

ATTENDANCE LISTS

Residents

Name	Address
Jackie & Katie Fineman	
Rianna Everitt	
Darrell Alexander	
Nora & John Hardy	
P.Omkaraaruban	
Shelina Yeasmin	
R. Panara	
S. Aldeson	
A. Sanusi	
Anthony Ahintula	
H. Holder	
R.Willie	
R. Patel	

LB Harrow

E. Sloane (on behalf of Alison Pegg)	London Borough of Harrow Housing
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Independent Housing Consultants

Mike Tilcock	First Call
Chris Hearn	First Call

Catalyst Team

Murray Crawford (MC)	Catalyst Housing Group
Ray Duffus (RD)	Higgins Construction
Stephen Fisher (SF)	Pollard Thomas Edwards Architects
Judith Marshall (JM)	Pollard Thomas Edwards Architects
Dariusz Sokolowski (DS)	Pollard Thomas Edwards Architects
Annalisa Spencer (AS)	Pollard Thomas Edwards Architects

1.00

MEETING INTRODUCTION

SF opened the meeting by introducing the Catalyst team who were present and would help in the workshop tonight. The previous design meeting, which focused on the existing site and masterplan, was briefly explained and summarised.

SF presented a powerpoint slide show to explain today's design workshop on internal flat layouts. He showed examples of flat plans as 3D images, 'fly-throughs', and photos of similar built PTEa schemes. The group were asked which presentation style they preferred and found easiest to understand. The group were shown images of the Page Road Regeneration scheme that Catalyst are currently building that some of Mill Farm Close's residents have already visited.

Residents were asked to divide into teams based on their current accommodation ie. 1 bed flats and bedsits, 2 bed maisonettes and 3/ 4 bed maisonettes. SF explained that Workshop 1 is an exercise to look at what sort of home different families would need and

identifying particular items. Workshop 2 is an exercise that looks at residents' current room sizes and then discusses what size they would prefer them to be in their new homes - also, as the new homes will be bigger, to say where they would like the additional space to be located.

2.00

Notes from Workshop 1 – Dwelling Types

Residents were asked to suggest which homes would suit the needs and life styles of 10 families, noting down any particular requirements to be considered.

General responses to questions about peoples' accommodation needs

The main comments were:

- ground floor is seen as a premium space. The 2 bed maisonette group realised that ground floor flats would be much sought after.
- ground floor accommodation is particularly important for elderly people, wheelchair users and families with many young children. These groups of people might also need:
 - wet rooms
 - ramps
 - larger corridors
 - wider doorways
 - large storage spaces
 - more open plan layouts
- large families need larger living spaces, especially kitchen/ dining areas, in which to gather.
- concerns about the future development of families and whether they would need more rooms and space than what might be obvious currently.
- when young children become teenagers, families' rooms size needs will change.
- childrens' bedrooms require more space for all their toys, clothes, computer games and entertaining friends than previously and the current childrens' bedroom sizes are not adequate.

3.00

Notes From Workshop 2 – Dwelling Sizes and Layout

Residents guessed the size of their existing rooms, and using string marked them out on the floor. Then we discussed which spaces are the most important in their new homes, and what internal layout choices they would make.

Existing Room Sizes

Generally most residents knew the sizes of their bedrooms, although there was some over-estimating!

1 Bed group comments about the existing flats

- existing 1 bed flats are quite a good size (although new flats will be larger still)
- the bedroom can only be accessed through the living room
- people would prefer the living room to be bigger than the bedroom

2 Bed group comments about the existing maisonettes

- existing 2 bed maisonettes have small living areas
- whilst main bedrooms are a good size, 2nd bedrooms are narrow (7'10" wide compared to our preferred minimum of 8'6" wide).
- the position of the door and the fireplace in the main bedroom makes the shape of the room uncomfortable.

- bathrooms are quite small.
- residents explained that heights on the ground floor are lower than the 1st floor.
- there needs to be enough space in the bedrooms for children to do their homework, - play with friends, use the computers/ games consoles etc.
- residents want more space for household storage off hallways (not in 2nd bedroom)

3/4 Bed group comments about the existing maisonettes

- existing 3 bed maisonettes have very small living rooms – much smaller even than a 1 bed flat.
- there is only one bathroom to serve the whole house.
- the 2nd bedroom is too narrow.
- there is not enough space to entertain in existing homes and residents said that bigger living and gathering spaces are needed.
- there is currently not enough storage for coats/ outdoor clothing and equipment.

Internal layout choices for new homes

1 Bed group preferences:

- residents prefer larger & separate living rooms
- larger rooms/ smaller halls were preferred generally
- residents want to feel comfortable, and not claustrophobic, with lots of natural light.
- separate kitchen to living area preferred
- one large store preferred in hall
- in the bedroom a free-standing wardrobe was preferred
- residents wanted the broom cupboard in the hall, not in the kitchen.

2 Bed group preferences:

- residents prefer larger & separate living rooms
- larger rooms/ smaller halls were preferred generally
- residents liked the idea of a through kitchen/dining/living area, especially if the kitchen could be closed off by doors - concern about kitchen smells going into other living areas
- residents want kitchens to be big enough to fit all their appliances in
- one large store preferred in hall
- in the bedroom a free-standing wardrobe was preferred
- residents wanted the broom cupboard in the kitchen, not in the hall
- some residents like the proposed 2 bedroom flat layout as it is all on one floor.

3/4 Bed group preferences:

- residents prefer larger & separate living rooms
- larger rooms/ smaller halls were preferred generally
- residents are concerned that halls must be big enough to move furniture, equipment and appliances into their homes.
- residents had differing opinions but generally they want a separate kitchen/ dining area to living area.
- some residents suggested access to the garden from the kitchen.
- it is important to families to have an area to eat within the kitchen and all the group talked about how important the living areas are to families.
- one large store preferred in hall
- in the bedroom some liked the idea of a built-in wardrobe but did not want to lose the choice of where it was positioned – generally therefore a free-standing wardrobe was preferred.
- residents wanted the broom cupboard in the hall, not in the kitchen. They liked the idea of being able to store coats and other out door items in a cupboard near to the front door – like a 'cloakroom'.

Additional points raised

- some residents are worried about the position of equipment. For example, some existing bedrooms on the estate currently have boilers in them. Residents want to make sure they will not have these problems in the future. PTEa assured residents that more appropriate boiler locations would be part of the proposed layouts.
- the 3/4 bed group looked at proposed house plans and suggested that the master bedroom should go on the top floor.
- residents would like to have balconies and other outside spaces. Whilst most people want a larger garden, some said they would prefer a smaller garden if it meant larger living spaces.
- residents raised concerns about garden areas and how important it is to have safe outdoor spaces on the estate
- other concerns included communal green spaces, bike storage provisions and car parking. These concerns will be addressed further in Design Meeting 4 when we will review the masterplan and focus on items such as security and car parking.

4.00

Summary of comments

- larger living areas in the larger units
- larger and better shaped (wider) 2nd bedrooms
- separate kitchen/ dining area in the houses with the possibility to close off the kitchen using doors in all homes.
- two WC's for 3/4 houses - bathrooms should be more generous than existing.
- storage preferences were 1 large cupboard in the hall and free-standing wardrobes in the bedroom.

Next Meeting

Thursday 5th March: Design Workshop 4 – External Appearance and Materials
7.00pm at Pinner Hall