



Future St Raphael's Estate

Community Engagement

July - November 2019

London Borough of Brent



Karakusevic Carson Architects
Periscope



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FUTURE ST RAPHAEL'S ESTATE

Brent Council appointed Karakusevic Carson Architects in July 2019 to work on the future of St Raphael's Estate. Working with you as residents, we will develop two proposal options.

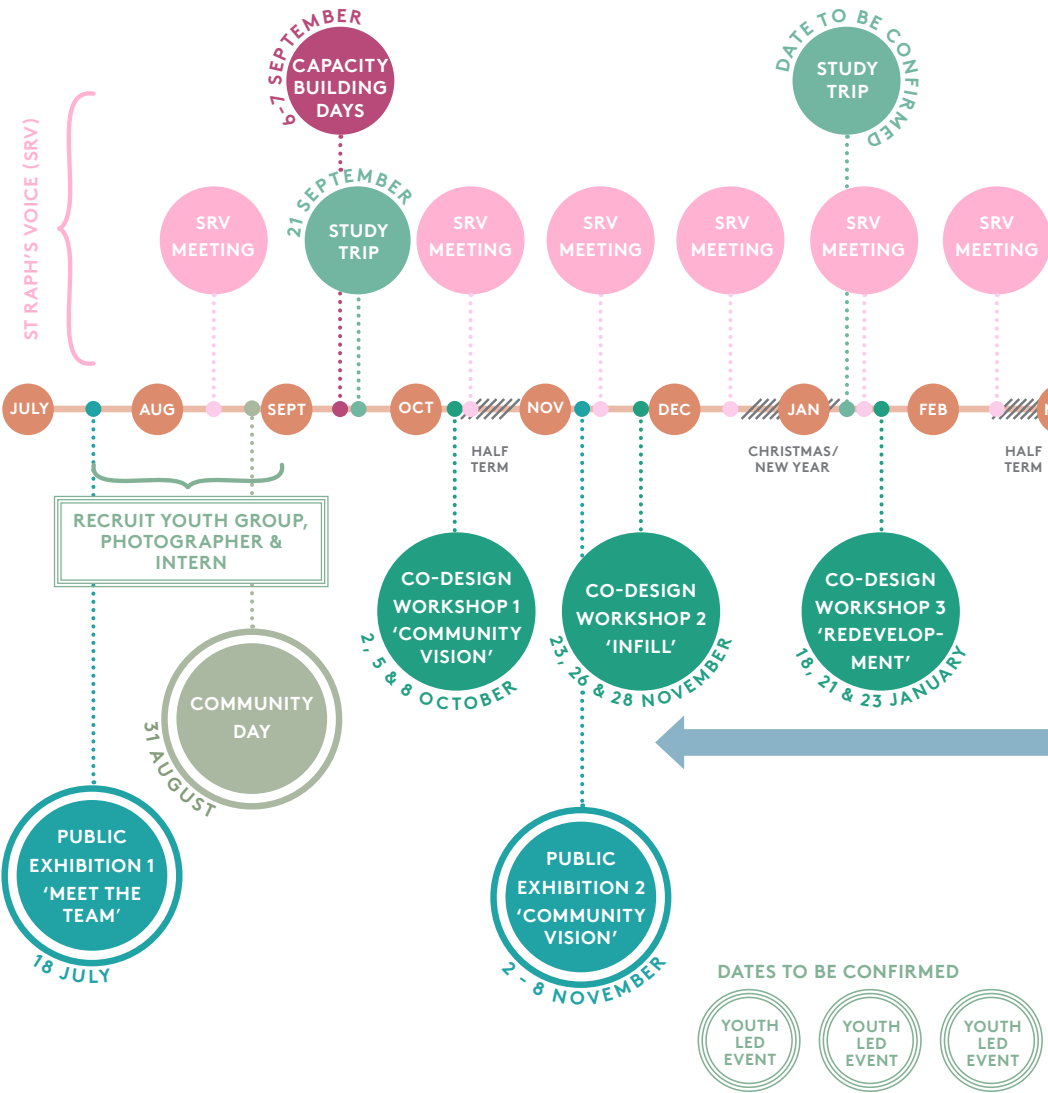
Infill: In this approach no homes would be demolished and new homes would be built on open spaces.

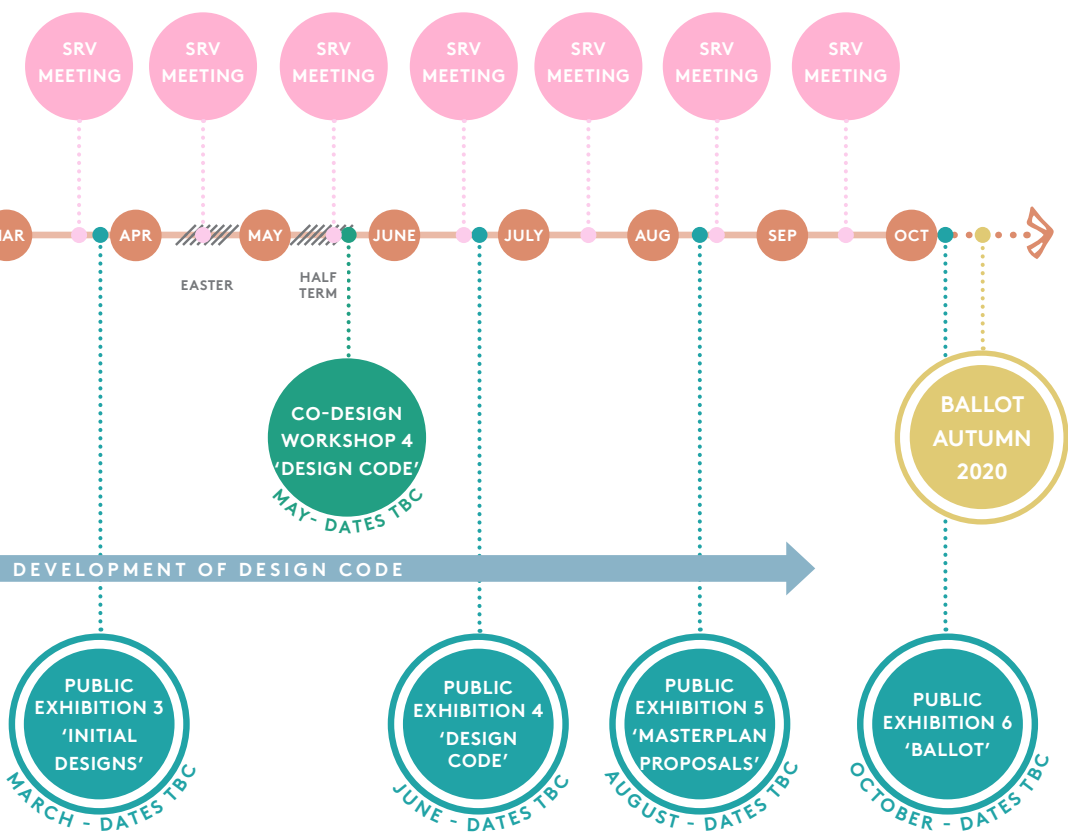
Revelopment: This approach would remodel the estate, or part of it. Some or all of the existing homes and facilities would be demolished in phases over a period of time, with new homes and community facilities built and improvements made to open spaces and access.

These options will be put to a vote in autumn 2020, where you will decide how you would like to see St Raphael's Estate change. If the majority of residents vote 'yes' for the redevelopment option, then this is the option that will be taken forward. If the majority of residents vote 'no' for the redevelopment option, then Brent Council will take forward the infill development option.

Since July, the design team has organised and run a number of events to engage with the residents of St Raph's. We would like to talk to as many people as possible. This booklet summaries the events that have been held and includes a timeline of upcoming events.

TIMELINE AND ACTIVITIES





PUBLIC EXHIBITION 1: MEET THE TEAM

WHEN:

Thursday 18 July 2019:
14.00 - 19.00

WHERE:

Henderson House,
Pitfield Way
London NW10 0TW

WHO:

Brent Council together
with the Resident &
Stakeholder Board - St
Raphael's Voice, held a
'Meet the Team' event
at Henderson House.

KEY QUESTIONS:

**THE ESTATE AND
SURROUNDINGS**

- What do you like best
and least about St
Raphael's Estate?
- Where do you meet
friends and family?
- What activities do
you use the park for?
- How could the park
be improved?
- What other amenities
would you like to have
on the estate?

CONNECTIVITY

- Do you think the
estate has good
transport connections?
- Do you think walking
and cycling routes
could be improved
- Do you regularly use
local buses?
- Do you have a car?
- How do you get to
work/school/shops?
- Which train or
underground station
do you use?

102

Attended

55

Households

18

Households attended
for the first time

What you told us:

- *Strong concern about safety and security*
- *Maintenance of public areas needs improvement*
- *Better lighting along paths and walkways around the estate and park*
- *More leisure and recreational facilities needed*
- *A community hall and other places to meet would be welcomed*

PUBLIC EXHIBITION 1: MEET THE TEAM



Attendees and design team in Henderson House

PUBLIC EXHIBITION 1: MEET THE TEAM

RESIDENT GUIDED WALKS AROUND THE ESTATE

- Henderson House
- 2.30pm - Led by Brenda, Taz and Jade from St Raph's Voice
- 4.30pm - Led by John and Carole from St Raph's Voice with other residents
- 6.30pm - Led by various residents

Better parking spaces

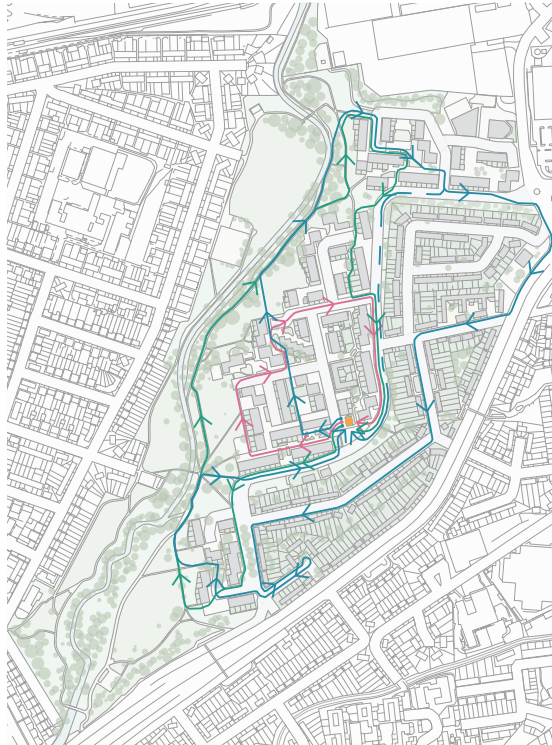
Shops are seen as 'failing' and should be improved

Concern about pollution and ground contamination

Landscape and green areas need better maintenance

Reinstate the community hall

Safety and security is a key issue around estate and park



PUBLIC EXHIBITION 1: MEET THE TEAM

FURTHER COMMENTS, IDEAS AND THOUGHTS FROM RESIDENTS

Please keep our green spaces

Need an exit to north circular road – too far to drive around

Homes for old people

No high rise buildings

Ground heavy(?) from removing trees

Maintain property size and rent

Need a bus directly to Neasden + Stonebridge Park stations

Ensure that pollution levels remain low

Neighbours want to stay together

Please knock it all down quick

Entry system check safety, security, shop in circumference not in the centre, including activities

More information about the project shared with residents

Mosaic stone by bridge was made/ designed by Oakington Manor School. Let it stay

Security CCTV on the estate

Expand [St Raph's Childcare Centre] into community hub

No rent increase

Economic regeneration is key to this estate we need businesses that employ people so residents have jobs and money is spent in the estate

Living on first floor, need lift for heavy shopping, steps dangerous when wet. Air vent in toilet and bathroom sends in bad smell

Clean the estate up

Keep green play area for children

Internet, café, chicken shop, gym, boris bikes

I want to stay in a maisonette

Pollution from the cement factory

To have night buses

COMMUNITY DAY

WHEN:

Saturday, 31 August
2019
11.00 - 16.00

WHERE:

St Raphael's Edible
Garden, Pitfield Way
London NW10 0TW

WHO:

Brent Council

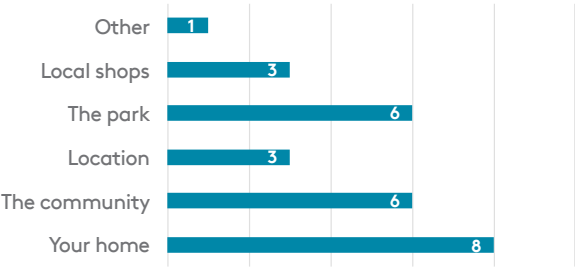
Resident & Stakeholder
Board - St Raphael's
Voice

Karakusevic Carson
Architects

FORMAT:

The event was held
in St Raphael's Edible
Garden. There were
lots of activities for
residents of all ages
such as planting,
free food and face
painting. George the
Poet previewed his film
about the estate.

1. What do you like best about St Raphael's Estate?



2. What is it you like?

"Everything, it is my home I can't afford to go somewhere else"

"I feel like everyone living in this estate work as a community and everyone is very comfortable"

"The flats, it was clean, modern, spacious, security."

"Space, location, community, parks, local shops"

"Atmosphere"



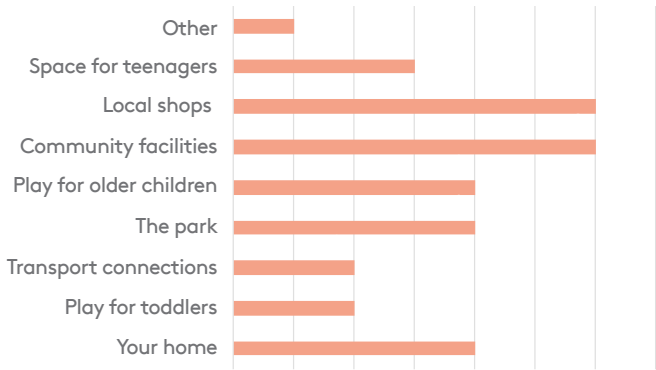
COMMUNITY DAY



Residents and design team at St Raphael's Edible Garden

COMMUNITY DAY

3. If you could improve 3 things on the estate what would you prioritise?



4. How often do you use the park for an activity other than as a through route?



COMMUNITY DAY

5. What would encourage you to use the park more often?



6. What other amenities would you like to have on the estate?



7. Anything else you would like to share with us?

Three residents answered this question. Two wanted more information on the options and offer for leaseholders, and one person said they would like a garden.

STUDY TRIP

WHEN:

Saturday, 21 September
2019

WHERE:

Colville Estate,
Hackney
Kings Crescent Estate,
Hackney

WHO:

Brent Council

Resident & Stakeholder
Board - St Raphael's
Voice

Residents of St
Raphael's Estate

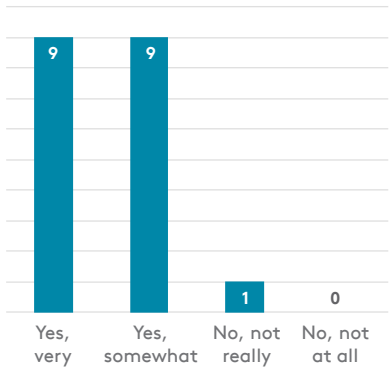
Karakusevic Carson
Architects

PPCR

FORMAT:

The event was a
study trip to visit two
completed projects by
Karakusevic Carson
Architects.

1. Did you find the study trip useful?



2. What did you find the MOST useful with the study trip?

"Seeing inside residents homes and speaking with them."

"Conversations with a previous home owner"

"The flats, it was clean, modern, spacious, security."

"Hearing directly from residents about their experience before and after regeneration"

"Seeing first hand what a rebuild and infill site looks like, going into residents home... infact the whole experience was very informative! Being able to ask questions to the residents was an excellent opportunity."

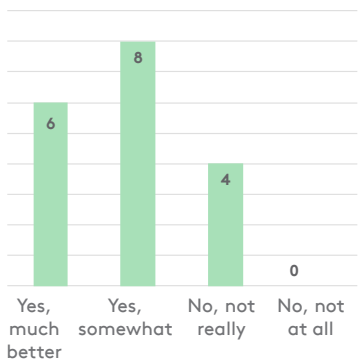
STUDY TRIP



Residents and design team on the study trip to Colville Estate and Kings Crescent Estate, Hackney

STUDY TRIP

3. Do you feel you have a better understanding of what redevelopment or infill might mean?



4. Name one thing you learned from this study trip?

“I learned about how infill and refurbishments can look like.”

“There is no plan yet.”

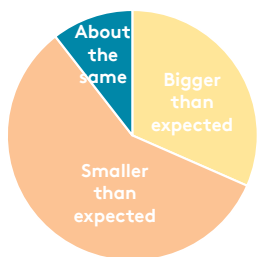
“I learned that I can have my say about what will happen on my estate.”

“It is absolutely essential to get involved.”

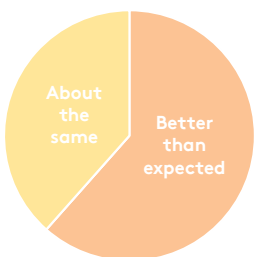
“Overall positive but there will always be hitches.”

“New build is very nice inside.”

5. How did the size and quality of the flats compare to your expectations?



SIZE



QUALITY

STUDY TRIP

6. What did you like about Colville Estate?

"I like modern style of living"

"Lots of storage in homes"

"The flats, it was clean, modern, spacious, security."

"Interior was nice, communal garden for kids, leisure centre near by, nice balconies."

"Storage space, Bins area (Store), Bike parking"

7. What did you like about Kings Crescent Estate?

"I like the community centre"

"Grid street design"

"Open roads"

"Layout of the blocks is better than the other"

"I loved the colour of the brick, mixed tenancy."

"Outdoor area (buildings) design is nice."

- ***Most residents found the study trip useful***
- ***Most people stated speaking to residents as being the MOST useful to them***
- ***Most people have a better understanding of what infill and redevelopment means for them***
- ***There is an appetite for more amenities on the estate such as shops, a cafe/pub/restaurant and a library***
- ***Local shops and community facilities were highest on the priority list for respondents***
- ***Leaseholders and freeholders are keen to better understand the offer for them***

CO-DESIGN WORKSHOPS - COMMUNITY VISION

WHEN:

Wednesday 2 October
2019:
15.00 - 17.00
19.00 - 21.00

Saturday 5 October
2019:
11.00 - 13.00
14.00 - 16.00

Tuesday 8 October
2019
19.00 - 21.00

WHERE:

2 & 5 October were held in Henderson House. 8 October was held at St Patricks RC Church

WHO:

Karakusevic Carson Architects, with Brent Council. Grace Crannis from Glass-House also attended the Saturday sessions to help facilitate a table.

Farah Tarhini, an aspiring photographer and St Raph's resident photographed the first workshop. Farah is working with Karakusevic Carson Architects to document the design and engagement process.

FORMAT:

A two hour workshops structured into four different tasks with two breaks for wider group discussions. The workshop finished by each group presenting the outcome of the collaging: their vision for the future St Raph's.

KEY QUESTIONS:

Feedback Form

- Did you find the workshop useful?
- What did you find

- the most useful?
- What did you find the least useful?
- Any thought on how the workshop could be improved?
- Would you recommend the workshop to your neighbours?

CONNECTIVITY

Feedback forms were given out to residents after the workshop to understand what they thought about the structure of the workshop and what they found most useful.



Attended



Households

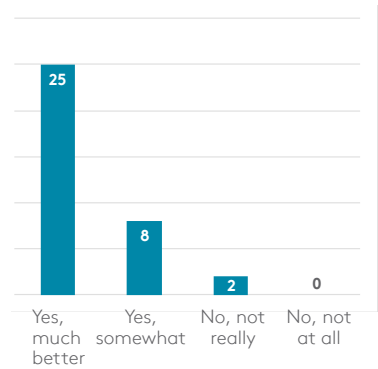
CO-DESIGN WORKSHOPS - COMMUNITY VISION



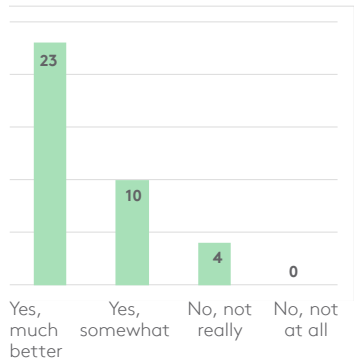
Residents and design team participating in co-design workshops

CO-DESIGN WORKSHOPS - COMMUNITY VISION

1. Did you find the workshop useful?



2. Do you feel you have a better understanding of what redevelopment or infill might mean?



3. What did you find the MOST useful with the workshop?

“Being involved and being able to contribute through putting the pictures on the board”

“Collage, speaking to team, sharing ideas”

“All of it was very useful. Listening to other residents’ points of view”

“To ‘design’ features by using visuals, mindmapping ideas”

“We got an explanation on the different stages and we will where allowed to speak out mind”

CO-DESIGN WORKSHOPS - COMMUNITY VISION

4. What did you find the LEAST useful?

"Room was cold, no information to bring back to other residents"

"Least useful is regeneration"

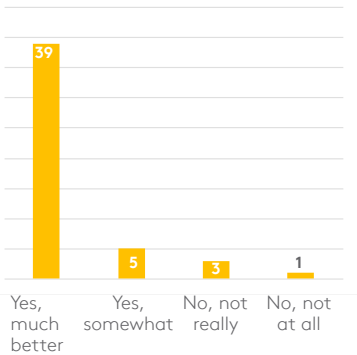
"This doesn't look like what we wanted (refurbishing)"

"Initially didn't have an introduction, but after all beneficial"

"The feeling that this maybe a token exercise"

"Multi-coloured post-its, confusing"

5. How likely are you to recommend your neighbours to attend a workshop?



6. Do you have any suggestions of how we could improve the workshop?

"I would have been interested to hear a synopsis of other workshops that were held earlier in the week."

"Introduction of yourselves as a group"

"Bigger room as it was cramped"

"Example of good improvement in other estates"

"Be totally honest, realistic, transparent and patience with the residents - we do not know architect speak. Expect residents to know nothing or understand very little - but are here to understand."

"Love collaging"

"Translations"

CO-DESIGN WORKSHOPS - COMMUNITY VISION



Model of the what the existing St Raph's Estate looks like presently. This site model has been useful in talking to residents and exploring their thoughts on the estate. We will continue to use the model in upcoming co-design workshops.

CO-DESIGN WORKSHOPS - COMMUNITY VISION



Images of St Raph's Estate at present

CO-DESIGN WORKSHOPS - COMMUNITY VISION

MAPPING YOUR EXPERIENCE

We asked workshop participants to map their experience of living in the area by placing stickers with the symbols below and writing comments on the map. The map to the right shows the result from all groups over the five workshops.



ANTI-SOCIAL
BEHAVIOR



DISLIKE



LIKE



LITTERING
+
FLY TIPPING



FEELS
UNSAFE



FEELS
SAFE



QUIET



NOISY



PARKING
ISSUES



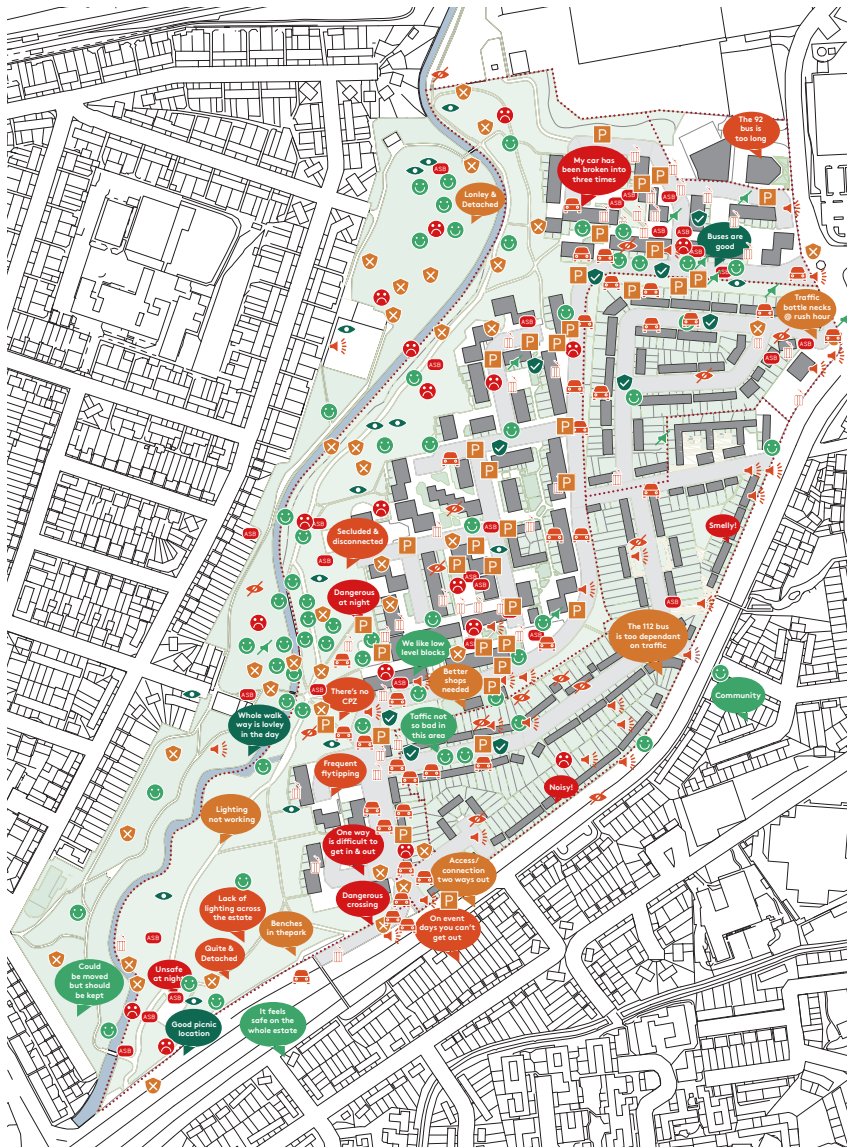
VISUALLY
UNPLEASING



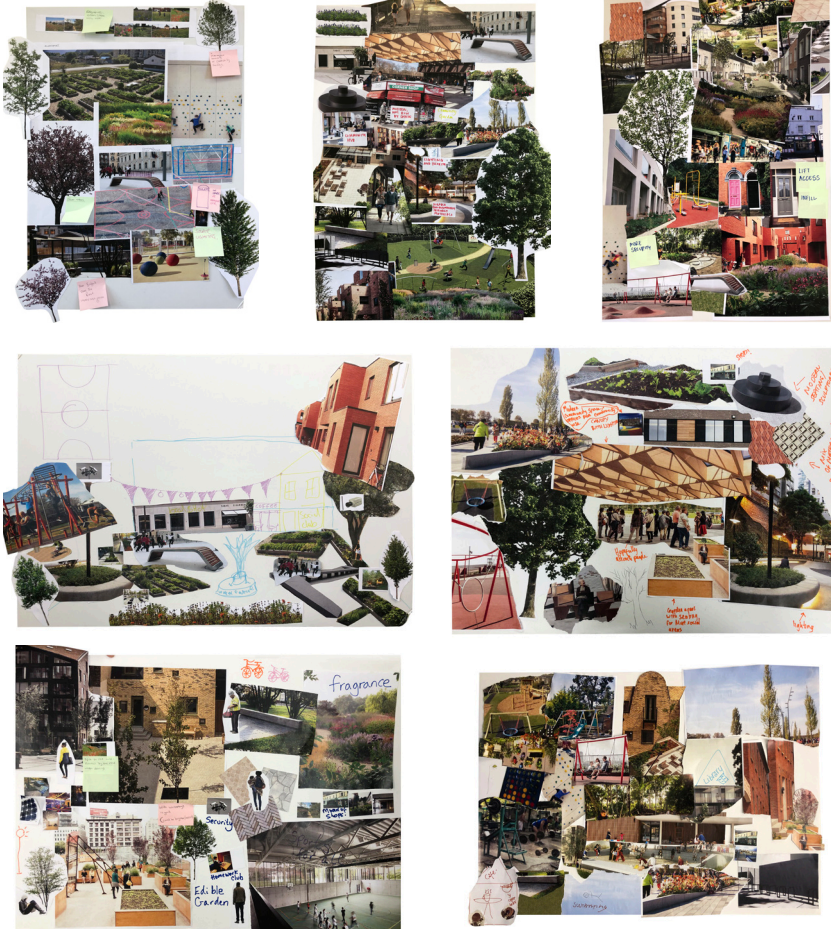
VISUALLY
PLEASING



TRAFFIC

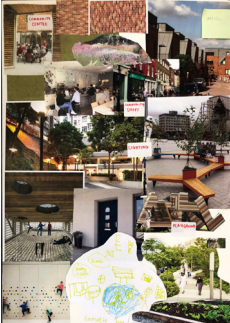


CO-DESIGN WORKSHOPS - COMMUNITY VISION



These 'visioning' collages produced during the workshops explore a community vision for the future of St Raph's. The collaging followed an earlier exercise where residents worked together to identify assets and challenges on the estate. The collages visualise the opportunities which build on the assets and address the challenges of living on St Raphael's Estate.

CO-DESIGN WORKSHOPS - COMMUNITY VISION



EMERGING KEY DESIGN PRINCIPLES

Through analysis of the discussions and the collages made during the workshops, we think the following six design principles are priorities for the two masterplan options.

YOU TOLD US



HOMES

THERE SHOULD BE A **GOOD VARIETY OF HOUSING TYPES WITH BOTH FLATS AND HOUSES** WITH PRIVATE GARDENS. **HIGH QUALITY MATERIALS AND NOISE INSULATION IN WALLS** IS IMPORTANT TO IMPROVE CONDITIONS. COMMUNAL AREAS SHOULD BE **SAFE AND WELL MAINTAINED**



COMMUNITY AND LOCAL SERVICES

THERE IS A **LACK OF COMMUNITY SPACES, PLAY AREAS AND LOCAL AMENITIES**. MORE COMMUNITY AND LEISURE FACILITIES WITH PROGRAMMED ACTIVITIES **FOR YOUTH, ADULTS AND ELDERLY**



TRAFFIC AND PARKING

THE NORTH CIRCULAR ROAD HAS A MAJOR IMPACT ON THE ESTATE THROUGH **CONGESTION, SPEEDING, ROAD SAFETY, NOISE AND POLLUTION**, THERE ARE ALSO **ISSUES WITH PARKING** FOR RESIDENTS AND THEIR VISITORS, INCLUDING CARERS



SECURITY

PARTS OF THE ESTATE FEELS UNSAFE DUE TO **ANTI-SOCIAL BEHAVIOUR, LACK OF LIGHTING AND CCTV CAMERAS**. THE PARK AND SPACES BETWEEN BUILDINGS HAVE **NO OVERLOOKING** AND CAN CREATE OPPORTUNITIES FOR CRIME



PUBLIC SPACE AND LANDSCAPE

THE PARK COULD BE **MORE INVITING** AND LESS **DISCONNECTED** FROM THE ESTATE WITH **BETTER MAINTENANCE** AND **USABLE GREEN SPACE**. PUBLIC AMENITIES, PLAY AND LEISURE FACILITIES NEEDS TO BE BETTER LOCATED



MAINTENANCE

SPACES FOR **WASTE AND RECYCLING** ARE POORLY DESIGNED AND MAINTAINED, **FLY-TIPPING** IS ALSO A BIG ISSUE. **GENERAL MAINTENANCE AND CLEANING** ON THE ESTATE NEEDS IMPROVEMENT

WE THINK THIS IS A DESIGN PRIORITY

**MODERN HOMES WITH HIGH-QUALITY MATERIALS
INCLUDING BOTH FLATS AND HOUSES WITH PRIVATE
OUTDOOR SPACE SUCH AS BALCONIES AND GARDENS**

**MULTI-FUNCTIONAL COMMUNITY HUB WITH FLEXIBLE
USE FOR PEOPLE OF ALL AGES AND SPACES FOR LOCAL
BUSINESSES ON THE ESTATE**

**IMPROVEMENTS TO PARKING AND STREETS THROUGH
DESIGN AND OPERATIONAL MANAGEMENT TOGETHER
WITH WIDER TRAFFIC CONTROL MEASURES**

**BETTER SAFETY AND SECURITY THROUGH DESIGN
OF BOTH PRIVATE AND COMMUNAL SPACES,
INCORPORATING NATURAL SURVEILLANCE OF
PUBLIC PLACES**

**ENHANCED GREEN, PLAY AND PUBLIC SPACES,
THROUGH BETTER DESIGN, PURPOSEFUL PLANTING
AND AMENITIES**

**WELL-DESIGNED SPACES FOR WASTE & RECYCLING
AND EASY TO MAINTAIN COMMUNAL AREAS**

PUBLIC EXHIBITION - COMMUNITY VISION

WHEN:
Saturday 2 November
2019: 13.00 - 16.00

Monday 4 November
- Friday 8 November
2019: Various times

WHERE:
2 November was
held at St Patricks RC
Church. 4-8 November
were held in Henderson
House.

WHO:
Karakusevic Carson
Architects, with
Brent Council. Farah
Tahrini, an aspiring
photographer and
St Raph’s resident
photographed the
Saturday event.

FORMAT:
The exhibitions
invited residents to
see what had been
produced in the
workshops so far and
to comment on the

emerging community
design priorities. This
gave residents the
opportunity to ensure
that their views were
being represented for
the future of St Raph’s.

**KEY QUESTIONS:
Feedback Form**
Feedback forms were
given out to residents
at the exhibition

*1. Do you agree
with the challenges
identified by residents
in the workshops?*

*2. Do you agree with
the assets identified
by residents in the
workshops?*

*3. Do you agree with
the opportunities
identified by residents
in the workshops?*

*4. Do you agree with
the design priorities
presented?*

*5. Which design priority
do you think is most
important?*

*6. Do you think
the collages
residents made are
representative of your
own vision for the
future of the estate?*

*7. Have you seen
George The Poet’s
video?*

*8. After today’s event
do you feel you have
good understanding of
what infill or
redevelopment would
mean for the estate?*

*9. Did you find today’s
event useful?*

*10. How did you hear
about today’s event?*

*11. Anything else you
would like to share with
us?*



Attended



Households



Households attended
for the first time

PUBLIC EXHIBITION - COMMUNITY VISION



Residents and design team at the exhibition on Saturday 2 November

PUBLIC EXHIBITION - COMMUNITY VISION

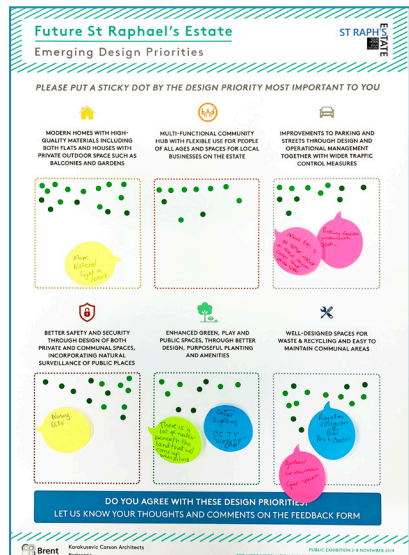
'EMERGING DESIGN PRIORITIES'



"Outdoor space for one bedroom properties"

"Space and size of new homes"

'EMERGING DESIGN PRIORITIES - WHAT IS MOST IMPORTANT TO YOU?'



"More natural light in homes"

"Parking facilities underneath flats"

"There is a lot of water beneath the land that will come up when piling"

"Regular collection of bins. Pest central"

"Parking bays to be better marked as people parking poorly take extra space"

"Working CCTV"

"Better lighting. CCTV 'working' ones"

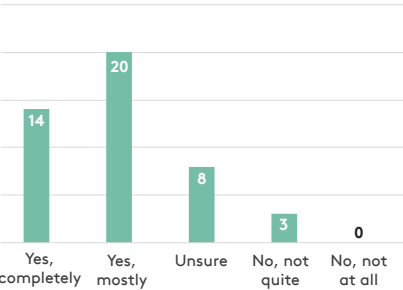
"Gardener to maintain green spaces"

PUBLIC EXHIBITION - COMMUNITY VISION

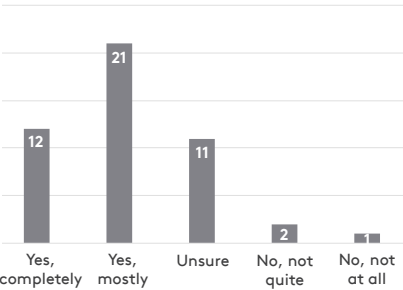
FEEDBACK FORMS - KEY QUESTIONS

47 feedback forms were collected from residents. Not all people answered all questions. The data collected will inform the design team of residents views on what had been presented and will serve as a foundation for the design of the two masterplan options.

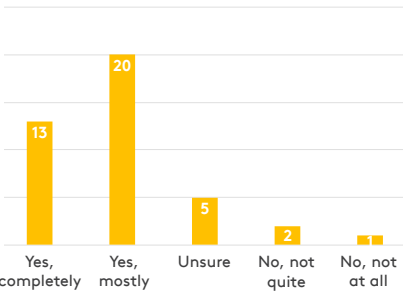
1. Do you agree with the challenges identified by residents in the workshops?



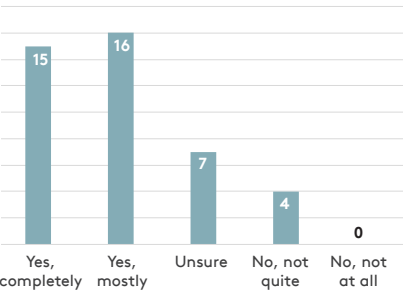
2. Do you agree with the assets identified by residents in the workshops?



3. Do you agree with the opportunities identified by residents in the workshops?

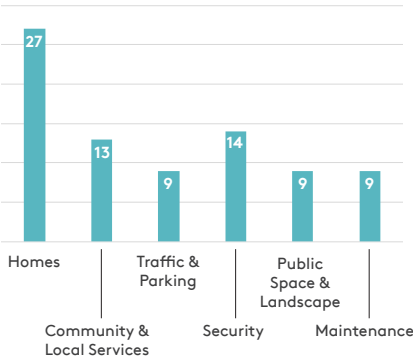


4. Do you agree with the design priorities presented?

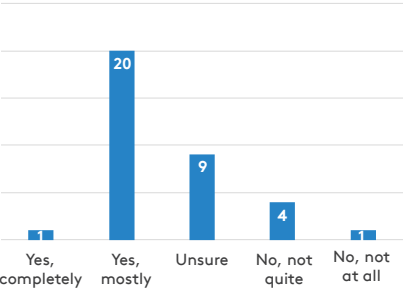


PUBLIC EXHIBITION - COMMUNITY VISION

5. Which design priority do you think is most important?

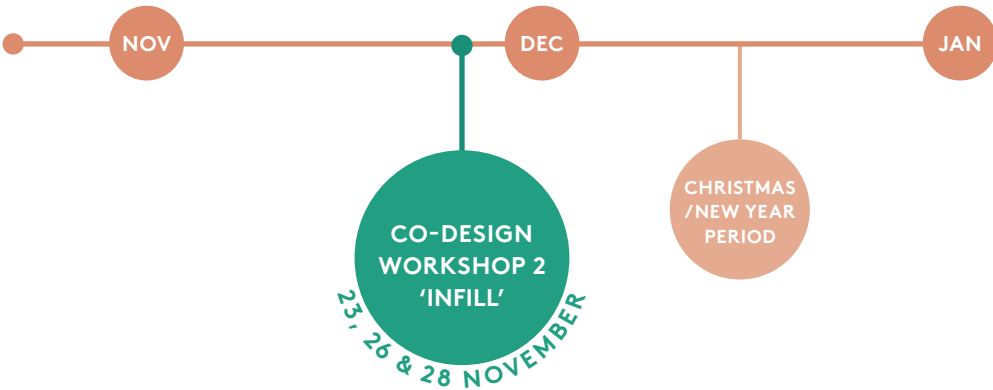


6. Do you think the collages residents made are representative of your own vision for the future of the estate?

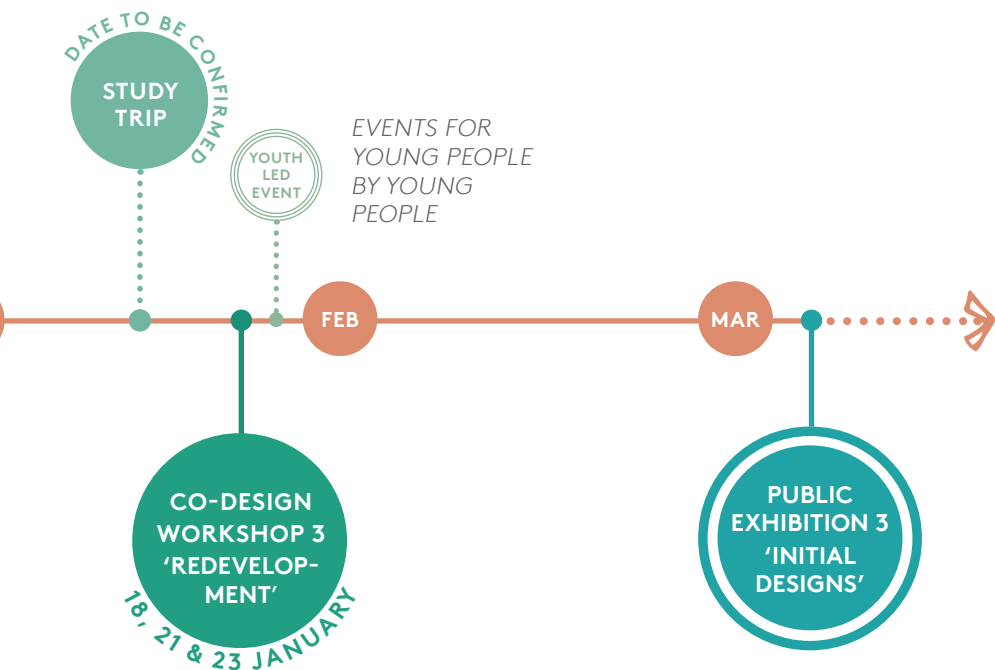


UPCOMING EVENTS

After every community event, workshop and exhibition we will collect and analyse the feedback to consider how we can incorporate your thoughts into the development of design proposals. The next event will be the second workshop on the infill masterplan option. We hope to see you there!



- *Design team and residents working together on possibilities for infill development*
- *Exploring scenarios that meet the brief and resident's expectations*
- *Understanding potential compromises and implications of the scenarios*



In January we will be hosting a co-design workshop where the design team and residents will together look at scenarios for redevelopment.

A chance for residents to provide structured feedback and understand how the proposals are taking shape and how their input has shaped the designs.

FUTURE ST RAPHAEL'S ESTATE COMMUNITY EVENTS

18 JULY 2019 - PUBLIC EXHIBITION 1: 'MEET THE TEAM'

31 AUGUST 2019: COMMUNITY DAY

**2,5,8 OCTOBER 2019: CO-DESIGN WORKSHOP 1
'COMMUNITY VISION'**

**2-8 NOVEMBER 2019: PUBLIC EXHIBITION 2
'COMMUNITY VISION'**

**23, 26, 28 NOVEMBER 2019: CO-DESIGN WORKSHOP 2
'EXPLORING OPTIONS: INFILL'**

**18, 21, 23 JANUARY 2019: CO-DESIGN WORKSHOP 3
'EXPLORING OPTIONS: REDEVELOPMENT'**

**MARCH 2020 - DATES TBC: PUBLIC EXHIBITION 3
'INITIAL DESIGNS'**

**APRIL 2020 - DATES TBC: CO-DESIGN WORKSHOP 4
'DESIGN CODE'**

**MAY 2020 - DATES TBC: PUBLIC EXHIBITION 4
'DESIGN CODE'**

**JULY 2020 - DATES TBC: PUBLIC EXHIBITION 5
'MASTERPLAN PROPOSALS'**

**SEPTEMBER 2020 - PUBLIC EXHIBITION 6
'BALLOT'**

**BALLOT
AUTUMN 2020**