

**REPORT TITLE : SOUTH KILBURN MASTERPLAN**

**1.0 SUMMARY**

- 1.1 A master plan has been completed for the South Kilburn New Deals for Communities (SKNDC) area and the Executive Summary is attached as appendix 1. This Masterplan sets out proposals for the physical redevelopment and refurbishment of the SKNDC, phased over a 13 year period, and supports the economic and social projects of the SKNDC in order to ensure the holistic social, economic and physical regeneration of the area. The master plan has been developed by a consortium of consultants, led by MACE, working closely with your officers and the SKNDC. The Masterplan is to be considered by the SKNDC Board on the 5<sup>th</sup> of July and is to be considered by the Councils Executive on the 12<sup>th</sup> of July 2004.

**2.0 RECOMMENDATION**

- 2.1 That Members views be forwarded to the Executive for their consideration in agreeing the South Kilburn Masterplan (see Appendix 1) as the basis for the future regeneration of South Kilburn and as a material consideration in determining any future planning applications.
- 2.2 That members note that the masterplan is to be used as the basis for the development of a supplementary planning guidance which will provide guidance for developers and be used by officers as a material consideration for assessing any planning application for the site.

**3.0 FINANCIAL IMPLICATIONS**

- 3.1 There are no financial implications arising from this report. The costs associated with the development of future planning guidance will contained within existing budget and staffing levels.

**4.0 STAFFING IMPLICATIONS**

- 4.1 The staffing implications are set out in the Financial Implications above.

**5.0 ENVIRONMENTAL IMPLICATIONS**

- 5.1 The masterplan will have a key role in effectively contributing to the regeneration of the South Kilburn New Deals Area, improving the physical and built environment and contributing to the achievement of social and economic objectives for the area.

**6.0 LEGAL IMPLICATIONS**

- 6.1 Policy H7 of the Housing Chapter of the Councils Unitary Development Plan (adopted January 2004) identifies the South Kilburn New Deals for Communities area as a Major Estate Regeneration Area and as such seeks and supports any refurbishment and/or redevelopment of the area. Clause (b) requires that any refurbishment and/or redevelopment be in accordance with a masterplan. As the need to produce a Masterplan is set out in policy H7, the Masterplan would constitute a weighty material consideration in determining any future planning applications.

**7.0 DETAIL**

**South Kilburn New Deals for Communities Area**

- 7.1 The South Kilburn New Deals for Communities (SKNDC) area occupies a rough triangle to the south of the main Euston line, between Queen's Park and Kilburn High Road stations, extending south to the Borough boundary with Westminster, at Shirland Road. It also encompasses properties to the west of Queen's Park up to Kensal Rise. The total SKNDC area covers 46 hectares of predominantly

social housing of various ages and styles, containing 2,300 social and 300 private homes. The extent of existing social, economic and physical issues mean the retention of South Kilburn in its current form is unsustainable.

- 7.2 The Council prioritised regeneration activity in South Kilburn in 1998 when it based a team in the area to work with residents in taking forward regeneration activity. In 1999 the Council agreed that South Kilburn would be the proposed New Deal for Communities area in Brent. Government Office for London endorsed this decision and invited the NDC Partnership to submit a Delivery Plan Bid for NDC resources. In May 2001 GOL awarded South Kilburn NDC £50.060m towards the physical, social and economic regeneration of the area over a ten year period.
- 7.3 The vision of the NDC is to ensure that South Kilburn becomes a desirable place to live, learn and work. To achieve this NDC then developed a 10 year delivery plan which set out how the regeneration objectives for the SK, which fall into five theme areas namely Housing and the Built Environment, Crime and Community Safety, Young People and Education, Income Employment & Health and Widening Participation would be achieved.
- 7.4 Although at the time the Government's NDC priorities did not include housing, extensive consultation with the community highlighted the fact that improvements to local housing conditions and the built environment were the residents' top priority. More specifically residents identified the objectives:
- the provision of a range of high quality, affordable and well maintained housing to meet the needs of people in South Kilburn
  - an increase in tenure diversification and choice for the residents of South Kilburn whilst maintaining the same level of social housing
  - an increase in satisfaction with the quality of housing services
  - An increase in satisfaction with the quality of the environment.
- 7.5 Therefore £21 million of the overall funding was dedicated to improvements to the housing and built environment. The grant covered the cost of commissioning a detailed Master Plan, which will act as a framework to deliver substantial improvements to the community of South Kilburn in terms of not just housing but also health, community safety, community facilities, employment, education and wider social benefits.

## **The Masterplan**

### Background

- 7.6 The master plan has been developed by a consortium of consultants, led by the MACE consortium (referred to as MACE from this point onwards), working closely with your officers and the SKNDC. MACE were awarded the masterplan contract on 18<sup>th</sup> February 2002. Using the Scoping Study a series of detailed baseline and technical studies were completed to inform the development of the masterplan. Six impact assessments (Health, Education, Transport, Community Facilities, Economic and Equalities) were also undertaken by independent consultants to validate the master plan produced by MACE. The recommendations of these impact assessments have been incorporated into the master plan.
- 7.7 Consultation with the community on all stages of the master plan process (from background research, possible options, the selected options and detailed matters) was undertaken between 2002 and 2004. Consultation targets were set at the beginning of the process, with the aim to involve 30% of all local residents with 10% to be actively involved. These targets were exceeded and in the final round of consultation 52% responded to the master plan proposals with 74% supporting the current proposals. This consultation also informed the development of the masterplan and affected final form proposed.
- 7.8 Consultation was undertaken with all key stakeholders including the Government Office for London, the Greater London Assembly, Housing Corporation, Transport for London, English Heritage, Centre for Architecture & the Built Environment, Camden Council, Westminster Council, Brent Energy Network, Primary Care Trust, the Police, all relevant Council Services and local Ward Councillors, and the master plan reflects the matters raised through this consultation.

- 7.9 The Masterplan is to be considered by the SKNDC Board on the 5<sup>th</sup> of July (the Boards views are also to be forwarded to the Executive) and is to be considered by the Councils Executive on the 12<sup>th</sup> of July 2004.

#### The Master plan

- 7.10 The Masterplan proposes a part redevelopment, part refurbishment approach to the regeneration of the SKNDC area. 1534 of the existing properties are to be demolished and rebuilt, along with the construction of an additional 1419 private units for sale. 775 existing properties are to be retained and refurbished. This regeneration will be phased over a 13 year period. A copy of the executive summary of the master plan is attached as appendix 1.
- 7.11 The advantages of this mixed approach are:
- The creation of a mixed and balanced community, with approximately 45% private units and 55% affordable units. Currently 78% of units are affordable.
  - The re-provision of 1534 units allows for all residents who wish to stay in the SKNDC area to do so. Surveys indicate that 80 % of existing residents wish to stay in the area.
  - This level of new development ensures that a predominantly medium rise approach can be adopted, with density increase limited to the level of the surrounding areas and that originally found in the area (prior to the previous redevelopment of the area).
  - The redevelopment will allow for a reconsideration of the areas street network, pedestrian and cycle routes, open spaces and the provision of community facilities.
- 7.12 The master plan seeks to transform the current monolithic estate into 4 distinct neighbourhoods which have their own identifiable character (in terms of architecture and the design of open spaces and streets) and a range of local facilities.
- 7.13 The form of new development is predominantly perimeter blocks, or blocks set along streets, with enclosed private and communal gardens (similar to the existing Acorn Estate on Cambridge Avenue). Blocks will be predominantly 5 -6 storeys, with higher elements (up to 8 and 10 storeys at focal points as landmark or gateway buildings). The exception to this are the proposals for higher blocks (up to around 20 storeys) adjacent to Queens Park Station and along Albert Road (facing the railway line), and a 15 storey block (replacing Wells Court). This is in line with the adopted Planning Brief for the Queens Park Station Area and the policies of the Unitary Development Plan 2004, the London Plan and national guidance which encourages higher densities at transport nodes and town centres.
- 7.14 The replacement 1534 properties will all be flats and will be a mix of 1,2,3 and 4 bed units to meet existing identified housing needs. All affordable units can be accommodated within medium rise blocks (up to 5 storey) as desired by residents. Although residents will have the option to have units in higher blocks if they wish to. All units will be larger than the largest existing unit sizes in the area at present and will be larger than Council, Housing Corporation and Parker Morris Standards. Ground floor units will be predominantly for families. All units will meet life time home standards. All units will have access to some form of private external space (in the form of gardens, balconies or terraces) and to private communal gardens.
- 7.15 The 1419 private units for sale will also all be flats and a mix of 1, 2 , 3 and 4 bed units. The units will be built to the same standard internally (including the size of units) and externally as the replacement units.
- 7.16 The properties to be refurbished are primarily street properties and existing blocks which are in sound condition, fit with wider proposals for the area and properties which residents have sought to retain. The refurbished properties will be improved to a level which exceeds the Governments Decent homes standards, which address insulation, heating, kitchens and bathrooms.
- 7.17 Sustainability has been a fundamental part of the design of the master plan and the master plan ensures that any proposals are consistent with the Councils UDP and Supplementary Planning Guidance Number 19: Sustainable Design, Construction and Pollution Control and meets other key sustainability targets i.e. Eco Homes.
- 7.18 The master plan reconsiders the street network, reconnecting the streets north of the Carlton Vale and introducing more north - south and east west routes in area to the south of Carlton Vale so that the area is permeable and legible. All streets will be calmed and in particular Carlton Vale will be recreated as a tree lined boulevard. Pedestrian routes and cycle routes will be improved proposed

to allow safe and convenient movement for cyclists and pedestrians. Parking will be provided at UDP standards, on street for existing residents and underground for new residents.

- 7.19 The master plan improves public transport accessibility by improving routes, pedestrian access to public transport nodes and bus facilities at Queens Park Station and Kilburn Park Station and along Carlton Vale.
- 7.20 The master plan retains the two existing good areas of public open space, Kilburn Park and Cambridge Gardens, and proposes a number of new soft landscaped neighbourhood greens and hard landscaped squares. These will be well designed, include play areas for children as well as areas to sit, and be located so that there is an area of public open space within 150 metres of all new homes.
- 7.21 In addition to new housing the master plan retains a number of the existing non-housing uses including: Moberley Centre, Albert Road Day Centre, The British Legion, the OK Club, the Salvation Army, the Granville and Carlton Centres, the Argo Business Centre, Cambridge Hall, Vale Centre, Community Resource Centre and the local schools.
- 7.22 In addition to new housing the master plan also includes a range of non-housing facilities to meet the needs of the all future residents. The nature and location of these was determined on the basis of the findings of the impact assessments, guidance of your officers and consultation with the community and local groups. The new facilities proposed will compliment existing retained facilities within the area and facilities in close proximity in adjoining areas (in and outside the Borough). New non-Housing facilities will include:
- 2 new Healthy Living Centres
  - Extensions to existing primary schools
  - An additional children's centre (for under 5s)
  - A new Sports Centre and new external court
  - A replacement for the Marian Centre and an additional multi-purpose community facility
  - Two new youth advice/lt centres
  - A business incubation centre

## **Phase 1**

- 7.23 The Council and the SKNDC are currently proposing to build a small block of 20 'show homes' on Albert Road on the site of existing garages. This block is part of a proposed larger block shown in the master plan, but is also capable of being a stand alone block. The proposal is being developed with extensive involvement of local residents and the planning application is to be submitted before the end of June.
- 7.24 Funding has also been received from the Housing Corporation which would allow for phase 1 of the master plan to be bought forward. The Council and the SKNDC are currently developing proposals for this phase. A planning application is likely to be submitted before the end of the year.

### **Planning Guidance**

- 7.25 Planning Guidance will be developed for the South Kilburn New Deals for Communities Area in future in line with the Planning and Compulsory Purchase Act 2004 and associated regulations. It is intended to initiate work on this guidance this summer and any such guidance will be brought to the appropriate future meeting of this Committee.

## **8.0 BACKGROUND INFORMATION**

### **8.1 Details of Documents:**

- Unitary Development Plan January 2004
- The South Kilburn Masterplan (Executive Summary)

- 8.2 Any person wishing to inspect these documents should contact Nicola Mochrie, The Planning Service, Brent House, Wembley, Middlesex on 020 8937 5015.

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