

Future St Raphael's

Public Exhibition 03 - Event Summary & Feedback

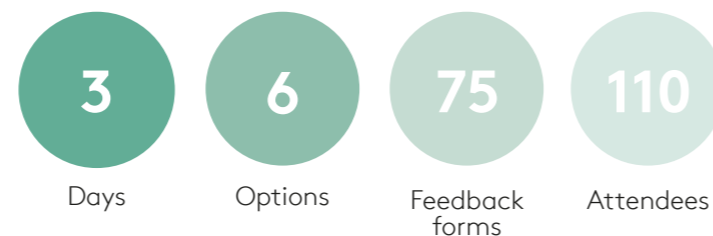
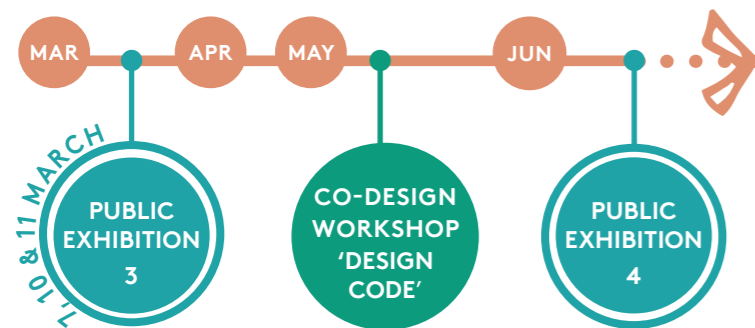
In March 2020, we presented 3 options for infill development and 3 options for redevelopment for residents to provide feedback on. The options were based on the scenarios and ideas from the co-design workshops held in October 2019 (Vision), November 2019 (Infill) and January 2020 (Redevelopment).

These exhibitions were held on the following dates:

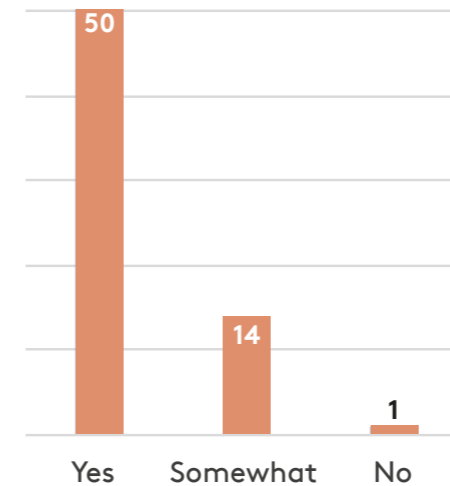
1. Saturday 7 March 12:00-4:00pm
2. Tuesday 10 March 4:00-8:00pm
3. Wednesday 11 March 6:00-10:00pm (St Raph's Voice)

The options showed how different approaches could provide new homes and amenities for existing residents, and new homes for people on Brent's housing list.

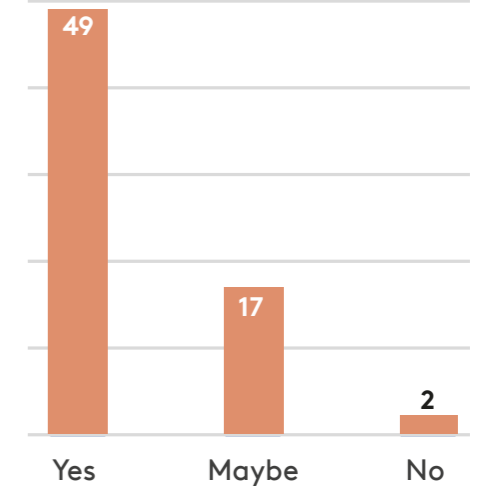
We are now analysing the feedback and based on this we will draft up one option for infill and one for redevelopment which we will show at the next exhibition for another round of feedback.



Did you find the event useful?



Would you like the collaborative design (co-design) approach to continue after the ballot?



Is there anything you would like to share with us?

"I'd like more information on what will happen with leaseholders/ownerships"

"I would like individual car parks attached to homes on their own space. No street parking."

"I will absolutely do my best to attend co-design workshops after this. If nothing else, it has re-informed me as to how important my voice 'could' be, if listened to and taken on board."

"Hopefully not a smoke screen forcing decision onto us."

"Just get on with it, too much talking"

"Affordability and requiring documented facts accurate information. Providing assurances and no "I think this is how it will work"

"I feel that by participating my views have been listened too"



Future St Raphael's

Public Exhibition 03 / Infill - Option Feedback



Infill Option 01

LIKES

"Best of 3. More local shops needed around estate/even flats above shops/gyms/facilities."
 "Good idea and keeping the estate with it's uniqueness Infill with houses okay"
 "Adding new houses on the park and utilising the space well"

DISLIKES

"Too many building within the existing estate"
 "Local shops in front of footbridge (not a good idea)"
 "Could feel a little cramped in some areas of the estate"
 "Way to overcrowded already, filling in the gaps would overwhelm the area more"



Infill Option 02

LIKES

"My preferred option as less disruptive to original tenants."
 "Like the flats on the entrance from A406 and north, more welcoming"
 "Liked the building of houses in one place."
 "I like the community hub in the centre of the estate"

DISLIKES

"Too much high rise flats"
 "Construction is a concern"
 "Not keen on the type of buildings"
 "Too cramped"



Infill Option 03

LIKES

"Keeps the spirit of the estate while adding another 'layer'"
 "Edge makes it neater"
 "Like that is does not get built next door to existing houses"
 "Like focused area of development"

DISLIKES

"Disliked the divide of the community with new homes on side and old homes on the other."
 "Dislike massing of the higher buildings"
 "The divide between new and old houses"

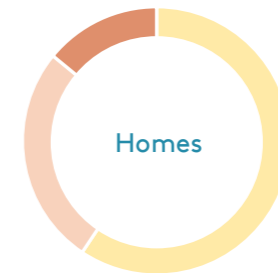
Please rate from first (1) to last (3) your preferred approach to the categories below:



- Multiple community spaces
- Single community hub in the centre of the estate
- Community space with residential above



- More playspaces in the park
- More playspaces within the existing estate
- More community gardens

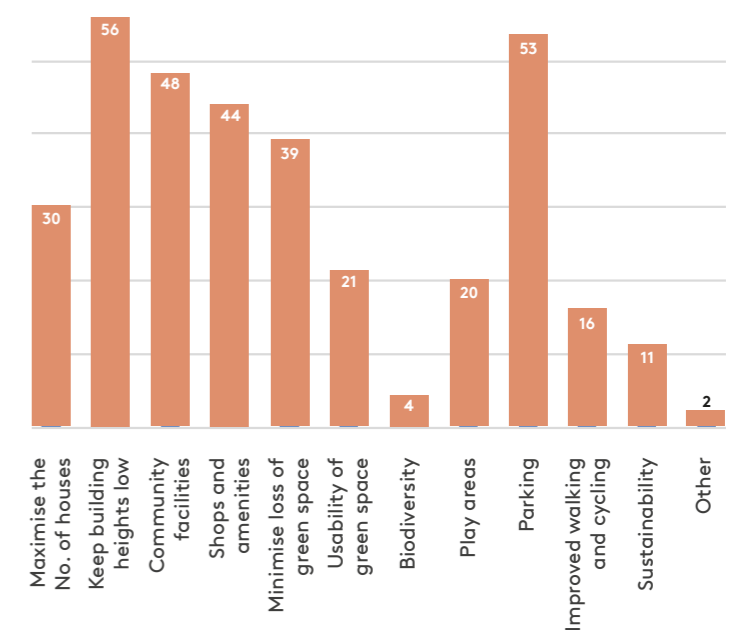


- Back to back terraced houses
- Taller buildings to the north and south
- Buildings close to the river



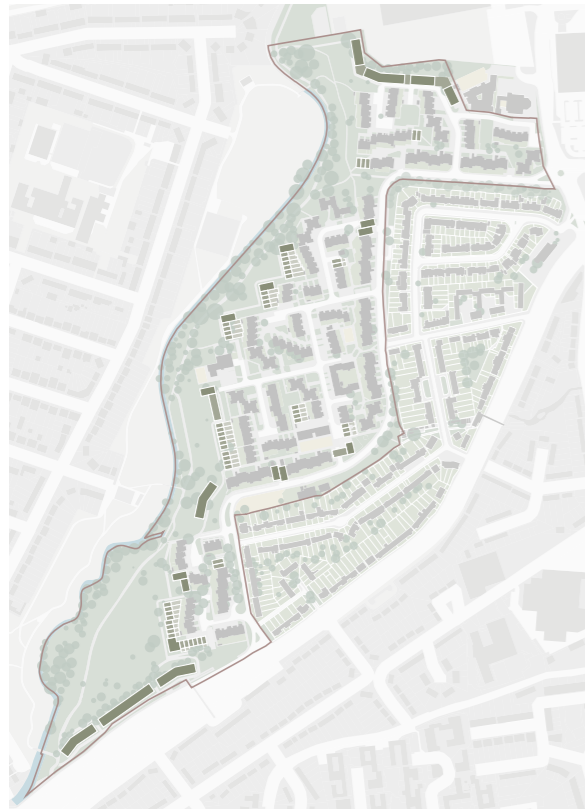
- On street parking
- Podium/underground car parking
- Open car parks with dedicated spaces
- Controlled parking zone with permits for existing residents

What are your top five priorities for Infill?



Future St Raphael's

Public Exhibition 03 / Infill - Option Feedback



Infill Option 01



RESIDENT COMMENTS

- "Maintain 4 storeys"
- "Passive surveillance"
- "No parking becomes a issue"
- "Not enough road access"
- "More houses"
- "No parking - we need it"
- "Love this option"
- "Too much development in small area"



Infill Option 02



RESIDENT COMMENTS

- "No to height - no1 is best"
- "Blocks off access"
- "Do not block the view - reduce height"
- "Need centralised community facilities"



Infill Option 03



RESIDENT COMMENTS

- "New houses on one side divides the community"
- "Good access"
- "Infill not a good idea"
- "Lower heights"
- "Sad rest of the estate doesn't get resolved"



Infill Option 01 / 1:1000



Infill Option 02 / 1:1000



Infill Option 03 / 1:1000

Future St Raphael's

Public Exhibition 03 / Redevelopment - Option Feedback



Redevelopment Option 01

LIKES

- "Like affordable housing (including social)"
- "Might work so long as the height of buildings stay within 3-4 storeys"
- "I like the range of building type"
- "All of them are (max) 6 storeys"

DISLIKES

- "Dislike the style of buildings"
- "Concern about privacy"
- "Absolutely kills the 'estate' a good idea in theory, but I genuinely worry about making good on 'promises'"
- "Too many play spaces. Not clear where parking facilities are."



Redevelopment Option 02

LIKES

- "I like the large community square"
- "We love the idea of maisonette with own private gardens."
- "Everyone has a little bit of green space."
- "Like the community square and facilities/streets like the roads through estate to A406"

DISLIKES

- "Dislike tall buildings"
- "Don't like all community in one space."
- "Dislike the way the facilities are all in the centre"



Redevelopment Option 03

LIKES

- "I like large centre green space"
- "Nice open space -wouldn't live there."
- "We liked the green space in the middle"
- "Like the layout, evenly spread shops/community. Like all flats/homes get a view"

DISLIKES

- "Not keen on riverside house due to flooding"
- Dislike the lack of youth centre"
- "Dislike the shape of homes by central park."
- "Really dislike the tall buildings and the amount"

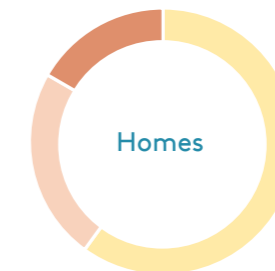
Please rate from first (1) to last (3) your preferred approach to the categories below:



- Multiple spread out across the estate
- Single community hub in the centre of the estate
- Two hubs - one towards the North and one towards the South



- Keeping as much as possible of the existing park where it is
- Taking some of the existing park to provide a new public square
- Moving the park to the centre of the estate and improving the river walk

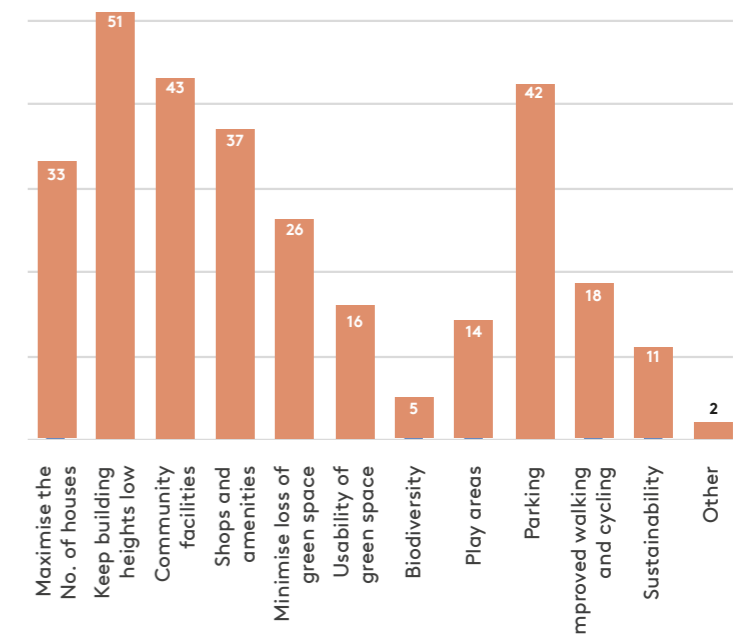


- 3-6 storey building heights throughout the estate
- 6-8 storey buildings to the north and south with 3-4 storeys in the centre
- 6-8 storey buildings towards the river and 3-4 storeys towards the old estate



- On street parking
- Podium/underground car parking
- Several smaller open car parks
- A couple of larger open car parks
- Multi-story car park in one place

What are your top five priorities for Redevelopment?



Future St Raphael's

Public Exhibition 03 / Redevelopment - Option Feedback



Redevelopment Option 01



RESIDENT COMMENTS

"Houses!"
 "Uniform neatness to it"
 "Looks like a prison"
 "Lack of amenities"
 "Width restriction on road"
 "Really like nicely spaced 1b and 2b"
 "Great idea and public courtyards"



Redevelopment Option 02



RESIDENT COMMENTS

"Good structure- road layout"
 "Good security - river apartments"
 "Centralised community hub"
 "Don't like 8 storeys"
 "Community facilities need to be centralised"
 "Outdoor gym"



Redevelopment Option 03



RESIDENT COMMENTS

"I like the green space"
 "I like"
 "Need more roads out"
 "Canal side apartment - I love"
 "Riverside apartment"
 "No split community facilities"
 "Nice spread"
 "Nice idea - river views"



Redevelopment Option 01 / 1:1000









Redevelopment Option 02 / 1:1000



Redevelopment Option 03 / 1:1000

Future St Raphael's

Public Exhibition 03 / Design Priorities

| THEMES | DESIGN PRIORITIES | INFILL FEEDBACK | REDEVELOPMENT FEEDBACK |
|--|---|---|---|
|  HOMES | MODERN HOMES WITH HIGH-QUALITY MATERIALS INCLUDING BOTH FLATS AND HOUSES WITH PRIVATE OUTDOOR SPACE SUCH AS BALCONIES AND GARDENS | <p>Residents prefer to keep new buildings at existing heights, with slightly higher buildings at six storeys in the north and south. There was also strong support for the emerging housing types, especially back to back houses with private outdoor space.</p> | <p>Most residents would like to see buildings with a majority of 3-4 storeys and up to a maximum of 6 storeys. The north and south were agreed as suitable areas for higher buildings. Residents also supported a good proportion of houses and maisonettes.</p> |
|  COMMUNITY AND LOCAL SERVICES | MULTI-FUNCTIONAL COMMUNITY HUB WITH FLEXIBLE USE FOR PEOPLE OF ALL AGES AND SPACES FOR LOCAL BUSINESSES ON THE ESTATE | <p>The refurbishment of the existing shops on Lilburne Walk for either community facilities or improved local shops was supported and residents liked the idea of a new public square and playground. Extending the Children Centre for community use was also well received.</p> | <p>A centralised community hub was generally preferred among residents over multiple locations. Plans for more play areas for people of all ages and better local amenities were also supported by residents.</p> |
|  TRAFFIC AND PARKING | IMPROVEMENTS TO PARKING AND STREETS THROUGH DESIGN AND OPERATIONAL MANAGEMENT TOGETHER WITH WIDER TRAFFIC CONTROL MEASURES | <p>Residents were in favour of opening up an exit for buses to the south of the estate and for better bus connections. Parking remains a concern and residents expressed support for new open parking lots and a Controlled Parking Zone with permits for existing residents.</p> | <p>Residents liked the improved walking and cycling routes across the river. There was also support for new vehicular roads connecting St. Raphael's and Monks Park. Street parking and multiple smaller open car parks were the preferred approaches to parking on the estate.</p> |
|  SECURITY | BETTER SAFETY AND SECURITY THROUGH DESIGN OF BOTH PRIVATE AND COMMUNAL SPACES, INCORPORATING NATURAL SURVEILLANCE OF PUBLIC PLACES | <p>Residents supported the improved natural surveillance of public places through new buildings with fronts to the park and in underused areas of the existing estate. Improvements to lighting and CCTV across the estate would be welcomed.</p> | <p>Better safety and security through design of both private and communal spaces, incorporating natural surveillance was appreciated. Further emphasis on safety and security of the new buildings and public realm will be developed in the design code.</p> |
|  PUBLIC SPACE AND LANDSCAPE | ENHANCED GREEN, PLAY AND PUBLIC SPACES, THROUGH BETTER DESIGN, PURPOSEFUL PLANTING AND AMENITIES | <p>New playgrounds across the estate and more trees planted along North Circular Road was supported. There was also strong support for improvements to the existing landscape, making it more useful for play and leisure as well as improving security.</p> | <p>Residents broadly prefer retaining and improving the green space in its existing location. The idea of creating a new green community square in the centre was also popular. New playgrounds and green courtyards across the estate was well received.</p> |
|  MAINTENANCE | WELL-DESIGNED SPACES FOR WASTE & RECYCLING AND EASY TO MAINTAIN COMMUNAL AREAS | <p>Residents recognised it will be important to create better spaces for waste and recycling in the new buildings and the public spaces between existing and new homes to help with the overall situation on the estate.</p> | <p>Residents supported well-designed spaces for waste & recycling and easy to maintain communal areas.</p> |