

Kilburn Square Residents Design Workshop – October 2021

The Project Team

London Borough of Brent

Akin Adenubi and Kathryn Eames

We are your local Council, investing in creating more affordable housing in the Borough of Brent, vibrant high streets and attractive places to live in.

Project Manager - Network Homes

Dawn McKenzie

We collaborate with the design team and coordinate the project and the residents consultation process making sure to deliver high quality homes and places for the people.

Architect - BPTW

Neill Campbell, Alex Gibbons and Kaloyan Valkanov

We are the architects for the new buildings, specialised in residential developments aiming to create better places to live.

Landscape Consultant - Groundwork London

Sarah Cooke

We design attractive and functional outdoor spaces so that they are not only easy to use but also harmonious with the natural environment and suit residents needs.

ITLA - Source Partnership

Rob Williams and Carol Squires

With over 30 years of experience in providing housing and regeneration advice, Source Partnership has been appointed as your independent Tenant and Leaseholder Advisor for the future of Kilburn Estate.

The previous scheme

The previous scheme proposed:

- New block A: 57 new extra care homes
- New block B: 79 new homes
- New block C: 19 new homes
- New block D: 15 new homes
- New block E: 10 new homes
- A new square
- A new central street for pedestrians
- A new entrance to replace the existing bridge

- 2 new courtyards on each side of Varley House with new play areas, landscape and optimised parking
- Additional playscape and landscape

We extended our engagement over the summer to hear your views

Throughout July and August the team at Source Partnership door knocked on every property at least twice and managed to speak with 153 estate residents (62% of households), with formal feedback gathered from 133 estate residents (54% of households).

We also held a series of stakeholder sessions with the 5 key local community groups over 6 separate evenings, with a total of 86 attendees across all sessions.

The majority of residents and stakeholders spoken to were not supportive of the proposed development scheme. The key concerns were:

- Density / uplift in households
- Height - the tower (Block B) is too tall
- Loss of green space/concerns about building on green space
- Playground being relocated
- Loss of a number of trees
- Parking / impacts of traffic in the area

Planning Context

Brent's Local Plan is a collection of planning documents that, in conjunction with national planning policy and the Mayor's London Plan (2021), sets out the Council's strategy for future development in the Borough. A new version of Brent's Local Plan will be adopted over the coming months. An outline of the key requirements and objectives are as follows:

- There is a significant need for new homes in Brent, the London Plan sets out a target for 23,250 new homes over a 10 year period
- Making the best use of the site for the delivery of affordable housing is strongly supported by London and Brent planning policy
- Brent's emerging Local Plan proposes that 13-15 Brondesbury Road and the former Clinic fall within a new Kilburn Square Tall Building Zone (for buildings up to 51 metres)
- Zero parking for new homes on the estate with the exception of new wheelchair dwellings
- Brent's local planning policy seeks for 25% of new homes to provide family-sized accommodation (3 bedrooms or more)

Brent's key objective

Before the summer, the Council promised to listen to residents when making its decision about the proposed development. As a result of your feedback over the summer, it has been decided to amend the current scheme. We are committed to working with residents to address the key concerns raised whilst also achieving a significant number of new homes. The new scheme must achieve Brent's key objective, which is to deliver a significant number of new Council homes and to maximise family sized homes where possible.

Programme timeline

Sep 21

- Residents Panel 7: Preview of Design Workshops 1 & 2

Oct 21

- Residents Design Workshops 1 & 2: Scale & Massing
- Residents Panel 8: Preview of Design Workshops 3 & 4
- Residents Design Training Sessions - Oct 21 - Jan 22: Sessions to be delivered by your independent advisors

Nov 21

- Residents Design Workshops 3 & 4: Landscaping & Parking
- Residents Panel 9: Preview of Design Workshops 5 & 6

Dec 21

- Residents Design Workshops 5 & 6: Materials

Jan 22

- Residents Panel 10: Final Design Review Meeting
- Public Exhibition

Spring 22

- Planning Submission

Summer 22

- Planning Decision

Autumn 22

- Start on Site

Late 2024

- Project Completion

This Event

Workshop 1 & 2

These workshops will be focussing on how we can address your concerns relating to the height and density of the proposals. We have prepared a number of options on

how a reduction could be achieved. Please speak with a member of the team who will talk you through the options.

Upcoming Events

- **Next Workshop:** Workshop sessions 3 & 4 are being held on Saturday 6th & Thursday 11th November 2021 and we will be covering feedback from Workshops 1 & 2 along with addressing other concerns raised by you.
- **Resident Training:** Source Partnership will be holding a series of training session for the residents on the estate. Keep an eye out for dates.
- **Resident Panel 8:** Residents Panel 8 is scheduled for Monday 25th October @ 6pm
- **Market Stall:** The market stall will continue to hold sessions. We hold sessions on Tuesday mornings 9.30 - 1pm, Thursday afternoons 2pm - 5pm and the first Saturday of every month. Please come to meet us.

Design Approaches

Approach A

Key Impacts

- Large reduction in tower height, views retained from the existing tower
- Rest of the design will remain the same
- No change to available green / open space

This option delivers an acceptable number of new council homes for Brent Council.

Approach B

Key Impacts

- Moderate reduction in tower height. Views impacted for some residents of the existing tower
- Reduced size of the footprint to blocks C and D
- Small increase to the available green / open space
- More space between new and existing blocks

This option delivers an acceptable number of new council homes for Brent Council.

Approach C

Key Impacts

- Small reduction in tower height. Views impacted for many residents of the existing tower
- Reduced size of the footprint and height to blocks C and D. Views improved for the residents of Victoria Road
- Small increase to the available green / open space
- More space between new and existing blocks

This option delivers an acceptable number of new council homes for Brent Council.

Approach D

Key Impacts

- Minimal reduction in tower height. Views impacted for most residents of the existing tower
- Reduce size of the footprint and height to blocks C and D. Views improved for the residents of Victoria Road
- Reduced height of block E. Improved sunlight & daylight for the residents of Sandwood Court
- Small increase to the available green / open space
- More space between new and existing blocks

This option delivers an acceptable number of new council homes for Brent Council.

Approach E

Key Impacts

- Minimal reduction in tower height. Views impacted for all residents of the existing tower
- Removal of either blocks C or D. Views greatly improved for residents of Victoria Road
- Significant increase to the available green / open space
- More space between new and existing blocks
- Retention of some existing trees

This option delivers an acceptable number of new council homes for Brent Council.

Do you have any other thoughts on how we could alter the scheme to address concerns raised whilst achieving Brent's objectives?

Resident Feedback

Please indicate your preference

Approach A

Approach B

Approach C

Approach D

Approach E

Thank you for attending this workshop, we hope you found it useful and informative.

See you at Workshops 3 & 4 on the 6th & 11th November 2021