

### The Project Team



**London Borough of Brent**  
Akin Adenubi / 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  
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.

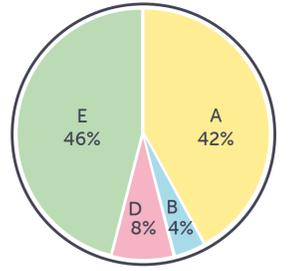


**ITLA: Source Partnership**  
Rob Williams  
Carol Squires

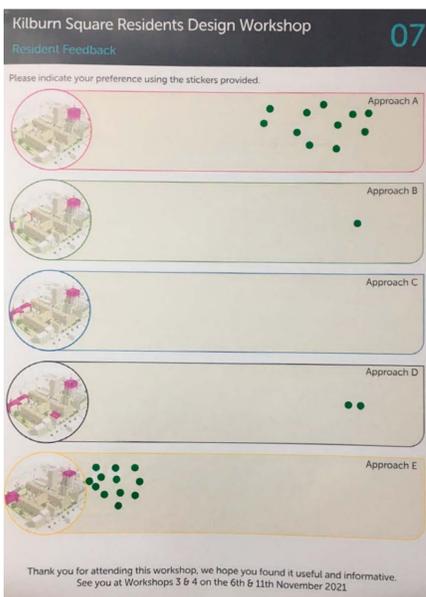
With over 30 years of experience in providing housing and regeneration advice, Source Partnership has been appointed as your independent Tenant and Leaseholder Advisor for the future of Kilburn Estate.

### 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.



### 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.

### 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.



Aerial View

#### Key

- Approach A
- Original Proposal

### Site Views



1. Looking south-west toward Blocks C & D on Victoria Road



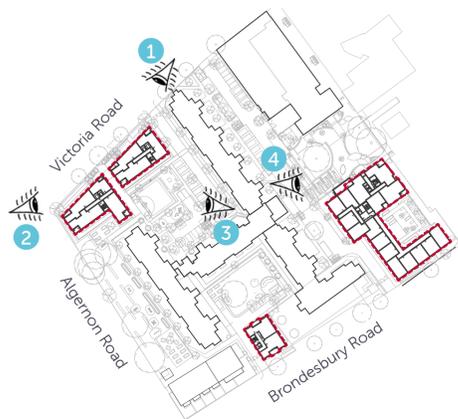
2. Looking north-east toward Blocks C & D on Victoria Road



3. Looking west toward Blocks C & D from green space outside Barret House and Varley House



4. Looking north toward Blocks A&B from outside Barret House



#### Key Plan

- Original Block Outlines

## Design Approach A

### Key Figures - Comparison with Original Design

Total New Dwellings



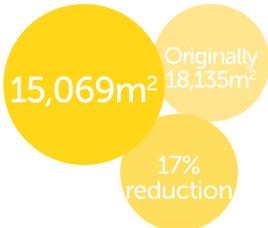
Total New Habitable Rooms



Total New Family Homes



Total New Built Area



Total Site Density



Existing Trees



Play Space



Car Parking



### Site Plan



Key

- Green space
- New toddler play area
- Ball court retained
- New playground location
- Existing trees to be retained
- Trees to be removed
- New trees

### Landscape Changes

- No changes to landscape compared with original proposal

### Approach A Comments Box

Please let us know your thoughts

### 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.

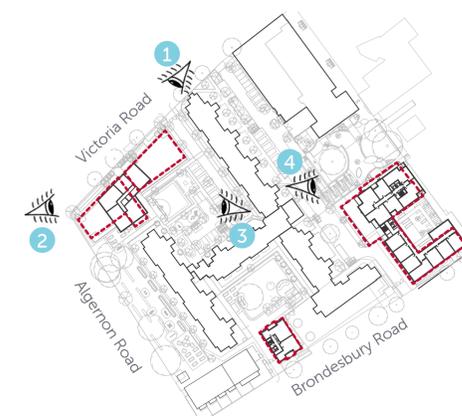


Aerial View

#### Key

- Approach E
- ▭ Original Proposal

### Site Views



- #### Key Plan
- ▭ Original Block Outlines



1. Looking south-west toward Blocks C & D on Victoria Road



2. Looking north-east toward Blocks C & D on Victoria Road



3. Looking west toward Blocks C & D from green space outside Barret House and Varley House



4. Looking north toward Blocks A&B from outside Barret House

## Design Approach E

### 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



14,103m<sup>2</sup>

Originally 18,135m<sup>2</sup>

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



5,902m<sup>2</sup>

Originally 5,204m<sup>2</sup>

13% increase

Car Parking



86 spaces

Originally 83 spaces

3 additional spaces

### Site Plan



### 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.

### Approach E Comments Box

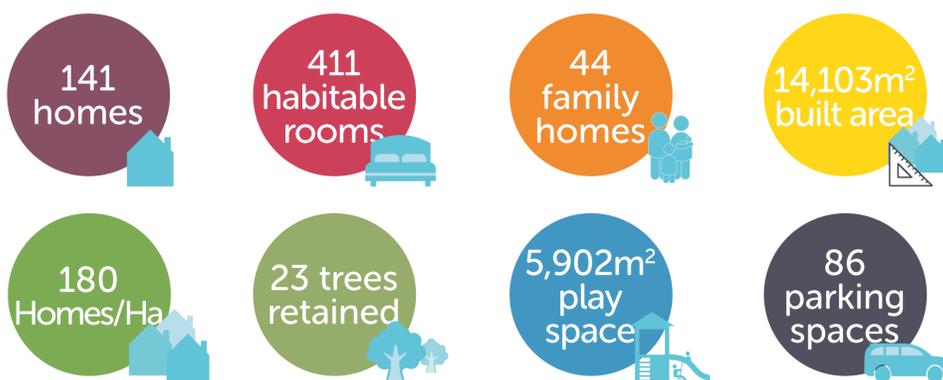
Please let us know your thoughts

### Key Figures Comparison

#### Approach A



#### Approach E



### Comments box

Please let us know your thoughts

### 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](mailto: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 18<sup>th</sup> 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.