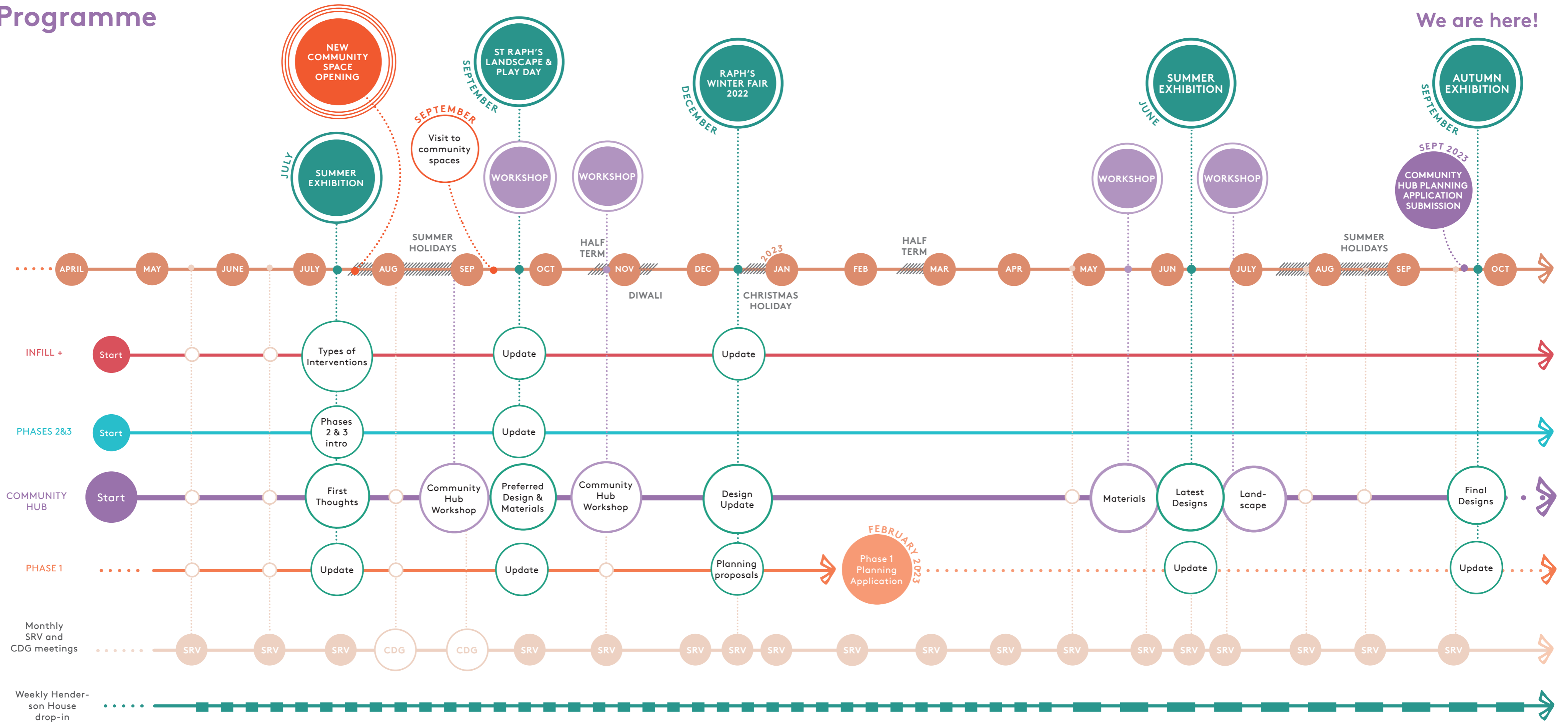


Future St Raph's Programme & General Update

Programme



Community Hub Design Evolution

Preferred Locations (Public Exhibition July 2022)



Scenario #1 - A new 2 storey community building

Scenario #2 - A new 1 and 2 storey community building

We asked residents to tell us what new facilities they'd like to see in the community centre:

- "Market, food stalls, coffee"
- "Community cafe / kitchen"
- "Homework club, and maybe things in summer for kids to do"
- "Accessible student workspace"
- "Library associated with cafe"
- "Office space"

Preferred Strategy (Community Design Group Sept 2022)



Refining the strategy and incorporating the requested facilities:

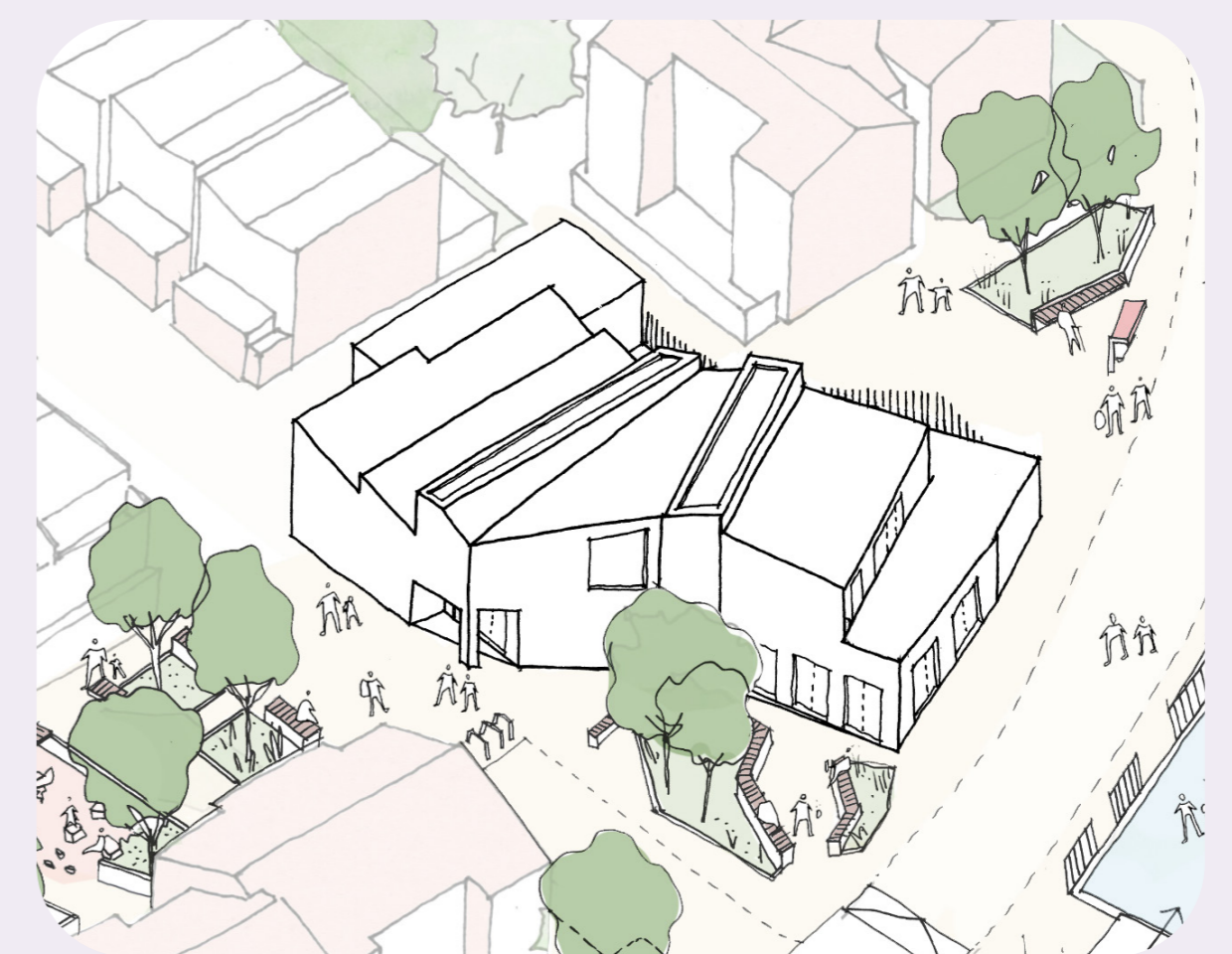


HALL

CAFE

LIBRARY OF THINGS

Developed Strategy (Public Exhibition Sept 2022)



We asked residents if they liked the evolving design:

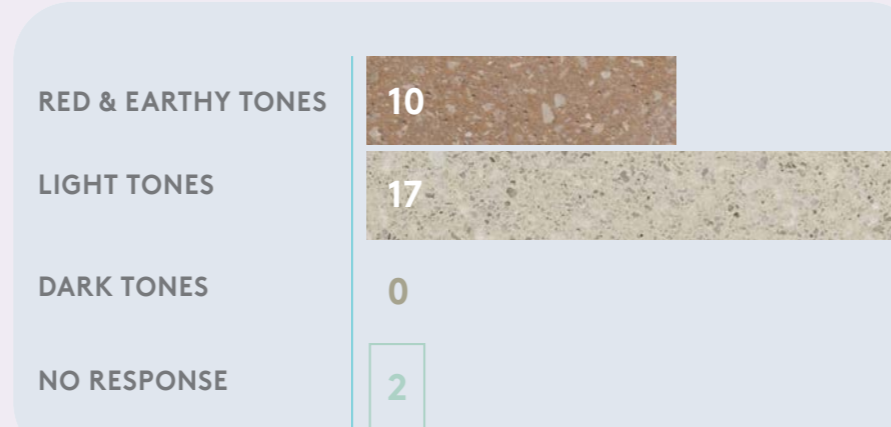


The Look and Feel of the Building (Public Exhibition Dec 2022)

We asked residents if they liked the evolving design:

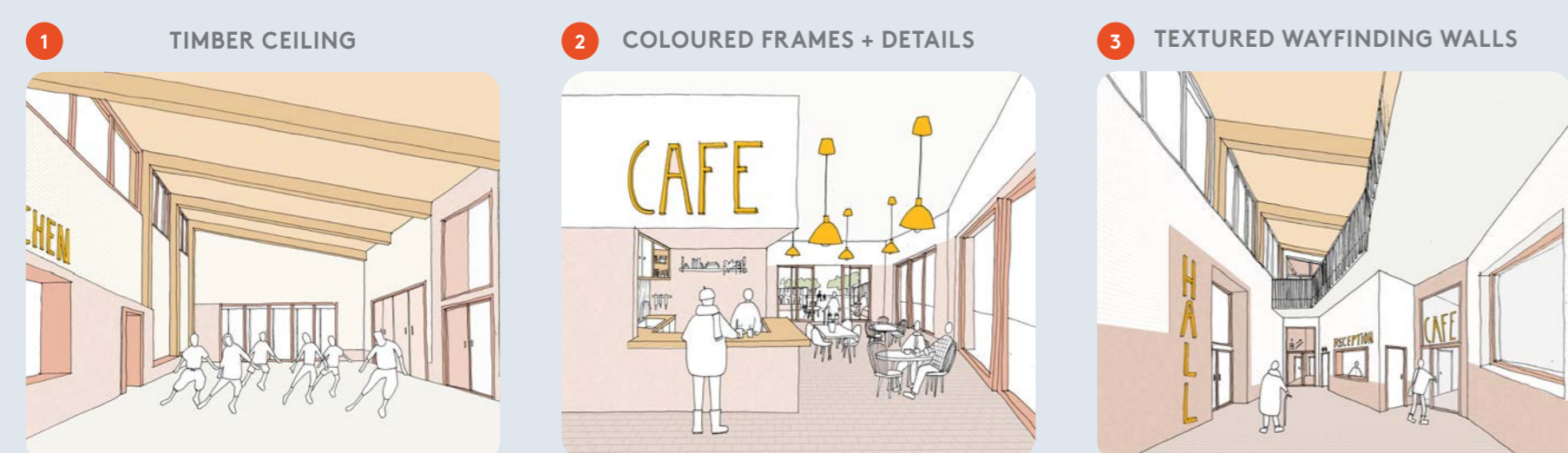


Preferred external appearance:



Preferred internal look and feel:

Residents indicated the below images as their top preferences

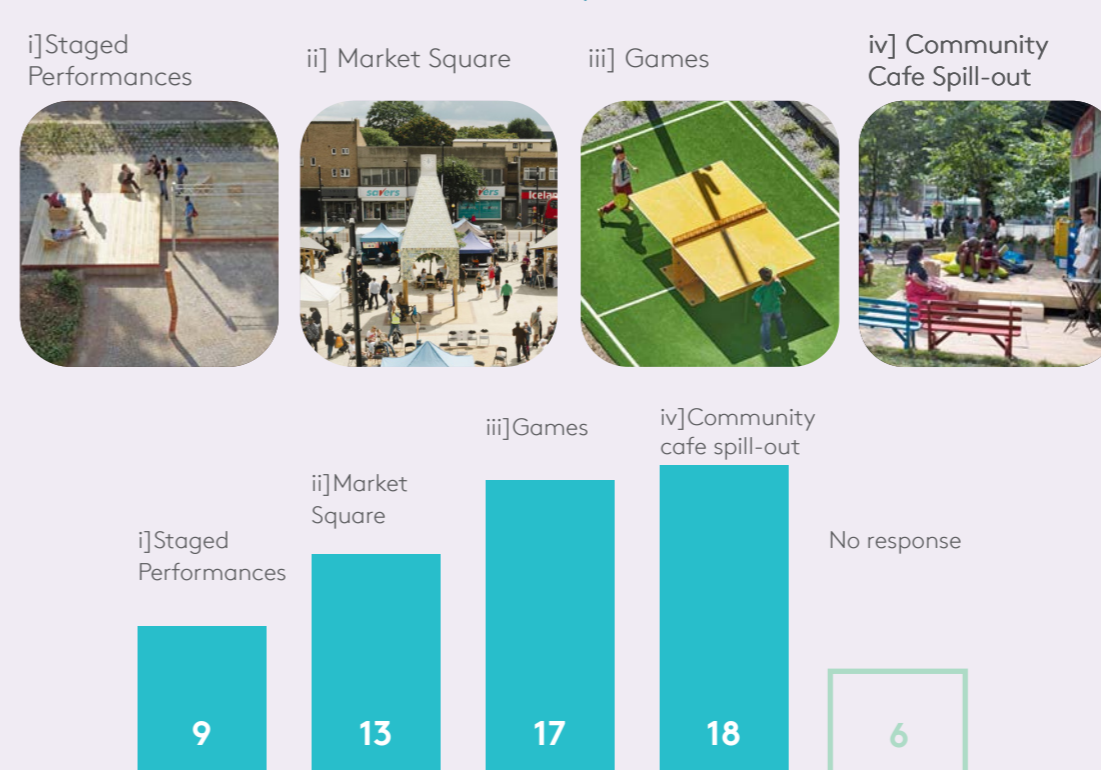


Community Hub Layout & Landscape Designs (Public Exhibition June 2023)

What do you think about our designs for the spaces in the new Community Hub?



Landscape improvements
Events and activities in Libburne Square



Comments

- "It looks welcoming and has a lot of space"
- "It's different aesthetics compared to other projects"
- "They have considered my past ideas on the displays"
- "It has more space for events"
- "Very different to the other projects getting done in the communities"
- "I love that it's made of recycled materials and ventilated materials. Honestly very thoughtful"
- "Older adults might enjoy the café"
- "I love the multi-purpose features"

Future St Raph's

Phase 1 - Project Updates



WHAT WILL PHASE 1 DELIVER?

- 195 new homes
- 100% Council Owned let at London Affordable Rent rates
- 35% family units
- Public Realm, play spaces and landscape improvement for all residents of the St Raph's to enjoy
- Secure cycle storage for all new homes
- 1no. Community/ Commercial space
- 20 no. Blue badge parking spaces
- 100% of homes have views in two directions

ENERGY STRATEGY

- Thermally efficient walls with high insulation values
- High levels of air tightness
- High efficiency lighting
- Efficient mechanical ventilation with heat recovery
- Waste water heat recovery

1. NEW PLAY SPACES AND LANDSCAPE IMPROVEMENTS

New play spaces and improved landscaping in the Brent River Park provide safe and more inclusive spaces all residents of the estate.

2. IMPROVED ACCESS INTO PARK AND ESTATE

New well lit routes through the park will improve accessibility, overlooking and safety throughout the estate.

3. FLOOD MITIGATION INTEGRATED INTO LANDSCAPE

Flood attenuation basins incorporated into the landscape improvements will mitigate the flood risks to existing residents who live close to the river and The Mitchell Brook.

4. APARTMENT BLOCKS ALONG THE PARK EDGE

Four new apartment blocks are positioned along the edge of the park and provide a mix of 1, 2 & 3 bedroom flats. The buildings range between 8 and 10 storeys.

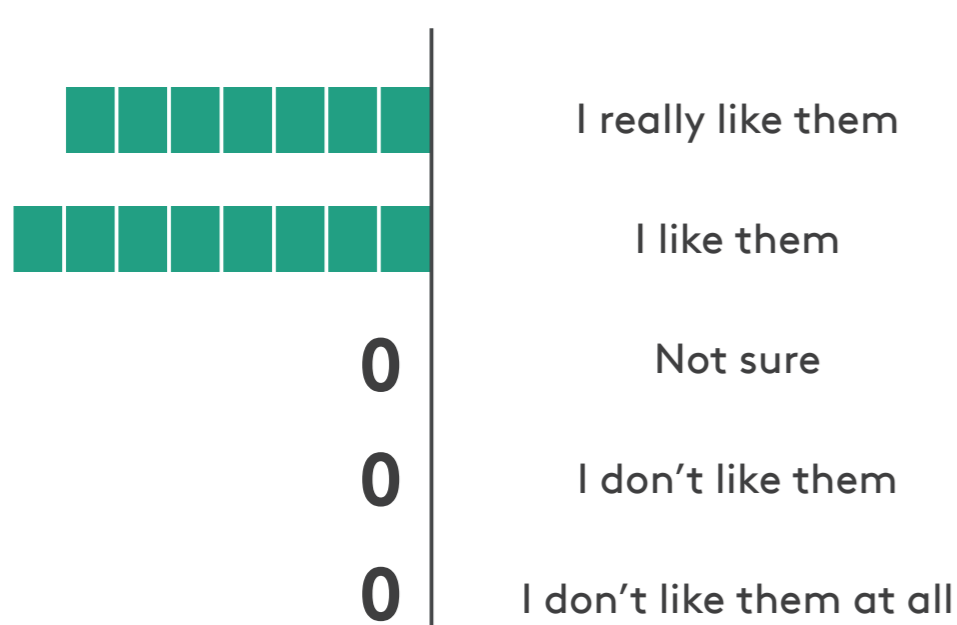
5. TOWNHOUSES AND COMMUNAL GARDENS

New family sized homes are provided at the northern edge of the park, these provide front doors and overlooking on the park edge. Between the backs of the new homes and existing neighbours is a secure shared communal garden.

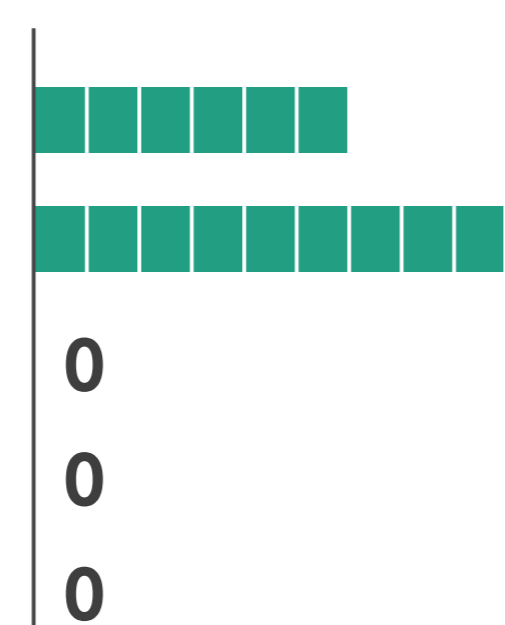
Resident Feedback: Public Consultation (September 2022)

In September, the project team held an exhibition to share the final design proposals for Phase 1. We asked residents to tell us what they thought of the designs. Below is a summary of the feedback we received

What do you think overall of the final building proposals for Phase 1?



What do you think of the overall final landscape proposals for Phase 1?



All residents that responded to the survey indicated that they either 'like' or 'really like' the proposals.

Resident comments:

- "More growing spaces for community use... Create natural environments, forest school areas, mobile gardens, food and ongoing planting."
- "It will improve the safety and security of the area"
- "Ensure high quality waste separation/ disposal available"
- "So far so good"
- "I really like the brickwork and the overall design."
- "The new shape of the buildings provide a fresh new look of this community."
- "The integrating existing landscapes with the new proposed works well"
- "Varied which I think is good."
- "Like the fact that blocks are an unusual shape"
- "Very cohesive with a strong eco-friendly focus"
- "It will really make a change."
- "Amazing idea for the residents"



Residents attending the public exhibition, September 2022

Future St Raph's

Phase 1 - Project Updates



View A. Looking towards all blocks from the north of the site



View B. View of Blocks along the North Circular Road looking South



C. View from North Circular Pedestrian Footbridge towards the River Brent and Wembley Stadium



View D. View of Block A from southern park entrance from North Circular Road towards Tillett Close

PHASE 1: PLANNING APPLICATION

After the planning application is submitted, in December 2022, all of the documents will be available to the public on the planning portal. All properties within 100 metres of the site will also be sent notifications by Brent Council, inviting comments and feedback. You can provide your comments to the Planners before Councillors make a decision on the planning application. The formal consultation process on the planning application normally lasts 21 days.

The determination period to get consent will likely extend until Spring 2023.

What documents will be included as part of the planning application?

- Application Form, covering letter and CIL
- Design and Access Statement
- Planning Application Drawings and schedules:
 - Site location plans
 - Site plan (existing and proposed)
 - Elevations
 - Sections (building and site wide)
 - Block plans (existing and proposed)
 - Floor plans
 - Site layout plans
 - Refuse Store drawings
- Air Quality Assessment (AQA)
- Arboriculture Survey
- Arboriculture Impact Assessment
- Circular Economy Statement
- Delivery and Servicing Plan (draft)
- Ecological Appraisal, Impact Assessment and Biodiversity Net Gain Assessment
- Estate Management Report
- Energy Assessment
- Fire Statements and Fire gateway 1 submission
- Flood Risk Assessment (FRA)
- Ground Investigation Report
- Landscape report, schedules and specifications
- Landscape drawings
- Lighting Assessment
- Noise Impact Assessment (NIA)
- Outline Site Waste Management Plan
- Operational Waste Management Strategy
- Planning Statement
- Statement of Community Involvement
- Sunlight/Daylight and Overshadowing Assessment
- Sustainability Assessment
- Transport Assessment (TA), including ATA and Construction Logistics Plan
- Travel Plan (draft)
- Utilities Survey
- Wind Impact Assessment
- XCEL spreadsheets
- Circular Economy, CO2

Future St Raph's Proposed Design

You said: "It seems very youth orientated (which we do need), something extra for the elderly residents too?"

We did: The community centre includes a cafe, workshop and community hall which can host activities for the elderly. The needs of different age groups have been considered throughout the building and public realm.

You said: "Roads need to reduce the speed of traffic" "Pedestrian priority would be a huge improvement"

We did: The public realm proposals include measures to slow down traffic and maximise pedestrian friendly spaces. The location of the new community hub will activate a central area of the estate.

You said: "It could block light and views into the street and green spaces from the nearby flats"

We did: We have set the building heights to minimise the impact on residential windows and we have increased the extent and quality of green spaces in the community hub area.

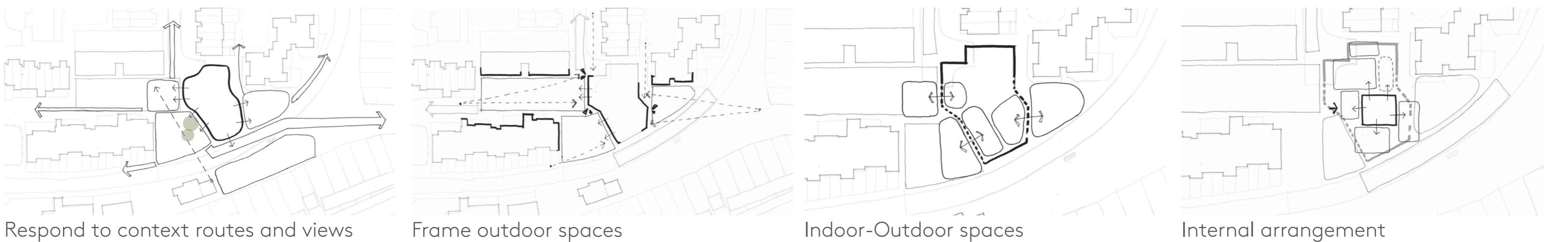
SUSTAINABILITY
The design team is considering multiple strategies to make the new community centre an efficient building with minimal energy waste. This includes:

- Integration of natural ventilation as part of a passive energy system allowed by the building orientation and massing.
- Natural lighting strategies to support passive energy e.g. high level North facing windows and South facing openings in strategic locations.
- Inclusion of solar panels on roofs.

Community Hub Strategy



Building Strategies



Community Centre entrance facing improved Lilburne Square



Community centre building frontage as seen from Pitfield Way

Future St Raph's Proposed layouts

You said:
"Add a lift for disabled people"

We did: The community centre has been planned as a fully accessible building including a lift suitable for all and level access is achieved in key interfaces with the public realm.

You said: "Sewing machines, crafting and equipment, art lessons, cooking workshops!"

We did: We have included the provision of a workshop space. This includes a 'library of things', which could provide equipment and facilities for the wider community that would otherwise be expensive to source and store.

You said: "The offices should be open space but then closed for private study for younger people"

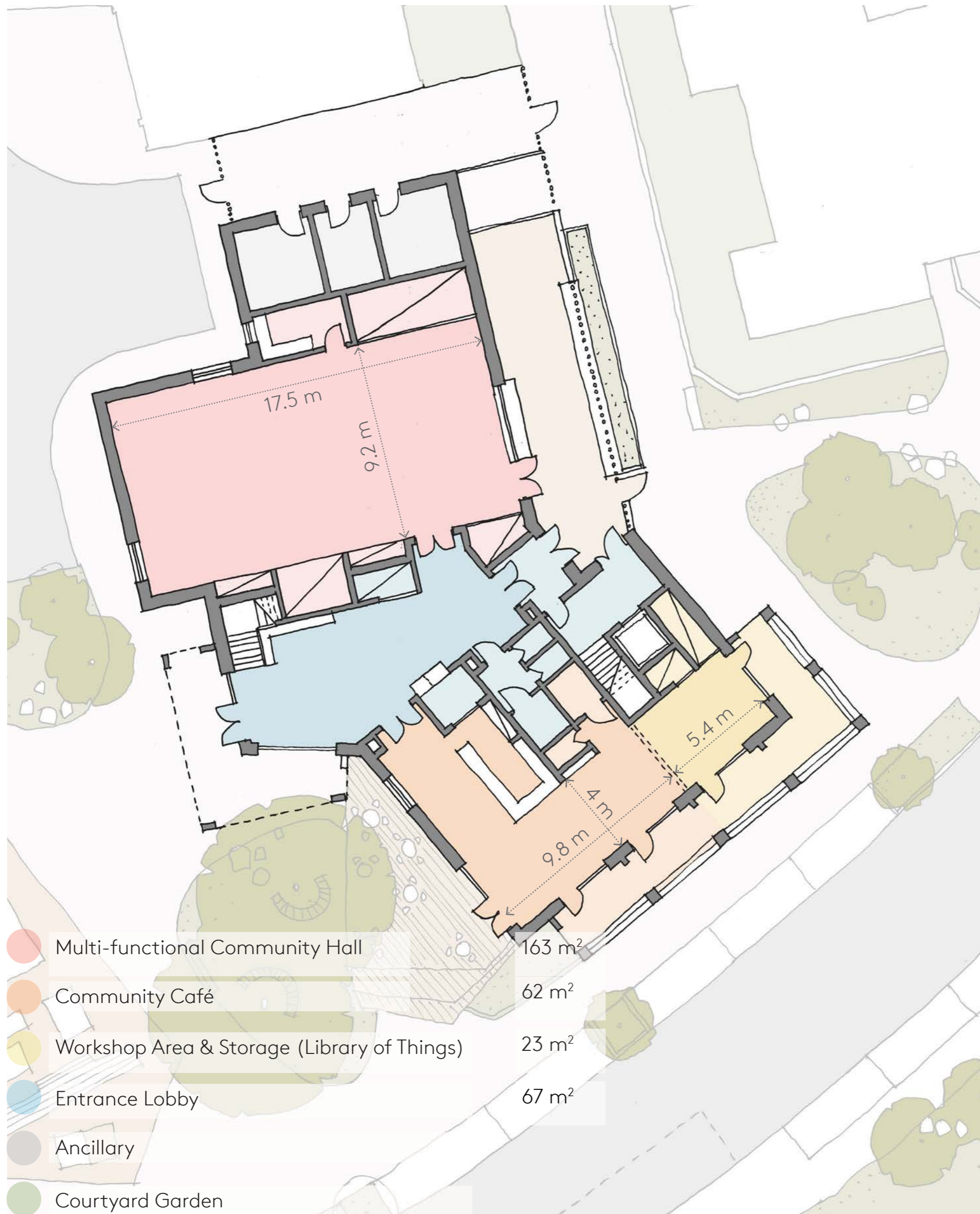
We did: We have refined the design to optimise the number and variety of spaces in the building and maximise flexibility. Spaces can be adapted to be used by different groups at different times.

SUSTAINABILITY

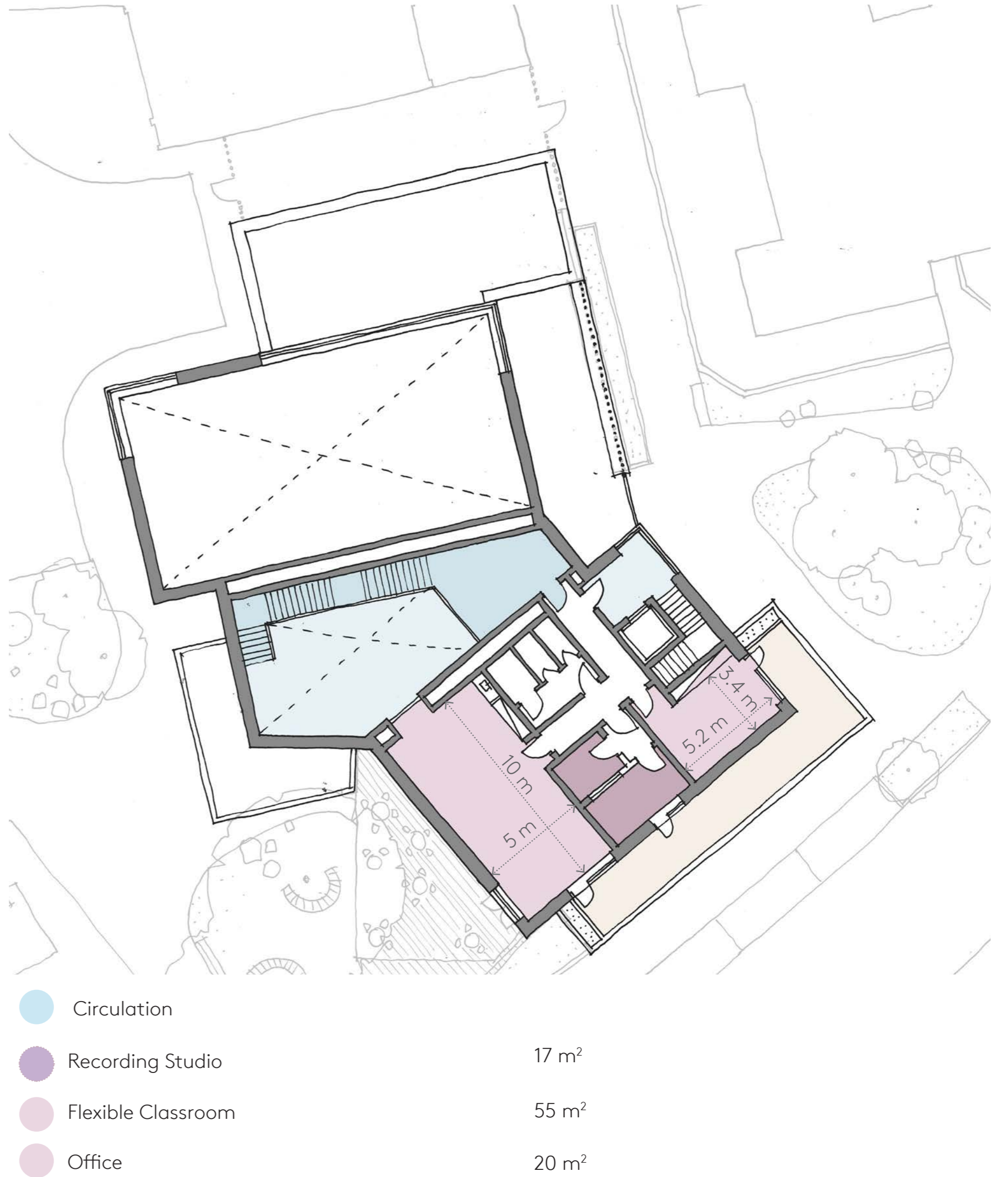
We have integrated sustainable design principles for the internal layouts including:

- Building layout allows for different volumes to be used independently optimising building energy consumption
- Different room typologies maximise flexibility and allow for a variety of uses increasing building longevity
- Windows locations to allow for cross ventilation in every room.

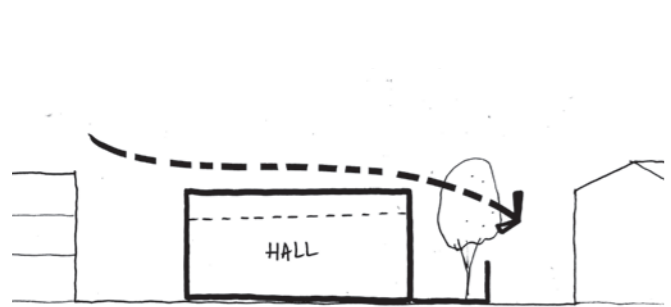
Ground Floor



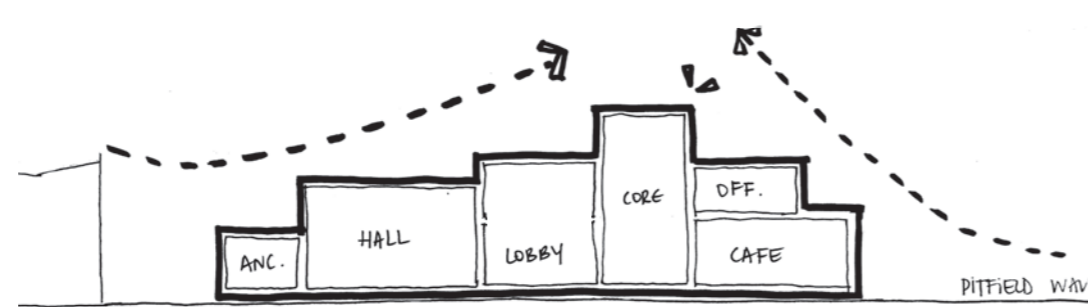
First floor



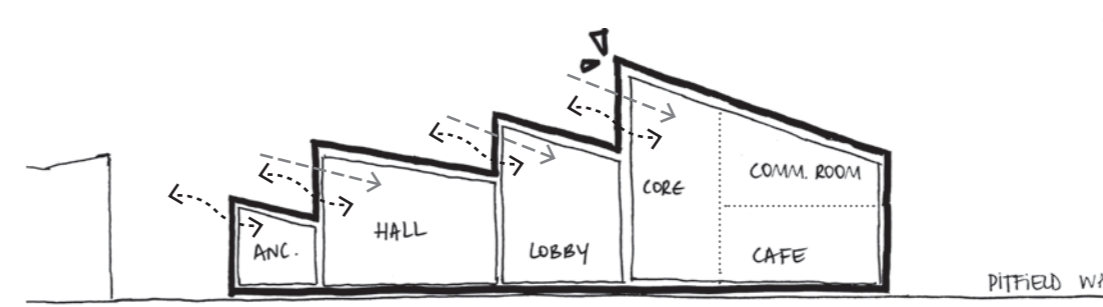
How the building volume has been developed



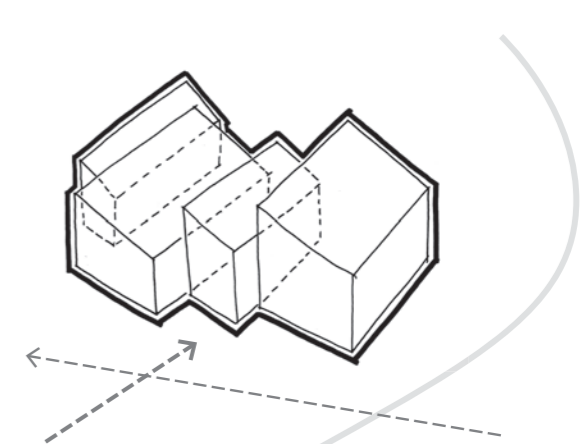
Respectful heights responding to surrounding context.



External heights respond to internal uses growing towards the central core



Express volumes with independent pitched roofs, promoting natural ventilation and indirect lighting



Express four independent volumes with set backs that align with existing routes and respond to surrounding context



Future St Raph's

External materials



You said: "More vibrant colours will be welcomed"

We did: We have prioritised brickwork with a red tone and introduced a texture variation to the brickwork surrounding the high level window.

You said: "Choose materials that are sustainable, durable, easy to maintain and cater to neuro-diverse people"

We did: We have chosen robust materials that are easy to maintain, both internally and externally. Colour and texture will be used carefully as a way finding element to create an include environment.

You said: "Seems very in keeping with what is on the estate"

We did: We have proposed brickwork in a distinct tone so that the new building simultaneously stands out and respects the existing predominant material.

SUSTAINABILITY:

External materials selected to minimise the building's carbon footprint by:

- Using brickwork with lime mortar and pre-cast concrete with anti-graffiti coating as the main facade materials, maximising the building longevity.
- Proposing robust aluminium windows and doors which are easy to maintain.
- Using recycled materials (eg potential re-use of Henderson House brickwork in the landscape)

Principles

1. Clearly express the volumes of the building to define a unique building that stands out



2. Use robust materials that are durable and easy to maintain



3. Ensure a welcoming ground floor that creates active frontages



4. Provide openings in key locations to ensure good levels of lighting for the internal spaces



5. Define a semi-open edge to the garden, with potential to introduce new planting.



Material Palette Strategy



1. Brick for external facade throughout the building
2. Decorative brickwork for corners and main entrance
3. Coloured pre cast concrete for canopy and terrace
4. Composite aluminium windows - colour to match surrounding brickwork
5. Zinc finish for the roof
6. Galvanized railing with PPC finish on garden gate - colour to match window frames
7. Concrete pavers for upper floor terrace
8. Terracotta tiles for ground floor garden space and outdoor space under terrace (spill out from cafe and workshop)
9. Timber deck for cafe spill out area

WESTERN ELEVATION FROM LILBURNE WALK



EASTERN ELEVATION FROM PITFIELD WAY



Future St Raph's Internal materials

You said: "I suggest using strong wood"

We did: We have proposed a robust timber structural system for the roofs and upper floor slab. Solid timber like birch plywood is being considered for joinery units.

You said: "I hope the council will provide professionals to oversee the running and up-keep"

We did: LBB is looking to appoint a professional third party operator with the appropriate qualifications and experience to manage the space. This appointment decision will involve the residents and the SRV.

You said: "Children need space with access to the outdoors"; "New play areas are exciting to hear about"

We did: The community centre includes a secured garden at ground floor and a terrace at first floor. The public realm also provides a wide variety of play spaces responding to the needs of different ages.

SUSTAINABILITY:

Internal materials selected to minimise the building's carbon footprint by:

- Prioritising internal materials which are durable and easy to maintain.
- Expressing the structure internally to minimise amount of materials.
- Using timber as a structural element of the roofs and upper level slabs.
- Promoting the re-use of any available existing furniture and equipment.

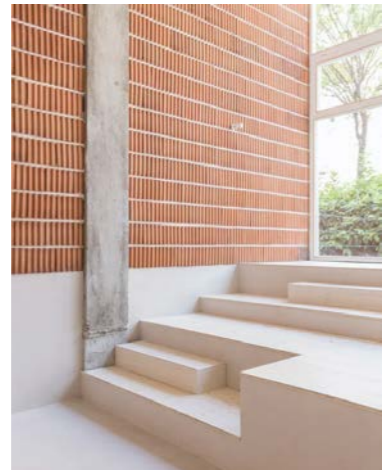
Principles

1. Use and express robust materials to create durable and easy to maintain spaces

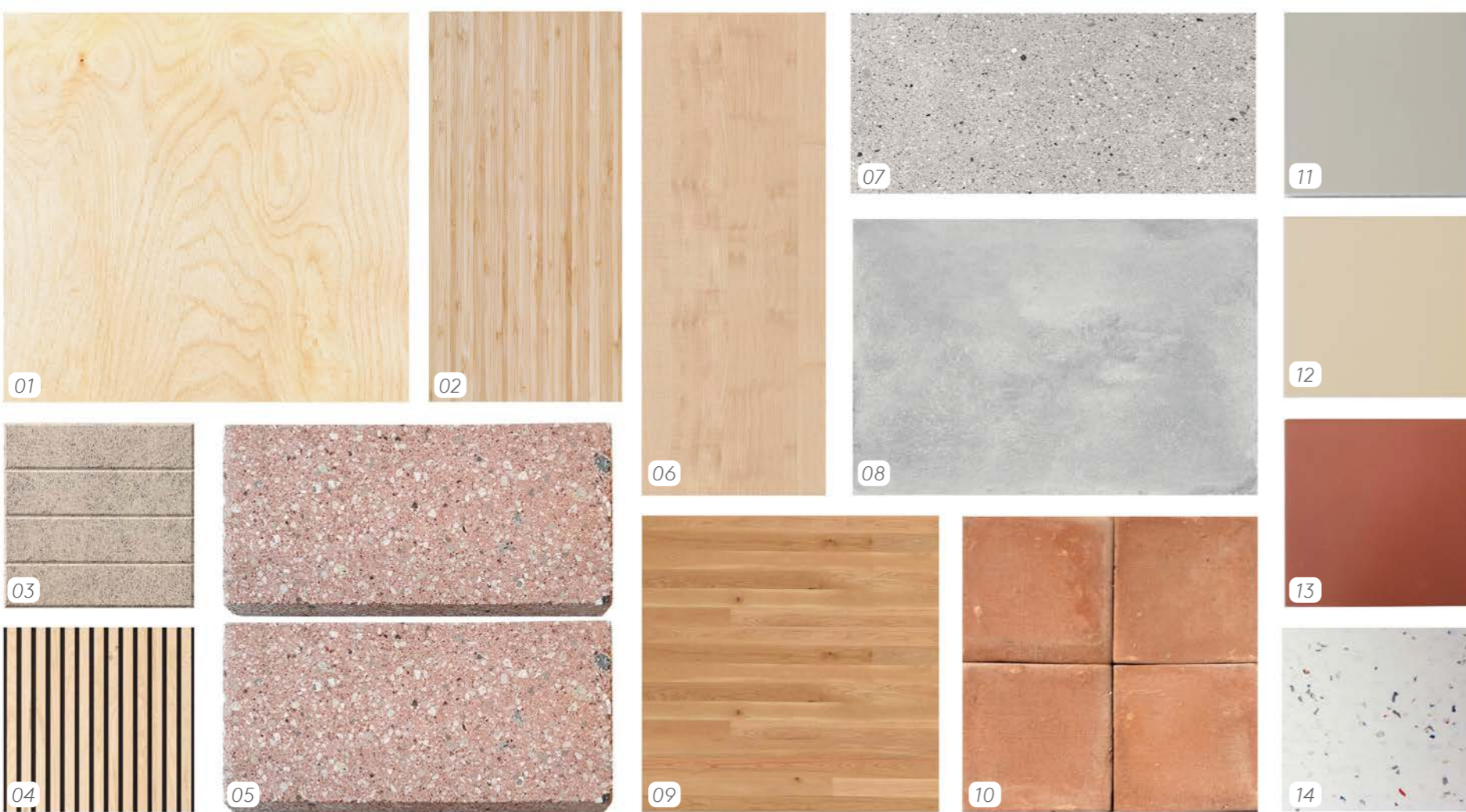
2. Express ceiling structure, potential to use a lighter material like timber

3. Use lighter colours

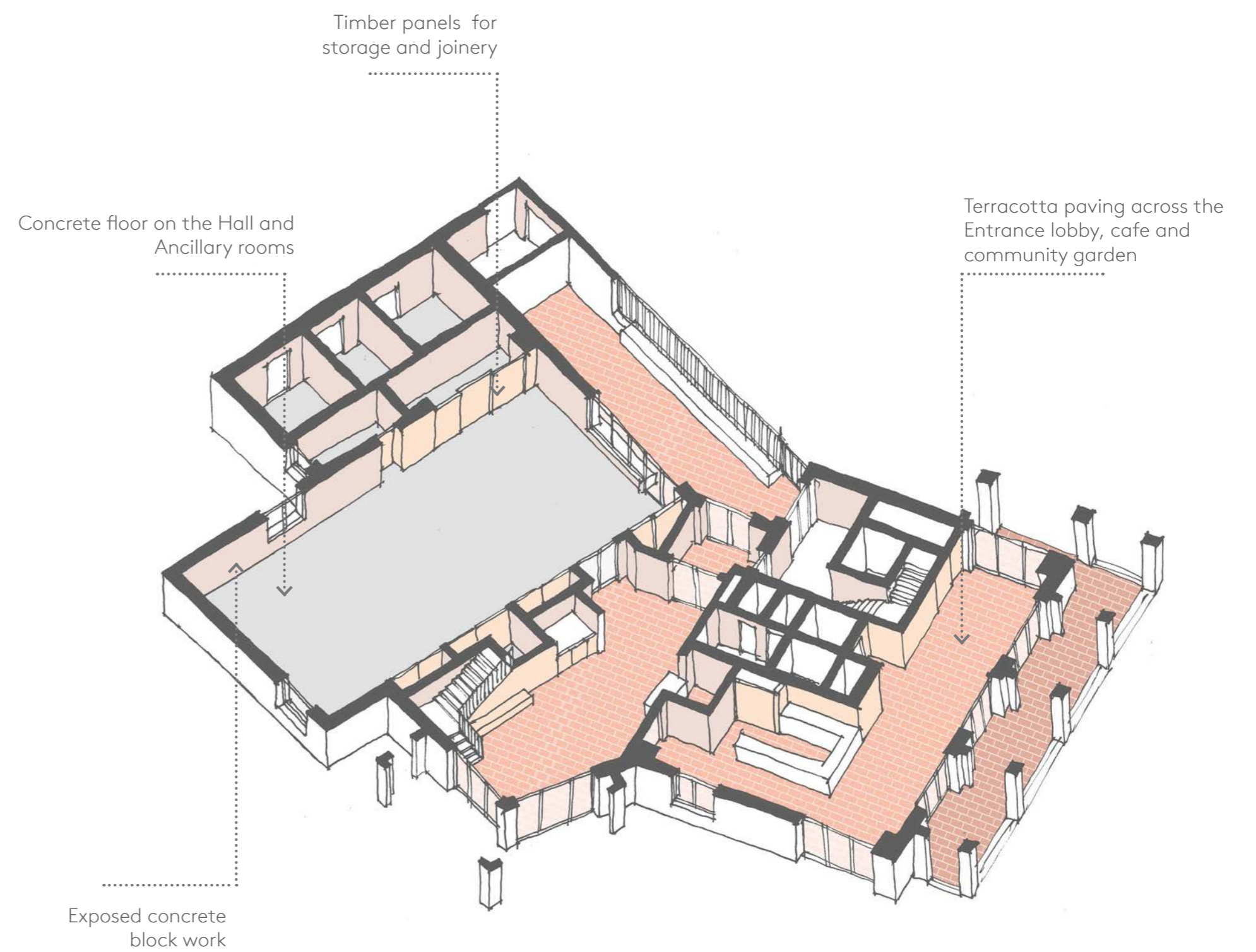
4. Introduce colour in key elements, as a wayfinding element to create an inclusive environment



Material Palette Strategy



1. Birch Plywood for joinery and storage
2. Exposed timber beams
3. Acoustic panels for the walls (Recording studio)
4. Acoustic panel on the ceiling (Lobby, Hall)
5. Exposed Forticrete block work with recycled composition for load bearing walls
6. Glazed internal timber doors - colour TBC
7. Exposed pre-cast concrete lintels
8. Polished concrete floor (Hall & Recording studio)
9. Timber floor (First floor classroom and Office)
10. Terracotta paving (Lobby, Cafe & Workshop)
11. Bathroom Tiles
12. Cafe Kitchen Tiles
13. Cafe Counter Tiles
14. Recycled cafe counter top

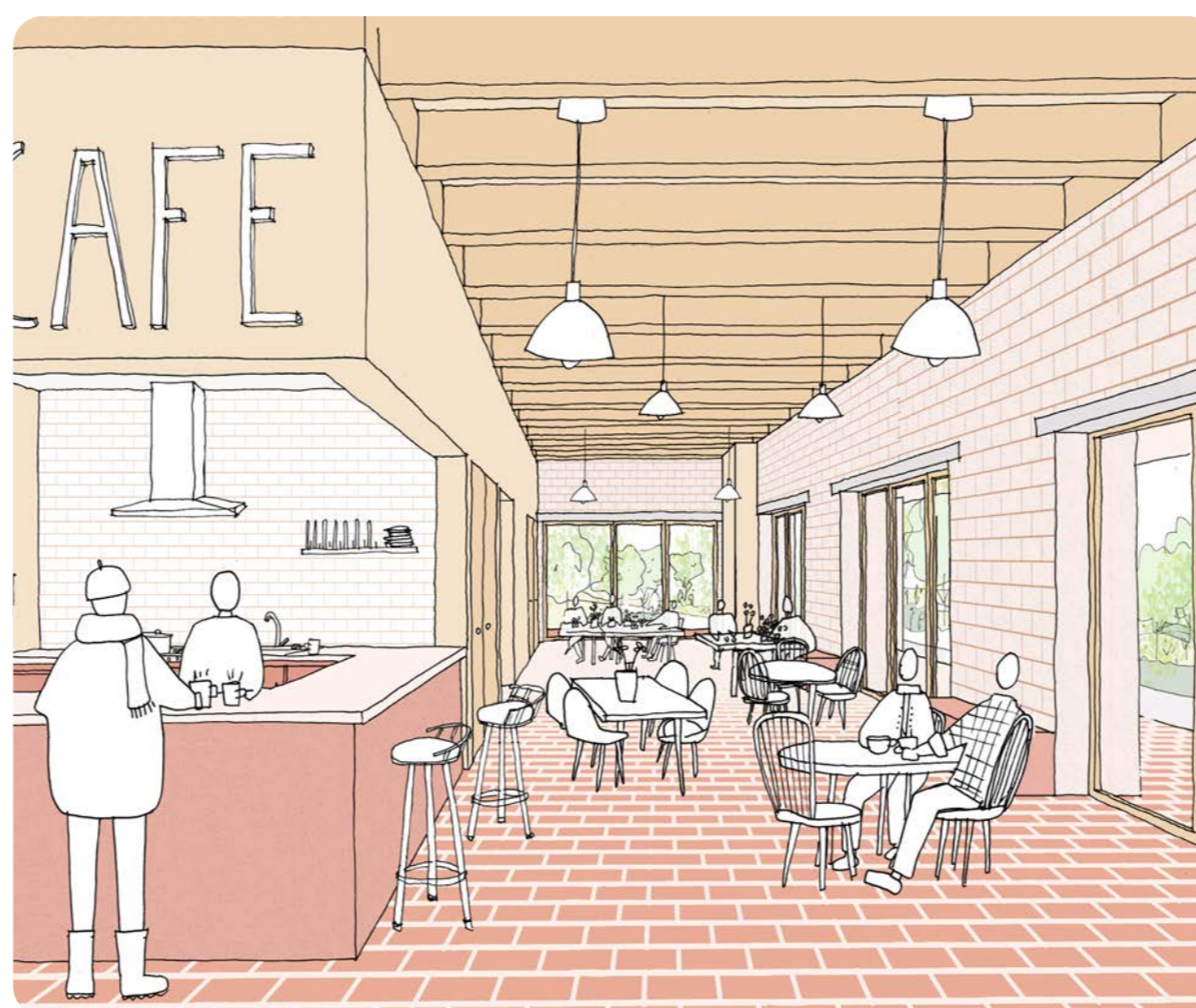


Internal Views



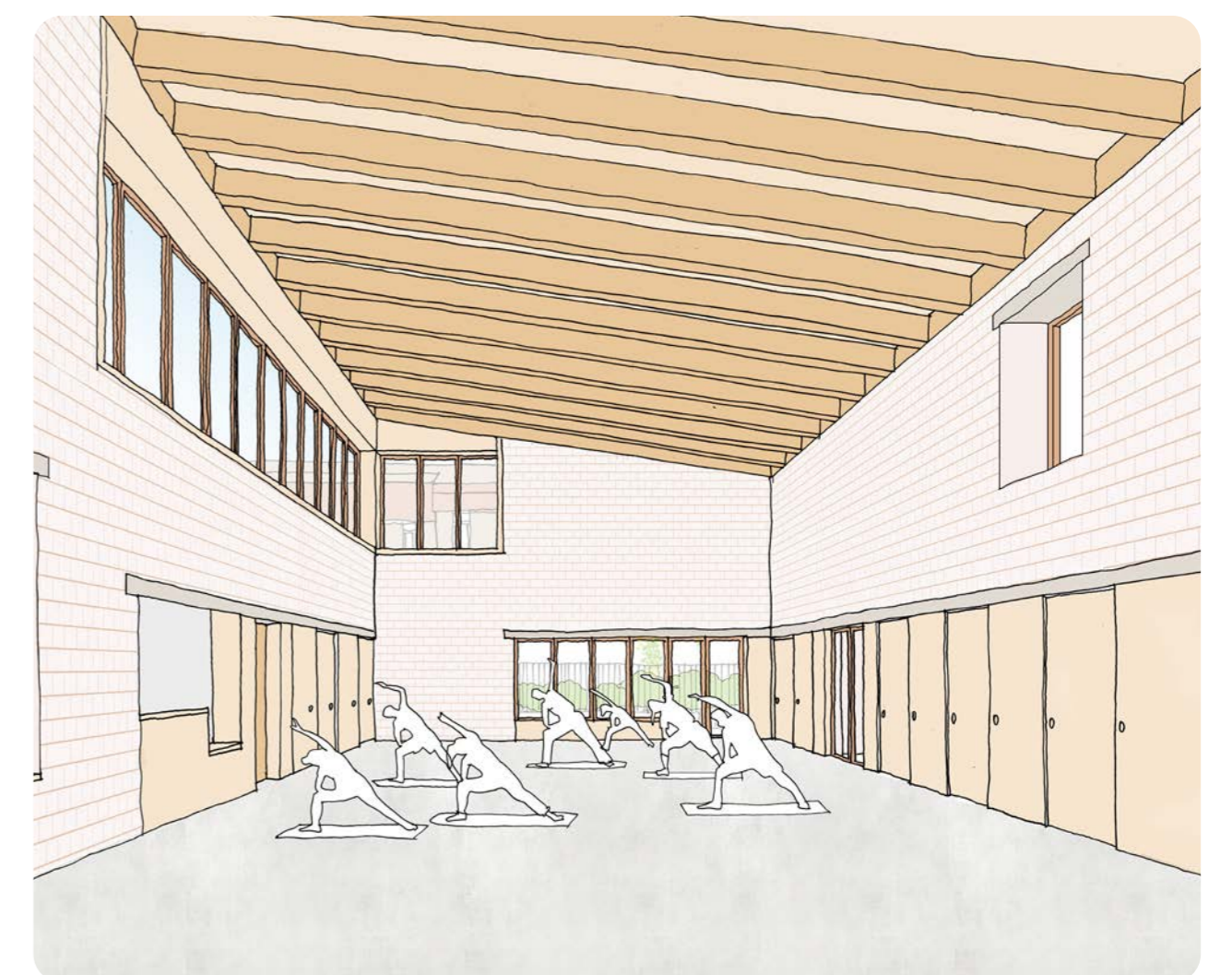
ENTRANCE LOBBY

- Robust materiality and light colours
- Use a different colour or texture as an inclusive wayfinding strategy
- Generous entrance to community hall, cafe and access core.
- Use of clear signage



CAFE

- Large windows and opening to encourage spill out and promote activation of Pitfield Way
- Robust materiality with light colours
- Introduce colour on some elements like signage, furniture or window frames



COMMUNITY HALL

- Express roof structure
- Timber ceiling
- Large high windows
- Large opening to secured outdoor space
- Ensure appropriate levels of light and ventilation that allow for all types of indoor activities

Future St Raph's Public Realm Strategy

8

ST RAPH'S
ESTATE
YOUR HOME
YOUR FUTURE

You said: "Garden needs summer irrigation - drip system?"

We did: Planting will receive ongoing maintenance to ensure it remains in a healthy condition. Plants with low water demand are proposed. Until fully established, new planting will receive adequate watering.

You said: "Too many corners to hide behind and run through - safety concern"

We did: We have designed the spaces to be bright, open and welcoming, placing openings strategically to give good views both in and out and creating a welcoming ground floor that has an active frontage.

You said: "Play area on other side of the road could be dangerous for kids"

We did: Traffic calming measures have been considered as part of the public realm design, including two enhanced pedestrian crossing points with raised tables where the carriageway becomes narrower.

You said: "Ensure public realm and building is accessible for wheelchairs, prams... with wide pavements and no steps."

We did: All routes are accessible for all, designed without steep areas and wide enough for wheelchair users. Urban furniture and lighting are located out of movement routes creating a clear zone of min 1800mm.

Connecting to the Wider Landscape



Emerging Public Realm Principles

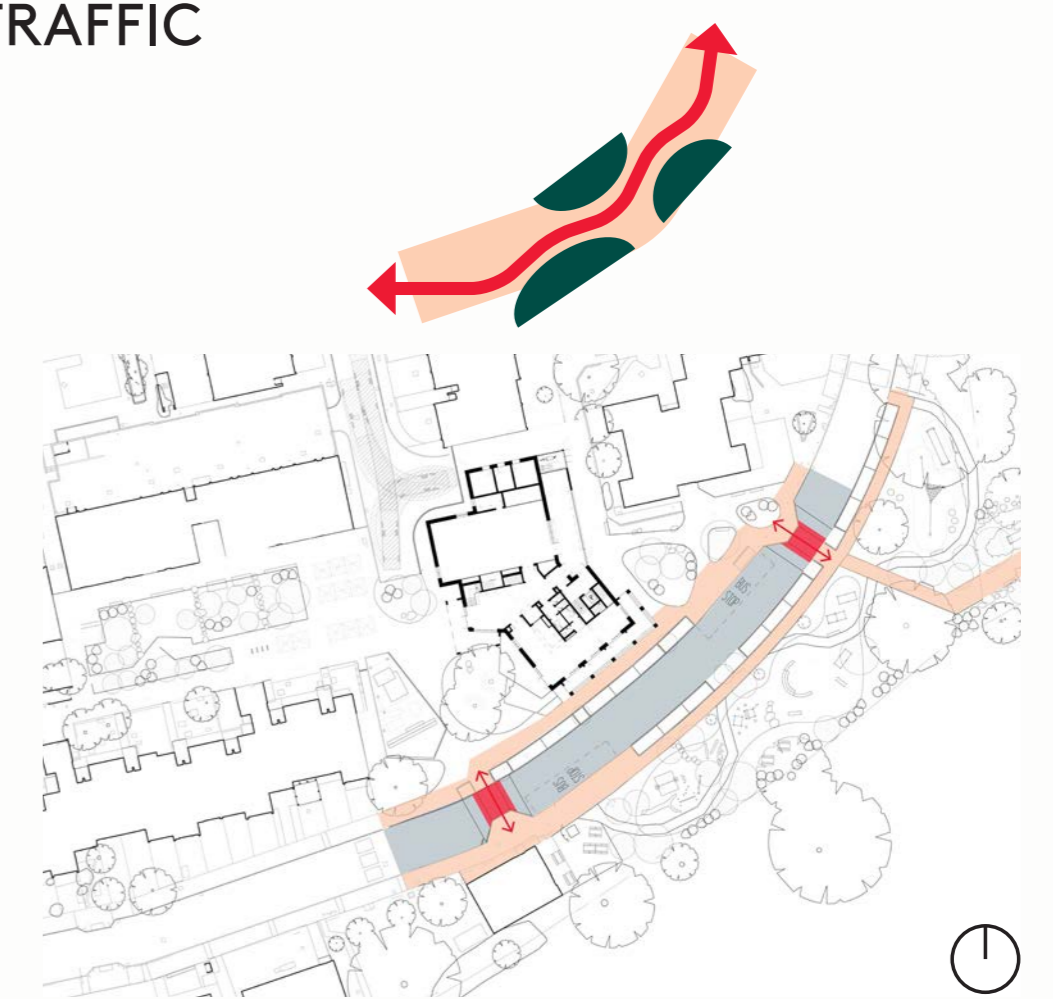
A SERIES OF RAINWATER GARDENS

An enhanced green corridor with new planting. Playful topographic gardens and planted depressions create a continuous system of rainwater atop the culverted Mitchell Brook along Pitfield Way.



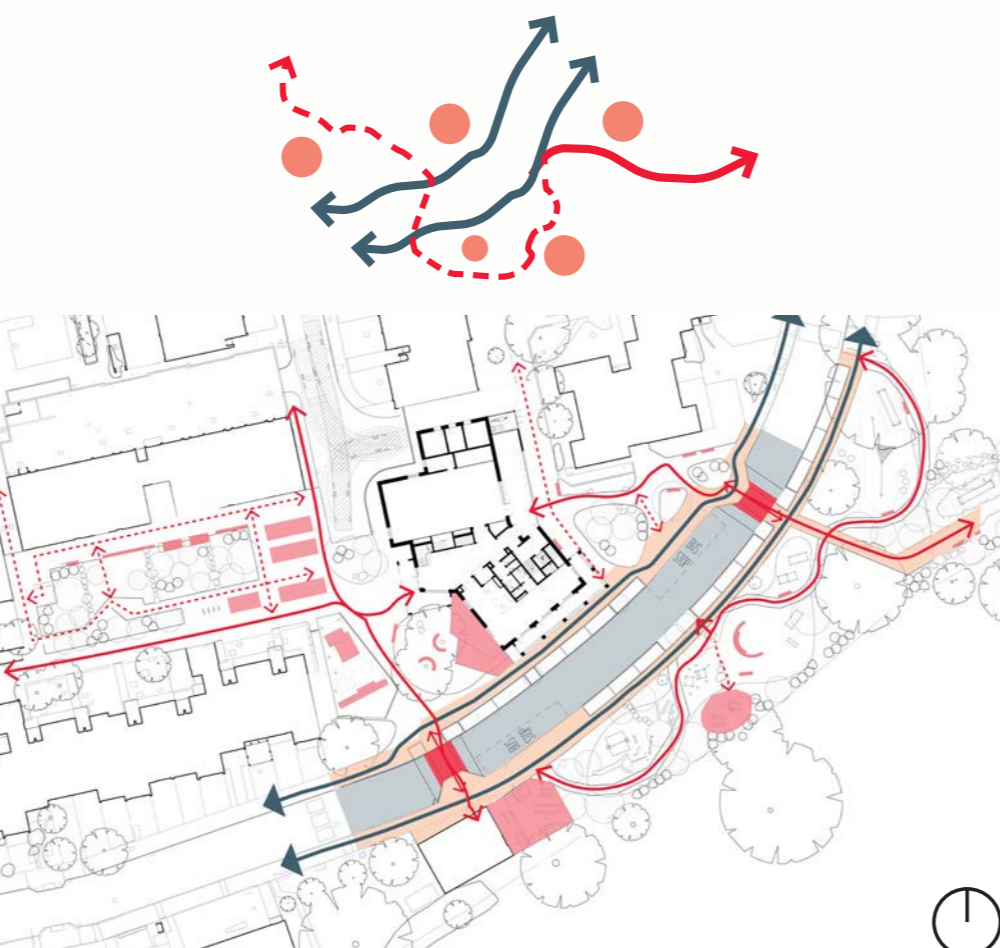
PEDESTRIAN PRIORITY - SLOW TRAFFIC

A safer and welcoming pedestrian-priority environment along Pitfield Way with slower traffic. The road narrows at 2nr locations marking informal pedestrian crossings with planted features.



PLACES TO MOVE THROUGH, GATHER & MEET WITH OTHERS

More joyful pedestrian paths pass through social spaces to casually meet the neighbours, and explore the market square, and the gardens. New routes invite socialising and human interaction.



PLAYABLE/MULTI-FUNCTIONAL LANDSCAPE

Play becomes integrated into the landscape. A great variety of play areas for all ages as well as physical exercise, socialising and eating outdoors creates a permeable social space. Playable elements are diffused across the landscape to provide informal play with minimal sound disturbance.



Future St Raph's Landscape Masterplan

You said: "Would like to see trees and seating areas"

We did: 68nr new trees of varying species will be planted. New benches and various types of informal seating elements are proposed across the public spaces next to the community hub and the well-being area.

You said: "The fruit trees - I think would rot, I don't think many people would pick them"

We did: 9nr fruit trees are proposed on Lilburne Square and the garden next to the community hub. Appropriate management and maintenance plan will be in place involving the local community (links to St Raphael's Edible Garden).

You said: "More green and flowers"

We did: In addition to the play areas, new trees and wildflower planting with pollinator species are proposed. Green areas with natural vegetation offer pleasant routes through the site and inviting spaces to relax.

Landscape Masterplan

The landscape masterplan has been developed to reflect community feedback aiming to create legible, safe and welcoming spaces where locals can gather.

Focus has been given to places for the community, in particular, activity areas, different types of play for all ages and street enhancements to slow down traffic.

Illustrative Landscape Masterplan

MARKET SQUARE



Refurbished Lilburne Square with market stalls and new planting for local shops and local makers.

COMMUNITY HUB SPILL OUT

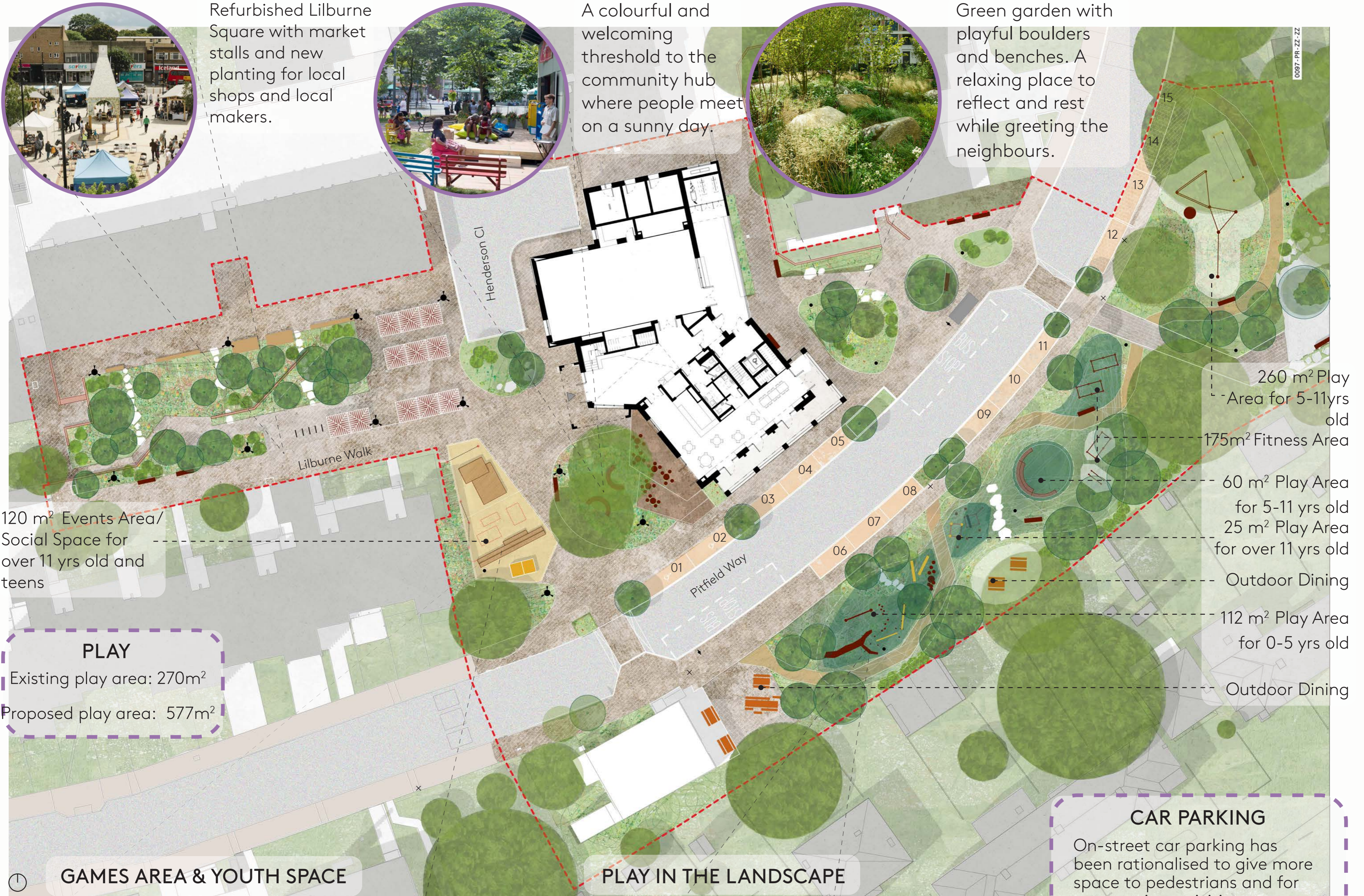


A colourful and welcoming threshold to the community hub where people meet on a sunny day.

GARDEN



Green garden with playful boulders and benches. A relaxing place to reflect and rest while greeting the neighbours.



Active and multi-functional space featuring playful and colourful interventions for sports, games and occasional performances



A trail of play and physical exercise areas within the soft landscape. A series of places that invite curiosity and exploration.

Materiality



Brick Paving



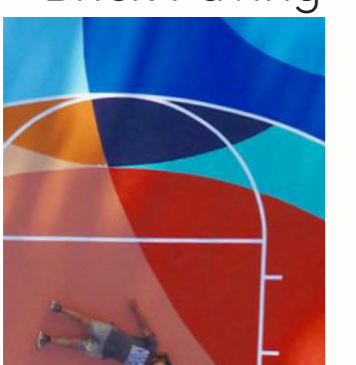
Brick Paving



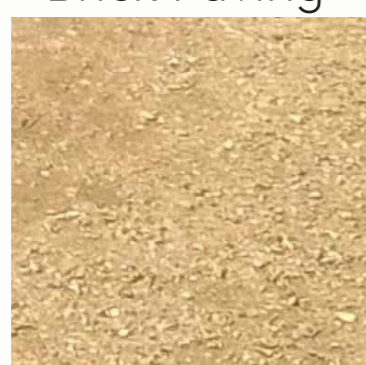
Reclaimed Brick



Tegula Block



Coloured Tarmac



Self-binding Gravel



Timber Deck

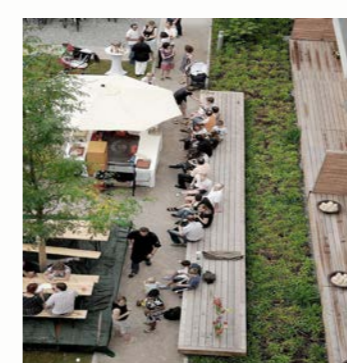


Stepping Stones

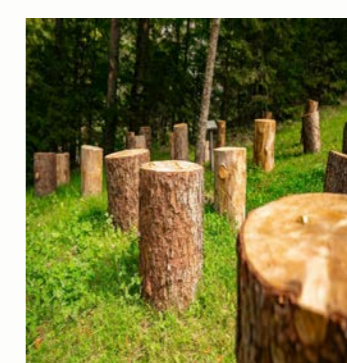
Urban Furniture & Lighting



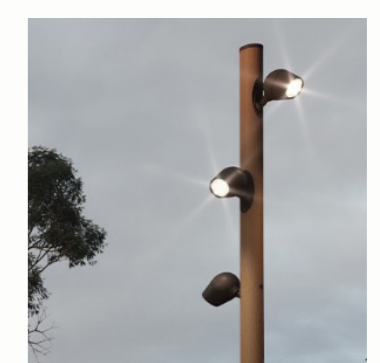
Bench with Backrest



Wide-Deck Bench



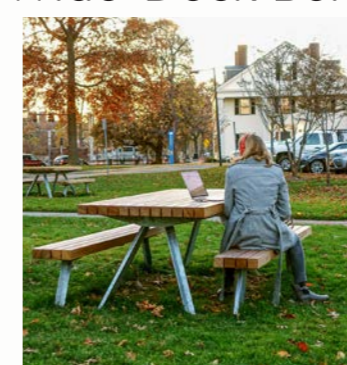
Tree Stumps



Multi-spot Light



Circular Bench & Tree



Picnic Table



Stage



Post-top Lantern

Landscape View 01: Urban Character



The area to the entrance of the community hub creates a place for seating, for pedestrians and better connects the new youth and sports area with the community hub and the refurbished market square.

The seating features are placed in such a way to promote greetings, informal encounters, supervision and a welcoming place.

Key Plan



Landscape View 02: Playable Landscape



A series of rainwater collection areas with different types of planting, play and fitness. A more natural soft landscape area where people meet, exercise, play.

A planted buffer reduces the noise and creates inviting places for outdoor eating and gathering.

Key Plan



TYPES OF PLAY, PHYSICAL EXERCISE & OTHER PROGRAMME

Designated play for 0-5yrs old and 5-11 yrs old

Somewhere for kids to climb, balance, swing, jump and explore under supervision.



Play for 0-5yrs: 112m²
Play for 5-11 yrs: 320m²

Informal Playable Landscape

Somewhere for young kids to jump, explore, run around, and play hide and seek in nature.



Playable Landscape: 512m²

Designated play for over 11 yrs old /youth area

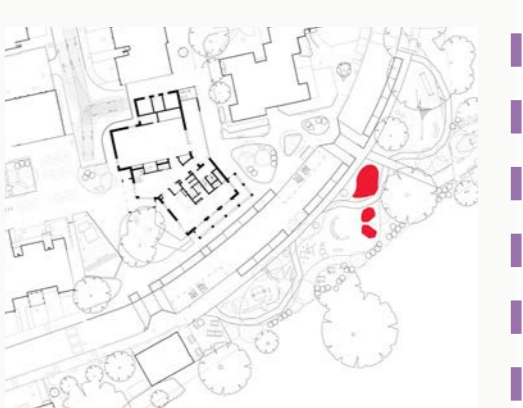
Flexible and open games area next to Community Hub. Space also used for informal games and occasional events.



Games Area: 120m²
Play over 11 yrs: 25m²

Fitness Trail

Somewhere for everyone to exercise either individually or in groups close to nature.



Equipped Fitness Area: 175m²

You said:
"There are limited parking spaces already"

We did: The relocation of parking spaces along Pitfield Way will significantly improve the public realm in the area and contribute to a safer pedestrian environment.

You said:
"Worried about cars parked on the street getting smashed by cars driving."

We did: Slowing the traffic is a key measure to make the community hub a key part of a wider green link between Brent River Park and Brentfield Road Open and a safe, active and welcoming journey for pedestrians.

You said:
"Leave the park and green grass and trees there"

We did: The landscape proposals include the re-provision of any green area loss with spaces of higher quality and ecological value, biodiverse species and seasonal variety. Key trees will be retained.

SUSTAINABILITY:
The landscape and public realm design of the community hub has been planned from the outset to:
Maximise the use of soft and unsealed surfaces;

- Provide enhanced biodiverse ground flora planting;
- Incorporate greening elements that mitigate the urban heat island effect;
- Reduce air and noise pollution;
- Work along the drainage strategy requirements.

Trees

The landscape strategy focuses on improving and increasing local biodiversity and existing grassland. As shown opposite, the soft landscape strategy introduces varying ground flora, new street trees to increase the existing tree canopy coverage, and non-native species to protect against disease and climate resilience. In total, 68 new trees are proposed with species that directly respond to the existing local tree palette.

Only 2 existing trees will be removed, which have been identified as poor quality.

*SuDS - Sustainable Urban Drainage System
A method for minimising surface water run-off in built-up areas, by replicating natural water systems such as ponds, wetlands and swales.



LIGHTING

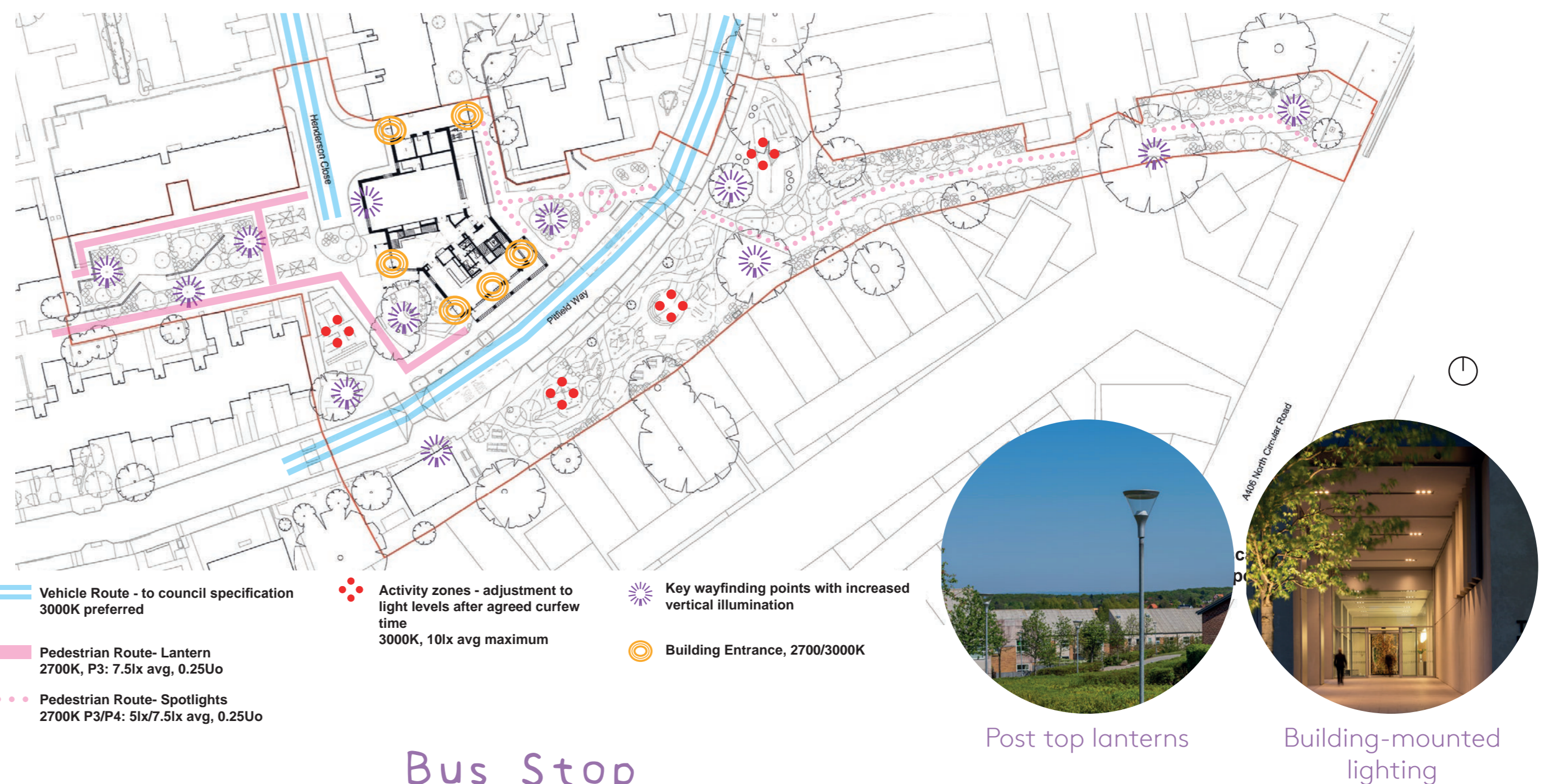
Suggested lighting levels have been determined based on British Lighting and good practice guidelines.

Colour Temperature

Warm white lighting will be used across the development. Very warm white light will be introduced within the park area to minimise negative impacts on local ecology, as well as for building entrances and lobbies.

Community Hub

Lighting for the new Community Hub building has been designed to make the building easily visible and welcoming after dark, by introducing entrance lighting and accent lighting in different areas including planting and vertical building surfaces. Lighting from building canopies overhead will also help illuminate the public realm, helping to maximise safety.

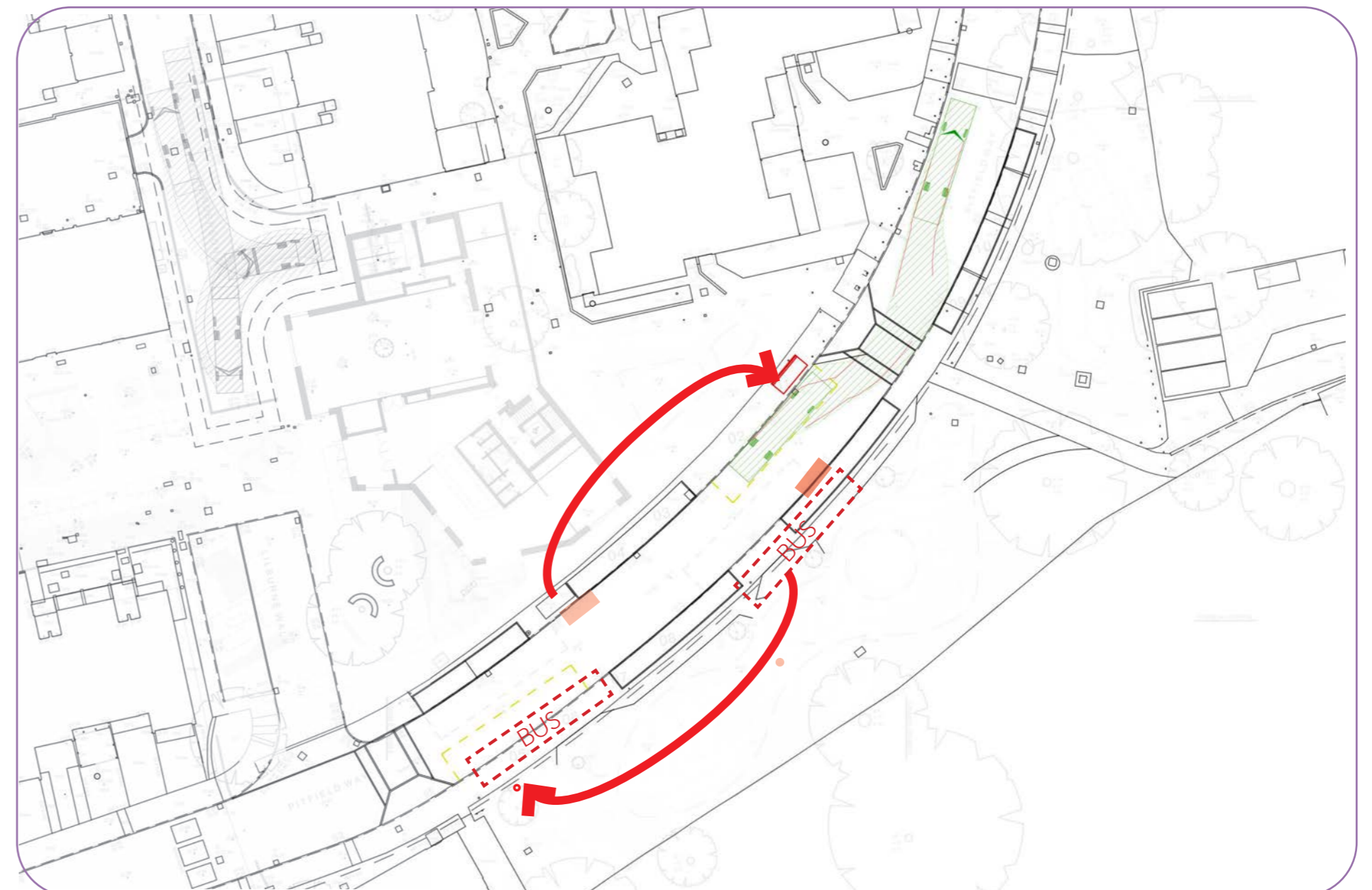


Parking



The removal of the two areas with parking spaces, identified as A & B (24 spaces) is necessary to make meaningful improvements to the public realm in front of the community hub entrance. There will be a re-provision of 15 parking spaces, including 2 accessible parking bays. This approach aims to secure maximum public realm enhancements, ensuring that lengths of parking are not excessive and are broken up by planting and open space to ensure Pitfield Way does not feel car dominated in this location.

Bus Stop



By swapping the eastbound and westbound bus locations on Pitfield Way, this significantly improves road safety. The proposed widening of the pavement immediately in front of the relocated bus stops will prevent cars and bicycles cutting across the front of a departing bus, and provide pedestrians and bus passengers a safer opportunity to cross the road in front of a stopped bus. The relocation also permits the two proposed blue badge spaces to be located on Pitfield Way as close as possible to the entrance of the community hub.

Future St Raph's FAQs and Next Steps

12

FAQs

What happens next?

All of the drawings and planning documents including reports are available to the public on the planning portal. All properties within 100 metres of the site will also be sent notifications by Brent Council, inviting comments and feedback. You can provide your comments to the Planners before Councillors make a decision on the planning application. The formal consultation process on the planning application normally lasts 21 days.

What documents and reports are included in the planning application?

Please see board 2 (phase 1) for the types of documents that will be submitted as part of the planning application.

Key documents include: the Design and Access Statement, Sustainability Strategy, Transport and Noise Impact Assessments, Landscape proposals and Statement of Community Involvement.

Once the planning application has been submitted and validated, residents will be notified via the resident newsletter with details on how to provide your comments.

What are the expected timescales for the construction works?

We estimate that the timescales needed to build the new community hub are 24 months, on the basis there are no construction delays.

What are the plans for the management of the new building and how will residents be involved?

Brent Council have consulted internally and with St Raph's Voice on this. We are looking to appoint a third party operator to manage the space, which will be a practical approach to ensure the new facilities are secure and well maintained.

However, we want residents to stay involved in how the space is run. Once the outcome of the planning application has been determined, we will ask residents for input and ideas to be considered as part of the tender information to secure an operator.

What else is happening as part of the Future St Raph's programme?

We are awaiting the outcome of the planning application for Phase 1 proposals and will notify residents once a decision has been reached.

As part of the wider estate improvements programme, Brent Council are due to commence with improvement works at Tillett and Overton Close including pavement reconstruction, bollards and posts, and vehicle crossing scam warning works commencing in late September 2023.

How will residents hear about what is happening and how can I get involved?

Brent Council will continue to provide updates on the status of Phase 1 and the Community Hub planning applications through the resident newsletters. We will also continue to hold weekly drop-in sessions at Henderson House every Wednesday between 10am-2pm. Residents can also get in touch with any queries using the contact details below, or for questions about housing, please email: NewCouncilHomes@brent.gov.uk.

Your Feedback

We want to hear your views on the design proposals! Please respond to our feedback forms available, or scan the QR code below to access the online survey. To visit our website, use the URL link below or scan the QR code below.

Scan me for the
online survey



Scan me for the Future
St Raph's website



Take Part in a Creative Competition Imagining What St Raph's Could Look Like in 100 years' time!

Karakusevic Carson Architects and Brent Council are launching a creative competition with prizes for the top 3 winners, inviting residents to imagine what St Raphael's Estate could look like in the future. Entries are welcome from all ages and abilities, using any media. We are keen to see creative and imaginative ideas, taking inspiration from the design proposals for the new St Raph's Community Hub.

The competition will be launching on **Saturday 30th September from 12-3pm (outside Henderson House)** with a workshop led by local illustrator Kayleigh De Sousa to help you create your artwork! Drawing and crafting materials will be provided. Please hand in your entries on the day to a member of staff, or at the Henderson House drop-ins on Wednesdays anytime from 10am-2pm. For more details about the competition and how to submit digital artworks, please visit <https://www.futurestraphs.com/>



Questions, comments or want to get involved? Get in touch...



Your community engagement officer, Charlene Johnson, will be available to answer any questions which you have about the development proposal and the planning submission.

You can email straphs@brent.gov.uk

Or call/text Charlene on **07776665226**



PPCR associates are your ITLA (Independent Tenant Leaseholders Advisory). They help organise the St Raphael's Voice group, who are your local resident steering group.

You can get in touch with PPCR at info@ppcr.org.uk

and the St Raph's Voice at thestrapsvoice@gmail.com, or ask a member of Brent staff for more information.