

Kilburn Square Development November Boards

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.

Transport Consultant - RGP

Chris Blamey

With over 20 years' experience in redevelopment projects across London and the south-east, RGP is advising on all matters relating to transport, balancing the sustainable aspirations of people and policy with the practicalities of individual's travel 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.

Residents Preferences

- During Workshops 1 & 2, we asked residents to indicate their preferred choice from the 5 proposed approaches for reducing the overall height and density of the proposals.
- Approach A & Approach E were the preferred choices in the feedback we received. The breakdown of preferences is:
 - A 42%
 - B 4%
 - C 0%
 - D 8%
 - E 46%

Previous Session Comments

- Please retain as much green space and reduce tower height, think about building safety.
- Keep grass outside tower block.
- Don't like any option to be honest.
- Respect everyone's views.
- Timeline does not provide sessions to review each session
- Car parking - enclosed car parking is dangerous, keep parking open.
- Feedback from workshops 1 & 2 should be provided at least one week prior to workshops 3 & 4.
- We don't want to lose the playground & sports area.
- No to seating - will be used for drug dealing & cause noise.
- No to blocks C & D.
- No to seating - it will encourage antisocial behaviour & inhibit use by those who need space to rest.
- What are the opportunities for work / improvements to existing blocks, will there be investment in smaller blocks?
- I would suggest to add a GP, it would benefit families. More housing would be a blessing.
- No tower block, no block D, different design block C, no to playground outside homes, no removal of bridge, reduce height of buildings.
- Remove blocks C D & E - blocks A & B should not be taller than the existing buildings.
- No to blocks C & D - residents told Source they want to keep their green space.
- Mature trees add privacy to flats and should try to keep if possible.
- Option E would enable the mature trees to be retained on the Victoria Road courtyard.
- Ensuring covered parking is well lit and secure, that I would feel safe to access at any time of day without worry.
- Families need a kids youth club
- Removal of bridge will impact access to shopping area.

- Pitched roofs preferred
- Need to understand priority of delivery of extra care versus family homes.
- OK with current massing, more clarity of moving existing residents with needs into new housing.

Design Approach A

Key Changes

- 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.

Key Figures - Comparison with Original Design

- Total New Dwellings: 144 homes (originally 179 homes, 20% reduction)
- Total New Habitable Rooms: 413 habitable rooms (originally 512 habitable rooms, 19% reduction)
- Total New Family Homes: 48 homes (originally 48 homes, no reduction)
- Total New Built Area: 15,069m² (originally 18,135m², 17% reduction)
- Total Site Density: 181 Homes/Ha (originally 197 Homes/Ha, 8% reduction)
- Existing Trees: 17 trees retained (originally 17 trees retained, no change)
- Play Space: 5,204m² (originally 5,204m², no change)
- Car Parking: 83 spaces (originally 83 spaces, no change)
- Site Plan

Landscape Changes

No changes to landscape compared with original proposal.

Design Approach E

Key Changes

- 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.

Key Figures - Comparison with Original Design

- Total New Dwellings: 141 homes (originally 179 homes, 21% reduction)
- Total New Habitable Rooms: 411 habitable rooms (originally 512 habitable rooms, 20% reduction)
- Total New Family Homes: 44 homes (originally 48 homes, 8% reduction)
- Total New Built Area: 14,103m² (originally 18,135m², 22% reduction)
- Total Site Density: 180 Homes/Ha (originally 197 Homes/Ha, 9% reduction)
- Existing Trees: 23 trees retained (originally 17 trees retained, 6 more trees retained)
- Play Space: 5,902m² (originally 5,204m², 13% increase)

- Car Parking: 86 spaces (originally 83 spaces, 3 additional spaces)

Landscape Changes

- Vehicle entry off Victoria Road maintained, along with existing green space & mature trees in front of Barrett House.
- Existing playground relocated towards Algernon Road.
- Toddler play space relocated to south of Rathbone House.
- Space available for new refuse units away from entrances.
- Due to a reduction in the footprint of Blocks A&B, there are opportunities for additional cycle parking and planting, along with a designated drop off and a large tree in the adjacent area.

Comments & Next Steps

Key Figures Comparison

Approach A

- 144 homes
- 413 habitable rooms
- 48 family homes
- 15,069m² built area
- 181 Homes/Ha
- 17 trees retained
- 5,204m² play space
- 83 parking spaces

Approach E

- 141 homes
- 411 habitable rooms
- 44 family homes
- 14,103m² built area
- 180 Homes/Ha
- 23 trees retained
- 5,902m² play space
- 86 parking spaces

Upcoming Events

- **Next Workshop:** We will be doing further engagement in early December as the designs develop. Please keep a look out for our newsletter/posters which will confirm details nearer the time.
- **Resident Training:** Source Partnership will be holding a series of training sessions for the residents on the estate. If you're interested in joining, please contact Carol Squires or Rob Williams on freephone 0800 616 328 or email info@sourcepartnership.com.

- **Market Stall:** The market stall is still open if you want to drop in to see us. We will be there fortnightly on Thursday afternoons 3pm - 6pm. We will next be there on Thursday 18th November. Pop by to speak to us.

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

Keep an eye out for details on the next session.