

ATTENDANCE LISTS

Residents

Name	Address
Jackie Fineman	Mill Farm Close
Katie Fineman	Mill Farm Close
Ravi Panara	Mill Farm Close
Harry Hilliard	Mill Farm Close
Sophie Alderson	Mill Farm Close
S. Ravichandran	Mill Farm Close
K. Selvanayasam	Mill Farm Close
Jayne Starett	Mill Farm Close
Erin Cutler	Mill Farm Close
J. Begum	Mill Farm Close
Shireen Burrows	Mill Farm Close
Danielle Davis	Mill Farm Close
Rhianna Everitt	Mill Farm Close
R. Botti	Mill Farm Close
Darell Alexander	Mill Farm Close

LB Harrow

Elaine Slowe	London Borough of Harrow Housing
Alison Pegg	London Borough of Harrow Housing

Independent Housing Consultants

Louis Blair	First Call
-------------	------------

Catalyst Team

David Rayner	Higgins Construction
Judith Marshall (JM)	Pollard Thomas Edwards Architects
Annalisa Spencer (AS)	Pollard Thomas Edwards Architects

1.00

MEETING INTRODUCTION & Powerpoint presentation

JM introduced the Catalyst team who were present, as well as the team from LB Harrow and First Call. Tonight's workshop theme was introduced: Internal Layouts Review. JM begun the presentation by explaining the agenda for the evening.

A powerpoint presentation was shown to residents, including:

- what is currently happening on Mill Farm Estate ie. surveys being carried out and Catalyst's planning application for a temporary office on the estate.
- What residents said previously about internal flat layouts
- how the flat layouts have been developed to respond to residents' comments
- what exercises the evening's workshop will involve

Residents were asked to divide into 3 groups based upon their housing needs: 1 bedroom flat, 2 bedroom flat or 3 bedroom house. In these groups they were asked to do one group exercise on furniture arrangement and then an individual exercise where they could each give their own opinions about the proposed layouts.

Notes form workshop exercise 1 – how do you want to arrange your home?

Each group was given an A1 sheet with a scaled plan layout of their proposed home. The plans did not show any furniture except for the bathroom and kitchen units

The groups were given scaled furniture (beds, sofas, tables, chairs, wardrobes and store cupboards, sofas, desks and general storage units) to arrange within the layout.

Group members were encouraged to discuss the size and shape of rooms and the arrangement of the homes.

It was explained that there was still some flexibility within the layouts:

- In the case of both 1 and 2 bedroom flats there is still a choice to have an open plan living/ kitchen and dining space or a separate kitchen.
- In the 2 bedroom flats there is a choice between 2 different balcony locations.

Comments on 1 bedroom flat arrangement:

- Generally the flat arrangement was liked by all
- Residents found the layout to be spacious and to accommodate all their furniture requirements
- discussion about whether the arrangement allows natural light into the kitchen, especially if they choose to have a separate kitchen. Whilst in practice this kitchen would work well, the residents concerns were understood. LB suggested that the residents could visit a built example of this arrangement to see how it would be.

Comments on 2 bedroom flat arrangement:

- Differing opinions as to where furniture should be placed, but residents were encouraged by the flexibility which the layout offers.
- Flexibility between having an open plan kitchen, living and dining space or a closed kitchen liked – everyone had their own reasons and opinions as to which they would prefer.
- Agreed that orientation in relation to sunlight was the most important consideration when positioning the balcony.
- Angled was not understood why the bedroom wall was angled, but all group members did like the large, comfortably shaped living room which this arrangement offers.
- Differing opinions over which bedroom should be the master bedroom and which should be the childrens bedroom. It was evident that the two rooms are fairly equal in size.
- Residents liked the fact that the bedroom layout gives them the space for building a wardrobe unit in the future.
- Divided opinions as to whether 1 large store or 2 separate stores is preferable

Comments on 3 bedroom house arrangement:

- Generally the house arrangement was liked by all.
- Some residents want to make sure they can build a fitted wardrobe unit into the bedrooms in the future.
- Some preference to have the living room on the 1st floor. JM agreed that this would be a good arrangement but explained that this is no longer possible under the current Lifetime Homes requirements.
- Larger kitchen liked and group members want to make sure they have space for all their kitchen appliances in their proposed kitchen – potentially dishwasher and tumble dryer as well as fridge freezer and washing machine.
- Some worries regarding the services ie. water tanks, head of pressure, cylinder cupboard etc. group members brought attention to the position of cylinder cupboards in their existing homes. It was suggested that this could be positioned

on the top floor of the proposed house so it would be out of the way. Residents were told that the M&E strategy for the houses has not been agreed yet, but they were assured that the cylinder cupboard would not be in the bedrooms or bathroom.

- Preference for high ceilings. Group members were shown a proposed house section and explained that the ceiling heights will be between 2300mm-2400mm (7' 6" – 7'10"), which they thought was ok.

3.00

Notes form workshop exercise 2 – do you like our proposed layout?

Comments on proposed 1 bedroom flat:

1. arrangement of living spaces
 - all group members like the arrangement of the living spaces
 - some worries about the lack of natural light in the kitchen , suggestions to overcome this include:
 - a window in the kitchen
 - an open kitchen with a sliding partition between the kitchen and living areas
 - a closed kitchen with a hatch to let natural light in form the living area.
2. shape of bedroom(s)
 - all group members like the shape of the bedroom
3. storage
 - all group members agreed there is enough storage
4. shape of balcony
 - all group members like the shape of the balcony
5. comments and changes to layout
 - except for the issue of natural light in the kitchen, there were no suggested changes to this layout

Comments on proposed 2 bedroom flat:

1. arrangement of living spaces
 - all agreed that the flexibility this layout provides is a good thing
 - there was no agreement as to whether open plan or a separate living room is preferable
 - most group members liked the arrangement provided the kitchen can accommodate all their appliances – for some this includes a dishwasher connection and space for a tumble dryer
2. shape of bedroom(s)
 - group members liked that the 2 bedrooms were equal in size but did not like the angled wall to one of the bedrooms
3. storage
 - all group members agreed there is enough storage
4. shape of balcony
 - all group members liked either balcony position and agreed that the balcony should be positioned to make the most of the sunlight
 - balconies should not overlook private gardens if possible
5. comments and changes to layout
 - suggestions to improve the layout include:
 - lots of socket outlets to plug in electronic equipment
 - there was one request for a separate WC if possible

- there was one request for a shower instead of a bath
- phone points in the hallway, living room and bedroom
- lighting above front door in communal lobby/ stair area (for night-time security)

Comments on proposed 3 bedroom house:

1. arrangement of living spaces
 - generally residents liked the arrangement, but suggestions include:
 - one request for a sink by the window
 - spotlights in kitchen
 - some preference for kitchen combined with a living space at the front of house
 - french windows or sliding doors into the garden
2. shape of bedroom(s)
 - all group members like the shape of the bedrooms
3. storage
 - most group members agreed there is enough storage
 - residents particularly liked the storage space provided on the top floor
 - some residents wanted to ensure they can 2 wardrobes/ a larger storage unit in the bedrooms instead of the furniture layout shown.
4. location of garden
 - most residents like the location of the garden but some would prefer to have the garden off the kitchen, not the living room
 - some residents requested a shed in their gardens
5. comments and changes to layout
 - suggestions to improve the layout include:
 - some concern about enough natural light in the hallway
 - lots of phone points, 1 on every floor
 - lots of socket outlets to plug in electronic equipment
 - some residents are concerned about ventilation to the bathrooms and would prefer to have window to all the bathrooms. As the houses will not be detached, it will not be possible for the bathrooms to all have windows, however there will be adequate extract ventilation.
 - it was pointed out that the furniture layout did not included computers and that there needs to be provision for these in all bedrooms and living areas

4.00 Summary

PTEa explained that the issues raised by residents will be reviewed and they will try to incorporate them in the future development of the plans.

Residents understood that the layouts showed spacious homes with lots of natural light to living areas and bedrooms

Generally the residents liked the plan layouts but felt they would and could arrange items of furniture differently to how it was shown on the layouts. All group members appreciated that the plans offered flexibility and they had a lot of options as to how they could furnish the proposed homes.

5.00 Next meeting

Thursday 16th April: Design Workshop 6 – External Appearance & Materials Review
7.00pm at Pinner Hall