

Future St Raph's

Introduction - Meet the Phase 1 Team

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HERE ARE SOME HOMES AND PLACES WE HAVE DESIGNED BEFORE



Homes full of natural light,
Bacton Estate, LB Camden



Generous dual aspect private balconies,
Kings Crescent Estate, LB Hackney



Creating bright & airy communal entrances,
Faircharm Creative Quarter for Workspace/L&Q



Houses with private generous terrace space,
Dujardin Mews, LB Enfield



Enhancing open space and biodiversity
Brooks Park, LB Enfield



Buildings integrated with the landscape,
Hereford House & Exeter Court, LB Brent



Karakusevic Carson Architects



FOR MORE INFORMATION

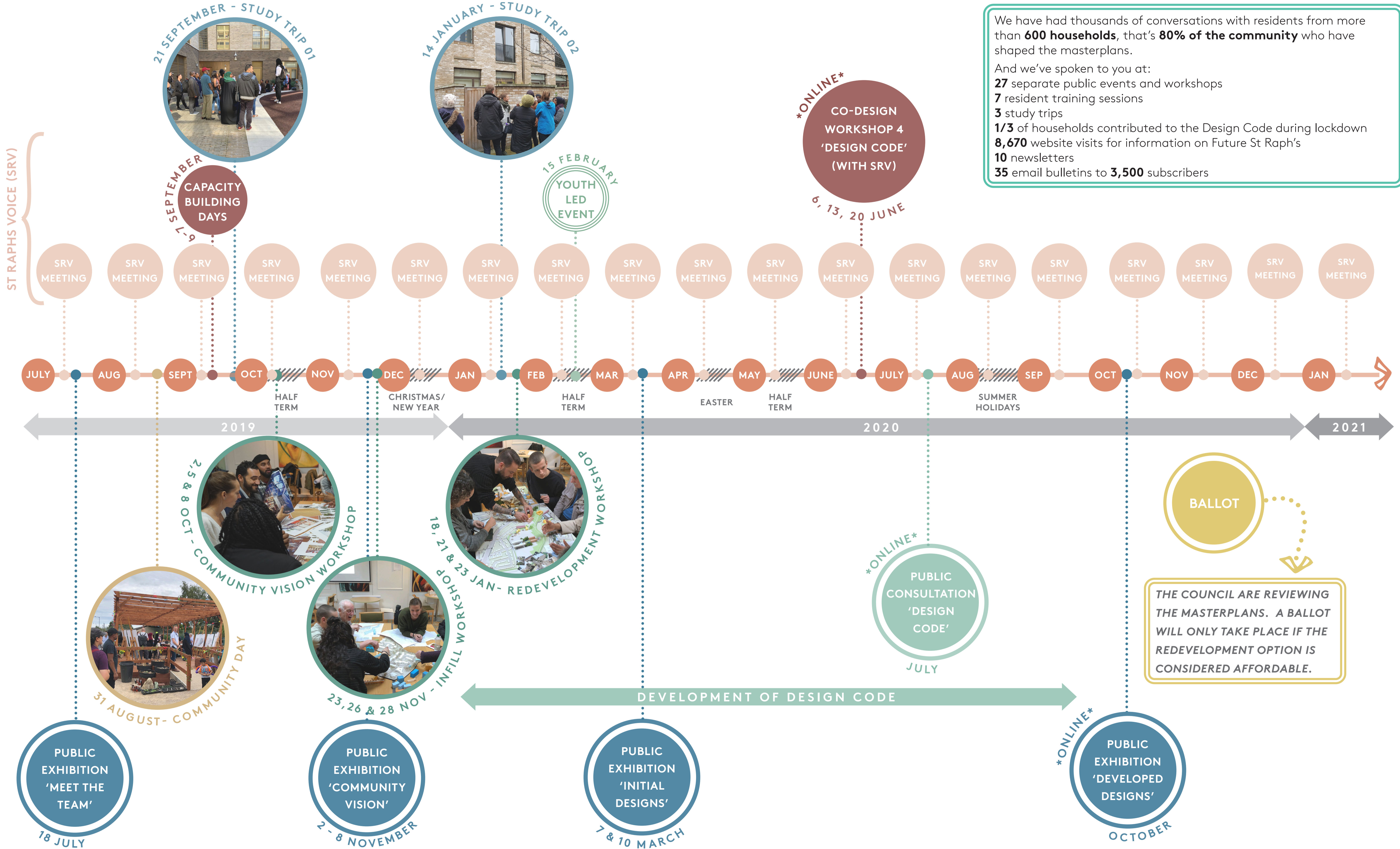
Contact us: STRAPHS@BRENT.GOV.UK

Visit: WWW.BRENT.GOV.UK/YOUR-COMMUNITY/ST-RAPHAELS-ESTATE

Join: FUTURE ST RAPHAEL'S ESTATE FACEBOOK GROUP

Future St Raph's

Summary of previous events



We have had thousands of conversations with residents from more than **600 households**, that's **80% of the community** who have shaped the masterplans.

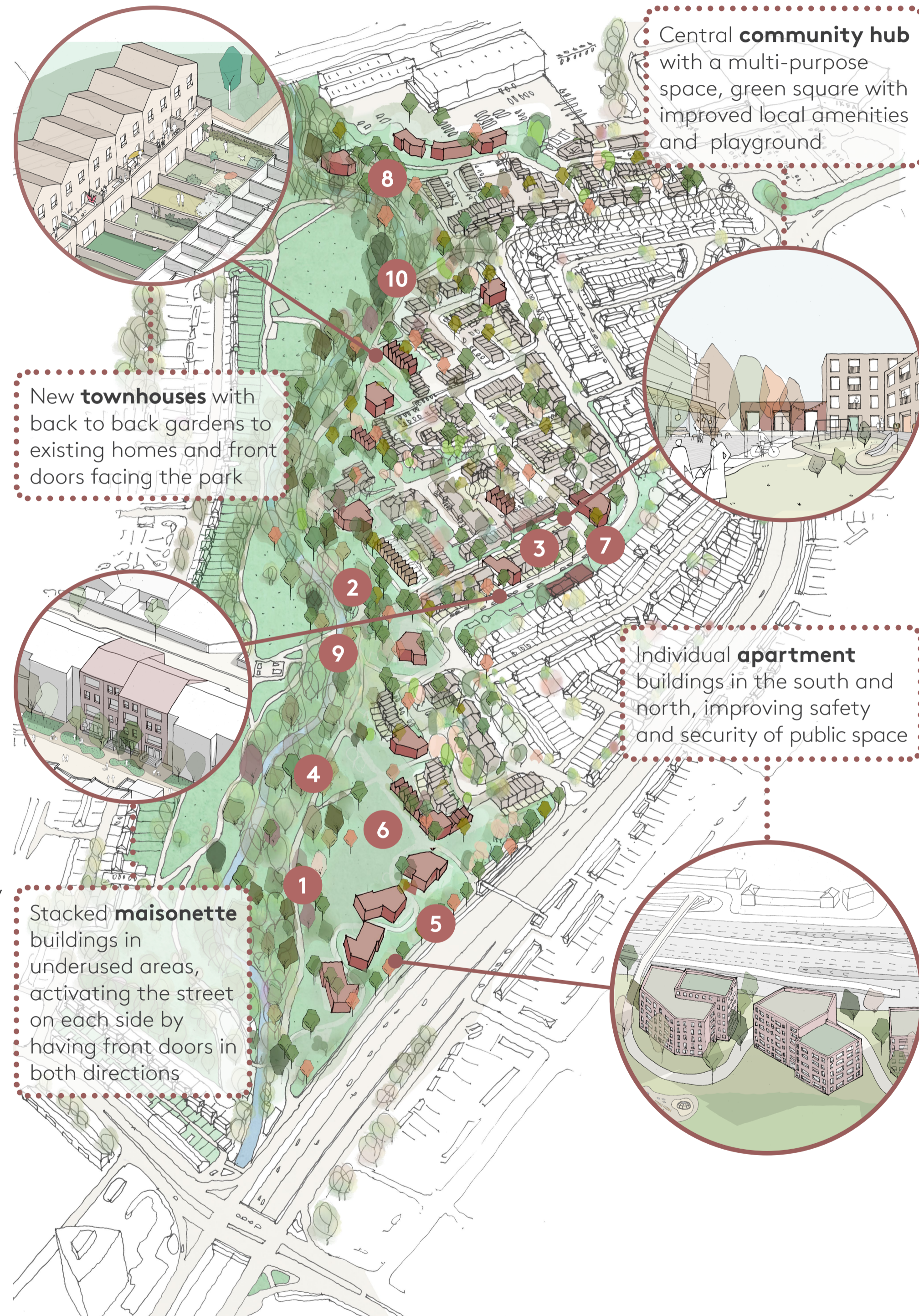
And we've spoken to you at:

- 27 separate public events and workshops
- 7 resident training sessions
- 3 study trips
- 1/3 of households contributed to the Design Code during lockdown
- 8,670 website visits for information on Future St Raph's
- 10 newsletters
- 35 email bulletins to **3,500** subscribers

Future St Raph's Summary of Infill and Redevelopment Masterplan Options

The infill design principles:

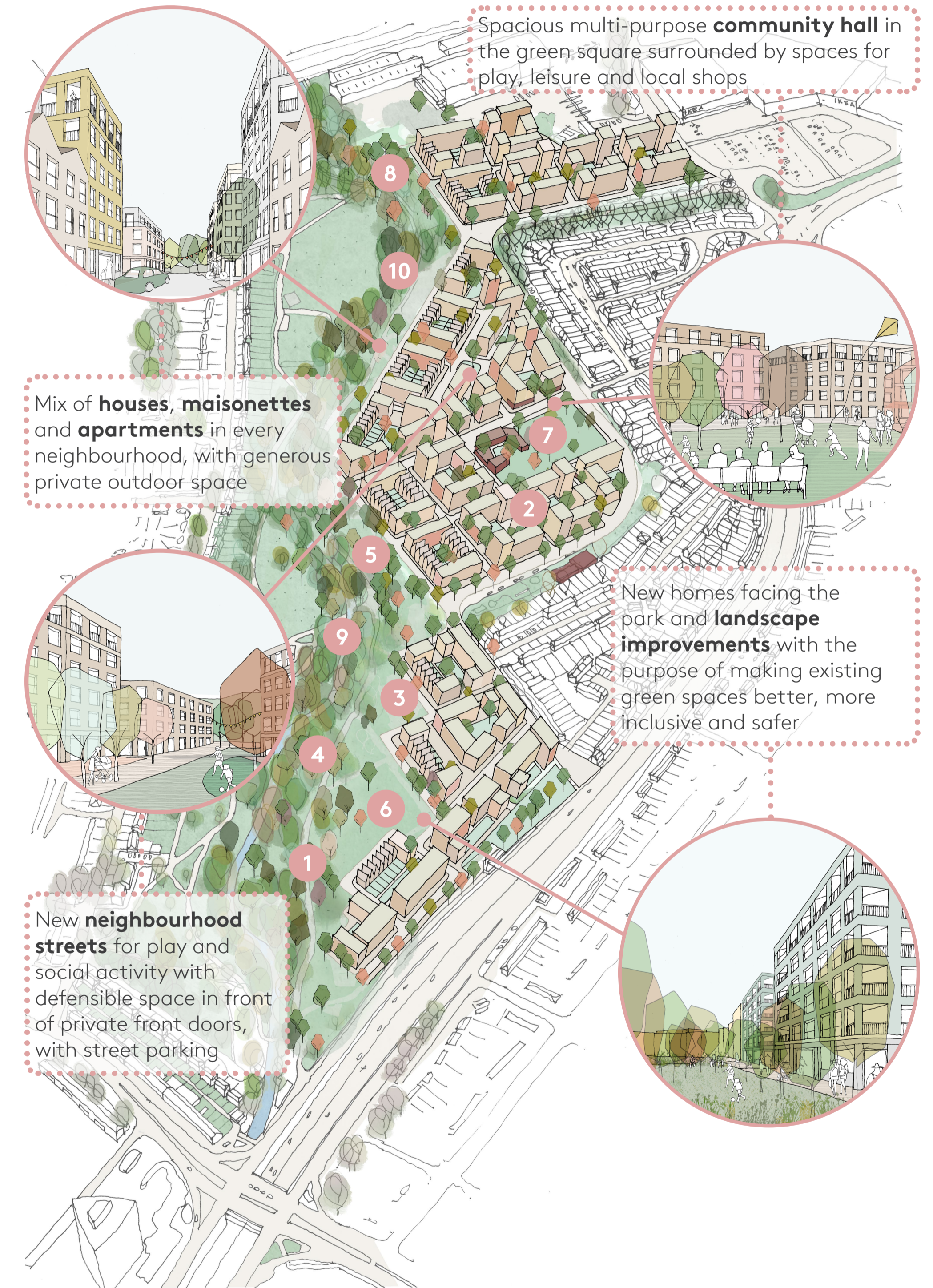
- 1 New high quality, healthy and sustainable homes
- 2 Natural surveillance through new homes with fronts facing public spaces
- 3 New community hub with opportunities for activity and social gatherings
- 4 Better use of public open space for families through landscape improvements in the park
- 5 Increased greenery on the estate, through planting of new trees along the north circular and around the new buildings
- 6 Sustainability measures introduced through renewable energy, bio-diverse roofs and homes with high levels of insulation and air tightness
- 7 Creating new places for rest and play through new playgrounds for all ages
- 8 Upgraded lighting and safety in the park to encourage use of public space
- 9 Enhanced light public infrastructure such as bridges and paths to create better opportunities for walking and cycling
- 10 Naturalisation of the river and clearing up vegetation around it



INFILL MASTERPLAN

The redevelopment design principles:

- 1 New high quality, healthy and sustainable homes
- 2 Safe, secure and easy to maintain private and public spaces
- 3 Generous private outdoor space for all homes
- 4 Enhanced landscape and planting, spaces for rest and play spaces for children of all ages
- 5 Natural surveillance created through design of homes with active fronts to public spaces
- 6 Sustainability measures introduced through renewable energy, bio-diverse roofs and homes with high levels of insulation and air tightness
- 7 A welcoming community hub, and improved neighbourhood streets and green squares for the community
- 8 Good and sufficient lighting and increased safety measures in the park to encourage use of public space
- 9 Improved light public infrastructure such as bridges and paths to create better opportunities for walking and cycling
- 10 Naturalisation of the river and clearing up vegetation around it



REDEVELOPMENT MASTERPLAN

Future St Raph's

Summary of Design Code

COMMUNITY DESIGN PRIORITIES

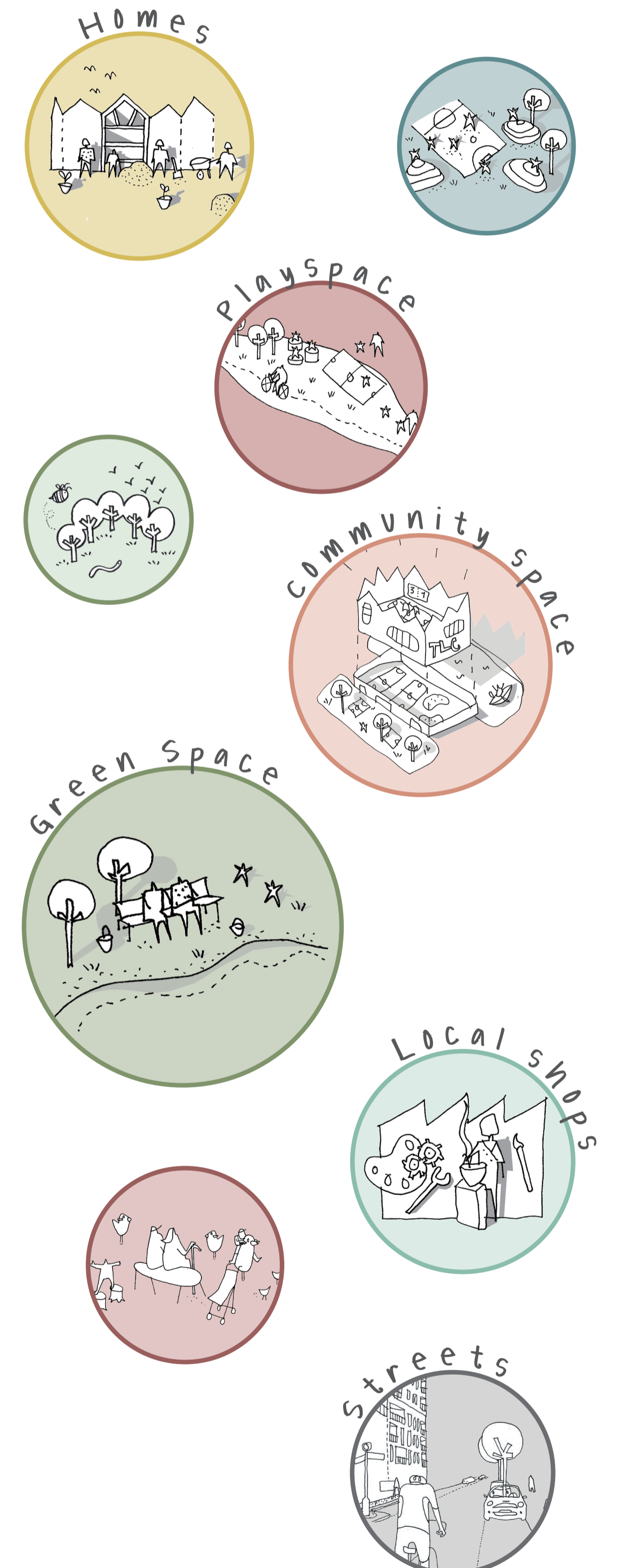
A series of design priorities developed with residents at the co-design workshops on community vision, October 2019.

HOMES	Modern homes with high-quality materials including both flats and houses with private outdoor space such as balconies and gardens
COMMUNITY	Multi-functional community hub with flexible use for people of all ages and spaces for local businesses on the estate
TRAFFIC AND PARKING	Improvements to parking and streets through design and operational management together with wider traffic control measures
SECURITY	Better safety and security through design of private and communal spaces, incorporating natural surveillance of public places
PUBLIC SPACE	Enhanced green, play and public spaces, through better design, purposeful planting and amenities
MAINTENANCE	Well-designed spaces for waste & recycling and easy to maintain communal areas

NEIGHBOURHOOD DESIGN PRINCIPLES

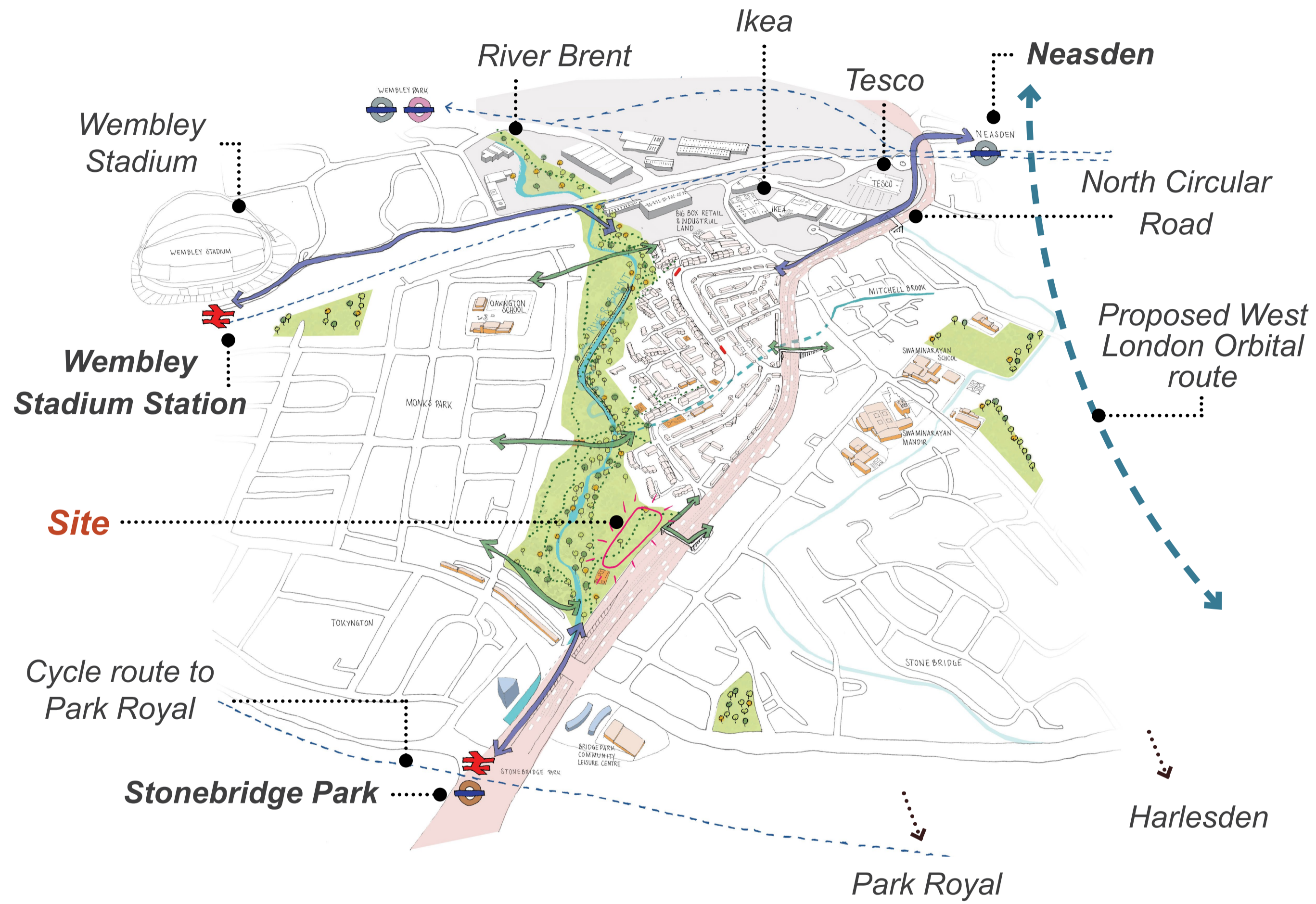
The neighbourhood design principles build on the community priorities and are organised under the same categories. These principles, developed with you, will frame all future development on St Raphs.

A mix of types and sizes of homes for people of all ages	Creating a sensitive relationship between old and new buildings	Better relationship of backs and fronts to public spaces
Opportunities for activity and social gathering in public areas	Distinct character areas and local reference points	Well-designed and flexible community spaces
Good and sufficient parking	Improved walking and cycling with reduced traffic	Clearly defined streets and routes through the area
Improved perceived and actual safety and security	Natural surveillance of public spaces	Safe private and communal entrances
Lots of greenery with places for rest and play	Good lighting in public spaces	Improved existing green spaces
Clean, clear and easy to maintain spaces for waste & recycling	Low-maintenance, durable and robust materials for both private and communal spaces	Spaces that residents take care of and can be proud of



Future St Raph's Introduction to Phase 1

UNDERSTANDING THE CONTEXT



Designing buildings to get as much light into new homes as possible

Opportunity to help reduce overcrowding on the estate through an increased number of family homes

Opportunity to enhance wildlife and biodiversity in the park

Opportunity to make improvements to the safety of park edges and the estate

Opportunity to create an extended landscape and tree buffer between the road and new homes to support the environmental and visual quality of the area



Opportunity to integrate into the existing neighbourhood through improving existing routes and establishing new connections

Opportunity to overcome the island nature of the estate by maximising connectivity to the surroundings area

QUALITY MATERIALS

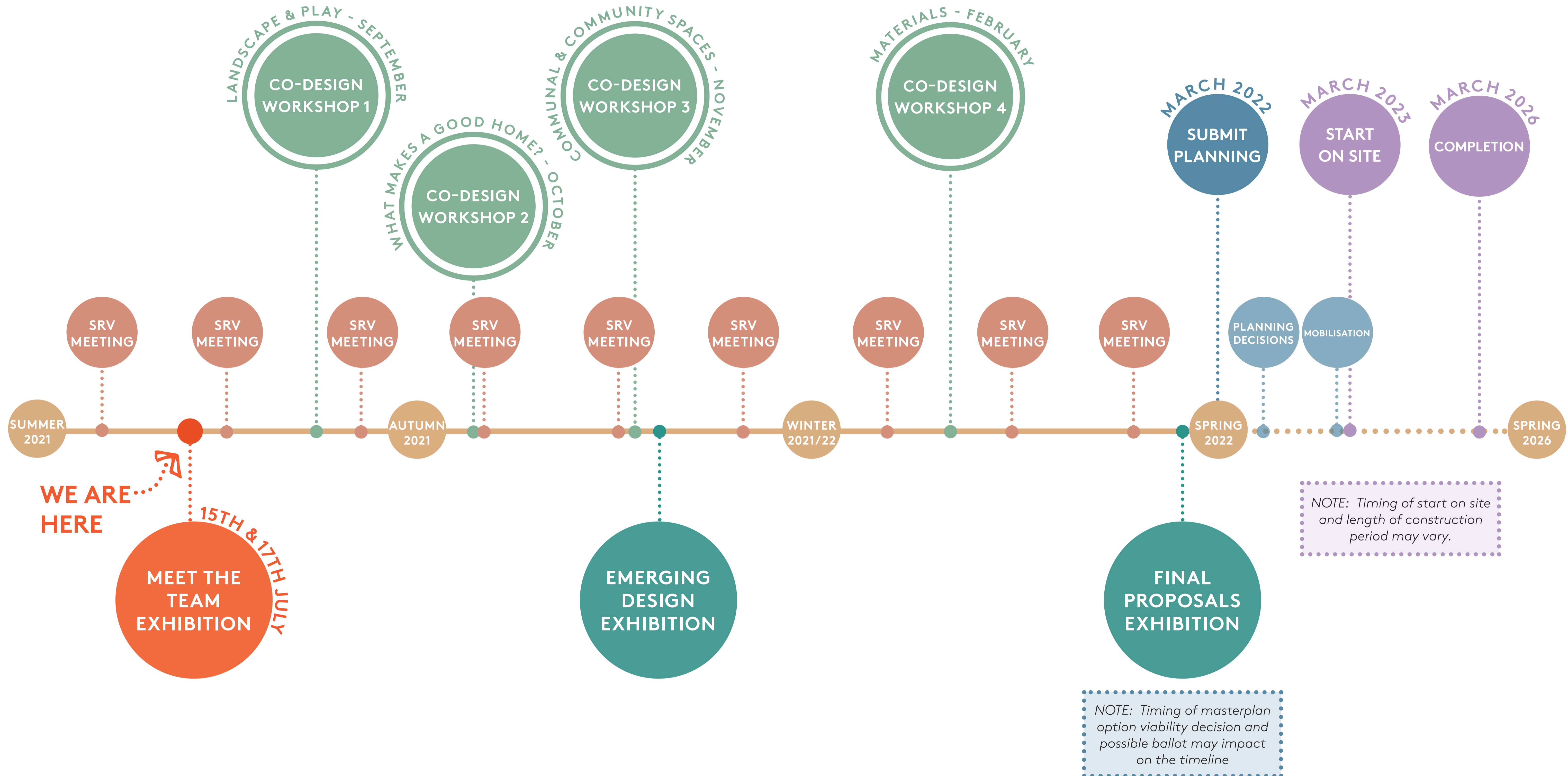
SUSTAINABLE BUILDINGS

ENHANCED GREEN SPACE




We embed our environmental principles into our design process. Delivering low energy designs at scale.

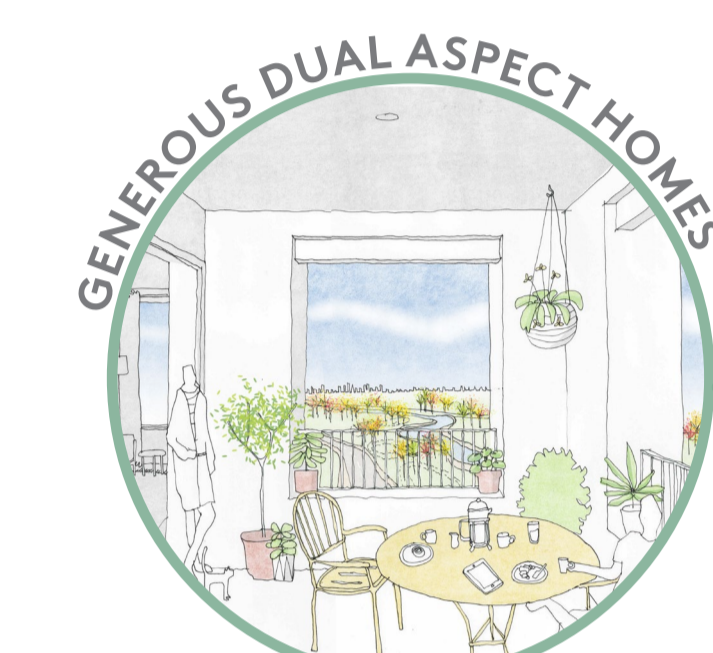
TRANSFORMING CONSTRAINTS INTO OPPORTUNITIES

Future St Raph's Process for Phase 1



Future St Raph's Next Events - PLEASE COME ALONG!

	THEMES	DISCUSSION TOPICS
1	 <p>LANDSCAPE & PLAY</p>	PLAYSPACE FOR CHILDREN, WILDLIFE HABITAT, GREEN AND BIODIVERSE PLANTING, IMPROVED LIGHTING, PARKING, WALKING AND CYCLE ROUTES
2	 <p>HOMES</p>	INTERNAL MATERIALS, KITCHENS, BATHROOMS, FRONT DOORS, STORAGE, PRIVATE OUTDOOR SPACE
3	 <p>COMMUNAL & COMMUNITY SPACE</p>	SAFE COMMUNAL ENTRANCES, LOBBY MATERIALS, ENTRANCE LIGHTING, BIN AND BIKE STORES, COMMUNITY SPACES, AFFORDABLE WORK SPACE AND OTHER GROUND FLOOR USES
4	<p>DESIGN IN PROGRESS</p>	OPPORTUNITY TO ILLUSTRATE DESIGN PROGRESS AND GET FEEDBACK ON THE EMERGING DESIGNS FROM RESIDENTS
5	<p>MATERIALS</p>	EXTERNAL MATERIALS SUCH AS BRICKS, WINDOWS, FRONT DOORS, BALCONY RAILINGS, SILLS AND LINTELS



What you told the Resident Charter. Items of most importance to residents and their families:

- Improved lighting and security
- Improving parking arrangements
- Improving community space and local amenities
- Improving refuse and recycling arrangements
- Increasing usable green space
- Improving routes for pedestrians (separating cars from people)

We will discuss all these items at the future co-design events!