

## DRAFT QUEENS PARK PLANNING BRIEF – ISSUES RAISED THROUGH CONSULTATION

	ISSUE	ADDRESSED?	IF SO – HOW? IF NOT, WHY NOT?	COMMENT
1	Who are Bond Group? What experience have they had/what is their track record. Are they UK registered? Can we have information about their previous schemes.			See <a href="http://www.bnbbond.com">www.bnbbond.com</a> . This provides details of the company and of previous developments.
2	What criteria are used to select the developer?			Any developer or interested party can put in a planning application. The brief provides the criteria for assessing any scheme rather than assessing the developer. However, in considering the application the Council may request details of previous relevant schemes undertaken by the developer.
3	Concern about the scale of any commercial use.	Yes	The brief states that “any commercial ....use should only form a small part of the development”.	
4	Do not want a large development like Sainsburys or Tescos or other multinationals or chains. People will not invest in local areas if these companies come in it will raise rents and make it inaccessible to local people.	No	The Council has to consider any application that is submitted and must consider the impact of any proposal rather than the organisation or the developer. However, the extent of any retail element is limited as set out above.	
5	Want to ensure Council has specialist help in dealing with the traffic/transport issues	Yes	This is not specifically noted in the brief, but the Council has specialist highway officers that would assess any application. The Council will also consult Transport for London on any application.	
6	Need to address congestions there are very few crossroads to central London and as such this is always blocked	Yes	A Transport Impact Assessment would need to be undertaken as part of any planning application and any scheme designed to consider traffic management issues.	
7	Need to enlarge the station facilities (i.e.) ticket area	Yes	The brief specifically refers to the need to improve the station facilities “incorporating an enlarged ticket hall”.	
8	Car park should become a bus station	Yes	The brief refers to the need to have improved bus interchange facilities closer to the station and states “possibly on the site of the existing car park – subject to approval by London	

			Buses”).	
9	Need to cover the bus station to protect from weather	Yes	The brief is to be amended to specifically refer to the need to provide improved bus waiting areas with all weather protection.	
10	Need to seek advice on how weather affects the area	Yes	The brief has been amended so that the section on planning requirement now specifically requires a daylight, sunlight and wind assessment.	
11	Support acceptance of educational facilities but are we actively consulting with schools/colleges			The SKNDC have had discussions with educational institutions.
12	Support health facilities are we consulting PCT?			Yes
13	Is there a pressure on existing doctors?	Yes	This is why the brief states that any development would need to ensure that adequate health facilities were available either as part of the development or in the vicinity.	
14	Is there a limit on the height?	Yes	A specific storey height is not given but the height needs to respect the context and the existing adjacent buildings.	
15	Will the affordable housing be affordable?	Yes	The brief requires that any affordable housing meets the Councils definition of affordable housing where in essence the rent for any flats must be similar to that for a similar sized Council or Housing Association property.	
16	Will the shared ownership element be affordable to local residents?	Yes/No	Tenants individual circumstances vary. The shared ownership units required by the Brief will provide an opportunity for some local people. However prices are set by a standard formula which includes market price which will naturally be high given the location of South Kilburn.	
17	Concerned that high buildings are a reference to the context of South Kilburn not Queens Park.	Yes/No	The heights within Queens Park and South Kilburn vary. The height of any new buildings will need to respect the height and design of existing adjacent properties as well as the opportunities afforded by the location near to a town centre and public transport.	
18	How do people know the value of the Albert Road Day Centre – what is the purpose?			The Albert Road Day Centre provides care for adults with severe learning disabilities. It is one of three such facilities in the Borough and the only one in the south of the Borough.
19	Will the brief consider how long flats have been up? Cullen House is a new building	No	The age of any of the buildings will not determine whether a building is to be redeveloped or not. In the case of Cullen House while the building is relatively new its location and form of accommodation (bedsits) means it provides a poor standard of	

			accommodation and there are benefits to be gained from its redevelopment.	
20	Will any new buildings comply with the Disability Discrimination Act?	Yes	Planning requires that buildings and areas are accessible to all. Building Regulations also ensure that buildings are accessible.	
21	No mention of the police station – police have a need for parking which is not provided at the station and officers commute	No	Any parking for the police needs to be within their own site, but key worker accommodation may offer opportunities for officers to live locally.	
22	Many of the properties in SK just need to be repaired/refurbished it is too expensive to rebuild	Yes	The wider issue of the redevelopment or refurbishment of South Kilburn is being considered by the SKNDC and their master planners in consultation with the residents of South Kilburn.	
23	Will there be wheelchair housing provided?	No	The housing need in the borough is for 4 and 5 bedroom wheelchair units on the ground floor. It is unlikely that this type of accommodation can be provided on the Brief sites. Therefore the Council will require 100% of the affordable units to be built to Life Time Home standards rather than the provision of any wheelchair units. Lifetime Home Standards allow people to remain in their homes through all stages of their lives (from children to the elderly) and have scope for all the necessary adaptations.	
24	Any car park should include disabled parking spaces	Yes	The brief has been amended so that the section on parking specifically refers to the need to provide disabled car parking spaces.	
25	Disabled Access must be a key issue not an add on – this should be a showpiece for accessibility	Yes	One of the key development objectives stated in the brief is ensuring Access for all.	
26	Why are the shops between the station and Harvist Road included? These should be excluded.	Yes	The shops were initially included to allow for the redevelopment of the station. As these are not now required the shops have been deleted from the brief.	
27	Need to address lighting outside and at the station make safe at night time	Yes	A specific reference will be included in the revised brief which will review a review of existing direction signing, identifying the need for additional signs and rationalise of existing where applicable.	
28	Need direction signs outside the station	Yes	A specific reference will be included in the revised brief.	
29	Need to address cleanliness at and in front of the station			The concerns raised regarding street cleanliness have been passed to the Councils Streetcare Section. Silverlink are responsible for the cleanliness of the

				station.
30	How many new units will there be? How many more people do we want living there?			The brief does not set a number of units to be provided. The number of units will depend on a number of factors including the mix of uses in a scheme, acceptable scale and massing, the size of units.
31	Would welcome relocating the station but at a lower level so less barrier between North and South Need to address bridge it is Victorian and 3 metres too high need to drop it and the railway lines	Yes	The relocation of the station is being considered and discussed with Network Rail.	
32	£12billion is being spent on the lines in this area we want a share of this spent here.			This matter is beyond the remit of the planning brief and the control of the Council.
33	There is development potential on land to the rear of Albert Road alongside the railway line this should be looked at	Yes	The potential of all land within the area will be considered. All rail land will be discussed with Network Rail.	
34	We build social housing in the poor environments people who cant afford to move and who evidence shows more time in their homes – this needs to be addressed cant we have private near the railway and affordable in good location	Yes	Any development of the site, some of which will be by the railway lines and some will not, will be a mix of private and affordable housing.	
35	NDC area has a high proportion of social housing at present	Yes	The brief promotes a mix of private and affordable housing.	
36	Need to look at the old road patterns – what was it like before – when considering new road pattern. Existing does not work.			The transport Assessment will need to examine traffic management issues and any required changes to the existing road network which may include a consideration of the old road patterns.
37	Support mixed use	Yes	The brief requires that any scheme be a mixed use development.	
38	Opposition to proposals for high rise blocks – want low density	No	National and Council policies support the provision of higher density development in areas such as this.	
39	Only small scale pubs and restaurants not chains i.e. McDonalds	Yes/No	The Council has to consider any application that is submitted and must consider the impact of any proposal rather than the organisation or the developer. However, the extent of any pub/restaurant element is limited as set out above.	
40	New library wanted	Yes	The brief would not preclude the relocation of the library to this site. However this is a matter for the Council Library Service.	
41	New adult education wanted	Yes	The brief welcomes the provision of adult	

			education facilities but cannot ensure that such a facility will choose to locate in this area.	
42	Want open space/green area	Yes/No	The brief seeks the provision of a small area of open space. However it is likely to be a hard landscaped space, with planting.	
43	Need camera (CCTV) security	Yes	A specific reference will be included in the revised brief.	
44	Need good pathways	Yes	The brief seeks wider pavements particularly outside the station and quality materials for the pavements. It also seeks improved crossing facilities.	
45	Need improved station and rail and bus links	Yes	The brief clearly states that this is a key objective for any development.	
46	Need traffic management	Yes	Traffic Management issues will be dealt with as part of the design of any particular scheme. The brief requires any applicant to submit a Transport Impact Assessment which will need to address any changes to road and matters such as traffic management.	
47	Improved landscaping and trees	Yes	The brief seeks the provision of semi-mature/mature street trees.	
48	Should provide for a bank	Yes	The brief allows for a bank but cannot ensure that one will be provided. This decision is a commercial one.	
49	A local performance/community space is needed	Yes	The Brief requires the provision of community facilities but cannot ensure that this will include performance space per se.	
50	Architecture to respect existing / local area	Yes	The Brief will be amended to explicitly state that any design should respect the existing context.	
51	Architecture draw people to the area	Yes	The brief states that any scheme should create a rich and vibrant area which is attractive to visitors and residents alike.	
52	Station needs to be more accessible – currently difficult i.e. stairs	Yes	The brief refers to the need to improve the station facilities including a lift access to all platforms. A general need to ensure disabled access throughout and into and out of the station has also been added.	
53	Shops of a similar nature to existing shops on Salusbury Road	Yes/No	The brief refers to limited retail provision with shops to cater to local need. However, the Council cannot refuse to consider applications by multinational companies, it has to consider any application that is submitted and must consider the impact of any proposal rather than the organisation or the developer.	
54	Capitalise on existing 'villagey' feel to make unique and attractive area	Yes/No	The brief seeks a development which will improve the area. However, any development	

			will not be an extension of the Salusbury Road in terms of the scale of any buildings. National and local government policy supports higher density development adjacent to town centres and transport nodes.	
55	No education use – no additional school runs	Yes/No	The brief has been amended to welcome adult education facility in the area rather than a generic education use which might include a primary or secondary school. This is due to the impact of traffic generated by primary and secondary schools on the local road network.	
56	Have any of the Councils sites been sold?			No Council sites have been sold
57	Are there options other than shared ownership for the 15%? i.e. shared equity	Yes	Shared Ownership is the current method for allowing for affordable properties for sale, however other available alternatives can be considered if it ensures the same objective is met.	
58	British Legion should be kept	Yes	The draft brief requires that the British Legion be reprovided if the current site is redeveloped.	
59	Does the brief address what will happen to Cullen House?	Yes	The brief allows for the redevelopment of the Cullen House site but requires the developer reprovide the accommodation currently provided.	
60	What sites are the Bond Group interested in?			To date they have indicated that any proposal by the Bond Group would include the British Legion site, the car park, Premier House, Keniston Press and possibly the Falcon Pub and Cullen House.
61	What is the timescale for any development			As there is not a current application there is no timescale for actual development of any of the sites.
62	How will the effects / impact of the actual construction phase be addressed?			The impact will be considered when assessing any planning application. Any development will need to be phased
63	Need more active frontage over the railway line	Yes	The brief includes the Station and improvements to the Station and entrance/access.	
64	How is good designed judged? i.e. Tricycle was not supported by the community but won a design award			Any application will be considered by the Councils Urban Designers and the Planning Committee in consultation with the Community.
65	What would Cullen House be replaced with? What would be appropriate at this end of the site?	Yes	The brief sets out the type of uses that would be acceptable in this area and any of these could be considered on the Cullen House site. Ideally however the Council would like to see the	

			reconsideration of the area and the incorporation of the island site. The brief does require that the accommodation in Cullen House be reprovided.	
66	What consultation will there be on any proposals			Consultation will be undertaken on any planning application received for this area.
67	Brief should insist that the Station should be open throughout any development	Yes	The brief has been amended to require that the Station remain operational (as far as practical able) throughout any development phase.	
68	Need a standard of architecture high enough to meet standard set by Queens Park	Yes	The brief clearly requires high quality architecture.	
69	How do you ensure that keyworker is affordable?			Council policies define affordable keyworker accommodation and any keyworker units provided as part of the wider affordable housing provision must meet this definition.
70	Any development should discourage through traffic – if you make it easier it will be a rat run.	Yes	Issues such as this will be considered as part of any application. The Brief requires that a Transport Impact Assessment is submitted as part of any application and this will need to examine traffic management options. However Salusbury Road/Carlton Vale is a local distributor route so it performs an existing function in carrying traffic through the area and this needs to be recognised.	
71	Will Cullen house tenants become HA tenants – will they have a say?			If Cullen House is redeveloped these matters will need to be discussed and agreed with the Councils Housing Service and the Cullen House tenants as part of consultation on any application.
72	Need to get developer to limit the impact of any development through the actual development stage	Yes	The impact of the actual construction phase will be addressed as much as practicable through a phasing strategy (agreed as part of any application) and through conditions attached to any application.	
73	Does the brief refer to the need for an Environmental Impact Assessment?	Yes	The brief requires that any applicant provide the information necessary for the Council to know whether an Environmental Impact Assessment is needed (a screening opinion).	
74	Will planning brief include platforms and tracks?			The Brief does not preclude wider improvements to the operational areas. However the decision as to whether to improve these areas is one for Network Rail.

75	Is LBB to approach Bond Group or put sites out to tender?			The Council is not a property developer and has not approached any developers. The planning brief has been prepared in acknowledgement of a developer's interest to assess any development.
76	What opportunity to comment after the brief is adopted			This is the first stage in consultation. There will be further consultation should a planning application be submitted.
77	Want more retail as come out of station	Yes	The brief allows for retail uses as part of any development and advocates active ground floor frontages.	
78	What kind of retail?			The brief would allow for a range of small scale retail uses catering for local need.
79	Brief would benefit from an Aftercare Management and Maintenance section address cleanliness/day to day care.	No	The maintenance of public areas is the responsibility of Streetcare. Private owners/operators are responsible for their own areas.	
80	Need undercover cycle parking provision.	Yes	The brief requires the provision of plentiful covered public cycle parking.	
81	How will we ensure that the community facilities are reprovided?			The brief requires that all existing community facilities are reprovided. This will be a requirement of any scheme and guaranteed through conditions and a legal agreement signed between the Council and any applicant.
82	Council should work in conjunction with Network Rail	Yes		The Council is in discussions with Network Rail.
83	Need an outdoor area for eating and drinking	Yes	The brief refers to the provision of a pocket open space which could be used for this purpose.	
84	Need adventure playground for kids	No	An adventure play ground is not a priority for this area. However the provision of play space is being considered as part of the wider masterplan for South Kilburn.	
85	Need a safe cycle route that links Salusbury road and Carlton Vale	Yes	The brief has been amended to specifically refer to the need to ensure a cycle route between Carlton Vale and Salusbury Road.	
86	Want a Swimming pool	Yes	The brief would not preclude the provision of a swimming pool but cannot ensure one is provided. The Council is not proposing to provide a public pool in this location.	
87	Want a Youth club	Yes	The brief would not preclude the provision of a youth club but cannot ensure one is provided.	
88	Want an Art gallery	Yes	The brief would not preclude the provision of an art gallery but cannot ensure one is provided.	
89	Want a Religious centre for many faiths	No	A religious centre would not be appropriate in	



			this location due to the traffic generation normally associated with such a use.	
90	Want activities for young people	Yes	The brief would not preclude the provision of activities for young people but cannot ensure one is provided.	
91	Want restaurants and pubs to be elderly and child friendly	No	This is a management issue for any restaurant or pub – it is not a matter that Council can control.	
92	Want an alternative health centre	Yes	The brief allows for the provision of a health centre.	
93	Update/refurbish the Falcon	No	This is beyond the remit of the Council and the planning brief. This is a commercial decision that needs to be made by the owners of the Falcon Pub.	
94	Encourage an architectural competition to select architects	Yes	The Council would support any developer which sought to select an architect through an architectural competition. As Council is not the developer it could not run such a competition itself and insist that any developer use a particular architect.	
95	If car park is removed there will be nowhere to park	Yes	The brief requires a public car park for short term stay only be re-provided in any new scheme.	
96	If housing is built there needs to be a guarantee that school places are provided as schools in the area are over scribed with a lack of funding	Yes	If the number of children likely to be occupied in any scheme is greater than the capacity of school places in the area then the applicant will be expected to contribute towards the provision of additional school places as part of a legal agreement.	
97	Consideration needs to be given to how the area was historically			In considering any new layout reference may be made to the historical patterns.
98	A holistic approach is needed	Yes	The planning brief clearly states that any redevelopment of the area must be addressed comprehensively.	
99	There should be inducement to help those who work and live in Carlton to be able to buy in Carlton	Yes	The Brief states that 50% of any housing provided should be affordable and within this 15% is for shared ownership.	
100	Will the impact of the new households (and potentially growing household sizes) on health services and local schools be considered?	Yes	The Brief states that New residential development will generate demand for additional community facilities and any redevelopment must include community facilities (including health and education) to meet this need.	
101	Have other possible sites for the Albert Road Day			Alternate sites could be investigated as

	Centre (if redeveloped) been considered? (i.e. Granville and Carlton Centre)			part of any application or the masterplanning for the wider South Kilburn New Deals for Communities area.
102	Current geographical location of the Albert Road Day centre is important	Yes	The brief states that if the site is redeveloped any replacement facility should be in the vicinity/south of the Borough.	
103	Need written confirmation that the Albert Road Day Centre will be replaced	Yes	The brief provides written confirmation. It states that the loss of the Centre will only be considered if a replacement centre is provided.	
104	Any new day centre should not be smaller in size than it is currently	Yes	The brief states that that any replacement facility must be of an equalient or better quantity or quality.	
105	Will there be an increase in density?	Yes	At present a number of the sites within the area are underutilised.	
106	How will the new affordable housing be allocated?			Allocation is a matter that will be addressed by the Councils Housing Service.
107	Lively Street frontages are required	Yes	The brief seeks active frontages.	
108	A reasonable sandwich shop is needed	Yes	The brief allows for an element of A3 uses or restaurants/cafes/pubs.	
109	Street Furniture should be rationalised	Yes	The brief requires that a landscape strategy be submitted as part of any application and this should include a review of existing street furniture, identifying the need for additional items (seats, bins, cycle stands, planting signs etc.) and/or a rationalisation of the existing furniture.	
110	The brief allows office space but office space in Salusbury Road is being converted – is there a need/			Any developer will have to assess the need for office space when drawing up a scheme. This is a matter for any developer.
111	The bridge should be widened to allow for a pick up point outside the station			The brief already states that a taxi rank and public set down facilities are required outside the station. The Transport Assessment will consider (with public transport operators) whether the bridge will need to be widened to accommodate these facilities.
112	The Falcon Pub is a landmark and has a friendly atmosphere should not be destroyed	No	The Falcon Pub has been included to allow for a comprehensive development of this area and in order to address such issues as public transport improvements, highway impact, severance, design and community benefit.	
113	High quality architecture & environment must be guaranteed before an application is considered	Yes	The brief clearly insists on high quality architecture and landscape design. Any	

			application will need to demonstrate that both are achieved.	
114	Tenants of Cullen house must know their precise future in advance			If Cullen House is to be redeveloped the Brief requires that the accommodation is reprovided and any planning application will need to include details which will be discussed with the Councils Housing Service and current tenants/owners.
115	Cullen House should not be demolished sold on or transferred	No	Cullen House as has been included to allow for a comprehensive development of this area and in order to address such issues as public transport improvements, highway impact, severance, design and community benefit.	
116	Any scheme must observe the guidelines for the Queens Park Conservation area			None of the site is within the Queens Park Conservation area.
117	The wall between Harvist Road and the railway line should be repaired / improved			This is beyond the remit of the Brief and is a matter for the owners of the land.
118	Accommodation for key workers should be provided	Yes	The Brief allows for the provision of keyworker accommodation	
119	Good quality sound proofing is needed for new flats, particularly if near the railway line	Yes	Any new built housing in this location will need to have sound attenuation features designed in from the start. The brief requires that a noise assessment is submitted with any application. This considers levels of noise in an area, how they compare to acceptable national standards and if necessary any measures to meet these standards. As part of any planning application soundproofing between units will be required.	
120	Need secure car parking	Yes	Details of the security will be addressed as part of any planning application. Any replacement public car park should be provided to British Parking Association Secure Car Park Standards, incorporating good lighting, CCTV etc. Applications are considered by a Met Police Crime Prevention Officer.	
121	Any new flats need to be secure	Yes	Details of the security of the building will be addressed as part of any planning application. Applications are considered by a Met Police Crime Prevention Officer.	
122	All buses should come through one point, a central location	Yes	The Brief seeks the provision of an improved public transport interchange, implying that all buses will serve one point, which would be the optimal solution. This will however need to be discussed with London Transport. .	

123	No public art – residents do not want to pay for it and it is not normally as innovative or as appreciated as it is thought to be	No	Public art is paid for by the developer not local residents. Public art can take many forms and the form would be discussed with the local community and could be undertaken by a local artist.	
124	If there is a higher building can there be a restaurant at the top of the building	Yes	The brief allows for a restaurant use and would not preclude a roof top restaurant but this is a commercial decision for any developer.	