

# ST RAPH'S STATE

YOUR  
HOME  
YOUR  
FUTURE

FUTURE ST RAPHAEL'S

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# MASTERPLAN OPTIONS REPORT

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October 2020

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Report produced by:  
**Karakusevic Carson Architects**

With:  
**Periscope**



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# 1 INTRODUCTION



# 1.1 PROJECT BACKGROUND AND CONTEXT

## OVERVIEW

St Raphael's Estate sits within Stonebridge ward, with the North Circular Road to the south and the River Brent to the west. The estate is made up of 759 properties, of which Brent Council own and manage the majority. There are also properties which are managed and owned by Network Homes as well as privately owned homes. The estate also includes a small number of commercial units and organisations.

Brent Council appointed Karakusevic Carson Architects in July 2019 to lead a multi-disciplinary design team working on the future of St Raphael's Estate. Through a co-design process with residents, two masterplan options have been developed:

**Infill:** New homes would be built on open spaces and in between buildings. In this approach no existing homes would be demolished. Existing residents would remain in their current homes.

**Redevelopment:** The existing homes and facilities would be demolished in phases over a period of time, with new homes and community facilities built and improvements made to the public realm. Existing residents would be offered a new home on the estate.

## KEY OBJECTIVES

- Create more and better homes for current and future Brent residents
- Engage community in the future of their neighbourhood through co-design
- Maximise affordable and family units
- Implement placemaking improvements across both schemes
- Accommodate overcrowded households
- Include biodiversity and sustainability measures
- Ensure residents have the final say in the future of their estate through a ballot

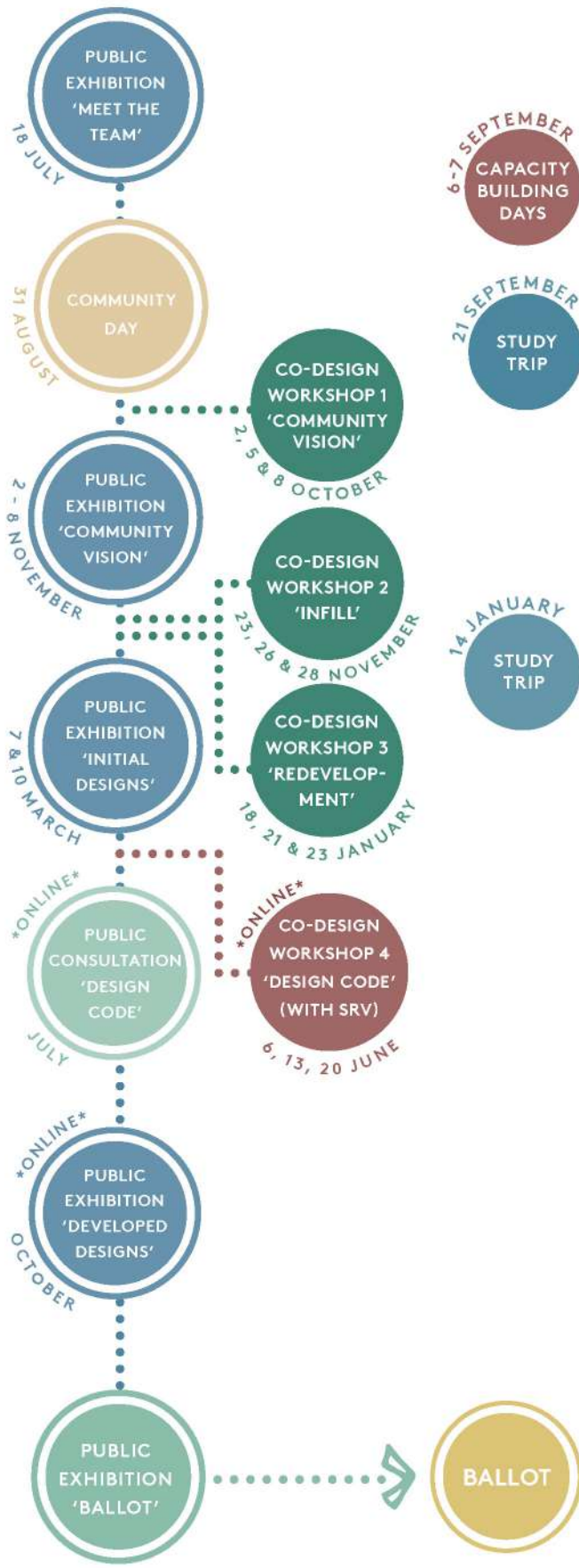


Fig 1. Diagram of the project timeline



Fig 2. Aerial view of the existing St Raphael's Estate



1.2 COMMUNITY DESIGN PRIORITIES

A series of design priorities developed with residents in the co-design workshop 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

1.3 NEIGHBOURHOOD DESIGN PRINCIPLES

The neighbourhood design principles builds on the community priorities and are organised under the same categories.

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

## 2 CO-DESIGN SUMMARY



2.1 TIMELINE

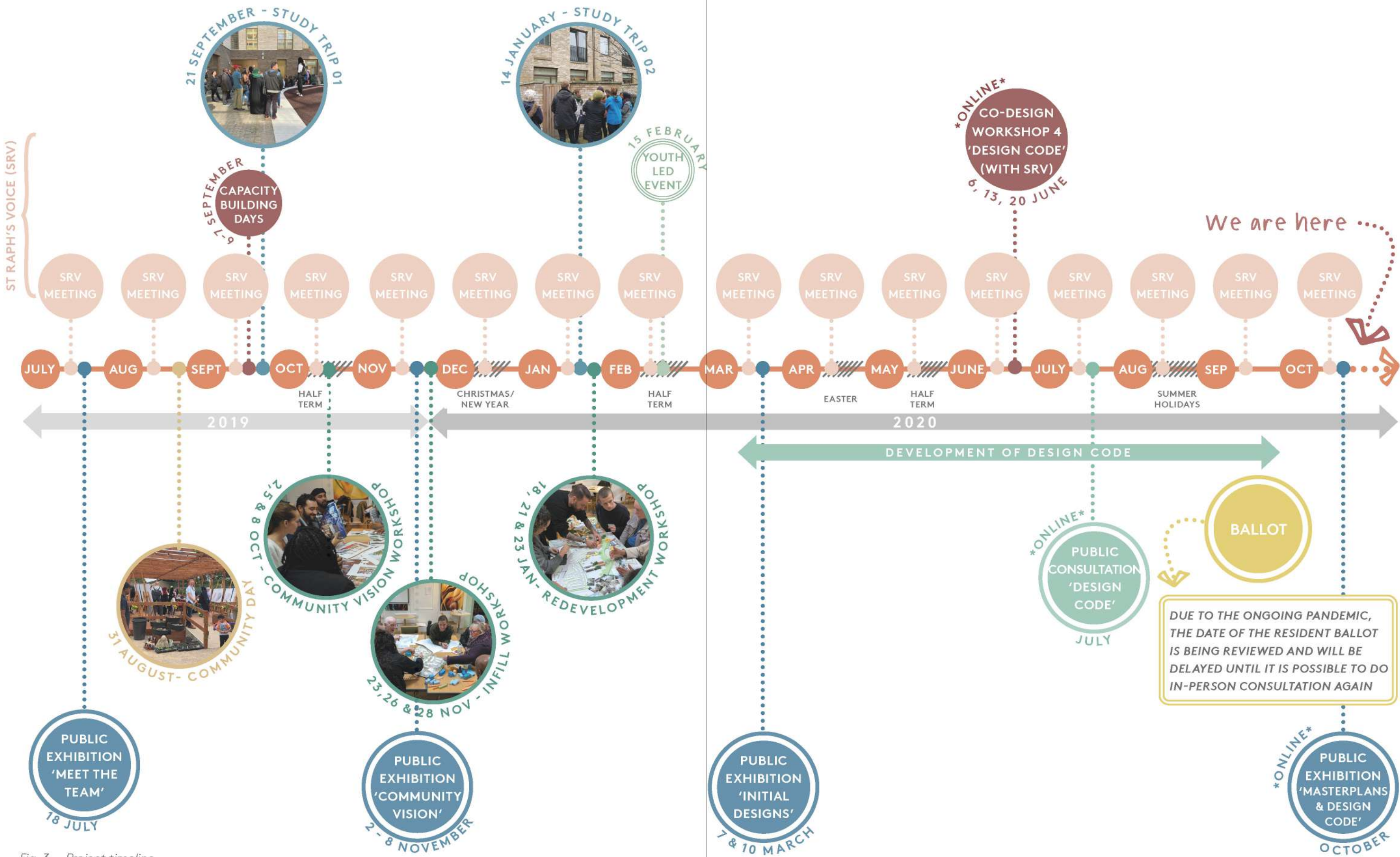


Fig 3. Project timeline



## 2.2 COMMUNITY EVENTS

### OVERVIEW

From July 2019 to July 2020, the design team held a series of consultation and co-design events with the residents on St Raphael's Estate, below are summaries of the workshops, exhibitions, and study trips during the year:

#### 18.07.19 – Meet the Team

**Where:** Henderson House

**Attendees:** 102 individual residents, including 55 households, of which 18 had come for the first time

**Who:**  
Brent Council, St Raph's Voice  
Design Team: Karakusevic Carson Architects, Periscope Landscape Design, Beyond the Box Youth Engagement, PPCR

**What:**  
- Members of St Raph's Voice led three walks around the estate where residents and the design team talked about the existing conditions and future ambitions for the estate.

- The design team also asked residents for feedback on what they like and don't like about living on the estate and what could be improved.



#### 31.08.19 – Community Day

**Where:** St Raphael's Edible Garden & Sufra

**Attendees:** 146 individual residents attended, representing 62 households. 25 households attended for the first time. 13 people filled out the feedback form.

### Who:

Brent Council, St Raph's Voice, Karakusevic Carson Architects, Periscope Landscape Design, PPCR

### What:

- Activities for residents of all ages such as planting, free food and face painting  
- George the Poet previewed his film about the estate



#### 21.09.19 – Study Trip 01

**Where:** Colville Estate and Kings Crescent Estate, Hackney

**Attendees:** 24 residents attended the study trip. 19 people filled out the feedback form.

### Who:

Karakusevic Carson Architects, Brent Council, St Raph's Voice, Residents of St Raphael's Estate, PPCR

### What:

- Stop 01: Colville Estate, undergoing complete redevelopment. Here we got to see two empty shared ownership flats and were invited into two social rented homes where we got to speak to the residents living there.

- Stop 02: Kings Crescent Estate, undergoing infill development. We weren't able to visit any flats here but one of the residents who have lived on the estate for 47 years joined us for lunch and a walkaround the finished phase.



#### October 2019 – 'Visioning' Co-design Workshop 01

### Dates:

Wednesday 2 October, 3-5pm  
Wednesday 2 October, 7-9pm  
Saturday 5 October, 11-1pm  
Saturday 5 October, 2-4pm  
Tuesday 8 October, 7-9pm

**Where:** Henderson House, St Patrick's Church, The Children Centre

**Attendees:** 63 residents attended the workshops, representing approximately 60 different households.

### Who:

Residents of St Raphael's Estate, Karakusevic Carson Architects, Brent Council, St Raph's Voice, Periscope Landscape, Beyond the Box Youth Engagement

### What:

- The workshops explored the residents' experience of living on the estate, identified opportunities for improvement and translated the findings into a vision for the future neighbourhood of St Raphs.

- 14 collages were made by residents, representing their individual and communal aspirations for the estate. The 'mood boards' will serve as a foundation for the design of the two masterplan options.

#### November 2019 – Public Exhibition 01

### Dates:

Saturday 2 November, 1-4pm  
Monday 4 November, 10am-1pm  
Tuesday 5 November, 2.30-5.30pm  
Wednesday 6 November, 5-8pm  
Thursday 7 November, 4.30-7pm  
Friday 8 November, 10am-1pm

**Where:** Henderson House, St Patrick's Church

**Attendees:** 104 residents attended the events, representing 87 different households. 29 households attended for the first time.

### Who:

Karakusevic Carson Architects, Periscope Landscape, St Raph's Voice, Brent Council

### What:

The exhibitions invited residents to see the outcomes of the workshops so far and to comment on the emerging community design priorities. This gave residents the opportunity to ensure that their views were being represented for the future of St Raphs.



#### November 2019 – 'Infill' Co-design Workshop 02

### Dates:

Saturday 23 November, 12.30-2 pm  
Saturday 23 November, 3-4.30pm  
Tuesday 26 November, 12.30-2pm  
Tuesday 26 November, 7-8.30pm  
Thursday 28 November, 7.30-9pm



**Where:** Henderson House, St Patrick's Church, The Children Centre

**Attendees:** 89 residents attended the workshops, representing 84 different households. 6 new households attended the workshops.

**Who:**  
Karakusevic Carson Architects, Periscope Landscape, Brent Council

**What:**  
The design team held co-design workshops focused on producing scenarios for infill development with residents. In total 7 scenarios were created by residents in collaboration with the architects.



#### 14.01.20 – Study Trip 02

**Where:** Bacton Estate, Camden and Great Eastern Buildings, Hackney

**Attendees:** 16 residents attended the study trip. 13 people filled out the feedback form.

**Who:**  
Karakusevic Carson Architects, Brent Council, St Raphael's Voice, Residents of St Raphael's Estate, PPCR

**What:**  
- Stop 01: Bacton Estate, undergoing complete redevelopment. We visited a four-bedroom social rented house and speak to a

resident who has been a key voice in shaping the proposals. She was able to offer helpful tips to St Raphs residents about what to expect if redevelopment is chosen.

- Stop 02: Great Eastern Buildings, an infill development. We visited a two-bed room flat with an open plan kitchen and large balcony.



#### January 2020 – 'Redevelopment' Co-design Workshop 03

**Dates:**  
Saturday 18 January, 12.30-2 pm  
Saturday 18 January, 3-4.30pm  
Tuesday 21 January, 12.30-2pm  
Tuesday 21 January, 7-8.30pm  
Thursday 23 January, 7.30-9pm

**Where:** Henderson House, St Patrick RC Church, The Children Centre

**Attendees:** 84 residents attended the workshops representing 80 households, including 16 new households.

**Who:**  
Karakusevic Carson Architects, Periscope Landscape, Brent Council

**What:**  
The workshops explored scenarios for how redevelopment could provide new homes and amenities for existing and new residents. A total of 20 scenarios were created by residents in collaboration with the architects.



#### March 2020 – Public Exhibition 03

**Dates:**  
Saturday 7 March, 12:00-4:00pm  
Tuesday 10 March, 4:00-8:00pm  
Wednesday 11 March, 6:00-10:00pm (hosted by St Raph's Voice)

**Where:** Henderson House, St Patrick RC Church, St Raphael's Children Centre

**Attendees:** 110 people attended, representing 97 different households. 18 households attended for the first time.

**Who:**  
Karakusevic Carson Architects, Brent Council, St Raphael's Voice, Residents of St Raphael's Estate, PPCR

**What:**  
The design team presented 3 options for infill development and 3 options for complete 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 (Community Vision), November 2019 (Infill) and January 2020 (Redevelopment).

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.

#### June 2020 – 'The Design Code' Co-design Workshop 04

**When:**  
Tuesday 2 June, 6.30pm - 7.30pm  
Saturday 6 June, 11am - 1.30pm  
Saturday 13 June, 11am - 1.30pm  
Saturday 20 June, 11am - 1pm

**Where:**  
The co-design workshops were held online over Microsoft Teams.

**Attendees:**  
The residents' board, St Raph's voice (SRV).

**Who:**  
Karakusevic Carson Architects, Brent Council

**Format:**  
The weekly online workshops consisted of presentations and discussions of three different topics: public realm, homes and community.

Topics were presented through an imagined walk, visit, and event within the estate which allowed SRV and the design team to explore the merits of different design approaches.

SRV members were encouraged to consider how a combination of design approaches could work together for either the infill and redevelopment masterplan to shape a coherent neighbourhood.

# 3 SITE ANALYSIS



3.1 SITE HISTORY

OVERVIEW

Construction of St Raphael's Estate started in 1967, following the formation of the London Borough of Brent in 1965. The land on which St Raphael's Estate was built on was previously occupied by the Willesden Sewage Farm and in the early 20th century work started on the Brentfield Estate which makes up Area B and C of the estate today.

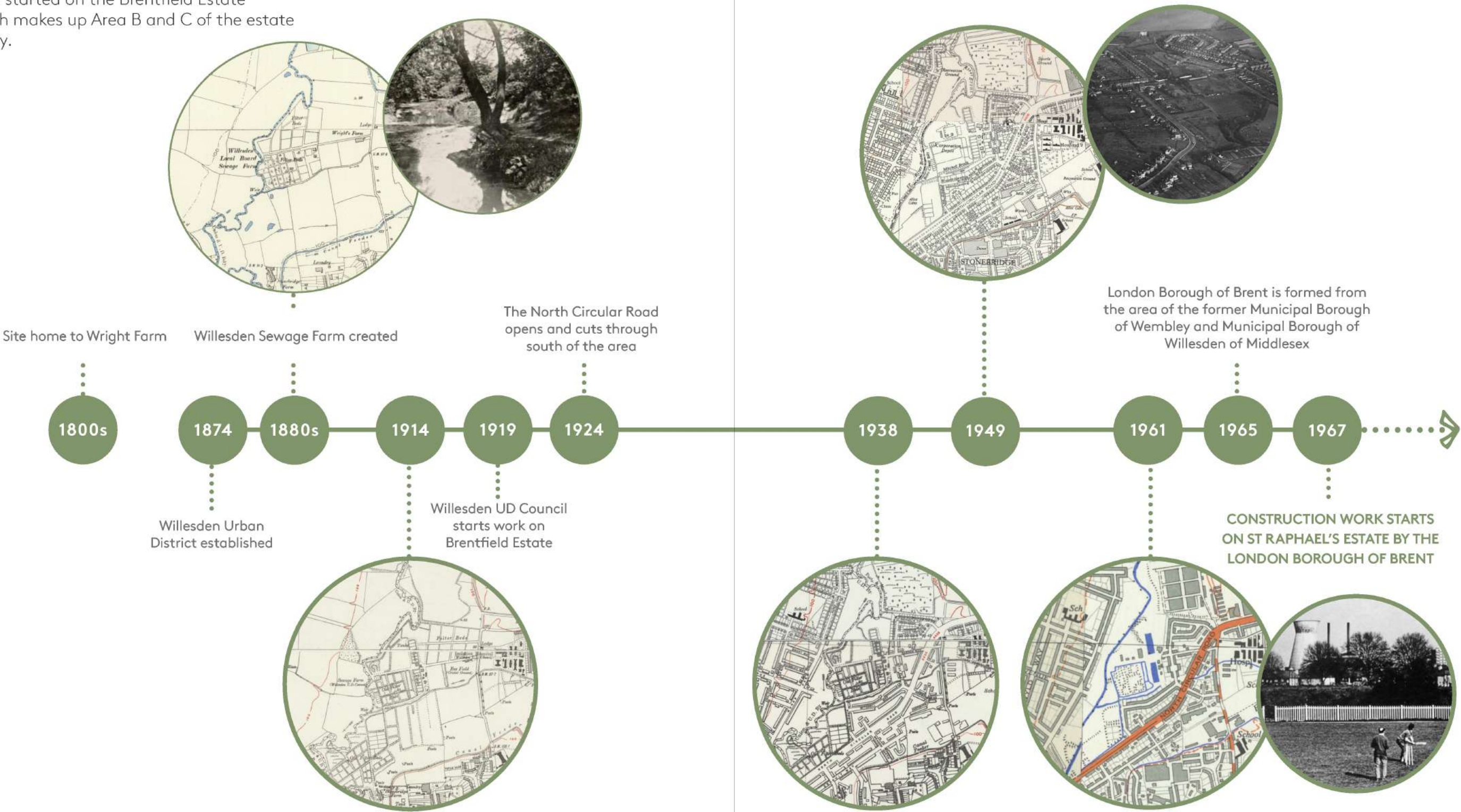


Fig. 4. Timeline of the area's history



3.2 BUILDING HISTORY

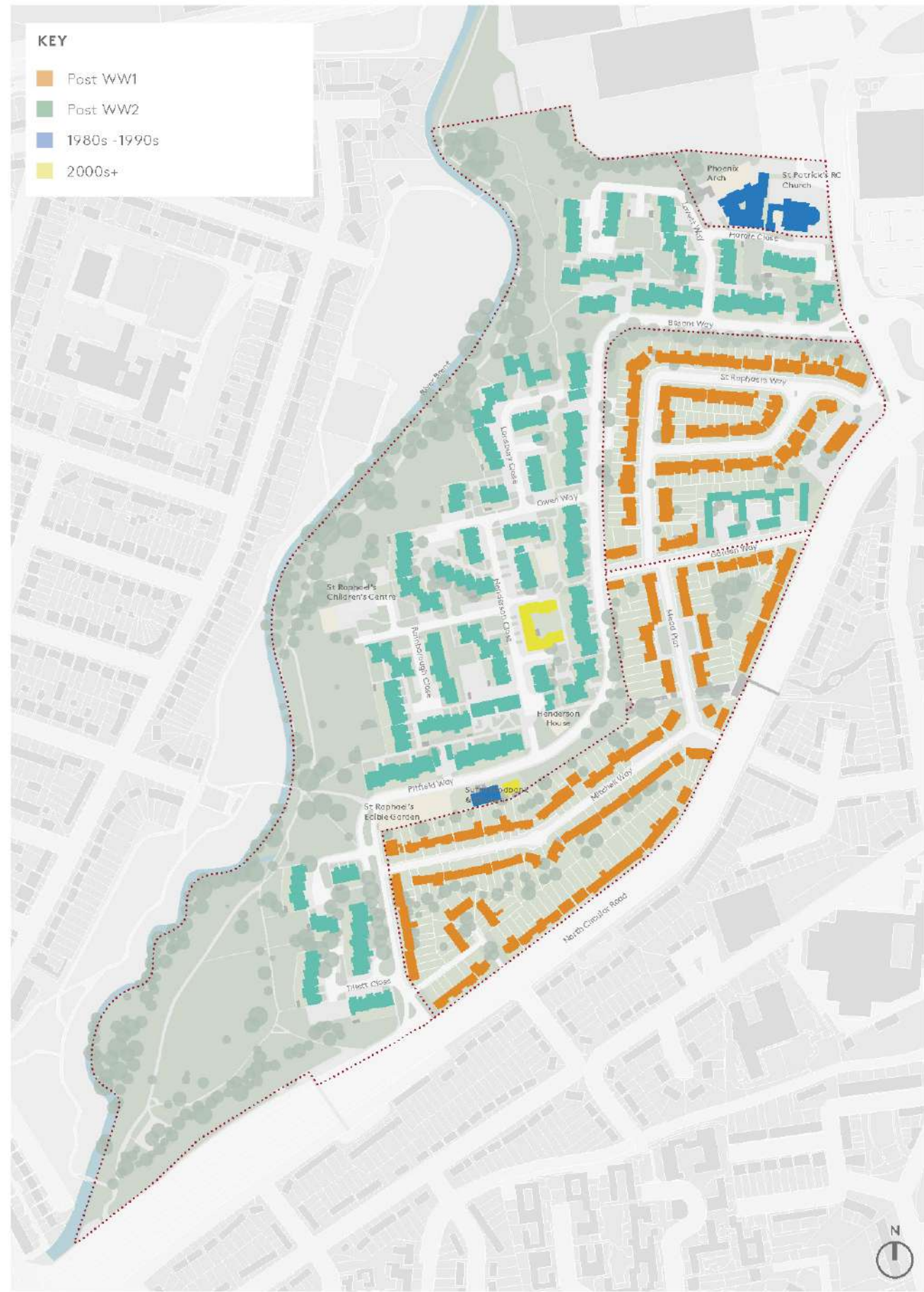


Fig 5. Diagram of the building history

3.3 TYPOLOGIES

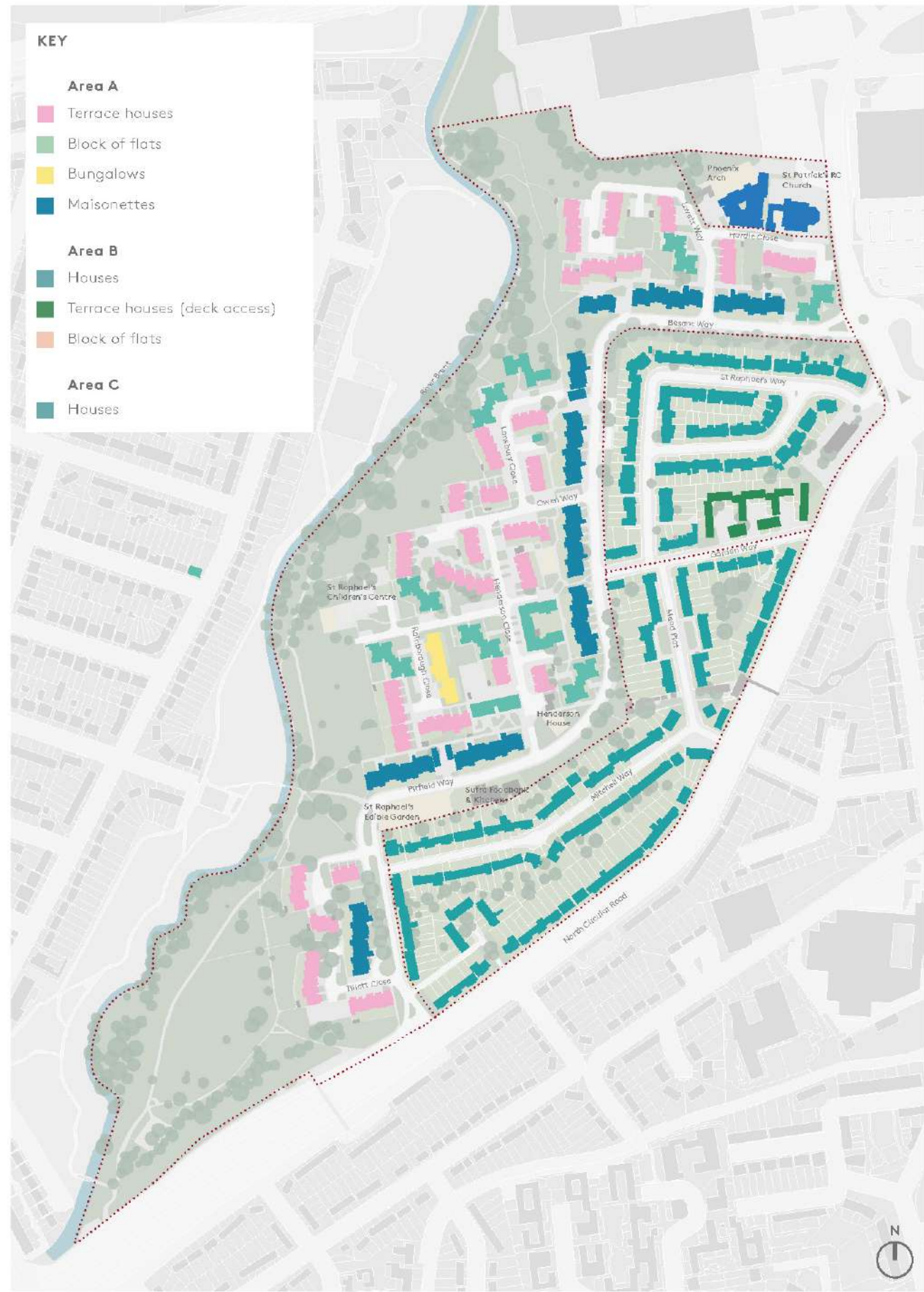


Fig 6. Diagram of the different building types



3.4 EXISTING BUILDING TYPES



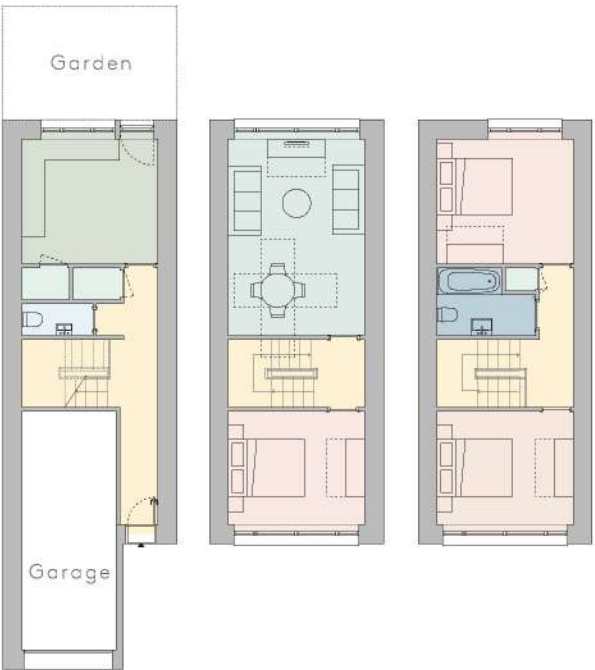
**Flat**  
1 Bedroom  
47m<sup>2</sup> / 506ft<sup>2</sup>



**Maisonette**  
3 Bedroom  
80m<sup>2</sup> / 861ft<sup>2</sup>



**Town House**  
3 Bedroom  
98m<sup>2</sup> / 1055ft<sup>2</sup>



**Town House**  
4 Bedroom  
112m<sup>2</sup> / 1206ft<sup>2</sup>





3.5 AREA A, B AND C

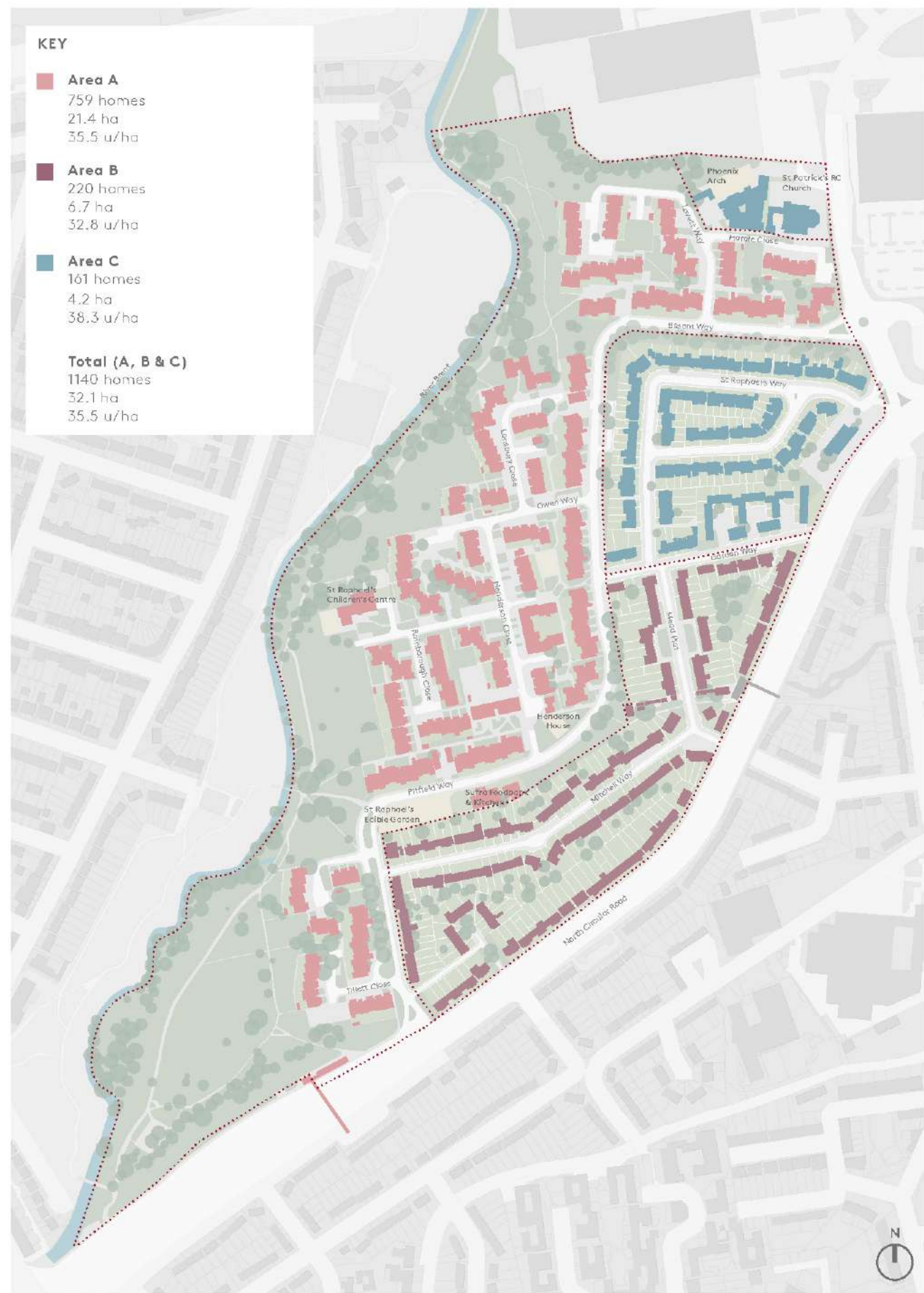


Fig 7. Diagram of area A, B and C

3.6 TENURE



Fig 8. Diagram of the building history







3.9 TRANSPORT AND CONNECTIVITY

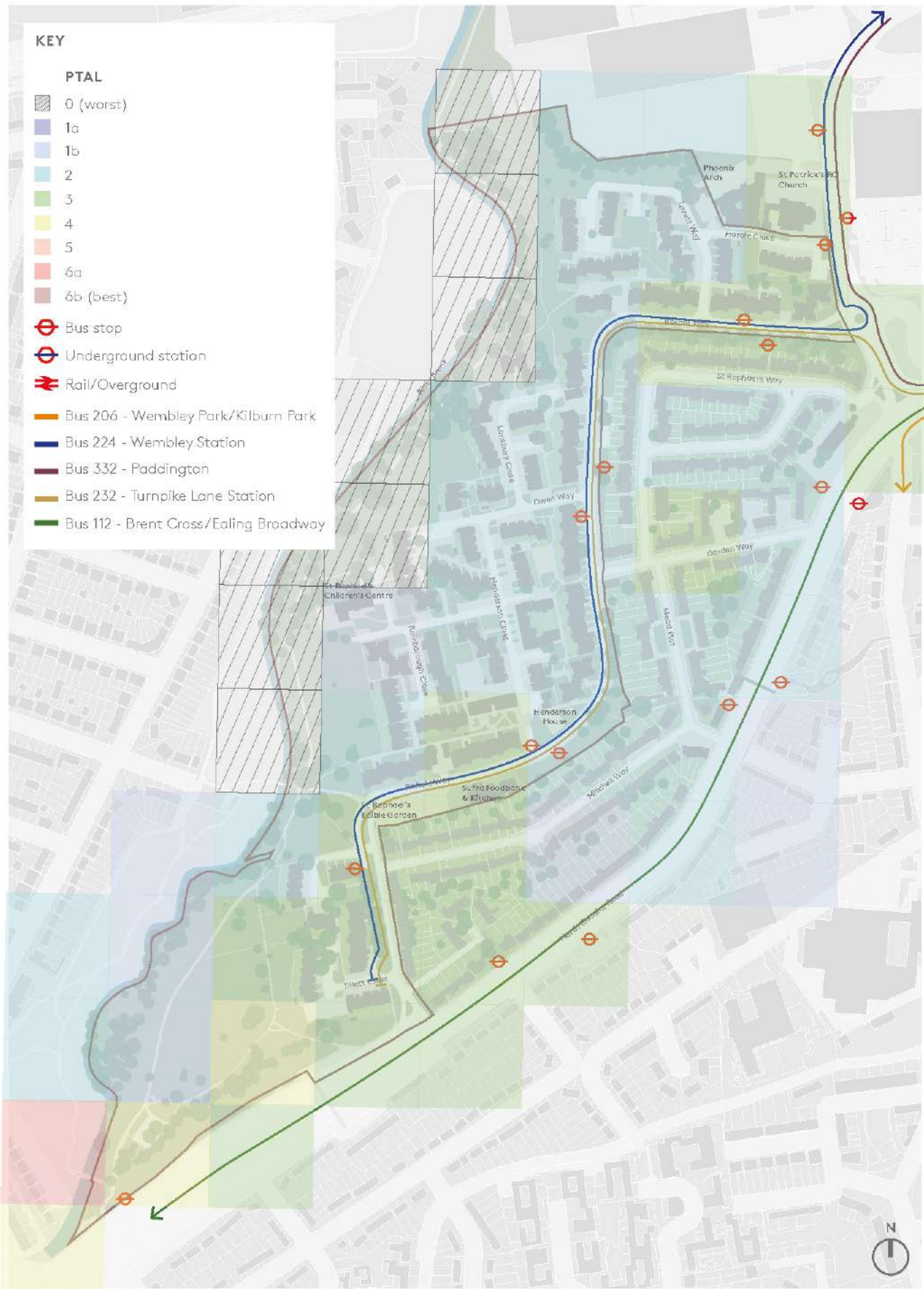


Fig 11. Diagram of public transport accessibility levels

3.10 PARKING



Fig 12. Diagram of parking on the estate



3.11 CONSTRAINTS BELOW GROUND

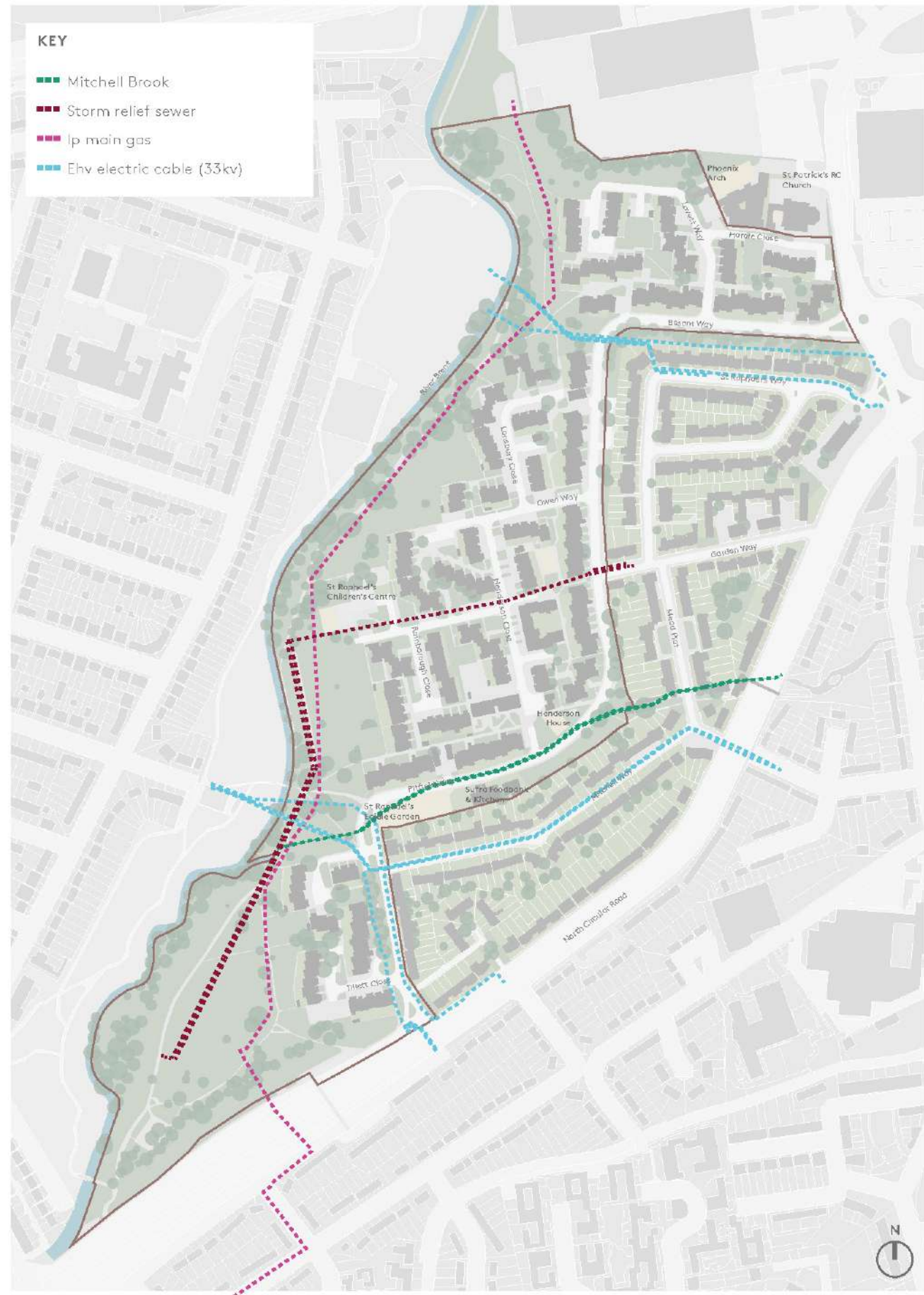


Fig 13. Diagram of constraints below ground

3.12 CONSTRAINTS ABOVE GROUND



Fig 14. Diagram of constraints above ground



3.13 GREEN SPACES



Fig 15. Diagram of green space on the estate

3.14 OPPORTUNITIES



Fig 16. Diagram of opportunities on the site



3.15 WIDER TRANSPORT AND CONNECTIVITY

KEY

- London Overground
- London Underground
- National Rail
- Bus stop
- Red line boundary
- Employment catchment area

KEY JOURNEYS

- Journey 1
- Journey 2
- Journey 3
- Journey 4
- Journey 5
- Journey 6
- Journey 7
- Journey 8
- Journey 9
- Journey 10
- Potential route

STRATEGIC CYCLE NETWORK

- Existing
- 10-Minute cycle catchment

PTAL

0 (worst)	4
1a	5
1b	6a
2	6b (best)
3	

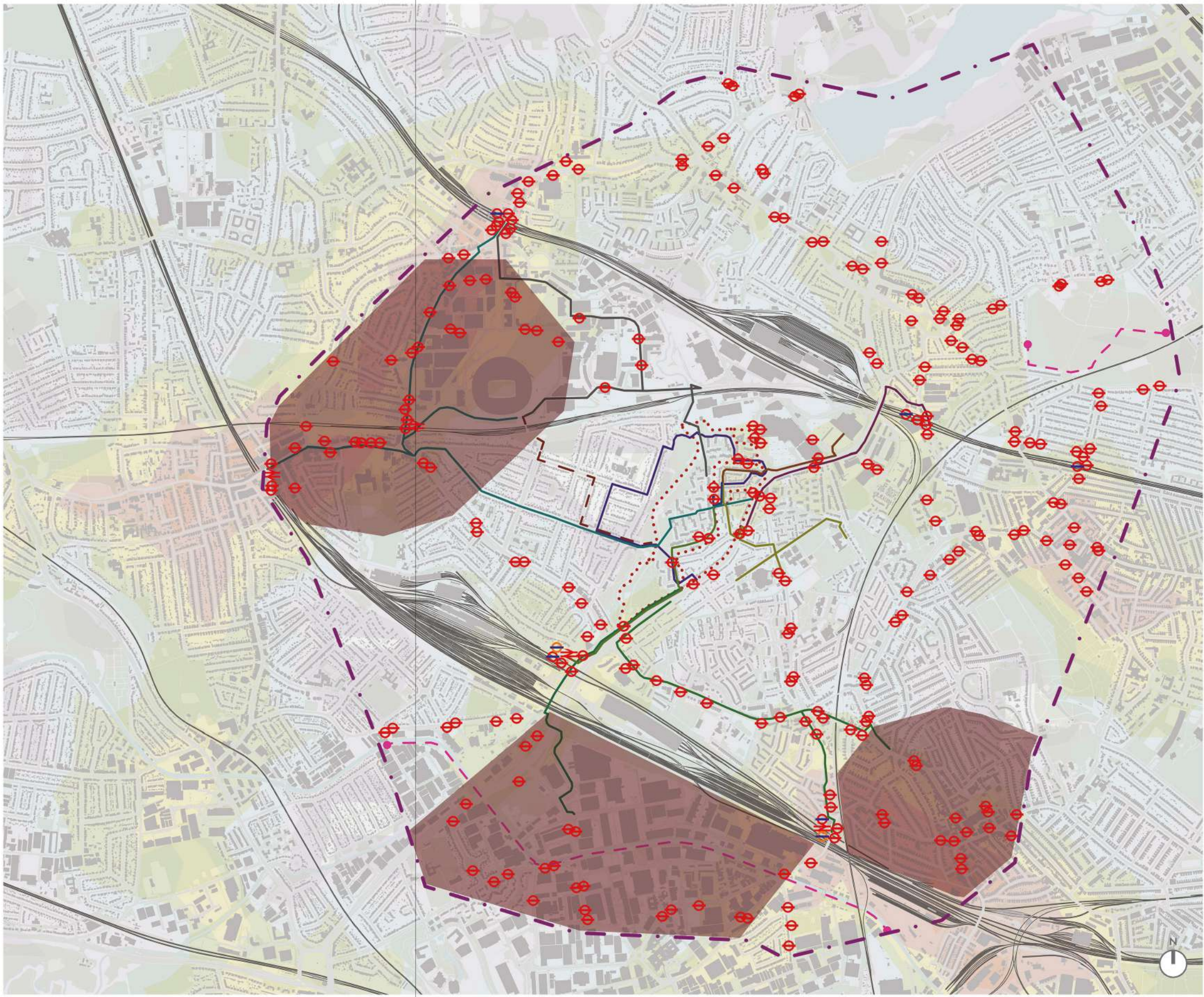


Fig 17. Diagram of wider transport connections

SOURCES: VELOCITY TRANSPORT & PLANNING 10 MINUTE CATCHMENT DRAWING NO. 2360 / 1300 G001  
TFL.GOV.UK/INFO-FOR/URBAN-PLANNING-AND-CONSTRUCTION/PLANNING-WITH-WEBCAT/WEBCAT



3.16 EXISTING AND PROPOSED TRAIN LINES

- KEY
- Red line boundary
  - Opportunity area
  - Overground Line
  - Crossrail 1 & 2
  - High Speed 1 & 2
  - TFL Rail
  - Metropolitan Line
  - Central Line
  - Piccadilly Line
  - Chiltern Railways
  - Bakerloo Line
  - Proposed West London Orbital Rail
  - Potential West London Orbital Rail
  - Proposed West London Orbital Station
  - Potential West London Orbital Station
  - Strategic Interchange

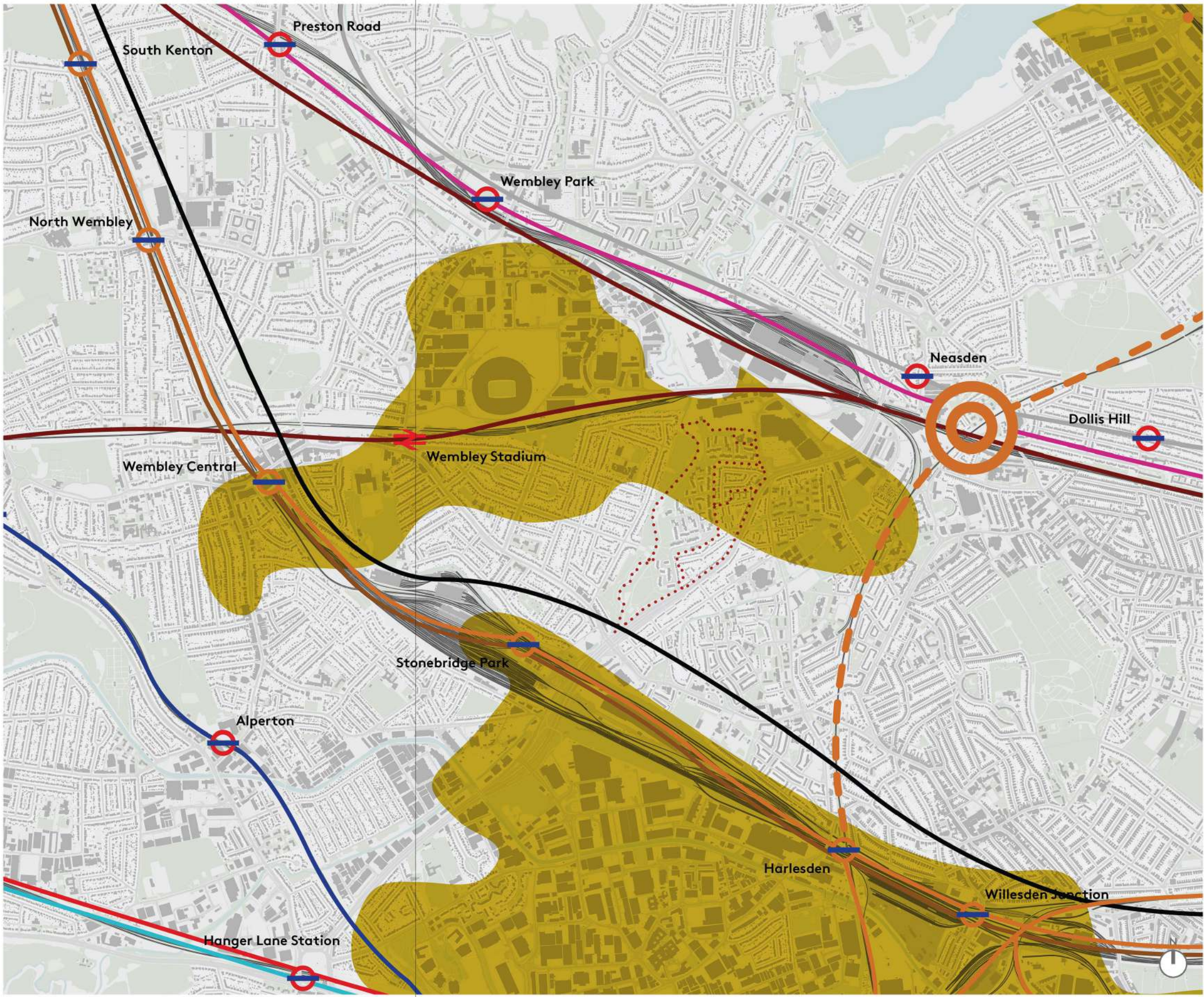


Fig 18. Diagram of existing and proposed train lines

SOURCES: WWW.CAPITALWESTLONDON.CO.UK/GETTING-AROUND-MUCH-MUCH-EASIER/



3.17 LONDON BOROUGH OF BRENT DEVELOPMENT

Red line boundary

London Borough of Brent

Priority town centre

Key industrial area

A. Park Royal

B. Wembley

C. Staples Corner

D. East Lane

Growth area

Completed projects

Projects in progress

Projects in the pipeline

Prospective projects

1. Brook Avenue

2. Wembley Park Station Improvements

3. Wembley Park Drive Improvements

4. Quintain Fulton Quarter

5. Boxpark

6. Quintain NW Lands

7. Regeneration projects Olympic Office Centre

8. Amex House

9. Quintain NE Lands

10. Olympic Way improvements

11. Wembley Park Gate - Barratt London Scheme

12. Quintain Masterplan

13. Brent Civic Centre

14. Quintain West Lands

15. Quintain East Lands

16. Wembley Stadium

17. Hilton Hotel

18. London Designer Outlet

19. Cottrell House

20. Mahatma Gandhi House

21. White Horse Bridge

22. Quintain SW Lands

23. Wembley Housing Zone

24. Wembley High Road Digital High Street

25. Brent House

26. ARK Elvin Academy Rebuild

27. Chesterfield House

28. Wembley High Road Priority High Street

29. WHRBA

30. Wembley Central regeneration

31. Montrose Crescent

32. Ealing Road Jewellery Quarter

33. Ealing Road Library

34. Elsie Primary School

35. Ealing Road Priority High Street

36. Ealing Road Traders Association

37. Shri Vallabh Nidhi Mandir

38. Alpertons Community School Rebuild

39. Minavil House

40. Alpertons House

41. Pleasure Boat Public House

42. 243 Ealing Road Affordable Workspace

43. 245-249 Ealing Road

44. 255 Ealing Road

45. Carlyon Road

46. Abbey Wharf/ Mount Pleasant/ Beresford Avenue

47. Quietways Improvement Programme - Grand Union Canal Towpath

78. Alpertons Housing Zone

49. Bridge Park

50. Milton Avenue, Hillside & Twybridge Way project Hyde Spring Schemes - Sites 10 / 22 / 24

51. Hyde Spring Schemes - Sites 10 / 22 / 24

52. Stonebridge Primary School

53. Hyde Sites 27, 29 & 30

54. Leopold Primary School (Brentfield Road site, annexe)

55. Church End Local Centre

56. Church End Priority High Street

57. Church End Growth Area

58. Asiatic Carpet Warehouse

59. Knowles House - 92 TA, 57 NAIL and a D1 space

60. Harlesden Priority High Street

61. Willesden Green Library

62. Queens Parade

63. Malorees Temporary Classroom

64. Neasden Priority High Street

65. River Brent Rewilding

66. Woodfield SEN

67. Byron Court Primary School

68. East Lane Primary School (Wembley High Technology College Expansion Scheme)

69. Barham Park Estate Phases 1 & 2

70. Barham Park Phase 3

71. OPDC First Central Scheme

72. OPDC

73. Brent Cross Development

74. Northfields

75. Willesden Green Priority High Street

76. Sixty Neasden Lane

77. 243 Ealing Road Residential

Fig 19. Diagram of development areas in Brent

SOURCES: WWW.BRENT.GOV.UK + WWW.LONDON.GOV.UK

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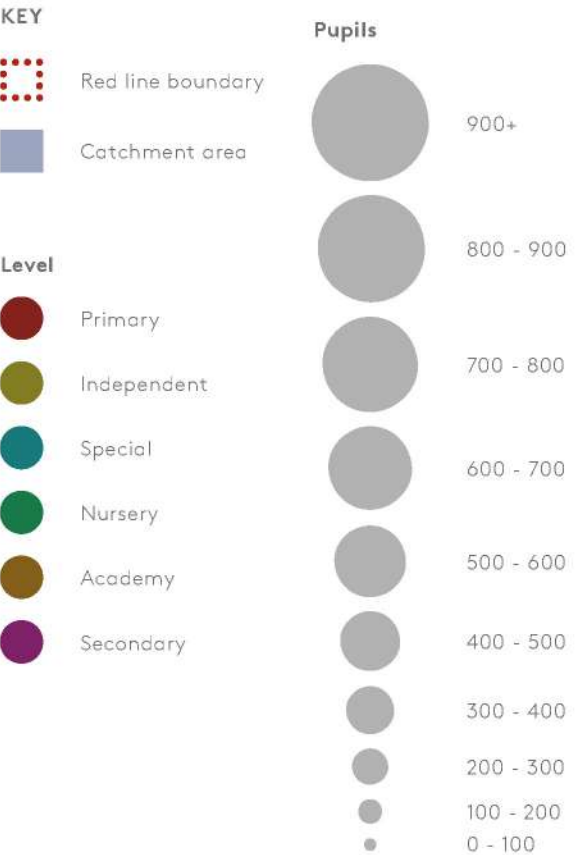
03

SITE ANALYSIS

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3.18 LONDON BOROUGH OF BRENT SCHOOLS



1. Oakington Manor Primary School

2. Phoenix Arch

3. Brentfield Primary School

4. Edith Kay School

5. Leopold Primary School

6. Swaminarayan School

7. Mitchell Brook Primary School

8. Fawood Children's Centre

9. Curzon Crescent Nursery School

10. Elsley Primary School

11. Melrose Tokyngton Nursery

12. St Raphael's Children's Centre

13. Hephzibah Day Nursery

14. Riverbank Primary School

15. Our Lady of Lourdes Catholic Primary School

16. St Joseph's Roman Catholic Primary School

17. Saint Mary's Church of England Primary School

18. Happy Hands Montessori Nursery

19. Bright Owls Nursery

20. Northview Junior and Infant School

21. Chalkhill Primary School

22. Ark Elvin Academy

23. Brondesbury College London

24. Gladstone Park Primary School

25. Convent of Jesus and Mary Catholic Infants School

26. Donnington Primary School

27. Capital City Academy

28. Convent of Jesus and Mary Language College

29. Harlesden Primary School

30. Furness Primary School

31. Ark Academy

32. Ashley College

33. Buxlow Preparatory School

34. Byron Court Primary School

35. Barham Primary School

36. Alperton Community School
37. College Green School and Services

38. ARK Franklin Primary Academy

39. Al-Sadiq and Al-Zahra Schools

40. Islamia Girls' Secondary School

41. Islamia Primary School

42. Anson Primary School

43. Braintcroft E-Act Primary Academy

44. West Twyford Primary School

45. Perivale Primary School

46. St John Fisher Catholic Primary School

47. Hungry Caterpillar Day Nurseries

48. Vicar's Green Primary School

49. Kenmont Primary School

50. Princess Frederica C OF E Primary School

51. Barlby Primary School

52. ARK Brunel Primary Academy

53. St Mary's Catholic Primary School

54. St Saviour's Church of England Primary School

55. St Gregory's Catholic Primary School

56. North Ealing Primary School

57. North Ealing Primary School

58. Sudbury Town Nursery School Ltd

59. Sudbury Primary School

60. Twinkle Stars Nursery School

61. Woodfield School

62. St Nicholas School

63. Claremont Primary School

64. Mapledown School

65. Whitefield School

66. Wessex Gardens Primary School

67. St Agnes' Catholic Primary School

68. Hampstead School

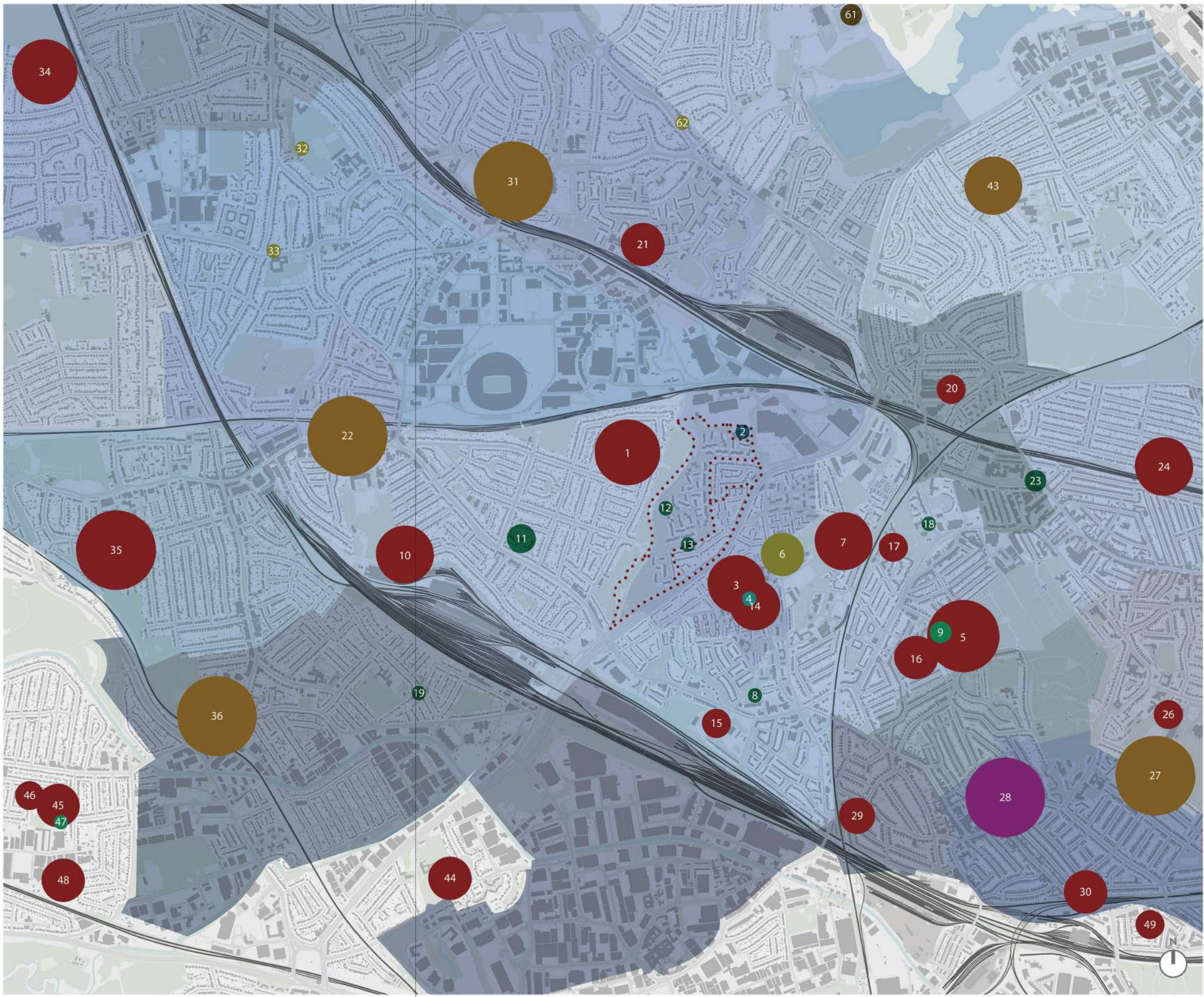


Fig 20. Diagram of schools in Brent

SOURCES: WWW.BRENT.GOV.UK/CATCHMENTAREA  
WWW.BRENT.GOV.UK/SERVICES-FOR-RESIDENTS/EDUCATION-AND-SCHOOLS/SCHOOL-FINDER/



3.19 LONDON BOROUGH OF BRENT OPEN SPACE

- KEY
- Red line boundary
  - London Borough of Brent
  - District open space deficiency
  - Open space deficiency
  - District open space over 20ha
  - Local open space over 20ha
1. Fryent Country Park
  2. Northwick Park
  3. Sudbury Court Sports Club
  4. Gladstone Park
  5. Roundwood Park
  6. King Edward VII Park
  7. Tiverton Green
  8. Queen's Park
  9. Gibbons Recreation Ground
  10. Brent River Park
  11. King Edward VII Park
  12. Barham Park
  13. One Tree Hill Rec Ground
  14. Alperton Sports Ground
  15. Quainton Street Open Space
  16. Sherrans Farm Open Space
  17. Chalkhill Estate
  18. Gec Sports Ground
  19. Preston Park
  20. John Billam Sports Ground
  21. Welsh Harp Open Space
  22. Neasden Recreation Ground
  23. West Hendon Allotment Society

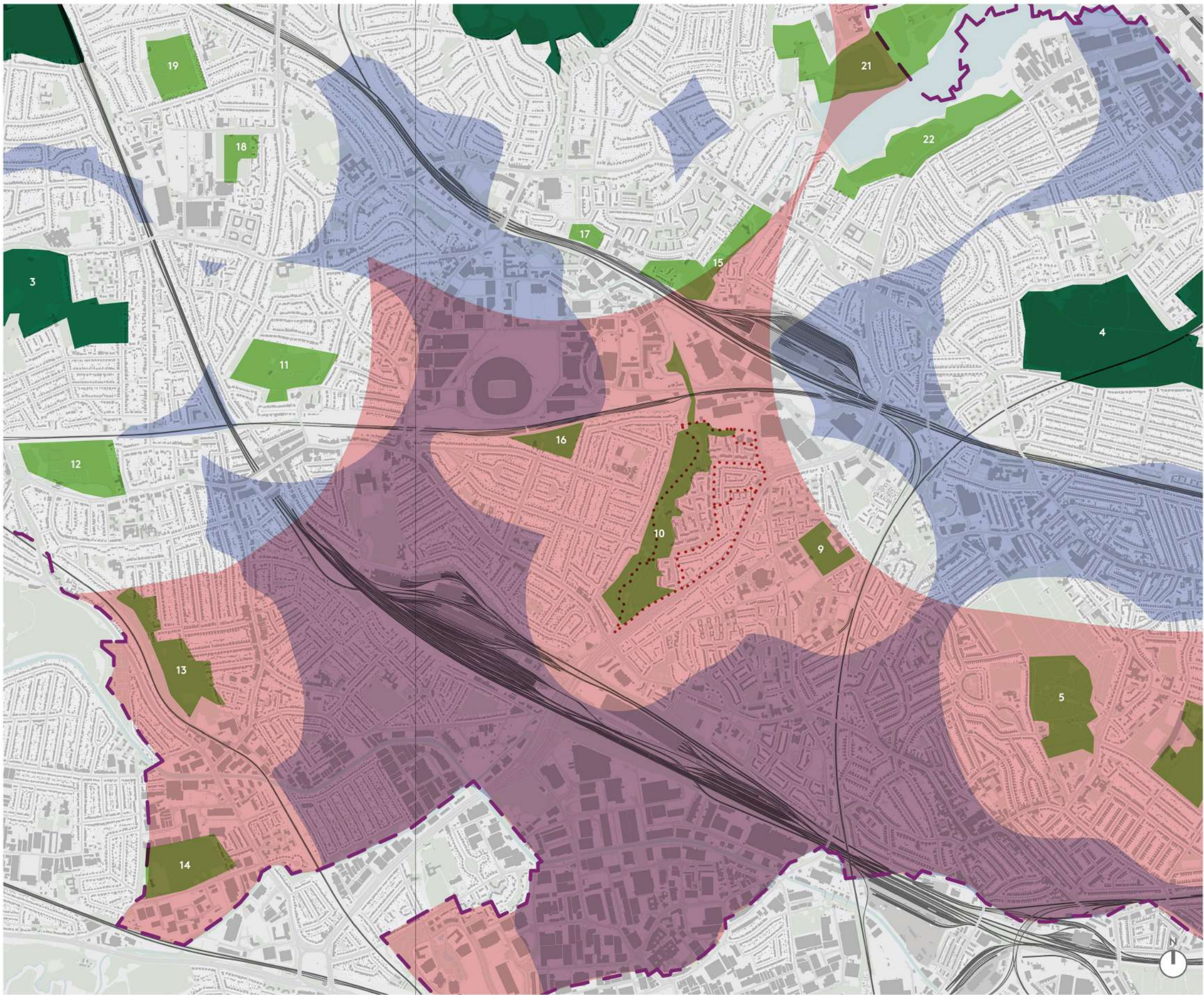


Fig 21. Diagram of open space in Brent

SOURCES: BRENT OPEN SPACE REPORT - PPG17 ASSESSMENT - 2009



## 4 INITIAL DESIGN OPTIONS



4.1 INITIAL DESIGN OPTIONS

OVERVIEW

During October 2019 to January 2020 the design team held a series of co-design workshops with residents of St Raphael's Estate (Fig 22-23). The workshops were on the topics of: Community Vision, Infill and Redevelopment. Participants worked together in groups to establish a community vision and design priorities which then informed their design scenarios for the two masterplans (Fig 24-25).

Following the workshops the design team then developed three key strategies each for infill and redevelopment based on the common themes in the design scenarios.

The strategies were used to inform the six initial design options which were then presented to residents at a series of exhibitions in early March 2020.



Fig 22. Photo from the infill co-design workshop



Fig 23. Photo from the redevelopment workshop



Fig 24. Examples of residents' infill design scenarios



Fig 25. Examples of residents' redevelopment design scenarios



4.1 INITIAL DESIGN OPTIONS

INFILL STRATEGIES

Infill option 1

Infill development at smaller scale spread across the whole site.



Infill option 2

Infill development at larger scale to the south and north with medium scale in the centre



Infill option 3

Infill development at larger scale to the south and north with medium scale in the centre

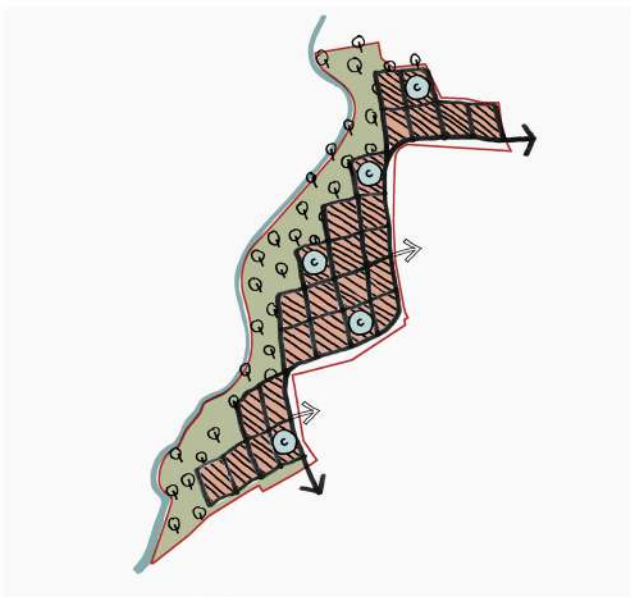


Fig 26. Infill development strategies

REDEVELOPMENT STRATEGIES

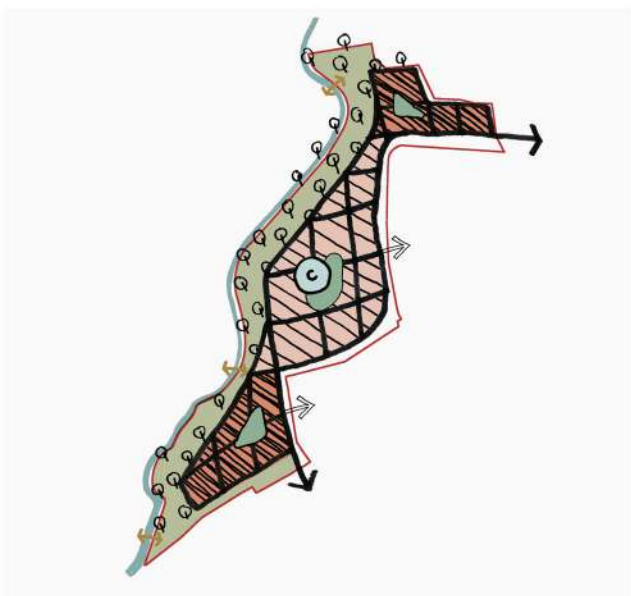
Redevelopment option 1

Redevelopment at consistent density across the whole site



Redevelopment option 2

Redevelopment at higher density to the south and north with medium scale in the centre



Redevelopment option 3

Redevelopment at medium scale concentrated towards the western edge of the site

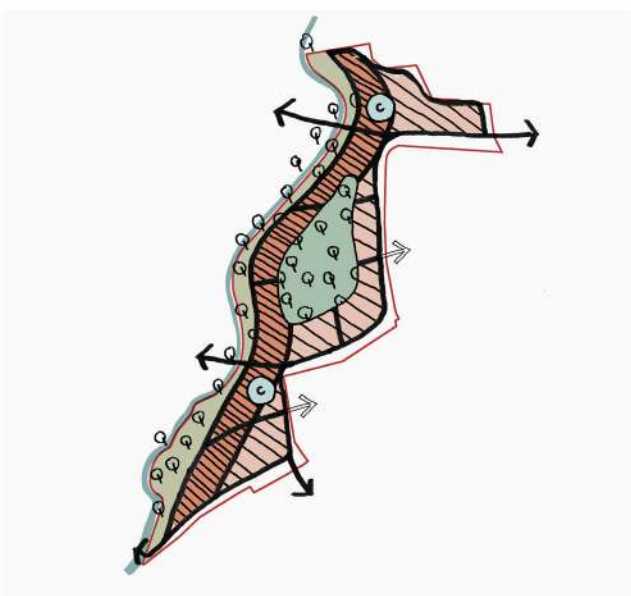


Fig 27. Redevelopment strategies



4.2 INFILL MASTERPLAN OPTION 1

DESIGN PRIORITIES

-  **HOMES**  
New homes of a similar height and scale to existing estate, with private outdoor space and high quality materials
-  **COMMUNITY AND LOCAL SERVICES**  
New shops on ground floor of low-rise flats and existing shops refurbished as community spaces
-  **TRAFFIC AND PARKING**  
Creating new and improved parking spaces around the infill sites with on street parking for new family houses
-  **SECURITY**  
Security improved through lighting and passive surveillance by adding new homes in underused spaces
-  **PUBLIC SPACE AND LANDSCAPE**  
New playgrounds across the estate. More trees planted along North Circular Road
-  **MAINTENANCE**  
Improved spaces for waste and recycling within the new buildings



Fig 28. Site plan



Fig 29. New community square on Lilburne Walk



Fig 30. Infill building on Pitfield Way



Fig 31. Pedestrian route between new buildings and the North Circular Road



Fig 32. Sketch overview of the infill masterplan option 1

323  
NEW  
HOMES



4.3 INFILL MASTERPLAN OPTION 2

DESIGN PRIORITIES

-  **HOMES**  
New homes are concentrated to the north and south and all have private outdoor space and quality materials
-  **COMMUNITY AND LOCAL SERVICES**  
Consolidating community facilities in one place in an extended Children Centre. Existing shops refurbished
-  **TRAFFIC AND PARKING**  
Creating new and improved parking spaces around the infill sites with on street parking for new family houses
-  **SECURITY**  
Security improved through lighting and passive surveillance by adding new homes in underused spaces
-  **PUBLIC SPACE AND LANDSCAPE**  
New playgrounds across the estate. New planting and paths around the infill sites
-  **MAINTENANCE**  
Improved spaces for waste and recycling within the new buildings



Fig 33. Site plan



Fig 34. New buildings viewed from Lovett Way



Fig 35. Infill buildings on Owen Way



Fig 36. Communal space between buildings



Fig 37. Sketch overview of the infill masterplan option 2

438  
NEW  
HOMES



4.4 INFILL MASTERPLAN OPTION 3

DESIGN PRIORITIES

- HOMES**  
High quality homes with private outdoor space that have front entrances orientated towards the park
- COMMUNITY AND LOCAL SERVICES**  
Consolidating community facilities in one place in a new building facing the park. Existing shops refurbished
- TRAFFIC AND PARKING**  
Creating new and improved parking spaces around the infill sites with on street parking for new family houses
- SECURITY**  
Making the park safer by building homes at its edge
- PUBLIC SPACE AND LANDSCAPE**  
New playgrounds across the estate. More trees planted along North Circular Road
- MAINTENANCE**  
Improved spaces for waste and recycling within the new buildings



Fig 38. Site plan



Fig 39. New neighbourhood street



Fig 40. Courtyard facing the park



Fig 41. Mix of flats and houses by Tillett Close



Fig 42. Sketch overview of the infill masterplan option 3

377  
NEW  
HOMES



4.5 REDEVELOPMENT MASTERPLAN OPTION 1

DESIGN PRIORITIES

-  **HOMES**  
Mix of flats and houses across the whole neighbourhood built with high quality materials and private outdoor space
-  **COMMUNITY AND LOCAL SERVICES**  
Community facilities, for people of all ages, and local amenities situated across the whole site
-  **TRAFFIC AND PARKING**  
Streets are designed to follow a legible pattern that improves access and circulation around the site
-  **SECURITY**  
Better safety and security through design of both private and communal spaces, incorporating natural surveillance
-  **PUBLIC SPACE AND LANDSCAPE**  
New playgrounds and green courtyards across the estate. More trees planted along North Circular Road
-  **MAINTENANCE**  
Well-designed spaces for waste & recycling and easy to maintain communal areas



Fig 43. Site plan



Fig 44. New neighbourhood street



Fig 45. Courtyard facing the park



Fig 46. New homes along Pitfield Way



Fig 47. Sketch overview of the redevelopment masterplan option 1

**REDEVELOPMENT OPTION 1:**  
**2000 homes**  
(1700 flats + 150 maisonettes + 150 houses)  
147 dwellings per hectare (dph)  
50% affordable (incl. social)  
50% private



4.6 REDEVELOPMENT MASTERPLAN OPTION 2

DESIGN PRIORITIES

- HOMES**  
The areas to the north and south have higher buildings with flats and the centre have more houses and maisonettes
- COMMUNITY AND LOCAL SERVICES**  
Consolidating community facilities and local amenities in one place in the buildings facing the new square
- TRAFFIC AND PARKING**  
New streets have a clear distinction between vehicular and pedestrian access. Bridges across the river improved
- SECURITY**  
Enhanced green, play and public spaces across the estate. New community square in the centre
- PUBLIC SPACE AND LANDSCAPE**  
New playgrounds and green courtyards across the estate. More trees planted along North Circular Road
- MAINTENANCE**  
Well-designed spaces for waste & recycling and easy to maintain communal areas



Fig 48. Site plan



Fig 49. New neighbourhood street



Fig 50. New green community square



Fig 51. Communal courtyard



Fig 52. Sketch overview of the redevelopment masterplan option 2

**REDEVELOPMENT OPTION 2:**  
**2250 homes**  
(1920 flats + 260 maisonettes + 70 houses)  
138 dwellings per hectare (dph)  
50% affordable (incl. social)  
50% private



4.7 REDEVELOPMENT MASTERPLAN OPTION 3

DESIGN PRIORITIES

- HOMES**  
River side buildings are higher than the family homes facing the new park and the old estate
- COMMUNITY AND LOCAL SERVICES**  
Consolidating community facilities in the south and north, with extensive new green spaces across the area
- TRAFFIC AND PARKING**  
New connections across the park and river to better integrate the neighbourhood to the wider area
- SECURITY**  
Better safety and security through design of both private and communal spaces, incorporating natural surveillance
- PUBLIC SPACE AND LANDSCAPE**  
New large public park in the centre with plenty of play and leisure spaces for residents of all ages
- MAINTENANCE**  
Well-designed spaces for waste & recycling and easy to maintain communal areas



Fig 53. Site plan



Fig 54. Homes facing a new green space



Fig 55. Balcony facing the central park



Fig 56. Parkside buildings



**REDEVELOPMENT OPTION 3:**  
2125 homes  
(1730 flats + 245 Maisonettes + 150 houses)  
143 dwellings per hectare (dph)  
50% affordable (incl. social)  
50% private

Fig 57. Sketch overview of the redevelopment masterplan option 3



## 5 INFILL MASTERPLAN



5.1 MASTERPLAN VISION

OVERVIEW

The infill masterplan includes **370 new homes** built on some of the open spaces and in between buildings on St Raphael's Estate. All new homes will be **affordable**, with 35% of units 3 bedroom and larger for **families**.

A new **community hub** will be located centrally on the estate. There will be improvements to existing **green spaces** to make them safer and more usable.

- Individual blocks of flats in the south with communal green space in between improving safety and security.
- Infill buildings in underused areas of the estate, activating the street on each side by having front doors in both directions
- Terrace homes with back to back gardens to existing homes and front doors facing the park

HOMES

370 NEW HOMES

Including **334 flats** and **36 houses**

**Density:** 76 dwellings per hectare

**Tenure:** 100% affordable (incl. social)

COMMUNITY

New community space: **300m<sup>2</sup>**

Refurbished community space: **700m<sup>2</sup>**

Total community space: **1000m<sup>2</sup>**

PUBLIC SPACE

Proposed green space: **6.4 hectares**

Proposed built area: **15 hectares**

Existing green space: **9.2 hectares**

Existing built area: **12.2 hectares**



Fig 58. New neighbourhood street



Fig 59. New community square



Fig 60. Mix of flats and houses by Tillett Close



Fig 61. Site plan of the infill masterplan



5.2 DESIGN PRINCIPLES

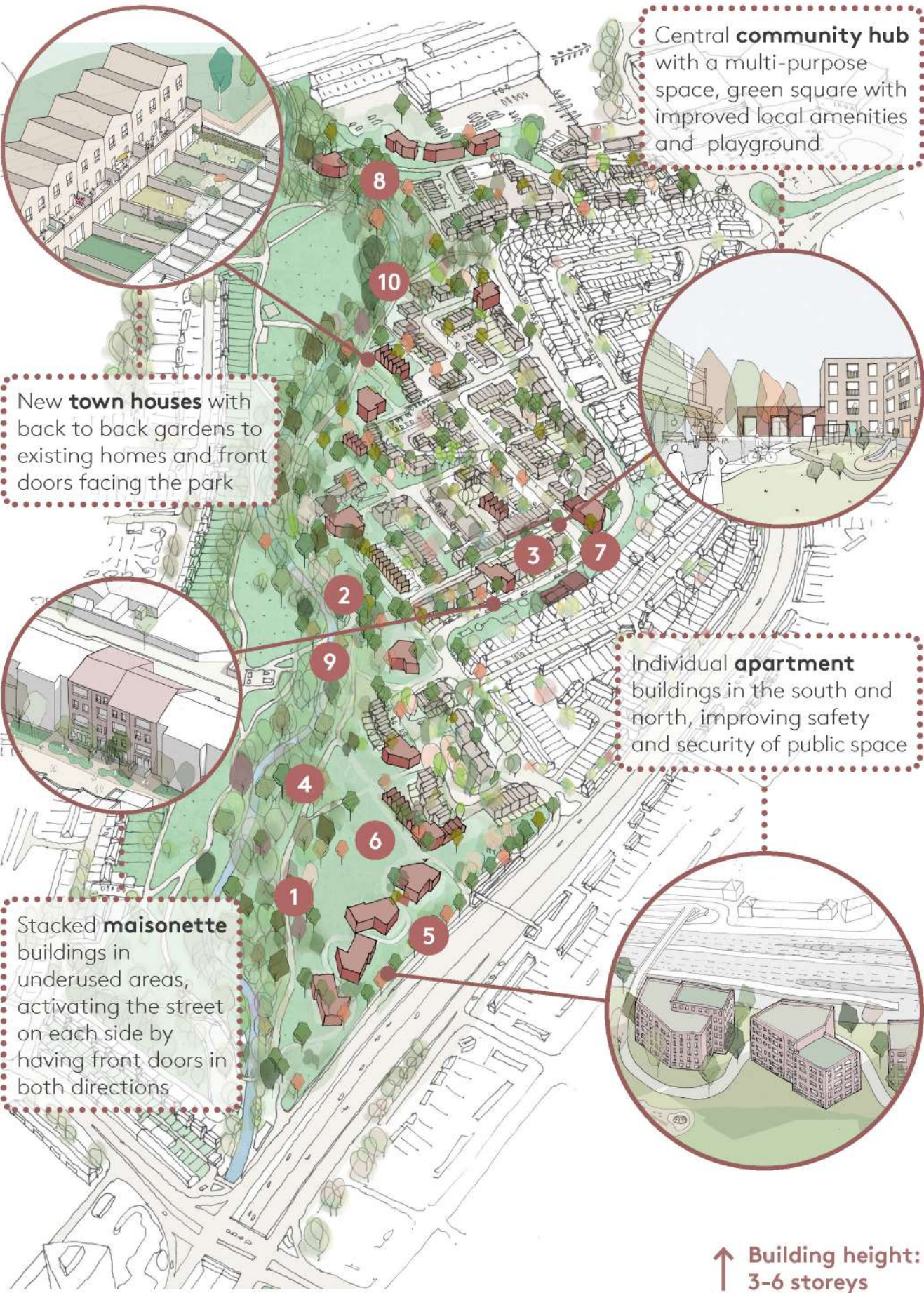


Fig 62. Sketch overview of the infill masterplan

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



Fig 65. New homes viewed from Lovett Way



Fig 64. Infill buildings on Owen Way



Fig 63. Communal space between buildings



5.3 AREA SCHEDULE

OVERVIEW

The infill masterplan includes 370 new homes that are 100% affordable. The unit mix has been developed to allow for a greater proportion of family homes which consist of 3-5 bedrooms.

The Housing Needs Assessment carried out by Brent Council and PPCR in January-February 2020 identified a number of overcrowded households which would benefit from accessing one of the new infill homes.

Unit areas:

GLA min space standards + 10% to accommodate private amenity space

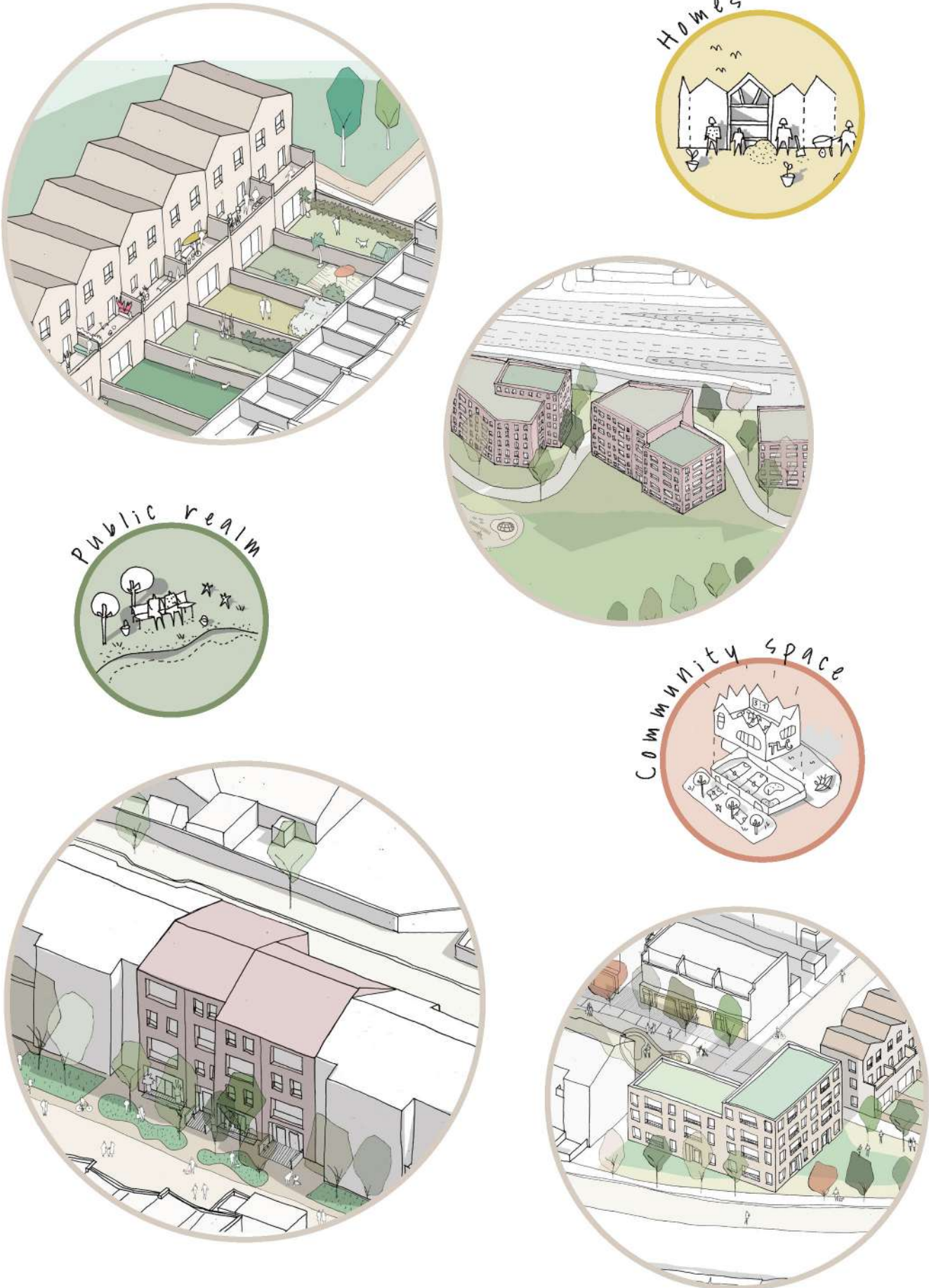
1B	55sqm
2B	72sqm
3B	95sqm
4B	128sqm
5B	143sqm

Overcrowding

1B:	-0	= 92
2B:	-22	= 126
3B:	-21	= 53
4B:	-14	= 23
5B:	-1	= 17

INFILL MASTERPLAN	1B	2B	3B	4B	5B	TOTALS	
Total Apartments	92	148	74	10	10	334	370
Total Houses	0	0	0	27	9	36	
No. Hab. Rooms	184	444	296	185	114	1223	1223
NIA Apartments (m²)	5060	10656	7030	1280	1430	25456	30199
NIA Houses (m²)	0	0	0	3456	1287	4743	
Unit mix (100 % affordable)	25.0%	40.0%	20.0%	10.0%	5.0%		
Family				35.0%			

Fig 66. Area schedule for the infill masterplan









## 6 REDEVELOPMENT MASTERPLAN



6.1 MASTERPLAN VISION

OVERVIEW

The redevelopment masterplan includes **2065 new homes**, replacing existing homes on St Raphael's Estate, in phases, over a period of time. 50% of new homes will be **affordable**, and 50% available for **market sale**.

New **community spaces** and local amenities located around a **green square** for all residents. Improvements made to the existing **green spaces**.

- A mix of flats, maisonettes and houses in each neighbourhood, each with balconies, terraces or gardens as private outdoor space
- New community hub and green square in the centre of the estate, with spaces for play, leisure and local shops
- Neighbourhood streets for play and social activity with defensible space in front of private front doors with street parking

HOMES

2065 NEW HOMES

Including **1962 flats** and **maisonettes + 103 houses**

Density: **148 dwellings per hectare**

Tenure: **50% affordable** (incl. social) and **50% private**

COMMUNITY

Community Hub: **1800m<sup>2</sup>**

New amenity space: **1200m<sup>2</sup>**

Total community space: **3000m<sup>2</sup>**

PUBLIC SPACE

Proposed green space: **7.4 hectares**

Proposed built area: **14.0 hectares**

Existing green space: **9.2 hectares**

Existing built area: **12.2 hectares**



Fig 69. New neighbourhood street



Fig 70. New community square



Fig 71. New homes along Pitfield Way



Fig 72. Site plan



6.2 DESIGN PRINCIPLES



Fig 73. Sketch overview of the redevelopment 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



Fig 76. New neighbourhood street



Fig 75. Balcony facing the park



Fig 74. New homes facing green space



6.3 AREA SCHEDULE

OVERVIEW

The redevelopment masterplan includes 2065 new homes that are 50% affordable and 50% market sale. The unit mix has been developed to allow for a greater proportion of family homes which consist of 3-5 bedrooms.

Unit areas:

GLA min space standards + 10% to accommodate private amenity space

1B	55sqm
2B	72sqm
3B	95sqm
4B	128sqm
5B	143sqm

Redevelopment unit mix

50% affordable

1B	2B	3B	4B	5B
25%	40%	20%	10%	5%

50% private

1B	2B	3B	4B	5B
35%	50%	12%	3%	0%

Unit numbers

Affordable	Private
1B: 258	1B: 362
2B: 413	2B: 516
3B: 206	3B: 124
4B: 103	4B: 31
5B: 52	5B: 0
Total: 1032	Total: 1033

AFFORDABLE	1B	2B	3B	4B	5B	TOTALS	
No. of Apartments	258	413	206	46	23	946	50.0%
No. of Houses	0	0	0	57	29	86	
No. Hab. Rooms	516	1239	824	515	312	3406	53.8%
NIA Apartments (m²)	14190	29736	19570	5888	3289	72673	53.6%
NIA Houses (m²)	0	0	0	7296	4147	11443	
Affordable Mix	25.0%	40.0%	20.0%	10.0%	5.0%		
Family				35.0%			

MARKET	1B	2B	3B	4B	5B	TOTALS	
No. of Apartments	362	516	124	14	0	1016	50.0%
No. of Houses	0	0	0	17	0	17	
No. Hab. Rooms	724	1548	496	155	0	2923	46.2%
NIA Apartments (m²)	19910	37152	11780	1792	0	70634	46.4%
NIA Houses (m²)	0	0	0	2176	0	2176	
Market Mix	35.0%	50.0%	12.0%	3.0%	0.0%		
Family				15.0%			

MASTERPLAN	1B	2B	3B	4B	5B	TOTALS	
Total Apartments	620	929	330	60	23	1962	2065
Total Houses	0	0	0	74	29	103	
No. Hab. Rooms	1240	2787	1320	670	312	6329	6329
NIA Apartments (m²)	34100	66888	31350	7680	3289	143307	156926
NIA Houses (m²)	0	0	0	9472	4147	13619	
Mix	30.0%	45.0%	16.0%	6.5%	2.5%		
Family				25.0%			

Fig 77. Area schedule for the redevelopment masterplan



6.4 PHASING STRATEGY

OVERVIEW

The indicative phasing plan proposes four main construction phases over a period of 14 years.

Phase 1a

- + 255 new homes
- 0 existing homes

Phase 1b

- + 250 new homes
- 76 existing homes

Phase 2

- + 445 new homes
- 245 existing homes
- Children Centre
- Lilburne Walk shops

Phase 3

- + 539 new homes
- 235 existing homes
- Henderson House
- The Living Room

Phase 4

- +576 new homes
- 203 existing homes

Total new homes: 2065  
Homes reprovided: 759

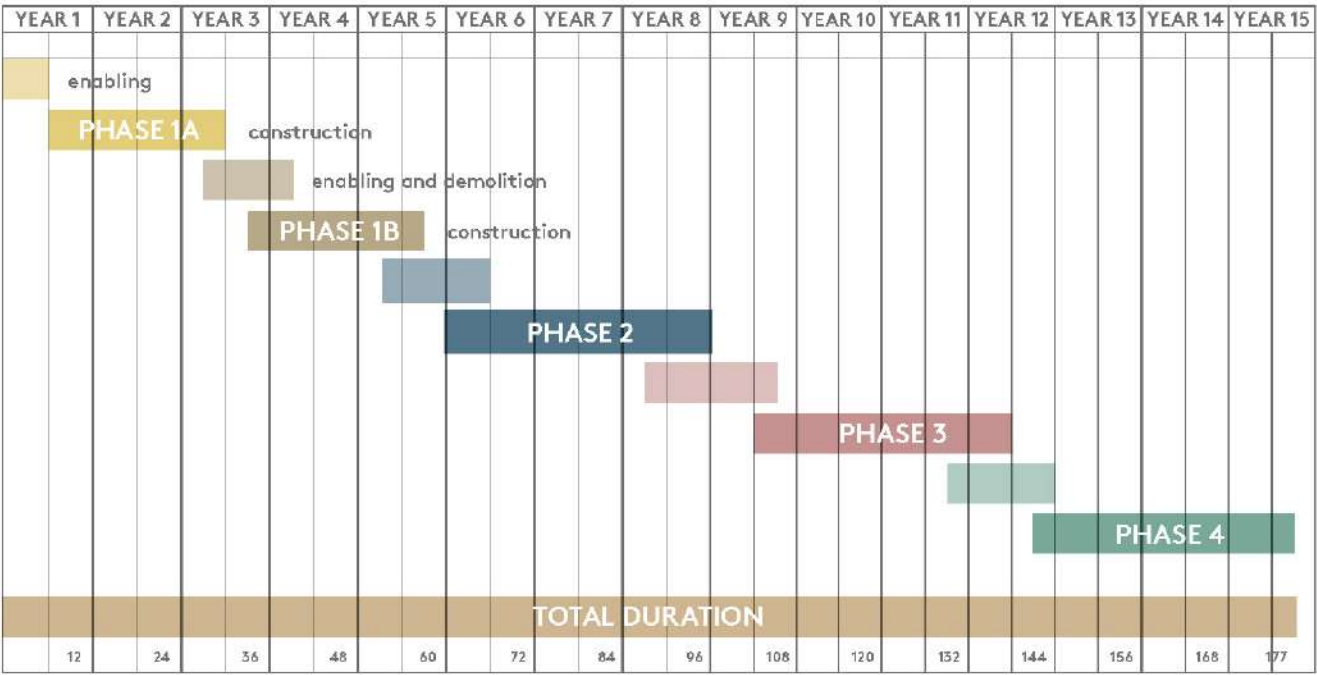


Fig 78. Timeline of the building programme

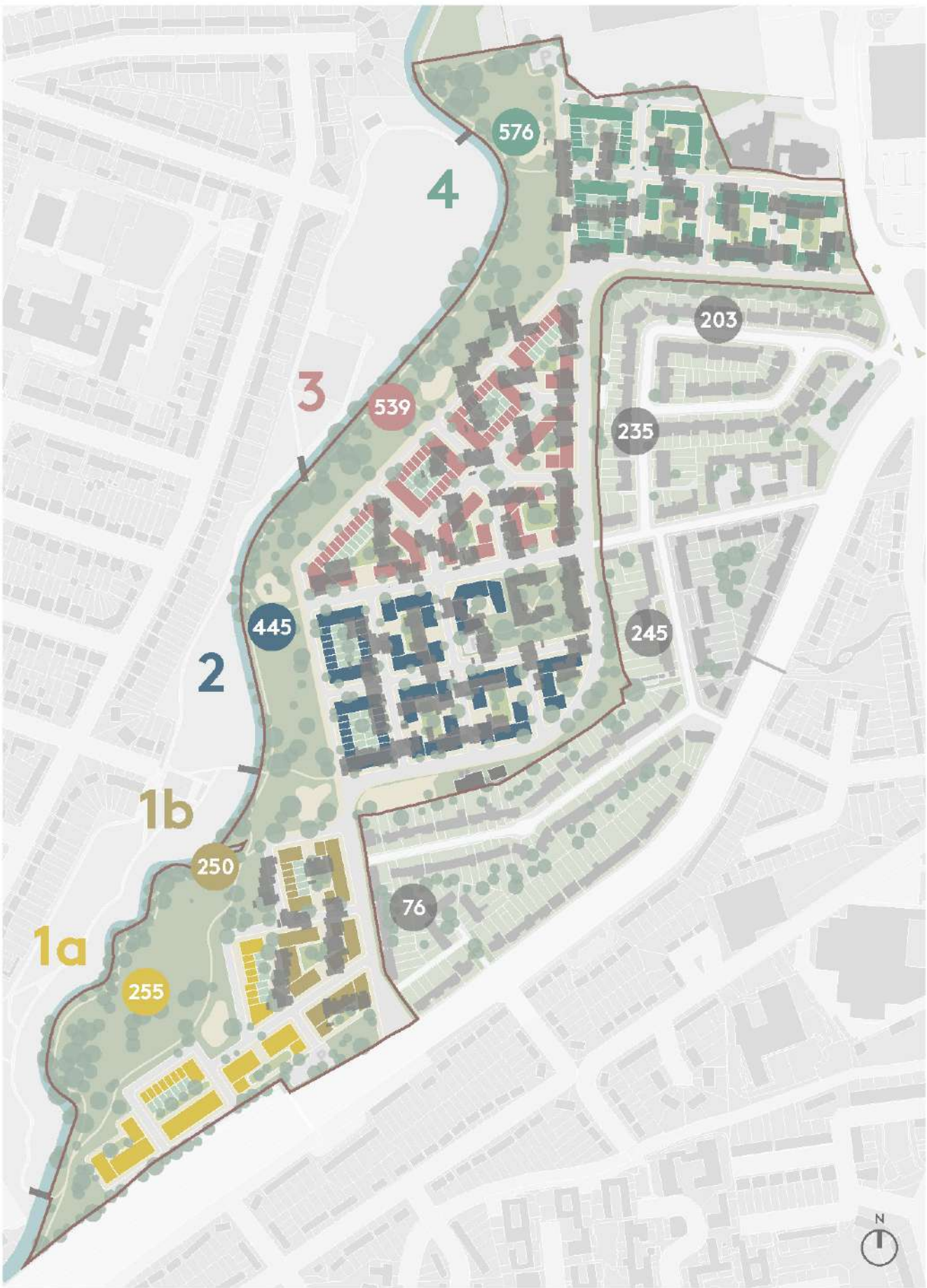


Fig 79. Site plan showing the proposed construction phases



