

Design workshops report, August 2017

Introduction

Since acquiring Northfields on 3 April 2017, St George has undertaken extensive consultation with the local community.

Following two rounds of public exhibitions in May and July, a series of design workshops were held in August inviting members of the community to contribute thoughts and ideas on the designs of particular elements of the Northfields masterplan.

This comprised:

- Workshop 1 - Improving the route to Stonebridge Park Station, 02/08/2017, 18.30 - 20.30
- Workshop 2 - Types of use and activities for the community centre, 05/08/2017, 11.00 - 12.30
- Workshop 3 - Types of use and activities for open spaces, 05/08/2017, 13.00 - 14.30
- Workshop 4 - The design of the new community centre, 12/08/2017, 11.00 - 12.30

Communications

The design workshops were advertised through:

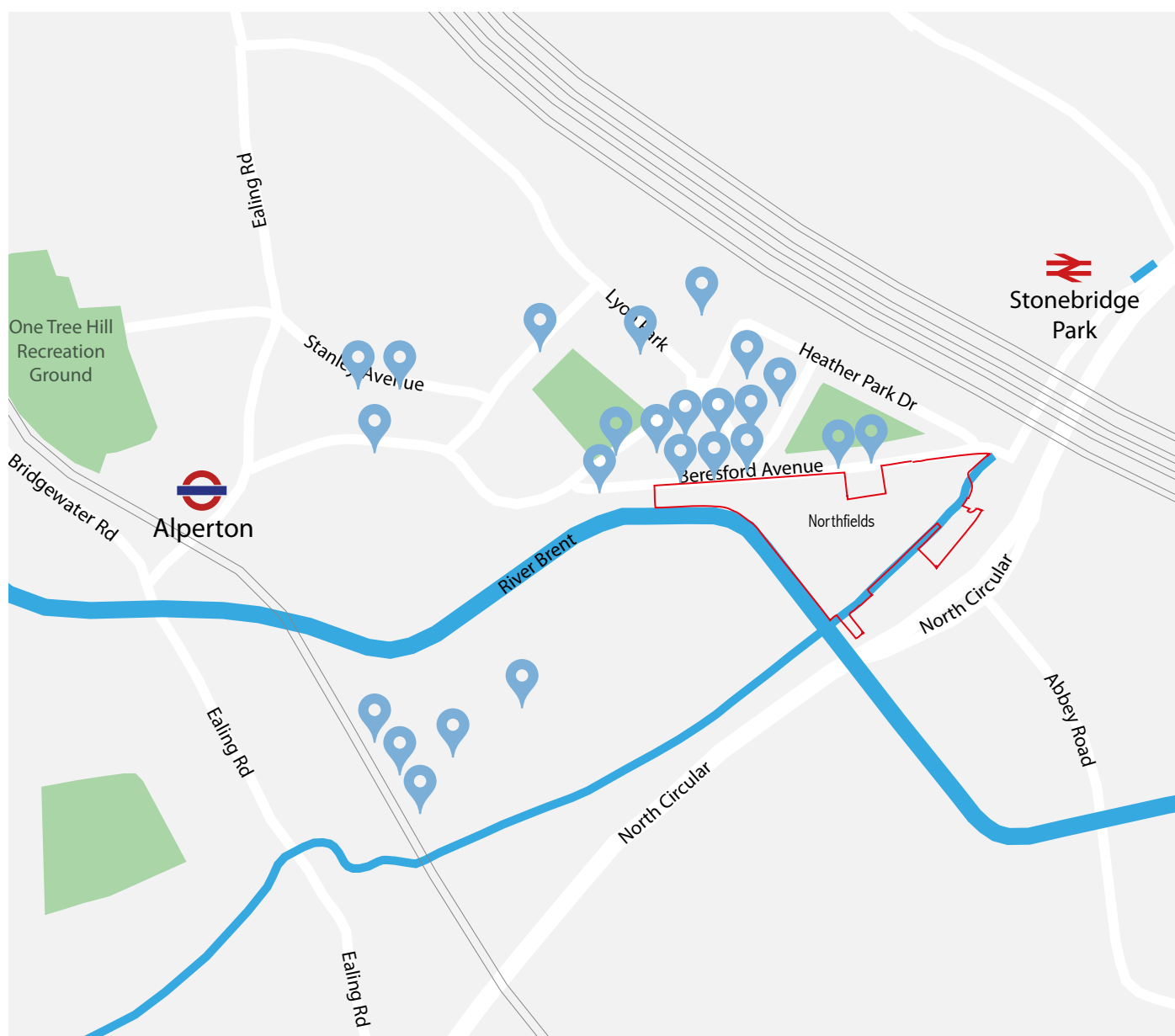
- A dedicated information board and sign-up sheet at the second public exhibition held on 20, 22 and 24 July 2017
- A newsletter circulated to 8,000 households and 800 businesses
- Meetings with and emails to Community Liaison Group members
- A dedicated page on the Future Northfields website



Workshops attendance

WORKSHOP	DATE	NO. ATTENDEES
<ul style="list-style-type: none"> Workshop 1 - Improving the route to Stonebridge Park Station 	02/08/2017	13
<ul style="list-style-type: none"> Workshop 2 - Types of use and activities for the community centre 	05/08/2017	17
<ul style="list-style-type: none"> Workshop 3 - Types of use and activities for open spaces 	05/08/2017	20
<ul style="list-style-type: none"> Workshop 4 - The design of the new community centre 	12/08/2017	22
Total number of different people involved		34

Participants who attended the workshops live close to Northfields:



Summary of design workshop 1 - Improving the route to Stonebridge Park Station

The workshop was structured into three parts.

1. The first part of the workshop involved a walk and talk audit of the route to Stonebridge Park Station from Northfields and consisted of residents recording positive and negative aspects of the route. Accompanied by members of the project team, participants were asked to separate into two groups during the walk.

Pictures and notes were taken to record particular aspects of the built environment and activities happening along the route to Stonebridge Park Station. During the walk, discussions were held with participants about aspects of the route they felt important for the design team to consider.

Following the walk, the two groups of participants were asked to locate the recorded positive and negative aspects on a large scale map of the route to Stonebridge Park Station. Notes and picture recordings were pinned to the location of where they had been recorded.

A spokesperson from each group was asked to summarise the findings of each audit and key points were opened out to further discussion.

2. The second part of the workshop consisted of a presentation from landscape architects Terence O'Rourke and transport consultants PBA, explaining their early analysis of the route to Stonebridge Park Station.

The project team also presented a series of high-level solutions to some of the most pressing issues from their analysis. Precedent images of example improvements were presented to illustrate these solutions.

3. The final part of the workshop asked the community group to put forward their own ideas and solutions (informed by the presentation) about how the route to Stonebridge Park Station could be improved.

Using precedent imagery as references, potential ideas were refined through open discussion between the project team and participants. Solutions and design ideas were generated in response to each of the issues identified during the walk and talk audit areas.

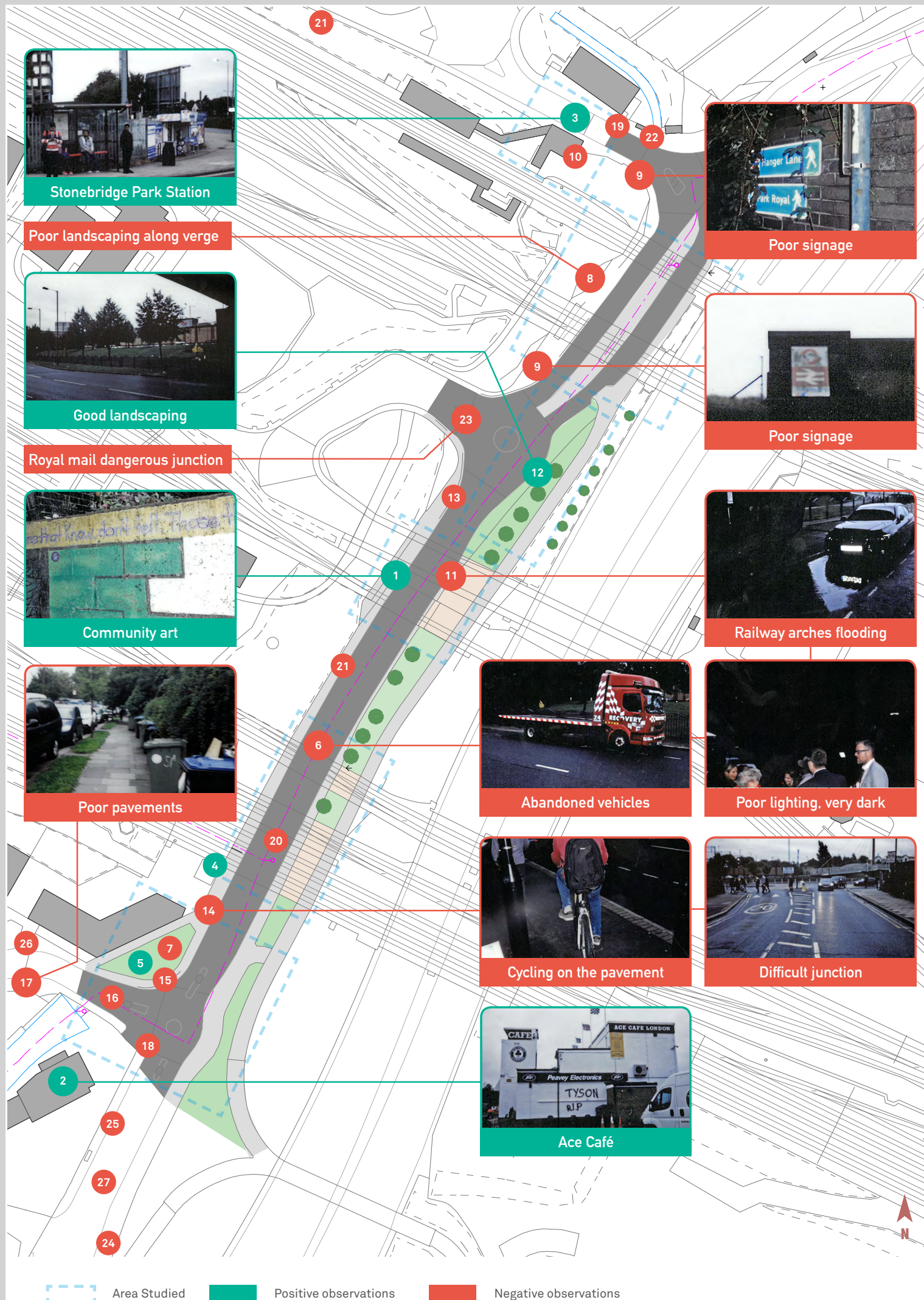
At the end of the session each group was again asked to present their ideas and their potential solutions.

Results

The workshop provided the design team with valuable insights into the challenges faced by local residents when using the route to Stonebridge Park Station. The workshop supported early design thinking from the project team and provided additional ideas for the improvement scheme that the local community would like to see.

The workshop also identified where positive aspects of the route (such as community art) could be strengthened.





Community audit of the route to Stonebridge Park Station from Northfields:



Public realm & landscaping

1. Murals by local artists
2. Ace Café events create points of interest
3. The open space opposite Stonebridge Park Station (and parking bays)
4. Arches [under the bridges] are architecturally nice looking
5. Potted plants: nice to have greenery
6. Arches [under the bridges] are not appealing and poorly maintained
7. Potted plants along the road obscure sight lines
8. Fly-tipping between bridges, rubbish, untidy vegetation/weeds
9. Poor signage
10. Toilets and disabled access are needed at the station
11. Poor road drainage
12. Good landscaping, but trees need trimming
13. Damage to railings – worrying and unsightly



Pedestrian and cyclist experience

14. Cyclists on footpath and on the wrong side of the road
15. No space for pedestrians
16. Not enough street crossings
17. Poorly maintained pavements: uneven and inconsistent design, potholes, kerb heights not suitable for the elderly
18. There are problems with crossing roads when events are on at the Ace Café



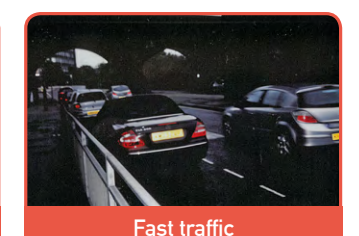
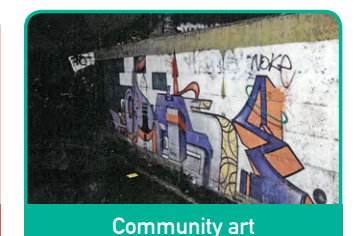
Safety & Street Lighting

19. When people come out of Stonebridge Park Station, busy traffic is a concern when crossing the road
20. Bad lighting under the arches, safety is a concern at night, water drips, dodgy space between walls, dead pigeons
21. Poor lighting, does not light anything



Traffic Management

22. No bus routes from Stonebridge to Beresford Avenue
21. Since parking bays have been introduced at Stonebridge Park Station, they have pushed more cars out the neighbouring streets
23. Fast traffic at Royal Mail junction
24. Provide bus stop closer to Beresford Avenue
25. Events at Ace Café can create additional traffic problems, such as cars parking on double yellow lines and side roads; these also occur during football matches at Wembley Stadium
26. There can be problems with driving up Beresford Avenue when events are on at the Ace Café
27. Speed of traffic and motorbikes; traffic cameras do not work

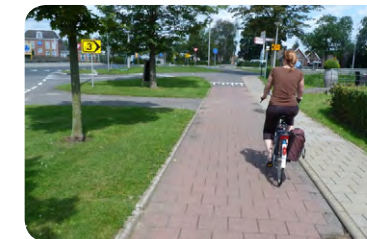




Community ideas for improving the route to Stonebridge Park Station:

Safety

1. Pelican crossings
2. Dedicated cycle lanes on both sides of the route
3. Wider and better pavements are needed
4. Make arches [under the bridges] well lit and fun with brighter and more effective lighting, so it is not so enclosed
5. Better crossings are needed, especially near bus stops



Pedestrian and cyclist experience

6. Introduce planting along the verges
7. Paving design needs to be more consistent throughout the area
8. Clear signage to the train station
9. Cycle storage at the station



Public realm and landscaping

11. Green wall is positive, but maintenance might be difficult
12. Provide benches along the route
13. Subtle and not overpowering local art
14. Really bright lighting for under the archways [under the bridges]; soft warm colours
15. Landscape throughout and at lower level



Traffic management

16. Remove parking on station approach



Design workshop 2: Ideas for the new community centre (1/2)

The workshop was structured into three parts.

1. The workshop started with a presentation from the project team about the proposed community centre, explaining its location and broadly what it would be able to provide. St George explained that the layout for the community centre could be informed by ideas put forward from the community.
2. Following the presentation, participants were asked to form two groups (each of which included members of the project team) to discuss what kind of facilities are available in the local area and how the current provision could inform ideas for the new community centre at Northfields.

The assessment took place around a large scale map of the local area which participants were able to draw on to locate and describe facilities they used or were familiar with. Each group was asked to summarise their assessment of the local area and describe how this could inform the new centre at the end of the session.

3. Following the assessment activity, the groups were asked to think about a series of big ideas for the community centre that would complement and add to provision in the local area. Ideas discussed fell broadly within the following categories:

- gatherings (meeting/events)
- sport/physical activities
- arts and performance
- leisure/social space
- work and study
- education/classes using prepared cards

The group exercise interrogated the emerging function and facilities of the new community centre. Participants suggested design styles that could build on the concept layout.

Areas of particular interest were:

- a. A large central activity/performance space
- b. Smaller adaptable spaces for a variety of community uses
- c. A series of links or initiatives which connect the community centre to the outdoor environment and its assets (such as a canal kayak club, waterfront fitness route, nature trails or outdoor performance area)

At the end of the workshop both groups were asked to present their ideas and explain how they thought these would contribute to the local area.

In addition, participants shared their thoughts on how the future community centre should function. They said it should be accessible, affordable, flexible, multi-functional, and wheelchair friendly.

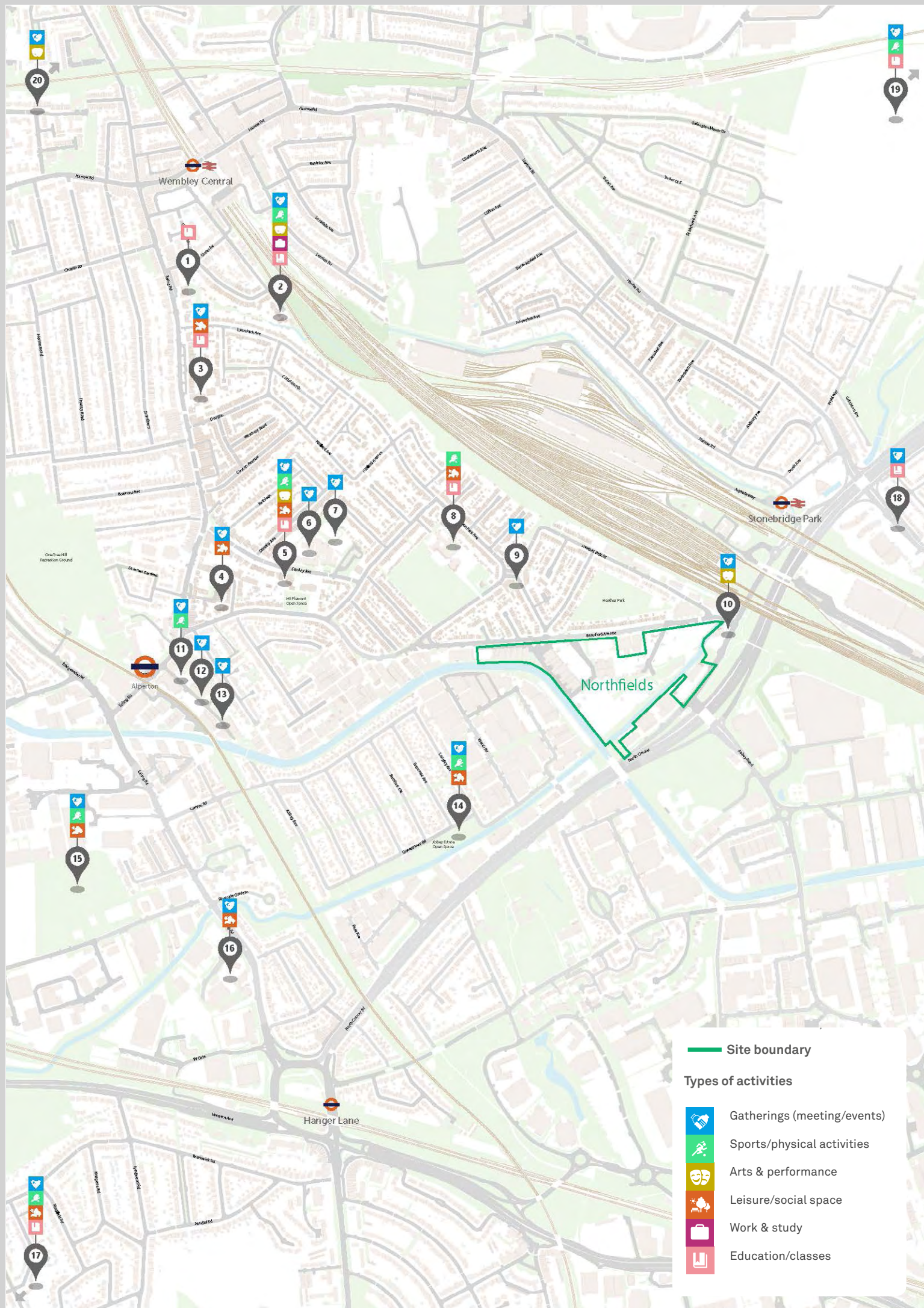
Results

The assessment allowed the project team to gain an understanding of the kind of facility/activities available in the local area and identified how the new community centre could fill gaps and complement existing provision.

The assessment helped the project team to gain insight into how different members of the community might use the centre and for which purpose.

A map and list of activities and possible scenarios for the community centre were developed from the workshop. The feedback informed further design of the community centre.





Assessment of community facilities in the local area

1 Ealing Road Library ●

- Hosts educational classes and art classes
- Children's centre (large space)
- Room with armchairs at the back of the building
- Flexible space

2 23rd Wembley Sahabah Scouts ● ● ● ● ●

- Hall with storage space
- 2 outside toilets with no running water
- Large hut
- Not fit for purpose
- Old building
- Used regularly by the Scouts and for public events
- Managed by the Scouts, whose bookings are prioritised

3 Ealing Road Methodist Church ● ● ●

- Educational classes for children
- Church for nursery activities
- Entertainment (parties)

4 Indian Centre ● ●

5 St James Church ● ● ● ●

- English classes, nursery, human classes
- Rent the hall for social events, girl-guiding, brownies, sports, church services, Caribbean evening and yoga classes

6 Alperton Children's Centre ●

7 Alperton Community School ●

8 Lyon Park Primary School ●

9 Heather Park Community Centre Kachhia Samaj Hall ●

10 Ace Café ● ●

- Ace Café primarily for 'biker' functions but the proprietor is very good at holding other events such as local neighbourhood watch meetings and also takes bookings for meals
- Ace Café for car racing and bikers
- Expensive to rent the hall

11 Church of God of Prophecy ● ●

- Runs a Wednesday club for pensioners
- 'Pensioners keep fit' club and homeless breakfast
- Local Pentecostal church
- Activities organised by the church
- No space to hire
- Weddings do not take place here
- Large kitchen for catering
- Flexible space for fitness classes

12 The Clay Oven Banqueting Suites ●

- Opposite Alperton Station
- Capacity of 500 people
- Wedding parties
- Must use their caterers
- Expensive

13 The Gym Alperton ●

14 Abbey Estate Community Centre ● ● ●

- Bar and social club with room next door used for hire: church group, self-defence club, social events
- Polling station
- Small hall
- Outside children's play area
- Expensive unless you are a member

15 Goals Wembley ● ● ●

- Football pitches
- Football clubs
- Lounge can be hired for functions including children's parties and christening parties

16 Fox & Goose ● ●

- Pub and hotel
- A function room available for hire for up to 50 people
- Fuller's pub
- Serves very good food

17 Perivale Community Centre ● ● ● ●

- Single-storey
- Zumba & Pilates classes
- Hall space for hire
- Often used for birthday parties (mostly children)
- Educational classes
- Photography group meets here
- Perivale craft club

18 Stonebridge Centre (The Hub) ● ●

- Weddings
- Funerals
- Gym classes

19 The Yellow Pavilion ● ● ●

20 Wembley High Road ● ●

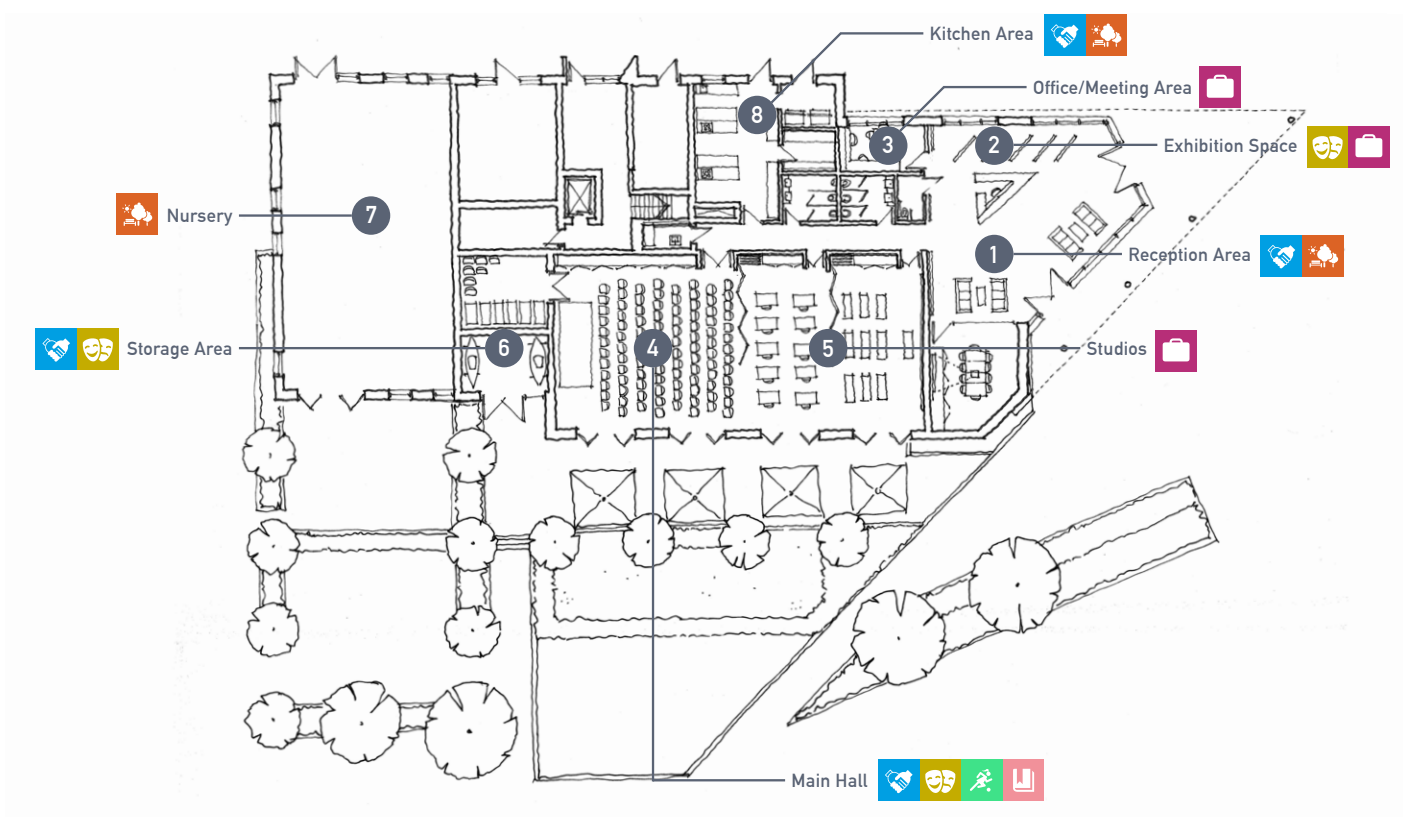
- Pop-up art sale for local artists

Ideas for the new community centre

GATHERINGS (MEETING/EVENTS)	SPORTS/ PHYSICAL ACTIVITIES	ARTS & PERFORMANCE	LEISURE/SOCIAL SPACE	WORK & STUDY	EDUCATION/CLASSES	FEATURES
Function room for community activities (community events, meetings, shows, films, etc.)	Gym	Theatre/multi-function stage	Nursery/crèche	Learning hub with classes for all ages		Accessible
Kitchen for different activities	Indoor sport space	Art spaces for artists to exhibit their work	Open community café	Computer classes		Affordable
Space for social events	Table tennis	Cinema space/pull down screen	Tea tent/café	Language classes		Flexible
Girl Guides	Outdoor sport space (for example for yoga)	Dance studio				Multi-function space
	Outdoor gym	Dismountable stage for interior and exterior use				Wheelchair friendly
		Hire for live music				Storage facilities

Examples of successful community spaces: Yellow Pavilion Wembley Park, Eastbourne Pavilion (the tea-room), Rydon community cafe, Ulysses building, Stonebridge community park centre.

Architect's sketch incorporating community ideas



Design workshop 3: Open space and gardens

The workshop was structured into two parts.

1. The workshop started with a presentation from landscape architects Terence O'Rourke showing proposals for the three principle public open spaces: the canal-side, the central gardens, and the riverside meadow park. The landscape architects explained the design principles informing the three spaces and how they are intended to interconnect. The project team described how there was scope for the designs to be improved or modified according to local needs and desires.
2. Following the presentation, participants were asked to form two groups - each including members from the project team - to discuss ideas for each of the three spaces around large scale plans. In addition, precedent images of different types of spaces and activities were provided to inform discussions.

Preferred images and descriptions of ideas were pinned to the plans of the open spaces where participants felt suitable.

Following the exercise each group was asked to summarise their thoughts and ideas. These broadly fell under the following categories:

- sport and exercise,
- social activity,
- leisure and entertainment,
- green space,
- shops and restaurants, and
- design ideas.

Results

The workshop allowed the project team to develop an understanding of the types of activities and uses that the local residents would like to see at Northfields.

The ideas also provided the project team with suggestions for how the current designs could accommodate new uses and activities, whilst also supporting aspects of the design which had been informed by earlier consultation.



Ideas for the Central Gardens



Sport & Exercise

- Space for frisbee
- Climbing, slides, trampoline, ropes (adventure playground)
- Space for outdoor games
- All age activity
- Managed by community centre (security deposit)
- Skate park
- Roller-blading
- Splash park, built around shallow water for children



Social Activity

- Various social events
- Space for meeting



Leisure & Entertainment

- Pop-up screen
- Walks and having lunch
- BBQs
- Sandpit



Green Space

- Secret gardens



Design Ideas

- Use all year round
- Winter months: use planting to create natural shelter
- Some quiet areas
- Queens Park is a good example
- London Designer Outlet has good outside space





Sport & Exercise

- Volleyball
- Tennis
- Run/walk/jog
- Boot camp, tai chi, yoga, etc.
- Linked with informal exercise equipment
- Circular route
- Not restricted to 'booked/assigned' activities, i.e. flexible if you want to do cardio, running, quiet time, etc.



Social Activity

- Meeting friends
- Having a beer/cuppa after work/in the evening/on the weekend



Leisure & Entertainment

- Reading
- Working/quiet studying



Shop and Restaurant

- Space for pop-ups/farmers' market
- Gift shop: interesting cards, candles, oil books, jewellery, quirky things
- Pub: gastro-pub, food and drink, i.e. Fuller's
- Day spa: treatment rooms, aromatherapy, massage



Design Idea

- Safety fence or railing along the water-side
- Active space along all of the canal front (e.g. Oxford and Cambridge)
- Entrance: signage, map of where everything is, i.e. cafe





Leisure & Entertainment

- Treasure hunts, e.g. children go and find different items in area, this would be linked to the community centre
- Fishing
- Mini zoo featuring birds and insects, e.g. Hanwell Zoo in Ealing



Green Space

- An area that sits between entirely natural and formal, e.g. lavender planted sensory garden
- Education/link to school/natural secret gardens
- Natural trails
- Identifying plants/insects/birds, etc.
- Bee hives: Alperton honey
- All tree spaces – informal
- Small informal allotments



Design Idea

- Northala Field, Borough of Ealing
- Plaques to explain plants, etc.
- Seating in natural areas



Design workshop 4: Design of the new community centre (2/2)

The workshop was intended as a continuation of the first design workshop held on 5 August, providing attendees with an opportunity to build on ideas for the community centre. The workshop was structured into two parts.

1. The workshop commenced with a presentation by Soundings about the findings and ideas developed during the first community centre workshop. This was followed by a presentation from the project architects Terence O'Rourke explaining how they had developed a concept layout informed by ideas put forward by the community.
2. In the second part, participants were asked to form two groups (each of which included members of the project team) to discuss the

concept layout for the new community centre.

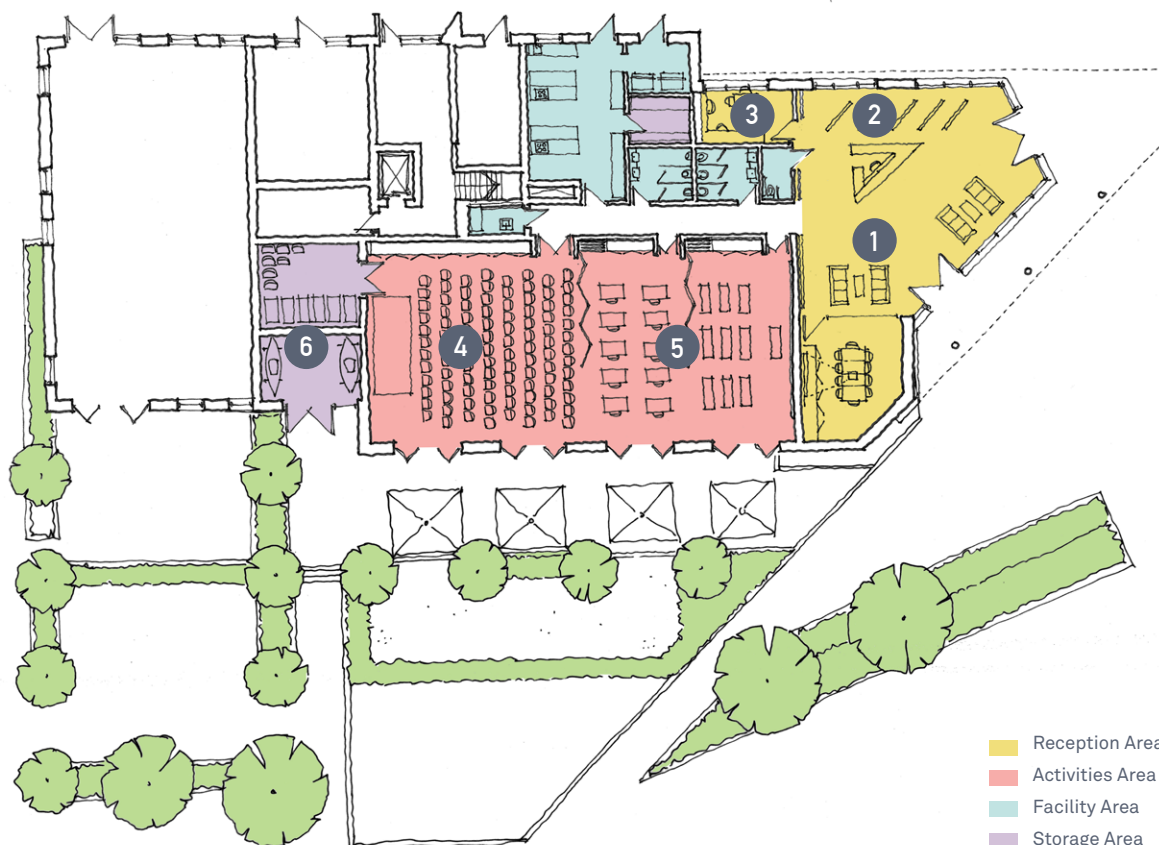
During the workshop session groups focused on the spatial attributes of the community centre based on the scenarios developed by attendees at the first workshop.

At the end of the workshop each group presented their emerging plan for the community centre and put forward spatial suggestions for the design team to consider.

Results

The workshop provided the design team with a clear direction as to the character, style and type of use that the community would like to see at the Northfields community centre.





1 Reception Area

- Information board/screen
- Clear signage to draw people in
- Information on activities available
- Furnishings should be clean and functional
- Needs to accommodate everybody so should not be too personalised
- Homely and comfortable, rather than sterile
- Colourful interiors (suggested colours: pink, orange, yellow and blue)
- Local charities display or stall
- Microsoft London Paddington office is a good example, having a very accommodating soft feel to their reception area

2 Exhibition Space

- Revolving work
- To promote emerging and local artists
- Display artworks from local schools
- To include professional artists to promote reputation
- Need further discussion on whether commercial sale of artwork should be allowed

3 Office/Meeting Area

- Small tables
- Flexible furnishings
- Avoid being too sterile
- Colourful and inviting colours
- Hireable office space for community groups

4 Main Hall

- Floor to ceiling windows
- Light colour scheme
- Bright, spacious and clean
- Space for school to undertake educational activities
- Built-in sound/PA systems
- Noise isolation should be considered when choosing partitioning walls
- Dressing room facilities behind hall area
- Basketball and ping pong
- Sprung floor
- White walls for projection
- 100 seats

5 Studios

- Simple and durable laminate flooring
- White walls
- Spot lights
- Frosted glass or blinds for windows to ensure privacy during classes
- Acoustic walls
- Women only classes
- Possibility to be used as classrooms and for training
- Security issues when the studios are open
- Public footpath is a concern

6 Storage Area

- Wet water sports need to consider access back into the building
- Changing rooms and lockers
- Large toilet cubicle
- Hireable kitchen for community use
- Storage of tables, chair and trolleys
- Training for cooking and other types of food preparation