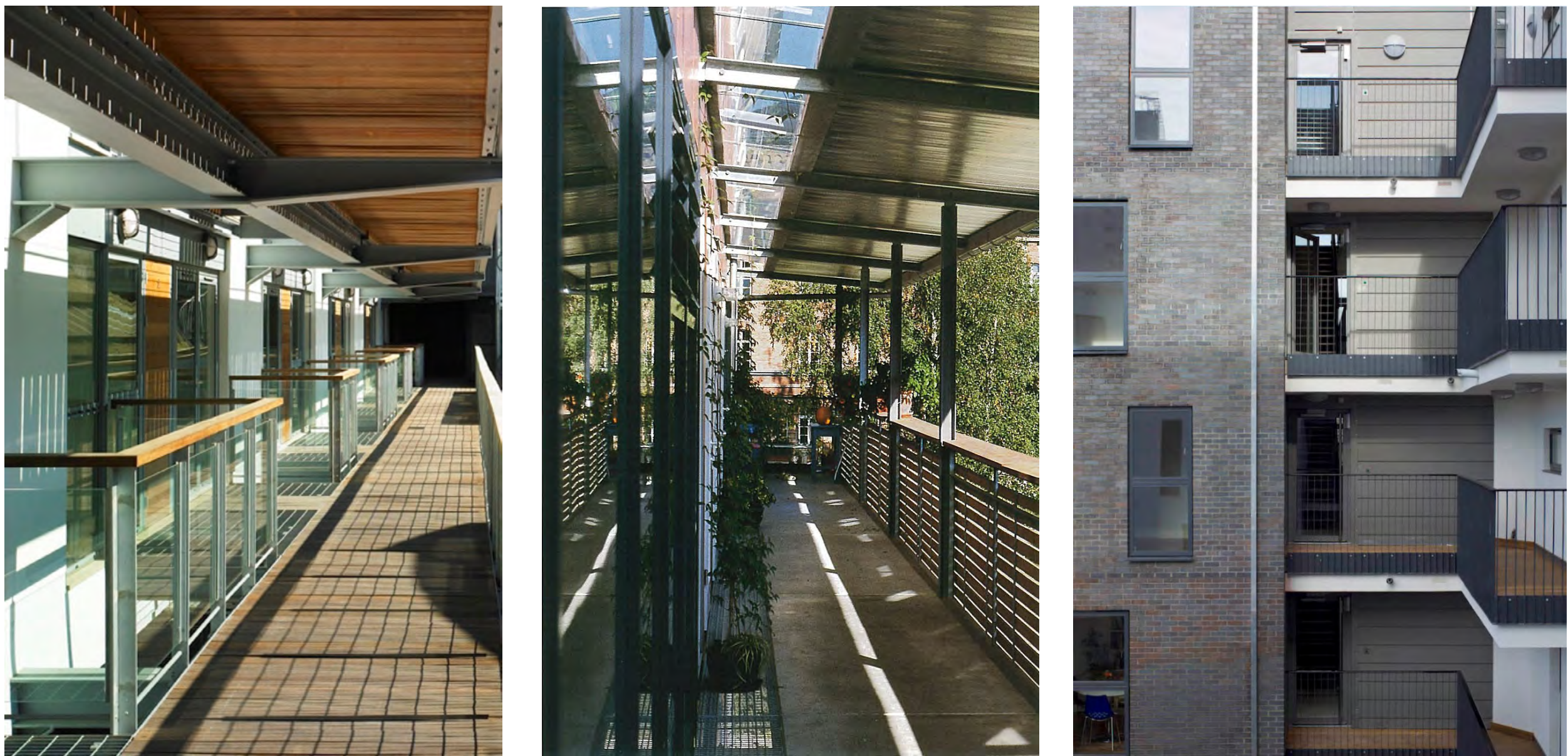
## 1. Entrance lobbies



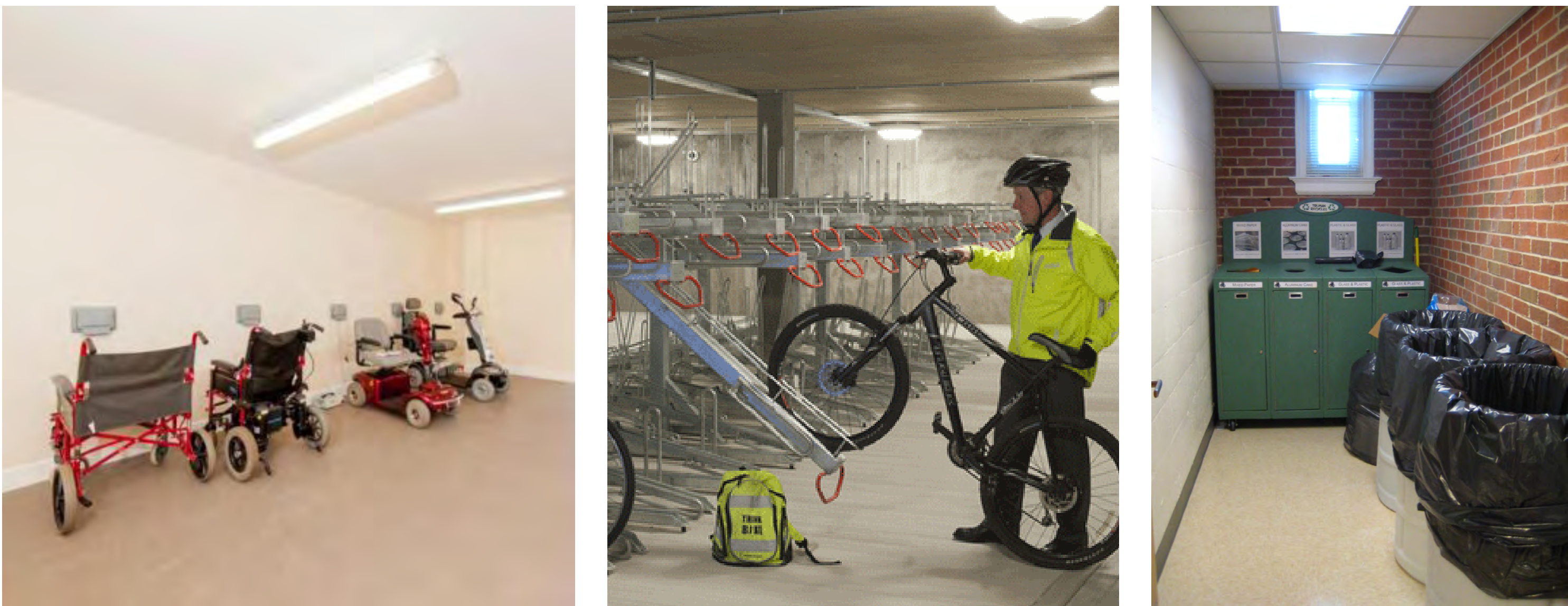
## 2. Stairwells



## 3. Access decks



## 4. Bins, wheelchairs/buggies and cycle storage



YOUR PREFERENCE



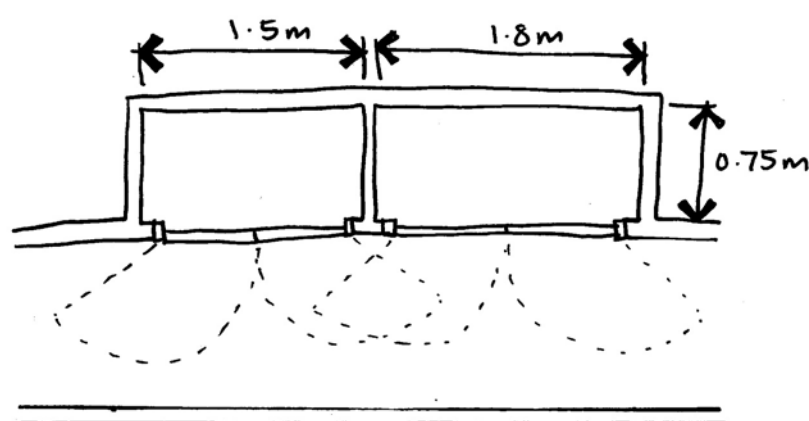
# Internal areas

Circulation  
Storage  
Services

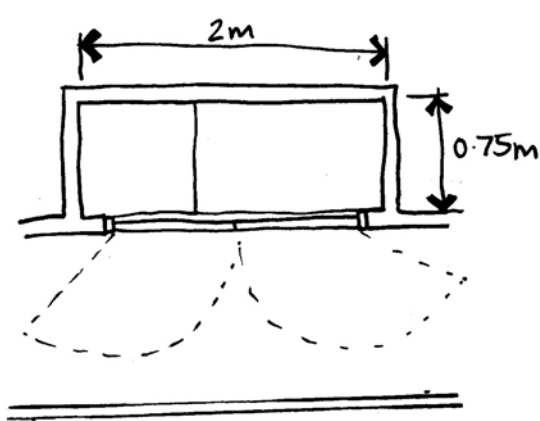
## 1. Internal circulation



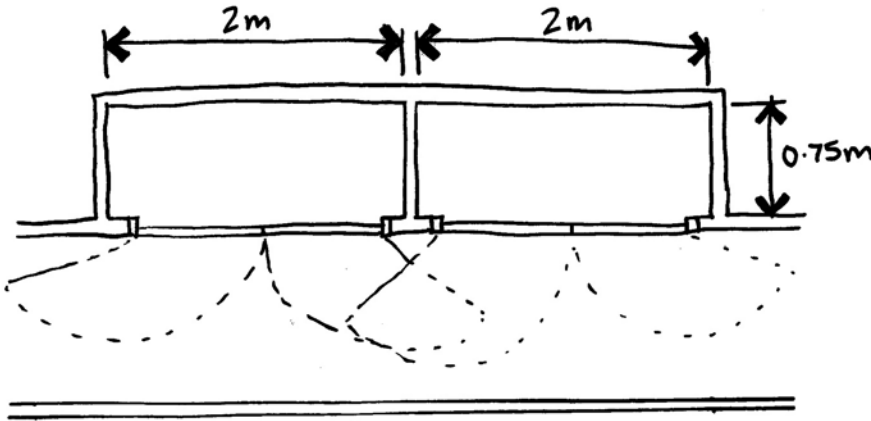
## 2. Internal storage



2 bedroom 4 person: 2.5m<sup>2</sup>



1 bedroom 2 person: 1.5m<sup>2</sup>



3 bedroom 5 person: 3m<sup>2</sup>



Example of cupboard shelving



Example of kitchen recycling bins

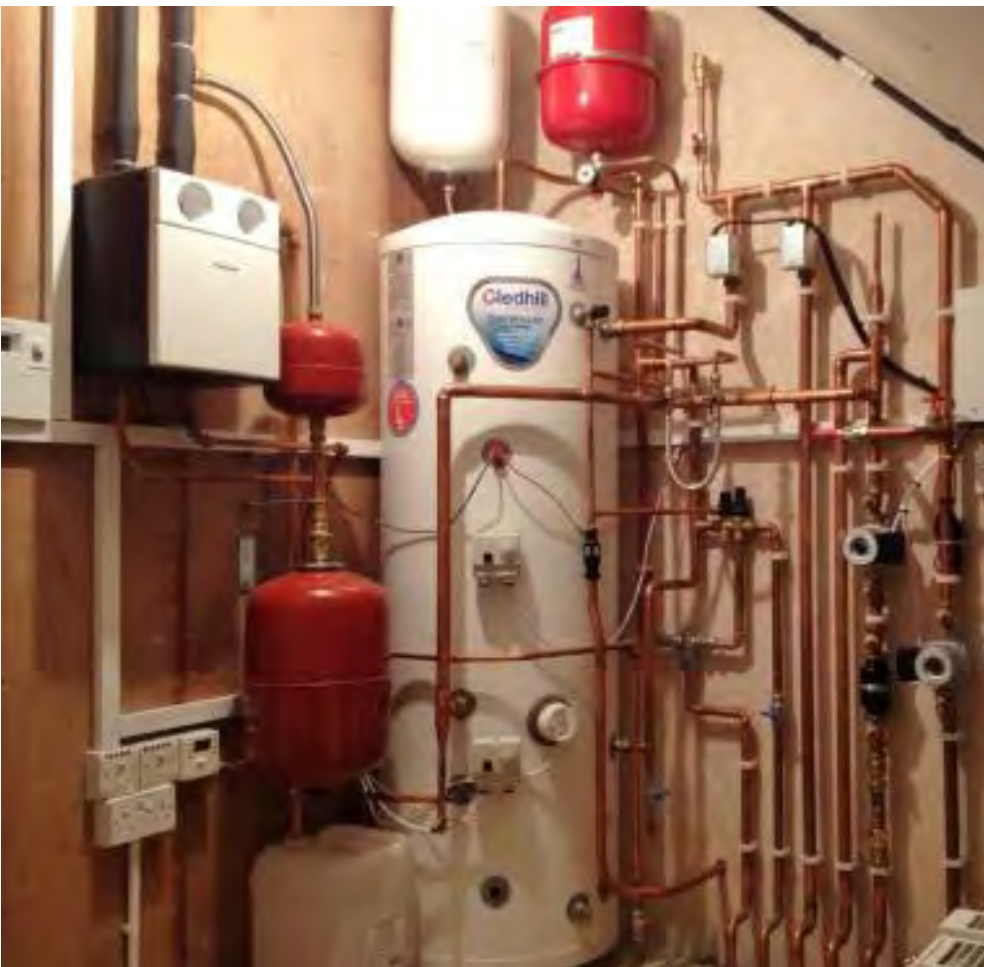
## 3. Internal services examples



Mechanical ventilation outlet



Mechanical ventilation extract



Solar hot water cylinder located in a loft



Utility cupboard with a Mechanical Ventilation and Heat Recovery unit (MVHR), distribution unit and washing machine space

YOUR PREFERENCE CIRCLES



# Room sizes

Living Rooms  
Kitchen and Dining  
Bedrooms  
Bathrooms

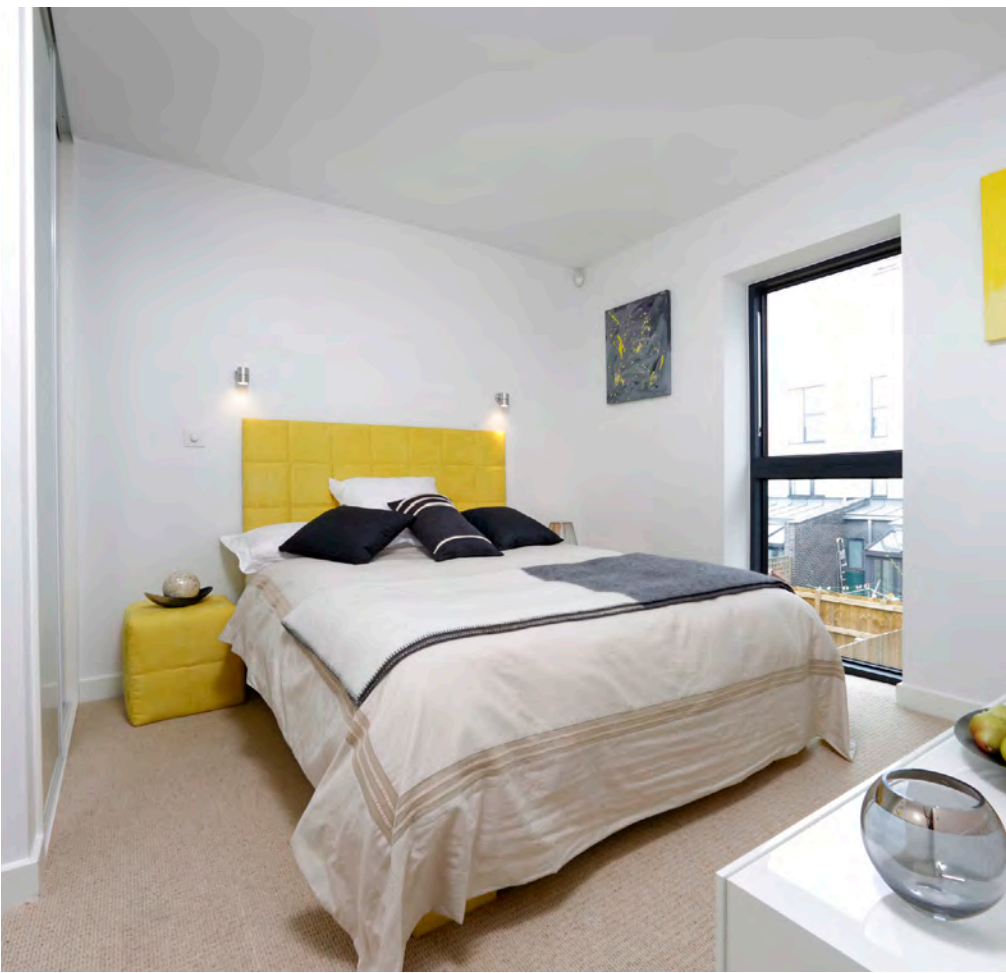
## 1. Living rooms



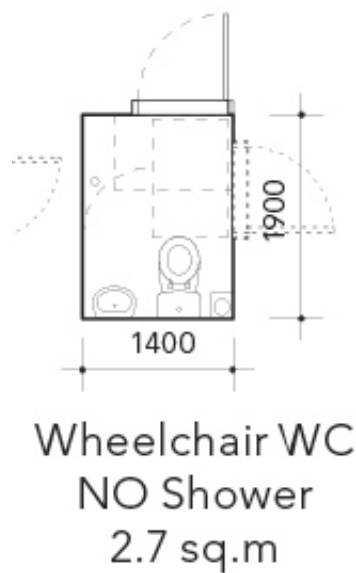
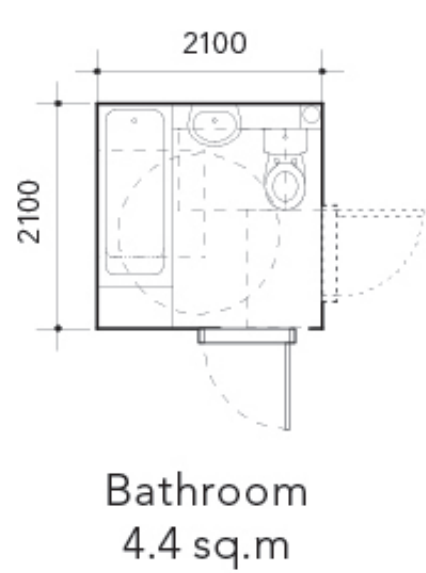
## 2. Kitchen and Dining



## 3. Bedrooms



## 4. Bathrooms



Lifetime Homes  
compliant  
bathroom

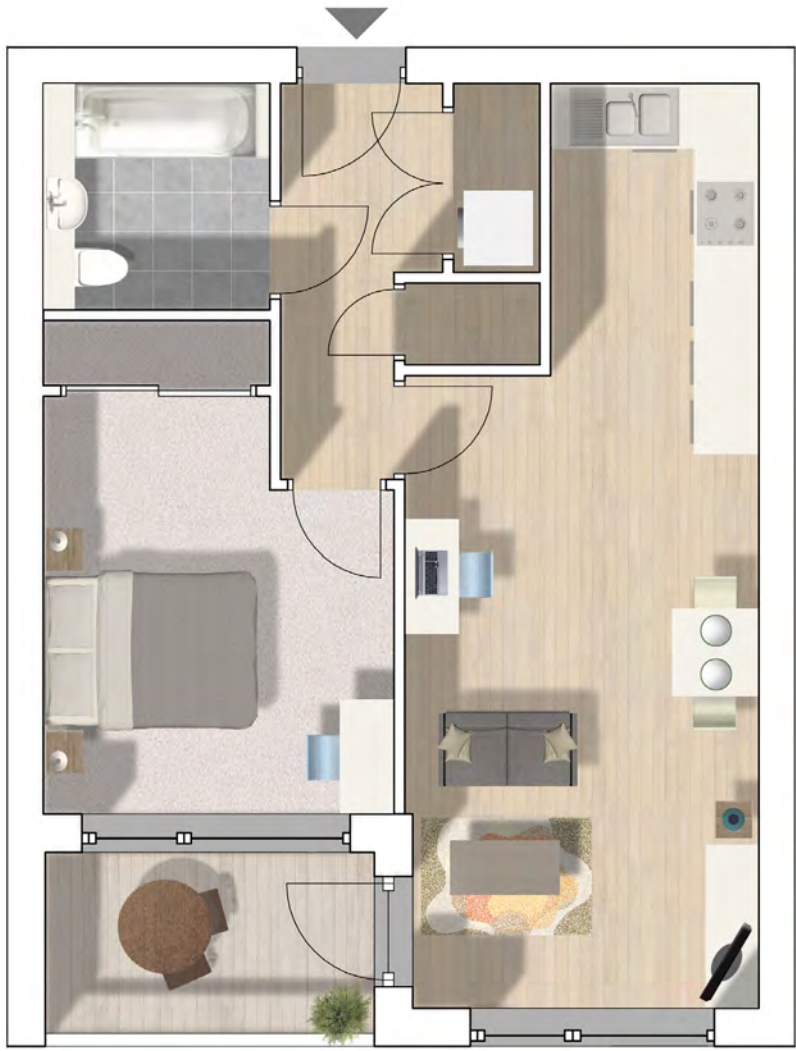
Lifetime Homes  
compliant  
WC

YOUR PERFECT RECENT S

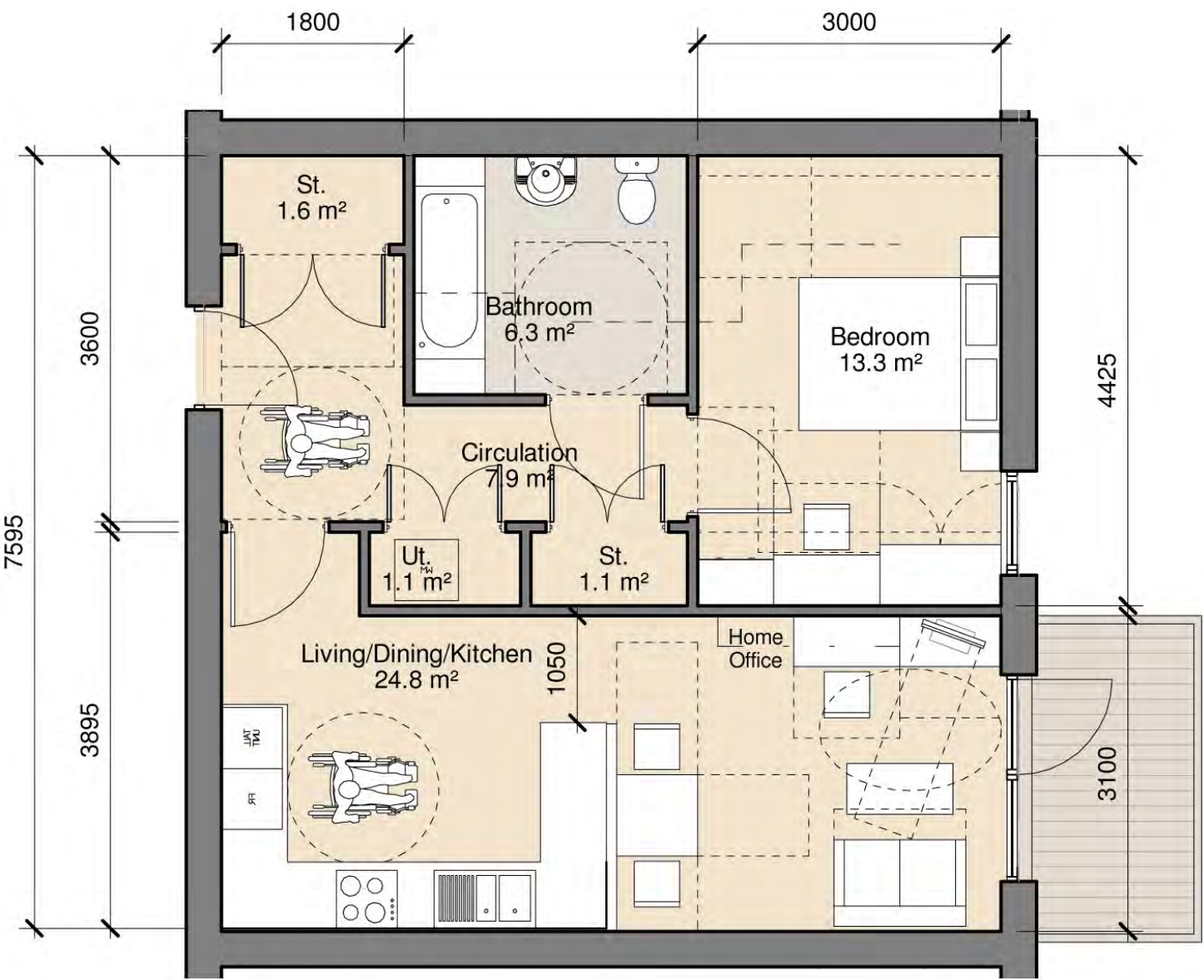


# Flat layouts

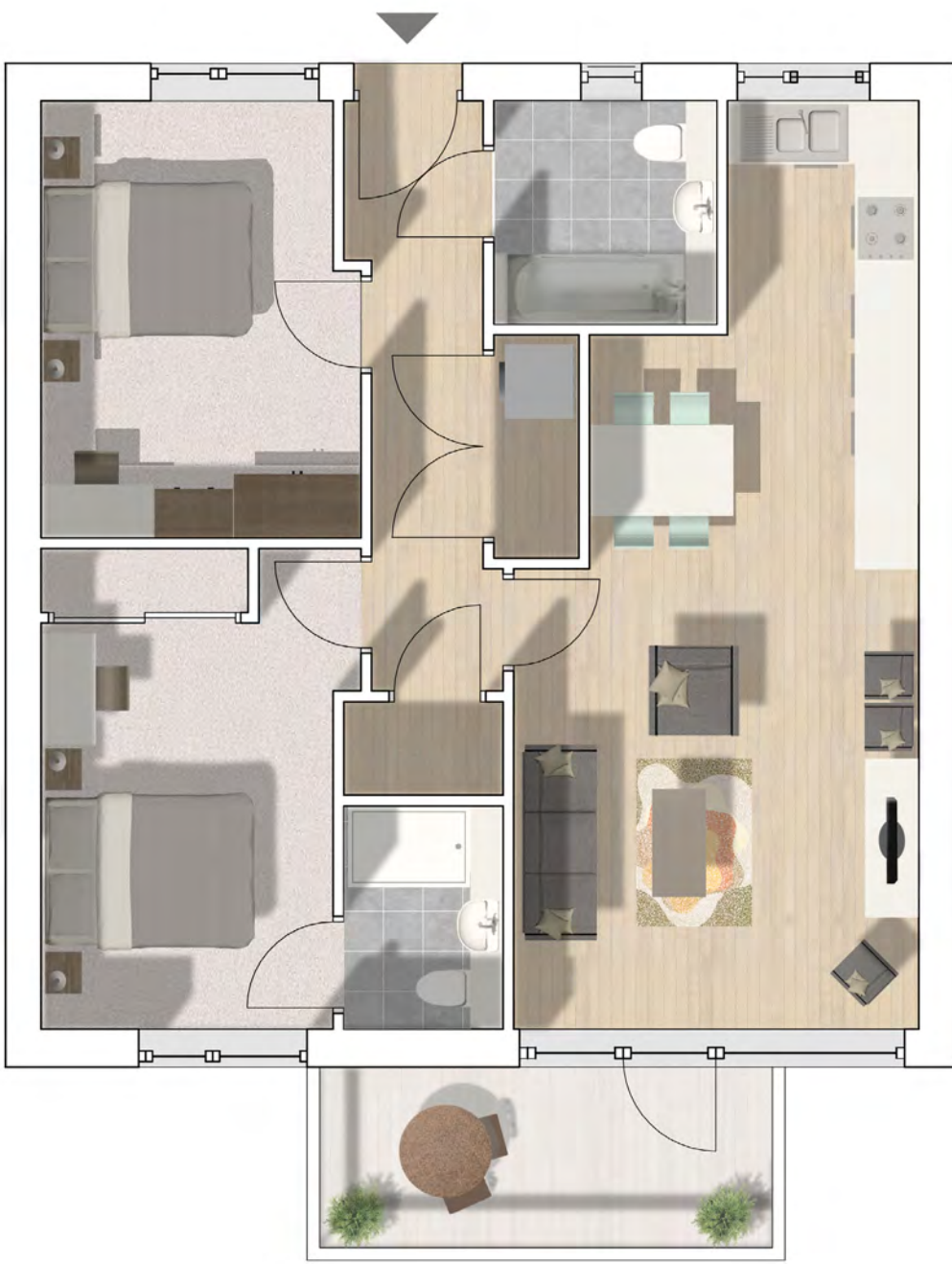
## 1. One, two and three bedroom flat examples (not to scale)



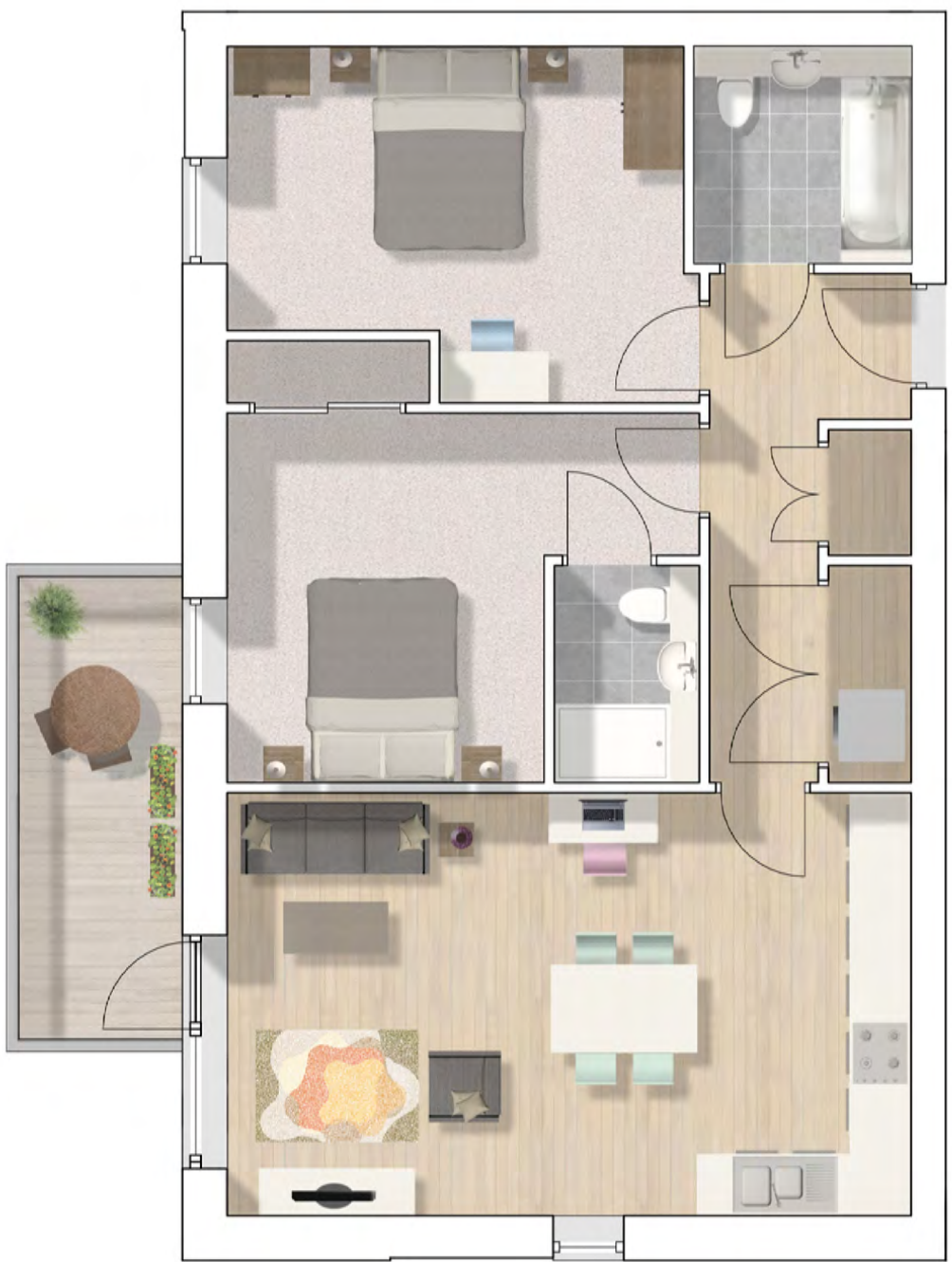
One bedroom flat



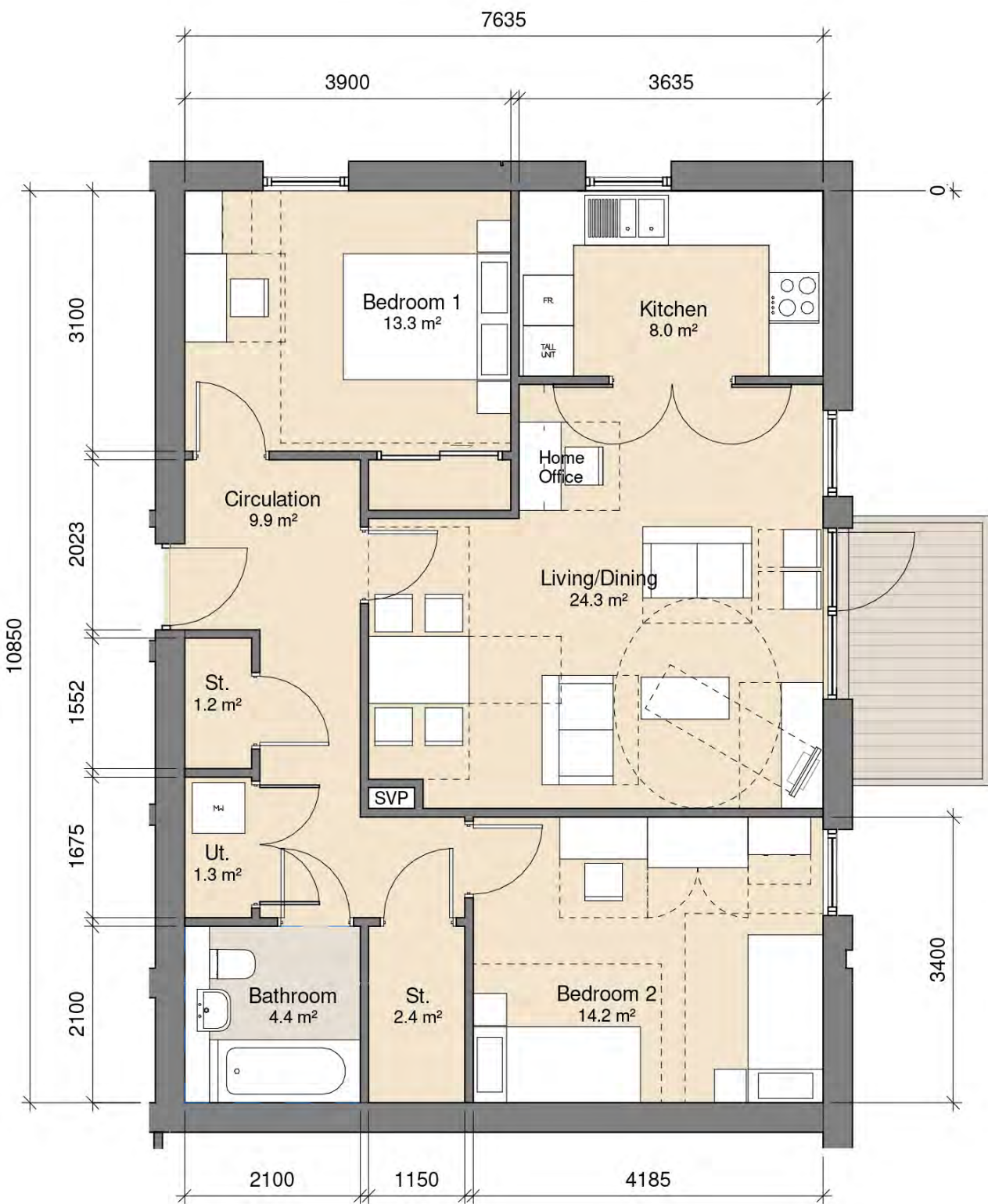
One bedroom wheelchair flat



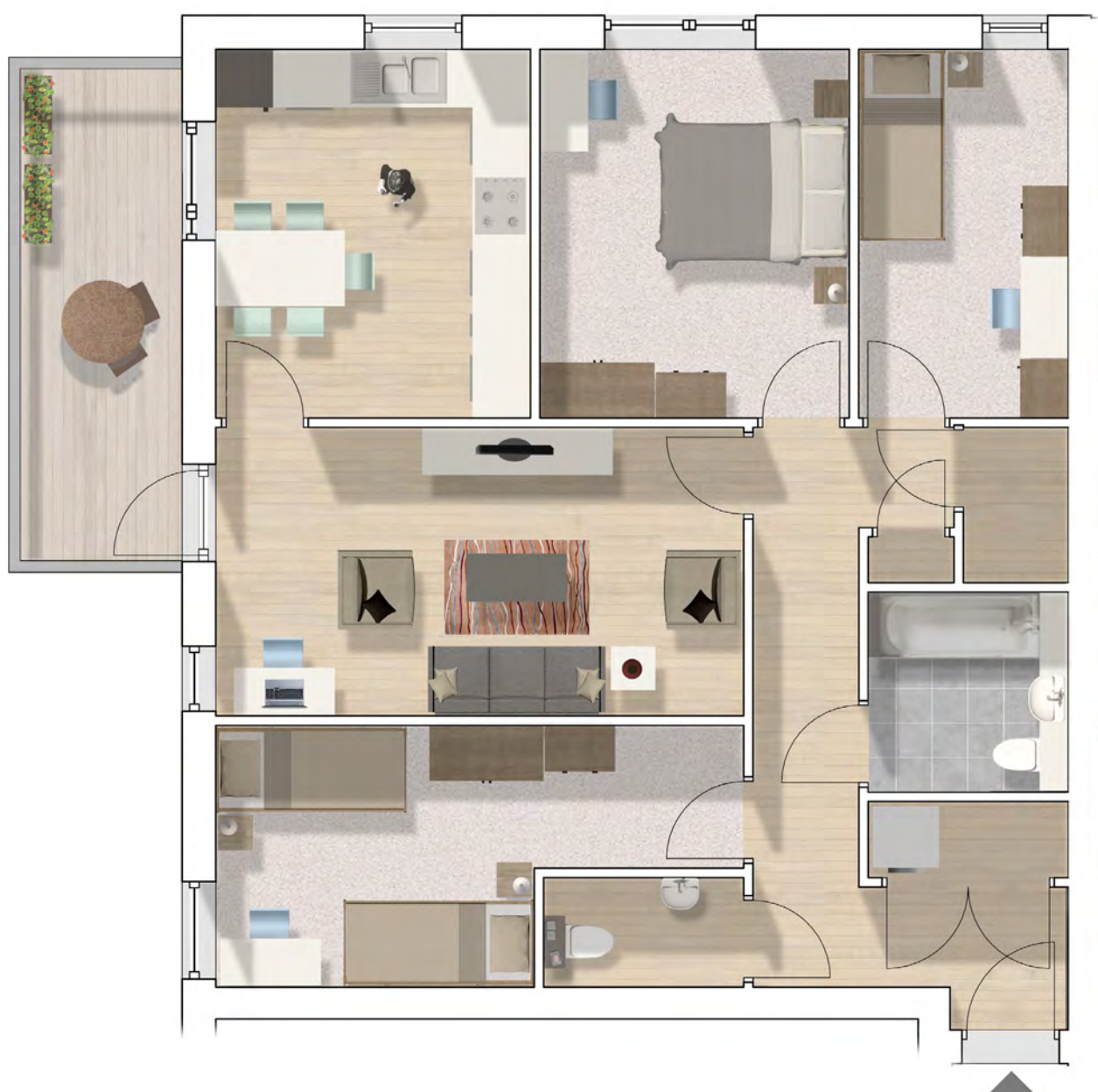
Two bedroom flat



Two bedroom flat



Two bedroom flat



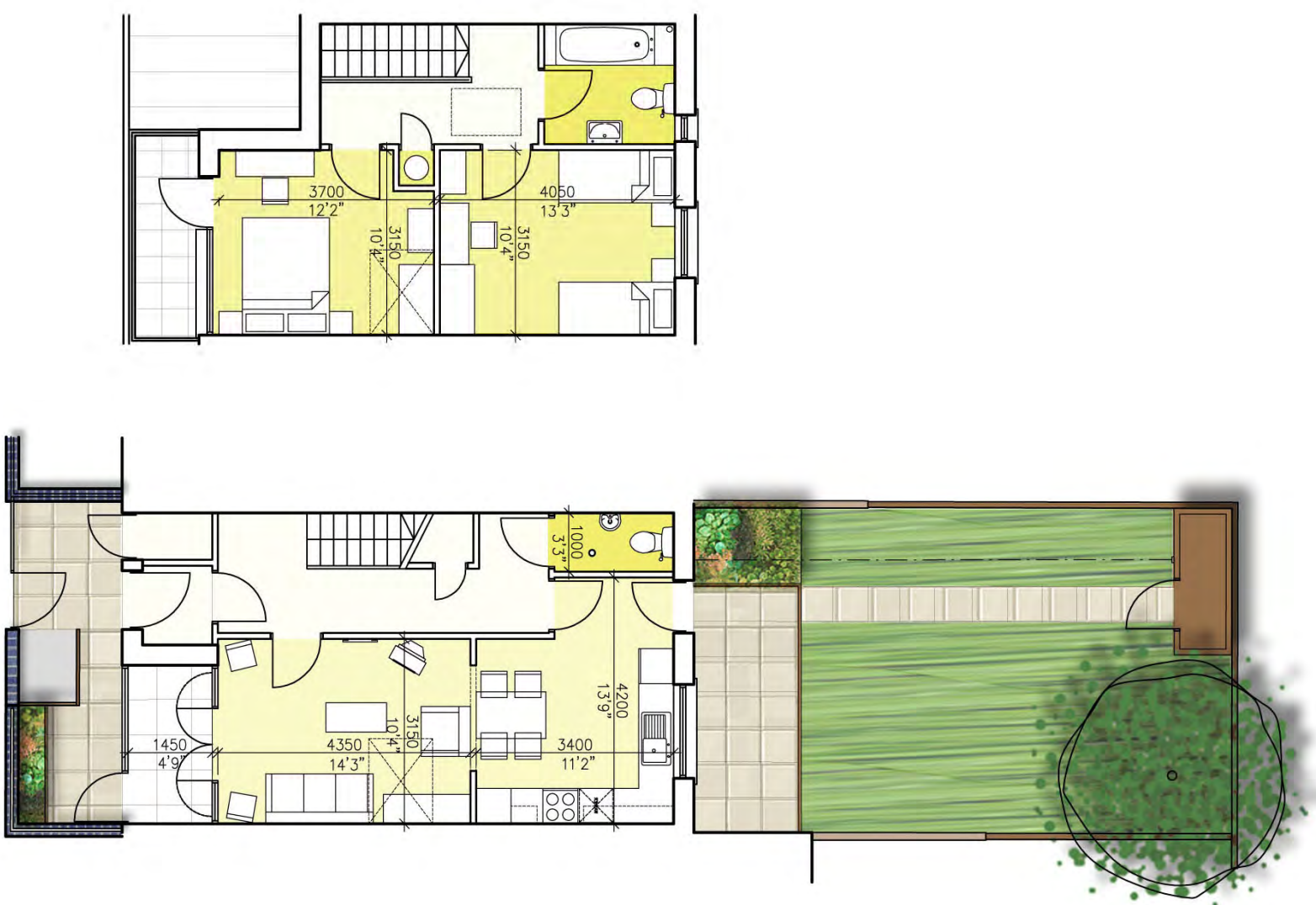
Three bedroom flat

SHAPING YOUR PREFERENCES



# Houses & Maisonettes

## 1. House and maisonette examples (not to scale)



Two bedroom house



Three bedroom house with four bedroom option



Three bedroom house with carport



Three bedroom house with garage



Four bedroom maisonette



Four bedroom house with ground floor bedroom



# Existing flats & houses

## 1. Existing typical flats and houses

Key

Bedrooms

Living/ Dining

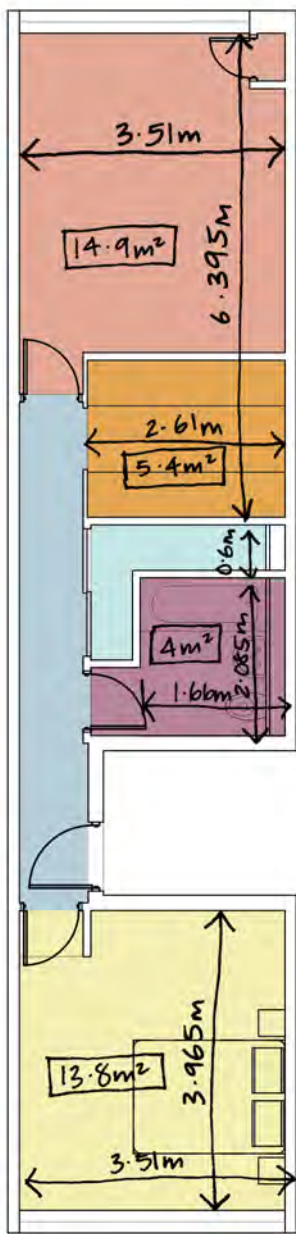
Kitchen

Bathroom

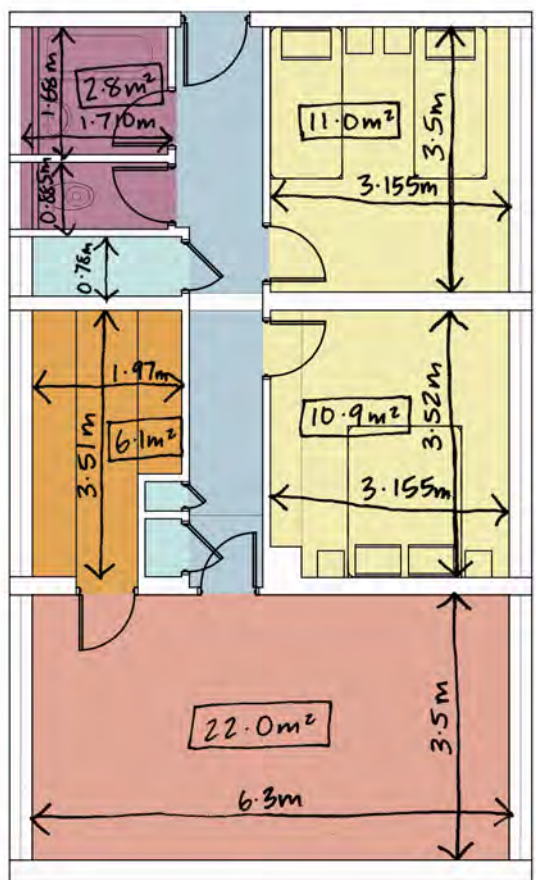
Hall

Garden

Garage



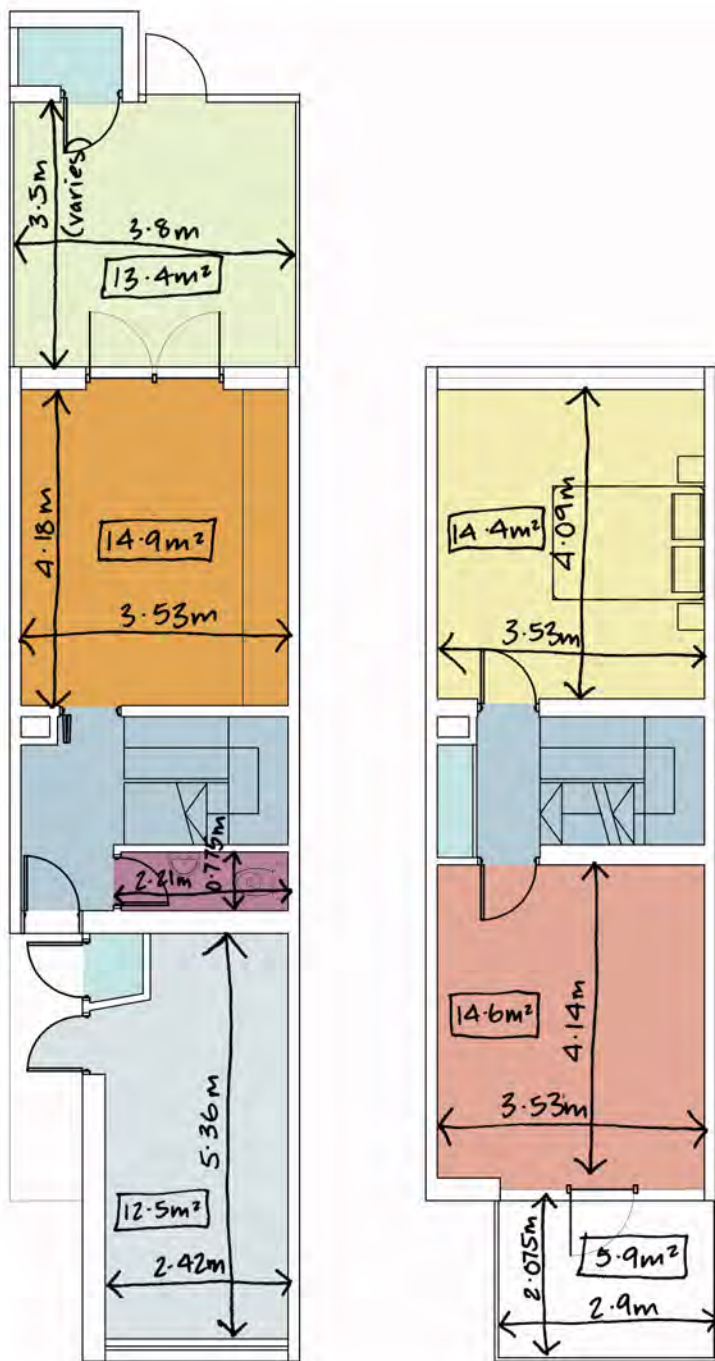
One bedroom flat



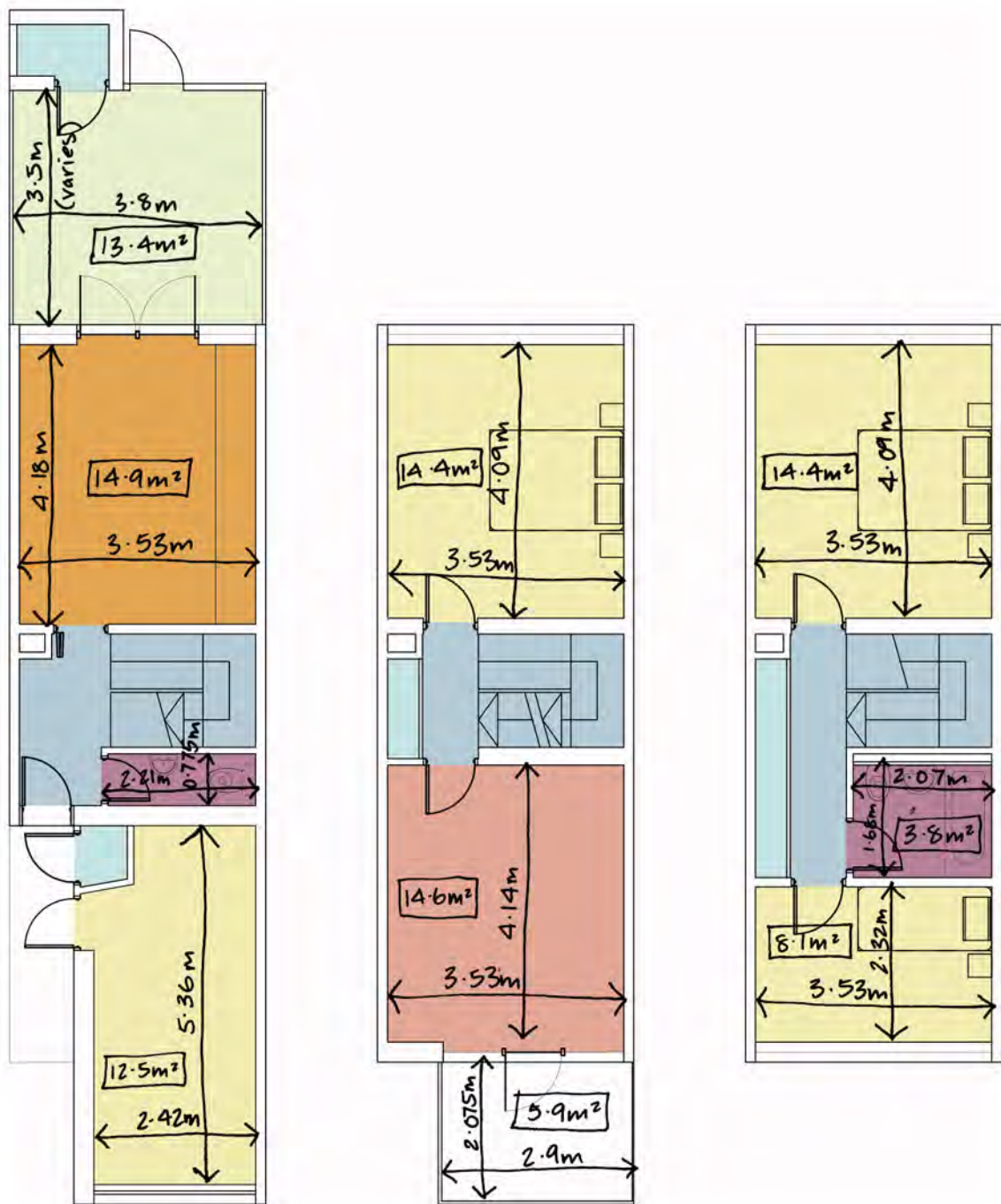
Two bedroom flat



One bedroom wheelchair flat



Three bedroom house



Four bedroom house (not yet measured)

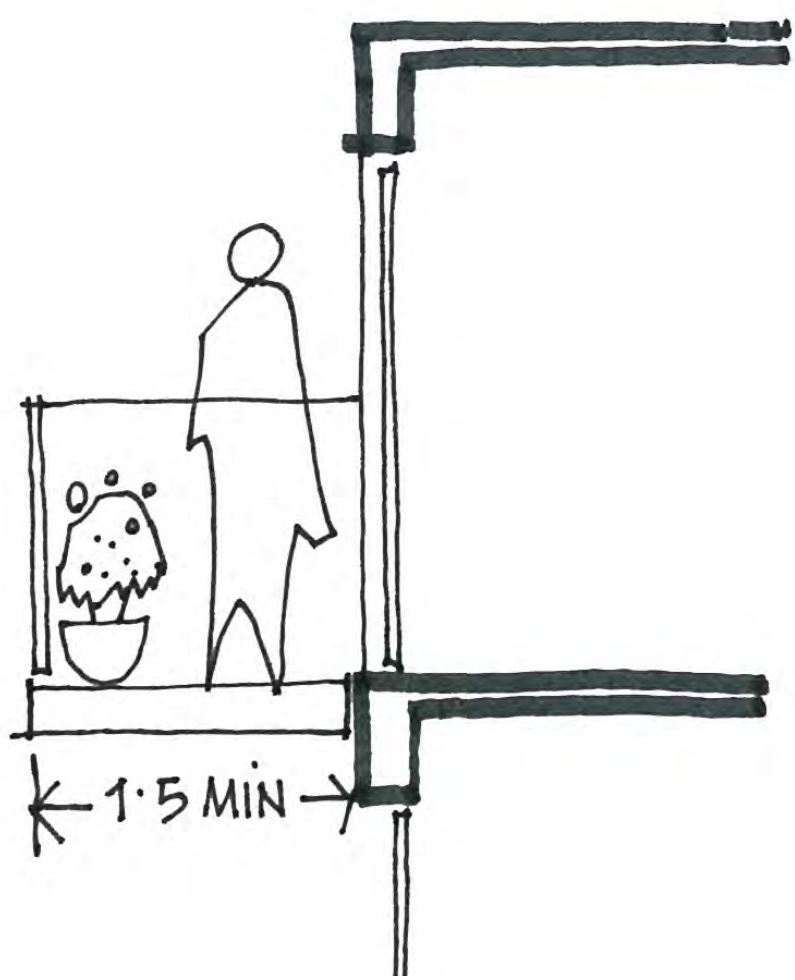
These are plans of the flats and houses measured by the design team. There may be other types of flats and houses that have not been measured yet.



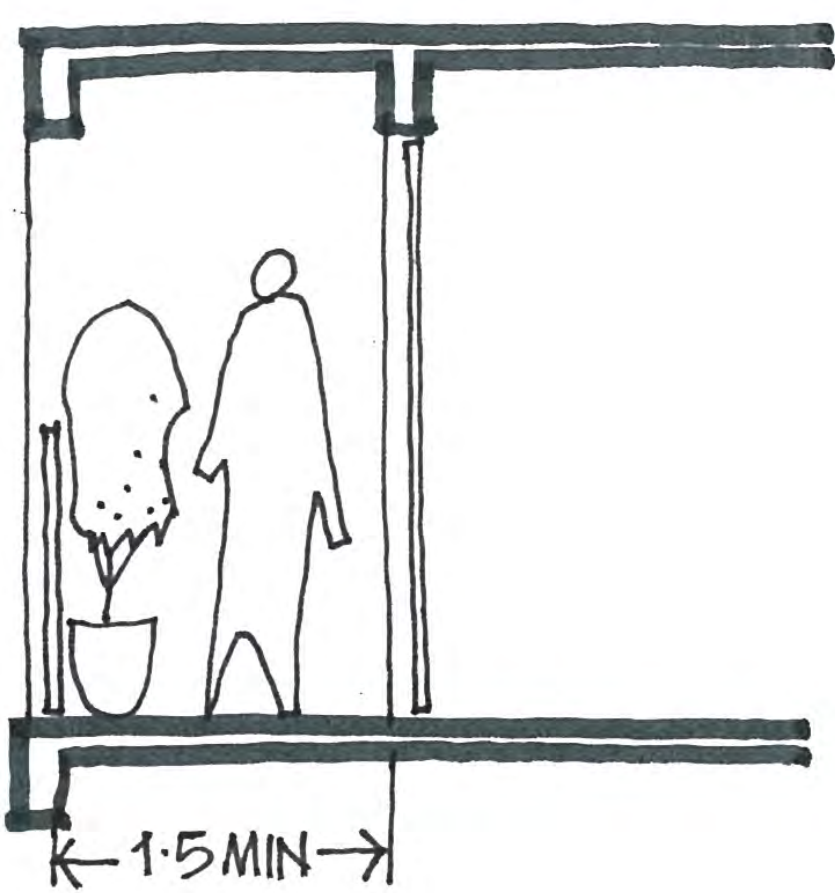
# Private amenity spaces

Balconies  
Backgardens

## 1. Projecting balconies



## 2. Recessed balconies



## 3. Back gardens



Back to back gardens



Back gardens opening onto communal open spaces



YOUR PREFERENCE



# Parking

On plot  
On street  
Courtyards

## 1. On plot parking for individual homes



## 2. On street parking on shared surface streets



## 3. Rear courtyard parking



YOUR PREFERRED CIRCLES

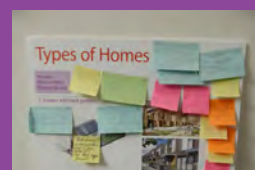
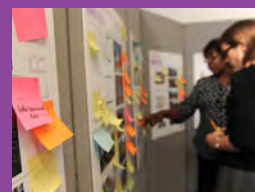


# Eastfields Residents' Consultation 02

## Summary Report

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<b>Event Title:</b>	Workshop event 1: Types of homes
<b>Event Date:</b>	Thursday 26th June 2014, 4 - 8pm
<b>No. of attendees:</b>	52
<b>Location</b>	Acacia Centre, Grove Road
<b>Present:</b>	
Levitt Bernstein Architects	Vinita Dhume, Jacob Willson & Ilana Hastings
Proctor and Matthews	Constanze Leibrock
Cullinan Studio	Wen Quek
StUF	Gary De Ferry
Circle Housing	Paul Quinn & Doreen Jones



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This document summarises the comments and interactive feedback made by residents at the second Eastfields consultation event. Post-it notes were placed directly on the display boards, linking residents' comments to specific themes and topics. All comments will be used to inform design options for the potential redevelopment of Eastfields.

### Summary of feedback

#### Key themes raised by residents attending the consultation

- Residents favour like-for-like or larger designs for their homes
- Residents favour brick housing with traditional pitched roofs
- There is strong support for front gardens, defensible space and individual bin storage for homes
- Residents are concerned about the type and quality of communal areas and think that these spaces should be attractive and spacious
- There is strong support for spacious and integrated storage
- Many residents want large rear gardens and there is a preference for recessed balconies over protruding balconies
- The narrow width of the current car garages is commonly cited as a problem



## Feedback from post-it notes

### Theme 1: types of homes

- “I love my home with a back garden - easy to maintain and access to park. Like central green and my balcony to get the afternoon sun - I don't want a smaller space.”
- “Would like a like-for-like house design.”
- “Traditional house scheme is nice. Not too modern. Don't like dark brick - yellow or red is nice.”
- “Like London brick arts and craft style”
- “A house type that can be adapted into two properties in the future to enable grown-up children to stay, perhaps on a shared equity arrangement.”
- “Prefer pitched roofs, no flat roofs, this is one of the arguments for demolition”
- “Large family accommodation across two floors instead of three (less stairs, bigger footprint).”
- “Want three bedrooms with same size room I got now. Two storey house with my own back

### Theme 2: front of houses

- “I don't want a big front garden just a place for bins and awning over door to give shelter - but I want my outdoor space to be private and a safe place for my child to play and for me to entertain. I have a converted garage and this space is essential to me.”
- “Adequate parking in private area. No front gardens and small fronts look too much like social housing. Open fronts - too much area for rubbish to collect in and anti social behaviour.”
- “Prefer a front garden. Parking on street is preferable too, visitors can park there.”
- “Village feel and character. Arts and crafts. Eastfields, Abbey Mills”
- “Nice frontage - gives you just that bit of privacy - this is good”

### Theme 3: communal areas

- “There are currently no shops/ pubs nearby. Need places to socialise.”
- “Light in communal areas is good, better communal areas.”
- “Access corridors and deck spaces should look pleasant - not like prisons.”
- “Would like a community space with the salvation army - could be small and informal acacia centre for bigger groups and they can't book. Sometimes use the school.”



## Feedback from post-it notes

- “Young people with children need buggy storage spaces. Carrying buggies up the stairs is a pain and problem.”
- “Need bike sheds and storage in stairwell areas - more protected.”
- “Areas bins, wheelchairs buggies and cycle stores are essential.”
- “Would not want to go from large windows to much smaller windows.”
- “Please don’t omit the importance of green space and trees.”

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### Theme 4: internal areas

- “Prefer more storage - have no garage for storage.”
- “Need a lot of storage space. Please design more storage into our homes. Wherever possible.”
- “Integrated appliances for freeholders/ leaseholders. Lots of internal storage areas.”
- “No stairs in middle of living space. Utilities room not cupboards. Energy efficient properties i.e. Solar Panels for hot water and under floor heating would be good.”
- “Spend £50 - 80 a month on gas. Make it sustainable. Bring down utility costs.”
- “Prefer combined kitchen / living.”
- “Natural ventilation preferred.”

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### Theme 5: room sizes

- “Similarly sized bedrooms are better than one large bedroom and one small single bedroom.”
- “Would want rooms to be the same size or bigger. Window or openable roof light in bathroom. Skylight in stairs. Quality internal fittings (kitchen, bathrooms).”
- “Want combined kitchen and dinning area.”
- “Kitchen should be as big as existing.”

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### Theme 6: flat layouts

- “For a 2 bed unit I prefer separate kitchen and dining please.”
- “Like current relatively open plan layout of living room and kitchen. Would like ground level storage.”
- “Lots of new builds have pathetic storage. Storage is an important consideration, especially if you’re in a one bed flat.”
- “West facing windows for the views and sun.”



## Feedback from post-it notes

- “Not every disabled accessible property wants a (wet room). Baths please, large strong ones.”
- “Layout has to be airy for wheelchair users - not like a prison.”

---

### Theme 7: houses and maisonettes

- “Don’t want a smaller living space, must be like for like of bigger. No down size.”
- “Would want at least like for like housing. In size and type. (disabled unit).”
- “Downstairs loo obviously necessary - but don’t like breaking up downstairs to squeeze a bedroom. Why not put it where garage would go if they prefer to have another room than garage.”
- “Avoid flat roof at all costs - too much leaks and damage.”
- “I do not want to downsize to a smaller two bedroom. I want to keep my three bedroom house - it can change for the better.”
- “Family bathroom should be on the level of bedrooms - not near living room.”

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### Theme 8: existing flats and houses

- “I am happy with dimensions and layout of my home now. Need good storage and large windows.”
- “I use corridor as an office space but worried about losing it. Too dark and not enough ventilation. North facing (only a few hours of sun in summer and none in winter). Love shape and size otherwise. Have a garage elsewhere (not in Eastfields).”
- “Like having a kitchen diner on the ground floor to fit visitors in a downstairs WC. Like having storage, wouldn’t want any less.”
- “3 bed, like the cupboards on the landing, small bedrooms could be a bit bigger, would prefer if the kitchen and dining room were separate (dining and living room ok together). Problems with plumbing. Like big windows, would like the house to feel less boxy, like having two WC’s, don’t like having no window or openable roof light.”

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### Theme 9: private amenity space

- “Would like to have back to back garden.”
- “Like backing onto communal areas - good for kids.”
- “These back to back gardens look like pig pens - horrible. I agree they look a bit soulless. Opening the back garden onto the lovely green is precious - my wedding reception spilled out onto the green.”



## Feedback from post-it notes

- “Why not protecting balconies with option of awing to cover as option. Not sure recessed balconies get enough light (to grow plants etc.) and water access to water plants.”
  - “Better outdoor communal areas, more different spaces, variety of character, more useable.”
  - “Communal gardens are nice - like shared spaces for people.”
  - “Bigger private back gardens less communal space, no bedrooms onto gardens.”
  - “Recessed balconies are a good idea.”
  - “Prefer recessed balconies. Gives us more privacy.”
  - “Would like back garden to be bigger but low maintenance.”
- 

### Theme 10: parking

- “Would like a garage or on plot garage.”
- “Existing garages are narrow for modern cars. Need spacious garages.”
- “No on street parking. Others park in front of house blocking access. Own front drive area essential.”
- “Home zones and shared surface spaces are safe and good for open parking. This will make it safe.”
- “I don’t drive a car, but my visitors use my car space which is outside my home on my plot. I like it this way.”
- “More parking and for visitors and shared surface.”



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03

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12 July

Community Event



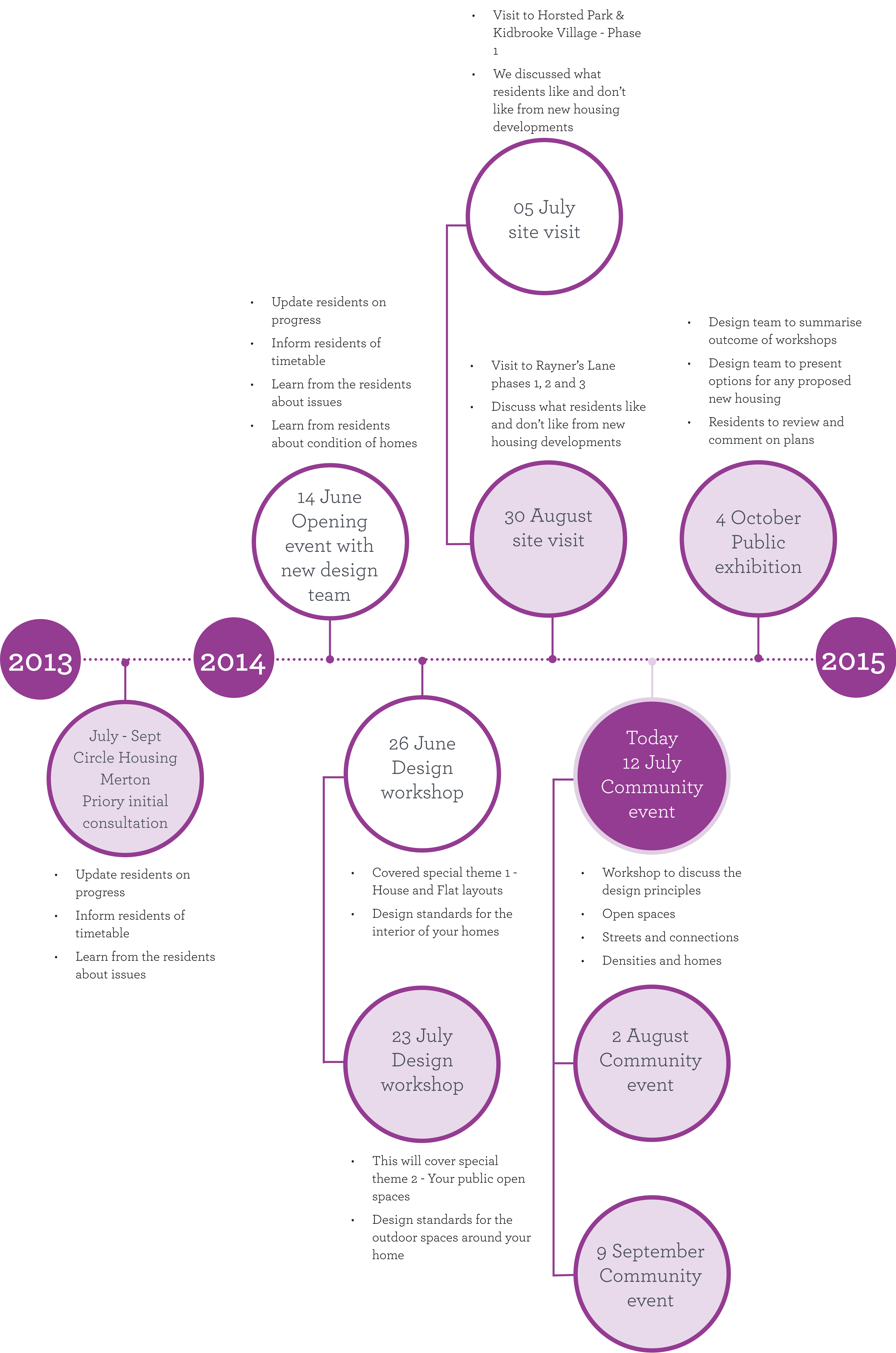
# What are we discussing with you today?

In June we asked you what you like and don't like about your neighbourhood. We then talked to you about the types of houses you like plus interiors and layouts. Today we are here to discuss the overall design and how it could help create a safer and more attractive neighbourhood.





# Consultation timeline





# Open spaces

## Key questions

- Emerging principles:
- Keep existing trees wherever possible
  - Open views to surrounding areas
  - Keep and improve the central green space
  - Homes to look onto the green spaces
  - Opportunity for a range of activities within the green spaces
  - Tree lined streets with proper drainage



Should the central green area be preserved?

What activities would you like to see in open spaces?



Maintain mature trees

Preserve existing open spaces



Introduce views to surrounding areas



Do you value the mature trees?

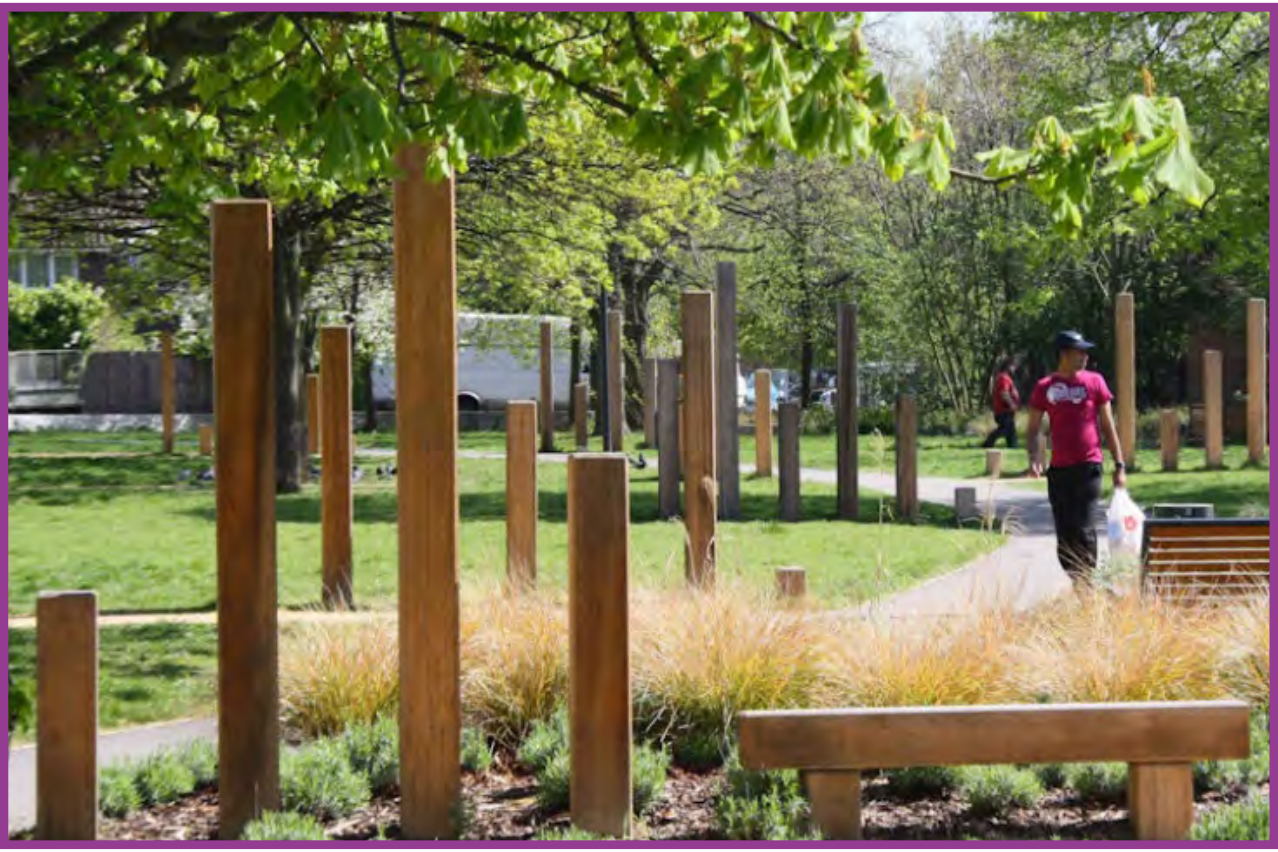
Should play space be in a dedicated area or placed throughout the neighbourhood





# Open spaces

Which of the following do you like?



Improve seating areas in public spaces

Clear and open footpaths



A place to grow food

Increase biodiversity with a range of plant species



Dedicated play?

Swales and water features?



Space to grow food?

Biodiverse edges?



Water features within open spaces

Footpath lighting





# Streets and connections

## Key questions

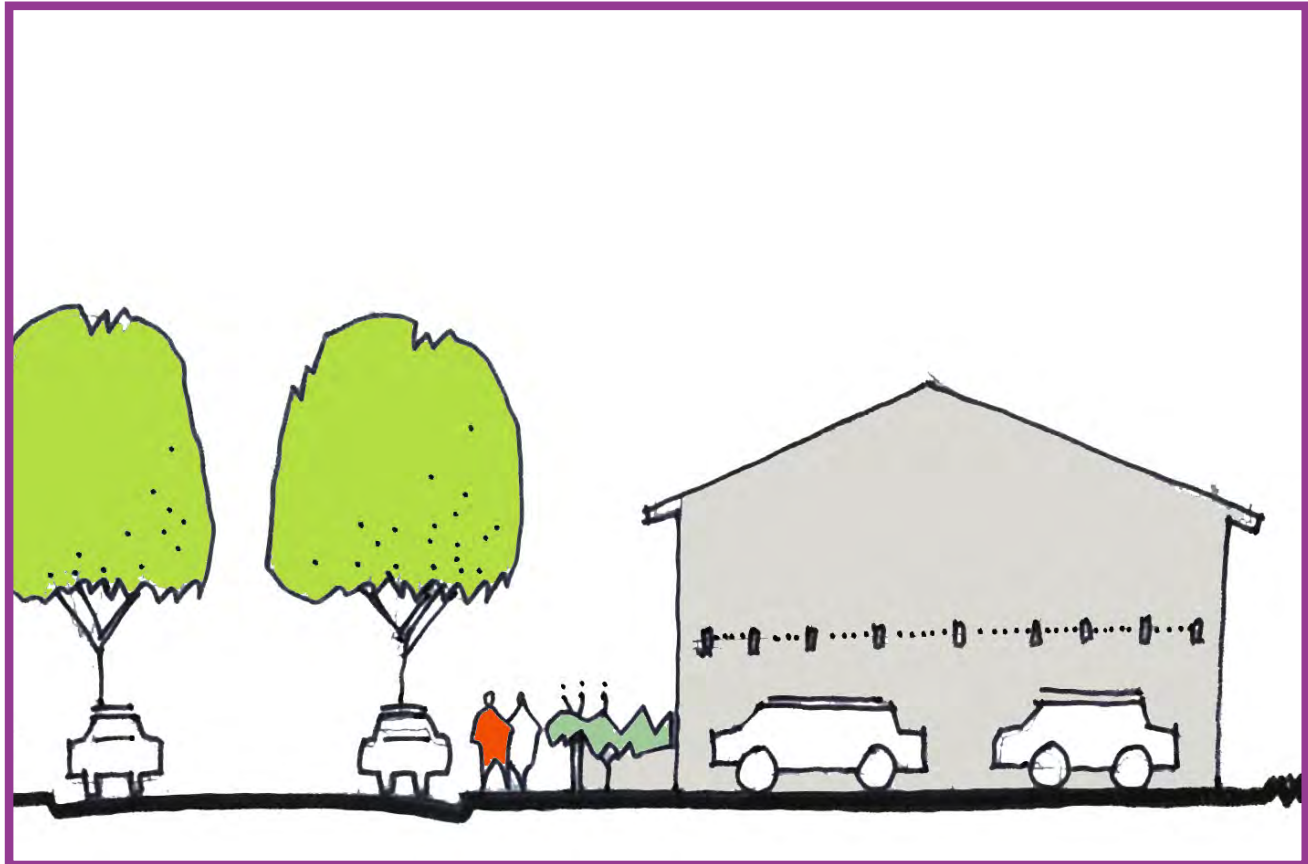
### Emerging principles

- Connect Acacia Road and Mulholland Close
- Traffic calming measures on roads
- Well overlooked streets and pathways
- Link streets and routes across the central green space
- Create clear entrances to streets
- Improve pathway and pedestrian route to Acacia Centre

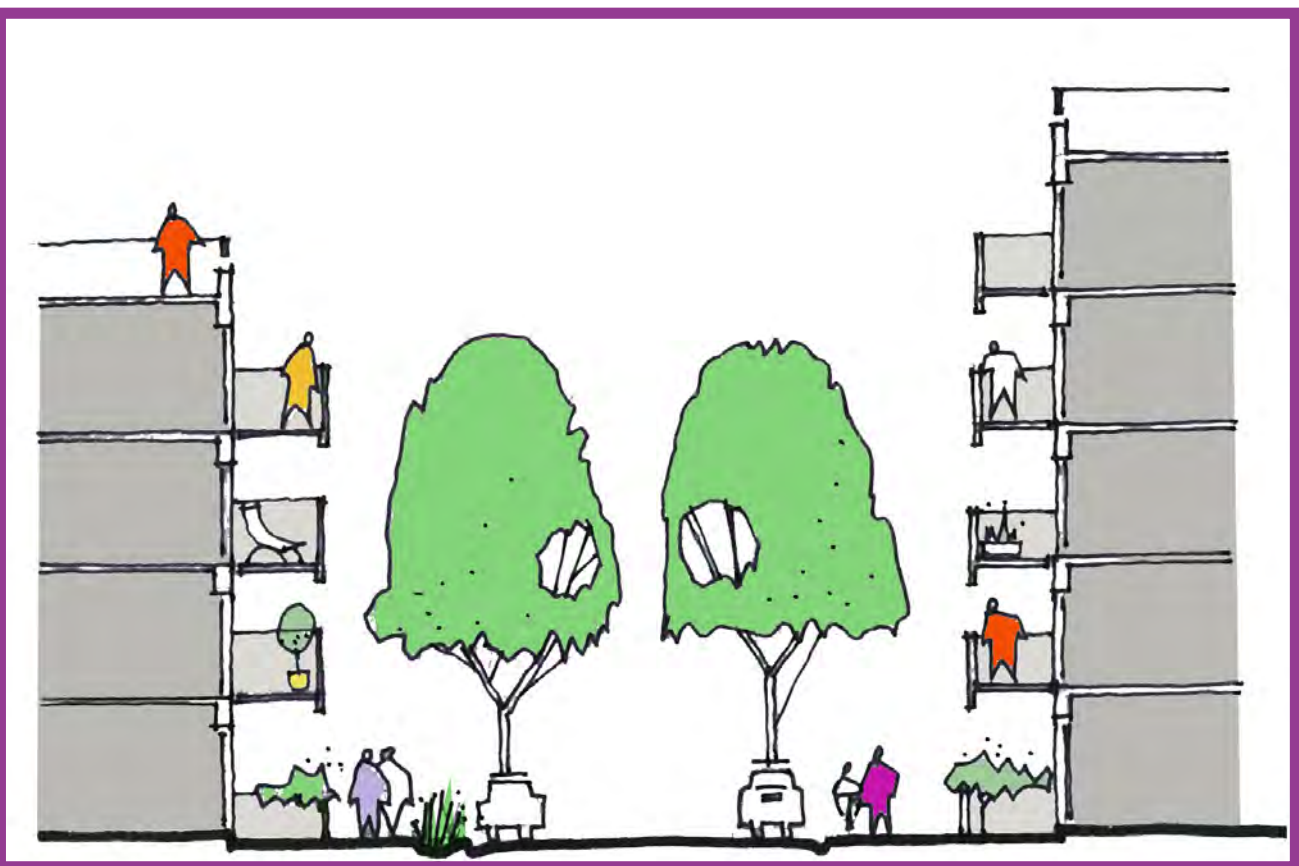


Should there be dedicated secure cycle parking?

Should parking be on street or within the house plot?



Should Mulholland Close connect with Acacia Road?



Should balconies be used to overlook streets?

Should there be dedicated cycle routes?





# Streets and connections

Which of the following do you like...



Better drainage systems as part of primary streets



Dedicated pedestrian footpaths



Tree lined shared surface



Parking directly outside the home

Improve connection between Acacia Road and Grove Road?

Connect Acacia Road with Mulholland Close?



Introduce streets?



Houses fronting onto streets and green space



Low fences provide surveillance on pedestrian streets



# Homes

## Key questions

### Homes

- Provide a diversity of home and flat types
- Houses and taller blocks overlooking Acacia Road and Mulholland Close
- Courtyard setting around retained trees to provide parking for flats
- Homes to be built to London Plan Space Standards
- Wheelchair accessible units provided



Should apartments have slanted/pitched roofs?

Should home zones be used to create family orientated streets?



Plots that create traditional streets

Houses that back onto the cemetery



Potential location for new homes?



Should balconies be used to overlook streets?

Should corners be higher to add variety?





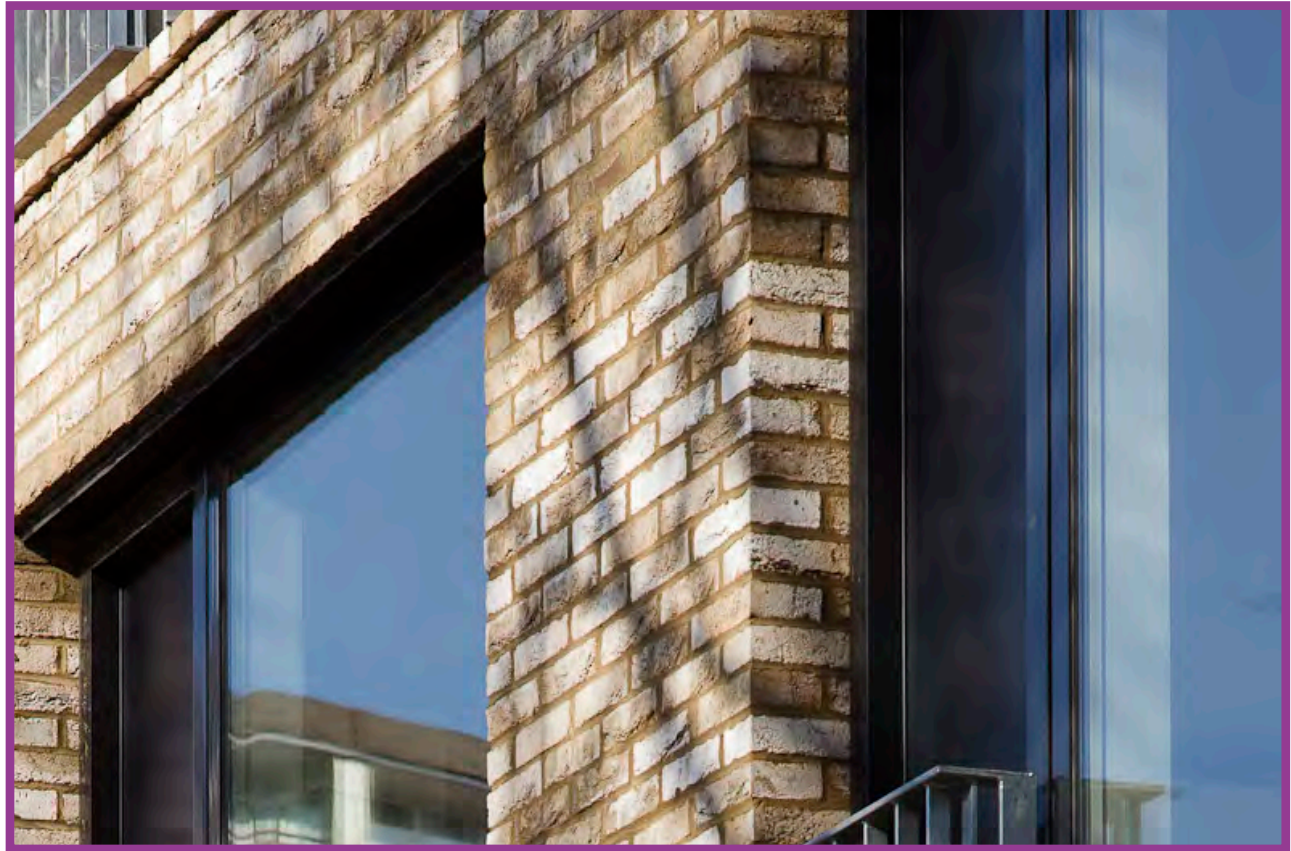
# Homes

Which of the following do you like...



Pitched roofs

Metal, wood and glass



Brick and glass

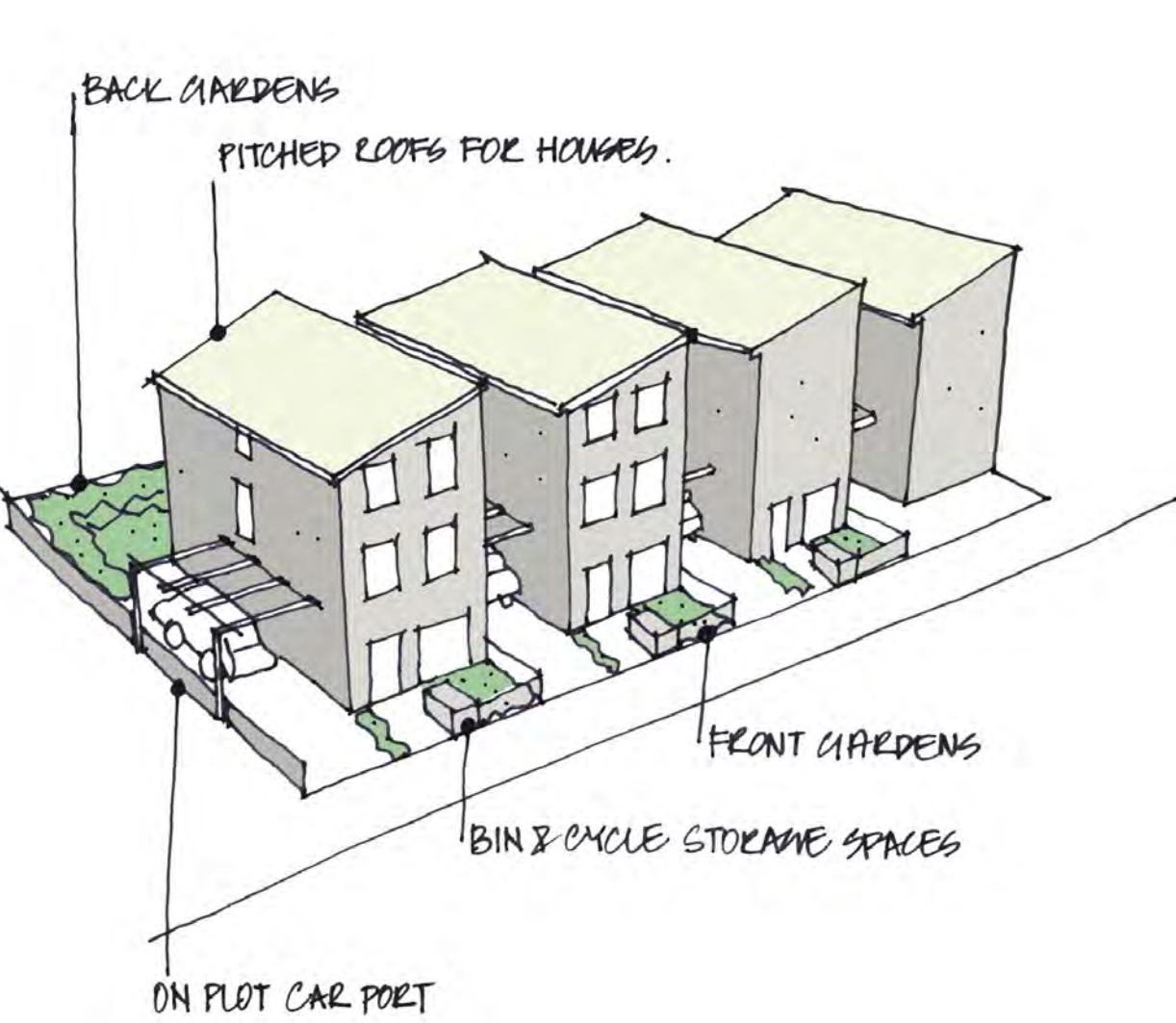


Narrow mews streets and family zones

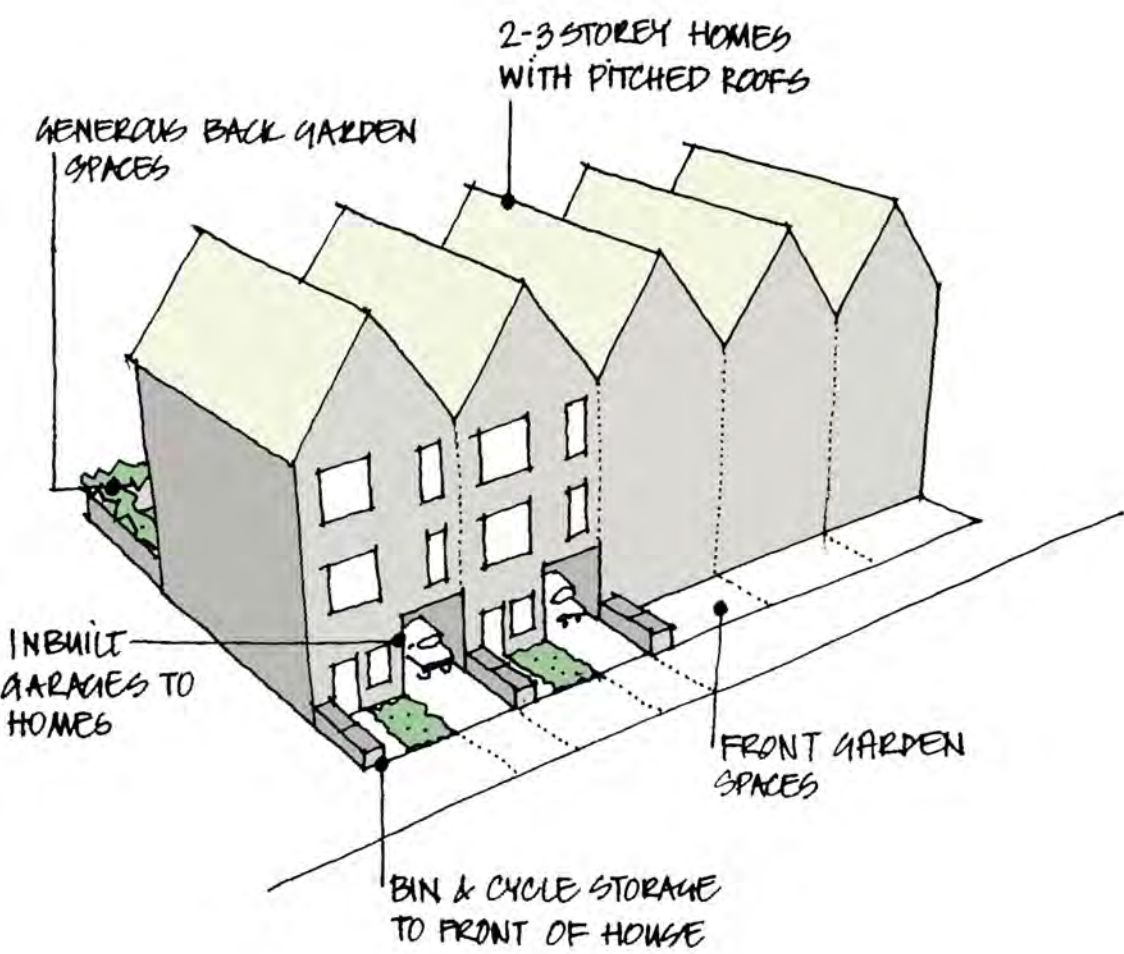
Townhouses with parking to the front



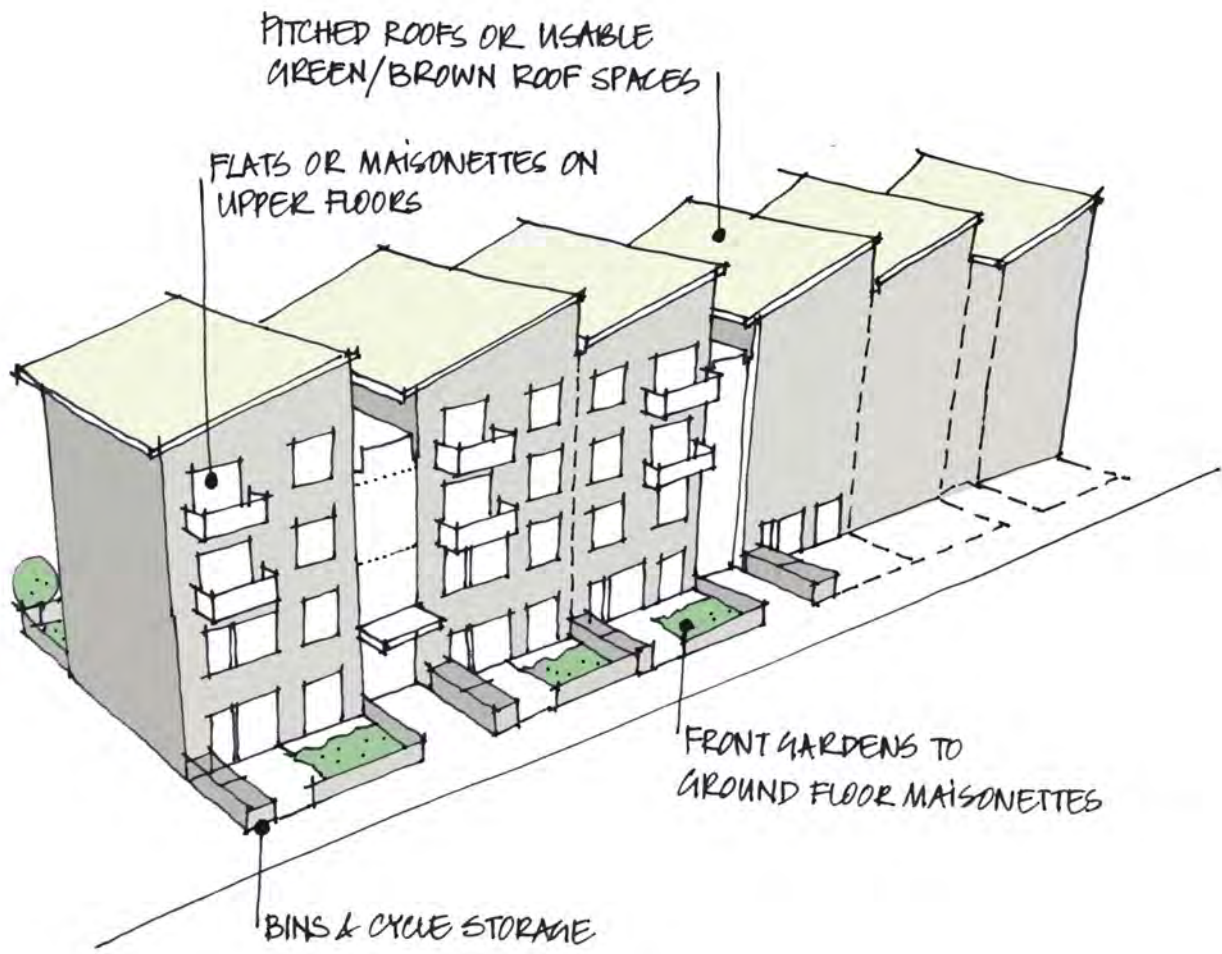
New types of homes



Townhouses with garages at the side



Townhouses with car parking to the front of the house



Maisonette with flats above. Ground floor with gardens, balconies above



# Eastfields Residents' Consultation 03

## Summary Report

<b>Event Title:</b>	Community Event 2: Open spaces, streets and homes
<b>Event Date:</b>	Saturday 12th July 2014, 11 - 3pm
<b>No. of attendees:</b>	49
<b>Location</b>	Central green area, Eastfields
<b>Attendees:</b>	
Levitt Bernstein Architects	Vinita Dhume and Jacob Willson
Proctor and Matthews	Barry Oshea
Cullinan Studio	Wen Quek
StUF	Gary De Ferry
Circle Housing	Paul Quinn, Doreen Jones & Judith Hewitt



This document summarises the comments and interactive feedback made by residents at the third Eastfields consultation event. Post-it notes were placed directly on the display boards, linking residents' comments to specific themes and topics. All comments will be used to inform design options for the potential redevelopment of Eastfields.

### Summary of feedback

#### Key themes raised by residents attending the consultation

- Residents view the central green area as a positive asset and would support its retention
- The safety of public spaces and play areas is a concern for residents
- There is strong support for improving the quality of lighting in public areas
- Residents consider the orientation of new homes to be an important consideration and value multiple aspects and natural light
- There is a dislike for wood and metal panelling when used as a cladding material



## Feedback from post-it notes

### Theme 1: open spaces

- “Ideally like to retain central space and trees are good.”
- “Make safer places for children to play. Antisocial activities will then stop. Maintenance and management is required to keep an eye on our green space.”
- “Play area overlooked from houses. Areas for different play activities. Outdoor gym.”
- “Keep the open space and keep all our trees. We love the trees.”
- “Retain and improve the green space. Keep Eastfields and its green spirit.”
- “Vegetable gardens is optimistic but how do you manage it? Allotments just around the station.”
- “Want to keep central green.”
- “Play areas and spaces for children and teenagers is very useful.”
- “Enough seating but nicer. Fantastic to have allotment for the kids. More planting for bees.”
- “Very important to have open footpaths.”
- “Not sure about water feature unless it is maintained.”
- “Natural drainage areas would be lovely, yes please.”
- “Seating areas are needed and grow your own areas.”

### Theme 2: streets and connections

- “Lighting and footpaths need to be improved. Also improve the cemetery edge.”
- “A lot better security with cameras. Bike sheds definitely, as there is low space in the flats.”
- “Balconies are great secure spaces for cycles and parking on street or car park for collective parking.”
- “Safer streets for children please.”
- “Houses open onto green central space - is a good idea. Like it, make it safer!”
- “Street planting should be maintained. Want privacy of high fencing for childrens sake.”
- “Storage is a main concern (for bikes etc), doubt if people here will use ‘secure cycle parking’.”
- “I want a rentable garage to store my bike in.”



## Feedback from post-it notes

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### Theme 3: homes

“Good orientation for natural light.”

“Like glass balconies, like more open balconies to interact with neighbours.”

“No flat roof because of insurance.”

“Flat roofs are not bad but don’t give us ones that leak. Gutters are a problem on flat roofs.”

“Flat roofs with balconies would be good.”

“Prefer pitched roof, if flat roof put in roof lights for internal stairs or bathrooms.”

“Solar panels and PVs will be a good idea.”

“Brick is good, metal is not that great, doesn’t age well.”

“No metal cladding, has limitations and does not age well.”

“Bin and cycle storage to be provided in front gardens of home. That will be useful if well thought about.”

“Wood and metal not good, doesn’t age well.”

“Unit mix and capacity, stock survey crucial!”



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04

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23 July

Design Workshop



# What are we discussing with you today?

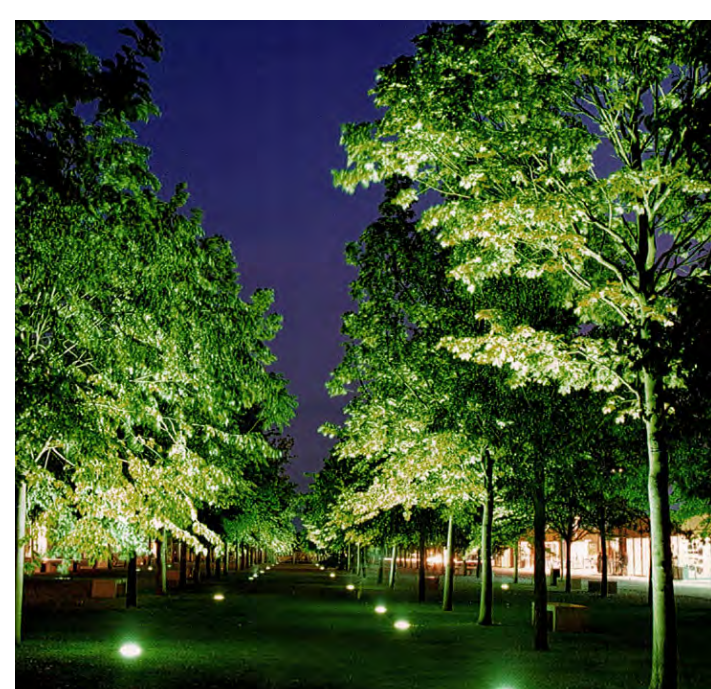
In June we asked you what you like and don't like about your neighbourhood. We then talked to you about the types of houses you like, plus interiors and layouts. At our last community event on 12 July, we looked at design ideas for open spaces, streets and homes.

Today we are here to discuss the overall design of the open spaces and streets. We'd like to know from you:

- How could play areas and recreational spaces be included within the central green space?
- How best could we use the existing trees and spaces around them?
- How could we improve this central green space, making it safer and more useful for all residents in the community?
- Should there be any outdoor activities for young people?

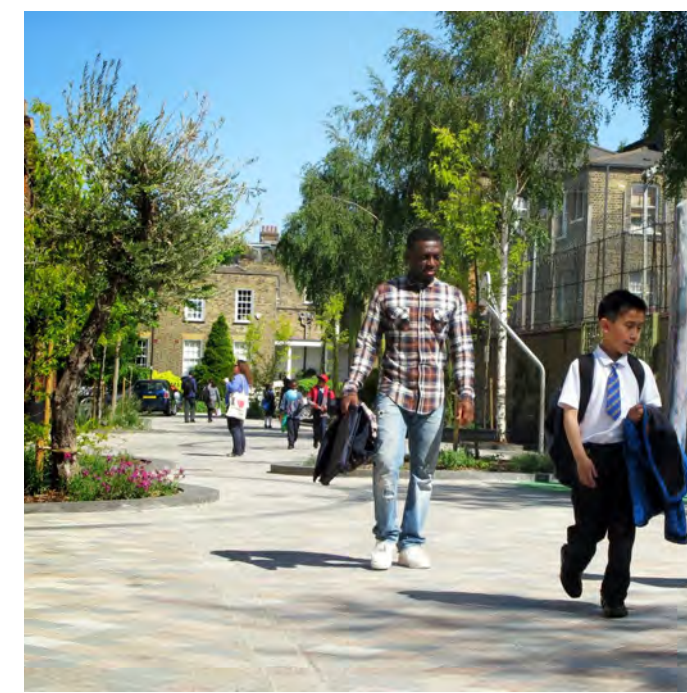
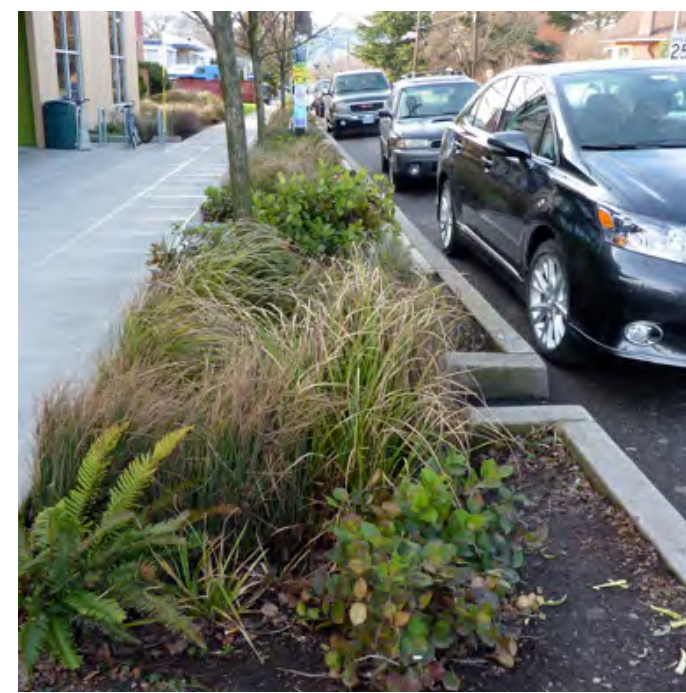
## Open spaces

- Play areas
- Seating areas
- Recreational spaces
- Vegetable gardens
- Open air gyms



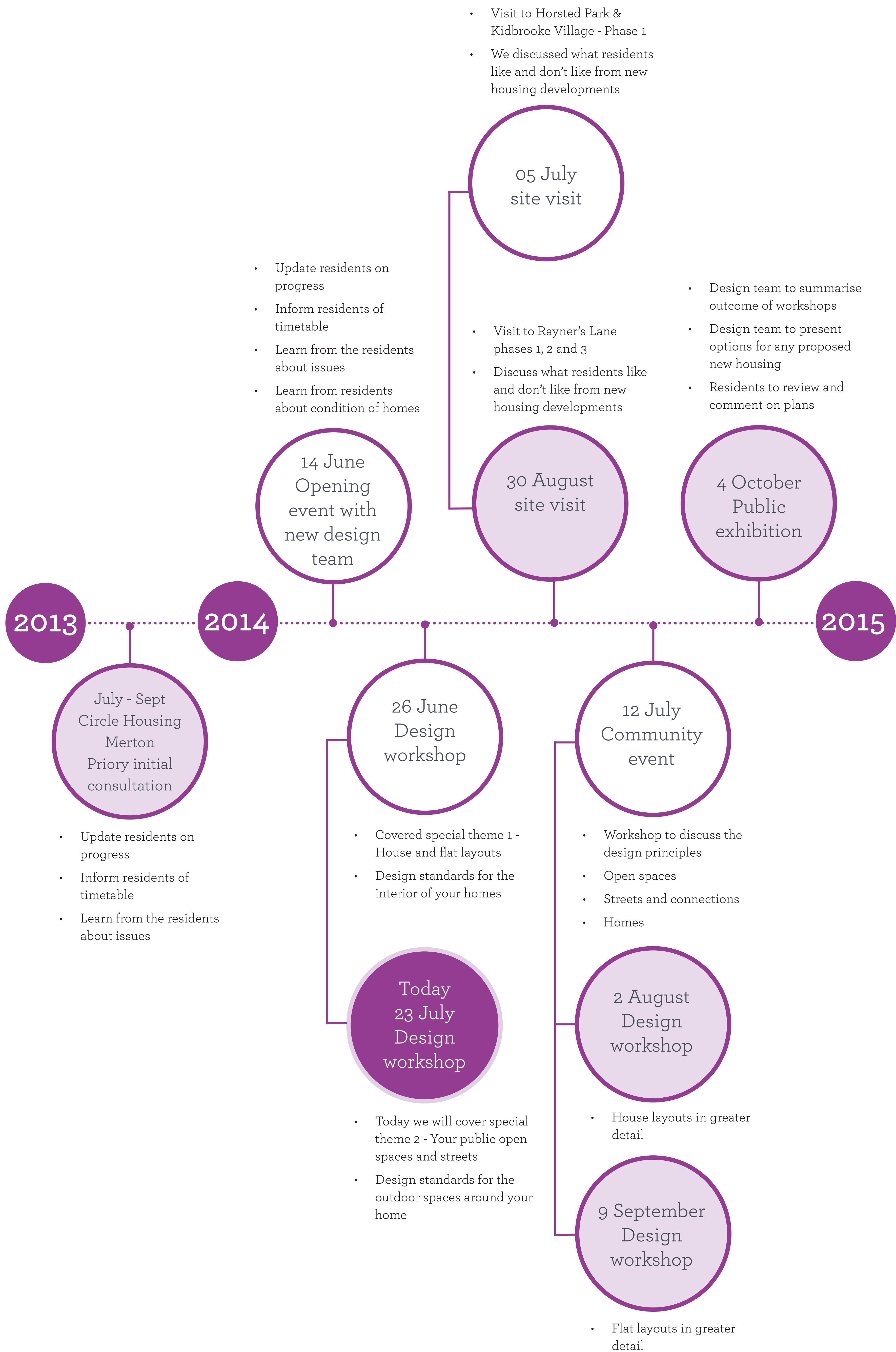
## Streets and connections

- Streets
- Pedestrian/cycle pathways
- Footways
- On street parking
- Tree planting













# Consultation timeline





# What types of open spaces do you like or dislike?

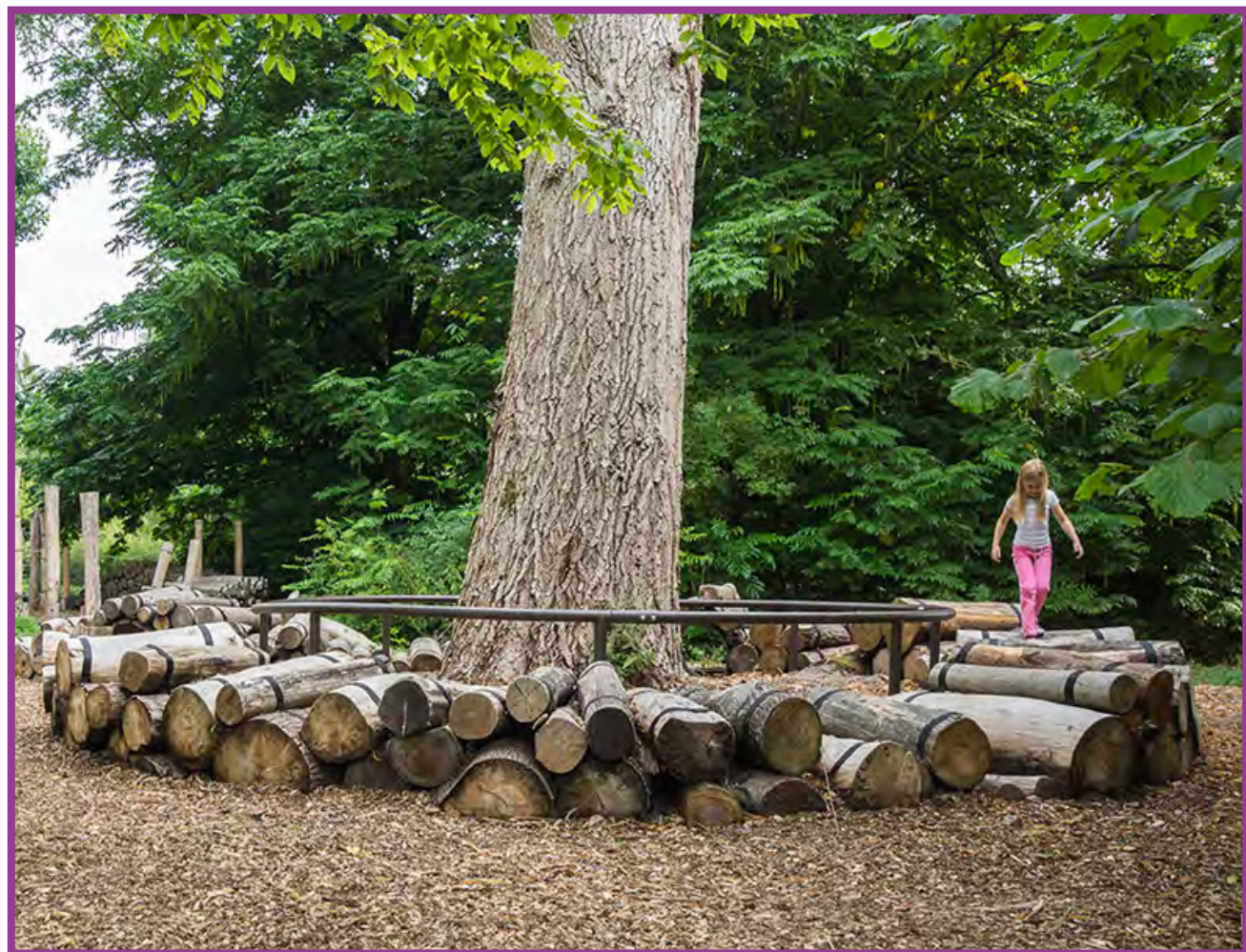
	Like	Dislike	Neutral		Like	Dislike	Neutral
							
Pedestrian and cyclist pathways				Pedestrian and cyclist pathways			
							
Resting and seating areas				Resting and seating areas			
							
Meadows and planting				Courtyards around existing trees			
							
Grassed areas				Lighting in public spaces			



# What types of play areas do you like or dislike?



Natural play areas



Natural play areas around existing trees



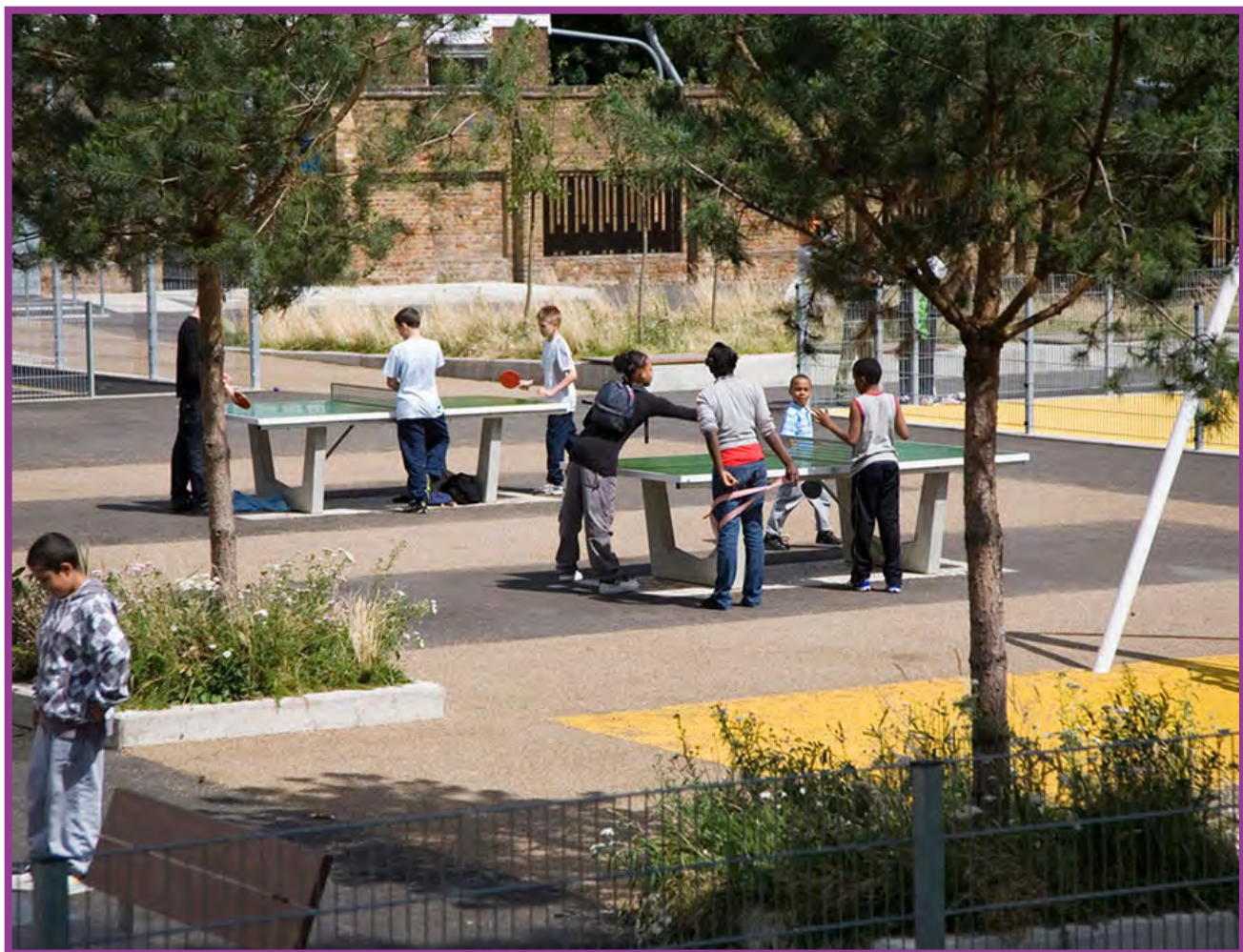
Natural play areas around pathways



Secure sand pit play areas



Ball courts



Tennis tables



Open air gyms



Public art pieces

Like Dislike Neutral

Like Dislike Neutral



# What types of streets do you like or dislike?

Like Dislike Neutral Like Dislike Neutral



Mews streets - no front gardens to homes



Shared surface streets



Better drainage along streets



Pedestrian priority streets



Pedestrian priority streets



Well overlooked spaces and streets



Wide footpaths and tree planting



Street lighting along pedestrian pathways



# Some of the open space aspects from our site visits on the 5 July 2014

## Kidbrooke Village, Greenwich



## Shared surface streets

Like

Dislike Neutral

Neutral

Tell us why you liked these /or didn't like these?

### What you told us on site?

“These streets look very nice”

“Unsure  
whose  
parking is  
whose”

“Refuse collection areas are well designed”



## Outdoor open spaces

“Gardens are necessary for good mental health”

“Generous front gardens are great”

“Do you need  
such big front  
gardens?”



## Horsted Park, Kent



## Central green spaces

“Great  
outside  
spaces and  
streets”

“Play space  
in central  
area is  
good”

“Seating areas encourage elders to come and enjoy the space”



## Shared surfaces and parking

“Where are the refuse collection spaces”

“Streets have good planting and look friendly”

“Parking not  
very good.  
Visitor parking  
bad”



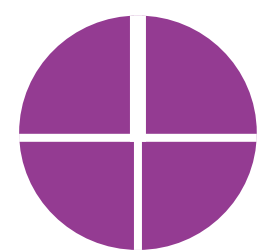


Tell us how and where you'd like to see these elements in your central green space...

The central green space and the valuable existing trees will be kept and enhanced to create a range of activities for all residents.  
Please tell us:

Where could the play areas go?  
Where could the ball court go?  
Where could the seating areas go?

1:500 Scale







# Eastfields Residents' Consultation 04

## Summary Report

<b>Event Title:</b>	Workshop event 2: Open spaces, streets and homes
<b>Event Date:</b>	Wednesday 23rd July 2014, 4 - 8pm
<b>No. of attendees:</b>	32
<b>Location</b>	Acacia Centre, Grove Road
<b>Attendees:</b>	
Levitt Bernstein Architects	Vinita Dhume, Jacob Willson & Tom Ginnett
Proctor and Matthews	Stephen Proctor & Barry Oshea
Cullinan Studio	Roddy Langmuir
StUF	Gary De Ferry
Circle Housing	Tim Sergeant, Doreen Jones & Judith Hewitt



This document summarises the comments and interactive feedback made by residents at the fourth Eastfields consultation event. Post-it notes were placed directly on the display boards, linking residents' comments to specific themes and topics. All comments will be used to inform design options for the potential redevelopment of Eastfields.

### Summary of feedback

#### Key themes raised by residents attending the consultation

- Residents support open, safe and direct public routes
- There is support from residents for dedicated cycle paths
- Play spaces should be safe and overlooked with provision for parents to sit
- Residents support safe streets and the use of pinch points and shared surfaces to calm traffic
- Residents support the idea of retaining the central green space



## Feedback from post-it notes

### Theme 1: Open spaces

- “Would prefer designated parking spaces.”
- “Recessed balconies are great - privacy and overlook the green.”
- “Kitchens look onto green spaces - very good and secure to watch children play.”
- “All for different colours to facades - makes it very interesting façade.”
- “Dedicated bike lanes needed.”
- “Don’t like the meandering cycle/ pathway. Like the clear formal one.”
- “Good lighting needed - especially winter periods.”

### Theme 2: play

- “Put benches along play areas so mums can see their children.”
- “Local schools should be involved in public art”
- “Play areas dotted through landscape a good idea. Would not let grandchildren play in public space.”
- “Play spaces should allow for different choices.”
- “Put play areas in the centre of the green.”
- “Less trees! More green open space for activities.”
- “Ball court no use if not accessible.”
- “Open air gyms are needed. Very good! Ball courts are good.”

### Theme 3: streets

- “No speed bumps - shared surfaces are great and pinch points on streets.”
- “Mixing cars and pedestrian ok if clear separation.”
- “Like overlooked streets but would like high balconies.”
- “Like street with trees - but with trees suitable to area. Current trees too large and old. Fruit and veg trees preferred.”
- “Like street lighting, but from above, not like motorway lights.”



## Feedback from post-it notes

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### Theme 4: other comments

- “Trees can be replaced but make the place successful. Don’t get it wrong. Roads and layouts must work well.”
- “Design out crime and antisocial behaviour.”
- “Meadows are good. Not just green but some colour. No sandy spaces please!”
- “Keep central space as quiet as possible.”
- “Cut down on green spaces - give over to private spaces”
- “Better daylight in our garden areas. No shadowing.”
- “Make spaces easy to maintain in the long term.”
- “Reduce green if needed but develop proper housing and make it really attractive.”



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05

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2 August

Design Workshop



# What are we discussing with you today?

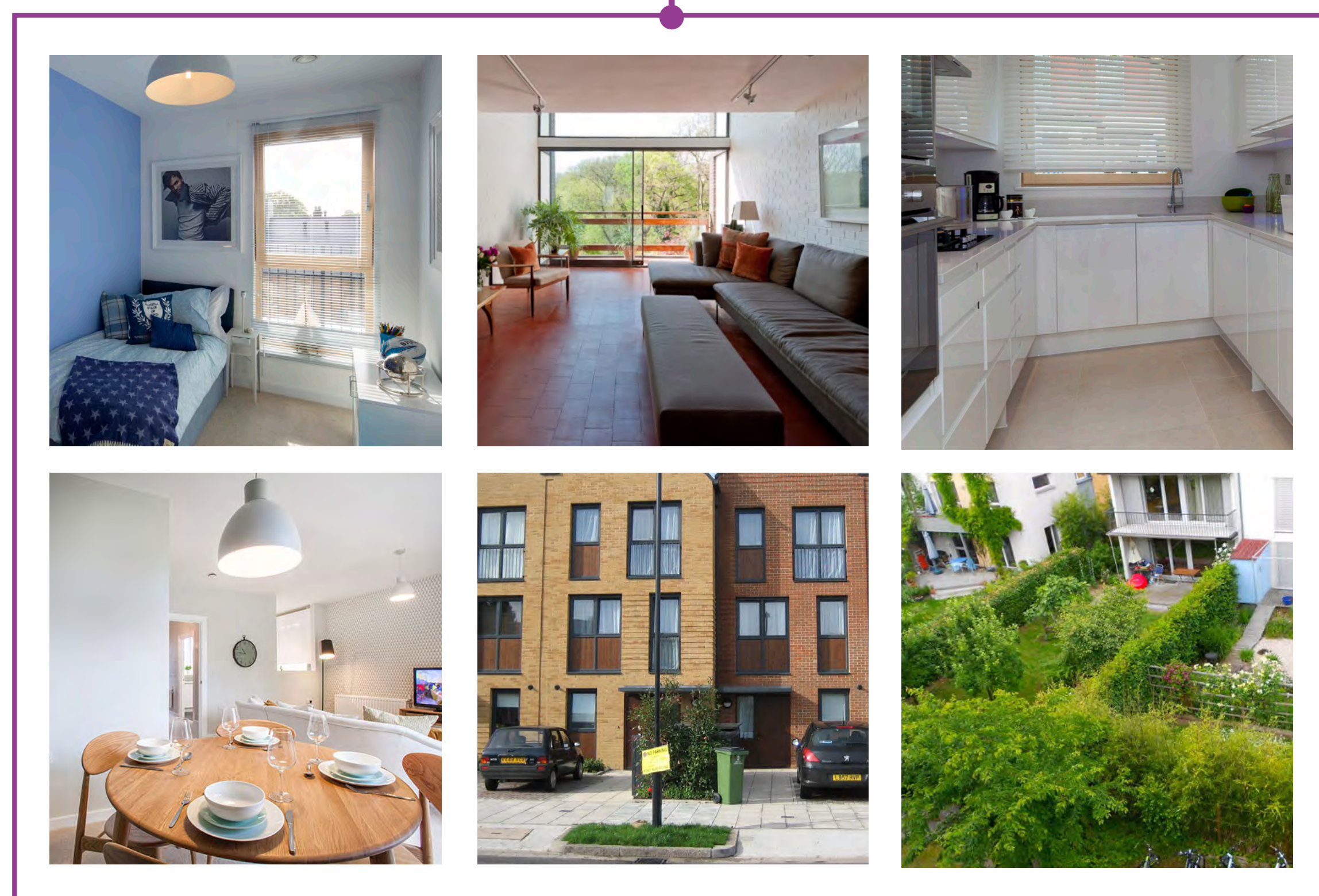
In June we asked you what you like and don't like about your neighbourhood. We then talked to you about the types of houses you like, plus interiors and layouts. At our community event on 12 July, we looked at design ideas for open spaces, streets and homes. At our last design workshop, you told us what you like and don't like about the various activities and spaces within the public open spaces.

Today we are here to discuss the overall design of your house - the front garden spaces, storage areas and the layouts. We'd like to know from you:

- What's good about the existing layouts - how can we use this in the design of new homes?
- How best can we improve the house layouts?
- Which spaces within the home do you most enjoy and value?
- Do you have any suggestions or requirements for any specific needs?

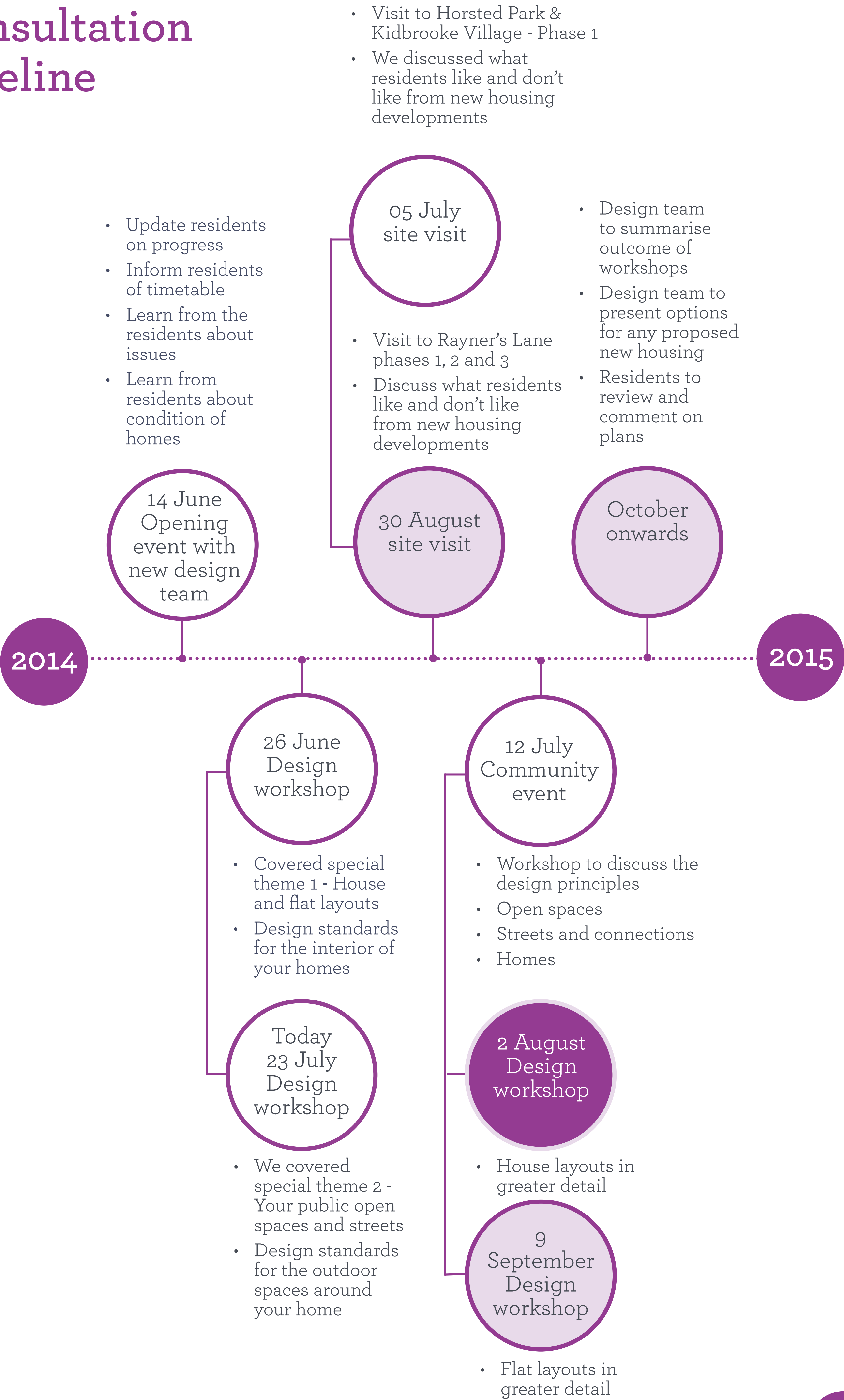
## Houses and house layouts

- Layouts
- Storage
- Parking
- Front gardens
- Back gardens





# Consultation timeline





# What do your homes look like?

## What are the existing layouts like?



# What you have said about your homes so far...



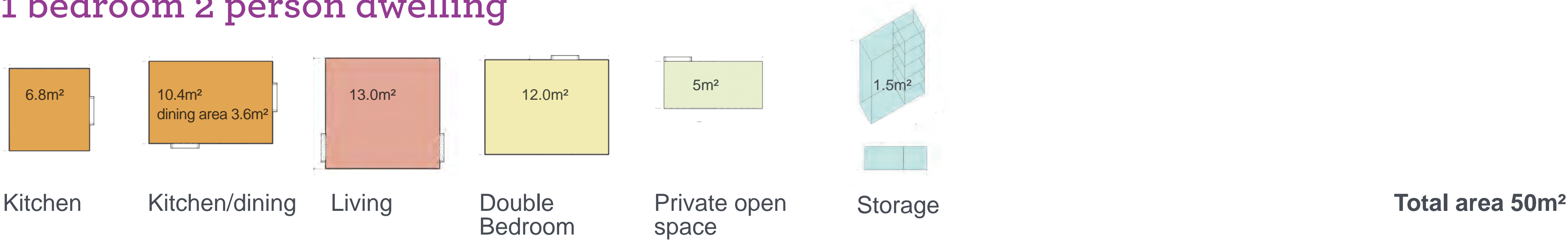
Tell us more...



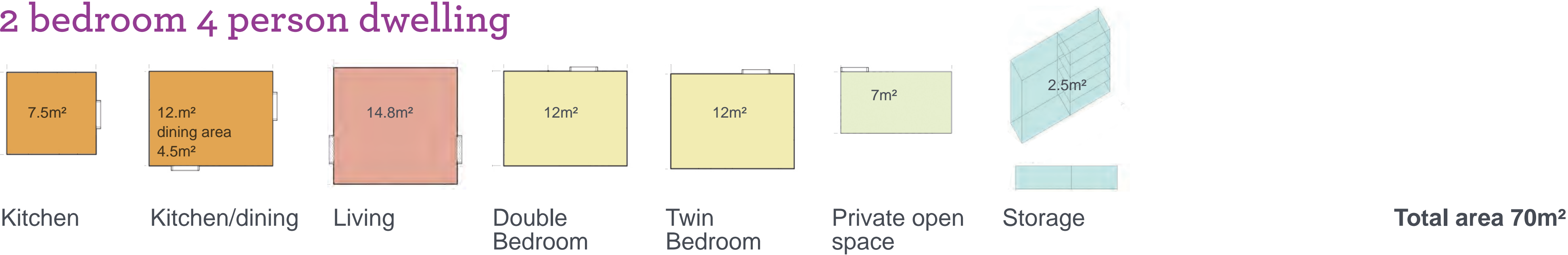
# London Housing Design Guide space standards

The standards below are taken from the London Plan Housing SPG. The standards set minimum internal areas for all new housing across London.

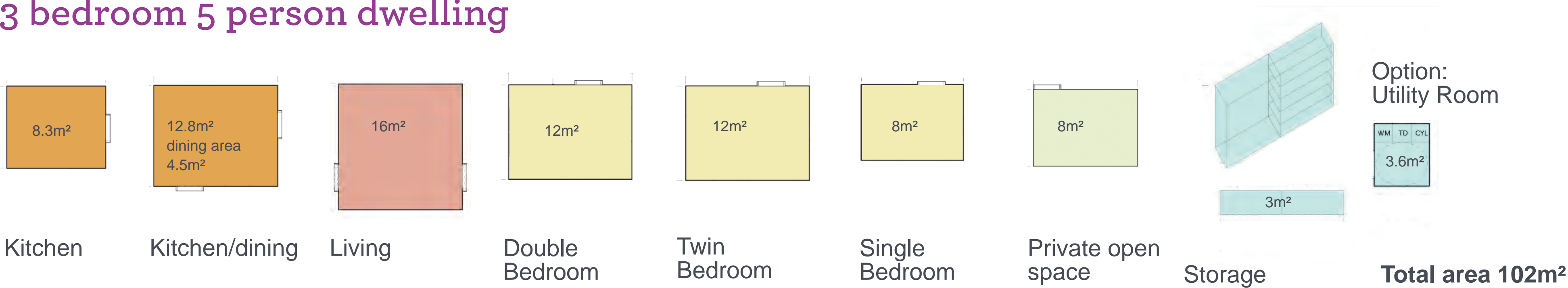
## 1 bedroom 2 person dwelling



## 2 bedroom 4 person dwelling



## 3 bedroom 5 person dwelling



### Size

- All new homes would be designed to meet or exceed the London Housing Design Guide standards, which include generous space standards for overall dwelling size, room sizes, private outdoor space and storage, as well as minimum ceiling heights.
- Increased private open space would be provided, including front gardens and back gardens, balconies and roof terraces depending on the type of house or flat.

### Performance

- All homes would be built to meet or exceed current energy efficiency standards, meaning improved thermal comfort and lower energy bills for residents
- Noise insulation standards, meaning very good levels of acoustic separation from both impact sounds and air-borne sounds.

### Accessible units

- Accessible homes for wheelchair users or ambulant disabled would be provided
- All homes to meet Lifetime Home Standards and 10% to be wheelchair accessible



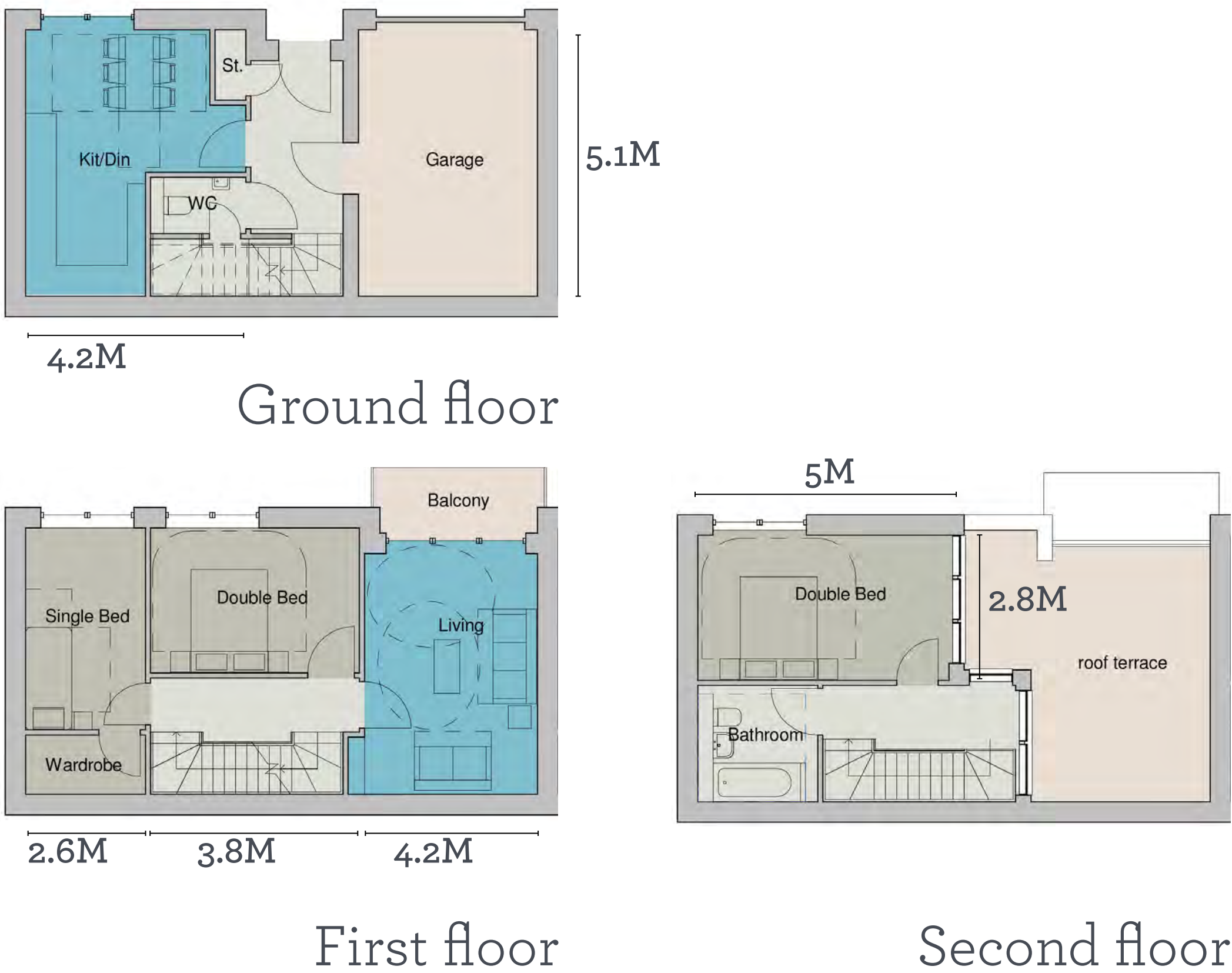
# A range of three bedroom house layouts

## Three bedroom townhouse



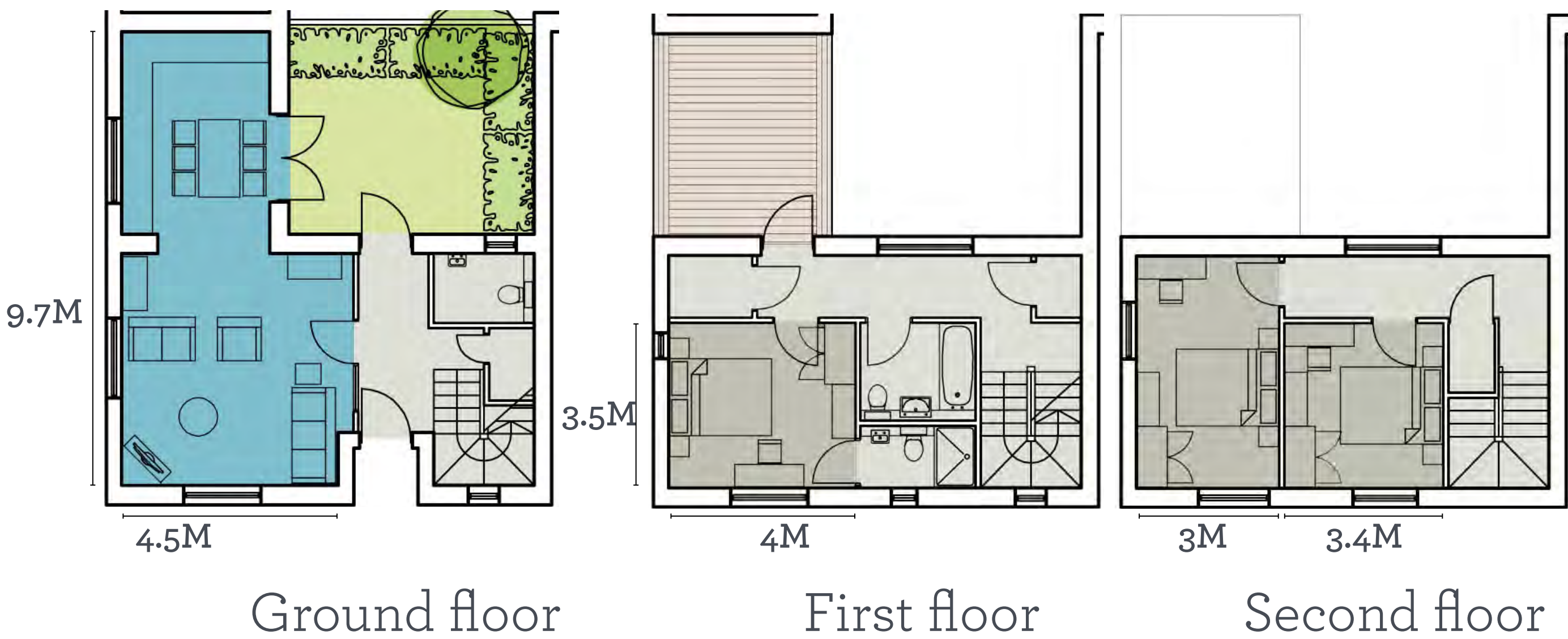
- Parking to the front of house on private drive
- Front and rear garden
- Family home split over two floors

## Three bedroom terrace house



- Dedicated garage
- Front door that opens on the street
- Plenty of natural light and ventilation

## Three bedroom courtyard house



- Private courtyard to rear increases natural light and ventilation to the centre of the home
- Ground floor can extend into courtyard area



# A range of three and four bedroom house layouts

## Three bedroom maisonette



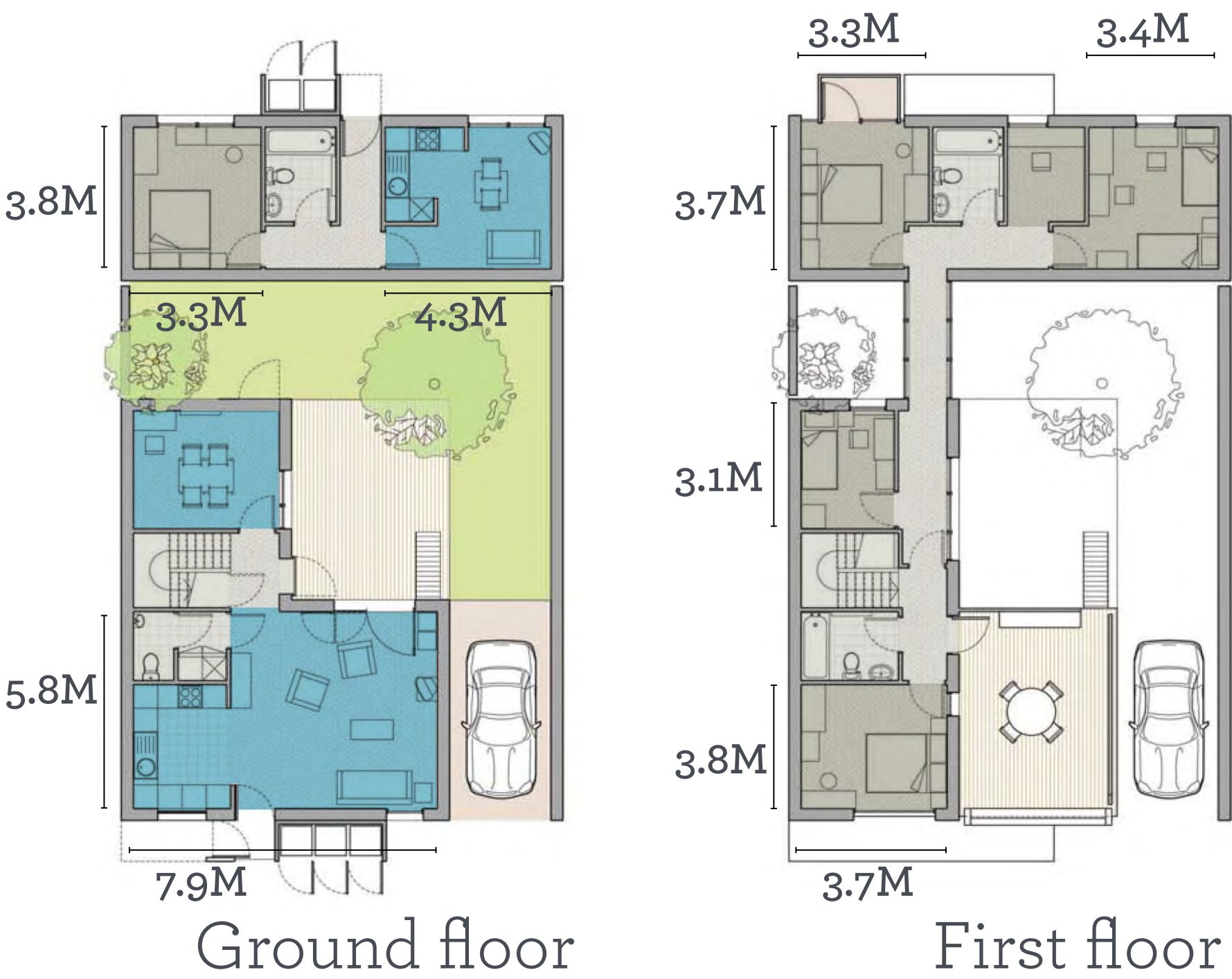
- Home is over two floors within a larger block
- Good natural light and ventilation

## Four bedroom townhouse



- Three toilets and two bathrooms
- Car garage with two spaces
- Large rear garden

## Multi-generational home



- Courtyard garden
- Separate one bedroom flat to rear of home



# What will the new house layouts provide?



Utility cupboard

Like Dislike Neutral



Recycling storage

Like Dislike Neutral



Separate kitchen



Combined kitchen and living areas



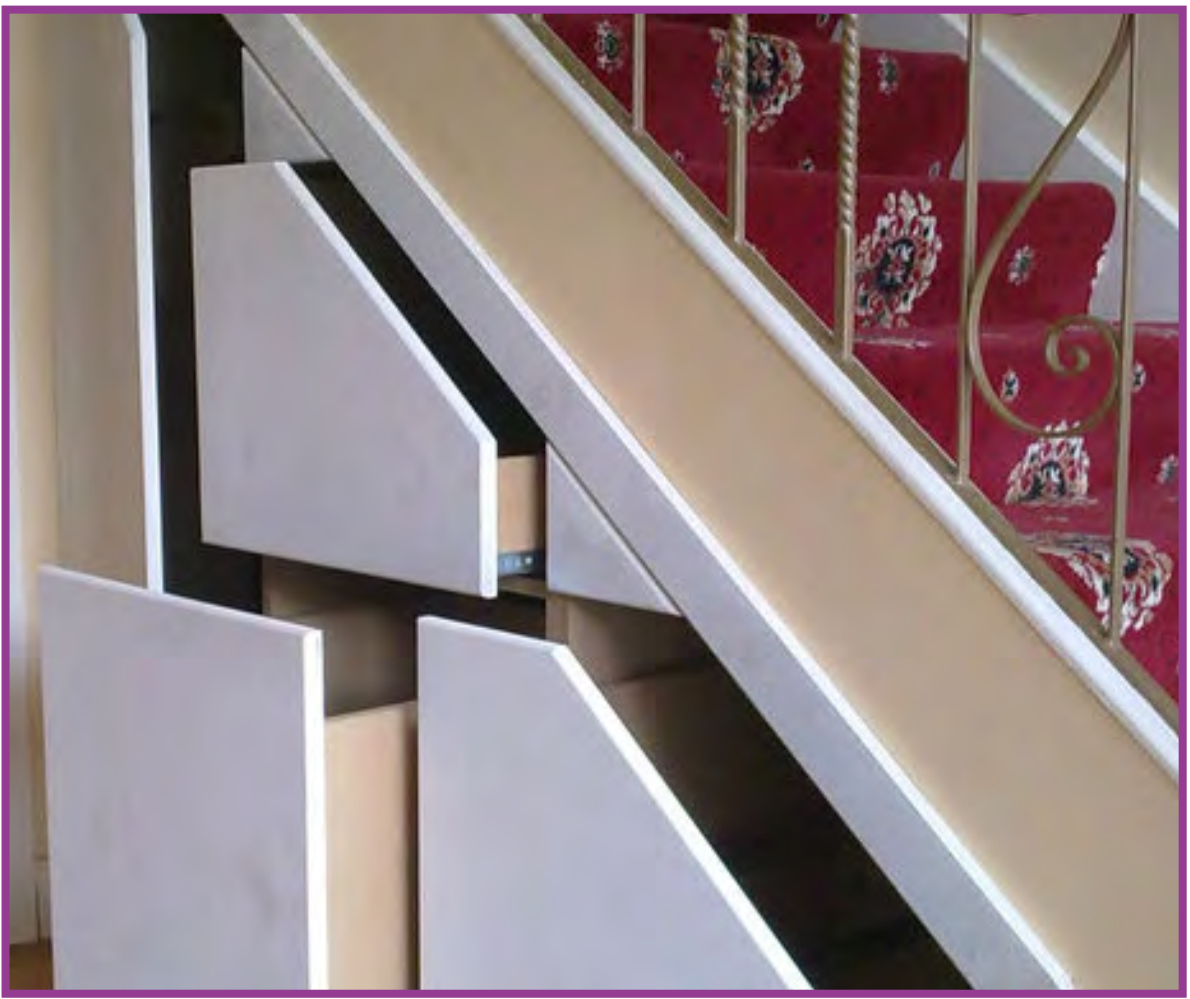
Ground floor living and dining room



Bright and light bedrooms



Modern bathroom design



Built in storage solutions

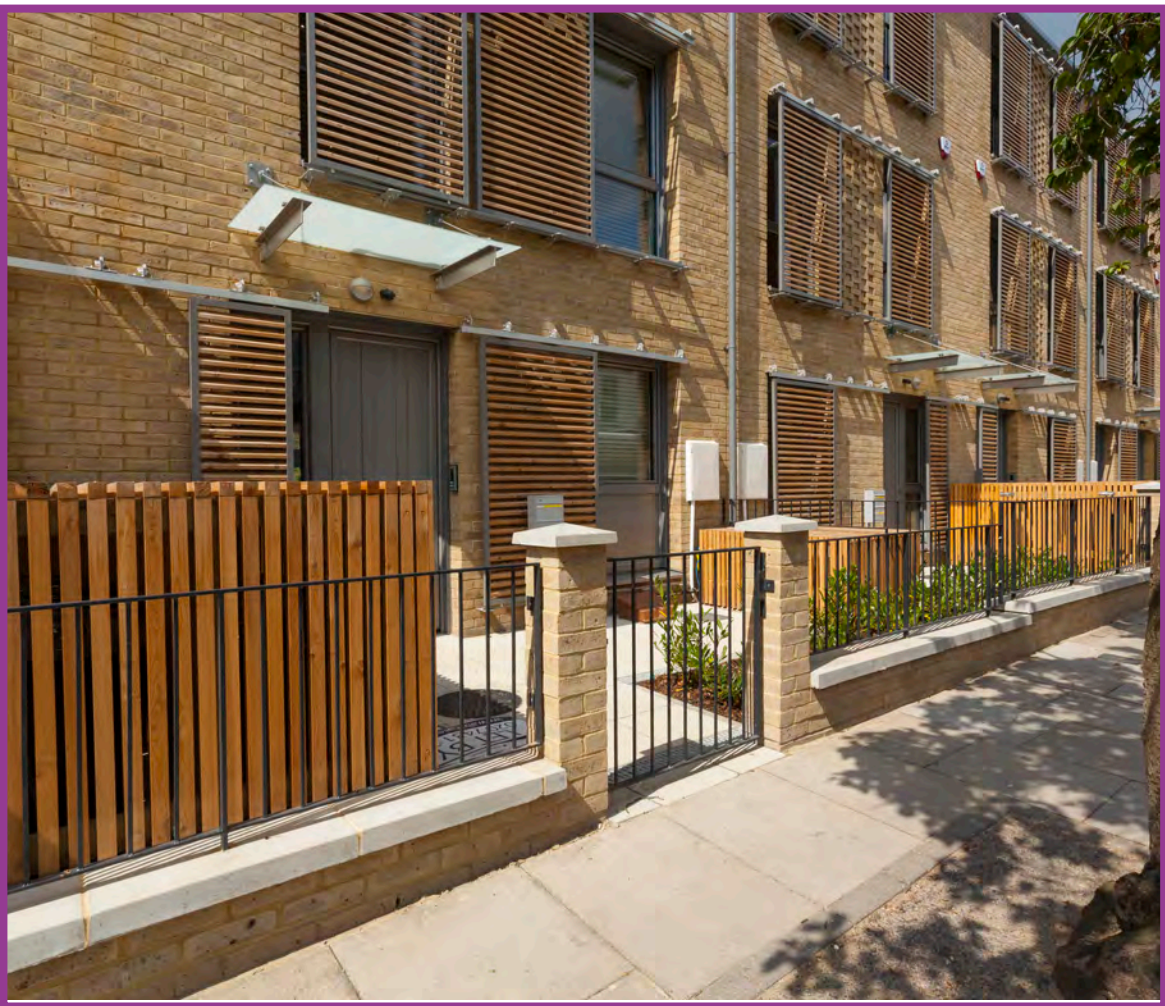


# What will the new house layouts provide?

Like Dislike Neutral



Private courtyard



Cycle and bin storage in front gardens



Roof terrace

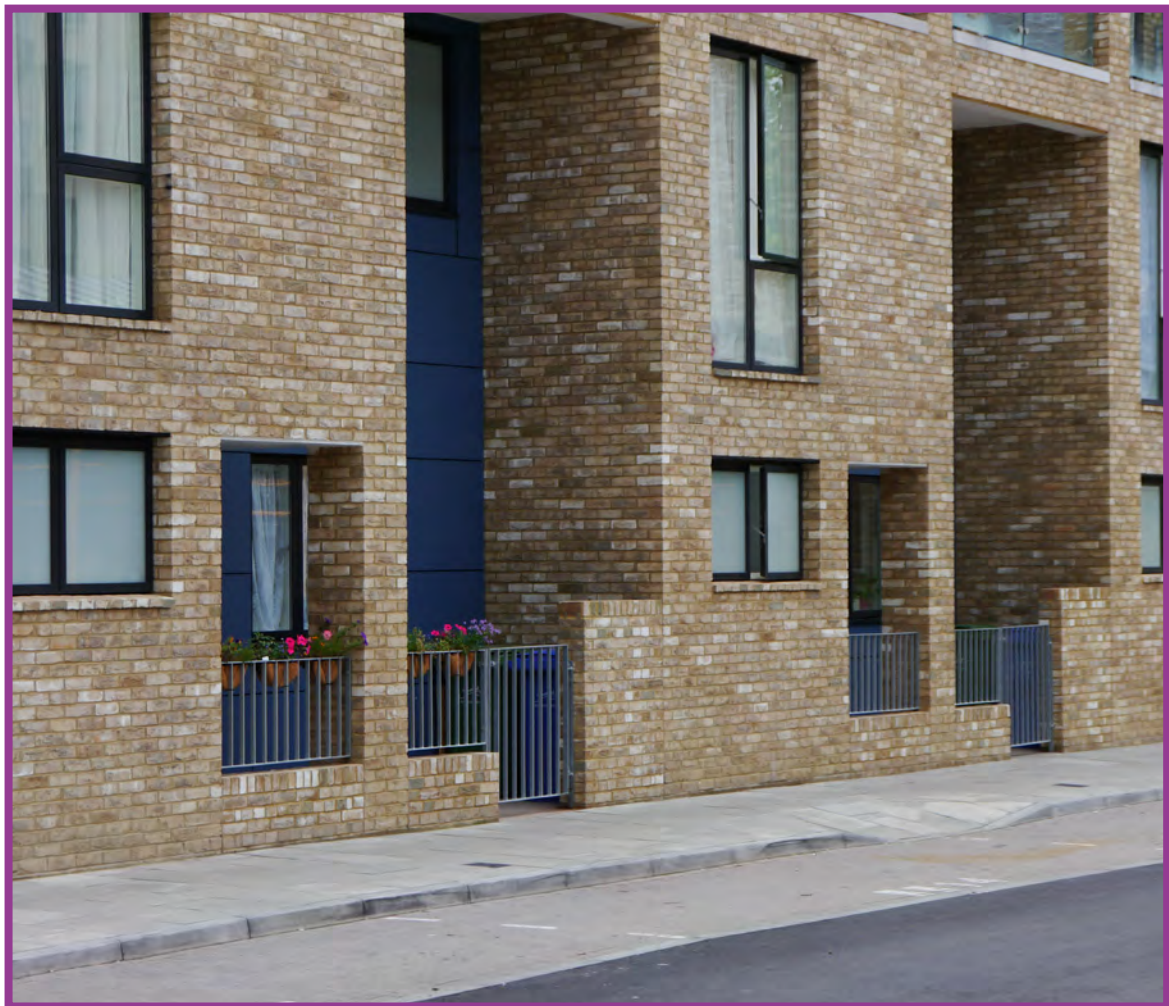


Parking in front of the house

Like Dislike Neutral



Private rear garden



Set back front gardens



On street parking



Garages



# Houses and streets



- Terrace street with off street parking
- Planting in front of window to provide privacy
- Pedestrian priority street



- Two and three storey townhouses
- Car park to the front of property
- Tree lined street



- Townhouses located around public open space



# Eastfields Residents' Consultation 05

## Summary Report

<b>Event Title:</b>	Workshop event 3: House layouts
<b>Event Date:</b>	Saturday 2nd August 2014, 11 - 3pm
<b>No. of attendees:</b>	25
<b>Location</b>	Central green area, Eastfields
<b>Attendees:</b>	
Levitt Bernstein Architects	Vinita Dhume and Ilana Hastings
Proctor and Matthews	Barry Oshea and Constanze Leibrock
Cullinan Studio	Wen Quek
Circle Housing	Paul Quinn, Doreen Jones



This document summarises the comments and interactive feedback made by residents at the fifth Eastfields consultation event. Post-it notes were placed directly on the display boards, linking residents' comments to specific themes and topics. All comments will be used to inform design options for the potential redevelopment of Eastfields.

### Summary of feedback

#### Key themes raised by residents attending the consultation

- Many residents support the design of a variety of house types to provide choice and flexibility
- Many residents are interested in the flexibility offered by multi-generational homes and the possibility to have a separate annex for children or parents that was located within the home
- There are mixed feelings about open plan living and separate living rooms and kitchens. Many agreed that there should be choice
- There was strong support for sufficient and well integrated storage solutions
- Many residents wanted their rear gardens to be safe and away from public spaces
- Many residents want to ensure adequate parking provision and are concerned about commuters using the estate to park in because of how close it is to Mitcham Eastfields station



## Feedback from post-it notes

### Theme 1: existing homes and standards

- “Kitchens are tiny, want bigger kitchens at the back.”
- “Need a decent size garden - same as my current garden, maybe bigger.”
- “Simple layouts rather than overly complicated layouts. We like big kitchens - keep them.”
- “Flexibility in house layout to enable split into two smaller dwellings.”
- “Prefer two double bedrooms”
- “Bedroom on ground floor could be good.”
- “Shower and toilet on ground floor could be good.”
- “Three bedrooms on top floor with lounge on ground floor is good.”
- “Mutligenerational units are very good. We need these on the estate for older parents and young folk.”
- “Open plan arrangement is good. Don’t mind shared kitchen dinning room and lounge.”
- “Bed and bath on ground is good idea”
- “Kitchens should be near your garden - not at the front.”
- “Need a window in the bathroom.”

### Theme 2: house layouts

- “Ensuite bedrooms good but not every household needs them.”
- “Do not want to lose circulation space.”
- “Toilets and bathroom on downstairs is good.”
- “Various choices in house needed.”
- “Terrace on upper floor is good.”
- “Don’t mind kitchen/diner combined with lounge”
- “Need more storage and garage is good storage space.”
- “Bedroom on ground floor is good option”
- “On street parking is okay but make sure people get resident permits or there will be issues”



## Feedback from post-it notes

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### Theme 3: houses and streets

- “Garden backing on to green space is problematic - dog mess and kids kicking balls against fence.”
- “Every house needs a parking space. Give them permits.”
- “Creating wide roads around green space - teenagers will cycle on these and create more noise.”
- “Older resident wishes to be located in a dwelling as near as possible to bus-stops on Acacia Road.”



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06

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9 September  
Design Workshop



# What are we discussing with you today?

In June we asked you what you like and don't like about your neighbourhood. We then talked to you about the types of houses you like, plus interiors and layouts. At our community event on 12<sup>th</sup> July, we looked at design ideas for open spaces, streets and homes. At our last design workshop on the 2<sup>nd</sup> August, we showed you illustrative house layouts and asked you what you like and don't like about housing.

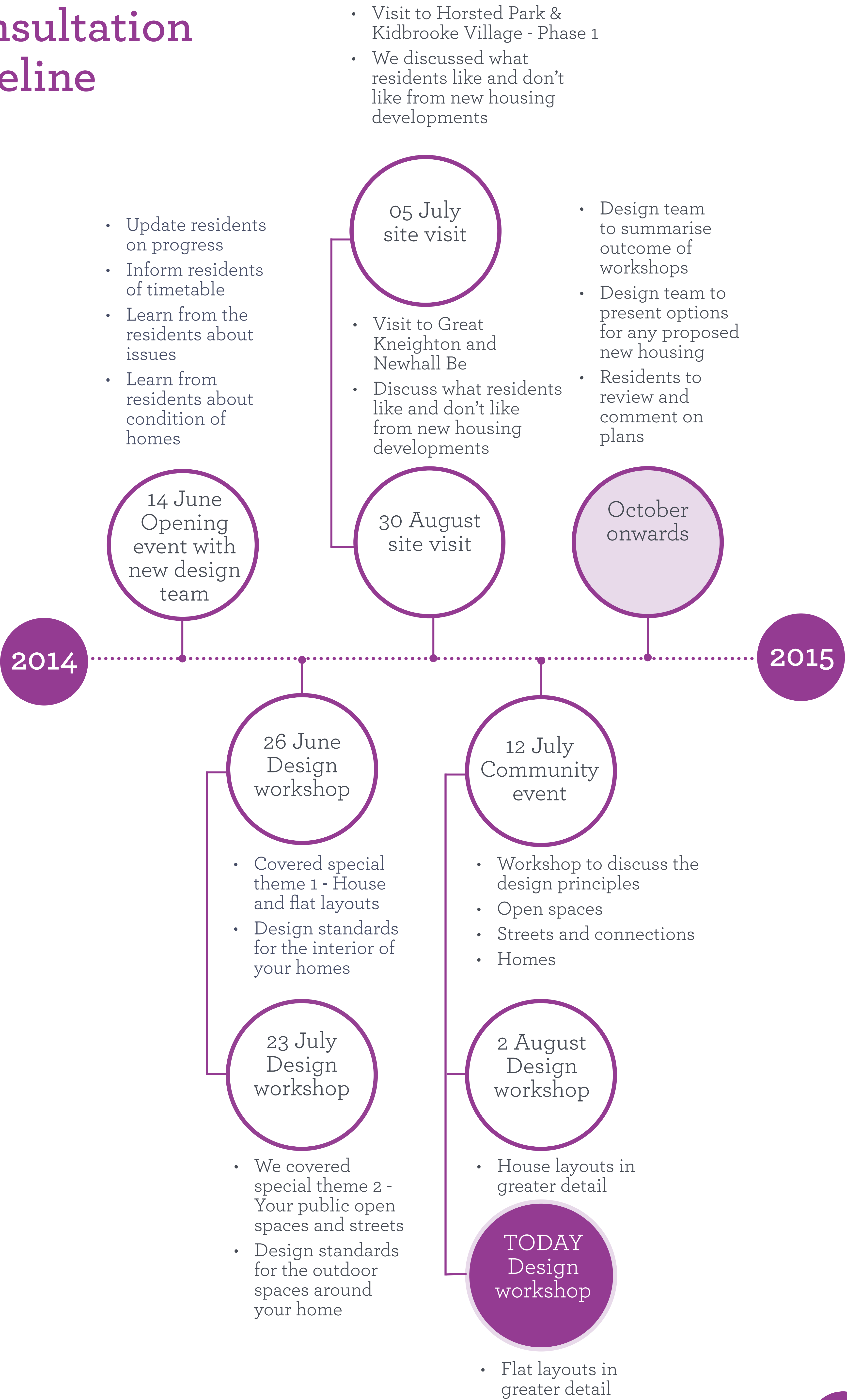
Today we are here to discuss the overall design of your flats - layouts, private outside spaces, internal storage areas and communal areas. We'd like to know from you:

- What's good about the existing layouts - how can we use this in the design of new homes?
- How best can we improve the flat layouts?
- Which spaces within flats do you most enjoy and value?
- Do you have any suggestions or requirements for any specific needs?





# Consultation timeline





# What do your flats look like?

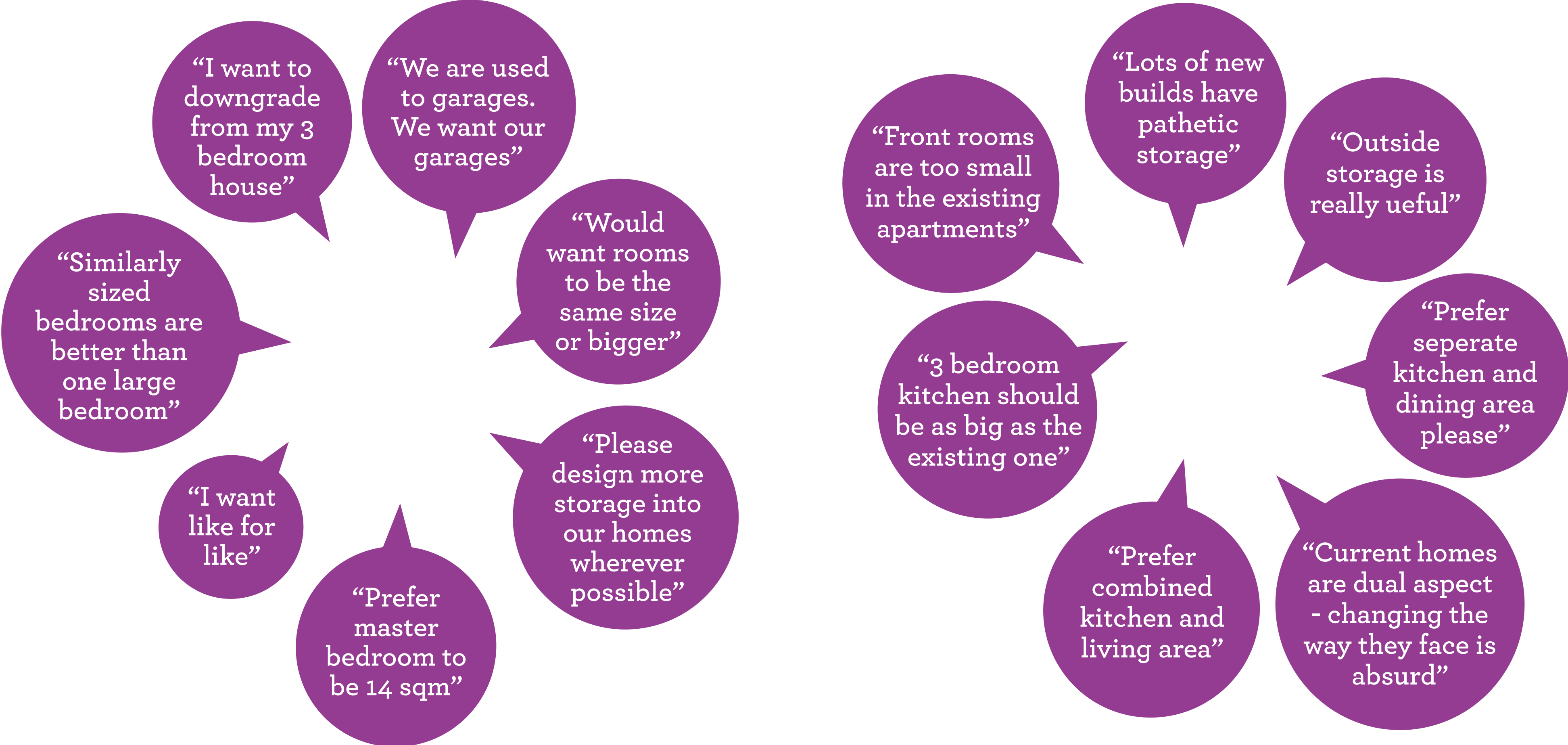


One bedroom flat  
Approx. area 48.5m<sup>2</sup>

Two bedroom flat  
Approx. area 69.3m<sup>2</sup>

One bedroom wheelchair  
accesssible flat  
Approx. area 55.7m<sup>2</sup>

# What you have said about your homes so far...



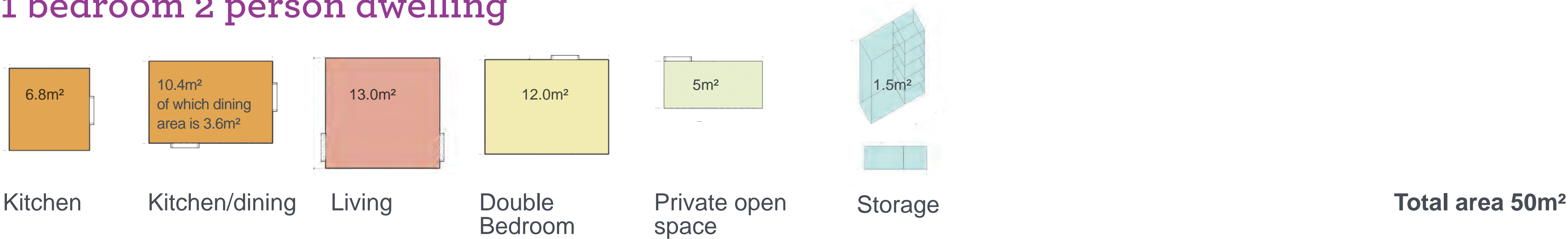
Tell us more...



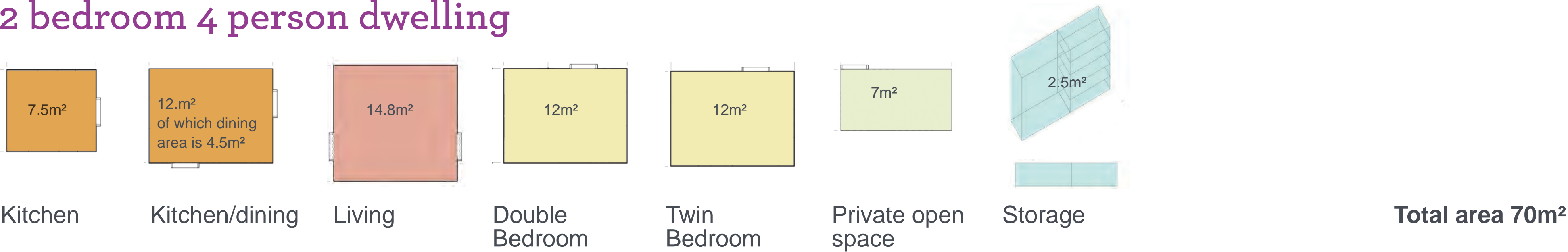
# London Housing Design Guide space standards

The standards below are taken from the London Plan Housing Supplementary Planning Guidance. The standards set minimum internal areas for all new housing across London.

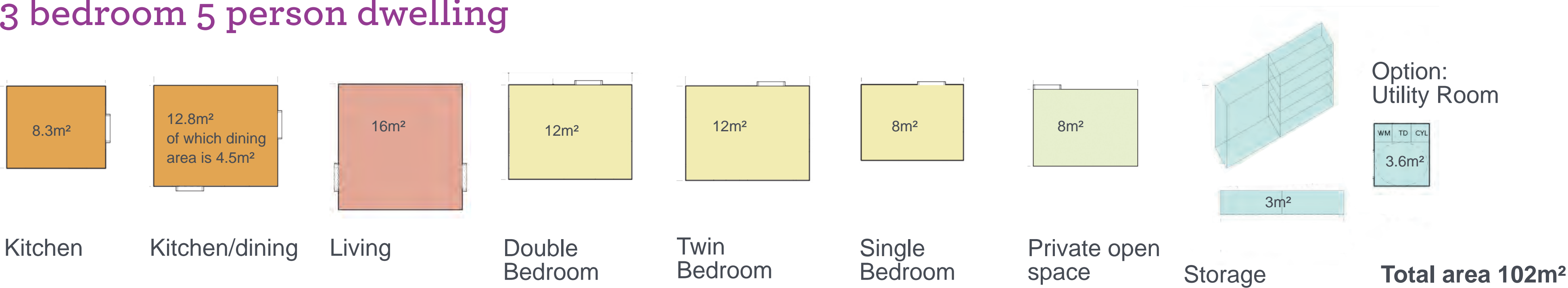
## 1 bedroom 2 person dwelling



## 2 bedroom 4 person dwelling



## 3 bedroom 5 person dwelling



### Size

- All new homes would be designed to meet or exceed the London Housing Design Guide standards, which include generous space standards for the overall size of the home, room sizes, private outdoor space and storage, as well as minimum ceiling heights of 2.5 meters.
- Private open space would be provided, including front gardens and back gardens, balconies or roof terraces depending on the type of house or flat.

### Performance

- All homes would be built to meet or exceed current energy efficiency standards, meaning improved thermal comfort and homes that use less energy.
- Noise insulation standards, meaning very good levels of acoustic separation from both impact sounds and air-borne sounds (i.e. footsteps or talking).

### Accessible units

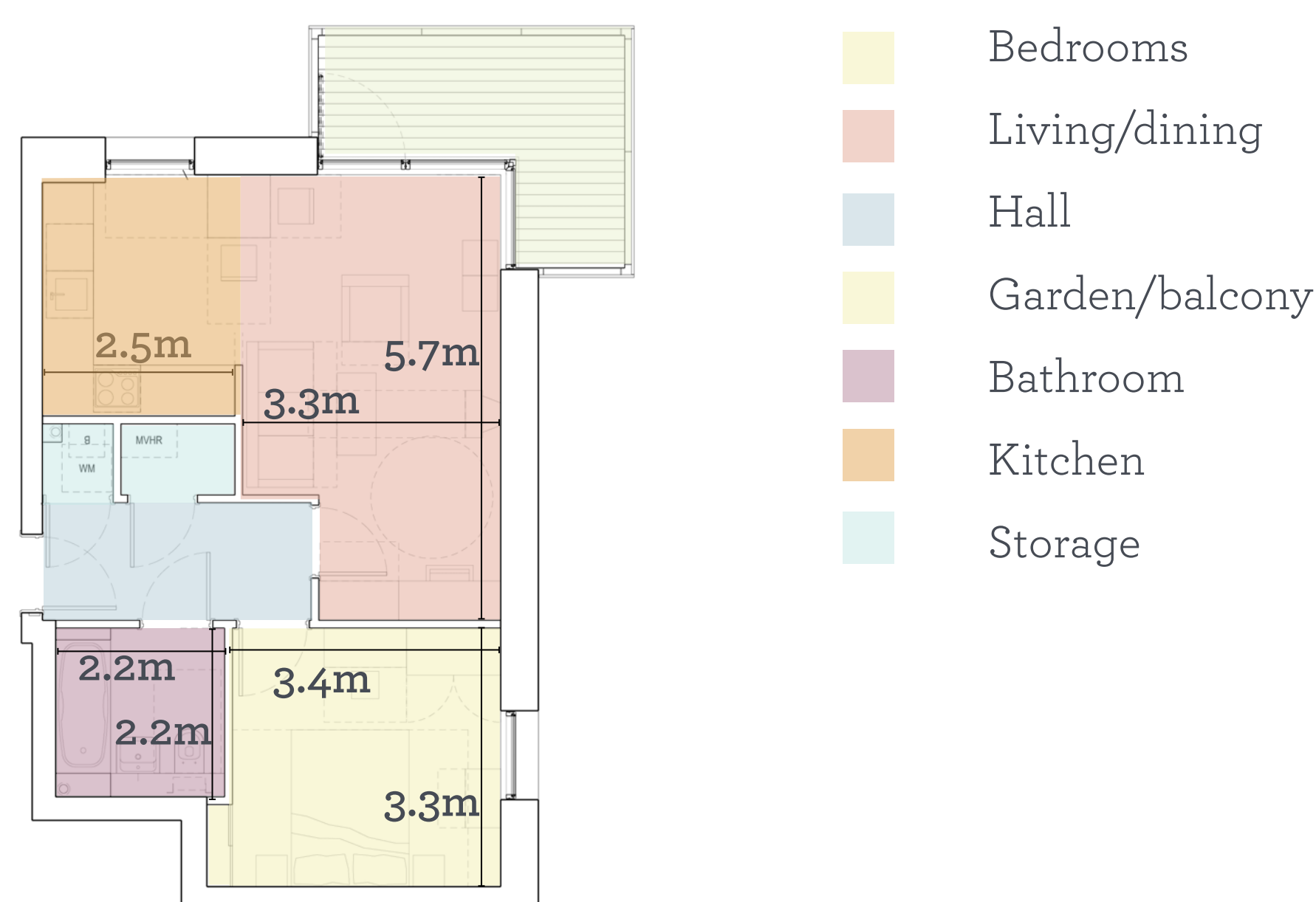
- Accessible homes for wheelchair users or ambulant disabled people would be provided
- All homes to meet Lifetime Home Standards and a minimum to be 10% to be wheelchair accessible



# A mix of apartment types

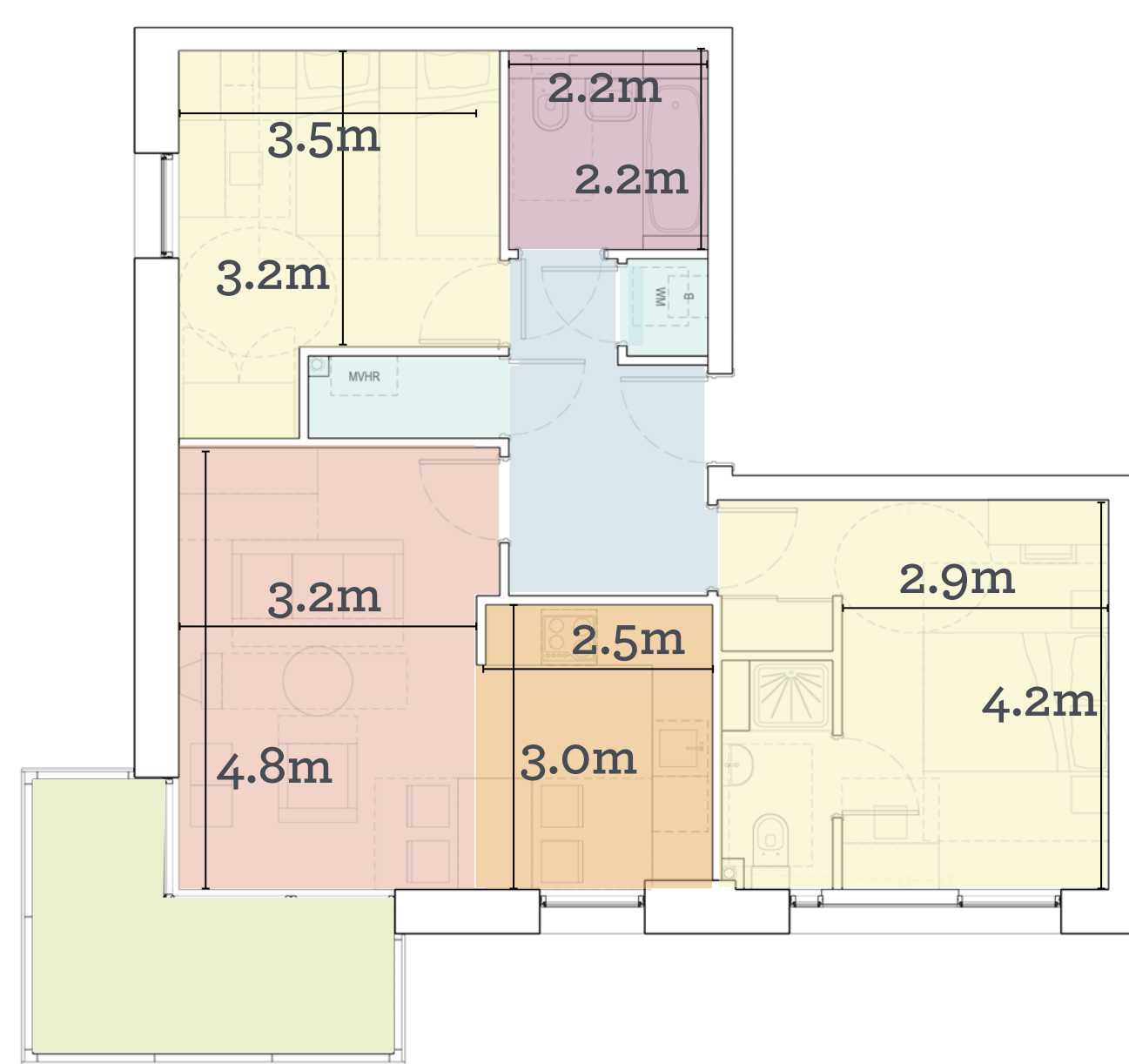
## Example unit types

### One bedroom flat



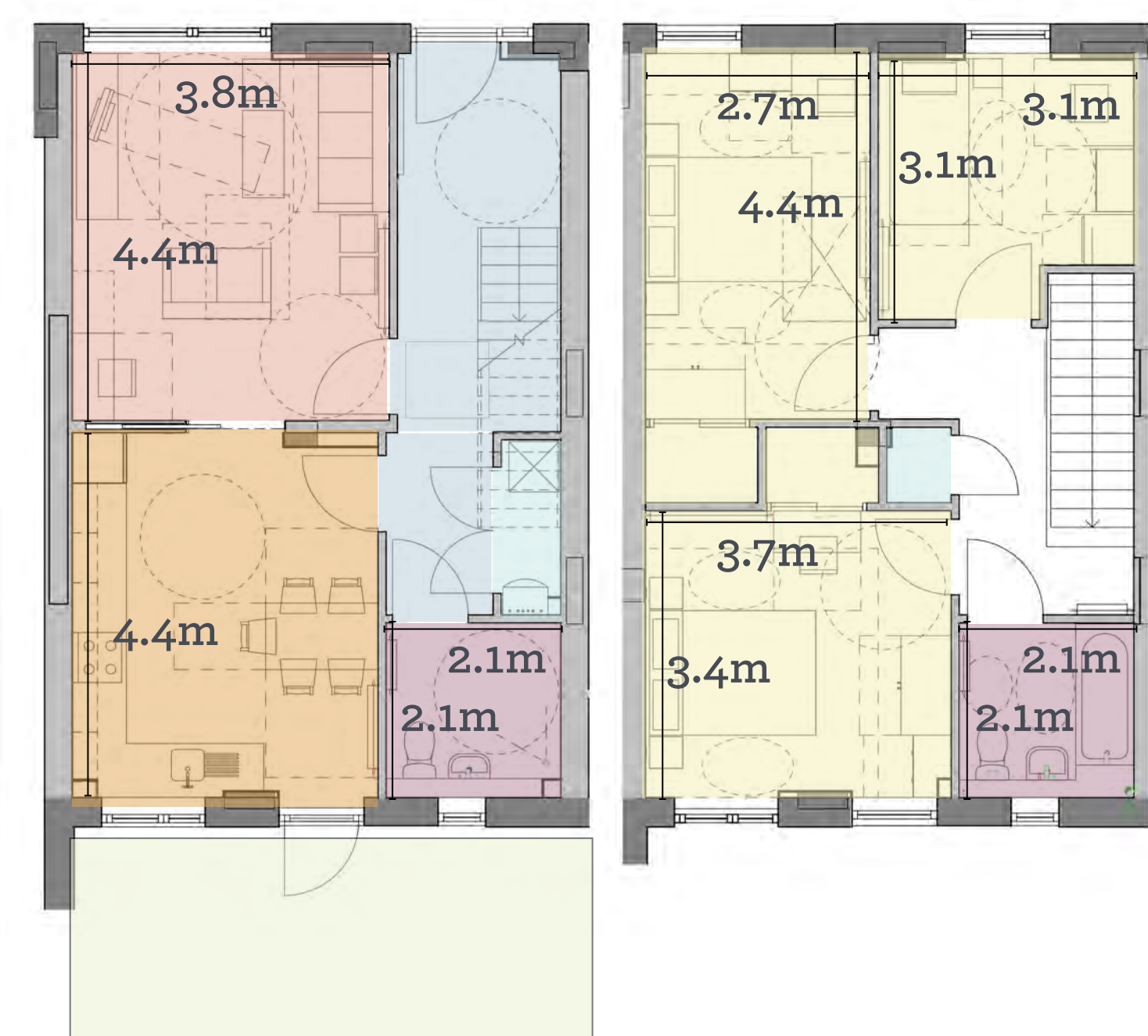
Total floor area: 50m<sup>2</sup>

### Two bedroom flat

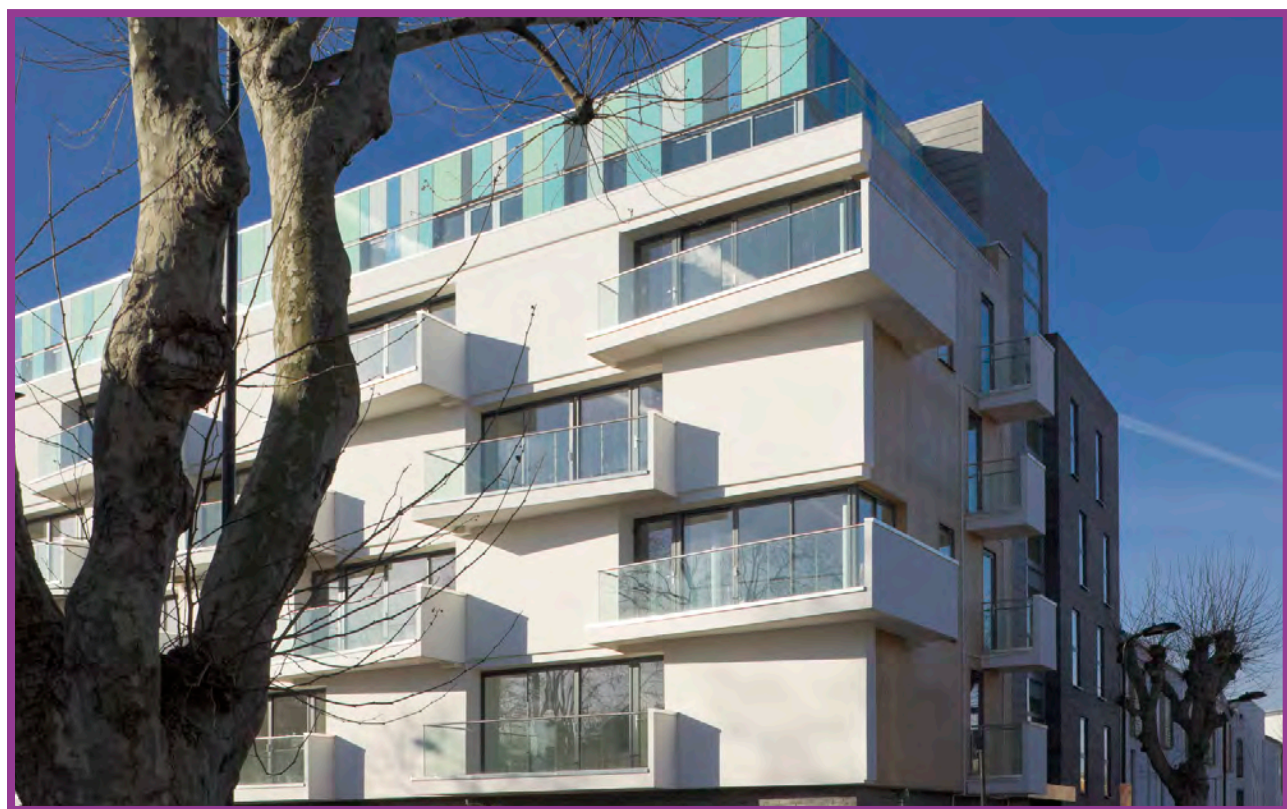


Total floor area: 70m<sup>2</sup>

### Three bedroom maisonette



Total floor area: 105.2m<sup>2</sup>



- One bedroom with shared living, kitchen and dining room
- Window and balcony facing two directions



- Flats on higher floors benefit from long views
- Balcony accessed off living area
- Windows and balcony facing two directions



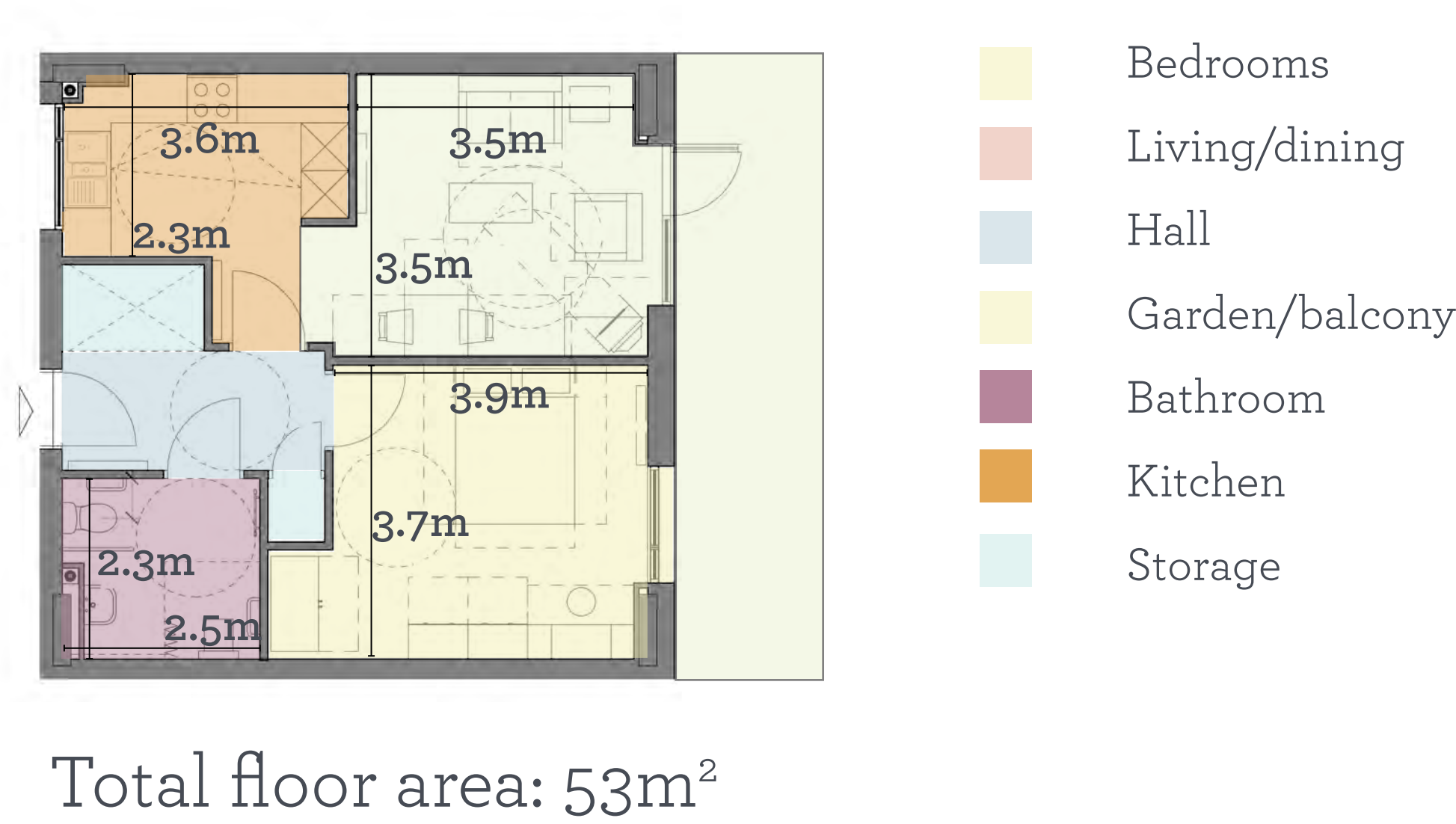
- Family unit over two floors
- Rear garden
- Ground floor toilet



# A range of wheelchair accessible units

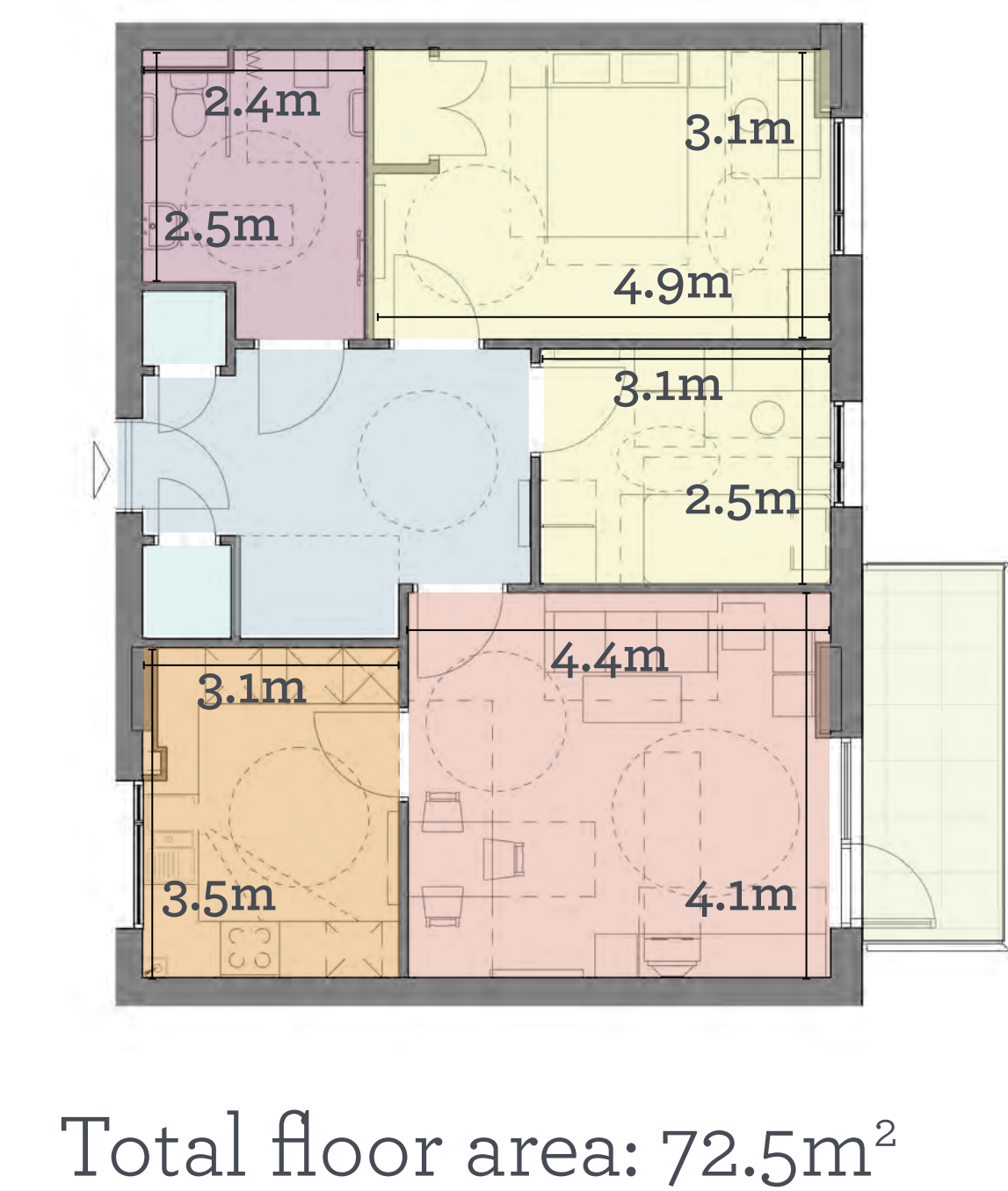
## Example units types

### One bedroom wheelchair accessible flat



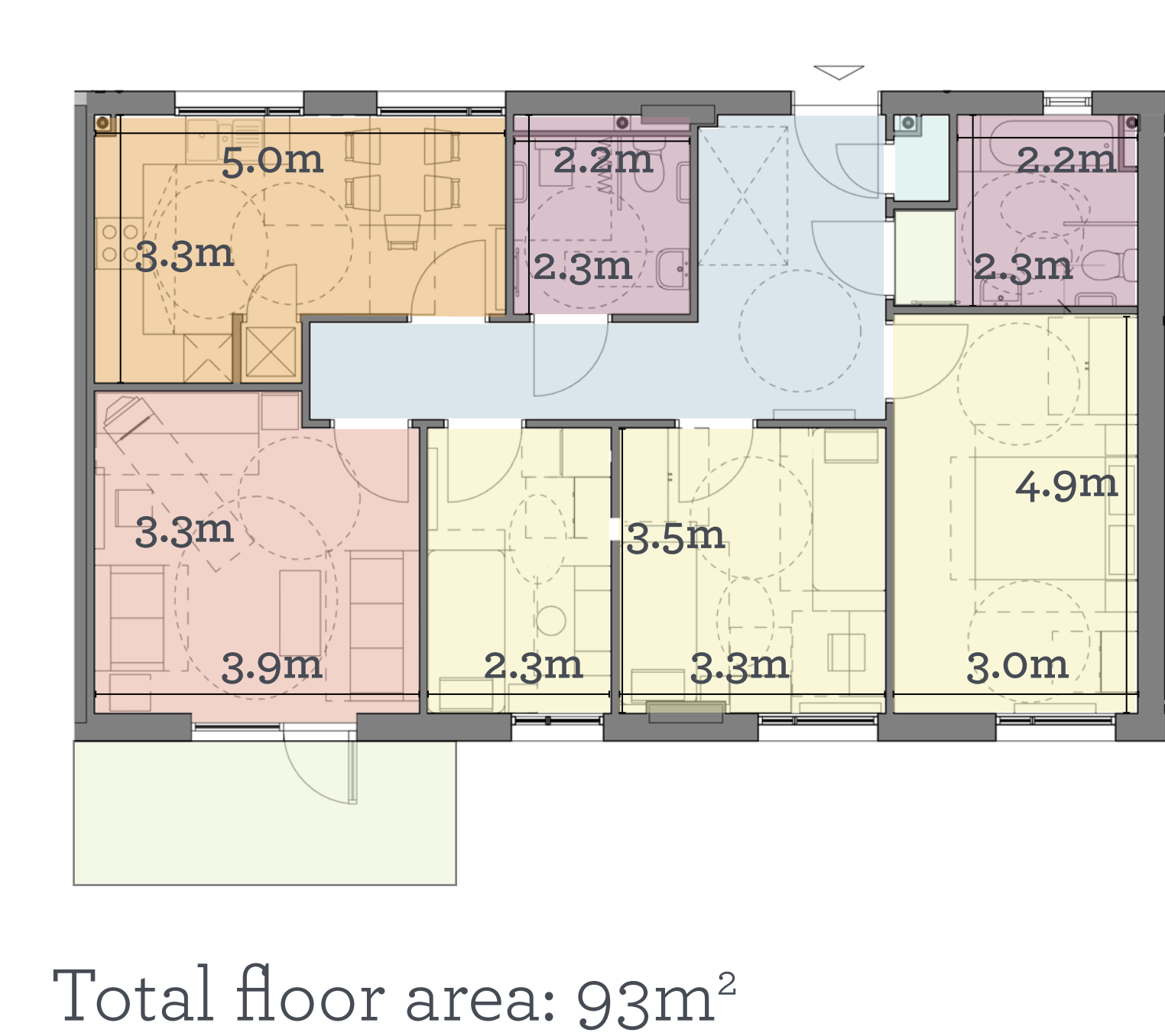
- Ground floor unit with garden area
- Bespoke furniture arrangements

### Two bedroom wheelchair accessible flat



- Can be provided on higher floors to benefit from long views
- Served by a lift
- Generous balcony

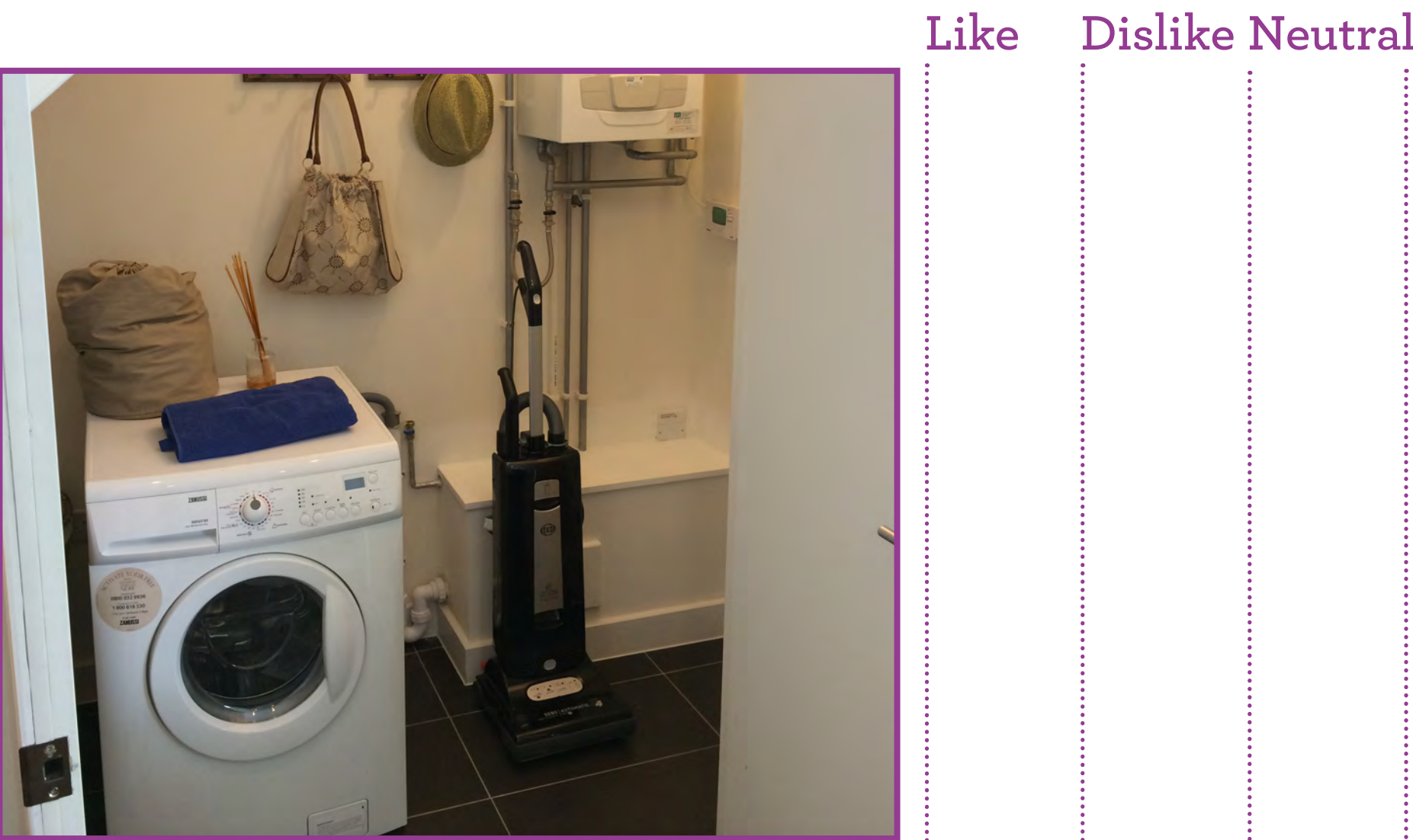
### Three bedroom wheelchair accessible flat



- All on one level with two bathrooms
- Can be provided on higher floors to benefit from long views
- Served by a lift



# What could the new apartment layouts provide?



Utility cupboard



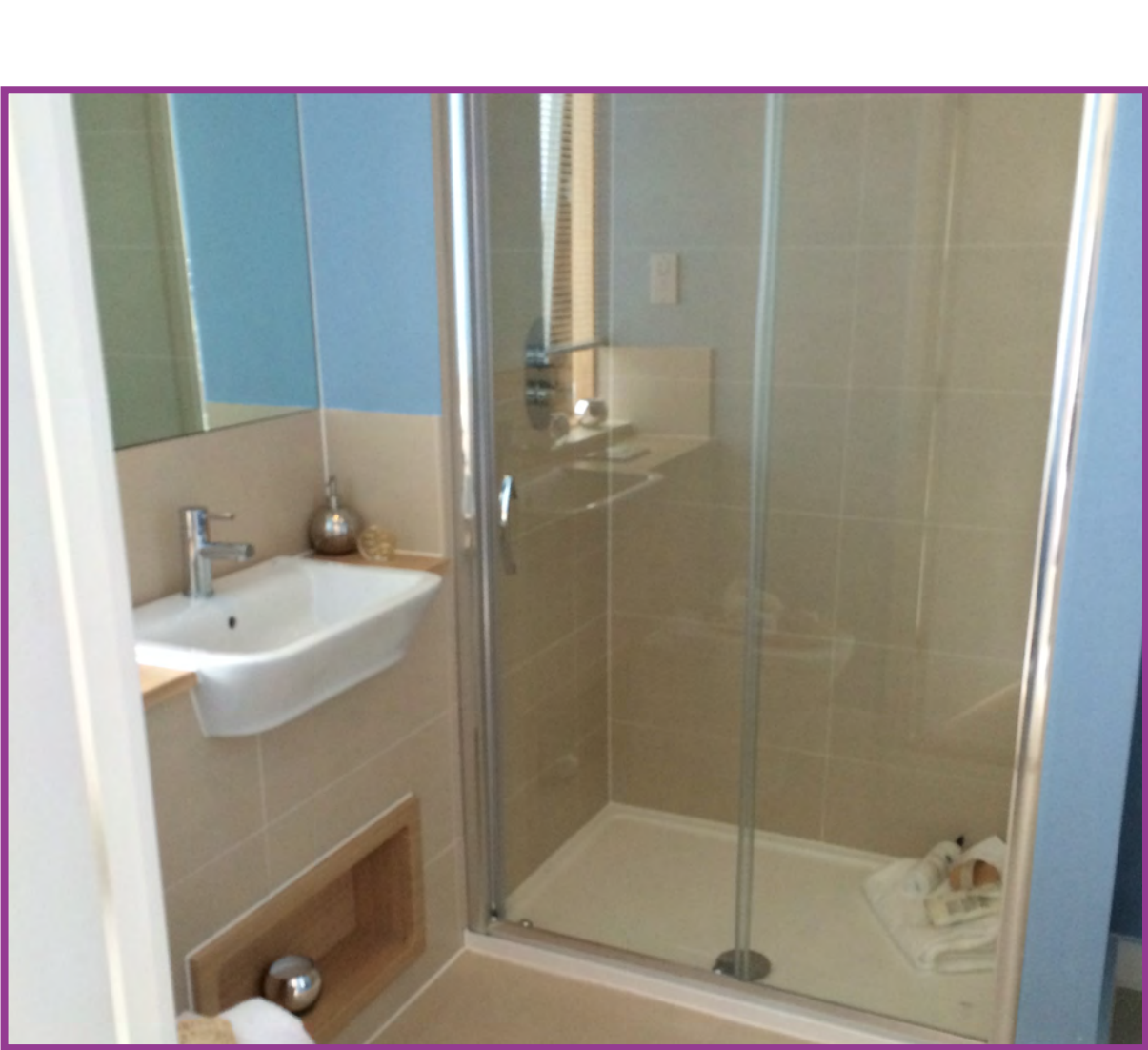
Combined kitchen, living and dining room



Wide deck access with room for table



Part in-set balcony



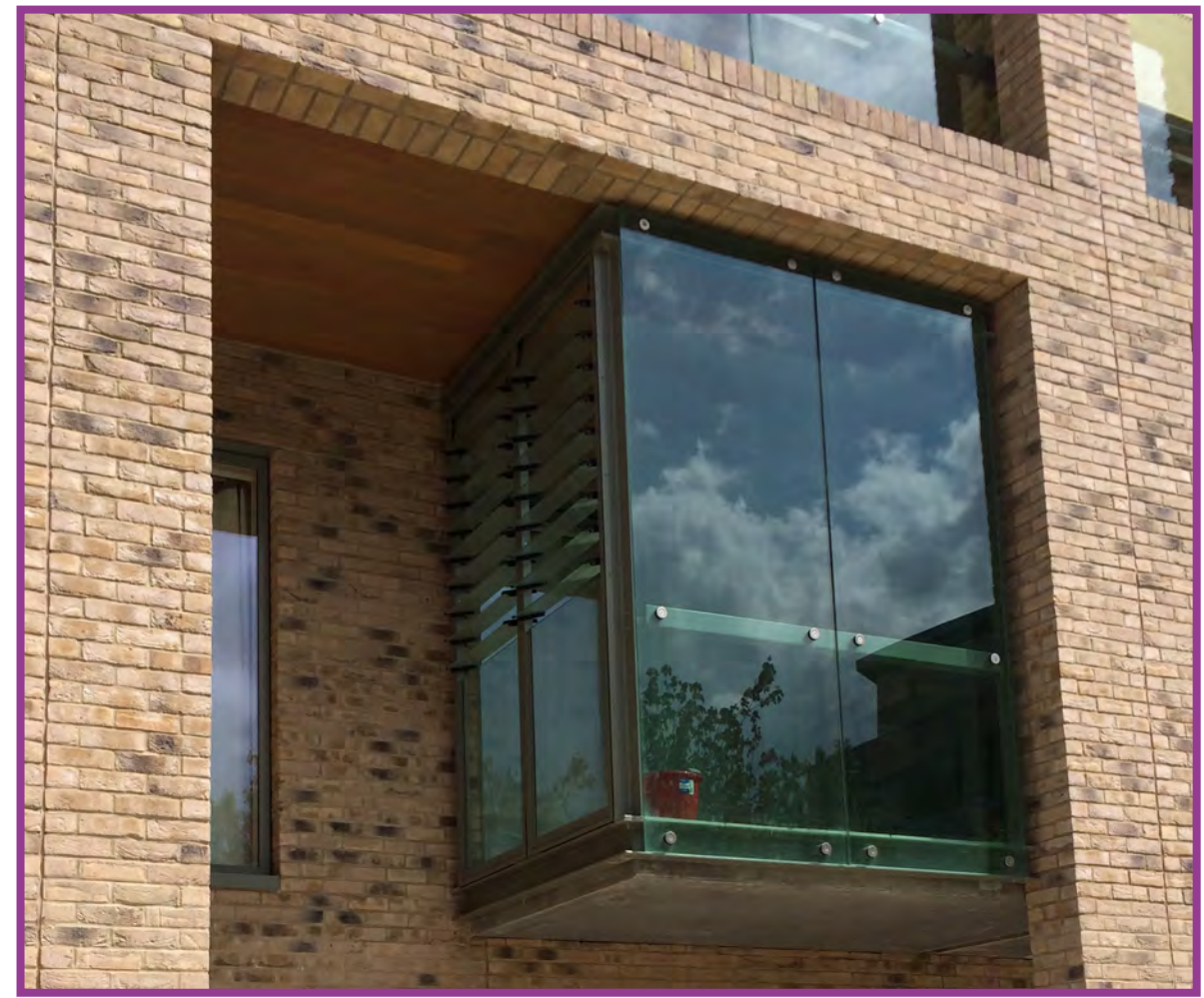
En suite bathroom



Landing cupboards



Recessed balcony



Winter garden



# What could the new apartment layouts provide?



Secure outside bin store



Internal bike store



Individual post boxes within stairwell



Secure communal areas

Like Dislike Neutral



Internal bin store adjacent to stairwell



Secure external bike store



Natural light in stairwell



Car parking courts

Like Dislike Neutral



# Houses and streets



- Stacked maisonettes
- Double height communal entrance for the upper maisonettes
- Ground floor maisonettes have front and rear gardens
- Upper maisonettes have external gallery space



- Six storey block of apartments with large balconies
- Ground floor has front gardens
- Upper stories accessed from communal entrances to the site
- Top storey setback provides larger private amenity spaces



- Ground floor maisonettes with flats above
- Balcony space at the front to respect privacy of rear garden
- On-street parking
- Brick cladding



# Eastfields Residents' Consultation 06

## Summary Report

<b>Event Title:</b>	Workshop event 3: House layouts
<b>Event Date:</b>	Tuesday 9th September
<b>No. of attendees:</b>	23
<b>Location</b>	Central green area, Eastfields
<b>Attendees:</b>	
Levitt Bernstein Architects	Vinita Dhume and Ilana Hastings
Proctor and Matthews	Barry Oshea and Constanze Leibrock
Cullinan Studio	Wen Quek
Circle Housing	Paul Quinn, Doreen Jones



This document summarises the comments and interactive feedback made by residents at the sixth Eastfields consultation event. Post-it notes were placed directly on the display boards, linking residents' comments to specific themes and topics. All comments will be used to inform design options for the potential redevelopment of Eastfields.

### Summary of feedback

#### Key themes raised by residents attending the consultation

- Many residents expressed a desire for more integrated storage
- Some residents expressed a desire for separate living rooms and kitchens
- There is support for the proposed maisonettes, though some residents would prefer the ground floor units to reduce the number of stairs they would need to use
- Residents value good natural light and ventilation
- There is support for recessed balconies and the privacy they provide



## Feedback from post-it notes

### Theme 1: existing flats and standards

- “Need more storage for my home”
- “Don't need lifts, they will mean higher service charges and require maintenance”
- “Shower preferred in my unit. Bath is a problem because I'm getting old as well”
- “Prefer a separate kitchen/diner in my two bedroom flat”
- “Stairwells will need more maintenance and management. They are filthy right now. Existing fob key is easy to use.”
- “I want a separate toilet to the bathroom in two bedroom unit. They can be off the corridor - don't need an ensuite with main bedroom. Family units on the ground floor is better than being upstairs. Maisonettes are good.”
- “Prefer ground floor one bedroom flat. Would like two bedroom built, but I'll have to pay for it.”
- “Prefer separate kitchen and living; living room facing green area; enjoy views of central area; more windows over green; coffee shop would be good.”
- “Want sufficient storage space in one bedroom flat. I want a wet room in my bathroom.”

### Theme 2: apartment layouts

- “Need a lot of natural light in my house”
- “Sufficient internal storage is a must”
- “lack of storage in two bedroom flat visited - otherwise perfect”
- “sceptical about glazed winter garden - stones thrown at it”
- “likes recessed balcony - can put washing out to dry when raining”
- “I prefer a flat to maisonettes”
- “Don't want very tall building - up to five storeys is okay”

### Theme 3: wheelchair accessible units

- “Three bedroom houses - would go for multi-generational units”
- “Prefer open plan kitchen and sitting room”
- “Pitched roofs are good for solar panels”
- “Prefer to keep blocks to three-four storeys”
- “Need second bedroom for grandchildren when they stay”
- “Separate kitchen and living room”