



Draft **South Kilburn** Supplementary Planning Document

How To Give Your Views

The Draft South Kilburn Supplementary Planning Document 2017 is published for consultation. You are invited to respond to us with your comments.

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www.brent.gov.uk/southkilburnspd

Make your comments by the following ways:



By email to: ldf@brent.gov.uk



By writing to: Planning Policy & Projects Team, Brent Civic Centre, Engineer's Way, Wembley, HA9 0FJ

Please reference your comments to the relevant policy or paragraph of the document.

All comments must be received by 17:00, 30 March 2017

Any representations made in relation to this document will be made available to the public.

South Kilburn
Matters



Draft South Kilburn

Supplementary Planning Document
2017, Brent Council
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London Borough of Brent

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Draft South Kilburn Supplementary Planning Document

Vision for South Kilburn



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Continuing the Transformation

Purpose of the Draft South Kilburn Supplementary Planning Document (SPD)

1.1 This draft SPD document has been produced by Brent Council as a basis for public consultation. 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.

Consultation on this draft SPD is part of that process. It is intended that this SPD will replace the South Kilburn SPD adopted by the Council in 2005. It consists of this document and a consultation statement.

Both SPD documents are available from Brent Council’s website at www.brent.gov.uk/southkilburnspd, the Civic Offices, Brent libraries and South Kilburn Estate Office, William Dunbar House, Albert Road NW6 5DE.

1.2 The SPD will be 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.

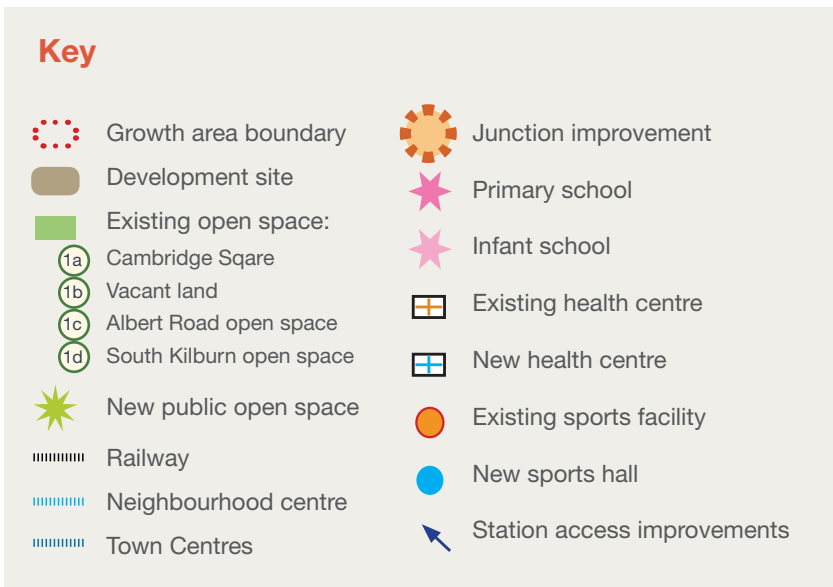
1.3 The document seeks to build on the positive transformation of South Kilburn that has taken place so far. It seeks to provide greater detail on how Development Plan policies will be interpreted in the South Kilburn Growth Area boundary, and supplements Core Strategy policy CP9 South Kilburn Growth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

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

The SPD will establish 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.



South Kilburn Growth Area Boundary



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 will be a significant material consideration in the determination of planning applications.

A Sustainability Appraisal (SA) is 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. 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: 2016 Masterplan

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 and 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.

2016 Masterplan Status

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.

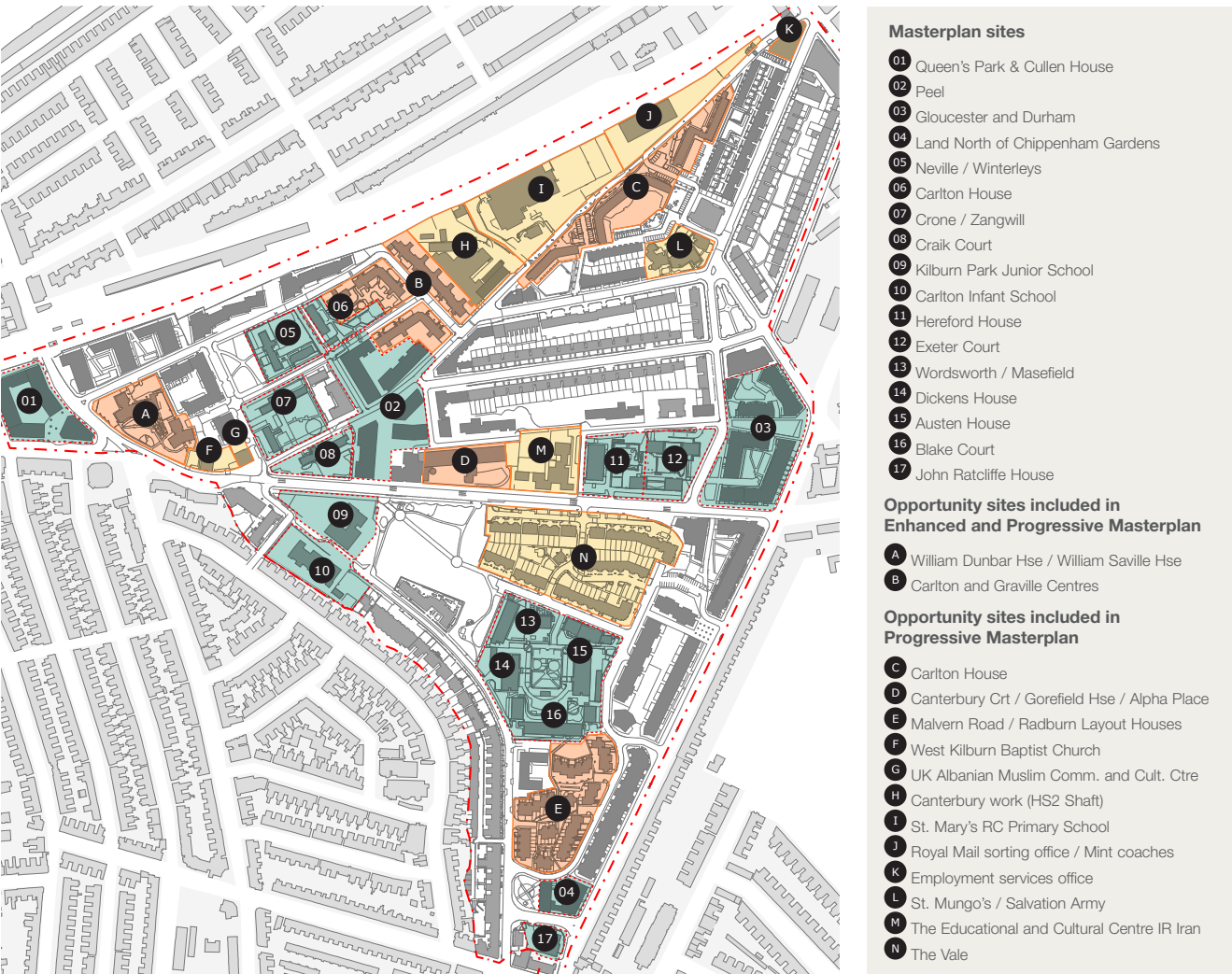
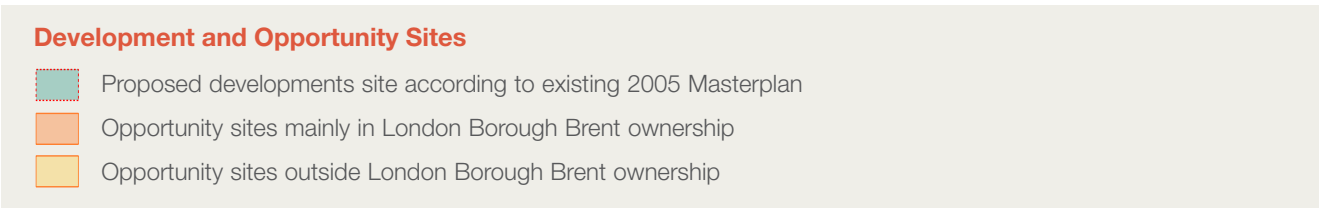


Figure 2. Masterplan Opportunity Sites



1.14 The status of the contents of the revised South Kilburn Masterplan in relation to planning decisions needs 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 a new South Kilburn SPD. This will look 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 West 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.

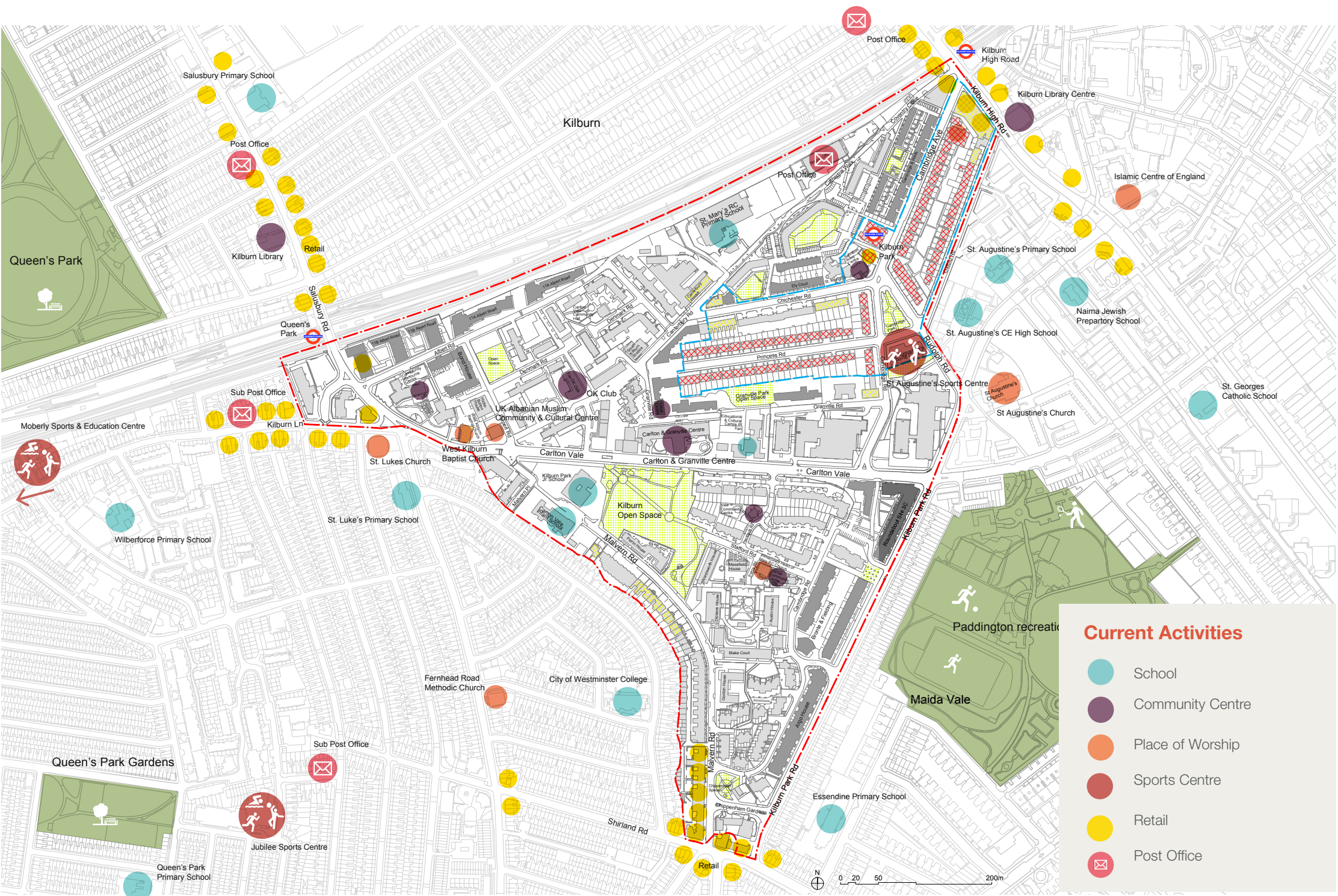


Figure 3. 2016 Activities Analysis

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.

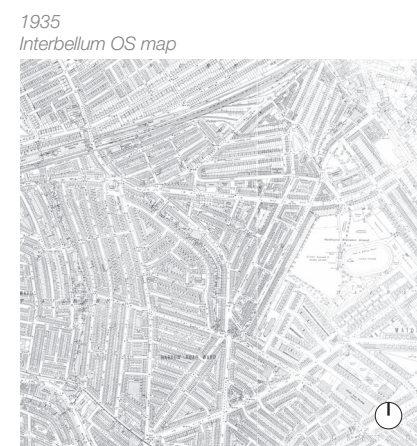
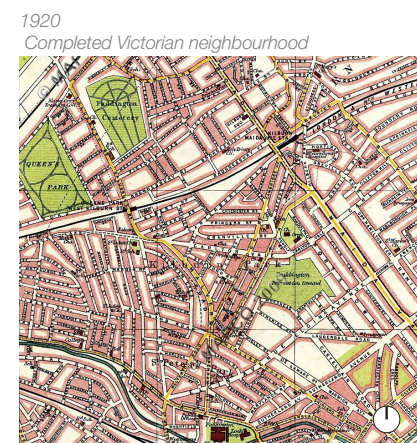
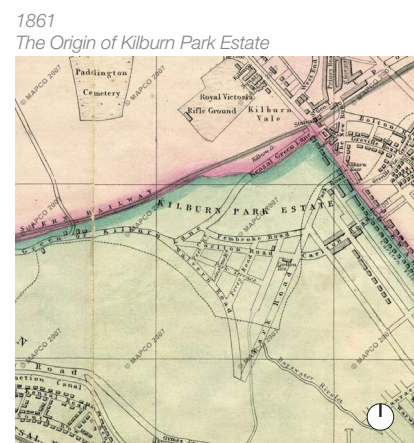
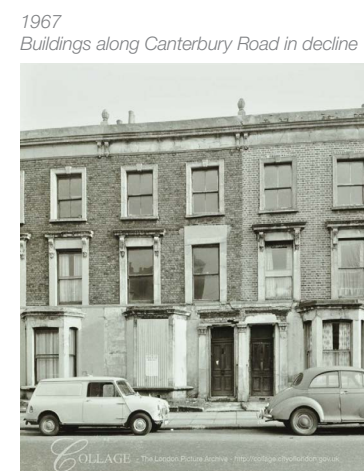
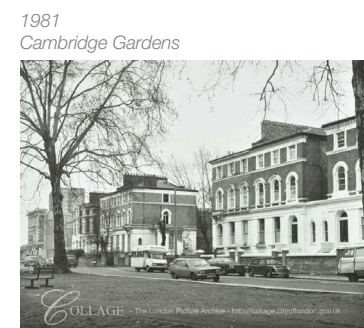


Illustration 3. Historical photos and maps

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.

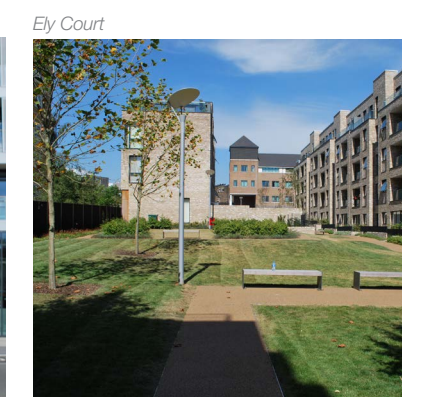


Illustration 4. Images of the 2000s buildings

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.

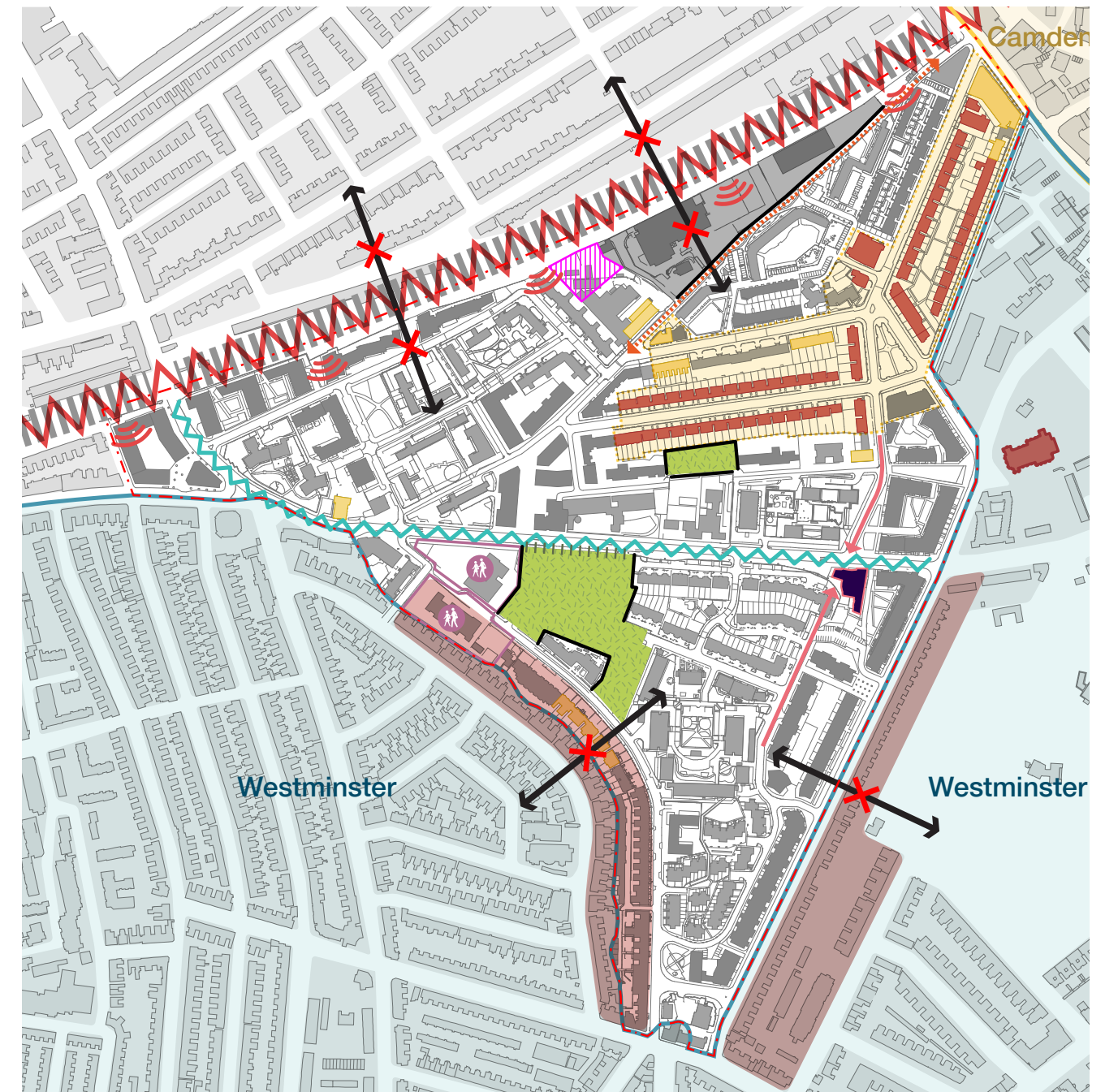


Figure 4. Summary of constraints in 2016

Constraints

	London Borough of Westminster		Missing permeability to connect to neighbourhood
	London Borough of Camden & Kilburn Open Space		Railway line
	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.

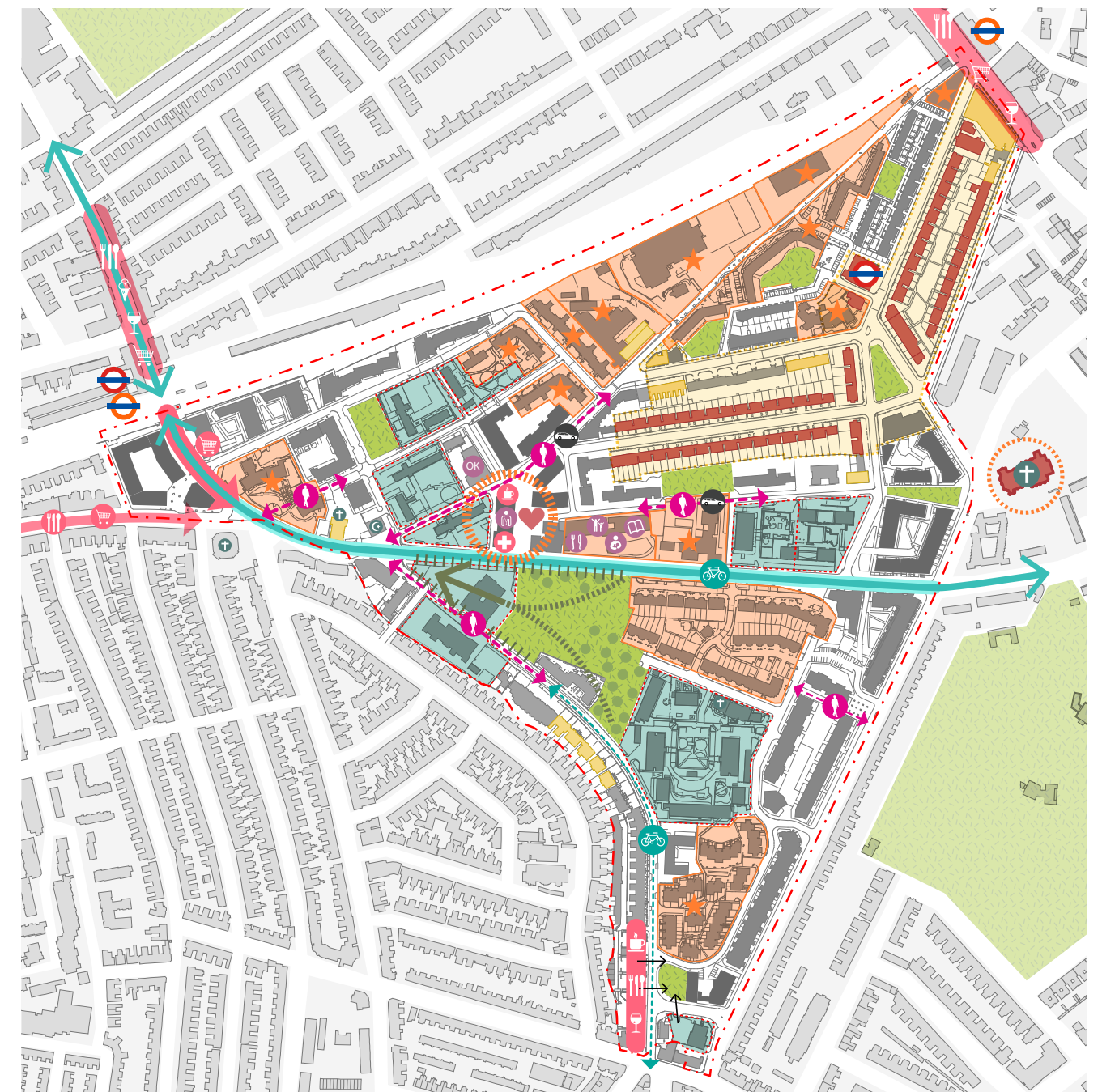


Figure 5. Summary of opportunities in 2016

Opportunities

- Planned developments with planning / up for planning
- Realised developments during regeneration Masterplan period '05-'16
- Existing / Planned Open space
- Redevelopments sites defined in Masterplan 2005
- Opportunity sites
- Conservation Area
- Locally listed buildings
- Grade II listed buildings
- Potential extension of Kilb. Open Space
- Carlton Vale
- Potential connection for pedestrians and cyclists only
- Potential connection (including vehicles)
- Potential Key cycling routes
- Heart of South Kilburn - the Peel
- Active frontage upgrading the public realm
- Existing Retail / Potential retail extensions
- Public facilities:
 - Communal kitchen, the OK Club,
 - Nursery School, Community Centre,
 - GP practice, SK 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. Watling Place - Albert Road



Illustration 6. Cambridge and Wells Court



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.

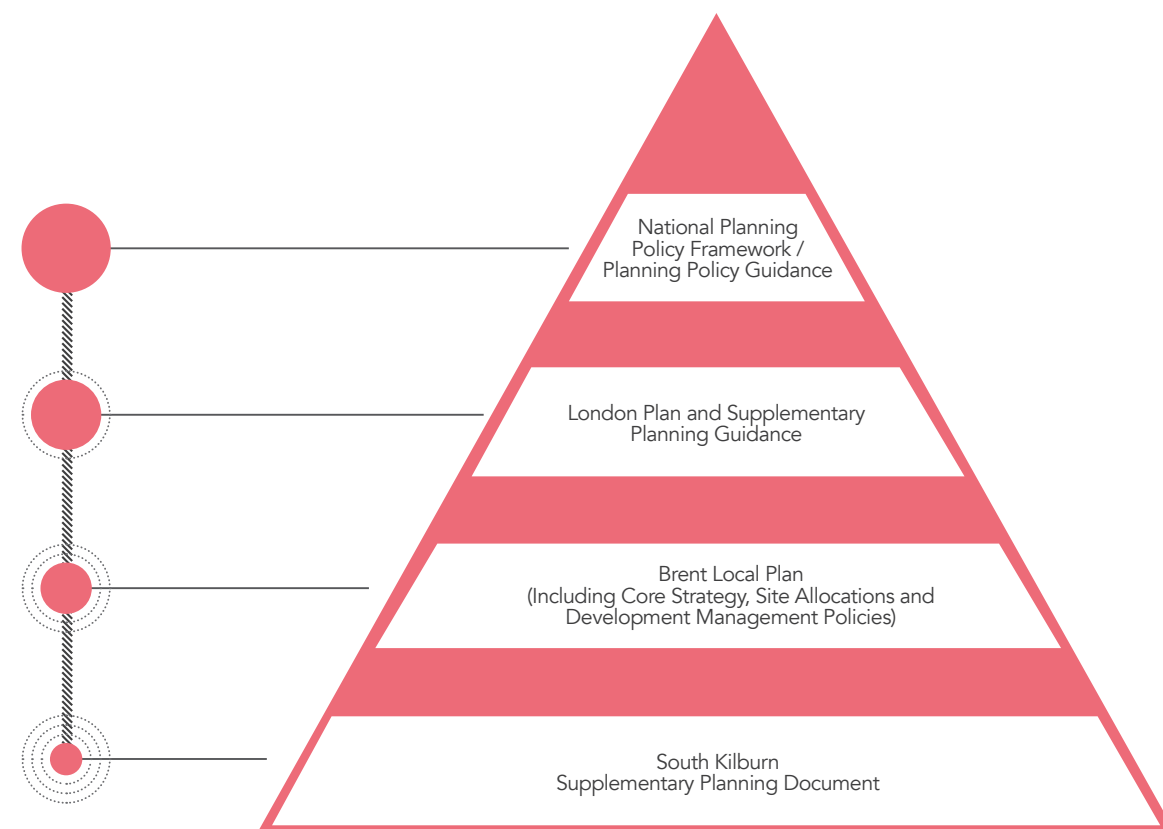


Figure 6. Planning Policy Framework Diagram

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.



3

Development Principles for South Kilburn

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Sustainable Development and Sustainable Communities

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1 An Integrated Neighbourhood
2 Building Design

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3 Public Realm
4 Educational Attainment
5 Health and Wellbeing

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6 Parks and Open Space
7 Tenure Diversification

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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.

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

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 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

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

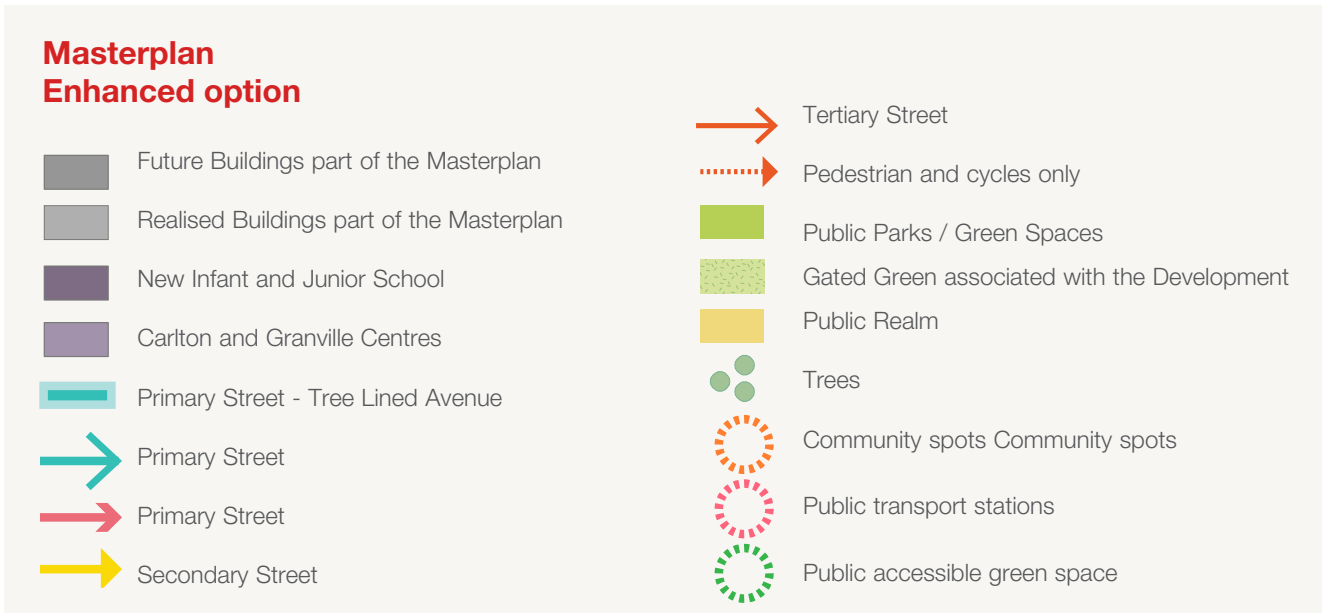
3.5 The 2016 Masterplan process provided an opportunity to review the 2005 Masterplan and update it to take account of current and future circumstances, whilst seeking to continue to deliver the guiding principles set out in the Vision for South Kilburn.

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



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.

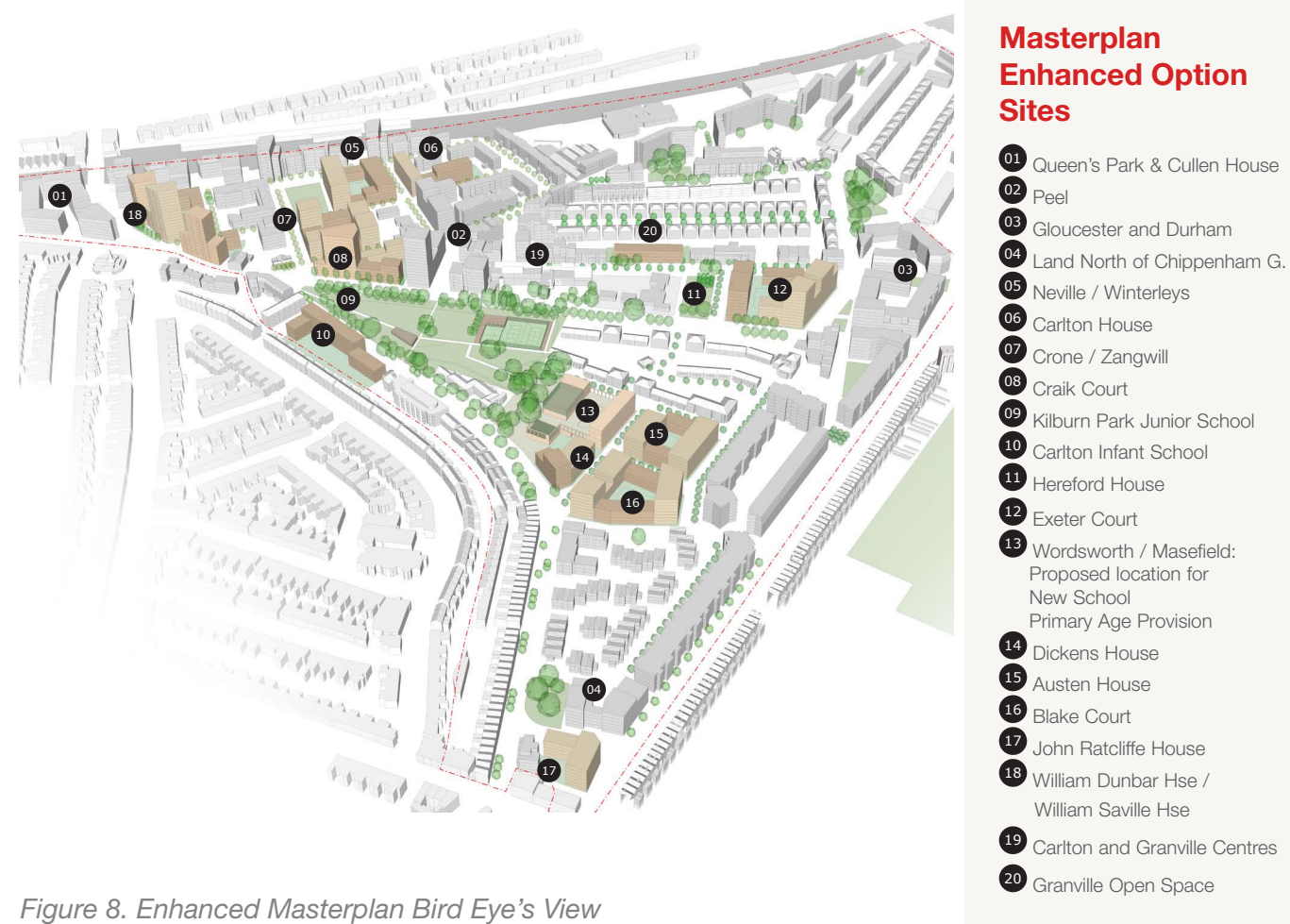


Figure 8. Enhanced Masterplan Bird Eye's View

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.

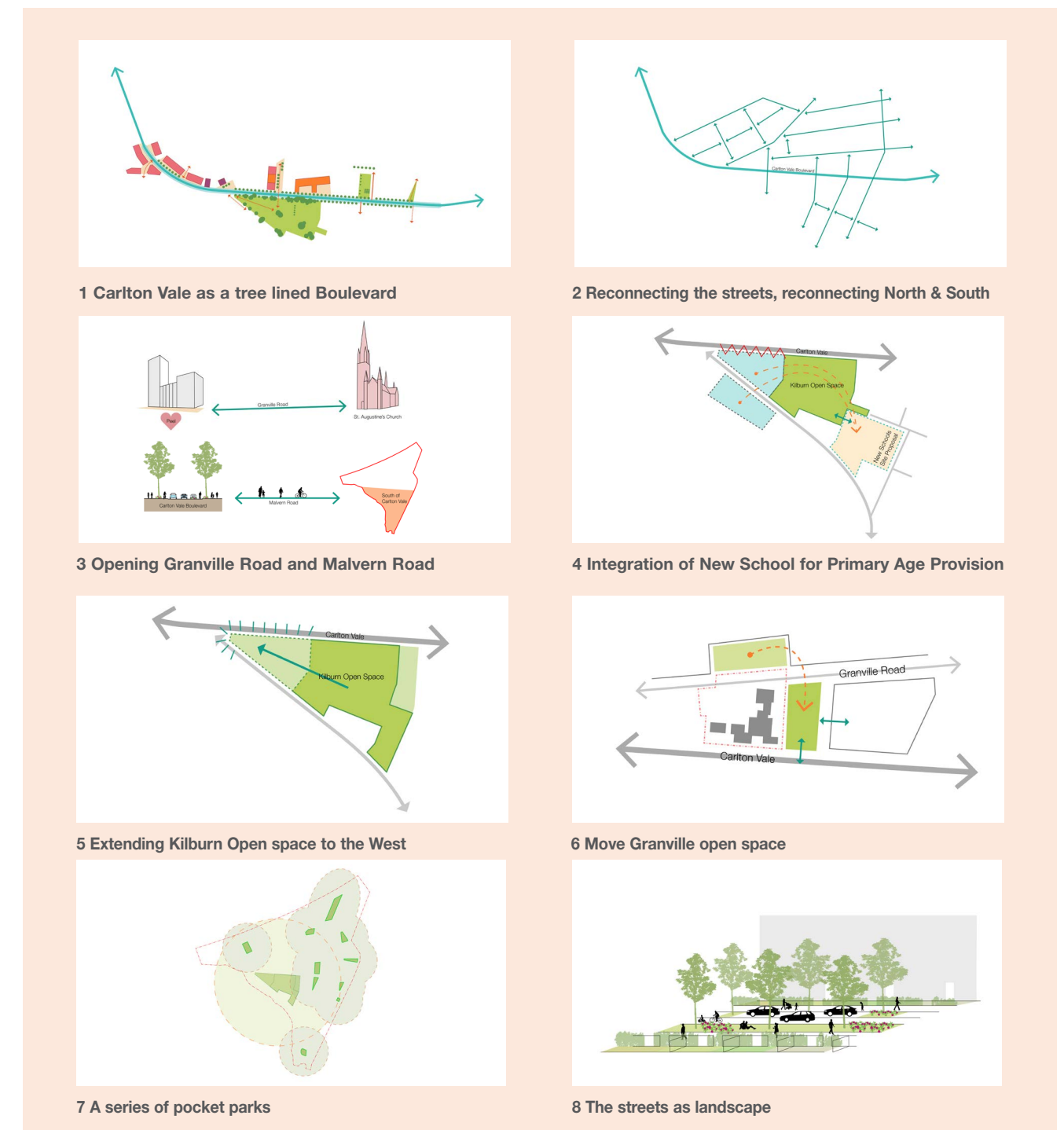


Figure 9. Spatial Design Principles

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 Centre** – based around the significant health and community facilities created in the Peel redevelopment
- **The Boulevard** – Carlton Vale transformed into a boulevard and become a neighbourhood that will stitch together the north and south of the south Kilburn together
- **The Park** – 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
- **The Stitch** – neighbourhood that ties the south of South Kilburn into the surrounding neighbourhood.

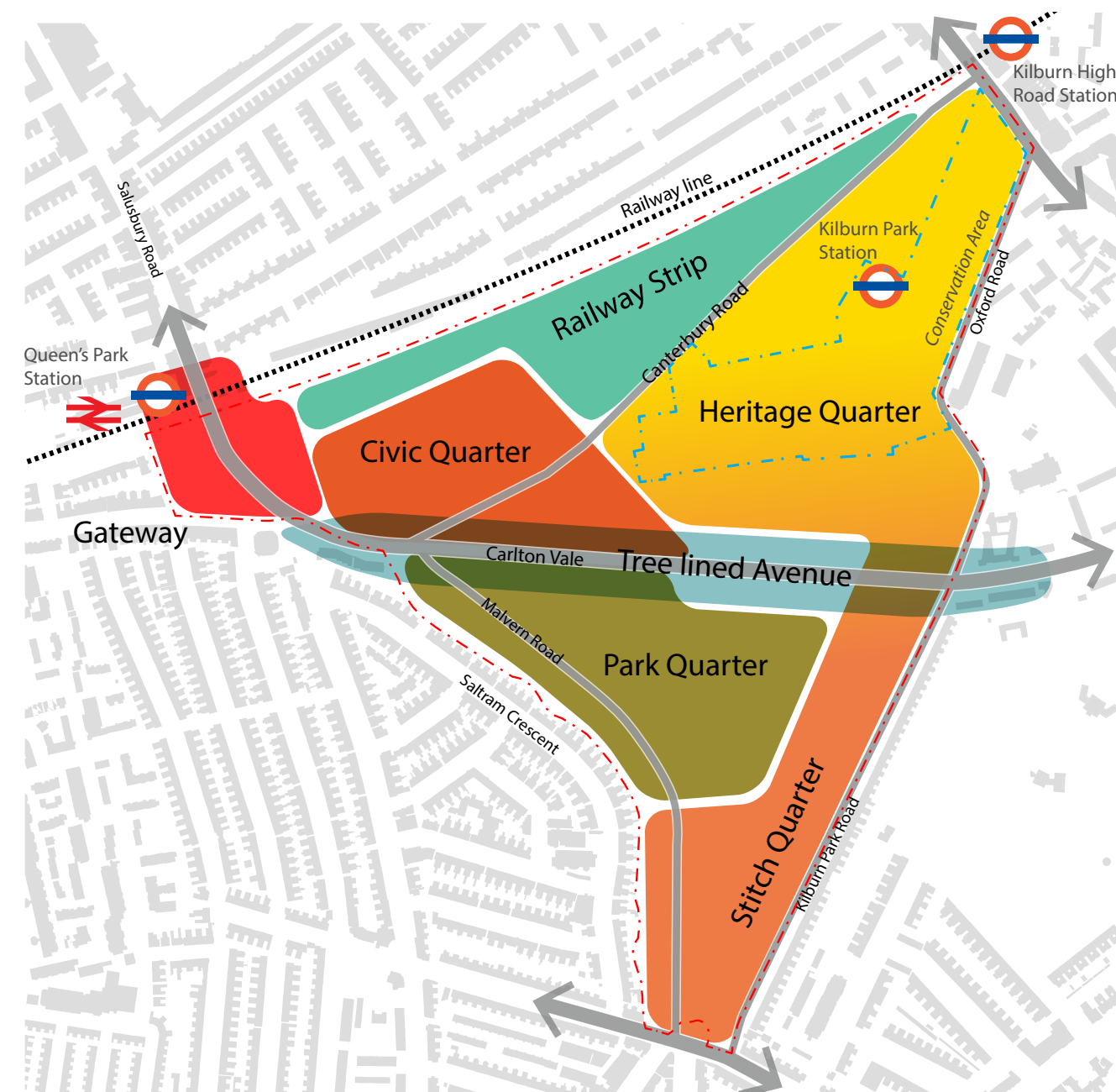


Figure 10. Character Areas

Character Areas

- **Gateway** – the area that connects South Kilburn with the vibrancy of Salusbury Road
- **Civic Centre** – based around the significant health and community facilities created in the Peel redevelopment
- **The Boulevard** – Carlton Vale transformed into a boulevard and become a neighbourhood that will stitch together the north and south of the south Kilburn together
- **The Park** – 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
- **The Stitch** – neighbourhood that ties the south of South Kilburn into the surrounding neighbourhood.



4 Land Use

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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 SPG and is illustrated in Figure 7.



5

Design

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Architectural Quality

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Context

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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 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.

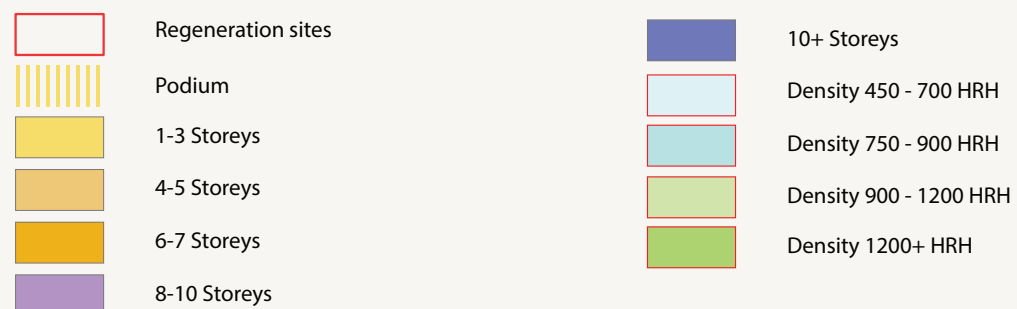
Retail/commercial frontages (including awnings/shutters where required) will be fully integrated at the outset to not detract from the architecture of the building.

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



Figure 11. Height and densities

Heights and densities



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 to be commuted to 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.

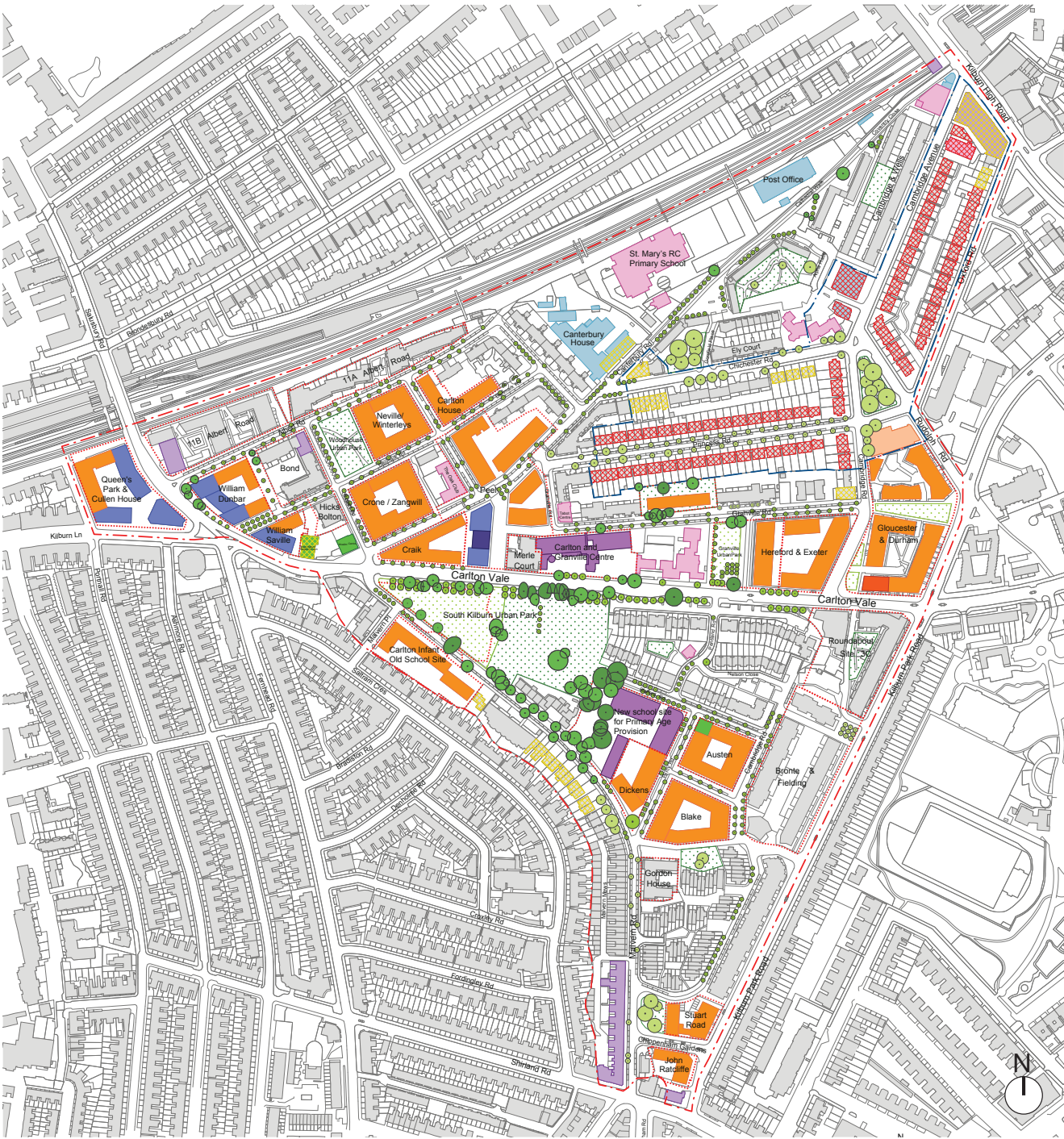
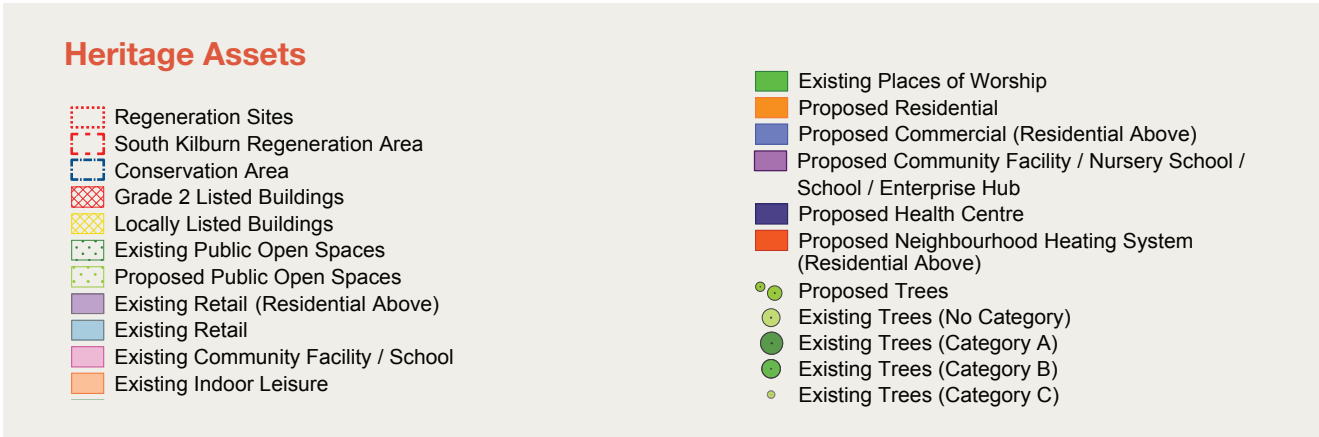


Figure 12. Heritage Assets in South Kilburn



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 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.

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).



6 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 1 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 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 this 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 1).

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 required 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 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 design 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.

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. 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



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Community and Other Facilities

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Community Facilities and Improving Life Chances

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

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Health Centre

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Improving opportunity for Skills/Employment/Social Enterprise

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

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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 addition 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 this SPD sets out more detail on the school proposal.

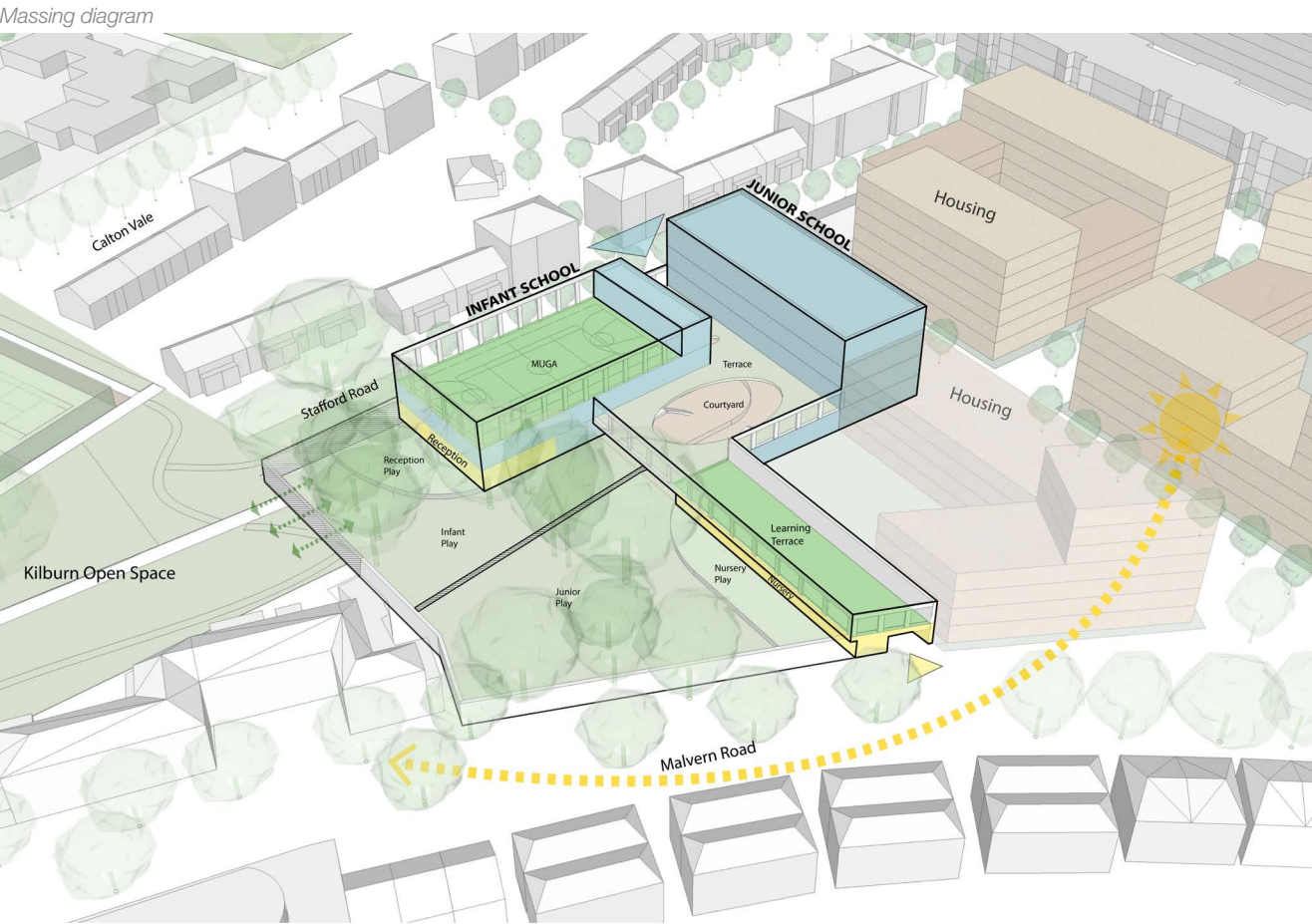


Illustration 15. Proposed 3FE School

Health Centre

7.12 South Kilburn has a combination of the worst health outcomes in Brent along with some of its poorest health facilities. 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 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. 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 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) on Canterbury Road traineeships and weekly workshops are offered to local residents. Other support is provided by the Council through ‘Brent Works’ and local groups active in the area such as the South Kilburn Trust.

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 Plus Centres house a number of different community uses. These include:

- Barnardo’s Granville Plus Children Centre
- Brent START
- 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, 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. 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 Albert 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, Salusbury Road



Transportation and Movement

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Movement Network / Street Hierarchy

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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.

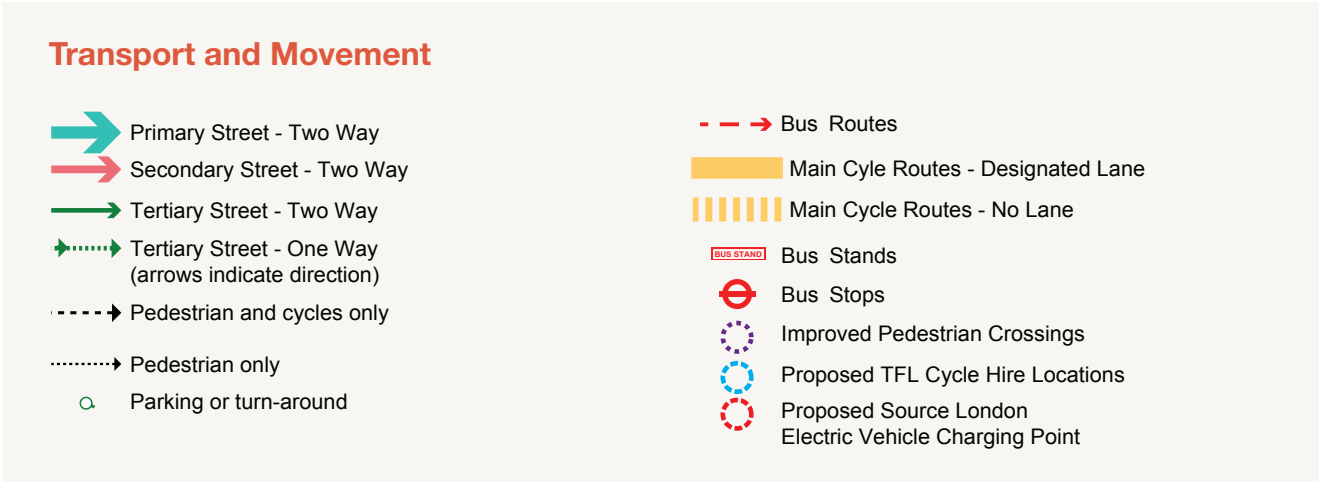
8.2 In addition, it will also continue to entail many streets that were lost, or previously closed to through traffic being reconnected and reopened. However, this must continue to be progressed in a manner which although it supports movement by car, does not do so at the expense of undermining the new 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



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 and secondary streets play an important part in the movement of vehicular traffic within South Kilburn and 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 Figures 14a, 14b, 14c for Examples of Street Typologies)

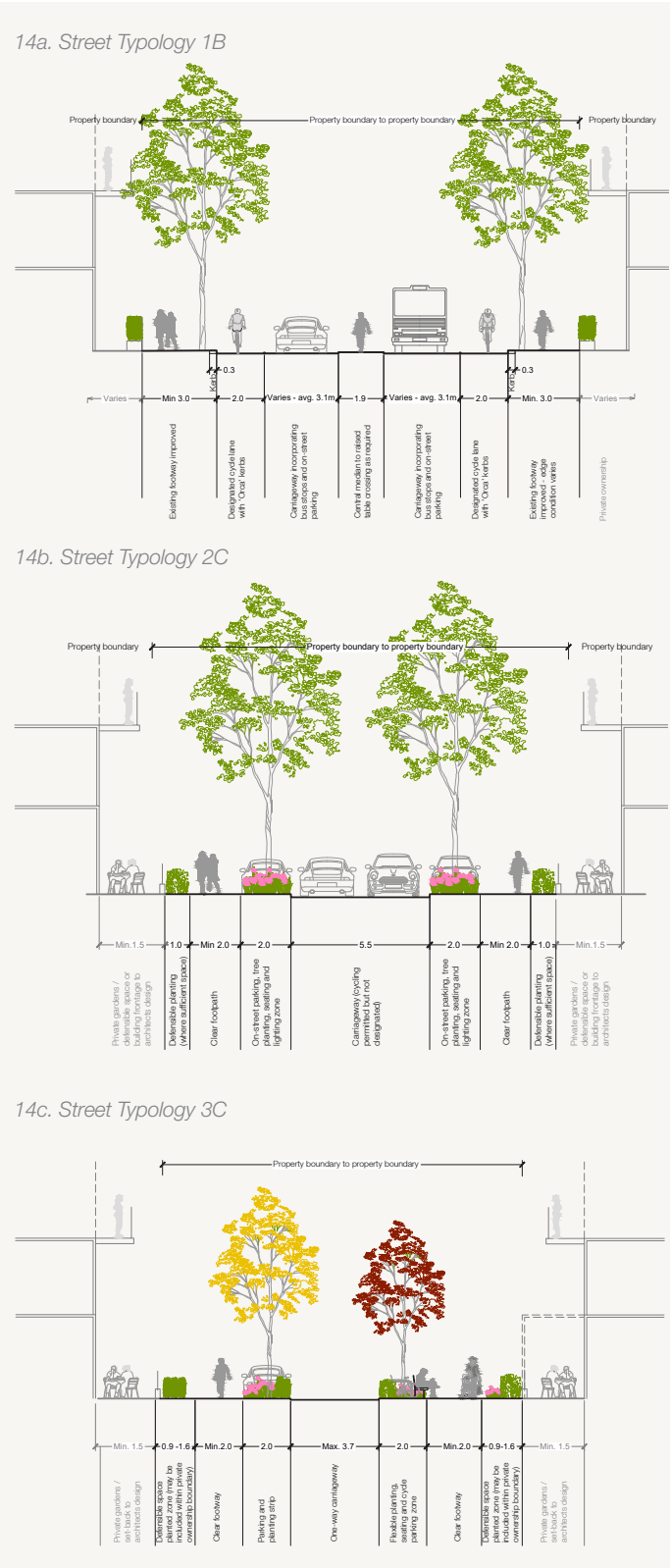


Figure 14. Street Typology Examples

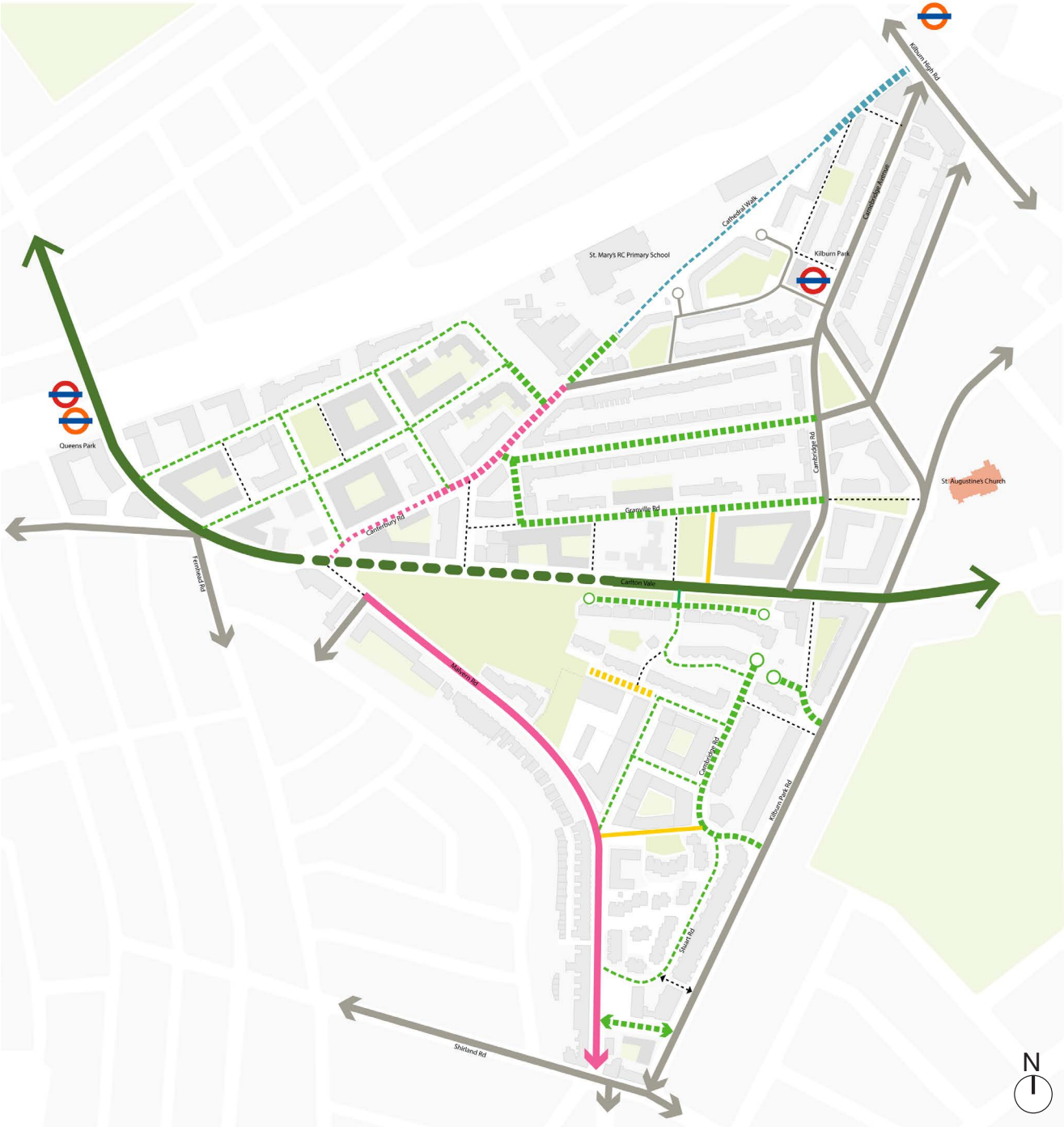


Figure 15. Street Hierarchy



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. 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 blocks 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. 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.
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. 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
9. 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.
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 publically 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. 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



9

Green Infrastructure

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Defining Green Infrastructure

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Public Open Space

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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.

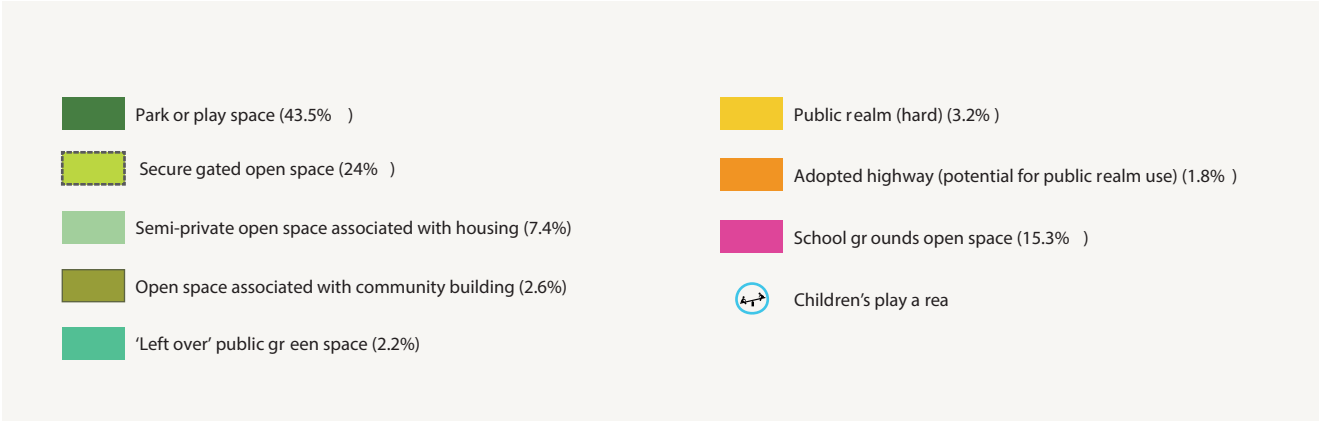
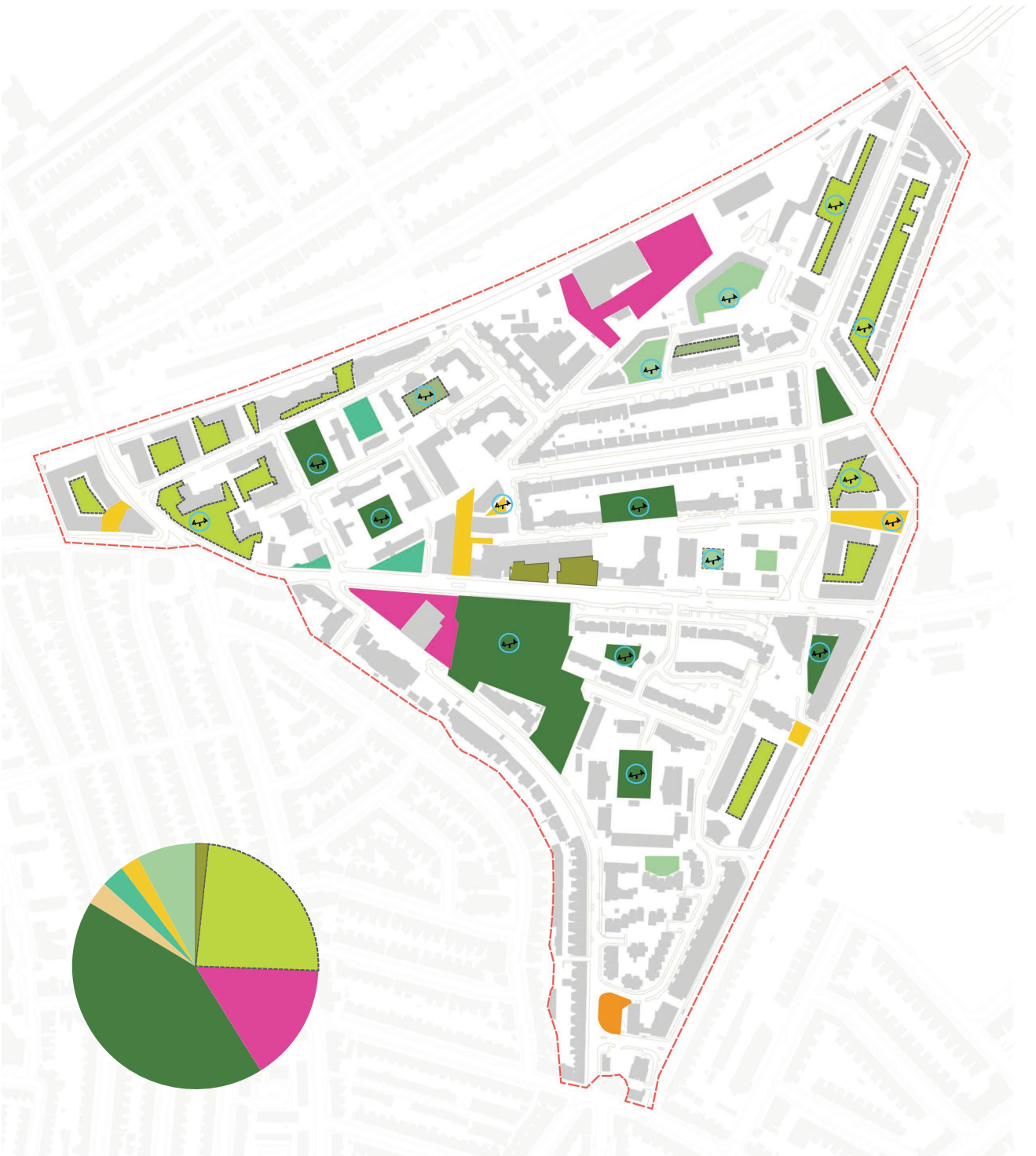


Figure 16. Existing Context Analysis - Public Green Space & Outdoor Recreation

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 17a. Landscape Map

Landscape

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

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, as an extension to Granville Road, 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.

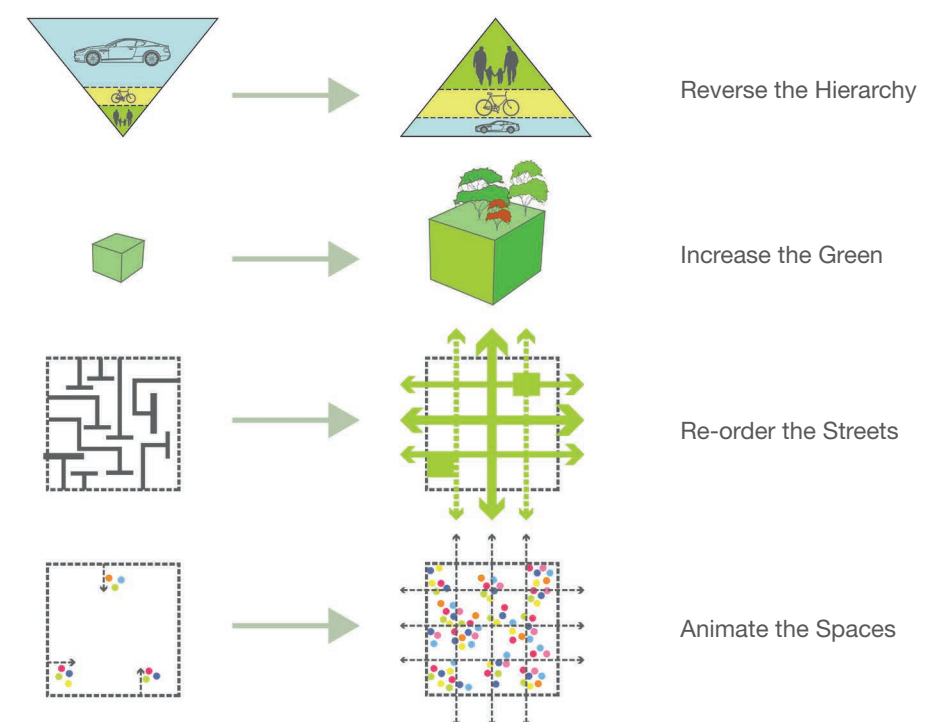


Figure 17b. Landscape Principles

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.

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.

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 17c. South Kilburn Urban Park Proposal



10

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. 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.

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.



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 18.

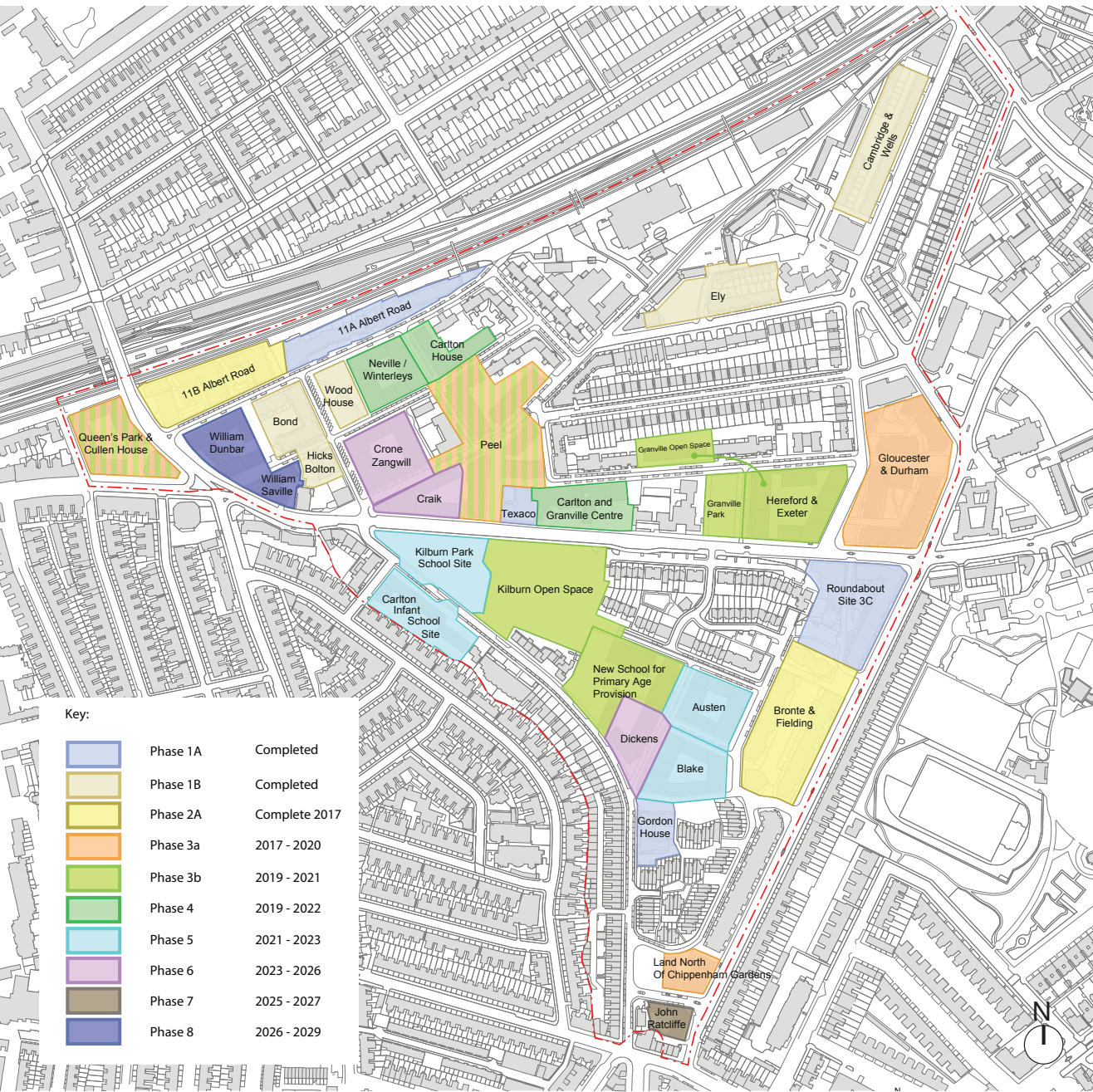


Figure 18. The phasing of associated street improvements, public realm and open space works

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.



12

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

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Phase 4 2019-2022

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Phase 5 2021-2023

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Phase 6 2023-2026

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Phase 7 2025-2027

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Phase 8 2026-2029

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Other Local Plan Allocation Sites

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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.

Alternative development proposals that do not accord with the SPD could well be acceptable if they accord with policies in the development plan and are consistent with national policy.

If opportunity sites still remain undeveloped at the time of a review of Brent’s Local Plan, they will be considered as potential allocations to provide greater certainty on their likelihood for development.

When allocated, development will have to be in accordance with their associated policy in the development plan unless significant material considerations indicate otherwise.

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 19). The building heights will range from 5 to 8 storeys (see Figure 19).

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

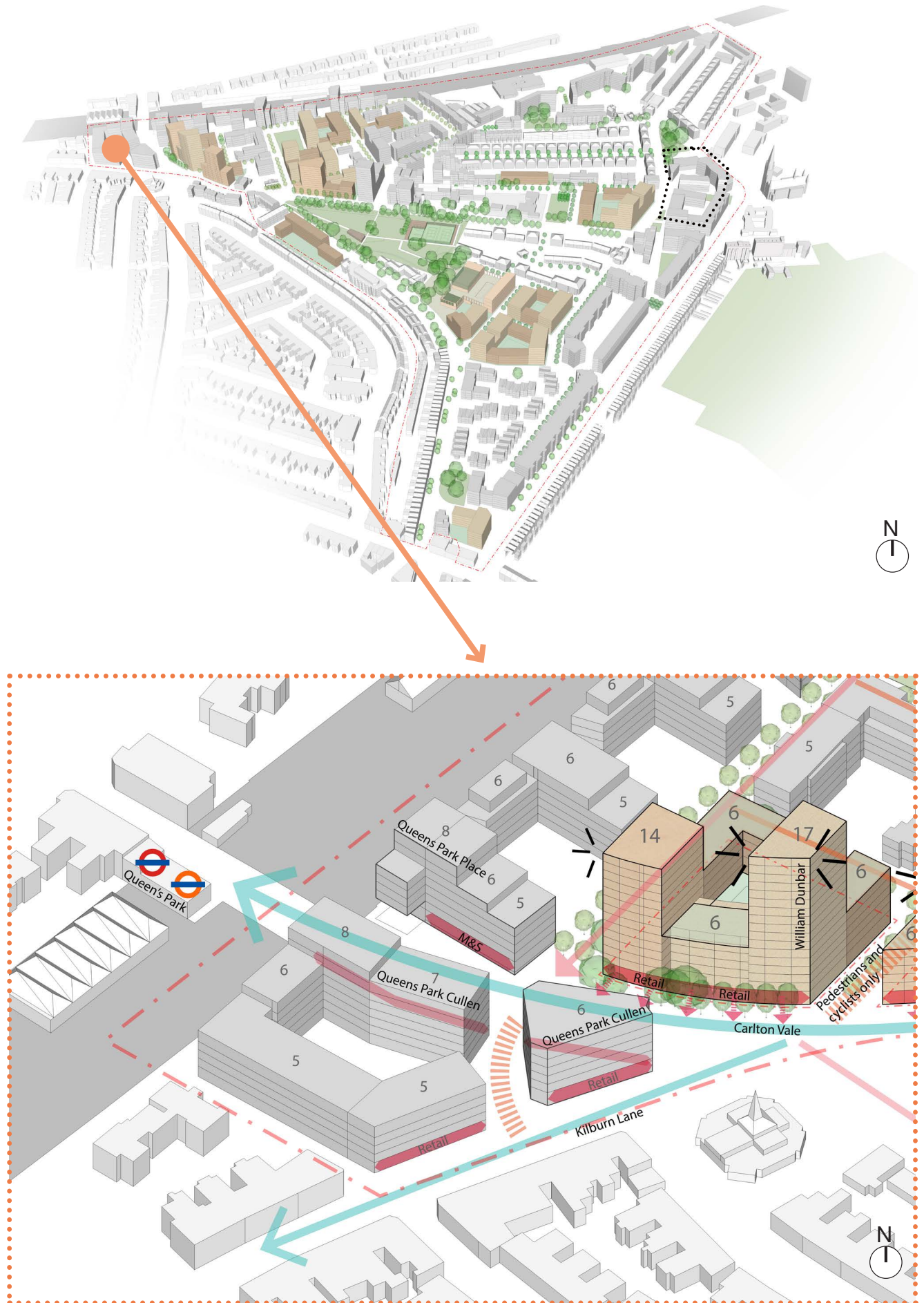


Figure 19. Massing drawing with outlined Queen's Park & Cullen House

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 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 20). The building heights will range from 4 to 8 storeys (see Figure 20). The Council will seek a delivery partner to implement the planning permission that has been granted.



Figure 20. Massing drawing and 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 21).



Figure 21. Massing drawing and illustration of North Land of Chippenham Gardens

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.

Subject to planning permission being granted, it is not envisaged that any there will be any significant amendments to this scheme.

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 submitted. Ref 16/4174.

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 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 porta-cabins and two other housing blocks (now South Kilburn Studios meanwhile use).

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 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). This will deliver 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 22). 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 22).



Figure 22. Massing drawing with Peel area

Phase 3b 2019-2021

Wordsworth, Masefield and part of South Kilburn Open Space

Centre Address: 1-29 Wordsworth House and 1-11 Masefield 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 South Kilburn Junior and Carlton Vale Infants Schools, plus nursery and community space.

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. Masefield 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 South Kilburn 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 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 23).



Figure 23. Massing drawing with outlined Wordsworth, Masefield site and part of South Kilburn Open 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 24).

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 24). 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.



Figure 24. 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 Princess Street 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 25). 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 25).

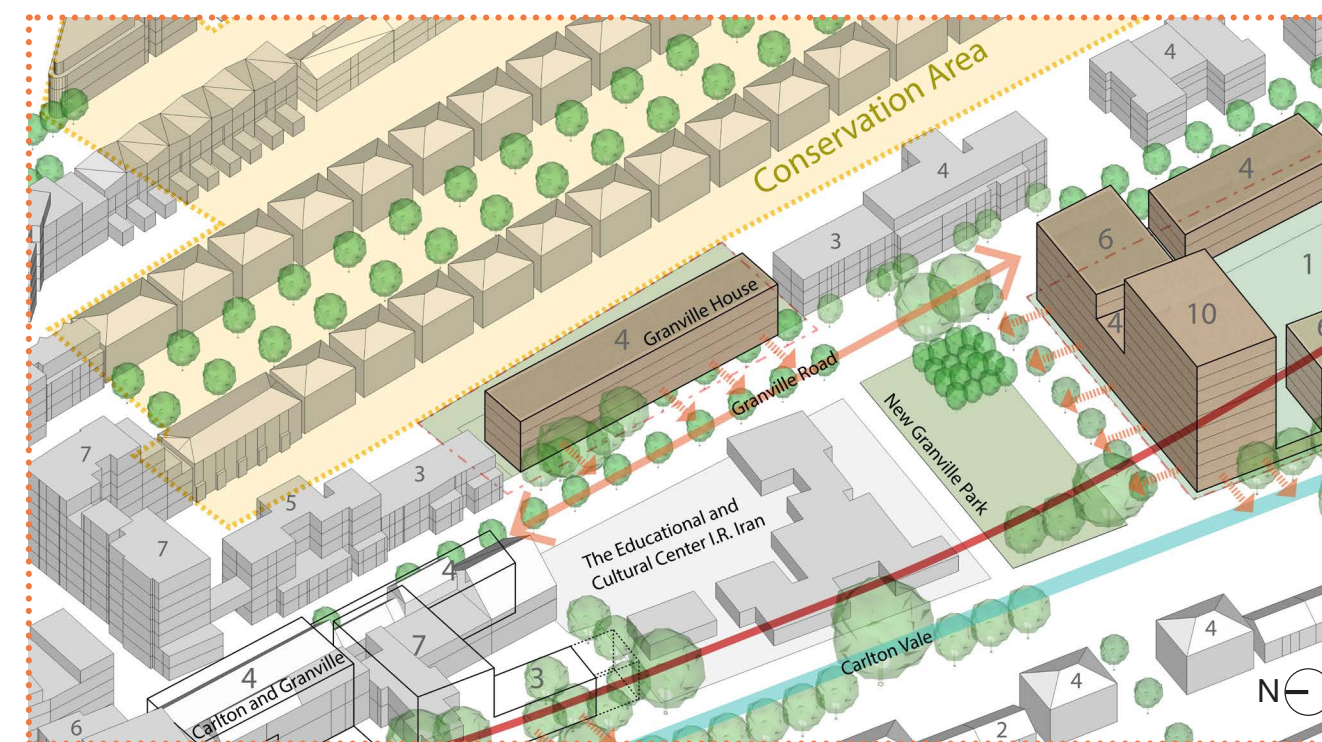


Figure 25. Massing drawing of Old Granville Open Space

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 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 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 26).

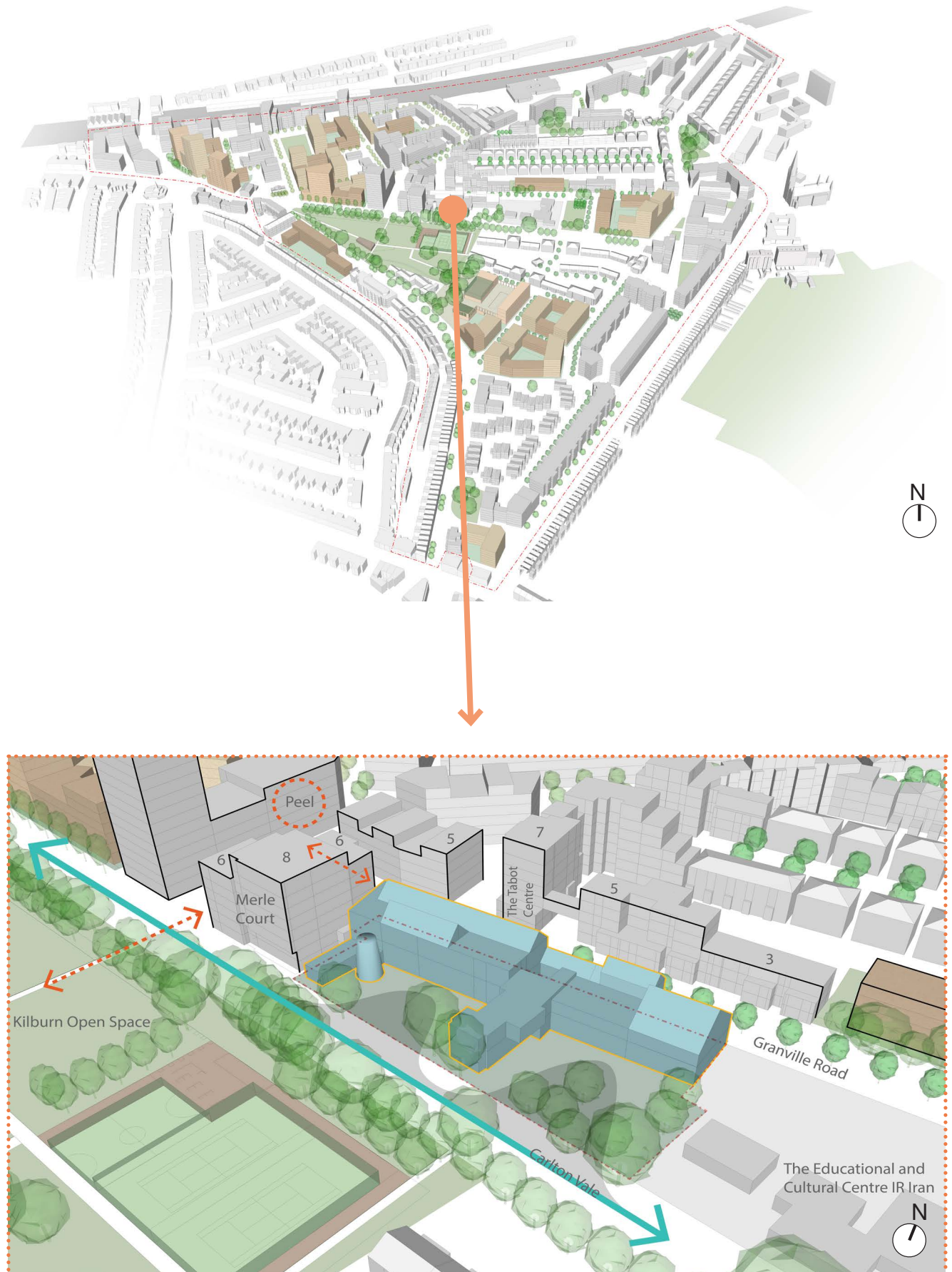


Figure 26. Massing drawing of Carlton and Granville

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 improved 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 27). Heights should range between 4 and 6 storeys to reflect proposals for surrounding buildings (see Figure 27).



Figure 27. 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 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 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 Park and Denmark Road (see Figure 28).

Heights should range from 2 to 9 storeys, with taller elements fronting Woodhouse 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 28).

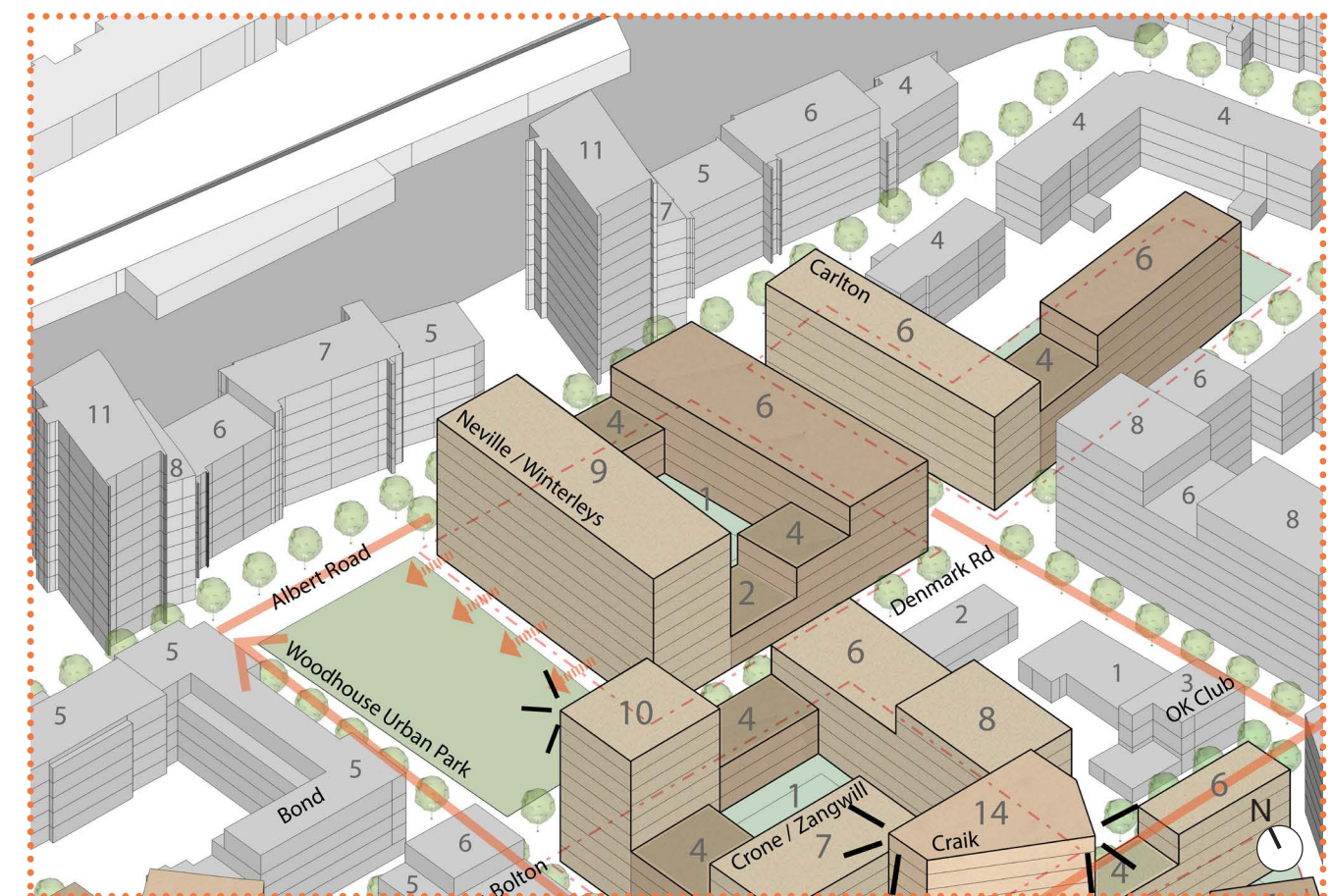


Figure 28. Massing drawing of Neville & Winterleys

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 Masefield the site will predominantly be developed for residential purposes.

In addition what was formerly Malvern Road highway land will be reinstated as highway 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 29). Building heights will range between 4 and 6 storeys (see Figure 29). 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.

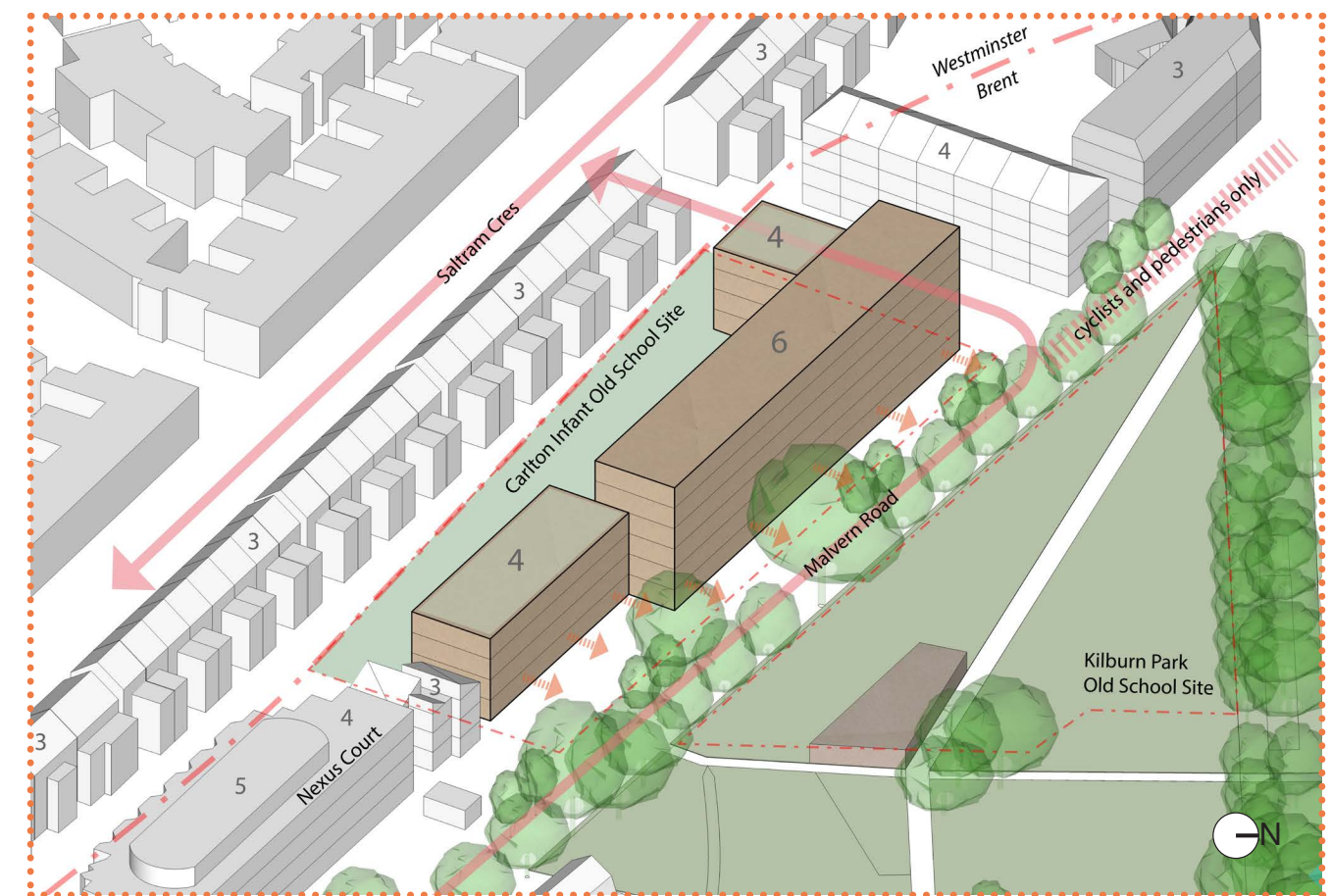


Figure 29. Massing drawing of Carlton Infants' School

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 30). 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.

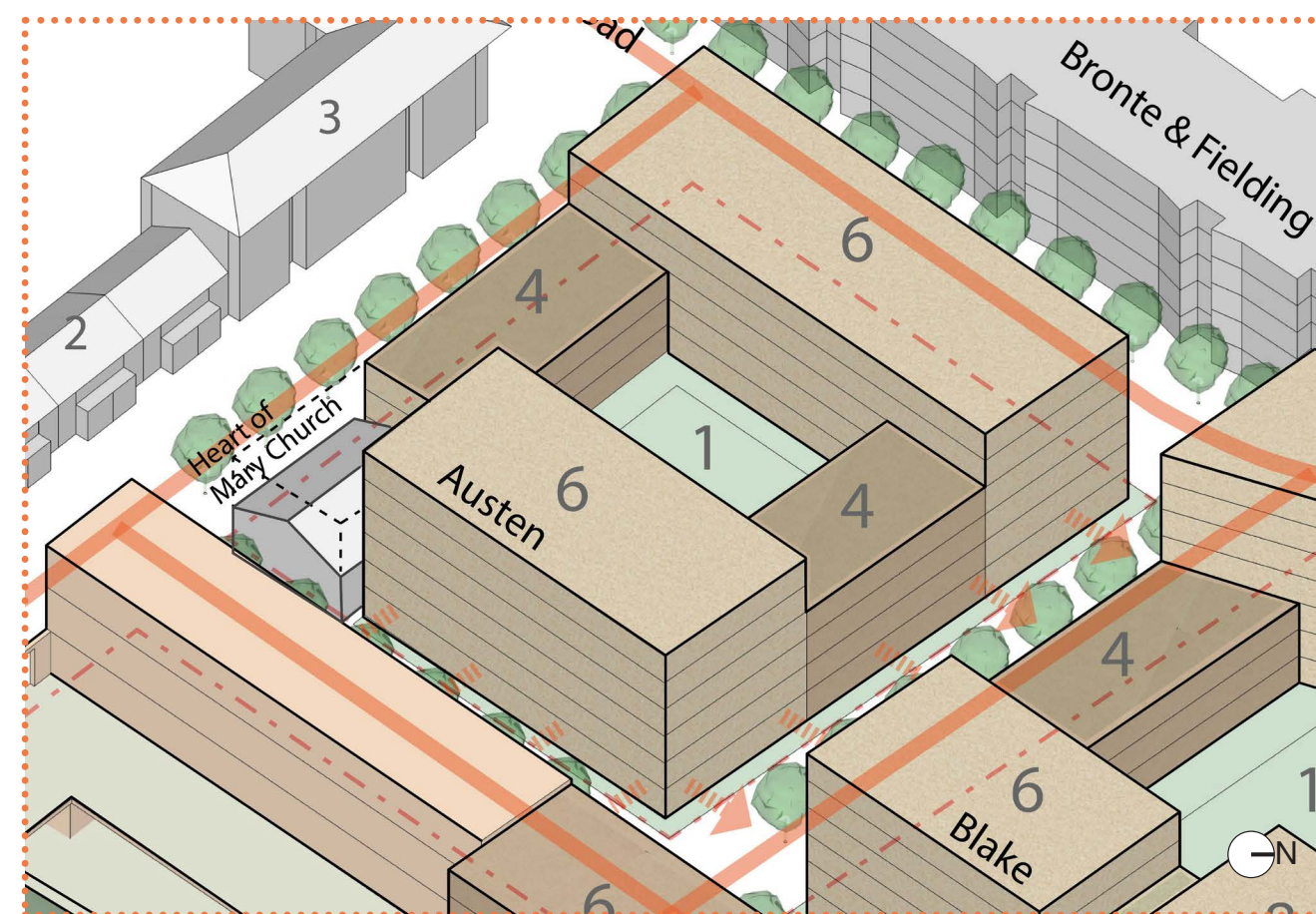


Figure 30. Massing drawing of Austen

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. Re-provision 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 31 for an indicative layout for the South Kilburn Park

Design principles: Incorporated into the South Kilburn Park

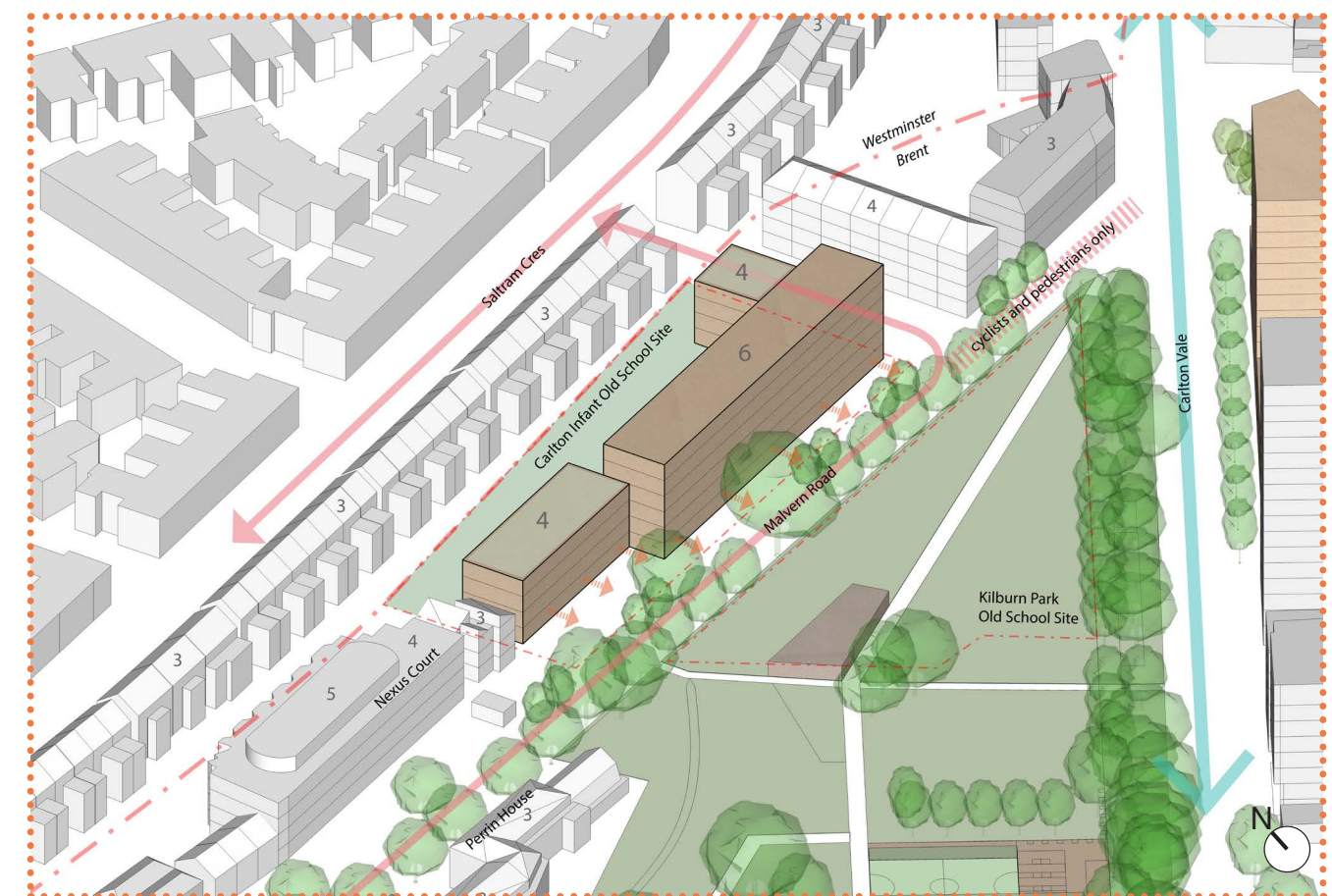


Figure 31. Kilburn Park Junior School incorporated into South Kilburn Park

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 32).

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 32).

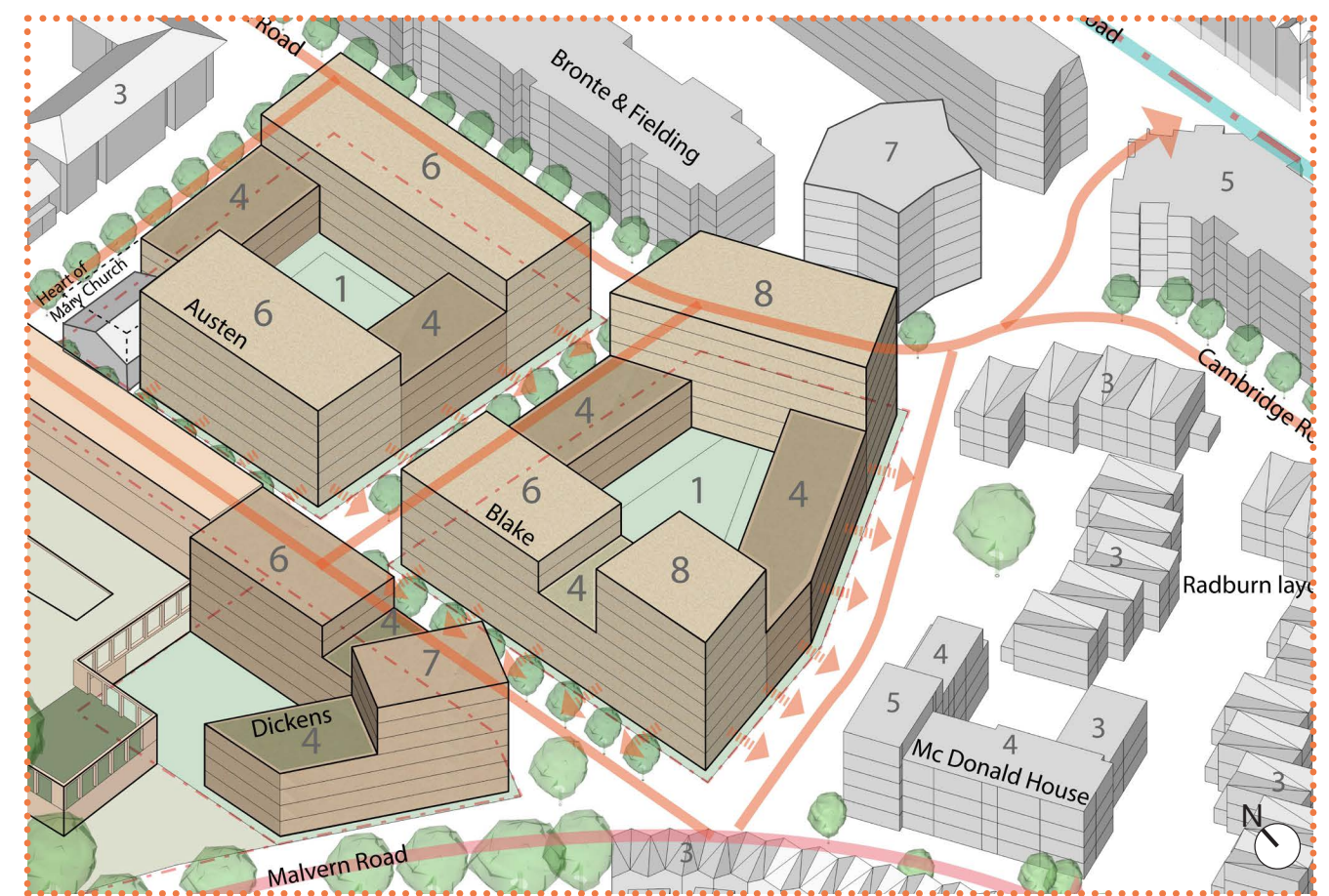


Figure 32. Massing drawing of Blake Court

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 33). 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 33).

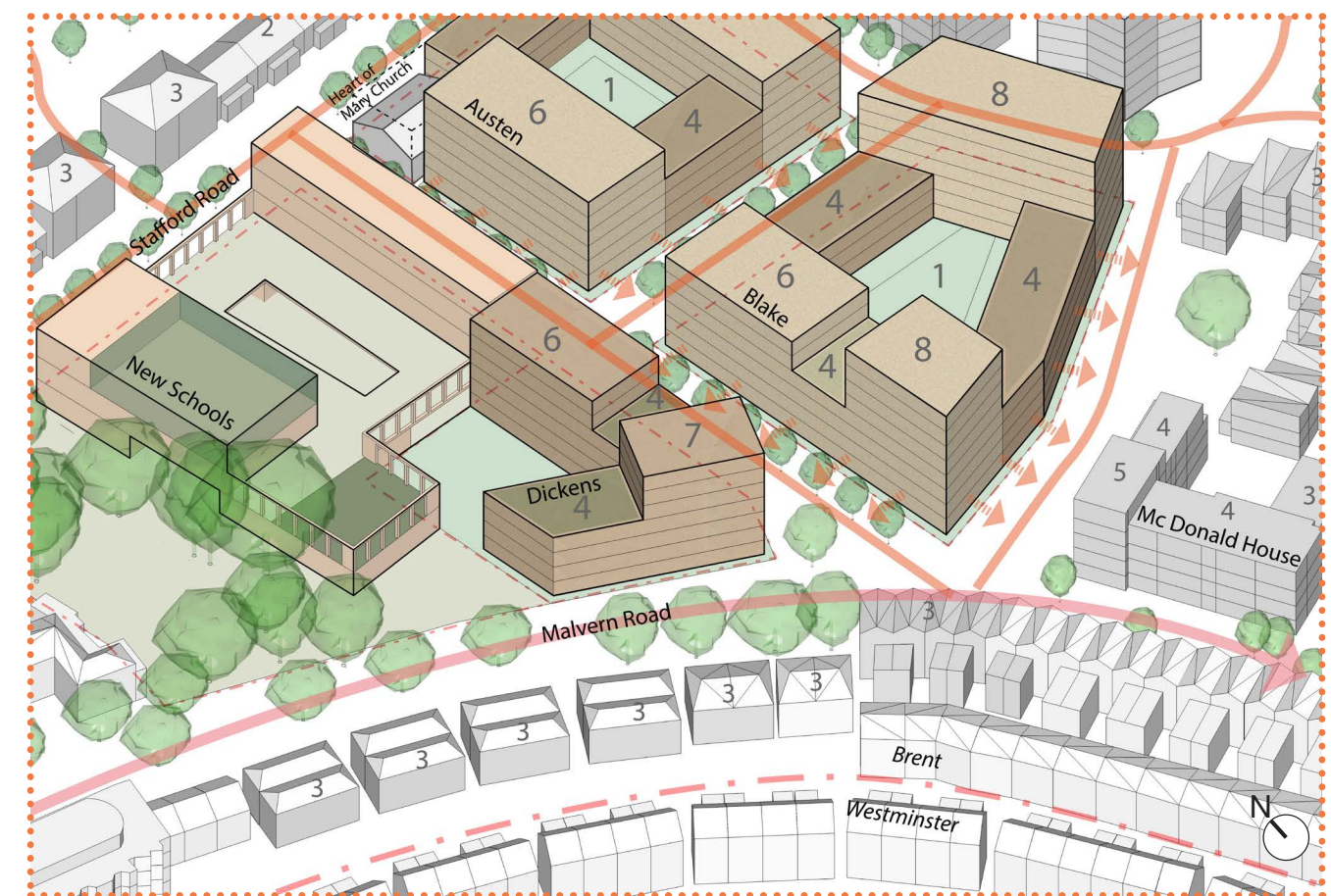


Figure 33. Massing drawing of Dickens

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 to 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 34).

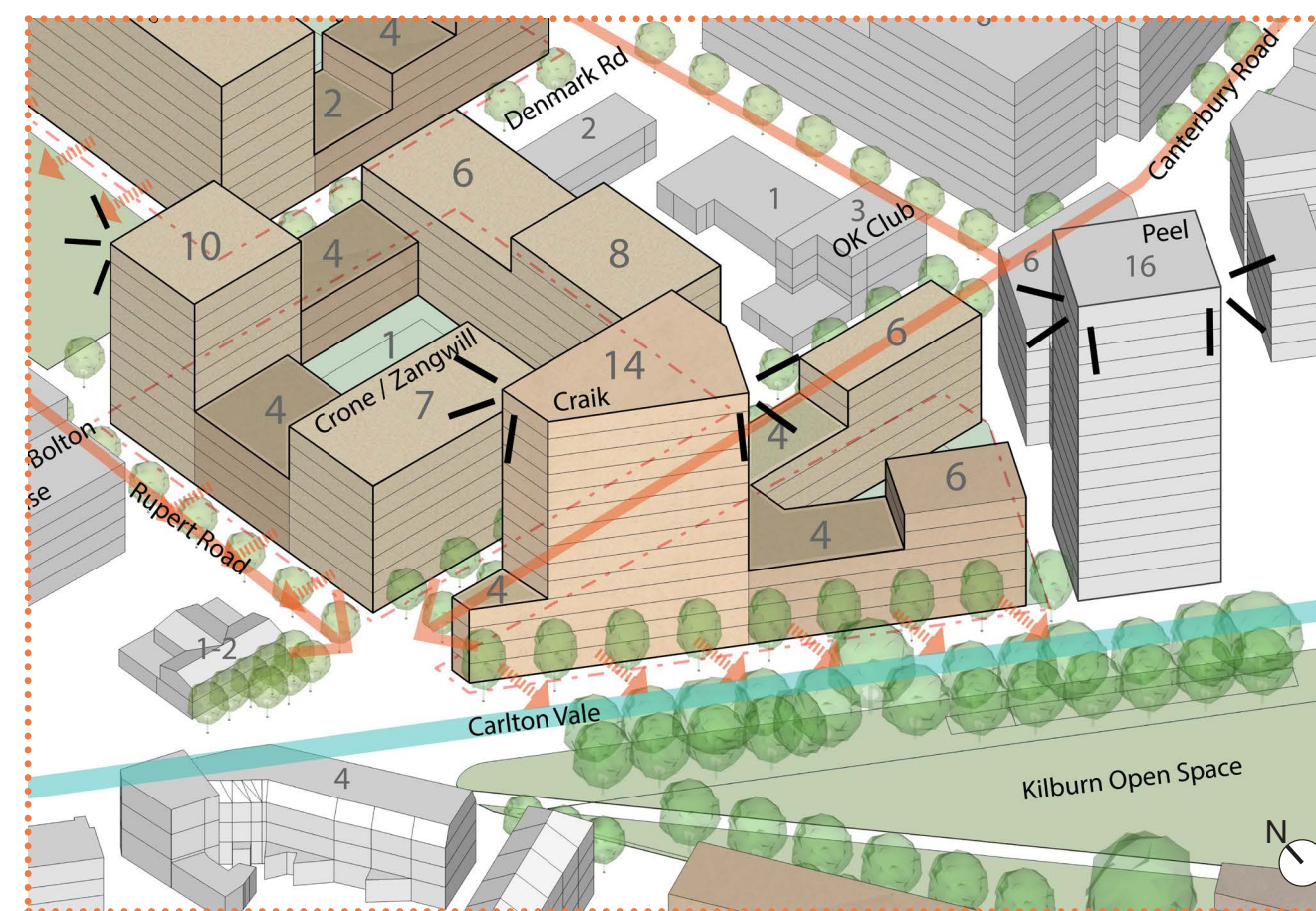


Figure 34. Massing drawing of Craik

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. Crane 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 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 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 35).

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 Park (see Figure 35).

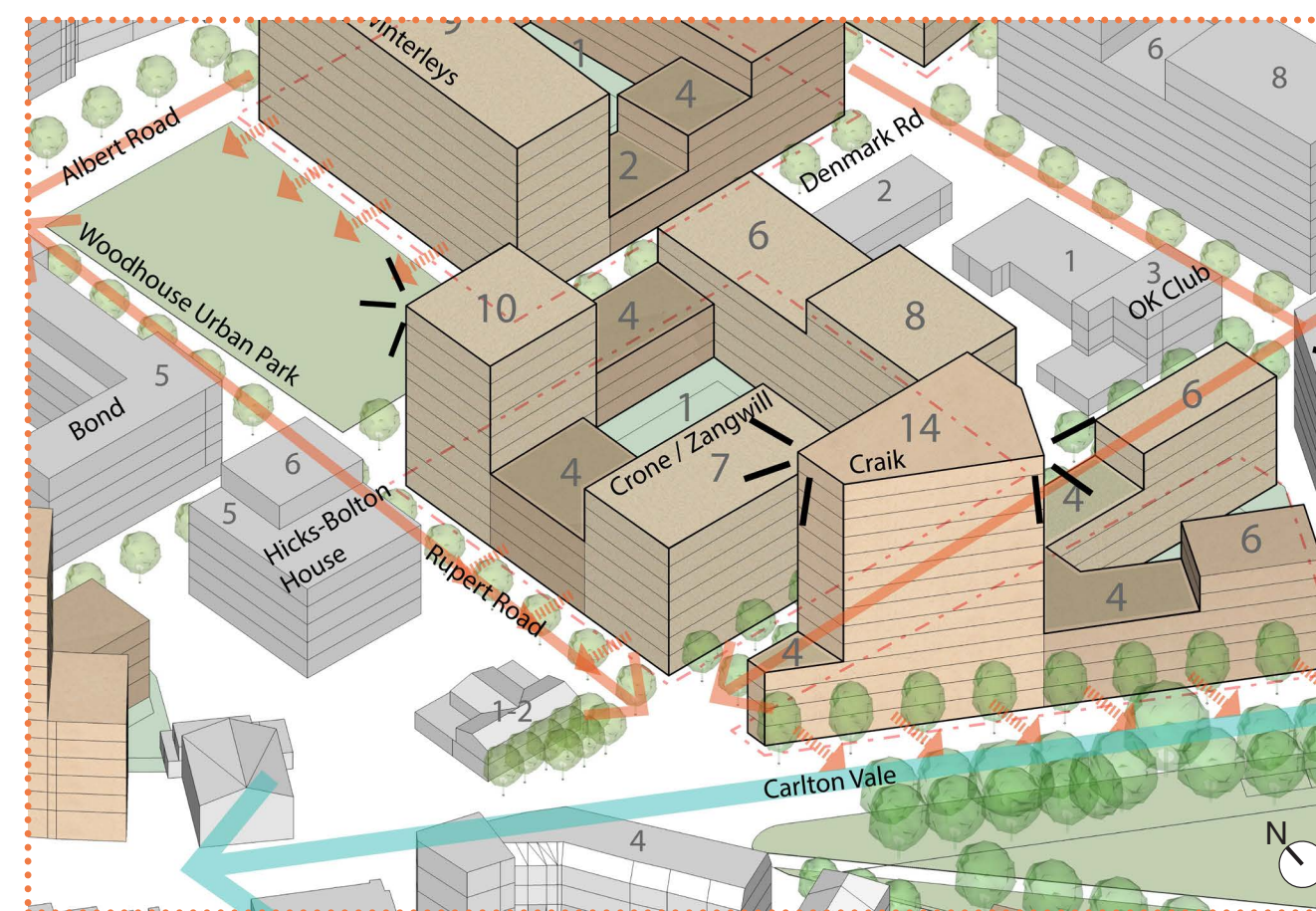


Figure 35. Massing drawing of Crone and Zangwill

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 36 and overcome the potential for a blank wall and undefined space to be a product of the regenerated site (see Figure 36).

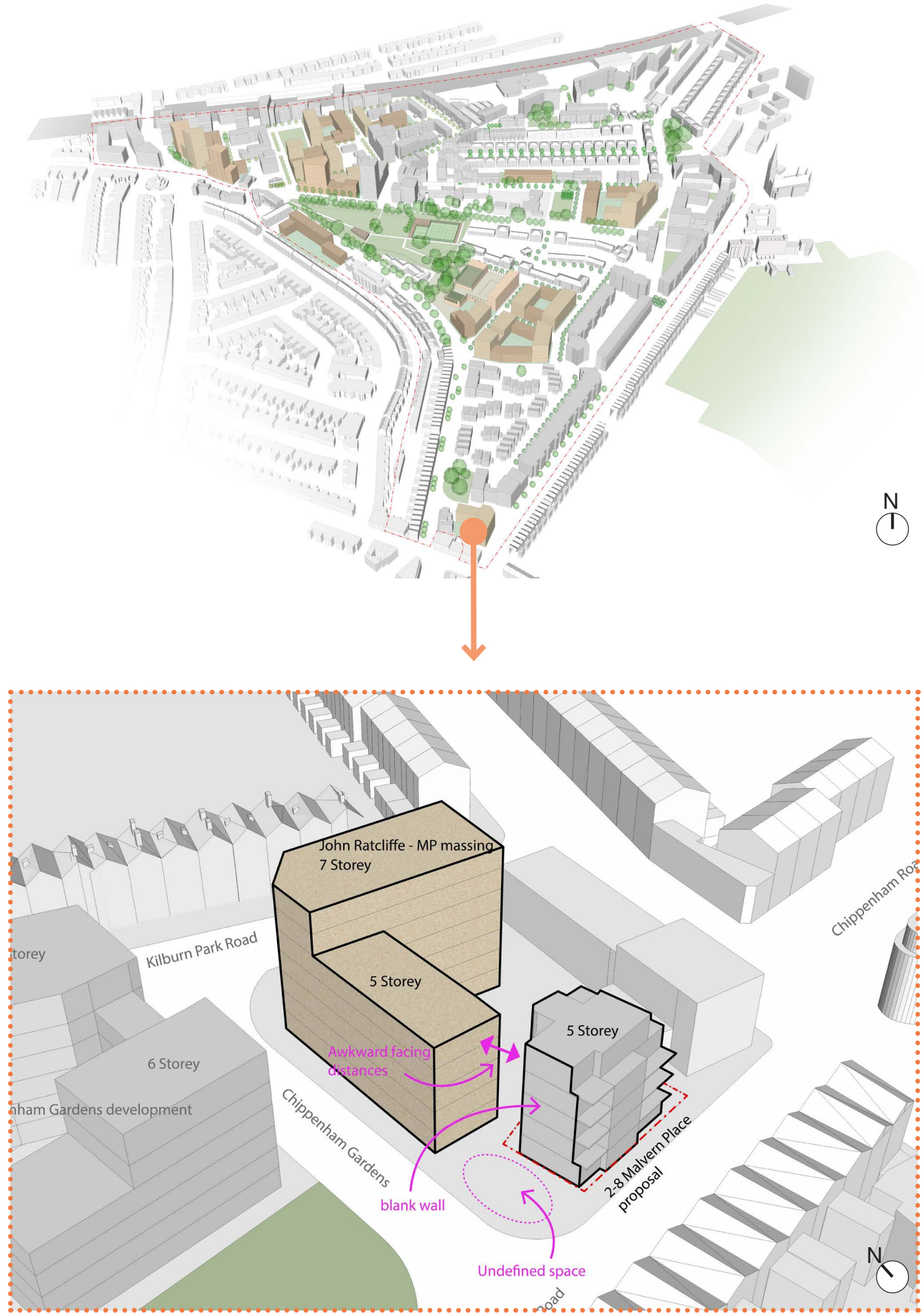


Figure 36. Massing drawing of John Ratcliffe

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 37).

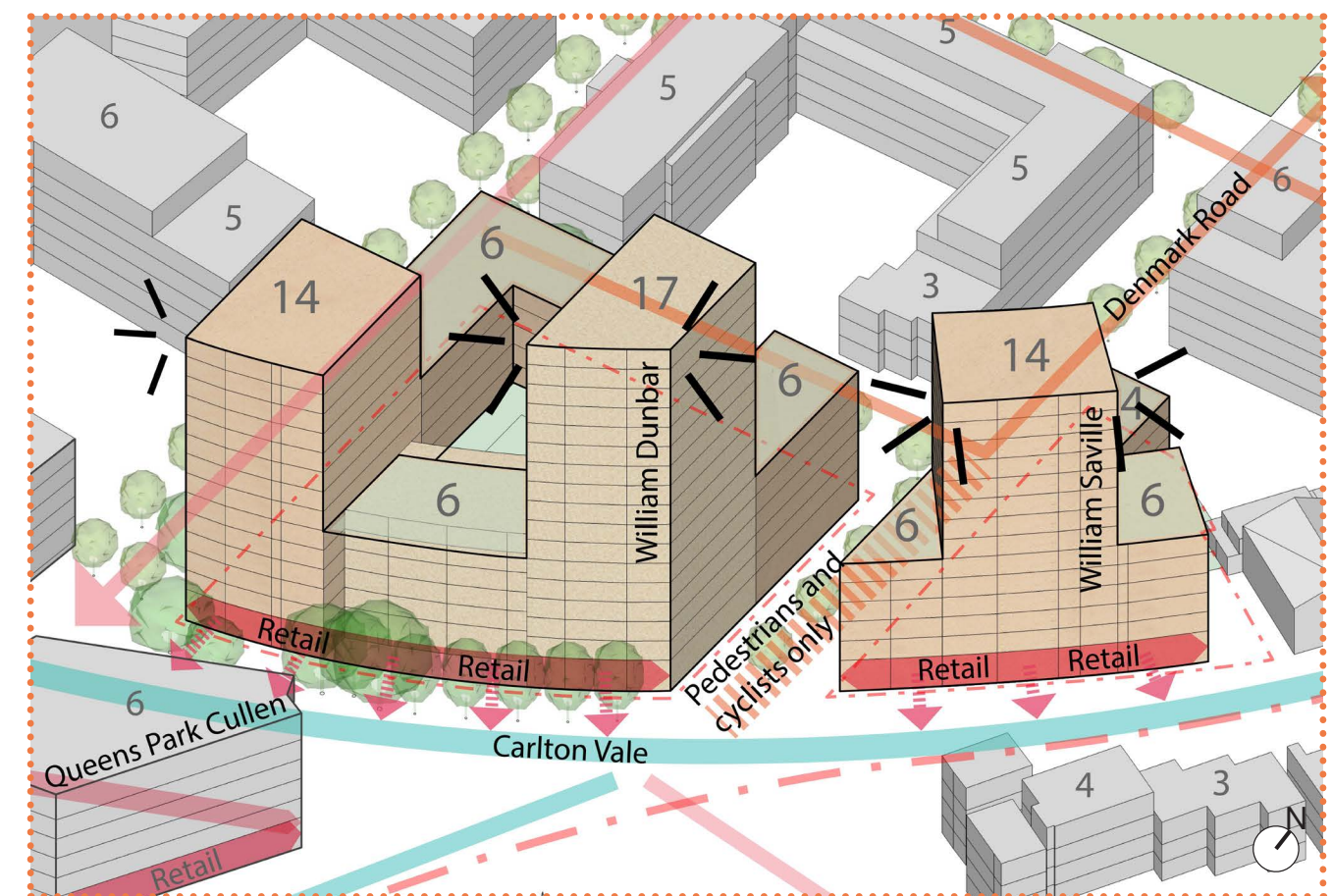


Figure 37. Massing drawing of William Dunbar House & William Saville House

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 38). 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 38. 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 (see illustration 18).



Illustration 18. Carlton houses along Albert Road

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

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 Muslim 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 (see illustration 19).



Illustration 19. Baptist Church

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 (see illustration 20).



Illustration 20. 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 (see Figure 39).



Figure 39. Location of the sites (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 (see Figure 40).



Figure 40. Location of the sites (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 Mingo'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 (see Figure 41).



Figure 41. Location of the sites (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 Gladstone Road frontage a maximum of 5 storeys is likely to be acceptable (see Figure 42).



Figure 42. Location of the Educational and Cultural Centre IR Iran



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Appendices

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Appendix 1 Core Strategy Policy CP9 South Kilburn Growth Area

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Appendix 2 Housing Sites and Delivery Rates

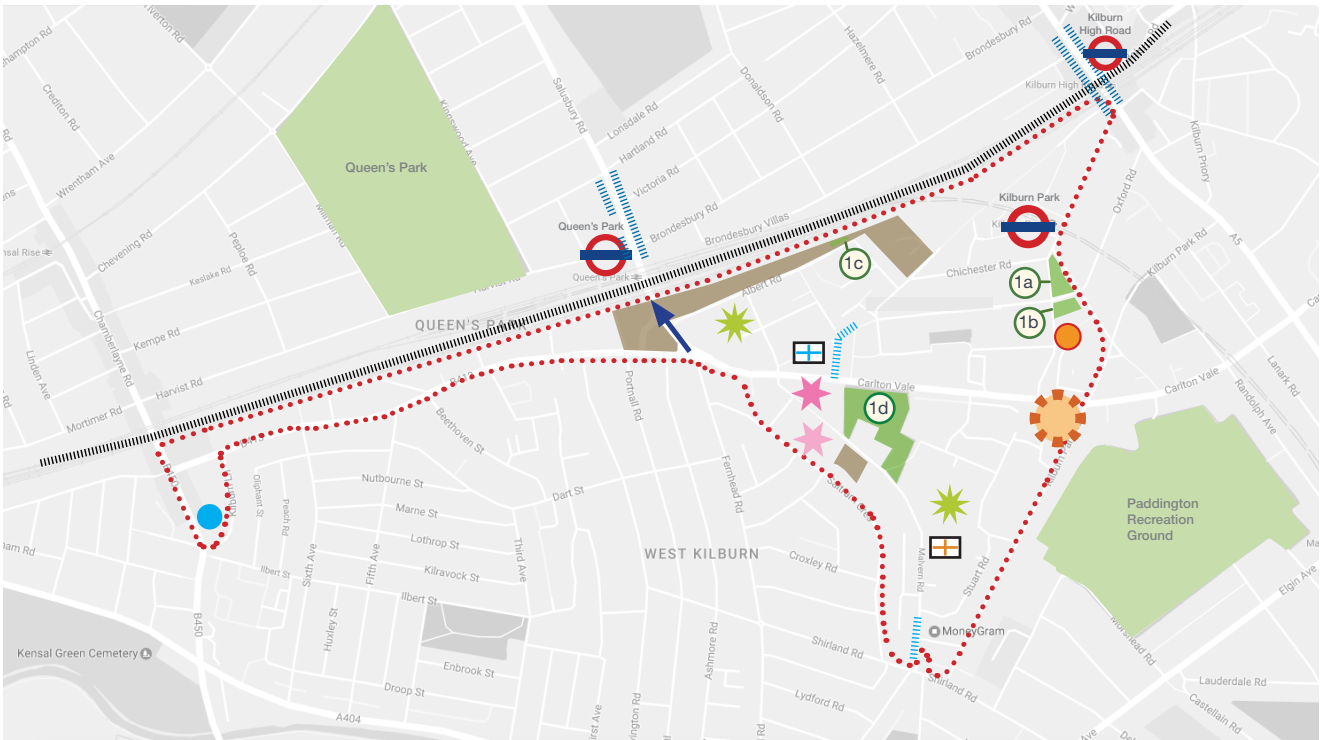
Appendix 1 Core Strategy Policy CP9 South Kilburn Growth Area

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



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%)
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

* 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.

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