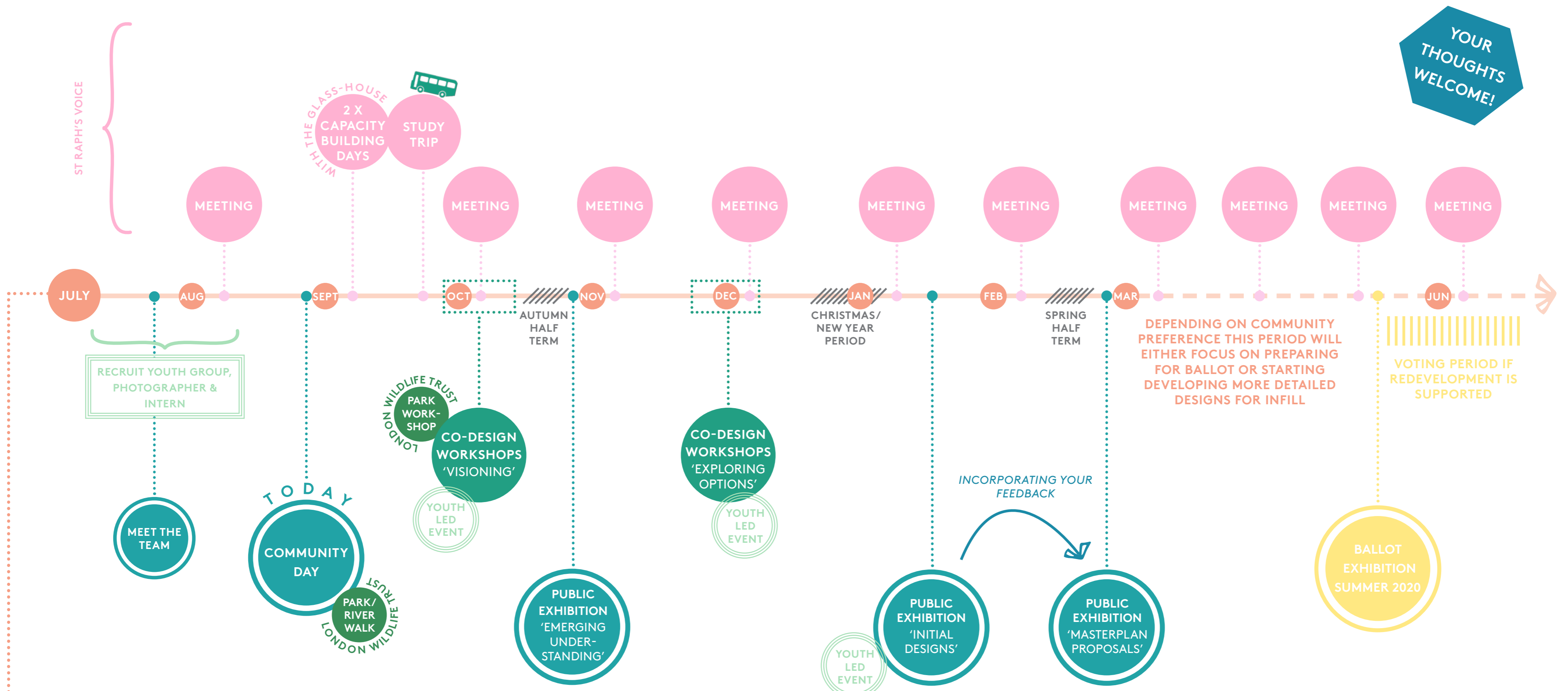


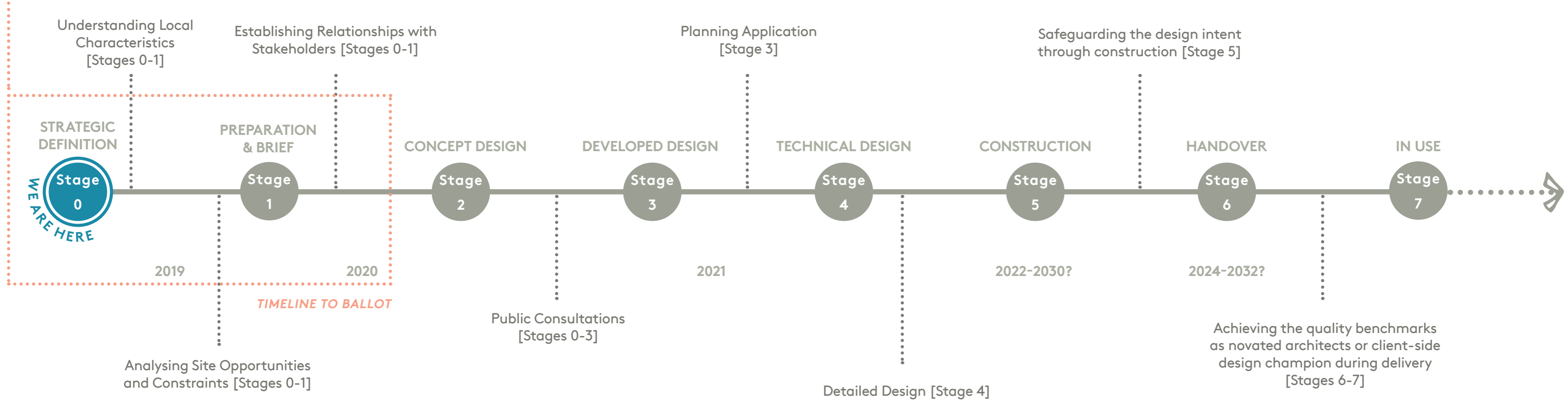
Future St Raphael's Estate

Proposed Timeline and Activities

TIMELINE



PLEASE NOTE ALL TIMINGS ARE APPROXIMATE AND SUBJECT TO CHANGE - WE WILL UPDATE THIS REGULARLY AS CHANGES HAPPEN



THE DESIGN TEAM

KARAKUSEVIC CARSON ARCHITECTS



Kings Crescent Estate & Colville Estate, Hackney

PERISCOPE



Bury Street West (with KCA)

THE GLASS-HOUSE COMMUNITY LED DESIGN

The Glass-House is a national charity that supports communities, organisations and networks to work collaboratively on the design of buildings, open spaces, homes and neighbourhoods.

BEYOND THE BOX CONSULTANCY

Neil Onions from Beyond The Box is a specialist in engaging with young people. His role is to coordinate the youth event planners to conduct a youth engagement programme that ensures young peoples' voices are heard during this project.

LONDON WILDLIFE TRUST

The Wildlife Trust will advise on biodiversity and sustainability and lead workshops with the community on the park, local wildlife and river.

PAID POSITIONS!

We are happy to announce that we have filled the positions for the photography commission and the youth action group, and we have added a video content commission on top! The interviews for the internship position will take place next week and we will announce the successful candidate in the next newsletter.

PROJECT PHOTOGRAPHER

Local resident Farah Tarhini, an aspiring photographer living on the estate, will be at all the upcoming design engagement events to make a visual record of the journey.

YOUTH ACTION GROUP

Your youth representatives have been selected! The four successful candidates are: Zahra Mudhir, Delaney Dawkins, Idil Hassan and Vivian Nakintu. They will be organising their own events to capture the voices of young people on the estate!

Future St Raphael's Estate

Consultation Feedback

MEET THE TEAM - 18 JULY 2019

EVENT DETAILS

WHEN:

Thursday 18 July 2019: 14.00 - 19.00

WHERE:

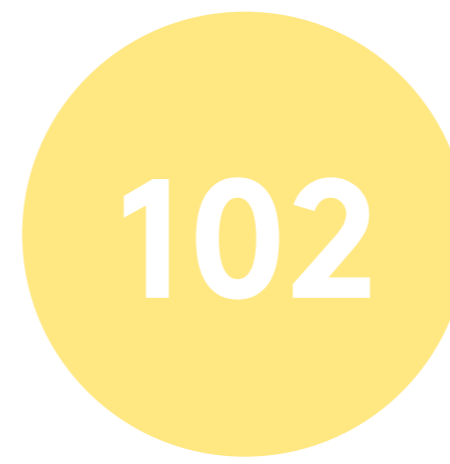
Henderson House, Pitfield Way
London NW10 0TW

WHO:

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

FORMAT:

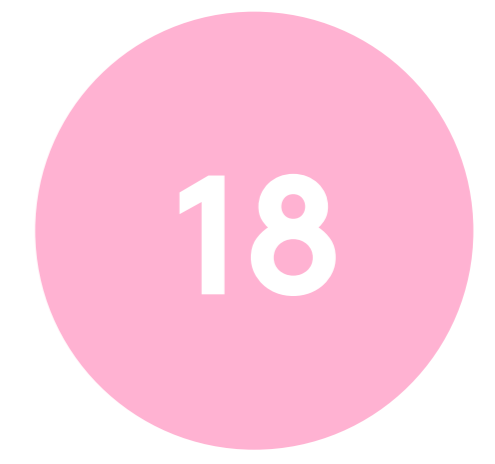
Exhibition-style event with presentation and feedback boards. Walks and talks with members from St Raph's Voice and residents.



Attended



Households

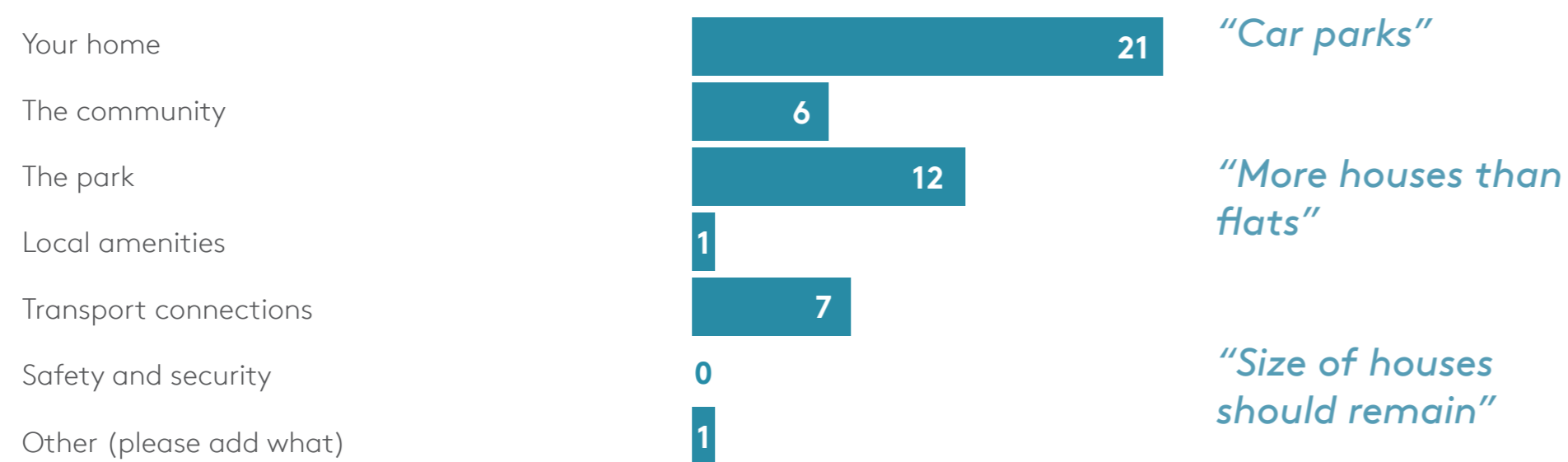


Households attended for the first time

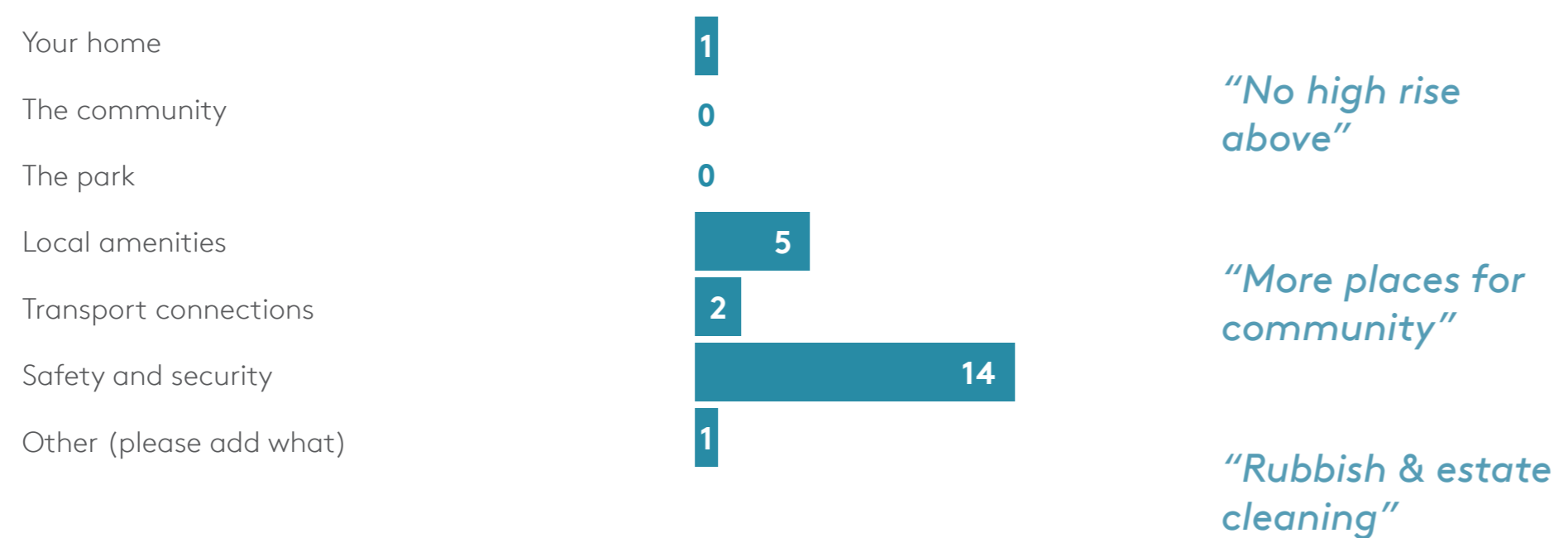
FEEDBACK AND COMMENTS

THE ESTATE AND SURROUNDINGS

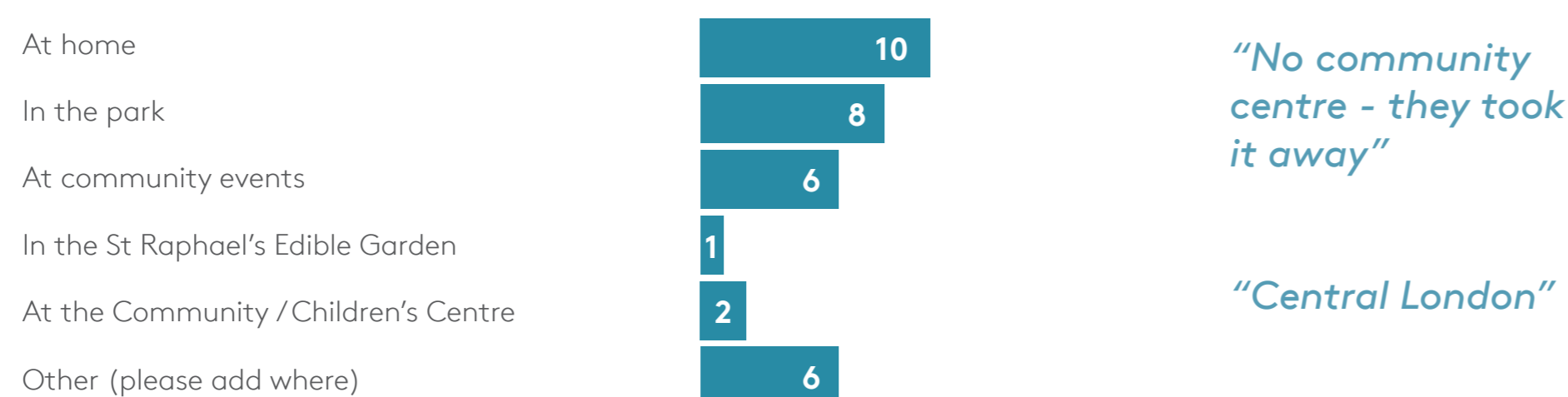
What do you like best about St Raphael's Estate?



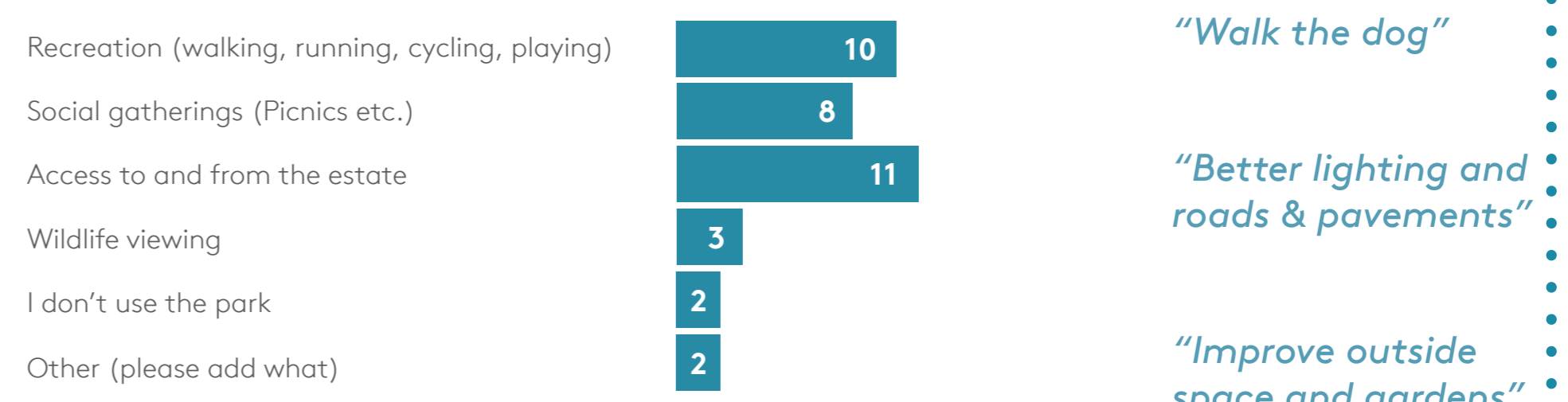
What do you like least about St Raphael's Estate?



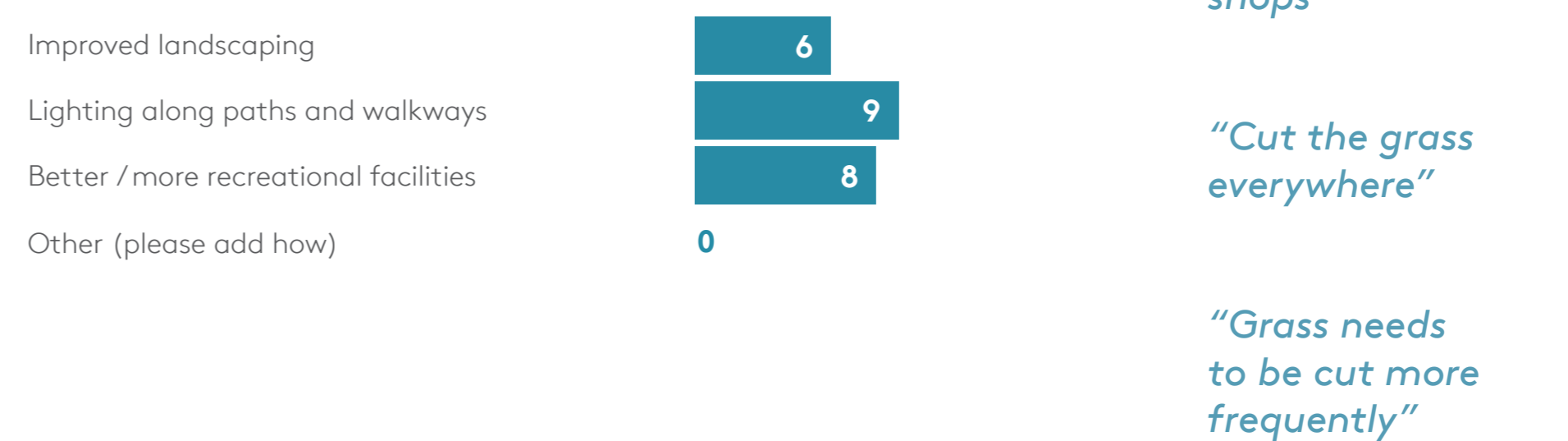
Where do you meet friends & family?



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

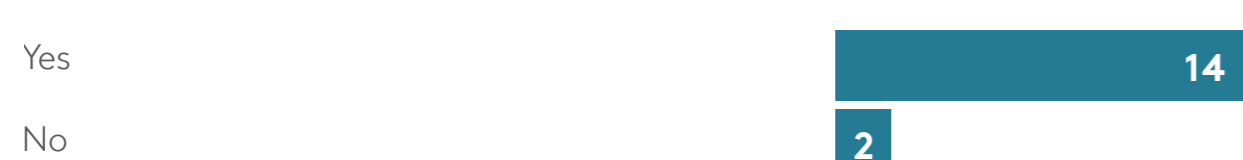
Do you think the estate has good public transport connections?



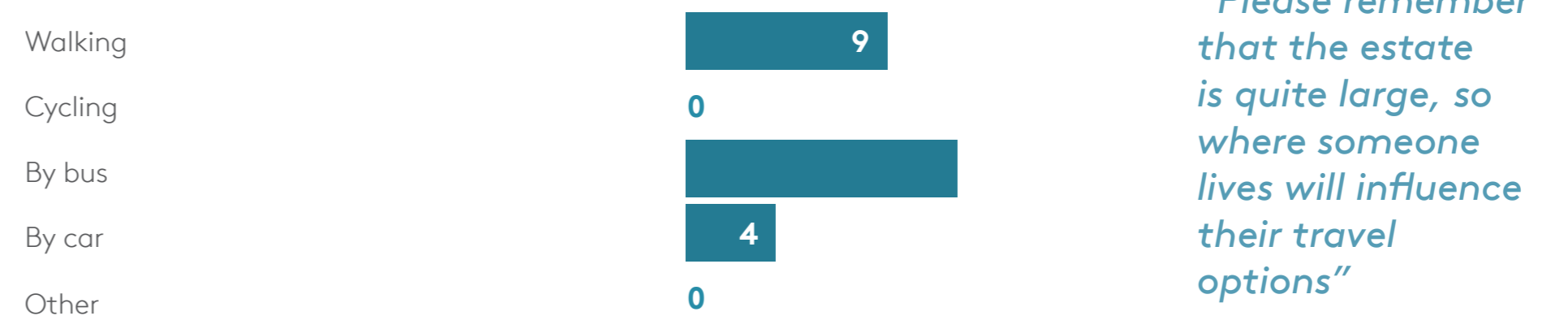
Do you think walking and cycling routes could be improved?



Do you regularly use the local buses?



How do you get to work/school/shops?



Which train or underground station do you use?



Do you have a car?



Future St Raphael's Estate

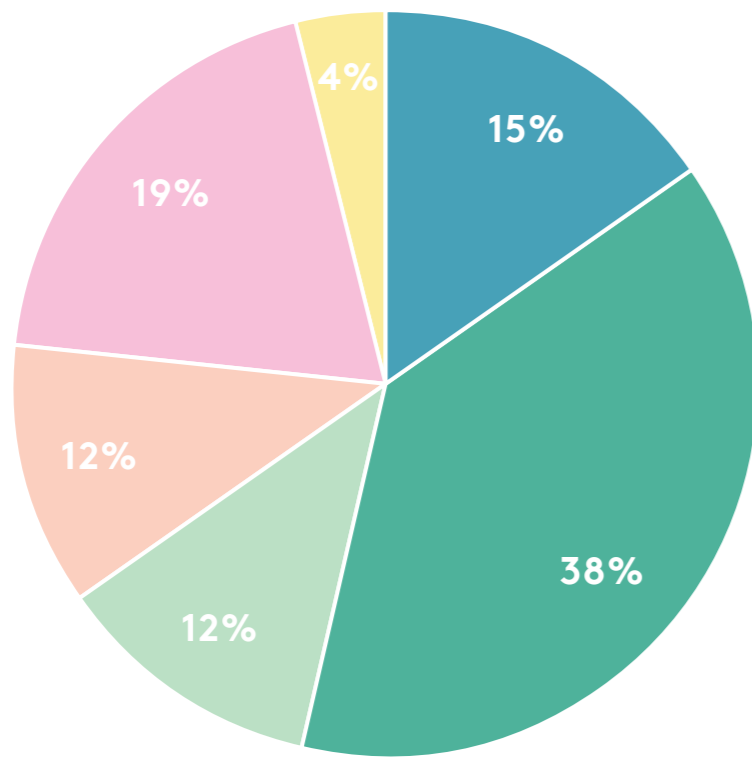
Consultation Feedback

MEET THE TEAM - 18 JULY 2019

FEEDBACK AND COMMENTS

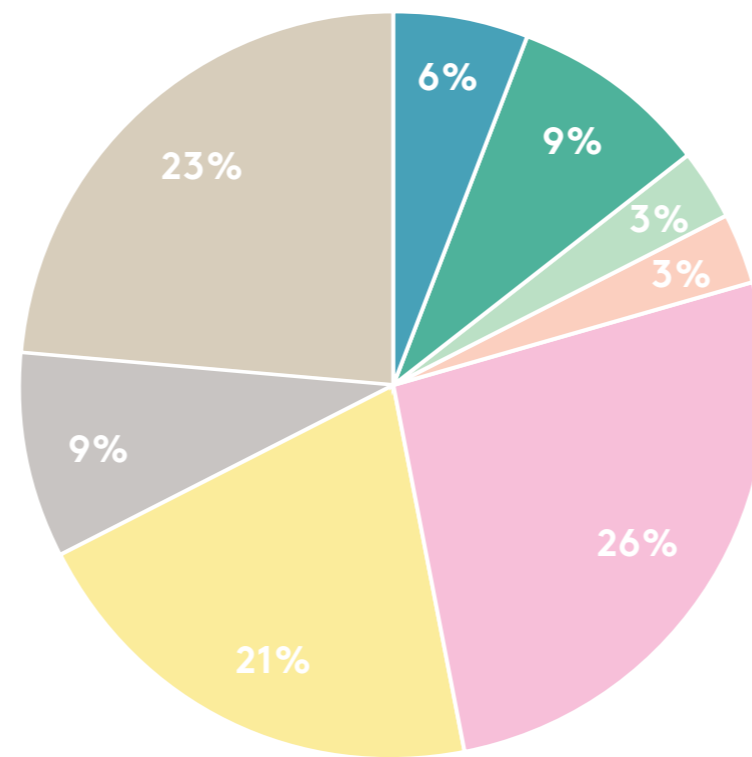
COMMUNICATION

How did you hear about this event?



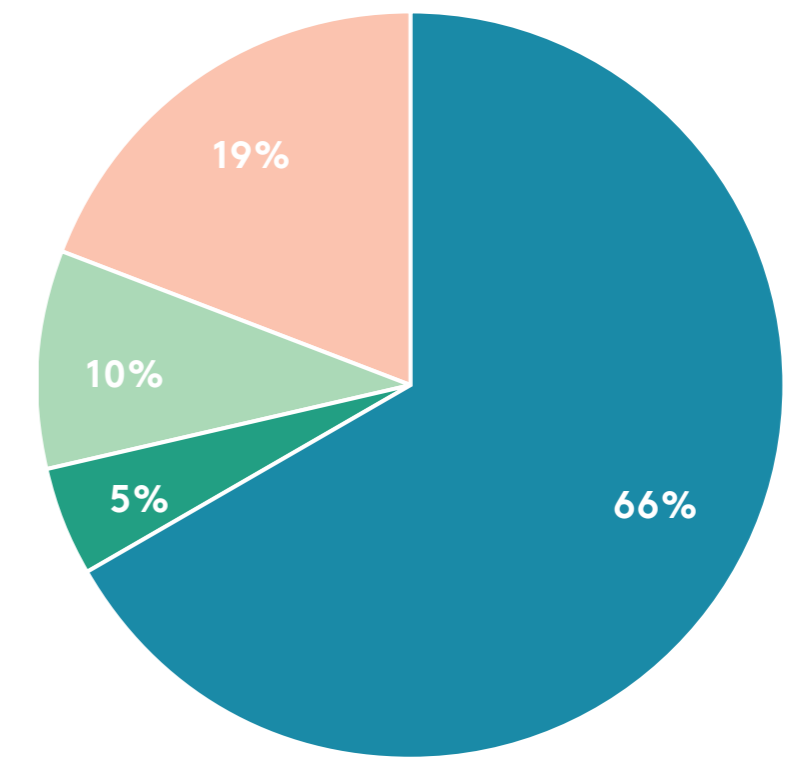
- Newsletter delivered to my home
- Newsletter/summary (email)
- Council website
- Poster / Leaflet
- Brent Council's Facebook
- Twitter
- A friend or neighbour told me about it
- Other

How would you like to find out information about St Raph's in the future?



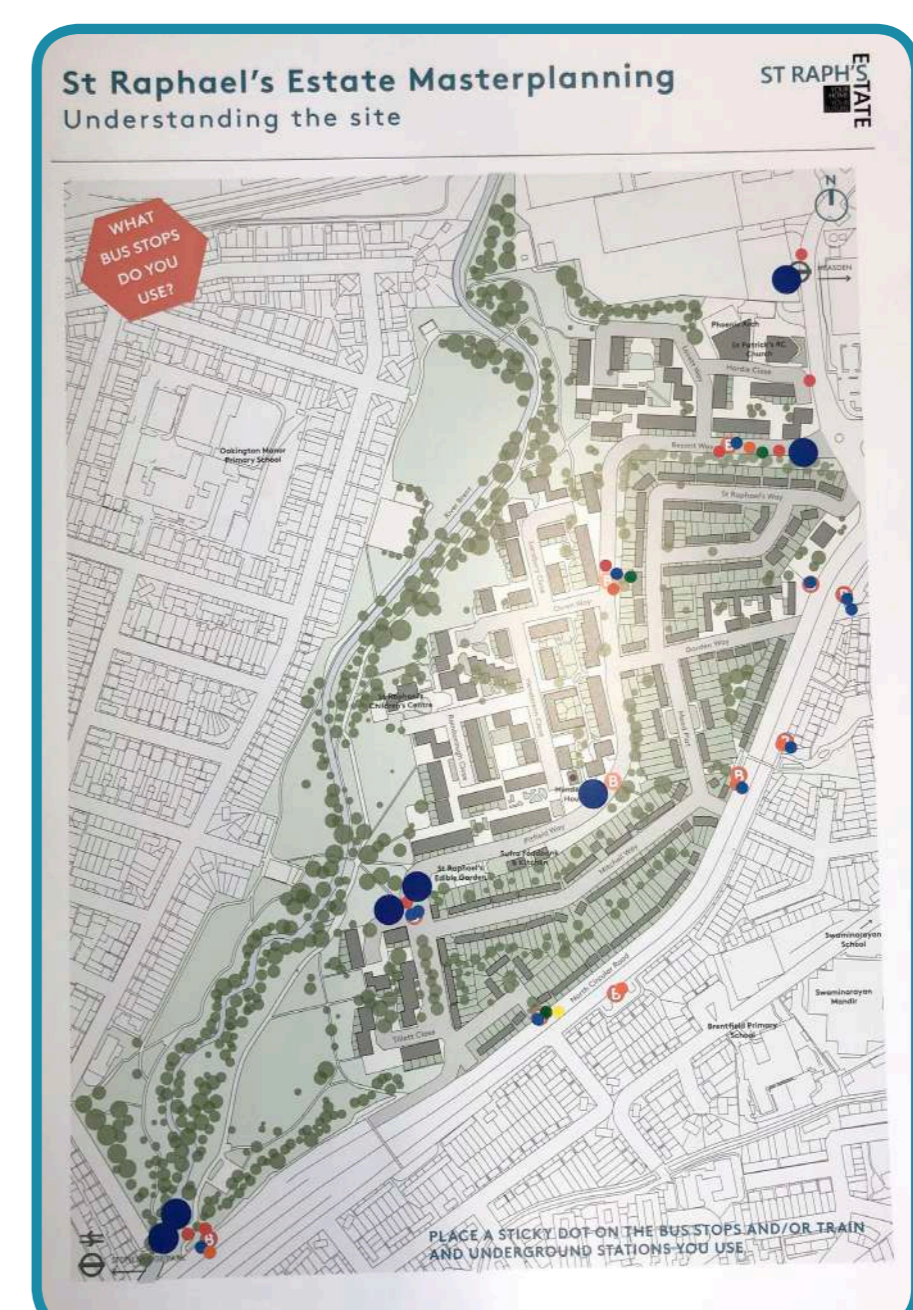
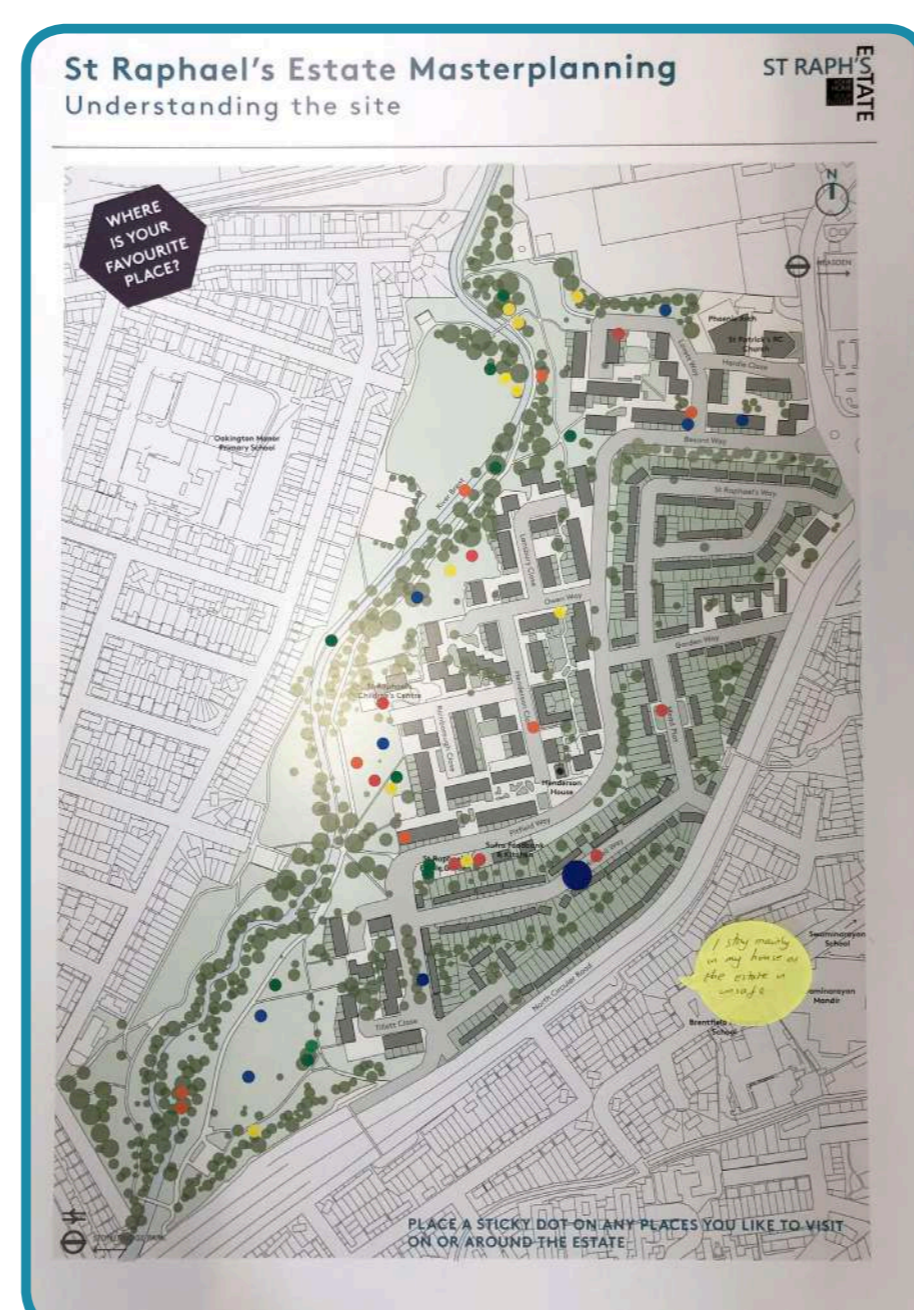
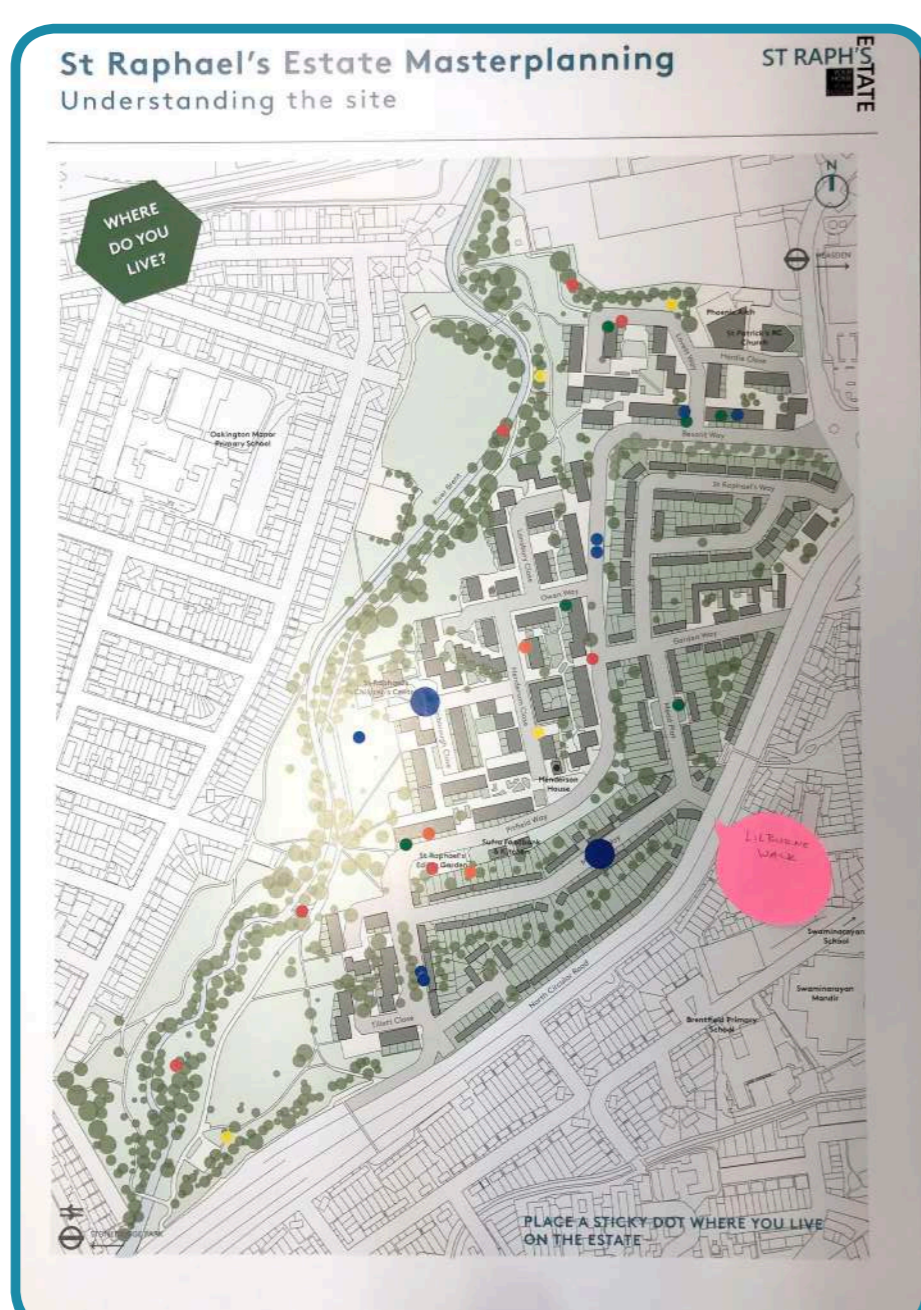
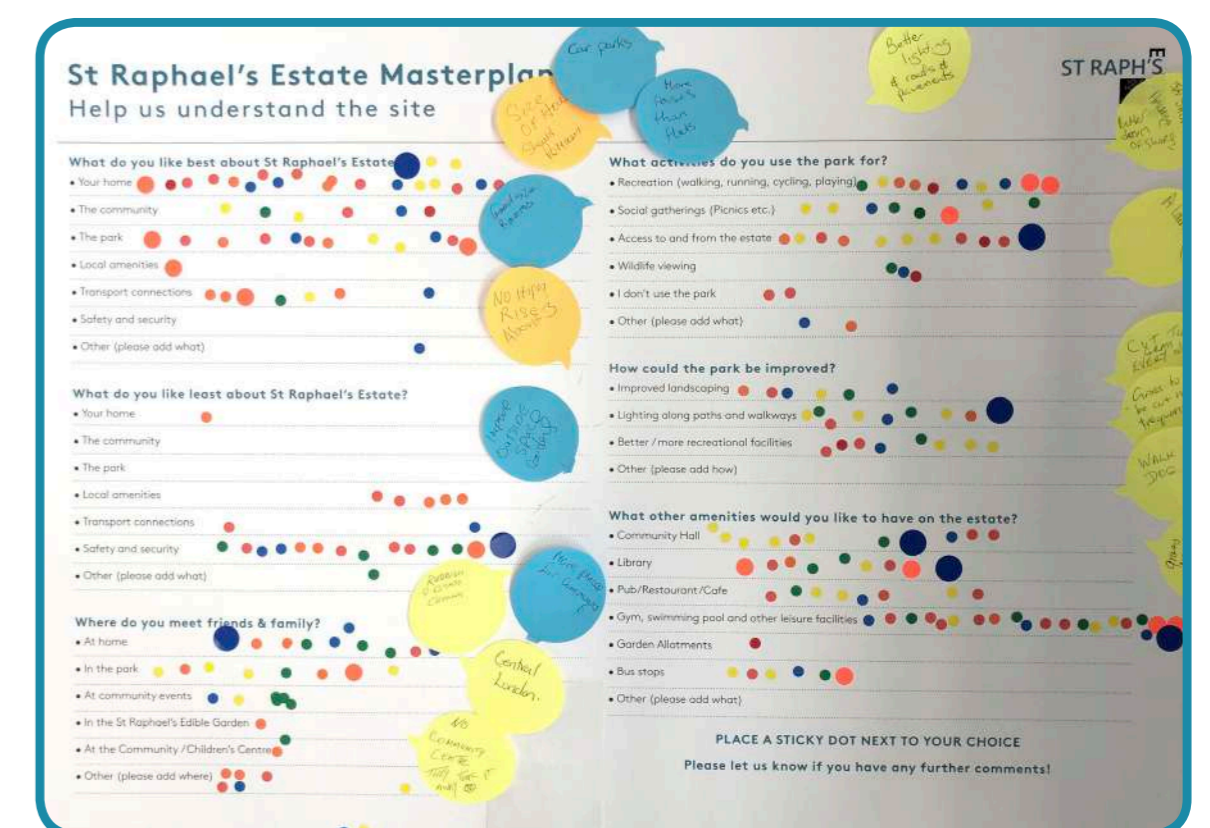
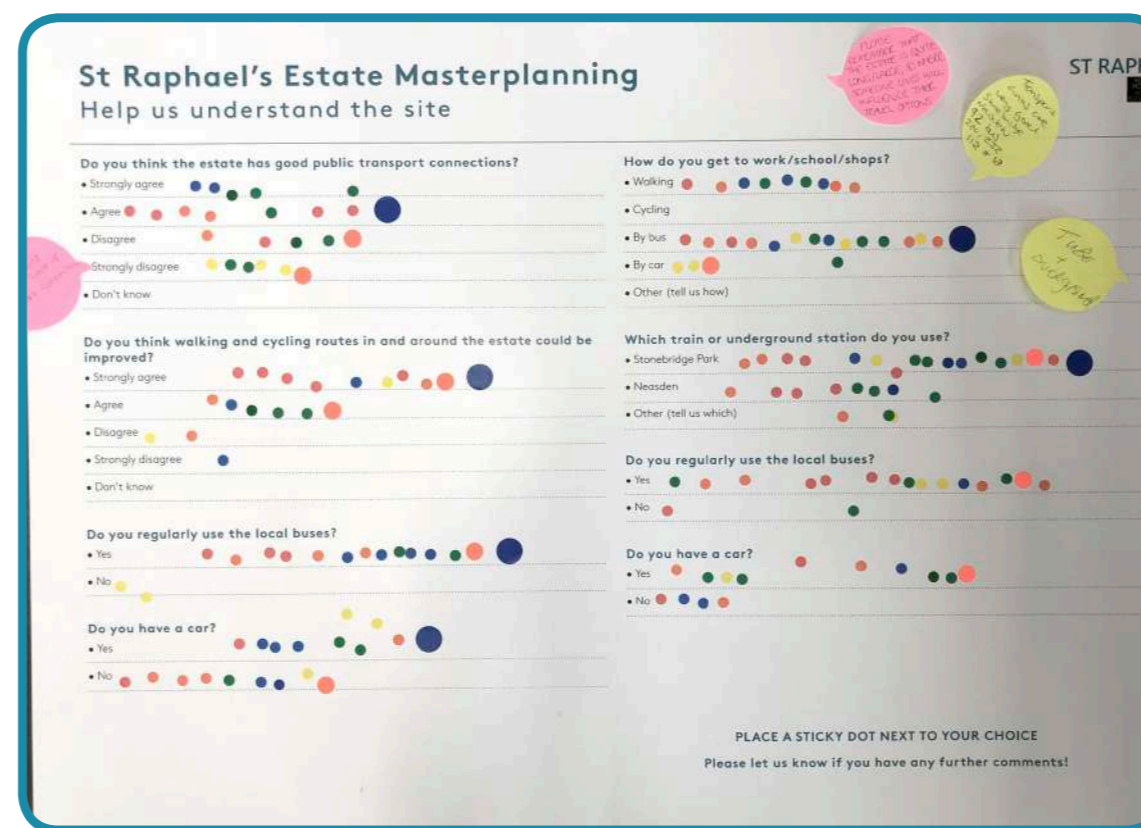
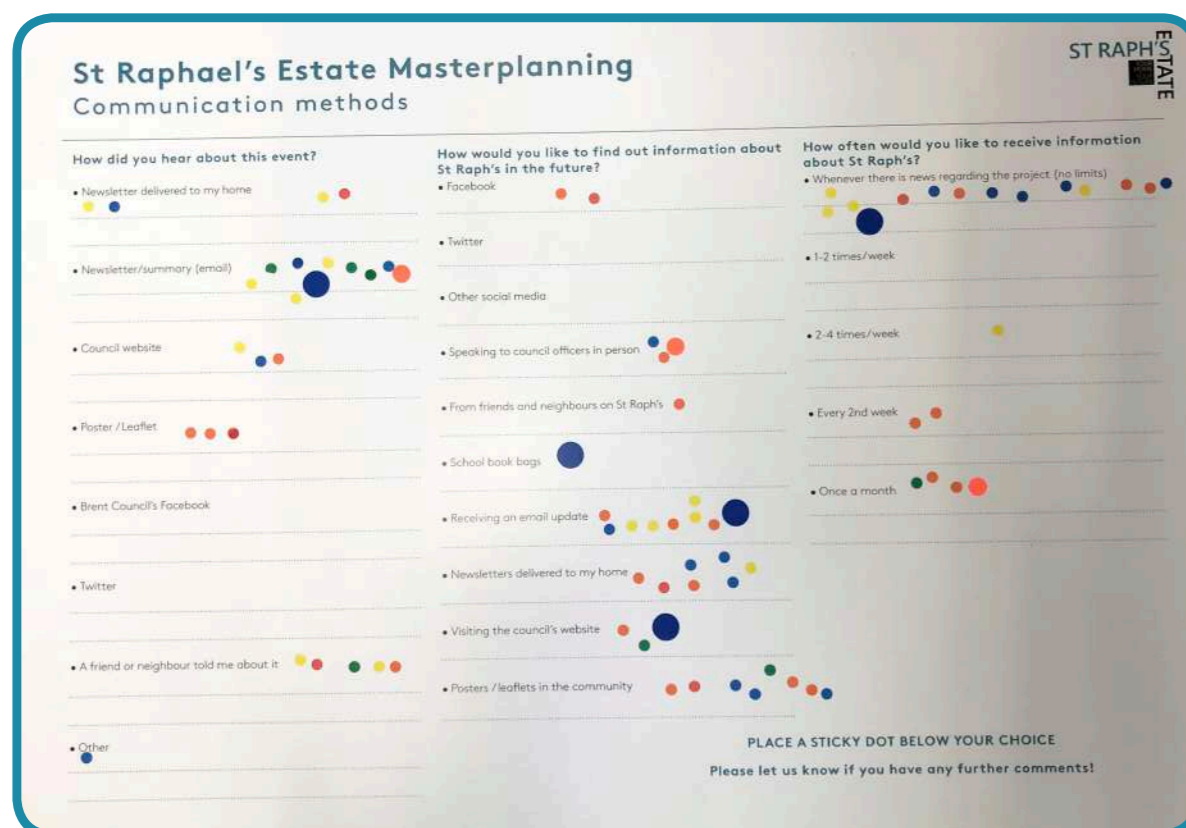
- Facebook
- Twitter
- Other social media
- Speaking to council officers in person
- From friends and neighbours on St Raph's
- Receiving an email update
- Newsletters delivered to my home
- Visiting the council's website
- Posters / leaflets in the community

How often would you like to receive information about St Raph's?



- Whenever there is news regarding the project
- 1-2 times/week
- 2-4 times/week
- Every 2nd week
- Once a month

PHOTOGRAPHS OF THE BOARDS AT THE EVENT



Future St Raphael's Estate

Consultation Feedback

MEET THE TEAM - 18 JULY 2019

INTERACTIVE MAPS



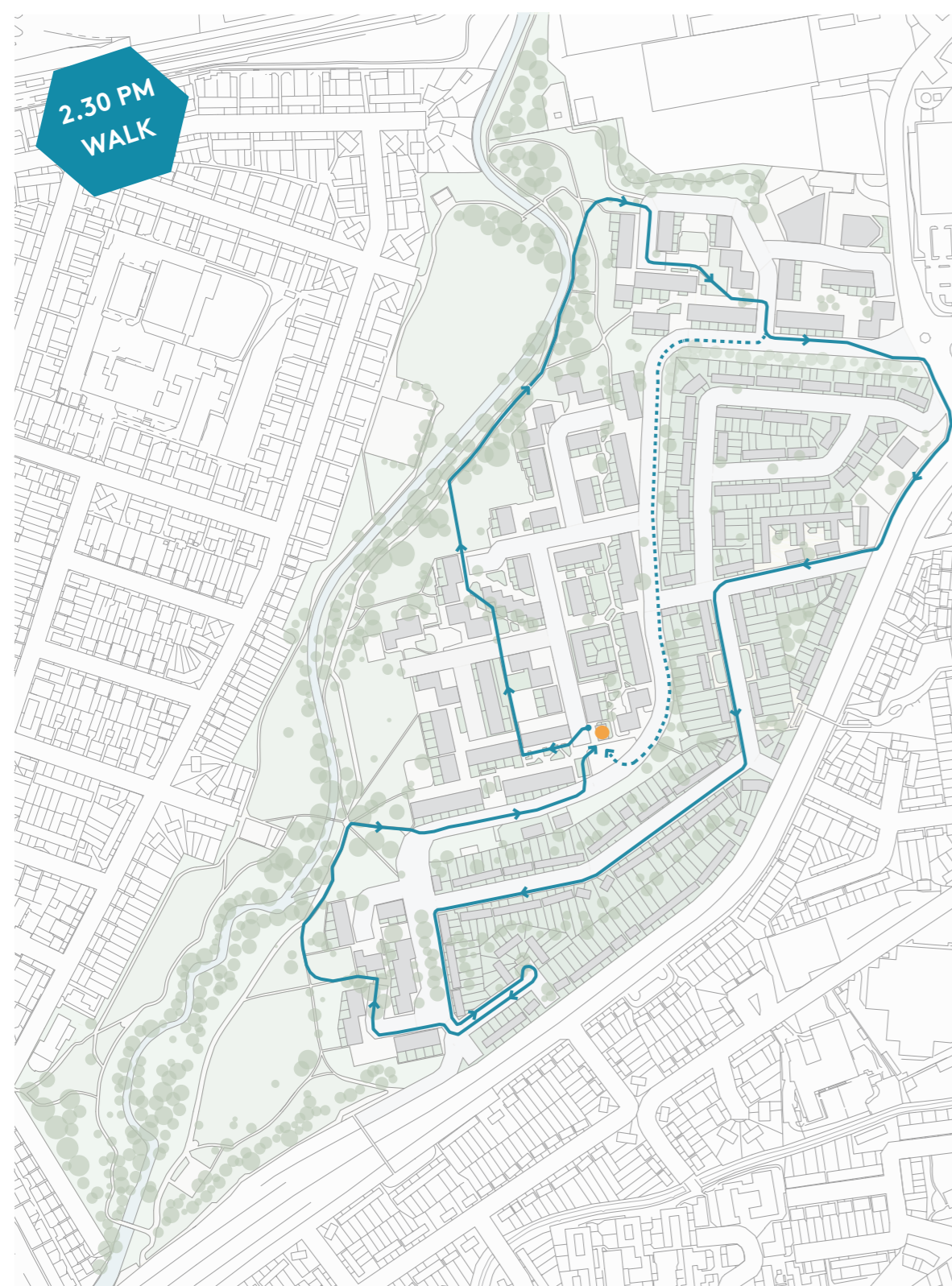
Future St Raphael's Estate

Consultation Feedback

MEET THE TEAM - 18 JULY 2019

RESIDENT GUIDED WALKS AROUND THE ESTATE: 2.30PM

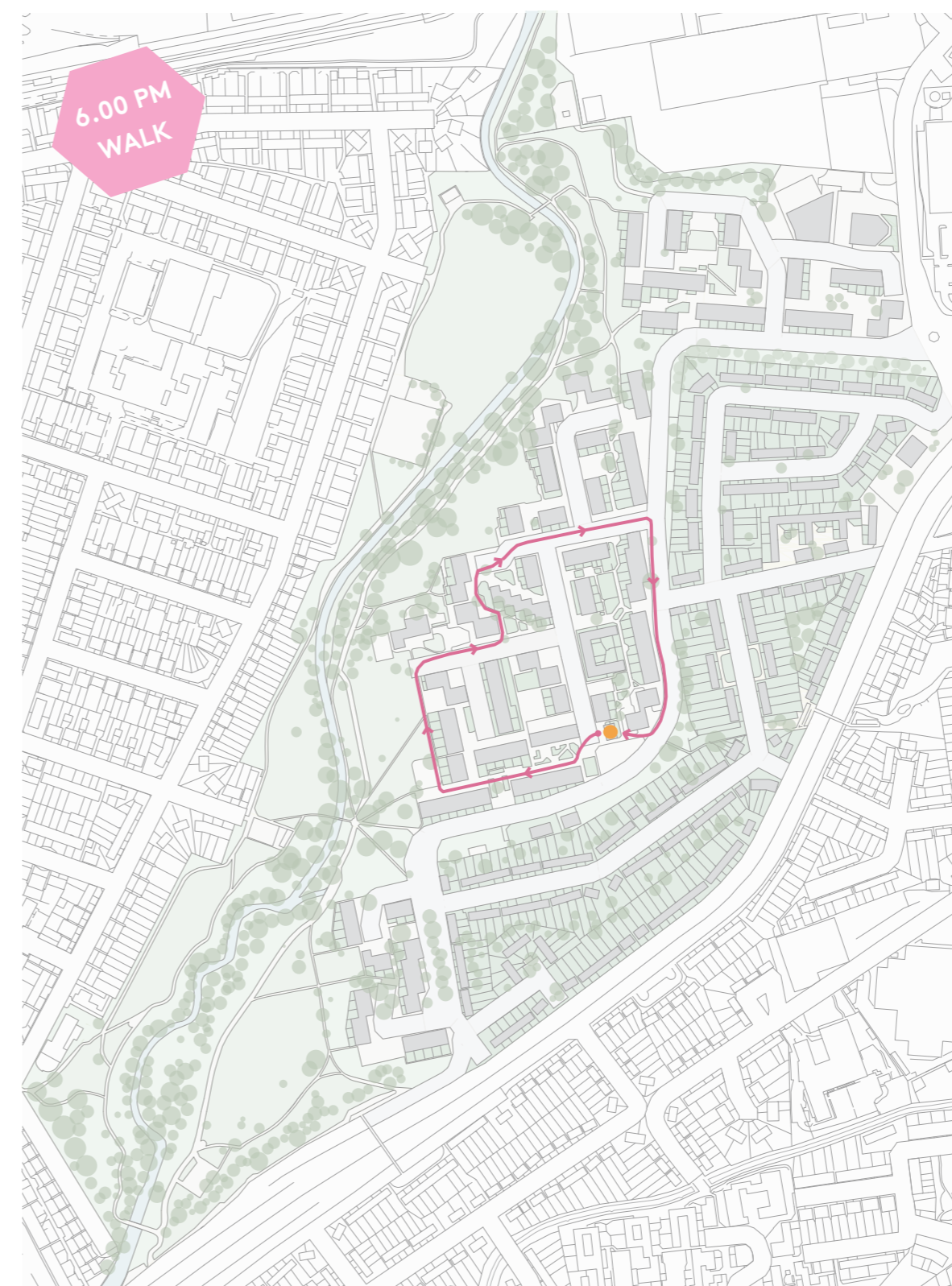
The first walk of the day was led by Brenda, Taz and Jade from St Raph's Voice. Over approximately an hour the board members together with other residents led the team past the shops and mosque near Henderson House in Area A, through the park and along the river at the north part of the estate, around Area C towards North Circular Road and along Mitchell Way in Area B. Key feedback and observations recorded during the walk are noted below:



- Better parking spaces
- Shops are seen as 'failing' and should be improved
- Improve and reinstate playgrounds
- Better links to transport
- Sufra Foodbank is not considered part of the estate
- The Edible Garden was set up by residents, then given to Sufra by Brent
- Traffic entering the site from North Circular Road is an issue

RESIDENT GUIDED WALKS AROUND THE ESTATE: 6.00PM

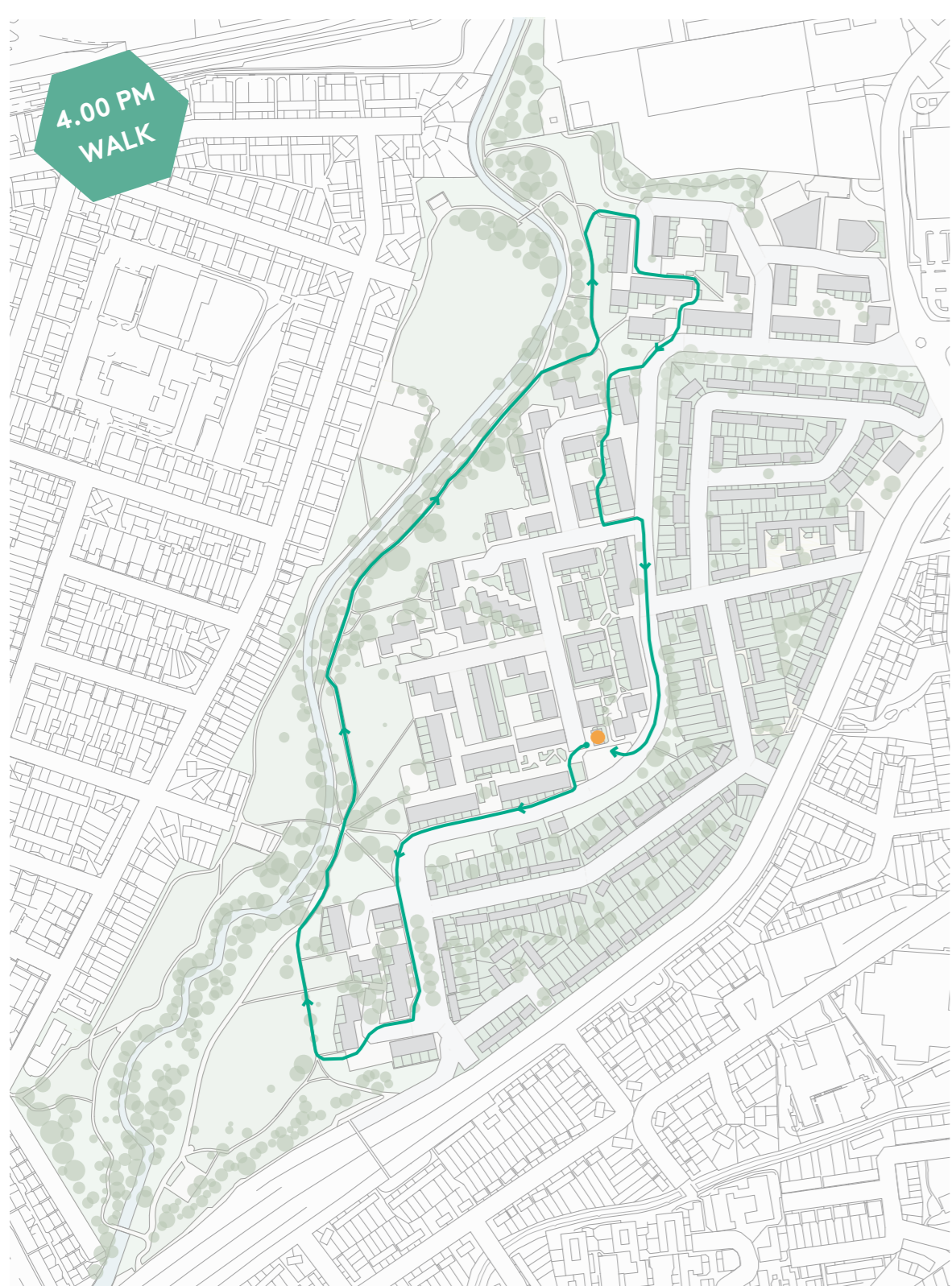
The third and last walk of the day was attended by George the Poet among other residents and followed a shorter circuit around the center of Area A. Key feedback and observations recorded during the walk are noted below:



- Safety and security is a key issue around estate and park
- More youth and leisure facilities
- The Children's Centre used to be a Community Centre
- Bin storage and fly tipping is a big problem
- Shops need upgrading
- Playgrounds have been removed around the estate
- Reinstate the community hall

RESIDENT GUIDED WALKS AROUND THE ESTATE: 4.00PM

The second walk of the day was led by John and wife from St Raph's Voice with several other residents. The group started heading south along Pitfield Way towards Tillet Close and then traversed the park following the path next to the river all the way up to Lovett Way. Key comments and observations recorded during the walk are noted below:



- Shops need upgrading
- Preserve our green spaces
- Concern about pollution and ground contamination
- Landscape and green areas need better maintenance
- Shops used to be better, needs upgrading
- Possible infill locations at south and north edge of estate/park
- River seen as edge of estate

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
- Need a bus directly to Neasden + Stonebridge Park stations
- Ground heavy(?) from removing trees
- Maintain property size and rent
- Please knock it all down quick
- Ensure that pollution levels remain low
- Neighbours want to stay together
- Mosaic stone by bridge was made/signed by Oakington Manor School. Let it stay
- Entry system check safety, security, shop in circumference not in the centre, including activities
- More information about the project shared with residents
- Economic regeneration is key to this estate we need businesses that employ people so residents have jobs and money is spent in the estate
- Why is the green spaces on the opposite side of the river 'not under consideration' when there is so much of it? It's not fair to take away from St R and not Monks Park
- Security CCTV on the estate
- Internet, café, chicken shop, gym, boris bikes
- Expand [St Raph's Childcare Centre] into community hub
- No rent increase
- Better transport links to Neasden Station, other side of North Circular
- 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
- More youth engagement opportunities
- I want to stay in a maisonette
- Keep green play area for children
- I would like my property to stay the same with no rent increase
- Expand children centre building as community hub
- Pollution from the cement factory
- To have night buses
- We would like the 206 bus coming back in the estate

Future St Raphael's Estate

Give us some feedback!

LAST EVENT THE PEOPLE WHO ATTENDED SAID WHAT THEY LIKE MOST ABOUT ST RAPH'S IS: THEIR HOME; THE PARK; THE COMMUNITY; AND THE TRANSPORT CONNECTIONS.

WE WOULD LIKE TO KNOW MORE ABOUT WHAT IT IS YOU LIKE ABOUT YOUR HOME AND THE COMMUNITY AT ST RAPH'S:

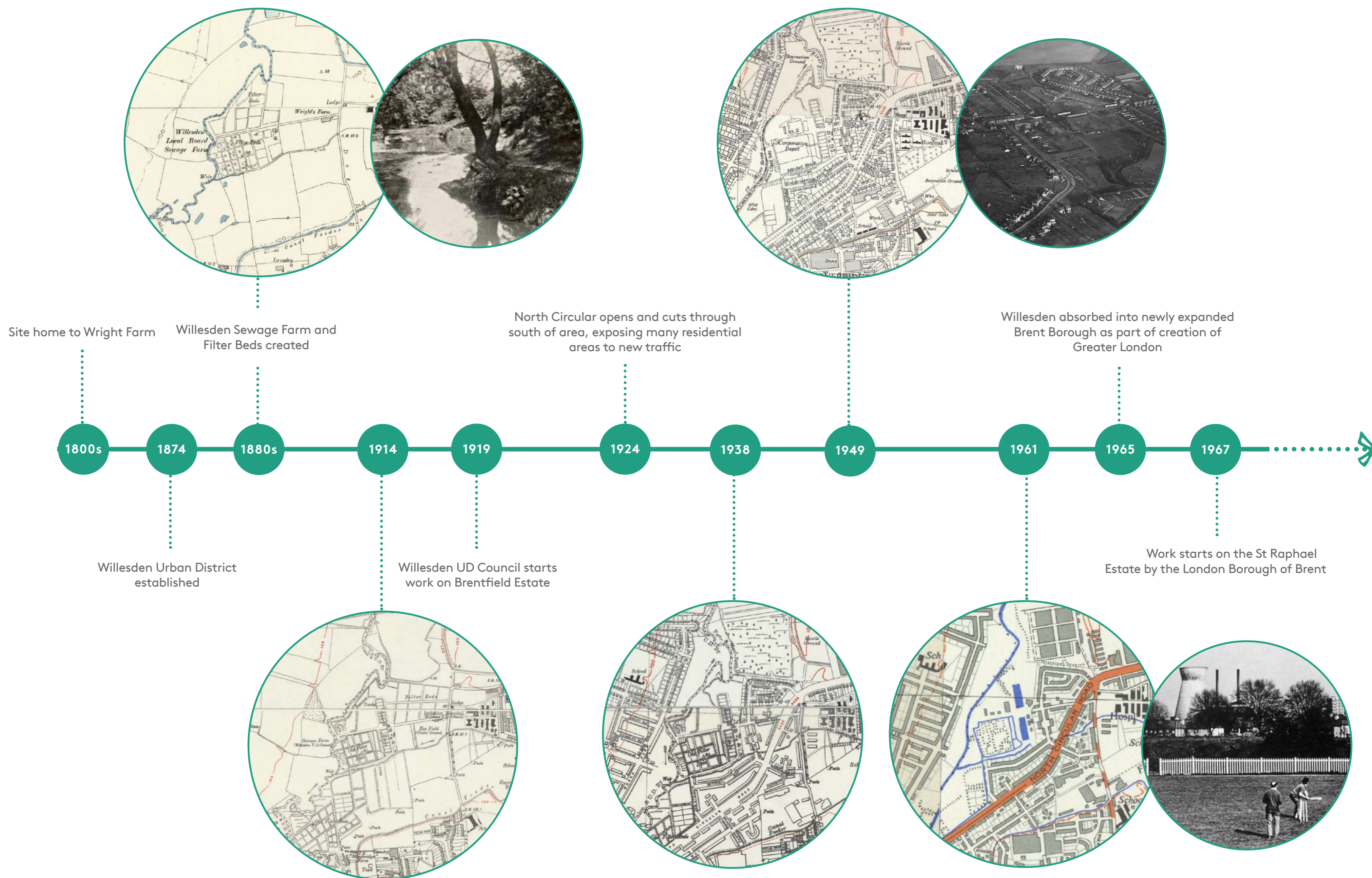
What do you like best about your home and the community here at St Raph's?



Future St Raphael's Estate

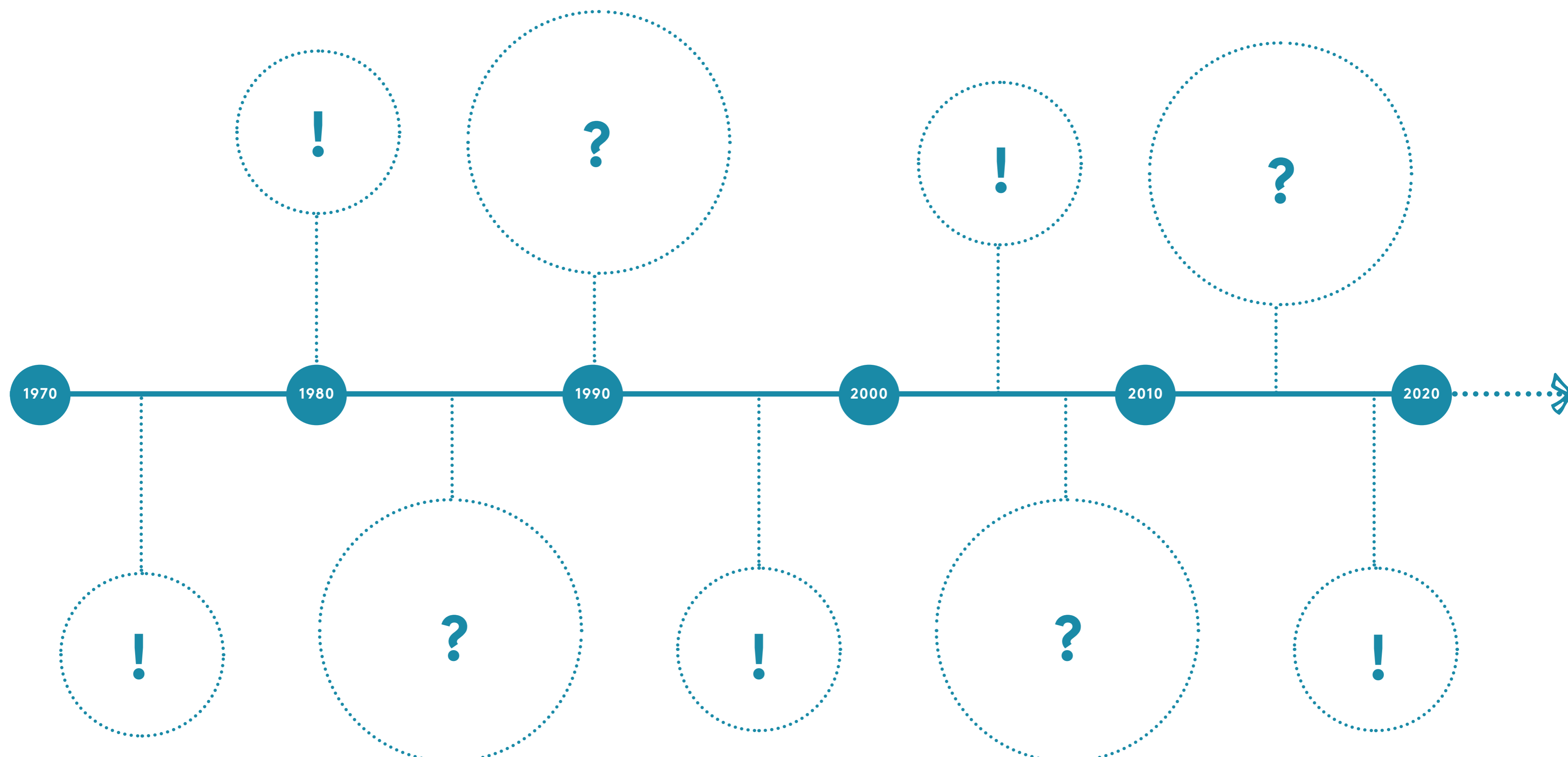
Understanding the Site

HISTORY OF ST RAPHAEL'S ESTATE



TELL US YOUR STORIES OF ST RAPHAEL'S ESTATE!

We are collecting images and anecdotes from residents of St Raphael's as part of the project for the future of the estate. Please talk to a member of the design team if you would like to contribute!



Future St Raphael's Estate

Understanding the Site

ARCHITECTURE OF ST RAPHAEL'S ESTATE

KEY

Area A

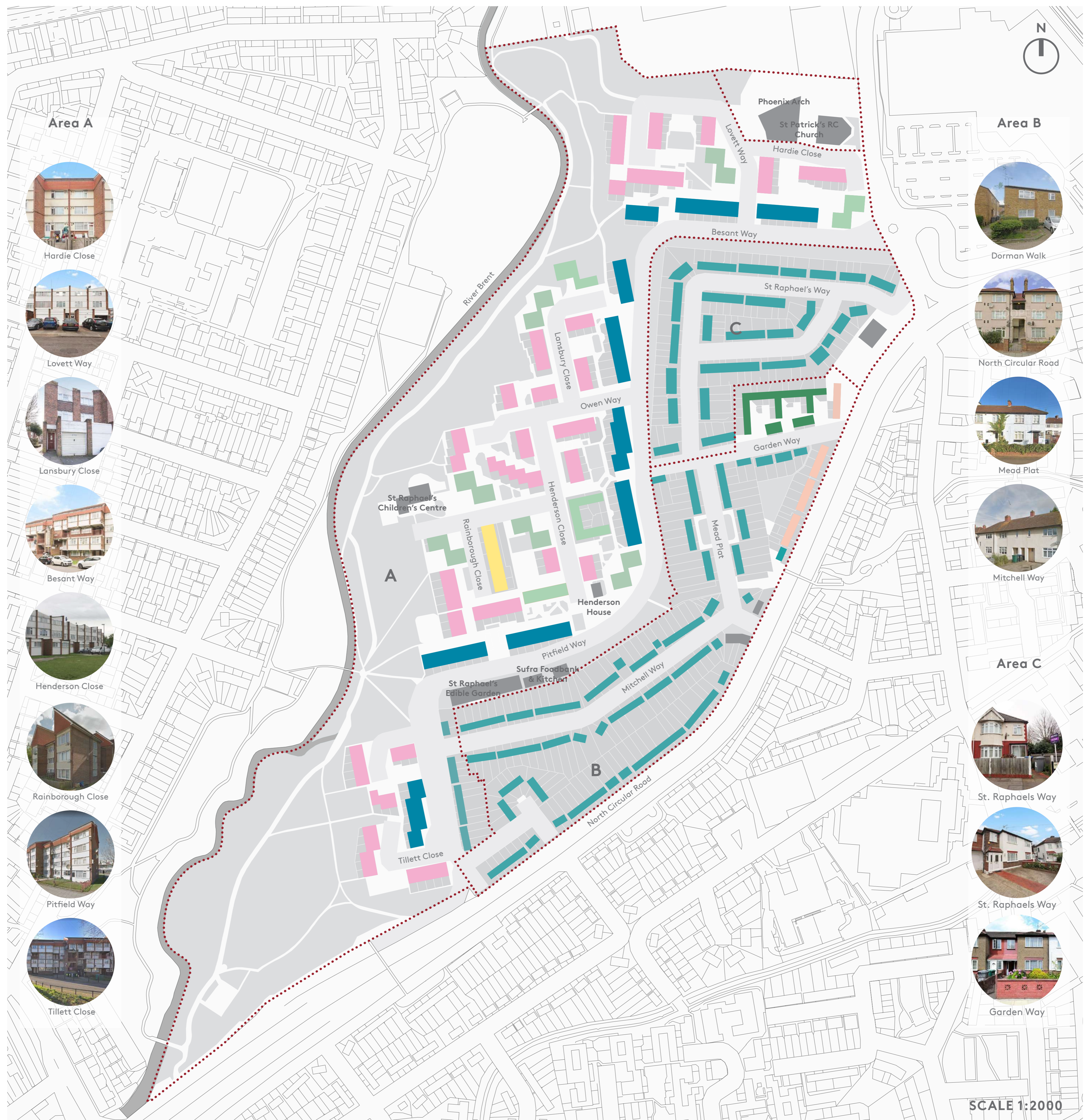
- Terrace Houses
- Block of Flats
- Bungalows
- Maisonettes

Area B

- Houses
- Terrace Houses (Deck Access)
- Block of Flats

Area C

- Houses



Future St Raphael's Estate

Understanding the Site

LOCAL AREA CONSTRAINTS

KEY

 Site of Importance for Nature Conservation (SINC)

 River Brent

 Red Line Boundary

 North Circular Road

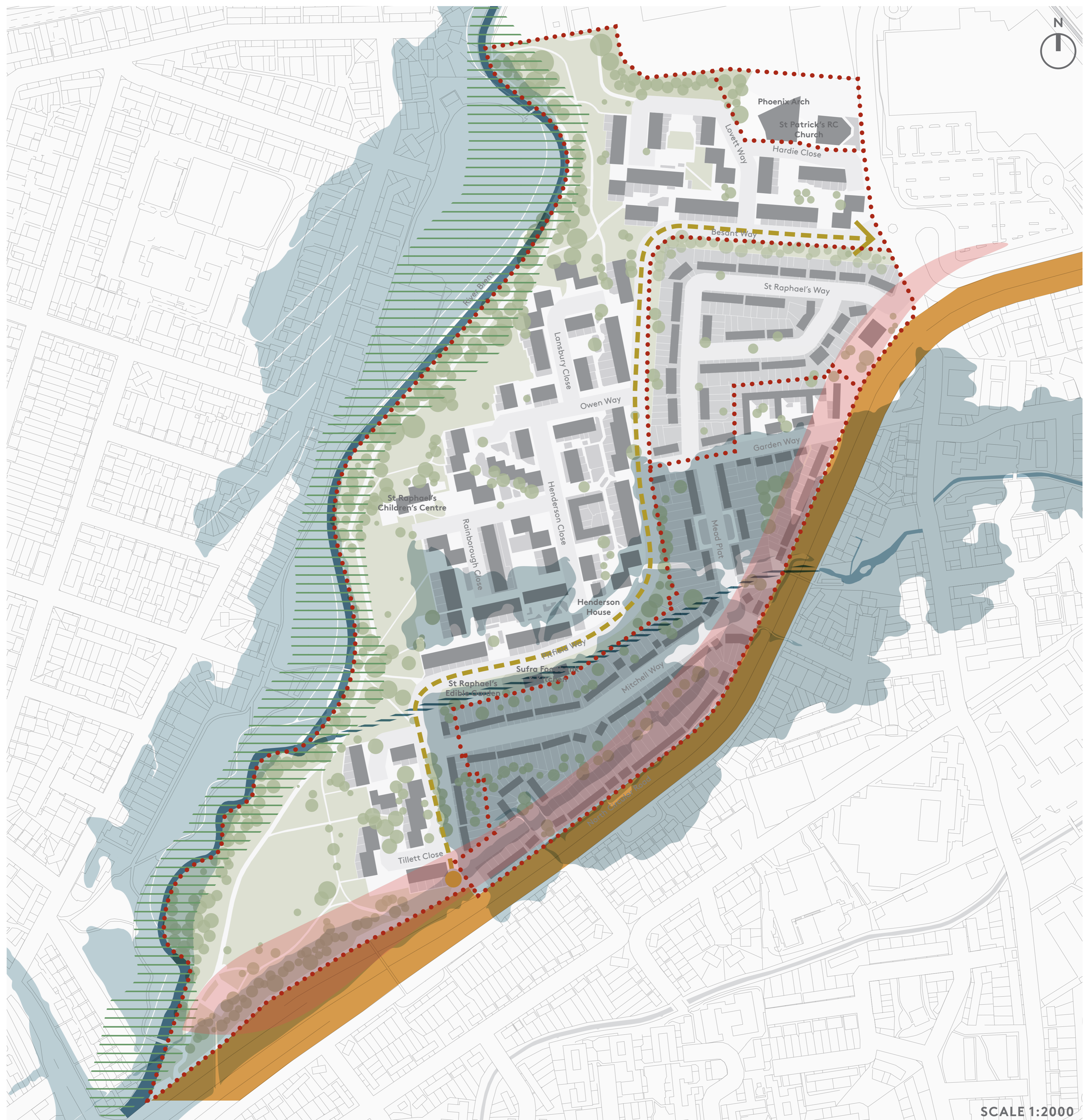
 Flood Risk

 Trees

 Noise/Pollution

 Heavy Traffic Through Site

 Mitchell Brook



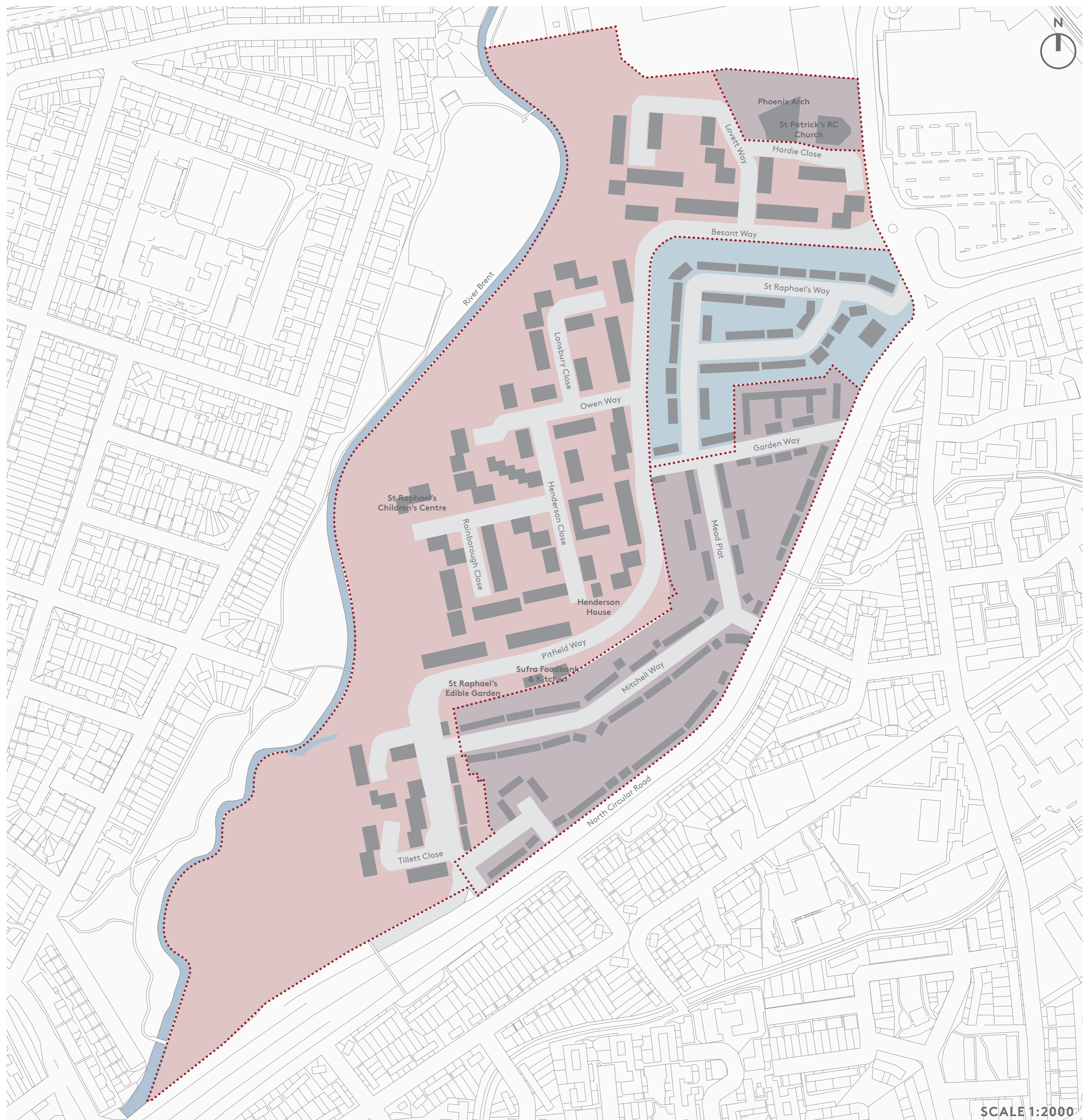
Future St Raphael's Estate

Understanding the Site

AREA A, B AND C

KEY

<p>Area A</p> <table border="0"> <thead> <tr> <th>Tenure Type</th> <th>No. of Homes</th> </tr> </thead> <tbody> <tr> <td>Council Rented</td> <td>522</td> </tr> <tr> <td>Leaseholder</td> <td>134</td> </tr> <tr> <td>Private Properties</td> <td>118</td> </tr> <tr> <td>Network Homes (Housing Association)</td> <td>19</td> </tr> <tr> <td>Total</td> <td>793</td> </tr> </tbody> </table>	Tenure Type	No. of Homes	Council Rented	522	Leaseholder	134	Private Properties	118	Network Homes (Housing Association)	19	Total	793	<p>Area B</p> <table border="0"> <thead> <tr> <th>Tenure Type</th> <th>No. of Homes</th> </tr> </thead> <tbody> <tr> <td>Council Rented</td> <td>126</td> </tr> <tr> <td>Leaseholder</td> <td>24</td> </tr> <tr> <td>Private Properties</td> <td>91</td> </tr> <tr> <td>Total</td> <td>241</td> </tr> </tbody> </table>	Tenure Type	No. of Homes	Council Rented	126	Leaseholder	24	Private Properties	91	Total	241	<p>Area C</p> <table border="0"> <thead> <tr> <th>Tenure Type</th> <th>No. of Homes</th> </tr> </thead> <tbody> <tr> <td>Private Properties</td> <td>113</td> </tr> <tr> <td>Total</td> <td>113</td> </tr> </tbody> </table>	Tenure Type	No. of Homes	Private Properties	113	Total	113
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Total	113																													
Total (A, B & C)		1147																												



SCALE 1:2000

Future St Raphael's Estate

Understanding the Site

AREA A, B AND C

Do you think AREA B should be included in the proposals?

YES

NO

YES, BUT IN A LATER PHASE

Do you think AREA C should be included in the proposals?

YES

NO

YES, BUT IN A LATER PHASE

PLACE A STICKY DOT NEXT TO YOUR CHOICE
Please let us know if you have any further comments!

Future St Raphael's Estate

Next steps

After every community event, workshop and exhibition we will collect and analyse the feedback to consider how we can incorporate some of your thoughts into the development of design proposals. The next event will be the first workshop on the vision for the future of the estate. We hope to see you there!

SEPT

6.7

WITH THE GLASS-HOUSE
2 X
CAPACITY
BUILDING
DAYS

FOR MEMBERS OF ST RAPH'S VOICE

21

21 SEPTEMBER!

STUDY
TRIP

WE ARE GOING TO TWO HACKNEY SCHEMES:

KINGS CRESCENT ESTATE

COLVILLE ESTATE



PLEASE SIGN UP AT THE SIGN
IN DESK TO REGISTER YOUR
INTEREST IN COMING ON THE
STUDY TRIP!

We will leave the estate at 10.00 am and be back around 2.00 pm. You will have a chance to walk around the two estates and talk to one or two residents at each location who have been through this process already.

OCT

CO-DESIGN
WORKSHOPS
'VISIONING'

In October we will be hosting a co-design workshop where the design team and residents will look at creating a shared vision for the future of St Raph's

THESE WILL BE HELD IN EARLY
OCTOBER - DAYS AND TIMINGS
WILL BE SHARED SOON

YOUTH
LED
EVENT

PUBLIC
EXHIBITION
'EMERGING
UNDER-
STANDING'

The first exhibition will present findings of site analysis and the results of the co-design visioning workshops, and gain feedback

NOV

YOUTH
LED
EVENT

Events for young people
by young people

CO-DESIGN
WORKSHOPS
'EXPLORING
OPTIONS'

At the second co-design workshop we will explore scenarios that meet the brief and residents expectations, understand potential compromises and build the foundations of the masterplan options for the architects to develop further

Public exhibitions will give residents a chance to provide structured feedback and understand how the proposals are taking shape and how their input has shaped the designs. It will also allow residents who are less interested in being involved in the intensive co-design process a chance to input into the design process and give feedback.

DEC

YOUTH
LED
EVENT

JAN

PUBLIC
EXHIBITION
'INITIAL
DESIGNS'

Present outcomes of the co-design optioneering workshops and gain feedback on initial design thinking

THANK YOU FOR COMING AND SHARING YOUR THOUGHTS WITH US,
WE HOPE TO SEE YOU AGAIN SOON!

Future St Raphael's Estate

What are your thoughts on the park

AT THE LAST EVENT THE PEOPLE WHO ATTENDED SAID THAT ONE OF THEIR FAVOURITE THINGS ABOUT ST RAPH'S IS THE PARK. WE WANT TO KNOW WHAT YOU LIKE ABOUT IT!

What do you like about the park?

If you could add something to the park what would you add?

PUT A STICKER IN THE BOX IF YOU'RE INTERESTED IN COMMUNITY GARDENING OR ALLOTMENTS!