

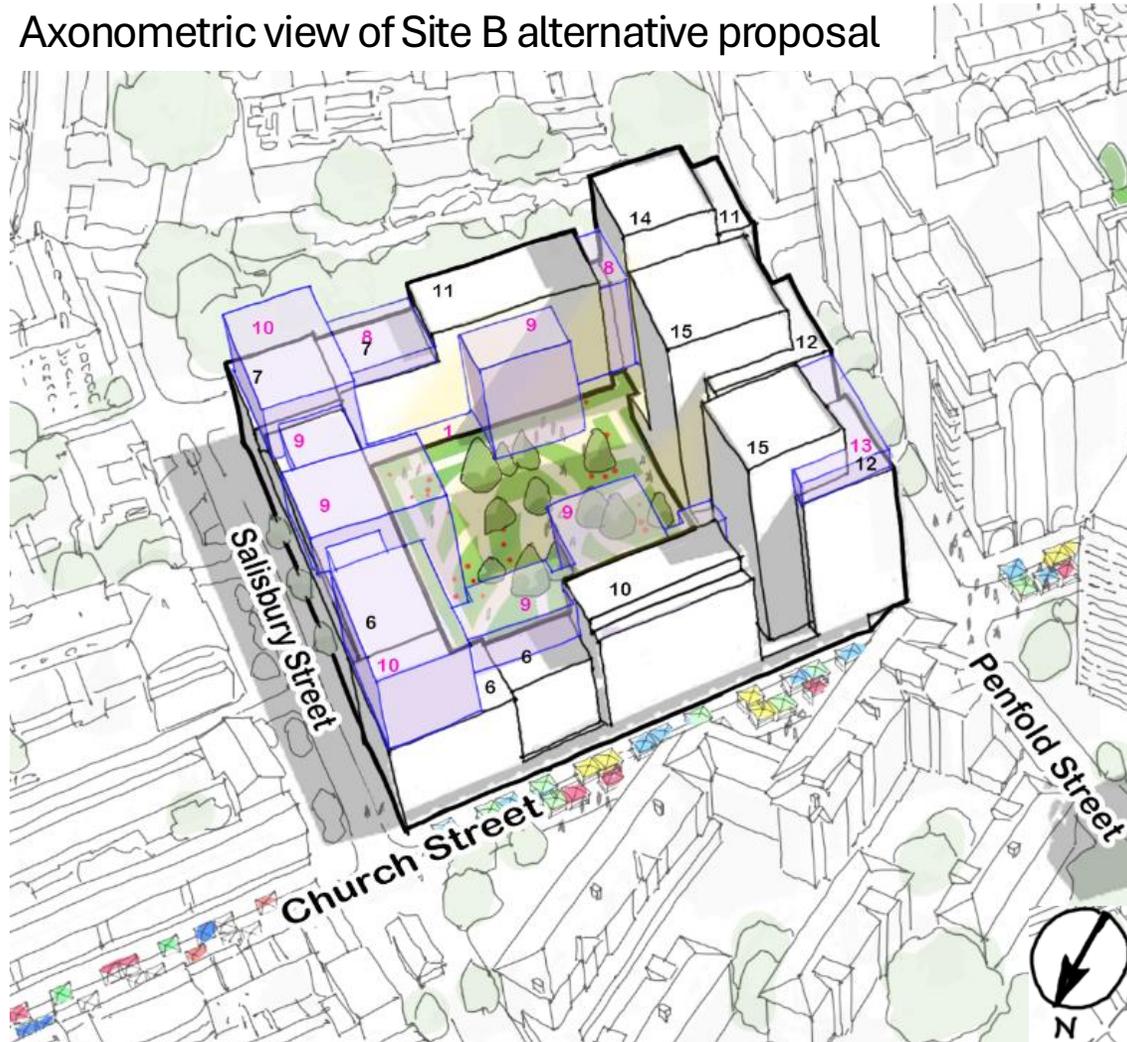
# Co-Design Workshops Summary

# Co-Design Workshop 1

**Building Form | Massing, Light, Height and Edges**

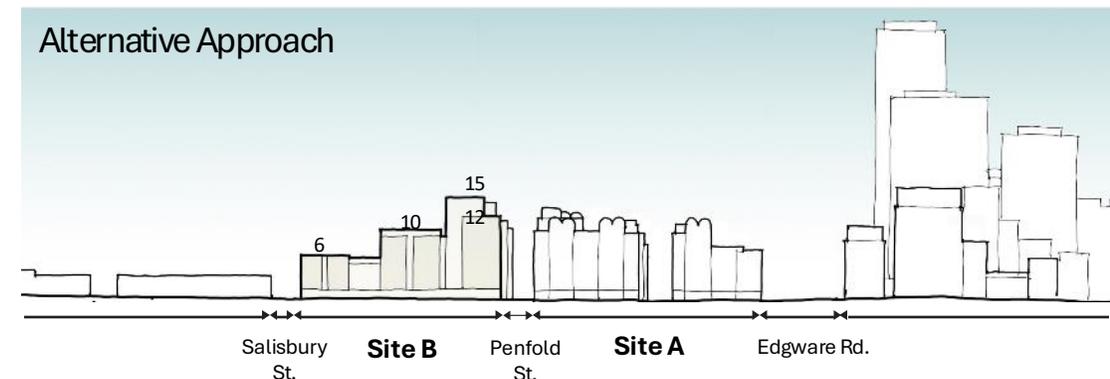
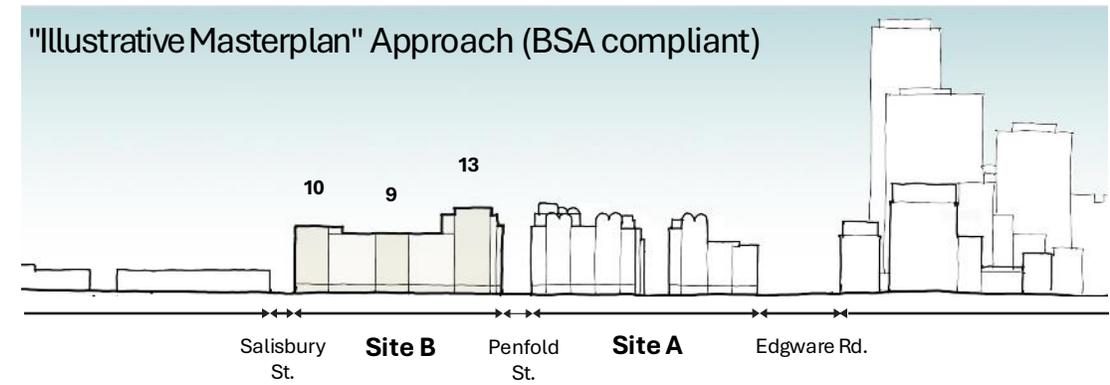
# Comparative Review - Building Form: Massing, Light, Height and Edges – Site B

Axonomic view of Site B alternative proposal



Illustrative Masterplan massing

## Proposed Church Street Elevation Comparison



# Co-Design workshop 1 Feedback Summary

- Clear preference expressed for the **Alternative Approach** massing compared to the Illustrative Masterplan massing.
- Support for a **townscape-sensitive approach** with massing stepping down on Salisbury Street to balance townscape, and density
- Strong emphasis on **daylight, natural ventilation, and privacy** through thoughtful massing, façade design, and layout.
- Preference for **dual-aspect homes** and tower layouts that avoid dark, enclosed corridors.
- **Removal of Podiums** was supported to improve ground floor daylight
- But there were concerns about **wind** effect from tall buildings



# Co-Design Workshop 2

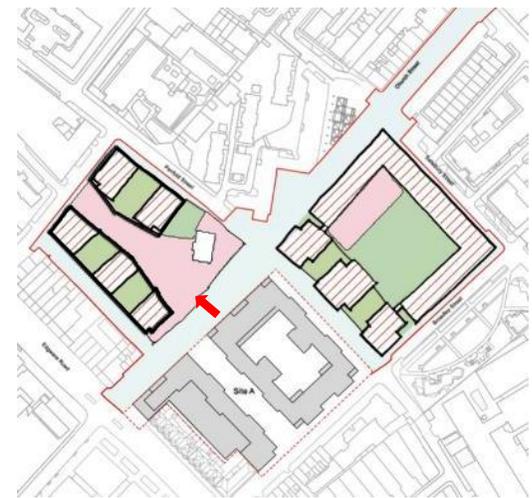
**Spaces in-between Buildings |  
Public, Shared and Private**

# Comparative Review - Spaces in-between Buildings: Public, Shared and Private

Proposed Site C Street View Comparison



Proposed Site Arrangement Comparison



- Public highway streetscape
- Public amenity space on ground floor (Site C)
- Residential amenity space on ground floor
- Residential amenity space on podium
- Development site footprint



# Co-Design Workshop 3

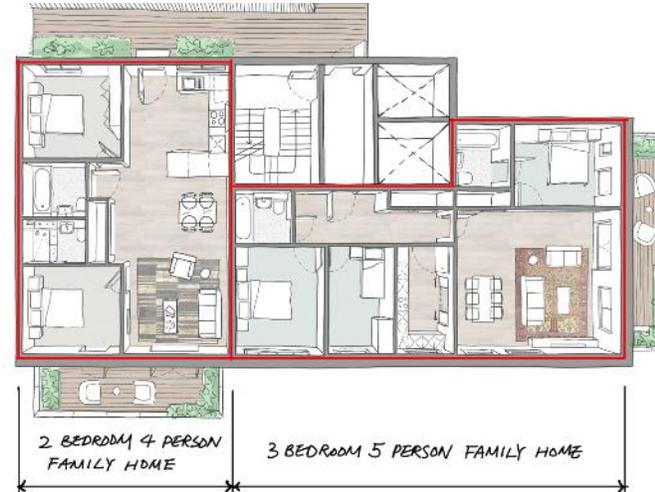
**Homes, the mix of uses and how  
non-residential uses will fit**

# Comparative Review - Homes, the mix of uses and how non-residential uses will fit

## Proposed Ground Floor Plans Comparison



## Indicative deck-access apartment layouts



# Co-Design workshop 3 Feedback Summary

- Call for **adaptable layouts and accessible homes**, especially for families and wheelchair users.
- Support for **inclusive community and health facilities** tailored to local needs.
- Call for reprovision of a **supermarket and integrating small, affordable retail units** with active frontages.
- Support for **market storage** to be provided across two sides.
- Strong support for **dual-aspect homes**.
- Preference for courtyard facing balconies. With deck access public facing.
- Support for a **flexible community space**.

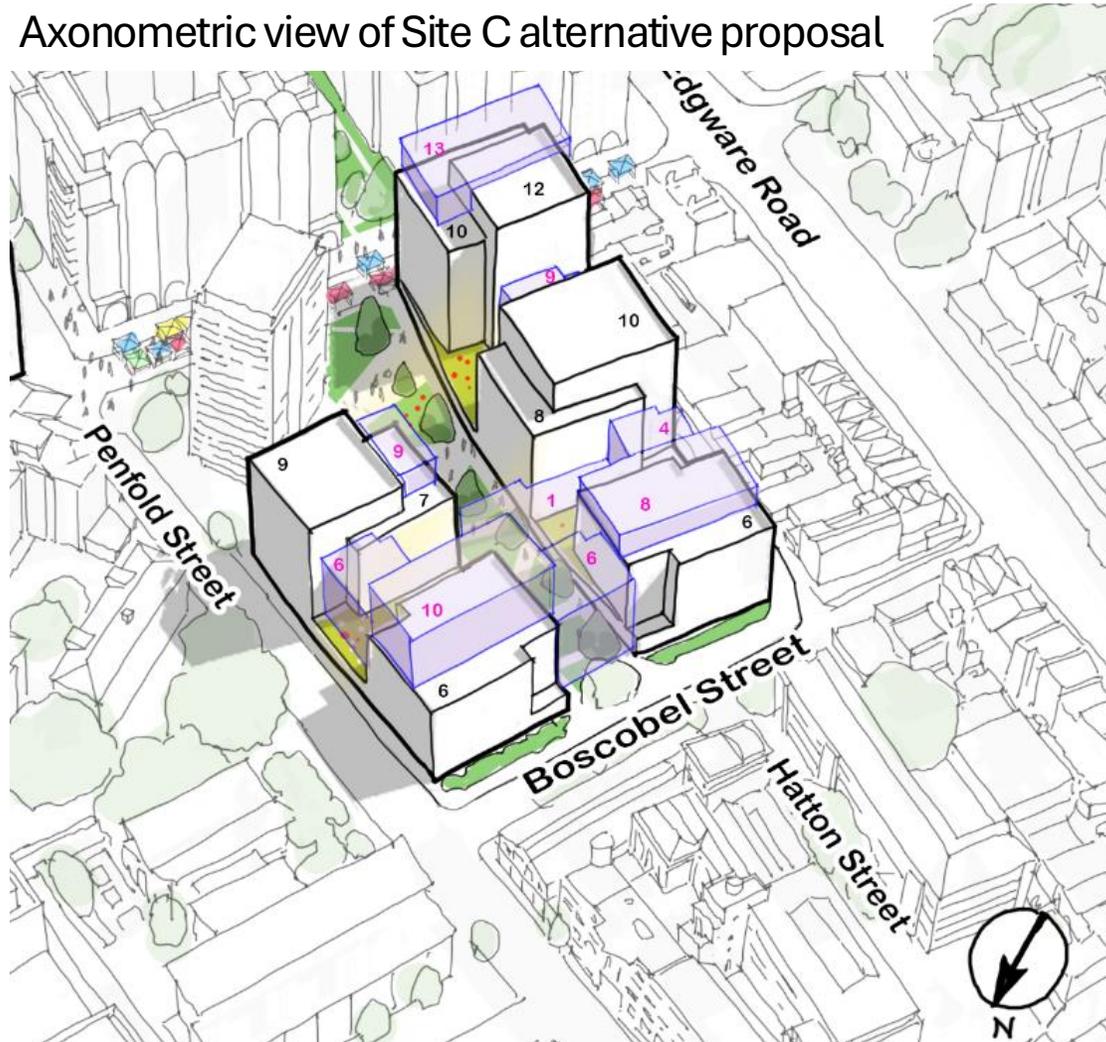


# Co-Design Workshop 4

**Building Form | Massing, Light, Height and Edges**

# Comparative Review - Building Form: Massing, Light, Height and Edges – Site C

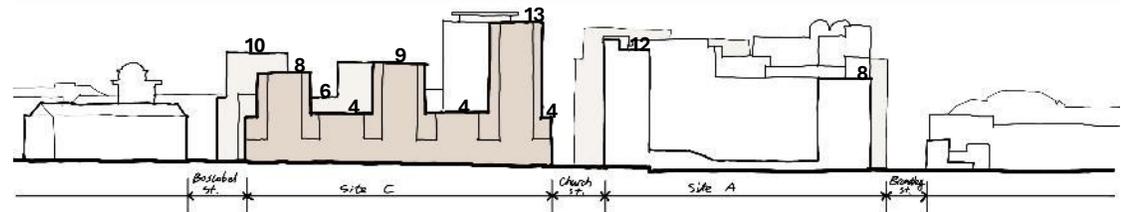
Axonometric view of Site C alternative proposal



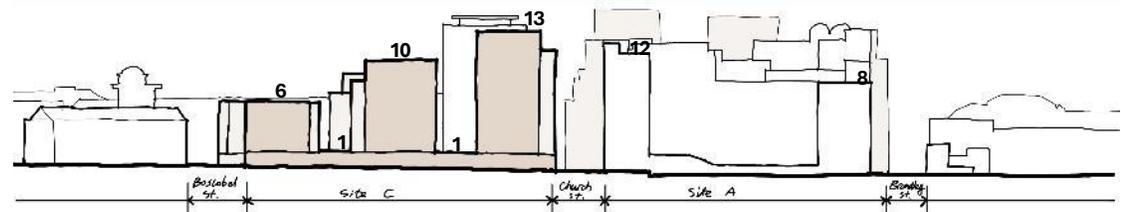
Illustrative Masterplan massing

## Proposed Venables Street Elevation Comparison

"Illustrative Masterplan" Approach (BSA compliant)



Alternative Approach

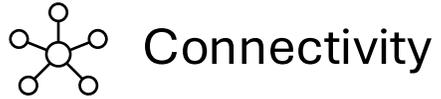




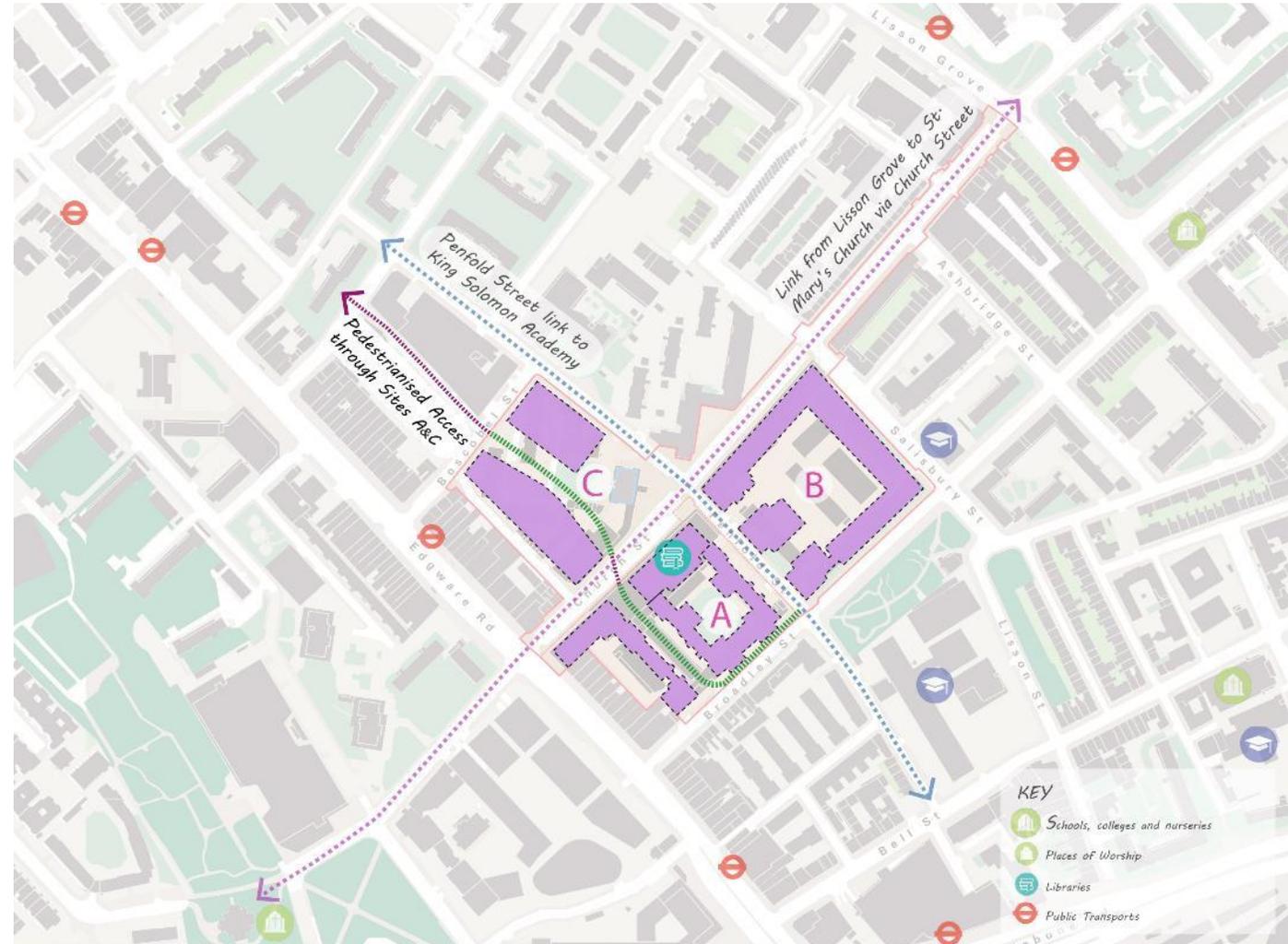
# Co-Design Workshop 5

**Getting Around | Accessibility  
and Mobility**

# Access and Mobility

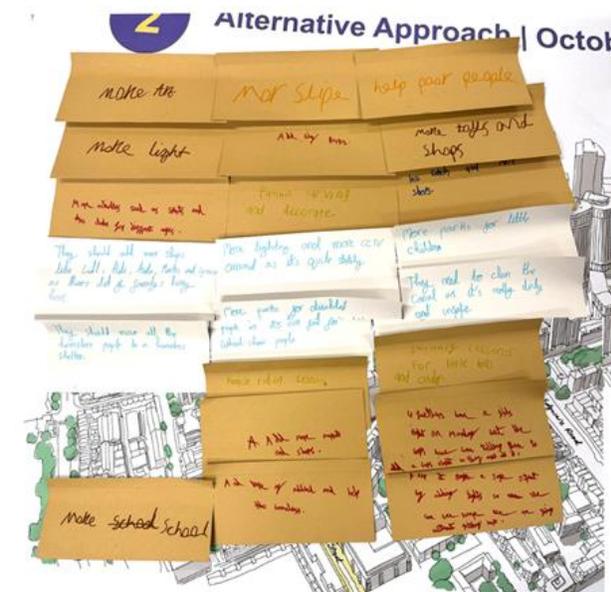
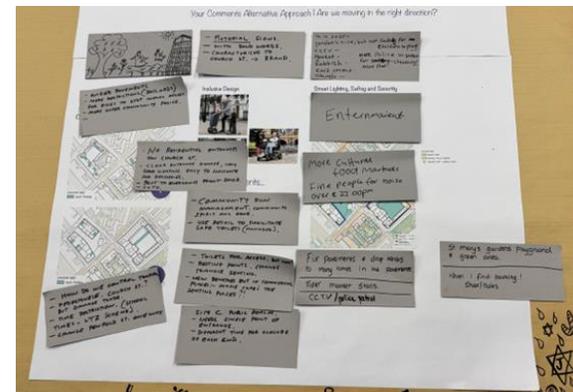
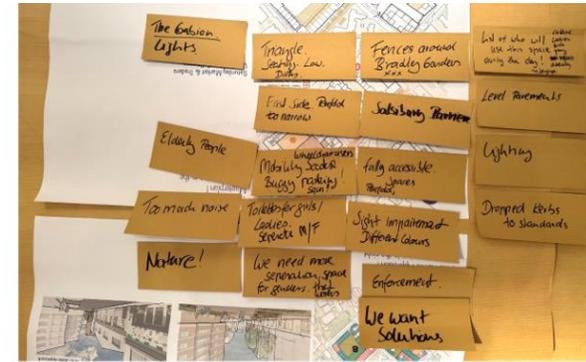


Alternative Approach Site Layout



# Co-Design workshop 5 Feedback

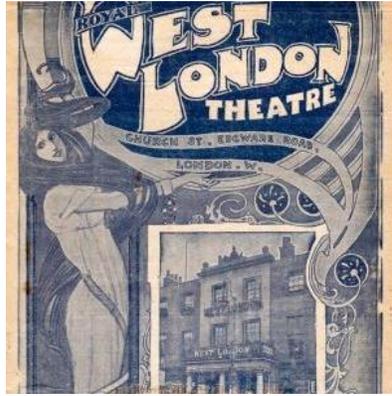
- Feedback highlights the need for **inclusive access in lobbies and homes**.
- Support for a centrally located **mobility hub** to promote active travel and safety. Reduce private car ownership.
- Desire for **improved street infrastructure**, especially along Venables Street. Lighting, pavements, benches.
- Support for **new public realm/ pedestrian focused** access route through Site C.
- General support for the reduction of parking provision.



# Co-Design Workshop 6

**Character | Appearance and  
Identity**

## Church Street Diversity & Culture



FORMER RENOWNED THEATRE (DESTROYED IN WWII)



LARGEST INDOOR ANTIQUE AND VINTAGE MARKET IN LONDON



LOCALLY RUN BUSINESSES



PLACES OF WORSHIP



RICH TAPESTRY, TEXTURES & TONES



LOCAL LANDMARKS & HERITAGE



Detailed elevation of the retail storage on Church Street



DISTINCTIVE FORMS & MATERIALITY

## Character and a **Sense of Place** Design approach at Site A

# Co-Design workshop 6 Feedback

- Stakeholders support a **coherent and welcoming identity** shaped by townscape-sensitive massing, active frontages, and high-quality materials.
- Feedback on retail frontages emphasised the importance of **weather sheltering and legible entrances** to enhance pedestrian experience and street character.
- There is strong interest in preserving and **celebrating Church Street's cultural identity**, with support for uses that reflect local diversity and promote social cohesion.
- The **new green space and Site B courtyard** were seen as **opportunities** to create distinctive, calming landscapes that reinforce the area's identity and support wellbeing.



# Co-Design Workshop 8

**Children and Youth**

# Co-Design workshop 8 – Children and Youth

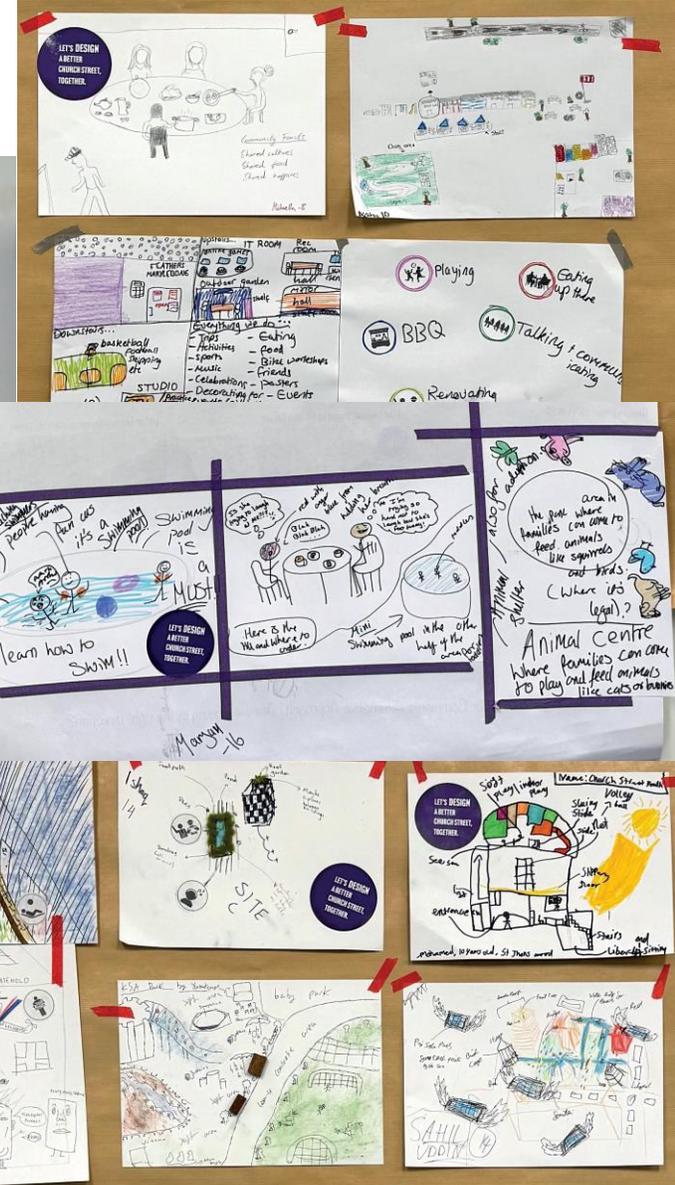
**Date:** 13 Oct 2025 | **Creative workshop** engaging young people (10–22) to imagine future uses for Sites B & C

**Highlights:**

- Introduction on architecture & planning careers
- Drawing themes: youth club, outdoor play, intergenerational spaces
- Artworks to be exhibited at **Triangle Square Crafts Fair (30 Nov)**

**Emerging Ideas:**

- Safe, inclusive play & meeting spaces
- Nature, water features, and green roofs
- Community growing areas & seating
- Sustainable design (solar, water reuse)
- Diverse shops, markets, and cultural spaces
- Youth club with multi-use sports/play areas
- Library, IT hub, swimming & family amenities



# Co-Design Workshop 9

**Traders and Businesses**



# Co-Design Workshops Summary