



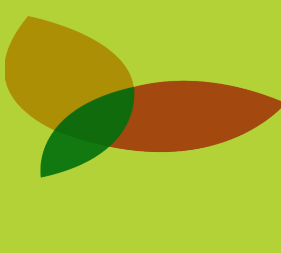



Introduction & Summary of Changes

Who is the team working with you?

| | | |
|---|---|--|
|  <p>London Borough of Brent</p> <p>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.</p> |  <p>Project Manager Network Homes</p> <p>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.</p> |  <p>Architect BPTW</p> <p>We are the architects for the new buildings, specialising in residential developments aiming to create better places to live.</p> |
|  <p>Landscape Consultant Groundwork London</p> <p>We design attractive and functional outdoor spaces that are easy to use, harmonious with the natural environment and suit the residents' needs.</p> |  <p>Transport Consultant RGP</p> <p>We provide transport planning and highway design input at all stages of the development process to deliver well connected developments.</p> |  <p>Ecology / Arboriculturist Ecologylink</p> <p>We provide professional services in all aspects of environmental consultancy, including ecology, landscape and visual impacts, and arboriculture.</p> |

Our project timeline



Consultations - October 2021 to January 2022

| | |
|---|---|
| <p>Option A: Key Changes</p> <ul style="list-style-type: none"> > A reduction of 7 storeys on the tower, taking it from 17 storeys to 10 storeys. > Rest of the design has remained the same. > No change to available green / open space. > Number of trees being removed remains the same.  <p><small>Aerial View</small></p> | <p>SUMMARY</p> <p>Following the consultation events, the option preferred by Kilburn Square residents was option E, chosen by 38 households. 26 households chose option A.</p> <p>Brent Council has listened to your feedback, taken advice from our architects and planners, and considered newly published GLA guidance on tall buildings.</p> <p>Considering all these factors, the Council has concluded that option A will be taken forward into the planning process.</p> <p>Option A reduces the tower from 17 storeys to below 10. The amount of green space maintained is in line with the original proposal. Your feedback has made clear how much you value green space, and Brent are committed to involving you in designing how to improve it.</p>  |
| <p>Option E: Key Changes</p> <ul style="list-style-type: none"> > A reduction of 2 storeys on the tower, taking it from 17 storeys to 15 storeys. > Removal of Block D, and a revised proposal for Block C. > Increase to the available green / open space. > More space between new and existing blocks. > Removal of less trees.  <p><small>Aerial View</small></p> | |



Site Layout Overview

Your new estate

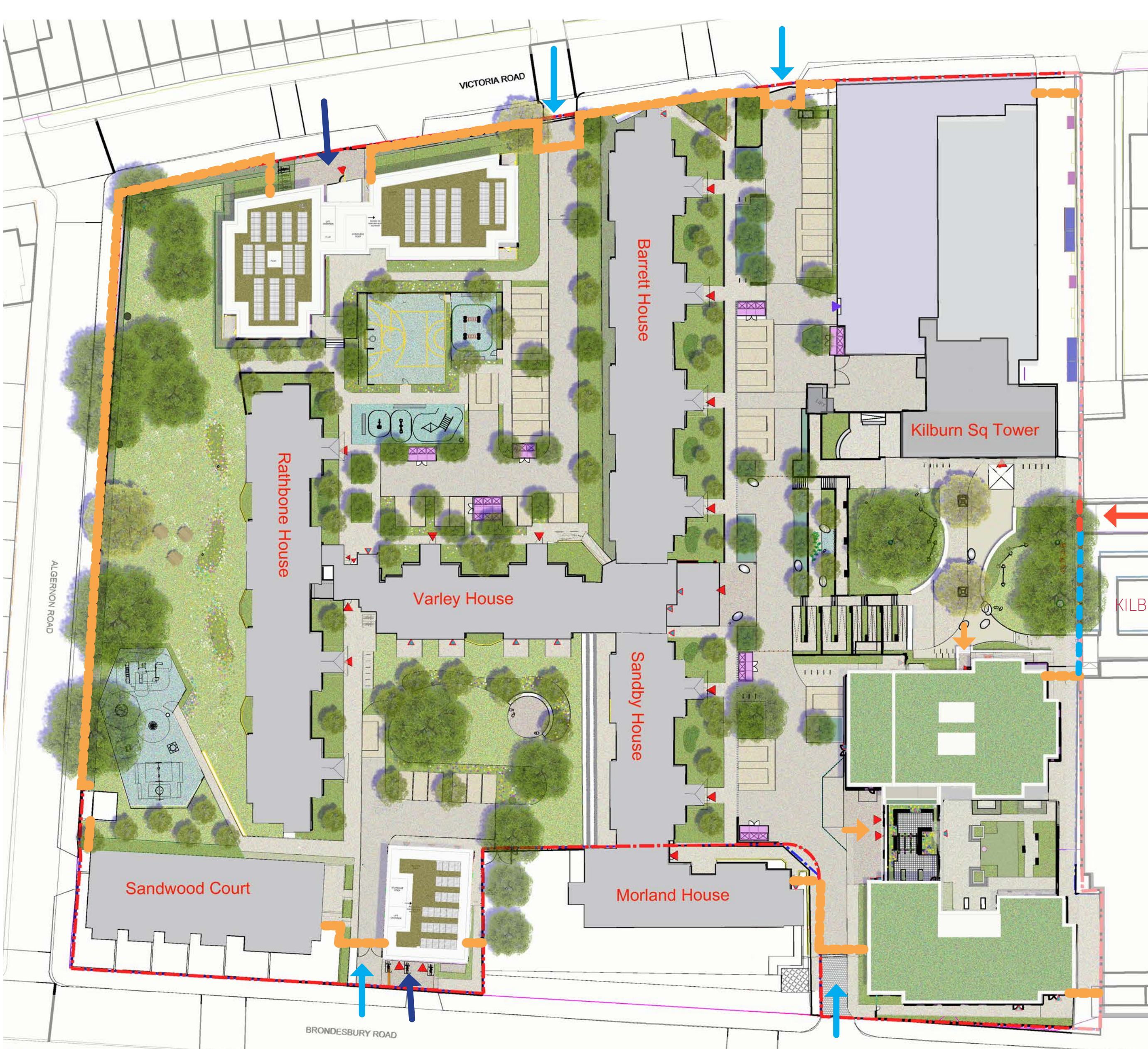


Aerial view of the estate masterplan

Summary of changes

- 1 Reduction in height from a 17 storey to an 8 storey building.
- 2 The extra-care building has been re-shaped, detached from Block B, and is now 6 storeys.
- 3 A gap is created between blocks A and B creating an opportunity for a roof garden above the entrance to the extra-care. It also allows for a prominent entrance.
- 4 Reduction in height from 6 to 5 storey building.
- 5 Redesign of Brondesbury Courtyard to provide a relaxing landscape space rather than a play area.
- 6 As suggested in Option E, the footprint of block C has been reduced to one rather than two buildings on Victoria Road.
- 7 The amendments to Block C allows for the retention of further trees in the north-west corner of the site with additional amenity space.
- 8 The play space has been relocated following the resident Consultation in June 2022.

Safety & Access



Site gates and block entrances strategy diagram

- KEY**
- Proposed location of new pedestrian gate
 - Existing railings re furnished and extended to incorporate new buildings
 - Existing Market railings
 - Existing access routes from Kilburn high street and Kilburn market with new gates
 - Gated vehicle and pedestrian access
 - Pedestrian access from the street to new block C and E
 - Entry Block A and B

The estate is currently fully gated, with automatic vehicle entry gates and railings surrounding the perimeter.

After focused consultation on options to open up the estate, the consensus from residents and Secured by Design has been to maintain and enhance the existing fenced and gated condition of the Estate.



Existing Estate - current railing system



Resident benefits

- 1 **KILBURN HIGH ROAD**
Maintained and improved access to the High Street
- 2 **ACCESSIBILITY**
Proposals are inclusive and promote accessibility for all
- 3 **EYE**
The proposal for replacing the footbridge designs out tail-gating issues
- 4 **FAMILY**
Extensive investment and improvements to the estate infrastructure
- 5 **TREES**
Maintained and improved landscape & green areas
- 6 **SPORTS**
Preserve sports facilities, diversify play for children & provide outdoor gym equipment
- 7 **LIGHTBULB**
Lighting on the estate is rethought to improve safety on the Estate
- 8 **TRASH**
Waste management & storage on the estate is improved
- 9 **SECURITY**
Safety and security on the Estate are the main priority
- 10 **LOCK**
The gate strategy is agreed following resident feedback
- 11 **LIST**
Improvements are planned to the podium parking to prevent anti-social behaviour & crime
- 12 **CAR**
The car parking provision for existing residents is preserved with increased Cycle provision



Landscape & Play

The landscape masterplan



Landscape plans for the communal areas

KEY

- 1 Kilburn Square - New paving, seating, planters and trees with lawns and informal play items
- 2 Ramped access to the lower square with planting
- 3 Half way terrace with planting, seating, low traversing wall and play graphics in paving
- 4 Existing external service lift
- 5 Lower square closed to through traffic with retractable bollards, with planting, seating and informal play
- 6 New paved road with access to undercroft parking
- 7 New lockable bike storage for existing residents
- 8 New street trees and planters with sustainable drainage system
- 9 New fenced half ball court
- 10 Play equipment /climbing frame for children 5-12 years
- 11 Adult exercise equipment
- 12 Quiet garden, with small patio, seating and incidental play items for toddlers
- 13 New equipped play area for 2-14 years
- 14 Picnic/BBQ area
- 15 Extra-care facility courtyard garden
- 16 Extra-care facility roof garden

SELECTED FEATURES



SuDS planters



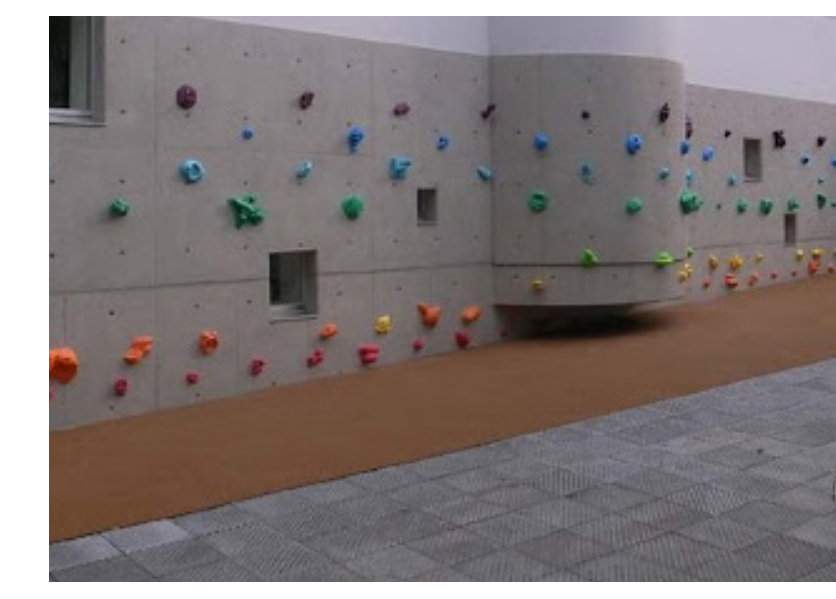
Buffer planting



Green roof bin stores



Informal play



Traversing wall



Play and exercise



Informal seating



Ramped access

Your new play and exercise areas

PROPOSED PLAY EQUIPMENTS



New play and exercise equipment will be chosen for its robustness and range of activities.

Play structures for a range of ages to provide climbing, sliding and swinging activities as well as inclusive play items will be specified.

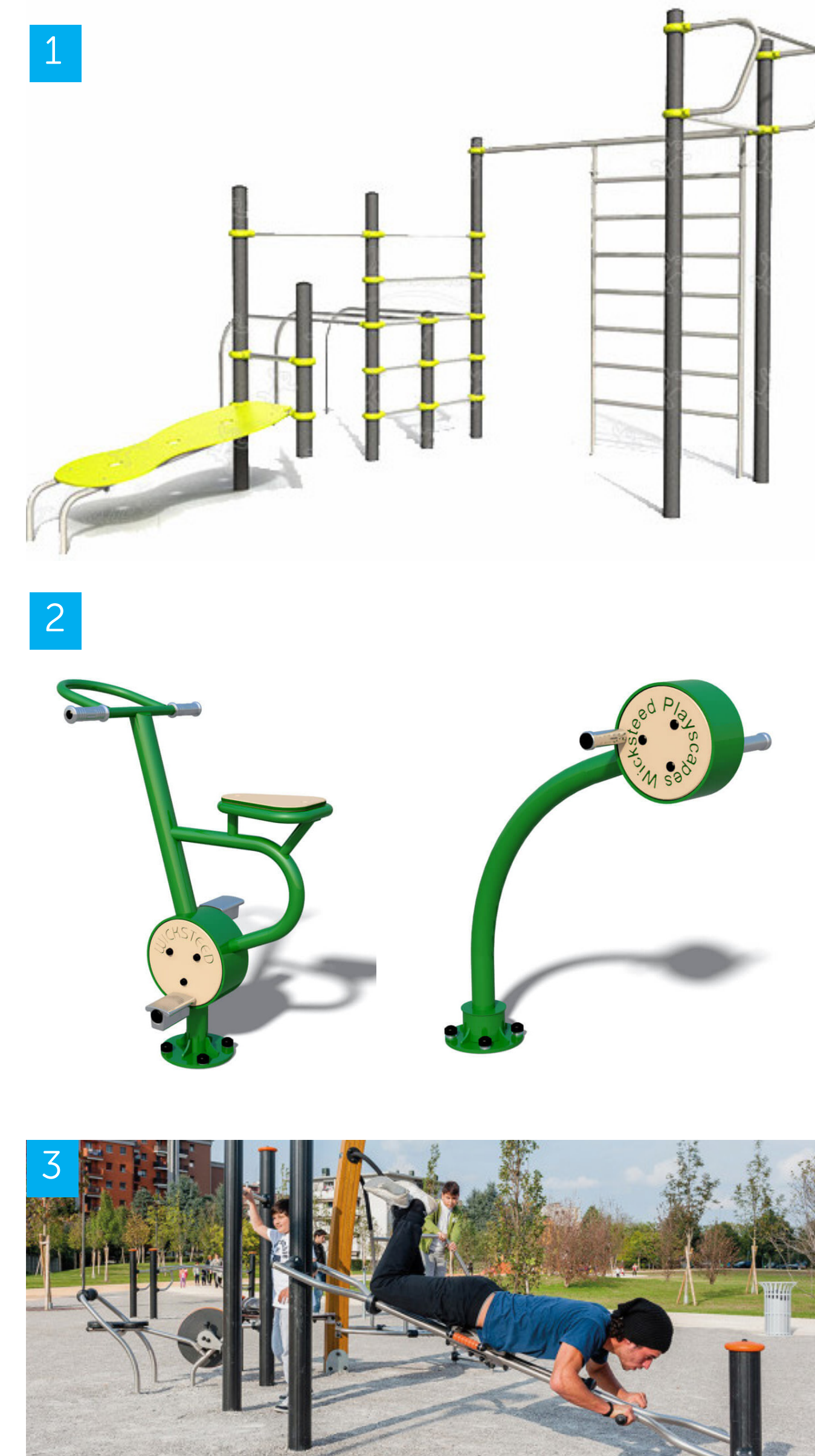
Possible items could include:

1. Vivarea multi play age 2+
2. Climbing frame age 5+
3. Two bay basket swing
4. Trampoline
5. 4 person springer
6. Accessible roundabout
7. Rotating climbing net
8. Balancing trail
9. Stroking stones (stone animals)
10. Wildflower areas with bug houses and log piles for interaction with wildlife
11. Fenced half ball court

PROPOSED EXERCISE EQUIPMENT

Exercise Equipment

1. Vitality, multi gym
2. Exercise cycle
3. Inclusive hand bike



BENEFITS

The proposal will provide a considerable uplift in quality of both play and amenity space.

The play and exercise equipment will be durable, robust and easy to maintain.

We will be locating the play areas closest to family housing, providing safe, healthy, accessible and stimulating play opportunities.

The play provision will be open for, and serve existing estate residents and future residents of the proposed development.



Landscape & Play

Proposed Play and Amenity Space

The required play space for the new and existing development based on the GLA yield calculator is 2,654.6m² assuming the New London Plan requirement of 10m² per child.

Chapter 4 of the SPG guidance also recognises 'public open spaces with potential for informal play' including amenity grass areas.

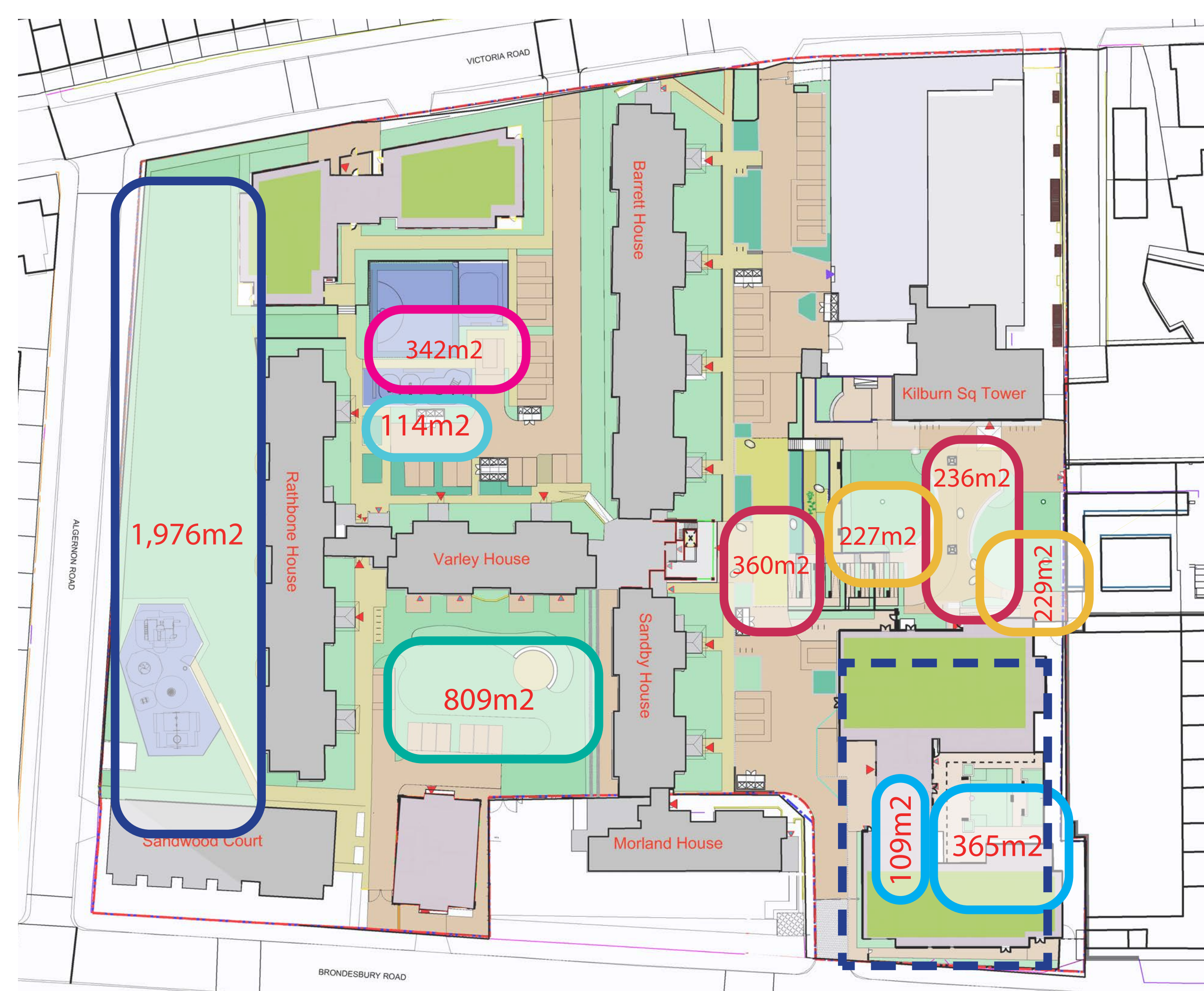
The new landscape proposal includes an open lawn area for informal family recreation of 1,976m² (Rathbone house) and a formal play space of 320m² a planted courtyard (Block E and Varley House).

This includes seating and lawns of 809m² and informal and formal play and recreation across the upper and lower Kilburn Square of 1,052m² plus 342m² of play space behind block C.

The combined formal and informal play across the Estate is 4,494m².

The new proposal exceeds the GLA requirement by 1,839.4m²

The amenity space has been calculated in line with Brent's BH13 which states that there should be 50sqm per home for family housing (3 bedrooms or more) situated at ground floor level and 20 sqm for all other housing



- KEY**
- The wider estate
 - Rathbone House lawns maintained, new formal play with equipment for toddler to teen
 - New ball court, young childrens play and adult exercise equipment
 - Quiet garden with additional planting, seating and incidental toddler play
 - Kilburn Square Green space
 - Kilburn Square and lower square areas of incidental play and seating
- TOTAL AMENITY = 4,608m² (including Exercise area)
- KEY: Area B - Extra Care
 - Extra Care = 474m² Access for Extra care facility only

| New Blocks | Actual | Required local Plan BH13 | Deficit | TOTAL DEFICIT |
|---|--------|--------------------------|---------|-----------------------|
| A | 10 | 800 | 790 | |
| B | 313 | 1060 | 747 | |
| C | 260.2 | 830 | 569.8 | |
| E | 69 | 180 | 111 | |
| Total | | | 2,217.8 | 2,217.8m ² |
| Existing blocks | | | | |
| Kilburn Square tower | 670 | 1,900 | 1,230 | |
| Rathbone House | 144 | 2,230 | 2,086 | |
| Varley House | 84 | 830 | 746 | |
| Sandby House | 96 | 800 | 704 | |
| Barret House | 140 | 1,620 | 1,480 | |
| Sandwood Court | 600 | 660 | 60 | |
| Total | 1,734 | 8,040 | 6,306 | 6,306m ² |
| Total (new and existing) | | | | 8,523.8m ² |
| Total private space shortfall all new and existing blocks | | | | 8,523.8m ² |
| Less communal amenity space (existing and proposed blocks) | | | | 5,082m ² |
| Less communal space accessible for block A only (474m²) | | | | 4,608m ² |
| EFFECTIVE SHORTFALL | | | | 3,915.8m ² |

The proposed design offers a significant uplift in the quality of amenity space and biodiversity across the Estate.

New mature trees, and small flowering trees will mitigate the loss of existing trees and provide a varied source of food and nesting opportunities for birds and nectar for pollinators.

Tree Strategy

The estate currently has an abundance of mature trees which enhance the visual and ecological amenity.

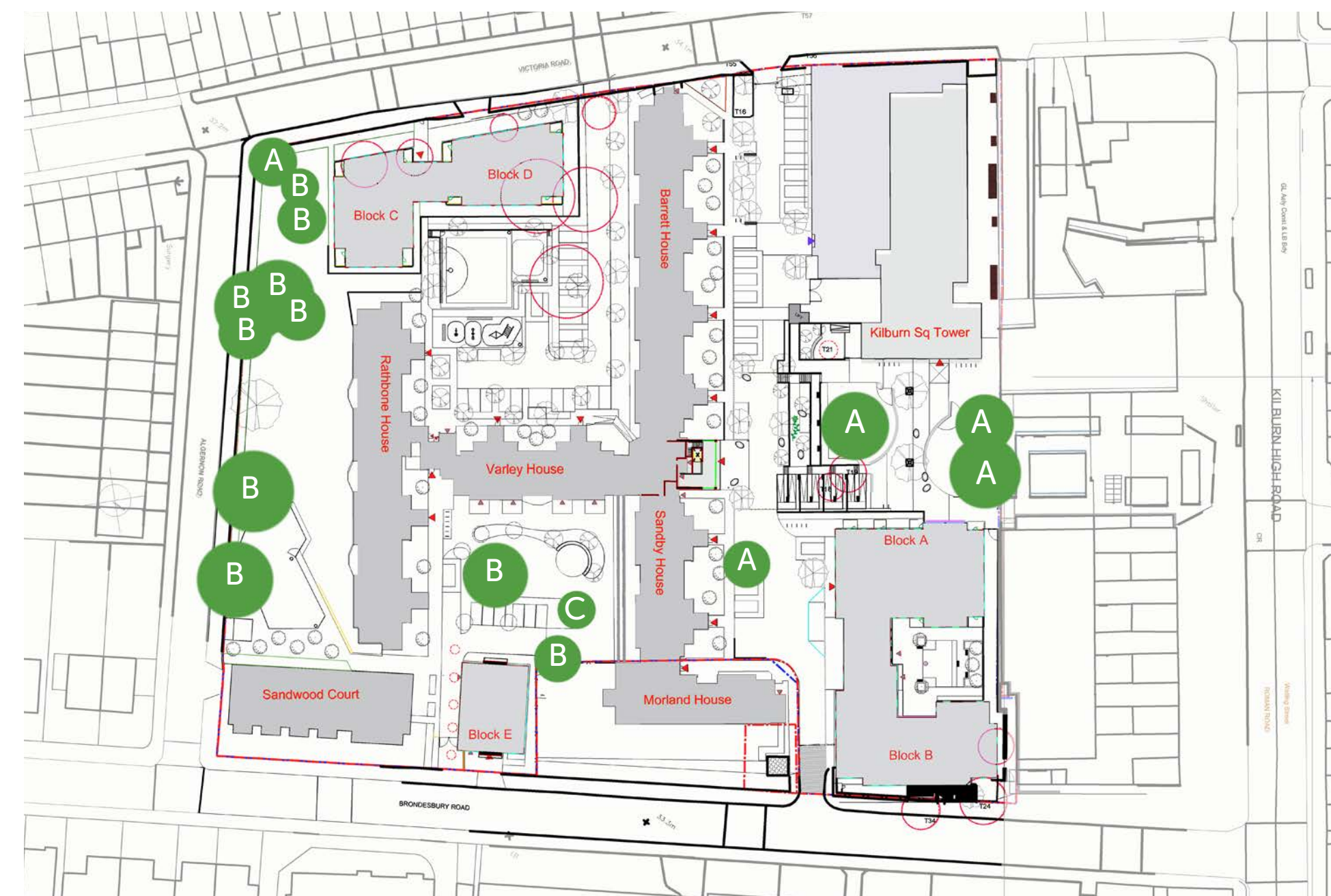
The development of the estate will allow for the retention of the most prominent mature trees particularly along the Algernon Road boundary and intersection of Algernon Road and Victoria Road, maintaining the tree-lined street character of the adjacent conservation area.

Kilburn Square will retain the three very prominent trees that are visible from the high street as well as the lower road, Barrett and Sandby House.

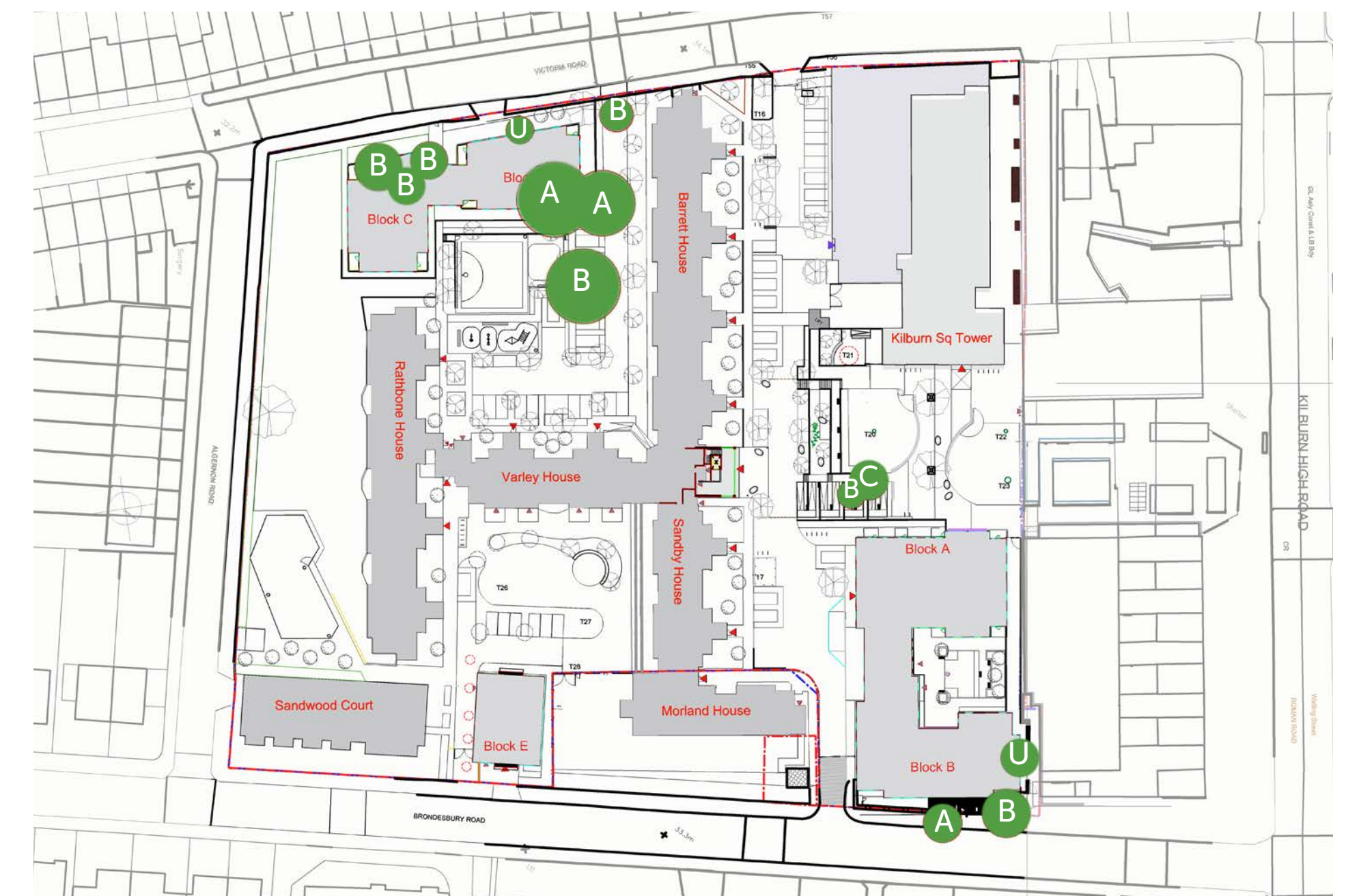
Across the estate there will be five A grade trees, ten B grade trees and one C grade tree retained. The tree removals include three A grade, seven B grade, one C grade and two U grade trees recommended for removal.

New trees have been chosen for wildlife value, seasonal colour and interest, provision of flowers and fruit, appropriate scale and suitability to the location and positioned for visual amenity, and shading.

Existing Trees to Remain - 16



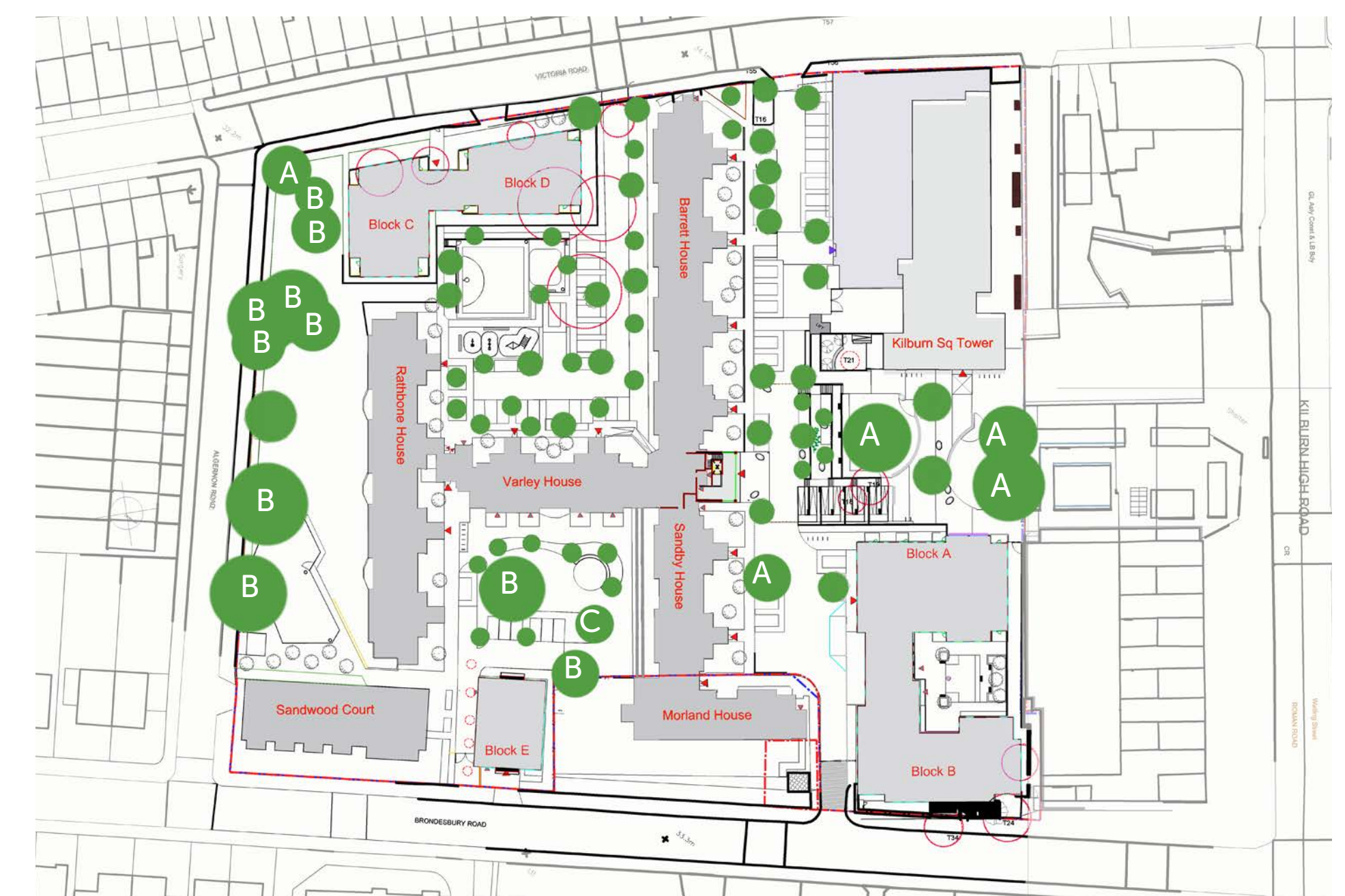
Trees to be Removed - 13



Proposed New Trees - 56



Combined New and Existing Trees - 72

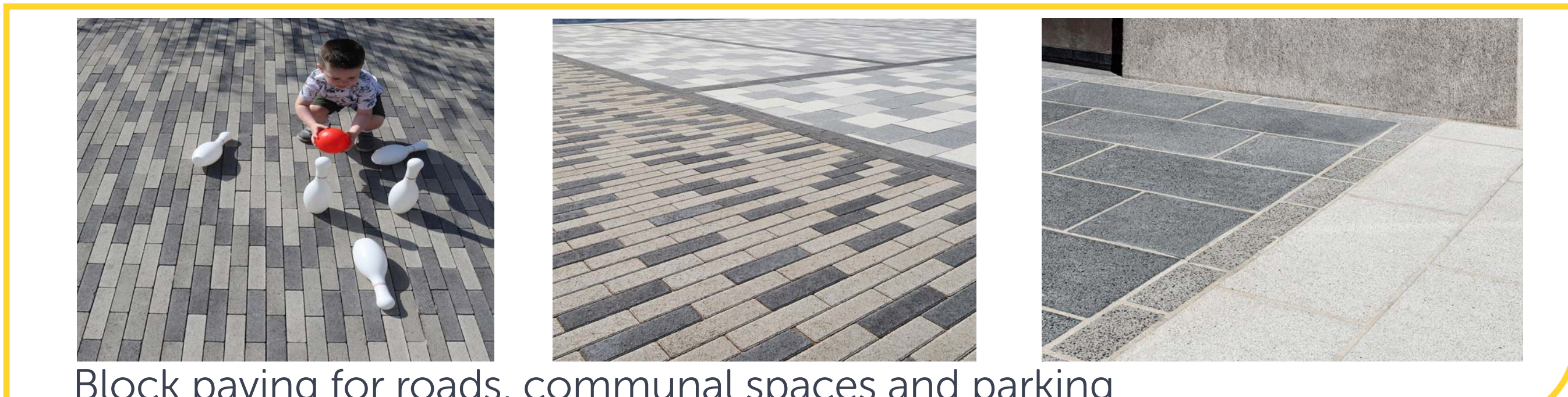


Furniture & Hard Landscape Materials

SEATING, BINS AND BIKE STORAGE



PAVING & HARD SURFACES



The paving palette will contribute to the high quality of the new and existing development and using permeable paving where appropriate to support water run off and drainage.

New paving throughout the estate will provide even, safe access across the Estate. Existing routes will be re-paved and new routes will be incorporated to best link the new and existing buildings and community spaces.

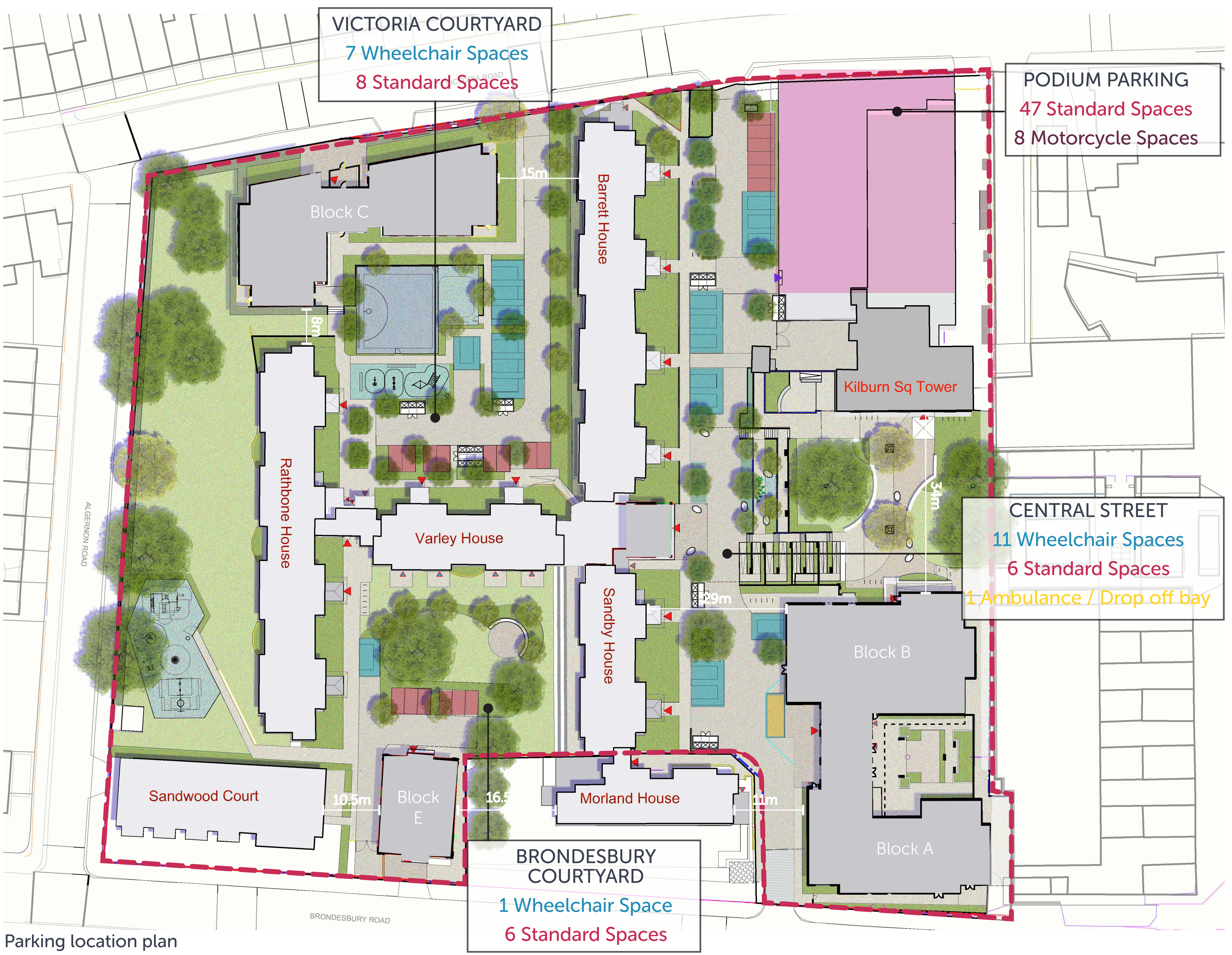
Visually the paving choices will complement the setting of the buildings and clearly define routes and the division between spaces.

The primary roads into the Estate will be block paved with a continuous level surface for vehicles and pedestrians. The shared surface will help slow traffic and provide a safe environment for pedestrians and cyclists.

The roads will have flush kerbs in some areas defining the vehicle and pedestrian spaces visually, while making movement of wheelchair users, cyclists and pushchairs easier. Some areas have a traditional raised kerb where it is deemed necessary for safety.

Parking solutions

Parking for existing residents only



KEY PRINCIPLES



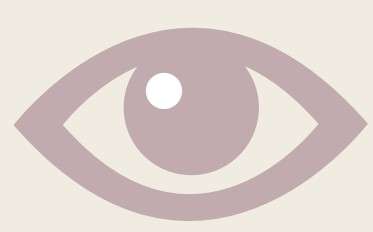
> We want to maintain current levels of car parking usage on site for existing residents



> We are future-proofing the strategy to allow for electric charging points from day 1 and to increase later if the needs evolve

> Only car parking for wheelchair users is proposed for the new build residents

> We will provide some motorcycle bays within the secured podium parking



> The podium parking will be compliant with fire evacuation Building Regulations

Current capacity

- > Central street: 50 spaces
- > Victoria parking Court: 32 spaces
- > Clinic area: 12 spaces
- > Brondesbury parking Court: 27 spaces
- > Kilburn Total: 121 spaces plus 30 garages (some not used)

Proposed provision for existing residents

- > 67 standard spaces
- > 16 blue badge spaces (>3%)
- > 8 motorcycle spaces
- > 83 car park spaces in total

Proposed provision for the new build development

- > 'Car-free' - except for 3 spaces for blue badge holders (3%)
- > New residents will not be allowed to apply for a resident's parking permit on the estate or surrounding streets

Proposed provision for the Extra Care facility

- > 1 ambulance / Drop off bay

Podium Parking Renovations



New access control



New CCTV



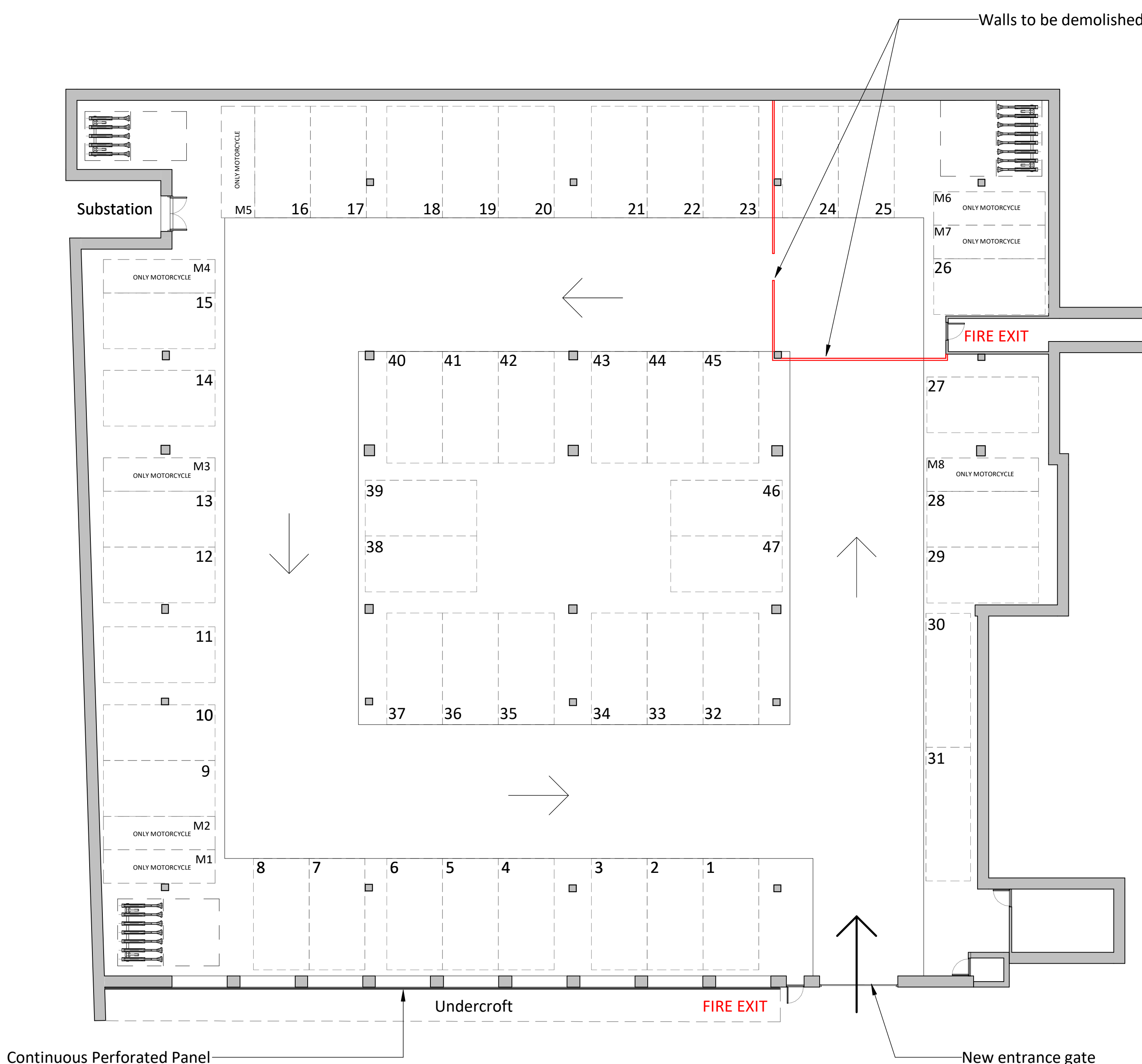
Fire strategy aligns Building Regulations



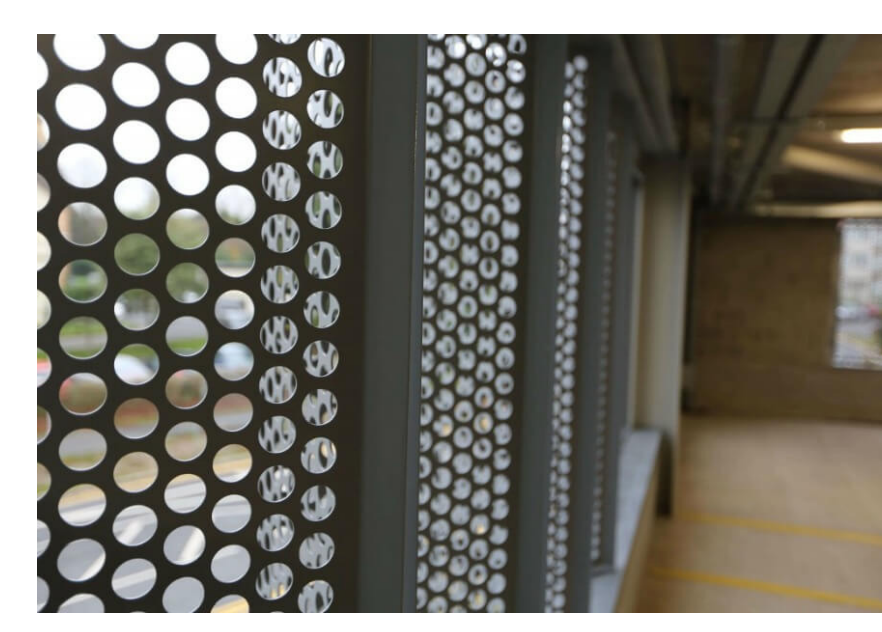
Reflective Paints



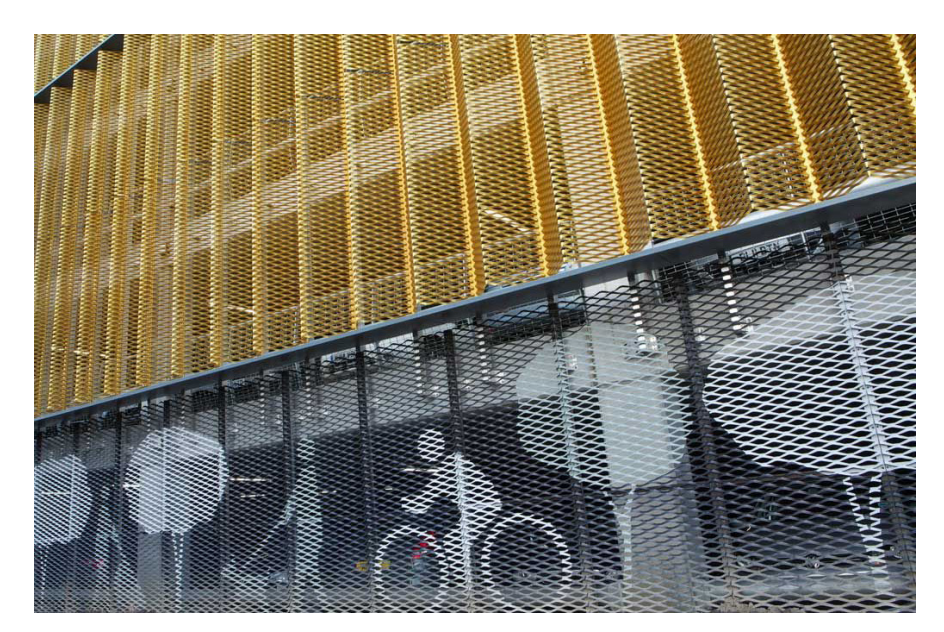
New facade design to increase surveillance



Transparency for passive surveillance



Better ventilation



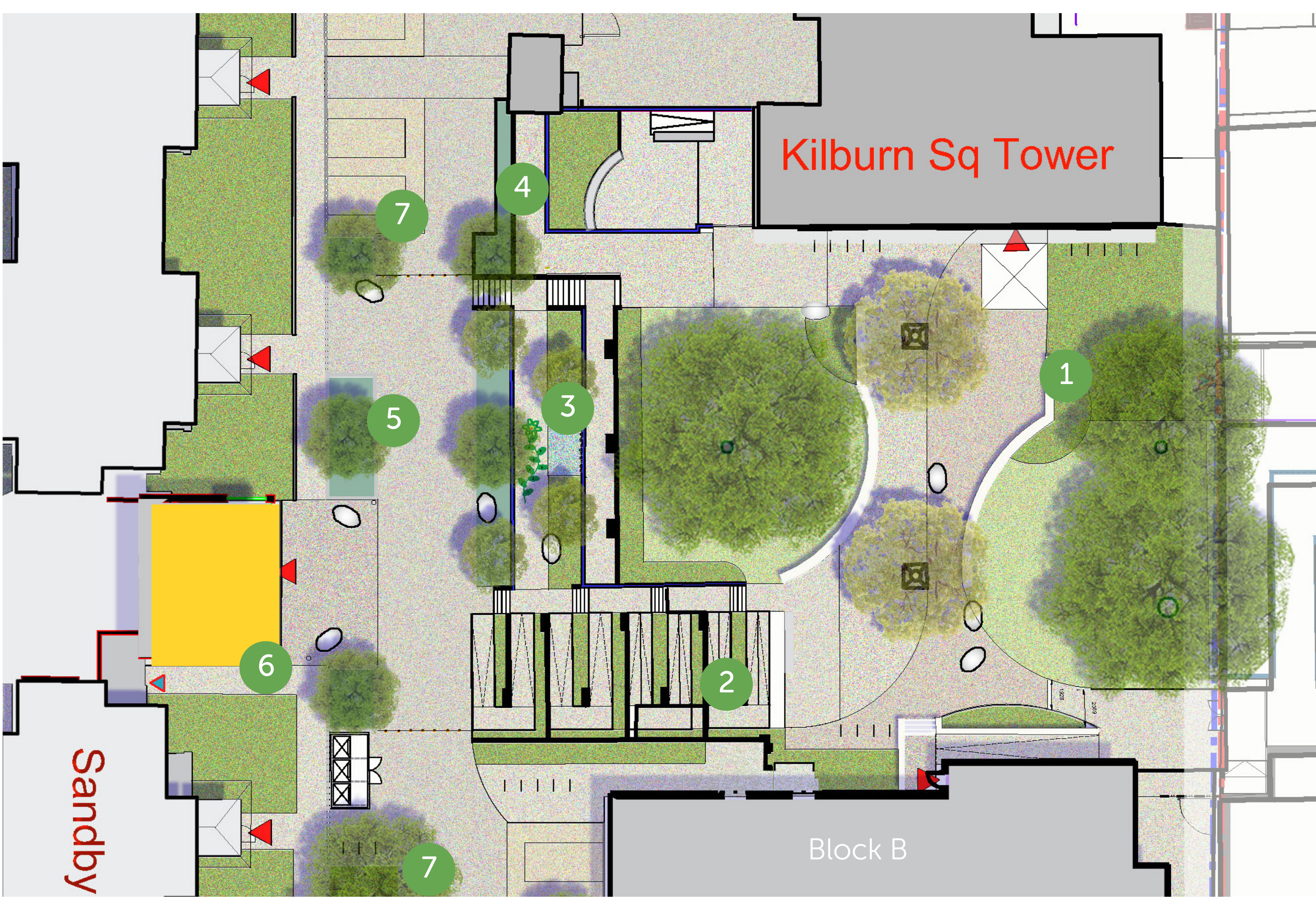
Animation at street level

Kilburn Square Redesign

Your new Kilburn Square

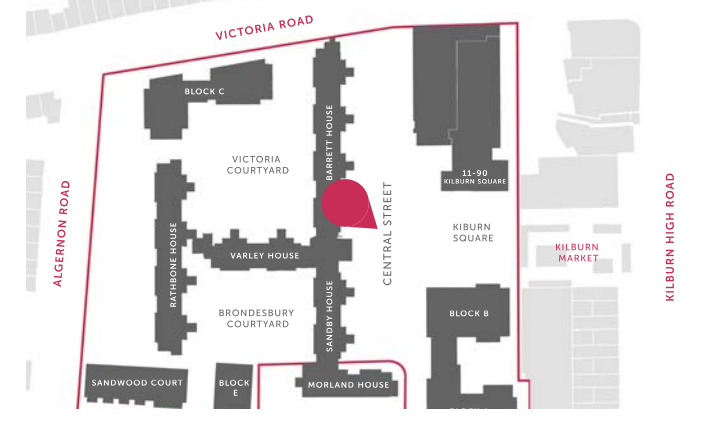


View from Barrett House looking down onto the new square



KEY

- 1 New paving, seating, planters and trees with lawns and incidental play items
- 2 Ramped access to the lower square with planting
- 3 Half way terrace with planting, seating, low traversing wall and play graphics in paving
- 4 Existing external service lift
- 5 Plaza – safety maintained by retractable bollards
- 6 New lobby entrance to existing buildings including Barrett, Sandby and Varley House
- 7 New paved central street - Shared surfaces



Kilburn Square - Detailed plan

Proposal for a safer entrance to the existing buildings

The footbridge is to be removed and replaced by a new lobby entrance

KEY DESIGN PRINCIPLES



- > Ground and first floor entry points are gathered in one single entrance to increase activity and the feeling of safety
- > The main entrance is located at ground floor so it is part of the street scene and is very visible
- > The design allows for transparency to deter anti-social behaviour
- > The new entrance allows for two secure entrance points before accessing the internal corridors, these door sets will comply with the Secured by Design specifications
- > The new entrance allows for an additional lift to link directly to the first floor replacing the old footbridge



New entrance - Proposed plan



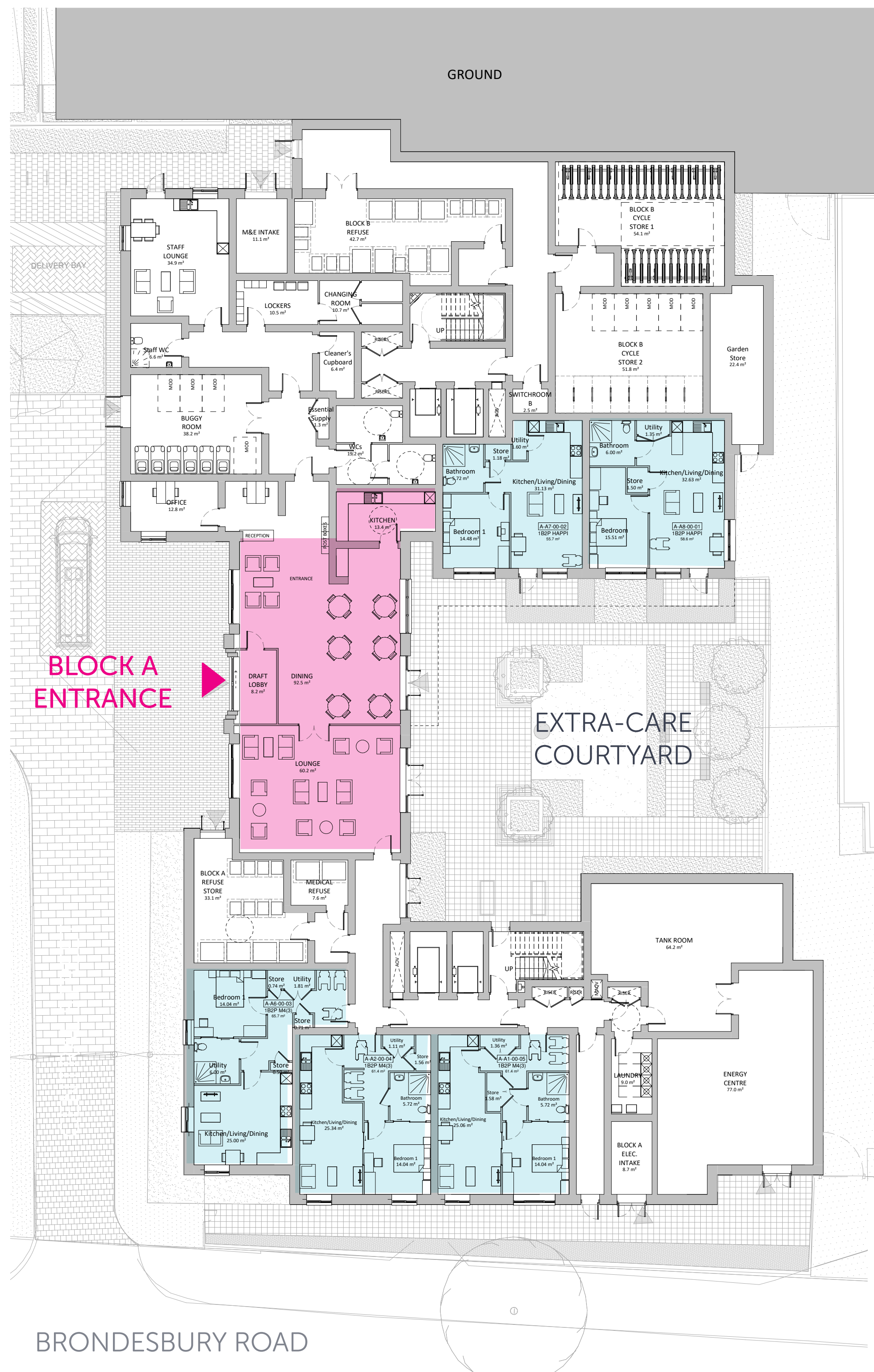
New entrance - Proposed design

New buildings - East Side

A pedestrian friendly Central Street

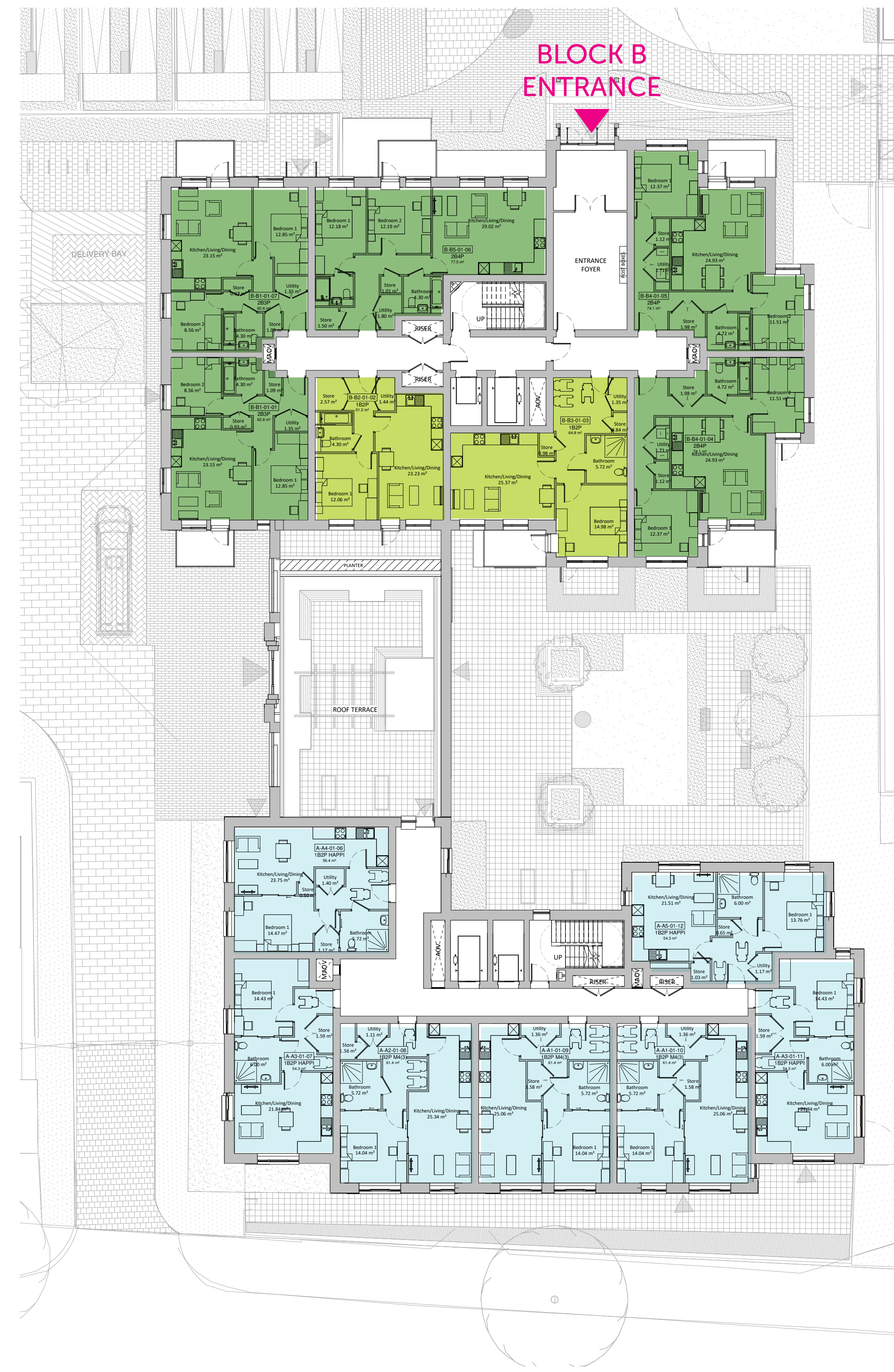


Plans for a mixed community



Blocks A & B - Lower ground floor plan

- KEY** Block A - Extra-Care
- Communal Spaces
 - 1 bed flat
 - 2 bed flat (upper floors)



Blocks A & B - Upper ground floor plan

- KEY** Block B - Residential
- 1 bed flat
 - 2 bed flat

Elevation design



Block A - Proposed elevation (Brondebury Road)



Block B - Proposed elevation (Square side)

New Buildings - West Side

Victoria Road proposal



View from Victoria Road looking East onto the proposed building (Block C)



View into Victoria Courtyard

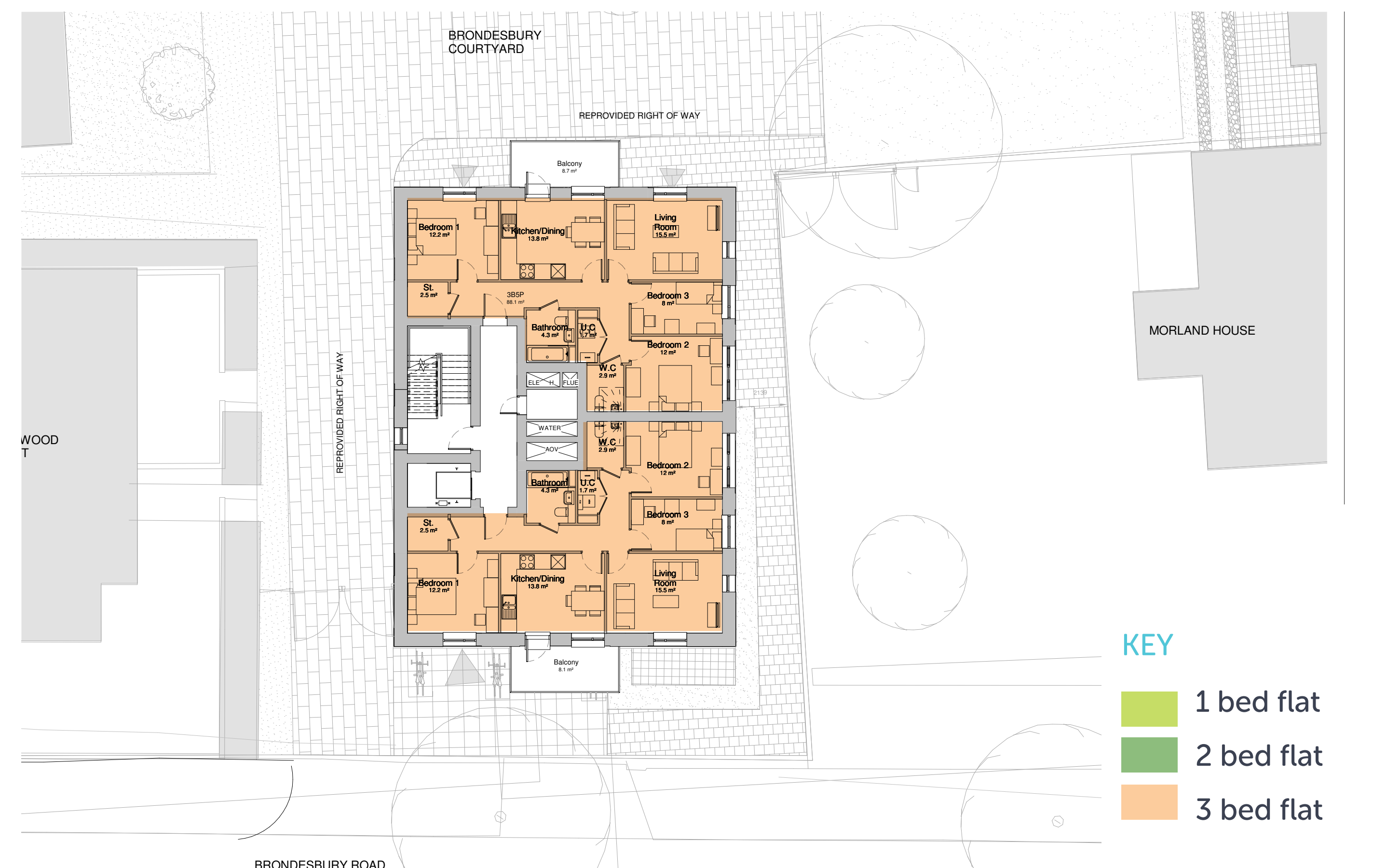


Block C - Typical floor plan

Brondesbury Road proposal



View from Brondesbury Road looking onto proposed Block E



Block E - Typical floor plan

What is next ?



GET IN TOUCH
If you have any questions, or would like to talk to someone about the proposed new homes at Kilburn Square, please get in touch using these contact details.

Call or text **07436 704 072** or **0208 937 2420**
Email newcouncilhomes@brent.gov.uk
Visit brent.gov.uk/kilburnsquare

Thanks for joining us today!

