

Future St Raphael's Estate

Online Public Exhibition - Event Summary

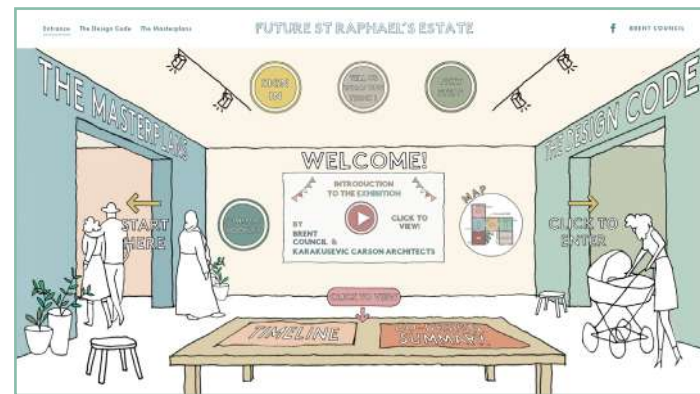
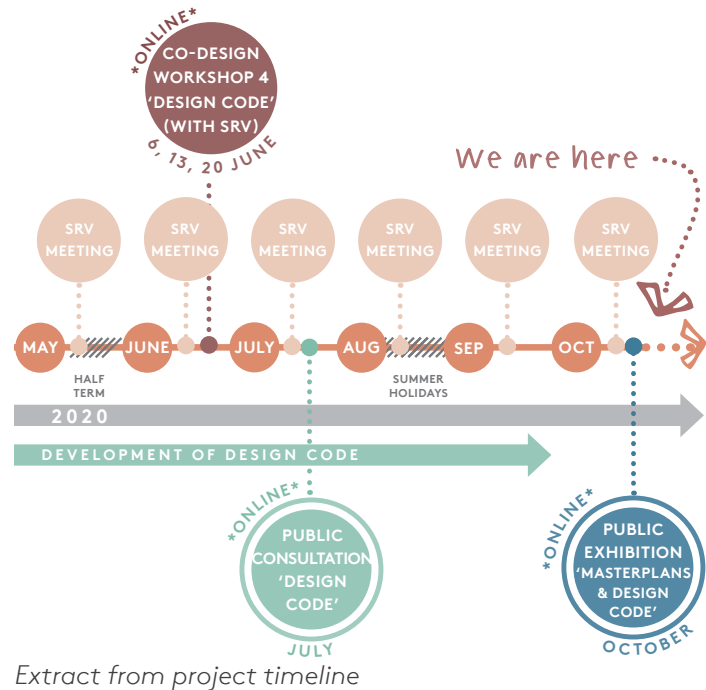
In October 2020 the public exhibition website for the future St Raphael's Estate was launched:

www.futurestraphs.com

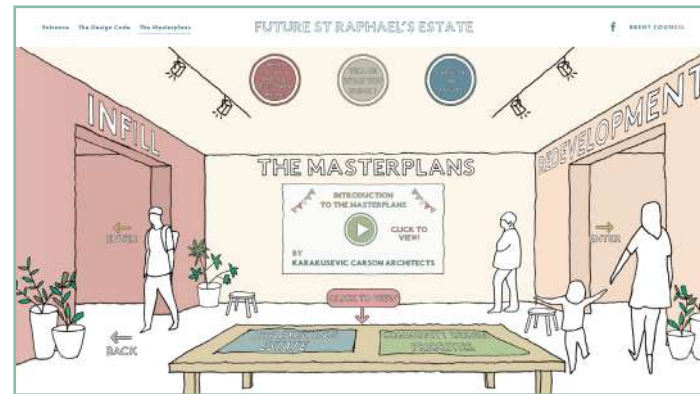
The online exhibition presents the two **masterplan options**, for infill and redevelopment, and the **design code**, which have all been co-designed with residents over the past year. The exhibition is a conclusion of all the work done so far and an opportunity to look forward to the next steps for the future of St Raphael's Estate.

Because of the ongoing pandemic we unfortunately couldn't have an in-person event like we usually do, but if you have had a chance to visit the online exhibition we hope you have found it useful for finding out more about what the masterplan options look like and how the design code will shape the proposals.

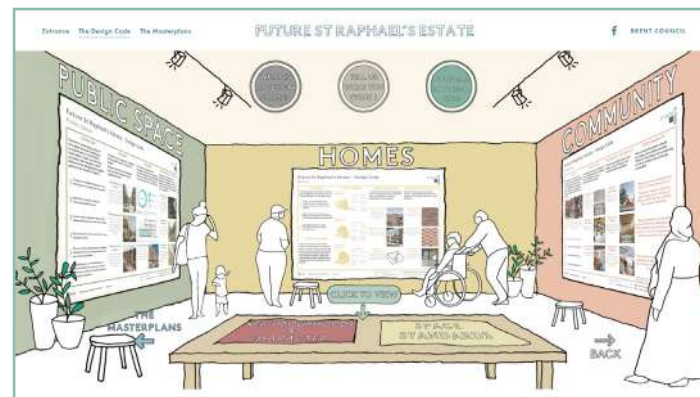
A summary booklet of the information available on the website was also sent out to all households on St Raphael's Estate. Residents could give feedback online or through the hard-copy form posted with the booklet. A summary of responses to all questionnaires is presented here.



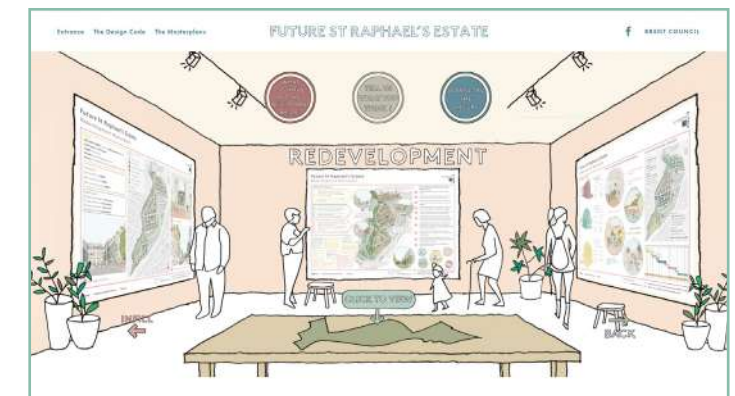
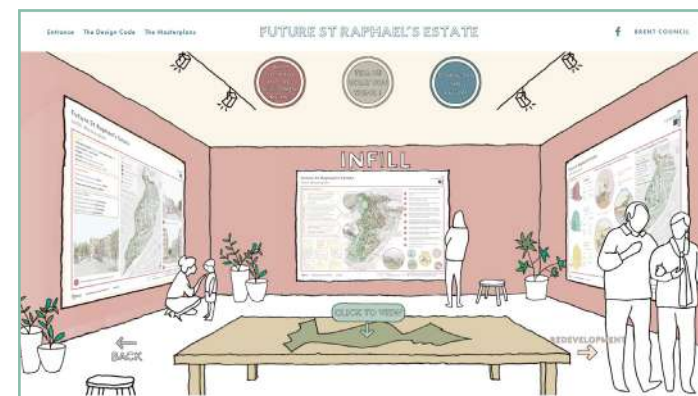
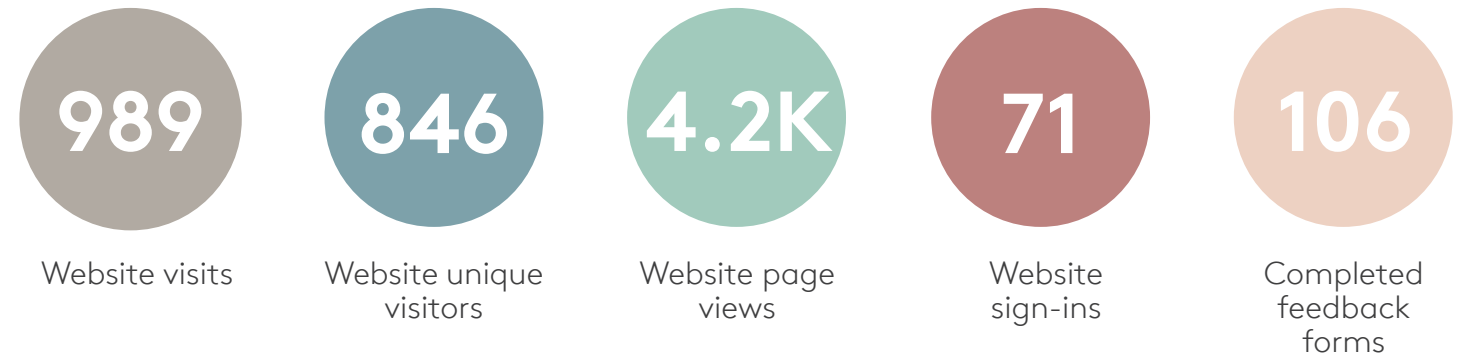
The entrance room of the exhibition with general information about the project, such as the timeline, a summary of the co-design work, including an easy read summary booklet – which we have also sent out in hard-copy to all households on the estate.



On either side of the masterplans room are the infill and redevelopment rooms, which contain exhibition boards with plans, images, and information about the masterplans. There are also tables in the middle of the rooms where you can see models of the proposals.



The design code room, where you can find information about design principles for Public Space, Homes and Community Spaces.



Summary of feedback from residents

INFILL

- Heights of new buildings to be kept as low as possible
- Opportunity to improve natural surveillance through new homes with fronts to the park
- More and better private outdoor space in the new homes
- Improve the existing landscape and green spaces better and more useful for play and leisure
- Enhance safety and security of public places
- Improve parking situation and traffic on the estate
- Create a new community hub with a multi-purpose hall
- Additional local amenities to support the increased number of residents

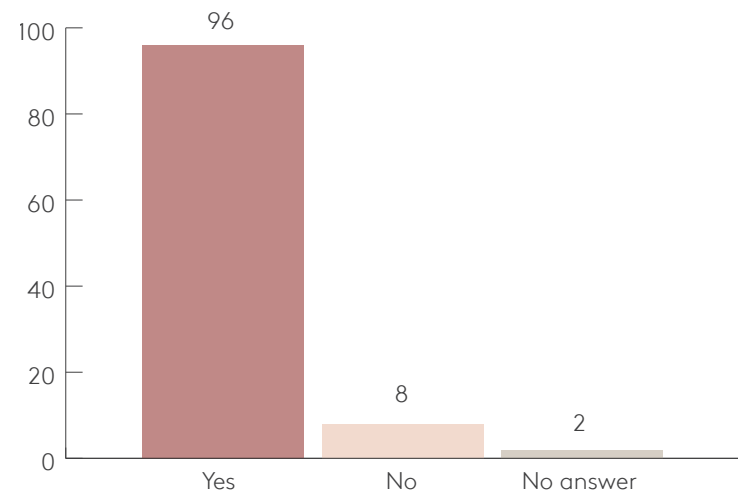
REDEVELOPMENT

- Keep building heights as low as possible
- Improve natural surveillance through homes with fronts to the park
- New homes to be high quality and sustainable, with more and better private outdoor space
- Retain and improve the park, enhancing existing green spaces
- Enhance safety and security of public places
- New playgrounds across the estate
- Better walking and cycling routes around the estate and across the river
- Improve parking situation and traffic on the estate
- Create a new community hub with a multi-purpose hall, local amenities, and spaces for sport and leisure, ensuring the long-term sustainability of new spaces

Future St Raphael's Estate

Online Public Exhibition - Event Summary

Are you a resident at St Raphael's Estate?

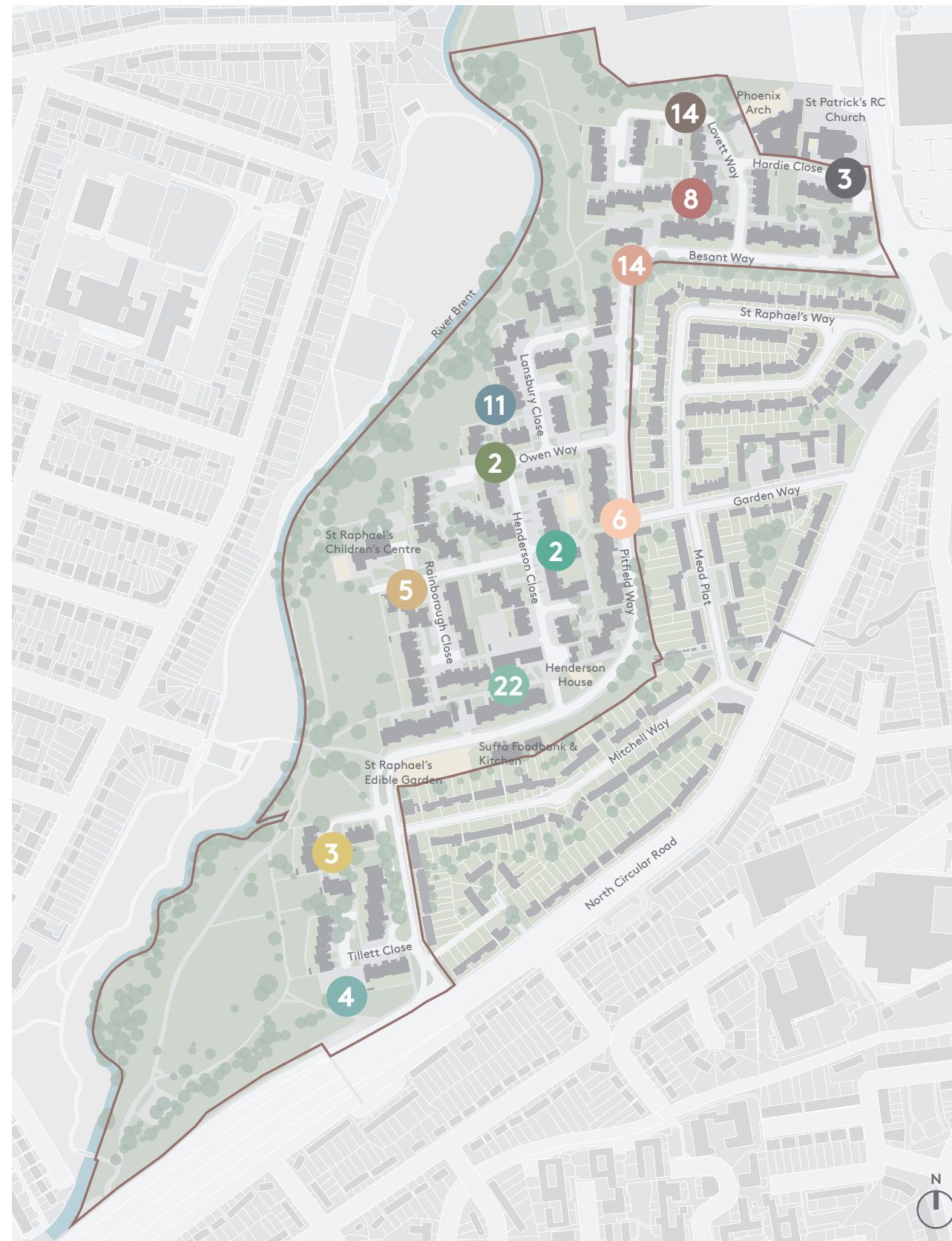


If yes, what street do you live on:

- Bentham Walk
- Besant Way
- Hardie Close
- Henderson Close
- Lansbury Close
- Lilburne Walk
- Lovett Way
- Overton Close
- Owen Way
- Pitfield Way
- Rainborough Close
- Tillett Close

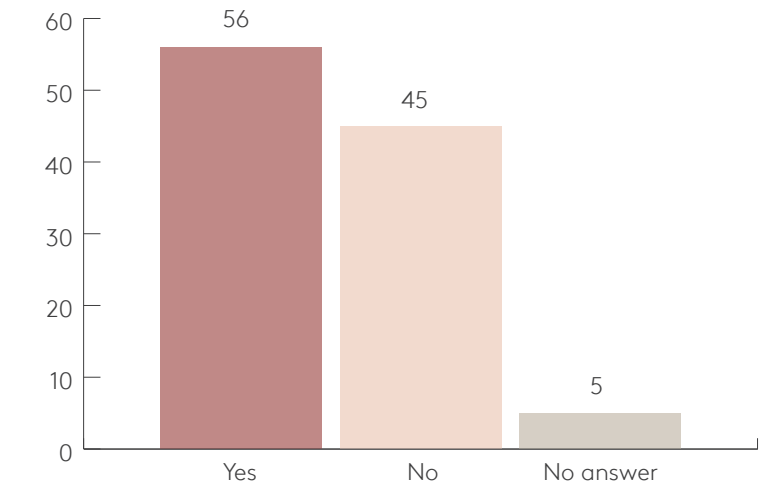
Note: The answers have been listed in alphabetical order. Only responses which stated their street are shown on the map. The dots do not represent the exact location.

Key of street names



Map of St Raphael's Estate with number of responses per street

Did you attend any of the co-design workshops on community vision, infill, redevelopment, and the design code (online)?



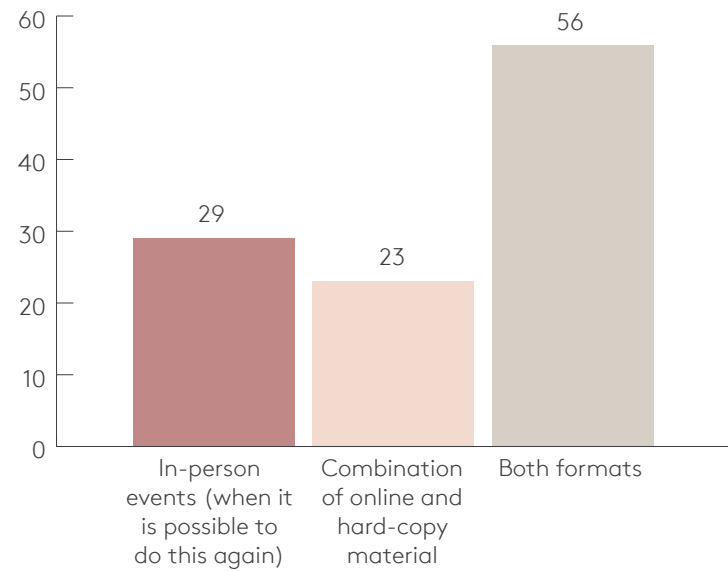
If yes, did you find them useful? If no, why not?



Future St Raphael's Estate

Online Public Exhibition - Event Summary

What format of consultation and engagement do you prefer?



Anything else you would like to add about consultation formats?

Comments from residents and responses from the project and design team:

"Face to face - ability to ask questions, ability to clarify points and for a full talk through"

"Videos are a must"

We agree - videos are great for consultation! We will continue making more of them and improving the format for future workshops and exhibitions

"Be honest with everyone"

Transparency and honesty with what the proposals mean for everyone is really important and we will continue to communicate as clearly as possible

"Online events are great"

"No, except to say that I cannot believe how some plans get signed off. Brent is already overdeveloped"

With more than 20 000 Brent residents on the housing waiting list it's important to increase the amount of affordable housing for local people, but at a density and scale that is appropriate.

"Keep it going so there are options for everyone"

We will aim to increase the accessibility and ease of understanding of information at future events and we are always happy to explain and answer questions!

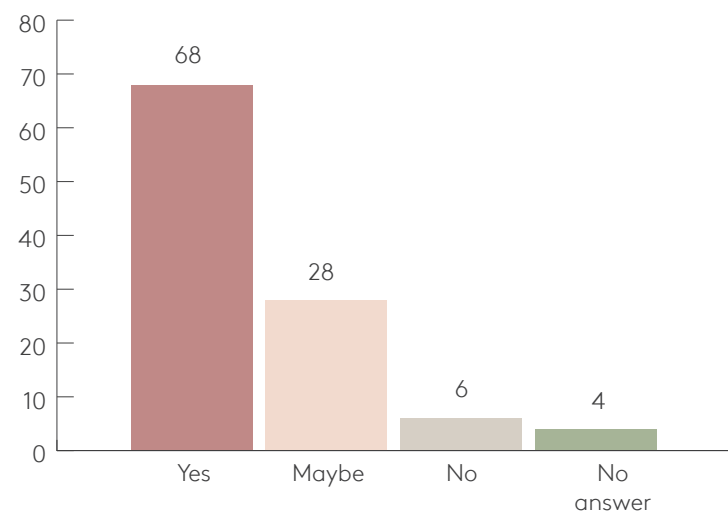
"Make it fair for all"

"They can be complicated for normal people"

"Keep priority current resident"

"I think a video format and feedback approach could work well, where you watch a video and then comment - prompts such as multiple choice with the option of adding your own comments could work well - for those whom may not be able to find a starting point"

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



"The basic question about what happens to all the people who have bought the leasehold on their property is never discussed let alone answered. Will we be evicted onto the street? Offered an equivalent size replacement property in exchange? Compulsorily purchased at a huge discount when we have invested so much in improving the property?"

Under the redevelopment approach resident leaseholders who currently live on the estate, and are included in the future proposal, would be offered a new home on a redesigned St Raphael's, for more information see: www.brent.gov.uk/your-community/st-raphaels-estate/information-for-residents/homeowners-and-leaseholders/

"Again, no actual notice given to us residents. We're still confused and this feels very rush"

We usually aim to give at least two weeks notice of future events, but we will do our best to improve on this where we can. It's a long term project over several years and consultation with residents will continue throughout

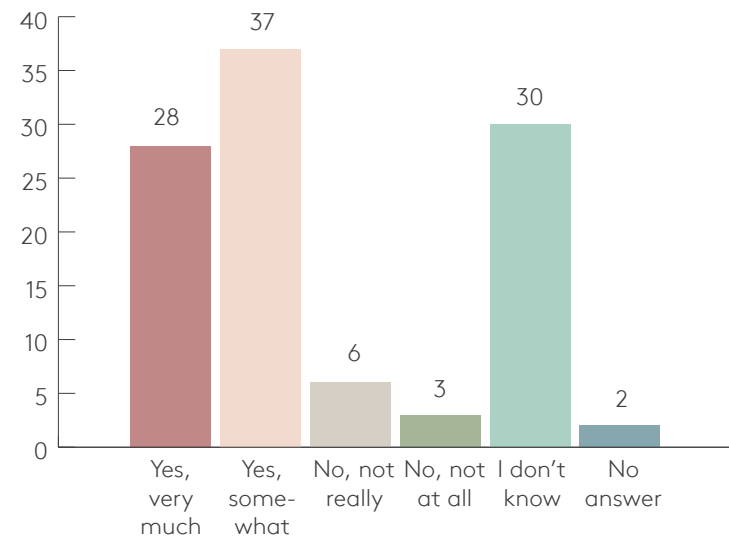
"The consultation is reserved for St Raph's Estate residents only, however, the development plans has a significant impact on the overdeveloped neighbouring ward Tokyngton. So, it is imperative that the consultation includes Tokyngton residents especially those surrounding Monks Park area as the development eats into the green space which is used by Tokyngton residents - and it contradicts the council's environment policy which has ensured that our green spaces cannot be enjoyed by the Tokyngton residents by not properly maintaining the green spaces."

So far we have prioritised engagement and consultation with residents on St Raph's, but recognise the importance of speaking to the wider area and there are already plans to do this early in 2021 to ensure everyone is aware of and can comment on the developing proposals

Future St Raphael's Estate

Online Public Exhibition - Event Summary

Do you think the **DESIGN CODE** reflects the community's vision and design priorities?



Is there anything else you would like to share with us about the design code?

"Blocks of homes don't want them, people like their own space. Blocks of people crowded together next to vast open spaces?"

There will be a mix of housing types, houses, maisonettes and apartments in both masterplans, all with their own private outdoor space.

"Garden (private) are essential for peoples privacy and mental health. Especially with long term medical conditions."

"I lived at this address since 1980, and if I have to move would like to be comfortable."

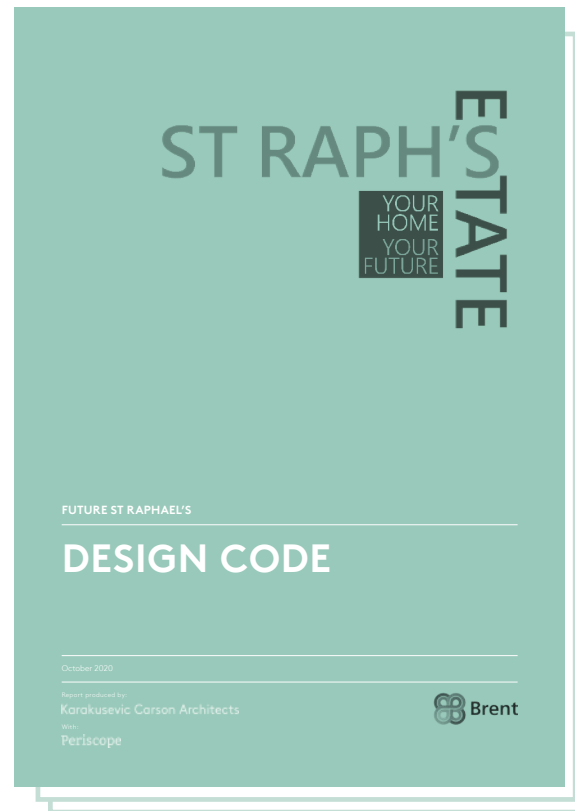
"Just more green areas in the estate, lifts and parking."

"New home sizes should meet the 'must meet or exceed the current St Raph's homes'. Use of modern brick design and patterns should be incorporated. With fitness and

sports facilities and city farm concepts included within the landscaping and planting of the estate."

"Happy with the redevelopment design."

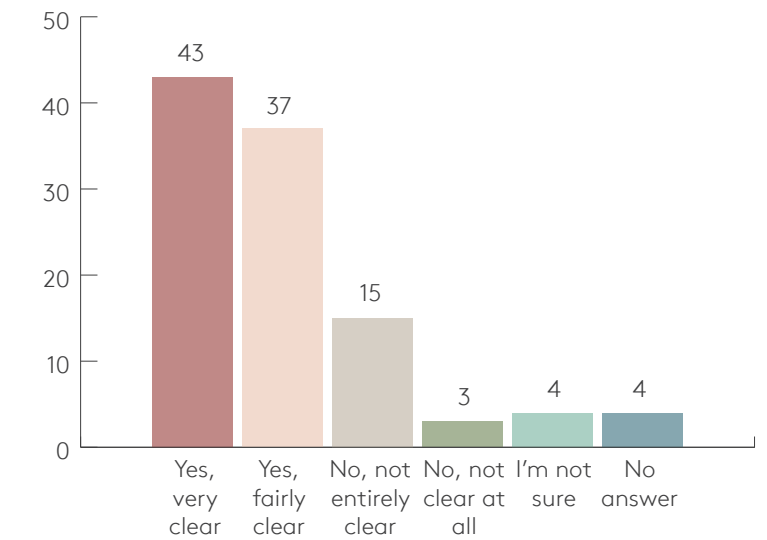
"We are horrified that in this day and age of protecting the planet, beautiful green areas are going to be built on. We cannot understand how this is being allowed and it should be stopped. It should be illegal for Brent to do this. It is one of the worst things about this project and makes us all very sad. This estate should just have a grand cosmetic makeover to make it bright, safe, greener and pleasant to look at without building on green areas, without putting extra floors on top of existing buildings and without taking away the convenient, simple and safe free parking that has existed since the estate was built."



"A design code is a document that describes the key design principles in a simple, concise and mainly graphic format. It translates residents' design preferences into a code for architects and designers to use. The design code applies to both the infill and redevelopment masterplans."

The full design code can be downloaded from here: www.futurestraphs.com/design-code

Do you feel like you have a good understanding of what **infill** or **redevelopment** will mean for the estate?



"It is all right until the council tells you to cut out the green space in order to insert more dwellings that are already undersized."

More affordable homes in the borough are needed for local people. Both masterplans limit how much open space is built on, but to make the existing green space safer and more usable, some homes will need to be built on it with active frontages facing the park.

"If rooftop patio/garden is incorporated into the maisonettes and townhouse designs it will add a valuable and extremely useful open private space where residents can enjoy the outdoor, do gardening, grow some food. This can be achieved without using any additional land. Half of the roof can be used for each unit."

"We would like to keep parking cars at-least two cars per household."

"I prefer redevelopment instead of infill."

"We need to see the inside of these."

"It would be good to see plans for the layout of new properties. My two bedroom maisonette is considerably larger than most new builds so getting an idea of how new properties will be laid out will be interesting."

In the next stage of the project, starting early 2021, detailed floorplans and 3D models of the new homes will be presented, that clearly show the sizes of individual rooms and total area of the homes

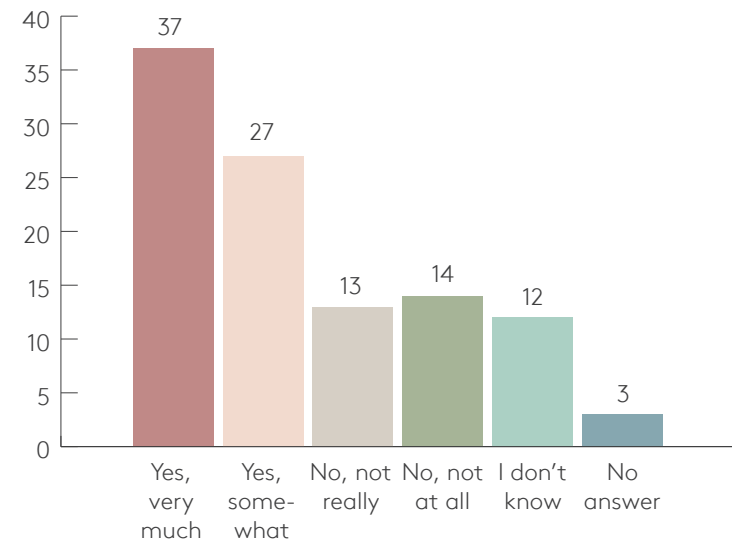
"I want to know how my rent will be impacted by the redevelopment option and how far we would be relocated. Also moving costs etc. I'm a care leaver and have no other support so costs are my main worries."

This will be part of the 'landlord offer' and public consultation will start soon with residents in Area A

Future St Raphael's Estate

Online Public Exhibition - Event Summary

Do you like the **INFILL** masterplan?



Sketch overview of the infill masterplan

Is there anything you particularly like or dislike about the infill masterplan?

"The community space and the outdoor private's space."

"You don't move out from your house."

"With infill hopefully we get to keep our house."

"I do not like the idea of new homes eating into and not re-providing green space. (...)The infill will not address the design of the current estate which causes anti social elements. The amount of community space provided by infill is not of benefit to the community, there isn't much new space being provided. Infill does not give a benefit to current residents and therefore cannot be a feasible way for future development of the estate. (...)The infill plans do not remove the depressing old council estate feel, it does nothing to lift the estate but rather increases the divide between the old community and the potential new."

"Don't like the mixture of old and new homes."

"With infill, the new builds will look different to the older homes. I would rather the whole estate looks new and everyone has better quality homes."

"I liked everything."

"What is the point for infill and at the end the area still same nothing change but new people come if redevelopment approved that will be grateful if we

offer new home on estate."

"New builds in between old buildings would look awful."

"Renewable energy, public spaces."

"Like the good lighting, front facing."

"I like the look of the homes and public spaces."

"The new building and the park for the community to bring everyone together"

"If you build more buildings there will be less green space and the conditions of our homes won't improve."

"Like the concept of the houses and the spaces created."

"Look airy and spacious."

"Because it will not be as expensive as redevelopment."

"I like to make infill instead of redevelopment."

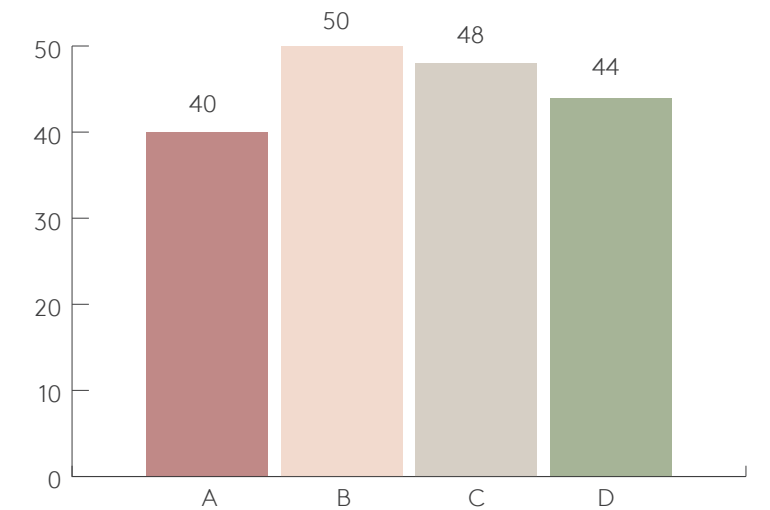
"I would prefer a redevelopment for the estate."

"I like my house to be the same space with the old one with private gardens."

"Yes, the back to back housing, like coronation street."

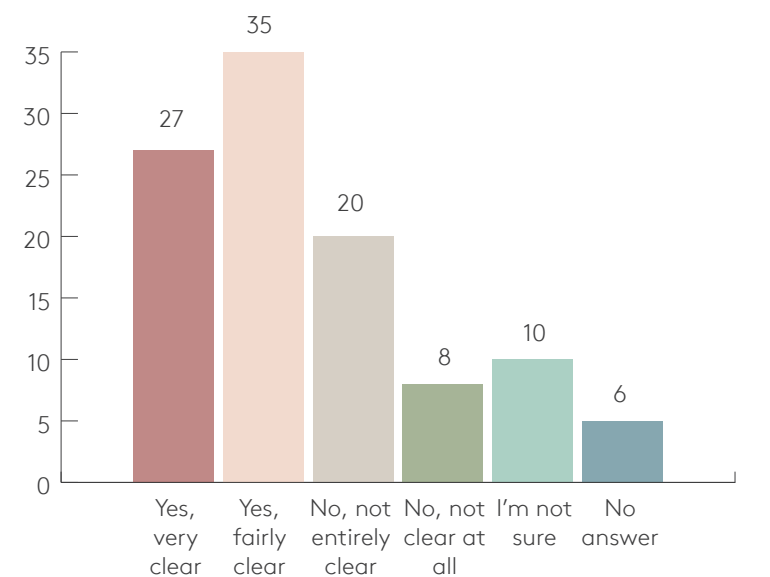
"I agree with the use of the current green space where appropriate."

Which design principles for the infill masterplan do you support?



- A** Building heights kept low with taller buildings in the south (max 6 storeys)
- B** Private outdoor space for the new homes
- C** Improved landscaping, green spaces, and play spaces around the new homes
- D** Community hub with a new multi-purpose hall, refurbished local amenities and improved public square by Lilburne Walk/Henderson Close

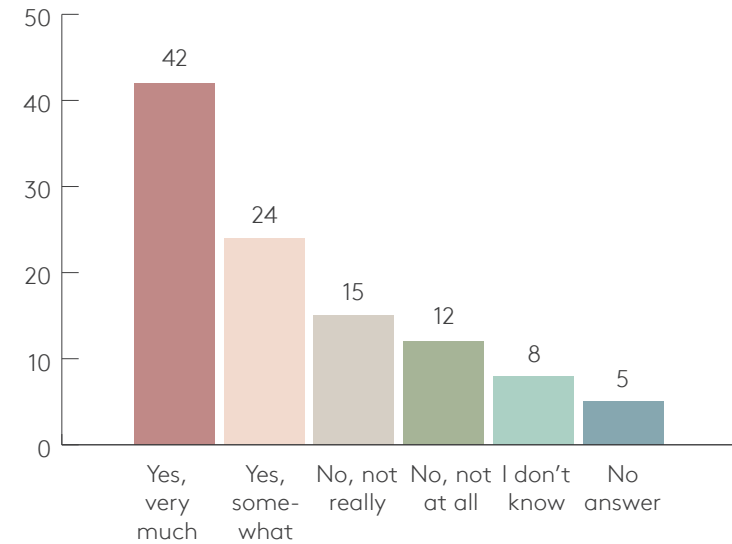
Do you think it is clear how the community's vision and design priorities have influenced the infill masterplan?



Future St Raphael's Estate

Online Public Exhibition - Event Summary

Do you like the **REDEVELOPMENT** masterplan?



Is there anything you particularly like or dislike about the redevelopment masterplan?

"The outdoor space and colour/design of the buildings." children to play."

"I totally like it, i will go for a new St Raphael from scratch. The redevelopment is the perfect way forward."

"New houses sizes are bigger."

"Preferably homes for the elderly people to easily access instead of flats with long stairs which makes it difficult to climb. Lifts should also be available for flats and room a bit spacious with car parks."

"There is a lack of houses being built, this needs to increase. Community space is a great provision but the master plan needs to go deeper into other fitness and sports facilities that could also be provided as a result of redevelopment such as tennis courts, basketball courts, astro turf sports facility that could be sustainable by renting it out. Defensible space is a plus, with active fronts and an ability to really change the way we live and feel in St Raphael's - really creating a safe environment for the next generation to flourish. A community hub is really needed and with more housing it would assist in sustaining local businesses. Really having the opportunity to make a difference to residents lives by addressing the issues of pollution on the North Circular, with more trees and also adding new hvac systems to new buildings throughout for cleaner air to reduce residents exposure to the pollution. Having safer spaces for our

"I like the idea of new homes."

"This gives a better option for family housing and mixed and balanced communities."

"The estate needs a fresh start."

"Don't like plans to build on existing green spaces, don't like adding floors to existing buildings, don't like losing free and convenient parking."

"Growing garden space is limited."

"New homes better security."

"Too many building close together and some too high."

"I love the redevelopment master plan and pray it happens."

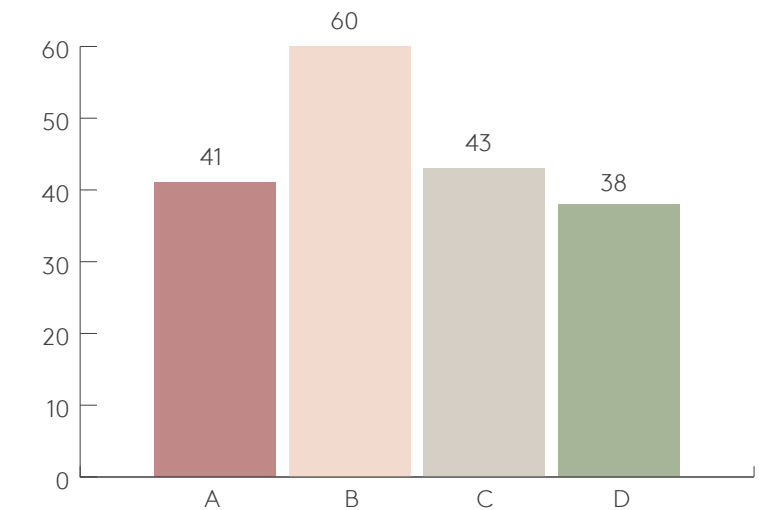
"Like sustainability, safety, good quality materials."

"I like that every home will have an outside space and that the community will be safer. But I am concerned about rent costs."

"With redevelopment will it cater for all tenants living in 3 bed houses. Also do not want to lose too much open space as it's good for health, social and peace of mind."

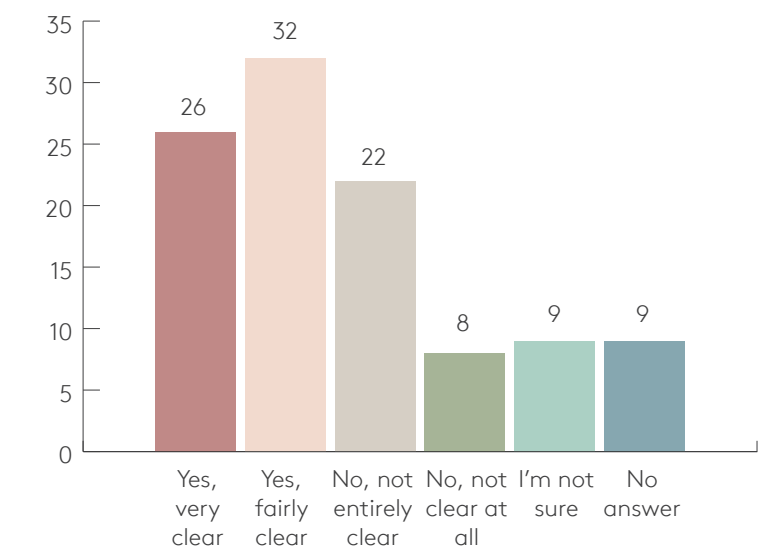
"I dislike the redevelopment masterplan because it is too congested."

Which design principles for the redevelopment masterplan do you support?



- A** Building heights kept low with taller buildings mainly in the north and south
- B** Private outdoor space for all homes
- C** Improved landscaping, green spaces, and play spaces across the estate
- D** Central community hub with new multi-purpose hall and community spaces, local amenities, and large green square

Do you think it is clear how the community's vision and design priorities have influenced the redevelopment masterplan?



Sketch overview of the redevelopment masterplan