

Gants Hill Hub

Stage 1 Project Brief

January 2021



Executive Summary

The purpose of this RIBA Stage 1 Report is to capture, in one document, all the work that has been undertaken to date on the Gants Hill Hub and to provide a resource and template for future design development. The report is divided into four parts:

Part A - Design Principles

10 Design Principles were co-created by the Gants Hill Hub Design Group - they capture the group's feedback in a simple format to steer the future design development and delivery of the Gants Hill Community Hub.

These principles represent not only a consensus within the Design Group, but a commitment from Redbridge Council too.

Part B - Capacity Study

Relates to the architectural design proposals for the Gants Hill Hub site, and represents the body of work presented to the Gants Hill Hub Design Group through the co-design process.

It incorporates an overview of local services and amenities, as well as an initial assessment of the site, planning context and existing uses. We've also included our current understanding of the hub services brief and a list of further considerations for later work stages.

The capacity study goes on to suggest a strategic site response, vision and three development examples. It should be noted that there is no recommended option at this stage, and that any future design development should be led first by the Design Principles in Part A.

Part B concludes with recommended next steps for taking the development forward into RIBA Stage 2.

Part C - Co-Design Report

Records and describes the co-design process including formation of the Gants Hill Hub Design Group, the use of online engagement tools, a timeline of activities and a summary of the session structure and content.

This record is intended as a learning tool, to help inform future engagement on this project and more widely. With this in mind, Part C concludes with some reflections from the Design Group and lessons learned from the professional design team.

Appendix

The appendix includes a summary of design group feedback. Having read the Design Principles, readers of this report are encouraged to read this summary in order to develop a more complete understanding of the Design Group's feedback and wishes. Note that the design team will be provided with a complete record of all comments in addition to the information in this report.

The appendix also includes an area schedule for each development option.

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Project Brief

Overview

RCKa have been engaged by LB Redbridge (LBR) to undertake a Feasibility Study (to RIBA Stage 1) for a mixed-use development by Redbridge Living (the Council's wholly owned development company) on a site comprised of the existing Gants Hill library, its neighbouring car park and the Martley Drive green space/play park.

RCKa are to consider the future of the existing library building and the potential to reuse or redevelop the library building to provide a Community Hub. The main focus of this commission is the existing library building however, it is anticipated that the assessment of the options for the library building will need to be considered against the wider opportunity presented by the rest of the site. It is also important to recognise that the Gants Hill Hub will not just serve the immediate locality, but is intended to provide and consolidate services for six wards - Barkingside, Clayhall, Fullwell, Aldborough, Cranbrook and Valentines.

Building on the co-design approach which the Council has adopted, Redbridge are keen to work positively with residents and stakeholders to consider the concerns raised and identify any measure that may address them. RCKa are to work closely with the Council, local people and community stakeholders to develop a jointly owned brief for the development of the Gants Hill library into a Community Hub which takes in the context of the wider site. The focus should be on shared problem-solving, rather than one party identifying challenges and the other needing to solve them.

Building Brief

Gants Hill Community Hub is expected to be c.1500m², of which a proportion would be expected to be for primary and community health care.

However, consideration will need to be given to the other anticipated elements of the wider development which include:

- A possible health centre as part of the hub building or separate building (separate conversations taking place with the Council and NHS with health provision for Gants Hill locality);
- Future housing development to cross subsidise, notionally considered to be c.100 new homes;
- Re-provision or enhancement of the existing green and place space on Martley Drive;
- Car parking.

Note: the above building brief was taken from LBR's 'Architect brief for Gants Hill Library December 2019'.

Project Team & Roles

Client - LB Redbridge

Paul Perkins - Community Hubs Programme Director

Asiyah Ally - Regeneration Officer

Katie Banks - Regeneration Officer

Kelly Wallace - Head of Capital Projects

Sharon Strutt - Head of Regeneration & Redbridge Living

Development Company Lead

Alayna Stapleton - Redbridge Living Development Manager

Architects - RCKa

[Commissioned to deliver the Project Brief as described opposite.]

Dieter Kleiner - Director

Anthony Staples - Project Lead

Alice Gordon - Architect

Zack Wellin - Graphic Designer

Shukri Elmi - Engagement Support

Enni-Kukka Tuomala - Empathy Consultant

Engagement Consultants - Mutual Gain & Associates

[Commissioned to provide early outreach and community engagement support for the Gants Hill Community Hub.]

Susan Ritchie

Cost Consultant - Stockdale

[Commissioned to undertake high-level Cost Plan.]

Mark McEvoy

Viability Consultant - BNP Parnibas Real Estate

[Commissioned to undertake high-level Options Appraisal.]

Amir Esmaeili



RIBA Plan of Work - this report covers Stages 0-1

Client's Strategic Vision

In November 2018, LBR Cabinet approved a proposal for the establishment of five community hubs across Redbridge, in addition to a civic hub in Ilford. The Hubs Programme will ultimately create purpose-built facilities in strategic locations at Seven Kings, Gants Hill, Wanstead, Woodford, Hainault and Ilford. It is anticipated that the Hubs will be rolled out across a c.5-7 year programme.

Through the information received to date and initial meetings with the client team, RCKa understand there to be three principle drivers behind LBR's Hubs Programme.

1. Empower Local People

The Council want to enable residents to achieve their ambitions through the delivery of the hubs programme.

LBR Cabinet agreed that the Council will undertake robust consultation and community engagement on the proposed Hubs, with the view to ensuring each hub and local programme is co-designed and community-led.

The hubs will reflect local identity, needs and requirements, enabling the community to take ownership of their hubs in the long-term for social and leisure activities.

2. Improve & Protect Services for the Future

Reductions in central government funding (circa. 60% since 2010) and growing demand have placed extreme pressure on Council services, while existing services are operating from inefficient and ageing buildings scattered across the borough.

Services need to be redesigned to meet current and future needs. Hubs will improve services by bringing them together, and protect them by reducing running costs

3. Meet the Council's Wider Obligations

There is a borough-wide pressure for new homes. Not enough are being built to meet targets set by the GLA, as well as the needs of a growing population and an expanding Council waiting list.

By building new homes alongside accessible services and community space, the Hubs programme can help meet local housing need while strengthening infrastructure, and doing so in a sustainable way.

Redbridge Living

Redbridge Living is the development vehicle responsible for delivering the mixed-use schemes with community hubs across the borough. All the sites are council owned and the ambition is for development to help subsidise the cost of the hubs.

Schemes will be mixed-use and primarily on a commercial basis with the majority of homes for private rent to generate a continual revenue stream to support council activities. This tenure approach suggests the need for low maintenance, robust and durable buildings.

Schemes to meet 35% policy compliant affordable housing provision. It is anticipated that an element of private sale units may be required to ensure viability.

The project team should bear in mind that Redbridge Living is a new company which does not yet have a track record of housing delivery. Although the Council have high ambitions for the scheme, proposals must be deliverable.

The governance, operational and financial model of the community hubs are still in development, with the expectation that they will each be reflective of their communities' needs.



Part A

Design Principles

The Design Principles

These Design Principles were co-created by the Gants Hill Hub Design Group - they summarise the group's feedback in a simple format to steer the future design development and delivery of the Gants Hill Community Hub.

These principles capture what is most important to the group, while providing the future design team with space to explore opportunities and develop ideas further.

We acknowledge that individual opinions may differ but believe that, through a dialogue in which all stakeholders have been given an equal voice, a wise collective assessment has been reached.

These principles represent not only a consensus within the Design Group, but a commitment from Redbridge Council too.



Library

We value the services that the Gants Hill Library offers as well as its architectural and social heritage but are not opposed to its redevelopment. Consideration should be given to the partial-retention of the facade and other character features, including their relationship with any new build elements. The public services which the library offers should be retained.



Green Space

We value the open green space that the Martley Drive play park provides for local residents of all ages and backgrounds. We believe it should be retained or integrated within the wider scheme, and that the overall provision of open green space on the site should not be reduced but increased as far as possible.



Parking

We support a significant reduction or removal of the car park to make way for a sustainable, pedestrian and bike friendly town centre. The needs of local businesses must be considered alongside accessible (blue-badge) parking for hub users and future residents of the site, including families with small children. We do not support use of the car park by commuters.



Height

We have a preference for lower rise development in keeping with local character. We are concerned about the impact of tall buildings on neighbouring properties and the wider street-scene. We do not want development in Gants Hill to mimic Ilford Town Centre. New development should deliver homes which are appropriate for single and family dwellings, while respecting everyone's right to good natural light.



Housing

We understand there is a critical need for genuinely affordable housing for local people. We support the Council's approach to house building through its wholly owned development company, allowing returns to be reinvested in the local community. Affordability, tenure and mix of units should be shared at the earliest opportunity. We do not want to see the site built-on for developer's profit.



Services

We support the consolidation of core services within a mixed-use hub if it ensures all residents have access to the opportunities and services they want and need. The provision of services should be informed by the needs of the local community, including demands on capacity arising from a growing population. Duplication of services must be avoided.



Activities

We support community-led activities, enterprise and local business. The hub should provide the conditions to help these flourish by connecting people, space and resources. It should provide a range of affordable multi-use spaces that are sufficiently flexible to support a variety of activities, avoiding the risk of redundant fixed-use buildings.



Inclusive

We believe in an open and inclusive town centre that supports and celebrates our diversity. The hub should be accessible and welcoming to visitors of all ages, backgrounds and abilities. As far as possible public services should be visible, located front of house and with access to good daylight and natural ventilation, avoiding relegating visitors to the back of buildings.



Safe

We want our town centre to feel safe and secure. Key to this are buildings and spaces that are well loved, used, and overlooked, with a clear sense of ownership and responsibility for regular maintenance. Public spaces should be set back from the road and as green as possible, but not hidden from view. They should also be well lit, clean and litter free.



Sustainable

We believe sustainable development should have a positive impact on our environment, economy and society. New development should contribute to the reduction in our emissions, with regards to both embodied and operational carbon use. Building performance should be considered alongside community governance, promoting diversity and financial sustainability.

Evidence

The Design Principles represent the headline outcome from a co-design process which saw 40 randomly selected local residents, representative of the local community - along with elected members and Redbridge service providers - brought together through a series of 5 online workshops over a period of 7 weeks. This process is described in further detail in Part C of this report.

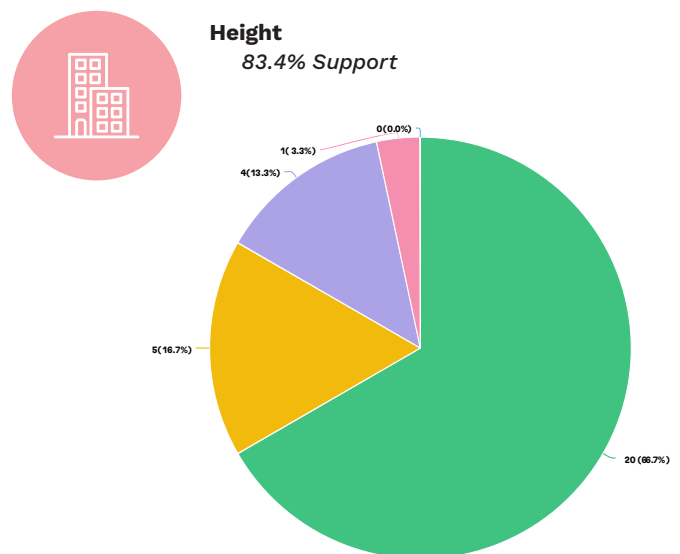
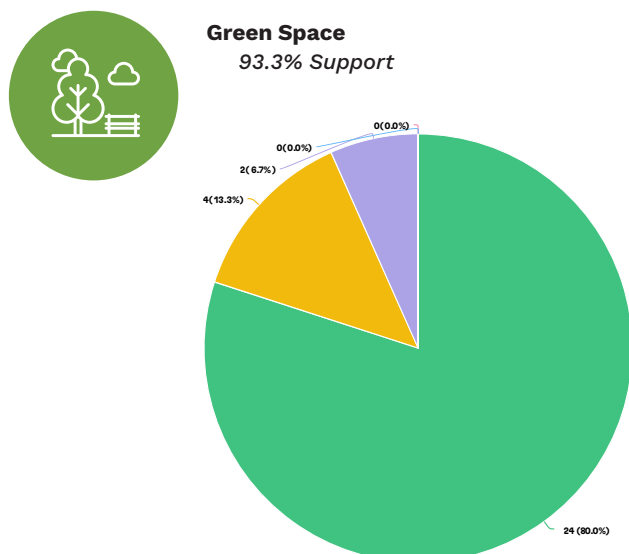
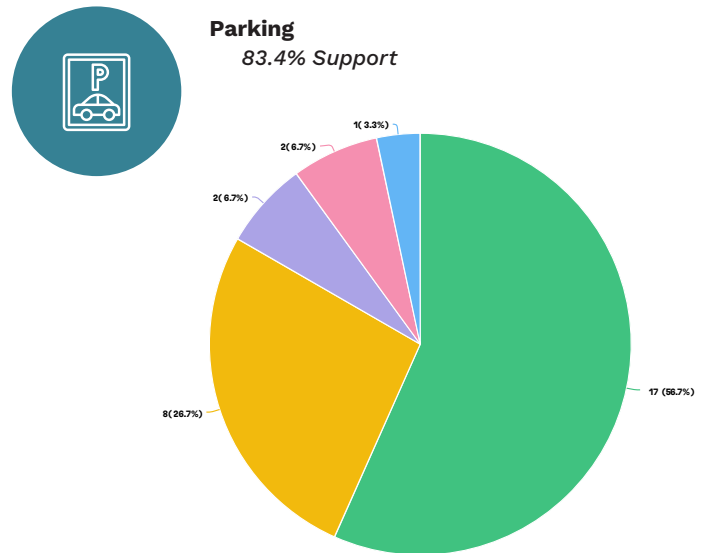
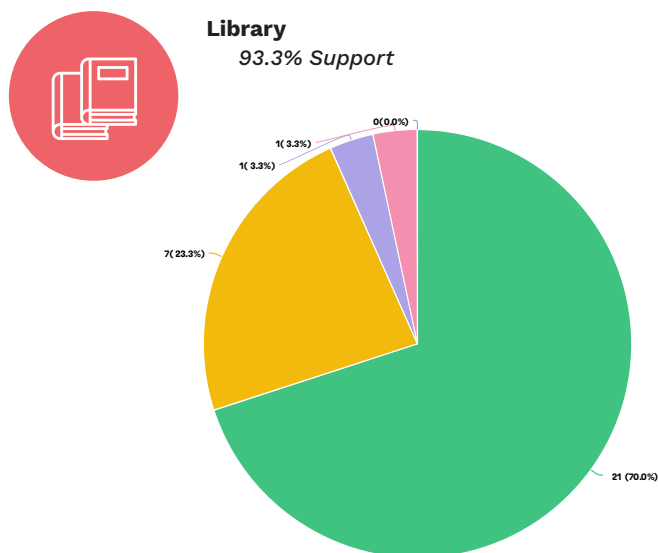
The wording of these principles draws together comments from a variety of sources including:

- 5x meetings and ward group conversations via Zoom, including feedback presentations given by residents and notes taken by engagement facilitators;
- 6x ward-specific Conceptboards (an online platform where participants were encouraged to share their ideas and comments with one another);
- Written feedback from 3x surveys;
- And individual emails.

A comprehensive summary of individual comments and feedback can be found in the Appendix, while Survey Response Reports have been provided through the Council's Community Hubs mini-site. We encourage decision makers and designers to use the Design Principles as a starting point, before taking the time to read through the complete feedback in greater detail.

As evidence of the group's support for the Design Principles, a survey was conducted, in which each participant was asked "to what degree do you agree or disagree with the [Design Principle] statement?" The pie charts on this page illustrate the responses to this question in relation to each of the Design Principles.

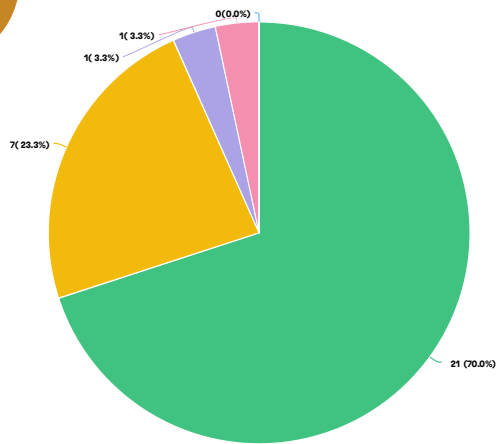
These results indicate the Design Group's strong support for the Design Principles. Adding 'somewhat agree' to 'definitely agree' you arrive at the % support for each principle as indicated below.





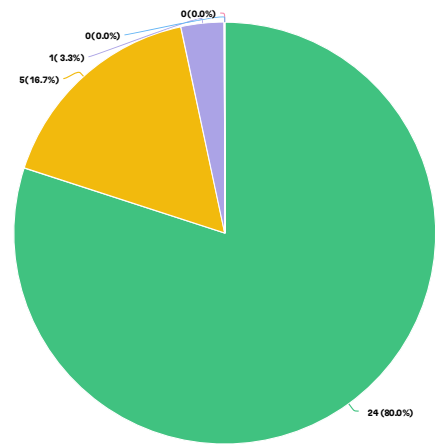
Housing

93.3% Support



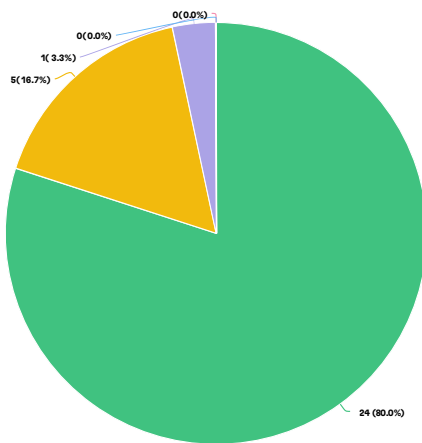
Inclusive

96.7% Support



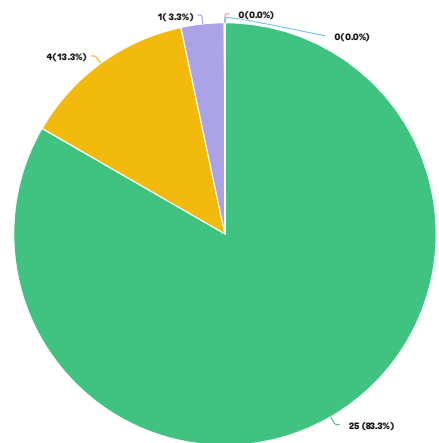
Services

96.7% Support



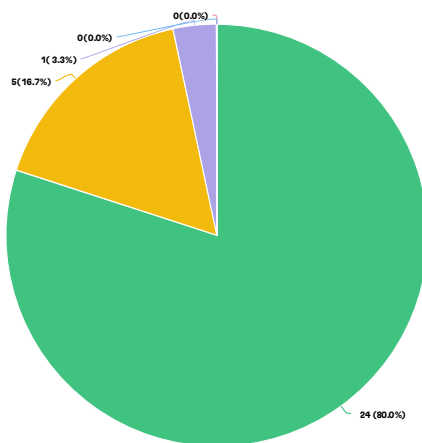
Safe

96.6% Support



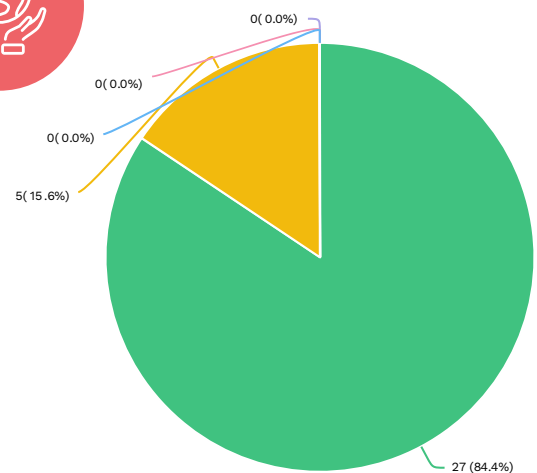
Activities

96.7% Support



Sustainable

100% Support





Part B

Capacity Study

Local Services & Amenities



The Site

Food & Beverage

- 1 The Beehive
- 2 Canopy
- 3 Luigi's Italian Restaurant
- 4 Domino's Pizza
- 5 Yokoso Sushi
- 6 Kassaba Restaurant
- 7 Gants Hill Cafe
- 8 Mr Singh's
- 9 Sahara Grill
- 10 Caraway
- 11 Divino Wine Bar
- 12 McDonald's
- 13 Vijay's Virasat Restaurant
- 14 Shalom Hot Bagel Bakery

Workspaces

- 1 Cranbrook Post Office
- 2 Longwood Parade Post Office

Retail Spaces

- 1 Sakthi Cash & Carry
- 2 Tesco Express
- 3 Speedprint
- 4 Astrology Corner
- 5 Gants Hill Discount Store
- 6 Where 2 Save
- 7 Iceland
- 8 Sally's Salon Services
- 9 Sainsbury's Local
- 10 One Stop Party Shop
- 11 Chandra Stores
- 12 B&Q
- 13 Aldi
- 14 Argos

- 15 Tesco Superstore

- 16 Sainsbury's

Green Space & Allotments

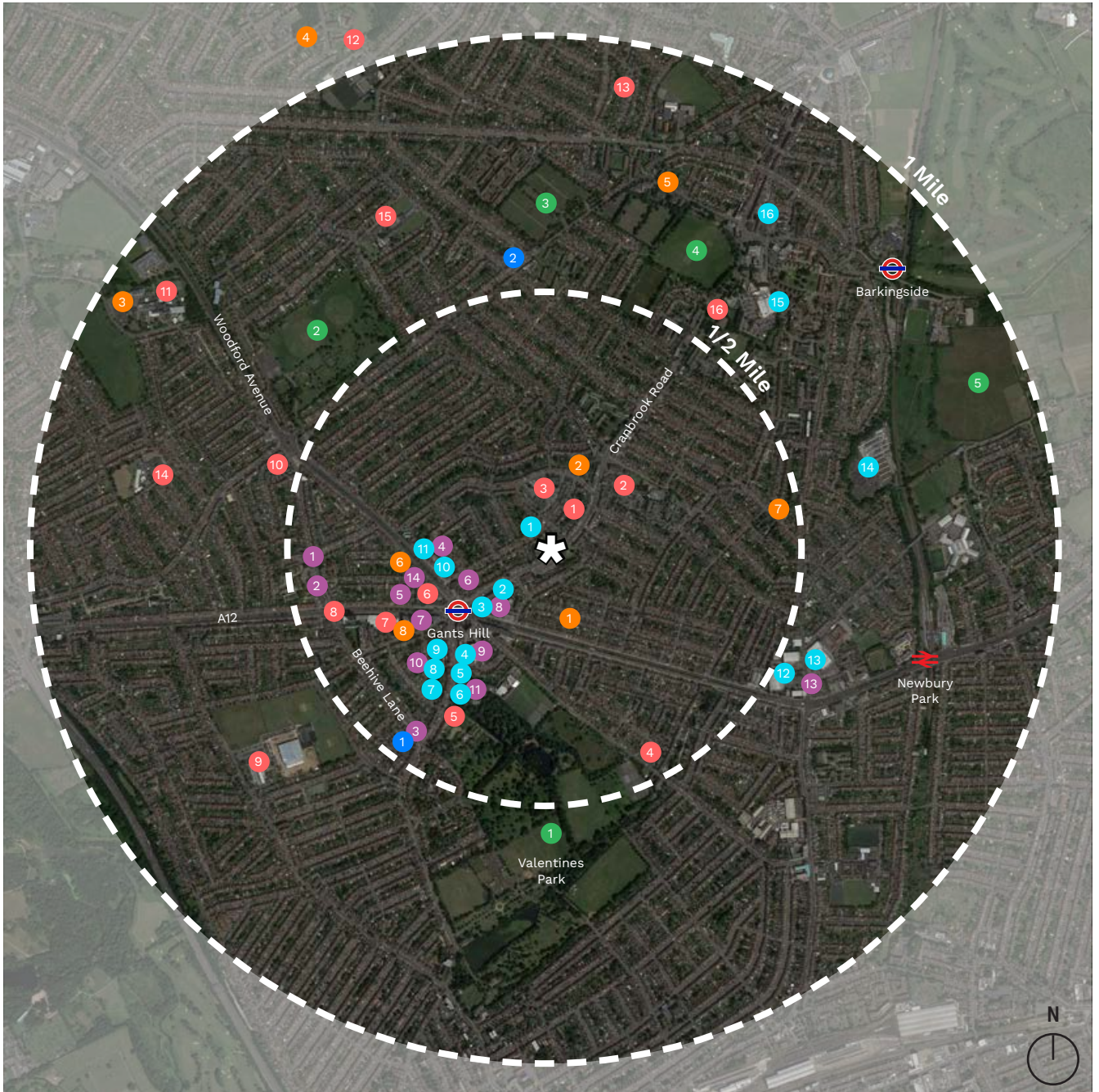
- 1 Valentines Park
- 2 Clayhall Park
- 3 Barkingside Garden Rest
- 4 Barkingside Recreation Ground
- 5 Fairlop Waters Country Park

Community & Religious Spaces

- 1 Ashurst Drive Baptist Church
- 2 Gants Hill Methodist Church
- 3 Redbridge Jewish Community Centre
- 4 Clayhall Baptist Church
- 5 Holy Trinity Church Barkingside
- 6 Gants Hill United Reform Church
- 7 St Laurence Church
- 8 The Dennis Centre

Schools & Nurseries

- 1 Fareacres Day Nursery
- 2 St Augustine's Primary School
- 3 Gearies Infant/Primary/Middle School
- 4 Smilers Nursery Parkhouse
- 5 Valentines High School
- 6 Safwan's Rock
- 7 Kids Inc. Day Nursery
- 8 Facultate
- 9 Cranbrook Primary School
- 10 Beehive Prep. School
- 11 Beal High School
- 12 Caterham High School
- 13 Ilford County High School
- 14 Redbridge Primary School
- 15 Parkhill Junior School
- 16 Fullwood Primary School



Observations

This mapping exercise was conducted so as to understand the provision of local services and amenities in the wider area.

Character

Located in the London Borough of Redbridge, the site sits within a suburban area that has been characterised as suburban/garden city through the Redbridge Characterisation Study (2014). As you move away from the site to the west, the character becomes more urban, with a large cluster of local amenities surrounding Gants Hill station.

Transport

The site has a PTAL rating of 4 (Public Transport Access Level - a method for measuring access to public transport within Greater London), there is a bus stop located centrally on the site along Cranbrook Road. Gants Hill underground

station is approximately a 4-minute walk to the west with direct train connections to Central London.

Local amenities

Valentines Park, an important (grade II listed) historic park, provides a large area of green space within a 10-minute walk. The site is well served by local shopping and services with the busy Gants Hill district centre to the west.

Summary

The site is well located to offer community services to local residents - with good transport links, proximity to the town centre and a large number of schools, nurseries and religious spaces with which to connect. There also appears to be a deficit of neutral community space which the hub can meet.

As you move west along Cranbrook Road, there is a transition from a residential to a town centre character, the hub site sits on the boundary of this transition and represents an opportunity to bridge this gap.

Site & Planning Context

Site Character & Approach

The site is situated to the north east of Gants Hill station. As you approach from the station there is a shift from an urban character to suburban. The site's principal access is off Cranbrook Road, but there are secondary points of access/egress from Headley Approach, to the rear of the Library and Parham Drive. The site is bound by 2 storey plus roof detached and semi-detached residential properties to the south and east and a mix of two storey plus roof retail and residential to the north. There are significantly higher buildings to the west, ranging from 3 to 14 storeys.

The site is primarily orientated to address Cranbrook Road, with the Library located to the west and Martley Drive Play Park to the east. The entirety of the site shares a boundary with residential gardens to the south.

Key Planning Considerations

Heritage

With the loss of local historic landmarks such as the Savoy Cinema and Valentine Pub, the Gants Hill Library is now the last remaining heritage asset in the town centre. The Gants Hill Library is locally listed.

Privacy & Amenity

LP26: Promoting High Quality Design, found in the Redbridge Local Plan, establishes that new development should not result in a negative impact on the amenity of neighbouring properties and should consider overlooking/privacy, daylight/sunlight and respect the scale, massing and height of surrounding buildings. Proposals should also respect the outlook and privacy of surrounding residents, having regard to the position of windows and layout/use of rooms.

Any development proposal would seek to minimise issues with privacy, this however, will require investigation to consider the bordering residential properties to the south.

Site Designations & TPOs

The Library is located in an area designated as a District Centre. The Martley Drive Play Park amenity is restricted under the local plan policy map as designated open space (refer to p.10 for further information).

There are 4 TPOs trees that sit on the boundary of Martley Drive Play Park and the car park, the register highlights these as 3 Sycamore and 1 Ash (ref 74/13).

Parking

The London Plan and LBR's Local Plan set out principles for car parking to residential and leisure development, where the maximum provision ranges from 1–2 spaces per unit based on the number of beds. Policy also states that LBR will support low levels of parking for residential development in close proximity to public transport nodes.

We have assumed, due to the site's PTAL 4 rating, that a 'car-free development' would be the LBR's preferred option. However, in policy terms this still includes sufficient accessible 'blue badge' car parking both for the community centre and the 10% of new homes that will be designed as M4(3) 'Wheelchair User Dwellings'.

In addition to providing parking for new development, where proposals involve a reduction in existing off-street car parking as is the case here, the applicant will be required to demonstrate that sufficient parking will remain in the area to serve local need.

It is likely that the existing parking survey will need to be built on to include not just a use pattern study of the existing car park, but wider parking capacity in the local area and the impact of proposed development.

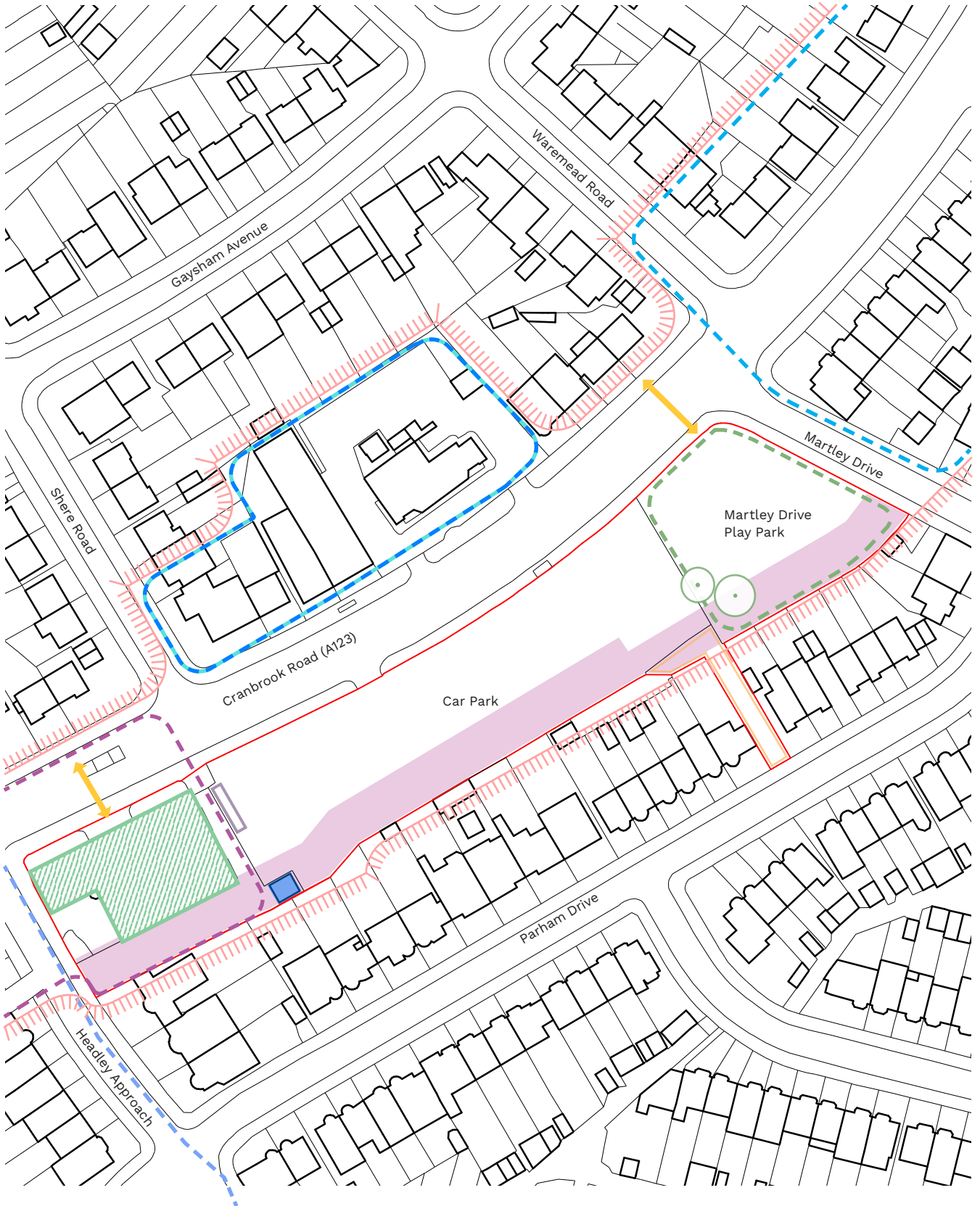
Housing Tenure

The Intend to Publish London Plan 2019 sets the strategic target at 50% of all new homes delivered across London to be genuinely affordable however, in the interim, the Council will seek to maximise the provision of affordable housing in the borough by setting a minimum strategic affordable housing target of 35%. This will be achieved by:







- Requiring affordable housing to be provided on sites with a capacity to provide 10 homes or more;
- Providing a tenure mix of 60% social/affordable rent housing and 40% intermediate.







From left: Looking east from Gants Hill; Site aerial looking west towards Gants Hill.







**Key -
Planning designations**

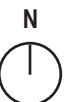
-  Locally listed
-  Tall building zone
-  District centre
-  Key retail parade
-  Designated open space
-  Tree Protection order

Planning considerations

-  Suburban/garden city
-  Existing road crossing
-  Mixed use/outlier
-  Notional 10m garden protection zone

Title plan considerations

-  Combined Freehold
-  Substation
-  Land right of way
-  Electric charging



Drawing scale 1:1250 @ A4

Existing Site Uses

On this spread we have provided our professional assessment of existing site uses - their spatial and visual characteristics as well as opportunities and constraints in relation to their future development potential.

We have included site specific notes drawn from the September 2019 Stage One Community Engagement Report. Both these and our assessment should be read in the context of the 3x Design Principles relating to the Library, Green Space and Parking.

Gants Hill Library

The library is a small, locally listed, single storey structure situated on the western edge of the site. The library is operated and managed by Vision RCL, a registered charity and not-for-profit that provides leisure and cultural services in partnership with LBR. A short study undertaken by LBR planning officers in 2019 highlighted the perceived key character areas of the building as:

- the north, west and east frontages;
- the internal library space and associated decorative roof-lights.

In addition the study outlined an opportunity for a single storey extension, wrapping the rear of the building with the potential to introduce some areas of double storey accommodation above, however this would be 'subject to sensitive design'.

Community Engagement Report Notes:

- Local residents value the locally listed nature of the library and spoke fondly about their personal history in relation to the building.
- In addition to those key character areas highlighted by LBR planning officers, local residents also referred to:
- The handrail as you walk in;
- The small garden to the rear of the building.
- Conversations also focused of the preservation of the services that the library currently provides.



Refer to 'Library' Design Principle in Part A.

Gants Hill Car Park

A parking survey identified commuting as the primary/most popular use, and of those who use it for commuting, almost all park for 7 hours or more with duration of stay significantly higher during the week; Around 30% of users during the study period did not start their journey within Redbridge, suggesting that the car park largely benefits people from other boroughs; Duration of stay was significantly higher during the week in comparison to the weekends, where people parked on average for shorter periods of time; Weekend use was more fluid, with higher number of vehicles entering and exiting, but these cars are parked for shorter periods of time than weekdays; Parking is free on Sundays; 96.7% agreed or strongly agreed that it is important to reduce carbon emissions in towns by reducing car usage; Of the 242 people surveyed, the survey only highlighted 1

blue badge holder that uses the car park for accessibility purposes.

There is an Electric Vehicle Charge Point (EVCP) in the car park which was not identified in the parking survey. This should be retained and may require relocating at developer cost.

Community Engagement Report Notes:

- Some residents expressed objections to the Council building on the car park. They felt that the car park was well used by local people at different times of the day e.g. during the day by those who are physically less able to use other modes of transport and during the evening to serve the local evening economy or restaurants.
- Many people asked if there was a possibility of innovative building designs that incorporated a car park.



Refer to 'Parking' Design Principle in Part A.

Martley Drive Play Park

Martley Drive Play Park is one of a very small number of children play areas with equipment in the Gants Hill area; Designated under the local plan policy map as open space, which is described as; spaces that function to provide welcome breaks and tranquil places in the urban area, enhance the living environment, provide a focal point for healthy exercise, opportunities for community interaction and improve wellbeing; Through consultation, local residents highlighted how well used the park is by families in the local area. Local teenagers also indicated using the park both historically and presently as somewhere free to "hang out" when the weather was good; There are 4 TPO trees that sit on the boundary of Martley Drive Play Park and the car park, the register highlights these as 3 Sycamore and 1 Ash (ref 74/13).

Community Engagement Report Notes:

- Young people, parents and older people shared their concerns that the small play park on the site would be built upon: they spoke about how well used this was by families in the local area.
- Local teenagers using the park said they had used it a lot when growing up and now it was somewhere free to "hang out" when the weather was good.



Refer to 'Green Space' Design Principle in Part A.

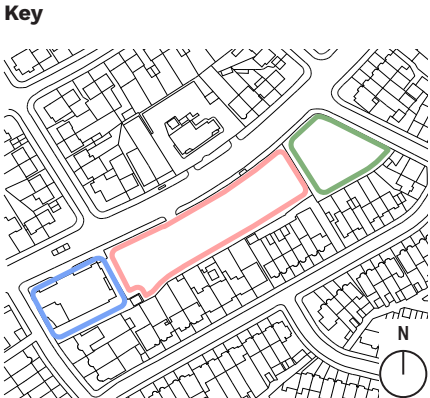
Gants Hill Library



Gants Hill Car Park



Martley Drive Play Park



Services Brief

Engagement with LBR service leads is ongoing to determine the exact provision of services from the Gants Hill Community Hub. At the time of writing, the design team have not been directly involved in these conversations.

Below are extracts from the material presented to the Gants Hill Hub Design Group during Session 2 (see Part C) - representing our current understanding of the proposed use and users of the Community Hub.

The first diagram illustrates both the core services offer (across the Hubs programme) and potential additional services for discussion.

The ambition for the Community Hubs is about more than simply providing access to Council services. The Hubs should provide local specific activities, events and spaces to meet local need and support the communities in which they are located to achieve their goals. The second diagram illustrates a range of potential activities discussed with the Design Group. It should be noted that these were imagined by the design team and do not reflect a defined client brief or community wish-list.

Feedback on these two slides has been incorporated into the Design Principles in Part A and recorded in long form in the Feedback Summary found in the Appendix of this report.

Council Service Offer

Core Services

Services for Discussion



Families Together Hub (support for vulnerable families)



Civic Pride (touchdown space for street cleaning teams)



GP services (specific to certain sites, including Gants Hill)



Youth Services



Other statutory or voluntary sector services



Adult Learning (e.g. Redbridge Institute)



Children's Centres (0 to 5s)



Library Services



HASS (community health like baby-weighing clinics and counselling)



Work Redbridge (employment support)



Drop-in sessions for specific advice or support



Police & Neighbourhood Policing (drop-in sessions)

Suggested Activities



Bicycle Workshop



Business Support



Affordable Workspace



IT Classes



Music Studio



Book Swap



Laundrette



Cafe



Maker Space



Community Gardens



Language Classes



What do You Need?

Further Considerations

Surveys & Reports

We have prepared the following list of surveys and reports which the project team should consider as proposals progress through early work stages.

This is not an exhaustive list. We recommend reviewing the list with LBR Planning Officers to determine specific planning validation requirements.

Those items underlined should be given early consideration as they may have a significant impact on the viability of development proposals.

RIBA Stage 0-1:

- OS Data - be advised that current drawings are based on a PDF trace only;
- Measured / Topographical Survey - specifically in relation to the library and park;
- Land Ownership - a title report was provided by Sharpe Pritchard;
- Utilities Report - a utilities report was provided by Landmark Information Group on 23 May 2019. An initial review of the report concluded that the majority of the site (excl. the library) is free from any significant utilities.

RIBA Stage 2:

- Heritage Assessment - although the library is not a statutory listed building, a heritage statement may be required to justify any alterations or redevelopment of the building and site;
- Daylight Sunlight Assessment incl. Rights of Light - likely to be a factor owing to proximity of properties along Parham Drive properties;
- Transport & Road Survey - will be required to justify loss of off-street parking and any proposals for car-free residential development;
- Phase 1 Ecology/Habitat Survey - to identify protected species/habitats on site;
- Arboriculture Survey - four TPO's have been identified;
- Building Condition Report incl. an Asbestos Survey;
- CCTV Drainage Survey;
- Desktop Archaeology Survey;
- Noise & Air Quality Surveys;
- BREEAM Assessment.

Redbridge Specific Objectives

We are aware of the following objectives - specific to Redbridge - which should inform emerging design proposals.

Climate Emergency

LBR Councillors declared a Climate Emergency in June 2019. They committed to developing a plan to make all the council's operations carbon neutral by 2030 and to reduce all emissions to zero by 2050. This means using green power, insulating buildings more effectively, reducing journeys and using electric vehicles, among many other actions.

The Council's work on climate change is led by a Corporate Panel. The panel are due to release a report on 'Property and Energy' in May 2020.

Child-Friendly Redbridge

LBR have partnered with global children's charity UNICEF to roll out Child Friendly Redbridge - a borough wide programme which will pave the way towards gaining the charity's widely recognised 'Child Friendly' accreditation.



The programme was launched in October 2019 with a series of pledges focusing on the rights and welfare of children:

- Children's views being respected and heard
- Ensuring both family and community play a part in creating Child Friendly Redbridge
- Giving the borough's children and young people the best opportunities for education and work
- Ensuring children in Redbridge are given the best start in life
- Empowering and giving the borough's children and young people their say in the decisions that affect them

In applying the principles of the above to the design of the Gants Hill Community Hub, it may be helpful to refer to the design guide recently published through the Mayor of London's Good Growth by Design programme entitled - 'Making London Child-Friendly'.

Strategic Site Response

Overview

The following pages provide our initial design response to the project brief and site. This was developed by the design team in advance of the first co-design session to stimulate and inform discussions.

This is divided into a strategic site response, site vision, initial development ideas and hub vision.

These proposals were developed at RIBA Stage 0, and presented to the Gants Hill Hub Design Group to stimulate conversation around the type of development that local people wanted and felt was appropriate on the site. We have since updated these proposals to incorporate all the information presented during the co-design process.

These proposals can be used as a starting point for future design development, however we should be clear that at this stage there is no preferred development option. The client and design team should refer first and foremost to the Design Principles to establish a preferred development option at RIBA Stage 2.

Key Observations

The following two key observations have driven our strategic response to the site:

The site borders areas to the north and south that are characterised as 'Suburban Garden City' and areas to the east and west that are characterised as 'Mixed Use' and 'District Centre' respectfully. Notably the site itself has been left uncharacterised, presenting an opportunity to respond to the neighbouring characters, using the site as the missing link that can stitch the fragmented context together.

The 'Suburban Garden City' is a language that can be expanded through the site, to better represent what it truly means to be a 'Garden City'. It should exhibit context awareness, respect local character, make positive architectural and urban design contributions to locations, must be well integrated with the surrounding area, and should conserve and enhance the special character of areas of historic and architectural value and the setting of heritage assets.

Strategic Decisions

Our initial design response follows the following strategic recommendations in relation to the site and its existing context.

Gants Hill Library

- Identified and realised as having historic and local value;
- Retain the existing library services;
- Consider retention of the identity and character of the building through the retention of the existing façade;
- Sensitive develop additional accommodation on-top of the existing building, responding to the increasingly high-rise district centre character as you move from east to west along Cranbrook Road;
- Consider how the idea of internal roof lights, recognised for having historical value, could be retained in some form in any new building.



Refer to 'Library' Design Principle in Part A.

Gants Hill Car Park

- We have established that the value of the other assets on the site are likely to take precedence over the car park, making this the most appropriate area of the site for new development;
- New housing on the car park site to be set within a green landscape, enhancing the 'Garden City' character and providing an accessible amenity for public use;
- The site's PTAL 4 rating suggests any new development should, as far as practically possible, aim to be car-free.



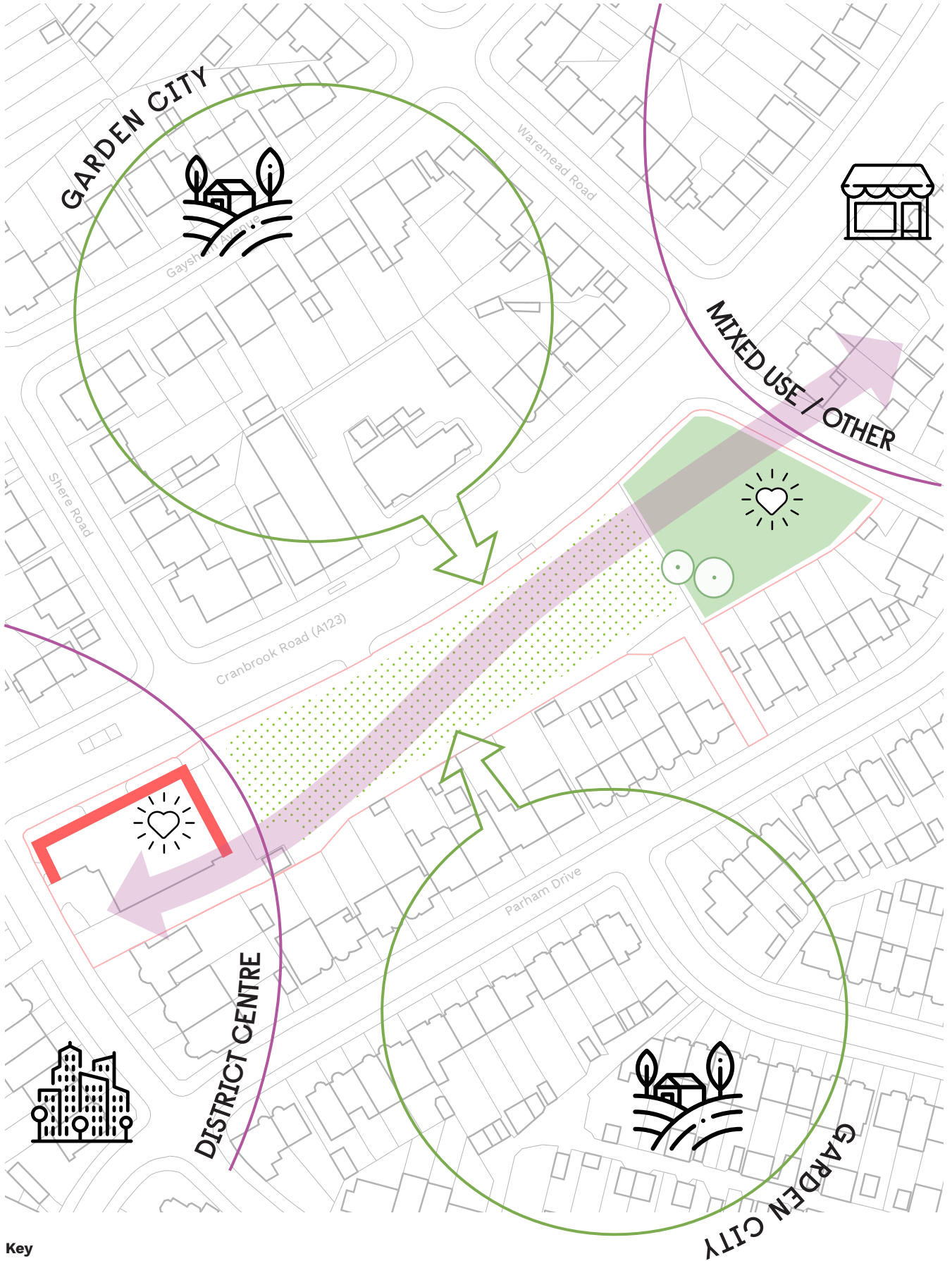
Refer to 'Parking' Design Principle in Part A.

Martley Drive Play Park




- Designated open space under the Local Plan Policy Map, suggesting it should be retained;
- Identified and realised as having local value, specifically to younger people;
- There are existing mature trees and TPOs located in/on the boundary of the park, these should be retained and valued;
- The changing character observed as you move from east to west suggests this is the most logical area of the site to be the lowest and therefore sensible to retain it as a park.



Refer to 'Green Space' Design Principle in Part A.



Key

-  The Garden City Develop Street
-  Retain Value
-  Historic Facade

-  Martley Drive Play Park
-  Trees

Site Vision

We propose a landscape-led approach to the development site - one which places the Gants Hill Community Hub, and associated housing, within a public route incorporating landscaping, planting and open public spaces.

On this double spread we have provided three precedent studies. These communicate three different approaches to landscape-led development.

Each precedent study looks at the types of landscape that can be formed between buildings - ranging from large blocks placed within public parks or squares, to medium sized buildings that form intimate garden pockets and finally linear streets that form a green pedestrian mews.

The precedent studies can be separated into three distinct ideas/typologies, with correspondingly different types of movement and residential/community activity:

Idea 1: Public Parklands

Large and small scale community gatherings and activities can be facilitated in the large open landscape. Movement is encouraged through the buildings and across the public spaces.

Idea 2: Villas In A Landscape

Smaller semi-private gardens are scattered between lower buildings, encouraging residential led habitation and ownership of outdoor spaces. Public movement is encouraged along the edge of landscape, from where people can filter through/between buildings and into the gardens.

Idea 3: Highstreet And Mews





A green mews along which community and residential uses mix together. Pedestrian movement is encouraged along this central shared street. Staggering building positions allows the street to expand and contract along its length to facilitate meeting, work or play.

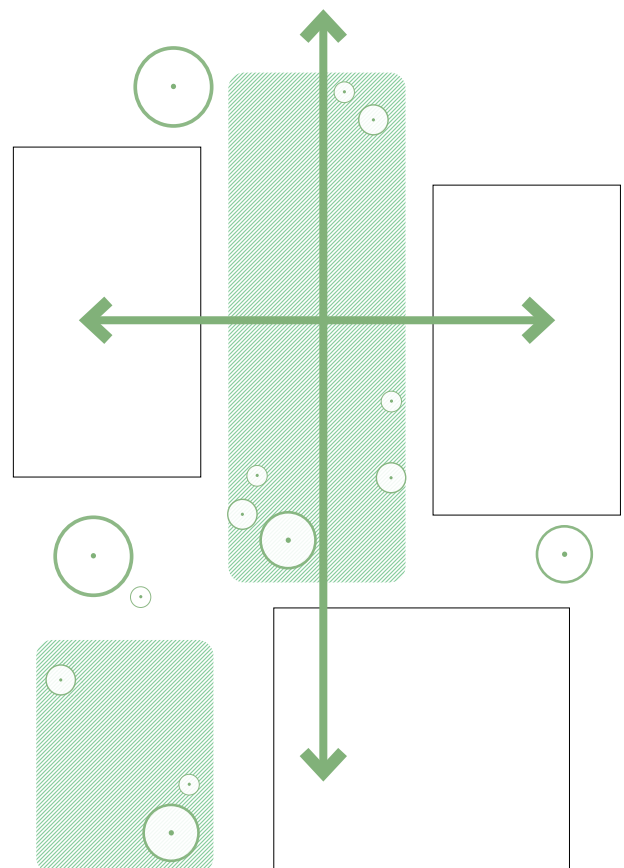
Idea 1: Public Parklands

e.g. Kroyer Square - Copenhagen



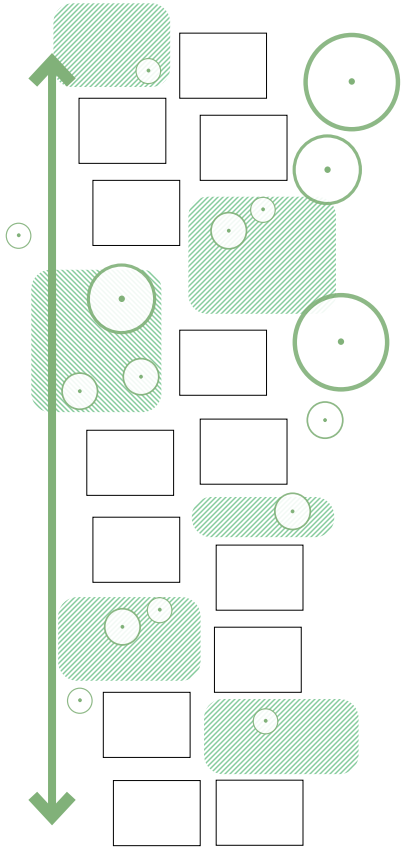
Key

-  Landscape
-  Public Movement
-  Building
-  Trees



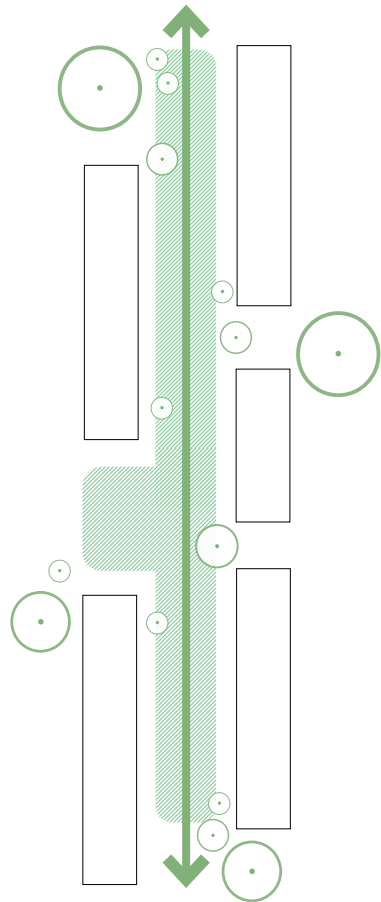
Idea 2: Villas In A Landscape

e.g. Macintosh Court - London



Idea 3: Highstreet And Mews

e.g. Brumleby - Copenhagen



Development Ideas

Idea 1: Public Parklands

Three large public spaces are arranged across the site, connecting Martley Drive Play Park to the Gants Hill Library. The ground floor of each building, including the retained library, accommodates community uses - activating the length of the site, addressing the public realm and promoting use of the parkland.

Strategy

- Community facilities spread across the site;
- Large open pockets of landscape across the site that are of a scale that commands ownership from the local community;
- An opportunity to create three landscaped spaces that differ in character and respond to the ground floor of each block.

Uses

- 1,500 sqm of community space across the ground floor of two new blocks in addition to the existing library;
- Approximately 101 homes arranged across two new blocks and above the existing library;
- Buildings range in height from 6 to 8 storeys;
- Mix of 1 bed, 2 bed and 3 bed apartments.

Further Considerations

- Community led scheme that focuses and supports the use and occupation of the parklands by the local community;
- Providing additional public green space in an area with an identified deficit.

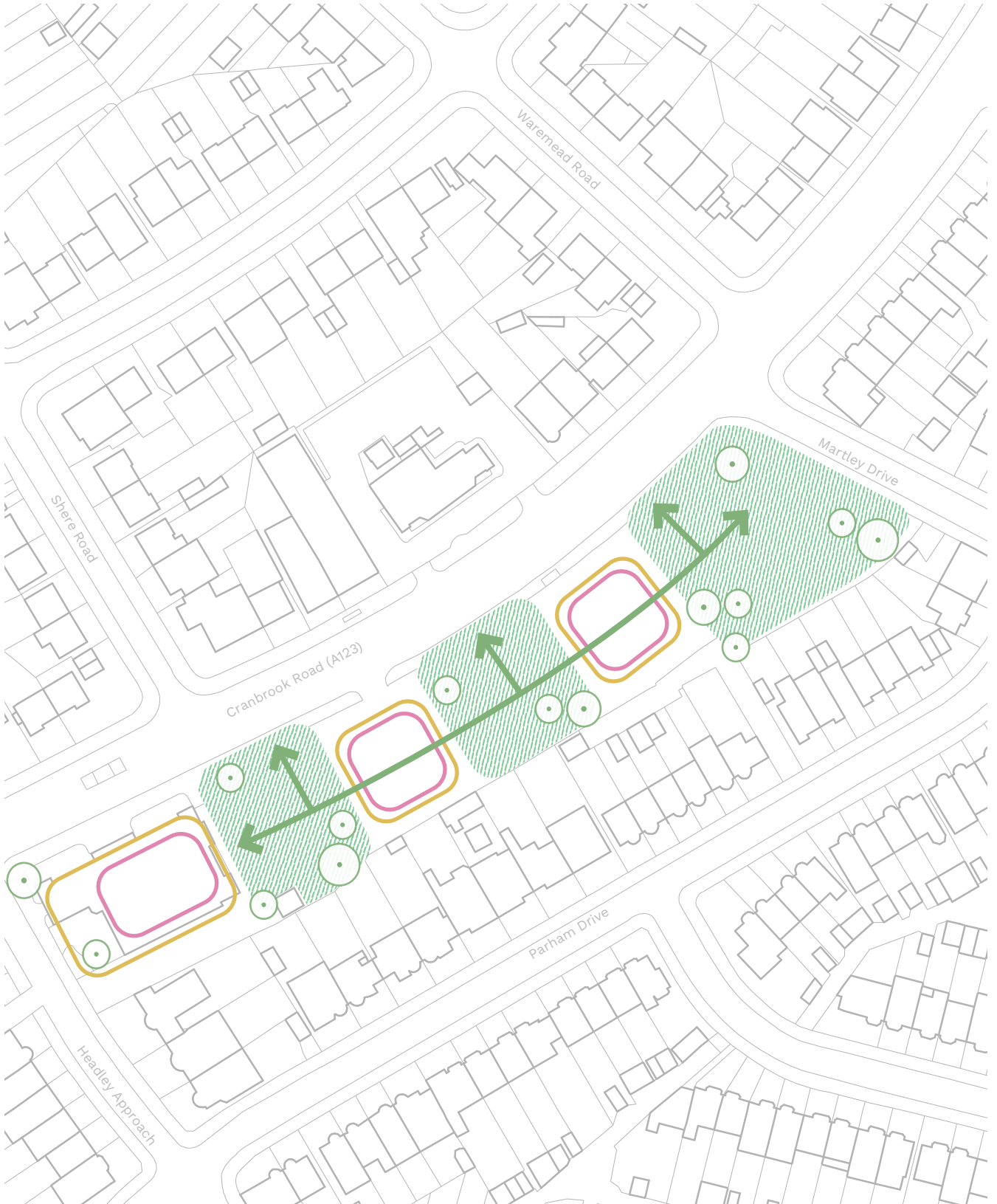
Assumptions and Exclusions

- It is assumed that the library can be retained and adapted to accommodate additional storeys above;
- A low-level of car parking is assumed to achieve a predominately car-free development.






Refer to Area Schedule in Appendix for further detail.

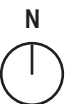


Proposed aerial view looking south-west down Cranbrook Road towards the Gants Hill roundabout.



Key

-  Public Parklands
-  Key Public Route
-  Residential
-  Public
-  Trees



Drawing scale 1:1250 @ A4

Development Ideas

Idea 2: Villas In A Landscape

A linear park is created down Cranbrook Road and along the pavement edge, connecting Martley Drive Play Park to the Gants Hill Library. Residential villa blocks are set within semi-private pockets of green space that enhance the area's Garden City character, while community uses are concentrating on the library site.

Strategy

- Community facilities concentrated in one area of the site;
- Intimate pockets of green space across the site, creating semi-private gardens that will have a residential character;
- An opportunity to build community cohesion through the provision of community gardens and allotments in the landscape.

Uses

- Library extended to create 1,500 sqm of community space across the ground and first floors;
- Approximately 110 homes arranged across four new blocks and above the existing library;
- Buildings range in height from 4 to 7 storeys;
- Mix of 1 bed, 2 bed and 3 bed apartments.

Further Considerations

- Residential led scheme that encourages the use and occupation of the green spaces by residents;
- As a result, the character of green spaces is semi-private, acting principally as a visual amenity to the wider community.

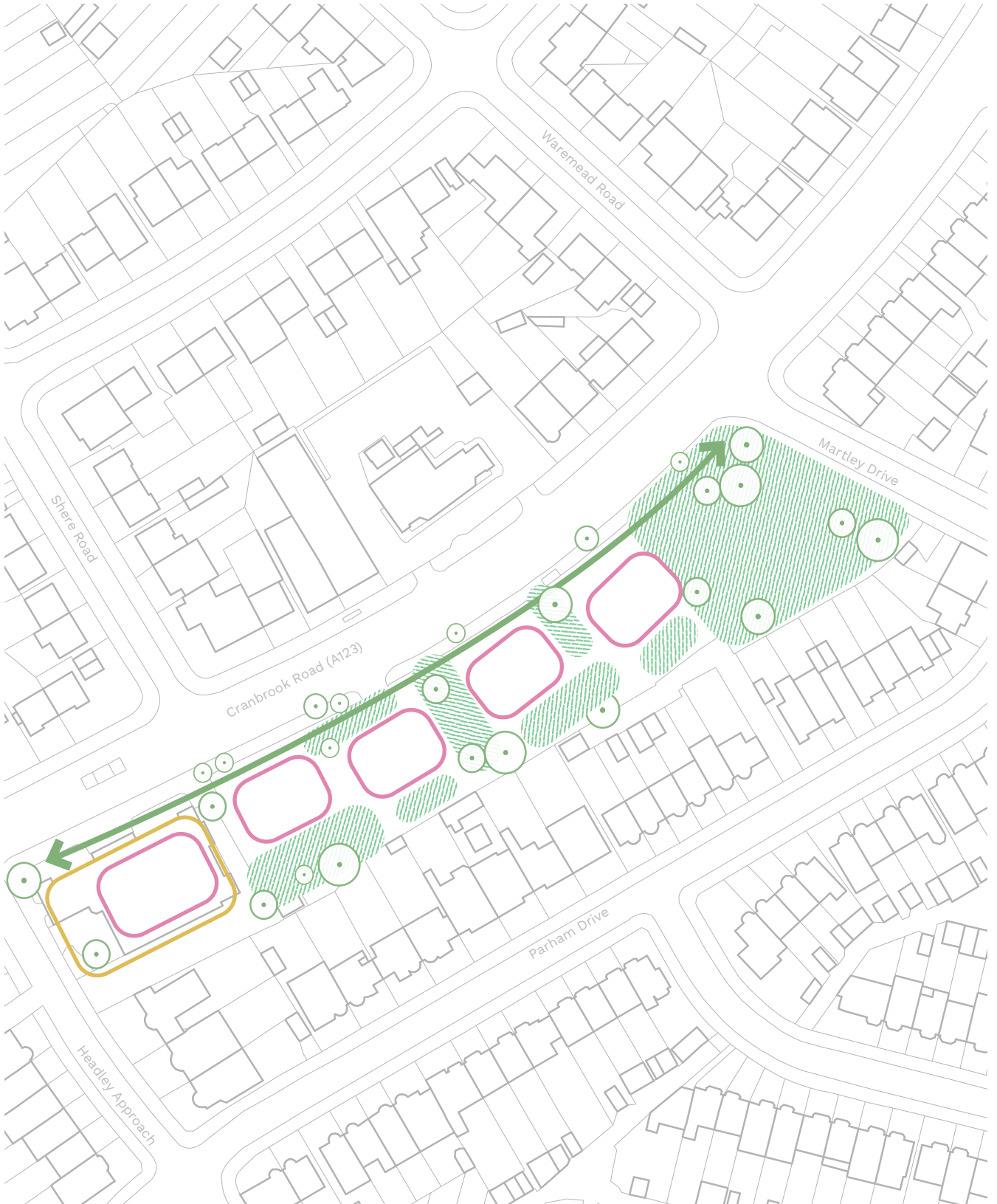
Assumptions and Exclusions

- It is assumed that the library can be retained and adapted to accommodate additional storeys above;
- A low-level of car parking is assumed to achieve a predominately car-free development.






Refer to Area Schedule in Appendix for further detail.

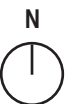


Proposed aerial view looking south-west down Cranbrook Road towards the Gants Hill roundabout.



Key

-  The Landscape
-  Key Public Route
-  Residential
-  Public
-  Trees



Drawing scale 1:1250 @ A4

Development Ideas

Idea 3: Future Highstreet And Mews

A green pedestrian street is created through the middle of the site, connecting the Martley Drive Play Park to the Gants Hill Library. A mix of uses - residential, community, commercial or workspace - could be arranged along this mews that expands and contracts to create pockets of open public space to enable share activity.

Strategy

- Community facilities spread out across the site;
- A public highstreet that extends the existing parades along Cranbrook Road, and a more intimate pedestrian mews behind protected from the main road;
- An opportunity to create a green street that facilitates shared use of public space between community, residents and potentially business users.

Uses

- 1,500 sqm of community space across the ground floor of the linear block in addition to the existing library;
- Approximately 100 homes arranged across a linear terrace block and above the existing library;
- Buildings range in height from 3 to 8 storeys;
- Includes four new semi-detached 2 to 3 storey buildings along the mews;
- Mix of 1 bed, 2 bed and 3 bed apartments/houses.

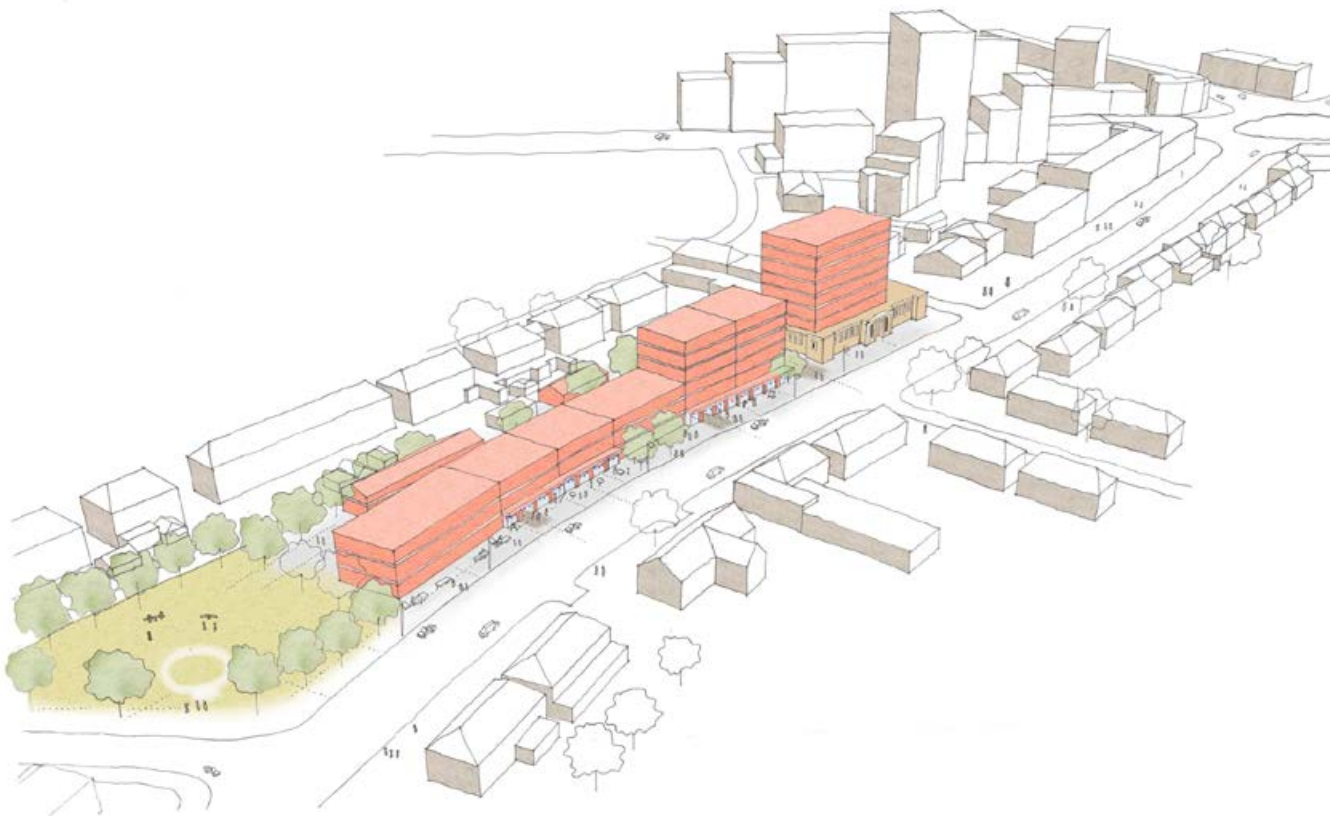
Refer to Area Schedule in Appendix for further detail.

Further Considerations

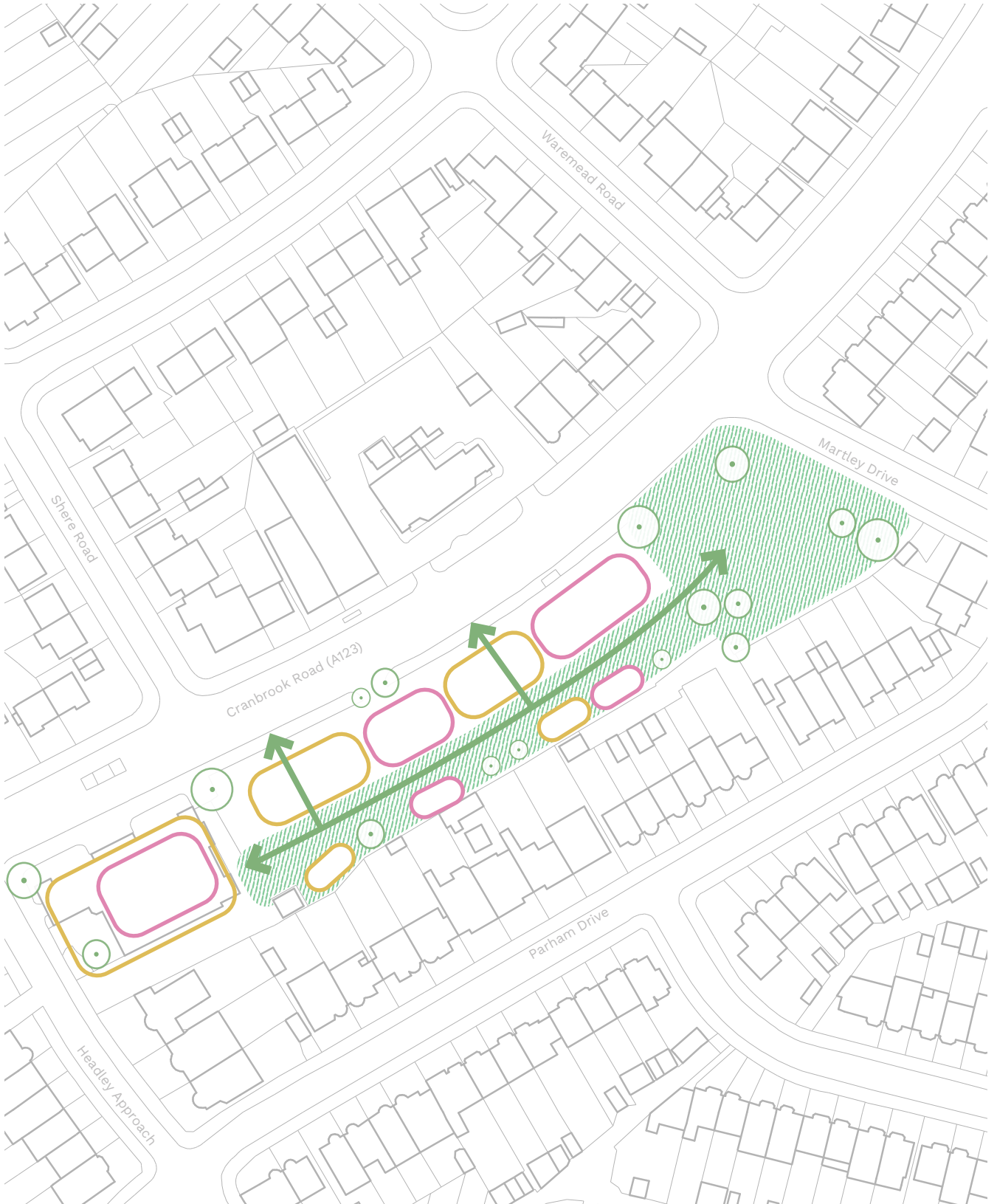
- Mix-use led scheme that promotes interaction between all users along a protected pedestrian mews;
- In addition to a high street frontage that responds to the existing retail parades and completes the street.

Assumptions and Exclusions






- It is assumed that the library can be retained and adapted to accommodate additional storeys above;
- A low-level of car parking is assumed to achieve a predominately car-free development.

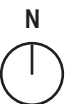


Proposed aerial view looking south-west down Cranbrook Road towards the Gants Hill roundabout.



Key

-  Future Highstreet
-  Key Public Route
-  Residential
-  Public
-  Trees



Drawing scale 1:1250 @ A4

Hub Vision

Throughout the co-design process, there was plenty of discussion around the role of public space and its relationship with the community hub.

We prepared the illustrations on this page to help stimulate these conversations, zooming-in on each of the 3 development ideas to look at options for the design of the community hub in more detail.

These ideas should be assessed in the context of the wider site approach. They illustrate how the site approach will have a radical impact on the design vision and strategic layout of the community hub itself.

Again, at this stage there is no preferred option. Comments from the Design Group are captured both in the Design Principles and the Feedback Summary included in the Appendix.

Idea 1: Open Ground Floor

Public services and activities are spread across an open ground floor. This allows various functions to be distributed across multiple buildings in addition to the public spaces between these buildings. Hub users and residents mix freely.




Idea 2: Single Hub Building

Public services and activities are concentrated within a single multi-storey mixed-use building. All users pass through a main entrance with a generous open space, from where you can navigate to and access other parts of the building.

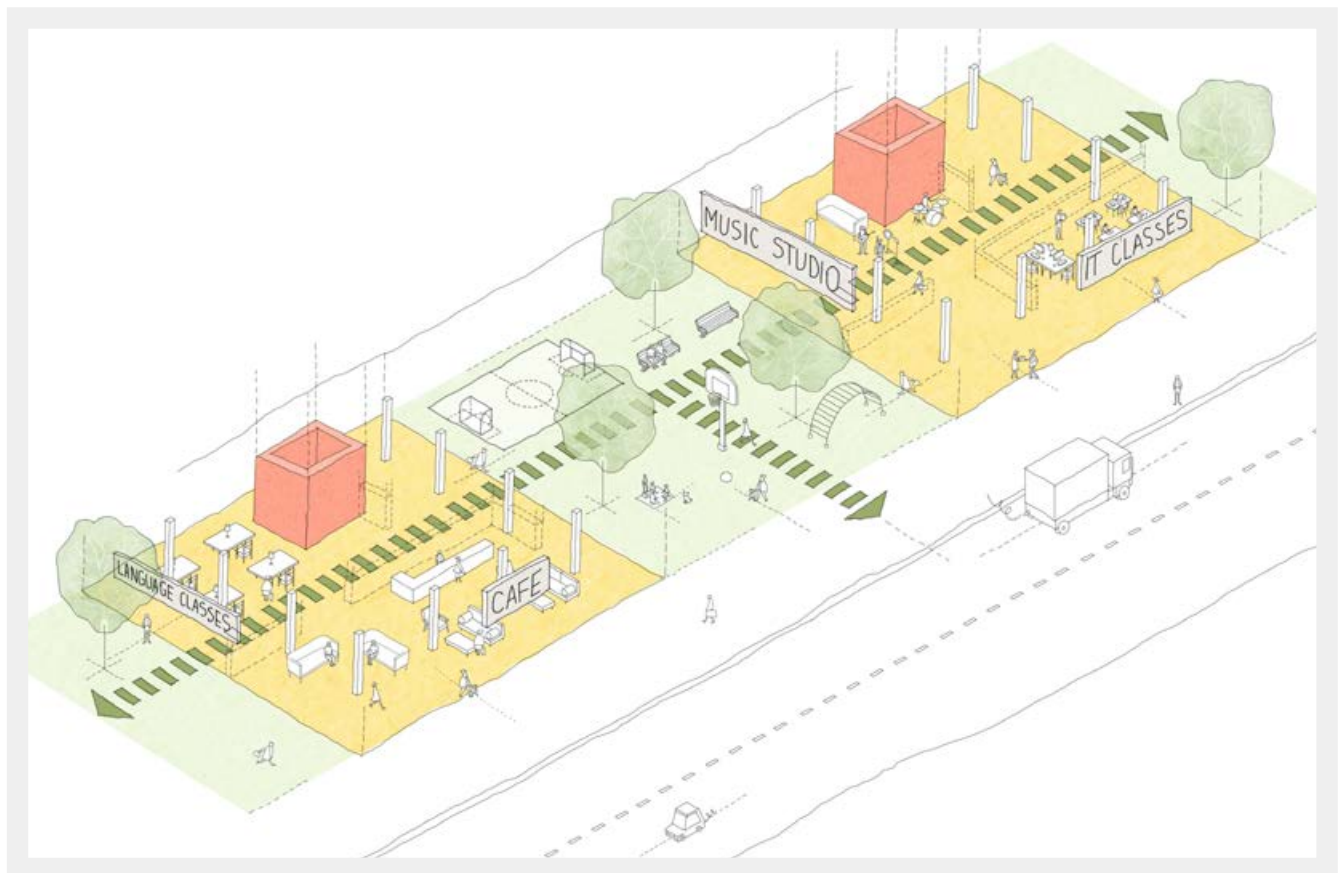
Idea 3: Mixed-Use Street

Public services and activities are arranged down the length of a mixed-use pedestrian street with front doors and windows lining the street edge. The street itself is separated from road traffic. Hub users and residents mix freely down its length.

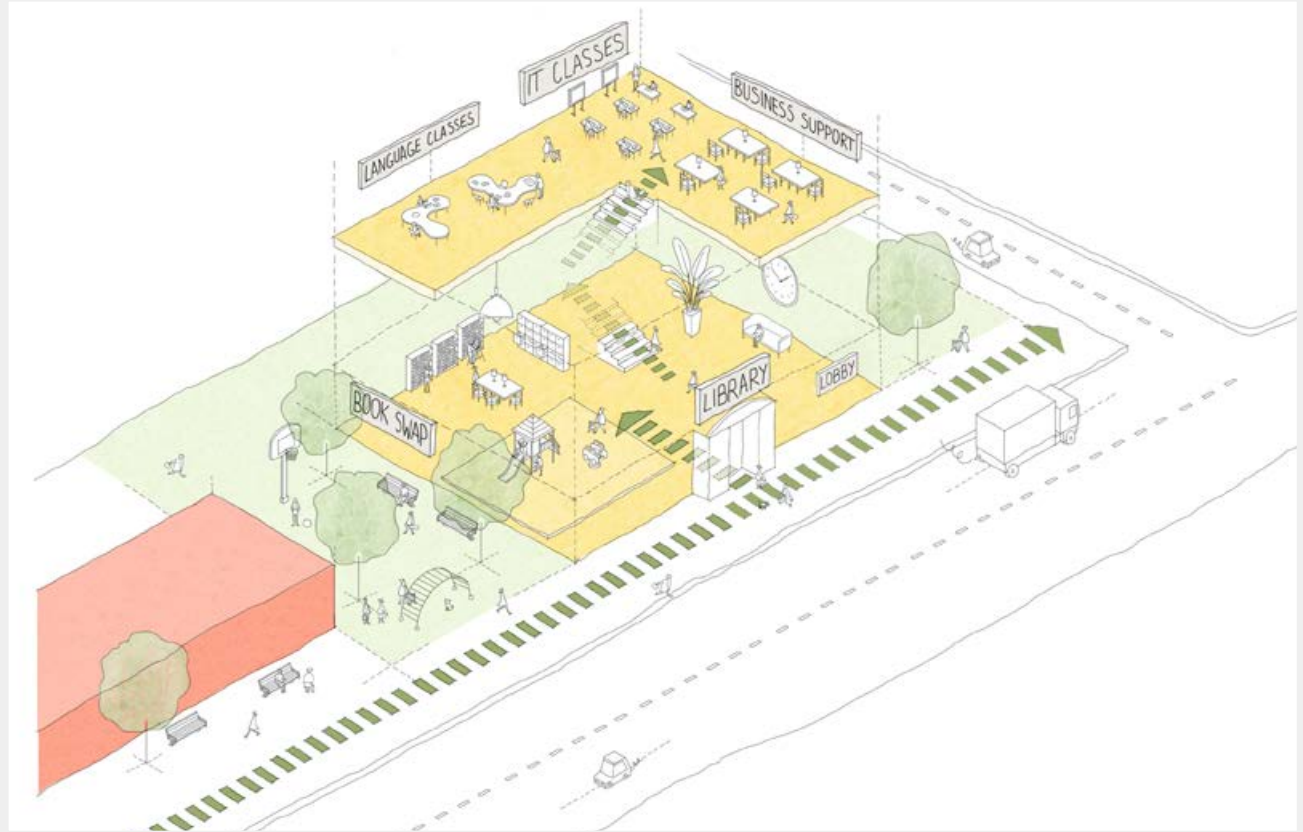
Key

	External Landscape
	Public Movement
	Residential
	Internal Public Space

Idea 1: Open Ground Floor



Idea 2: Single Hub Building



Idea 3: Mixed-Use Street



Viability

Context

The Council is facing extreme financial pressures with a c.60% reduction in funding from Central Government since 2010. The Council needs to plan now to protect libraries and other services from future closures. The Community Hubs programme provides an opportunity to protect the Gants Hill Library for the future, redesign it to suit current needs and to bring other services under the same roof.

RCKa understand that the development of the Gants Hill Community Hub will be cross subsidised through the delivery of new homes on the site by Redbridge Living - LBR's wholly owned development vehicle.

These new homes are expected to realise a long-term income stream for the Council. Whether this income will be used directly to fund the capital or revenue cost of delivering the Gants Hill Community Hub is yet to be determined, and will need to be considered alongside a financial model which seeks to achieve a sustainable approach to running the hubs.

Stage 1 Viability Review

In mid-October 2020 - prior to the 4th session with the Gants Hill Hub Design Group - LBR commissioned Stockdale and BNP Paribas Real Estate to prepare a Cost Report and Options Appraisal for the 3x development options in this capacity study.

These high level appraisals were intended to provide LBR with some confidence that the proposed 100 new homes (inc. min. 35% affordable) was a sensible benchmark figure at this early stage of design development.

For the purpose of this study, the consultants were asked to assess the viability of proposals without the input of any external capital funding (from the Council, GLA or otherwise) beyond the value of the land, which it was assumed that the Council would make available at zero cost.

The appraisals concluded that a cost neutral scheme - one in which the revenue generated from the proposed housing subsidises the total project costs including delivery of the community hub - might be achievable with further design development and dependent on a range of wider factors.

It is also noting, that although there is a difference between the costs and values of the 3x development ideas described in this report, this difference is not so great as to rule out one idea in favour of the other at this early stage.

Next Steps

As the project moves from RIBA Stage 1 to 2, we would recommend next steps as set out below progressing towards an application for formal pre-application advice or a Planning Performance Agreement (PPA):

Further Site Investigations

Improve understanding of the site conditions and constraints as identified in this report. Key areas for further exploration include but not limited to site ownership, utilities, heritage, transport and daylight/sunlight considerations.

Develop the Services Brief

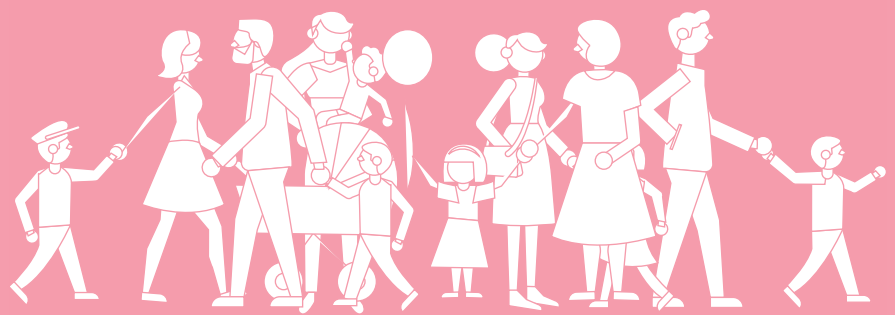
Owing to the early stage of the project, there is currently limited information available on the services and user brief for the Community Hub. This limits the design team's ability to further develop design detail and was raised by the Gants Hill Hub Design Group (see Part C), who questioned whether there was an evidence base indicating local need for the proposed service offer.

We advise involving the design team in a series of internal engagement workshops with LBR service leads to determine an appropriate strategy for refining and agreeing the services brief and additional activities, spaces and events on offer at the Community Hub.

Develop Architectural Proposals

Having further clarified the site investigations, and while working on developing the services brief, we would recommend continuing to develop architectural proposals. Leading with the Design Principles (see Part A), building on the development options in this capacity study and in discussion with LBR planning officers - the design team should determine the preferred site strategy and develop design detail with particular regard to:

- Site layout and public realm;
- Transport and access strategy;
- Development density;
- Unit type, mix and tenure;
- Strategic design approach for the Hub;
- And impact on neighbouring properties.



Part C

Co-Design Report

The Design Group

Overview

Over the course of 7 weeks, through a series of 5x online workshops, we shared the information presented in the Capacity Study with the 50+ members of the Gants Hill Hub Design Group.

Through conversations, comments and feedback we co-authored the 10 Design Principles intended to capture the wishes of the Design Group and guide future development of the site.

The Design Principles are covered in Part A, while the Capacity Study is presented in Part B. This final section of the report describes the co-design process itself - from forming the Design Group, through to the contents and outcomes of each session, before concluding with lessons learned and some suggested next steps for future discussions.

We hope that by documenting the process designed and delivered for this project, it may serve as a useful learning tool for future community engagement.

Forming the Design Group

The Gants Hill Hub Design Group sits at the heart of this project. The Group was formed in late-August/early-September 2020 by the Sortition Foundation.

The Sortition Foundation randomly selected 8,000 households in the 6 wards to be served by the Gants Hill Community Hub. These households received an invitation via mail, inviting them to register their interest in joining the Design Group. In addition to this, the opportunity to apply to participation in the group was also promoted via council communications channels and to residents who had previously expressed interest in the Gants Hill Hub project.

At the end of the registration period, Sortition selected final participants using a stratified random selection process matched to the latest census data including against age, ward, gender, ethnicity, economic status and disability.

The result was a randomly selected and representative group of 40 local residents.

To this group of local residents we invited supporting advisors - drawn from local businesses, charities, education, LBR service leads and elected members.

Refining the Design Group

To facilitate meaningful conversation with a large group of 50+ people, we divided the Design Group into smaller manageable clusters representative of the 6 wards. Each Ward Group comprising a representative selection of individuals as per Sortition's selection criteria.

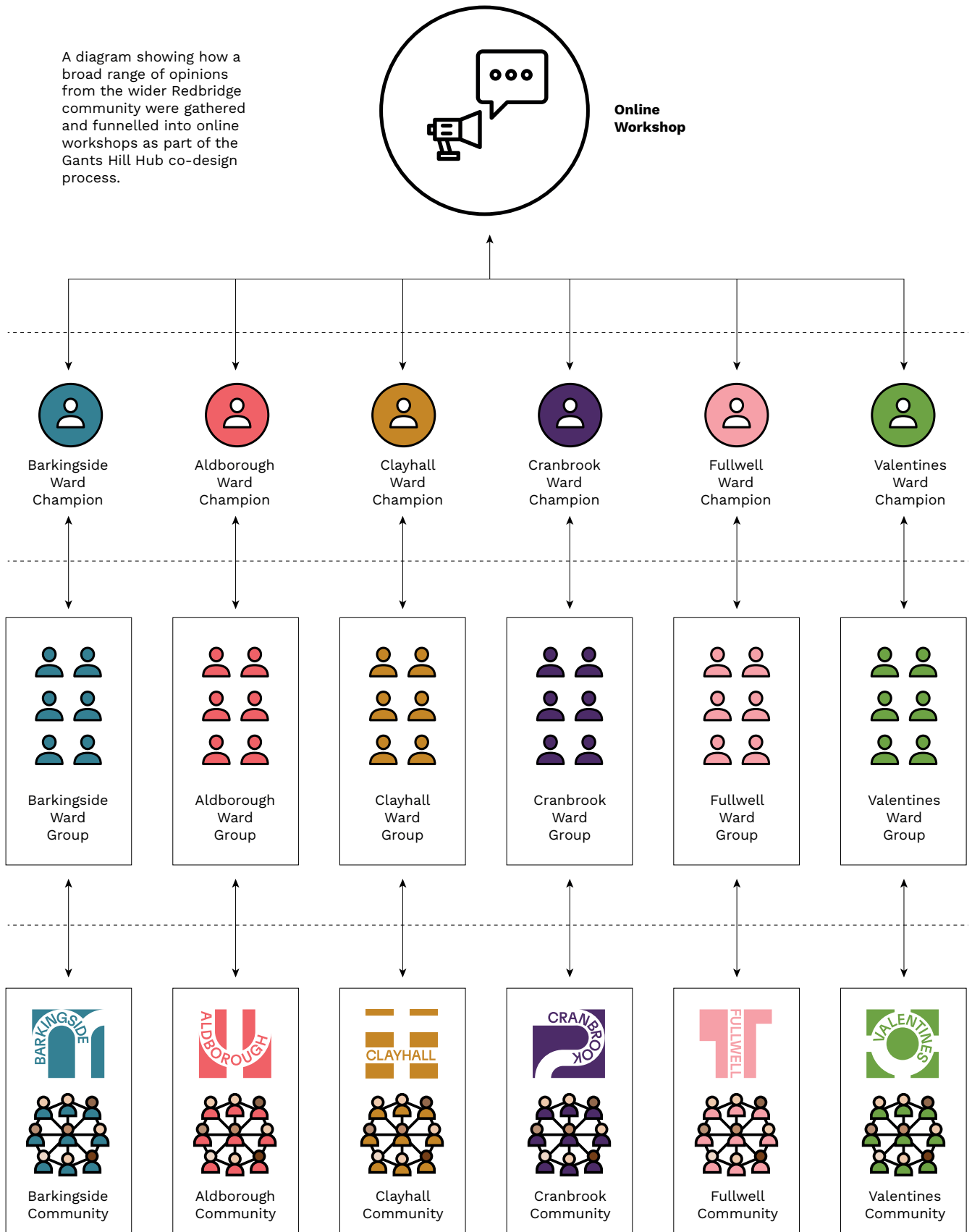
Through the course of the project, we encouraged individual members to connect to their wider community networks - family, friends and neighbours - sharing questions and feeding back into the Design Group. In this way we were able to extend the outreach from the 50+ members of the Design Group to more than 250 local people, while also providing a social outlet at a time of enforced isolation owing to COVID-19 restrictions.

To facilitate remote engagement, at the end of each online session, we asked each Ward Group to nominate a Ward Champion to coordinate responses and to feedback to the wider Design Group on their behalf. We encouraged groups to nominate a new Ward Champion each session which meant, over the course of the project, that anyone who wanted to speak to the whole group was given the opportunity.

Note:

The diagram on the opposite page illustrates how the Ward Groups were drawn from the six wards, how individual members drew comments from the wider community, and how Ward Champions fed all this information back at the online workshops.

A diagram showing how a broad range of opinions from the wider Redbridge community were gathered and funnelled into online workshops as part of the Gants Hill Hub co-design process.



Engagement Tools

In March 2020 – just before we were due to send out the Sortiton letters – the team were forced to pause and re-think our engagement strategy owing to Government advice on minimising the risk of exposure to the COVID-19 pandemic.

The diagram on this page uses a physical public consultation, held at your local community centre, as an analogy to illustrate how physical and digital tools were used to facilitate this shift to an online co-design process.

Physical Public Awareness Building

1

Mail-outs

The Sorition Foundation sent a mail-out to 8,000 homes across the 6 wards, carrying the logo and branding of the Gants Hill Hub Design Group and inviting residents to register their interest in taking part, in addition to promoting the opportunity via other channels.

Banners

A physical banner campaign was planned but not delivered due to practical constraints. It was intended to build wider awareness and give local residents a reasonable chance of encountering and learning about the project.

Public Online Access

2

Website

The Community Hubs mini-site served as a public hub for the project. It provided news updates, including sharing session content, as well as hosting and compiling the results of 3x surveys.

An animation was developed to introduce the Community Hubs programme, explaining how the co-design process was part of LBR's vision for delivering services in the community.

Online Activity

3

Video Conferencing

Workshop sessions with the Design Group were hosted via Zoom – chosen as the most accessible and widely used video conferencing platform. Prior to the first session, the team spent time on-boarding members to ensure they were comfortable with using the software.

Zoom also facilitates smaller break-out groups, allowing workshops with the 50+ Design Group in attendance to be broken down into the smaller Ward Groups.

Online Collaboration

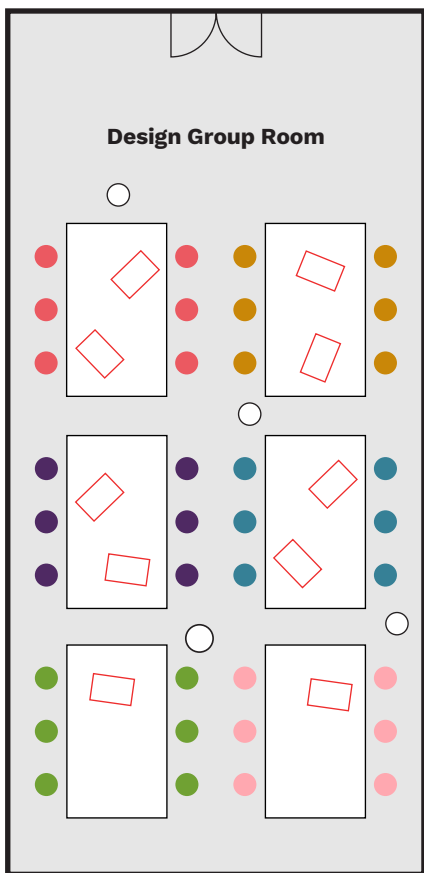
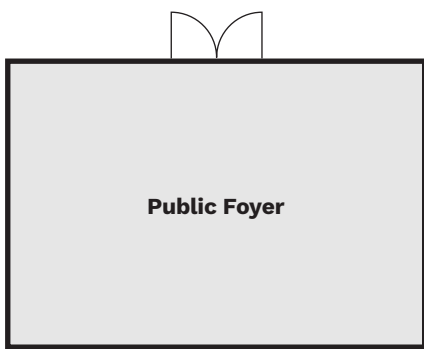
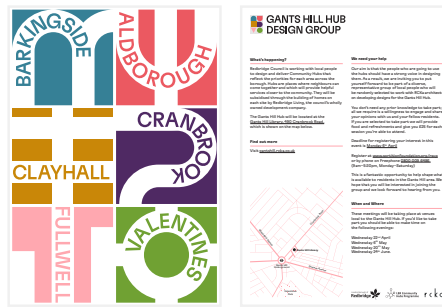
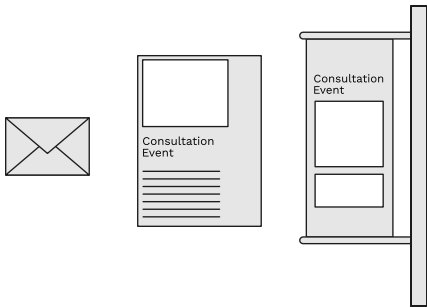
In addition to Zoom, we also used Conceptboard, an online collaborative whiteboard which allows users to post, share and comment on material in real-time.

Each Ward Group was assigned their own Conceptboard, used to upload content from the workshops and to provide a space for members to share their ideas and comments.

In hindsight, the software was too complex for some members to navigate. Nevertheless, members with higher digital aptitude tended to help their peers, and the final Conceptboards were an invaluable tool for allowing the design team to review and reflect on the conversations which had taken place within each Ward Group.

Presentation

The design team prepared and talked through a PDF presentation at each session, breaking the Capacity Study down into shorter and clearly illustrated topics. Key sections of the presentation were uploaded to the Ward Conceptboards before each session and made publicly available on the website afterwards.

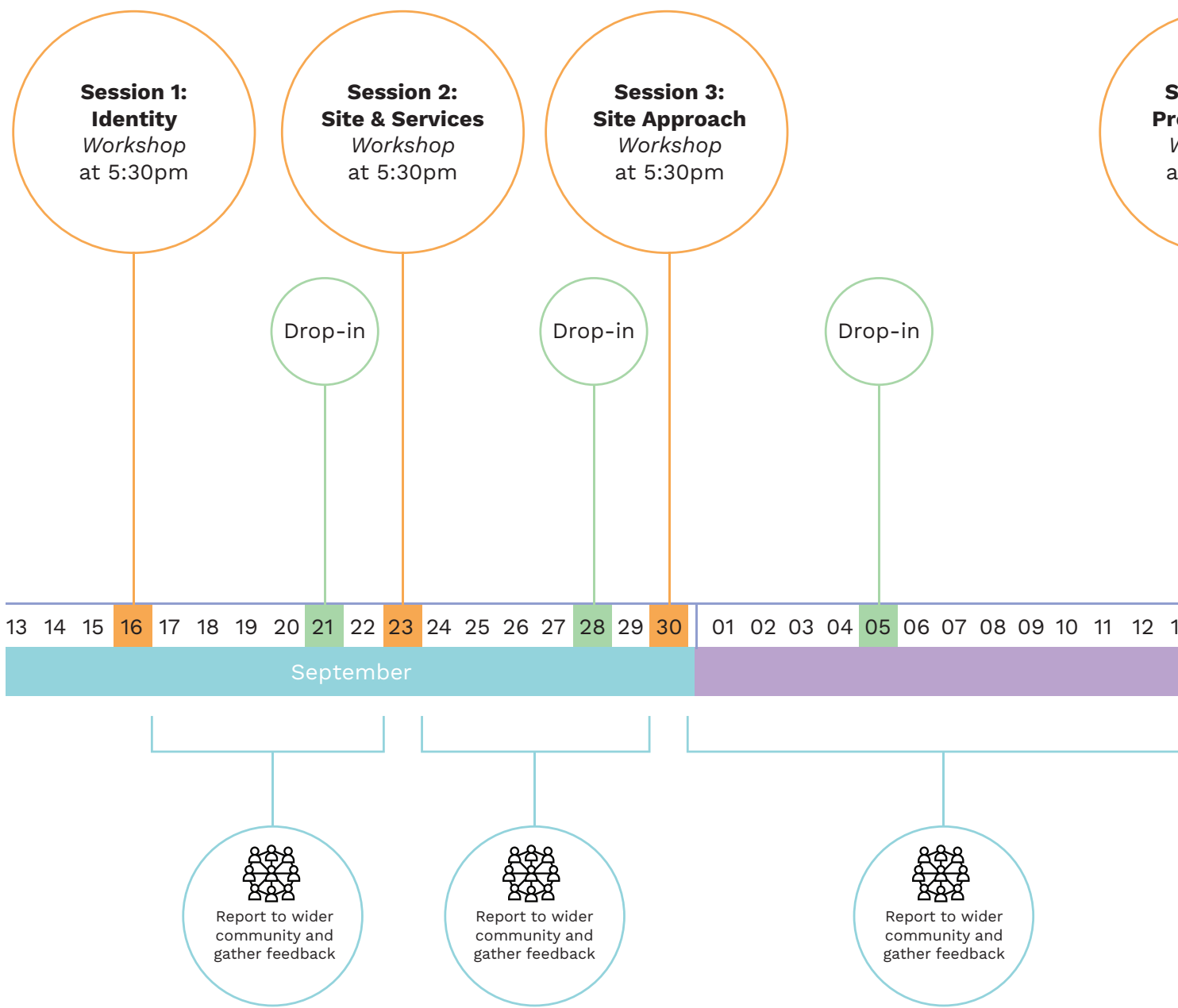


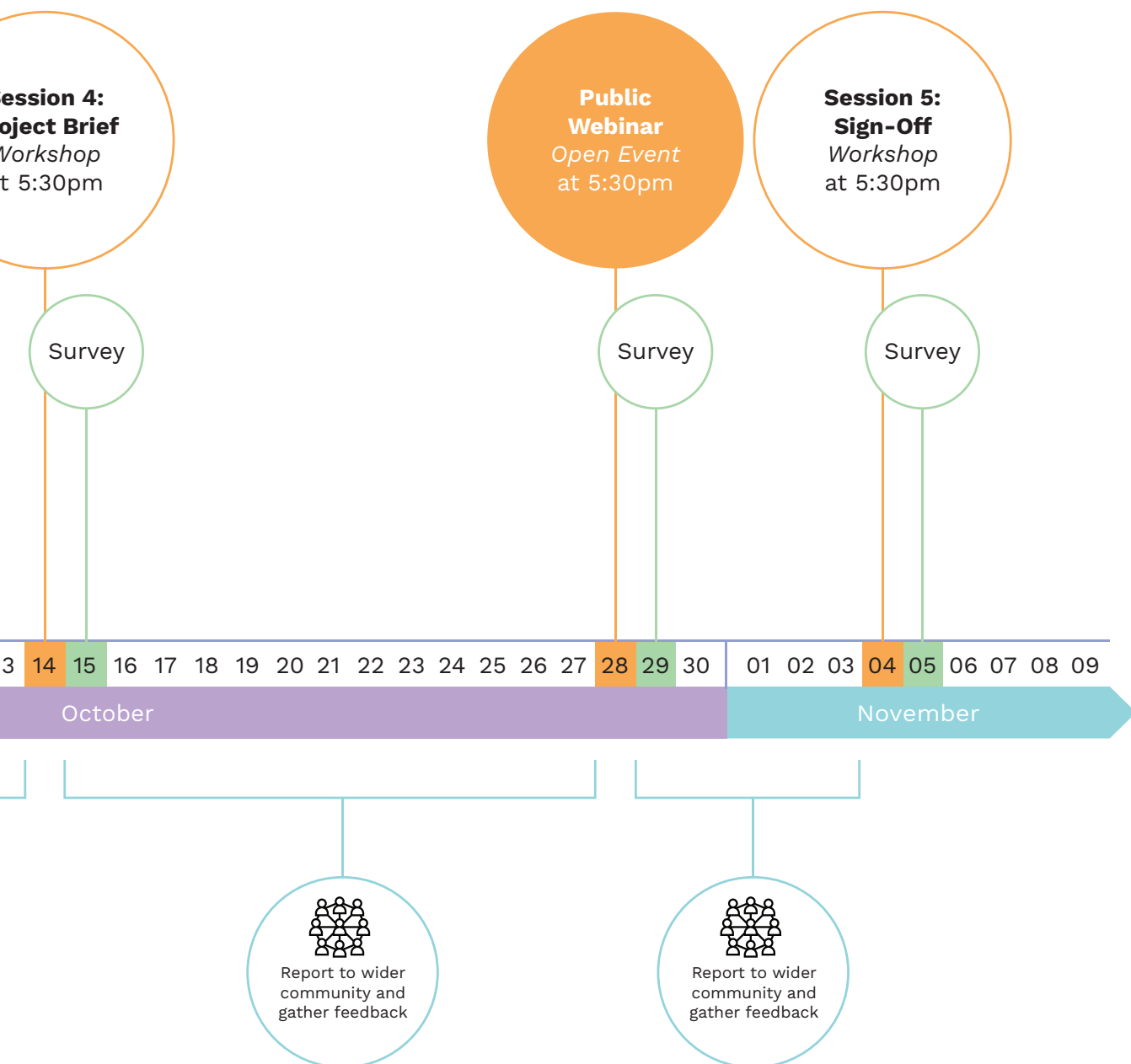
Timeline

The timeline below provides an overview of the co-design process.

Through Sessions 1-3 we shared the findings from our Capacity Study with the Gants Hill Hub Design Group. In Session 4 we came together to discuss a draft of the Project Brief focused on the Design Principles. In Session 5 we presented the final version of the Design Principles and reflected on the next steps for the project and the future of the Design Group.

Page 40





Session Structure

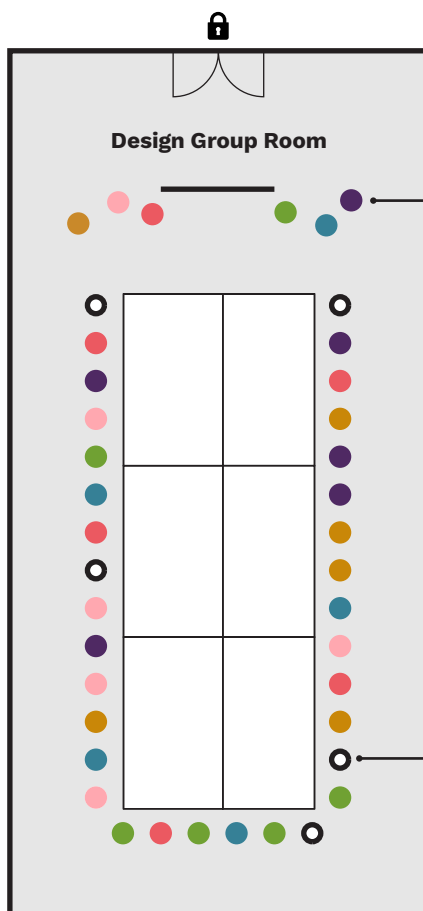
The diagram below illustrates the structure of each session. Again we have used the analogy of a community centre to explain when facilitators and participants are presenting, listening or talking in groups.

Sessions are divided into 4x steps, with the fourth and final step occurring in the days between online workshops.

The time between workshops was vital to our strategy. In essence, each workshop was an opportunity to share

feedback from the previous Session, before introducing the focus of the following Session. It was in the time between workshops that the Design Group were encouraged to discuss and share content across their wider community networks. This is when the real deliberation happened. Allowing members to come back to the design team at the following workshop with well thought-through and widely discussed feedback.

Step 1 - You Present Outcomes



Session Launch

Each Session begins with an online workshop with all facilitators and participants in attendance.



Ward Champions

The workshop begins with the Ward Champions - one participant selected from each ward - presenting the outcomes from the previous week's Session to the rest of the Design Group.

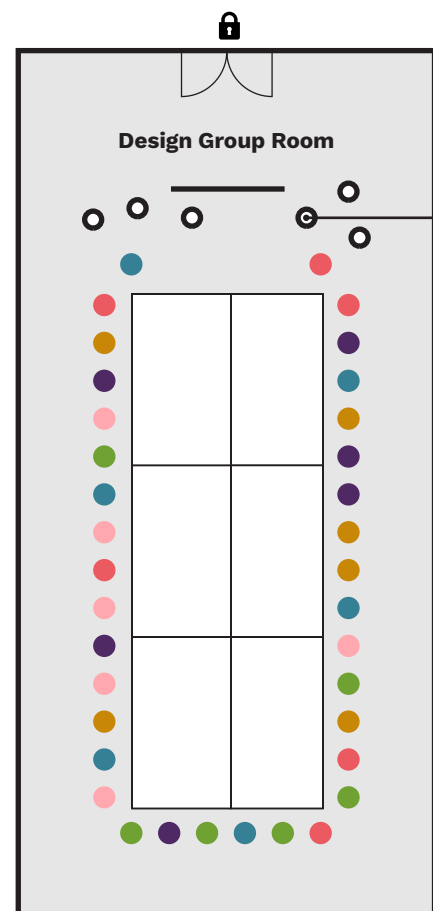
Over the course of the process, anyone who wants to speak is given an opportunity and a platform to address the whole group.



The Facilitators

At this time the facilitators - 6 in total made up of RCKa and LBR staff - listen to feedback along with the rest of the Design Group.

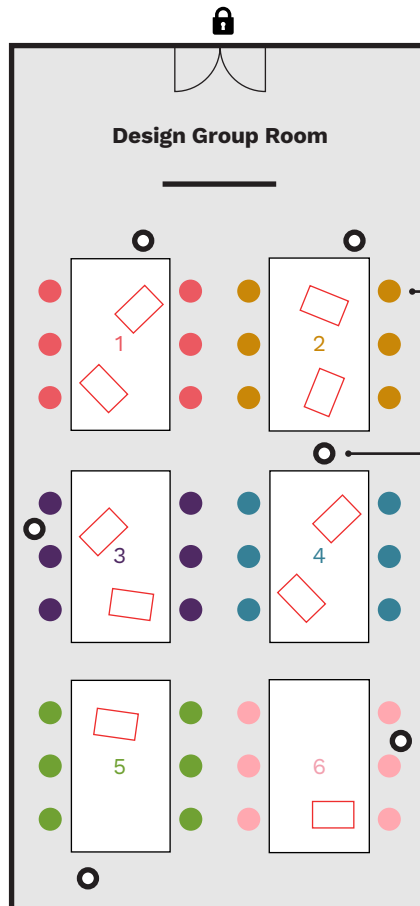
Step 2 - We Present Next Activity



Key:

- Participant from Aldborough
- Participant from Cranbrook
- Participant from Valentines
- Participant from Clayhall
- Participant from Barkingside
- Participant from Fullwell
- Facilitator

Step 3: You Discuss



Step 4: You Share

The Facilitators

Having shared outcomes from the previous Session. RCKa and LBR facilitators present the topics for discussion as well as any activities for the forthcoming Session.

The content and structure of these presentations developed from Session to Session as described on the following page.

The Participants

Participants break up into their smaller ward groups and begin to discuss this week's Session content.

The Facilitators

Facilitators - 1 per group - help to direct conversations. Making sure everyone in the group understood the presentation and ensuring everyone was given an opportunity to speak.

This smaller group format worked well for giving a platform to quieter voices.

The Participants

Between workshops, participants were encouraged to share and discuss the Session content both within their Ward Groups and across their wider community networks

Online Drop-In

A few days after each workshop, facilitators held an optional drop-in to help progress conversations within the groups.

Session Summaries

Below is a short summary of the contents of each session along with a selection of screen-grabs and slides.

The complete slide decks for each Session were posted to the Community Hubs website and are provided separately from this report document.

SESSION 1 - IDENTITY

The first Session was an opportunity to introduce ourselves to one another, and to get used to the tools which would enable us to meet and work online.

A first exercise asked the question 'What gives your local area its unique identity?' and provided an opportunity to begin discussions about the kind of place which residents wanted to create in Gants Hill.

SESSION 2 - SITE & SERVICES

The second Session set-out the project opportunities and constraints in a manner accessible to non-professionals.

We started with the project parameters - explaining what was negotiable and non-negotiable through the co-design process - before moving onto the site, its existing uses, requirement to deliver housing and proposed services and activities for the hub.



PARAMETERS: NON-NEGOTIABLE

Before we start, we need to set out the parameters we'll be working with.

Here are the things we **can't** change:

This site in Gants Hill has been approved by Cabinet as an appropriate location for one of six new purpose-built hubs that will be delivered across the borough. The hubs will be subsidised through the building of new homes on the site by Redbridge Living, the council's wholly owned development company.

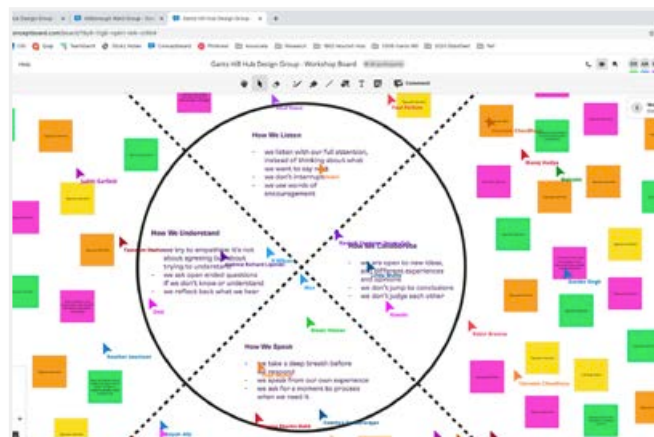


THE SITE

The proposed Hub site is situated on the southern side of Cranborne Road to the north-east of Gants Hill station.

The site currently consists of the Gants Hill Library, car park and Martin Gimp The Park.

The footprint for the site is wholly Council owned.



THE THREE ELEMENTS

SITE
(the sponge base)

SERVICES
(the filling)

ACTIVITIES
(the topping)

Now that we've run through the 3 elements that make up the site and services - we'd like you to discuss the pros and cons of each, weigh up what's most important to you and tell us what you think?

SESSION 3 - SITE APPROACH

We started the third Session with a snap poll, to measure the significance residents placed on each of the existing site uses. We then explained the RIBA Plan of Work - illustrating the early stage of this project and how there would be time to answer detailed design questions in the future. Finally we presented three development ideas, as a response to the project brief and to provoke discussion.

SESSION 4 - PROJECT BRIEF

Session 4 was an opportunity to recap what had been covered in the previous Sessions, and to explain how the feedback received would help co-create the Project Brief.

At this Session we presented our first draft of the Design Principles, as well as our rationale behind presenting the Project Brief in this format. Following the Session, participants were requested to complete a survey.

SNAP POLL

Our approach to the existing site will have a big impact on future development. We've allowed as much time as possible to discuss the pros and cons, and we'll be drawing together everything from group chats and the Conceptboards, but to capture the current position of the Design Group we're going to do a quick 'snap poll' of current perspectives.

1. Should the Gants Hill Library be:

- a) retained in its existing form;
- b) partially retained, for example keeping the facade or character features;
- c) re-provided in a new purpose-built space.

2. Should the Martley Drive Play Park be:

- a) increased in size;
- b) retained in its current form
- c) integrated with the wider scheme.

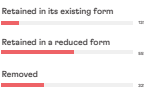
3. Should the car park be:

- a) retained in its existing form;
- b) retained in a reduced form;
- c) removed.

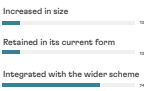
SITE

At the last workshop we held a quick 'snap poll'. Here is a recap of those results:

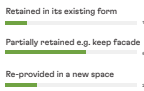
1. Should the car park be:



2. Should Martley Drive Play Park be:



3. Should Gants Hill Library be:



We're aware these are simple answers to complex questions. To ensure depth of opinion, the results of the poll will be recorded alongside the wider feedback from your group discussions.

PLAN OF WORK



This is the Royal Institute of British Architects' (RIBA) Plan of Work 2020. First published in 1964, it is the basic template for all building projects. It divides the design and construction process into 7x distinct steps.

PROJECT BRIEF



Back to the project brief... and what to do with the feedback you've provided. How can we write a project brief that embeds your wishes for the site, while allowing the design team freedom to explore opportunities and continue developing proposals?

THREE APPROACHES

1. Public Parkland



2. Villas in a Landscape



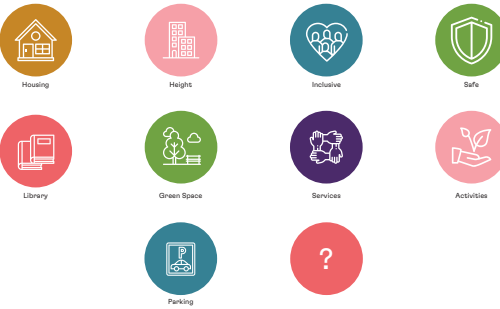
3. Highstreet & Mews



Today we presented you with 3x examples - each with a different approach to the layout of public space at ground level.

We'd like you to discuss the **pros and cons** of each and - as we develop proposals for the next session - let us have your suggestions for alternative or preferred approaches.

DESIGN PRINCIPLES



Session Summaries

PUBLIC WEBINAR

Between Sessions 4 and 5 we held a public webinar, giving all those who hadn't been selected to join the Design Group an opportunity to hear what we'd been up to.

We presented attendees with a summary of Sessions 1-4 before ending on the Design Principles. Following the webinar, attendees were invited to complete a survey and to stay involved through the Community Hubs website.

SESSION 5 - NEXT STEPS

The survey distributed at the end of Session 4 formed the basis for the first part of Session 5, as we went through each of the Design Principles and explained how they'd been adapted to accommodate suggestions.

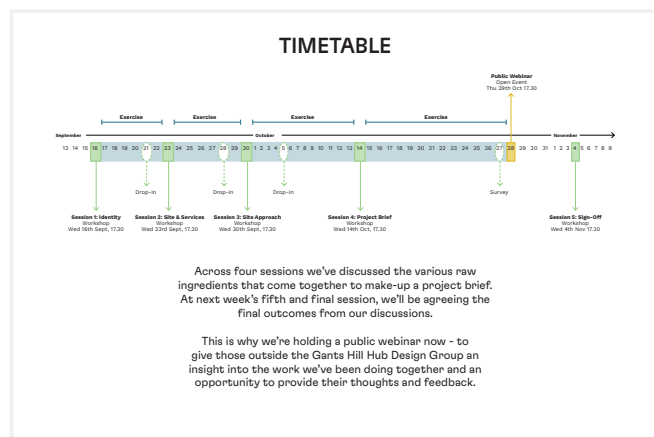
We then moved on to discussing what would happen as the project moved into RIBA Work Stages 2-3, as well as the role that the Design Group might play in the ongoing process.



DESIGN PRINCIPLES

We're going to use today's workshop to go through the Design Principles together one-by-one. Making the most of this final opportunity to:

- Share the headline survey results;
- Consider how we've updated the wording to reflect your comments;
- Review the additional tenth Design Principle;
- Explore the meaningful impact that these principles will have on future design development.



NEXT PROJECT MILESTONE

From a capital project perspective - the next milestone is to progress through RIBA Stages 2-3 up to submission of a full planning application for the Gants Hill Hub. During this next phase you can expect...

STAY INVOLVED

Following next week's final Design Group session and submission of the project brief, the team will be taking a break while the Council consider its next steps.

You can stay involved and keep up to date with the latest developments by visiting our Community Hubs online engagement site.

NEXT STEPS

Both in our sessions, and through the survey, most of you have expressed a strong desire to stay involved in the programme.

In addition to circulating the final report and keeping the group updated on the council's response, you've made a range of suggestions which fall into three main camps:

1. You've suggested continuing to meet as a group to explore subjects which relate more directly to the Community Hub itself, for example how it will respond to needs, strengths and opportunities in the local area, and what its governance might look like.
2. Some of you have suggested learning from similar projects, for example by arranging online or (eventually) in-person visits.
3. Some of you have asked for periodic sessions to provide updates and responses to questions you might have.

We'd like to use the rest of this session to explore what that might look like.

Lessons Learned

Co-Design is not a one-size fits all process - it needs to be carefully designed to suit the specificities of the local context. This context was rendered even more complex as a result of the unprecedented COVID emergency which, in Spring 2020, required a complete rethink of the strategy.

Despite moving online, the overwhelming feedback from the process described in this report has been positive - with regards to the number of local people meaningfully involved, their contribution to the Project Brief and their reflections on the process as a whole.

Below is a summary of some of these reflections, as well as lessons learned by the design team.

Participant Reflections

What have you most appreciated about the Gants Hill Hub Design Group process?

- 'Our ideas have been noticed and the community have been involved.'
- 'I liked that we broke up into small groups/wards, it felt easier to get your voice heard.'
- 'Not sure if this would have been conducted by Zoom if we hadn't had a pandemic but think it worked a lot better than having a meeting in a physical room.'
- 'Every effort was made to get us all to get involved and interested in the community development process despite the on-line working mode.'
- 'The open space where we could share our ideas and voice our opinions without judgment.'
- 'I find my group in particular to be a very calm and relaxed environment; everyone respected each other's views and ideas and had fun while doing it. As one of the younger members of the group, I was slightly worried that I might not be taken seriously however that wasn't the case at all.'
- 'Feel very connected and heard by my local council. As well as feeling good that my opinion will have a lasting impression in my local area.'
- 'I'm glad they let everyone have a voice and considered worries and concerns each group had about the project. By being able to express ideas from people we communicate with I believe this will be a successful project.'
- 'Being able to have a say in what will happen within the community I live in and having the opportunity to be involved in a project at such an early stage where only the bare bones have been discussed.'
- 'I really liked how everyone was given a chance to speak and each opinion was taken seriously.'

What should be change or improved about the Gants Hill Hub Design process?

- 'A survey for services, local needs and wants should have been done straight away.'
- 'I would have liked to be presented with designs/ photos of similar projects in other areas/countries.'
- 'Find more time for smaller break out groups which helps to refine thinking but also bring out differences (between wards and individuals) and make more use of voting to validate that thinking isn't dominated by louder voices.'
- 'After Covid, the process will benefit from face to face meetings and group discussions but the current on-line mode probably improved participation.'

Lessons Learned

Invest in the Group

The Sortition process - based on the principle of Citizens' Assembly and used to form the Gants Hill Hub Design Group - was effective at providing a diverse, engaged and representative group of local residents to work with.

Taking the time to select the group - including on-boarding and skills training - meant the design team could hit the ground running in the Session workshops.

A diversity of voices also helped to provide balance to conversations, ensuring that it wasn't simply the loudest voices that were heard.

Set-out the Parameters and Timeline

Clearly setting out the project parameters and timeline helped to focus minds on the key outputs, and ensured participants ended the process feeling like they'd made a difference.

This meant setting out the group's scope of influence - i.e. what had been already determined by the Council and what was on the table for negotiation.

It also meant being clear about the development timeline. In the context of this project, letting participants know that there was still a long way to go before designs would be finalised, and therefore participants could afford to slow down and discuss the principles of development as opposed to what the finished buildings would look like.

Time between Sessions

This has been touched on earlier in the report - but the decision to start each workshop with reflections from the previous Session, for this to be presented by the residents, and allowing the time between Sessions for residents to connect to their wider networks - was invaluable for creating the conditions for genuine co-design. A process in which the design team took the back foot and created the environment for residents to have their say.

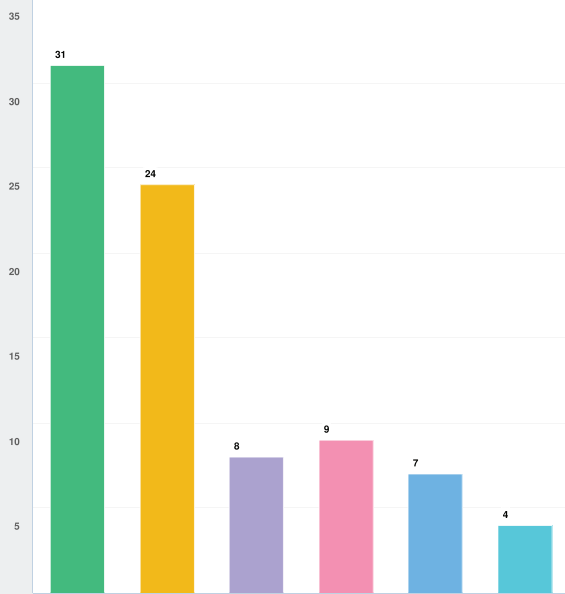
Simplify Digital Tools

Despite delivering the entire co-design process remotely and without meeting in person - the most effective engagement tool was still face-to-face conversations, even if conducted over Zoom video conferencing.

In the first Session we attempted to integrate a number of online platforms in order to facilitate various activities. This ended up being too complex and either frustrated participants or, at worse, excluded them.

Keeping things simple, working with PDF presentations on screen and spending as much time as possible with our cameras on, was far more effective. Most valuable of all were the break-out rooms of 8-10 people, at which time meaningful conversation between all participants could take place.

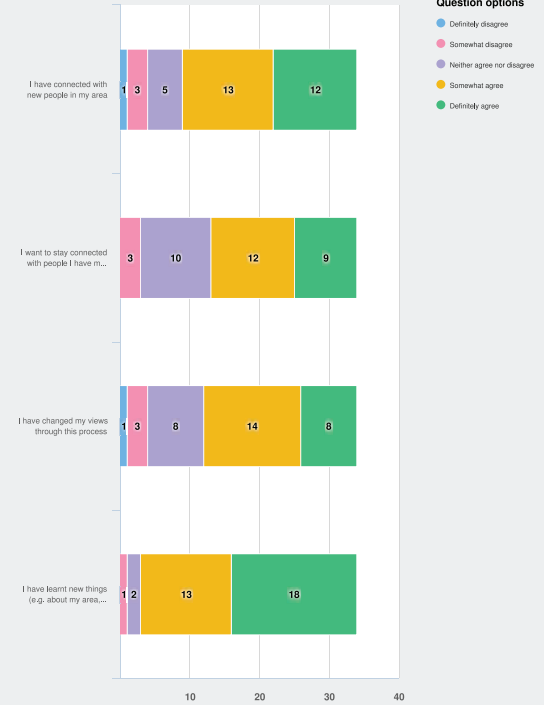
What were your main reasons for applying to participate in the Gants Hill Hub Design Group? Tick all that apply.



Question options

- I was interested in the Gants Hill Hub
- I was concerned about development in my area
- I wanted to gain new skills and knowledge
- I wanted to meet others in my area
- There was compensation for my time
- Other (please specify)

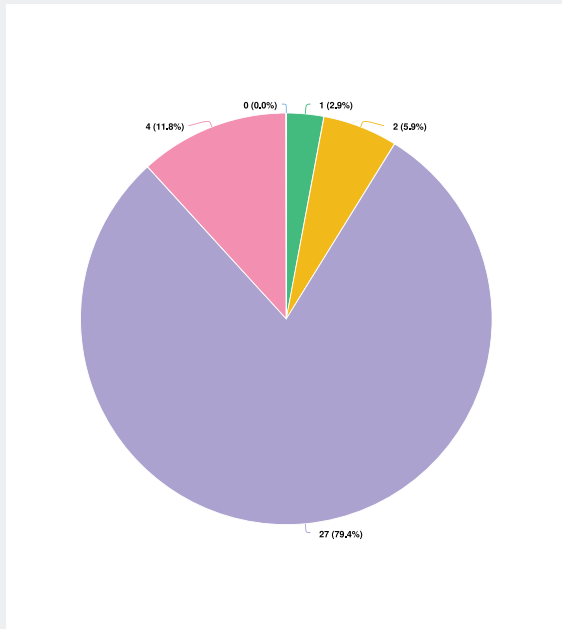
Do you agree or disagree with the following statements about your experience in the Gants Hill Hub Design Group?



Question options

- Definitely disagree
- Somewhat disagree
- Neither agree nor disagree
- Somewhat agree
- Definitely agree

How did you find the experience of participating in the Gants Hill Hub Design Group?



Question options

- Frustrating
- Neutral
- Enjoyable
- Fantastic
- Boring

Do you agree or disagree with the following statements about the Gants Hill Hub process?



Question options

- Definitely disagree
- Somewhat disagree
- Neither agree nor disagree
- Somewhat agree
- Definitely agree

Appendix

Design Group Feedback Summary

15 January 2021

Prepared by	Details
Shukri Elmi RCKa architects 16-24 Underwood Street London N1 7JQ t 020 7831 7002	<p>The following document provides a selection of varied comments received from the Gants Hill Hub Design Group.</p> <p>The feedback is a combination of facilitator notes, the survey report, follow-up emails and highlights from the 6 ward-specific Conceptboards (an online platform through which residents were encouraged to share their ideas and comments with one another).</p> <p>Note that the comments provided are the opinion of individual members of the Design Group and are provided here for context only. Individual comments do not represent any form of consensus. Please refer to the Design Principles in this regard.</p>

Session 1: *In the first workshop, the focus was on the unique identity of the Gants Hill area. Residents discussed what was special about their neighbourhoods, and spoke to their networks to develop a picture of the area's identity*

Aldborough

- Green ward but not all is very accessible.
- Ethnic diversity.
- Not many notable heritage buildings in the area, many felt it was important to retain as much of the Gants Hill library as possible.
- Variety of shops and services nearby.

Barkingside

- Outdoor spaces have become even more key since COVID. Fairlop waters, peaceful place to go for a walk/great scenery – as well as Clayhall Park.
- Very multi-cultural community.
- Fullwell cross library/leisure centre key places in providing access to resources they may not have at home alongside activities for various groups of people (age/gender).
- Barkingside high street is well complimented by rows of shops on both sides, with a wide variety of essentials e.g. butchers, grocers, post office and chemist.
- Tesco superstore in Barkingside, great parking availability and place for all essentials.
- Not always prompt collection of rubbish, distracting from the calm clean/relaxing feel of the area.

Clayhall

- Residential / commuter area, identity conflated with other parts of the borough.
- An ever changing, culturally diverse place with many long-term residents who care about the area.
- Charlie Brown's roundabout – a companion to Gants Hill, Redbridge and Beehive roundabouts, with many shops and restaurants around these areas.
- Redbridge station – a portal into London.
- Clayhall Park is our shared space, alongside other outdoor favourites such as Roding Valley and Redbridge Recreational Ground.

-
- Safe, quiet and peaceful area – low levels of crime.
-

Cranbrook

- Key buildings in the area including Methodist Church near Redbridge roundabout.
 - Various green spaces, both big parks and small pockets including park opposite Highlands Primary School.
 - Gants Hill roundabout well used by most drivers in the area on regular basis.
-

Fullwell

- Lots of parks in their area and the greater appreciation they had for them during lockdown.
 - Community spirit to their local area which was amplified by COVID.
-

Valentines

- Discussed what they like about Valentines Park and what it was like growing up in this area.
 - Valentines mansion was one of the places everyone had a memory associated with.
 - Liking the 'welcome' and 'thank you' signs dotted around boundaries.
-

***Session 2:** In the second workshop, RCKa presented information about the Gants Hill Hub site, including the policy context, considerations about different elements of the site, as well as information about Council services and activities which could be run from the new hub.*

The presentation provided a basis for further discussion about what residents most valued about the site, and which elements should be prioritised, strengthened, changed or reduced. Residents also discussed which services were most and least important, and what activities would bring the community together.

Aldborough

- The Site: concerns over height on **library building**. Retaining some of the existing building whilst combining with more modern elements for a unique feel. **Martley Drive play park** is a vital part of the site / well used by local families. Better quality playground / gym equipment welcomed. **Car park** aids local businesses by providing customer parking, but need to consider environmental effects of car usage in the area to reduce carbon local emissions. A car-free development will encourage walking, cycling etc. A suggestion to consider underground parking where driving is essential for families in the new development. Comments stating the parking is mostly used by people from outside Redbridge: 'why should we accept their congestion and pollution?'
 - Services/Community-led activities: current being utilised include work Redbridge, youth services, civic pride (street cleaning teams). **Adult learning spaces** for immigrant communities to benefit from language/educational opportunities including **language exchange programs**. **Multi-faith services offering cultural/faith-based activities** for the diverse local community. **Tech-support** for people who need support when using technology for business or staying in touch with family, including opportunities to rent items such as laptops. **Skills for skills exchange** (e.g. knitting/instrument playing).
 - There is a need for GP surgeries to be provided - the Eastern Avenue Medical Centre and the Cranbrook Surgery are in temporary buildings on the Cranbrook Road - new surgeries could be used for blood tests and minor scans. This would take pressure off King George Hospital and Whipps Cross - assume funding would come from NHS.
-

Barkingside

- The Site: keen for affordable workspace for local people working remotely. Most keen to keep library building as it's one of few remaining heritage assets in the area. Not all were keen for parking – and felt only disabled spaces and some for servicing only should stay. Better to reduce the carpark just for access to local shops.
 - Services/Community-led activities: **Employment services** to help young people with work opportunities, as well as **drop-in sessions with police** r.e. safety and crime in the area. Children's centre with varied timetable, including school holidays. Not all thought a café is essential as there
-

are already many existing local cafes. **Therapy/counselling** to avoid Goodmay Hospital. Services including those above and **citizen's advice**, should be offered in languages common to the local area. Utilising local retired tradespeople in **skill sharing**. One service that might be useful is a parcel collect and return service, e.g. a bank of lockers, so that commuters can pick things up on their way home when they can't be in for deliveries.

Clayhall

- The Site: Library well used, but worth considering best use/arrangements to utilise IT equipment and accommodate study groups / children's section etc. How can green space be linked with other green space on the site? Considering drop off/pickup zones in the car park.
 - Considering the needs of residents at Parham Drive – may not like higher buildings.
 - Comparison to buildings in Olympic Park with retail units on ground floor with accommodation above. Style has worked well before but may not be welcomed by business owners around Gants Hill roundabout.
-

Cranbrook

- The Site: Library façade to be maintained, as it's a key heritage piece for the area. Must include study spaces with computers and areas for home-schooling, after school clubs etc. Parking not for commuters, should include mini-bus drop off points and allotted time to pick up/drop off disabled, elderly and children. Areas for families with children under 5. Buggy park also needed. Martley park play equipment to be modernised, also to include outdoor gym. Suggested parking should be underground.
 - Services/Community-led activities: Health and adult social services. Connecting with existing services such as Families Together Hub. Adult language courses. Advice and support. Opportunities for elderly to meet (bingo), cooking classes, community kitchen, bicycle workshop, art classes, group games e.g. pool, table tennis, football table. Evening screenings and after school clubs. Possibly a space for homeless agencies like Welcome Centre and Night-shelter to offer support. Police surgeries. Book swaps also an excellent idea, as people still buy hard copy books but not easy to recycle them. Rehearsal space for performances. Library can also focus on reference-only and encourage book swap, so residents bring and take books without library having to worry about returns/fines etc. Affordable workspaces for people working a greater proportion of their time at home but who need a change of environment (getting away from kids and other distractions) would be welcome.
-

Fullwell

- Site: split opinions on the car park and library. Overall agreement on the importance of green space on the site but the park does not currently have a lot to offer, especially as compared with Valentines and Clayhall parks. Opinions on car-park varied, some suggesting limiting it would result in killing off local trade well as moving those cars into residential streets. Some wanted to limit the car park to local business/hub use only. Suggestion of having a multi storey car park to free up space for development. R.e. the library, some wanted to retain and improve the facade and construct the hub at the back, keeping the overall feeling of the heritage of the area. Others felt that while they understand the sentimentality, the library has served its purpose and that more could be achieved by getting rid of the library.
 - Services/Community-led activities: One noted that the space should be more purposeful and interact with the services and groups that use the hub. For example, the children's centre using it for child development, and outdoor gym/sporting area working with partners like Sport England, gardening space for a garden club.
-

Valentines

- Site: Encouraging electric cars. 30% can be replaced. Close proximity to station, do they need car parks? Important to increase greenery, suggested roof gardens. Play park should remain public even after residents move in.
- Services/Community-led activities: Police drop-ins to add trust to the police force - especially among diverse racial groups. Some felt boys in area could be intimidating. Community gardens that are accessible, language classes (signs shouldn't just be in English), creative workshops in both arts and music. Affordable workspaces.

Session 3: In the third workshop, the group participated in a snap poll to assess how different parts of the site might be approached, and RCKa architects shared hypothetical examples of how the scheme on the Gants Hill Hub site could look, for participants to respond to. .

Aldborough

- Discarded public parkland/villas in a landscape due to height of the buildings, and opted for High street and mews, as it allows for lower buildings.
- Suggested appointing local property holder as hub caretaker/administrator.
- Felt 100 units on the site would be too dense. Some felt as though there's already a plan laid out and residents will be made to accept tall buildings.

Barkingside

- Most preferred high street option as it matches existing streetscape/setting and most felt open public areas are inclusive and accessible.

Clayhall

- Public Parkland: consensus that this used the space best. Height of buildings felt reasonable.
- Mews: keeps with the style of the area, and amount of proposed green space was appealing / avoids large modular blocks. No higher than 3-4 storeys.

Cranbrook

- Pros and cons for all 3 proposed compositions but overall liked large accessible spaces of 'public parkland' with lower houses of 'villas in landscape'.

Fullwell

- Public Parkland. The group overall preferred this option as it had the larger green spaces and like the hub facilities all at one level. This one also was deemed the most cost efficient. There were concerns over the openness of the public spaces due to the busy road. They also raised safeguarding issues. Each building also connects to the library, easy to navigate around.
 - Villas. They felt this one was intrusive to the residents that would live there. One said, "it feels like you are walking in someone's back garden". They noted that the residential nature of this one made it feel closed off to the public. They were concerned over the semi-private nature and if residents did not take ownership. Although they did like that this one could accommodate more homes.
 - Mews. They felt this one was the least secure and were not sure about the quality of life/privacy/security for the residents on the site as they were surrounded by public spaces. They did say this was one of the more interesting designs and like the idea of have the business workspaces throughout.
-

Valentines

- Public parkland: Every building is shared – egalitarian and most green option, but not all were comfortable with public ground floor homes. Although Fewer, bigger buildings, creates more light in places. Walk through for all public; safeguarding, antisocial behaviour risk.
 - Villas: The outdoor space could have some level of ringfencing for outdoor Early Years activities and easy access from the inside of the building to outdoors. Safeguarding would be improved by limited access to some areas.
 - High-street and mews: bikes could be an issue if there aren't clear markings on the path (Kansas city library for a precedent). Also concerns around traffic during rush hours, but in general this was the groups preferred option. Attract passing foot traffic – good window space to use for visual marketing of activities. Opportunity for community engagement.
-

Session 4: *In the fourth workshop we presented our first draft of the Design Principles, as well as our rationale behind presenting the Project Brief in this format.*

Library

- Worth considering best uses for the library – IT, study groups, children's section etc.
 - Commented that library services in Ilford and Barkingside were better and did not think that people from Fullwell would be drawn to GH. Raised concerns about the cutting back of other library services.
 - The library should be retained. Believe the foundations of the library would support another floor.
-

Green Space

- Remember TPOs and keep trees at very least, more flexibility on playground changes.
 - Consider number of alternative playgrounds in the local area and consider removal of current play equipment to have green space instead.
 - Comments on focusing green space use with hub services and events.
 - Suggestion of sensory gardens.
 - Is graffiti encouraged? Transgressive behaviour? Highlighting antisocial behaviour.
 - The small park at the end of Martley Drive needs to be retained for the children.
 - Make whole site as green as possible.
-

Parking

- Consider pick up and drop off zones.
 - Possible temporary parking options outside library e.g. short-term off-street parking.
 - Mixed views on this, some agreed with significant reduction but would like to add points on sustainable travel (electric charging points/bike storage).
 - People may still be anxious using public transport, so parking may be needed for now.
 - The existing car park is used by people for the Tube, the local shops and restaurants, etc. Loss of this will impact the local businesses.
 - Limited parking; this exists for all options – if you are replacing CC services across a wide geographical area, how are people going to get there, with everything a baby/toddler needs?
 - Will the above just increase tensions and anti-social parking behaviour? Could there be limited daytime parking for service users?
-

Height

- Acknowledged that there was a balance between green space, hubs space and height which will ultimately have to result in a compromise. Questions on whether parts of the development could go underground thereby making height less of an issue. Were concerned about those who live in the immediate area and wanted to ensure that those people would be informed/part of the process particularly around height.
 - Height should keep with the rest of buildings in the area as it's a local centre not main town centre like Ilford.
-

Housing

- Housing not for developers profit, and Gants Hill residents should get first priority with the housing and not priced out.
 - Ensure sufficient affordable housing.
 - The building of 100 flats to fund the project seems questionable. Who will be able to buy or rent these? Not social housing in such a location? Surely, whoever does, will have cars and if they park them in whatever is left of the existing car park there will be no room for anyone else to park. If they build space underneath the flats to house the cars it will increase local traffic. This is also aggravated by the new "Quiet Streets" which is putting more traffic into Gants Hills along the Cranbrook Road, which is causing long queues already.
 - If the 100 homes development is to take place and the Council gives this the go-ahead, it will need to be located on the carpark. The issue as well is the height of the building (i.e. five or six storeys). I am sure the council has planning policies for this in the Development plan and in any design guidelines. Car parking would have to be minimised or not provided. Similar developments I have seen in Tower Hamlets and Lewisham do not provide car parking or very limited spaces - this is to minimise car use. This is a general planning policy in London Borough's development plans.
-

Services

- Need to decide on services people need and want, and how they'll adapt over the next five to ten years.
 - Recognition of flexibility and how community needs might change.
 - Social Services need to be part of the hub.
-

Activities

- Does the 'business' piece qualify as an 'activity'? Community 'flourishing' rather than businesses?
 - With activities, we need them to be fun but also helpful because we want to build a community hub which can be helpful, whatever way, every single day! We don't want an empty community hub!
-

Inclusive

- Accessibility and visibility helps with inclusivity.
 - Culture and design.
 - Key services best located on the ground floor, for ease of access.
 - Diversity/inclusivity to be taken seriously, further to comment above – ground floor services is important.
-

Safety

- Area should be co-managed with the community, establishing trust/familiarity.
 - Deterrence of ASB, lack of maintenance.
 - Keeping the area looking good and attractive.
 - Sufficient lighting.
 - Security cameras.
 - If the hub doesn't lead to Gants Hill being a safer and nicer place to live then it has failed. Accordingly, suggest this gets priority but would have to be supplemented by local campaigning and public information leading to civic pride in the area, zero tolerance on littering, and maximisation of recycling.
-

Other / general

- Fullwell came up with two other potential principles. The first was about the environment/sustainability. The second was about governance/engagement/feedback. They were keen to have a group separate group from the council as a body for continual feedback/engagement with the local people using the hub/the new residents.
 - What can we do to make the site (near) carbon neutral – solar panelling?
-

Further resident comments on the 3 development ideas:

Option 1:

- I like the spread of the activities throughout the building, each activity has their own little section. However, in terms of building community maybe this one does not fit the brief in that sense
- services are spread out, not crowded in one building. However, in bad weather, it would be difficult to move around the different buildings
- Preferred as less buildings means more green space, and public services on ground floor - but potentially too much height.

Option 2:

- seems very rigid and appears to make less use of space and lesser green areas
- a single use building with services is good as long as the services are easily accessible and well signposted. It would also give privacy to those living in the housing
- Having all services in one building may make some seem less important if they are 'hidden away' upstairs, less accessible for wheelchair users, children, those with disabilities

Option 3:

- The idea of a street creates a destination, animates the space and creates a safe place to be.
 - Community groups have the best option for running groups that might want the safety of separation – e.g. counselling sessions (group or individual) or parent & baby sessions
 - I like the cosy, homely community feel but I do not like the sense that community users may feel like they are intruding into the residents' space.
 - Looks good at first sight but the green spaces are reduced mews green patch will become muddy during winter months and the site will be too noisy and littered for residents.
-

Session 5: Feedback from participants on the overall process and further questions/comments

- How will the communal space be used / managed?
 - Who else should be involved? Including another hub in the conversation? Ensuring we're not duplicating activities, gain ideas and perspectives on their approach. There are so many different needs across other hubs / areas.
 - Workshop timings: Slightly long, should be reduced to an hour and might also be too early for teachers/workers. 6-7pm / 7-8pm preferable.
 - Clear expectations set out for meetings. Someone commented that it was not clear that in joining the design group they would have to do 'homework'.
 - Keen to meet members of the new team (engineers etc.) and have regular zoom calls (they suggested monthly). The group also mentioned going through the whole timeline with the project manager to have a better understanding of timescales.
 - The group want to bring in new people but are keen not to lose the collective knowledge developed over the past sessions.
 - They raised the concern that there needs to be more empirical data on the services in terms of needs and also housing. They wanted this to be available to the public. They also wanted to have clear boundaries set on the level of influence that the public have.
 - Suggested the idea of having design group meetings near key milestone decision/dates. These dates/decisions should be made public and there should be different options to get involved, so newsletters, surveys and also online meetings. This would help with people juggling different commitments.
 - Moving forward, preference for face to face meetings in Gants Hill or Ilford Library when it's safe. Frequency - every 5-6 weeks and only an hour long. Keep content short.
 - Teenagers to be involved in process.
-

One-word reflections on experience:

- Fun
- Enjoyable
- Interesting
- Community
- Informative
- Organised
- Civilised
- Collaborative
- Inclusive
- mixed-enjoyed
- Engaging
- Worthwhile
- Co-operative
- Neutral
- Thought-provoking
- Orange
- Refreshing
- Educational
- Enlightening
- Exhilarating
- Intriguing
- Opportunistic
- Insightful
- Illuminating
- Comprehensive
- Detailed
- Focused
- Exciting

Development Ideas Area Schedule

Summary

Option 1 - Public Parkland

No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
21	22	58	7,578	81,569	1,500	16,146	10,061	108,296	11,610	124,969
21%	22%	57%								
Total Units		101								

Option 2 - Villas in a Landscape

No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
38	60	12	7,132	76,768	1,500	16,146	9,346	100,599	10,770	115,927
35%	55%	11%								
Total Units		110								

Option 3 - Highstreet & Mews

No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
38	44	18	6,592	70,956	1,500	16,146	10,099	108,705	11,473	123,494
38%	44%	18%								
Total Units		100								

Notes:

Assumes Gants Hill Library to be redeveloped with retention of north, east & west facades only

Developable site area excludes Martley Drive Play Park

GEA based on 600mm external wall thickness

Balconies excluded from GEA

GIA / GEA includes communal circulation, plant, stores etc.

Option 2 incorporates external deck access excluded from GIA / GEA

See below Preferred Unit Size Mix by Tenure extract from Redbridge Local Plan March 2018

TABLE 4: Preferred Unit Size Mix by Tenure

Tenure Type	1 bed	2 bed	3 bed	4 bed
Market	20%	30%	40%	10%
Social Rented/ Affordable Rented	10%	40%	40%	10%
Intermediate	20%	40%	30%	10%

	ha	units/ha
Total Site Area	0.71	142
Developable Site Area	0.54	187

	ha	units/ha
Total Site Area	0.71	155
Developable Site Area	0.54	204

	ha	units/ha
Total Site Area	0.71	141
Developable Site Area	0.54	185

Option 1: Public Parklands

Block	Floor	No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
		1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
1	GF	0	0	0	0	0	600	6,458	650	6,997	730	7,858
	1F	3	0	2	322	3,466	0	0	371	3,993	440	4,736
	2F	3	0	2	322	3,466	0	0	371	3,993	440	4,736
	3F	3	0	2	322	3,466	0	0	371	3,993	440	4,736
	4F	3	0	2	322	3,466	0	0	371	3,993	440	4,736
	5F	3	0	2	322	3,466	0	0	371	3,993	440	4,736
	6F	3	0	2	322	3,466	0	0	371	3,993	440	4,736
	7F	3	0	2	322	3,466	0	0	371	3,993	440	4,736
Totals		21	0	14	2,254	24,262	600	6,458	3,247	34,950	3,810	41,000

Block	Floor	No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
		1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
2	GF	0	0	0	0	0	450	4,844	525	5,651	600	6,458
	1F	0	2	4	484	5,210	0	0	524	5,640	600	6,458
	2F	0	2	4	484	5,210	0	0	524	5,640	600	6,458
	3F	0	2	4	484	5,210	0	0	524	5,640	600	6,458
	4F	0	2	4	484	5,210	0	0	524	5,640	600	6,458
	5F	0	2	4	484	5,210	0	0	524	5,640	600	6,458
	6F	0	2	4	484	5,210	0	0	524	5,640	600	6,458
Totals		0	12	24	2,904	31,258	450	4,844	3,669	39,493	4,200	45,000

Block	Floor	No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
		1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
3	GF	0	0	0	0	0	450	4,844	525	5,651	600	6,458
	1F	0	2	4	484	5,210	0	0	524	5,640	600	6,458
	2F	0	2	4	484	5,210	0	0	524	5,640	600	6,458
	3F	0	2	4	484	5,210	0	0	524	5,640	600	6,458
	4F	0	2	4	484	5,210	0	0	524	5,640	600	6,458
	5F	0	2	4	484	5,210	0	0	524	5,640	600	6,458
Totals		0	10	20	2,420	26,049	450	4,844	3,145	33,852	3,600	38,000

Average Dwelling Size					
1b		2b		3b	
sqm	sqft	sqm	sqft	sqm	sqft
50	538	70	753	86	926

No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
21	22	58	7,578	81,569	1,500	16,146	10,061	108,296	11,610	124,969
Total Units		101								

	ha	units/ha
Total Site Area	0.71	142
Developable Site Area	0.54	187

Underground Car Park		
Block	sqm	Spaces
1	650	20
2	525	15
3	525	15
Total	1,700	50

Notes:

25 sqm per space

150 sqm for ramp, core, service etc.

Option 2: Villas in a Landscape

Block	Floor	No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
		1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
1	GF	0	0	0	0	0	750	8,073	800	8,611	885	9,526
	1F	0	0	0	0	0	750	8,073	800	8,611	885	9,526
	2F	3	0	2	322	3,466	0	0	371	3,993	440	4,736
	3F	3	0	2	322	3,466	0	0	371	3,993	440	4,736
	4F	3	0	2	322	3,466	0	0	371	3,993	440	4,736
	5F	3	0	2	322	3,466	0	0	371	3,993	440	4,736
	6F	3	0	2	322	3,466	0	0	371	3,993	440	4,736
	7F	3	0	2	322	3,466	0	0	371	3,993	440	4,736
Totals		18	0	12	1,932	20,796	1,500	16,146	3,826	41,183	4,410	47

Block	Floor	No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
		1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
2 + 3	GF	2	6	0	520	5,597	0	0	552	5,942	636	6,846
	1F	2	6	0	520	5,597	0	0	552	5,942	636	6,846
	2F	2	6	0	520	5,597	0	0	552	5,942	636	6,846
	3F	2	6	0	520	5,597	0	0	552	5,942	636	6,846
	4F	2	6	0	520	5,597	0	0	552	5,942	636	6,846
	5F	2	6	0	520	5,597	0	0	552	5,942	636	6,846
Totals		12	36	0	3,120	33,583	0	0	3,312	35,650	3,816	41

Block	Floor	No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
		1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
4 + 5	GF	2	6	0	520	5,597	0	0	552	5,942	636	6,846
	1F	2	6	0	520	5,597	0	0	552	5,942	636	6,846
	2F	2	6	0	520	5,597	0	0	552	5,942	636	6,846
	3F	2	6	0	520	5,597	0	0	552	5,942	636	6,846
Totals		8	24	0	2,080	22,389	0	0	2,208	23,767	2,544	27

Average Dwelling Size					
1b		2b		3b	
sqm	sqft	sqm	sqft	sqm	sqft
50	538	70	753	86	926

No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
38	60	12	7,132	76,768	1,500	16,146	9,346	100,599	10,770	115,927
Total Units		110								

	ha	units/ha
Total Site Area	0.71	155
Developable Site Area	0.54	204

Underground Car Park		
Block	sqm	Spaces
1	800	26
2+3	552	16
4+5	552	16
Total	1,904	58

Notes:

25 sqm per space

150 sqm for ramp, core, service etc.

Access Deck	
Block	sqm
2+3	675
4+5	405
Total	1,080

Notes:

135 sqm per floor

excl. ground floor

Option 3: Highstreet & Mews

Block	Floor	No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
		1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
1	GF	0	0	0	0	0	700	7,535	750	8,073	830	8,934
	1F	3	0	2	322	3,466	0	0	371	3,993	440	4,736
	2F	3	0	2	322	3,466	0	0	371	3,993	441	4,747
	3F	3	0	2	322	3,466	0	0	371	3,993	442	4,758
	4F	3	0	2	322	3,466	0	0	371	3,993	443	4,768
	5F	3	0	2	322	3,466	0	0	371	3,993	444	4,779
	6F	3	0	2	322	3,466	0	0	371	3,993	445	4,790
	7F	3	0	2	322	3,466	0	0	371	3,993	446	4,801
Totals		21	0	14	2,254	24,262	700	7,535	3,347	36,027	3,931	42,000

Block	Floor	No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
		1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
2A	GF	0	0	0	0	0	375	4,036	454	4,887	505	5,436
	1F	1	4	0	330	3,552	0	0	454	4,887	505	5,436
	2F	1	4	0	330	3,552	0	0	454	4,887	505	5,436
	3F	1	4	0	330	3,552	0	0	454	4,887	505	5,436
	4F	1	4	0	330	3,552	0	0	454	4,887	505	5,436
	5F	1	4	0	330	3,552	0	0	454	4,887	505	5,436
Totals		5	20	0	1,650	17,760	375	4,036	2,724	29,321	3,030	32,400

Block	Floor	No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
		1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
2B	GF	1	2	0	190	2,045	210	2,260	518	5,576	569	6,125
	1F	2	4	0	380	4,090	0	0	518	5,576	569	6,125
	2F	2	4	0	380	4,090	0	0	518	5,576	569	6,125
	3F	0	3	0	210	2,260	0	0	305	3,283	349	3,757
Totals		5	13	0	1,160	12,486	210	2,260	1,859	20,010	2,056	22,000

Block	Floor	No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
		1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
2C	GF	1	3	0	260	2,799	215	2,314	587	6,318	648	6,975
	1F	3	4	0	430	4,628	0	0	587	6,318	648	6,975
	2F	3	4	0	430	4,628	0	0	587	6,318	648	6,975
Totals		7	11	0	1,120	12,056	215	2,314	1,761	18,955	1,944	20,800

House	No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
	1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
1	0	0	1	102	1,098	0	0	102	1,098	128	1,378
2	0	0	1	102	1,098	0	0	102	1,098	128	1,378
3	0	0	1	102	1,098	0	0	102	1,098	128	1,378
4	0	0	1	102	1,098	0	0	102	1,098	128	1,378
Totals	0	0	4	408	4,392	0	0	408	4,392	512	5,511

Average Dwelling Size					
1b		2b		3b	
sqm	sqft	sqm	sqft	sqm	sqft
50	538	70	753	86	926

No. of Dwellings			Residential NIA		Community Hub GIA		GIA		GEA	
1b	2b	3b	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
38	44	18	6,592	70,956	1,500	16,146	10,099	108,705	11,473	123,494
Total Units		100								

	ha	units/ha
Total Site Area	0.71	141
Developable Site Area	0.54	185

Underground Car Park		
Block	sqm	Spaces
1	750	24
2A	454	12
2B	518	15
2C	587	17
Total	2,309	68

Notes:

25 sqm per space

150 sqm for ramp, core, service etc.

rc ko