

A summary of the Masterplan for the  
future development of South Kilburn  
Draft 02 – 23 November 2003



# A New Future for South Kilburn





# A new future for South Kilburn

## The purpose of the Masterplan document

This document presents a vision for the future development of South Kilburn. Over the past 100 years South Kilburn has experienced many changes, most of which have not involved the residents in the decision making process. This Masterplan process offers an opportunity to plan for the future in a creative and inclusive manner for the people of South Kilburn and for the new residents who will come to live in the area. The Masterplan creates a framework to guide the way changes take place.

This Masterplan was developed after extensive consultation with the community and stakeholders and informed by a range of technical studies. The Masterplan provides a proposal for the physical regeneration of the area, which complements and assists the wider social and economic regeneration proposals for the area in line with the vision and objectives of the NDC, the community and the local authority.

The vision of the masterplan also has to be grounded in financial reality and work within the existing regional, national and local policies. The Masterplan is a physical plan based on a financial strategy called the *Business Plan*. The Masterplan does not replace existing plans nor interfere with the statutory planning process. At this stage it is a vision framework developed to respond to the objectives of the NDC Delivery Plan, the views of Brent Council and the views of South Kilburn's residents. The Masterplan also draws on various background studies carried out to inform the regeneration process

This document, the *Executive Summary* – together with nine detailed supporting documents – sets out the vision, principles and proposals for the future of South Kilburn

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# the physical context

## South Kilburn and its Surroundings

South Kilburn, located at the southernmost tip of Brent, is home to some 7,000 people. On the fringe of central London, it has many singularities that distinguish it both physically and socially from its surroundings.

South Kilburn NDC covers 46 hectares measuring 1.8 kilometres along its northern edge and is bordered by three London Boroughs; Camden, Westminster and Kensington and Chelsea.

The Masterplan covers the former Carlton Ward which is generally known as South Kilburn. It was designated the South Kilburn NDC in 2001

At just over one mile from Paddington, South Kilburn is on the fringe of Central London. It is particularly well served by public transport with Bakerloo Line stations at Queens Park and Kilburn Park and Silverlink Euston services from Queens Park and Kilburn High Road. These links connect South Kilburn directly to major employment and training opportunity areas at Paddington, Park Royal, Wembley and the West End. It is also served by 5 bus routes that pass within the area and 5 routes that skirt it.

The West Coast Mainline runs along South Kilburn's northerly edge, acting as a physical barrier and a major source of noise. In addition the long unbroken stretches of Malvern Road and Kilburn Park Road mean that South Kilburn suffers from a considerable degree of isolation from its surroundings.

South Kilburn is also divided within itself, the main east/west road, Carlton Vale, is seen locally as an artificial barrier, a division between the northern and southern parts of the area.

Whilst South Kilburn is well linked to the outside and closely surrounded by many facilities, it is

notable that it contributes little to this part of London, there being few, if any, reasons for neighbouring residents to enter the area.

South Kilburn also makes little contribution to its surroundings owing to its poor physical layout, the poor condition of its buildings and public realm, economic disadvantage, social exclusion and a general feeling of "differentness", possibly uniquely so in an area as well connected by roads and transport links as this.

South Kilburn NDC area contains some 7,100 residents in 3,316 homes, 70% of which are Council owned and 12% under the control of Registered Social Landlords. A further 10% of homes are leasehold ex-Council housing. Of the remaining 8% privately owned housing, hardly any of this is to be found within the major part of south Kilburn, the area bounded by the railway, Kilburn Park Road and Malvern Terrace.

Nearly three quarters of these homes are purpose built flats constructed between the early 1950's and late 1970's.

South Kilburn is an area in long term decline, characterised by a concentration of high rise, low quality public housing. Interspersed with the tower blocks are pockets of Victorian street properties, a small (and largely empty) commercial area and a handful of public facilities and services.

There are large areas of local retail use within reach of South Kilburn notably on Kilburn High Road, Salusbury Road, Chamberlayne Road and Shirland Road. There are some shops on Malvern Road spilling over from Shirland Road and a few on Kilburn Lane just south of Queens Park Station but otherwise the main retail activity in this part of London is just outside South Kilburn.

Other uses within walking distance include schools, library, sports and community centres, employment

and significant public open spaces in the form of Queens Park and Paddington Recreation Ground.

South Kilburn has a poor physical environment arising from the following factors:

- A scale and built form which does not integrate with the character of the surrounding area, setting it apart and contributing to its sense of isolation
- Under-investment in homes which are deteriorating with large numbers nearing the end of their useful life.
- An unclear network of streets and footpaths, which are difficult to navigate and contribute to the poor quality of the public realm
- Poorly designed open spaces and play areas with ill-defined boundaries between public and private spaces.



For further information on the history and context of South Kilburn see our booklet **CONTEXT AND THE COMMUNITY**



# the community



*Above and left – Resident consultation November and June 2002*



*Below – carnival time in South Kilburn*



An understanding of the community of South Kilburn is fundamental to preparing a Masterplan that properly serves this community. The people define South Kilburn and by adopting a community led approach to the development of the Masterplan the NDC has ensured that the community has been actively involved in defining the South Kilburn of the future.

The diversity of its 7,000 people is part of the character of South Kilburn. The white population at 43.5% is largest ethnic group with a very significant Black population of 39%. Asian or Asian British residents make up only 8.9%. These figures hide significant sub groups, 18.1% Black Caribbean, 16.9% Black African and an 8.5% White Irish. South Kilburn differs radically from the rest of the Borough where 27.7% of the population are Asian or Asian British and 19.9% Black or Black British.

South Kilburn ranks as 258th most deprived ward in the country, out of 8414 wards, in terms of Multiple Deprivation. There are persistent and deep rooted economic and social problems:

- **Income** – Almost 10% of South Kilburn households earn less than £5000 per annum and around 25% earn less than £10,000, the highest proportion in Brent, in stark comparison to the London average of £33,700 per annum.
- **Employment** – Despite the positive economic climate in London, unemployment within South Kilburn is running at over four times the national rate at 16.3% with high percentages of male, female and youth unemployment.
- **Crime** – Crime and the fear of crime is a key concern for residents with over half in a recent survey saying that they felt unsafe walking alone at night.
- **Education** – Educational attainment is low with GCSE performance below the national average. Around 19% of young people from South Kilburn achieve 5 or more GCSE passes at grades A-C compared with the national average of 52.6%.

- **Health** – The health of South Kilburn's residents is generally poor. Within the 31 Brent Council wards this ward appears within the top three with worst record in terms of infant mortality rate, teenage pregnancies and the proportion of underweight babies. One fifth of residents have a long term illness whilst the Standard Mortality Rate is 10% higher than the borough average.

A recent survey of 800 households in South Kilburn identified that 70% would want to remain living in the area if the current problems are tackled. This demonstrates real commitment to South Kilburn and gives confidence that successful regeneration can be achieved.

The aspirations of residents were sought through a series of surveys, workshops, public meetings, exhibitions and community audits. Their key priorities are:

- To have better quality homes
- To upgrade the quality of the environment
- To increase employment opportunities
- To improve education for all
- To increase incomes within the community
- To overcome crime as well as the fear of crime
- To improve health and life expectancy
- To provide easily accessible community facilities, particularly for the young and elderly
- To ensure a healthy lifestyle for all.

The Community of South Kilburn is very diverse, reflecting many different cultures and backgrounds. It also features highly in all the significant indices of deprivation. The regeneration of the area can only succeed if it acknowledges and uses as a base the richness of the population's culture and uses the people's aspirations for more equitable opportunities as the Masterplan's objective.

*Resident consultation in November 2002*



*For further information on South Kilburn's community refer to our booklet COMMUNITY, CONSULTATION AND THE EVOLUTION OF THE MASTERPLAN*



# a new deal for South Kilburn

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Over the past 20 years significant government funding has been put into failing housing stock through Estate Action, City Challenge, Single Regeneration Budget, Estate Renewal Challenge Fund and more recently *New Deal for Communities (NDC)*.

New Deal For Communities is a key programme in the Government's strategy to tackle multiple deprivation in the most deprived neighbourhoods in the country, giving some of the poorest communities the resources to tackle their problems in an intensive and coordinated way.

The Council prioritised regeneration activity in South Kilburn in 1998 when it based a team in the area to work with residents to take forward regeneration activity. In 1999 the Council agreed that South Kilburn would be the proposed *New Deal for Communities* area in Brent. The Government Office for London (GOL) endorsed this decision and invited the NDC Partnership to submit a Delivery Plan Bid for NDC resources

In May 2001 GOL awarded South Kilburn NDC £50 million towards the physical, social and economic regeneration of the area over a ten year period. The vision of the NDC is to ensure that South Kilburn becomes a desirable place to live, learn and work. To achieve this the NDC has developed a 10 year delivery plan which sets out the regeneration objectives for South Kilburn which fall into five theme areas:

- Housing and the Built Environment
- Crime and Community Safety
- Young People and Education
- Income, Employment and Health
- Widening Participation

To this end £29 million has been allocated to non-housing and non physical projects aimed at economic and social aspects of regeneration – this will be used on NDC projects in areas such as crime, education, leisure, health, employment and training and to promote social inclusiveness and cohesion.

A further £21 million is being used to 'pump prime' the regeneration of housing and the built environment. It is a central principle of the NDC and best practice, that physical regeneration underpins and assists in enabling the social and economic community regeneration to occur. Although at the time the Government's NDC priorities did not include housing, extensive consultation with the community highlighted the fact that improvements to local housing conditions and the built environment were the residents top priority. More specifically residents identified the objectives:

- The provision of a range of high quality, affordable and well maintained housing to meet the needs of people in South Kilburn.
- An increase in tenure diversification and choice for the residents of South Kilburn whilst maintaining the same level of social housing.
- An increase in satisfaction with the the quality of housing services.
- An increase in satisfaction with the quality of the environment.

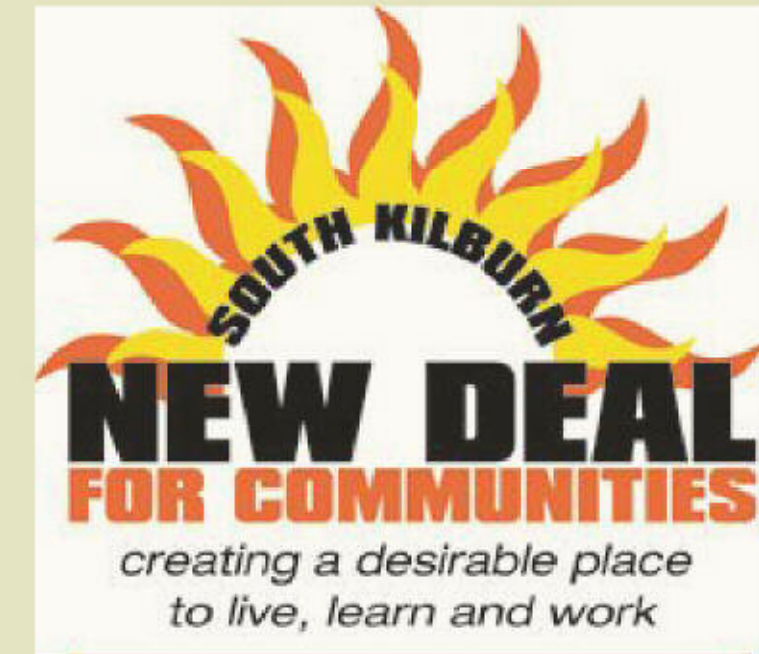
It is also considered that the physical regeneration of the area facilitates the other themes and the NDC objectives.

Therefore the NDC commissioned the development of this detailed Masterplan which will act as a framework to deliver substantial improvements to the community of South Kilburn not only in terms of housing but also health, community safety , community facilities, employment, education and wider social benefits.

The total built masterplan envisaged will cost nearer to £500 million. At the time of preparing this report, there is no funding available for the reconstruction of social housing, even where it can be demonstrated that there are unchallengeable structural reasons for rebuilding.

South Kilburn is fortunate that it falls within an area of high land values. This can be used beneficially to build flats for sale and use the sale profit to cross subsidise the rebuilding.

The fact that the redevelopment that has taken place since the war has lowered densities considerably means that with the additional housing for sale density increases only slightly above that in the adjacent residential areas.





# a vision for the future of South Kilburn

*The NDC has a vision for the regeneration of South Kilburn:*

- To create a desirable place to live, learn and work
- To have a safe neighbourhood, free from crime and the fear of crime
- To have an inclusive and sustainable neighbourhood which works together to meet the needs of its diverse communities.

The redevelopment proposals set out in the Masterplan will achieve this vision by:

- Creating a higher quality environment, higher quality housing and a mix of housing tenures that will ensure that South Kilburn promotes a better social mix, encourages residents to stay in the area and so becomes a better place to live.
- Enhancing safety and security with buildings designed to reduce crime, greater overlooking of open spaces and streets, a wider mix of uses increasing street level activity, better links between the neighbourhoods and transport nodes and a clearly defined hierarchy of public, private and semi-private spaces between buildings.
- Making improvements in educational achievement through the implementation of an integrated education and employment strategy for young people. Key features are the provision of *Out of School Study Centres* and the *Learning Families* scheme which is designed to support parents and assist their children to learn.
- Increasing recreational and social opportunities for young people in the area by providing space for sports and recreation and involving young people in the regeneration process.
- Raising the skill levels of residents participating in Lifelong Learning opportunities through the improvement of the existing BACES facilities
- Providing more local employment and training opportunities through the provision of business start-up units, commercial and retail premises.
- Providing new community facilities that can enhance involvement in community activities with five new Resident Activity Centres designed to facilitate a variety of uses, a new purpose built centre for sports and new public open spaces landscaped to provide play and relaxation for all.
- Reintegrating South Kilburn physically into the surrounding area by creating a more sensitive built form, by changing the street pattern and increasing the number of cycle, pedestrian and vehicle links which will enhance the built environment.
- Introducing more private and semi-private external areas such as roof terraces, balconies, private and communal gardens to provide a variety of recreational spaces accessible to all and improving the private and public realm.
- Improving the health of residents through the provision of two new high quality Healthy Living Centres offering improved and coordinated health services and promoting independence, choice and healthy living for all.
- Providing environmentally friendly buildings, enhancing the general physical environment and promoting a green lifestyle by implementing a system of waste management.

- Encouraging the increased participation of local people to reduce barriers to involvement through initiatives to provide to ICT and the Internet, allowing local people to gain access formal training relative to community participation, encouraging small scale "Grass Roots" Activities, rewarding participation in regeneration via the South Kilburn Passport and developing community consultants.



March 2001 New Deal for South Kilburn Delivery Plan



# the Masterplan

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The Masterplan proposes to rebuild and refurbish nearly 2500 homes in a new high quality urban environment that makes the best use of the available land to create a better South Kilburn. About 1400 new homes for sale will cross fund the rebuilding of 1500 affordable homes together with a major improvement of the general built environment, public spaces and public routes.

The Masterplan proposes a new urban grain that:

Creates a new street network by using the existing network of the original street pattern and creates better connections with the surrounding urban context.

Uses the successful building form of the wider area (and indeed one part of South Kilburn, the Acorn Estate), to help connect the area back into the wider context.

Recreates a clear and logical structure to the area in the form of an urban grid to allow movement through for local services and access to facilities and homes.

Places all new and rebuilt facilities in locations where they allow safe and easy access to new and refurbished homes.

Reinforces the 6 neighbourhoods in South Kilburn by the location of open space and facilities within a walkable local environment.

Uses open space as a means of enhancing life in South Kilburn by locating it close to where people will live and walk and by linking these landscaped areas with tree lined avenues.

Encourages mixed use and locates other uses where they are most accessible to residents.

Builds on the existing community facilities at the heart of South Kilburn around the Carlton Centre to create a real community hub with a new Healthy Living Centre and major sports hall and rebuilt shops.

The Masterplan proposes a new urban form that:

Builds homes with a variety of heights from 4 to 20 storeys but which is predominantly between four and five storeys.

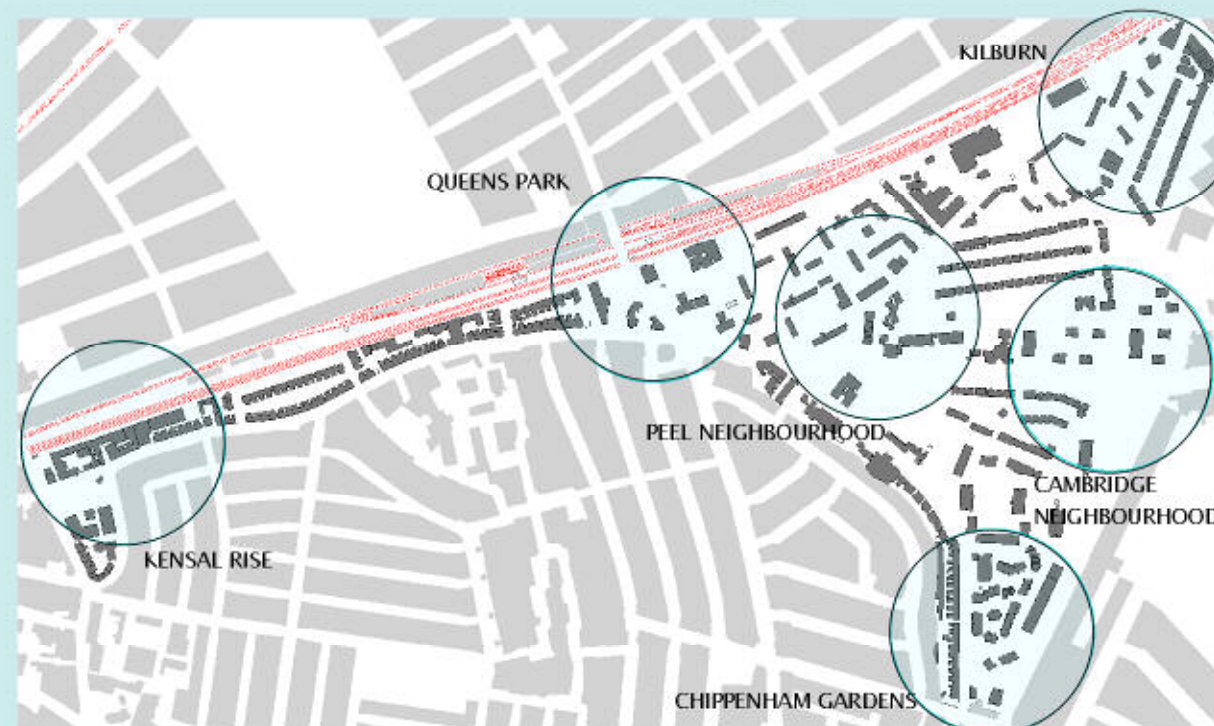
Has a built form consisting of perimeter blocks that front onto streets and enclose semi private open space for residents and incorporates the best principles of safety and security by design.

Increases the density of housing to around that of the neighbouring areas.

Has a density contour that places the most people in the best locations, near the tube and bus links and the shops.

Respects the existing listed buildings and conservation area using them influence and enhance the new buildings

Uses landmark buildings to create new views and vistas, a series of focal points that make South Kilburn easy and pleasurable to walk around



South Kilburn consists of a number of smaller communities, each relating to its own area and often defined by the types of homes that residents live in. Each neighbourhood relates differently to the shops, buses, tube, schools and healthcare and each sees the overall South Kilburn from different viewpoints. The Masterplan will provide community facilities in each neighbourhood and relocate people as close as possible to their present homes to reinforce the existing communities.



REFURBISHMENT REBUILDING

The existing plan of South Kilburn showing the extent of the redevelopment of South Kilburn. 1500 homes will be re-built. The nineteenth century homes are all seen as worth refurbishing together with a good number of the flats built in the 1960's where residents have said they are very happy with their flats.

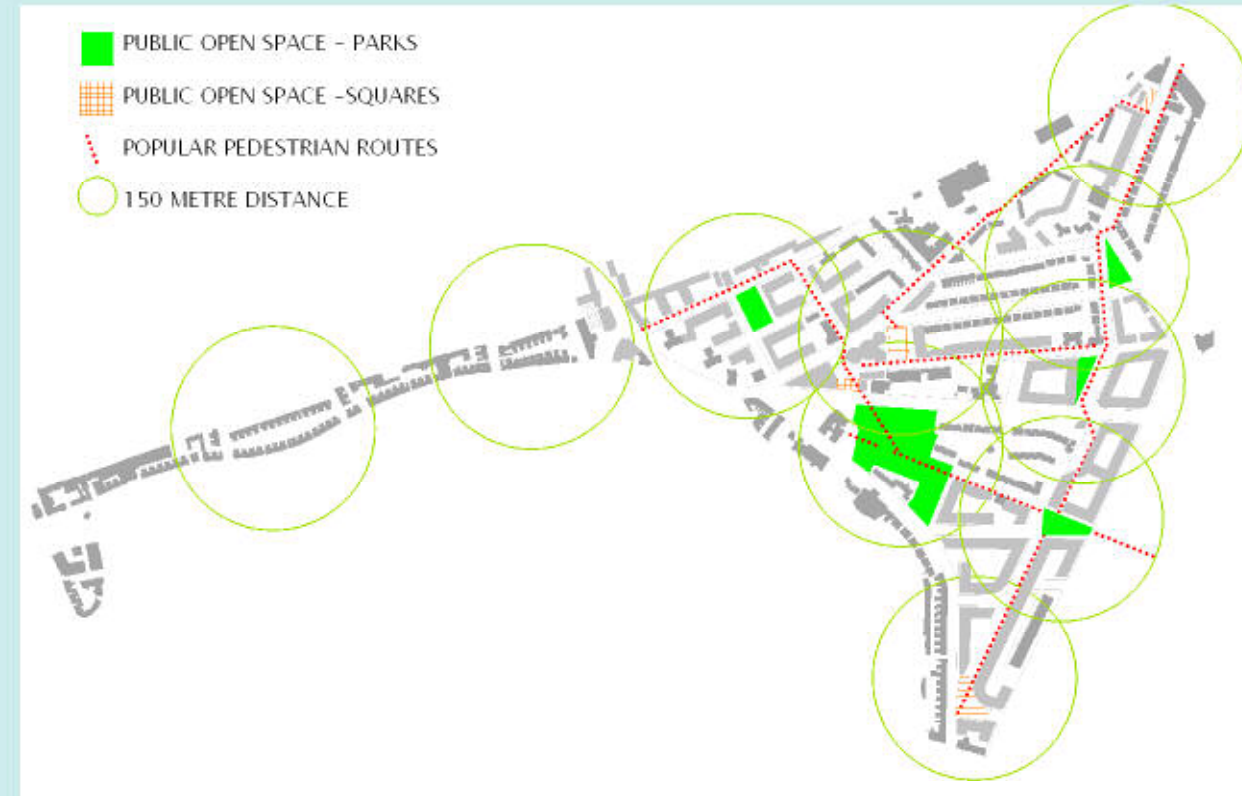
For further information on urban design proposals see our booklet **DEVELOPING THE MASTERPLAN**



# proposals



Above - No town has all its buildings of the same height and South Kilburn will be no different. Whilst most of the new blocks are four to five storeys there are taller buildings so as to be able house everyone. Some of the taller buildings will be along the railway line where they have little overshadowing effect on existing housing. There will also be taller buildings in the heart of the area to act as gateways, to create vistas and give identity to differing neighbourhoods. There are also taller buildings near to the tube and bus routes to allow the greatest number of people to live in the best locations. Below - Section through the masterplan showing the relationship between new and existing building heights the railway, the streets and open space.



Open space is at the heart of the Masterplan. New urban squares are created throughout the area, most have tree and shrub planting and space for play and relaxation but there are also two hard urban spaces where events can happen in winter or where people can sit outside a café and watch passers by.



A new street and footpath network for South Kilburn



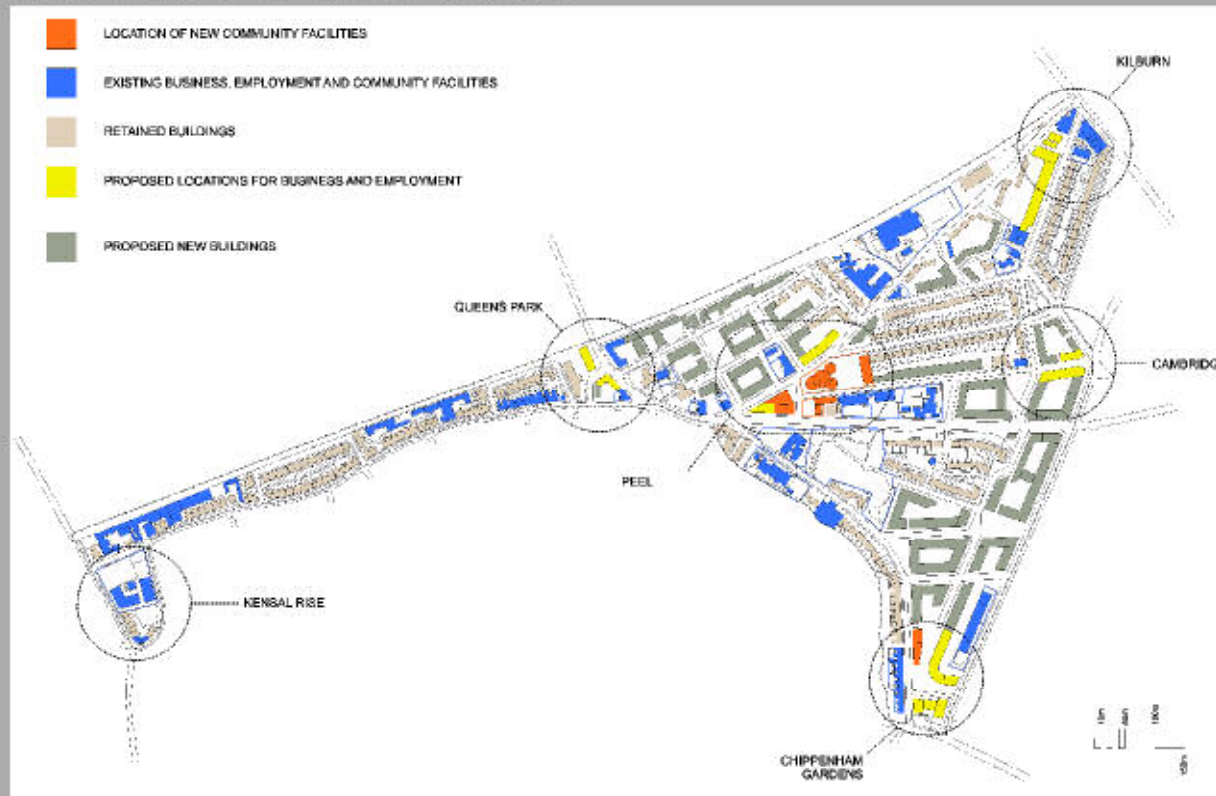
# the principles of

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New layout of South Kilburn



Plan showing location of non-housing elements



Left - Allington Road and Claremont Road will become Home Zones, reclaiming the streets for all residents.



View showing new buildings and streets



Top left - Viewed from the air the street and block pattern and the scale of the Masterplan resembles that of the surrounding areas. This has been one of the key objectives, to re-insert South Kilburn into the surroundings with a modern interpretation of the traditional London scene. Gone are the point and slab blocks, gone are the concrete decks and walkways, South Kilburn becomes a modern human scale environment within which the community can flourish.

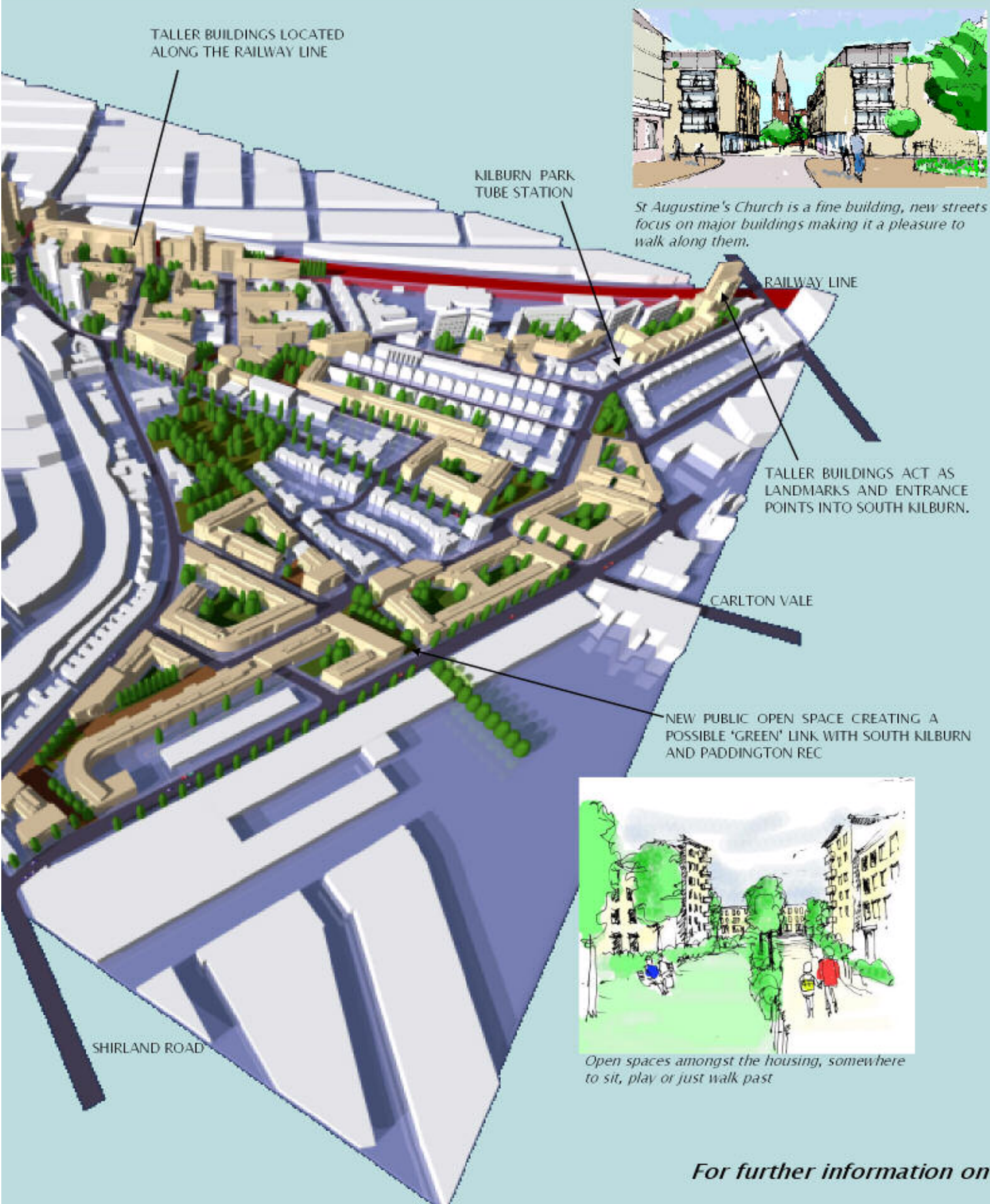
View showing a new square



Bottom left - Mixed Development - Diversity of use is a key to the future - housing only developments are sterile and bland. The 174 existing uses in the area will be rehoused and encouraged to continue. New affordable work spaces will help build on the NDC's skills and employment programmes, new Residents Activity Centres will provide the location for residents to meet, run activities and organise themselves and a new sports centre will be a new focus for leisure in South Kilburn and well beyond.



# f the masterplan



## Homes – the masterplan:

- Maintains the same level of affordable housing provision
- Provides flexible and adaptable new homes
- Refurbishes all existing Council properties to exceed the Decent Homes standard and provides additional homes, of varying tenures helping to sustain a mixed and balanced community
- Introduces a range of tenures providing the opportunity for all to access different tenures within South Kilburn
- Provides new homes with internal space standards that are equal to or exceed the largest sizes of existing affordable homes on a like for like basis

## Urban design form and layout – the masterplan:

- Aims to transform South Kilburn into an exciting, lively and safe part of London where people are proud to live and eager to visit, through the use of high quality and varied building design, spaces and routes.
- Defines and connects local neighbourhoods within South Kilburn.
- Reintroduces a traditional street pattern as is found in the popular parts of London.
- Reintegrates South Kilburn with its surrounding areas.
- Provides a safe and visually attractive public realm.
- Creates a sense of place and identity for South Kilburn and its various neighbourhoods.
- Retains, respects and conserves listed buildings and conservation areas, enhancing historical vistas and views.
- Applies Secured by Design principles to ensure safety and security of public environment is prioritised.

- Improves the permeability, connectivity, legibility and quality of the road layout

## Open space – the masterplan:

- Organizes landscape as clear components of the wider pattern, rather than space leftover around and between buildings
- Increases the amount of public open space
- Creates new, high quality areas of public open space usable by all sectors of the community
- Introduces the concept of high quality private gardens, communal gardens, roof gardens and balconies

## Community benefit – the masterplan:

- Provides a range of new community, social and commercial facilities to meet the needs of the community
- Creates community buildings which are accessible to all
- Provides a range of modern health facilities to meet local need and to promote healthy living.
- Provides a high quality, affordable indoor sports facility, allowing a range of sport and recreational activities and constructed to Sport England standards
- Increases density underpinned by adequate health, community, transport and educational facilities



# movement and transport

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The masterplan provides safe and convenient access for all homes, work and play with:

- Improved permeability, connectivity and quality of the road layout to actively promote walking and cycling
- New roads constructed to adoptable standards
- Improved public transport interchanges at Kilburn Park, Queens Park and Chippenham Gardens thereby reducing the need to travel by car
- *Car Clubs* introduced to provide residents with access to vehicles on a short term basis to allow residents access to cars when they need them and reduce the need to own a car in South Kilburn
- A green boulevard along Carlton Vale creating a safe and convenient connection between local neighbourhoods and promoting biodiversity
- Safer streets for pedestrians and cyclists with better lighting throughout the area
- Improved routes between South Kilburn's neighbourhoods preventing the over reliance on the use of private vehicles for short and/or non-essential journeys
- Safer routes to schools and other community facilities
- Measures to calm traffic in order to reduce the divide between South Kilburn's neighbourhoods and reduce "rat runs"
- Redesigned junctions to replace the one way systems at Queens Park and Carlton Vale
- The introduction of car-free developments near Queens Park and Kilburn Park tube stations
- More designated cycle routes
- Increased number of safe crossing points particularly along children's routes to schools
- Home Zones introduced as part of a strategy to reduce the adverse impact of the motorcar and strike a balance between vehicular traffic and pedestrian use of streets and public places.



Top - The road plan for South Kilburn shows a radical rethink to streets. The one way systems at either end of Carlton Vale are replaced with a new bus interchange at Queens Park and a traffic light junction at the Kilburn Park Road end. Carlton Vale itself will be calmed so that it becomes pedestrian friendly and ceases to be a barrier of fast moving traffic in the centre of the community. The new road layout allows vehicles into the area whilst not creating rat runs so only people with purpose to enter the area will drive in. Pedestrian and cycle routes are prioritised and home zones allow streets to be reclaimed for the residents. Car provision for those that have them but not at the expense of the environment of those who do not.



Left - the home zone, a new style of street that puts people over cars. Landscape, seating and play areas exist alongside car parking, the car is secondary with the streets being designed so that cars cannot speed. Experience of these home zones has shown that drivers will only enter one if they really have to.

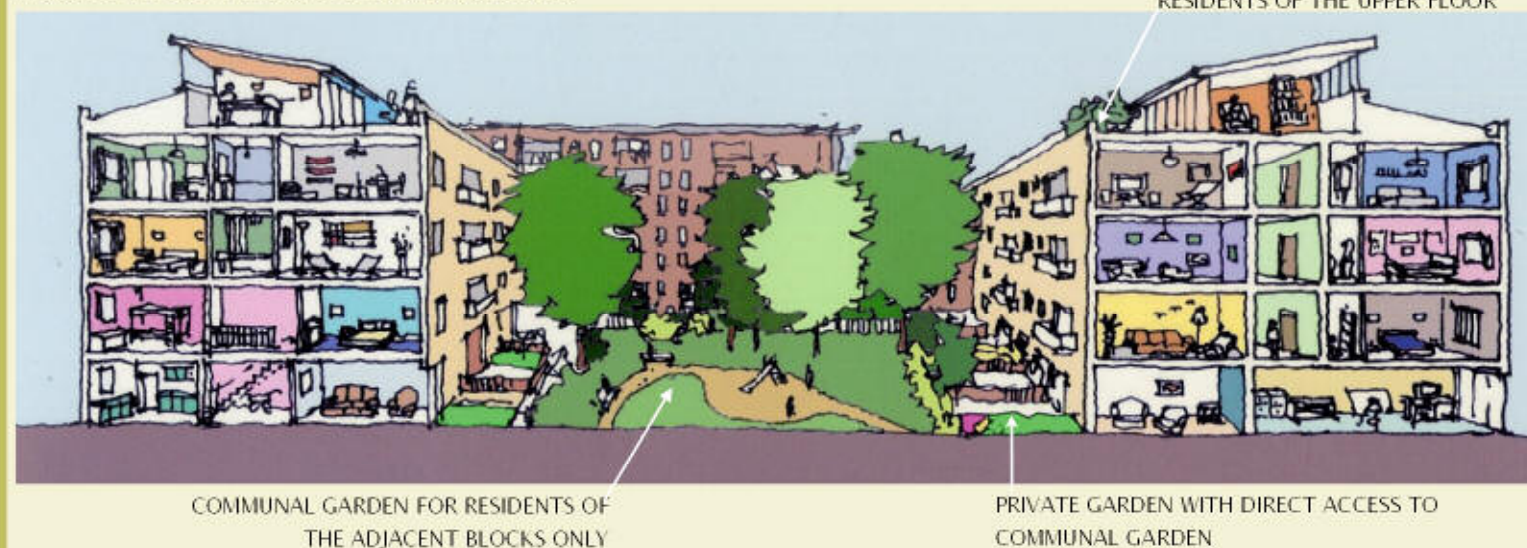


For further information on movement and transport issues see our booklet **MOVEMENT AND TRANSPORT**



# public and private open space

A section through one of the new garden courts



Open space in the new South Kilburn

- COMMUNITY GARDENS (SEMI-PRIVATE)
- GARDENS (PRIVATE)
- OPEN SPACES (PUBLIC)
- RETAINED BUILDINGS
- PROPOSED NEW BUILDINGS
- 150M (1MINUTE) WALKING DISTANCE TO PUBLIC GREEN SPACES



The Masterplan will deliver high quality, accessible open space with a range of public, private and semi-private space for all:

## Public Open Space

- Increasing public open space, including soft and hard landscape spaces
- Relocating public open spaces so that each one is within 150 metres of homes, creating a network of spaces within easy reach of all residents
- Giving each space a function in terms of use – with provision for active and passive recreation and social gathering
- Creating spaces with their own identity which contribute to the character of the area as a whole making South Kilburn a pleasant place to live learn and work
- Improving quality and safety for all with high levels of natural surveillance and high quality lighting

## Public Realm

- Designing a high quality public realm, with good landscaping and high quality street furniture.
- Increasing the number of street trees in South Kilburn and creating a "green boulevard" along Carlton Vale .
- Creating safer public spaces with improved accessibility for all.
- Encouraging the provision of public art

## Private and Semi-Private Open Space

All residents both new and existing will have a range of external spaces available to them as follows:

- Private front and back gardens for residents in the ground floor homes – back gardens will have direct access to the communal courtyards
- Communal gardens – for residents of the adjacent blocks only, these spaces will not be accessible to the general public
- Balconies – all residents on the upper floors will have balconies of a useable size
- Roof terraces – residents on the top floor will have access to private roof gardens

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For further information on landscape and open space please refer to the booklet PUBLIC AND PRIVATE OPEN SPACE





# sustainability

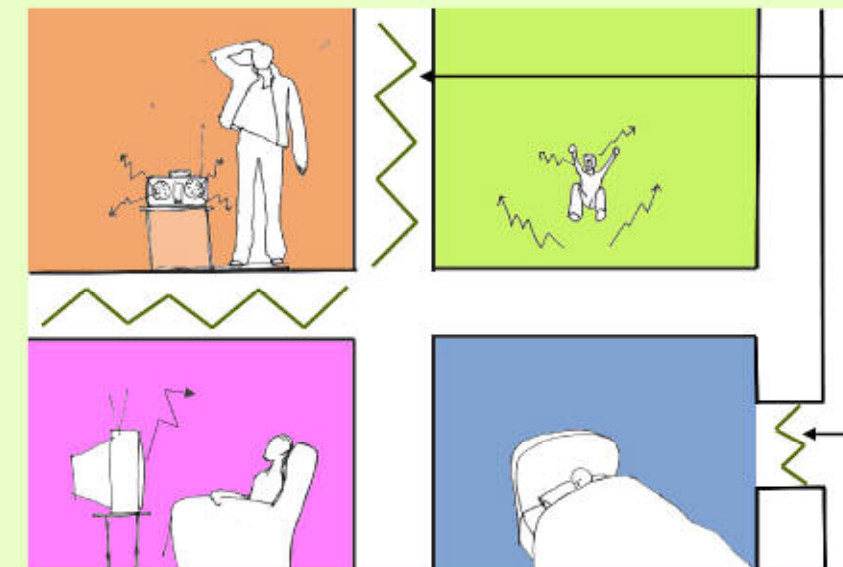
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Sustainability is a key principle ensuring that the masterplan is designed to achieve low level carbon dioxide emissions, to minimise the impact on the environment whilst improving the quality of life for all by:

- Introducing high levels of thermal insulation to building fabric reducing energy demand
- Enabling a flexible framework to adapt to future trends in CHP (Combined Heat and Power), PV (Photovoltaics) etc.
- Designing measures to reduce water consumption
- Designing measures to reduce the consumption of electricity and gas.
- Promoting green methods of transport
- Minimising waste in construction
- Providing facilities to enable the recycling of domestic waste by having recycling provision within homes and separated collection to all blocks
- Providing high levels of sound insulation to all new buildings to prevent nuisance from noise transference through wall and ceilings
- Encouraging the use of high quality, durable building materials thereby reducing maintenance.
- Introducing natural ventilation systems to all new homes
- Designing measures to eliminate condensation by using passive ventilation systems and technologies
- Encouraging the use of building materials with minimal environmental impacts from renewable and sustainable sources.
- Maximising the green space potential to enhance biodiversity
- Reducing fuel poverty by building flats that use less energy



LARGER WINDOWS FOR MORE NATURAL LIGHT HELPS REDUCE ENERGY CONSUMPTION



HIGH LEVELS OF SOUND INSULATION WILL BE PROVIDED BETWEEN HOMES TO THE WALLS AND FLOORS

BETTER INSULATION TO EXTERNAL NOISE SOURCES SUCH AS THE RAILWAY AND TRAFFIC



Installation of Photo-Voltaic Cells



Roof Gardens enhance biodiversity



Recycling facilities



TRIPLE GLAZED WINDOWS ENSURE LOW LEVELS OF HEAT LOSS CREATING WARMER HOMES WHICH ARE CHEAPER TO HEAT

WALLS, FLOORS AND ROOFS WILL BE DESIGNED WITH HIGH LEVELS OF THERMAL INSULATION, THEREBY REDUCING HEAT LOSS



# homes



*Typical new blocks will be 4-5 storeys high, facing onto the street with a communal courtyard for residents to enjoy*

*All new homes will be designed for flexibility in use to space standards equal to or higher than currently enjoyed in South Kilburn*



The Masterplan enables a sustainable mixed and balanced community. It maintains the same level of affordable housing, rebuilding around 1500 homes for residents at greater space standards than those currently enjoyed and offers diverse residential accommodation which offers variety and choice:

There are currently 2500 homes in the NDC area. Of these 1000 will be refurbished and 1500 affordable units will be redeveloped with 1400 new homes built for sale.

As set out in more detail in DEVELOPING THE MASTERPLAN, the decision on which blocks are to be demolished and which are to be refurbished is based on an appraisal of physical condition as well as determining which will contribute the most to creating a responsive flexible residential development that can be integrated into the surrounding context.

#### Refurbished homes – The Masterplan:

- Refurbishes the retained homes to above *Decent Homes* standards with residents staying in their homes where possible

#### New private and affordable homes – The Masterplan:

- Designs new homes which form a courtyard enclosing semi-private open spaces and facing onto a street ensuring improved safety and security for all.
- Creates new housing at a variety of storey heights from 4 – 20 storeys high. All new affordable housing is designed to be no more than 5 storeys in height
- Ensures a good mix of home sizes from single person homes to family homes with no bedsits and larger family homes located on the ground floor
- Designs flexible and adaptable new homes equal to or larger than existing homes in South Kilburn on a like for like basis.
- Provides lifts to all homes above the ground floor to meet the requirements of *Lifetime Homes* at all floors
- Provides additional homes for sale which allow for an integration of tenures and provide the opportunity for all to access different tenures within South Kilburn
- Increases access to a range of tenures ensuring the affordability of the housing
- Ensures new housing is accessible to all

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*For further information on housing see our booklet HOMES FOR SOUTH KILBURN*



# live learn and work

The masterplan will provide a range of accessible and affordable community, social and commercial uses replacing all existing as well as providing new facilities to meet the needs of the expanded community. The physical Masterplan complements the NDC's social and economic regeneration by :

- Providing a sustainable level of retail facilities supporting the local economy in locations that encourage economic growth.
- Consolidating and enhancing existing commercial centres through the creation of limited new commercial facilities adjacent to existing centres of a complimentary scale and function.
- Providing a limited number of subsidised business starter units located adjacent to existing local centres.
- Providing facilities on a neighbourhood level with flexible multi-purpose residents activity centres at the heart of each new neighbourhood to allow for a range of community activities to meet the needs of all.
- Providing a high quality affordable sports facility, constructed to Sport England standards, which allows for a range of sport, recreation and leisure activities.
- Providing facilities at a local level with two modern Healthy Living Centres to improve the quality and accessibility of GP surgeries and broader health services in order to address health inequalities and improve health and well-being.
- Providing funding to make sure there is sufficient provision for South Kilburn children of both the new and existing households.
- Improving local educational provision and choices and to advance and encourage lifetime learning opportunities.
- Ensuring sufficient provision for youth now and in the future.
- Improving connections to facilities just outside the area by the provision of a safe understandable pedestrian network.



New Facilities in South Kilburn



New facilities on the ground floor of NEW housing blocks



Granville Hall



Retail on Kilburn High Road



Kilburn Foundation School

*For further information on community facilities see our booklet called LIVE, LEARN AND WORK*

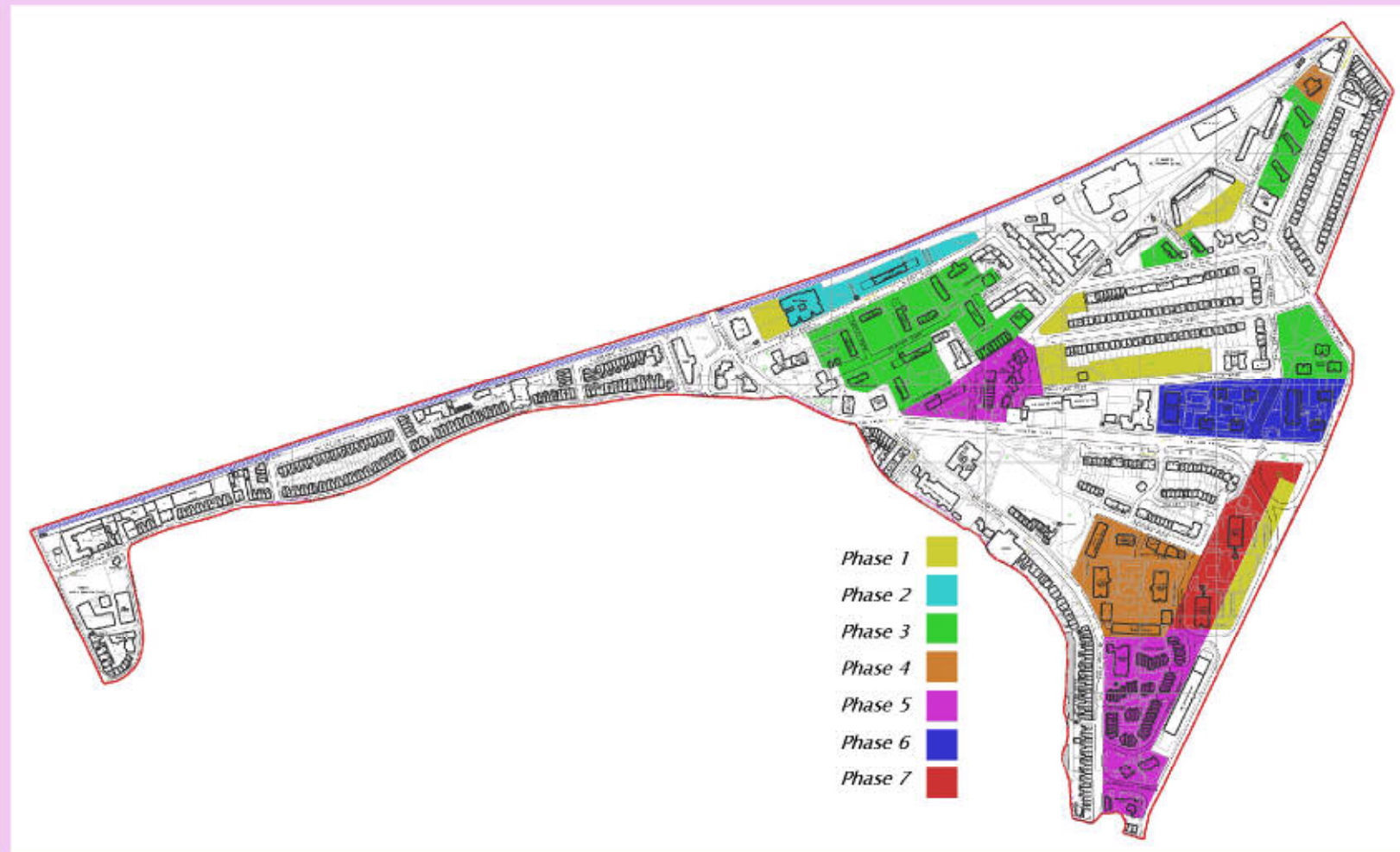


# what happens next?

The Masterplan must be fundable and deliverable:

The Masterplan is a physical plan based on a financial plan called the *Business Plan*. Taking the Masterplan from a written and illustrated document to a fully built up part of London is a major undertaking. It will involve developing strategies to deal with the way it is financed, the way it is implemented and all the issues that have to be addressed or overcome to make the plan a reality. The key elements of the Masterplan delivery strategy are:

- Work needs to start well in advance of the main development to resolve policy and organisational issues
- A demonstration project will be built to enable residents to see the proposals for the new housing before the main development begins
- The Masterplan will be implemented in phases with construction zones created at the maximum size.
- The Delivery Programme for the main development will run over a 13 year period with rebuilding starting in 2007.
- Refurbishment of retained homes is expected to start in 2005
- Early construction of buildings will occur on occupied land or in areas of existing low density.
- Residents will have full information on when and where they will be moving to and will be kept informed of progress and provision for their move.
- Residents will be rehoused within South Kilburn
- Priority will be given to the health and safety of all during the construction works
- The new community facilities and open space will be provided on a phased basis alongside the new homes



The Masterplan Phasing plan

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For further information on the next steps and funding issues see our booklet called STRATEGY AND DELIVERY



If you would like further information about the Masterplan proposals, or you would like to get involved please contact:



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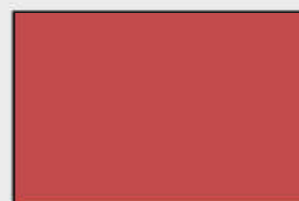
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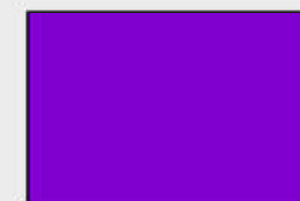
If you would like to read more about the Masterplan proposals, please refer to the 9 detailed documents (see below) which are available from Brent Planning Service and South Kilburn NDC details as above.



PHYSICAL CONTEXT



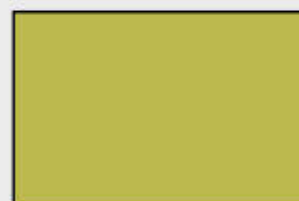
MOVEMENT AND TRANSPORT



HOMES FOR SOUTH KILBURN



COMMUNITY, CONSULTATION  
AND THE DEVELOPMENT OF  
THE MASTERPLAN



PUBLIC AND PRIVATE OPEN SPACE



LIVE, LEARN AND WORK



DEVELOPING THE MASTERPLAN



SUSTAINABILITY



STRATEGY AND DELIVERY