

Welcome



View Looking East Along Hazel Road

Welcome to this public consultation event, where you can find more information about our proposals for the redevelopment of 28 Hazel Road, London.

We are excited to be bringing plans forward to redevelop Harriet Tubman house and Hazel Road Community

Centre to provide a more modern feel that is suitable within its context and is of an appropriately high quality.

At the event today, you can speak to members of the project team who will be able to answer any questions you may have about aspects of the proposals.

Making the Leap.

Making The Leap is committed to transforming the lives of young people from less advantaged backgrounds. We empower them with the skills, confidence, and opportunities needed to succeed in life. Our innovative programs, personalised mentoring, and real-world experiences bridge the gap between potential and achievement. Since our founding in 1993, we have positively impacted over 75,000 young lives, with 80% of participants achieving education, employment, or training (EET) outcomes.

Harriet Tubman House, our vibrant community hub since 2002, offers educational programs, employment initiatives and activities for the local community.

Key Project Team Members

**Cratus
group**

Communications
dp9

Planning Consultant

**HUTCHINSON
& PARTNERS**

Architect

Existing Site and Context



Street View looking West along Hazel Road

The application site is currently in use as offices for Making The Leap and a community centre. It is set just north of Kensal Green Cemetery, conveniently located just two minutes from Kensal Green station.

Due to the age of the building, it is no longer fit for purpose to serve the local community and Making The

Leap. Therefore, providing a new building for Making The Leap's charitable purposes and community activities was deemed as the best option to create a building which will be fit for purpose now and in the future. This new building will also provide more opportunities for Making The Leap to increase their outreach and impact on the work that they do.



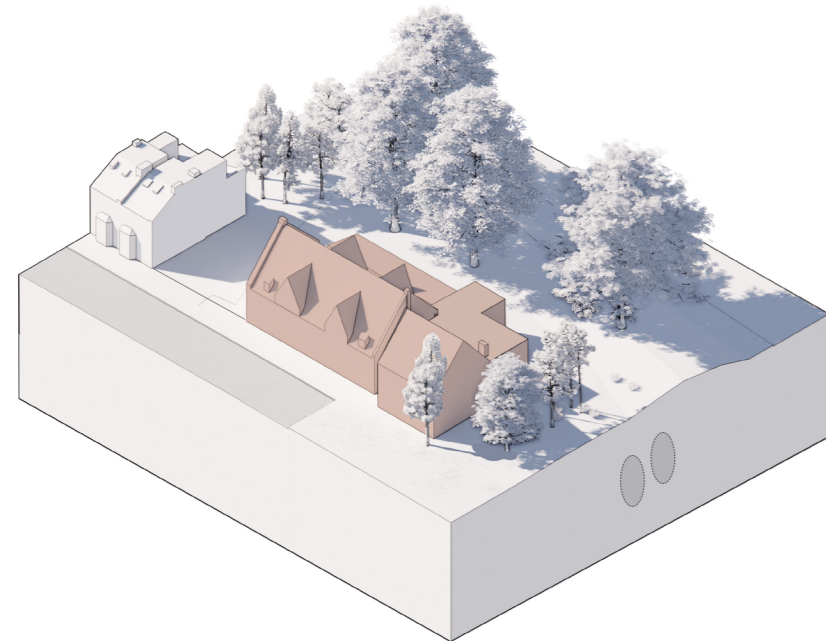
Aerial View of Harriet Tubman House

The Proposals

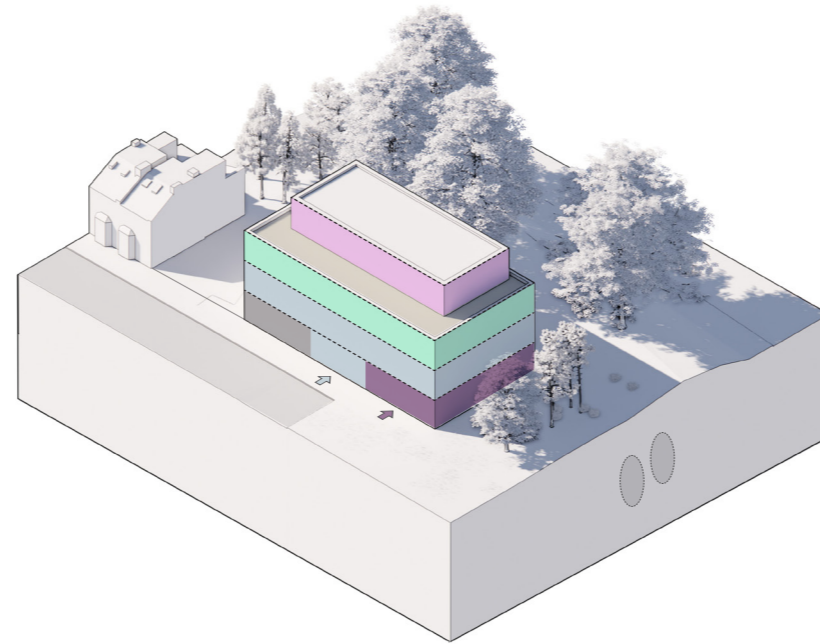
The over-arching principles have been developed in more detail and in response to feedback provided by the London Borough of Brent.

--- Site Boundary

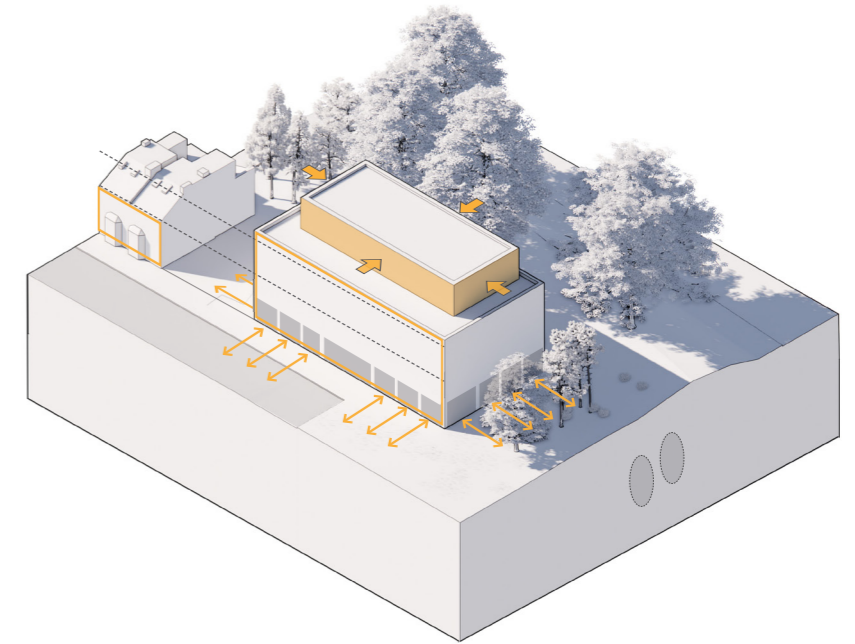
Design Approach



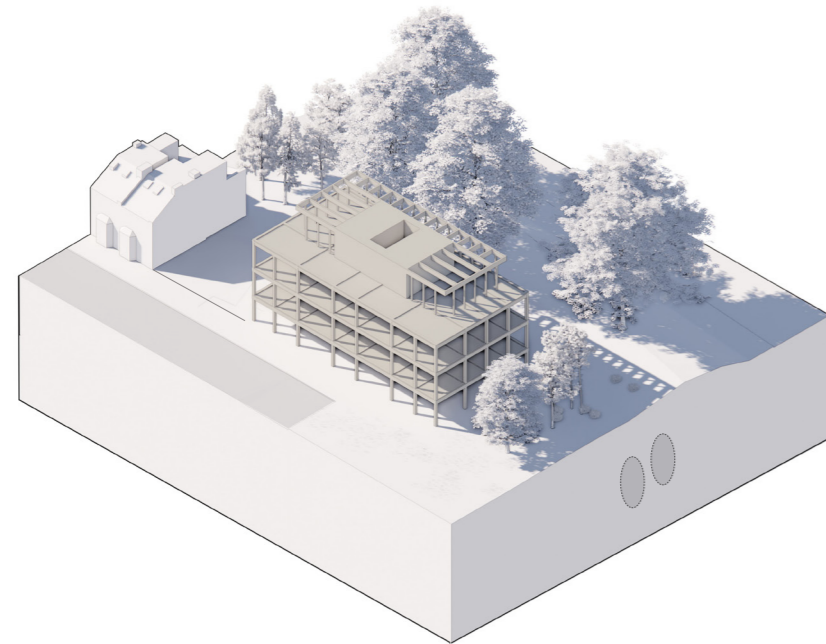
Limitations of the Existing Building



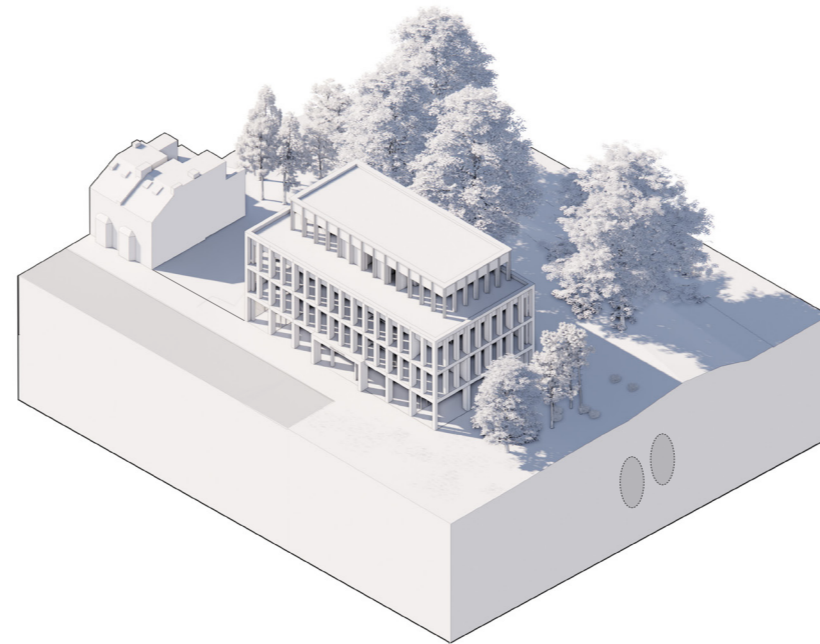
Creating a Rational Plan



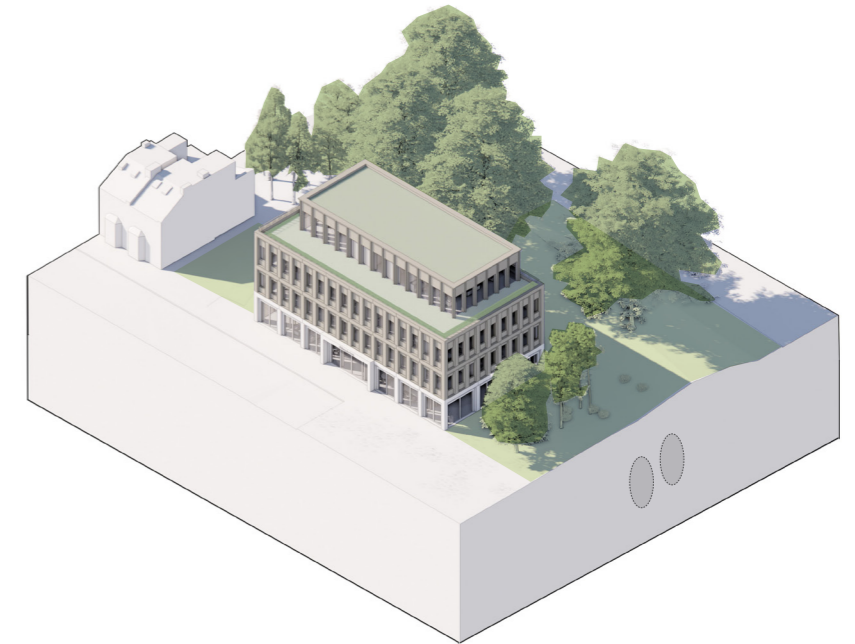
Responding to the Context



Timber Framed Structure



Lightweight Facade



Articulation & Materiality

These diagrams show how the design has been developed through an understanding of the existing building and its limitations, to the proposal presented today which responds to the surrounding context and provides a new home for Making The Leap.

One of the key considerations for the design team is the weight of the existing building. The current building sits over the Tube tunnels servicing Kensal Green station and so the new building must not exceed the weight of the current building. By using timber framed

construction and a lightweight facade, we will be able to provide more space for the community centre and Making The Leap with a building of the same weight.

Proposed Site Plan

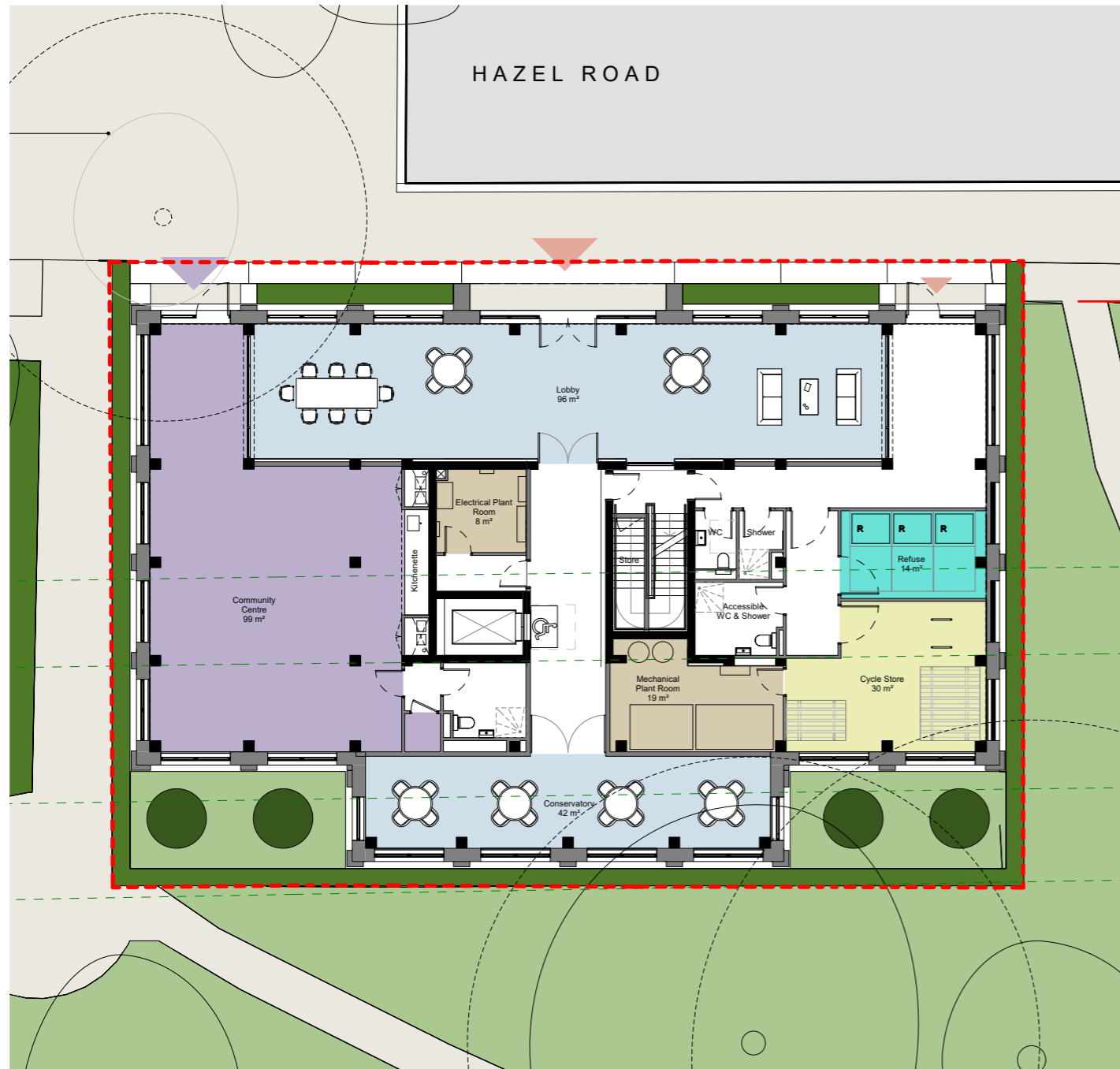


Proposed Site Plan

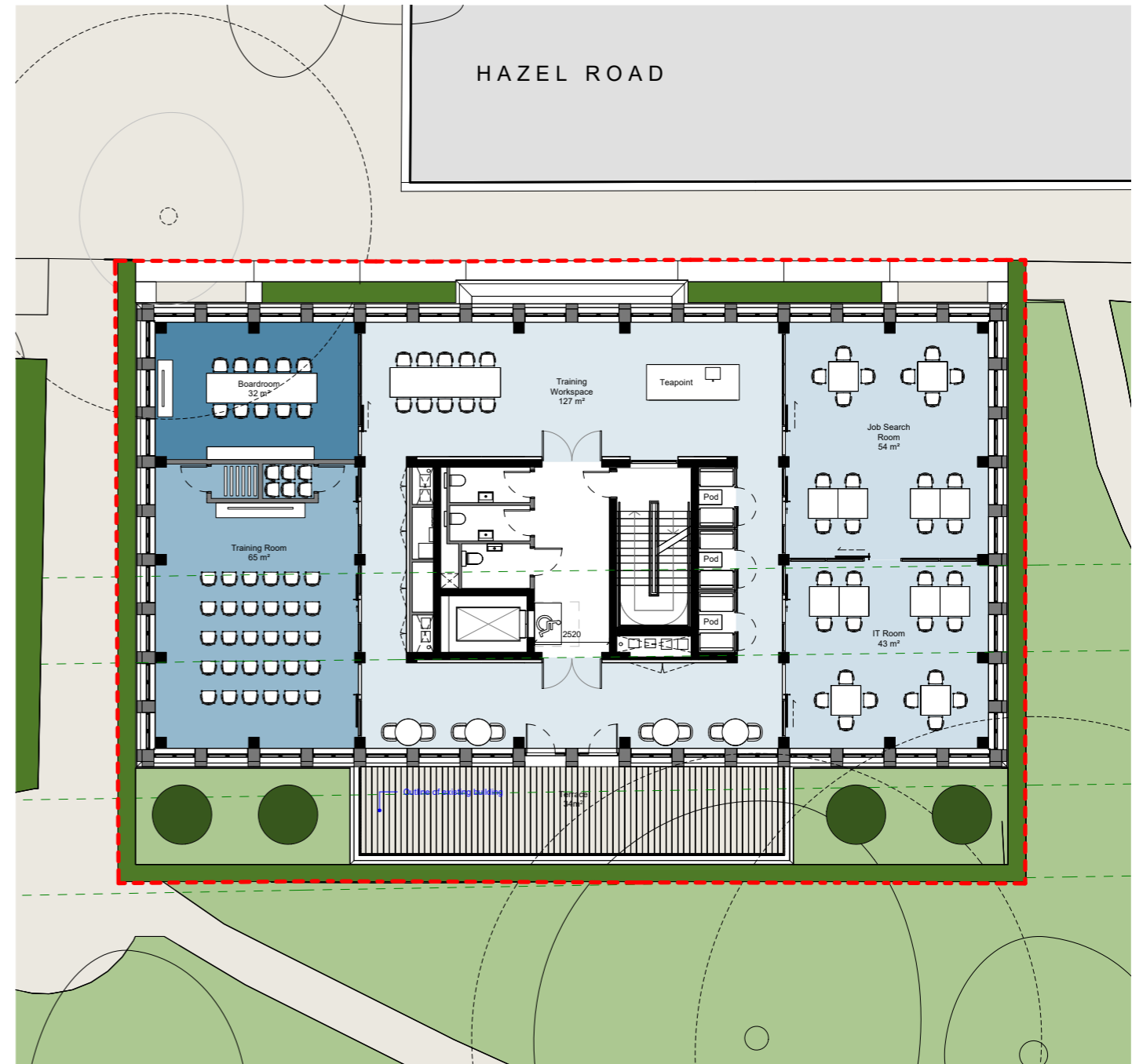
- Site Boundary
- London Underground Line



Ground and First Floor Layouts



Ground Floor - Community Space and Educational Space

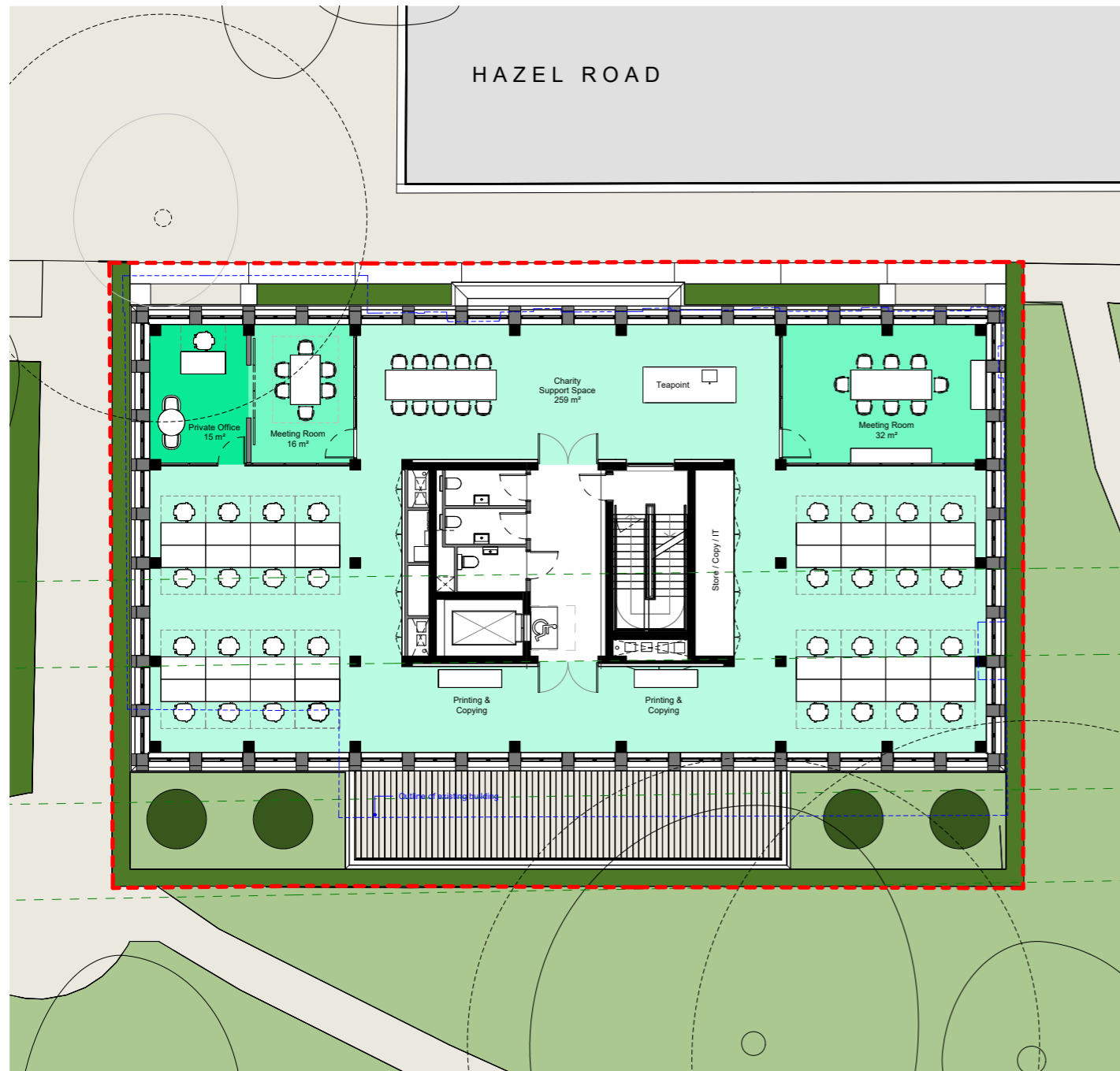


First Floor - Educational Space

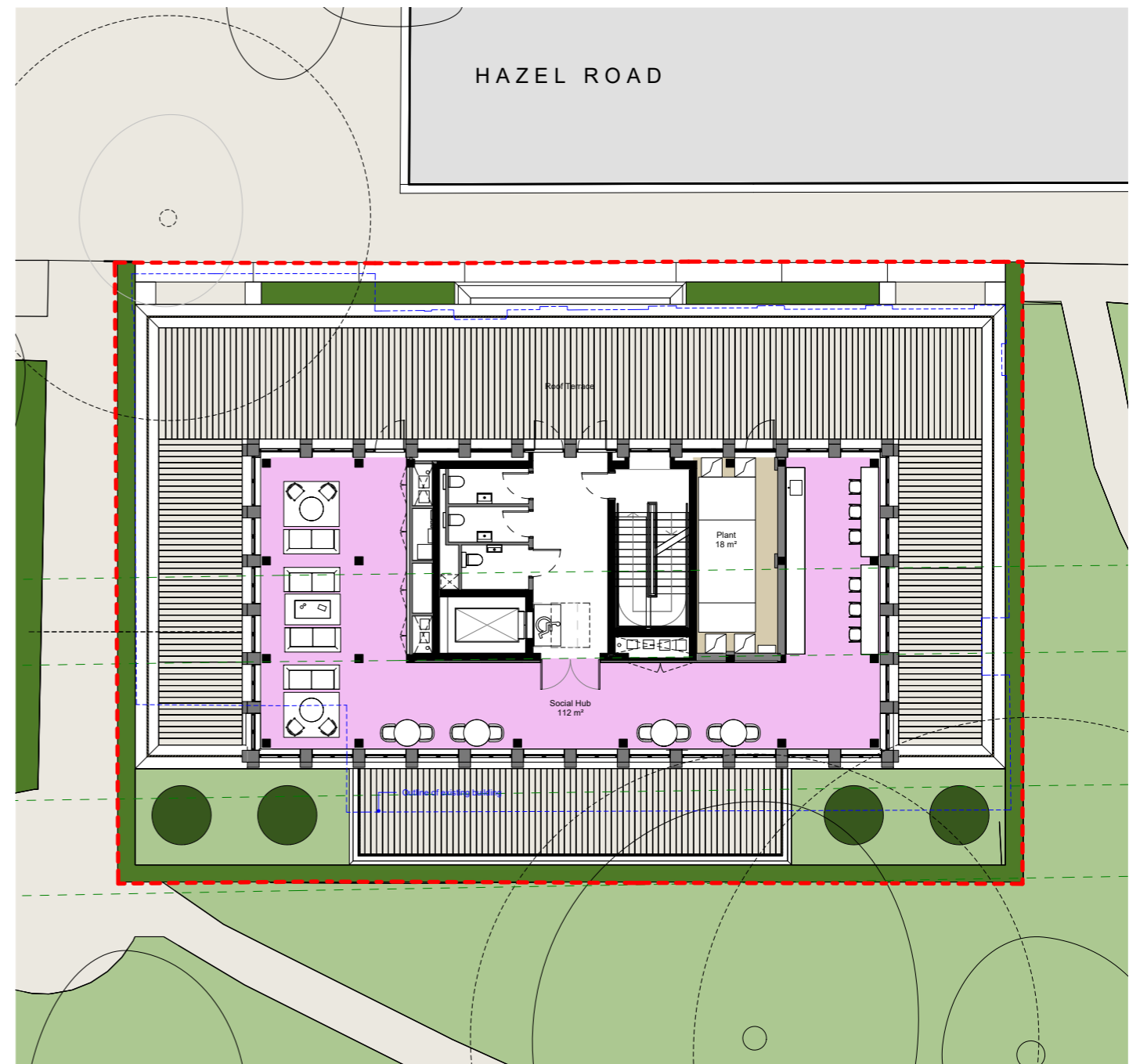
- - - Site Boundary
- Community Space
- Education / Training
- Cycles
- Plant
- Refuse
- ▼ Main Entrance
- ▼ Service / Cycle Entrance
- ▼ Community Centre Entrance



Second and Third Floor Layouts



Second Floor - Charity Support Space

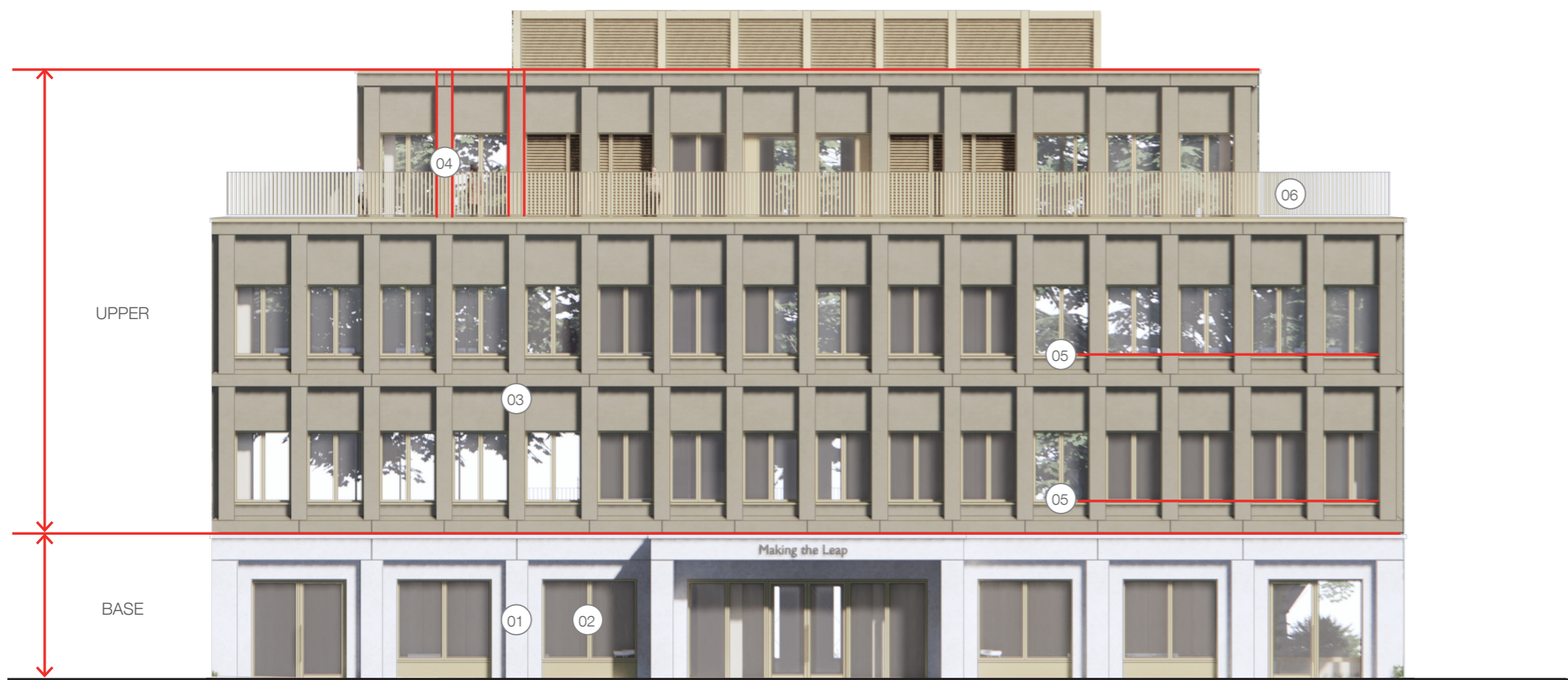


Third Floor - Social Hub

- - - Site Boundary
- Charity Support
- Social Hub
- External Terrace



Facade Approach



Elevational Order



View from Level 03 Terrace, with Angled Balustrade Detailing

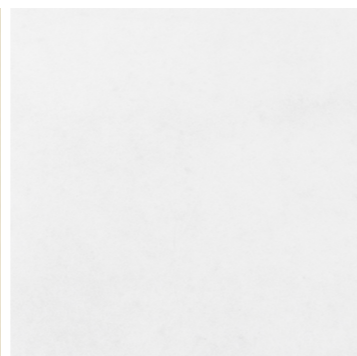
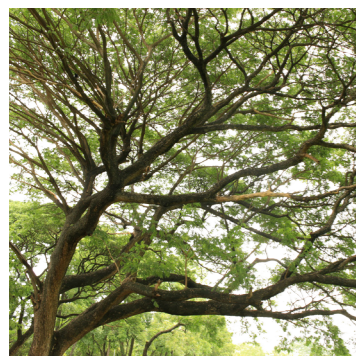


View from Level 03 Terrace, with Angled Balustrade Detailing

We have explored the architectural style and materiality of the proposed building, taking precedent from the surrounding area consisting of London streetscapes, open parkland, and mature trees. We are proposing the use of a light umber tone for the exterior. Here you can see the key elements that come together to form the architectural approach to the proposed building.

1. Use of Glass Reinforced Concrete (GRC) to provide robustness to the base levels
2. Full height glazing to promote openness to the surrounding local community
3. Panelled aluminium cladding finished in durable light umber at the upper levels
4. Pre-formed modular elements forming a rainscreen system will ensure the material can be easily dismantled at the end of the building's life
5. Cill height at desk level to provide privacy to users
6. Window frames and metal work will be finished in a light brass to complement the main façade. Balustrades for Level 03 Terrace to be angled 30 degrees to provide privacy for adjacent properties.

Summary of Proposals



Enduring Communities

Delivery of a new charity headquarters with community space for the benefit of local residents.

Safe Streets

Active street frontage for better natural surveillance and increased sense of safety on Hazel Road.

Activating the Park

Improved aspect onto Hazel Road Green Space encourages engagement with the adjacent park.

Sustainable Design

Utilisation of timber frame and lightweight cladding system to reduce environmental impact.

Construction

Modular and lightweight methods of construction to reduce build time, minimising disruption.

Enhanced Biodiversity

Encouraging urban greening and biodiversity net gain with perennial planting and green roofs.

Sustainable Transport

Encouraging sustainable transport through the provision of new cycle parking spaces.

Thank You



View from Hazel Road

Thank you for taking the time to come to this exhibition. We hope that you have found the information useful and would be delighted for you to submit your feedback on the scheme using the forms provided.

The feedback will inform our thinking as we progress towards a planning application. Once we have closed the

public consultation period, we will analyse and compile your feedback and share it with the full project team. This analysis will also form the basis of a Statement of Community Involvement, which will be with the planning application.

We intend to submit the proposals this autumn. We



View from Hazel Road Green Space

welcome input from all stakeholders and will remain in touch with anyone who submits feedback as the project moves forward.

All of the information presented here will be available via our website: www.makingtheleap.org.uk

Indicative timeline:

Submission: Autumn 2024

Decision: Winter/Spring 2024/25

Start Construction: Spring 2025