

Future St Raphael's

Co-design Workshops 02 'Infill' - Event Summary

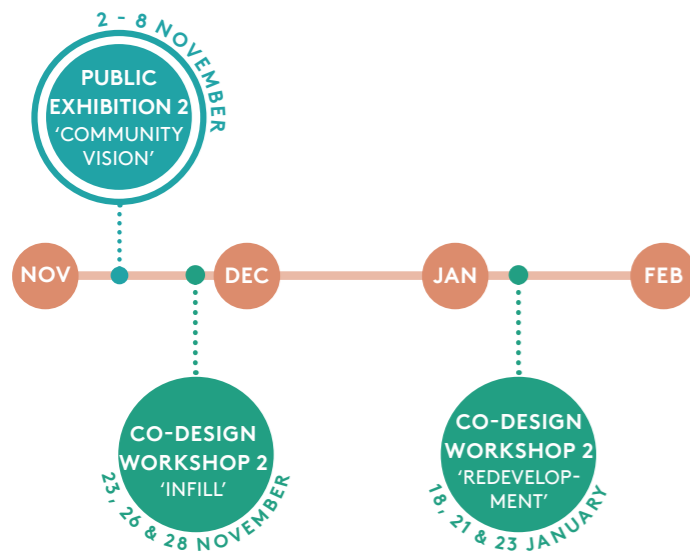
In November the design team held co-design workshops focused on producing scenarios for infill development with residents. These were held:

- 01: Saturday 23rd, 12.30-2 pm
- 02: Saturday 23rd, 3-4.30pm
- 03: Tuesday 26th, 12.30-2pm
- 04: Tuesday 26th, 7-8.30pm
- 05: Thursday 28th, 7.30-9pm

The workshops explored scenarios for how infill development could benefit existing residents while also providing new homes for people on Brent's housing list.

In total, 89 residents attended the workshops, representing 84 different households. 6 new households attended the workshops.

In total 7 scenarios were created by residents in collaboration with the architects. These will form the basis for developing the options which will be presented at a public exhibition in March, alongside the options for redevelopment.



Extract from time line - see website for full details

1 The Scenarios You Created - Individual Sessions

Session 1



Key Themes

- New community hub that consolidates existing amenities into one place.
- Improve security through lighting and passive surveillance.
- Improved security through the addition of back to back houses.
- Use some green space for new-build housing so as not to over crowd existing inhabited land.
- New outdoor amenities.
- Keep new blocks in line of the existing building heights of 3-4 storeys when building near existing blocks.
- Create noise/pollution barrier to the North Circular with low rise flats.

Session 2



Key Themes

- New community hub that consolidates existing amenities into one place.
- Improve security through lighting and passive surveillance.
- New playgrounds across the estate.
- More trees planted along North Circular
- Improve security through the addition of back to back houses.
- Improve security by filling dead space and gaps with new housing.
- Refurbish existing shops.
- Use some green space for new-build housing so as not to overcrowd existing inhabited land.
- Keep new blocks close to the maximum height of nearby buildings, especially where new and old buildings meet.
- Landmark building towards south of the estate.

Session 3



Key Themes

- New community hub that consolidates existing amenities into one place.
- Improve security through lighting and passive surveillance.
- Create noise/pollution barrier to the North Circular with low rise flats.
- New playgrounds across the estate.
- Improved security through the addition of back to back houses.
- Improve security by filling dead space and gaps with new housing.
- Refurbish existing shops.
- Use some green space for new-build housing so as not to over crowd existing inhabited land.
- Keep new blocks to similar heights of existing buildings; 4 storeys.

Session 4



Key Themes

- Improve biodiversity of the estate.
- Relocate skate park.
- New community hub that consolidates existing amenities into one place.
- Improve security through lighting and passive surveillance.
- Create noise/pollution barrier to the North Circular with low rise flats.
- Improved security through the addition of back to back houses.
- Improve security by filling dead space and gaps with new housing.
- Use some green space for new-build housing so as not to over crowd existing inhabited land.
- New blocks should be similar heights to existing buildings.
- Maintain views into park.

Session 5



Key Themes

- Relocate skate park.
- New shops on ground floor of low-rise flats.
- Replant park vegetation.
- New community hub that consolidates existing amenities into one place.
- More trees planted along North Circular.
- Improve security through lighting and passive surveillance.
- Create noise/pollution barrier to the North Circular with low-medium rise flats; 4-6 storeys.
- Improved security through the addition of back to back houses.
- Improve security through filling dead space and gaps between blocks with new housing.

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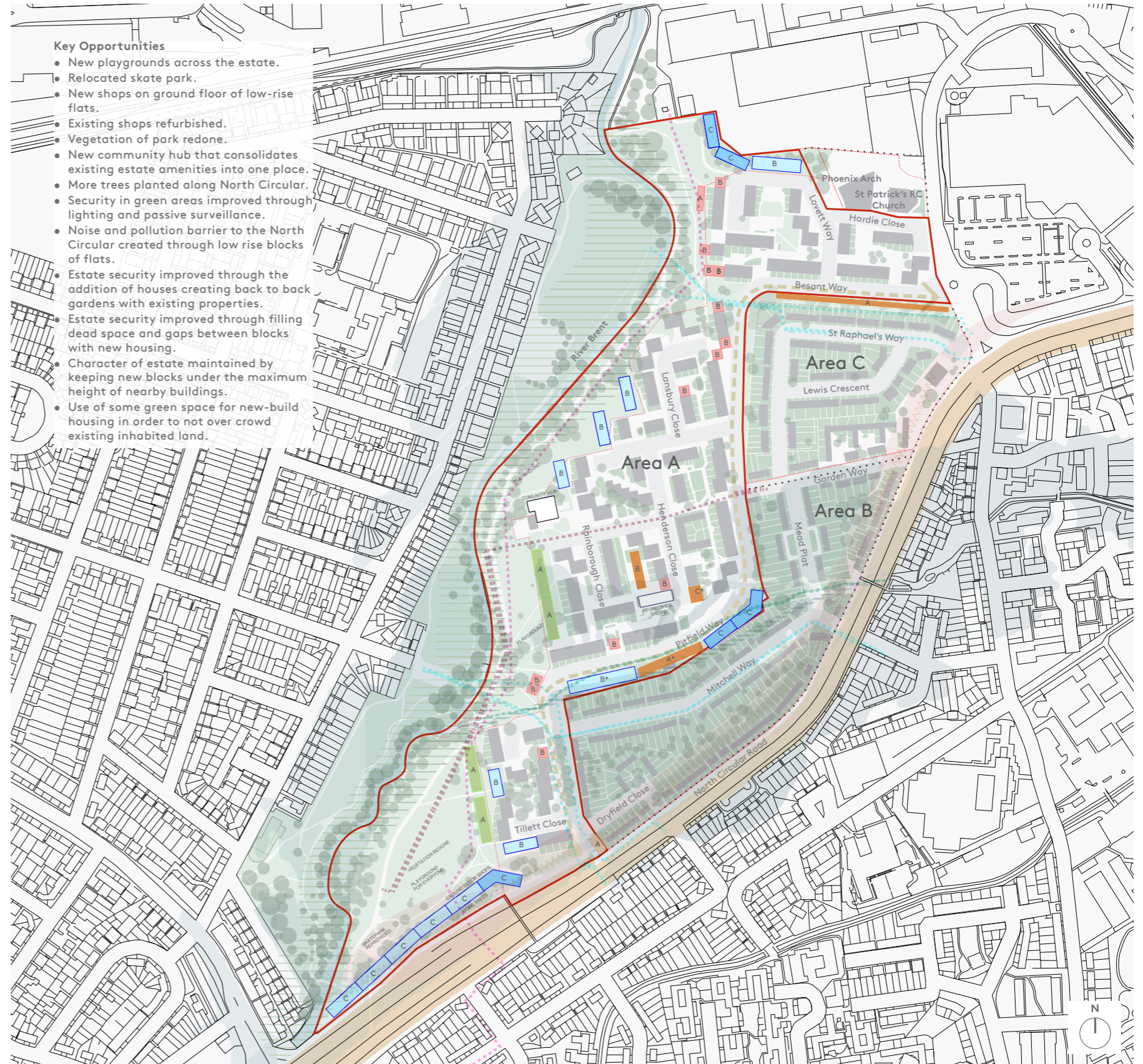
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2 The Scenarios You Created - Common Themes

KEY :

Blue Blocks A - Houses B - Maisonettes C - Flats	Green Blocks A - Houses	Orange Blocks A - Houses B - Maisonettes C - Flats	Pink Blocks A - Houses B - Maisonettes	Yellow Blocks A - Houses C - Flats
8 Storeys 6 Storeys 5 Storeys 3-4 Storeys	3 Storeys	2-3 Storeys	3-4 Storeys	2 Storeys 6 Storeys
Heavy Traffic Through Site	Trees	North Circular Road	River Brent	
Mitchell Brook	Noise/Pollution	Flood Risk	Red Line Boundary	
Mid Level Sewer	IP Main Gas			
Storm Relief Sewer	EHV Electric Cable (33KV)			
Site of Importance for Nature Conservation (SINC)				

* Edible garden, Nursery, SUFRA, Henderson House, The Living Room and Skate Park relocated into new communal hub at Children's Centre

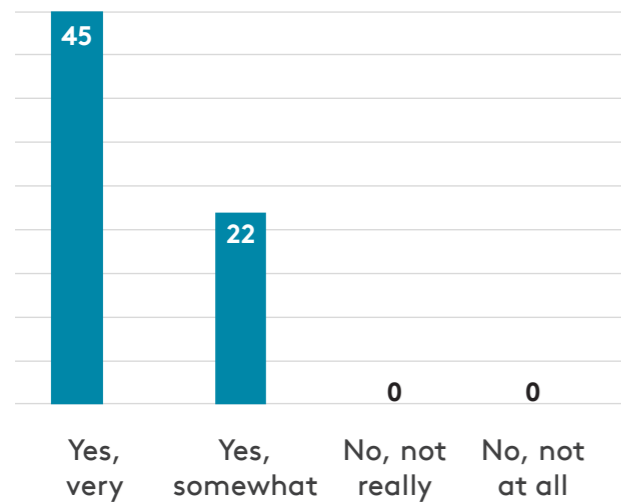


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Workshop feedback

1. Did you find the workshop useful?



2. What did you find MOST useful?

"Learning that I will be able to stay in my flat with the infill option"

"Being able to make suggestions and get answers if not possible"

"Being able to discuss with the community and architects and the use of the model made it easier to visualise"

"Seeing what space is available to build on and the different mixes that could be arranged"

"Realising that there is a lot of space on the estate for new homes without making the estate feel crowded and also thinking of how the changes can improve community"

"Open minded approach"

"Understanding and seeing how infill can work"

"Information on possible areas to build on and height of buildings"

4. Do you feel you have a better understanding of how you are influencing the design development?

