

South Kilburn Supplementary Planning Document – Appendices Pack

Agenda

Item	Page
6 South Kilburn Supplementary Planning Document	1 - 224

Cabinet approved draft South Kilburn Supplementary Planning Document for consultation on 19 February 2017. This report sets out the results of the consultation feedback, officer responses and where necessary recommended changes to the document. It seeks approval by Cabinet of the adoption of the amended South Kilburn Supplementary Planning Document and the revocation of the existing 2005 South Kilburn Supplementary Planning Document.

Ward Affected:
Kilburn; Queens
Park

Lead Member: Lead Member for Regeneration,
Growth, Employment and Skills (Councillor
Shama Tatler)

Contact Officer: Paul Lewin, Planning, Policy
and Projects
Tel: 020 8937 6710 paul.lewin@brent.gov.uk

This page is intentionally left blank

Appendix 1 Summary of Responses to the Draft South Kilburn Supplementary Planning Document and Recommended Proposed Changes

Consultation responses and proposed changes to the document are set out in the recommendations below. Additions to text are underlined whilst with deletions are highlighted with ~~striketrough~~.

General	
Respondent	Canals and River Trust
Response	No Comment
Officer Response	Noted
Recommendation	No change
Respondent	Highways England
Response	No Comment
Officer Response	Noted
Recommendation	No change
Respondent	Greater London Authority
Response	The draft SPD is supported; generally in line with London Plan policy and welcome the net increase of 1940 homes. May wish to supply more detail when lead officer returns from leave and trust this would be acceptable.
Officer Response	Noted, no addition detail has subsequently been supplied.
Recommendation	No change
Respondent	South Kilburn Trust
Response	In general there are lots of very positive aspects to the SPD, however the Trust also has some of the concerns and questions.
Officer Response	Noted, the concerns and questions are addressed in the relevant sections of this summary of representations received.
Recommendation	No change
Respondent	Leslie Barson and Dee Woods: Representing Users of The Granville Plus Centre and The Carlton Centre
Response	6 week consultation period is inadequate for a document that has fundamental implications for the future of the area. The vagueness of the document along with the inaccuracies make it virtually meaningless and allow the Council to do anything in South Kilburn, making any idea of a consultation farcical.
Officer Response	The 6 week period for representations is considered appropriate. It is more than the minimum 4 weeks required in SPD regulations and is akin to the consultation period usually set for Development Plan documents which have a higher status than SPDs. The representation does not take account of the extensive continual engagement that

General	
	occurred as part of the 2016 masterplan update process, including on the Carlton and Granville Centres of which the draft SPD is a subsequent step. There were respondents who indicated that they could not meet the deadline for response. Most provided clarity on when they could respond by. The Council has accepted all (three to date) representations made after the 6 week deadline. In terms of its 'vagueness', the document has sought to balance the need for clarity with sufficient flexibility for it to not get out of date/be so restrictive that it cannot reflect changes in circumstance.
Recommendation	No change
Respondent	Leslie Barson and Dee Woods: Representing Users of The Granville Plus Centre and The Carlton Centre
Response	Insufficient justification is given for the redevelopment of existing buildings; refurbishment is brushed aside as unviable. It is on paltry and inadequate information people are expected to agree to a massive reconstruction of their lives
Officer Response	The inadequacy of the majority of the stock and its lack of potential for economic refurbishment was a key driver in the area being identified for the 'New Deals for Communities' scheme which kick-started the estate's comprehensive plan for regeneration/refurbishment. Where refurbishment is a realistic prospect that can result in a high quality end product consistent with the regeneration principles, it has and will continue to be considered when each of the sites is taken forward in the development process.
Recommendation	No change
Respondent	Leslie Barson and Dee Woods: Representing Users of The Granville Plus Centre and The Carlton Centre
Response	The vision is not the vision of the people of South Kilburn. It is an imposed vision whose prime purpose is to maximize housing. This has no long term benefits for the people of South Kilburn nor does it address the council's own aims such as "improved public realm" (Masterplan Consultation Website) building for health and happiness. In fact it feels that the views are used to justify the decisions the Council wants with those decisions not necessarily in the interests of those who live and work in South Kilburn. They may coincide but they may not. The document has so many inaccuracies that it is hard to believe the people writing it really knew or were interested in South Kilburn. Its platitudes and disingenuous statements skew the reader to the decision the Council would like to see but don't show the full picture. Brent Council should sign up to Community Engagement Principles as defined in the National Standards for Community Engagement (http://www.scdc.org.uk/what/national-standards/) putting these into action in South Kilburn to make some recompense for the years of bad practice.
Officer Response	The vision is an update of the original South Kilburn SPD, informed by the New Deal for Communities work. It has been subject to extensive engagement and reflects the opportunities that the area provides taking account of the area's social, environmental and economic assets within the wider macro context that exists; particularly the need for viable delivery of new social rent dwellings, greater tenure diversity in the area, update of and additional provision of social infrastructure, increased opportunity for residents plus updated London planning policy which requires the

General	
	<p>efficient use of land.</p> <p>Identifying that the masterplan has no long-term benefits for the people of South Kilburn is clearly inconsistent with the evidence of what has been achieved so far, including feedback from tenants who have moved into new dwellings, or accessed new/updated facilities. It also ignores the external validation of the work achieved for example by the Mayor of London. The Council recognises that regeneration is more than just a physical process 'done' to the local community; it is complicated and requires engagement/support/participation and covers a multiplicity of issues. The Council has sought to follow good principles of regeneration wherever it can and for the vast majority of residents/local community groups, this is evidenced by a positive feedback. Inaccuracies have not been identified by the respondent and their response contains the type of sweeping generalisations it identifies the Council exhibit in the SPD. The masterplan process since 2005 and regeneration of the estate has quite rightly given the proposed level of change exhibited substantial levels of sustained engagement.</p>
Recommendation	No change
Respondent	Simon Wookey (Resident Malvern Mews)
Response	Reasonably happy with the document.
Officer Response	Noted
Recommendation	No change
Respondent	Ashleye Gunn
Response	Overall it's good to see that the draft SPD continues to emphasise the need to deliver a real neighbourhood, rather than just packing in as many flats as possible.
Officer Response	Noted
Recommendation	No change
Respondent	Simon Wookey (Resident Malvern Mews)
Response	Not displacing the community and keep things to just one move is laudable. However, with such a long development schedule the need to accelerate the pace is obvious. Economies of scale can be brought to bear as well as delivering a more cohesive development.
Officer Response	It is recognised that this principle does cause logistical and financial complications, increasing both timescale and cost. At this stage however, it is not proposed to amend this principle. Nevertheless, it will remain under review and in particular should South Kilburn residents who are part of the decant process indicate the need for a different approach this will be considered.
Recommendation	No change

Chapter 1 Introduction	
Respondent	David Walton Resident Malvern Road
Response	Use the term Kilburn Park for the only remaining large park size Brent Kilburn public open space remaining.
Officer Response	The term South Kilburn Park will be used and the SPD proposes this to be the case moving forward.
Recommendation	No change
Respondent	David Walton Resident Malvern Road
Response	Figure 2 needs to show that Granville New Homes built on and destroyed the Granville Road Public Open Space as a phase 1 A project. Noted also in text here must be the replacement of this Granville Road major public open space loss within 8 years as was promised to this community in SKSPD April 2005. In 2017 very important this given the escalating overbuild total clearances policy being pursued by Brent since 2005.
Officer Response	The phases identified in the document relate to the work programme of the South Kilburn Estate Regeneration Team. The Granville New Homes and Thames Court developments which have been delivered are identified in Appendix 2 as part of the contributing developments on Council owned South Kilburn estate sites. Improvements and provision of additional open space as set out in the document will occur.
Recommendation	No change
Respondent	David Walton Resident Malvern Road
Response	Paragraph 1.15: The estate does not border West Hampstead
Officer Response	The reference is to the South Kilburn Growth Area, but it is accepted it should be South Hampstead rather than West Hampstead.
Recommendation	Paragraph 1.15 last sentence: "It borders the affluent residential neighbourhoods of Maida Vale, Queen's Park and <u>West South</u> Hampstead."

Chapter 3 Development Principles for South Kilburn	
Respondent	Sport England
Response	Paragraph 3.2: Sport England and Public Health England have produced Active Design Guidance that aims to inform the urban design of places. It sets out ten principles to consider when designing places that would contribute to creating well designed healthy communities. It is strongly recommended that these principles and concepts are fully reflected in the SPD. This could include providing links to the document itself for reference. Sport England would happily liaise further with the Council in exploring how the Active Design principles could be further entrenched with the SPD.
Officer Response	The SPD has sought to create a neighbourhood that is designed to promote the physical and psychological well-being of the area's population and visitors. All the 10 principles are specifically addressed in the SPD. As such it is

Chapter 3 Development Principles for South Kilburn	
	considered that the document could make specific reference to documents that reference the Active Design principles.
Recommendation	Paragraph 3.2 Add final sentence. “Addressing these issues is consistent with creating healthy and sustainable communities, for example as identified in the principles of Sport England and Public Health England’s Active Design Guidance.”
Respondent	Brent Clinical Commissioning Group
Response	Paragraph 3.4 (5 Health and Wellbeing), 7.5 and 7.12 refer to the delivery of a new health centre as part of the Peel redevelopment. Whilst supported in principle, we would like to suggest that other options may need to be explored if the Peel Centre facility is not affordable for the CCG or the scale and timing of growth is slower than expected.
Officer Response	The Council believes that the new health centre will be affordable for the CCG as the rent charged will be set at a fair value by the District Valuer. Should the Health Centre not be acceptable to the CCG, then the Peel development is likely to require a significant reconfiguration internally, some of which could accommodate the minimum GP provision required. Other sites in the Council’s ownership could also potentially be amended to accommodate any outstanding health needs. It is not envisaged that there will be a delay in the delivery of Peel. The Council through its extensive dialogue is aware of the CCG’s timescales and is pressing ahead with delivery of the Peel with associated health centre which it considers a critical element in the regeneration of the area.
Recommendation	No change
Respondent	Ashleye Gunn
Response	There is an aspect of the plan that seems to go against both the aims to improve the public realm and create a real sense of community, and the importance given to environmental and sustainability considerations. This is the opening up to through traffic of Malvern Road and making it a secondary street, and possibly the extension/reconnection of Canterbury Road with Carlton Vale. I have focused in this consultation response on Malvern Road.
Officer Response	As a result of representations received the Council has become aware of recent changes to Saltram Crescent by Westminster Council. These do impact on what was proposed in the draft document and could potentially turn Malvern Road into a rat run if left unchanged. As a result, it is now proposed that Malvern Road is essentially left as is although the pedestrian/cycle route that currently exists between the two schools will be enhanced to provide a clearer and higher quality environment. This will require various amendments to the Transport and Movement Chapter and associated Figures.
Recommendation	Chapter 8 Transport and Movement. Figure 13: Amend to remove two way secondary street on Malvern Road where today it is pedestrian and cycleway and turn this into pedestrian and cycles only. Amend to remove Pedestrian and cycles only from Malvern Place and return this to as existing. Figure 15: Change to reflect what is proposed above in relation to Malvern Road and Malvern Place. Principle T1: Change this to reflect the changes identified above in relation to Malvern Road and Malvern Place.

Chapter 3 Development Principles for South Kilburn	
	Chapter 12: Carlton Infants' School: Change to: "In addition what was formerly Malvern Road highway land will be improved as a pedestrian and cycleway reinstated as highway to form a continuation of the street that links up with Malvern Place."
Respondent	Simon Wookey (Resident Malvern Mews)
Response	Future public realm improvements welcomed but concerns about existing remainder. E.g. Malvern Road pavements are uneven and unsafe, walk ways are cluttered, trees go untended and the facades of heritage buildings are simply worn out.
Officer Response	Existing S106 transportation receipts and potentially CIL receipts in the future are being considered for general street scene public realm works.
Recommendation	No change
Respondent	David Walton Resident Malvern Road
Response	Figure 7 Malvern Road. There are many versions/a movable feast of what is to happen to Malvern Road life in this 171 page document. The SKSPD 2005 kept Malvern Road closed as it has so many facilities and heavy traffic would degrade it as a landscaped heritage street and main cycle route. What exactly is the 2017 change to be and can the SPD be consistent in figures and text presented please? Residents are keen to oppose Malvern Road being opened to heavy north south vehicle traffic by Brent (a very low car use community, new car free flats here too so why change to fill our lungs and schools with pollution suddenly now mid delivery process 2017?)
Officer Response	See comment above, it is now proposed to not open Malvern Road along its whole length, it will essentially be kept as is.
Recommendation	No change
Respondent	David Walton Resident Malvern Road
Response	Figure 7. Enclosed inaccessible green spaces need to be defined better in colour coding terms here from public open green spaces accessible to all in society.
Officer Response	The different open space typologies are considered to be sufficiently distinct.
Recommendation	No change

Chapter 4 Land Use	
Respondent	Eric Lim (Resident Hansel Road)
Response	Supermarkets for a big shop are not in close proximity to the area which makes it difficult for those without a car. Are there plans for these types of facilities in the regeneration?
Officer Response	There are no definitive plans that would accommodate a large scale supermarket, the emphasis has and will be on

Chapter 4 Land Use	
	smaller scale shops, up to the size of M&S Simply Food. Additional retail is proposed to link Salusbury Road to the Peel Centre along Carlton Vale. However, larger supermarkets would be directed to more major centres first, consistent with national, London and local planning policy, rather than being planned for in South Kilburn's regeneration.
Recommendation	No change

Chapter 5 Design	
Respondent	David Walton Resident Malvern Road
Response	Figure 11. An estate of new towers? Balloted masterplan 2004 with 6 storey height controls is dead? Incredible overbuild is proposed and this key presentation Board was certainly not presented to the estate primary stakeholders at Review 2016. Will the over-build north of Carlton Vale pressure south? How will this small area cope with so many people Brent piled-up Brent no plan and Brent uncared for lives?
Officer Response	The increase in height is only in a small number of places and is relatively modest in comparison to what has been built and what exists already. The massing drawings/birds eye view of the estate were on the presentation boards/part of the material. The density proposed is consistent with that all over London for an area with this type of connectivity in close proximity to central London as sought in the London Plan.
Recommendation	No change
Respondent	Thomas Harrison
Response	Principle D1: Height along Carlton Vale should be limited to 6-8 storeys, rather than allowing taller buildings.
Officer Response	This would not reflect the Peel development which planning committee has been minded to approve. It is considered that some height along various parts of this road is acceptable/desirable taking into account the width of the street, the character of the area and London Plan policies which seek to encourage higher density in areas with high public transport accessibility.
Recommendation	No change
Respondent	David Walton Resident Malvern Road
Response	Figure 12. Existing and proposed open space needs to be better defined visually re Kilburn Park. It is highly doubtful given 'super prime gold mine elite exclusion culture' that Kilburn Park (South Kilburn Public Open Space) will ever extend east, while the existing park east side is no longer in the key here as existing when it in fact does exist? Figure 12, five category A trees at Chippenham Gardens Local Centre public square should be added to the key here correctly.
Officer Response	Figure 12 takes account of the proposed masterplan outcomes where the proposed new school site takes some of the

Chapter 5 Design	
	existing South Kilburn open space, but this is more than compensated for in terms of area and functionality by the release and incorporation of the existing Kilburn Park junior school. Chippenham Garden are subject to improvements associated with the Chippenham Gardens/Stuart Road planning permission. They are not category A trees, but non-are proposed for removal, apart from one to facilitate the proposed adjacent development.
Recommendation	Figure 12: Update where information is available on the quality of the existing trees.
Respondent	Simon Wookey (Resident Malvern Mews)
Response	Facilities and space required to store bins for waste, recycling, and organic are insufficient, this needs to be addressed in new development.
Officer Response	The new development will be subject to the Council's contemporary requirements for waste management and standards of space for receptacles/storage. In addition to this the South Kilburn Estate team is seeking to bring together a range of landlords with the Council's waste management function to improve existing management.
Recommendation	No change
Respondent	Historic England
Response	Paragraph 5.19: With regards to archaeology suggest the insertion of 'Where there is a risk of a development impacting heritage assets of archaeological interest, consultation should be carried out with the Great London Archaeological Advisory Service (GLAAS) and where deemed necessary an archaeological desk-based assessment should be submitted with the application. Where there is likely to be substantial harm an archaeological evaluation should also be carried out on site to inform the planning application.' 'The Archaeological Priority Areas within Greater London are currently undergoing a programme of review and are being comprehensively updated using up to date evidence and consistent standards to comply with National Planning Policy. The Archaeological Priority Areas for Brent are due for review in 2019.'
Officer Response	It is considered that there is some merit in making reference to what is suggested where development could potentially impact on archaeology but not the programme of review.
Recommendation	Paragraph 5.19 Change to: "The Council considers that any surviving archaeological remains in the area have the potential to become a community or heritage asset. There is a potential for archaeological remains within South Kilburn due to the close proximity to Kilburn High Road, which follows the route of the Roman Watling Street. The High Road remained a major thoroughfare in the medieval period, with manors, religious houses and other settlement activity in the vicinity of the Kilburn High Road railway station. <u>Therefore an archaeological desk-based assessment will be required to be submitted with the application. Where there is a risk of a development impacting heritage assets of archaeological interest, consultation should be carried out with the Great London Archaeological Advisory Service (GLAAS). Where there is likely to be substantial harm, an archaeological evaluation should also be carried out on site to inform the planning application, and if recommended, subsequent preservation and or interpretation.</u> "

Chapter 6 Housing	
Respondent	South Kilburn Trust
Response	There is a risk of creating a divided community – on the one hand of people in social housing, set against private housing - very expensive to buy, or at high rents on short tenancies. There are a huge swathe of people in between - people who are working, and can't get into social housing, but increasingly can't afford to live in South Kilburn, let alone buy or rent a space big enough for their family. Different tenures and opportunities needs to seriously be considered so as not to end up with community of, bluntly speaking, rich and poor. And so it needs to be considered whether making the most amount of money out of a site is the best thing to do for the regeneration of an area.
Officer Response	This scenario is one which officers are well aware of and is recognised in the SPD. The SPD identifies that ideally a wider range of tenures should be provided in the area. Nevertheless, it also identifies that firstly that the Council must make good on its promise to replace the number of existing social rented homes lost to the regeneration. Unfortunately in the financial climate within the public sector currently, without grant/additional external funds opportunities for provision of alternative tenure types will be very limited. Social rent properties are extremely expensive to subsidise. The only other alternative would be to increase density to create greater subsidy. The Council is not using South Kilburn as a money making exercise; all proceeds are recycled within the regeneration of the area. The Council takes a whole life view of its assets and functions balancing up commercial property values with its role as a wider supporter of the community a significant number of which are reliant on many of the services it provides.
Recommendation	No change
Respondent	South Kilburn Trust
Response	While there are some high quality individual blocks, the phase by phase approach has resulted in very different looking buildings run by different organisations, differently maintained, receiving different standards of service etc. How is this going to be managed over time, to gain consistency?
Officer Response	As identified in the draft SPD the procurement process associated with New Deal for Communities envisaged a single developer, unfortunately this failed due to the recession. As it happens, whilst this has created some issues associated with a variety of delivery organisations and consistency of service to tenants, it has also created many positives. The slower delivery has allowed learning and improvements to occur on each phase, whilst the emphasis on quality has produced individual architectural solutions that do not point to or can be regarded as a typical municipal solution with its associated stigmas. The Council has to ensure it gets best value for sites which means it is likely that it will appoint different developers for each parcel. In recognising some of the potential limitations of this approach, the Council is working on a proposal for agreement from all the various public sector landlords to create a forum so that

Chapter 6 Housing	
	neighbourhood wide issues such as maintenance of public areas, etc., can be agreed/standardised approach taken.
Recommendation	No change
Respondent	David Walton Resident Malvern Road
Response	Page 60/61 2400 new homes of the masterplan ballot 2004. Now to be 3,492 new homes plus- this was not put to Review presentation 2016 either.
Officer Response	The masterplan review related to the South Kilburn estate, the draft SPD covers a wider area which adds to the dwellings total. However, it is accepted that the South Kilburn estate total has risen by approximately 400 dwellings net. This is due to additional opportunity sites being identified and increased densities consistent with the requirements of the London Plan adopted since 2005.
Recommendation	No change

Chapter 7 Community and Other Facilities	
Respondent	Leslie Barson and Dee Woods: Representing Users of The Granville Plus Centre and The Carlton Centre
Response	Page 72 Community spaces are said "many are currently not high quality.".. " with the public having a low level of awareness of these facilities." The document then goes on to list the 'new community spaces' at 7.2 apparently not well known to the South Kilburn public. The new facilities identified as being delivered in the masterplan area have limited access/availability to the majority of the South Kilburn population. The Moberly Leisure Centre is about a mile from the estate, is for Westminster residents and does not take account of the tensions between South Kilburn and Westminster youths. We are highlighting the misinformation in this document to show how trust is lost when these sorts of 'facts' are published. To someone who knows South Kilburn, who lives and works there, it is hard to recognise the place described. To say that people do not know about the facilities in their area and then to list a mosque as one of those facilities is to misconstrue reality. It is vital when such huge decisions are being made on the basis of claims that they are truthful, accurate and clear. Not vague and ambiguous leading the reader to a conclusion consistent with the Council's plans.
Officer Response	Many of the older facilities are not consistent with modern day user requirements or asset management. They are small and inflexible spaces that are inefficient and allow only a limited range of uses. The SPD reports the outcome of the initial early engagement on the 2016 masterplan undertaken by independent community engagement consultants. This factual work identified that residents in South Kilburn were not aware of the opportunities provided by many facilities open to the public in close proximity. Whilst some might not be accessible due to price, or on people's radar because they might be operated by particular groups not regarded as open to all, some of these facilities are significant and are free to use, or have preferential rates for local residents e.g. St Augustine's Sports Hall and Paddington recreation ground. This indicates that perhaps greater awareness raising of these facilities is required.

Chapter 7 Community and Other Facilities	
	The Moberly will be a significant leisure facility and in sufficient close proximity to the South Kilburn estate from a needs perspective (Sport England methodology) for it to be considered an appropriate facility to serve the community. It is for Brent residents who will receive preferential entry rates pegged at those for Brent leisure centre facilities, as well as being available to Westminster's residents. Whilst the Council might be aware of and perhaps take into account gang boundaries, public sector financing issues do not allow the luxury of provision of facilities to be based on areas analogous with these and if it was, would probably help fuel those differences/divisions. The SPD highlights that the estate has been cut off from its surroundings and as such seeks to create an environment where residents feel part of the wider area and vice versa. This means attracting people from outside in and encouraging those in to look outside. The consultation highlighted for instance a local desire for cheaper tennis courts for younger people. This option is will be considered in terms of what can be provided within the improved South Kilburn Park.
Recommendation	No change
Respondent	David Walton resident Malvern Road
Response	Page 73. What happened to Core Strategy Policy CP23? All in use facilities should remain and they need Section 106 and CIL money quickly to stop being regarded still as 'super prime gold mine land'.
Officer Response	The regeneration of the area allows an opportunity to assess the fitness for purpose of existing facilities and whether re-provision in better more flexible facilities with greater opportunities for efficient use and lower overheads will ensure greater long term viability. CP23 is about ensuring that community facilities are protected/enhanced to meet needs, it is not necessarily about protecting facilities as is where an alternative solution will meet existing and future needs.
Recommendation	No change
Respondent	Brent Clinical Commissioning Group
Response	It would be helpful if the SPD was supported by an overall assessment of infrastructure requirements, costs and priorities. Paragraph 7.12: also refers to 'Doctors' surgeries in the locality are in very inadequate premises such as the Peel Precinct Surgery or have poor disabled access (Kilburn Park Medical Centre). This statement may be inflammatory so I would suggest something along the lines of 'the quality of the GP estate in the area is variable with many of the premises requiring investment or replacement in order to ensure that they are fit for purpose. There is a lack of capacity within the current GP estate and limited opportunity for expansion'. There has been no detailed discussion with the CCG in respect of what provision of the Peel health facility means in terms of whether it will be a shell and core or a turnkey facility.
Officer Response	The SPD identifies the area infrastructure that is required in association with the regeneration of individual sites in the site specific information and in each of the sections related to subject matter. In relation to the comment on the existing GP provision, this change is accepted.

Chapter 7 Community and Other Facilities	
Recommendation	Paragraph 7.12: Change to 'Doctors' surgeries in the locality are in very inadequate premises such as the Peel Precinct Surgery or have poor disabled access (Kilburn Park Medical Centre). 'The quality of the General Practitioner (GP) estate in the area is variable with many of the premises requiring investment or replacement in order to ensure that they are fit for purpose. There is a lack of capacity within the current GP estate and limited opportunity for expansion'
Respondent	South Kilburn Trust
Response	Paragraph 7.13 re employment opportunities. Opportunities provided through the development process for local residents have been limited to date. Only by Brent Council working increasingly closer with employers AND with organisations like the South Kilburn Trust who have really good access to local residents, will this work better. Furthermore the phase by phase approach has meant a new housing association comes in and tries to do something new rather than working with organisations like the South Kilburn Trust, to build on what is already going on and what's been working well. The South Kilburn Trust is the leading organisation working in this field in South Kilburn, and we aren't just a 'group' as referred to in the SPD.
Officer Response	The document could benefit from an amendment to make the existing providers clearer and encourage developers to work with them.
Recommendation	Paragraph 7.13 Change to: "To improve this situation the Council is seeking to use a number of methods through its own activities and working with others, <u>including the South Kilburn Trust</u> . Included within this are S.106 obligations associated with development that require developers to provide apprenticeships/skills training places in construction and associated processes. For those uses that have end users that employ people this can also involve apprenticeships/training once the premises are completed. <u>The South Kilburn Trust have good access to local residents who require access to these types of opportunities and developers are encouraged to work with them.</u> The Council will also seek to work with site owners/developers to develop 'meanwhile' projects to try and stimulate the local economy and its activity." See other changes to paragraph 7.13 set out below in response to other comments provided by the Trust.
Respondent	South Kilburn Trust
Response	Paragraph 7.13: Stakeholders in Granville and Carlton are listed and offered continued support and service. Cabinet has endorsed working very closely with the South Kilburn Trust to develop an Enterprise Hub in Granville. Yet the South Kilburn trust is absent from the SPD. It needs to be afforded the same support as the other stakeholders and the work that it does in the area identified.
Officer Response	The draft SPD makes numerous positive references to the Trust and its role in both the proposed Enterprise Hub and its wider activities in South Kilburn. It is recognised that the Trust support the physical and social development of the area through their engagement with local residents, businesses and other key stakeholders. To reflect this role further

Chapter 7 Community and Other Facilities	
	a change to paragraph 7.13 is considered appropriate.
Recommendation	Paragraph 7.13 Change to: “At the South Kilburn Studios (a meanwhile use also delivered by the South Kilburn Trust) on Canterbury Road traineeships and weekly workshops are offered to local residents. <u>The Trust is an organisation that is an advocate of and provides significant support to the local community in seeking to improve all aspects of their quality of life.</u> Other support is provided by the Council through ‘Brent Works’ and <u>in association with the development process through training and apprenticeships.</u> local groups active in the area such as the South Kilburn Trust.” ”
Respondent	Leslie Barson and Dee Woods: Representing Users of The Granville Plus Centre and The Carlton Centre
Response	Paragraph 7.15: With regard to the Granville/Carlton site specifically the SPD says in 7.15 “.Much of the premises are however vacant after Council services have contracted or relocated” Again at Sec 12 p.132 the buildings are "currently under-utilised". This is the main justification for drastically changing these buildings. Noise problems are the current justification for not allowing people to use The Granville Plus Centre even though numerous ways of working this out have been advanced with no movement from the Council. Again this justification is false as the Council refuses to allow the buildings to be used fully. This in turn perpetuates the culture of distrust. It seems the Council do not want to solve this problem because it suits their interests to have an excuse to change the buildings from their present uses. Under Principle CF1 item 3 says Regeneration of the Carlton and Granville Centres into an Enterprise Hub, Education/ Community Space and Housing; and again at Sec 12 p 132. It says "Non-residential floorspace unquantified as yet and 40 dwellings" on the Granville/Carlton sites The word housing occurs. Where has this come from? When has housing been mentioned as being part of the plan for community facilities or on the site of community facilities?
Officer Response	The Council as part of its wider property portfolio management has to ensure that its assets are optimally used and fit for purpose. In the case of the Carlton and Granville Centres it is clear that this has not been the case. As part of moving forward with the repurposing of these buildings the Council undertook a consultation event as part of the wider masterplan work. At this the provision of housing as part of the potential package of development was put forward and received much positive feedback, particularly in helping to meet local affordable needs. This is recognised in the 2016 and 2017 Cabinet reports related to the Carlton and Granville’s regeneration as an enterprise hub. It was considered appropriate to include a proportion of residential within the development principles for the site to allow greater flexibility to, for instance, make efficient use of the site and as potential enabling development. This is not fixed, it could be more or less, and depending what comes out of the project design moving forward. The principal driver for the regeneration of the premises is as a community building and enterprise hub.
Recommendation	No change
Respondent	South Kilburn Trust
Response	Paragraph 7.16 – states the Council will ‘envisage’ working with the South Kilburn Trust. Brent WILL be working with the Trust, the funding from the GLA depends on it and Cabinet are fully behind this. This needs to be reflected in the

Chapter 7 Community and Other Facilities	
	SPD.
Officer Response	Now that the funding has been agreed by the GLA the document can be updated.
Recommendation	Paragraph 7.16: change sentences to “Greater London Authority funding has been agreed, subject to various approvals, for Phase 1 of this enterprise hub. The Council will work with the South Kilburn Trust who we envisage will manage the enterprise facility”
Respondent	South Kilburn Trust
Response	With the increase in new homes, what is the impact on school spaces, both primary and secondary? Can the infrastructure cope? There may be a new primary school planned, but with extra spaces? And what about the secondary schools of which there is not one in South Kilburn.
Officer Response	The revised masterplan dwellings numbers have been forwarded to the Council’s education planning team. The proposed additional form of entry in the primary schools will be sufficient to meet needs. The Council is working with the Education Funding Agency and school providers to identify appropriate sites for additional secondary schools elsewhere in the Borough.
Recommendation	No change
Respondent	South Kilburn Trust
Response	How will the GPs cope with extra demand BEFORE the new Health Centre opens? Already one centre has had to consider closing access to its services new people, so where will new residents go?
Officer Response	The Council will be working with the CCG to ensure as early delivery as possible of the Peel scheme to ensure that sufficient capacity exists in the area wherever possible.
Recommendation	No change
Respondent	South Kilburn Trust
Response	About 25% of a population of 7000 are young people, and this may increase. Yet youth services have been cut left right and centre. What plans are there to ensure there is good quality indoor space and facilities for young people, and for young people who do not have access to much money from their families to spend on activities that cost? The consultation lacked extensive consultation with young people, how will you understand and capture their needs? Keeping young people off the streets and engaged in positive activities is key to tackling problems around street crime and gangs.
Officer Response	The masterplan review team met with the South Kilburn Trust and sought to use their activities as a mechanism for getting feedback from the young. Unfortunately this did not generate the level of outputs that were expected. Notwithstanding this there were other events/mechanisms that provided the opportunity for young people to give responses, e.g. pop-up sessions and fayres which did get some feedback. The masterplan identifies the potential for amended/additional community facility spaces with the flexibility through better design/more usable space to provide

Chapter 7 Community and Other Facilities	
	opportunities for additional activities for young people. Some of these will be provided at low cost, or potentially free, but admittedly it is by no means certain that this will be the case due to wider public/third sector funding pressures. The South Kilburn Park is planned for an extensive upgrade which will provide opportunities for a wide range of young people to undertake free activities. As with the Woodhouse Urban Park, there will be extensive engagement with younger people in particular to ensure that these facilities best meet their needs.
Recommendation	No change
Respondent	South Kilburn Trust
Response	The reference to Moberly Sports Centre makes no reference to fees for local residents. If the centre is to be run by Westminster, we need to ensure Brent residents get the same rates as Westminster residents (who get it for less). The same has been applied to St Augustine's Sports Centre so there is a precedent.
Officer Response	The S106 obligation sets out that Brent residents will pay the same rates at the Moberly as they would in other Brent managed leisure centres, subject to this not being less than what Westminster residents would pay.
Recommendation	No change
Respondent	South Kilburn Trust
Response	The plans for the new Health Centre are great – but are the current GP practises fully on board with the plans, and does this meet their business plan needs, based on their funding, demands on their services etc.? The timetable for this has been pushed back and Brent Council needs to fully understand the impact this might have on the GP practises – what we don't want is a 'white elephant' of a new Health Centre but none of the GP practises actually move in.
Officer Response	The Council has worked closely with the local GP practices and liaised with Brent CCG to ensure that the premises meet their ambitions. As identified in the response to the CCG's representation, it is working to deliver the Peel development as soon as practicable. The Council will not proceed with the development of the size of centre proposed if it results in a vacant building/liability for the Council.
Recommendation	No change
Respondent	South Kilburn Trust
Response	There are references to South Kilburn Studios. South Kilburn Studios is a project of the South Kilburn Trust, and we recommend making reference to this as it creates confusion when people assume the Studios is its own organisation.
Officer Response	The Council accepts that this change would reduce this confusion.
Recommendation	In site specific Peel and site specific Carlton & Granville amend the SPD to "South Kilburn Studios (<u>a project of the South Kilburn Trust</u>)".
Respondent	Thomas Harrison
Response	The Tin Church on Cambridge Avenue should be included in refurbishment plans. It is in desperate need of repair and making good, as it (and its grounds) are an eyesore.

Chapter 7 Community and Other Facilities	
Officer Response	The premises are currently in a process of undergoing improvement resultant of a successful Heritage Lottery Funding bid which the Council supported. Officers are in on-going communication with the owners of the premises about the support it can provide in its regeneration, e.g. assisting bids for funding to better safeguard its future.
Recommendation	No change.
Respondent	Sport England
Response	The South Kilburn urban park extension proposals provides an opportunity to partly address the deficit of playing pitches within the locality. The pitches provided should be informed by the Councils' recently completed Playing Pitch Strategy (PPS) which provides a sound strategy to direct playing pitch provision within the Borough.
Officer Response	The study together with views from the Council's sports officers and the local community about their needs will help in defining the pitches provided.
Recommendation	No change
Respondent	Sport England
Response	The SPD should set out that the proposed increase in residential accommodation would have an impact on existing sporting provision by increasing demand and that developments should contribute towards meeting the demand that they generate through the provision of on-site facilities and/or providing additional capacity off-site. The level and nature of any provision should be informed by a robust evidence base such as the PPS or an up to date Sports Facilities Strategy.
Officer Response	Where possible community facilities will be designed to a sufficient size and flexibility so that they can support physical activity, including sports. In terms of developments contributing towards meeting demand, contributions obtained through CIL will be used to support local infrastructure requirements.
Recommendation	No change

Chapter 8 Transport & Movement	
Respondent	Ashleye Gunn
Response	There are some inconsistencies regarding the plans for Malvern Road: P16-7 1.21 Figure 5 Summary of opportunities in 2016 shows the section of Malvern Road from Perrin House to the junction with Carlton Vale as 'potential connection for pedestrians and cyclists only'. It also shows the section of Malvern Road from the Shirland Road junction to Perrin House as a 'potential key cycling route'. However p35 Figure 7 Enhanced Masterplan shows Malvern Road as a 'secondary street' from the Shirland Road junction to the Malvern Place junction, with only the section between Malvern Place and Carlton Vale a 'pedestrians and cycles only' route. Furthermore p84 8.3 clarifies that 'Primary and secondary streets play an important part in the movement of vehicular traffic within South Kilburn and

Chapter 8 Transport & Movement	
	<p>the segregation of motorised vehicles, cycles and pedestrians should be considered.’ So there appears to be a clear intention to significantly increase the traffic on Malvern Road. And Figure 13 on p82 makes it clear that there will be no ‘segregation’ of cyclists as there won’t be a separate cycle lane.</p> <p>I have based this consultation response on the plan for Malvern Road as set out on p35, p84 and p82 of the SPD. This would have a significant negative impact on the residents of Malvern Road in terms of increased pollution, increased noise, and increased safety risks for cyclists and pedestrians – particularly children, and there will be hundreds of children attending the school. It would also reduce the chance of achieving the ‘integration’ with the surrounding areas that the SPD aims to achieve. The authors of the SPD seem to not to have taken into account the recent changes to Westminster Council’s traffic management on Saltram Crescent (see points 6&7 on p4 below) which impact their plans for through traffic on Malvern Road/Malvern Place.</p> <p>No evidence has been presented for why cars and other vehicles need to enter Malvern Road. The same is true as to why it would make South Kilburn a desirable and sustainable place to live. Point 1 of Principle T1 is inconsistent with what is being proposed for Malvern Road which is two way running.</p> <p>Why in transforming South Kilburn Open Space into ‘into a Park that becomes a core feature of everyday use for the community, as well as a place for gathering, socialising or events’ (p33 3.4.6) you would surround it on two of its three sides with busy traffic-filled roads. (Primary road – Carlton Vale, secondary road – Malvern Road), both of which will apparently be important in moving vehicles around the area. (p84 8.3))</p> <p>It is not clear whether Malvern Road is considered to be ‘within the South Kilburn estate’, and thus getting a 20mph speed limit, or outside it and thus presumably having a 30mph speed limit.</p>
Officer Response	<p>As set out in relation to an earlier response to Ashlaye Gunn, it is now not considered appropriate to move forward with what was proposed for Malvern Road/Malvern Place due to changes Westminster has undertaken on adjoining streets. As such no significant changes are now proposed to what currently exists on the highway network for these two streets. Figure 7 shows what were identified to be opportunities at the start of the masterplanning process. The trees within the highway which are of a substantial size and realistically have to be kept mean that provision of segregated cycle lanes are not possible. However, this is not regarded as a significant deterrent to its use by cyclists as for the most part it will be a lightly trafficked road. In relation to Secondary Streets, on reflection the wording used in relation to their role could be perceived as overplaying their role in traffic movement and requires amendment</p>
Recommendation	<p>See other changes as set out in relation to amending the document to take account of essentially keeping Malvern Road and Malvern Place as is.</p>

Chapter 8 Transport & Movement	
	Paragraph 8.3 Change: “Primary and secondary streets play an important part in the movement of vehicular traffic within <u>through</u> South Kilburn. Vehicle movement in secondary streets is principally related to that generated by South Kilburn residents and non-residential uses. In both cases <u>for</u> and the segregation of motorised vehicles, cycles and pedestrians should be considered.”
Respondent	Transport for London
Response	Paragraph 8.2 Welcome efforts to improve the pedestrian and cycle environment to encourage greater movement by these modes. Paragraph 8.3 Reference should be made to the Healthy Streets framework.
Officer Response	Noted. It is considered that a link to TfL’s Healthy Streets document is appropriate.
Recommendation	Paragraph 8.3: Add weblink http://content.tfl.gov.uk/healthy-streets-for-london.pdf to this paragraph.
Respondent	Transport for London
Response	Paragraph 8.5. One scheme that can benefit both the EVCP and car club aspects within the report is the Go Ultra Low City Scheme (GULCS) of which £13m of funds are available in London. The GULCS project aims to deliver these residential and car club charging networks to London boroughs, and this funding will be able to be used to fund the installation of charge points.
Officer Response	Noted, amend paragraph 8.5 to take account of potential funding streams.
Recommendation	Paragraph 8.5 Add to the beginning of the second sentence. “Sources of funding might be available to assist in the delivery of this infrastructure however, where necessary contributions to the extension of these schemes into South Kilburn will be secured from Section 106 Planning Obligations.”
Respondent	Transport for London
Response	TfL acknowledge the desire to secure funding for cycle hire stations from development via s106 funding. There are no immediate plans, nor funding, to extend to South Kilburn although it is requested that land and funding is safeguarded. 4-5 docking stations would be required to extend TfL’s cycle hire scheme to South Kilburn from St. John’s Wood, and approximately 6-8 sites to cover the land plots creating a viable network. This funding would be sought via s106 agreements. Cost per cycle hire station is £220,000: £110,000 capital costs/£110,000 operational costs for three years.
Officer Response	The response clarifies and reflects previous discussions held with TfL which were taken into account when the SPD was drafted.
Recommendation	No change.
Respondent	Transport for London
Response	Principle T1 Transportation and Movement Clarification is sought on what kind of development constitutes ‘major blocks’. TfL research shows direct links between good public transport access and increased economic vibrancy, particularly footfall in shops to neighbourhoods. Reliable

Chapter 8 Transport & Movement	
	bus services in terms of frequency and journey time within short of key amenities etc. are therefore necessary. The current proposal for Carlton Lane/Kilburn Lane of carriageway narrowing and planned pedestrian crossings would impact bus service reliability to the wider area of LB Brent if there is no protection for buses. The services have significant patronage and should not suffer detriment. TfL Buses would seek costs including funding from developments towards any possible impact on buses.
Officer Response	Major blocks are essentially the development parcels identified in the SPD. Major developments (which is defined in relation to planning applications – 10 or more dwellings, 1000+ sq/m/ of floorspace) would probably be a clearer term to use. As the Council wishes to ensure that bus services remain attractive to the existing and proposed population and works on bus routes require consultation/agreement with TfL works to the routes any changes to the highway network will clearly take account of bus services. In terms of impacts on TfL costs, requirements for funding, it is recognised that contributions will be required where a robust and reasonable case can be put forward by TfL.
Recommendation	Principle T1 Transportation and Movement: change “Applicants for major blocks <u>development</u> will be expected to propose and agree the design of works to the highway to improve the pedestrian and cyclist experience and safety incorporating quality materials and trees.”
Respondent	Transport for London
Response	Parking Standards, Paragraph 8.6 Welcome potential for car-free development and low parking provision in light of high levels of public transport accessibility and existing CPZ coverage. Blue Badge parking and wheelchair accessible housing should comply with the London Plan.
Officer Response	Developments will providing parking in accordance with the London Plan
Recommendation	No change.
Respondent	Transport for London
Response	Parking Standards, Paragraph 8.8 Clarification sought on ‘maintenance’ of car clubs. Most operators are well-established and self-maintaining. With respect to provision of car clubs in residential developments: if located in areas where cars wouldn’t be greatly used anyway it may lead to increased car usage and congestion.
Officer Response	It is agreed that the car club is now more mature, so is increasingly likely to be self-maintaining, particularly if the location/accessibility of the vehicles meets providers expectations on patronage. If this can be shown to be the case by an applicant, then the need for S106 to deal with issue can be reviewed.
Recommendation	No change.
Respondent	Transport for London
Response	Parking Standards, Paragraph 8.9 Car club operators do their own marketing and they also have their own incentives to join the car clubs, so this may not be necessary. Increased car usage should not be condoned through car club provision. The Council should investigate if some form of use of car clubs for business fleets trial could be developed.

Chapter 8 Transport & Movement	
	The Council shall also determine whether BluePointLondon has identified suitable sites for electric charging infrastructure in the area. Alternatively, charge points could be installed from other operators or through the GULCS scheme where demand is likely to exist. Different charge point operator options should be considered. Disabled parking should be made into its own section.
Officer Response	S106 is only sought where it can be shown to be reasonable and necessary, if commercial operators remove the need for such contributions from developers then they won't be sought. Business fleet provision is unlikely to be feasible in South Kilburn as it is not a significant employment area. Opportunities for the provision of electrical charging points will be considered nearer the time of delivery. As disabled parking provision will be consistent with London Plan requirements it is not considered necessary to have a separate section.
Recommendation	No change.
Respondent	Transport for London
Response	Parking Standards, Paragraph 8.10 May wish to state that cycle parking should meet the London Cycle Design Standards (LCDS).
Officer Response	This will be taken into account, but could be made clearer in the document.
Recommendation	Paragraph 8.10 change: "The Council will continue to apply the London Plan cycle parking standards, both in terms of number of stands and location/quality of provision consistent with the London Cycle Design Standards."
Respondent	Transport for London
Response	Principle T2 Parking Welcomed with regard to the support for both car free developments and those with a low parking provision. However, the Council should take a careful, restraint-based approach to the provision of off-street parking. TfL support the London Plan standards to include EV chargers in at least 20% of spaces. A reminder that there is also a requirement to include "passive" provision of EV chargers in an additional 20% of spaces, meaning that 20% of spaces should be equipped for the immediate installation of charge points if the demand exists.
Officer Response	The Council is seeking to ensure that minimum provision of off-street is provided, taking account of existing provision that exists. The 20% immediate provision is understood.
Recommendation	No change
Respondent	Thomas Harrison and Jason Jones (local residents)
Response	Having two Cambridge Roads is confusing, the southern one should be renamed to avoid confusion, or the two should be re-connected again as one.
Officer Response	The split is due to development which did not respect the line of the road. Whilst it is confusing, there is no prospect of the two parts of the road being reconnected in the foreseeable future.
Recommendation	No change
Respondent	Thomas Harrison

Chapter 8 Transport & Movement	
Response	Canterbury Road should become an open through road again linking Kilburn High Road through to Carlton Vale. In addition Malvern Road should be re-opened to traffic at the junction with Carlton Vale
Officer Response	This is not considered either desirable or necessary in terms of vehicular movement as these changes would have the potential to increase rat-running and non-local traffic through the estate. However, well overlooked links that promote the prioritisation of pedestrian and cyclists along the routes are proposed.
Recommendation	No change
Respondent	Thomas Harrison
Response	Little is being proposed to improve / reinstate lost roads, especially roads which crossed Carlton Vale linking north and south sections South Kilburn to each other, such as the former Peel Road, Percy Road and Cambridge Road. Consequently, both sides of South Kilburn will remain unconnected and divided from each other - a situation which will be worsened by having taller buildings on the north side of Carlton Vale.
Officer Response	It has to be recognised that Carlton Vale is a priority bus route and relatively heavily trafficked road. This limits the extent to which interventions along its length can be implemented. As such it is proposed to improve priority links between the north and south to encourage such movement where there is the pedestrian/cycle frequencies support this.
Recommendation	No change
Respondent	South Kilburn Trust
Response	With the increase in new homes, how will the public transport system be impacted and are there improvements that can be made? For example the mainline train through Queens Park and Kilburn high Road only has 3 trains an hour. It would be great to see the Boris bikes in South Kilburn.
Officer Response	The Council does and will continue to work with organisations such as TfL and Network Rail to consider and promote public transport provision in the area and wider Brent. Where appropriate it will seek developer S106 obligation contributions to off-set the specific impacts of a development.
Recommendation	No change
Respondent	Simon Wookey (Resident Malvern Mews)
Response	There is opportunity to seek better connectivity to Euston by lobbying TFL to increase overground service from Queens Park and Kilburn into Euston, also to connect to the east by running trains through Camden and on to Stratford.
Officer Response	The Council does and will continue to work with organisations such as TfL and Network Rail to consider and promote public transport provision in the area and wider Brent. Where appropriate it will seek developer S106 obligation contributions to off-set the specific impacts of a development.
Recommendation	No change

Chapter 9 Green Infrastructure	
Respondent	Natural England
Response	Encouraged by commitment to connected green infrastructure. Open green space, wild green space and green infrastructure can all be used to create connected habitat suitable for species adaptation to climate change. An accompanying Annex to the response provides examples of Green Infrastructure. Suggest requiring the use of a biodiversity metric or calculator by developers to demonstrate that they have provided an increase in biodiversity as set out in an accompanying annex submitted to the response.
Officer Response	It is considered that some reference to bio-diversity measures can be made to ensure developers are clear how applications will be assessed.
Recommendation	Paragraph 9.10 Add a sentence: “Improvements to biodiversity can be shown through using tools such as the Envirobank Impact Calculator: http://www.environmentbank.com/impact-calculator.php ”
Respondent	Environment Agency
Response	South Kilburn Urban Park (Page 96) Positive to see the proposed improvements. The integration of a ‘soft SuDS’ scheme such as swales and ponds, or a rainwater garden which could become a community project, into the improvements may be a possible. This would provide additional sustainability, biodiversity and water quality benefits, potentially providing an educational and engagement opportunity for the local community.
Officer Response	Agreed, however the existing wording provides sufficient flexibility to provide these types of features if they are considered appropriate.
Recommendation	No change
Respondent	Environment Agency
Response	Green Infrastructure on Development Sites (Page 100). Positive to see the identification of multiple benefits of green infrastructure and the range of options listed within the supporting text (9.7). Encourage cross reference to the Sustainability Section, specifically Surface Water Run-off detailing the inclusions of SuDS schemes. This could be another avenue of delivering increasing green infrastructure whilst providing additional benefits relating to improving water quality, reducing and slowing surface water run-off and increasing biodiversity.
Officer Response	Agreed, this could be better cross-referenced.
Recommendation	Paragraph 9.7 Add to last sentence: “This can relate to both incidental planting, and that provided in association with required on site amenity space for residents, <u>plus other features such as Sustainable Urban Drainage Solutions as sought in Chapter 10 Sustainability.</u> ”
Respondent	Thomas Harrison
Response	More street trees should be provided in all roads – especially outside all new developments to soften landscape and

Chapter 9 Green Infrastructure	
	harsh structure of new buildings, which aren't really very nice to look at from the outside, are quite bland and have few features of architectural interest or merit.
Officer Response	Wherever possible street trees will be added, taking account of the need for safe visibility distances for vehicles and pedestrians, amenity of adjoining land uses and also the servicing/infrastructure under the pavement surfaces
Recommendation	No change.
Respondent	David Walton resident Malvern Road
Response	Page 95/ Figure 16. The school grounds of Carlton Vale Infants School, Malvern Road are not included on this plan as they should be.
Officer Response	Agreed.
Recommendation	Figure 16: Amend to include grounds of Carlton Vale Infants School as school grounds open space.
Respondent	Simon Wookey (Resident Malvern Mews)
Response	Realism is needed in relation to long term maintenance funding for new parks and public realm improvements. A site specific service charge or dedicated funds from CIL or section 106 need to be investigated.
Officer Response	Agreed, this is being undertaken and further opportunities for improving this, for example through the use of ground rents where the Council remains the freeholder will be pursued by the South Kilburn estate regeneration team.
Recommendation	No change

Chapter 10 Sustainability	
Respondent	Thames Water
Response	The increase in the number of properties proposed within the area will put greater pressure on the water and wastewater infrastructure which can assist with reducing the impact of development on existing infrastructure. We support the content of Section 10.7 regarding SuDS and 10.8 regarding water consumption. Opportunities for SuDS should be maximised. Surface water connections to combined sewers should be avoided. It is essential that the development within the South Kilburn area is delivered alongside any infrastructure necessary to support the development including water and wastewater infrastructure. In line with Policy DMP1 and Section 2.7 of the Development Management Policies DPD development will be expected to provide any associated infrastructure required to make it acceptable including water and sewerage infrastructure. Developers should be required to demonstrate how any necessary upgrades to water and/or wastewater infrastructure required to support their developments demonstrate will be delivered ahead of the occupation of development. Developers are advised to contact Thames Water as early as possible to discuss the water and wastewater infrastructure requirements for their developments to establish the following:

Chapter 10 Sustainability	
	<ul style="list-style-type: none"> • The development's demand for water supply infrastructure both on and off site and can it be met; • The development's demand for wastewater infrastructure both on and off site and can it be met; and • The surface water drainage requirements and flood risk of the development both on and off site and can it be met. <p>To avoid potential delays developers are advised to contact Thames Water as early as possible to discuss water and drainage requirements associated with any development to ensure that any development proposals are aligned with infrastructure requirements.</p>
Officer Response	Noted, reference to contacting Thames Water is considered appropriate to reduce the potential for delays.
Recommendation	Paragraph 10.8. Add a sentence. <u>"Developers are recommended to discuss with Thames Water their water infrastructure needs early on in the development of plans for their sites."</u>
Respondent	Environment Agency
Response	Paragraph 10.2 Positive to see inclusions of targets for water efficiency and carbon dioxide reduction within the sustainability plan. However, these are frequently considered in isolation, when the two are linked, e.g. increased water use requires increased power for heating water used and getting it to the property and its treatment before and after. Simple demand management measures, particularly those that reduce hot water use, have significant potential to save water and energy, and reduce the carbon footprint throughout the water system. We encourage you to highlight the mutual benefits that improving resource efficiency can have on reducing carbon dioxide emissions, these can be cross referenced and integrated throughout this section.
Officer Response	This is accepted, but there is the potential for too much repetition throughout the document. However, it could be given greater prevalence in the lean section.
Recommendation	Paragraph 10.2: Add new second sentence: <u>"For example reducing water use through efficiency measures as set out later in this section will have a dramatic impact on a development's energy requirements."</u>
Respondent	Environment Agency
Response	Paragraph 10.4 Reference to Core Strategy Policy CP19 relating to a BREEAM excellent rating for non-residential developments is positive. We would encourage the South Kilburn SPD to expand their supporting text to include a requirement for a BREEAM 'excellent' rating for water efficiency, increasing the priority of water efficiency for commercial developments. We also like to highlight BREEAM Refurbishment for Domestic and Non-Domestic Buildings assessments suitable for refurbishing domestic dwellings, domestic conversions or non-domestic buildings. We would encourage the South Kilburn SPD to include this within their 10.4 supporting text, requiring refurbishments to achieve an 'excellent' rating for water efficiency. This can also be cross referenced or highlighted within the Water Consumption section to provide further support relating to retrofitting existing buildings.

Chapter 10 Sustainability	
Officer Response	A requirement for BREEAM excellent for water consumption in domestic properties is not considered appropriate as it goes beyond existing policy and also government has indicated that water usage standards for domestic properties are the remit of building regulations. However, encouragement of BREEAM use is considered appropriate for inclusion due to its overall likelihood of increasing the sustainability of any refurbishment plans if used.
Recommendation	Paragraph 10.4: Add new last sentence: <u>“BREEAM also produce assessment accreditation for domestic and non-domestic refurbishment and a similar attainment of excellent for this types of work is encouraged.”</u>
Respondent	Environment Agency
Response	Surface Water Run-off. The inclusion of SuDS schemes within the Surface Water Run-off policy, identifying and highlighting the multiple benefits possible is positive. It is recommended that South Kilburn cross reference to Section 9 Green Infrastructure, and specifically Green Infrastructure on Development Sites. SuDS schemes can require a long term maintenance strategy to be implemented which should be set out in supporting text. While the area does not fall within any Critical Drainage Areas, as defined by the Drain London Project. Figure 1 shows the extent of Surface Water Flood Risk during a 1 in 30 year storm event. There are significant areas at risk, and we therefore recommend that you consider this when allocating sites for development. Surface water flood modelling can be requested from HNLenquiries@environment-agency.gov.uk .
Officer Response	The SPD does not allocate sites for development. Strategic Flood Risk Assessments Levels 1 & 2 will be used in the Local Plan allocation process. Consideration of risks from surface water drainage will occur where appropriate at application stage for development sites.
Recommendation	No change
Respondent	Environment Agency
Response	Water Consumption: Positive to see a section specific on this. A statement requiring developments to retrofit existing buildings to increase their water efficiency should be included, as these are the least energy and water efficient. This would be in accordance of Policy 5.4 of the London Plan, and would contribute to the “Lean” and “Clean” principles the South Kilburn SPG is aiming for. Request addition of ‘Water Efficiency’ principle incorporating the requirements and comments made in the Surface Water Run-off and Water Consumption sections (including water consumption targets, SuDS schemes retrofitting buildings, water efficiency ratings within BREEAM assessments and greywater harvesting).
Officer Response	Whilst the Mayor’s policy does seek such retrofitting, where new development is meeting London Plan/building control efficiency standards it would not be reasonable to them make that development contribute to resolving existing issues as an ‘offset’ type payment. Limited capacity of supply or waste water infrastructure might mean such measures are needed, but this will be highlighted by Thames Water and will be for the applicant to address with that organisation. The addition of a principle in relation to water issues is considered appropriate.

Chapter 10 Sustainability	
Recommendation	<p>Principle E2: Add after Paragraph 10.8 E2 Related to Water Management.</p> <p><u>“Principle E2: Water Management</u></p> <p><u>Effective water management will be sought through developments incorporating measures related to:</u></p> <ul style="list-style-type: none"> <u>• reducing flood risk by effective control of water run-off through the incorporation of features such as greywater harvesting and SUDs which will also where possible meet other objectives associated with bio-diversity, green infrastructure and place-making, with the necessary long-term management schemes</u> <u>• reducing the demand for water plus its associated energy requirements through meeting efficiency targets in new and wherever possible existing refurbished premises.”</u>

Chapter 11 Implementation	
Respondent	David Walton resident Malvern Road
Response	<p>Page 113/ paragraph 11.3 The reference to the Council prioritising use of S106 agreements and Community Infrastructure Levy funds generated within the growth area to be spent locally needs to be changed to 'on the estate'. Locally legally means spending it elsewhere in Brent. Given the vulnerable brownfield status of all community shared assets and lives in South Kilburn at present, it is unjust that major estate public open space, public square and facilities investments are not made now in 2017 with these extensive funds.</p>
Officer Response	The Council has no agenda in terms of spending the development funds elsewhere. Locally provides sufficient flexibility and reflects that the growth area is wider than the South Kilburn Estate. Whilst it is anticipated most spend will be within the estate, there are facilities/infrastructure improvements that might well benefit the estate but be located outside its boundaries.
Recommendation	No change

Chapter 12 Site Specific Proposals	
Respondent	Environment Agency
Response	<p>The overall area of South Kilburn is approximately 650m from the Grand Union Canal (from Uxbridge to Hanwell Locks, Slough Arm and Paddington Arm; Water Framework Directive ID: GB70610075) at the closest point. Therefore, there are no specific concerns regarding any of the site allocations from a fluvial flood risk or Water Framework Directive perspective. Encourage the developers to consider sewage network capacity and begin discussions early with the relevant water company. There is a need to ensure there is no deterioration of the</p>

Chapter 12 Site Specific Proposals	
	Grand Union Canal, therefore, the developers need to ensure that any new buildings are appropriately connected to the sewer network to ensure no issues arise through misconnections, discharging sewage into water courses. Misconnections are a major cause of pollution to the river environment.
Officer Response	Noted. It is proposed to change the SPD in response to the request for developers to address the need to engage with Thames Water early on in the development process. The connections issue is a building control matter. Most misconnections are the result of historic illegal changes, or failures in separated systems.
Recommendation	No change
Respondent	Thomas Harrison and TfL Commercial Development Planning Team
Response	Kilburn Park Underground Station and land to the rear: This hasn't been identified and could accommodate additional dwellings.
Officer Response	No feasibility work has been undertaken which shows the potential development capacity at this site taking into account the need to preserve and enhance the heritage asset. Nevertheless, officers consider that there is the potential for development on top of the station if designed well as most of these stations were intended to take development on top at some future date. Subject to suitable wording to ensure that the new development must preserve the character and integrity as a building of special architectural or historic interest as well as the conservation area.
Recommendation	<p>Section 12: Longer Term Opportunity Sites. Add:</p> <p><u>"Kilburn Park Underground Station</u> <u>Address:</u> Cambridge Avenue <u>Area:</u> 0.09 ha <u>Policy Context:</u> Core Strategy policy CP9 <u>Planning History:</u> N/A <u>Potential:</u> Mixed tenure residential development, incorporating existing station building. <u>Indicative development capacity:</u> Unknown <u>Delivery 2022-2027</u> <u>Description:</u> Currently the site is a Grade 2 Listed Underground station. The building dates from 1914-15, probably by Stanley Heaps, but retaining the distinctive house style established by his predecessor Leslie Green for the London Electric Railway. It has a distinctive red glazed faience exterior to Cambridge Avenue and part of Alpha Place, with other fine detail associated with stations of this house style of this time, although this is a particularly sophisticated and lavish example. The interior's original features are for the most part well preserved and include a tiled entrance hall, the escalators are covered by an oval glazed dome, with higher</p>

Chapter 12 Site Specific Proposals	
	<p>central light, leading to lower escalator hall and platforms. The ground floor to Cambridge Avenue includes a pharmacy use whose frontage has recently been improved so that it is more sympathetic to the overall composition of the façade than previously.</p> <p>Justification: The premises have been identified by TfL as a development opportunity, given the station's high public transport accessibility rating and its single storey configuration in an area of prevailing 3-4 storey historic character. Most of these stations were intended to take development on top, so subject to the new development being able to demonstrate preserving the character and integrity of a building of special architectural or historic interest as well as the conservation area, the principle of development is likely to be considered acceptable.</p> <p>Design principles: Subject to primarily preserving the character and integrity as a building of special architectural or historic interest as well as the conservation area, development of between 3-4 storeys would fit the existing surrounding context. Alpha Place to the side and rear and would benefit from some active frontages/overlooking as would Bristol Walk on the north eastern frontage."</p>
Respondent	Thomas Harrison, Jason Jones
Response	Carlton & Granville Centres: should be kept as is. They are buildings of historical and architectural significance that form an important link to the past and have a vital role in providing education and community activities in the future too. These buildings should be retained as an asset of community value.
Officer Response	The SPD recognises the community function of the buildings and their historical significance and as such provides sufficient guidance on how these buildings could be developed in the future. A significant community element shall remain and the total loss of building fabric is not advocated, but will be allowed if the merit of its replacement is such that it justifies it. This is a fair reflection of its historic significance.
Recommendation	No change
Respondent	Thomas Harrison
Response	West Kilburn Baptist Church: wonderful and only surviving building of any architectural interest in this location that should not be lost. It provides essential community and worship facilities, which should be kept as an asset of community value.
Officer Response	The SPD recognises the community function of the buildings and their historical significance and as such provides sufficient guidance on how these buildings could be developed in the future. A significant community element shall remain and the total of building fabric is not advocated, but will be allowed if the merit of its replacement is such that it justifies it. This is a fair reflection of its historic significance.
Recommendation	No change
Respondent	Thomas Harrison

Chapter 12 Site Specific Proposals	
Response	Queen's Park & Cullen House: Falcon Public House should be retained as an asset of community value.
Officer Response	The site has planning permission for redevelopment which has commenced, so the public house will not be retained.
Recommendation	No change
Respondent	Thomas Harrison
Response	Canterbury Court, Gorefield House and Alpha Place flats: Should all be demolished and replaced with better quality housing – all lower in height.
Officer Response	The occupants of these blocks voted to not be subject to demolition/reprovision as part of the original New Deals for Communities scheme. The consultation on the revised masterplan indicated no desire from these blocks for change now. As such there are no current plans to demolish these blocks, although improvements to the public realm in their vicinity are proposed.
Recommendation	No change
Respondent	Thomas Harrison
Response	Royal Mail sorting Office in Canterbury Road: High density housing should be provided on-top of this.
Officer Response	The SPD identifies that residential development on this site is acceptable in principle.
Recommendation	No change
Respondent	Thomas Harrison
Response	St. Augustine's Sports Centre: Residential should be provided on-top– up to surrounding buildings heights in Cambridge Gardens.
Officer Response	Although this might well be an opportunity site, given the age of the premises this is not considered to be realistic in the short to medium term and Westminster have not indicated that it will become available in the longer term. As such it is not considered appropriate to identify it as such.
	No change proposed.
Respondent	Simon Wookey (Resident Malvern Mews)
Response	John Radcliffe site. There is an opportunity to deliver more housing and a better site for John Radcliffe if only the site would include the buildings facing onto Shirland Road. There is a need to work with neighbouring boroughs to maximise potential.
Officer Response	The Council has taken a pro-active approach in relation to all the sites within the South Kilburn boundary and where necessary approached relevant landowners/other organisations that could assist in delivering the SPD's vision. Westminster Council has been approached about this particular site/environs and discussions are on-going about the potential to create a more comprehensive site.
Recommendation	No change
Respondent	Thomas Harrison and Jason Jones

Chapter 12 Site Specific Proposals	
Response	The buildings proposed on the Exeter Court / Cambridge Road location and Hereford Court are far too high, will over-dominate the area and should be of similar height to other buildings in the area – namely 4 or 5 floors high. Brent appears to have introduced a new policy of providing tall buildings in Carlton Vale where the impact tall buildings has less effect on its surroundings – however these proposed two towers are in Cambridge Road and therefore not suitable in such a road in any way. The development should take account of the 8 storey Energy Centre flue associated with Durham & Gloucester which is an air quality risk to potential residents
Officer Response	The masterplan review has been undertaken by experienced architects taking account of London Plan, Brent Local Plan and the site's characteristics. The block nature of the existing massing drawings which are purposely devoid of detail can perhaps sometimes provide a crude understanding of impacts. Taking into account the comments received, the relationship of the proposals with the local statutory and non-statutory heritage assets has been revisited. Whilst the principle of such heights if sufficient quality exists is exhibited in the final design of the buildings is considered not to harm these heritage assets (buildings and conservation area), the detailing and methods of reducing massing impact on the perception of bulk will be important in ensuring the setting of heritage assets is preserved or enhanced. A solution akin to the architecture of the blocks that will be removed for instance would not be viewed positively. In all cases impacts will require further testing/justification at the planning application stage as evidenced in a Design and Access statement, plus other associated technical studies (if necessary air quality) to support the solution proposed. Nevertheless, it is accepted that the wording of the document could be amended to make it clearer that in the case of some blocks, greater evidence/a more sympathetic solution will be required in relation to preserving and enhancing the setting of heritage assets.
Recommendation	Section 12: Hereford House and Exeter Court Design Principles: Add last sentence: <u>“The scale height, massing, design and detailing of the proposed buildings should be such that they do not undermine the need to preserve and enhance the settings of adjoining heritage assets.”</u>
Respondent	Thomas Harrison, Simon Wookey (Resident Malvern Mews)
Response	The Radburn layout houses should all be replaced with better quality and higher density housing with a better road layout as the current set-up of poor quality housing is maze-like and does not feel a safe environment to walk through as there is no clear path /roads between the houses and no sightlines that penetrate the area, which makes way-finding difficult. In addition the late 20th century Genesis HA site on Carlton Vale feels out of place in terms of density within a central London location.
Officer Response	It is agreed that in the context of the development delivered to date and that planned and in relation to the London Plan density matrix that some areas could currently be considered as not using land most efficiently and are poor in relation to urban design. The Council has sought to discuss with the owners of numerous sites the potential for their regeneration. Those that have reacted more positively, or where there are currently no residential properties have been identified in the SPD as opportunity sites. If the Council is approached by the owners of blocks of residential

Chapter 12 Site Specific Proposals	
	properties it is likely to look on regeneration positively consistent with policy CP9. Without a commitment from the owners for change however, identifying residential properties in particular as a redevelopment opportunity when it is not clear if it will be delivered could have significant consequences. In particular, it has the potential to cause significant blight due to the uncertainty that it would bring particularly to people selling/buying property. As such the Council has adopted a cautious approach to identifying potential sites in the area.
Recommendation	No change.
Respondent	Leslie Barson and Dee Woods: Representing Users of The Granville Plus Centre and The Carlton Centre
Response	The diagram for Carlton and Granville shows no new information or more accurately it seems to show the buildings that are there now. Does this mean the Council intends to keep and refurbish these buildings? If so why is this not stated as a possibility in the written paragraph?
Officer Response	The Council used the existing buildings diagram because it did not want to be accused of having already decided what the development should be like. A process of engagement in taking forward the solution for the centre will occur which will result in a planning application, the form of which is as yet unknown in relation to the extent of the existing buildings that will be proposed for retention. The Council has provided sufficient flexibility for a range of solutions on the site from essentially retaining almost all, to replacing all the buildings, provided sufficient justification is submitted for the proposed solution in association with any planning application related to the accommodation of community uses and the fabric of the existing building. However, to provide clarity on what the massing drawing show, the document can be amended to state it shows the existing buildings.
Recommendation	Carlton and Granville Design Principles amend “(see Figure 26 which shows the existing massing of the buildings in the context of what is proposed for the surrounding area). Figure 26 Amend to: “Massing drawing of <u>existing</u> Carlton and Granville”
Respondent	Thames Water
Response	Unable to undertake an initial high level review of the allocations set out in Chapter 12 of the SPD in order to provide comments on any potential infrastructure concerns as there are no plans included showing the boundaries of each site. In order to progress an initial review of the infrastructure requirements Thames Water request that plans including site boundaries are provided.
Officer Response	Each site is identified on a bird's eye plan, which should be sufficient to be able to understand its location, whilst the massing drawings should allow an understanding of its boundaries. However, to avoid confusion an OS map with a site boundary will be added to the document for each site.
Recommendation	Add OS site boundaries for the sites in Chapter 12.
Respondent	David Walton resident Malvern Road
Response	Allocations: Page 156. The OK Club proposal needs to be listed here as well as it is yet another over densification

Chapter 12 Site Specific Proposals	
	impact to masterplan consider. The Vale only 20 year old housing up for demolition features in opportunity sites Page 8/ Figure 2 so why not detail it here? Again increases yet further the community asset cohesion value of central Kilburn Park (South Kilburn Public Open Space) adjacent and the Local Centre Public Square at Chippenham Gardens. Both need to be talked up as key community wellbeing features rather than put down as surplus land as the draft SKSPD Feb 2017 in part still does.
Officer Response	The Vale as identified in response to Thomas Harrison, Simon Wookey (Resident Malvern Mews) is not considered appropriate to be regarded as an opportunity site due to its age and the fact that it has not been identified by the Registered Provider as a redevelopment opportunity. It would however be considered if there was greater certainty from the landowner that it was available. Both Kilburn Park and Chippenham Gardens spaces will be improved. The loss of part of the existing Kilburn Park to accommodate the relocation of the schools is considered appropriate as it will provide a much better cohesive functional open space, with less potential for anti-social behaviour, rather than a disjointed/odd shaped solution that would otherwise remain. Quality and usability of space has to be a consideration of its public worth, as well as the volume. In relation to the OK Club, it is considered that the SPD should be amended to incorporate the potential of the site as the Oxford and Kilburn Youth Trust have discussed with the Council's regeneration team the options for its regeneration.
Recommendation	<p>Section 12 add: "OK Club</p> <p>Address: The Oxford Kilburn (OK) Club Neville Road and Christian Holt House</p> <p>Area: 0.2 ha</p> <p>Policy Context: Core Strategy policy CP9</p> <p>Planning History: N/A</p> <p>Potential: Replacement/upgrading of existing community uses, plus mixed tenure residential development.</p> <p>Indicative development capacity: Unknown</p> <p>Delivery 2022-2027</p> <p>Description: The site is currently occupied by the Oxford and Kilburn Youth Trust, a charity that supports younger people in the area. The premises are a mixture of a three storey (1920's Neo-Georgian), two storey (1960s/70s) and single storey (1920s) buildings. These are used as administrative offices and also have a main single storey hall and other rooms for youth activities consistent with the provision of the services by the Trust. The site also contains a memorial wall and garden dedicated to Dylan Kirby.</p> <p>Justification: The Trust has approached the Council regarding the potential of regeneration of the site to better support its activities in contemporary premises fit for sustaining the charity's long term purpose and improving outcomes for young people. Ideally the community use will remain on site with re-provision occurring in new buildings. Nevertheless in the context of planning policy, off-site re-provision may be possible, as long as it can be justified to show nil detriment in terms of meeting any local community needs compared to the existing premises.</p>

Chapter 12 Site Specific Proposals	
	<p>Although in the context of South Kilburn, some of the buildings are older than their surroundings, they are not considered to be of such historic or architectural significance that they should necessarily be retained if high quality replacements are proposed. The Dylan Kirby memorial is clearly well regarded by the local community and its sympathetic incorporation into any regeneration needs to be considered.</p> <p>Design principles: A perimeter block on three sides that provides the community use on the ground/lower floors and has active frontages and a positive relationship with the adjacent highways of Denmark Road, Canterbury Road and Neville Road. Consideration should be given to limiting impacts on the development of the adjacent Crone and Zangwill site as set out in this SPD with a view to not undermining its identified development capacity. The heights of proposed buildings should be up to 6 storeys to reflect the scale of the street and in particular the other side Neville Road as proposed in the Peel development. Ideally the Dylan Kirby memorial wall should be kept in situ, or appropriately incorporated into the new building.”</p>

Other non-material changes considered appropriate to improve the document

These changes are not significant, nor seek to introduce issues not previously consulted upon, but will improve the clarity of the document. They also reflect its change in status from draft to adopted document.

Other non-significant changes considered appropriate to improve the document.	
Part of Document	Title Page: South Kilburn Growth Area Boundary
Issue	Amend to reflect change from draft to adoption.
Recommendation	Title Page change: “Draft South Kilburn Supplementary Planning Document February <u>June</u> 2017 Brent Council Regeneration and <u>Growth</u> Environment
Part of Document	Page I: Remove How to Give Your Views
Issue	Amend to reflect change from draft to adoption.
Recommendation	Page I: Delete all: How to Give Your Views
Part of Document	Page II
Issue	Amend to reflect change from draft to adoption.
Recommendation	Page II: “ Draft South Kilburn Supplementary Planning Document 2017, Brent Council Draft published in February Adopted <u>June 2017</u> ”
Part of Document	Page III

Other non-significant changes considered appropriate to improve the document.	
Issue	Amend to reflect change from draft to adoption.
Recommendation	Page III: “Draft South Kilburn Supplementary Planning Document” Footer throughout document “February June 2017 Brent Council Regeneration and Growth Environment”
Part of Document	Page V
Issue	Amend to reflect change from draft to adoption.
Recommendation	Page V: Header “Draft South Kilburn Supplementary Planning Document” Contents: “Purpose of the Draft South Kilburn Supplementary Planning Document”
Part of Document	Page 1 Title Page
Issue	Amend to reflect change from draft to adoption.
Recommendation	Page 1 Title Page: “Purpose of the Draft South Kilburn Supplementary Planning Document”
Part of Document	Page 2 Heading:
Issue	Amend to reflect change from draft to adoption.
Recommendation	Page 2 Heading: “Purpose of the Draft South Kilburn Supplementary Planning Document”
Part of Document	Paragraph 1.1
Issue	Amend to reflect change from draft to adoption.
Recommendation	Paragraph 1.1 Delete All and existing Paragraph 1.2 to become Paragraph 1.1
Part of Document	Paragraph 1.2
Issue	Amend to reflect change from draft to adoption.
Recommendation	Paragraph 1.2 add new paragraph: “The Council is committed to full community involvement in the important decisions that are made and particularly in bringing forward plans that are likely to affect the local community. There has been widespread consultation and community involvement in the development of the 2016 Masterplan and also in the adoption process of this SPD. The Council will continue to engage with the local community on the individual elements of regeneration set out in this document and other changes that are proposed.”
Part of Document	Chapter 1 Introduction: South Kilburn Growth Area Boundary
Issue	The diagram replicates the key diagram for the area set out in the Core Strategy. Some the features are now in the wrong place due to the passage of time and delivery of sites that has occurred. It is considered better to include only the outline of the growth area to overcome this potential confusion.
Recommendation	South Kilburn Growth Area Boundary: Show only the boundary of the growth area.
Part of Document	Chapter 1 Introduction: South Kilburn Growth Area Boundary
Issue	The Figure replicates the key diagram for the area set out in the Core Strategy. Some the features are now in the wrong place due to the passage of time and delivery of sites that has occurred. It is considered better to include only the outline of the growth area to overcome this potential confusion.

Other non-significant changes considered appropriate to improve the document.	
Recommendation	South Kilburn Growth Area Boundary: Identify as Figure 1 and show only the boundary of the growth area.
Part of Document	Chapter 1 Introduction: Figure 3
Issue	Figure 3 can be updated to 2017.
Recommendation	Update Figure 3 to 2017.
Part of Document	Paragraph 1.6
Issue	Amend to reflect change from draft to adoption.
Recommendation	Paragraph 1.6: “On adoption it will be <u>became</u> a significant material consideration in the determination of planning applications. A Sustainability Appraisal (SA) is was not required for the SPD as one was carried out for the Council’s Core Strategy and Site Allocations Plan which identified the boundary of the growth area and its status as an area for comprehensive regeneration.”
Part of Document	Paragraph 1.9
Issue	Typo.
Recommendation	Paragraph 1.9: “It has developed this housing at rents affordable to existing tenants, known as {social rent} .”
Part of Document	Paragraph 1.14
Issue	Amend to reflect change from draft to adoption.
Recommendation	Paragraph 1.14 “The status of the contents of the revised South Kilburn Masterplan in relation to planning decisions needed to be clarified by the Council in its role as local planning authority. This will provide greater certainty and confidence to all about how the area will continue to be regenerated in the future. Consequently, taking account of the factors highlighted above and the revised Masterplan the Council is taking forward <u>has adopted</u> a new South Kilburn SPD. This will look <u>seeks</u> to incorporate those elements of the revised Masterplan which are planning related and which, as a local planning authority, the Council considers are appropriate.”
Part of Document	Figure 5
Issue	Amend to reflect 2017.
Recommendation	Figure 5 change: “Summary of opportunities 2016 <u>7</u> ”
Part of Document	Chapter 3 Paragraph 3.8
Issue	Difference in names of character areas compared to Figure 10 identifies Civic Quarter.
Recommendation	Paragraph 3.8: Change “Civic Centre Quarter”, “ The Boulevard Tree Lined Avenue ”, “The Park Quarter”, “The Stitch Quarter”
Part of Document	Chapter 5 Design: Figure 12: Heritage Assets
Issue	Paragraph 5.13. The wording in relation to approval of materials could be clearer.
Recommendation	Paragraph 5.13: Change to: “Consistent with its desire to approving RIBA Stage 3+ drawings in association with planning permission, the Council will require the applicants to provide materials boards at the time of application. It will

Other non-significant changes considered appropriate to improve the document.	
	not expect that the choice of materials to <u>will be something that can be deferred and introduced for consideration at a later date.</u>
Issue	This Figure currently shows more than just Heritage Assets. For clarity's sake, it would benefit from solely focussing on Heritage Assets
Recommendation	Figure 12: Change so it focuses purely on Heritage Assets and quality graded A and B trees.
Part of Document	Chapter 6 Housing: Paragraph 6.4
Issue	The reference to Appendix 1 should be Appendix 2.
Recommendation	Paragraph 6.4 change to: "A summary position on how the target will be achieved is set out in Appendix 4 <u>2</u> Housing Sites and Delivery Rates."
Part of Document	Chapter 6 Housing: Paragraph 6.5
Issue	The document addresses the Council's potential to seek provision of social rent over other affordable tenures on non-Council owned sites adjacent to the South Kilburn estate. The same would also be true of non-Council owned sites within the estate. As such it is considered necessary to amend the document to reflect this.
Recommendation	Paragraph 6.5 change to: "On non-Council owned sites <u>within and</u> adjacent to the South Kilburn estate however, the Council may seek to prioritise social rent over other affordable tenures."
Part of Document	Chapter 6 Housing: Paragraph 6.8 reference to Appendix 1
Issue	This reference is wrong, it should be Appendix 2. It would also be beneficial to identify that the Appendix shows anticipated affordable dwelling delivery on each site.
Recommendation	Paragraph 6.8 Change to: "Appendix 4 <u>2</u> which identifies the anticipated affordable housing delivery rates on each site"
Part of Document	Chapter 6 Housing: Paragraph 6.15 reference to M4(3)
Issue	Provide clarity that the remaining 10% of dwellings not M4(2) will be required to be M4(3).
Recommendation	Paragraph 6.15 Change to: "The Council will require the remaining 10% of new homes to be designed to be easily adaptable for wheelchair users achieving building regulation M4(3) pursuant to the London Plan Policy 3.8."
Part of Document	Chapter 6 Housing: Paragraph 6.17
Issue	The Local Plan residential amenity space standards apply across the Borough. The Local Plan recognises that in higher density areas this could be more difficult to achieve, but to site characteristics and cost. In South Kilburn because of the need to address no net-loss of social rent properties viability is challenging in terms of meeting the 50% affordable housing target. As such on occasions a balance will need to be struck between prioritising meeting affordable housing targets and amenity space targets. Whilst London Plan amenity space minimums will be achieved, there may on occasion be greater flexibility required on Brent's standards.
Recommendation	Paragraph 6.17: Add a third sentence to that states: " <u>There may be flexibility shown where the provision of these</u>

Other non-significant changes considered appropriate to improve the document.	
	<u>space standards on site would otherwise have a significant impact on affordable housing delivery rates. However, as a minimum the London Plan standard of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant."</u>
Part of Document	Chapter 6 Housing: Paragraph 6.18
Issue	Provide clarity that the 500mm planting buffer strip is not necessary in addition to where a planting strip would be provided in the public realm. The aim is to ensure suitable provision of a quality landscaping buffer adjacent or within the public realm, it does not need to be duplicated if provided in the public realm.
Recommendation	Paragraph 6.18 change to: Ground floor residential properties will be provided with a 1.5 metre depth garden excluding a 500 mm strip for planting against the public realm. <u>However, where the public realm is providing a 500mm or larger planting strip on the boundary of the property, there will be no need for the property itself to provide this 500mm strip.</u>
Part of Document	Chapter 7 Community Facilities: Paragraph 7.14
Issue	Granville Centre identified as Granville Plus Centre. Existing occupiers housed includes Brent Start who no longer have a continuous on site presence, but do use the centre.
Recommendation	Paragraph 7.14 change to: "The Carlton and Granville Plus Centres house a number of community uses." "Brent Start"
Issue	Best One Convenience Store more on Rupert Road than Albert Road.
Recommendation	Paragraph 7.17 change to: " <u>Albert Rupert Road</u> "
Part of Document	Chapter 8: Transport and Movement - Principle T1
Issue	The principle needs to better align with the figures showing the proposals in the movement framework and as a result of the proposed response to now not pursuing opening up of Malvern Road along its length and pedestrianisation of Malvern Place.
Recommendation	Principle T1 Change: "1 The opening up of Denmark Road west to connect to Carlton Vale as a pedestrian / cycle route; The extension of Canterbury Road west where currently pedestrianised from Rupert Road; Reopen the road closures on Malvern Road (south of Malvern Place), Denmark Road/Cambridge Road and Canterbury Road/Carlton Vale for local traffic access as a grid of one way streets with provision of wider walking and cycling, and during development create new road connections between Malvern and Stafford Roads. " Principle T1 Change: "8 Closure of the junction of Malvern Road and Carlton Vale to motor vehicles with the retention of a walking and cycling link between the Malvern Place and Carlton Vale"
Part of Document	Chapter 8: Transport and Movement - Principle T1
Issue	The principle needs to better reflect the text within the SPD related to a 20mph zone within South Kilburn.
Recommendation	Principle T1 Add: "8 Create 20mph zones on the secondary and tertiary roads in South Kilburn."

Other non-significant changes considered appropriate to improve the document.	
Part of Document	Chapter 8: Transport and Movement - Principle T1
Issue	The principle promotes a use for Neville Close which is now not considered appropriate following the determination of the Peel development. Neville Close is likely to become a private servicing area, with pedestrian movement concentrated through the Peel public realm.
Recommendation	Principle T1 9 Change to: “Enhancement of Neville Close as a walking and cycling link between the extended Canterbury Road and Carlton Vale to provide a continuous walking and cycling link to Albert Road via Denmark Road... Extension of Neville Road northwards to reinstate lost connection with Albert Road”
Part of Document	Chapter 9: Green Infrastructure - Principle GI1
Issue	The principle makes reference to Granville Road, it could be clearer on this matter and identify the proposed replacement for Granville Road open space.
Recommendation	Principle GI1 change: “Additional public open space will be provided at: on the Gloucester House and Durham Court site; on the existing Hereford House/Exeter House; site as a replacement for the existing as an extension to Granville Road open space; Denmark Road Pocket Park; and along Cathedral Walk.”
Part of Document	Paragraph 11.7 and Figure 18: Phasing
Issue	The figure title does not reflect the contents of Paragraph 11.7.
Recommendation	Paragraph 11.7 Delete and Figure 18 Amend Title to: “The Indicative phasing plan of associated street improvements, public realm and open space works.”
Part of Document	Section 12: Gloucester House and Durham Court
Issue	Add the fact that the site also has an Energy Centre as part of the planning permission for its redevelopment.
Recommendation	Section 12: Gloucester House and Durham Court Change to: “Proposed: Mixed tenure housing development with an energy centre (for the South Kilburn District Energy System) and new amenity space incorporating playspace.” Last sentence: “The Council will seek <u>has sought</u> a delivery partner to implement the planning permission that has been granted”
Part of Document	Section 12: Peel
Issue	Update the planning status of the development, which has been minded to approve subject to the signing of a S106 obligation.
Recommendation	Section 12: Peel Change to: “Planning history: Planning application submitted. Ref 16/4174 <u>determined and minded to approve by Planning Committee subject to a signing of a S106 obligation.</u> ” Change to: “Indicative development capacity: 2131 sq.m. D1 health/community, 397 sq.m. retail uses and <u>up to 226 dwellings.</u> ” Change to: “Peel Precinct is a local shopping parade containing a range of commercial uses and one doctors’ surgery with residential above and former housing office in portacabins, <u>now South Kilburn Studios meanwhile use, (a project</u>

Other non-significant changes considered appropriate to improve the document.	
	of the South Kilburn Trust)-and two other housing blocks (now South Kilburn Studios meanwhile use). Change to: Design Principles: “This site is subject to a planning application (Reference 16/4174) <u>determined and minded to approve by Planning Committee subject to a signing of a S106 obligation.</u> This will deliver <u>up to 226 dwellings</u> in five separate blocks to the north and south of a reinstated Canterbury Road.”
Issue	Update the site details to reflect that the South Kilburn Studios are a project of the South Kilburn Trust.
Recommendation	Section 12: Carlton and Granville: Change to: “This would include space for the South Kilburn Studios <u>a project of the South Kilburn Trust</u> which will be displaced by the Peel development.”
Part of Document	Section 12: Wordsworth, Masefield and part of South Kilburn Open Space
Issue	More recent discussions with the schools have identified a desire from them to consider potential provision of housing on site for staff members to assist with recruitment and retention. Residential in association with the school site was tested in early phases of the masterplan development, but was not pursued in the final document as discussions with the schools were not as advanced as now. However, it is considered that sufficient space exists on site to allow this to be delivered and not adversely impact on the surroundings, or the functioning of the school.
Recommendation	Section 12: Wordsworth, Masefield and part of South Kilburn Open Space Change to: “Redevelopment to provide a new school building to incorporate the existing Kilburn Park Junior and Carlton Vale Infants Schools, plus nursery, and community space and residential. ” and “ Design Principles: The three storey school building (<u>with potential for additional modest height increases to accommodate residential development should this be provided to meet staff needs</u>) with clearly defined and animated frontages will provide a perimeter block on Stafford Road and Percy Road, plus public realm to the south between it.”
Part of Document	Section 12: South Kilburn Methodist Church
Issue	Amend to include full title of adjacent Muslim centre to which it refers to.
Recommendation	Section 12: South Kilburn Methodist Church Change to: “ Justification: The premises provide the opportunity to infill either on its own or probably of more benefit with the adjacent <u>UK Albanian Muslim Community and Cultural Centre</u> to create an animated ground floor use with residential uses above to provide a more intensive use of land and improve townscape.”
Issue	Reference to illustration or figure that was in an earlier pre-consultation draft and included by mistake.
Recommendation	Section 12: Canterbury House Design Principles – “(See Illustration 18)” West Kilburn Baptist Church Design Principles – “(See Illustration 19)” UK Albanian Muslim Community and Cultural Centre Design Principles – “(See Illustration 20)” St Mary’s Roman Catholic Primary School Design Principles – “(See Figure 39)” Royal Mail Sorting Office/Mint Coaches Design Principles – “(See Figure 40)” St Mungo’s/Salvation Army Design Principles – “(See Figure 41)”

Other non-significant changes considered appropriate to improve the document.	
	The Educational and Cultural Centre IR Iran Design Principles – “(See Figure 42)”



South Kilburn

Supplementary Planning Document

**South Kilburn
Supplementary Planning Document**

2017, Brent Council
Adopted in June 2017

London Borough of Brent

Planning Policy & Projects Team,
Brent Civic Centre, Engineer's Way,
Wembley, HA9 0FJ London

For any further information regarding this document please contact:

- Paul Lewin, Planning Policy & Projects Manager
paul.lewin@brent.gov.uk, 020 8937 6710 or,
- Marie Frederick, Senior Project Manager, Estate Regeneration Team
marie.frederick@brent.gov.uk, 020 8937 1621

Multi-disciplinary Design Team

Masterplanner, Feilden Clegg Bradley Studios
Landscape Architect, LDA Design (cover image)
Community Engagement, Fluid Design
Sustainability, Energy and Transport, ARUP
Town Planning, DP9
Graphic Design, Fluid Design

FeildenCleggBradleyStudios

ARUP

LDA DESIGN

DP9

FLUID
ARCHITECTURE
URBANISM
PARTICIPATION



South Kilburn

Supplementary Planning Document

Vision for South Kilburn



Contents

1	Introduction	1
	Purpose of the South Kilburn Supplementary Planning Document (SPD)	2
	Regeneration of South Kilburn: Delivery to Date	5
	Need for review: Masterplan 2016	7
	2016 Masterplan Status	9
	South Kilburn: Location and Physical Context	10
	Continuing the Transformation	18
2	Planning Policy Context	21
	National Planning Policy Framework (2012 onwards) and Planning Practice Guidance (2014 onwards)	23
	London Plan	23
	Brent Local Plan	25
	Brent Core Strategy (2010)	25
	Site Specific Allocations Plan (2011)	26
	Development Management Policies Plan 2016	27
	High Speed 2	27
3	Development Principles for South Kilburn	29
	Sustainable Development and Sustainable Communities	30
	1 An Integrated Neighbourhood	31
	2 Building Design	31
	3 Public Realm	32
	4 Educational Attainment	32
	5 Health and Wellbeing	32
	6 Parks and Open Space	33
	7 Tenure Diversification	33
	The South Kilburn Masterplan 2016	34
4	Land Use	41
	Land Uses Across South Kilburn	42

5	Design	45
	Architectural Quality	46
	Context	47
	Composition	47
	Density, High Buildings and Urban Form	48
	Materials and Detailing	54
	Heritage Assets	54
	Conservation Areas	56
	Statutory and Locally Listed Buildings	56
	Archaeology	57
6	Housing	59
	Total Numbers	60
	Affordable Housing Targets	61
	Dwelling Size and Standards	64
	Dwelling Mix	64
	Inclusive Homes	66
	Affordable Housing Standards	67
	Residential Amenity Space	68
7	Community and Other Facilities	71
	Community Facilities and Improving Life Chances	72
	New School - Combining Kilburn Park Junior School and Carlton Vale Infant School and Nursery	74
	Health Centre	76
	Improving opportunity for Skills/Employment/Social Enterprise	76
	Consolidation of South Kilburn Studios, Enterprise Hub and Community Space within a remodelled/redeveloped Carlton and Granville Centres	77
	Retailing/local facilities	78
8	Transportation and Movement	81
	Movement Network / Street Hierarchy	82
	Parking Standards	88
	Public Realm	90

9	Green Infrastructure	93
	Defining Green Infrastructure	94
	Public Open Space	94
	Green Infrastructure on Development Sites	100
10	Sustainability	103
	Reducing the Use of Natural Resources	104
	Lean	104
	Clean	105
	Green	106
	Surface water run off	106
	Water consumption	107
11	Implementation	109
	Council's Role	110
	South Kilburn Phasing Plan	111
12	Site Specific Principles	115
	Future development sites in South Kilburn	116
	Phasing - Delivery Phase 3a 2017-2020	118
	Phase 3b 2019-2021	126
	Phase 4 2019-2022	132
	Phase 5 2021-2023	138
	Phase 6 2023-2026	146
	Phase 7 2025-2027	152
	Phase 8 2026-2029	154
	Other Local Plan Allocation Sites	156
	Longer term opportunity sites which have not to date been identified by the site owners as being available for development.	157
13	Appendices	167
	Appendix 1 Core Strategy Policy CP9 South Kilburn Growth Area	168
	Appendix 2 Housing Sites and Delivery Rates	170

Figures

Figure 1. South Kilburn growth area boundary	3
Figure 2. Masterplan opportunity sites	8
Figure 3. Activities analysis 2017	10
Figure 4. Summary of constraints in 2016	15
Figure 5. Summary of opportunities in 2016	17
Figure 6. Planning policy framework diagram	22
Figure 7. Enhanced Masterplan	35
Figure 8. Enhanced Masterplan bird eye's view	36
Figure 9. Spatial design principles	37
Figure 10. Character areas	39
Figure 11. Height and densities	52
Figure 12. Heritage assets in South Kilburn	55
Figure 13. Transport and movement plan	83
Figure 14. Street typology examples	84
Figure 15. Street hierarchy map	85
Figure 16. Existing context analysis - public green space & outdoor recreation	95
Figure 17. Landscape map	98
Figure 18. Landscape principles	99
Figure 19. South Kilburn Open Space proposal	99
Figure 20. Indicative phasing plan	111
Figure 21. Massing drawing with outlined Queen's Park & Cullen House	119
Figure 22. Massing drawing and illustration of Gloucester House and Durham Court	121
Figure 23. Massing drawing and illustration of North Land of Chippenham Gardens	123
Figure 24. Massing drawing with Peel area	125
Figure 25. Massing drawing with outlined Wordsworth, Masfield and part of South Kilburn Open Space	127
Figure 26. Massing drawing of Hereford House and Exeter Court	129
Figure 27. Massing drawing of Old Granville Open Space	131
Figure 28. Massing drawing of existing Carlton and Granville	133
Figure 29. Massing drawing of Carlton House	135
Figure 30. Massing drawing of Neville & Winterleys	137
Figure 31. Massing drawing of Carlton Infants' School	139
Figure 32. Massing drawing of Austen	141
Figure 33. Massing drawing of Kilb. Park Junior School Site	143

Figures

Figure 34. Massing drawing of Blake Court	145
Figure 35. Massing drawing of Dickens	147
Figure 36. Massing drawing of Craik	149
Figure 37. Massing drawing of Crone and Zangwill	151
Figure 38. Massing drawing of John Ratcliffe	153
Figure 39. Massing drawing of William Dunbar House & William Saville House	155
Figure 40. Location of SK4 Canterbury Works	156
Figure 41. Location of Carlton Houses	157
Figure 42. Location of the Baptist Church	158
Figure 43. Location of the UK Albanian Muslim Community and Cultural Centre	159
Figure 44. Location of the St Mary's Roman Catholic Primary School	160
Figure 45. Location of the Royal Mail Sorting Office/Mint Coaches	161
Figure 46. Location of the St Mungo's/Salvation Army	162
Figure 47. Location of the Educational and Cultural Centre IR Iran	163
Figure 48. Location of South Kilburn Underground Station	164
Figure 49. Location of the OK Club	165

Principles

Principle D1 Building Heights, Density, Massing and Urban Form	50
Principle D2 Design Quality	53
Principle H1 Housing Targets	63
Principle H2 Dwelling Size and Mix	66
Principle H3 Affordable Housing Standards	67
Principle CF1 Community Provision and Improving Life Chances	77
Principle RS1 Retail/local facilities	78
Principle T1 Transportation and Movement	87
Principle T2 Parking	89
Principle T3 Public Realm	91
Principle GI1 Public Open Space	99
Principle GI2 Development Site Green Infrastructure	101
Principle E1 Carbon Savings and Decentralised Energy	105
Principle E2 Water Management	107
Principle IMP1 Council's Role in Implementation	112





Introduction

2

Purpose of the South Kilburn
Supplementary Planning Document (SPD)

5

Regeneration of South Kilburn: Delivery to Date

7

Need for review: Masterplan 2016

9

2016 Masterplan Status

10

South Kilburn: Location and Physical Context

18

Continuing the Transformation

Purpose of the South Kilburn Supplementary Planning Document (SPD)

1.1 The SPD is an important document in determining how South Kilburn transforms over the next 10-15 years.

It includes key planning objectives and policies, providing guidance for the development of a number of sites within the South Kilburn area.

Its aim is to provide new homes, safer and friendlier neighbourhoods creating a real sense of place and belonging, training and employment opportunities and to improve educational attainment, health and wellbeing, whilst ensuring that important infrastructure and services, such as the public realm, new open space, the Enterprise Hub with community space and housing and a new school for primary age provision, are delivered.

1.2 The Council is committed to full community involvement in the important decisions that are made and particularly in bringing forward plans that are likely to affect the local community. There has been widespread consultation and community involvement in the development of the 2016 Masterplan and also in the adoption process of this SPD. The Council will continue to engage with the local community on the individual elements of regeneration set out in this document and other changes that are proposed.

1.3 The document seeks to build on the positive transformation of South Kilburn that has taken place so far. It seeks to provide greater detail on how Development Plan policies will be interpreted in the South Kilburn Growth Area boundary, and supplements Core Strategy policy CP9 South Kilburn Growth Area (see Appendix 1).

Figure 1 shows the boundary of the Growth Area that the SPD relates to.

The SPD establishes the principles and parameters to guide future development for the next 10-15 years. This will enable the realisation of the overall vision for South Kilburn.

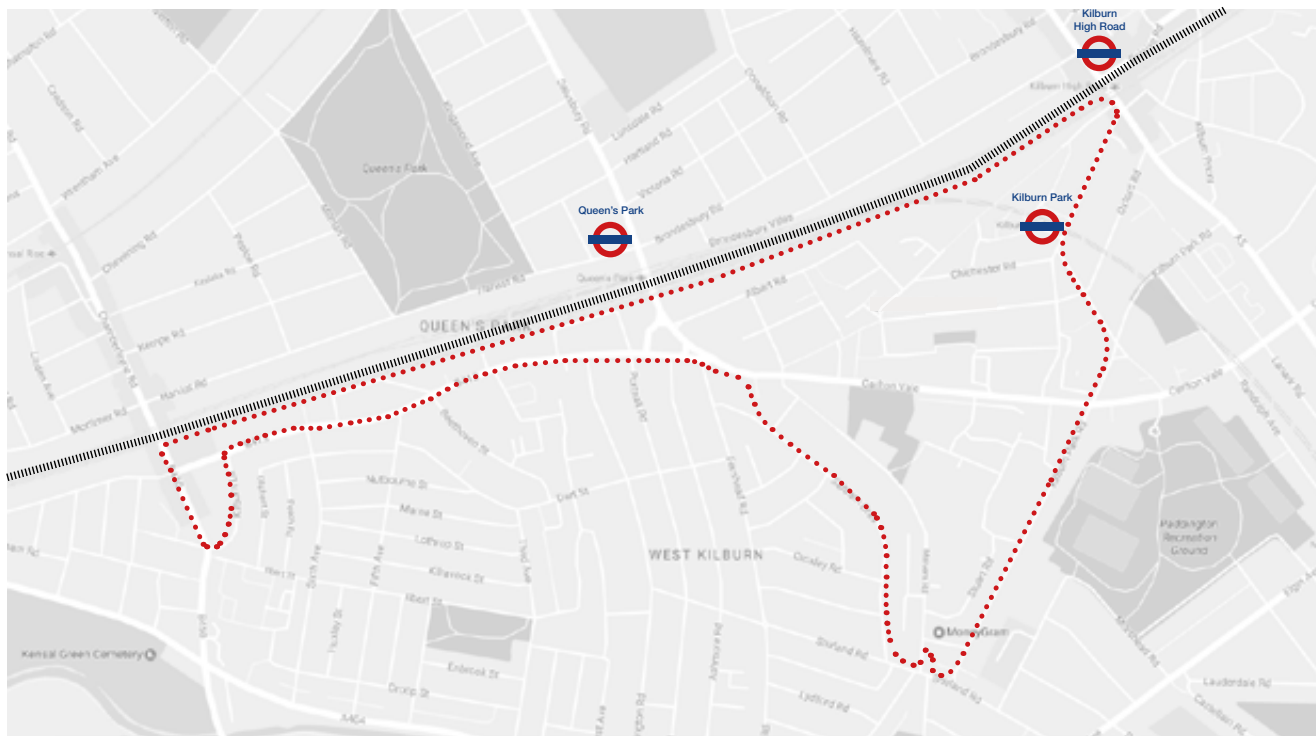





Figure 1. South Kilburn growth area boundary (Google Map background)

Growth Area

 Growth area boundary

 Railway

 Station

1.4 The document articulates the mix of uses and physical form of South Kilburn, the planning requirements for planning applications, the phasing of development, and measures that the Council will pursue to implement all aspects of the regeneration proposals.

In particular it fulfils the following roles, it:

- Elaborates the policies contained within the Council's Local Plan documents and the Mayor's London Plan;
- Articulates a development vision for the area; provides greater certainty on the uses, form and quality of acceptable development including the public realm and guidance for development partners on how this might be achieved;
- Assists the Council in the assessment of planning applications; and
- Provides a basis for future decisions on assembling land to provide certainty, including the potential use of Compulsory Purchase Orders.

1.5 In particular the document seeks to ensure a mix of housing types and tenures that are built to a high quality and that are environmentally sustainable.

It also seeks to clarify how improvements to community, leisure, health and education facilities, public open space and public realm will be delivered.

The strategic principles and policies within the document relate to the whole growth area.

In terms of site specific guidance and identified areas where change is likely to occur the guidance however focuses on the South Kilburn estate and its environs.

This is because the sites that were identified as likely to come forward for development outside the estate have been developed, or are in the process of completion (e.g. along Kilburn Lane/Chamberlayne Road).

1.6 The SPD meets the consultation requirements as set out in the Council's Statement of Community Involvement and also the Town and Country Planning (Local Planning) Regulations 2012.

The SPD should be read in conjunction with national policy, the London Plan and Brent Council's Local Plan.

On adoption it became a significant material consideration in the determination of planning applications.

A Sustainability Appraisal (SA) was not required for the SPD as one was carried out for the Council's Core Strategy and Site Allocations Plan which identified the boundary of the growth area and its status as an area for comprehensive regeneration.

Regeneration of South Kilburn: Delivery to Date

1.7 The South Kilburn estate owned by the London Borough of Brent was identified as a potential regeneration area by the Council and central government in the late 1990s.

Plans for the regeneration of the area were taken forward with the community. These were initially set out through the New Deal for Communities Vision in 2001.

Subsequently, the Council in association with the community and other partners produced a Masterplan for the development of South Kilburn in 2005.

This, together with other regeneration opportunities identified in the wider South Kilburn area resulted in the production of formal planning documents in the form of the 2005 South Kilburn SPD.

1.8 Unfortunately in relation to the South Kilburn estate before significant regeneration could commence in terms of demolition and new build, the recession of the late 2000s occurred.

At this time few Registered Providers (predominantly Housing Associations) and/or private house builders had an appetite for large scale regeneration work.

The recession did not stop significant investment in the Council's stock that was not identified for demolition to bring it up to Decent Homes Standard.

For the redevelopment sites however, Brent Council became the master planner and developer for the South Kilburn estate area.

Then as now the Council:

- Planned and brought forward development sites;
- Ensured exemplary Design Quality Standards by commissioning its own design teams and seeing the delivery of schemes through to completion;
- Ensured existing residents needs are met in terms of housing; and
- Engaged Registered Providers or private sector partners to develop Council sites.



Illustration 1. Redevelopment of Gloucester House and Durham Court

1.9 So far this has created exemplar, award winning housing design and open spaces. There is also a high level of satisfaction from existing secure Council tenants moving into the new developments.

The Council has produced a viable and deliverable development programme. It has used market housing to cross-subsidise the redevelopment of poor quality former Council housing to ensure that high quality of homes for existing secure tenants of South Kilburn could be delivered.

It has developed this housing at rents affordable to existing tenants, known as social rent. In sites outside the Council's ownership there has also been significant progress on regeneration.

Nearly all the sites identified as having development potential have been delivered, predominantly for housing.



Illustration 2. Queens Park Place - Communal Courtyard

Need for review: Masterplan 2016

1.10 Since the adoption of the 2005 SPD, local circumstances, national, regional and local planning policies have all substantially changed. These include:

- Publication of the National Planning Policy Framework and Planning Practice Guidance;
- London Plan review and updates to the Brent Local Plan.
- The delivery mechanisms for the changes to the area; the Council now taking a greater lead as commissioner for each site than was anticipated in 2005.
- Significant elements of the regeneration of the area have now been completed, are being currently developed or have planning permission.
- Additional areas have, will or may become available for development.

1.11 These changes have also warranted a more significant and strategic review of the South Kilburn Masterplan on the South Kilburn estate where the Council still owns the majority of the land.

This review was commissioned by the Council's South Kilburn Estate Regeneration team in the summer of 2016. It was led by Master planners and Urban Designers Feilden Clegg Bradley Studios, together with a range of specialist consultants.

The Masterplan review concentrated primarily in relation to the Council's land interests within the estate.

On these interests detailed work was undertaken in terms of design. This was to help to understand the potential capacity of the site for new development that would provide a high quality change and adhere to the vision set out for South Kilburn.

1.12 The review did however, also identify the potential for other sites in non-Council ownership to contribute towards the area's regeneration.

This was particularly for sites where there is considered to be a prospect of the site coming forward over the next 10-15 years. For these potential land uses and high level urban design principles have been set out. These help understand how sites could contribute its part of the wider regeneration picture.

Figure 2 Masterplan Opportunity Sites shows the sites that were initially considered as part of the Masterplan refresh and which were consulted on with the local community. Not all of these are now considered realistic development opportunities in the next 10-15 years. The majority which were however, and their associated design principles have been incorporated into this SPD.

1.13 The 2016 Masterplan review was subject to extensive community engagement and consultation throughout its development. The revised Masterplan sets out the phased regeneration of the remainder of the South Kilburn estate. It takes account of the potential development opportunities that the sites have. It identified the consolidation and replacement of affordable housing and community facilities on Council owned sites in a manner that is viable. It therefore has a high prospect of delivery.



Figure 2. Masterplan opportunity sites

Development and Opportunity Sites

- Proposed developments site according to existing 2005 Masterplan
- Opportunity sites mainly in London Borough Brent ownership
- Opportunity sites outside London Borough Brent ownership

2016 Masterplan Status

1.14 The status of the contents of the revised South Kilburn Masterplan in relation to planning decisions needed to be clarified by the Council in its role as local planning authority. This will provide greater certainty and confidence to all about how the area will continue to be regenerated in the future.

Consequently, taking account of the factors highlighted above and the revised Masterplan the Council has adopted a new South Kilburn SPD. This seeks to incorporate those elements of the revised Masterplan which are planning related and which, as a local planning authority, the Council considers are appropriate.

The SPD is supplementary principally to Core Strategy Policy CP9 South Kilburn Growth Area. This is not the only policy pertinent in relation to the development of the area.

The SPD also has taken account of and makes reference where appropriate to national policy set out in the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), the London Plan, Brent's Local Plan and existing and emerging SPDs.

The 2016 Masterplan document will still form important reference material for understanding further detail on some of the SPD's principles, e.g. design of street typologies and open spaces.

South Kilburn: Location and Physical Context

1.15 South Kilburn is located in north-west London, within the London Borough of Brent.

It forms the south-eastern boundary of the borough. It is broadly bounded by the West Coast Mainline/Bakerloo line to the north, Kilburn Park Road to the east, Kilburn Lane and Malvern Road to the south, and Chamberlayne Road to the west.

South Kilburn shares boundaries with the London Boroughs of Camden to the east and Westminster to the south.

It borders the affluent residential neighbourhoods of Maida Vale, Queen's Park and South Hampstead.

1.16 South Kilburn is located in close proximity to employment, leisure and other town centre opportunities. Kilburn (major town centre), Queen's Park and Kensal Rise (main district centres) are immediately adjacent to the area and London's West End is just over a mile to the south. Large areas of open space are located to the north (Queen's Park) and south (Paddington Recreation Ground).

The area is primarily residential, although it contains pockets of other uses show in Figure 3, such as employment, open space, social infrastructure and shopping parades.

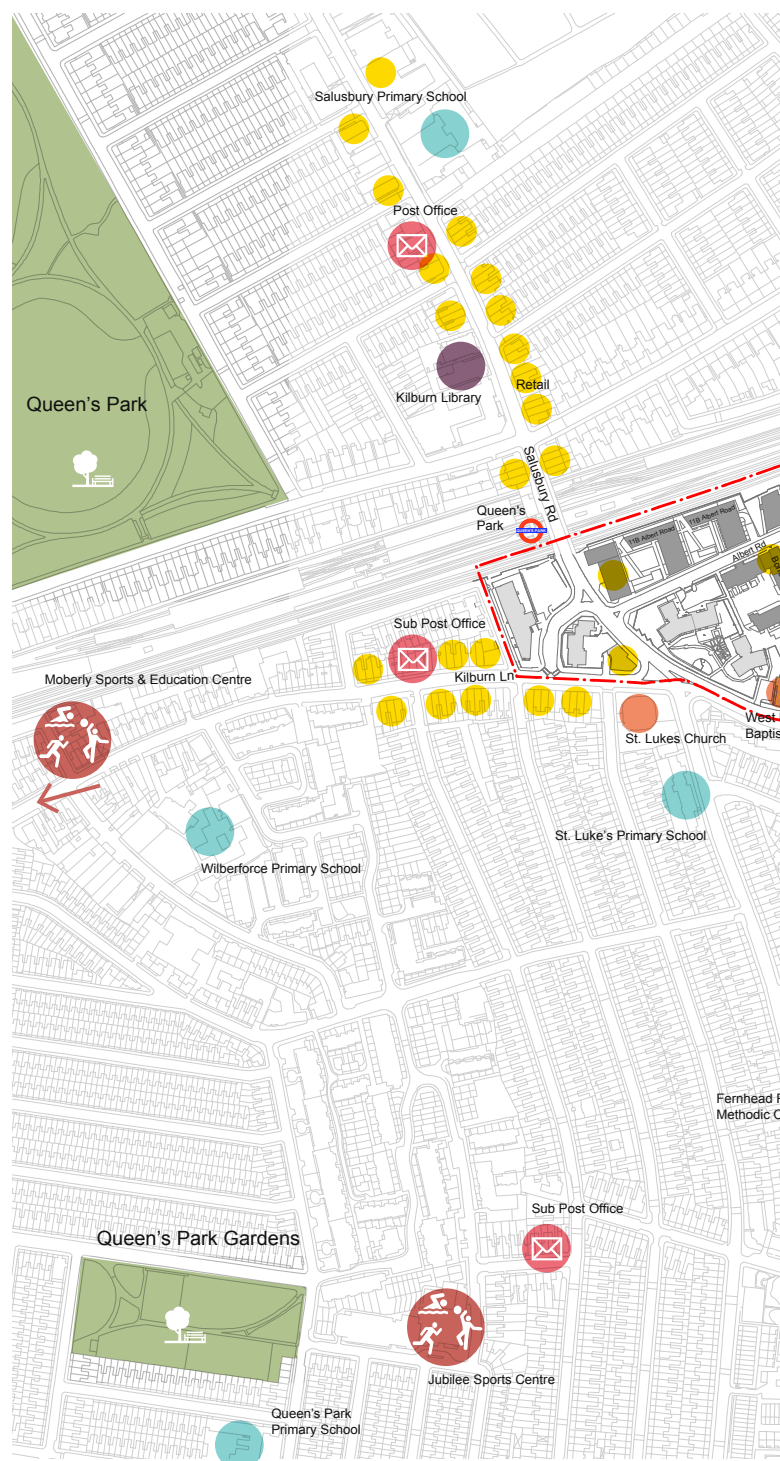
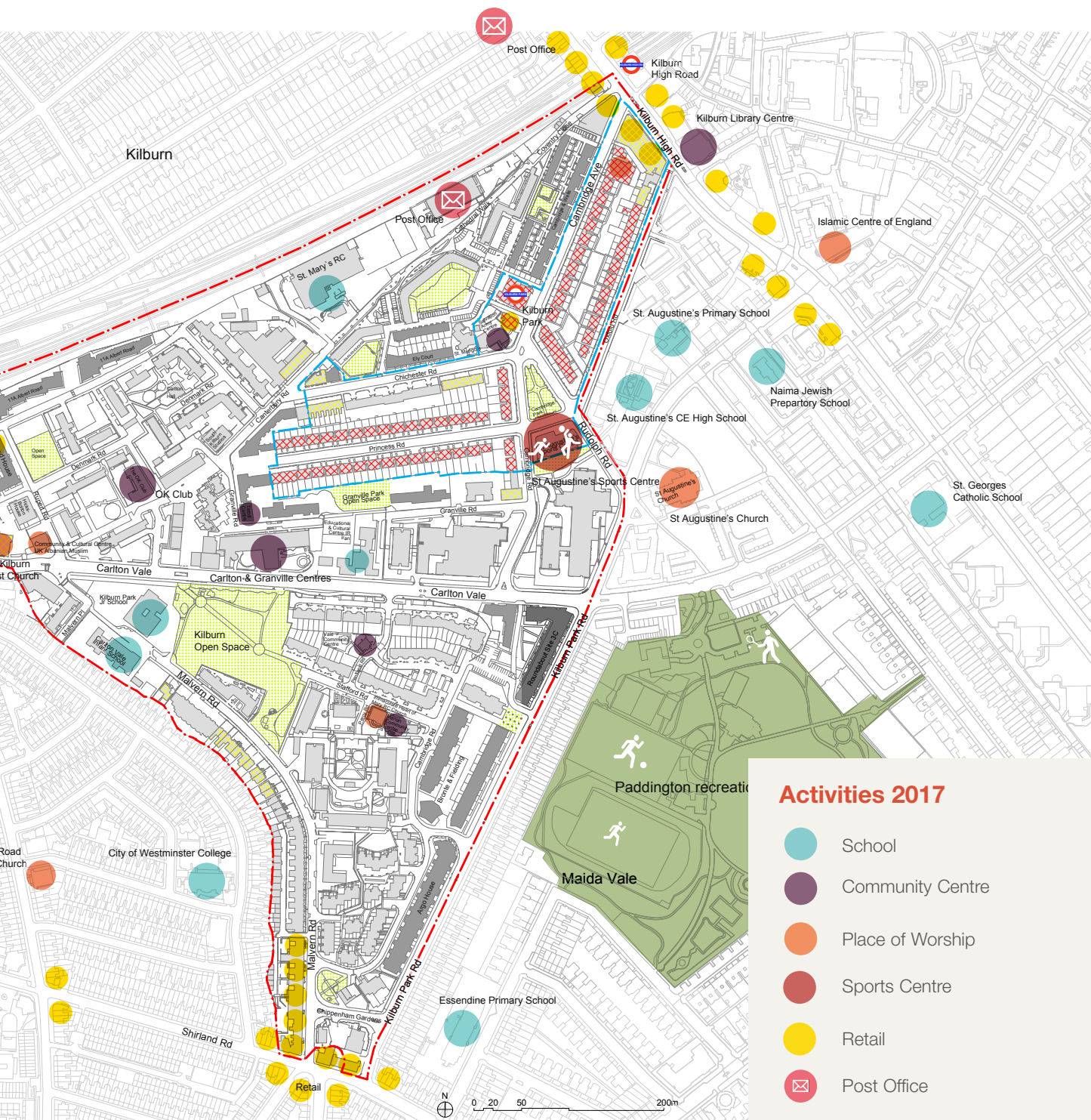


Figure 3. Activities analysis 2017



1.17 It is a mixture of traditional streets, essentially townhouses and terraces built in Victorian times, interspersed with radical interventions; typically found on the Council's South Kilburn estate. This estate forms the majority of the SPD's area. It is primarily formed of angular housing blocks (many high rise) set in ill-defined streets and green spaces.

1981
Cambridge Gardens



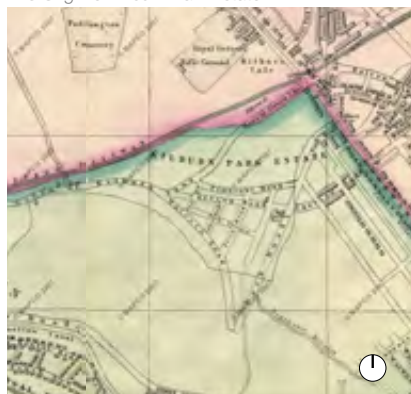
St. Augustine's Church - completed in 1989



1967
Buildings along Canterbury Road in decline



1861
The Origin of Kilburn Park Estate



1920
Completed Victorian neighbourhood



1872
Kilburn Park; Neighbourhood filled from North-East



1935
Interbellum OS map



Illustration 3. Historical photos and maps

Since 2005 however, there has been significant development of housing and non-housing sites, within the whole South Kilburn SPD area. This has primarily been for homes contemporary in form but traditional in its urban design response with a more clearly defined traditional street patterns reappearing.

Ely Court



Bronte House and Fielding House



Queen's Park Place



Cambridge and Wells Court



Illustration 4. Images of the 2000s buildings

1.18 South Kilburn is historically and culturally rich. It has a community shaped by residents from a variety of cultures, ethnic and faith groups. It has a diverse and highly motivated community. This contributes to an overall sense of vibrancy and activity in the area.

The recent regeneration of the area and its desirability and that of the surrounding areas have created a change in dynamic over the last decade.

The surrounding area continues to become increasingly desirable, resulting in significant increases in house prices.

Nevertheless, South Kilburn does have spatial (as identified in Figure 4) constraints and as a whole, or on some aspects in some parts still does suffer from the following:

- Poor housing conditions particularly in relation to the Council's own stock identified for redevelopment;
- Limited range of housing tenure (over-concentration of social rent in parts and under-representation of intermediate tenures);
- Poor physical environment and public realm. Main streets such as Carlton Vale and the internal street layout of much of the unmodified Council estate are particularly poor;
- Multiple deprivation, including low income, high unemployment, low educational attainment and poor health indicators;
- Relatively high incidence of crime and fear of crime;
- Physical, social and economic disparity within and between South Kilburn and surrounding areas; and
- Poor job prospects for tenants of affordable housing from a range of age brackets.

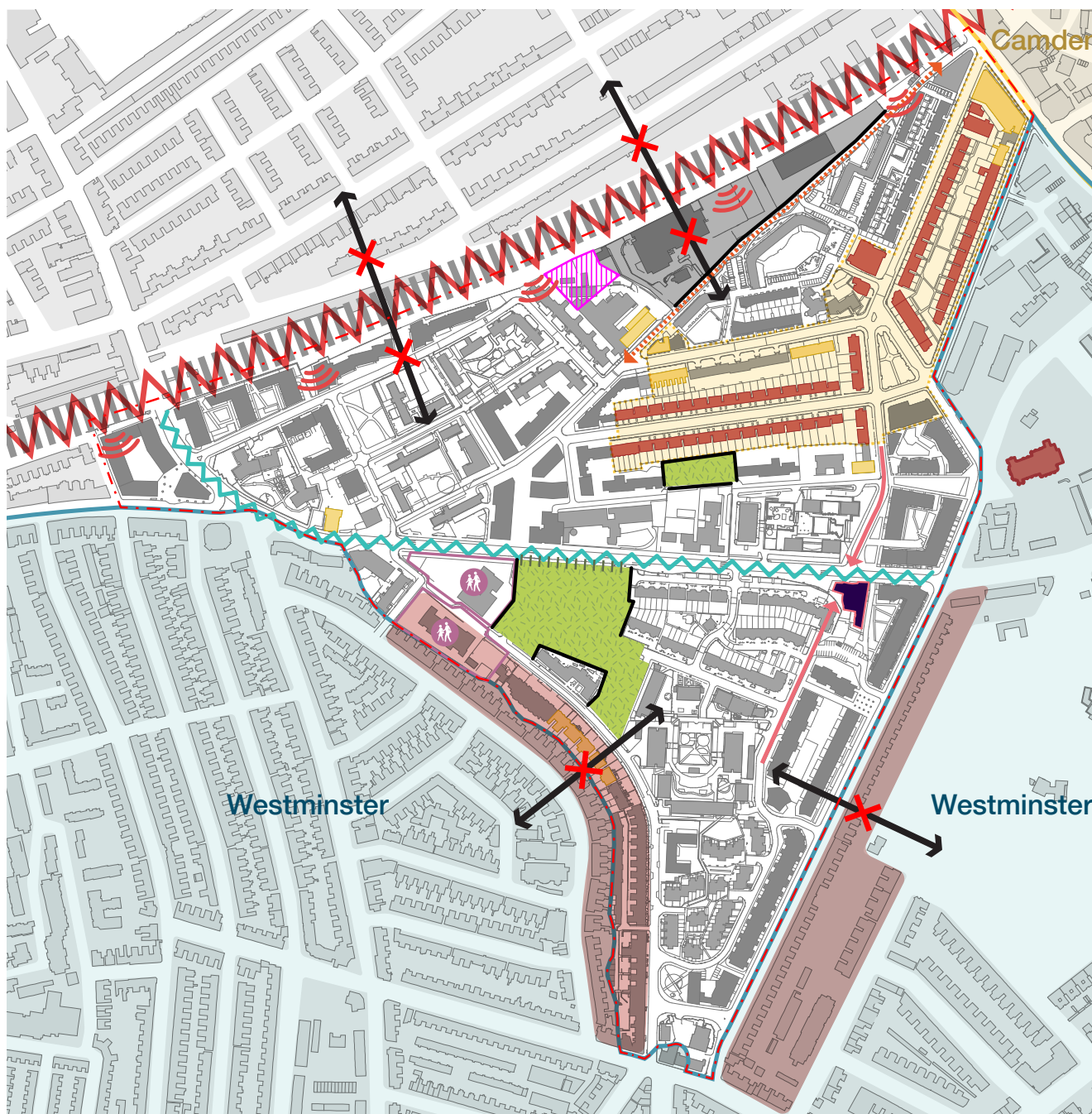

















Figure 4. Summary of constraints in 2016

Constraints

- | | | | |
|---|--|---|--|
|  | London Borough of Westminster |  | Missing permeability to connect to neighbourhood |
|  | London Borough of Camden |  | Railway line |
|  | Kilburn Open Space & Granville Park Open space |  | Noise issues |
|  | Site identified for HS2 shaft |  | Busy Carlton Vale |
|  | Conservation Area |  | Inactive boundaries |
|  | Locally listed buildings |  | Potential of upgrading route |
|  | Grade II listed buildings |  | Existing school locations |
| | |  | Building from Roundabout site development |



1.19 The 2015 Indices of Multiple Deprivation shows that despite significant changes to the environment, essentially across a wide range of indicators the South Kilburn estate is in the top 10% - 20% of deprived areas in the country. Whilst the other areas along Kilburn Lane are in the top 40-50%.

There has however been an improvement in the area's score since 2010 which shows that the regeneration process is starting to improve people's prospects and introduce a greater mix of people.

1.20 The area has many strengths which point to its likely successful future regeneration. These include, excellent connections to Central London.

Kilburn Park Station is within the regeneration area and both Queens Park and Kilburn High Road stations are on the boundary. There is also a good bus network within and around the area which provides high public transport accessibility.

It has close proximity to a range of shops on Kilburn High Road, Chamberlayne Road and Salusbury Road, a vibrant local community and existing social infrastructure that is well used but also with the ability to be improved.

These strengths are increasingly becoming recognised and will play a significant part in the planned regeneration of the area.

South Kilburn is now considered a desirable area in which to live which is reflected in increased property values. These make it attractive to inward investment and therefore viable to redevelop to a high standard.

1.21 Figure 5 gives a spatial representation of some of the principal opportunities within the area that can be maximised through development meeting the advice set out in this SPD.



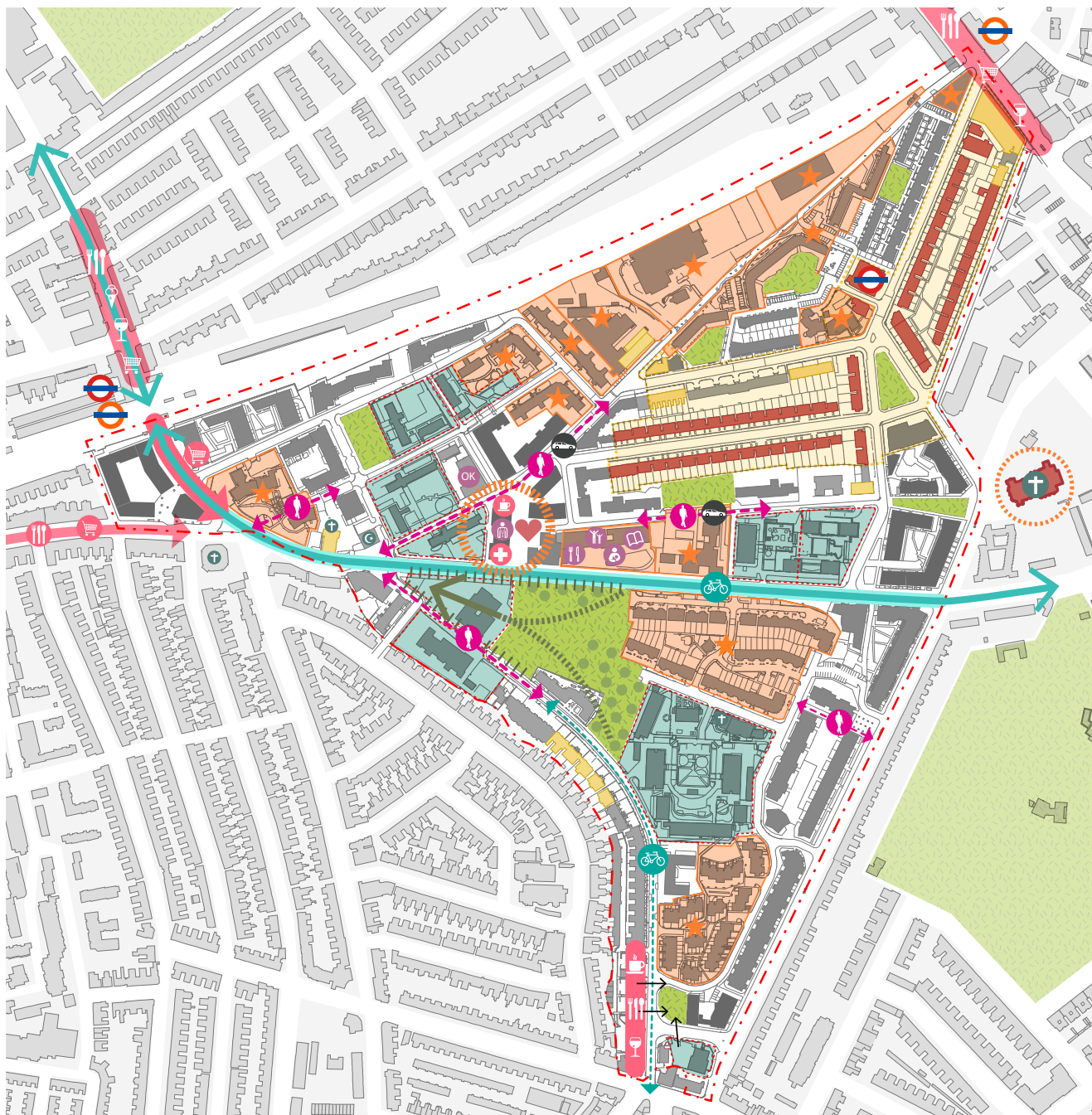


Figure 5. Summary of opportunities in 2016

Opportunities

- | | | | |
|--|--|--------------------|--|
| | Planned developments with planning / up for planning | | Carlton Vale |
| | Realised developments during regeneration Masterplan period '2005-2017 | | Potential connection for pedestrians and cyclists only |
| | Existing / Planned Open space | | Potential connection (including vehicles) |
| | Redevelopments sites defined in Masterplan 2005 | | Potential Key cycling routes |
| | Opportunity sites | | Heart of South Kilburn - the Peel |
| | Conservation Area | | Active frontage upgrading the public realm |
| | Locally listed buildings | | Existing Retail / Potential retail extensions |
| | Grade II listed buildings | Public facilities: | |
| | Potential extension of Kilburn Open Space | | Community Kitchen, the OK Club, |
| | | | Nursery School, Community Centre, |
| | | | GP practice, South Kilburn Trust |
| | | | Places of worship |

Continuing the Transformation

1.22 The fundamentals set out in the 2005 Masterplan which informed the 2005 SPD created core principles which the Council considers are sound.

They have and will continue to serve the area well in terms of its regeneration. The Council has not sought to significantly deviate from these in undertaking a refresh of the Masterplan.

The refresh seeks to identify the opportunities now known, or that potentially realistically exist and respond to the precedent and experience of what has been achieved to date and context.

To continue the transformation of South Kilburn the Council will work with partners to:

- Deliver new high quality designed and desirable homes;
- Show commitment to bringing forward viable development solutions;
- Retain and enhance buildings of heritage value;
- Deliver sustainable development;
- Enhance public realm and deliver high quality open space;
- Provide high quality community facilities and amenities.

1.23 As indicated in relation to the extent of the 1960/70s South Kilburn estate, the Council owns much of the land within the SPD area.

This assists in its effective long term master planning.

The continuing support from the local community for the regeneration and development proposals for South Kilburn will ensure that the area further develops into a long term sustainable place.



Illustration 5. George and Swift House - Albert Road



Illustration 6. Cambridge and Wells Court - Cambridge Avenue





Planning Policy Context

23

National Planning Policy Framework (2012 onwards)
and Planning Practice Guidance (2014 onwards)

23

London Plan

25

Brent Local Plan

25

Brent Core Strategy (2010)

26

Site Specific Allocations Plan (2011)

27

Development Management Policies Plan 2016

27

High Speed 2

2.1 Planning Policy relevant to the regeneration of South Kilburn is contained within a hierarchy of policy and guidance. This ranges from the national to local level as indicated in Figure 6.

2.2 The South Kilburn SPD and the developed proposed for the area must take account of the National Planning Policy Framework (NPPF) and the London Plan.

The way that the policies in these documents shape the SPD is set out below. The SPD will also have to be in accordance with the Council's Local Plan. This includes the Core Strategy, Site Specific Allocations and Development Management Policies Plans.

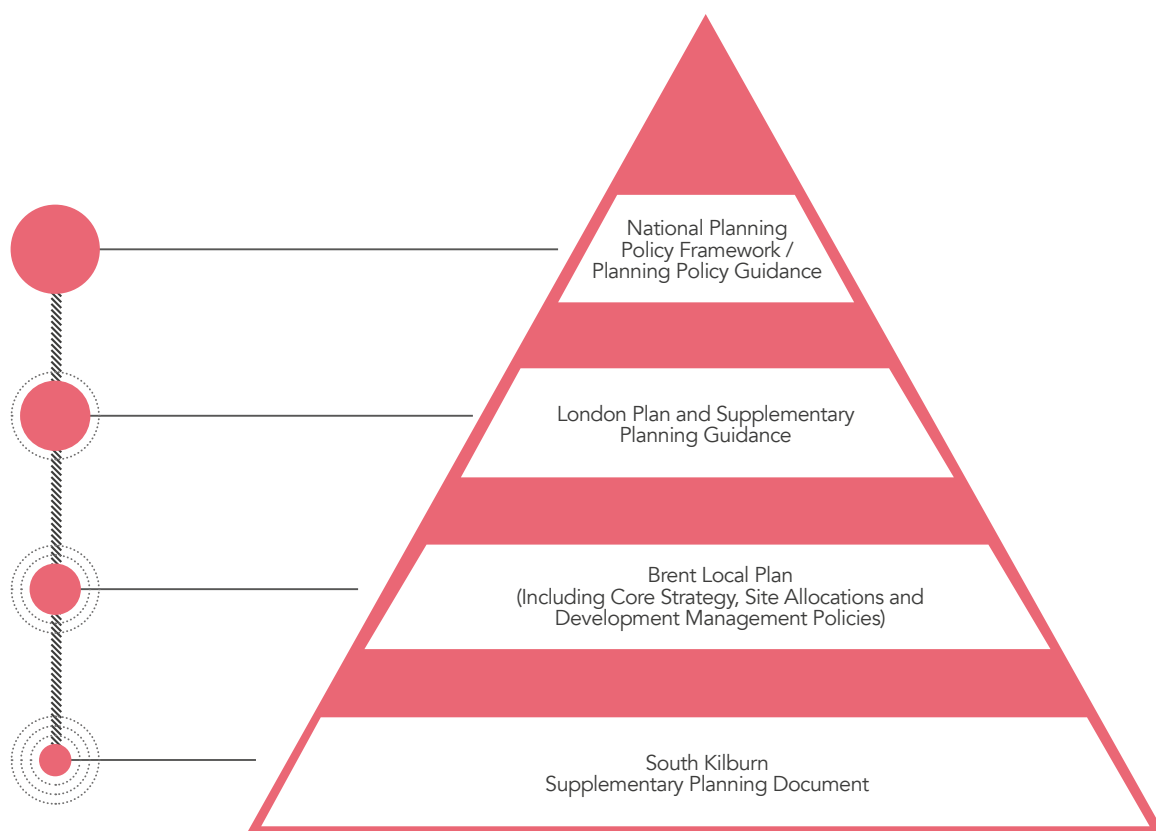


Figure 6. Planning policy framework diagram

National Planning Policy Framework (2012 onwards) and Planning Practice Guidance (2014 onwards)

2.3 The Framework sets out national planning policy, providing strategic direction on a wide range of planning matters.

It is supplemented by Planning Practice Guidance which gives further guidance on how policy should be interpreted.

At the heart of the Framework is a presumption in favour of sustainable development. This presumption should be reflected in the plan-making process and any associated guidance. The Framework states that development should be approved unless any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits of that development.

The SPD has been positively prepared. It seeks to regenerate and invest in the area in a viable manner taking forward the opportunities that exist to meet the development needs of South Kilburn's population both now and in the future.

London Plan

2.4 The South Kilburn SPD has to be consistent with the contents of the London Plan.

South Kilburn is important in helping to ensure that London “retains and extends its global role as a sustainable centre for business, innovation, creativity, health, education and research, culture and art and a place to live visit and enjoy...” (policy 2.1 of the London Plan).

There are a number of strategic policies and designations that are particularly pertinent to South Kilburn.

2.5 The London Plan Policy 2.14 identifies areas for regeneration; this includes South Kilburn.

The policy identifies that the Mayor will work with strategic and local partners to co-ordinate their sustained renewal by prioritising them for neighbourhood-based action and investment.

The Mayor requires boroughs to set out integrated social policies that bring together regeneration, redevelopment and transport proposals.

The policy states that Boroughs should resist the loss of housing including affordable housing unless it is replaced with better accommodation and equal floor space.



2.6 The London Plan through a variety of policies such as Policy 3.3 Increasing Housing Supply, Policy 3.5 Quality and Design of Housing Development and Policy 3.9 Mixed and Balanced Communities places emphasis on maximising housing supply, including affordable housing and also maintaining the quality of new development.

Additional provision of homes will promote opportunity to provide a real choice for Londoners in ways that meet a price that they can afford.

The Plan sets minimum housing targets across London of an annual average of 42,000 net additional homes in 2015-2025.

It states that this will enhance the environment, improve housing choice and affordability, and provide better quality accommodation for Londoners.

2.7 Table 3.1 of the London Plan sets out Brent's Annual Average Housing Supply Monitoring Target.

This is a minimum ten year target of 15,253, translated into 1,525 per year from 2015/16 as an annual monitoring target. London Plan Policy 3.4 Optimising Housing Potential sets a dwelling density range for different types of location.

2.8 These are all matters pertinent to this SPD. The SPD is supporting regeneration of large areas of poor housing stock and with its associated adverse environmental, social and economic impacts.

It seeks to replace these with high quality dwellings that meet the needs of the existing community and market housing for London's needs.

It aims to increase housing supply through providing clarity on existing identified sites as well as identifying further sites for housing and other uses.

It aims to provide a sustainable community with a variety of social infrastructure and opportunity which will endure. It is considered that the contents of the revised SPD are consistent with the contents of the London Plan.



Brent Local Plan

2.9 Brent's Local Plan is a collection of planning documents that, in conjunction with National Planning Policy and the Mayor's London Plan, sets out the strategy for Brent's future. It comprises the following documents.

Brent Core Strategy (2010)

2.10 The Core Strategy sets out the vision, objectives, key policies and monitoring framework for future development in Brent.

It also reflects community aspirations and provides an integrated approach to other important local strategies.

Adopted in 2010, it proposed five main growth areas of which South Kilburn was one.

2.11 Policy (CP9) specifically relates to the South Kilburn regeneration area consistent with the area covered by this SPD.

It proposed the delivery of a minimum of 2,400 homes in South Kilburn from 2007 to 2026. These would be supported by associated physical and social infrastructure.

The SPD seeks to deliver this policy requirement. It updates the position on housing and infrastructure delivery.

It takes account of what has been achieved to date and what is required to meet future needs in the context of a growing population.

2.12 The SPD sets out further housing proposals in addition to those which were identified in 2005.

This will increase total housing supply in the South Kilburn Area above the minimum policy target consistent with the London Plans' aim of maximising housing supply.

Site Specific Allocations Plan (2011)

2.13 This Plan allocates sites for specific land uses and sets out policies to guide their development. It included only four sites in the South Kilburn Regeneration Area.

These were SK1 Queen's Park Station Area, SK2 British Legion, Marshall House and Albert Day Centre, SK4 Canterbury Works and SK5 Moberley Sports Centre.

2.14 SK1 has a full permission which has been implemented in part, but will be start to be delivered in 2017/18. SK2 has been completed.

SK4 has had some housing development completed, but is subject to a HS2 proposed vent shaft which will compromise its delivery in accordance with the Local Plan in the medium term.

SK5 Moberley Sports Centre is under construction.

For SK2 and SK4 the SPD reflects these allocations providing additional information on their planning status or guidance to support their development in addition to the criteria set out in the Plan.

This SPD identifies further opportunity sites for development. Again some of these already have a planning permission but have not started on site. It is almost certain that these sites will be delivered as per the current permission in order to meet delivery targets.

For those where no application has been submitted it provides site specific guidance to support their development.

All sites remaining to be developed are addressed in an opportunity sites section towards the end of the SPD.

2.15 The SPD is not allocating the development opportunity sites, but advising how they could be delivered in a manner that is consistent with the development plan and in particular CP9 South Kilburn.

Alternative development proposals that do not accord with the SPD might be acceptable if they accord with policies in the development plan. If these opportunity sites still remain undeveloped at the time of a review of Brent's Local Plan, they will be identified as allocations with the associated policy weight. This will provide more certainty to all about the anticipated outcomes of redevelopment.

Development Management Policies Plan 2016

2.16 The Development Management Policies Plan, which provides detailed decision making policies was adopted in 2016.

This SPD reflects policies in that Plan.

The SPD will also elaborate where the local circumstances in South Kilburn necessitate a more locally distinctive approach to borough wide policies.

High Speed 2

2.17 In addition to these policies this SPD needs to take account of the impacts of the Government's proposed High Speed 2 Rail Link Phase 1 Euston to Birmingham.

This nationally significant infrastructure project includes a tunnel which will go under part of the South Kilburn SPD area. A vent shaft is required to serve the tunnel.

This is on the site of the Canterbury Works (SK4 Site Allocation).

It is not yet clear to what extent this will impact on the development capacity of the remainder of the works site or its timing of delivery.





Development Principles for South Kilburn

30

Sustainable Development and Sustainable Communities

31

- 1 An Integrated Neighbourhood
- 2 Building Design

32

- 3 Public Realm
- 4 Educational Attainment
- 5 Health and Wellbeing

33

- 6 Parks and Open Space
- 7 Tenure Diversification

34

The South Kilburn Masterplan 2016

Sustainable Development and Sustainable Communities

3.1 The continued regeneration of South Kilburn provides the opportunity to build on the foundations of what has already been achieved.

It will create an area that is an exemplar of sustainable and high quality design, providing a place that people are proud to live in.

The SPD establishes the design and development principles that will be applied to all development within South Kilburn to ensure the quality, character and sustainability of the area.

3.2 The overarching principle of this SPD is the creation of a thriving, vibrant, sustainable community in South Kilburn. Sustainability is a function of efficient land use, mixed-use, variety of housing type and mix, good and environmentally sensitive design, and access to employment and job opportunities, community facilities and local services. Sustainable communities are balanced, inclusive, healthy and safe from crime or the fear of crime.

Addressing these issues is consistent with creating healthy and sustainable communities, for example, as identified in the principles of Sport England and Public Health England's Active Design Guidance.

3.3 The regeneration of the built environment alone cannot deal with poverty, inequality and social exclusion, however it is a crucial component.

Sustainable communities need sufficient, quality housing to meet the needs of the community, a flourishing local economy supported by adequate infrastructure, a high quality, safe and healthy local environment, and the amenities and sense of space and place to support a diverse and vibrant local culture.

The condition of the built environment has a direct impact on the quality of life and the appropriate conservation and improvement of the natural and built environment brings social and economic benefit for local communities.

The Council through all its activities and service areas will seek to complement changes in the built environment through other initiatives that improve people's quality of life and prospects.



Illustration 6. Leader and Deputy Leader opening Woodhouse Urban Park, Albert Road, South Kilburn

3.4 In order to make South Kilburn a desirable and sustainable place to live, the SPD places strong emphasis on the following:

1 An Integrated Neighbourhood

South Kilburn estate became a distinct neighbourhood that was socially and physically cut off from its neighbours. The scale and design of buildings, together with the lack of tenure mix, limited non-residential uses together with the removal of traditional street pattern created an environment that did not encourage through movement, or wider interaction from the wider community.

A continuation of a fundamental reconsideration of the built environment already started will continue and reverse the damage previously done. It will be reversed by weaving South Kilburn seamlessly back into the wider area. Most of the streets formerly lost or closed will be reinstated or opened up to provide increased movement consistent with a pleasant residential environment. Priority will be given to walking, cycling and public transport.

The majority of the 1960/70s tall housing blocks will be removed and reconfigured along more traditional urban design principles; facing and providing clearly defined overlooked streets with buildings of human scale. These together with an increase in housing tenure mix will encourage a wider range of socio-economic groups and the wider community into and through the area.

2 Building Design

High quality award winning urban housing from high quality architects has to date been delivered on the South Kilburn estate. This has created new and distinct townscape that takes account of its existing context, providing a contemporary response using high quality materials that are robust and sustainable. The properties are generous in terms of their space standards and laid out to meet existing and future needs of residents, seeking to reduce living costs for their occupiers.

High quality standards internally and externally will need to be maintained in order to continue the sustainable changes within the South Kilburn Area. New Development will provide long lasting, rather than temporary solutions, allowing any future changes following the conclusion of this regeneration programme without the need for wholesale redevelopment.



Illustration 7. Chippenham Gardens

3 Public Realm

Investment in the public realm to date has primarily been focused within development sites and small public spaces; this has undoubtedly improved the appearance of the area. The commitment and investment to deliver high quality public realm will continue. Buildings, spaces and open spaces will be high quality in terms of quality of design, materials and sustainability principles. They will have the flexibility to respond to change.

This will include modern and better integrated public realm around the buildings that it serves. Public and private space will be clearly defined. Public realm will also support the health and leisure needs of the existing and future population and contribute to a vibrant, attractive and safe area.

4 Educational Attainment

A high quality new 3 form of entry school for primary age provision is proposed to be delivered. It will provide new and improved school facilities to meet the needs of both the existing and new population of South Kilburn. It will improve educational attainment, providing high levels of education and a learning environment which enhances users learning experience. It will also fulfil a community function; being used in the evenings and out of school times.

Training and employment opportunities will continue to be provided through apprenticeships through contractors and buildings' occupiers to give local people the access to work and in association with the enterprise hub to be developed on site.

5 Health and Wellbeing

A new health centre will be delivered as part of the Peel redevelopment. This will be welcoming and inspiring; a community hub that will accommodate and expand existing GP practices and improve health care facilities within the local area.

Existing community uses/spaces needed will be retained, or the premises relocated and improved to encourage greater community participation.

Additional retail and other commercial services that replace existing facilities serving the local population will be provided where needed. Potential for South Kilburn occupants to gain additional skills and access to local work opportunities will be supported through appropriate construction training and apprenticeships and also the provision of workspace.



Illustration 8. Peel and Health Centre

6 Parks and Open Space

Municipal open space will continue to be improved. Cambridge Gardens has been improved, whilst the award winning Woodhouse Urban Park opened in spring 2016, providing a high quality public park and play space for all ages. Public open space will continue to be improved to provide accessible high quality play and outdoor recreation opportunities for all ages, both young and old. Play or outdoor sports facilities will be well-integrated within parks or surrounding streets and will be easily accessible with sufficient natural surveillance.

There will be a number of pocket parks such as the Granville Urban Park and an enhancement, extension and redesign to South Kilburn Open Space is planned. This will create a central high quality urban park fitting of the emerging identity of South Kilburn as a green and liveable neighbourhood.

The Open Space will be upgraded to improve connections, with improved choices of activity, implementing both organised and incidental recreation opportunities, with species selected which will be robust, low maintenance and change through the seasons and the introduction of biodiversity through the specie selection. It will be transformed into a Park that becomes a core feature of everyday use for the community, as well as a place for gathering, socialising or events.



Illustration 9. Woodhouse Urban Park, Albert Road

7 Tenure Diversification

The Council is committed to re-providing social rented housing within South Kilburn for existing secure tenants of South Kilburn. The target was to deliver a minimum 2,400 new high quality homes of which up to 1,200 would be available for existing secure tenants.

The programme of the estate's regeneration is almost half through with approximately 500 secure tenants living in their new homes. It has therefore, to date, succeeded in doing this and will continue to do so. Subject to viability, a wider range of tenures will also be sought within the South Kilburn estate, including intermediate options and shared equity offers to existing leaseholders.

Elsewhere the Council will seek a mix of tenures to meet the needs of the wider Brent population.

The South Kilburn Masterplan 2016

3.5 The 2016 Masterplan process provided an opportunity to review the 2005 Masterplan and update it to take account of current and future circumstances, whilst seeking to continue to deliver the guiding principles set out in the Vision for South Kilburn.

As indicated a considerable element of the South Kilburn estate has either been delivered since 2005, has full planning permission or is in the process applying for planning permission, broadly in accordance with the 2005 SPD.

Taking this into account, plus the fact that the 2005 SPD was based on a thorough analysis of the area and the opportunities it provided, unsurprisingly the outputs of the 2016 Masterplan have provided more a refinement of the original rather than a radical variation.



Figure 7. Enhanced Masterplan

Masterplan - Enhanced Option

- Future Buildings part of the Masterplan
- Realised Buildings part of the Masterplan
- New school site for Primary Age Provision
- Carlton and Granville Centres
- Primary Street - Tree Lined Avenue
- Primary Street
- Primary Street
- Secondary Street

- Tertiary Street
- Pedestrian and cycles only
- Public Parks / Green Spaces
- Gated Green associated with the Development
- Public Realm
- Trees
- Community spots
- Public transport stations
- Public accessible green space

3.6 In moving forward with the regeneration of South Kilburn, in terms of its physical attributes the proposed site plan as shown in Figure 7 provides an indication of the anticipated structure of the development. It also shows the land uses proposed that have resulted from the Masterplan process.

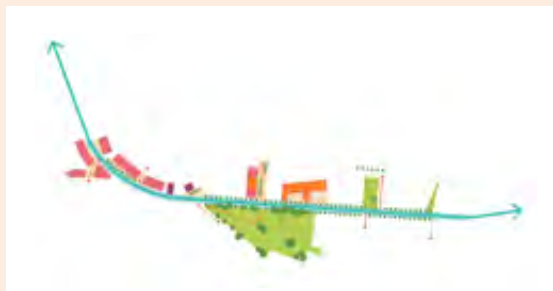
It is this which the SPD will seek to deliver. From a three dimensional perspective this is embodied in the bird's eye view shown in Figure 8.



Figure 8. Enhanced Masterplan bird eye's view

3.7 This built on the principal defining spatial principles as set out in paragraph 3.4 related to making South Kilburn a desirable and sustainable place to live, which have been translated into the place as shown in Figure 9.

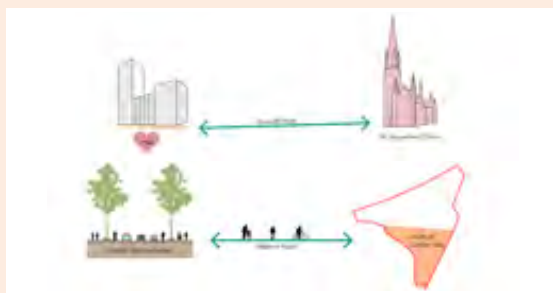
Spatial Design Principles



1 Carlton Vale as a tree-lined Avenue



2 Reconnecting the streets, reconnecting North & South



3 Opening Granville Road and Malvern Road



4 Integration of New School for Primary Age Provision



5 Extending Kilburn Open space to the West



6 Move Granville open space



7 A series of pocket parks



8 The streets as landscape

Figure 9. Spatial design principles

3.8 Based on the analysis of opportunities and the existing urban fabric of the area, the Masterplan sought to break from the relatively homogeneous and in parts alien structure, form and function of the of the estate and to identify more distinctive character areas.

This would create differing places of a human scale sitting comfortably within their surrounding context which might be more identifiable as distinctive neighbourhoods, enabling a better sense of place.

These informed the final Masterplan's uses locations, layouts and heights. The character areas shown in Figure 10 were defined as:

- **Gateway** – the area that connects South Kilburn with the vibrancy of Salusbury Road
- **Civic Quarter** – based around the significant health and community facilities created in the Peel redevelopment
- **Tree-lined Avenue** – Carlton Vale transformed into a boulevard and become a neighbourhood that will stitch together the north and south of the south Kilburn together
- **Park Quarter** – South Kilburn open space regenerated – becoming a strong park area visually and physically for the neighbourhood
- **Heritage Quarter** – the area respects the remaining Victorian by ensuring harmony between new developments and the conservation area
- **Railway Strip** – area that is adjacent to the Bakerloo/West Coast Mainline railway lines
- **Stitch Quarter** – neighbourhood that ties the south of South Kilburn into the surrounding neighbourhood.

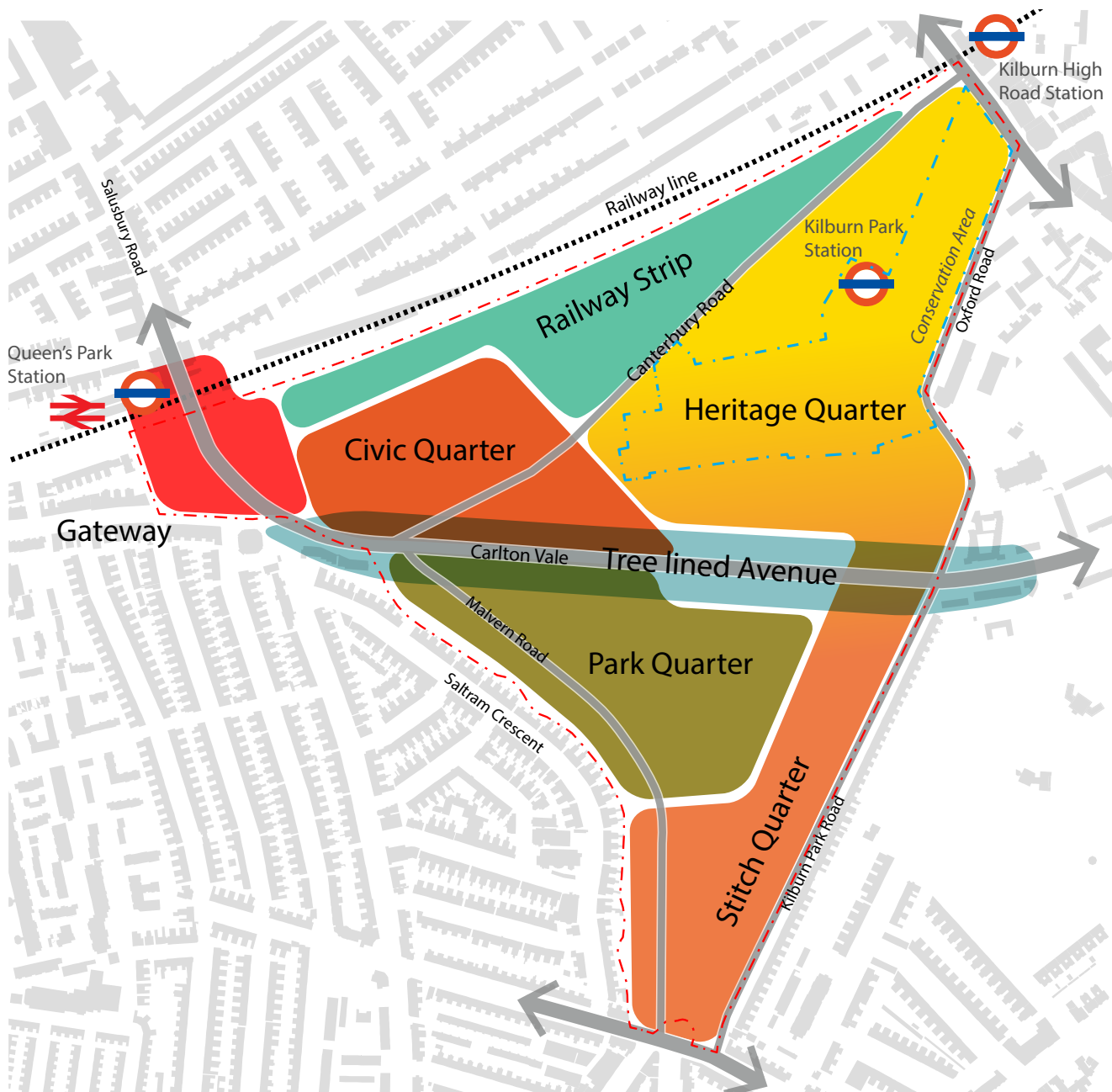


Figure 10. Character areas

Character Areas

- **Gateway** – the area that connects South Kilburn with the vibrancy of Salisbury Road
- **Civic Quarter** – based around the significant health and community facilities created in the Peel redevelopment
- **Tree-lined Avenue** – Carlton Vale transformed into a boulevard and become a neighbourhood that will stitch together the north and south of the south Kilburn together

- **Park Quarter** – South Kilburn open space regenerated – becoming a strong park area visually and physically for the neighbourhood
- **Heritage Quarter** – the area respects the remaining Victorian by ensuring harmony between new developments and the conservation area
- **Railway Strip** – area that is adjacent to the Bakerloo/ West Coast Mainline railway lines
- **Stitch Quarter** – neighbourhood that ties the south of South Kilburn into the surrounding neighbourhood.





Land Use

42

Land Uses Across South Kilburn

Land Uses Across South Kilburn

4.1 As shown in Figure 3 the predominant use of the area is residential. This has essentially been reinforced since the growth area was identified by the continued change of use or redevelopment of what were non-residential uses to residential.

There still remain areas that are not wholly residential such as the commercial/shopping parades focused around Chamberlayne Road in the west and Malvern Road in the south, Peel Precinct in the centre and Cambridge Avenue to the north. There are concentrations of employment uses along Kilburn Lane and Canterbury Close, whilst other non-residential uses such as schools, community facilities including places of worship, leisure centres, GP practice, halls, youth clubs and a public house are located throughout.

4.2 It is recognised that whilst South Kilburn will be predominantly a residential area and that it is part of a wider area with a range of facilities, any proposals for the area must provide a mix of residential accommodation supported by local retail and services, educational, health, spiritual, leisure and civic uses and an introduction of the streets as landscape. The SPD will give an indication of appropriate uses for inclusion on particular sites. This reflects information available at the time of updating the Masterplan.

4.3 It takes account of the need to accommodate uses that may currently exist but be displaced by the regeneration. It also acknowledges that some extra facilities may be required to support the new increased population brought about through the increase in dwellings. Nevertheless, as indicated there is the potential for additional sites to come forward over the lifetime of the SPD.

There is also the potential for additional dwellings to be provided through the more detailed design/assessment process associated with planning applications on the sites identified for development in the SPD. Therefore the mix, nature and scale of uses must be supported by relevant assessments, including retail and leisure, education, health and community facilities assessments at appropriate stages through the planning application process, e.g. where loss of existing facilities is proposed, or sites identified in this SPD for these types of uses are being developed.

4.4 The SPD in identifying uses for sites has assessed their appropriateness taking into account the following:

- Nature of street network
- Key movement route
- Need for safe and convenient connections between use
- Creation of 'walkable' neighbourhoods - a widely used benchmark is a 400m radius, equating to about a five minutes' walk
- Location of existing uses
- Co-location of facilities to allow for synergy of use
- Location and densities of residential areas/catchments and
- Location of public open spaces



Illustration 10. Ely Court

4.5 Where proposals vary from the uses identified on each site in Section 12 of this SPD, they should show in supporting evidence how the above factors have been considered when submitting a planning application.

4.6 Further guidance on the mix and location of uses considered acceptable by the Council is set out in the remainder of the SPD and is illustrated in Figure 7.





Design

46

Architectural Quality

47

Context

47

Composition

48

Density, High Buildings and Urban Form

54

Materials and Detailing

54

Heritage Assets

56

Conservation Areas

56

Statutory and Locally Listed Buildings

57

Archaeology

Architectural Quality

5.1 The Council will require that all buildings demonstrate an exceptional quality in overall composition, detail and the accommodation that they provide. Consistent with the ethos of what has predominantly been delivered so far, high quality design is expected to be an integral part of a scheme development. The Council considers that this is most likely to be achieved through the appointment of qualified architects to design the development.

5.2 In terms of detailing of the scheme to support a full application, at least RIBA Stage 3+ plans will be sought and should comprise the approved drawings. The Council will seek to ensure that only building procurement routes that guarantee delivery of high quality building designs given planning permission will be pursued.

As a backstop the Council will seek safeguards through the use of S.106 obligations to ensure that the architectural practice that designed the scheme reviews the quality of the development throughout its procurement and delivery stage. Alternatively a contribution will be sought to ensure that the Council can monitor/verify that the required standard will be achieved.

5.3 The following implications of building design should be considered thoroughly before any proposals are submitted to the Council.



Illustration 11. Queens Park / Cullen House

Context

5.4 The design philosophy should incorporate a rigorous consideration of the existing or proposed local context (including the adjoining boroughs, where appropriate) and take the best from that context but interpret it in a contemporary manner that will add to residents' and visitors' quality of life.

Composition

5.5 Although the Council has no expectation or preference for a particular style, it will expect the composition and arrangement of buildings to consider:

- Variation in the scale and massing must be provided to create townscape interest, high quality outlook and maximise light penetration;
- An appropriate scale for the size and location of the site (including any published planning guidance);
- An appropriate arrangement through regular vertical rhythms that break up the elevation and horizontal rhythms e.g. through regular fenestration and string courses which can visually reduce the perceived height of a building;
- Plan forms that, whilst making the most of the site potential, help to enable the development of interesting elevations;
- Efficient accessibility to building through legible appropriately scaled and identifiable entrances from the street;
- Fenestration to ensure appropriate levels of light for the uses proposed and their inhabitants.
- Avoiding proximities that cause problems of privacy and overlooking;
- A recognisable typology of construction detail that reaffirms and underpins the composition;
- Clearly defined ownership boundaries;
- The provision of landmark buildings to define the character.

Density, High Buildings and Urban Form

5.6 London Plan provides policy on seeking to maximise housing development on sites and sets out policy for anticipated density in relation to public transport accessibility.

For the South Kilburn estate in particular, to date the residential development delivered for the most part has been based upon a contemporary interpretation of the mansion block. Historically these types of blocks have typically successfully endured, in some cases for well over a century and are associated with some of London's most desirable neighbourhoods.

5.7 The perimeter blocks of the mansion block typology is a form of building seen to best knit together the South Kilburn urban fabric. It provides buildings facing onto streets and creates clear demarcation of public and private spaces. It provides the opportunity for good quality shared internal amenity space.

A connected public realm can be recreated around each block. This overcomes the urban form mistakes of much of the 60's and 70's layouts of the estate that provided no legibility and gave a lack of surveillance and ownership of amenity space. Principle D2 also sets out some other general considerations in the design of perimeter blocks in South Kilburn.

5.8 In South Kilburn the new mansion block typology has generally been around four to six storeys in height with elements such as corners, ends of vistas and frontages on principal streets going slightly higher.

Notwithstanding this recent history, there is a duty on the Council to make greater use of the opportunities available in the area than was considered appropriate and indeed deliverable in 2005 given the:

1. London Plan seeking to maximise housing development on available sites;
2. Accessibility of the area to the public transport;
3. Height of many of the existing blocks to be demolished;
4. Proven quality of the high density development to date;
5. Strength of the housing market in South Kilburn; and
6. Overall need for additional housing to meet Brent's and London's needs.

5.9 The Council will balance this consideration with the need to provide for family housing, protect amenity and the continued approach to promote the modern mansion block as a key building type and urban form for this area.

This SPD is not proposing a radical divergence from the mansion block typology, but its evolution in some areas to greater heights than developed to date. Such opportunities are most likely along sites adjoining the Bakerloo/West Coast Mainline within the South Kilburn estate and Carlton Vale where the road width and prevalence of existing tall buildings, which in some cases will be retained, is more likely to provide a more appropriate context for rises in height.

At this stage, it is proposed that the taller elements will typically be 10 to 12 storeys with opportunities to, as has been the case so far, go higher at certain points.

5.10 In addition, the Council considers it appropriate to seek to maximise the amount of dwellings on opportunity sites identified in Section 12. This is in cases of both where an indicative dwelling capacity has been identified or not.

It will however, expect proposals submitted to rigorously evidence a considered design process being undertaken. In particular evidence of an outcome of a long term sustainable development consistent with the aims and objectives of the South Kilburn regeneration must be shown.

In particular this scale of development should respect the urban structure and form; protect the amenity of existing and future occupiers; create sufficient sunlight and daylight for buildings and spaces; respect retained development and spaces; protect and create of views and vistas; protect the historic environment and create interest through the provision of appropriate design features.



Illustration 12. Bronte House and Fielding House - Mansion block typology

Principle D1 Building Heights, Density, Massing and Urban Form

Building Heights

The predominant building storey height in South Kilburn will be mid-rise between four to eight storeys. Opportunities to go higher are considered however appropriate where justified at landmark points or where greater height has been delivered from the regeneration to date.

Examples of where greater height might be appropriate are along Carlton Vale, adjacent to the Woodhouse Urban Park and the Bakerloo/West Coast Mainline in the South Kilburn Estate subject to sufficient justification of a high quality living environment being achieved within and adjacent to the proposal (see figure 11). Specifically the proposed Peel Development along Carlton Vale lends itself to greater height along the Carlton Vale frontage.

Density

Most new buildings in South Kilburn should be in the density range consistent with the Urban and Central typologies as set out in the London Plan Sustainable Residential Quality Density Matrix Table 3.2 However, density will be treated flexibly having regard to the London Plan requirement to optimise housing potential in the context of existing character and on the South Kilburn Estate the heights considered appropriate in the Proposed Heights Plan.

Massing and Urban Form

It is envisaged that a number of sites coming forward for redevelopment will be delivered in the form of perimeter blocks. The following will be taken into account, the need for:

- Variation in scale and massing to create townscape interest, high quality outlook and maximise light penetration
- For perimeter block development large internal courtyards must be provided at ground or podium level with typically a minimum of 18 metres between facing windows. The courtyard's extent and shape must be informed by an assessment of daylight and sunlight availability.
- Height variation with a minimum of two storeys should be incorporated into all frontages over five storeys in height.
- Buildings must have an uncluttered simple roof profile with all elements such as plant, solar photovoltaics, maintenance gantries, lift overruns, safety balustrades forming an integral part of the building form.

Frontages

Active frontage must be maximised with no more than 20% (up to 15 metres maximum run) of any frontage of each side of a perimeter block or frontage being inactive

Where inactive frontage is unavoidable it must be located where it will have the lowest adverse impact on environmental quality taking account of the priority of maximising frontage along:

- Primary routes;
- Secondary routes; and
- Public spaces; and
- Avoiding opposite inactive frontages.

Any inactive frontage (including ventilation/extraction grilles) must be treated with high quality detailing and materials.

Duplexes should be the preferred typology at ground floor/podium level where possible.

All dwellings at ground floor must have entrances directly from streets or public spaces.

Entrance lobbies will be designed as active frontages with direct access from streets or public spaces.

Entrances must be clearly articulated and visible within the elevation consistent with their status/the number of pedestrian movements they generate.












Retail/commercial frontages (including awnings/shutters where required) will be fully integrated at the outset to not detract from the architecture of the building.

Retail signage and lighting will be consistent throughout all the building's units.



Figure 11. Height and densities

Heights and densities

	Regeneration sites		10+ Storeys
	Podium		Density 450 - 700 HRH
	1-3 Storeys		Density 750 - 900 HRH
	4-5 Storeys		Density 900 - 1200 HRH
	6-7 Storeys		Density 1200+ HRH
	8-10 Storeys		

5.11 Design quality can be difficult to communicate. Therefore in any planning application the Council will require a combination of information to enable a thorough and fair assessment of a design. An application package should incorporate all or a combination of the following information:

- The usual combination of two-dimensional plans elevations and sections.
- Three dimensional computer generated images with an appropriate expression of context
- If appropriate CGI animated presentations.
- Material presentation boards arranged to show the proposed proximity and relationship of the various materials
- The applicant should work with local residents and stakeholders, through the consultation process to ensure that schemes are presented in an understandable way.

Principle D2 Design Quality

The Council intends that all development within South Kilburn meets a quality threshold for all aspects of design.

The Council will require developers to demonstrate that its proposals are of an equivalent quality or better than the examples of quality design set out by South Kilburn or in future local guidance.

The Council will treat numerical design standards (e.g. separation distances) more flexibly where buildings are of a demonstrably high design quality.

Where design quality is a matter of dispute the Council will refer any scheme to its Design Review Panel or other independent design assessor.

Materials and Detailing

5.12 The initial and long term quality of a constructed building's design is often a function of the materials specified for the construction and its detailing.

The choice of materials should be a fundamental consideration of the development of a design scheme. Durability and the quality of materials should be considered by developers in order to reduce waste, maintenance and running costs.

5.13 Consistent with its desire to approving RIBA Stage 3+ drawings in association with planning permission, the Council will require the applicants to provide materials boards at the time of application. It will not expect that the choice of materials will be something that can be deferred and introduced for consideration at a later date.

To date brick has formed the principal material for the residential blocks in the redeveloped part of the South Kilburn estate. This is consistent with the surrounding area's context and has helped with the principle of stitching the South Kilburn estate back into its wider surroundings.

It is a durable material that performs well over long periods and usually gains a patina over time that adds to a building's character. Its predominant use in residential buildings should be continued. Its supplementation with other materials will be considered appropriate where it can be shown to complement the aesthetic.

The detailing of the building including connections and junctions between materials and incorporation of appropriate architectural elements such as generous window reveals to subtly add interest are important considerations.

Heritage Assets

5.14 South Kilburn has seen some radical change since its original development in the 1860's. Nevertheless, there is a surprising level of preservation of its historic environment.

The elements that have survived the regenerative initiatives of the twentieth century are recognised as having special architectural or historic interest at a national and local level. There are statutory listed buildings, Conservation Areas and locally listed buildings. These elements of the historic environment are valued not only by the Council but by the people of South Kilburn.

5.15 Figure 12 illustrates the extent of the South Kilburn Conservation Area and the location of the majority of both statutory and locally listed buildings within South Kilburn. Some additional locally listed buildings are 95-113 Malvern Road, plus 235a and the Linen House on South Kilburn Lane.



Figure 12. Heritage assets in South Kilburn

Heritage Assets

- Regeneration Sites
- South Kilburn Regeneration Area
- Conservation Area
- Grade 2 Listed Buildings
- Locally Listed Buildings

- Existing Trees (No Category)
- Existing Trees (Category A)
- Existing Trees (Category B)
- Existing Trees (Category C)

Conservation Areas

5.15 The South Kilburn Conservation Area (designated in February 1979) recognises the collective importance of the buildings and spaces within it and their overall contribution to the character of this part of the Borough. It is situated in the centre of South Kilburn on land which once formed part of the Willesden Estate of the Ecclesiastical Commissioners.

In the 1850s parts of the estate were released for development and nearly 550 houses erected, of which only a portion remain. The buildings comprise predominantly stucco and stock brick villas dating from 1861-1873. Many of the buildings display ornate architectural designs of Italianate origin, in addition to slash windows, slate roofs and chimneys. The rhythmic layout of low walls and tall entrance pillars contribute to a coherent street scene. See Figure 12.

5.16 There is a character appraisal but no specific separate design guidance for the South Kilburn Conservation Area. Therefore development should be consistent with the approach of preserving and enhancing the special character and appearance of the area as outlined in Development Management Policy 7 Brent's Heritage Assets.

The Conservation Area should be seen as an opportunity to understand, protect and enhance the area's heritage. Doing this will deliver a sensitive and high quality design solution for the rehabilitation of South Kilburn.

Statutory and Locally Listed Buildings

5.17 The majority of the buildings in the Conservation Area are listed. There are also a number of historically important and architecturally significant Locally Listed Buildings in South Kilburn. These buildings can provide significant clues to the formulation of successful solutions to high quality development within a dense urban residential environment. The high quality design of these buildings should be reflected in all redevelopment within South Kilburn.

5.18 Listed Buildings are generally robust if maintained in continuous use but their setting and role within the urban environment can be significantly diminished if development is not sensitive to the needs of these buildings.

There are a number of particularly distinctive Grade II listed buildings in the Masterplan area, including 10 Cambridge Avenue a 19th century detached villa which is associated with the RSPCA and has a large relief of animals above the entrance; Cambridge Hall a prefabricated structure built of corrugated iron, used by the Sea Cadets, the interior has been made to resemble a boat; and Kilburn Park Underground Station built in the distinctive house style of the London Electric Railway Company.

Archaeology

5.19 The Council considers that any surviving archaeological remains in the area have the potential to become a community or heritage asset. Therefore, the Council will require careful expert archaeological analysis and if recommended, subsequent preservation and or interpretation.

There is a potential for archaeological remains within South Kilburn due to the close proximity to Kilburn High Road, which follows the route of the Roman Watling Street. The High Road remained a major thoroughfare in the medieval period, with manors, religious houses and other settlement activity in the vicinity of the Kilburn High Road railway station.

Therefore an archaeological desk-based assessment will be required to be submitted with the application. Where there is a risk of a development impacting heritage assets of archaeological interest, consultation should be carried out with the Great London Archaeological Advisory Service (GLAAS). Where there is likely to be substantial harm, an archaeological evaluation should also be carried out on site to inform the planning application, and if recommended, subsequent preservation and or interpretation.

Applicants will be required to demonstrate they have fully assessed their site and identified any surviving archaeological remains, and have reacted accordingly with regard to the Code of Practice of the Institute of Field Archaeologists (IFA).





Housing

60

Total Numbers

61

Affordable Housing Targets

64

Dwelling Size and Standards

64

Dwelling Mix

66

Inclusive Homes

67

Affordable Housing Standards

68

Residential Amenity Space

Total Numbers

6.1 In line with development plan policy, consistent with the aim of creating a more mixed and balanced community, significantly more market housing will be introduced into the South Kilburn area; in particular on the South Kilburn estate. A wider range of tenures will also provide the opportunity for residents to remain in South Kilburn as their situation changes. This however, will not be at the expense of an overall loss of affordable housing.

6.2 Brent's Core Strategy set a minimum housing target of 2400 homes for South Kilburn growth area in the period 2007-2026. This includes replacing social rented homes for existing secure tenants. Subsequently the London Plan has set higher housing targets for Brent.

It has also updated policy on seeking to ensure maximum housing capacity on development sites is delivered to meet these targets.

The Plan sets out indicative housing densities related to Public Transport Accessibility Levels (PTAL). The South Kilburn area for the most part has high PTAL scores. Consequently it is regarded as one in which higher housing density provision is considered acceptable in principle, subject to site specific characteristics.

6.3 Through consideration of sites that have been delivered so far, those in the process of being built and those identified as likely to come forward in the future it is anticipated that the Core Strategy minimum target will be exceeded.

This SPD identifies that the area will potentially produce approximately 3,492 new homes. In terms of net additions once account has been taken of homes lost through demolition of existing stock, this equates to approximately 1974 homes.

This will assist in meeting the increased targets for the Borough set out in the London Plan. This position may alter throughout the lifetime of the SPD; further sites do exist which potentially provide the capacity for additional dwellings as set out in Section 12.

6.4 The opportunity for smaller scale windfalls through redevelopment, change of use or conversion not identified in this SPD also exists. At this stage however, there is no certainty that these sites will come forward. Similarly on sites identified housing capacity may diminish, or even potentially increase.

These will become apparent through the more detailed design associated with the planning application process showing that a high quality development consistent with the aims of this SPD and relevant planning policy can still be achieved.

A summary position on how the target will be achieved is set out in Appendix 2 Housing Sites and Delivery Rates.



Illustration 13. Cambridge and Wells Court

Affordable Housing targets

6.5 The Core Strategy (Policy CP2) sets a target for additional housing within the Borough to be 50% affordable. The Council will seek this target on all qualifying sites (10 or more proposed dwellings), subject to viability.

Typically across the Borough the tenure split sought for the affordable dwellings will be 70% social/affordable rent 30% intermediate on the site being developed. For non-Council owned sites within the South Kilburn growth area the starting position is that this mix is also likely to be sought.

On non-Council owned sites within and adjacent to the South Kilburn estate however, the Council may seek to prioritise social rent over other affordable tenures.

This will be to assist with the decant process on the South Kilburn estate to allow the regeneration opportunities identified on the estate to be pursued. This approach as an example has been sought on the former Argo House.

6.6 On the Council owned sites the typical Borough wide approach in relation to affordable housing numbers, tenure mix and on-site provision will not be expected to be delivered on each development site. Although it will seek to maximise affordable housing on each development site, the Council as a local planning authority recognises additional flexibility is required.

This is due a number of factors, but primarily in recognition of the commitment that the Council made at the start of the regeneration process. The Council stated it would re-provide all existing social rented housing demolished at rents affordable to existing secure South Kilburn tenants. In addition the Council will, where it is viable, look to incorporate properties for leaseholders who wish to remain.

This key commitment is to maintain community cohesion and encourage support for the estate's regeneration. Prior to the commencement of the regeneration, the estate had very high levels of social rented properties (almost 87%) and no intermediate tenures.

Additionally, the Council was also keen to ensure that existing tenants wherever possible were only subject to one move.

The large blocks to be redeveloped mean that this is limited opportunity to drip-feed decant of tenants; it happens in waves. This impacts on funding and mix of the development as generally large blocks of development have to be completed.

6.7 Social rent dwellings in particular impact on development viability as rents do not cover the capital costs of construction; this requires significant subsidy from market dwellings.

In addition to the costs associated with buying out leaseholders, high rise demolition and provision of new/improved social infrastructure are high. Hence the need for flexibility in relation to proportions of affordable housing within individual development sites and phases.

This approach will need to continue in order to reduce tenant disruption and borrowing costs; to not do so would ultimately impact on the amount of regeneration that can take place and affordable housing that will be provided. Consequently some phases and blocks will have higher proportions of affordable housing than would normally be sought, whilst others will have less.

6.8 Receipts from the regeneration of the Council's land at South Kilburn are ring-fenced to the area with the regeneration project overall expected to be cost neutral to the Council. Consistent with Policy CP2, the Council is committed to maximise affordable housing throughout the development, providing at least 50% overall (subject to viability) and ideally more (see Appendix 2 which identifies the anticipated affordable housing delivery rates on each site).

However, where it is viable to provide affordable housing over and above the social rent housing that is being replaced, the preference will be for intermediate tenures. This will provide a greater social mix and increase and diversify the housing offer.

The estate would otherwise comprise social tenants (relatively poor) or owner-occupier/market rent tenants (relatively wealthy). As part of this desire to increase tenures, the Council will also investigate whether some of the market homes could be delivered through a private rented sector vehicle and be made available for working Londoners with moderate incomes.

Principle H1 Housing Targets

A minimum 3,492 homes will be provided in South Kilburn in the period 2007-2029, exceeding the Core Strategy target of 2400 homes including 1200 affordable replacement homes (albeit this was for the period 2007-2026).

Consistent with London Plan and Local Plan policy, subject to environmental considerations and maintaining a long term sustainable community, the amount of housing will be maximised on development sites.

Any social rented housing lost as a result of demolition of existing dwellings will be re-provided and made available to existing secure tenants.

Subject to this commitment and viability of the South Kilburn estate regeneration as a whole, the Council as landowner/developer will seek to maximise the amount of affordable housing with a view to increasing intermediate tenures.

Dwelling Size and standards

6.9 All dwellings should be constructed in accordance with the London Housing SPG. Minimum sizes will need to be consistent with those set out in the London Plan, which reflect the Nationally Described Space Standards.

The Council in relation to the 2016 Masterplan set out some additional requirements in relation to the affordable housing which have in some cases increased their size above the London Plan standards. Nevertheless, control of this will have to be through the Council as landowner, rather than through the requirements of the Council as local planning authority. Key elements of the London Housing SPG to incorporate are:

- The number of dwellings per storey served by each core may not exceed eight to encourage neighbourly interaction and occupier ownership;
- Internal corridor widths must be a minimum of 1.5 metres;
- The design must maximise dual aspect dwellings (with a target of achieving more than 50% across a site);
- North facing single aspect dwellings should be avoided, in otherwise unavoidable circumstances only non-family dwellings will be allowed.

Dwelling Mix

6.10 Consistent with existing Local Plan policy, there should be a mix of dwelling types and sizes. In particular the Core Strategy seeks 25% of dwellings to be 3 bed dwellings or more. As indicated, the Council as landowner/developer stated that it would replace the number of existing social rented.

The taller towers in South Kilburn estate were unusual in accommodating mostly one and two bed flats. Consequently there is a need in many cases due to existing tenants' requirements to replace like with like.

This is consistent with making good the promise to replace all the existing social rented homes with similar properties (predominantly 1 and 2 beds). However, there is also a pressing requirement for 3 bed social/affordable rented properties to address needs exhibited on the Council's housing waiting list.



6.11 On the South Kilburn estate and programme the Council will seek to maximise the provision of 3 bed affordable and market dwellings, ideally with each tenure subject to the need to meet decant requirements, providing at least 25% 3 bedroom or more dwellings.

A degree of flexibility will therefore be shown both with the affordable and market dwellings on individual sites where it can be shown that the inclusion of these size of dwellings will adversely affect viability to the extent that:

- a. the Council's promise to at least replace all of the social rented dwellings to be demolished will not be achieved, or
- b. in the case of market homes the impact on the cross-subsidisation of affordable homes is so extreme that on balance its inclusion is not considered warranted.

6.12 In terms of meeting affordable needs bedsits and studio flats are unlikely to be acceptable. In addition they do not offer flexibility in terms of life changes and often compromise the amenity of occupants, e.g. they are likely to be single aspect. As such they are also not supported within the general mix for development sites.

The Council will therefore want to limit the proportion of these dwellings in any scheme. Consistent with London Plan policy they will only be acceptable where their inclusion makes sensible use of floor area where other dwelling sizes cannot be accommodated and the dwelling can achieve a particularly good outlook and daylight and sunlight levels.



Illustration 13. Gloucester House and Durham Court



Inclusive Homes

6.13 Consistent with the London Plan 90% of homes should meet building regulations national technical standard M 4 (2) 'accessible and adaptable dwellings'. It seeks to enable 'general needs' housing to provide, either from the outset or through simple and cost-effective adaptation, design solutions that meet the existing and changing needs of diverse households.

This offers the occupants more choice over where they live and which visitors they can accommodate for any given time scale. It also requires step free access to be provided. Generally this will require a lift where a dwelling is accessed above or below the entry storey.

6.14 The application of requirement M4 (2) has particular implications for blocks of four storeys or less, where Lifetime Homes Standard did not require lifts.

The Council will seek to ensure that dwellings accessed above or below the entry storey in buildings of four storeys or less have step-free access, subject to development-specific viability assessments and consideration to ongoing maintenance costs.

6.15 Housing that is designed to the M4 (2) standard will be convenient for most occupants, including some (but not all) wheelchair users and disabled visitors, without the necessity for substantial alterations.

It meets the requirements of a wide range of households, including families with push chairs. The additional functionality and accessibility it provides is also helpful to everyone in ordinary daily life, for example when carrying large and bulky items.

It is not, however, a substitute for purpose-designed wheelchair standard housing. Many wheelchair users will require purpose-designed wheelchair housing. The Council will require the remaining 10% of new homes to be designed to be easily adaptable for wheelchair users achieving building regulation M4(3) pursuant to the London Plan Policy 3.8.

Larger wheelchair units (3 and 4 bed units) will be sought to meet the current need in the Borough. Blocks designed for wheelchair units above the ground floor should have two lifts.

The Council will look to prioritise housing for families (three bed or more), housing for the elderly and those with mobility needs on the ground floor of developments wherever possible.

Principle H2 Dwelling Size and Mix

In order to address current and future housing need there will be a need to replace the existing 1 and 2 bed social rent dwellings, whilst seeking to achieve at least 25% of dwellings as 3 or more bed. Dwellings should meet or exceed London Plan housing space standards and 10% of homes should be to mobility standard M4(3). Studio flats will only be acceptable as market housing and where their inclusion is to make sensible use of floor area where a preferred unit size cannot be accommodated. They must achieve a particularly good outlook, daylight and sunlight levels.

Affordable Housing Standards

6.16 As with market housing, the Council will require affordable housing schemes to meet London Housing Design Guides standards and where possible exceed them.

Consistent with the approach taken so far in South Kilburn the Council considers that it is important that affordable homes are indistinguishable from private homes for sale in terms of building form and external appearance.

The Council will take into account the design quality and siting of the affordable housing in determining planning applications. The affordable housing should not be located in a less attractive or less accessible area nor be visually distinguishable in such terms as architectural details, build quality and materials.

Principle H3 Affordable Housing Standards

The Council will require a mix of private and affordable housing in each site and street although such tenures may have separate entrances, particularly where otherwise the shared service charges would fundamentally undermine the affordability or viability of affordable dwellings.

- Not allow the tenure of homes to be apparent from their siting, design or layout.
- Require service charges to be taken into account when assessing the affordability of units.
- Require development to be consistent with the wider phasing of affordable housing, infrastructure and community facilities throughout South Kilburn.
- Require a long-term management and maintenance strategy encompassing all residential buildings and amenity space to be provided as part of any future application.

Residential amenity space

6.17 All new dwellings will be required to have private external amenity space of a sufficient size and type to satisfy proposed residents' needs. This normally will be expected to be 20 m2 for flats and 50 m2 for family (3+ bed) dwellings (including ground floor flats).

The amenity space should be accessible from the main living room without level changes and planned to take maximum advantage of sun and daylight. The Council accepts that due to the higher densities seeking to be achieved in South Kilburn plus site characteristics this might not be achievable on all sites.

In addition in some developments that there may be merit in focussing on higher quality communal spaces as providing the main amenity space for residents rather than balconies which might well be limited in scale.

There may be flexibility shown where the provision of these space standards on site would otherwise have a significant impact on affordable housing delivery rates. However, as a minimum the London Plan standard of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant.

6.18 Ground floor residential properties will be provided with a 1.5 metre depth garden excluding a 500 mm strip for planting against the public realm. However, where the public realm is providing a 500mm or larger planting strip on the boundary of the property, there will be no need for the property itself to provide this 500mm strip.

Balconies may be designed as projecting, recessed or semi-recessed and will be fully integrated into the architectural composition of the façade.

The minimum width and depth of balconies and private external amenity space is 1.5 metres. Balconies must be designed with privacy screens where the level of privacy of the neighbouring property's habitable rooms and private amenity space would otherwise be compromised due to overlooking.

Communal gardens must allow for high quality species of trees/herbaceous shrub planting. Roofs are acceptable as amenity space and should incorporate and encourage as much bio-diversity as possible.

Communal gardens must be high quality including incidental playable sculptures, playable hard landscape features, grassed areas and planting.



Illustration 14. Peel Project





Community and Other Facilities

72

Community Facilities and Improving Life Chances

74

New School - Combining Kilburn Park Junior School and Carlton Vale Infant School and Nursery

76

Health Centre

76

Improving opportunity for Skills/Employment/Social Enterprise

77

Consolidation of South Kilburn Studios, Enterprise Hub and Community Space within a remodelled/redeveloped Carlton and Granville Centres

78

Retailing/local facilities

Community Facilities and Improving Life Chances

7.1 There is a range of existing community facilities in South Kilburn or close to it in surrounding areas of Brent and also Westminster/Camden. See Figure 3. Although in South Kilburn these might be numerous, many are currently not high quality.

The regeneration of the area provides an opportunity to in some cases consolidate or replace these facilities with new ones, or provide additional new facilities to help meet the needs of the planned growth in the population that will occur through the provision of additional housing.

Consultation on the 2016 Masterplan indicates a low level of awareness in the local community about the range of facilities available and their accessibility.

7.2 In recent years new community facilities have been completed:

- St Augustine's Sports Hall (this has community access);
- The Tabot Centre After School Club under the Granville New Homes development;
- The Xhamia e Shqiptareve Community and Cultural Centre formerly the Old Shamrock Public House;
- The Vale Community Centre.

7.3 The redevelopment of Westminster City Council's Moberly Sports Centre will provide:

- 25m swimming pool plus an additional studio pool with a movable floor to provide flexible use;
- 8-court sports hall with seating for 500 spectators for wider community and competition uses
- Large health and fitness facility including:
 - Three exercise/dance studios;
 - Multi-use hall including martial arts;
 - Community activity room for meetings;
 - Multi-sensory and soft play provision for children's parties;
 - Boxing hall facility;
 - Spa and health suite; and
 - Café.

7.4 This work is being funded as part of a package with the redevelopment of the Jubilee Sports Centre, Caird Street in Westminster. A total of 71 homes will be provided on the Moberly site. This will provide an additional excellent facility for residents/visitors to South Kilburn.

7.5 The Core Strategy's policy CP23 protects existing community and cultural facilities except where their loss is mitigated. Consistent with this policy, the Council accepts that in South Kilburn existing facilities could be improved, consolidated or replaced.

This is seen as part of the process of investing in improving the quality of the facilities to make them fit for current and future purposes and needs. The Council is proposing three new community hubs:

1. New School buildings combining Kilburn Park Junior/Carlton Vale Infants/Nursery on to one site;
2. New Integrated Health Centre Hub on the Peel Site;
3. An Enterprise Hub, Community Space and housing within the remodelled/redeveloped Carlton and Granville Centres.

7.6 For some existing facilities not in the Council's ownership such as the Marian Church and Marian Centre, although the Council has been in discussion with the organisations about their plans for these buildings it is not clear what their long term future is and whether these sites will become available for redevelopment or other users.

As such, consistent with CP23 the Council takes the starting that the facilities should remain unless it can be shown that there is no need for them not just from their existing users but also potential other occupants.

So for example when addressing site development prospects later on in this document in Section 12 it provides the flexibility for their incorporation as existing, or provision in a different configuration, or if not needed their replacement with other uses, e.g. see Austen development principles.

New School - Combining Kilburn Park Junior School and Carlton Vale Infant School and Nursery

7.7 Kilburn Park Junior is a foundation school. It is a 2 form entry junior school with a capacity of 240 school places for pupils between the ages of 7 and 11. Carlton Vale Infant School is a community school. It is a 2 form entry infant school with a capacity of up to 180 school places between the ages of 3 and 7 years. It also accommodates 50 full time nursery places for 3 and 4 year olds.

7.8 The existing school buildings have been adapted in a piecemeal fashion several times. This has resulted in the sites (which are adjacent to each other) being inefficient in their function and land take compared with contemporary needs and solutions provided through modern purpose built buildings.

7.9 Taking account of the current circumstances of the two schools, the Council considers that an opportunity within the context of the wider regeneration objectives exists for a more radical solution to their futures. An amalgamation of facilities provided in new buildings would bring wider benefits to the community.

The rationalisation of sites would also provide the opportunity for subsidy towards the change to be allowed through residential development on land surplus to requirements. The intention with regards to educational provision is to provide high quality and up-to-date teaching facilities to increase and achieve “outstanding” local educational attainment. This will improve the life chances of future generations of residents to create sustained regeneration of the area. This in turn will be a large element in reducing factors that contribute to the area’s poorer scoring in the Indices of Multiple Deprivation.

7.10 The Council will have to work through this process with the schools. Currently, the Council proposes to co-locate the schools into one building. The schools would remain separate initially but have the opportunity to share common facilities.

This would also provide the opportunity for the schools to amalgamate in the future should the Heads/Governors decide that this is a course of action they wish to pursue. The new school will be expanded by one form of entry (that is one class of up to thirty children for each of the 7 years).

This will accommodate additional children generated by the provision of the additional homes through the South Kilburn regeneration process as well as meeting additional general needs. It is proposed that the schools will be relocated to a site to the south east of the existing South Kilburn Open Space.

7.11 The new school would also provide the opportunity for incorporation of a range of community uses outside of school hours. The Wordsworth and Masefield site development principles in Section 12 of this SPD sets out more detail on the school proposal.

New School For Primary Age Provision



Location of the new school in the Masterplan, highlighting the entrances



Massing diagram

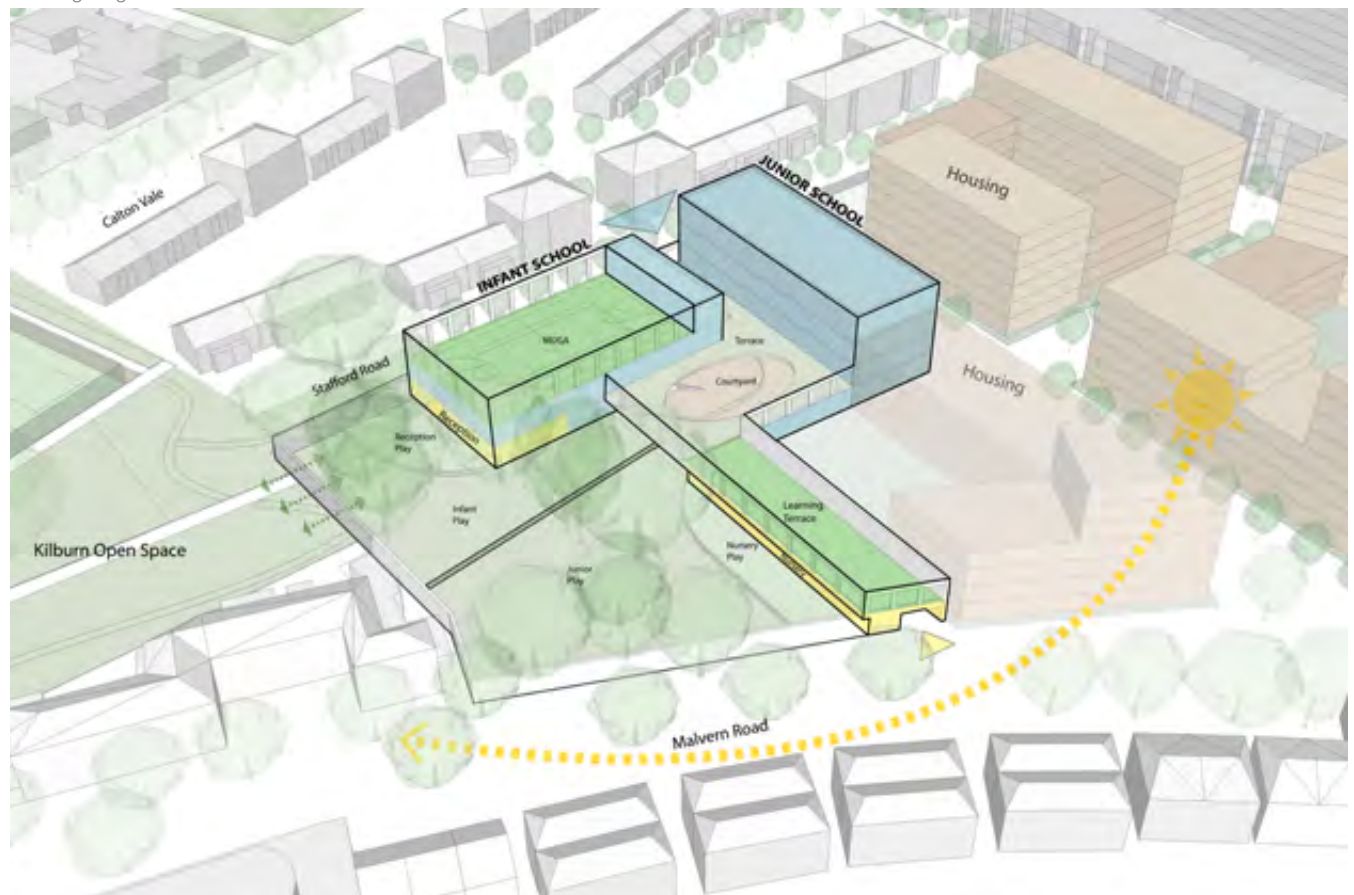


Illustration 15. Proposed 3FE school

Health Centre

7.12 South Kilburn has a combination of the worst health outcomes in Brent along with some of its poorest health facilities. The quality of the General Practitioner (GP) estate in the area is variable with many of the premises requiring investment or replacement in order to ensure that they are fit for purpose. There is a lack of capacity within the current GP estate and limited opportunity for expansion.

The Council proposes that a new health centre for three local GP practices is developed. This will be incorporated in the redevelopment of the Peel Site. Proposed complementary uses include a café, pharmacy and retail space, along with flexible first floor space. The proposals are supported and welcomed by the local GP practices as well as the NHS's Brent Clinical Commissioning Group.

Improving opportunity for Skills / Employment / Social Enterprise

7.13 South Kilburn is a comparatively high spot for unemployment. It also scores poorly in relation to workforce skill levels in the Indices of Multiple Deprivation.

To improve this situation the Council is seeking to use a number of methods through its own activities and working with others, including the South Kilburn Trust. Included within this are S.106 obligations associated with development that require developers to provide apprenticeships/skills training places in construction and associated processes. For those uses that have end users that employ people this can also involve apprenticeships/training once the premises are completed. The South Kilburn Trust have good access to local residents who require access to these types of opportunities and developers are encouraged to work with them.

The Council will also seek to work with site owners/developers to develop 'meanwhile' projects to try and stimulate the local economy and its activity.

At the South Kilburn Studios (a meanwhile use also delivered by the South Kilburn Trust) on Canterbury Road traineeships and weekly workshops are offered to local residents. The Trust is an organisation that is an advocate of and provides significant support to the local community in seeking to improve all aspects of their quality of life. Other support is provided by the Council through 'Brent Works' and in association with the development process through training and apprenticeships.

Consistent with other regeneration areas within Brent, the Council is also keen to ensure that affordable workspaces are created, if necessary through S.106 obligations.

Consolidation of South Kilburn Studios, Enterprise Hub and Community Space within a remodelled/redeveloped Carlton and Granville Centres

7.14 The Carlton and Granville Centres house a number of different community uses. These include:

- Barnardo's Granville Plus Children Centre
- Concord Café
- Granville Community Kitchen
- Granville Plus Nursery School
- The Otherwise Club

7.15 Much of the premises are however vacant after Council services have contracted or relocated.

7.16 Within South Kilburn the intention is to create a workspace hub where rents are 'affordable' to assist new business start-up or existing businesses in their early development. This would allow for local residents setting up businesses themselves, or such businesses employing local people. Greater London Authority funding has been agreed for Phase 1 of this enterprise hub. The Council will work with the South Kilburn Trust who will manage the enterprise facility. This will be to ensure delivery of the workspace and satisfactorily accommodating existing community uses that it is anticipated are viable in the longer term. More detail is provided in the Carlton and Granville Centres development principles set out in Section 12 of this SPD.

Principle CF1 Community Provision and Improving Life Chances

Within South Kilburn significant improvement in the quality of local community facilities will be delivered through:

1. An expansion by 1FE of the South Kilburn Junior School, Carlton Vale Infant School plus provision of community space to be used out of school hours;
2. Provision of a new South Kilburn Health Centre within the Peel Site redevelopment for 3 local GP practices plus Proposed complementary uses of a café, pharmacy and retail space, along with flexible first floor space;
3. Regeneration of the Carlton and Granville Centres into an Enterprise Hub, Education/Community Space and Housing;
4. Westminster City Council's delivery of a new community leisure facility at the Moberly Sports Centre, including a new swimming pool;
5. Encouraging regeneration of non-Council owned sites to provide for more intensive uses of sites consistent with the vision of South Kilburn where this would support the re-provision of better quality community facilities to meet modern day requirements; and
6. Developers and building occupiers on site being required to provide apprenticeships and training opportunities.

Retailing/local facilities

7.17 To date only very limited additional retail floorspace has been delivered in the regeneration of South Kilburn. This has been along Chamberlayne Road and more recently through the provision of M&S Simply Food on Salusbury Road as part of the Albert Road scheme and Best One Convenience store on Rupert Road.

Consistent with the sequential approach to main town centres uses, it is not anticipated that South Kilburn will be the location for large amounts of new retailing floorspace or other town centre uses. Provision of new floorspace will be focused on not undermining viability and vitality of adjacent centres.

Where possible new provision will assist neighbourhood centres like Salusbury Road and Kilburn Lane. This will be through providing a complementary offer and 'in-filling' gaps between the frontages to potentially effectively join these two centres together. It is anticipated that this would improve the vitality and viability of the Kilburn Lane retail frontages.

The opportunity also exists to extend frontage down from Albert Road towards the Peel redevelopment as part of the plans for William Saville House and William Dunbar House. This will assist in creating greater animation along the street between Queen's Park and the South Kilburn open space and a prominent gateway into South Kilburn.

7.18 In the context of changing retail needs and the continued decline of smaller retailers, the Council will offer some flexibility with regard to proposed loss of retail/similar uses where this is consistent with development plan policy, e.g. Malvern Road if its prospects do not appear to improve despite the growth in population in the area.

Principle RS1 - Retail/local facilities

South Kilburn will provide limited opportunities for additional retail provision. Provision will be supported to enhance the vitality and viability of the existing centres in Chamberlayne Road, Salusbury Road, Kilburn Lane and Malvern Road and to provide greater ground floor animation from Albert Road through to the Peel health centre/retail.



Illustration 16. Queen's Park Place, Salisbury Road





Transportation and Movement

82

Movement Network / Street Hierarchy

88

Parking Standards

90

Public Realm

Movement Network / Street Hierarchy

8.1 As set out in the Development Principles section, a fundamental emphasis is on South Kilburn, and in particular the South Kilburn Estate becoming an integrated neighbourhood. Figure 13 provides an overview of the proposed movement network.

This will involve changing the character of Carlton Vale which currently acts as a divider of the South Kilburn estate, so that it becomes a positive feature that encourages crossing. The Council plans to improve its townscape attributes and give greater priority to pedestrians and cyclists.

This will narrow the carriageway, provide segregated cycle lanes and enhanced pedestrian crossing facilities. Further tree planting will be undertaken to soften the street to give a boulevard type feel.

8.2 In addition, it will also continue to entail many streets that were lost, or previously closed to through traffic being reconnected and reopened. However, this must continue to be progressed in a manner which although it supports movement by car, does not do so at the expense of undermining the new high quality residential environment being created. Within the South Kilburn estate this will be through designing streets to limit vehicle speeds to 20mph.

Given its high public transport accessibility, high priority will be given to walking, cycling and public transport as well as suitable accommodation of other vehicles.









The quality of the streets and their role as public realm (also further addressed in the Green Infrastructure section of this SPD) should also be improved to create a better experience for their users, particularly those walking and cycling. This can be through their design, use of materials and incorporation of appropriate street furniture and trees.



Figure 13. Transport and movement plan

Transport and Movement

-  Primary Street - Two Way
-  Secondary Street - Two Way
-  Tertiary Street - Two Way
-  Tertiary Street - One Way (arrows indicate direction)
-  Pedestrian and cycles only
-  Pedestrian only
-  Parking or turn-around

-  Bus Routes
-  Main Cycle Routes - Designated Lane
-  Main Cycle Routes - No Lane
-  Bus Stands
-  Bus Stops
-  Improved Pedestrian Crossings
-  Proposed TFL Cycle Hire Locations
-  Proposed Source London Electric Vehicle Charging Point

8.3 The street design, use of materials and incorporation of appropriate street furniture should be considered in the context of the street hierarchy and street typologies. See Figure 15 for an overview of the area.

Primary streets play an important part in the movement of vehicular traffic through South Kilburn. Vehicle movement in secondary streets is principally related to that generated by South Kilburn residents and non-residential uses. In both cases the segregation of motorised vehicles, cycles and pedestrians should be considered.

Tertiary streets should have a strong focus on cycle, and particularly pedestrian, movement and these streets should emphasis priority for pedestrians and cyclists whilst recognising their role in providing vehicular access for residents.

The emphasis on pedestrian and cycle priority supports the wider health streets agenda by providing an environment that encourages active and sustainable travel. (See Figure 14 for examples of street typologies).

<http://content.tfl.gov.uk/healthy-streets-for-london.pdf>

Figure 14. Street typology examples

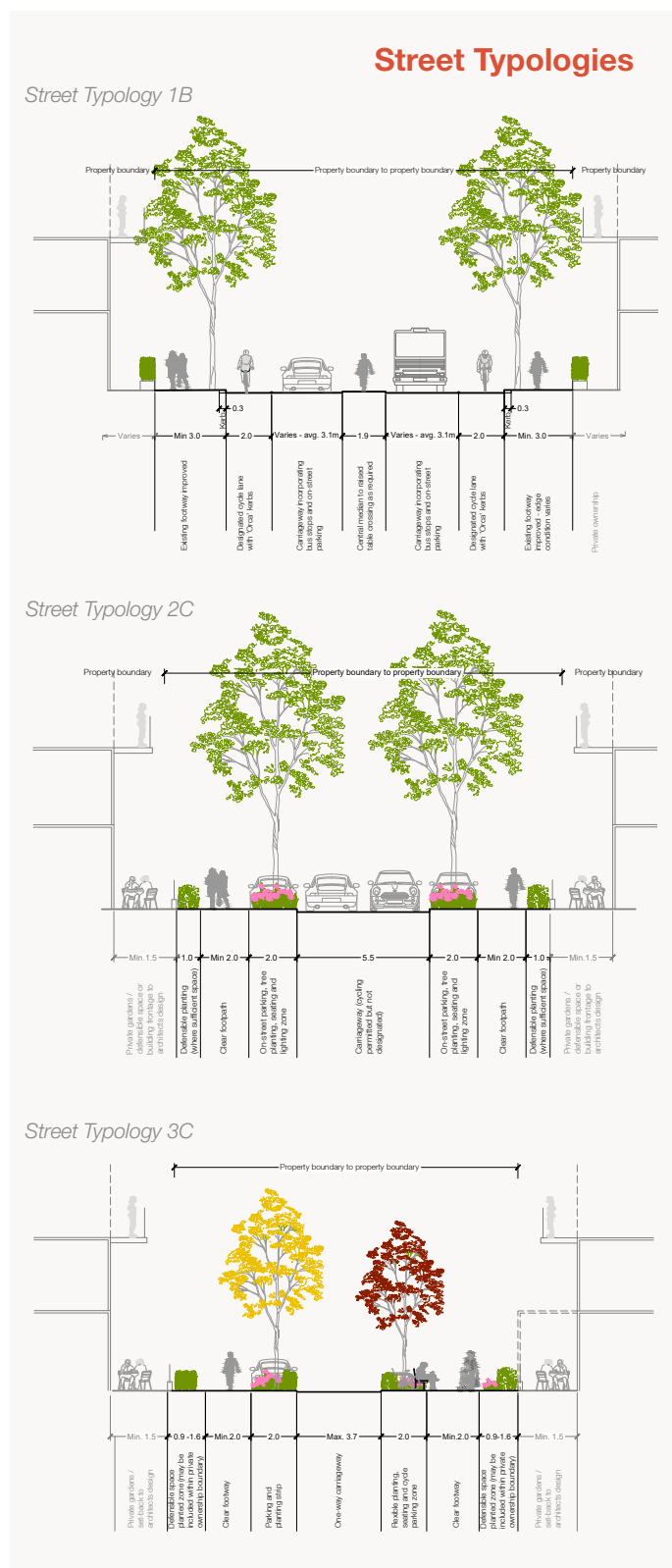




Figure 15. Street hierarchy map

Street Hierarchy

- | | | |
|--|--|--|
| <p>Street Type 1-A
Carlton Vale Tree-lined Avenue with park edge
Primary street - two-way vehicular
Designated cycle lanes
Bus route (no designated lane)
Trees and planting</p> | <p>Street Type 2-C
Secondary street - two-way vehicular
No designated cycle lanes
No on-street parking
Trees and planting</p> | <p>Street Type 3-E
Tertiary street
Two-way vehicular (pedestrian-priority)
No designated cycle lanes
On-street parking (varies/see sections)
Trees and planting</p> |
| <p>Street Type 1-B
Carlton Vale Tree-lined Avenue with building edges
Primary street - two-way vehicular
Designated cycle lanes
Bus route (no designated lane)
Trees and planting</p> | <p>Street Type 3-A
Tertiary street
One-way vehicular (pedestrian-priority)
No designated cycle lanes
No on-street parking
Trees and planting</p> | <p>Street Type 4-A
Pedestrian route
Designated cycle lanes
No on-street parking
Trees and planting</p> |
| <p>Street Type 2-A
In accordance with Peel proposals:
Secondary street - two-way vehicular
No designated cycle lanes
On-street parking
Trees and planting</p> | <p>Street Type 3-B
Tertiary street adjacent to park
One-way vehicular (pedestrian-priority)
No designated cycle lanes
No on-street parking
Trees and planting</p> | <p>Street Type 4-B
Pedestrian-priority route
Two-way vehicular access (pedestrian priority)
Designated cycle lanes
No on-street parking
Trees and planting</p> |
| <p>Street Type 2-B
Secondary street - two-way vehicular
No designated cycle lanes
On-street parking (North side only)
Trees and planting</p> | <p>Street Type 3-C/3-D
Tertiary street
One-way vehicular (pedestrian-priority)
No designated cycle lanes
On-street parking (varies/see sections)
Trees and planting</p> | <p>Pedestrian/cycle route only
Cycle permission vary-refer to Transport and Movement Plan</p> |
| <p>Existing street unchanged</p> | | |

8.4 In order to create a high quality environment, within the South Kilburn estate the Council will expect applicants to work with it to improve the street network immediately adjacent to the development site in a manner consistent with its role and function as set out in the street hierarchy plan for the area (see Figure 15). These works will be agreed with the Council and implemented by the developer/Council as part of the planning obligations associated with the permission.

8.5 The Council will expect applicants to work with it to extend TfL's cycle hire scheme and the Source London network of electric vehicle charging points into South Kilburn. Sources of funding might be available to assist in the delivery of this infrastructure however, where necessary, contributions to the extension of these schemes into South Kilburn will be secured from Section 106 Planning Obligations. Indicative locations for cycle hire stations and electric vehicle charging points, which allow for a dispersed provision across the Masterplan are shown on the Movement Plan Figure 13.

Principle T1 Transportation and Movement

The Council will use funds derived from S106 planning obligations and CIL associated with development to bring forward well designed streets and movement routes. This will be consistent with delivering the movement network and street hierarchy and associated typologies as identified in the SPD.

Applicants for major development will be expected to propose and agree the design of works to the highway to improve the pedestrian and cyclist experience and safety incorporating quality materials and trees.

The Council will bring forward the following transport improvements;

1. The opening up of Denmark Road west to connect to Carlton Vale as a pedestrian / cycle route; The extension of Canterbury Road west where currently pedestrianised from Rupert Road
2. Reallocate Carlton Vale to enable a dedicated light segregated cycle lane, enhanced pedestrian crossing facilities, floating bus stops and tree planting
3. Create a new square between the new blocks of the Gloucester and Durham sites and in front of St Augustine's church
4. Remove the Premier Corner gyratory following the development of site 18 and replace with a traffic signal controlled junction.
5. Adoption of Stuart Road as public highway.
6. Reconnection of Granville Road.
7. Extension of Canterbury Road to the west and its reconnection with Rupert Road and Denmark Road where the latter is north-south aligned.
8. Create 20mph zones on the secondary and tertiary roads in South Kilburn.
9. Extension of Neville Road northwards to reinstate lost connection with Albert Road.
10. Conversion of Albert Road, Denmark Road and Rupert Road to a series of one-way streets and provision of wider walking and cycling links on these streets to improve permeability for pedestrians and cyclists.

Parking Standards

8.6 The Council's Local Plan incorporates maximum residential car parking standards for the whole borough. South Kilburn is well located and has uniformly high PTAL values. The area is covered by Controlled Parking Zones.

These factors allow a high degree of control and support the Council's approach of being positive about the provision of car free development or lower levels of parking provision supported by controls over occupants' ability to attain on-street parking permits in areas close to public transport facilities.

There is also a high concentration of social housing which has a much lower rate of car ownership. For these reasons it is considered acceptable where car parking is identified as being necessary by the Council or by a developer to adopt a lower car parking maximum in the South Kilburn estate area than for the borough overall.

8.7 The Council will expect applicants to undertake parking beat surveys using the Lambeth Methodology to demonstrate that there is sufficient capacity to accommodate any additional demand for on-street spaces. Any such assessment should also include the demand arising from permitted developments (as agreed with the Council) within South Kilburn.

8.8 The Council will require (through a S106 planning obligation) the establishment (including maintenance in the short term until viable) of car clubs providing a shared pool of vehicles in residential developments.

This will reduce car ownership, the need for parking space and heavy reliance on the use of the private car. The Council will expect car clubs to be available to all South Kilburn residents particularly those in car free housing. As such car club vehicle stations should be placed where they will be publicly accessible, preferably within the highway.

Car clubs should also be made available to local businesses as an alternative to company cars and pool cars.

8.9 As part of the car club delivery mechanism, the Council will encourage the provision of electric cars and recharge points at car stations. The applicant will be required (through a legal agreement) to fund start-up costs including marketing and initial membership of the scheme for a 2 year period. It is expected that an established car club will be self-financing in the long term.

Disabled car parking spaces will be required on the basis of 5% of the spaces delivered for non-residential uses. For dwellings 10% of the parking should be for blue badge holders.

8.10 The Council will continue to apply the London Plan cycle parking standards, both in terms of number of stands and location/quality of provision consistent with the London Cycle Design Standards. The Council will expect a proportion of the cycle parking to be suitable for reclined and family cycles.

Principle T2 Parking

The Council will subject to suitable restrictions on occupants' accessibility to on-street parking support car free developments and where off street parking is to be provided.

At least 20% of spaces should be equipped with electric car charging points. Disabled car parking and cycle parking should be provided in line with London Plan standards.

Developers will be required to support car clubs by offering discounted membership and/or contributions towards set-up costs and marketing.

Public Realm

8.11 Within some areas of South Kilburn, in particular where the traditional street pattern has remained unchanged the fundamental indicators of quality still remain.

Granite kerbs and quality street furniture such as the lamp columns along Canterbury Road and within the South Kilburn Conservation Area are a reminder of the attention to detail in the early urban built environment. Ideally in these areas, these features will be kept and supplemented by the use of additional quality materials consistent with the conservation area designation, such as York stone pavements. Nevertheless, little development is likely to occur within the Conservation Area, so realistically the opportunity for upgrading this street scene apart from routine maintenance is likely to be limited to sensitive enhancements.

8.12 Within the areas that have been developed, a simple palette of a limited number of robust materials has been used, for roads, pavements and kerbs within the streets/public spaces. There has been an emphasis on limiting clutter. This has consequently simplified spaces and improved their quality.

The provision of lighting which is subtle and appropriate to the needs of safety and navigation has occurred. The same approach is sought within the areas to be developed, taking account of identified required street furniture where the reintroduction of the traditional street network, new public spaces and refurbishment of existing streets will occur.

The large areas of open space around the South Kilburn Estate blocks which have and will be redeveloped contained some large canopy trees.

8.13 A commitment has been made to maintain and ideally increase the tree canopy cover within the area, so far secured through S.106 contributions for replacement and some additional planting.

Where possible, as well as within development sites, additional trees will be accommodated in the public realm. Whilst high quality trees with amenity value will be retained, where they are dying or are of low quality as approved by a qualified arboriculturalist they could potentially be removed.

The removal of trees may also be considered where it is deemed to improve the overall quality or design of the area, such as to open up sight lines or where their species is deemed inappropriate. However, where trees are removed it is expected that they will be offset by new tree planting with a similar canopy volume in the locale.

Principle T3 Public Realm

All developments should contribute positively to the public realm around each new development site and should be coordinated with the wider landscape and public realm strategy. Street design should accord with the street hierarchy and typologies identified in this SPD. High quality existing street materials/furniture will be retained where possible.

In the South Kilburn Conservation Area wherever possible the streets will be enhanced through the use of quality materials consistent with those that would have historically existed to replace existing lower quality materials.

Throughout the rest of South Kilburn a palette of durable high quality materials, consistent with those provided to date plus an approach that seeks to limit street clutter but include tree planting/appropriate soft landscaping will be delivered.

Where public realm will not be enhanced in association with development the Council will use s106 planning obligations and CIL contributions to integrate enhanced public realm and open space proposals throughout South Kilburn.



Illustration 17. Children planting trees with Councillor McLennan at Woodhouse Urban Park construction site





Green Infrastructure

94

Defining Green Infrastructure

94

Public Open Space

100

Green Infrastructure on Development Sites

Defining Green Infrastructure

9.1 Green infrastructure is a phrase used to describe all the green spaces in and around cities. It can include parks, private gardens, trees, green roofs, green walls, rivers and ponds regardless of its ownership, condition or size.

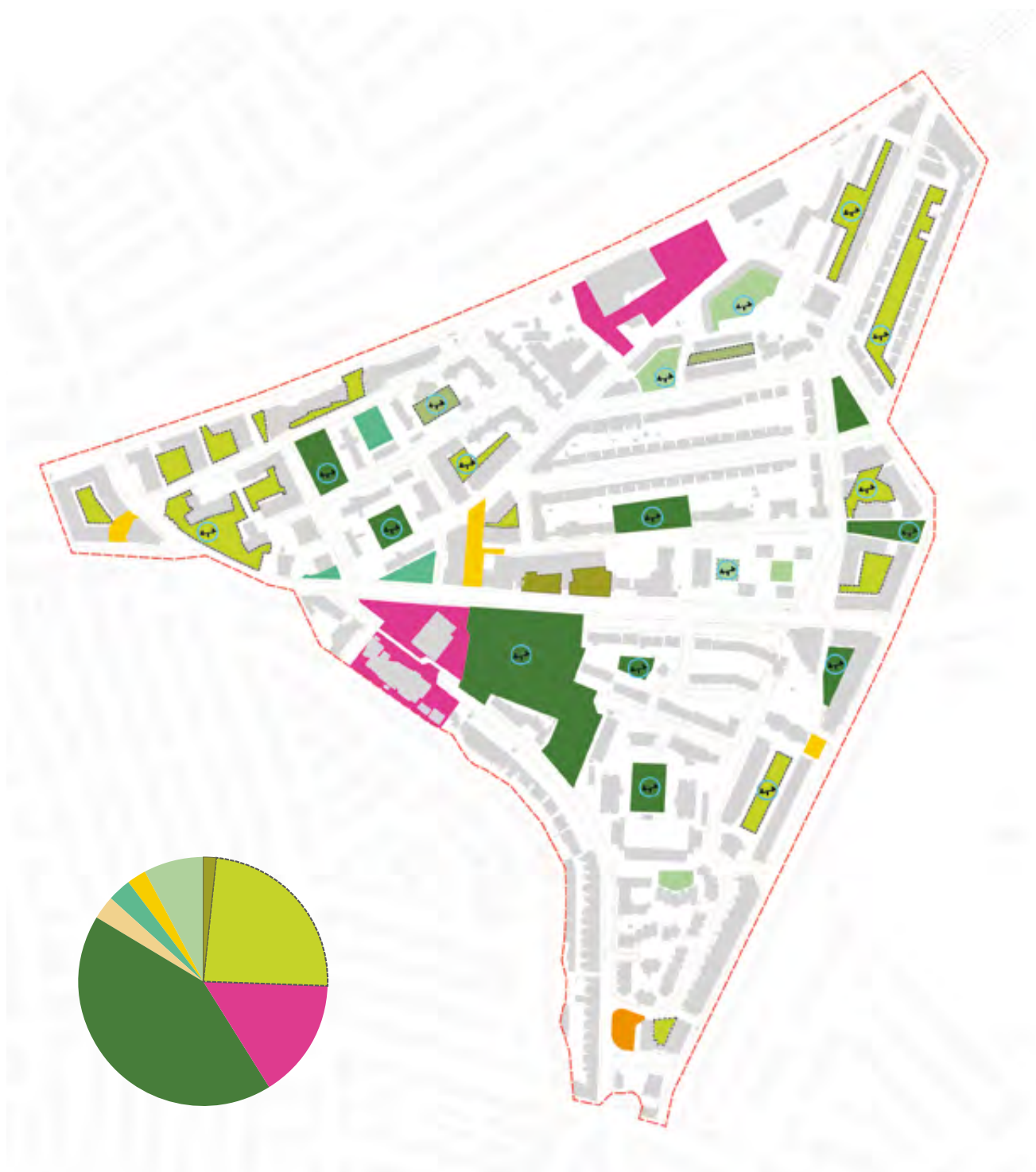
Green infrastructure can be beneficial to people, wildlife and ecological systems, and is most effective when the green spaces are well-connected. Local Plan policies seek to encourage its provision, for the psychological, physical, environmental and long term benefits that it brings.

Public Open Space

9.2 Although in close proximity of two high quality locally sized parks at Paddington Recreation Ground and Queen's Park, South Kilburn has limited local open space of any quality. See Figure 16 for its locations.

The South Kilburn Open Space is functional and has had limited investment in it for a number of years which impacts on its quality. It contains some children's play equipment, a small area for kick about and areas of semi-mature trees. A lack of suitable pathways and lighting further reduces its quality, use and function, particularly at evening or night.

It is also poorly defined in terms of its edges and does not benefit from high levels of overlooking from surrounding areas. The South Kilburn Estate did and still contains a number of open spaces around buildings poorly designed and of low visual, recreational and ecological value.



Existing & Planning Approved Open Spaces

- | | |
|---|--|
| Park or play space | Public realm |
| Secure gated open space | Adopted highway (public realm use) |
| Semi-private open space associated with housing | School grounds open space |
| Open space associated with community building | A Children's play area |
| 'Left over' public green space | |

Figure 16. Existing context analysis - public green space & outdoor recreation

9.3 To date improvements to public open space have occurred in Cambridge Gardens and at Granville Road. The award-winning Woodhouse Urban Park has been delivered, and the Gloucester and Durham development will implement a new public open space that opens up views to St. Augustine's Church from Granville Road.

The Cambridge Garden space could be further enhanced through additional funds. In addition the Peel development is expected to incorporate a high quality public open space with associated landscaping that can be used for a variety of purposes to support the community/commercial elements of that redevelopment.

9.4 The aim within South Kilburn is to increase the quantity and overall quality of public open and green space provision. The plan will seek to diversify the type of open space provision within the area by providing spaces that offer a variety of uses and vary in both scale and character.

Organised recreation will be provided through the provision of high quality play areas or sports courts. Open spaces that are more intimate in character, and offer opportunity for quiet reflection or opportunities to interact with nature will also be provided.

A landscape Masterplan has been developed for South Kilburn to guide future works, based on the principles of creating streets for people that are safe and comfortable; increasing green and open space where possible; linking streets and green spaces and animating spaces. The Masterplan proposed the following landscape and public realm works.

1. South Kilburn Urban Park – The status of this open space will be elevated and enhanced so that it is recognised and established as a park that sits at the heart of the community and that caters for a wide range of community recreational needs, rather than being an open space, used primarily just to pass through and with poor recreational usage. The planned improvements will occur including a proposed extension over an area currently occupied by the Kilburn Park Junior School. The extension provides an opportunity for a complete redesign and improvement to its current status, introducing natural surveillance and a high user ability. The spatial organisation of the park should be improved to create a much more efficient use of the space. There will be improved views into and through the park, creating interest and a feeling of security. Well lit paths will link the park internally as well as creating better connectivity to surrounding streets, to encourage everyday use as part of the wider pedestrian movement network. High quality play or sports provision will be encouraged, as well as the provision of flexible lawn spaces and opportunities for education and learning. Biodiversity (increased range of plant species and wildlife) would be improved through selection of planting species and habitat establishment.
2. Carlton Vale Boulevard – Creation of a tree-lined boulevard with improved landscape and public realm to create a boulevard link through South Kilburn connecting Queen's Park to Maida Vale.



3. Granville Urban Park – Reprovision on a new site to provide a small high quality local park with lawns, flexible hard landscaping and soft landscaping and a diverse range of planting to connect Granville Road and Carlton Vale.
4. Cathedral Walk – A high quality urban link to combine Canterbury Road, Cathedral Walk and Coventry Place. Pedestrian route with cycle lanes and pocket parks to connect South Kilburn with Kilburn High Road.
5. Denmark Road Pocket Park – A high quality pocket garden space within a newly opened section of Denmark Road.
6. Blake Urban Park – An enhancement and upgrade to the existing green space to act as a local pocket park and activate the new street connecting Malvern Road and Stuart Road/Kilburn Park Road.
7. Chippenham Gardens - An enhancement of existing space to create a high quality green gateway space from Shirland Road. To be developed as adopted highway and co-ordinated with adjacent Chippenham Gardens residential development (approved in planning).
8. Improved public realm to existing space at junction of Canterbury Road/Carlton Vale. To act as hard public realm space with trees, seating, cycle stands and improved connection to South Kilburn Park. To complement proposed corner building to the east of the space.
9. Granville Road. Existing road re-connected with high-quality pedestrian-priority street incorporating more planting linking Peel with approved Gloucester House & Durham Court development.
10. Malvern Road (south of Malvern Place). Existing road reconnected at the north, with high-quality public realm and edge to South Kilburn Park. Traffic calming measures.
11. Improved public realm and landscape works at junction of Granville Road/Canterbury Road/ Princess Road.
12. Improved public realm and landscape works at junction of Canterbury Road/Chichester Road.
13. Existing strip of South Kilburn Open Space incorporated within proposed school grounds as natural play space. Mature trees to be retained.

9.5 These improvements shown in Figure 17a will be funded partly from Community Infrastructure Levy, S.106 obligations, development receipts/other funding sources.





Figure 17. Landscape plan

Landscape

- Public parks / green space
- Gated green space associated with housing
- Public realm
- Enhanced streets
- Tree-lined Avenue

9.6 As well as these public open spaces, additional green infrastructure will be sought within development sites and in the spaces between them. The additional provision of street trees within the public realm has been highlighted in the transport section.

This will assist in improving continuity between green infrastructure of larger public predominantly green open spaces and that which will be private within development sites.

Principle GI1 Public Open Space

The quality of open space within South Kilburn will continue to be improved.

South Kilburn Open Space will be extended and enhanced so that it functions as South Kilburn Urban Park.

Additional public open space will be provided at: on the Gloucester House and Durham Court site; on the existing Hereford House/Exeter House site; as a replacement for the existing Granville Road open space; Denmark Road Pocket Park; and along Cathedral Walk.

New developments will have a positive impact on the overall public realm of the area and contribute to the delivery of the landscape Masterplan.

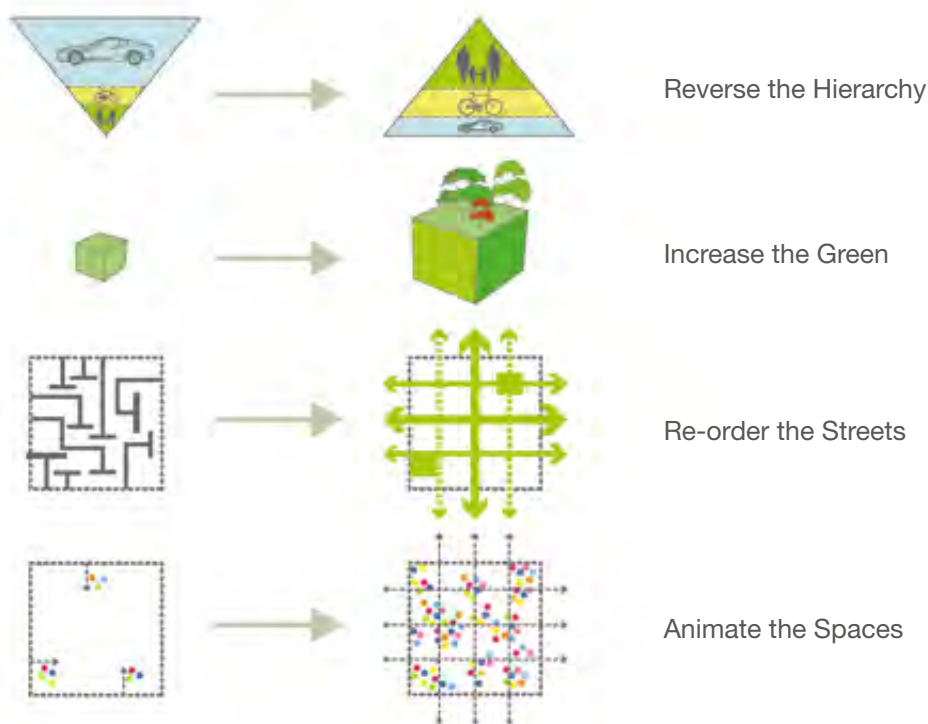


Figure 18. Landscape principles

Green Infrastructure on Development Sites

9.7 London Plan policies seek to deliver urban greening through developments. Green infrastructure provides multiple benefits including supporting ecology, recreation, micro-climate control, adaption to climate change and flood protection.

Elements that can contribute to this include tree planting, green roofs and walls, and soft landscaping. This can relate to both incidental planting, and that provided in association with required on site amenity space for residents, plus other features such as Sustainable Urban Drainage Solutions as sought in Chapter 10 Sustainability.

9.8 To date there has been variability in quality of the green infrastructure provided on development sites particularly that of incidental space to improve the setting of the buildings/street scape. More recently it has been good and is establishing well. On some earlier schemes it has been weaker and not proven to be robust in terms of enhancing the environment. It has generally been better in the smaller scale development with at least a 2-metre set back from the edge of pavements, than taller blocks nearer to the pavement.

Particular issues appear to have been width/depth of planting areas/soil quality, overhanging of buildings above creating an adverse environment (generally water deficient), and longer term maintenance particularly when included within the amenity space of individual dwellings.

9.9 As set out in the London Plan and best practice, the Council encourages consideration of landscape and green infrastructure provision as an integral part of the design process and whole life functioning of development proposals, rather than an afterthought. Therefore all landscape and planting schemes should be considered at the outset and coordinated with utilities, highways or building works, which should ensure that sufficient soil volume for planting is provided for any landscape schemes.

All landscape design proposals should maximise chances of plant establishment and survival through implementing suitable design criteria. This is expected to include suitable plant species, provision of sufficient soil volumes, tree pits with aeration and root barriers, suitable edge treatment and suitable irrigation.

9.10 Proposals for landscape schemes should demonstrate a management and maintenance plan for all planting from construction through to the end of the establishment period of minimum 3 years. Landscape schemes should also demonstrate how typical management and maintenance will be conducted for a minimum of 5 years.

In townscape terms some parts of some development sites will have to be at back of pavement, e.g. shopfronts, or commercial/community buildings so opportunities for ground floor planting will not be practical unless in pots/moveable planters.

However, elsewhere where a setback is anticipated and planting to be provided, there will have to be sufficient consideration given to its long term robustness taking account of the deficiencies that have been identified to date in the area. To ensure green infrastructure contributes to successful place making maintenance must also be considered from the outset.

Improvements to biodiversity can be shown through using tools such as the Envirobank Impact Calculator: <http://www.environmentbank.com/impact-calculator.php>

Principle GI2 Development Site Green Infrastructure

Developments will be expected to incorporate green infrastructure. Consideration of green infrastructure should be at the start of the design process.

Its subsequent delivery should be of sufficient size, quality and robustness for its long term enhancement of the South Kilburn area. It should be designed to enhance biodiversity and integrate into the existing green infrastructure network.



Figure 19. South Kilburn Urban Park proposal





Sustainability

104

Reducing the Use of Natural Resources

104

Lean

105

Clean

106

Green

106

Surface Water Run Off

107

Water Consumption

Reducing the Use of Natural Resources

10.1 Sustainable development is at the heart of national planning policy. The overarching principle of this Masterplan is the creation of a thriving, vibrant, sustainable development by promoting a mixed community served by retail, community facilities and open spaces. As such, in line with the London Plan, development will ensure a high quality of life and reduce the need to travel by car.

The design of buildings will also be required to contribute to creating a sustainable development through the efficient use of energy and water, and are to be:

- Lean – minimises resource use
- Clean – minimises creation of pollution
- Green – wherever possible uses renewable resources.

Lean

10.2 Developments are to minimise carbon dioxide emissions in accordance with the energy hierarchy – use less energy, supply energy efficiently and use renewable energy. For example reducing water use through efficiency measures as set out later in this section will have a dramatic impact on a development's energy requirements. In applying the energy hierarchy developers should demonstrate that designs include passive measures to minimise the risk of overheating and use of mechanical cooling in line with London Plan Policy 5.9. All applications containing residential accommodation should meet the criteria for residential overheating outlined in the GLA guidance energy planning and CIBSE guidance on residential overheating analysis.

Dynamic thermal modelling should be carried out in line with the above guidance to demonstrate that the proposed design measures sufficiently mitigate overheating risk. A selection of the units to be modelled should be made with reference to the GLA's Domestic Overheating Checklist. The analysis should include assessment against future weather files and where future overheating risk is identified, design measures to facilitate future adaption should be included.

10.3 Government clarified in 2015 that notwithstanding any planning policies, building energy performance must now be consistent with the relevant building regulations.

This does not however impact on the London Plan Policy on carbon savings and decentralised energy in development proposals. In line with London Plan policy 5.2 major developments will be required to reduce carbon dioxide emissions with an improvement on Building Regulations Part- L 2013 of at least 35% on-site.

In October 2016 the energy hierarchy standard for residential developments increased to zero carbon. Where this cannot be achieved on-site a payment to the local carbon off-setting fund will be required of £1,800 per tonne of carbon to be off-set.

10.4 Brent's Core Strategy Policy CP19 requires major non-residential development to achieve a rating of BREEAM excellent. BREEAM also produce assessment accreditation for domestic and non-domestic refurbishment and a similar attainment of excellent for this types of work is encouraged.

Clean

10.5 Consistent with London Plan policy 5.6 an area has been set aside in the Gloucester and Durham development site for a combined heat and power facility with a District Heating Network. This has the potential to expand to create larger capacity to address combined energy/heating needs of the wider South Kilburn Estate and the Council will encourage this. Energy efficiency and power generation is a dynamic field in which technology changes can result in large shifts in what is the most effective solutions for individual sites and wider areas.

Given the desire to maximise development quality and affordable housing provision, the Council will take a pragmatic view on this issue. On this basis where development sites can be shown to meet the requirements of London Plan policy 5.2 through their own energy plant, some form of future proofing for the development will be sought in terms of its potential for connection. A connection charge may be levied on the developer to pay for connection to the district heating system where appropriate. This will ensure that a wider network can still be achieved without significant upheaval to residents and businesses operating in the area should changes in technology/viability make the district scheme feasible.

Principle E1 Carbon Savings and Decentralised Energy

Developments will be expected to be consistent with London Plan Policy on Decentralised Energy. Developments completed prior to the implementation of the heat network should be designed so that they can switch to the heat network once it is available.

Green

10.6 The incorporation of on-site renewable energy generation makes a valuable contribution to the reduction of a site's carbon emissions and the London Plan has a presumption that developments should achieve a 20% reduction through the use of on-site renewables.

London Plan policy 5.7 requires major developments to provide a reduction in expected carbon dioxide emissions through the use of on-site renewable energy generation, where feasible. Minor developments will also be encouraged to maximise opportunities for on-site renewable energy generation, where feasible.

Surface water run off

10.7 Sustainable urban drainage systems (SUDS) can provide multiple benefits in addition to water use efficiency. They can improve water quality, enhance biodiversity, create opportunities for amenity and recreation, and contribute to the creation of an attractive environment.

In line with London Plan policy 5.13 development should utilise SUDS unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates. Surface water should be managed as close to its source as possible, in line with the London Plan drainage hierarchy.

Water consumption

10.8 Developments should also minimise the use of mains water. London Plan policy 5.15 requires residential developments to be designed to meet the target of 105 litres or less per head per day, excluding an allowance of 5 litres or less per head per day for external water use.

This should be demonstrated through a Water Efficiency Assessment. Rainwater and greywater harvesting will also be encouraged where there is sufficient space within the development and where there is a suitable use for the harvested water.

Principle E2 Water Management

Effective water management will be sought through developments incorporating measures related to:

- Reducing flood risk by effective control of water run-off through the incorporation of features such as greywater harvesting and SUDs which will also where possible meet other objectives associated with bio-diversity, green infrastructure and place-making, with the necessary long-term management schemes
- Reducing the demand for water plus its associated energy requirements through meeting efficiency targets in new and wherever possible existing refurbished premises.





Implementation

110

Council's Role

111

South Kilburn Phasing Plan

Council's Role

11.1 The Council will continue to act as master planner and master developer in South Kilburn. Development will continue to be financed through the Council on its own sites.

For the foreseeable future, the Council will continue to buy out leaseholders, appoint design teams and bring sites to the market, securing permission for mixed tenure development, private market housing subsidising the construction of houses for replacement of the number of social rent properties redeveloped.

Where viable it will also seek to increase other affordable tenures/increased range of tenure types. It will also take a lead on providing the supporting infrastructure identified in this SPD.

The Council will continue to offer existing tenants an opportunity to remain in South Kilburn and tenants of existing blocks will be able to transfer into new property on social rents.

11.2 The Council has used its compulsory purchase powers on each of the blocks it has brought forward for development. The Council will continue to use its compulsory purchase powers to effectively create deliverable regenerative development both on sites it owns and those it does not where necessary.

It will where appropriate seek additional sources of funding to support the provision of social infrastructure or other initiatives which are consistent with the regeneration objectives set out in this SPD.

11.3 The Council will prioritise the use of Planning Obligations (S106 agreements) and Community Infrastructure Levy (CIL) funds generated within the growth area to be spent locally in order to contribute to the whole place making approach.

11.4 The Council will as regeneration agent and local planning authority look to work with other landowners as identified in the Opportunity Sites identified in this SPD and in other sites not yet identified that might become available for development to encourage development consistent with the objectives of this SPD.

11.5 As a Local Planning Authority the Council will determine planning applications in an expeditious manner and ensure those that are approved are consistent with the contents of this SPD.

South Kilburn Phasing Plan

11.6 Figure 18 sets out the indicative phasing plan for the mostly Council owned blocks to complete the main regeneration of South Kilburn. As it is indicative the phasing plan could be liable to change, particularly as time moves on from adoption of the SPD.

11.7 The phasing of associated street improvements, public realm and open space works is also included in Figure 20.

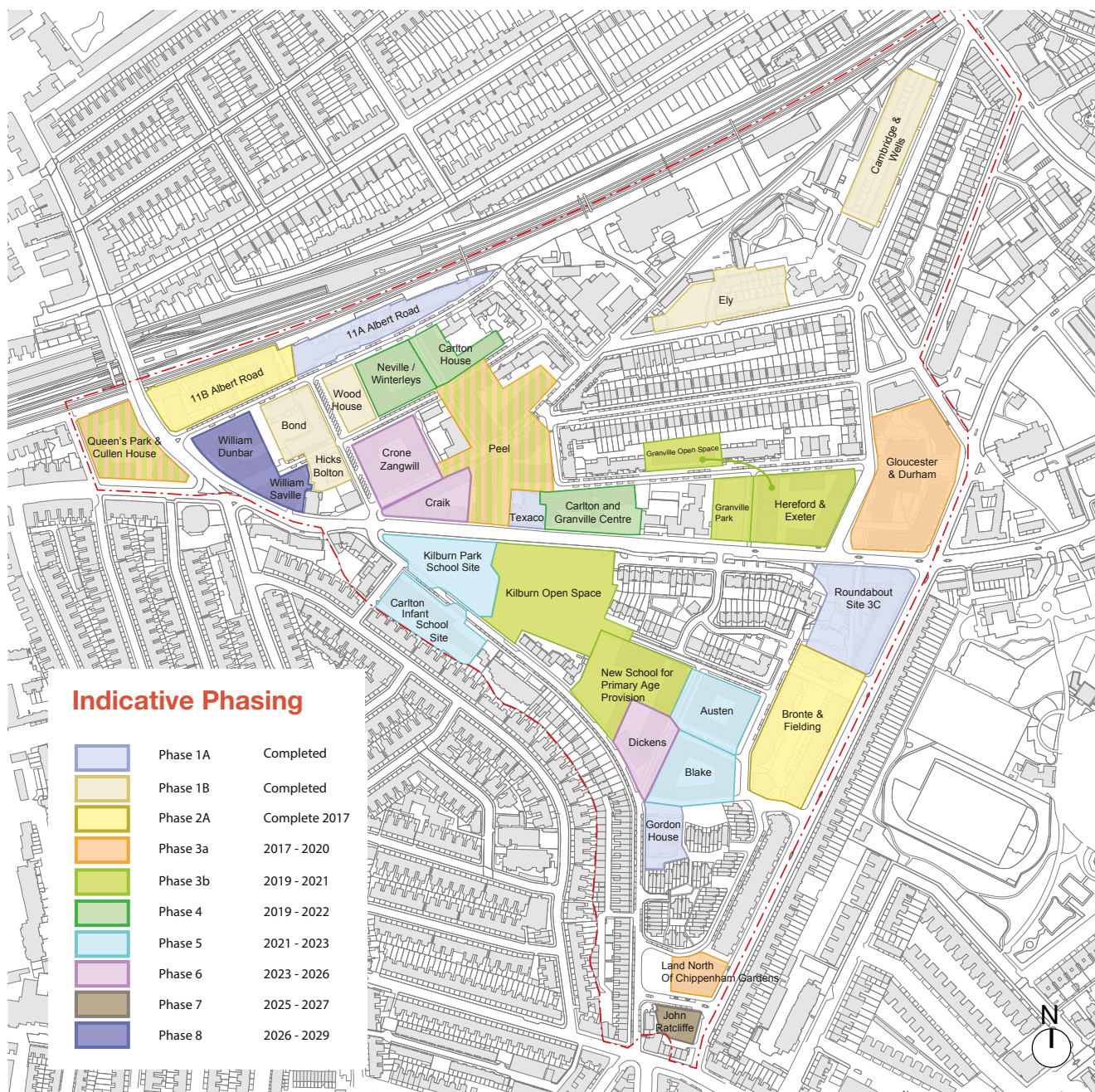


Figure 20. Indicative phasing plan

Principle IMP1 Council's Role in Implementation

The Council as landowner/developer will secure, as a minimum, dwellings at a social rent for all existing eligible tenants.

It will also, subject to viability, seek to provide suitable alternative intermediate tenures for existing leaseholder households who occupy those dwellings as their sole place of residence.

Whilst seeking to meet this minimum requirement it will nevertheless also seek to maximise affordable housing and introduce a wider variety of residential tenures subject to tests of viability. It will also seek to provide the social infrastructure set out in this SPD. Wherever possible this will be done through the value generated through housing and non-housing uses.

The Council will continue to use its compulsory purchase powers in order to bring forward sites that add to the regeneration of South Kilburn.

S106 Planning Obligations and CIL generated by development within the South Kilburn Growth Area will be retained and prioritised on infrastructure within/that improves outcomes for South Kilburn.

Development will be brought forward in the phases identified in this SPD.

The Council will as regeneration agent and local planning authority look to work with other landowners as identified in the Opportunity Sites identified in this SPD and in other sites not yet identified that might become available for development to encourage development consistent with the objectives of this SPD.







Site Specific Principles

Allocations, Opportunity Sites and Phasing

116

Future development sites in South Kilburn

118

Phasing - Delivery Phase 3a 2017-2020

126

Phase 3b 2019-2021

132

Phase 4 2019-2022

138

Phase 5 2021-2023

146

Phase 6 2023-2026

152

Phase 7 2025-2027

154

Phase 8 2026-2029

156

Other Local Plan Allocation Sites

157

Longer term opportunity sites which have not to date been identified by the site owners as being available for development.

Future development sites in South Kilburn

12.1 This section sets out the future opportunity sites for development within South Kilburn. These are comprised from a number of sources, including sites which are:

- Local Plan site specific allocations;
- In Council ownership; and
- Not in Council ownership.

12.2 The site specific allocation Queen's Park and Cullen House (Local Plan Policy SK1 Queen's Park Station Area) and sites that are mostly in full Council ownership are set out below in order of their likely phases for development. In addition to this other opportunity sites are identified in a separate section and not shown within any particular phase.

This is because currently there is no certainty about their timescale for delivery. For the most part these are privately owned; they include the site specific allocation Canterbury Works (Local Plan Policy SK4. Canterbury Works).

12.3 For all the opportunity sites the SPD is not allocating them for development or creating new policy. The SPD is advising how they could be delivered in a manner that is consistent with the development plan and in particular CP9 South Kilburn.

Phasing - Delivery Phase 3a 2017-2020

Queen's Park & Cullen House (Local Plan Policy SK1 Queen's Park Station Area)

Address: Junction of Carlton Avenue, Salusbury Road and Kilburn Lane

Area: 1.03ha

Policy Context: Core Strategy policy CP9, SK1

Planning History: Planning permission granted and implemented in part. Ref 12/0788.

Proposed: Mixed tenure housing development with new ground floor shop units and replacement offices to the rear of the site.

Indicative development capacity: Offices (959 sq.m.), retail (A1,A3, A4 – 1270 sq.m.) and 137 dwellings

Delivery: 2017-2021 (Multi-phased).

Description: Council car park adjacent to station, with former printing press and offices (now used by TfL), includes Falcon Pub and Council block, Cullen House.

Justification: Intensification of a mostly low density use and poor townscape in close proximity to Queen's Park station to be replaced with development that takes advantage of the high public transport accessibility whilst providing additional housing and commercial/ retail floorspace.

Design Principles: This site will deliver 137 dwellings, retail and replacement offices for TfL. This will be in two separate blocks either side of a high quality piece of public realm that will replace the existing gyratory road space connecting Kilburn Lane and Carlton Vale.

A new signalised junction will replace the gyratory for vehicle use. Along the ground floor of the Carlton Vale and Kilburn Lane frontages and parts of the new public realm space a mixture of retailing will be provided (see Figure 21). The building heights will range from 4 to 8 storeys (see Figure 21).

The Council will seek a development partner to continue to implement the planning permission that has been commenced.



Figure 21. Massing drawing with outlined Queen's Park & Cullen House

Gloucester House and Durham Court

Address: Cambridge Road and Kilburn Park Road, NW6

Area: 1.3ha

Planning history: Planning permission granted. Ref 14/1896.

Proposed: Mixed tenure housing development with an energy centre (for the South Kilburn District Energy System) and new amenity space incorporating playspace.

Indicative development capacity – 236 dwellings

Delivery: 2017-2020.

Description: The Gloucester House and Durham Court redevelopment sites suffer from inherent internal design problems and the relationships between buildings, streets and spaces are also poor and indeterminate. Gloucester House, an eighteen storey tower block built using the 'Bison' method of construction, comprises 169 residential dwellings. Durham Court comprises 40 properties split equally over five low rise blocks. There is a children's play area within the north of the site.

Justification: Both blocks are of poor construction that it is not viable nor desirable to refurbish. The blocks sit within a poor quality landscape of disparate open space and garages which can be replaced by more dwellings that create a better environment.

Design Principles: The development shall essentially comprise two development parcels either side of a high quality piece of pedestrian public realm. This public realm will include relocation of existing playspace and reinstate the alignment of Granville Road that was lost during the 1960s redevelopment. It will reopen and frame the vista between Granville Road and St Augustine's Church.

The northern block will form frontages to Cambridge Road, Rudolph Road and the new open space along the former Granville Road alignment. The southern block will provide a frontage to Cambridge Road, Carlton Vale, Kilburn Park Road and the new Granville Road open space.

These will overlook the highway but provide a suitable separation distance from it consistent with set-backs historically provided on this street to allow sufficient residential privacy (see Figure 22). The building heights will range from 4 to 8 storeys (see Figure 20). The Council has sought a delivery partner to implement the planning permission that has been granted.



Figure 22. Illustration of Gloucester House and Durham Court

Stuart Road and Chippenham Gardens

Address: 5-9 Chippenham Gardens, the Post Office and 4-26 Stuart Road, NW6

Area: 0.24ha

Policy Context: Core Strategy policy CP9

Planning History: Planning permission granted. Ref:16/1191

Proposed: Mixed tenure housing development, land swap on small part of adjoining open space.

Indicative development capacity: 52 dwellings

Delivery: 2017-2020

Description: Former Post Office and Sorting Office now used as post office and cafe and separate Council housing block.

Justification: Both existing blocks need care and are in poor condition. This Council block provides areas that lack natural surveillance and has allowed anti-social behaviour to flourish. Redevelopment will a more efficient use of the site related to its PTAL and overcome the inherent issues related to quality, design and maintenance of the buildings. Re-provision of the post office/retail is unviable and likely to remain so given the vitality and viability of the Malvern Road centre.

Design Principles: This site has planning permission (Reference 16/1191). This will deliver 52 dwellings in a perimeter block development overlooking the surrounding streets, Chippenham Gardens open space and the public right of way to the north of the site between it and the Argo House development (see Figure 21). The Chippenham Gardens open space will be enhanced in association with the scheme. The building heights range from 4 to 6 storeys.

The Council will seek a development partner to implement the planning permission that has been granted (see Figure 23).



Figure 23. Illustration of North Land of Chippenham Gardens

Peel

Centre Address: Peel Precinct, 97-112 Carlton House, 8-14 Neville Close, 2 A Canterbury Road & Peel site garages

Area: 1.4ha

Core Strategy Policy context: CP9

Planning history: Planning application. Ref 16/4174 determined and minded to approve by Planning Committee subject to a signing of a S106 obligation.

Proposed: Mixed tenure housing development with new South Kilburn Health Centre for 3 local GP practices plus complementary uses of a café, pharmacy and retail space.

Indicative development capacity: 2131 sq.m. D1 health/community, 397 sq.m. retail uses and up to 226 dwellings

Delivery 2018-2021 (Multi-phased)

Description: Peel Precinct is a local shopping parade containing a range of commercial uses and one doctors' surgery with residential above and former housing office in portacabins, now South Kilburn Studios meanwhile use, (a project of the South Kilburn Trust) and two other housing blocks.

There is low quality and poorly defined public realm created by a loose scattering of buildings all in a poor state of repair and with a lack of street greenery. It has confusing road layouts which makes way finding difficult. The Peel Precinct is isolated with low footfall due to its position within the estate and lack of potential passing trade. Due to its planned redevelopment, many of the commercial premises are vacant.

Justification: A redesign of the area along sound urban design principles, increasing housing density will contribute to the continued step change in the quality of mixed use mixed tenure residential accommodation and improvement of health and community facilities in South Kilburn.

An increase in residential density with a greater emphasis on market homes in this development parcel will generate funds to cross-subsidise a significant Health Centre to act as a hub for the provision of health services in the South of Brent. Provision of a substantial health centre will address some of the adverse health characteristics of the population which are poor as identified in the Indices of Multiple Deprivation.

Design Principles: This site is subject to a planning application (Reference 16/4174) determined and minded to approve by Planning Committee subject to a signing of a S106 obligation. This will deliver up to 226 dwellings in five separate blocks to the north and south of a reinstated Canterbury Road. It will provide an enhanced public space and public realm between the entrance to South Kilburn open space and Canterbury Road (see Figure 24). The southern block along Carlton Vale will range from 16 to 5 storeys and also contain 2131 sq.m. of health centre and 397 sq.m. of retail space. The other blocks will range from four to eight storeys (see Figure 24).

All the blocks will have clearly defined frontages that overlook the public realm and provide clarity between public and private space. The health centre and associated commercial space in attracting visitors from outside the area will increase footfall along Carlton Vale which in turn will enhance the prospects of creating an additional commercial frontage from Queen's Park in adjacent development sites such as Craik and William Saville House.

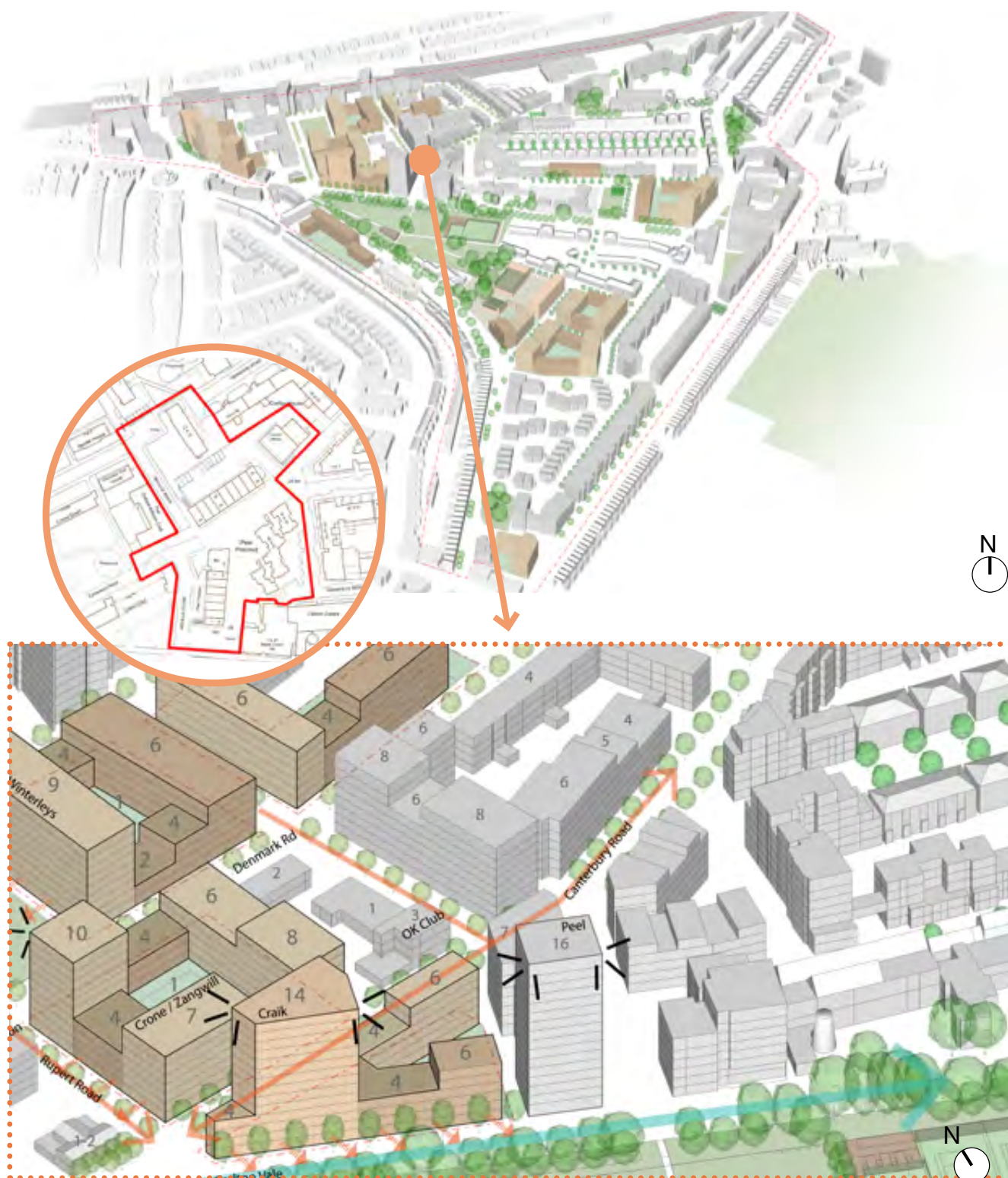


Figure 24. Massing drawing with Peel area

Phase 3b 2019-2021

Wordsworth, Masfield and part of South Kilburn Open Space

Centre Address: 1-29 Wordsworth House and 1-11 Masfield House, Stafford Road

Area: 0.3ha

Policy Context: Core Strategy policy: CP9

Planning History: None

Proposed: Redevelopment to provide a new school building to incorporate the existing Kilburn Park Junior and Carlton Vale Infants Schools, plus nursery, community space and residential.

Indicative development capacity: Unquantified currently

Delivery: 2019-2021

Description: Wordsworth House is a six storey residential concrete block comprising 32 dwellings, a mixture of maisonettes and flats. Masfield House is a four storey of similar construction.

It has commercial units at ground floor level, comprising launderette and retail uses. Both blocks have a poorly defined public/private space.

The open space is poorly defined. It has a dense tree canopy formed of many maturing trees which together with its undulating topography and the pinch point created by Perrin House and the Stafford Road dwellings to the north makes it feel detached from the remainder of the open space.

This dramatically undermines the open space user experience, making it feel an intimidating space.

Justification: The buildings are of poor construction and design creating problems of anti-social behaviour. The site provides an opportunity to decant the existing schools in a single move into a high quality contemporary purpose built building with shared facilities and access by the community to its facilities out of school hours.

It will free up the existing Kilburn Park Junior School site to be incorporated into the South Kilburn open space, whilst the existing open space will become part of the school's amenity and learning space. This will allow a more clearly defined and regular shape open space to be created which will increase its benefit to the population.

Design Principles: The three storey school building (with potential for additional modest height increases to accommodate residential development should this be provided to meet staff needs) with clearly defined and animated frontages will provide a perimeter block on Stafford Road and Percy Road, plus public realm to the south between it. To the west the schools grounds will extend to include some of the current South Kilburn open space.

This amenity and learning space will retain the maturing trees and provide a more clearly defined boundary to the remaining open space (see Figure 25).



Figure 25. Massing drawing with outlined Wordsworth, Masfield site and part of South Kilburn Open Space

Hereford House and Exeter Court

Centre Address: 1-124 Hereford House and 1-32 Exeter Court Carlton Vale

Area: 0.8ha

Policy Context: Core Strategy policy CP9

Planning History: None recent

Proposed: Mixed tenure housing development and new open space

Indicative development capacity: 202 dwellings

Delivery: 2019-2021

Description: Hereford House is an 18 storey residential block comprising 124 dwellings. Exeter Court is 32 dwellings formed of four storey residential blocks connected by a public open space at a podium level incorporating a playground under which is garaging and a commercial storage facility.

The buildings are fragmented and present a blank frontage on to Carlton Vale and Granville Road, with public realm essentially comprising car parking/hardstanding for garage access interspersed with sporadic semi mature trees along the street edge.

Justification: The existing buildings are of poor design and construction creating poor housing conditions and potential for anti-social behaviour in communal spaces which cannot be remedied cost efficiently through refurbishment.

The opportunity exists to provide better housing along sound urban design principles creating a human scale environment that integrates with the surrounding area and is more sympathetic in scale to the conservation area. It will be at a density that reflects the PTAL rating and reinforces the street hierarchy and setting of Carlton Vale in particular, subject to the Council being able to ensure Granville Road is reopened between this site and the Carlton and Granville Centres which subsequently will result in the existing Granville Open Space being developed for housing, this site will incorporate its replacement open space.

This will provide a better quality open space with greater opportunity for sunlight penetration, overlooking/sense of security and due to its prominence more likely to be used by the surrounding population.

Design Principles: The creation of the new Granville Park, on the west of the site, will improve access to open space in the area and also create an overlooked public route from Carlton Vale to Granville Road.

It will complement South Kilburn open space by providing a more intimate space, with a high-quality hard paved area to encourage use in all seasons (see Figure 26). To the east residential perimeter blocks arranged around a courtyard should range in height from 4 to 12 storeys and positively address all external frontages providing overlooking and appropriate set-backs for residents' privacy and sufficient planting space.

Lower storey elements are to be located to the north towards the conservation area, with taller elements fronting Carlton Vale. A variety of heights along the southern, eastern and western frontages will both add interest and provide the opportunity for sunlight/day light to penetrate into the internal space and dwellings (see Figure 26). The scale height, massing, design and detailing of the proposed buildings should be such that they do not undermine the need to preserve and enhance the settings of adjoining heritage assets.



Figure 26. Massing drawing of Hereford House and Exeter Court

Old Granville Open Space

Address: Land west of 21-51 Granville Road

Area: 0.4ha

Policy Context: Core Strategy policy CP9

Planning History: Residential and Open Space

Proposed: Residential development to continue the existing residential frontages on either side.

Indicative development capacity: 10 dwellings (if town houses)

Delivery: 2019 - 2021

Description: The site is currently a public connection between the two parts of Granville Road which was severed by extension of the grounds of the Iranian school over public highway.

It also incorporates a small public open space essentially of seating areas within a typically functional municipal landscape created in the early phases of the South Kilburn estate's regeneration. The space is poorly overlooked with no adjacent frontage development and backs on to rear boundary fences of villas on Princess Road, increasing their risk of being subject to crime.

Justification: Public consultation identified that this space due to its limited visibility and lack of attractions is essentially unknown to the majority of the surrounding population.

Whilst the reopening of Granville Road currently incorporated into the Iranian school might improve its accessibility and raise public awareness there is no certainty that its inherent potential weakness; a lack of natural surveillance will be satisfactorily addressed.

As such it is considered that there is merit in transferring the open space to the Hereford House and Exeter House development. This site would then be redeveloped for residential purposes. It is recognised that this is likely to reduce the amount of dwellings delivered in South Kilburn; the Hereford/Exeter site which would incorporate the new open space can be developed at a higher density.

Nevertheless, the reintroduction of the historic building line, likely reduction in the potential for crime and anti-social behaviour within the public realm and greater likely use of the alternative open space merit this approach.

Design Principles: To essentially replicate the character of the adjacent buildings by creating buildings of a modest height (typically 4 storeys with opportunities to vary by one storey as has occurred on the adjacent sites) (see Figure 27). The buildings will front the street and be setback from the pavement edge in a similar manner to that of 21-53 Granville Road.

This will provide sufficient room for a defensible space to ensure residents' privacy whilst allowing for incorporation of sufficient landscaping to enhance the street setting (see Figure 27).

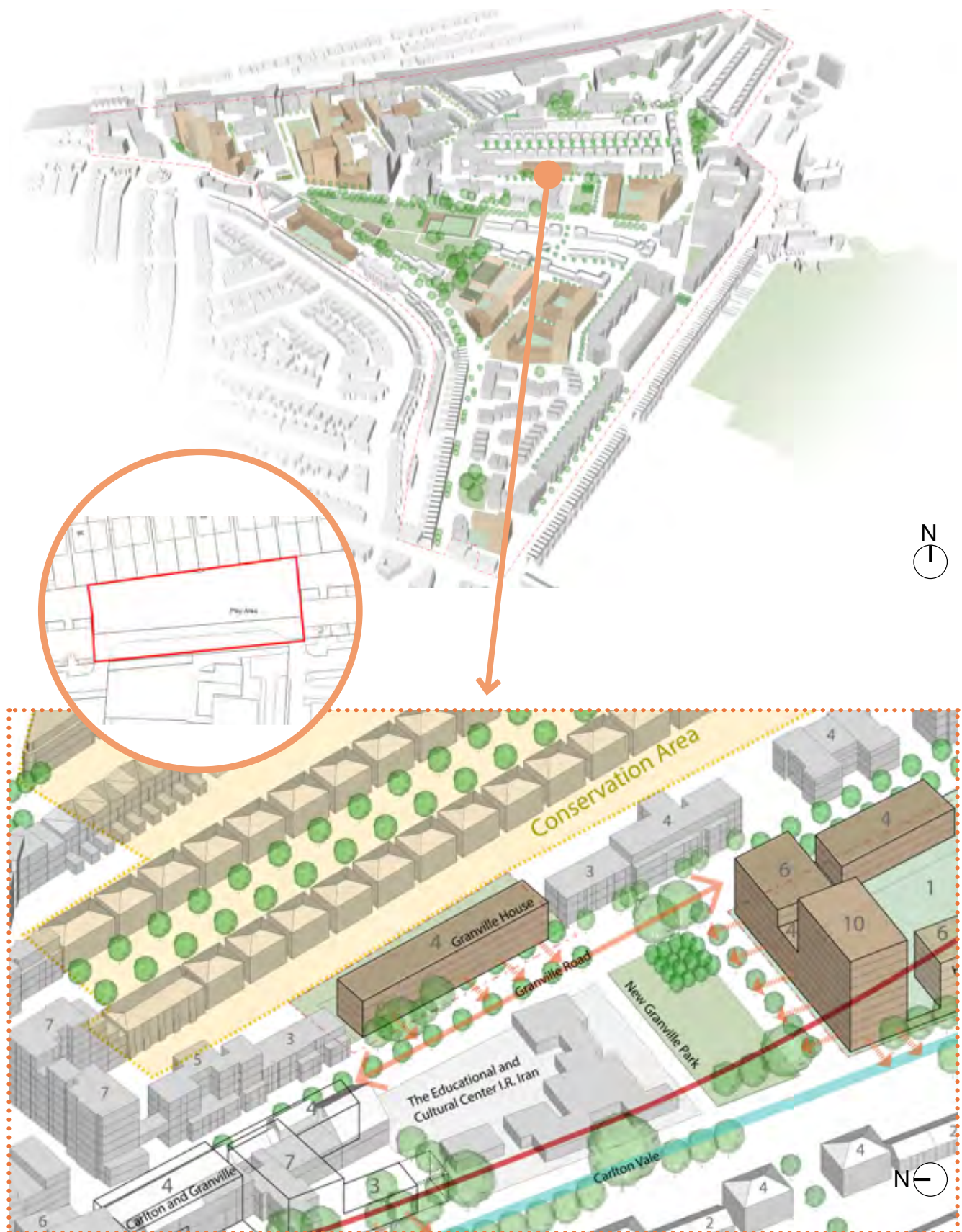


Figure 27. Massing drawing of Old Granville Open Space

Phase 4 2019-2022

Carlton and Granville

Address: Carlton Centre and Granville Centre, Granville Road

Area: 0.4ha

Description: A currently under-utilised site which comprises former school buildings at the Carlton and Granville Centres with modern extensions used as community facilities incorporating a number of occupiers including a children's centre and nursery school.

Policy Context: Core Strategy policy CP9

Planning history: None relevant

Proposed: Enterprise Hub, education, community space and residential development,

Indicative development capacity: None-residential floorspace unquantified as yet and 40 dwellings

Delivery: 2019-2022

Justification: The buildings are currently under-utilised but provide an opportunity for reinvigoration as an Enterprise Hub, Education/Community Space and Residential with the priorities being: to secure a permanent enterprise hub, to secure the future of the Nursery School, to secure the future of the Barnardo's operated Children's Centre (within the South Kilburn area although not necessarily on this site) and to secure the future of the Granville Kitchen and Otherwise Club as being incorporated into the Enterprise Hub space.

This would include space for the South Kilburn Studios, a project of the South Kilburn Trust, which will be displaced by the Peel development. The buildings are one of the few original ones in the area and incorporate good quality architecture from that time, so currently provide some value to the streetscene.

Design Principles: Ideally to incorporate the existing prominent parts of the Carlton and Granville Centres into the final development, unless unfeasible and their replacements are of significantly high quality. Buildings to range in height from 3 to 8 storeys, with the taller buildings to follow a North-South orientation.

Lower buildings should front on to Kilburn Open Space to optimise sunlight penetration into the development site. The Carlton Vale and Granville Road frontages should be active. Landscape treatment and building set-backs should contribute to Carlton Vale's proposed boulevard character (see Figure 28 which shows the existing massing of the buildings in the context of what is proposed for the surrounding area).

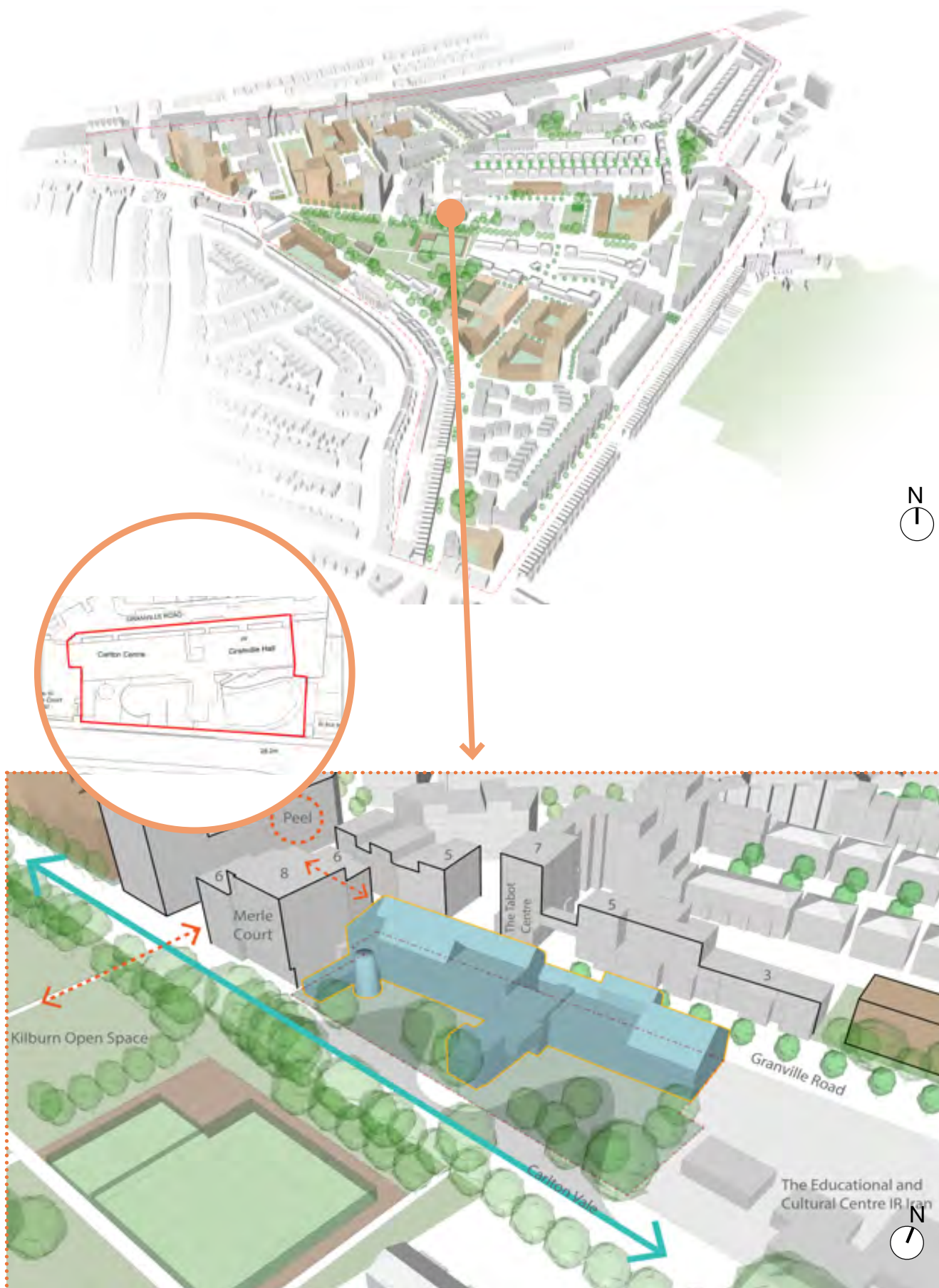


Figure 28. Massing drawing of existing Carlton and Granville Centres

Carlton House

Address: 113-128 Carlton House and Carlton Hall, Denmark Road

Area: 0.2ha

Policy Context: Core Strategy policy CP9

Planning History: Non relevant.

Proposed: Mixed tenure housing development.

Indicative development capacity: 66 dwellings

Delivery: 2019-2022

Description: The site comprises a 1950's four storey residential block, playground and Carlton Hall a one storey community space. Much of the development has poor definition of public and shared space and presents an inactive frontage to Denmark Road.

Justification: The removal of another Carlton House block in association with the Peel development creates an opportunity to reinstate the traditional street pattern and clearly define street frontages, give greater clarity about private and public spaces and improve tenants shared private space and make better use of land which is developed to low densities.

Design principles: The development should blend into the new urban grid, and present a strong frontage onto Denmark Road and Neville Road (see Figure 29). Heights should range between 4 and 6 storeys to reflect proposals for surrounding buildings (see Figure 29).

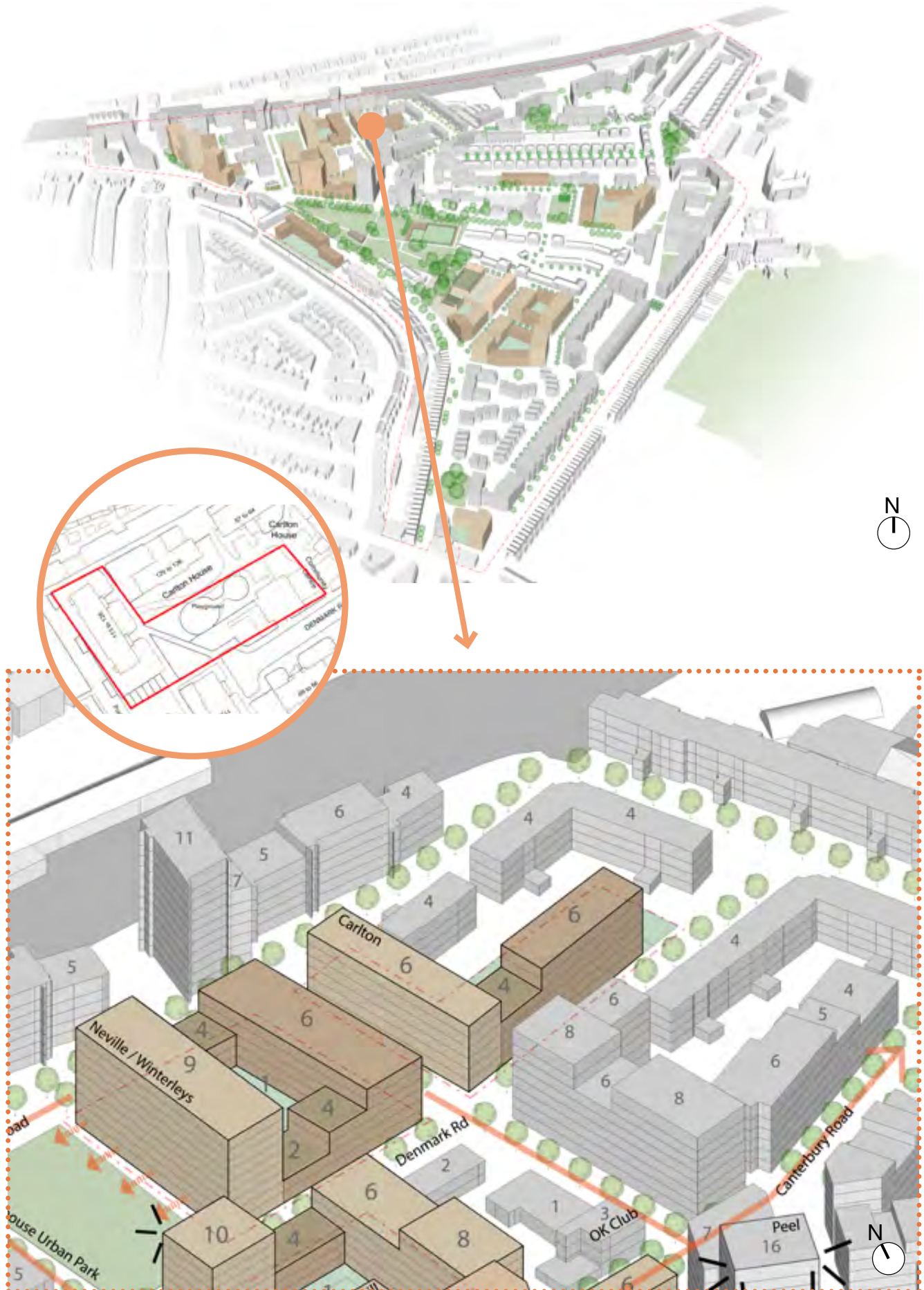


Figure 29. Massing drawing of Carlton House

Neville & Winterleys

Address: Neville House and 1-64 Winterleys, Denmark Road

Area: 0.34ha

Policy Context: Core Strategy policy CP9

Planning History: None relevant

Proposed: Mixed tenure housing development.

Indicative development capacity: 137 dwellings

Delivery: 2019-2022

Description: More traditional 1950's Council blocks. Winterleys is a 12 storey block of 64 dwellings which faces on to Woodhouse Urban Park but is currently separated from the park by car parking. Neville House is a four storey block with 8 dwellings. An open space which has no clear function as either public, or private/tenant space is to the east and north of the two blocks.

Justification: The blocks are in a poor state of repair and represent a poor overall use of the space. There is an opportunity to provide more dwellings in a better environment which better addresses streets and integrates with the new development to the north and east. It will also create a stronger relationship with Woodhouse Urban Park.

In addition the creation of a court yard will give residents access to more useable private space. This will contribute to the continued step change in the quality of mixed use mixed tenure residential accommodation and public space.

Design principles: Development should take influence from the Albert Road and Bond developments and integrate into the new layout. An active building frontage should be provided along Woodhouse Urban Park and Denmark Road (see Figure 30).

Heights should range from 2 to 9 storeys, with taller elements fronting Woodhouse Urban Park. Building are to be arranged around a courtyard with breaks in height to allow daylight and sunlight into the heart of the buildings (see Figure 30).

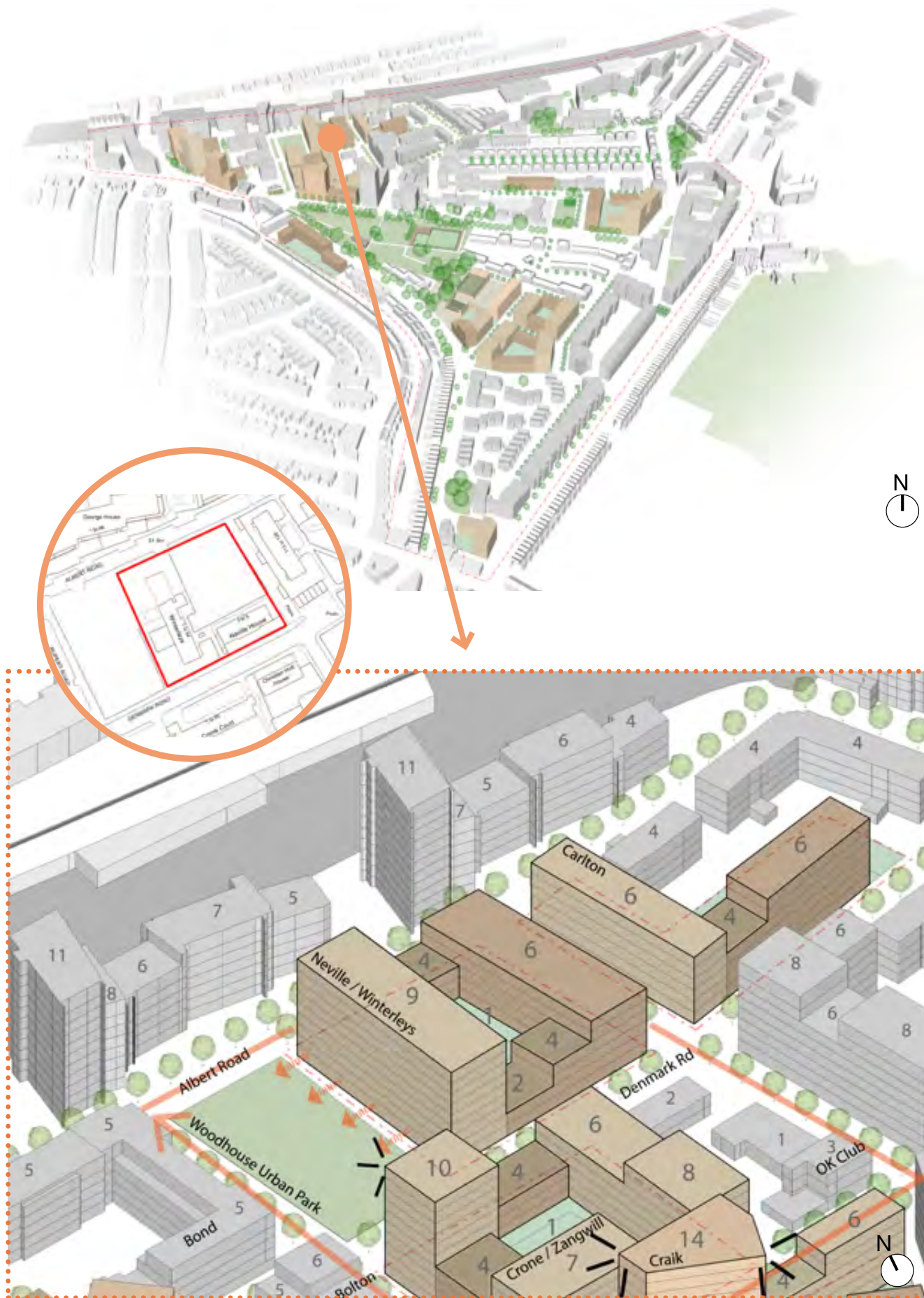


Figure 30. Massing drawing of Neville & Winterleys

Phase 5 2021-2023

Carlton Infants' School

Address: Carlton Vale Infant School, Malvern Place

Area: 0.4ha

Policy Context: Core Strategy policy CP9

Planning History: Infant School

Proposed: Mixed tenure residential

Indicative development capacity: 62 dwellings

Delivery: 2021-2023

Description: The site currently comprises a single storey infants' school in relatively poor quality buildings, bounded by conifer planting on its northern edge along the existing Malvern Road. A separate play area now covers what was formerly part of Malvern Road.

Justification: Following completion of the move of the school to its new site on Wordsworth and Masfield the site will predominantly be developed for residential purposes.

In addition what was formerly Malvern Road highway land will be improved as a pedestrian and cycleway to form a continuation of the street that links up with Malvern Place.

Design Principles: A frontage will be reinstated along Malvern Road that provides a transition in set-back distance from 121 Malvern Road and 17-32 Kilburn House, Malvern Place.

This active frontage which will play a strong role in providing overlooking of South Kilburn Park will also turn the corner with and along Malvern Place (see Figure 31). Building heights will range between 4 and 6 storeys (see Figure 31). Malvern Road will be reinstated with sufficient space provided to ensure vehicles can turn into it from Malvern Place.

This will form the principal vehicular route as it is proposed to close vehicular access between Malvern Road and Carlton Vale. Ideally no or very limited car parking shall be provided between the new building frontages and the highway.

If it is greater attention should be paid to both softening its impact on the street scene and incorporating better quality planting than exhibited at Nexus Court.

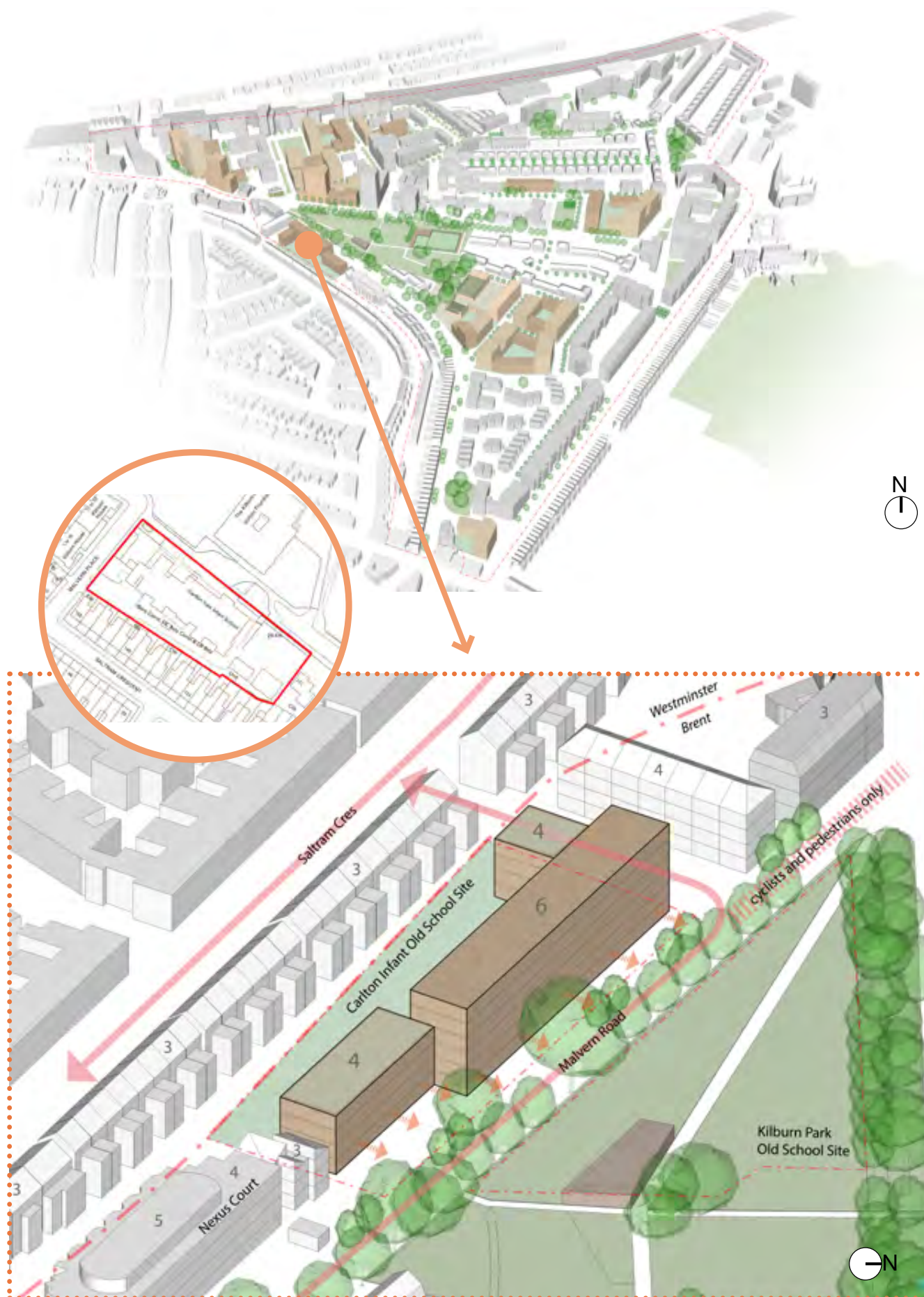


Figure 31. Massing drawing of Carlton Infants' School

Austen

Address: 1 -167 Austen House, Cambridge Road

Area: 0.35ha

Policy Context: Core Strategy policy CP9

Planning History: None relevant

Proposed: Mixed tenure housing development incorporating the Marian Community Centre and Immaculate Heart of Mary Catholic Church.

Indicative development capacity: 99 dwellings

Delivery: 2021-2023

Description: Austen House and Dickens House redevelopment sites suffer from inherent internal design problems and the relationships between buildings, streets and spaces are also poor and indeterminate. Built using the 'Bison' method of construction Austen and Dickens form two opposing 18 storey towers linked by podium deck incorporating a playground under which there is garaging. At present Austen presents an inactive ground floor frontage to a public realm dominated on Cambridge Road by the blank rear wall of a separate single storey garage and surface level car parking. Austen House contains 167 dwellings.

Justification: The block is of poor construction that it is not viable nor desirable to refurbish. The blocks sit within a poor quality landscape of disparate open space and garages which can be replaced by more dwellings along sound urban design principles that create a better environment and provide better connectivity through introduction of new streets.

Design Principles: Austen will be a perimeter block courtyard building ranging from 4-6 storeys (see Figure 30). It will provide frontage to Cambridge Road, the extension of Percy Road, Stafford Road and the public realm between it and the new Blake Court development to the south. The scale and form of the development should prevent north facing single aspect units. It should maximise sunlight and daylight to the courtyard and adjacent northern property through the lower storey heights being on the southern and northern sides of the perimeter blocks (see Figure 32). It is proposed that the existing uses of Catholic Church and Community Centre being incorporated into the redevelopment, in relation to the Church this can be by the building remaining in situ or provision of a new building that incorporates the church and community uses.

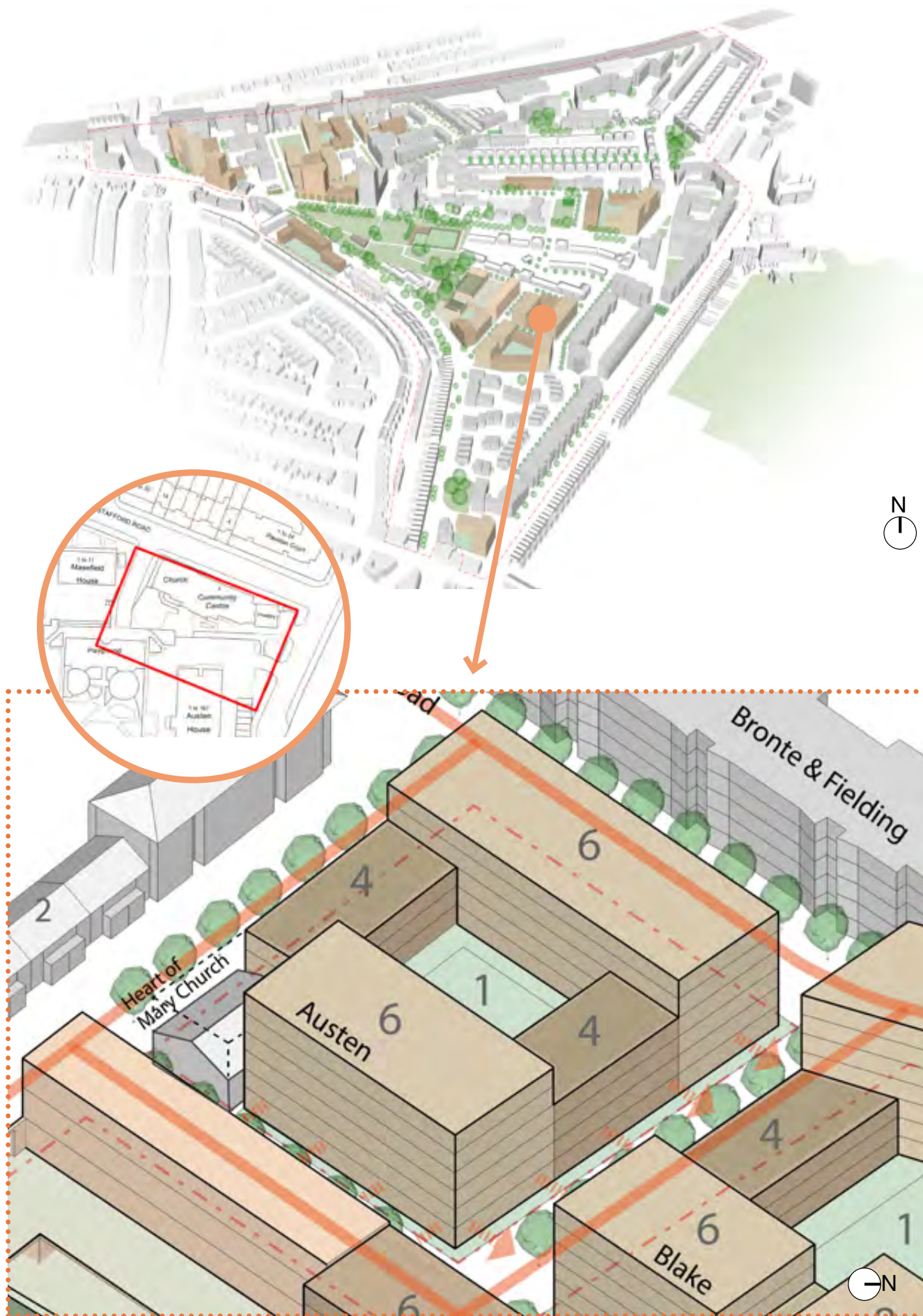


Figure 32. Massing drawing of Austen

Kilburn Park Junior School Site

Address: Kilburn Park Junior School, Carlton Vale

Area: 0.48ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Proposed: Extension of South Kilburn Park.

Indicative development capacity – NA

Delivery 2021-2023

Description: Currently the site is Kilburn Park Junior School

Justification: The existing school will be transferred to the Wordsworth House/Masefield House site which also incorporates some of the existing South Kilburn Open Space. Reprovision of open space on this site will be of significant benefit compared to the loss of the space transferred to the new school site.

It will create a more regular shaped open space that can be put to better use and feel more secure. It will raise the profile of the space in the public's consciousness and its impact on townscape by opening up views into the park when arriving from Queen's Park/Kilburn Lane. See Figure 33 for an indicative layout for the South Kilburn Park.

Design principles: Incorporated into the South Kilburn Park

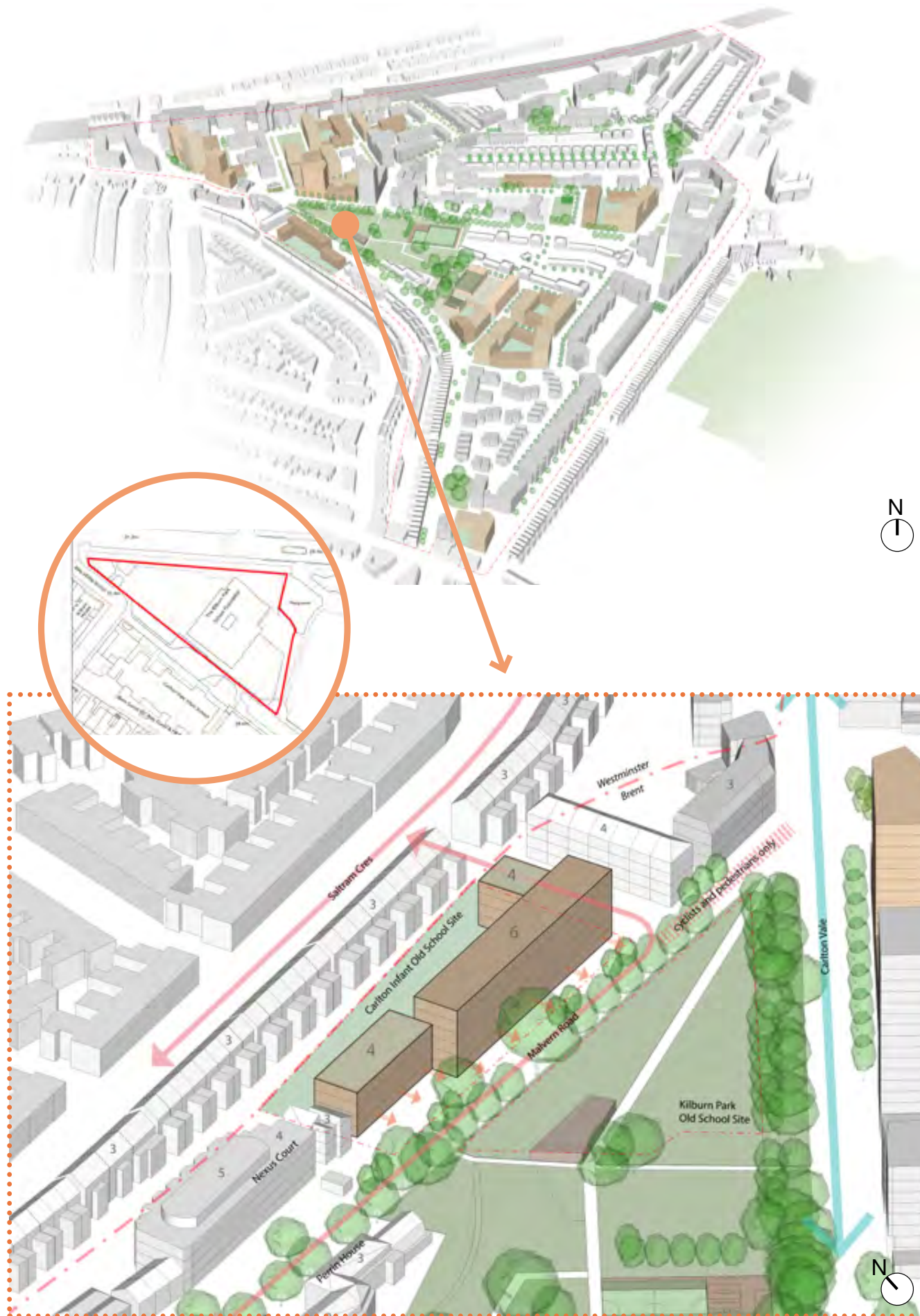


Figure 33. Kilburn Park Junior School incorporated into South Kilburn Park

Blake

Address: 1-72 Blake Court, Malvern Road

Area: 0.3ha

Policy Context: Core Strategy policy CP9

Planning History: None relevant

Proposed: Mixed tenure housing development

Indicative development capacity: 121 dwellings

Delivery: 2021-2023

Description: Blake House redevelopment sites suffer from inherent internal design problems and the relationships between buildings, streets and spaces are also poor and indeterminate. Built using the 'Bison' method of construction.

Blake is three six storey loosely connected blocks of 72 dwellings forming the southern part of a Dickens, Blake, Austen horseshoe shape around a semi-public space. Dickens is poorly defined in terms of public/private space and its relationship with Malvern Road and Cambridge Road where dead frontage, service areas and parking also prevail.

Justification: The block is of poor construction that it is not viable nor desirable to refurbish. The blocks sit within a poor quality landscape of disparate open space and garages which can be replaced by more dwellings along sound urban design principles that create a better environment and provide better connectivity through introduction of new streets.

Design Principles: Blake will be a perimeter block building ranging in height from 4-8 storeys. It will provide frontages to Cambridge Road, the extension to Percy Road and between the Dickens site to the north and McDonald House/Hampton Close site to the south. A new public pedestrian link will be provided on the southern frontage (see Figure 34).

Taller elements up to 8 storeys to be integrated at key prominent frontages/corners on Malvern Road and Cambridge Road to indicate the new neighbourhood entrances. The scale and form of the development should prevent north facing single aspect units and maximise sunlight and daylight to the courtyard (see Figure 34).

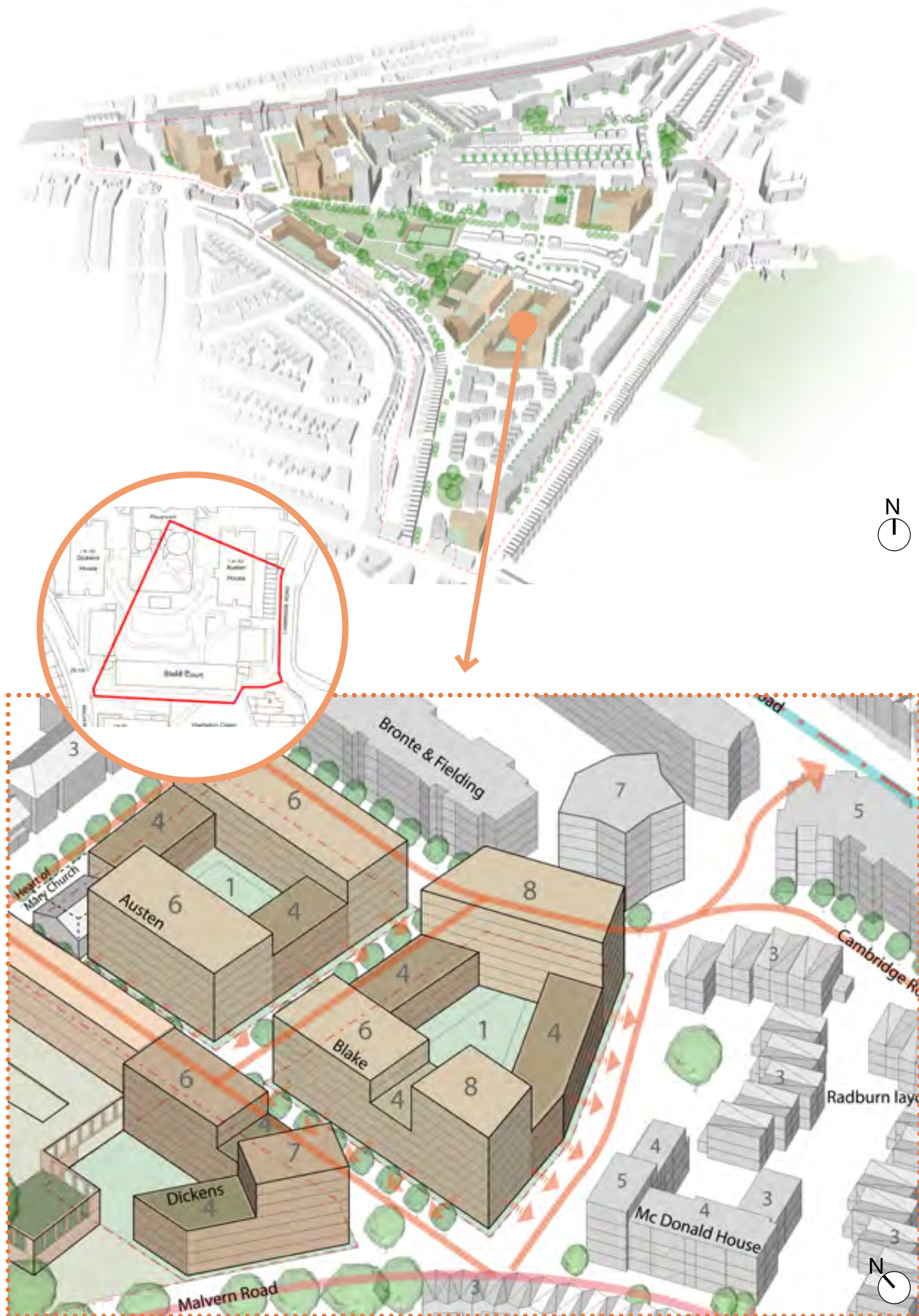


Figure 34. Massing drawing of Blake Court

Phase 6 2023-2026

Dickens

Address: 1-167 Dickens House, Malvern Road

Area: 0.3ha

Policy Context: Core Strategy policy CP9

Planning History: Housing blocks

Proposed: Mixed tenure housing development

Indicative development capacity: 62 dwellings

Delivery: 2023-2026

Description: Austen House and Dickens House redevelopment sites suffer from inherent internal design problems and the relationships between buildings, streets and spaces are also poor and indeterminate.

Built using the 'Bison' method of construction Austen and Dickens form two opposing 18 storey towers linked by podium deck incorporating a playground under which there is garaging.

At present Dickens presents an inactive ground floor frontage of garages with a small car park, green space and rear of separate garage block on Malvern Road. Dickens House contains 167 dwellings.

Justification: The block is of poor construction that it is not viable nor desirable to refurbish. The blocks sit within a poor quality landscape of disparate open space and garages which can be replaced by more dwellings along sound urban design principles that create a better environment and provide better connectivity through introduction of new streets

Design Principles: Dickens will be a perimeter block building ranging from 4-7 storeys. It will provide frontage to Malvern Road and the extension of Percy Road (see Figure 35). Taller elements up to 7 storeys to be integrated at key prominent corners to indicate the new neighbourhood entrances.

The Dickens development will be designed and orientated to avoid overlooking issues with the neighbouring school.

The scale and form of the development should prevent north facing single aspect units. It should maximise sunlight and daylight to the adjacent school through the lower storey heights being on the south western side of the perimeter block (see Figure 35).

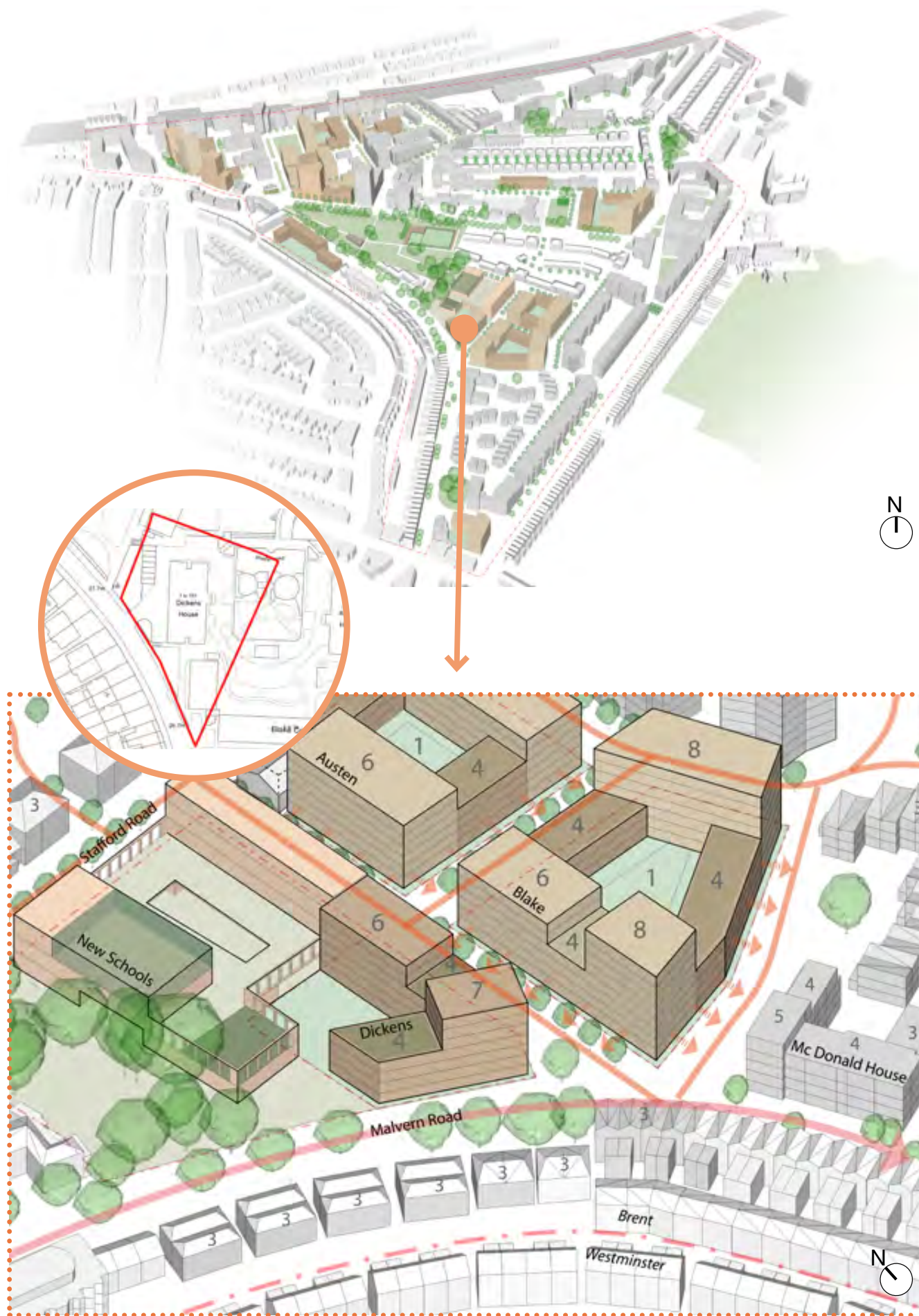


Figure 35. Massing drawing of Dickens

Craik

Address: Neville Close and Canterbury Road

Area: 0.29ha

Policy Context: Core Strategy policy CP9

Planning History: None relevant

Proposed: Mixed tenure housing development with potentially ground floor commercial uses.

Indicative development capacity: 120 dwellings

Delivery: 2023 - 2026

Description: Twelve storey residential tower of 72 dwellings with ground floor car parking set within landscaping with a small amount of car parking to the front on Carlton Vale and Neville Close and car parking to the rear with no clear boundary between public and private space along pedestrian route which follows the alignment of the Canterbury Road.

Justification: Poor quality residential block which it is neither viable nor desirable to refurbish. The opportunity exists to create a stronger corner which will act as a gateway to South Kilburn, to continue a commercial ground floor use from Queen's Park to Peel (if viable) whilst continuing the step change in the quality of mixed use mixed tenure residential accommodation.

Design Principles: Create a strong frontage along Carlton Vale with active ground floor uses if viable, and frontage along Canterbury Road and Neville Close.

To respond to the gateway context and heights of William Dunbar House / Peel and the land mark Canterbury Road/Carlton Vale corner position by creating a tall building up to 14 storeys, whilst dropping in height towards Peel to 4 storeys to provide variety on townscape and facilitate daylight/sunlight to the buildings that will run along the Canterbury road frontage.

If commercial frontage is provided this will be expected to be on the pavement edge, but sufficient space must be provided to facilitate tree planting defining Carlton Vale's boulevard status/typology (see Figure 36).

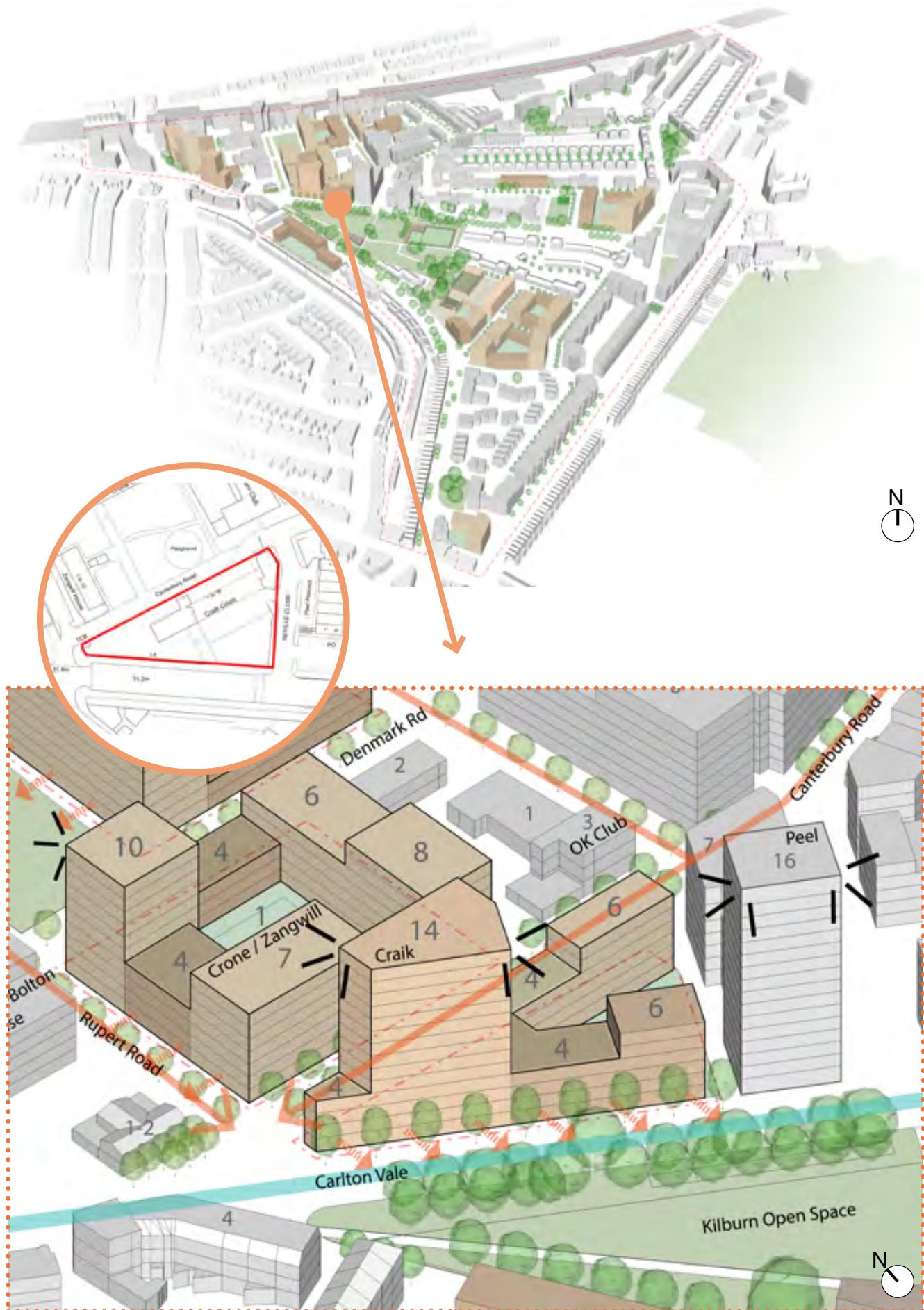


Figure 36. Massing drawing of Craik

Crone and Zangwill

Address: 1-85 Crone Court, 1-10 Zangwill House Rupert Road, Canterbury Road

Area: 0.45ha

Policy Context: Core Strategy policy CP9

Planning History: None relevant.

Proposed: Mixed tenure housing development.

Indicative development capacity: 145 dwellings

Delivery: 2023-2026

Description: A more traditional 1950's residential block in poor quality. Crone is a 12 storey block of 85 dwellings and Zangwill is a four storey block of ten dwellings. Crone Court and Zangwill are separated from Woodhouse Urban Park by Denmark Road.

Both blocks have historically had a lack of clarity about what is the front or back of the property and public and private space, although Zangwill more recently has made this more apparent by incorporating a 6 foot close boarded fence along Rupert Road.

The entrances to both are set in a public realm principally dominated by car parking with a limited amount of green space at one of its entrances. Both blocks face on to a communal private/semi-public space.

Justification: The accommodation is not viable to maintain or bring up to modern day standards. Redevelopment provides an opportunity to create a stronger frontage onto Woodhouse Urban Park and the adjacent streets including Canterbury Road where there is currently no defined frontage and better integrate the site into the wider development. This will contribute to the continued step change in the quality of mixed use mixed tenure residential accommodation.

Design principles: A perimeter block development to create frontage along Denmark Road, Rupert Street and Canterbury Road (see Figure 37).

Development is to range in height from 4 to 10 storeys. A taller 10 storey element should be located adjacent Woodhouse Urban Park. The scale and form of the development should maximise sunlight and daylight to the courtyard and also Woodhouse Urban Park (see Figure 37).

Phase 7 2025-2027

John Ratcliffe

Address: 1-64 John Ratcliffe House, Chippenham Gardens

Area: 0.15ha

Policy Context: Core Strategy policy CP9

Planning History: None relevant.

Proposed: Mixed tenure housing development.

Indicative development capacity: 35 dwellings

Delivery: 2025-2027

Description: John Ratcliffe is a 1970's residential Council block which currently feels isolated from the wider neighbourhood. The block has no active frontage due to a ground floor garage and backs on to an undefined open space. Landscaping is poor and comprises car parking and left over pockets of grass

Justification: The building has a high proportion of smaller dwellings, this and its design and build quality means that it is subject to anti-social behaviour and is unviable to retain in the longer term.

There is an opportunity to make better use of the space to meet a wider range of housing needs and overcome existing problems. Reconfiguring the building to the plot boundaries will allow the creation of a useable shared courtyard for residents. In addition this will allow the height of the building to be lowered to better reflect the scale of surrounding buildings. This will contribute to the continued step change in the quality of both residential accommodation and public space.

Design principles: The frontage is to activate the street and interact with the new Chippenham Gardens development. The new building should be 5 to 7 storeys, and complement the heights of new developments along Malvern and Kilburn Park Road.

The development should extend to the plot boundaries, to provide for the incorporation of a useable amenity to the rear for residents.

The layout will have to positively address the issues that have been identified in Figure 38 and overcome the potential for a blank wall and undefined space to be a product of the regenerated site (see Figure 38).

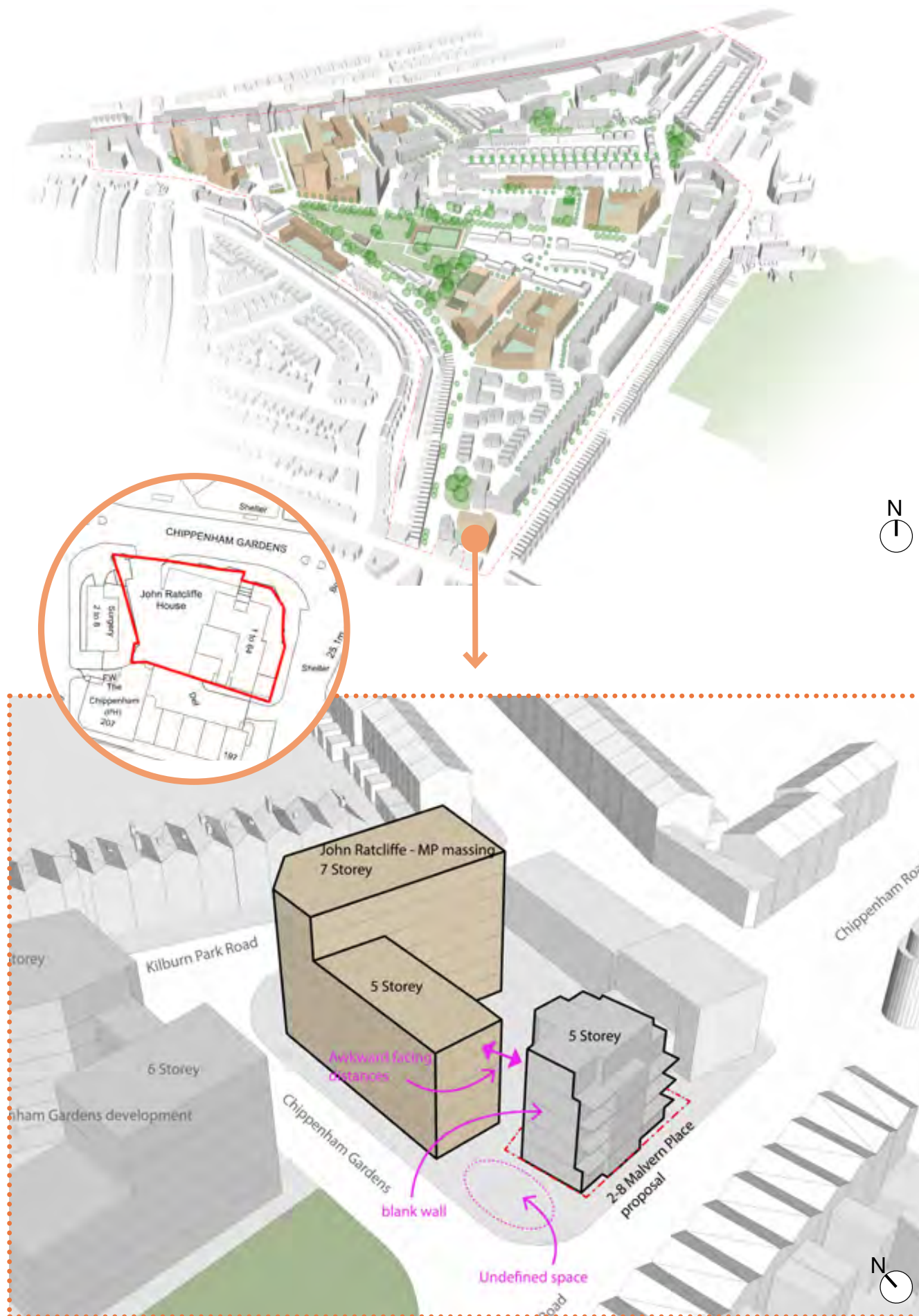


Figure 38. Massing drawing of John Ratcliffe

Phase 8 2026-2029

William Dunbar House & William Saville House

Address: 1-74 William Dunbar House
Albert Road and 1-74 William Saville House Denmark Road

Area: 0.6ha

Policy Context: Core Strategy policy CP9

Planning History: None relevant.

Proposed: Mixed tenure housing development, with commercial/town centre uses at ground /mezzanine floor.

Indicative development capacity: 213 dwellings

Delivery: 2026-2029

Description: Two 1960's residential towers of 13 storeys. William Dunbar House has 73 dwellings and a ground floor Council office complex and William Saville has 74 dwellings.

At present the towers are poorly connected to the surrounding area due to being set back from the streets onto which they bound. William Saville has been placed where Denmark Road would have continued to Carlton Vale reducing permeability of the South Kilburn estate.

The planting and landscape around these blocks is of a significantly better quality than the rest of the older blocks in the South Kilburn estate particularly along Carlton Vale and Albert Road. The provision of brick walls and fences along Carlton Vale provides clarity that the space is for tenants.

Justification: The site is in a prominent gateway location and the current development does not capitalise on this. There is an opportunity for development to create a sense of arrival and present a stronger active frontage along Carlton Vale brought to life with commercial units at ground floor to strengthen connections between Queen's Park station /Salisbury Road and the Peel development which will provide a key health facility destination. In addition, opening up the Denmark Road to pedestrian movement will allow improved connections from the South Kilburn estate into the wider area.

Design principles: Development is to create a strong active frontage along Carlton Vale, comprising ground floor commercial uses. Buildings should generally range in height from 5 to 9 storeys. As a gateway to South Kilburn there is also an opportunity for a taller element of up to 17 storeys to create sense of arrival.

The demolition of William Saville House offers the potential of a pedestrian link to Carlton Vale which should be provided and development provided along this frontage to create overlooking/safe environment (see Figure 39).

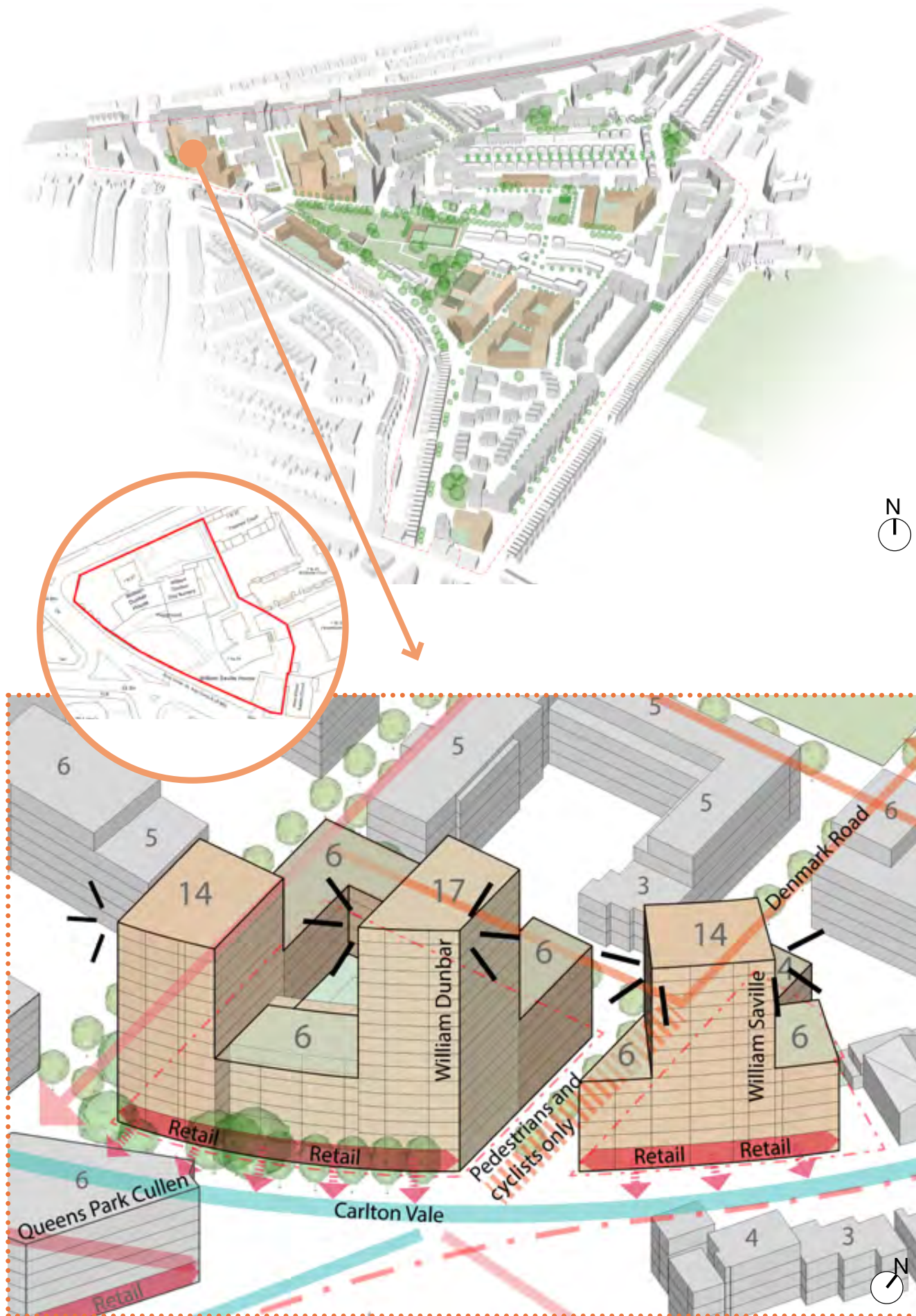


Figure 39. Massing drawing of William Dunbar House & William Saville House

Other Local Plan Allocation Sites

SK 4 Canterbury Works

Address: Canterbury Works, Canterbury Road

Area: 0.7.ha

Policy Context: Core Strategy policy CP9, Site Specific Allocations SK4

Planning History: Prior approvals and applications resulting in 20 dwellings in Canterbury House

Proposed: SK4 allocation states mixed use development including new office space, community facilities and residential including amenity space.

The rear of the site has been identified for a HS2 Vent Shaft. In the short to medium term this compromises redevelopment of the site until the shaft is completed and makes development capacity potential difficult to predict.

Indicative development capacity: Unclear at this stage.

Delivery: Unknown

Description: Currently the site is a mixture of residential and industrial/workshop uses. The rear of the site has been identified for a HS2 Vent Shaft (see Figure 40). This is a significant infrastructure project that in the short to medium term sterilises the development of the site. Once completed it will be clearer as to how much potential if at all there is for other development.

Justification: The site is allocated for development and this identified a residential development capacity of 218 dwellings. Of this 20 has been developed. Once the HS2 vent shaft has been delivered the site is likely to have capacity for additional dwellings/other uses to complement the regeneration of the area.

This will be dependent on the space left not required for HS2 operational purposes and the environmental constraints that the shaft may create, e.g. noise.

Design principles: Unclear at this stage due to the extent of the final area not required for HS2 operational purposes and the environmental constraints that the shaft may create, e.g. noise and access requirements.



Figure 40. Location of SK4 Canterbury Works

Longer term opportunity sites which have not to date been identified by the site owners as being available for development.

The SPD is providing guidance on what will be considered acceptable by the Council in principle should the site owners want to take the opportunity to bring forward development on these sites.

Carlton House (remainder)

Address: 1-96 and 129-136 Carlton House, Canterbury Terrace

Area: 0.8 ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: Mixed tenure residential development

Indicative development capacity: 144 dwellings

Delivery 2024-28

Description: Currently the site is a series of four storey 1950s blocks of utilitarian design with limited quality landscape and a poor definition of private and public space. The buildings present a frontage to the street.

Justification: Given the age and condition of the existing dwellings and its comparatively low density the opportunity exists subject to viability to either extensively refurbish/remodel, including additional storeys, or to redevelop to provide a greater number of higher quality dwellings which better meet borough housing needs and enhance South Kilburn.

Design principles: The development should reinforce a perimeter block type layout providing positive frontage to the street. Typically the development should be six storeys with potential variation to create additional interest/take account of corners/being a bookend to vistas along Albert Road, Denmark Road and Chichester Road.



Figure 41. Location of Carlton Houses

West Kilburn Baptist Church

Address: West Kilburn Baptist Church,
Carlton Vale

Area: 0.08 ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: Mixed use community facility,
retail/commercial and residential

Indicative development capacity: 15
dwellings plus non-residential

Delivery: Unknown



Figure 42. Location of the Baptist Church

Description: Currently the building occupying the site is a nicely detailed 19th Century Baptist Church of some local heritage value. Constructed of London stock bricks with welsh slate roof, stucco detailing including window reveals and cornicing and sash windows with typical original understated internal features of wooden stall seating. Externally the remainder of the curtilage is predominantly laid out as car parking.

Justification: The premises provide the opportunity to infill either on its own or probably of more benefit with the adjacent UK Albanian Muslim Community and Cultural Centre to create an animated ground floor use with residential uses above to provide a more intensive use of land and improve townscape.

Design principles: Ground floor use that animates the street with residential or other commercial/community uses above. Potential to rise to four storeys or higher if relationship with adjacent existing or proposed buildings produces a successful solution in terms of sympathetic relationship to the Church and overlooking/overshadowing of other buildings.

UK Albanian Muslim Community and Cultural Centre

Address: 88-90 Canterbury Road

Area: 0.05 ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: Mixed use comprising community use and commercial or residential

Indicative development capacity: 10 dwellings plus non residential

Delivery: Unknown

Description: Currently the site is a two storey utilitarian heavily altered 1950s building formerly a public house, with adjacent car park.

Justification: The premises are a poor piece of townscape at a very low density given the PTAL rate and potential heights of adjacent developments such as Craik House the building currently presents essentially blank facades to the adjoining public realm.

The opportunity exists to develop at a much higher density, particularly if incorporating the adjacent West Kilburn Baptist Church car park whilst maintaining and improving the existing community use.

Design principles: To create an active ground floor use that extends the proposed frontage linking Queen's Park and Peel.

The opportunity exists to create a corner landmark building rising to 6 storeys and possibly higher if incorporating the Baptist Church car park depending if relationship with adjacent existing or proposed buildings produces a successful solution in terms of sympathetic relationship/overlooking/overshadowing of other buildings.



Figure 43. Location of the UK Albanian Muslim Community and Cultural Centre

St Mary's Roman Catholic Primary School

Address: St Mary's Roman Catholic Primary School, Canterbury Road

Area: 1.11 ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: Expansion of school or retention and upgrade/reconfiguration of school on a smaller footprint or on the lower floors of a multi-storey mixed use development incorporating housing

Indicative development capacity:
Unknown

Delivery: Unknown

Description: Currently the site is a Roman Catholic Primary School comprised of essentially light weight single storey buildings expanded over time with associated playground and multi-use sports facility.

Justification: The school presents a low intensity development in an area with significantly higher density/ plot ratios. The boundary with the Bakerloo/West Cost Mainline in particular provides the opportunity to significantly raise the heights of development.

New configurations of schools in London show what can be achieved in creating high quality learning environments on inner urban sites on smaller footprints.

Subject to agreement from the school and implementation of a successful phasing plan, there is the potential for the school to significantly improve its buildings with cross-subsidisation from housebuilding on the site.

Design principles: A multi-level school and associated facilities in a separate building to the associated residential development or as a ground / lower floor use in a mixed use building. (see Wordsworth and Masefield for example) The buildings should positively address and create active frontage along Cathedral Walk.

Taller elements rising to 11 storeys (as along Albert Road) will be acceptable to the rear of the site along the boundary with the Bakerloo/West Coast Mainline.



Figure 44. Location of St Mary's Roman Catholic Primary School

Royal Mail Sorting Office/Mint Coaches

Address: Royal Mail Sorting Office
Cathedral Walk and Mint Coaches
Cathedral Close

Area: 0.44.ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: Mixed use employment and residential

Indicative development capacity: 75 dwellings

Delivery: Unknown

Description: Currently the site is a Royal mail sorting office and coach parking/ancillary for a private transport operator.

Justification: The Royal Mail facility has in the past been identified as potentially surplus to requirements given the extensive changes that are happening with the deregulation and increased competition in the postal/parcel delivery market.

Design principles: Whilst either side could potentially come forward for development in their own right, a consolidation of the sites is likely to provide greater opportunity for a more comprehensive scheme and added value, as the Mint site in particular has challenges in relation to shape, proximity of railway and adjacent highway heights.

Ideally an element of employment use (compatible with the close proximity of residential) will be incorporated into the development to compensate for loss of existing premises/employment uses.

The Cathedral Close/Walk frontage should be positively addressed whilst the Bakerloo/ West Coast Mainline provides opportunity for height, although this would be expected to gradually reduce towards the Kilburn High Road to three/four storeys.



Figure 45. Location of the Royal Mail Sorting Office/ Mint Coaches

St Mungo's/Salvation Army

Address: 53 and 55 Chichester Road

Area: 0.25ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: mixed use development retaining existing supported housing and community uses or replacement facilities plus additional residential.

Indicative development capacity: 40 dwellings

Delivery: Unknown

Description: Currently the site is split between two occupiers, the Salvation Army and St Mungo's. The Salvation Army has a single storey hall plus ancillary accommodation. St Mungo's is a mixture of single to three storey building that provides support to vulnerable adults and accommodation.

Justification: The site is adjacent to an underground station and public transport routes with a high PTAL rating. It is developed at a low density in a way that is inconsistent with good urban design principles.

The opportunity exists to overcome these issues whilst providing for higher quality accommodation to meet the needs of the existing users, plus other potential community users from the adjacent area. Ideally the site would come forward in a comprehensive scheme as this will maximise its capacity, although each site could come forward independently if this was shown not to compromise efficient use of each.

Design principles: The development should be consistent with the adjacent new development of 9-51 Chichester Gardens in terms of building lines, height, massing and scale, and respect the setting of the adjacent heritage assets including Listed Buildings.



Figure 46. Location of the St Mungo's / Salvation Army)

The Educational and Cultural Centre IR Iran

Address: The School of the Islamic Republic of Iran, Carlton Vale

Area: 0.46ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: Mixed use development incorporating the existing school or replacement community building plus additional residential development.

Indicative development capacity: 100 dwellings

Delivery: Unknown

Description: Currently the site is a single storey private school.

Justification: The premises are very low density buildings that appear to be being used at only a fraction of their potential capacity. The site premises present a blank façade and poor frontage to Carlton Vale and Granville Road. Part of the site is required to reopen Granville Road.

There is the potential to use the site to a much greater density and retain the existing use/ community buildings in much improved premises.

Design principles: A perimeter block development which should have principal frontages on Carlton Vale, the replacement Granville Open Space to the east (as part of the Hereford and Exeter redevelopment) and the reinstated Granville Road.

There is the opportunity for taller buildings along Carlton Vale taking into account the context provided in the Hereford and Exeter and Carlton and Granville sites, whilst along the Granville Road frontage a maximum of 5 storeys is likely to be acceptable.



Figure 47. Location of the Educational and Cultural Centre IR Iran

Kilburn Park Underground Station

Address: Cambridge Avenue

Area: 0.09 ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: Mixed tenure residential development, incorporating existing station building.

Indicative development capacity:
Unknown

Delivery: 2022-2027



Figure 48. Location of South Kilburn Underground Station

Description: Currently the site is a Grade 2 Listed Underground station. The building dates from 1914-15, probably by Stanley Heaps, but retaining the distinctive house style established by his predecessor Leslie Green for the London Electric Railway. It has a distinctive red glazed faïence exterior to Cambridge Avenue and part of Alpha Place, with other fine detail associated with stations of this house style of this time, although this is a particularly sophisticated and lavish example.

The interior's original features are for the most part well preserved and include a tiled entrance hall, the escalators are covered by an oval glazed dome, with higher central light, leading to lower escalator hall and platforms.

The ground floor to Cambridge Avenue includes a pharmacy use whose frontage has recently been improved so that it is more sympathetic to the overall composition of the façade than previously.

Justification: The premises have been identified by TfL as a development opportunity, given the station's high public transport accessibility rating and its single storey configuration in an area of prevailing 3-4 storey historic character. Most of these stations were intended to take development on top, so subject to the new development being able to demonstrate preserving the character and integrity of a building of special architectural or historic interest as well as the conservation area, the principle of development is likely to be considered acceptable.

Design principles: Subject to primarily preserving the character and integrity as a building of special architectural or historic interest as well as the conservation area, development of between 3-4 storeys would fit the existing surrounding context. Alpha Place to the side and rear and would benefit from some active frontages/overlooking as would Bristol Walk on the north eastern frontage.

OK Club

Address: The Oxford Kilburn (OK) Club
Neville Road and Christian Holt House

Area: 0.2 ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: Replacement/upgrading of existing community uses, plus mixed tenure residential development.

Indicative development capacity:
Unknown

Delivery: 2022-2027

Description: The site is currently occupied by the Oxford and Kilburn Youth Trust, a charity that supports younger people in the area. The premises are a mixture of a three storey (1920's Neo-Georgian), two storey (1960s/70s) and single storey (1920s) buildings. These are used as administrative offices and also have a main single storey hall and other rooms for youth activities consistent with the provision of the services by the Trust. The site also contains a memorial wall and garden dedicated to Dylan Kirby.

Justification: The Trust has approached the Council regarding the potential of regeneration of the site to better support its activities in contemporary premises fit for sustaining the charity's long term purpose and improving outcomes for young people. Ideally the community use will remain on site with re-provision occurring in new buildings. Nevertheless in the context of planning policy, off-site re-provision may be possible, as long as it can be justified to show nil detriment in terms of meeting any local community needs compared to the existing premises.

Although in the context of South Kilburn, some of the buildings are older than their surroundings, they are not considered to be of such historic or architectural significance that they should necessarily be retained if high quality replacements are proposed. The Dylan Kirby memorial is clearly well regarded by the local community and its sympathetic incorporation into any regeneration needs to be considered.

Design principles: A perimeter block on three sides that provides the community use on the ground/lower floors and has active frontages and a positive relationship with the adjacent highways of Denmark Road, Canterbury Road and Neville Road. Consideration should be given to limiting impacts on the development of the adjacent Crone and Zangwill site as set out in this SPD with a view to not undermining its identified development capacity. The heights of proposed buildings should be up to 6 storeys to reflect the scale of the street and in particular the other side Neville Road as proposed in the Peel development. Ideally the Dylan Kirby memorial wall should be kept in situ, or appropriately incorporated into the new building."



Figure 49. Location of the OK Club





Appendices

168

Appendix 1 Core Strategy Policy CP9 South Kilburn
Growth Area

170

Appendix 2 Housing Sites and Delivery Rates

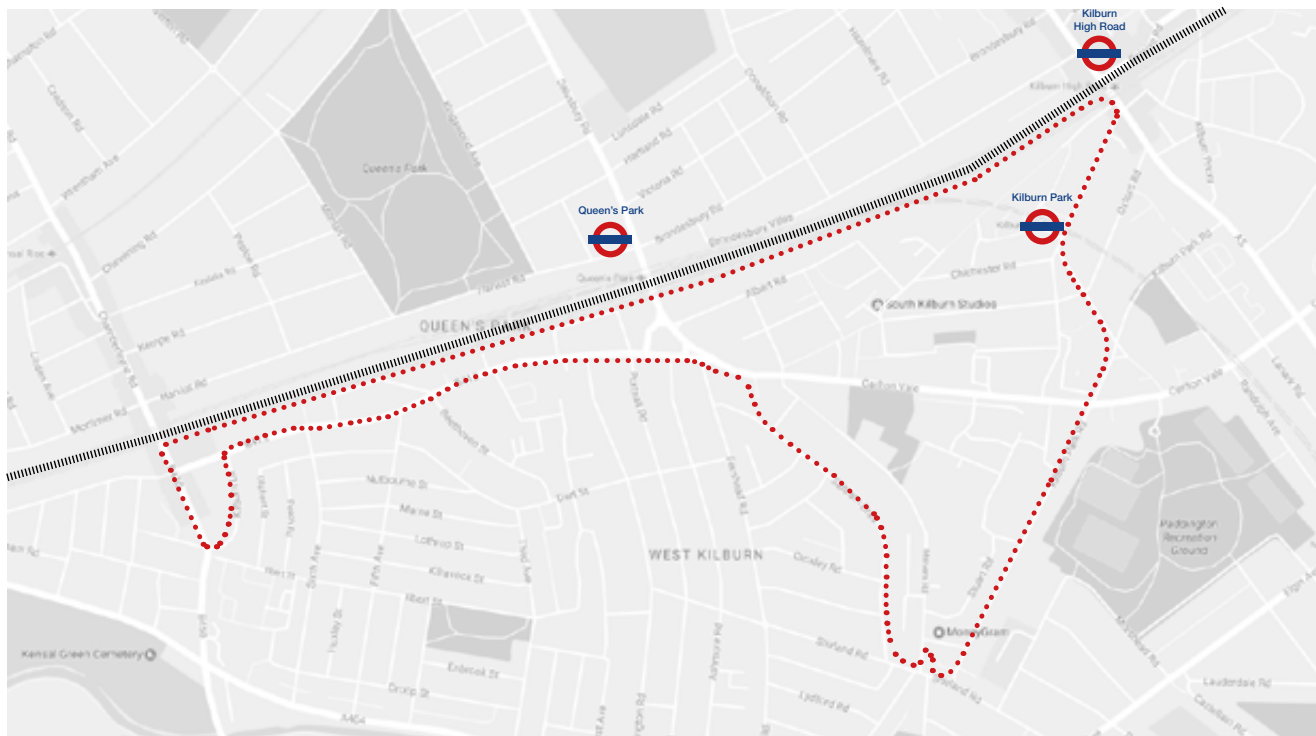
Appendix 1 Core Strategy Policy CP9 South Kilburn Growth Area

South Kilburn will experience substantial transformation. The area is promoted for regenerative development using the highest standards of urban design to physically improve the area and change the perception to a busy, thriving, safe and secure section of urban London.

The Council will facilitate a shift from the housing estates of the 1960s and 1970s to a compact district set around the traditional street pattern with a substantial increase in the proportion of owner occupied households. A series of commercial uses and community facilities will be delivered, including indoor and outdoor recreation uses and new and improved open and public spaces.

Around 48 hectares of land is promoted for the delivery of at least 2,400 new homes to 2026, supported by infrastructure identified within the Infrastructure Investment Framework. Anticipated infrastructure will include:

- A new 3 form of entry primary school;
- Queen's Park secondary school to be extended by 2 forms of entry;
- New nursery school places;
- A healthy living centre with space for 9 GPs and other health services;
- 4 new pocket parks of at least 0.2ha each;
- Improvements to existing open spaces;
- A series of play spaces;
- Multi-use games area;
- 3 multi-purpose community centres;
- Replacement Albert Road Day centre;
- 2 new youth centres;
- A new sports hall on Brent land for St Augustine's School;
- A minimum of 200 trees.



South Kilburn growth area boundary (Google Map background)

Growth Area



Growth area boundary



Railway



Station

Appendix 2 Housing Sites and Delivery Rates

Site	Market	Affordable	Total
South Kilburn Estate			
Gordon House (completed)	0	26	26
Texaco Site (now Merle Court) Completed	8	42	50
Site 11a (now Swift House and George House) Completed	40	113	153
Roundabout Site 3c (now Hansel Road) Completed	58	75	133
Cambridge, Wells and Ely Court	86	58	144
Hicks Bolton and Bond	0	64	64
Thames Court	0	20	20
Granville New Homes	0	110	110
Total Phase 1	192 (27%)	508 (73%)	700 (100%)
2a Bronte House and Fielding House	126	103	229
Site 11b (completed)	116	28	144
Total Phase 2	242 (65%)	131 (35%)	373 (100%)
Total Completed South Kilburn Estate	434 (40%)	639 (60%)	1073 (100%)
Phase 3a 2017-2020			
Queens Park and Cullen House (Permission) (multi-phased 3a-3b)	98	39	137
Gloucester and Durham (Permission)	134	102	236
Stuart Road / Chippenham Gardens (Permission)	30	22	52
Total Phase 3a	262 (32%)	163 (62%)	425 (100%)
Peel (multi-phased 3a-3b)	184	42	226
Total Peel	184 (81%)	42 (19%)	226 (100%)
Phase 3b 2019-2021			
Wordsworth and Masefield (new school site)	Unknown	Unknown	Unknown
Hereford and Exeter	93	109	202
Old Granville Open Space Development	10	0	10
Total Phase 3b	103 (46%)	109 (44%)	212 (100%)

* Please note that the total South Kilburn Estate affordable percentage is a mixture of what has been delivered to date, what has planning permission and the dwellings required to address decants of existing secure tenants identified at this stage. On individual phases that have not yet had planning applications submitted the totals may vary but wherever possible may be supplemented by additional affordable housing (subject to viability) as this is a Council priority.



Phase 4 2019-2022			
Carlton and Granville Centres	20	20	40
Carlton House	29	37	66
Neville / Winterleys	61	76	137
Total Phase 4	110 (45%)	133 (50%)	243 (100%)
Phase 5 2021-2023			
Carlton Infant	46	16	62
Austen	48	51	99
Blake	66	55	121
Total Phase 5	160 (57%)	122 (43%)	282 (100%)
Phase 6 2023-2026			
Craik	54	66	120
Dickens	31	31	62
Crone/Zangwill	77	68	145
Total Phase 6	162 (50%)	165 (50%)	327 (100%)
Phase 7 2025-2027			
John Ratcliffe	25	10	35
Total Phase 7	25 (75%)	10 (25%)	35 (100%)
Phase 8 2026-2029			
William Dunbar House /William Saville House	176	37	213
Total Phase 8	176 (83%)	37 (17%)	213 (100%)
Total all South Kilburn Estate	1616 (53%)	1420 (47%)*	3036 (100%)
Private Sites			
Kilburn Lane, Bannister Road, Malvern Road			268
Argo			93
Moberley Sports Centre			71
Canterbury Works			24
Total Private Sites			456
Total South Kilburn Estate and Private Sites			3492

For any further information regarding this document please contact:

•
Paul Lewin, Planning Policy & Projects Manager
paul.lewin@brent.gov.uk
020 8937 6710 or,

•
Marie Frederick, Senior Project Manager,
Estate Regeneration Team
marie.frederick@brent.gov.uk
020 8937 1621