

RACECOURSE TOGETHER



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INTRODUCTION

An overview of the project

Racecourse Together is a project that aims to create new or enhanced community space on the Racecourse Estate. The project is intended to deliver community benefit within a short timeframe as part of a longer term ambition to establish permanent community infrastructure on the estate. The purpose of this document is to define and site the project through engagement with local residents and stakeholders and through spatial analysis of the estate.



CONTEXT

Location, historic, socio demographic

LOCATION

The Racecourse Estate is located in Northolt Mandeville ward on the Northern egde of London Borough of Ealing where it borders with London Borough of Harrow and London Borough of Hillingdon. For the purpose of this study, the estate is taken to be the area bounded by Mandeville Road to the South, East, by Eastcote Lane to the South, West and by the railway line to the North.

HISTORIC

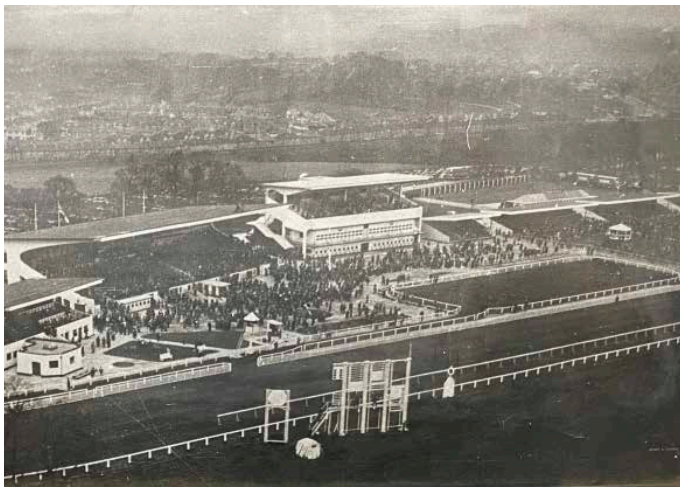
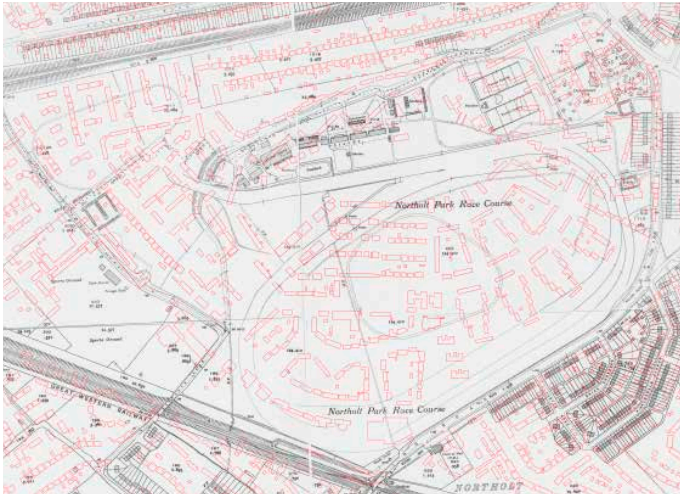
The South Harrow and Roxeth station opened in 1926 and gained its present name in 1929 when the Northolt Park racecourse opened as the celebrated national centre for pony racing. The racecourse closed due to the war, after which Ealing council compulsory purchased the site for its own council-house building programme. Harrow council also claimed part of the site. In 1951, the first 64 houses were built in the north-west of the site. In 1955, the grandstand was demolished and in 1956, housing was built at Newmarket Avenue. Ealing council eventually built around 1,200 homes on the Racecourse estate and Harrow council contributed another 200.

SOCIO DEMOGRAPHIC

The Racecourse Estate covers a large area as noted above. It is estimated that there are over 2000 households on the estate. It includes two parks, a number of institutions and a wide range of building typologies and forms of housing. As it isn't a legislatively defined area, such as a borough, ward or a specific housing estate, accurate data on the population of the estate as a whole and its socio demographic make-up doesn't exist. In developing this report, studies such as a census by Petts Hill primary school and London Borough of Ealing's Northolt Park Leaseholder's Diversity Survey have been reviewed.

COMMUNITY INFRASTRUCTURE

See plan of local stakeholders and institutions overleaf.



Historical overlay, 1933 and 2022
Construction of Newmarket Avenue, 1956
The Racecourse, 1933

CONTEXT

Planning context

EALING LOCAL PLAN

Ealing's new Local Plan will guide future development over the next 15 years and is a key document used for making decisions on planning applications. The new Local Plan was published for Regulation 18 Consultation in November 2022

VISIONS FOR NORTHOLT

Racecourse Together is a Visions for Northolt project. Visions for Northolt is a community engagement and regeneration programme that is putting local people in the driving seat of change. Its aim is to ensure that future investment in Northolt reflects the priorities, needs and aspirations of the local community. In 2021, over 300 local residents and businesses helped to develop a community-led vision for the future of the area. London Borough of Ealing and the Visions for Northolt team are now working with local people to deliver this vision. Find out more at www.visionsfornortholt.co.uk

NEW DEVELOPMENTS

Dabbs Hill
Planning permission ref: 194996FUL for: Construction of 149 residential units, predominantly 1 and 2 bedroom flats, ranging in height between one and four-storeys, with associated hardstanding, car parking, landscaping and boundary treatment works. Due to complete 2023.

Sussex Crescent
Planning permission ref: 221003FUL for: Demolition of the former social club and redevelopment to provide a 4 storey building comprising 26 flats (Use Class C3) with associated on-street disabled parking, cycle storage, refuse and recycling storage, amenity space, playspace, landscaping and other associated works (Regulation 3 Council's own development). Started on site Spring 2023.

Mandeville Parkway
Planning re: ref:224817FUL for: Development to provide a total of 106 self-contained residential units comprising construction of three blocks of flats (ranging from five to nine stories) and a three-storey terrace of dwellinghouses (following demolition of garages and clearance of four land parcels); hard and soft landscaping with play space and landscape improvements to Mandeville Parkway; provision of hardstanding parking areas; and associated ancillary; and enabling works. (Regulation 3 Application by London Borough of Ealing). Planning submitted 15th November 2022. Status pending. www.MandevilleParkway.co.uk

OPTIONS PAPER

An options paper prepared by London Borough of Ealing was issued as part of the brief for Racecourse Together. The options paper asked that the study consider the installation of a stand alone modular unit such as a converted container that would serve as a community room and suggested sites for its location. See supporting documentation for review of this proposition.

- COMMUNITY GROUPS / INITIATIVES

A1 Allotments Society

A2 1st Northolt Sea Scouts

A3 Northolt Village Rest Garden

A4 Friends of Islip Manor Park

A5 Trees For Cities

A6 Northolt Village Residents Association

A7 Conversation Area Advisory Panel
- COMMUNITY CENTRES / HUBS / FACILITIES

B1 Northolt Housing Hub

B2 Islip Manor Community Centre

B3 Northolt Lesuire Centre & Library

B4 Northolt Village Community Centre

B5 Smith's Farm Community Centre

B6 South Ruislip Community Centre

B7 Greenford Community Centre

B8 Rectory Park Community Centre

B9 1st Northolt Sea Scout Group

B10 SKLP Sports & Community Centre

B11 Northolt Library
- CHILDREN'S CENTRES

C1 Children's Centre

C2 Islip Manor Children's Centre

C3 Limetrees Park Children's Centre

C4 Northolt Park Children's Centre
- SCHOOLS

D1 Northolt High School

D2 Willow Tree Primary School

D3 Gifford Primary School

D4 Downe Manor Primary School

D5 St Raphael's Catholic Primary School

D6 Alec Reed Academy

D7 Belvue Primary School

D8 Greenwood Primary School

D9 Wood End Primary School

D10 John Chilton School

D11 Petts Hill Primary School
- RELIGIOUS INSTITUTIONS

E1 Dawoodi Bohras of London

E2 Northolt Park Baptist Church

E3 St Marys C Of E Church

E4 Saint Joseph the Worker Parish Church

E5 Northolt Sunni Masjid

E6 Saint Bernard's Roman Catholic Church Northolt

E7 St Barnabas Northolt Park

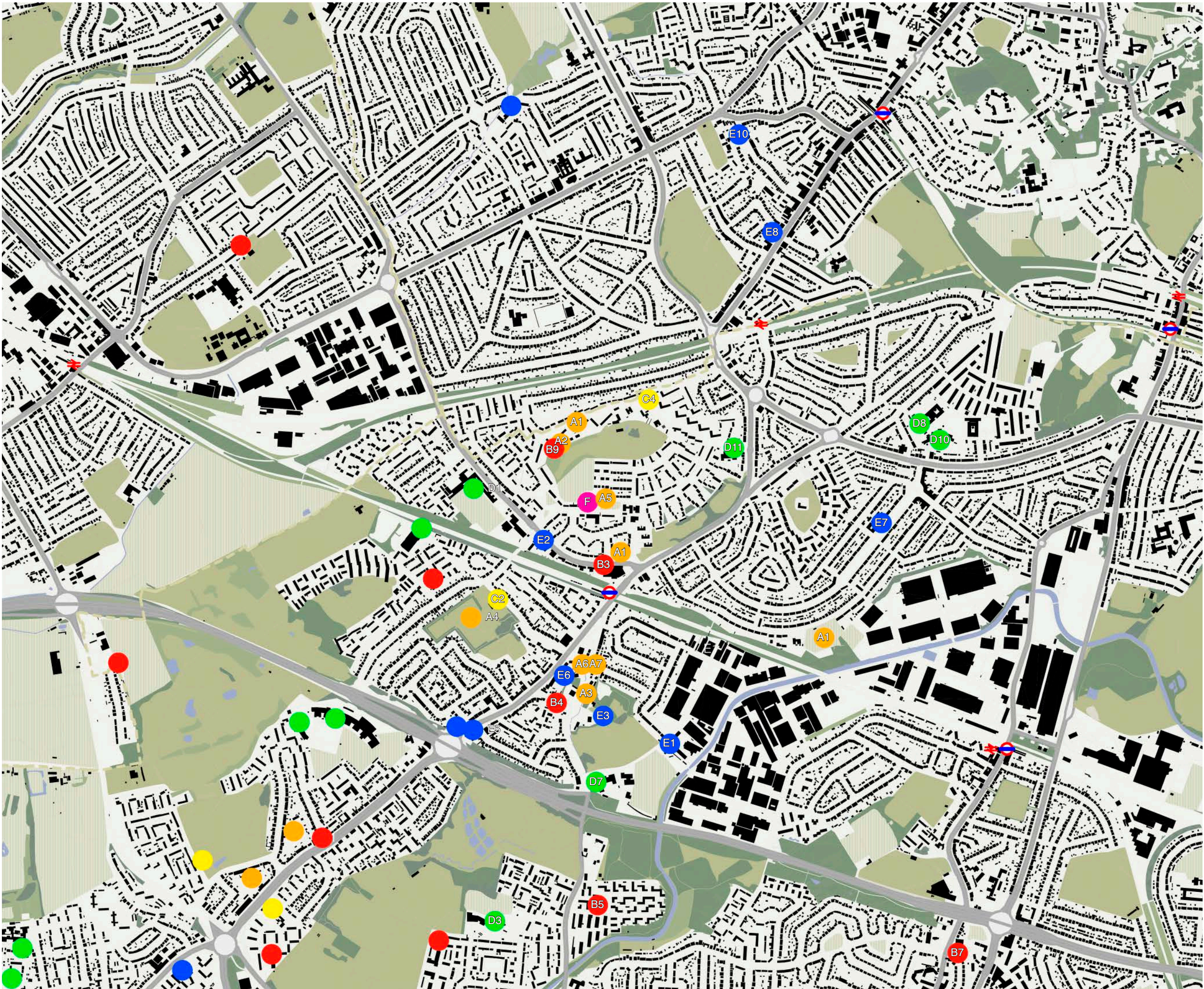
E8 St Gabriel's Church

E9 St Andrews Church

E10 St Paul's C of E

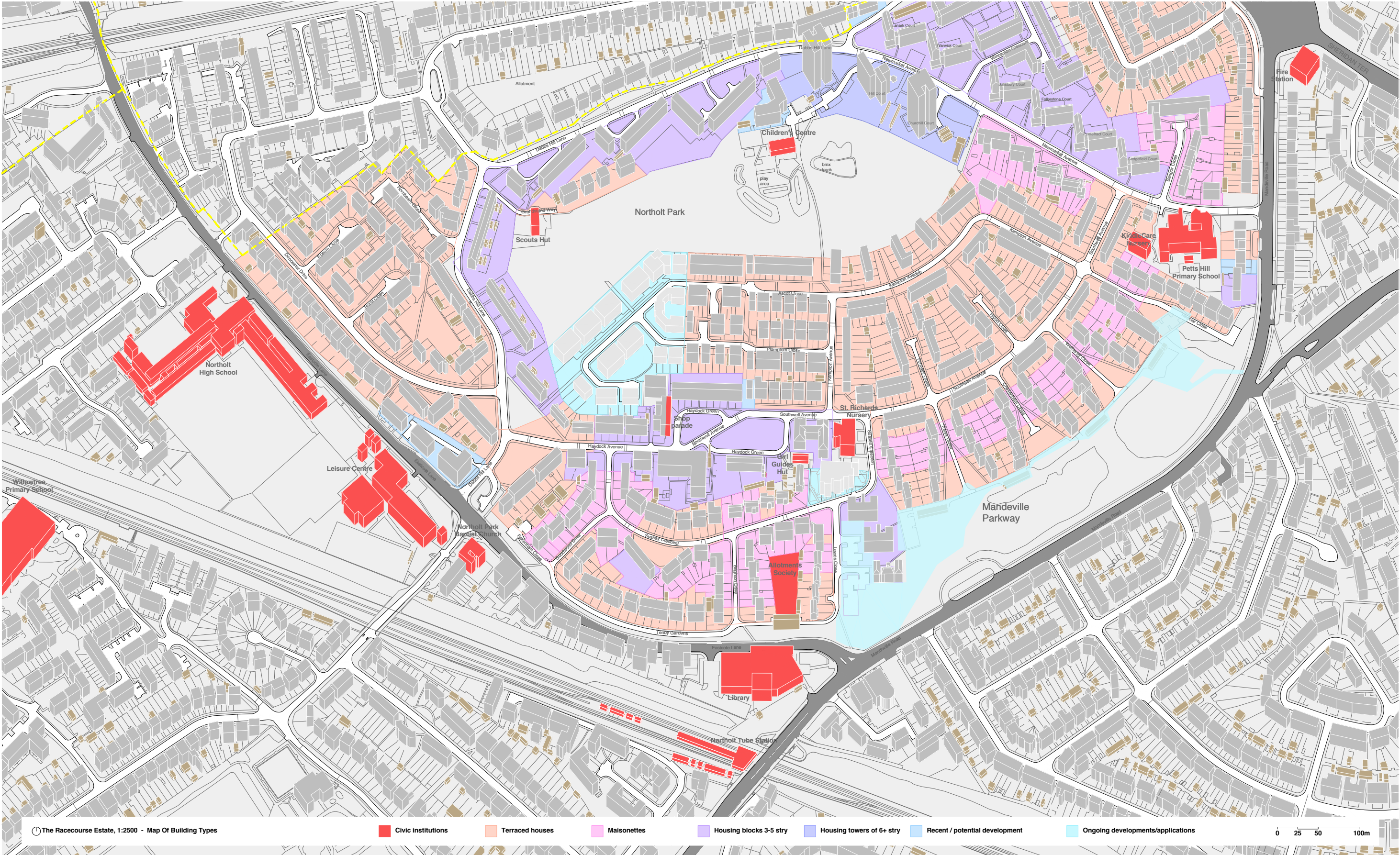
E11 Ealing Trinity Methodist Circuit
- LOCAL BUSINESSES

D Shop cluster, Racecourse Estate



THE ESTATE

Spatial analysis



THE ESTATE

Spatial analysis - building typologies

The streets between Northolt Park and Mandeville Parkway and on the East and West edges of the estate are predominantly lined with two storey, brick, semi detached houses with generous front and back gardens. A number of these are maisonettes which have the same form and massing as the terrace houses but have external stairs to access the first floor.

Northolt Park and Newmarket Avenue are lined with 3-5 storey housing blocks, and at the East of the park there are three high rise blocks, Hill and Churchill Court.

Recent and ongoing developments include the construction of 149 new units at Dabbs Hill and the completion of Catterick House adjacent to Northolt Park.

There are numerous ancilliary buildings across the estate such as bin stores, garages and pramsheds.



Ancilliary buildings, Terrace housing, Maisonettes, New build at Dabbs Hill, 3-5 storey housing block, High rise housing block

THE ESTATE

Spatial analysis - green/ open spaces



THE ESTATE

Spatial analysis - green/ open spaces

The estate holds two large parks, Mandeville Parkway to the South and Northolt Park at its centre. Ealing Council Parks team are developing wider proposals to improve Northolt Park, in accordance with the S106 agreement for the Dabbs Hill development. Alongside these large open spaces, there are expanses of open green spaces around the 3-5 storey housing blocks and the high rise housing. The terrace housing across the estate has generous front and back gardens. The streets are wide and looping and the street corners are open, green and publicly accessible. Desire lines often cut across these distinctive corner plots. Haydock Green is a defined and centrally located green square in front of a parade of shops. There are many mature trees across the estate, particularly around the parks, along the avenue to the North of the estate which was the entrance to the Racecourse and at Haydock Green.

Trees for Cities (<https://www.treesforcities.org/our-work/urban-trees/racecourse-estate>) have been working with local residents since December 2017, when they first raised funds for tree planting. They have worked with local nurseries, schools, diverse faith communities, scouting groups and the local fire brigade. So far, 196 standard trees, several hedgerows and 5000 spring flowers have been planted around the estate. Wildflower strips have been planted by Ealing Council. Trees for Cities' work at Racecourse is due to end in April 2023 and they have been instrumental in establishing Greenshoots, a greening group led by local residents and stakeholders set up to continue their work.

Laundry spaces are also a type of open space that is distinctive. Almost all of the housing blocks of 3 storeys and over, have an adjacent asphalt surface with laundry pillars and lines. They were part of the original design of the estate. A number of them are well used, whilst some others are more neglected. They are valuable and compelling spaces for a number of reasons. They take a routine domestic task out of individual flats and into a communal space, making it a shared activity that brings

people together. They are partially enclosed and are overlooked by the adjacent housing blocks that they serve, which establishes a degree of privacy, stewardship and informal surveillance. They are multifunctional spaces. Where they have been resurfaced with asphalt, they are ideal for childrens' cycles, scooters and play.

Avenue of mature trees, Trees for Cities, Mandeville Parkway, Drying lines, Open street corner, Northolt Park, Haydock Green.





ENGAGEMENT

Overview

APPROACH TO ENGAGEMENT

The purpose of the engagement

- Establish a general understanding of the estate
- Identify potential programmes/ interventions
- Ensure local ownership of proposals
- Establish a robust co design process
- Generate interest and excitement in the project across the estate

Methodology

- Build upon existing engagement by Trees for Cities and the Visions for Northolt team.
- Create a project identity under the name Racecourse Together. Use graphic design to produce a succinct public facing document that can be uploaded on to the Visions for Northolt website.
- Establish a network of key local stakeholders with whom to generate and test ideas.

Consultation

Consultation to date includes numerous informal and open ended conversations on the estate, directed conversations with key local stakeholders, attendance at Visions for Northolt and Trees for Cities consultation events in Summer 2022 and Spring 2023, liaison with London Borough of Ealing officers across a number of departments including regeneration, housing, circular economy, safer communities and a presentation to councillors in Autumn 2022. A public facing consultation event specifically for Racecourse Together was held on the 28th January at the Girl Guides Hut, alongside ongoing attendance / presentations at other local events.

This report is available on the Visions for Northolt website and has been distributed on local social media threads. 25 printed copies were left with local shops and institutions to be kept on display.

KEY LOCAL STAKEHOLDERS

Alongside informal conversations with over 50 local residents, we have maintained a dialogue with the following local stakeholders to develop the project.

Allotments Society
John Nava (Brighton Drive allotments)

Tree For Cities
Henry Chafor and Grace Walker

Greenshoots
Odile Wythe

Northolt High School and student council
Marion Budd, headteacher

Petts Hill Primary School
Katherine Fleuwitt, headteacher

Willowtree Primary School
Marion Conway, co -headteacher

Northolt Park Children's Centre
Sonia Alexander

St Richard's Nursery
Abeer Hashmi

St Richard's Church
Reverend Julia Jagannath

British Nepalese Gurkha associations
Kamal Khanal

Northolt Sea Scouts
Andy Frith

Girl Guides
Carole Newstead

Northolt Park Baptist Church
Josephine Morris and Paul Simpson

Leisure Centre and Library
Everyday active

Larkspur Football Club
Andrea Gooden

ENGAGEMENT

Open ended conversations about the Racecourse Estate

"We lobbied the council to resurface under the washing lines. They are really well used spaces although motorcyclists cut through."
Resident, Pontefract Court

"A lot of children go to the park, but it needs to be safe. There is nowhere comfortable in the park to sit etc."
Headteacher, Petts Hill

"The community doesn't travel around much, people stay here even during breaks. Therefore summer clubs are so vital"
Headteacher, Northolt High

"The green areas by Lewes Close are used occasionally only, for picnics or drinking. I haven't been to the Social Club ever but there was a bar with live music and the Nepalese community hosted BBQ-events in the front of the club. Also you could borrow/hire [unclear] the club for parties and events. My god daughter held a birthday there once."
Resident, Newmarket Avenue.

"Nothing good happens around here mate."
Local residents

"The Northolt Park is the only place to go to outside of the courtyard. People picnic there in the summer. And it is by far the nicest place here. But when it is dark, it is scary and an unsafe place to go. There is no lighting. More lighting would be fantastic. I believe people would use it more also after darkness. Also, there is no shading there and nowhere to sit which would be really nice to have as well."
Resident, Folkstone Court

"There is already a lot of focus on young kids, we need to engage the high school kids.13+ years old boys and girls are bored which leads to gangs/ASB. A problem is that parents are telling their kids to get straight home and not hang out at the estate because of the gang violence."
Trees for Cities

"There used to be ponds in this area, 2-4 where the church is, at the top of Northolt Park there is a natural galley, all of the wild flower areas in the Northolt park are very wet, small water pools form in the southern part, in winter Mandeville Park is totally wet south of the N/S pathway. The waterway goes under the railway and comes out into the village. It would be silly not to take up this connection between the greens."
Resident, Greenshoots