

**WORNINGTON GREEN PHASE 3  
RESIDENTS' DESIGN GROUP & CONSULTATION  
'YOU SAID WE DID'**

Update, October 2020



**CONRAN+  
PARTNERS**

# INTRODUCTION SUMMARY OF CONSULTATION TO DATE

## September 2018 **Portobello's Park Party**

(Attendees: Wornington Green residents, residents of local area, interested parties, Conran +Partners, Catalyst)

## From December 2018 Monthly - ongoing **Residents' Design Working Group**

(Attendees: members of Wornington Green Design Working Group, Conran +Partners, Catalyst, Newman Francis)

## June 2019 **Public Consultation**

(Attendees: Wornington Green residents, residents of local area, interested parties, Conran +Partners, Catalyst, Newman Francis)

## June/ July/ September 2019 **ITA Outreach**

(Attendees: Newman Francis; Catalyst and Conran and Partners where appropriate)

## July 2019 **Stall at Golborne Festival**

(Attendees: Wornington Green residents, residents of local area, interested parties, Catalyst)

## October/November 2019 **Door knocking**

(Attendees: Catalyst, Kanda, local residents)

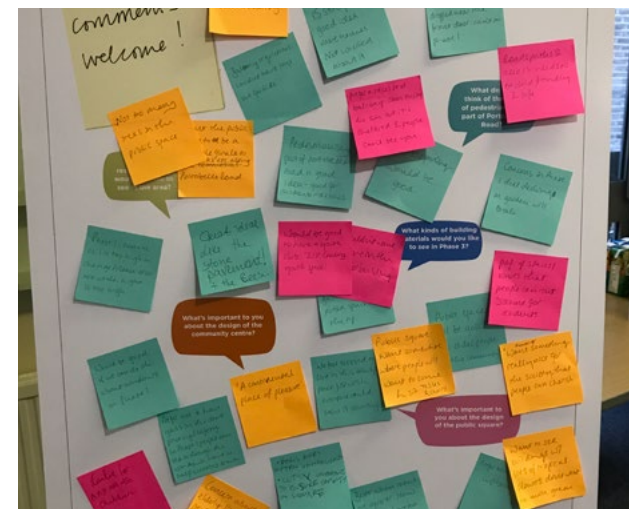
## November 2019 **Visits to Community Groups**

(Attendees: Catalyst, WCGG, Youth Action Alliance)

## January 2020 **Stall at Golborne Road Market**

(Attendees: Catalyst, Kanda, local residents, shop occupiers and market traders)

Alongside this programme, we are also consulting with RBKC, the GLA, Golborne Forum and the Community Centre Working Group (made up of Venture Centre and RBKC representatives).



# DESIGN WORKING GROUP

## PURPOSE OF GROUP

The Design Working Group was a monthly ongoing consultation between resident members and the design team, providing an opportunity to discuss ideas and opinions for a variety of topics. While certain aspects of the design cannot be influenced, residents have expressed views and thoughts that have helped shape the brief.

## STRUCTURE OF WORKSHOPS

Residents' consultation workshops include a presentation from C+P on the proposed topic followed by a discussion with the residents. At the beginning of each workshop C+P summarise feedback from the previous session and inform residents on how they are addressing their comments/concerns/suggestions.

# DESIGN WORKING GROUP SUMMARY OF TOPICS DISCUSSED

## **01** Non-Residential Uses (inc. Commercial Units and Community Facility)

How to activate the square / Uses for local convenience / Independent vs chains / Cultural spaces (arts, crafts etc.) / Family-friendly uses / Uses that complement the area but don't compete / Local markets & supermarket.

## **02** Roads, Paths and Public Realm

Shared surfaces / Child-friendly play / Public square landscape / Traffic calming / Cycle hire & lanes / Secure motorbike parking / Car club / Parking (on-street only).

## **03** Townscape

Historic Context / The Design Code / Phase 1 & Phase 2 – design approach and materials used / Initial design ideas for Phase 3 / Heights / Topics: balconies; materials; windows; front doors.

## **04** Common Areas

Entrances / Corridors / Bins and recycling / Bike stores / Staircases / Lifts / Signage / Post and deliveries / Accessibility / Security / Opportunities for meeting neighbours / Look and feel / Access and routes.

## **05** Layouts

Look and feel of internal layouts / Hallway vs no hallway / Open plan kitchen vs separate kitchen / Storage / Windows / Layout of plugs, sockets and radiators.

## **06** Community Centre, Layouts and Cycle Routes

Community Centre vision / Design considerations / Home layouts / Ladbroke Grove cycle route updates.

## **07** Design Development So Far

Summary / Non-Residential Uses / Roads, paths and public realm / External building appearance / Common areas: stairs, corridors, gardens / Layouts of new homes.

# DESIGN WORKING GROUP SUMMARY OF FEEDBACK

TOPIC	YOU SAID	WE DID
<b>01</b> Non-Residential Uses	<ul style="list-style-type: none"> <li>• More local businesses.</li> <li>• Avoid retail chains.</li> <li>• More family-oriented community spaces.</li> <li>• Farmers' markets.</li> <li>• Well-being spaces.</li> <li>• Uses that complement the area.</li> <li>• Uses that do not compete with local markets and supermarkets.</li> </ul>	<ul style="list-style-type: none"> <li>• We are designing a space for as wide a range of commercial spaces as possible. Catalyst is currently putting some extra time into developing the plan for commercial areas and spaces for community use, working with our agents and RBKC to ensure we provide the right amount of commercial space and make it viable and beneficial to the local community.</li> <li>• We are designing flexible outdoor space for regular and seasonal market stalls.</li> <li>• The kitchen garden will be relocated and fully reprovided.</li> </ul>
<b>02</b> Roads, Paths and Public Realm	<ul style="list-style-type: none"> <li>• User-friendly roads .</li> <li>• Support for pedestrianisation of Portobello Road.</li> <li>• Children should be a focus of the design of the public realm.</li> <li>• Daytime use of Block 9 courtyard for ground floor units.</li> <li>• Parking and Delivery concerns.</li> <li>• Provision of car club and cycle hire schemes.</li> </ul>	<ul style="list-style-type: none"> <li>• Phase 3 roads will be user-friendly. Their width and layout have taken into consideration the servicing of the blocks and the traffic needs of the neighbourhood.</li> <li>• Portobello Road will be a one-way low traffic shared surface where pedestrians are prioritized. This should make it a safe environment for children as well.</li> <li>• A new TfL Bike dock and and a car club bay will be provided in Phase 3. Also, there will be delivery and servicing bays along Portobello Rd.</li> <li>• Phase 3 is intended to ensure the connection of Ladbroke Grove with Portobello Road, and ensure the easy navigation of the area.</li> <li>• The team is reviewing the way the courtyard could be used.</li> </ul>
<b>03</b> Townscape	<ul style="list-style-type: none"> <li>• Consistent window sizes.</li> <li>• Preference for recessed balconies and light materials (similar to Phase 1 material palette)</li> <li>• Concerns over possible overshadowing by taller building.</li> </ul>	<ul style="list-style-type: none"> <li>• This will be take into account as detailed design progresses. It's more economical to have a consistency of window sizes, as well as beneficial to the apartment.</li> <li>• We have endeavoured to include recessed balconies where possible.</li> <li>• Daylight/sunlight studies have being developed. A taller building with a narrower footprint will cast longer, but narrower shadows that will move quickly through the day.</li> <li>• We will not propose fully glazed front doors - small areas of glass are useful to allow natural daylight and to see who is at the door.</li> <li>• Ground floor homes facing onto the street will have some fenced off space between their door and the street.</li> <li>• The material palette compliments the pale, warm tones of Phases 1 and 2A.</li> </ul>



# DESIGN WORKING GROUP SUMMARY OF FEEDBACK

TOPIC	YOU SAID	WE DID
<b>04</b> Common Areas	<ul style="list-style-type: none"> <li>• Mixed opinions about how to balance a functional aesthetic with a more community feel.</li> <li>• Request for artwork but not too much colour in lobbies.</li> <li>• Importance of good ventilation.</li> <li>• Communal corridors in Phase 1 are too hot.</li> <li>• 8-person lift too small, as it needs to accommodate furniture too.</li> <li>• Most members do not want carpet in the stairway.</li> <li>• Good sound-proofing is needed because tenants in Phase 1 can hear lifts while in their flats.</li> <li>• Residents suggested separate postal room for large parcels.</li> </ul>	<ul style="list-style-type: none"> <li>• Most cores in Phase 3 are currently designed with 2 lifts per core. Lifts will comply with statutory requirements and we will be incorporating 13 person lifts in most of the new blocks. CHG will move furniture for existing residents.</li> <li>• We will insulate lift shafts appropriately to reduce any transfer of noise in accordance with Building Regulations.</li> <li>• Refuse stores will be positioned no further than 30m from front doors, as stated in design regulations.</li> <li>• Bulky storage rooms will be provided in each new block.</li> <li>• Good ventilation and high comfort levels have been raised with mechanical and electrical services consultants at early design stage.</li> <li>• We will consider alternative options to carpet that also help absorb noise and easy to maintain.</li> <li>• Colour will be used considerately wherever and whenever it is used.</li> </ul>
<b>05</b> Layouts	<ul style="list-style-type: none"> <li>• Mixed opinion about open-plan homes.</li> <li>• Suggestions for a separate balcony for the main bedroom.</li> <li>• The flats should feel spacious and have good natural lighting.</li> </ul>	<ul style="list-style-type: none"> <li>• Open plan homes allow for greater flexibility and less lost area. All of the larger family units will have a separate kitchen.</li> <li>• We have tried to include access to the balconies also from the bedrooms where possible.</li> <li>• All of the flats comply with the nationally prescribed space standards in terms of area.</li> <li>• All flats will have generous, full-height windows. Also, daylight/sulight studies have been carried out to make sure the homes will get good levels of light.</li> </ul>
<b>06</b> Community Centre, Layouts and Cycle Routes	<ul style="list-style-type: none"> <li>• New centre should accommodate all age groups.</li> <li>• Consultations with young people for feedback on the type of spaces they would be interested in.</li> <li>• Spaces to encourage young people to connect to healthy living.</li> <li>• Suggestions for the Residents' Room.</li> <li>• Suggestions of creating a range of different learning materials to better inform residents of layout designs and site-wide developments.</li> </ul>	<ul style="list-style-type: none"> <li>• The new Community Centre will accommodate all age groups.</li> <li>• We have had a series of consultations with the Venture Centre, which represents the needs of the wider community.</li> <li>• The building will be owned and managed by RBKC so we are limited on how far we can specify the uses of the spaces or how much consultation we can do.</li> <li>• We are now looking at re-providing the residents' room outside of the community centre. What the room will contain and how it will be managed is to be decided.</li> </ul>

# PUBLIC CONSULTATION FEEDBACK

## **Includes feedback from:**

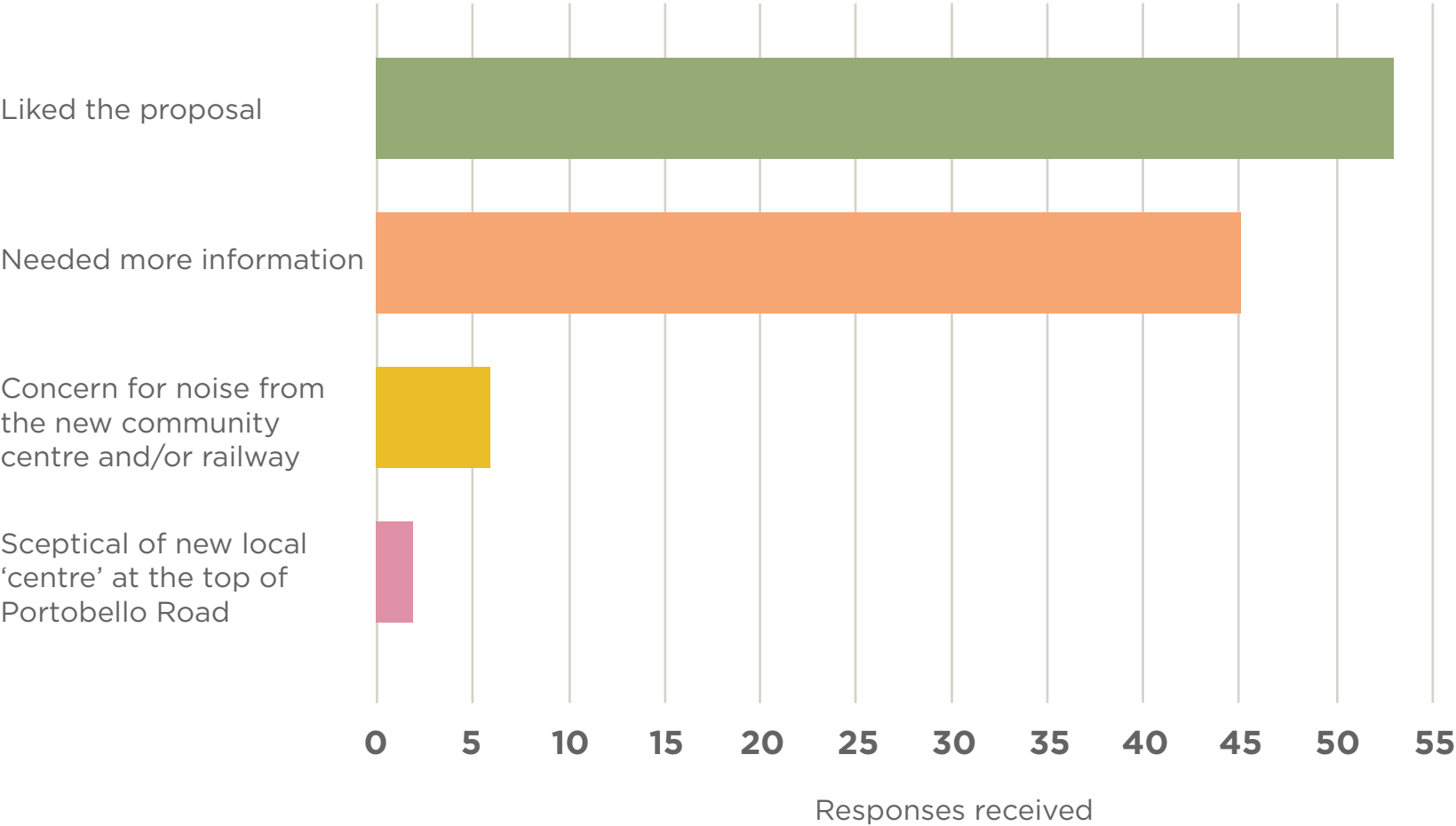
- Public consultation events, 1<sup>st</sup> and 4<sup>th</sup> June: **42 people attended**
- Outreach by the Independent Tenants' Advisors, June: **15 people reached**
  - Stall at Golborne Festival, 7<sup>th</sup> July: **78 people attended**
- Door knocking, October-November: **108 surveys completed & 682 doors knocked.**
  - Stall at Golborne Market, January 2020: **52 people attended**

## **How we counted comments:**

- We counted each subject within people's comments, to show what people are most interested in.
- Some events yielded more comments than others: most are from the public events in June

# WHAT WAS SAID ABOUT THE KEY CHANGES PROPOSED TO THE MASTERPLAN

## SUMMARY OF FEEDBACK



*“More public space is good.”*

*“This is an improvement compared to the previous scheme (consented). Most welcome.”*

*“Good changes.”*

*“Outdoor areas are important. More together - public spirited.”*

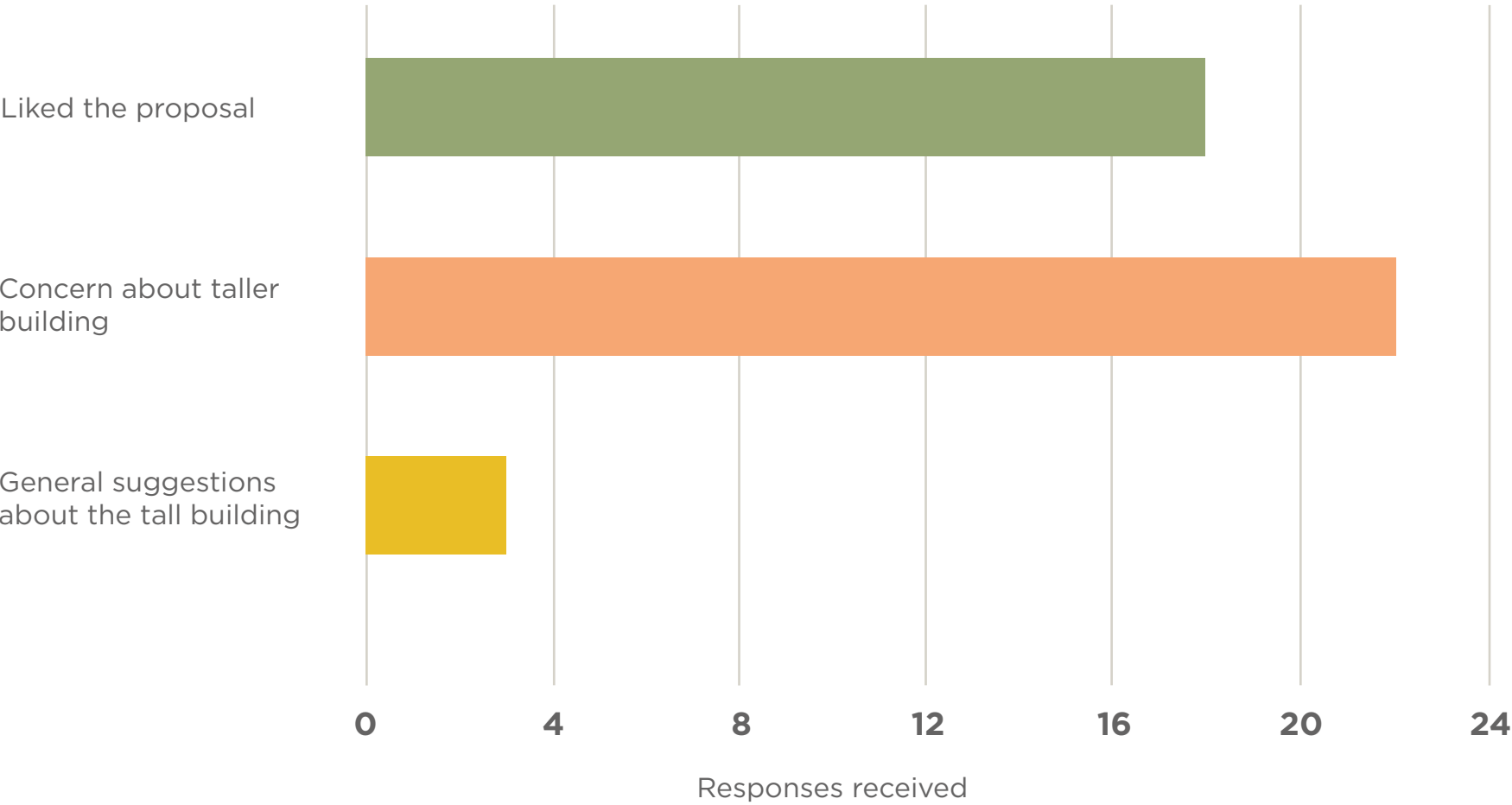


## SUMMARY THE KEY CHANGES PROPOSED TO THE MASTERPLAN

SUMMARY	YOU SAID	WE DID
<b>Needed more information</b>	<ul style="list-style-type: none"> <li>• <i>“It will be more beneficial to see the model when completed.”</i> (Public Consultation)</li> <li>• <i>“Bit more communication. Leaflets/letters.”</i> (Door Knocking)</li> </ul>	<ul style="list-style-type: none"> <li>• The design of the new neighborhood will be clearly communicated through 3D walk-throughs and images of the proposal.</li> <li>• Public engagement on several topics will continue. The next Public Consultation will take place in November 2020.</li> </ul>
<b>Concern for noise from the new community centre and/or railway</b>	<ul style="list-style-type: none"> <li>• <i>“It’s ok. I’m worried about noise from the railway, but I like double glazing and improved windows.”</i> (Public Consultation)</li> <li>• <i>“Should work well. Noise issues of CC (Community Centre?) a potential problem - opening times important.”</i> (Public Consultation)</li> <li>• <i>“Less noise would be nice”</i> (Door Knocking)</li> <li>• <i>“Sound insulation for adventure playground and for the buildings is very important. Allow for noisy late night parties.”</i> (Public Consultation)</li> </ul>	<ul style="list-style-type: none"> <li>• Acoustic studies and noise surveys have taken place with respect to the adventure playground and proposals are being developed to minimise noise spill-out.</li> <li>• The community centre has been specifically designed using materials and techniques that have noise-controlling properties, unlike the current Venture Centre. We expect that the occupier of the community centre and RBKC will also need to plan and agree how noise will be managed.</li> <li>• Noise from railway is reduced considerably with specialist glazing. The effectiveness of this in Bond Mansions has been demonstrated to the Design Working Group.</li> </ul>
<b>Sceptical of new local ‘centre’ at the top of Portobello Road</b>	<ul style="list-style-type: none"> <li>• <i>“I am a little bit sceptical about creating a new ‘centre’ at the top of Portobello Road - will it impact on Golborne Road?.”</i> (Public Consultation)</li> </ul>	<ul style="list-style-type: none"> <li>• We have taken these concerns on board and thoroughly reviewed our approach to commercial spaces. We’ve analysed the impact that the new buildings and additional retail spaces will have on the area, and there is strong evidence that they will bring more people all the way along Portobello Road. We’re seeking advice on the best ground floor uses to achieve a vibrant street while being sensitive to surrounding businesses.</li> </ul>

# WHAT WAS SAID ABOUT THE PROPOSED TOWNSCAPE

## SUMMARY OF FEEDBACK



*“The taller building would look more ‘city’, not as appropriate as lower buildings.”*

*“It is very well conceived and looks like it will really improve the area.”*

*“15 storeys is a good idea - more homes. Not worried about it.”*

*“Hopefully the buildings won’t be so tall that they are overshadowing other flats.”*

*“Not sure how overlooked by the 15 storey building residents will feel and its impact on other planning applications (precedent).”*

*“Fine with towers. Good idea to house more people but need to have a good streetscape.”*

*Most DWG members were not in favour of projecting balconies, with one member commenting that they ‘look dated’. Some felt that inward balconies had more sense of privacy.*

SUMMARY THE PROPOSED TOWNSCAPE

SUMMARY	YOU SAID	WE DID
Concern about taller building	<ul style="list-style-type: none"><li>• <i>“Tall building may look out of place - need to see how develops.”</i> (Public Consultation)</li><li>• <i>“Not happy about the proposal to build a high rise block may affect quality of people’s life”</i> (Door Knocking)</li><li>• <i>“Not to build such a high rise. Would prefer 5 or 6 storeys to blend in with existing development”</i> (Door Knocking)</li></ul>	<ul style="list-style-type: none"><li>• Given the level of concern around the taller building that came through in the consultation, we have reviewed the proposal again and involved our leadership team and Development Committee. This review found that a 15 storey building is still the best way to deliver the required number of homes while giving the best possible levels of daylight/sunlight.</li><li>• We have carried out a Sunlight/Daylight review that demonstrates that the proposed flats will offer the required level of comfort to the residents.</li></ul>
General Suggestions about the tall building	<ul style="list-style-type: none"><li>• <i>“Hopefully the buildings won’t be so tall that they aren’t overshadowing other flats.”</i> (Public Consultation)</li><li>• <i>“The 15 storey building should have distinctive features, variations in colour/finishing materials and windows etc NOT totally symmetrical.”</i> (Public Consultation)</li><li>• <i>“Breaks in massing key to allow light in - kills bacteria and improves way of life.”</i> (Public Consultation)</li></ul>	<ul style="list-style-type: none"><li>• We have changed the form of the building to have a pentagonal (5-sided) shape rather than a square one. This gives the building a more residential feel and makes it more elegant and less imposing.</li><li>• We have included variations in the facade to make it less formal and more inviting. We have also looked carefully at the way the building meets the ground, to ensure it feels inviting at ground level.</li><li>• Landscaping has been designed so the spaces with the most active uses (eg gardening, play or seating areas) get the most sun.</li></ul>



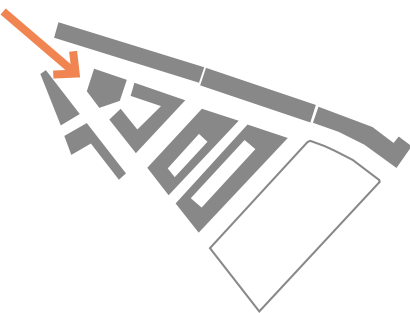
THE PROPOSED TOWNSCAPE



BEFORE

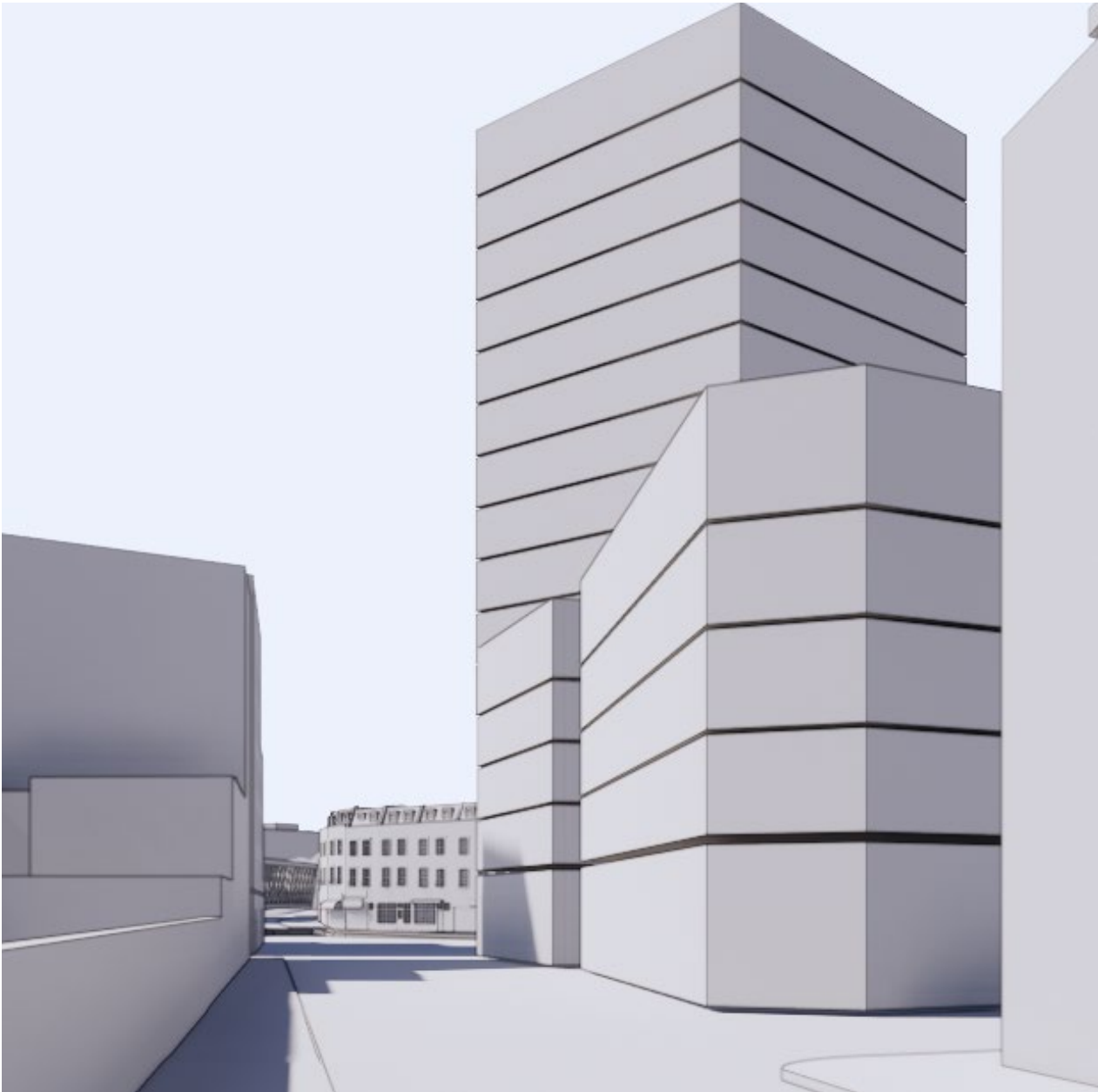


AFTER





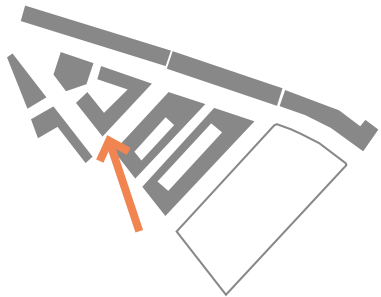
BLOCK 9



BEFORE



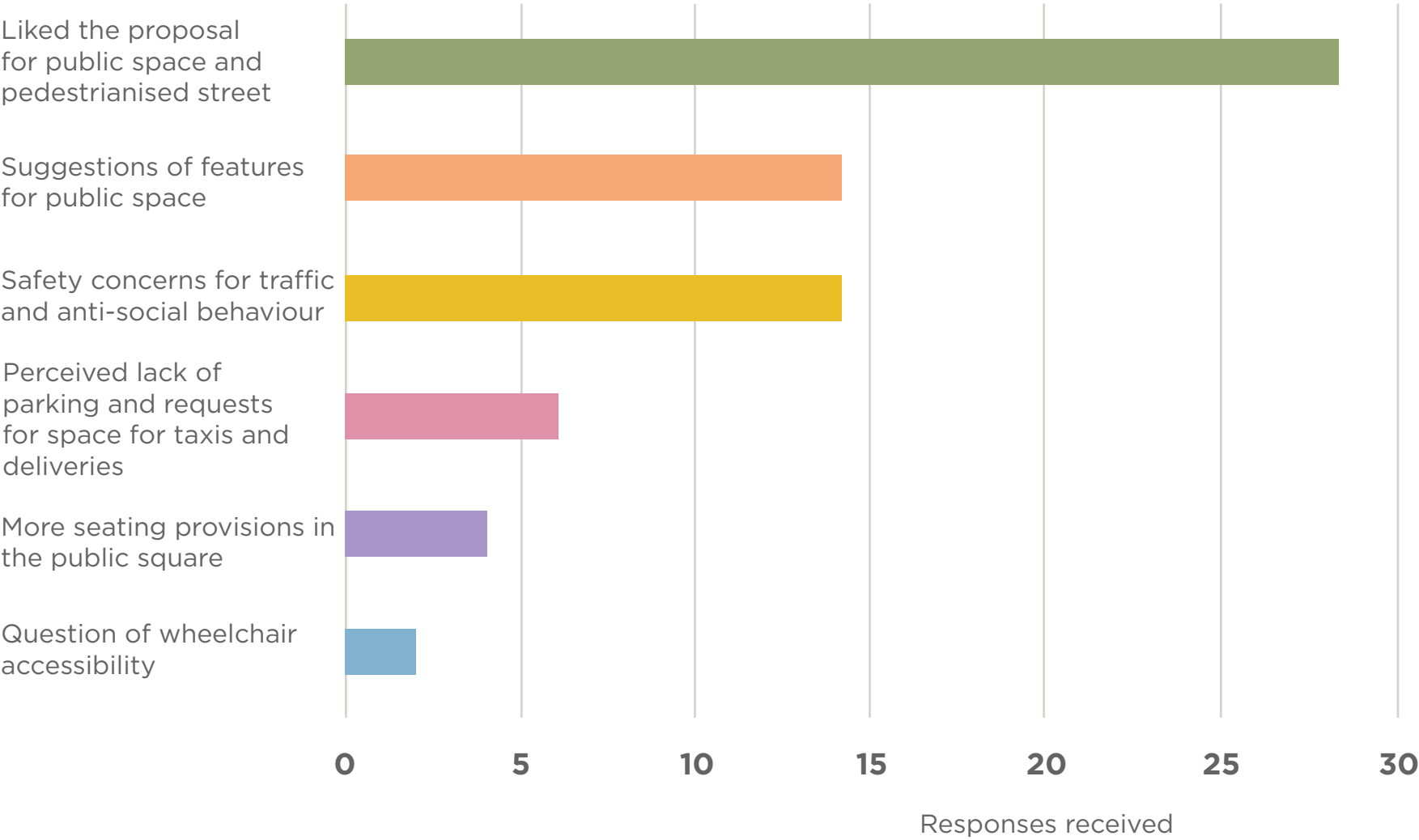
AFTER





# WHAT WAS SAID ABOUT ROADS, PATHS AND PUBLIC SPACE

## SUMMARY OF FEEDBACK



*“Public space will be good for the older people and the community.”*

*“Pedestrianising part of Portobello Road is a good idea - good for children to ride bikes.”*

*“CCTV is important to ensure safety in the square.”*

*“Essential to have a public space. Creates convivial atmosphere - gives residents the option to sit outside their homes.”*

# SUMMARY ROADS, PATHS AND PUBLIC SPACE

SUMMARY	YOU SAID	WE DID
Liked the proposal	<ul style="list-style-type: none"><li>• <i>“Like pedestrianised road - it’s easier as car can’t go here. New road joining Ladbroke Grove from Wornington - good for access.”</i> (Public Consultation)</li></ul>	<ul style="list-style-type: none"><li>• The design generates a unique opportunity to generate greater connectivity. RBKC has asked us to review the pedestrianisation proposal, so Portobello Road will be a shared surface with one-way access for vehicles. It will be designed in such a way that it can have pedestrian priority.</li></ul>
Suggestions for features for public space	<ul style="list-style-type: none"><li>• <i>“Need more green space - planters - grass areas: need to encourage footfall - attractive”</i> (Public Consultation)</li><li>• <i>“All round should be well lit to improve the crime rate.”</i> (Public Consultation)</li></ul>	<ul style="list-style-type: none"><li>• We are designing a flexible outdoor space, with plenty of greenery.</li><li>• All of the public spaces will be well-lit in order to create a safe and secure environment.</li></ul>
Perceived lack of parking and requests for space for taxis and deliveries	<ul style="list-style-type: none"><li>• <i>“More Parking”</i> (Door Knocking)</li><li>• <i>“Want to be able to have taxis/deliveries dropped near the front door - can’t in Phase 1”</i> (Public Consultation)</li></ul>	<ul style="list-style-type: none"><li>• On-street parking numbers are being re-provided. There will be delivery/drop-off points in Phase 3. Also, there will be a new TfL bike dock.</li></ul>
Safety concerns for traffic and anti-social behaviour	<ul style="list-style-type: none"><li>• <i>“Better traffic control”</i> (Door Knocking)</li><li>• <i>“Security is important. Doesn’t like existing walkways - men hanging around and smoking”</i> (Public Consultation)</li></ul>	<ul style="list-style-type: none"><li>• The team is reviewing ways to design public space that discourages anti-social behaviour. The whole masterplan will be well connected with the rest of the area. There will be no dead-ends or unused spaces.</li><li>• Safety is a key part of the brief for developing the spaces. We have held discussions with RBKC Highways regarding the road layouts and controlling vehicular traffic. Although Portobello Road will be a shared surface, it can be used for public activities at certain times of the week. Also, several traffic calming measures will be in place.</li></ul>
More seating provisions in the public square	<ul style="list-style-type: none"><li>• <i>“Benches, somewhere to enjoy the sun/the day. Markets would be a nice idea.”</i> (Public Consultation)</li></ul>	<ul style="list-style-type: none"><li>• The landscape proposal includes seating at the new public square.</li></ul>
Wheelchair Accessibility	<ul style="list-style-type: none"><li>• <i>“Very accessible - please ensure it works for mobility impaired too.”</i> (Public Consultation)</li></ul>	<ul style="list-style-type: none"><li>• There will be zebra and tiger crossings around the phase and there will be level access to all buildings.</li></ul>



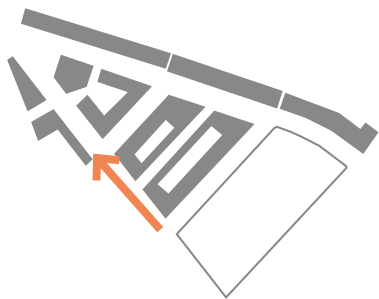
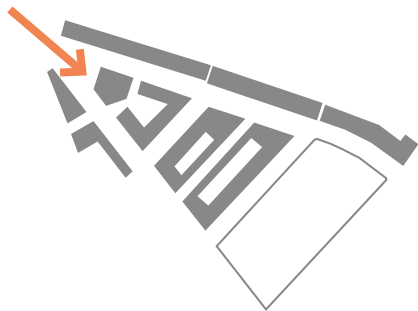
PORTOBELLO ROAD ROADS, PATHS AND PUBLIC SPACE



MARKET DAY

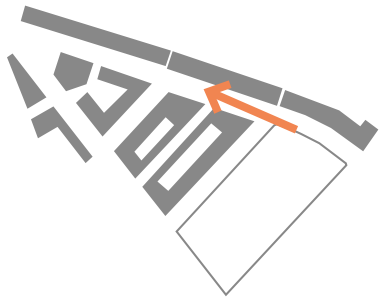


TYPICAL DAY





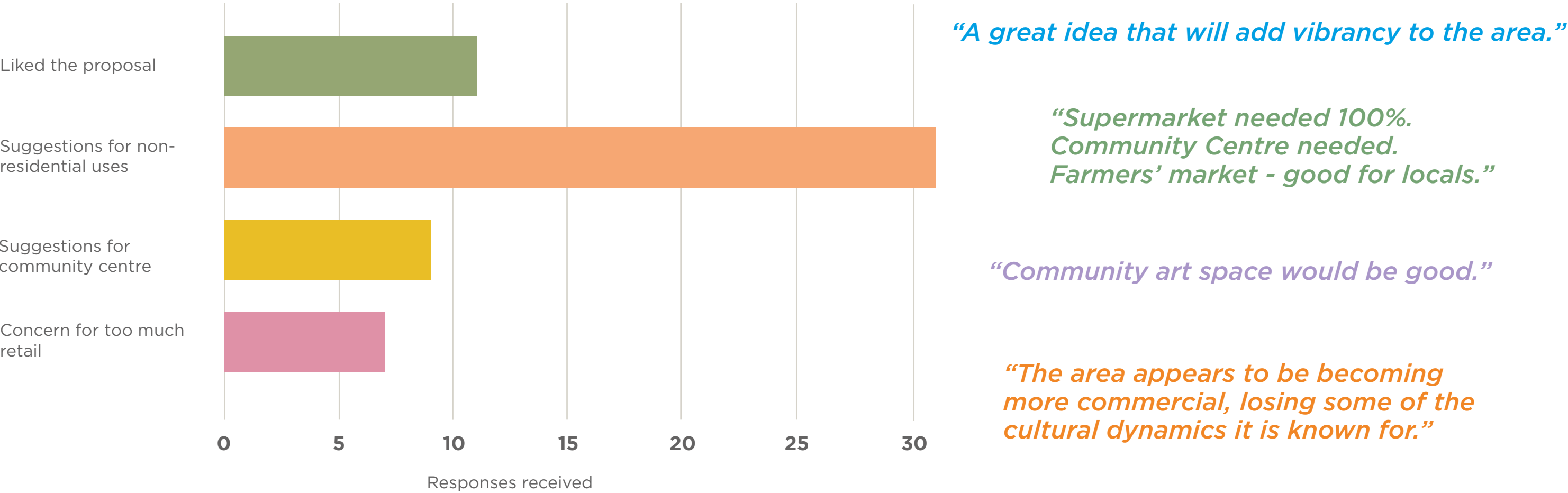
WORNINGTON ROAD ROADS, PATHS AND PUBLIC SPACE





# WHAT WAS SAID ABOUT NON-RESIDENTIAL SPACES

## SUMMARY OF FEEDBACK



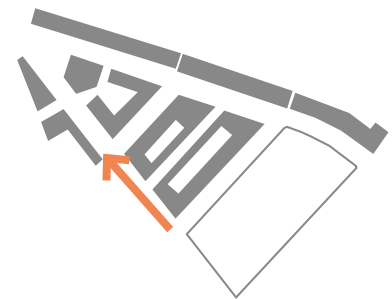
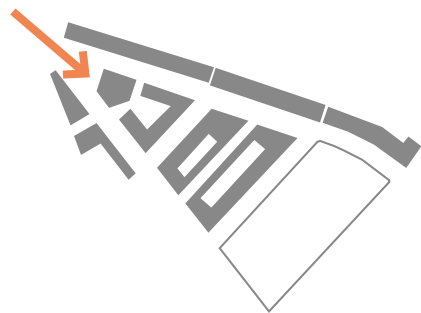


# SUMMARY NON-RESIDENTIAL SPACES

SUMMARY	YOU SAID	WE DID
Suggestions for non-residential uses.	<ul style="list-style-type: none"><li>• <i>“I am concerned that there should be office and light industrial space. I am concerned that there should be planting of large trees especially around the park - to make it fit in with the other tree-lined roads in the area”</i> (Public Consultation)</li></ul>	<ul style="list-style-type: none"><li>• We we are working with a commercial agent to identify the best use for the area to ensure the success of the commercial space and the surrounding public realm.</li><li>• Trees will be planted across Wornington Road and Portobello Road. Also, there will be a lot of planting in the new public square.</li></ul>
Suggestions for Community Centre	<ul style="list-style-type: none"><li>• <i>“Activities for children and teenagers”</i> (Door Knocking)</li><li>• <i>“Children’s play - in park (hut) or community centre.”</i> (Public Consultation)</li><li>• <i>“Concerned about Venture Centre becoming sanitised.”</i> (Public Consultation)</li></ul>	<ul style="list-style-type: none"><li>• We will take any suggestions for the community centre to the community centre working group to consider.</li><li>• RBKC will own and manage the centre, and while we’ve worked with the Venture Centre to make sure all current uses would be provided for, RBKC will select the occupier for the new centre. Therefore, we can’t guarantee the exact uses to be provided.</li></ul>
Concern for too much retail	<ul style="list-style-type: none"><li>• <i>“The area appears to be becoming more commercial losing some of the cultural dynamics that is known for. Yes, it gives more opportunities for small businesses however, it has consequences for people who have lived in this area for many years such as noise, parking problems, loss of this area being a residential area.”</i> (Public Consultation)</li><li>• <i>“Small shops - not large units that encourage visitors/cars - coming and going.”</i> (Public Consultation)</li></ul>	<ul style="list-style-type: none"><li>• This is a residential-led project, and Catalyst will work hard to make sure new commercial spaces don’t detract from the neighbourhood’s residential character, and that they provide a useful and attractive offer for people living nearby. We are working with our commercial agents and RBKC to plan a viable commercial offer that only enhances the surrounding residential neighbourhood.</li><li>• There are planning conditions to control the size of the units (limit to 400sqm). We are now proposing less commercial space and more homes in Phase 3 than we were previously. Moreover, the parking provision has taken into consideration the current demand and needs of the local residents.</li></ul>

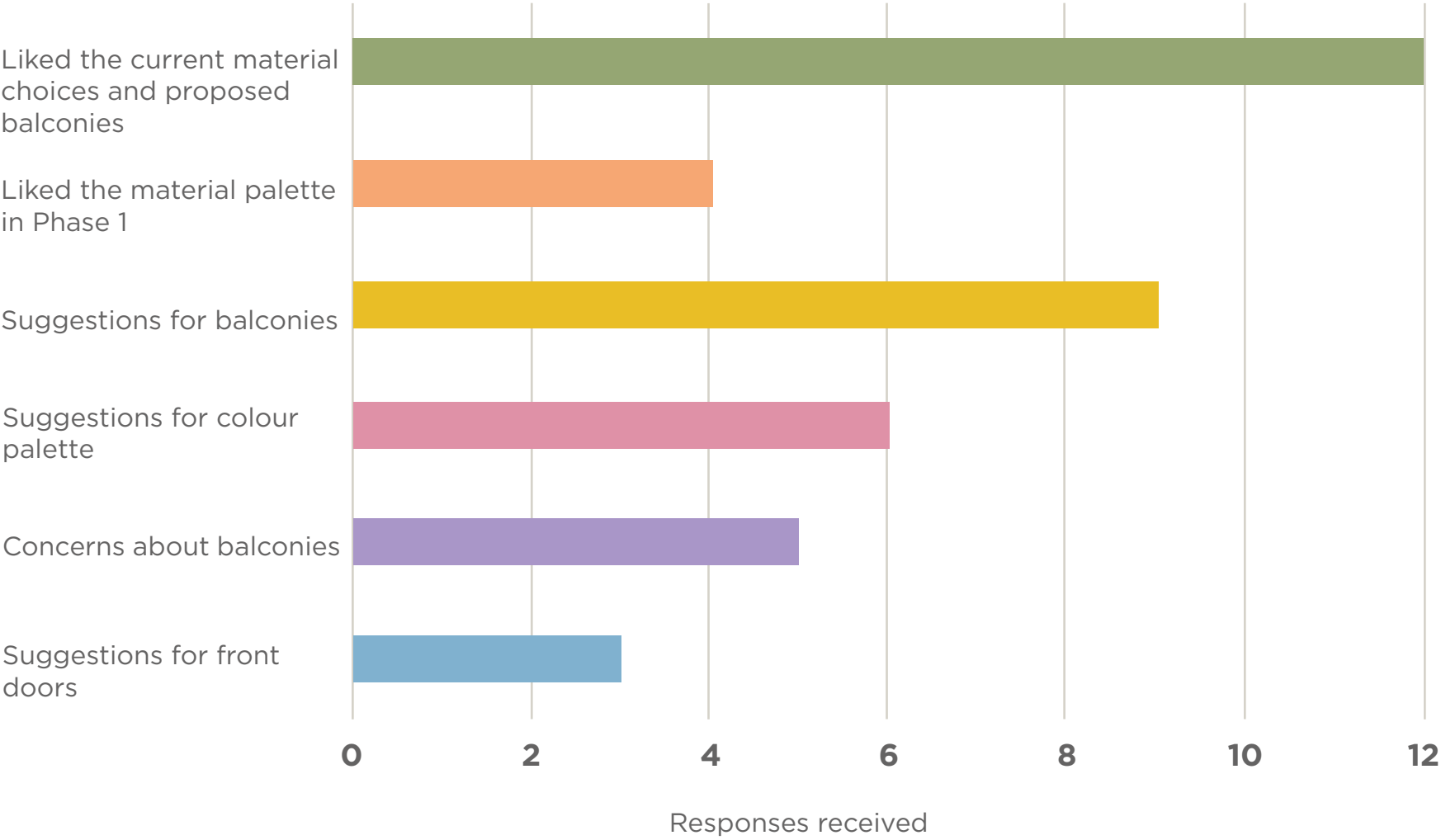


COMMUNITY CENTRE



# WHAT WAS SAID ABOUT MATERIALS, DOORS AND BALCONIES

## SUMMARY OF FEEDBACK



*“Good. The tone and colour will be a nice touch with a traditional yet modern feel.”*

*“Materials appear to be of a good standard.”*

*“Attractive designs - fresher feel. Looks good - more modern.”*

*“Keeping the old styles is a good idea.”*



SUMMARY MATERIALS, DOORS AND BALCONIES

SUMMARY	YOU SAID	WE DID
Liked the current material choices and proposed balconies	<ul style="list-style-type: none"><li>• <i>“Good. The tone and colour will be a nice touch with a traditional yet modern feel.”</i> (Public Consultation)</li></ul>	<ul style="list-style-type: none"><li>• The material palette has been developed and will be discussed with the Council.</li></ul>
Liked the material palette in Phase 1	<ul style="list-style-type: none"><li>• <i>“Like materials used in Phase 1. Like brick - brown.”</i> (Public Consultation)</li><li>• <i>“Like Phase 1 material palette”</i> (Public Consultation)</li></ul>	<ul style="list-style-type: none"><li>• The material palette compliments the pale, warm tones of Phases 1 and 2A.</li><li>• We will discuss materials with the Council, and show the developing palette at the next consultation event. The materials that will be used are mainly bricks and other types of masonry/solid material.</li></ul>
Suggestions for colour palette	<ul style="list-style-type: none"><li>• <i>“Materials not too grey. Happy overall - prefer creamy pale colour.”</i> (Public Consultation)</li><li>• <i>Several shades of green works elsewhere in London. The terracotta brown is interesting. Have doors and window frames in different colours and styles. .”</i> (Public Consultation)</li></ul>	
Suggestions for balconies	<ul style="list-style-type: none"><li>• <i>“Prefer recessed balconies ”</i> (Public Consultation)</li><li>• <i>“Light balconies with shelter.”</i> (Public Consultation)</li><li>• <i>“More spacious balconies would be good”</i> (Public Consultation)</li></ul>	<ul style="list-style-type: none"><li>• The vast majority of the flats will have recessed balconies, with some exceptions that will enjoy a great view across the new public square or the extension of Portobello road.</li><li>• All of the balconies are minimum 1.5m deep, in line with current space standards.</li></ul>
Concerns about balconies	<ul style="list-style-type: none"><li>• <i>“No balconies outside to see neighbours.”</i> (Door Knocking)</li></ul>	
Suggestions for front doors	<ul style="list-style-type: none"><li>• <i>“Prefer not to have glass in the doors: privacy/safety.”</i> (Public Consultation)</li><li>• <i>“Front doors with shelter.”</i> (Public Consultation)</li></ul>	<ul style="list-style-type: none"><li>• Entrance doors will either be recessed or incorporate a canopy to give shelter.</li><li>• Entry doors to ground floor flats will not have large areas of glass.</li></ul>

# MATERIALS

## INDICATIVE MATERIAL PALETTE - BLOCK 9



- 1 - Light powder coated window frames
- 2 - Hangroen Wienerberger brick
- 3 - Pale concrete
- 4 - Light pink terrazzo
- 5 - Pale/glazed brick
- 6 - Deep coloured awnings

## INDICATIVE MATERIAL PALETTE - BLOCKS 5&10



- 1 - Marziale Wienerberger
- 2 - Black brick
- 3 - Light concrete





ENTRANCES, DOORS AND BALCONIES



BLOCKS 5&10 - TYPICAL ENTRANCE



BLOCK 9 - RESIDENTIAL LOBBY

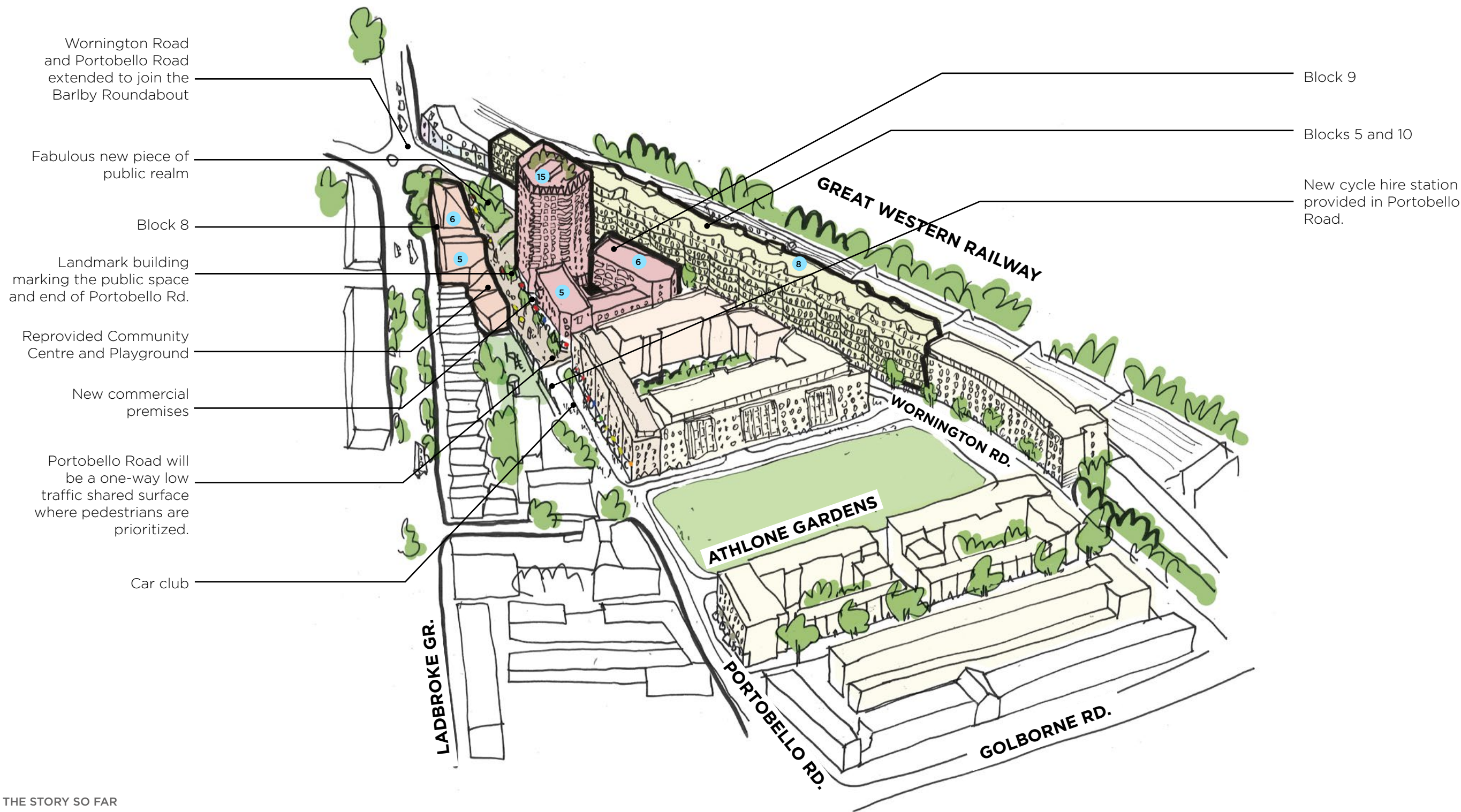


RECESSED AND PROJECTING BALCONIES



# NEW MAIN PROPOSAL SKETCH TO RAISE AWARENESS

**x** = Building Height in Storeys



## THE STORY SO FAR

PHASE 1:	324 HOMES	COMPLETED SUMMER 2017
PHASE 2A:	89 HOMES	TO BE COMPLETED EARLY 2020
PHASE 2B:	230 HOMES	TO BE COMPLETED AUTUMN 2023



**CONRAN+**  
**PARTNERS**