

# St Raphael's Estate

## Influencing Design

**16 July 2019**

## Introduction to resident input to the design process

Residents will be given plenty of opportunity to have a say on the Masterplanning of the estate whichever option is chosen.

The purpose of this workshop is to :-

- Look at reasons why St Raphael's is being considered for development
- Overview of the Royal Institute of British Architects (RIBA) Stages
- What residents can expect to see and be involved with over the coming year
- The role of the architect(s) within the design process
- Identify how and where residents can be involved

## Putting this into the London perspective

London is continually changing and demand for housing is increasing – across all tenures. Designing homes that meet the needs of Londoners is essential. The Mayor of London has issued guidance that Councils should adhere to in building mixed tenure communities

- ❑ Aim to deliver safe and better quality homes & communities for local people
- ❑ Increase the overall supply of new and affordable homes and protect those we already have
- ❑ Encourage joint working between residents councils and housing associations with proactive support throughout the options appraisal, planning and design process and the delivery of schemes
- ❑ Improve neighbourhoods, provide new opportunities for training and employment, improve or provide new community facilities
- ❑ Residents being at the heart of decisions in relation to the ongoing management and future of their estates

## Why pursue (re)development in St Raphael's?

The estate covers a relatively large area and has relatively low density – there is space for more homes. There is also a need for social and economic improvements for the people who live there

- ❑ Borough Plan – 5000 new homes to 2023 - 50% affordable.
  - ❑ Combined housing need of families in priority on the waiting list, families in temporary accommodation and available units mean some will never be rehoused
  - ❑ Overcrowding – need new larger, family sized homes.
  
- ❑ Improving socio-economic outcomes – jobs, education, skills, health (air quality)
  
- ❑ 'Placemaking' opportunities
  - ❑ capitalising on community assets and creating a beautiful place to live that promotes people's health, wellbeing and happiness
  - ❑ Better design and surveillance of greenspaces to encourage community use
  - ❑ Improve connectivity with surrounding areas – on foot, bike, bus, tube
  - ❑ Reduce crime through better design

## Outcome of Architect Procurement

The chosen Design Team for St Raphael's Estate is Karakusevic Carson Architects (KCA). They emerged as the winner of Brent Council's Procurement process. Residents input to the latter stages with feedback contributing to the decision

- ❑ Approach to engaging and consulting with all the community irrespective of age, race, gender etc. = 7/10
- ❑ Providing evidence of working on similar projects to St Raphael's Estate = 7/10
- ❑ Meet the Team **this Thursday 18<sup>th</sup> July 2-7pm** at Henderson House
- ❑ Will work with your representatives on the Tenants / Residents / Stakeholders Board towards developing a preferred option
- ❑ Estate wide events over the summer including 'Walk and Talk ' tours, visits, design workshops and first public exhibition planned for September

## Design Versus Costs

Creativity, innovation and aspiration are very important in designing homes that residents' need, want and will be proud of. But any development option must be deliverable and sustainable.

- ❑ Cost consultants to be appointed – as the design process progresses Brent will continually assess the financial viability of each option. Both the Council and residents/stakeholders will need to prepare for compromise.
- ❑ ALL delivery costs for redevelopment will need to be funded through development of homes for sale plus any grant funding from the GLA.
- ❑ Brent Council are not seeking any profit – all surplus to be re-invested to ensure delivery of the whole programme.

## The Seven RIBA Stages



## Where are we now?

Stage 0 – Strategic definition - the commencement stage. Brent Council have considered the area they wish to develop, what this could look like, two possible options and set up a framework to enable proposals to be pursued. St Raphael's are within this stage:-

- Develop Client's Business Case – the Housing Options Appraisal Cabinet Report
- Ensure the strategic brief is properly considered – Strategic Project team – Brent Chief Executive, Lead Member, Head of Regeneration, Chief Executive of Network Homes
- Review alternative options – refurbishment with limited infill or redevelopment
- Define scope of project – St Raphael's Areas A, B and C
- Preparation and briefing – Council's 'Prepare' stage as defined in the newsletter



## The next few months.....

Brent Council and the Design Team will work with you to develop the future St Raphael's proposals

- ❑ 'Meet the Team' on Thursday, a suggested timeline will be presented, 'Walk & Talks' on the estate through the afternoon/evening
- ❑ Throughout the summer Brent Council and the architects will be laying the foundations for the design process, setting out the details on how to work together, scope and areas of influence
- ❑ Autumn will see design capacity building delivered by independent charity Glass-House Community Led Design – this will be a two-day hands-on training course for the Tenants, Residents and Stakeholders Board, plus other workshops for residents to help you understand the process and get involved
- ❑ Organised study trips to exemplary schemes designed by KCA and other architects

## Looking further ahead.....

Throughout autumn and winter the Council and architects continue to work on the designs for limited new build or redevelopment to put together masterplans for each option.

- ❑ Design workshops and exhibitions and a range of other events to engage and seek resident views
- ❑ Continue financial reviews to ensure design options are deliverable, and reviews with the Planning Team to ensure they are in line with national and local planning policy
- ❑ PPCR engage and pull together input for a Resident Charter and carry out workshops for differing tenures on how proposals will affect you.
- ❑ Brent Council will establish the Landlord Offer – this will cover the offer for all tenures
- ❑ Establish the preferred option by residents through a formal Ballot

## Role of the Architects

Karakusevic Carson Architects will be the lead designer and team leader. On this project they will:

- Work with Brent to refine the Brief
- Establish the site boundary (i.e. the extents of the project)
- Identify the opportunities and constraints of the site and the surrounding areas
- Work with residents to understand their hopes and aspirations
- Commission surveys to establish the physical dimensions of the estate and what services (electricity, sewage, water, gas, fibre optics etc) run underneath it.
- Organise capacity building exercises, site visits and workshops to enable residents to constructively participate in the design work

## Role of the Architects (cont.)

Karakusevic Carson Architects will be the lead designer and team leader.

On this project they will:

- ❑ Coordinate the input from other designer, consultants and experts (structural engineers, Building Services engineers, civil engineers, transport consultants, landscape architects etc)
- ❑ Liaise with the council's planning department and the Mayor's office.
- ❑ Test options for infill and redevelopment with residents
- ❑ Present the options to the residents and council management
- ❑ Write a report that records all the outputs from the consultation and engagement exercises and presents the two masterplan options

## Role of the Architects (cont.)

Periscope architects will work alongside Karakusevic Carson Architects

On this project they will:

- investigate the streets, car parking, park, river edge and gardens
- commission a tree survey of the trees on the estate and in the park
- establish opportunities to add to or improve local connections
- Establish play space requirements and develop a play strategy
- Work with the Environment Agency to coordinate delivery of the rewilding of the northern section of the River Brent.
- Develop a landscape design for the infill and redevelopment masterplans
- Input into the final report

## Get involved and Influence!!

Brent Council have set out events over the summer and a plan of work for the coming months in the newsletter Ways to get involved include:-

- Feed your views into your Tenants Residents and Stakeholders Board representative for your area of the estate
- Fill in feedback forms available at all events – be honest!!
- Attend estate ‘Walk and Talk’ events or visits to other regeneration estates
- Sign up for a themed workshop on design aspects
- Get engaged online! [www.brent.gov.uk/straphs](http://www.brent.gov.uk/straphs)
- Email the team at [straphs@brent.gov.uk](mailto:straphs@brent.gov.uk)
- Attend public exhibition planned for end of summer and other events as they arise

## More Information.....

PPCR encourage you to look at the following sources of information to gain more insight on what development on St Raphael's Estate could mean for the community

- ❑ [www.brent.gov.uk/straphs](http://www.brent.gov.uk/straphs)
- ❑ <https://www.brent.gov.uk/services-for-residents/planning-and-building-control/>
- ❑ <https://www.london.gov.uk/what-we-do/planning/london-plan>
- ❑ <https://www.brent.gov.uk/your-community/regeneration/south-kilburn-regeneration>

