

# FEEDBACK SUMMARY

# HOMES

## ST RAPHAEL'S ESTATE

### Phase 1

October 2021





# INTRODUCTION

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In October 2021, Brent Council and Karakusevic Carson Architects held the second series of co-design workshops on the St Raphael's Estate. Residents were invited to give their views on what makes a good home.

This document gives a summary of the two drop-in events and the feedback received through discussions with residents.

Two sessions were held at Sufra:

**Session 1: Thursday 14 October 4-7pm**

**Session 2: Saturday 16 October 1-4pm**

Residents were notified about the event with flyers and an email newsletter as well as posters displayed around the estate.

26  
ATTENDEES



# OUTDOOR SPACES

Residents shared their preferences on types of outdoor spaces including gardens, private balconies and terraces. Front gardens with raised planters and terraces connected to living spaces were the most popular preferences amongst residents. A few residents had concerns about gated shared space between private gardens as some thought this could attract anti-social behaviour.



Prefer low garden walls with shared garden in front to socialize

Raised beds for elderly or wheelchairs is good

privacy = freedom

Blinds need to be installed

Likely to be taken care of if semi-private

more open railing = benefit of a balcony



# PRIVATE BIN & BIKE STORES

Most residents preferred private bins stored in front gardens, though some residents stated that they would prefer bins stored away from houses to prevent pests. In regards to bike stores, most residents preferred to have cycle storage within flats.

Bin away from bedroom

Area away from houses for bins to prevent pests



# BATHROOMS

Shower rooms for family homes was the most liked bathroom example, on the contrary, residents did not favour bathrooms with lino floor and white walls. Residents also wanted wheelchair and disabled bathrooms to be considered and windows in bathrooms.

Windows in bathrooms shower baths

Consider wheelchair or disabled bathrooms + large floor space



# KITCHENS

Several residents preferred kitchens separate from living and dining spaces as opposed to open plan layouts.

Prefer wall + door to kitchen with table



# STORAGE

The preferred storage location amongst residents was in the corridor. Many residents preferred to have several small storage spaces as opposed to one large storage space. The utility was the preferred location for washing machines for the majority of attendees.

Washing machine by bedrooms

Lots of storage! 1 big store + many smaller

Should be different areas

Drawers for storage

Linen cupboard in bedroom!

Space for drying

Wardrobes built in



# DOORS & WINDOWS

Residents expressed a liking of both full height windows, juliet balconies and windows with sills. Residents also liked timber front doors to houses with the colourful front doors example receiving a few dislikes.



I like wooden staircase

Drawers for storage

Prefer cills than full height

Fire escape from window?

I like big windows, I love light : )

Bathroom window!



# SUMMARY

Talking to residents about their preferred housing layouts at the two workshops was very insightful.

Karakusevic-Carson Architects will use the feedback received as a 'community brief' - meaning that alongside policy requirements and budget we will focus on designing spaces that meet the expressed needs and aspirations of residents and the local community.

Brent Council will also look at the feedback to inform the 'plus' aspect of infill + development.



## THE COMMUNITY BRIEF

### OUTDOOR AMENITY

*Inset or semi-protruding balconies, and large terraces with metal railings were generally preferred by attendees. Front gardens with raised planters for privacy and accessibility. Communal gardens with low fences to ensure it feels safe.*

### PRIVATE BIN & BIKE STORES

*Safe cycle storage, incorporated into flats or front gardens where possible. Bin stores need to be safe and designed to prevent pests.*

### BATHROOMS

*Accommodate a level of choice of specification if possible. Additional shower room desired for family homes.*

### KITCHENS

*The option to close the kitchen and living room was generally preferred.*

### STORAGE

*Maximise the amount of storage. Have several storage spaces for different needs.*

### DOORS & WINDOWS

*A mix between full height windows and windows with sills.*



Karakusevic Carson Architects