



- Future Buildings part of the Masterplan
- Realised Buildings part of the Masterplan
- New Infant and Junior School
- Carlton and Granville Centres
- Primary Street - Tree Lined Avenue

- Primary Street
- Primary Street
- Secondary Street
- Tertiary Street
- Pedestrian and cycles only

- Public Parks / Green Spaces
- Gated Green associated with the Development
- Public Realm
- Trees
- Community spots
- Public transport stations
- Public accessible green spaces



South Kilburn Masterplan Review 2016

Final proposal Highlights



December 2016

Dear South Kilburn Community Member,

Thank you for your participation in the six month Masterplan Consultation process which started back in July this year and has now concluded. Over 110 visitors attended the final public exhibition on 5 December 2016, held at the South Kilburn Studios.

This is a brochure for you to keep, with the highlights of the Masterplan Review 2016. This review will inform the updated South Kilburn SPD (Supplementary Planning Document) that will include key planning policies and objectives giving policy and planning guidance for the regeneration of South Kilburn.

South Kilburn regeneration

The regeneration of South Kilburn is a fifteen year programme that is approximately half way through. It aims to transform the area into a sustainable and mixed neighbourhood and create a real sense of place and belonging.

The programme will re-build around 1,200 affordable homes for social rent for existing South Kilburn secure council tenants. In order to deliver these homes to a high standard, the same number of market-rate private homes will also be built.

The Council's objective is to provide high quality new homes with values driven from market sales in order to maintain the viability of the Regeneration Programme in the long-term, and to achieve a substantial improvement in the living conditions of existing South Kilburn secure Council tenants.



2,400 new high quality homes of which 1,200 for existing South Kilburn secure tenants



A new larger high quality urban park and an improved public realm



A new local primary school and health facilities



New retail facilities



Improved environmental standards and site wide energy solution

Masterplan Review 2016

The Regeneration Programme is guided by a Masterplan originally set in 2004. The Council appointed an urban design-led team to undertake a comprehensive strategic Masterplan Review in collaboration with the community.

The comprehensive strategic Masterplan Review involved reviewing current phasing proposals, timelines, public realm and much more to ensure that the revised Masterplan addresses current community needs, programme requirements, new planning policies and latest standards set by institutions such as the GLA (Greater London Authority).

The Council and the Urban Design Team have been working on a number of feasibility studies over the last few months, whilst reviewing feedback from the community to explore what the final Masterplan would look like and to ensure that the proposals remained viable and deliverable.

Final proposal

This brochure presents you with the final proposals, and the results of an exciting 6-month community consultation process.

1. Background	page 2
2. Spatial principles	page 6
3. Transport strategy	page 7
4. Open spaces	page 8
5. Mix of uses	page 10
6. Townscape	page 14
7. Delivery	page 18

For further information, please visit or contact the Brent Council Estate Regeneration Team:

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**South Kilburn Masterplan Review 2016
Design Team**

FeildenCleggBradleyStudios

FLUID
ARCHITECTURE
URBANISM
PARTICIPATION

LDĀDESIGN

dp9
ARUP

Masterplan Review 2016 consultation

The community are at the heart of our decision making process. We've taken an inclusive and participatory approach to consultation and engaged with residents and stakeholders of South Kilburn at all key stages of the Masterplan Review 2016. Findings and updates were delivered to the design team at fortnightly meetings, providing opportunity for the designs to evolve and develop throughout the entire consultation process.

We had a range of ways to reach the community through the process: pop-ups, exhibitions, local consultation stations, flyers, infoletters, e-newsletters, online surveys and feedback forms. All were designed to be varied and accessible to all. Thank to all who participated in this process.



A strong community vision

The first stage of the consultation process allowed us to formulate a strong and exciting community vision that we have kept throughout the process. We aim to make this vision real through the South Kilburn regeneration programme in order to create a real sense of place and belonging.

South Kilburn in 2026? We want “A friendly and inclusive neighbourhood, with a unique and fresh cosmopolitan (multicultural) style, buzzing and vibrant with activities for all, providing a comfortable, green and peaceful living environment”.

“A friendly and inclusive neighbourhood”

- A diverse **housing offer** for all including intermediate affordable private housing, different home sizes and live/work spaces.
- The presence of **good, enough and accessible healthcare and community facilities**.
- The provision of **local jobs and education facilities** such as an enterprise hub, a coworking space and studios and information about the work opportunities created by the regeneration programme.
- The organisation of **diverse community events for all**.
- Considering including **specific amenities** needed by particular groups such as trades, visitors, kids, youth, women and elderly.
- Centralities and **hubs to meet** such as urban squares, commons and gardens.
- Indoor & outdoor **communal spaces** for each housing block.
- Maintained **community networks** including making it possible for neighbours to keep living near each other and making connections with the communities in the surrounding areas.
- Quality **pedestrian-friendly spaces** and crossings with social urban furniture such as picnic benches, games or BBQ.
- An **efficient, comprehensive and fair regeneration** programme where the community is well informed and involved and where viable options are explored to offer to current South Kilburn leaseholders.

“With a unique and fresh cosmopolitan (multicultural) style”

- **Beautiful buildings** creating both excitement and harmony including landmarks marking gateways to the neighbourhood.
- When possible, **historical** assets and **characteristic** features retained to maintain a local character.
- A **clear vision** for the future joined by a strong ambition.
- **Outstanding features** such as quality lighting, a unique market, water features, edible greenery, local street art, incredible outlooks accessible for all, characterful urban furniture.

“Providing a comfortable, green and peaceful living environment”

- A good **cycling infrastructure** including lanes, bikes to hire and bike storage.
- **Lots of greenery and many green open spaces** with good lighting and maintenance.
- The provision of **quality homes and upgraded living standards** for all including quality insulation, heating, equipment, light, space, view and good maintenance through the years.
- **Sustainable and efficient traffic, waste and energy management** systems that keep the air and area quiet and clean.
- The use of **design-led safety means** including active frontages, lights and cameras or **neighbourhood watch**.
- **Efficient land use** as well as **human scale** architecture, protecting views and light as much as possible.


“Buzzing and vibrant with activities for all”

- More **outdoor leisure facilities** such as street gym, community gardens, playgrounds, a skate park, a team sports court and a tennis court.
- A **comprehensive mix of retail facilities** including independent shops, national brand stores and a supermarket.
- **Leisure centres** such as a youth club, a multi-purpose arts centre including a cinema/theatre, an indoor sports hall with for instance gym/pool/sauna.
- The provision of **diverse amenities for food & drinks** including an ethnic affordable market with fresh and local products, independent cafés and quality bars.

Spatial principles

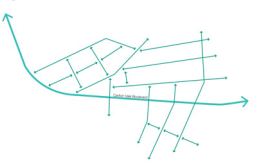
We have defined 8 principles that create a framework to help organise the space within the Masterplan area.

1



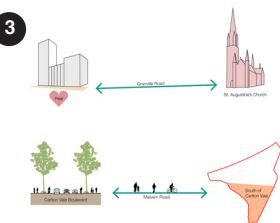
Principle 1
Carlton Vale tree lined Avenue as a spine for the area, animated with green spaces, retail and community uses.

2




Principle 2
A clear street network with better North/South connections.

3




Principle 3
Peel and St. Augustine's Church connected through the opening of Granville Road and Park. Malvern Road is opened up.

4



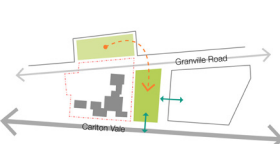
Principle 4
New schools primary age provision located at the East side of the Park in a more residential area free from heavy traffic.

5



Principle 5
Kilburn Open Space extended to create a prominent central and open park.

6



Principle 6
Unsafe Granville Park moved and connected to Carlton Vale Boulevard/Avenue, next to the new Hereford House and Exeter Court buildings.

7



Principle 7
A series of pocket parks.

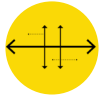
8



Principle 8
The streets as landscape.

Transport principles

The transport strategy sets out our transport vision for South Kilburn and are made of four major principles.



01 Provide a clear hierarchy of streets



03 Encourage cycling through cycle lanes, parking and potentially hire docking stations

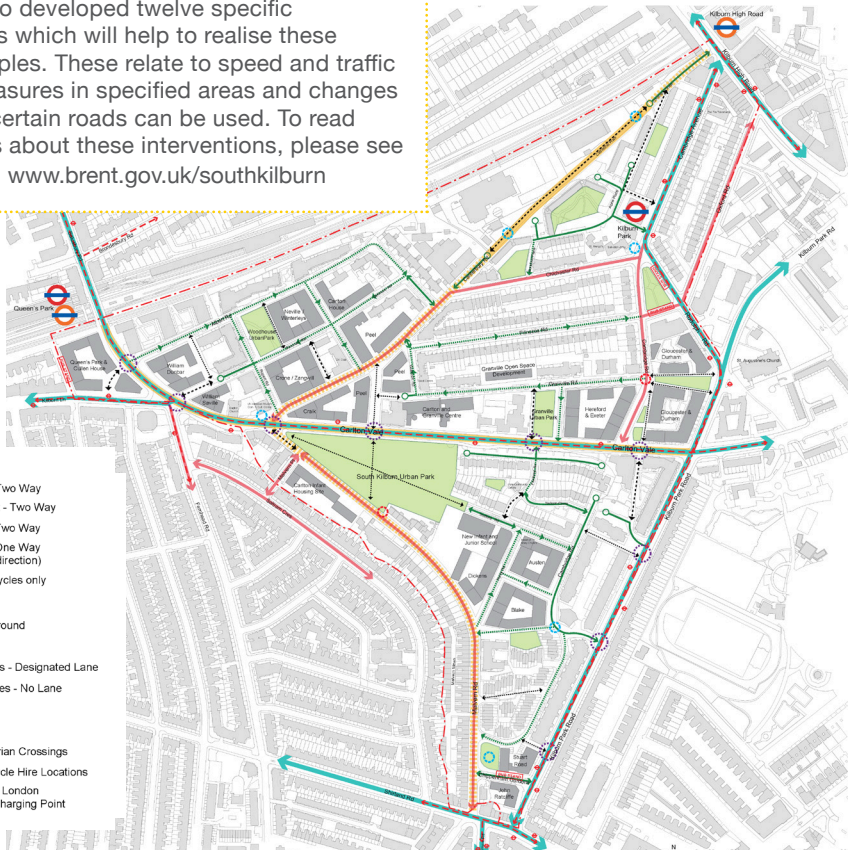


02 Wherever practicable provide separation between these modes



04 Encourage electric and hybrid vehicles use through electric charging points

We have also developed twelve specific interventions which will help to realise these major principles. These relate to speed and traffic calming measures in specified areas and changes to the way certain roads can be used. To read more details about these interventions, please see the website: www.brent.gov.uk/southkilburn



- Primary Street - Two Way
- Secondary Street - Two Way
- Tertiary Street - Two Way
- Tertiary Street - One Way (arrows indicate direction)
- Pedestrian and cycles only
- Pedestrian only
- Parking or turn-around
- Bus Routes
- Main Cycle Routes - Designated Lane
- Main Cycle Routes - No Lane
- Bus Stands
- Bus Stops
- Improved Pedestrian Crossings
- Proposed TFL Cycle Hire Locations
- Proposed Source London
- Electric Vehicle Charging Point

Landscape strategy

The landscape strategy sets out our landscape vision for South Kilburn and are made of the six following principles.

- 01 Increase and improve open spaces**
- 02 Increase the diversity of open spaces**
- 03 Make ‘Streets as Places’**
- 04 Create a legible street pattern**
- 05 Include trees and planting for year-round interest**
- 06 Introduce biodiversity**



Further detail is available via the website: www.brent.gov.uk/southkilburn

South Kilburn Open Space proposal

The Masterplan provides a fantastic opportunity to improve South Kilburn Open Space - a primary and central green space within the neighbourhood and a very important asset. As well as improving the design of the existing space, the Masterplan proposes to extend the space, increasing green space provision and opportunity to diversify the type of park it can be.

This preferred proposal is based on the Council and schools reaching an agreement.



Open community parkland



Natural / Biodiverse parkland



Bespoke play



Sports and recreation



Park building and hard-space

Programme principles

The Masterplan aims to deliver 2400 new high quality homes of which 1200 are available for exiting secure tenants of South Kilburn, facilities for primary age provision, a new estate wide energy solution, new retail facilities, an enhanced and improved public realm and a new health centre.

Facilities for primary age provision

We aim to deliver a new 3FE (3 classes per year) school building with a possible 60 place nursery; however this is subject to agreement with the existing Kilburn Park Junior and Carlton Vale Infant Schools which the Council is currently discussing.

Health centre

Plans have been submitted for planning of a health centre combined with retail on the Peel site.

Workspace

We aim to bring a new enterprise hub on the Carlton and Granville site, alongside the nursery school, community space and housing.

Open Space

The masterplan aims to implement a number of open and green spaces that vary in scale and character to create a greener and more sustainable South Kilburn. Underpinning all of the open and green spaces will be a strong commitment to increasing biodiversity, urban greening and providing places that residents of all ages can enjoy.

Retail functions

Retail and community facilities activate the streets and allow people to not only live in South Kilburn, but also shop, relax, practice hobbies, and go to school.

- 1 Salusbury Road is a bursting and vibrant street with plenty of retail and commercial activities. This vibrancy will be continued into South Kilburn along Carlton Vale with the new Marks and Spencer Simply Food as a first stepping stone. A Best One store has also recently opened on Albert Road.
- 2 The proposed new Peel development will become the civic heart of the area with a new health centre and retail functions on street level. The Carlton and Granville Centres are located in very close proximity to the Peel and will become the other corner stone of this centre.
- 3 The new schools location at the South of the Area will bring back vibrancy at the East side of South Kilburn Park.
- 4 The existing retail along Malvern Road will be retained and upgraded in order to create a good retail hub at the South of the neighbourhood. This retail will be a continuation of the vibrancy around the adjacent Shirland Road.
- 5 The retail functions along Kilburn High Road will be retained since they are part of the vibrancy of this high street.

Uses mix



Energy and sustainability



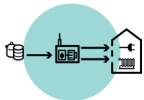
Energy strategy

The Energy Strategy for the Masterplan follows the London Plan energy Hierarchy.



01 Be lean: use less energy

The London Plan requires that all residential buildings in the Masterplan should be zero-carbon (producing as much energy as they use) and that all non-residential buildings should be zero-carbon by 2019.



02 Be clean: supply energy efficiently

Combined heat and power generation is more thermally efficient than separate production of electricity.

The Gloucester House and Durham Court site has been identified for a combined heat and power facility.

Energy statements for developments in the South Kilburn area are dependent on this localised energy production to meet their sustainability aspirations.



03 Be green: use renewable energy

All major development proposals to include on-site renewable energy generation, where feasible.



Option A - A small kick-start scheme in Gloucester House and Durham Court development



Option B - Proposal for an energy centre covering the entire South Kilburn Regeneration Area



Sustainability strategy

The new Supplementary Planning Document will enhance the sustainability measures of the London Borough of Brent planning policies, Regional Planning Policies and Building Regulations.



A Energy use

Reduce demand for carbon emitting fuels and replacing with renewable sources.



D Water use

Design water-efficient buildings which reduce demand for water by reusing rainwater/grey water on site.



B Overheating and cooling

Reduce overheating within buildings and therefore minimise the use of machines for cooling.



E Environmental assessments

Ensure high quality dwellings and buildings which achieve Home Quality Mark (4 or 5 star), or BREEAM Excellent rating respectively.



C Public realm and open space

Incorporation of open spaces with multi-functional benefits; supporting ecology, community recreation and localised climate control.



F Accessibility

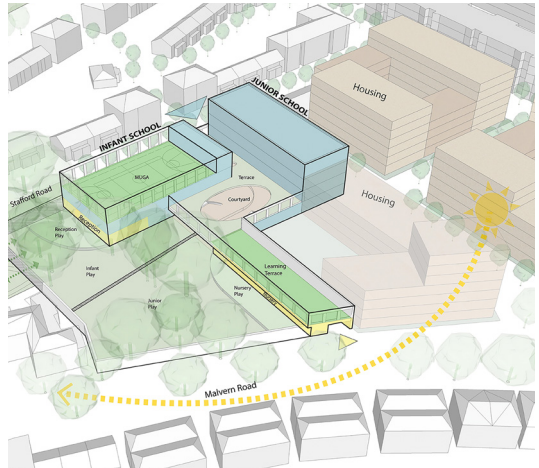
Build high quality accessible dwellings, at least 10% of which are wheelchair adaptable dwellings; encouraging a mixed neighbourhood.

Facilities

New school buildings for primary age provision

The Council aim to bring forward a new 3FE (3 classes per year) for primary aged children that would provide 630 school places with a possible 60 place nursery which would enhance the learning environment, educational attainment and provide an interaction with the new Kilburn Urban Park.

Should we have agreement from the schools, and affordability and deliverability is confirmed, we would be looking at a possible start date on site of 2018.



Carlton & Granville Centres Site

The Carlton and Granville Centres site is one of the additional sites that is proposed to be included in within the revised Masterplan for South Kilburn.

The Council envisage that the site would deliver an Enterprise Hub, Education/Community Space and Housing. The priorities will be to secure a permanent Enterprise Hub, the future of the Granville Plus Nursery School, and the Barnardo's operated Children's Centre (within the South Kilburn area although not necessarily on this site) and the future of the Granville Community Kitchen and The Otherwise Club.



Phase 1. Refurbishment and reconfiguration of the Granville Centre to allow for an interim Enterprise Hub to be

established. Phase 2. The Council would seek to engage with a Design Team to take forward a review of the options for the site and to conduct in-depth engagement with the local community.

Character areas

The updated Masterplan will give a new and vibrant feeling to South Kilburn and a variety of characters within the neighbourhood. We have defined different areas to enhance the local character of South Kilburn, to create special architectural atmospheres through the area and to offer diverse experiences to residents and visitors alike.

01 The Gateway

The Gateway connects with the vibrancy of Salusbury Road and Queen's Park Underground station.

02 The Civic Quarter

The centre for the South Kilburn neighbourhood is created in the Civic area around the new Peel development and the Carlton and Granville Centres site.

03 The Railway Strip

The Railway Strip creates a buffer to the area.

04 The Tree lined Avenue

Carlton Vale will become the spine of the neighbourhood. The new blocks with height are along open spaces and gaps such as the Granville Urban Park in between the elements break down the mass.

05 The Park Quarter

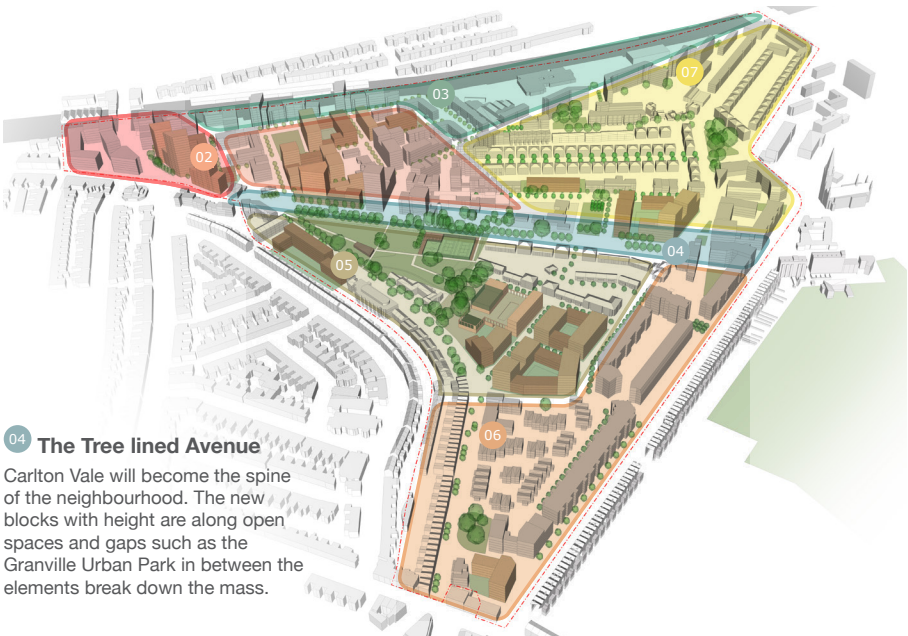
The Park extension will have a new frontage along Malvern Road which buildings gives the park a well defined and active edge.

06 The Stitch Quarter

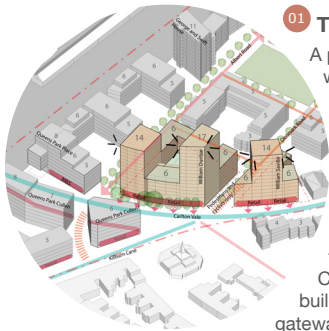
Stitch ties the South of South Kilburn back to the terraced houses across Kilburn Park Road.

07 The Heritage Quarter

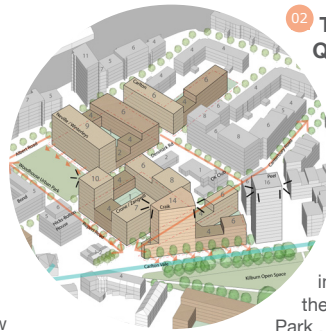
The Heritage quarter respects the existing Victorian terraces by ensuring harmony between the new developments and the conservation area.



Character areas



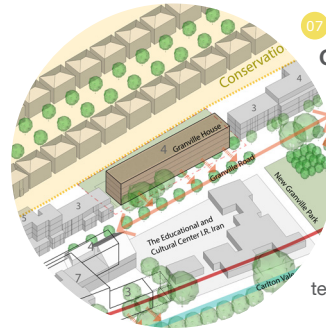
01 The Gateway
A prominent corner will be established that defines the entrance to South Kilburn and Carlton Vale tree lined Avenue. Queen's Park Place and the future Queen's Park Cullen are the first buildings of this new gateway and show the new face of South Kilburn.



02 The Civic Quarter
Larger building elements are integrated next to open spaces. Craik Court will become a prominent corner next to Carlton Vale to indicate the start of the new Kilburn Urban Park .



04 The Tree-lined Avenue
The proposed Hereford House and Exeter Court next to Carlton Vale and the new Granville Urban Park will become a varied courtyard block.



07 The Heritage Quarter
Buildings in or next to the conservation area should blend in with the existing context and should ensure harmony with the Victorian terraces.



05 The Park Quarter (West)
The proposed buildings respect the existing and the height is limited so that it doesn't interfere with the adjacent terraces.



06 The Park Quarter (East)
This new Quarter at the East of the new South Kilburn Urban Park will be created with courtyard buildings surrounded with green streets and the integration of the church.

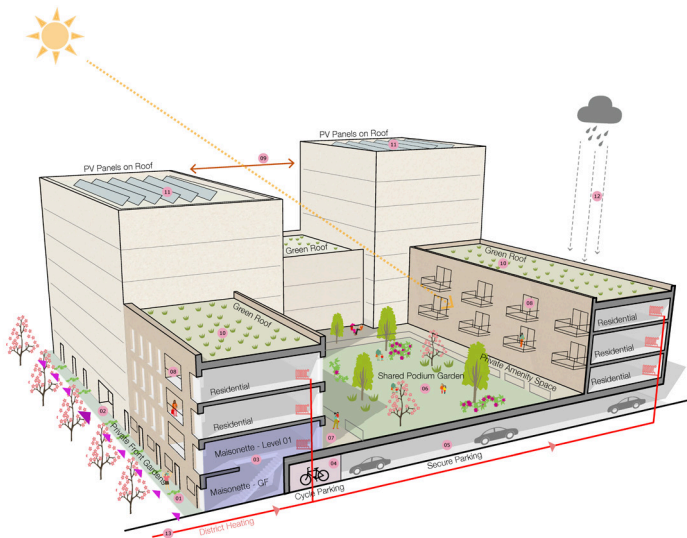
Townscape - typologies and materials

Retained historic elements

The new developments are encouraged to use architectural details, materials and principles of the historic buildings present in the neighbourhood. These elements should be applied in a contemporary architectural way to meet today's needs.

Courtyard block with podium

This building typology ensures the maximum of active frontage by providing maisonettes with private front doors on street level. Bicycles, bins and cars are hidden under the shared courtyard. Architectural variety and different heights will ensure an interesting building. Private amenity space will normally be provided for every home.



Courtyard block with podium

Mansion block

This building typology ensures the maximum of active frontage by providing maisonettes with private front doors on street level. Private amenity space will normally be provided for every apartment. A shared garden may be provided at the back of the building, accessible by the residents of the building.

The urban form of these buildings will be approximately 4 to 6 storeys in height and will be articulated with entrances, bays and set backs.



Mansion block

Regeneration strategy

Thanks to the South Kilburn Masterplan Review 2016, the Council aims to deliver the following outcomes through creative financial solutions.

Outcomes to the Masterplan Review 2016

01 Continue to rebalance the existing housing stock across the area to transform the area into a sustainable and mixed neighbourhood.

02 Create a real sense of place and belonging by meeting the needs of the existing residents but also creating sustainability for generations to come.

03 Continue to meet the latest quality standards and planning policies.

04 Include additional opportunity sites which will offer circa 400 new high quality homes coming forward for redevelopment and offer intermediate tenure which will be developed with our developer partners in some of the future sites.

05 Introduce new open spaces through 7 pocket parks, a new Enterprise Hub, additional community spaces and additional to retail facilities.

06 Continue to fulfil the fundamental principle of the South Kilburn Regeneration Programme, whereby every existing South Kilburn secure council tenant who wishes to stay in the area has an opportunity to do so.

07 Work with our developers and contractors to look at offering employment and training opportunities to local residents, when sites are brought forward for redevelopment.

08 Pursue the introduction of cycle docking stations from TfL/Santander.

Funding solutions

The South Kilburn Regeneration is a self-funded programme, meaning the Council finds creative financial solutions to make it happen.

Solutions include creating partnerships with investors, developers and social housing associations to finance the construction of social and affordable homes, the development of new facilities and commercial spaces, the improvement of open spaces.

Solutions also include working in partnership with the community, voluntary and community groups like the 'Friends of Woodhouse Urban Park' for instance, to help with the maintenance and management of Woodhouse Urban Park.

Regeneration phasing - introduction

The Council decided as part of the Masterplan Review to revisit the phasing timeline and decant programme.

Phasing

The current phasing was behind schedule due to a number of matters that were primarily beyond the Council's control. The Council decided as part of the Masterplan Review to revisit the phasing timeline and decant programme. Due to the introduction of opportunity led sites and the delays highlighted above this has led to a prolonged timeline.

Housing numbers

The Council still has a commitment to deliver 2,400 new high quality new homes of which 1,200 will be available for existing secure tenants of South Kilburn. Through the Masterplan Review there will be an additional circa 400 new high quality homes to be delivered as part of the South Kilburn Regeneration Programme.

Did you know?

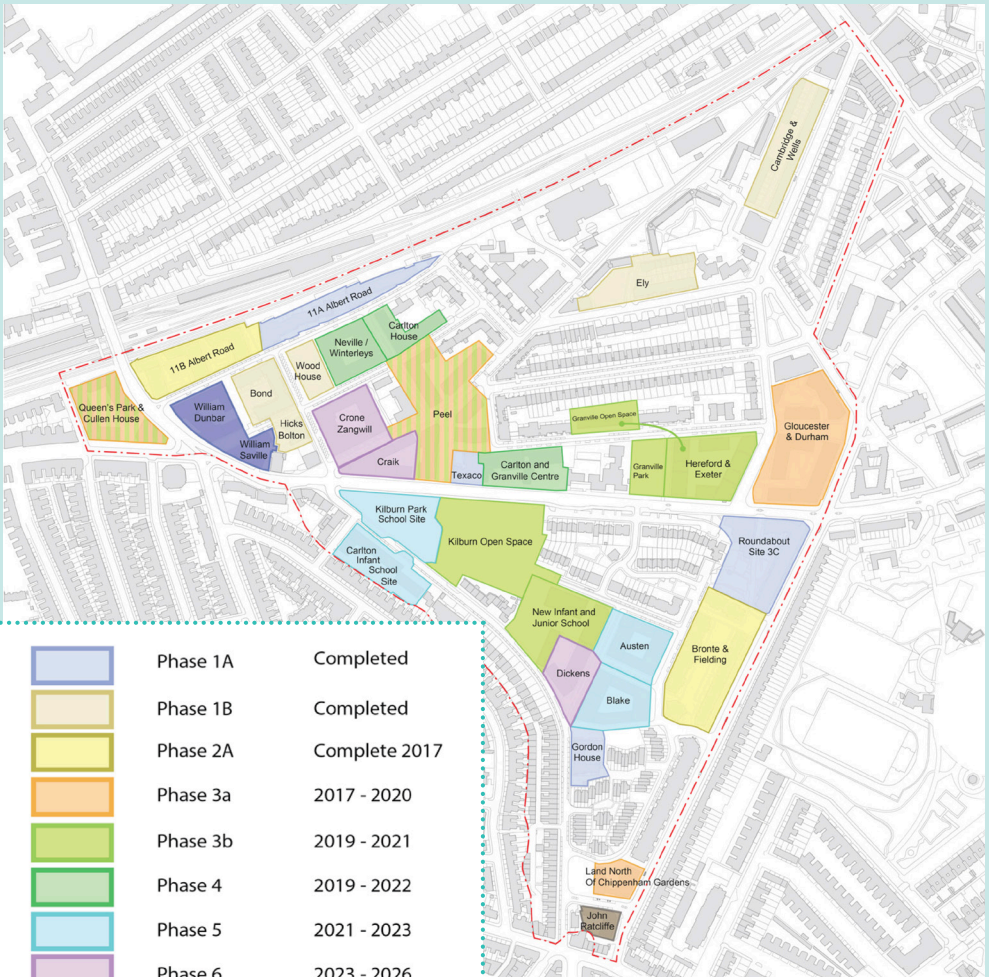
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Solutions also include working in partnership with the community, voluntary and community groups like the 'Friends of Woodhouse Urban Park' for instance, to help to take care of the maintenance and management of Woodhouse Urban Park.

Regeneration phasing - detail

Updated phasing plan



To see this information in more detail, please visit the website.

Regeneration phasing - detail

Decant programme

The Council has reviewed the composition of secure tenants in the existing blocks and the phasing represents the best decant fit and timescale. This is given the constraints regarding the need to provide new provision on the Estate for existing secure tenants.

However where opportunities arise to move secure tenants out of sequence into any surplus properties the following will be taken into account, the building condition and resident needs.

Decant / Moving out timeline for existing South Kilburn tenants

Complete

- Gloucester & Durham
- Masefield
-

Underway

- Hereford & Exeter
- Land North of Chippenham Gardens
- Peel
- Queens Park & Cullen House
- Wordsworth

2019/2020

- Blake
- Carlton House
- Neville
- Winterleys

2021

- Austen

2022/2023

- Craik Court
- Crone
- Zangwell

2023/2024

- Dickens

2025

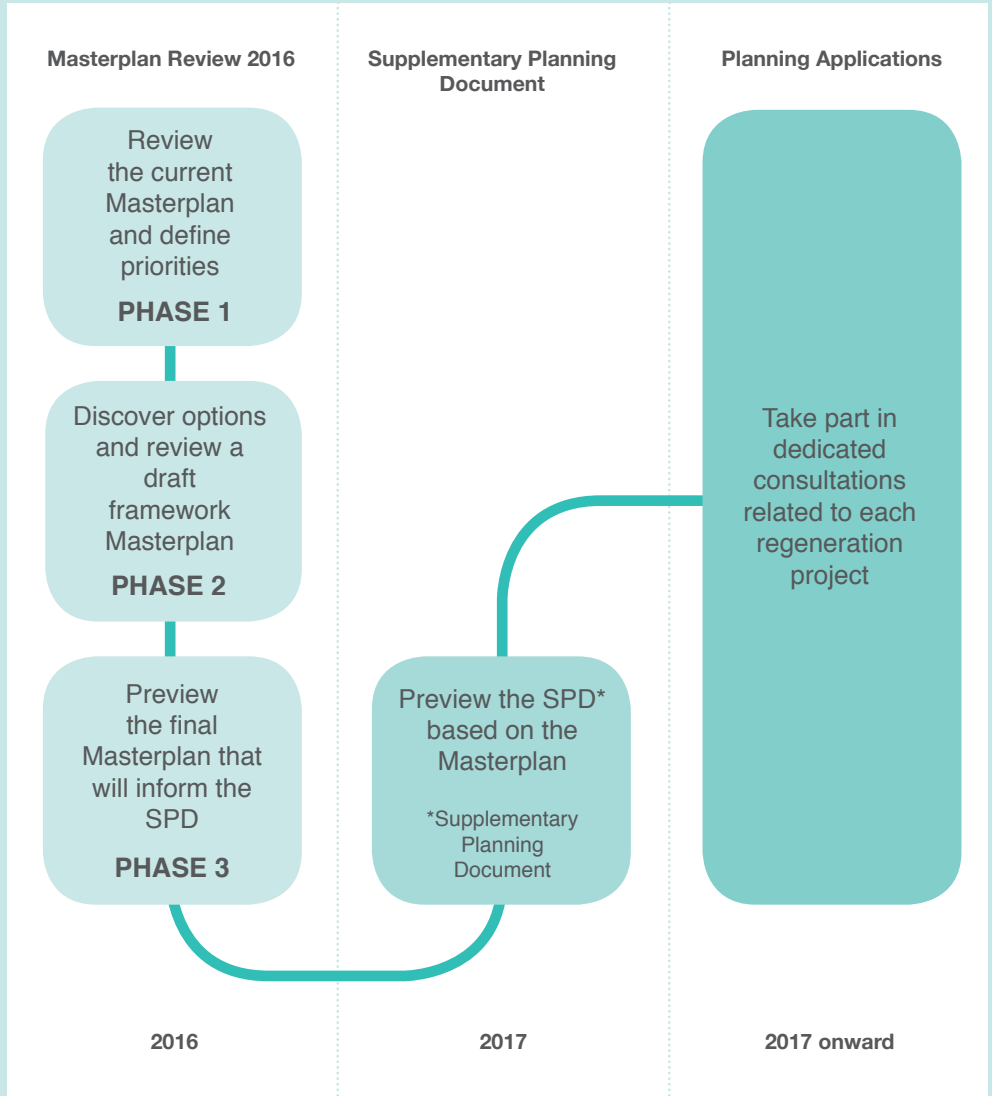
- John Ratcliffe

2025/2026

- William Dunbar
- William Saville

Planning process

With the final exhibition, we have concluded the consultation process regarding the Masterplan Review 2016. However there will be further opportunities to get involved throughout the Masterplan delivery process.



Supplementary Planning Document

The updated South Kilburn Supplementary Planning Document (SPD) will include key planning policies and objectives giving policy and planning guidance for the development of sites in South Kilburn.

The revised SPD will replace the current South Kilburn Supplementary Planning Document 2005.

Planning applications

For each project part of the regeneration programme, the Council and its partners will make a planning application and organise consultations. Consultation letters will be sent to neighbours and, where applicable, various bodies to obtain their expert view.

Find out more on here: www.brent.gov.uk/services-for-residents/planning-and-building-control/how-to-comment-on-a-planning-application.

Give us a hand

The improvement of South Kilburn is an ongoing process that you can get involved in. Get in touch with local organisations to create partnerships and help to, for instance, maintain open spaces, organise community activities, spread the word on public exhibitions amongst young people, etc.

Find details of local organisations active in the area here: www.brent.gov.uk/your-community/community-directory.



'Love Where You Live'

Join our campaign to make Brent a cleaner, greener and happier place to live. Inspired by the enthusiasm which many of you demonstrate week in, week out to improve your local neighbourhoods, the campaign now includes a number of groups that realise simple actions, such as reporting illegally dumped rubbish on the Cleaner Brent smartphone app, or taking the time to recycle a little bit more. Find out more here: www.brent.gov.uk/lovewhereyoulive



'Take Pride in Your Park'

Join or get inspired by the active 'Friends of Woodhouse Urban Park'. Woodhouse Urban Park is a high quality urban park located on Albert Road and since opening in May 2016 has been loved and enjoyed by the community.

The South Kilburn Trust is working with the community to facilitate the group to take ownership of their park through various activities such as events in the park and maintenance and security actions. For more information, please contact hello@southkilburntrust.org or call 020 7328 1199.