

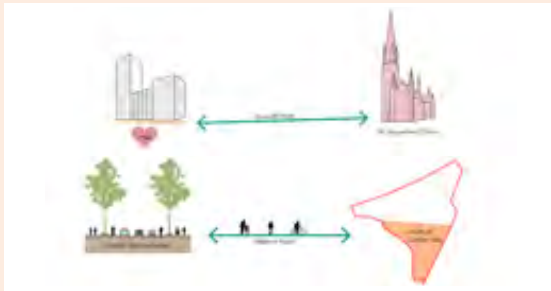
Spatial Design Principles



1 Carlton Vale as a tree-lined Avenue



2 Reconnecting the streets, reconnecting North & South



3 Opening Granville Road and Malvern Road



4 Integration of New School for Primary Age Provision



5 Extending Kilburn Open space to the West



6 Move Granville open space



7 A series of pocket parks



8 The streets as landscape

Figure 9. Spatial design principles

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

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

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

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

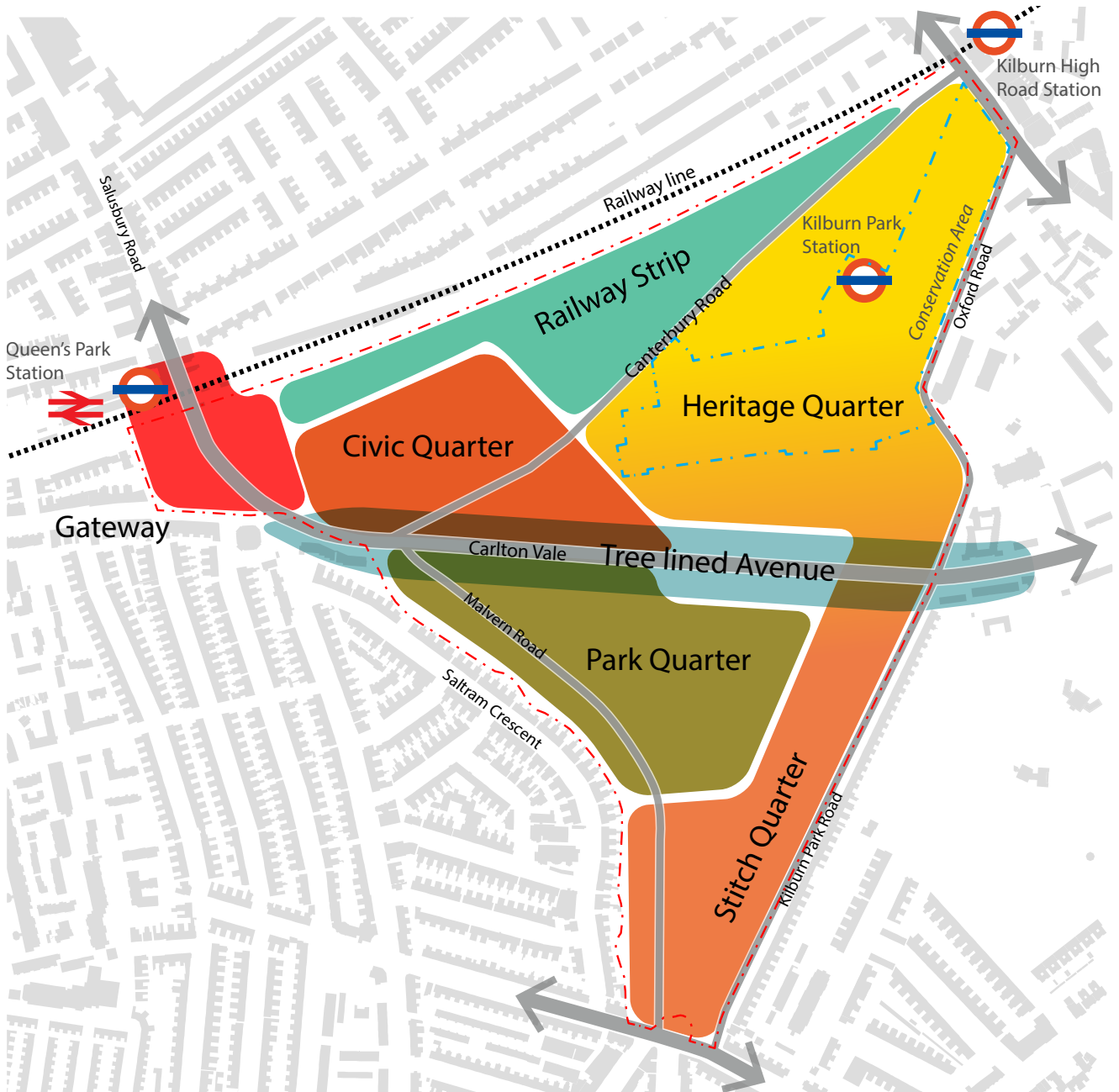


Figure 10. Character areas

Character Areas

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

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Land Use

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Land Uses Across South Kilburn

Land Uses Across South Kilburn

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

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

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

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

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

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

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



Illustration 10. Ely Court

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

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





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Architectural Quality

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

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

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

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



Illustration 11. Queens Park / Cullen House

Context

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

Composition

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

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

Density, High Buildings and Urban Form

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

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

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

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

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

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

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

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

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

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

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

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

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



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

Principle D1 Building Heights, Density, Massing and Urban Form

Building Heights

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

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

Density

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

Massing and Urban Form

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

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

Frontages

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

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

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

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

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

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

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

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

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

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



Figure 11. Height and densities



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

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

Principle D2 Design Quality

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

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

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

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

Materials and Detailing

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

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

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

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

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

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

Heritage Assets

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

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

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



Figure 12. Heritage assets in South Kilburn

Heritage Assets

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

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

Conservation Areas

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

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

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

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

Statutory and Locally Listed Buildings

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

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

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

Archaeology

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

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

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

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





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Total Numbers

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

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

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

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

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

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

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

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

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

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



Illustration 13. Cambridge and Wells Court

Affordable Housing targets

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Principle H1 Housing Targets

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

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

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

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

Dwelling Size and standards

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

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

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

Dwelling Mix

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

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

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

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

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

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

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

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



Illustration 13. Gloucester House and Durham Court

Inclusive Homes

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

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

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

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

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

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

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

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

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

Principle H2 Dwelling Size and Mix

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

Affordable Housing Standards

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

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

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

Principle H3 Affordable Housing Standards

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

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

Residential amenity space

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

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

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

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

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

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

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

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

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



Illustration 14. Peel Project





Community and Other Facilities

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Community Facilities and Improving Life Chances

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

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

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

7.2 In recent years new community facilities have been completed:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

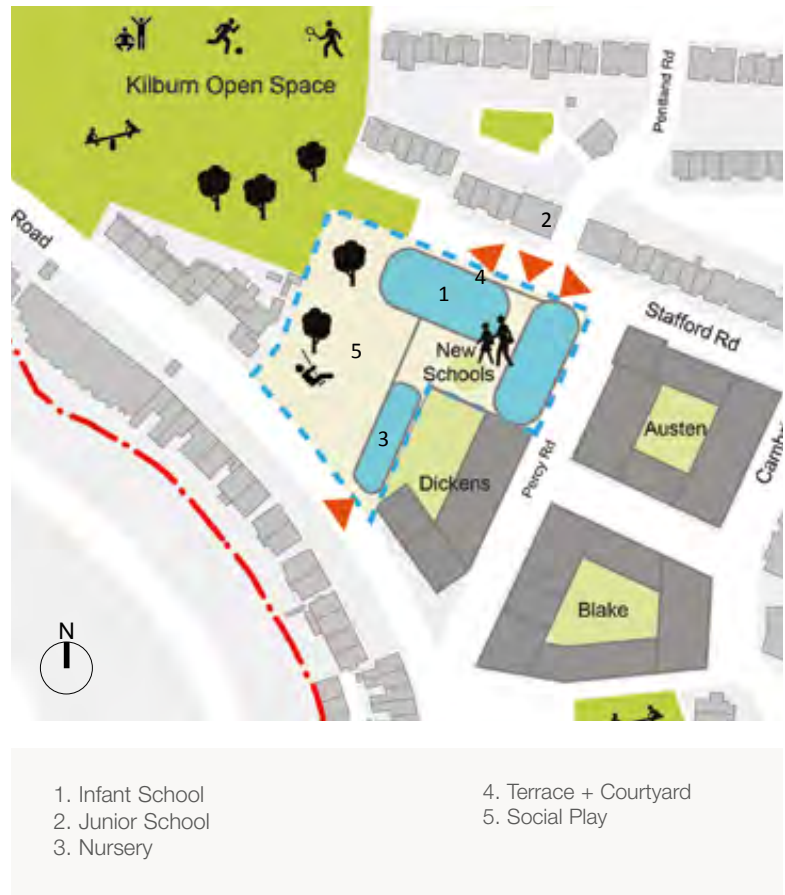
This will accommodate additional children generated by the provision of the additional homes through the South Kilburn regeneration process as well as meeting additional general needs. It is proposed that the schools will be relocated to a site to the south east of the existing South Kilburn Open Space.

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

New School For Primary Age Provision



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



- 1. Infant School
- 2. Junior School
- 3. Nursery
- 4. Terrace + Courtyard
- 5. Social Play

Massing diagram

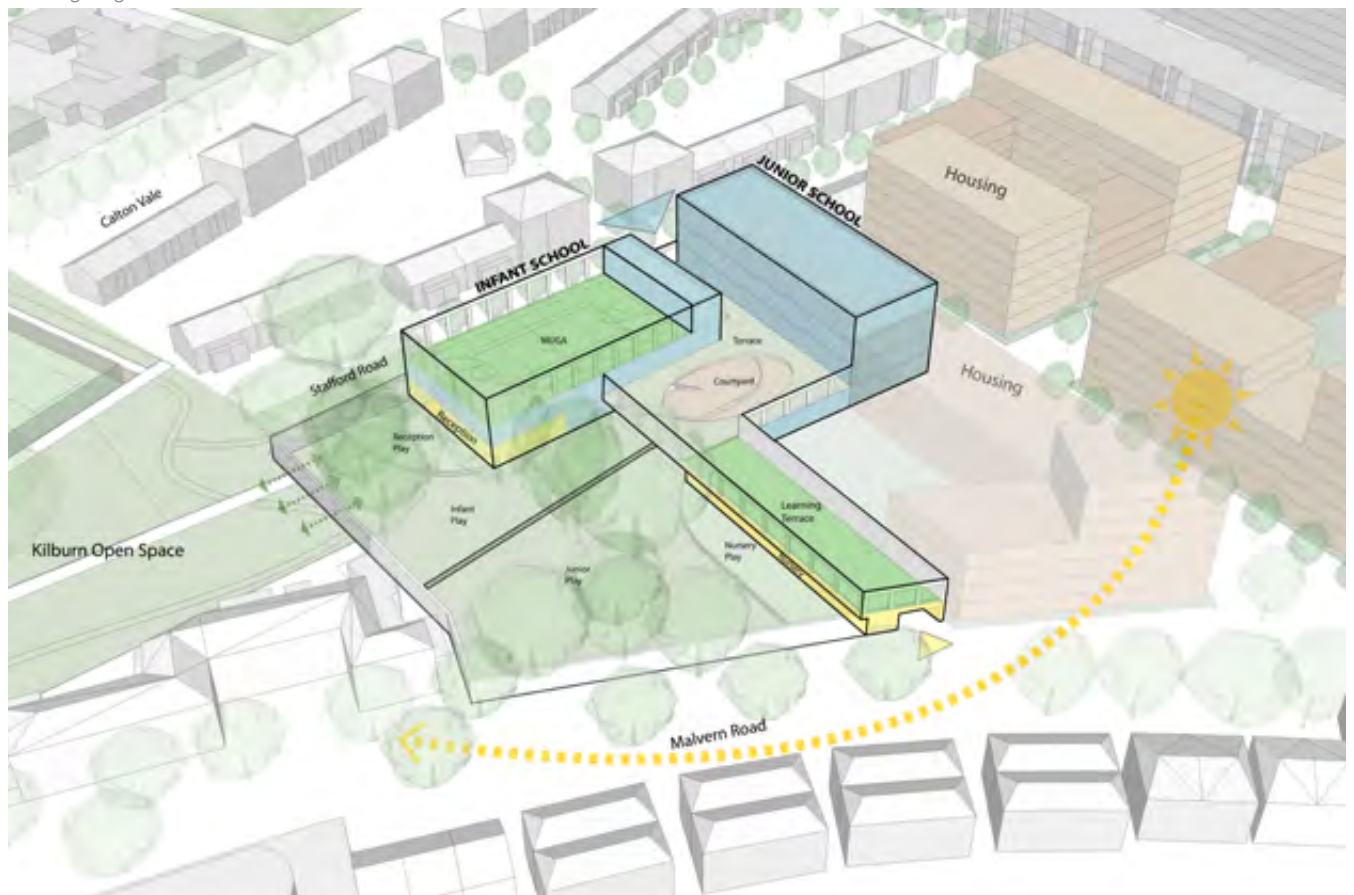


Illustration 15. Proposed 3FE school

Health Centre

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

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

Improving opportunity for Skills / Employment / Social Enterprise

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

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

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

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

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

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

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

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

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

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

Principle CF1 Community Provision and Improving Life Chances

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

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

Retailing/local facilities

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

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

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

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

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

Principle RS1 - Retail/local facilities

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



Illustration 16. Queen's Park Place, Salusbury Road





Transportation and Movement

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Movement Network / Street Hierarchy

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Public Realm

Movement Network / Street Hierarchy

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

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

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

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

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

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