

Lower storey elements are to be located to the north towards the conservation area, with taller elements fronting Carlton Vale. A variety of heights along the southern, eastern and western frontages will both add interest and provide the opportunity for sunlight/day light to penetrate into the internal space and dwellings (see Figure 26). The scale height, massing, design and detailing of the proposed buildings should be such that they do not undermine the need to preserve and enhance the settings of adjoining heritage assets.

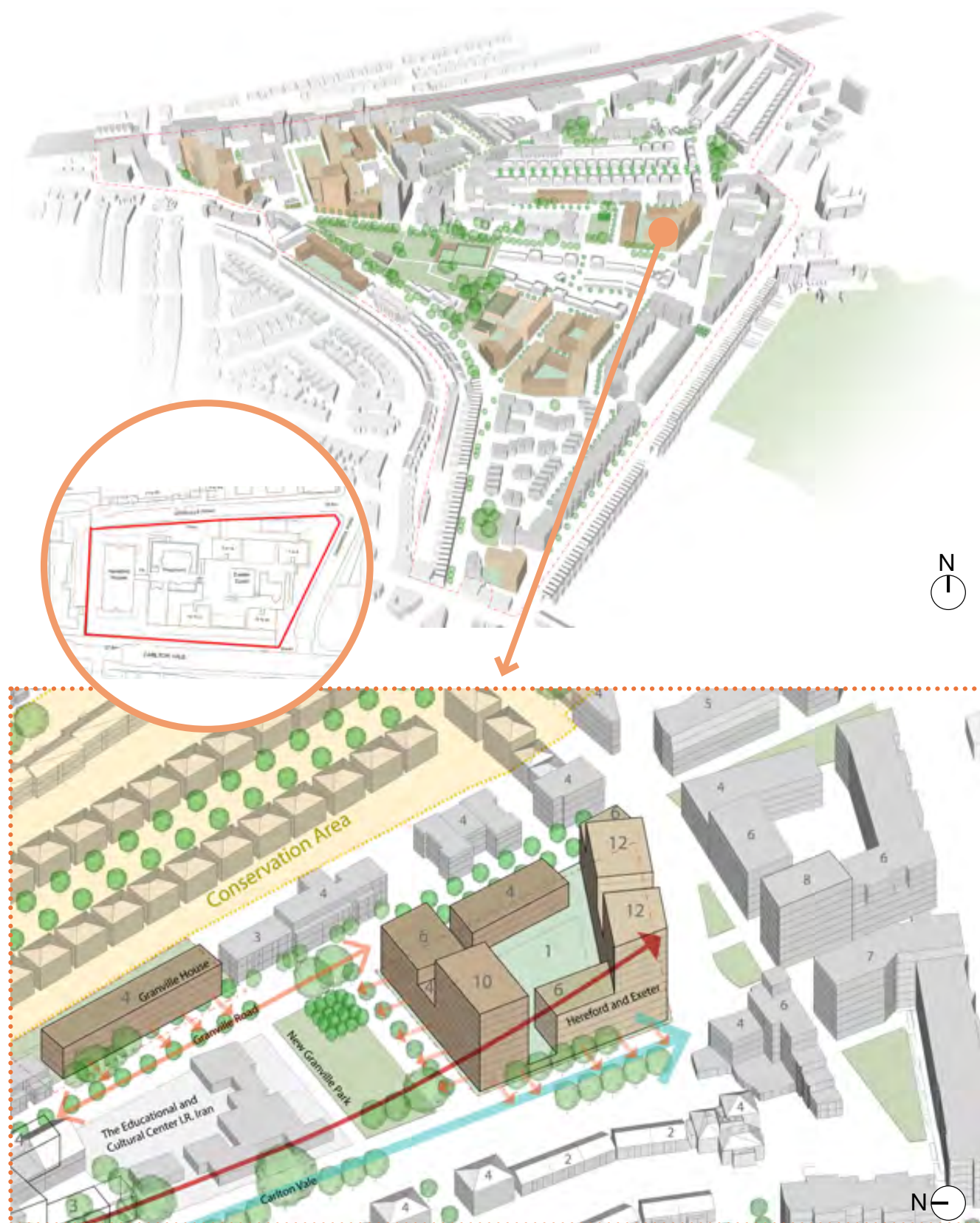


Figure 26. Massing drawing of Hereford House and Exeter Court

Old Granville Open Space

Address: Land west of 21-51 Granville Road

Area: 0.4ha

Policy Context: Core Strategy policy CP9

Planning History: Residential and Open Space

Proposed: Residential development to continue the existing residential frontages on either side.

Indicative development capacity: 10 dwellings (if town houses)

Delivery: 2019 - 2021

Description: The site is currently a public connection between the two parts of Granville Road which was severed by extension of the grounds of the Iranian school over public highway.

It also incorporates a small public open space essentially of seating areas within a typically functional municipal landscape created in the early phases of the South Kilburn estate's regeneration. The space is poorly overlooked with no adjacent frontage development and backs on to rear boundary fences of villas on Princess Road, increasing their risk of being subject to crime.

Justification: Public consultation identified that this space due to its limited visibility and lack of attractions is essentially unknown to the majority of the surrounding population.

Whilst the reopening of Granville Road currently incorporated into the Iranian school might improve its accessibility and raise public awareness there is no certainty that its inherent potential weakness; a lack of natural surveillance will be satisfactorily addressed.

As such it is considered that there is merit in transferring the open space to the Hereford House and Exeter House development. This site would then be redeveloped for residential purposes. It is recognised that this is likely to reduce the amount of dwellings delivered in South Kilburn; the Hereford/Exeter site which would incorporate the new open space can be developed at a higher density.

Nevertheless, the reintroduction of the historic building line, likely reduction in the potential for crime and anti-social behaviour within the public realm and greater likely use of the alternative open space merit this approach.

Design Principles: To essentially replicate the character of the adjacent buildings by creating buildings of a modest height (typically 4 storeys with opportunities to vary by one storey as has occurred on the adjacent sites) (see Figure 27). The buildings will front the street and be setback from the pavement edge in a similar manner to that of 21-53 Granville Road.

This will provide sufficient room for a defensible space to ensure residents' privacy whilst allowing for incorporation of sufficient landscaping to enhance the street setting (see Figure 27).

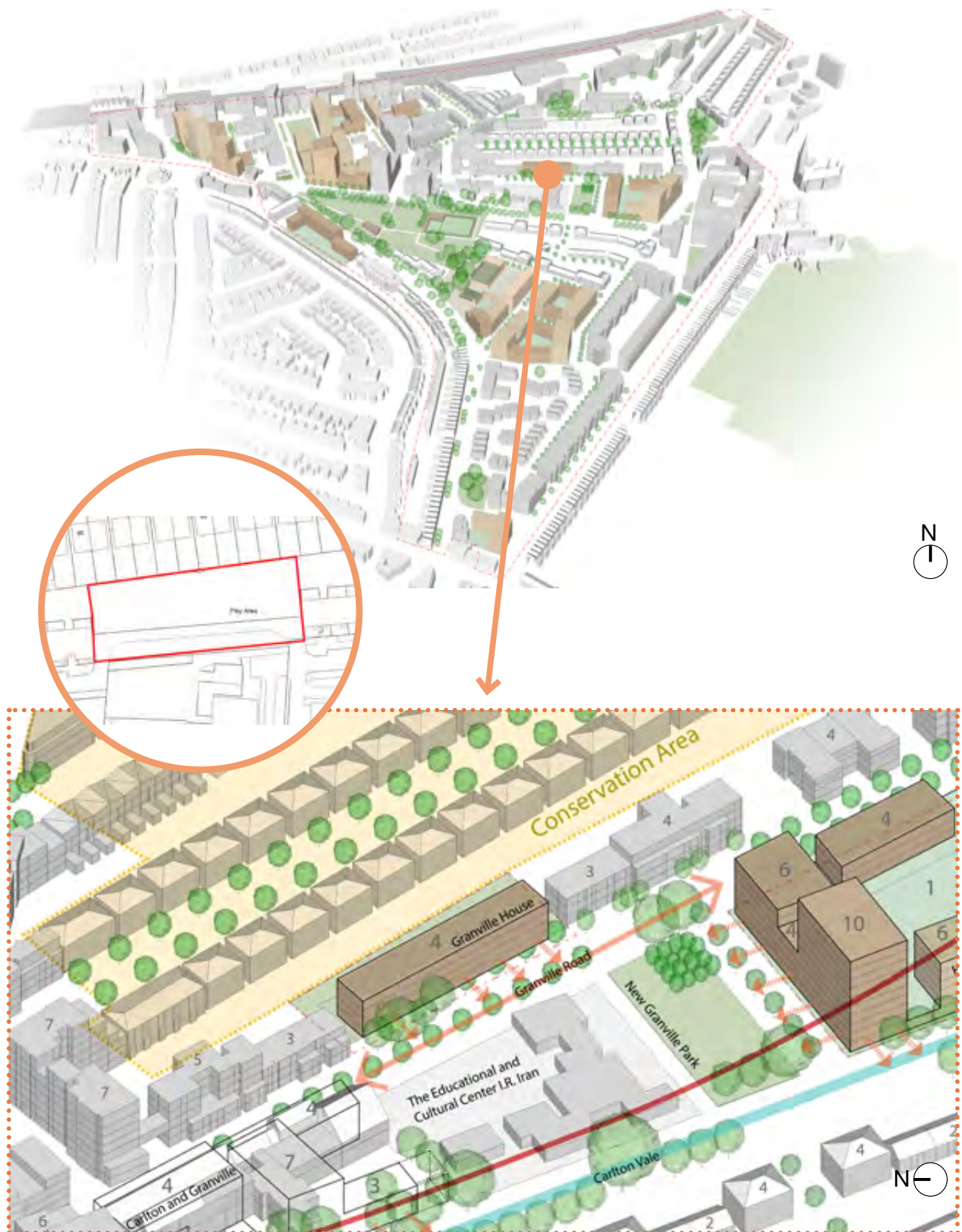


Figure 27. Massing drawing of Old Granville Open Space

Phase 4 2019-2022

Carlton and Granville

Address: Carlton Centre and Granville Centre, Granville Road

Area: 0.4ha

Description: A currently under-utilised site which comprises former school buildings at the Carlton and Granville Centres with modern extensions used as community facilities incorporating a number of occupiers including a children's centre and nursery school.

Policy Context: Core Strategy policy CP9

Planning history: None relevant

Proposed: Enterprise Hub, education, community space and residential development,

Indicative development capacity: None-residential floorspace unquantified as yet and 40 dwellings

Delivery: 2019-2022

Justification: The buildings are currently under-utilised but provide an opportunity for reinvigoration as an Enterprise Hub, Education/Community Space and Residential with the priorities being: to secure a permanent enterprise hub, to secure the future of the Nursery School, to secure the future of the Barnardo's operated Children's Centre (within the South Kilburn area although not necessarily on this site) and to secure the future of the Granville Kitchen and Otherwise Club as being incorporated into the Enterprise Hub space.

This would include space for the South Kilburn Studios, a project of the South Kilburn Trust, which will be displaced by the Peel development. The buildings are one of the few original ones in the area and incorporate good quality architecture from that time, so currently provide some value to the streetscene.

Design Principles: Ideally to incorporate the existing prominent parts of the Carlton and Granville Centres into the final development, unless unfeasible and their replacements are of significantly high quality. Buildings to range in height from 3 to 8 storeys, with the taller buildings to follow a North-South orientation.

Lower buildings should front on to Kilburn Open Space to optimise sunlight penetration into the development site. The Carlton Vale and Granville Road frontages should be active. Landscape treatment and building set-backs should contribute to Carlton Vale's proposed boulevard character (see Figure 28 which shows the existing massing of the buildings in the context of what is proposed for the surrounding area).

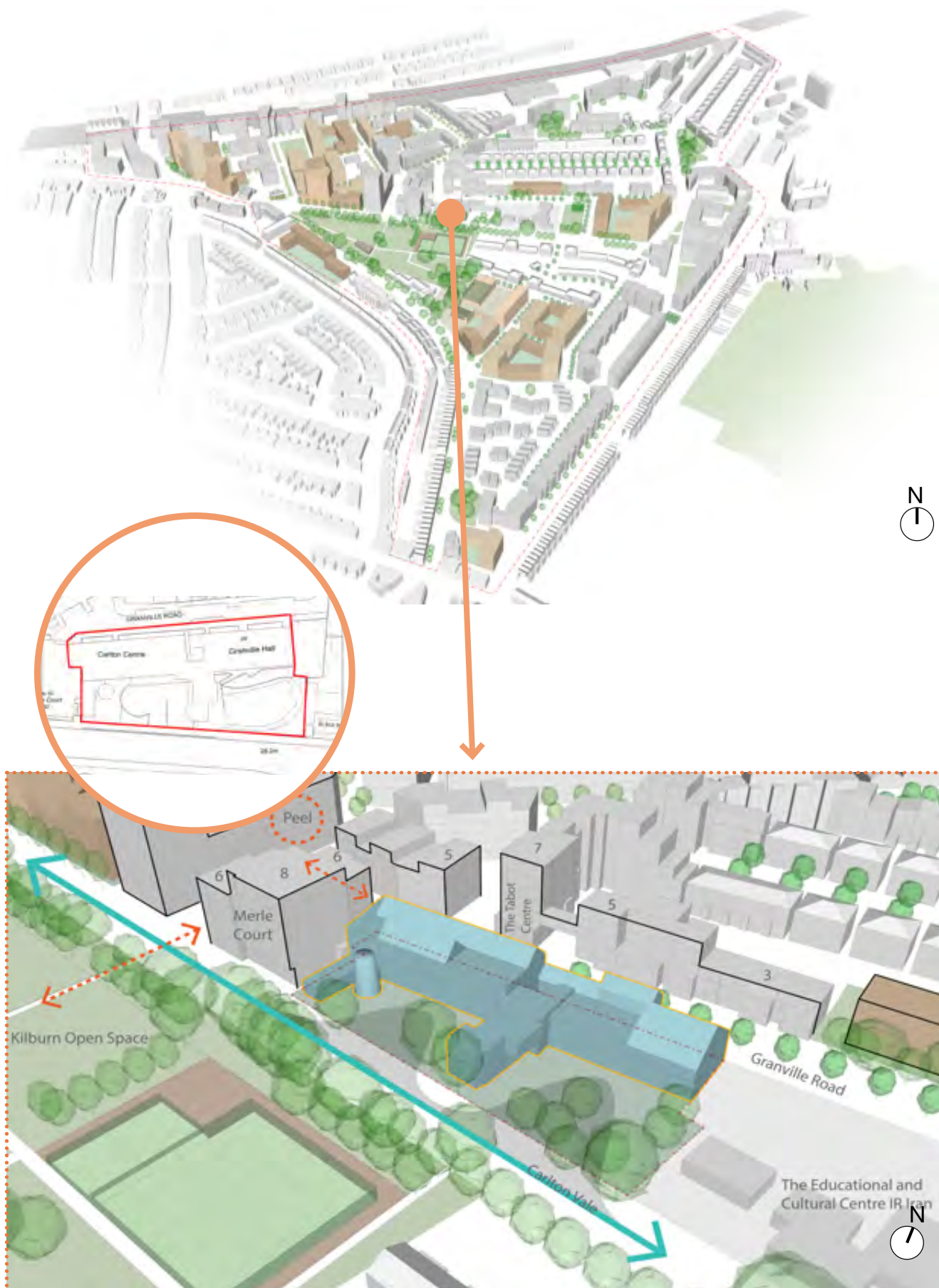


Figure 28. Massing drawing of existing Carlton and Granville Centres

Carlton House

Address: 113-128 Carlton House and Carlton Hall, Denmark Road

Area: 0.2ha

Policy Context: Core Strategy policy CP9

Planning History: Non relevant.

Proposed: Mixed tenure housing development.

Indicative development capacity: 66 dwellings

Delivery: 2019-2022

Description: The site comprises a 1950's four storey residential block, playground and Carlton Hall a one storey community space. Much of the development has poor definition of public and shared space and presents an inactive frontage to Denmark Road.

Justification: The removal of another Carlton House block in association with the Peel development creates an opportunity to reinstate the traditional street pattern and clearly define street frontages, give greater clarity about private and public spaces and improve tenants shared private space and make better use of land which is developed to low densities.

Design principles: The development should blend into the new urban grid, and present a strong frontage onto Denmark Road and Neville Road (see Figure 29). Heights should range between 4 and 6 storeys to reflect proposals for surrounding buildings (see Figure 29).

Neville & Winterleys

Address: Neville House and 1-64 Winterleys, Denmark Road

Area: 0.34ha

Policy Context: Core Strategy policy CP9

Planning History: None relevant

Proposed: Mixed tenure housing development.

Indicative development capacity: 137 dwellings

Delivery: 2019-2022

Description: More traditional 1950's Council blocks. Winterleys is a 12 storey block of 64 dwellings which faces on to Woodhouse Urban Park but is currently separated from the park by car parking. Neville House is a four storey block with 8 dwellings. An open space which has no clear function as either public, or private/tenant space is to the east and north of the two blocks.

Justification: The blocks are in a poor state of repair and represent a poor overall use of the space. There is an opportunity to provide more dwellings in a better environment which better addresses streets and integrates with the new development to the north and east. It will also create a stronger relationship with Woodhouse Urban Park.

In addition the creation of a court yard will give residents access to more useable private space. This will contribute to the continued step change in the quality of mixed use mixed tenure residential accommodation and public space.

Design principles: Development should take influence from the Albert Road and Bond developments and integrate into the new layout. An active building frontage should be provided along Woodhouse Urban Park and Denmark Road (see Figure 30).

Heights should range from 2 to 9 storeys, with taller elements fronting Woodhouse Urban Park. Building are to be arranged around a courtyard with breaks in height to allow daylight and sunlight into the heart of the buildings (see Figure 30).

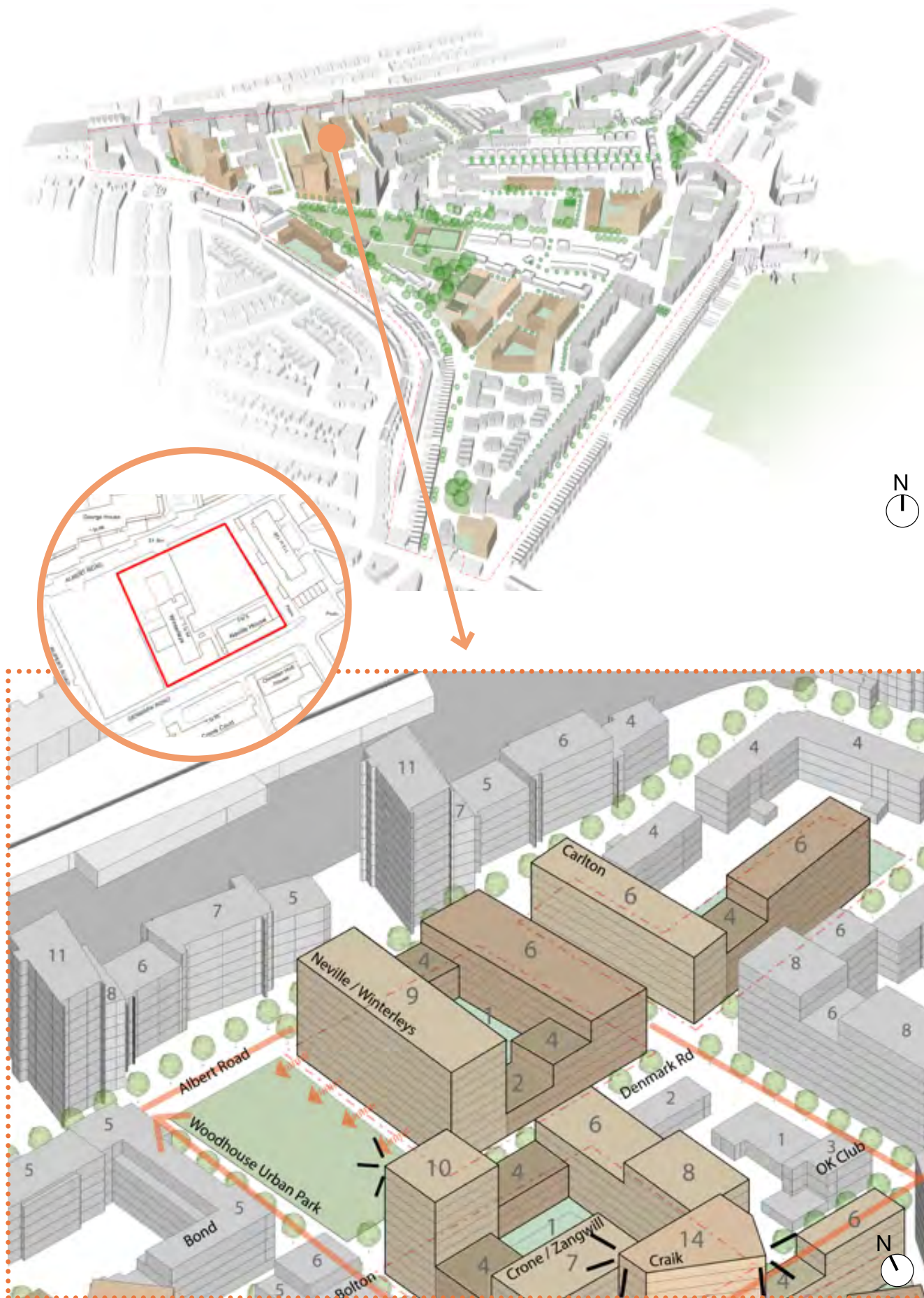


Figure 30. Massing drawing of Neville & Winterleys

Phase 5 2021-2023

Carlton Infants' School

Address: Carlton Vale Infant School, Malvern Place

Area: 0.4ha

Policy Context: Core Strategy policy CP9

Planning History: Infant School

Proposed: Mixed tenure residential

Indicative development capacity: 62 dwellings

Delivery: 2021-2023

Description: The site currently comprises a single storey infants' school in relatively poor quality buildings, bounded by conifer planting on its northern edge along the existing Malvern Road. A separate play area now covers what was formerly part of Malvern Road.

Justification: Following completion of the move of the school to its new site on Wordsworth and Masfield the site will predominantly be developed for residential purposes.

In addition what was formerly Malvern Road highway land will be improved as a pedestrian and cycleway to form a continuation of the street that links up with Malvern Place.

Design Principles: A frontage will be reinstated along Malvern Road that provides a transition in set-back distance from 121 Malvern Road and 17-32 Kilburn House, Malvern Place.

This active frontage which will play a strong role in providing overlooking of South Kilburn Park will also turn the corner with and along Malvern Place (see Figure 31). Building heights will range between 4 and 6 storeys (see Figure 31). Malvern Road will be reinstated with sufficient space provided to ensure vehicles can turn into it from Malvern Place.

This will form the principal vehicular route as it is proposed to close vehicular access between Malvern Road and Carlton Vale. Ideally no or very limited car parking shall be provided between the new building frontages and the highway.

If it is greater attention should be paid to both softening its impact on the street scene and incorporating better quality planting than exhibited at Nexus Court.

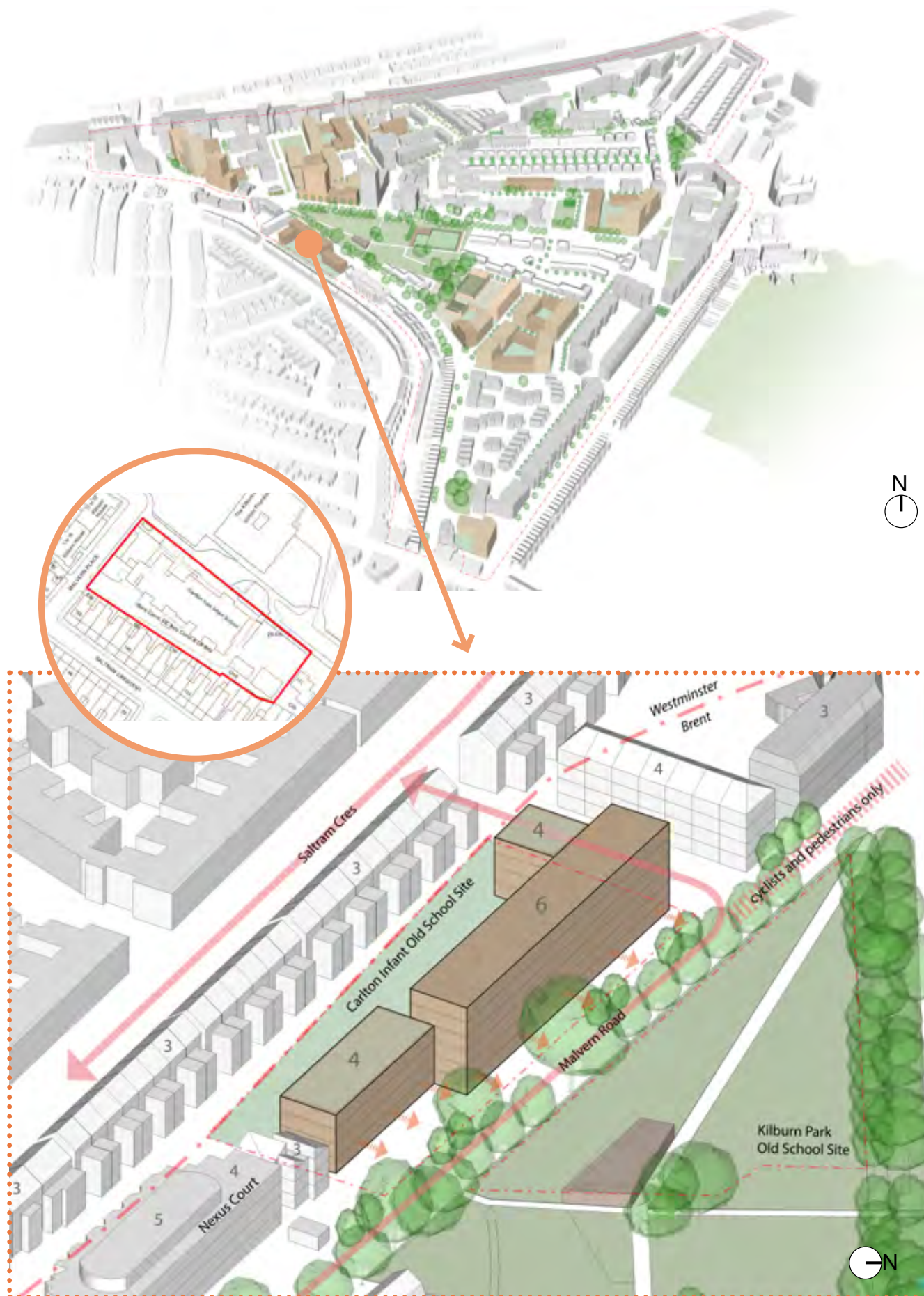


Figure 31. Massing drawing of Carlton Infants' School

Austen

Address: 1 -167 Austen House, Cambridge Road

Area: 0.35ha

Policy Context: Core Strategy policy CP9

Planning History: None relevant

Proposed: Mixed tenure housing development incorporating the Marian Community Centre and Immaculate Heart of Mary Catholic Church.

Indicative development capacity: 99 dwellings

Delivery: 2021-2023

Description: Austen House and Dickens House redevelopment sites suffer from inherent internal design problems and the relationships between buildings, streets and spaces are also poor and indeterminate. Built using the 'Bison' method of construction Austen and Dickens form two opposing 18 storey towers linked by podium deck incorporating a playground under which there is garaging. At present Austen presents an inactive ground floor frontage to a public realm dominated on Cambridge Road by the blank rear wall of a separate single storey garage and surface level car parking. Austen House contains 167 dwellings.

Justification: The block is of poor construction that it is not viable nor desirable to refurbish. The blocks sit within a poor quality landscape of disparate open space and garages which can be replaced by more dwellings along sound urban design principles that create a better environment and provide better connectivity through introduction of new streets.

Design Principles: Austen will be a perimeter block courtyard building ranging from 4-6 storeys (see Figure 30). It will provide frontage to Cambridge Road, the extension of Percy Road, Stafford Road and the public realm between it and the new Blake Court development to the south. The scale and form of the development should prevent north facing single aspect units. It should maximise sunlight and daylight to the courtyard and adjacent northern property through the lower storey heights being on the southern and northern sides of the perimeter blocks (see Figure 32). It is proposed that the existing uses of Catholic Church and Community Centre being incorporated into the redevelopment, in relation to the Church this can be by the building remaining in situ or provision of a new building that incorporates the church and community uses.

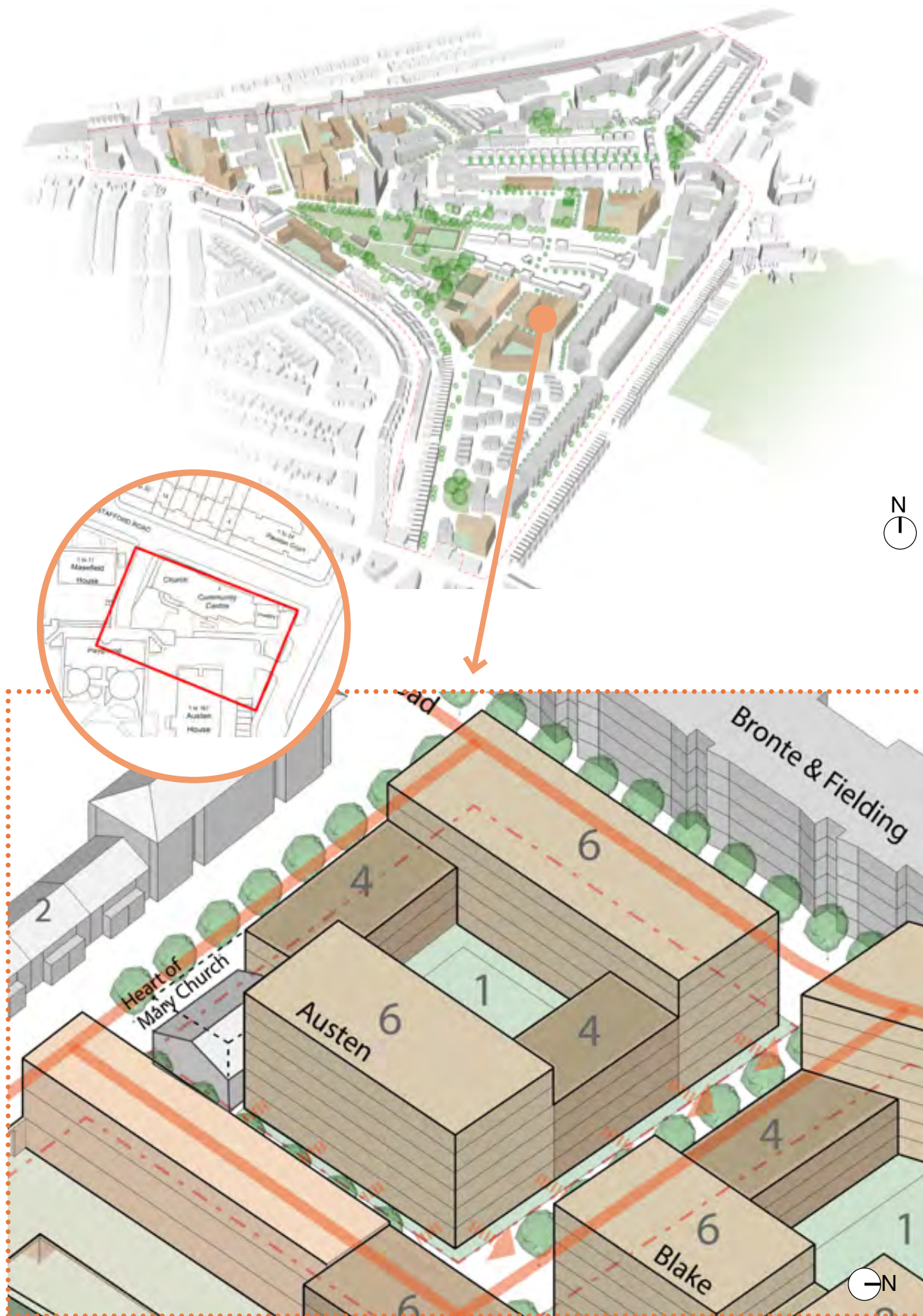


Figure 32. Massing drawing of Austen

Kilburn Park Junior School Site

Address: Kilburn Park Junior School, Carlton Vale

Area: 0.48ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Proposed: Extension of South Kilburn Park.

Indicative development capacity – NA

Delivery 2021-2023

Description: Currently the site is Kilburn Park Junior School

Justification: The existing school will be transferred to the Wordsworth House/Masefield House site which also incorporates some of the existing South Kilburn Open Space.

Reprovision of open space on this site will be of significant benefit compared to the loss of the space transferred to the new school site.

It will create a more regular shaped open space that can be put to better use and feel more secure. It will raise the profile of the space in the public's consciousness and its impact on townscape by opening up views into the park when arriving from Queen's Park/Kilburn Lane. See Figure 33 for an indicative layout for the South Kilburn Park.

Design principles: Incorporated into the South Kilburn Park

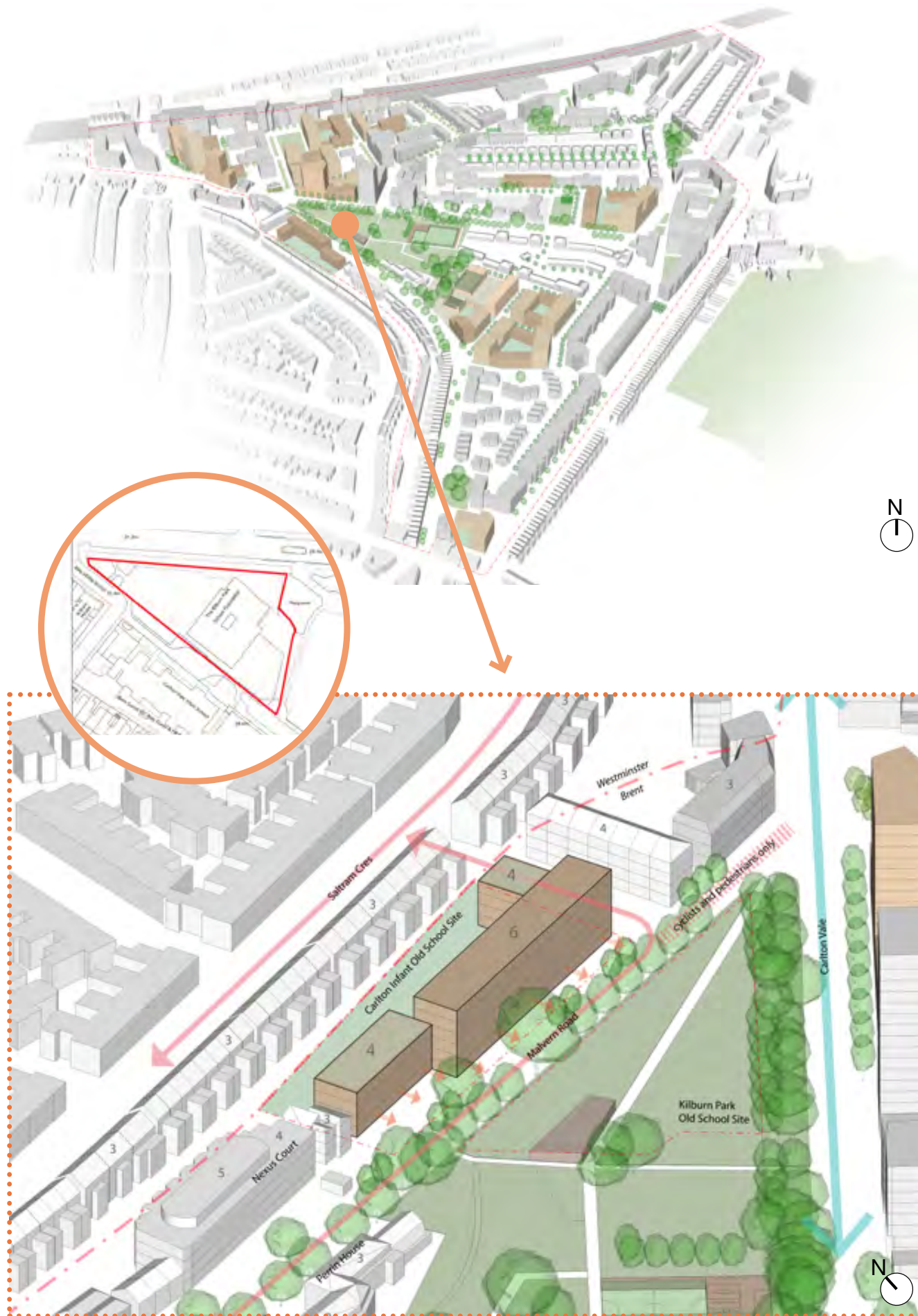


Figure 33. Kilburn Park Junior School incorporated into South Kilburn Park

Blake

Address: 1-72 Blake Court, Malvern Road

Area: 0.3ha

Policy Context: Core Strategy policy CP9

Planning History: None relevant

Proposed: Mixed tenure housing development

Indicative development capacity: 121 dwellings

Delivery: 2021-2023

Description: Blake House redevelopment sites suffer from inherent internal design problems and the relationships between buildings, streets and spaces are also poor and indeterminate. Built using the 'Bison' method of construction.

Blake is three six storey loosely connected blocks of 72 dwellings forming the southern part of a Dickens, Blake, Austen horseshoe shape around a semi-public space. Dickens is poorly defined in terms of public/private space and its relationship with Malvern Road and Cambridge Road where dead frontage, service areas and parking also prevail.

Justification: The block is of poor construction that it is not viable nor desirable to refurbish. The blocks sit within a poor quality landscape of disparate open space and garages which can be replaced by more dwellings along sound urban design principles that create a better environment and provide better connectivity through introduction of new streets.

Design Principles: Blake will be a perimeter block building ranging in height from 4-8 storeys. It will provide frontages to Cambridge Road, the extension to Percy Road and between the Dickens site to the north and McDonald House/Hampton Close site to the south. A new public pedestrian link will be provided on the southern frontage (see Figure 34).

Taller elements up to 8 storeys to be integrated at key prominent frontages/corners on Malvern Road and Cambridge Road to indicate the new neighbourhood entrances. The scale and form of the development should prevent north facing single aspect units and maximise sunlight and daylight to the courtyard (see Figure 34).

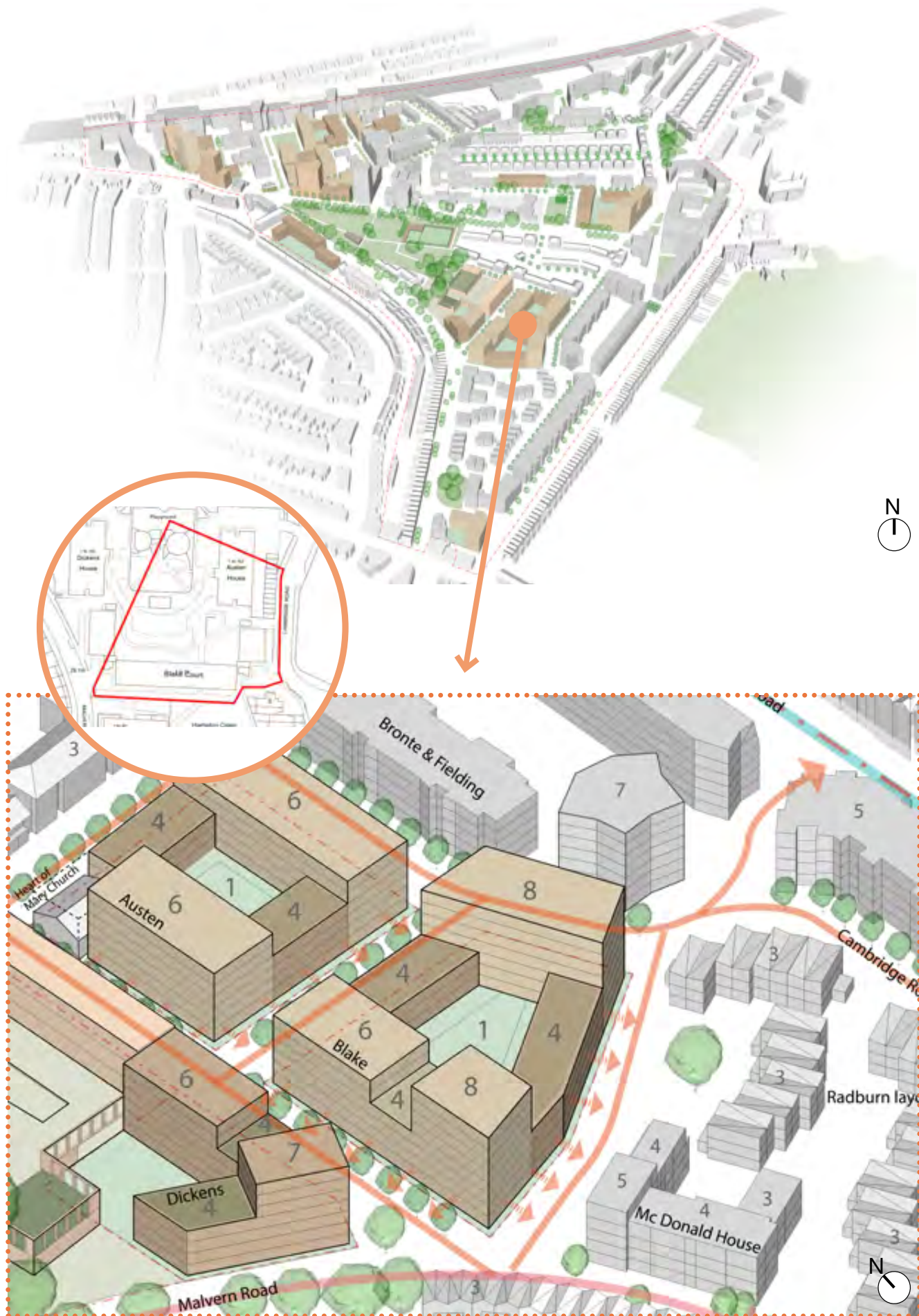


Figure 34. Massing drawing of Blake Court

Phase 6 2023-2026

Dickens

Address: 1-167 Dickens House, Malvern Road

Area: 0.3ha

Policy Context: Core Strategy policy CP9

Planning History: Housing blocks

Proposed: Mixed tenure housing development

Indicative development capacity: 62 dwellings

Delivery: 2023-2026

Description: Austen House and Dickens House redevelopment sites suffer from inherent internal design problems and the relationships between buildings, streets and spaces are also poor and indeterminate.

Built using the 'Bison' method of construction Austen and Dickens form two opposing 18 storey towers linked by podium deck incorporating a playground under which there is garaging.

At present Dickens presents an inactive ground floor frontage of garages with a small car park, green space and rear of separate garage block on Malvern Road. Dickens House contains 167 dwellings.

Justification: The block is of poor construction that it is not viable nor desirable to refurbish. The blocks sit within a poor quality landscape of disparate open space and garages which can be replaced by more dwellings along sound urban design principles that create a better environment and provide better connectivity through introduction of new streets

Design Principles: Dickens will be a perimeter block building ranging from 4-7 storeys. It will provide frontage to Malvern Road and the extension of Percy Road (see Figure 35). Taller elements up to 7 storeys to be integrated at key prominent corners to indicate the new neighbourhood entrances.

The Dickens development will be designed and orientated to avoid overlooking issues with the neighbouring school.

The scale and form of the development should prevent north facing single aspect units. It should maximise sunlight and daylight to the adjacent school through the lower storey heights being on the south western side of the perimeter block (see Figure 35).

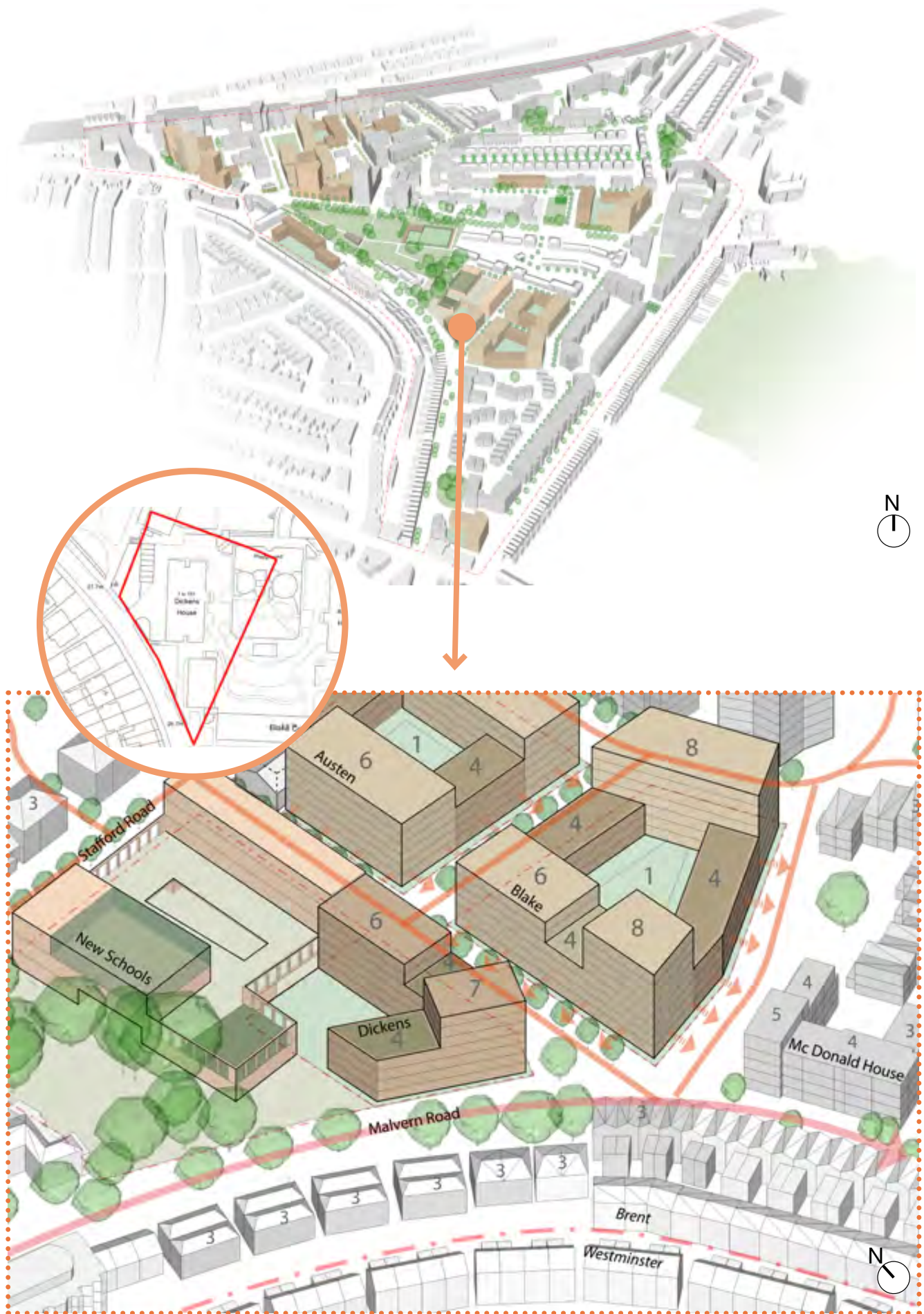


Figure 35. Massing drawing of Dickens

Craik

Address: Neville Close and Canterbury Road

Area: 0.29ha

Policy Context: Core Strategy policy CP9

Planning History: None relevant

Proposed: Mixed tenure housing development with potentially ground floor commercial uses.

Indicative development capacity: 120 dwellings

Delivery: 2023 - 2026

Description: Twelve storey residential tower of 72 dwellings with ground floor car parking set within landscaping with a small amount of car parking to the front on Carlton Vale and Neville Close and car parking to the rear with no clear boundary between public and private space along pedestrian route which follows the alignment of the Canterbury Road.

Justification: Poor quality residential block which it is neither viable nor desirable to refurbish. The opportunity exists to create a stronger corner which will act as a gateway to South Kilburn, to continue a commercial ground floor use from Queen's Park to Peel (if viable) whilst continuing the step change in the quality of mixed use mixed tenure residential accommodation.

Design Principles: Create a strong frontage along Carlton Vale with active ground floor uses if viable, and frontage along Canterbury Road and Neville Close.

To respond to the gateway context and heights of William Dunbar House / Peel and the land mark Canterbury Road/Carlton Vale corner position by creating a tall building up to 14 storeys, whilst dropping in height towards Peel to 4 storeys to provide variety on townscape and facilitate daylight/sunlight to the buildings that will run along the Canterbury road frontage.

If commercial frontage is provided this will be expected to be on the pavement edge, but sufficient space must be provided to facilitate tree planting defining Carlton Vale's boulevard status/typology (see Figure 36).

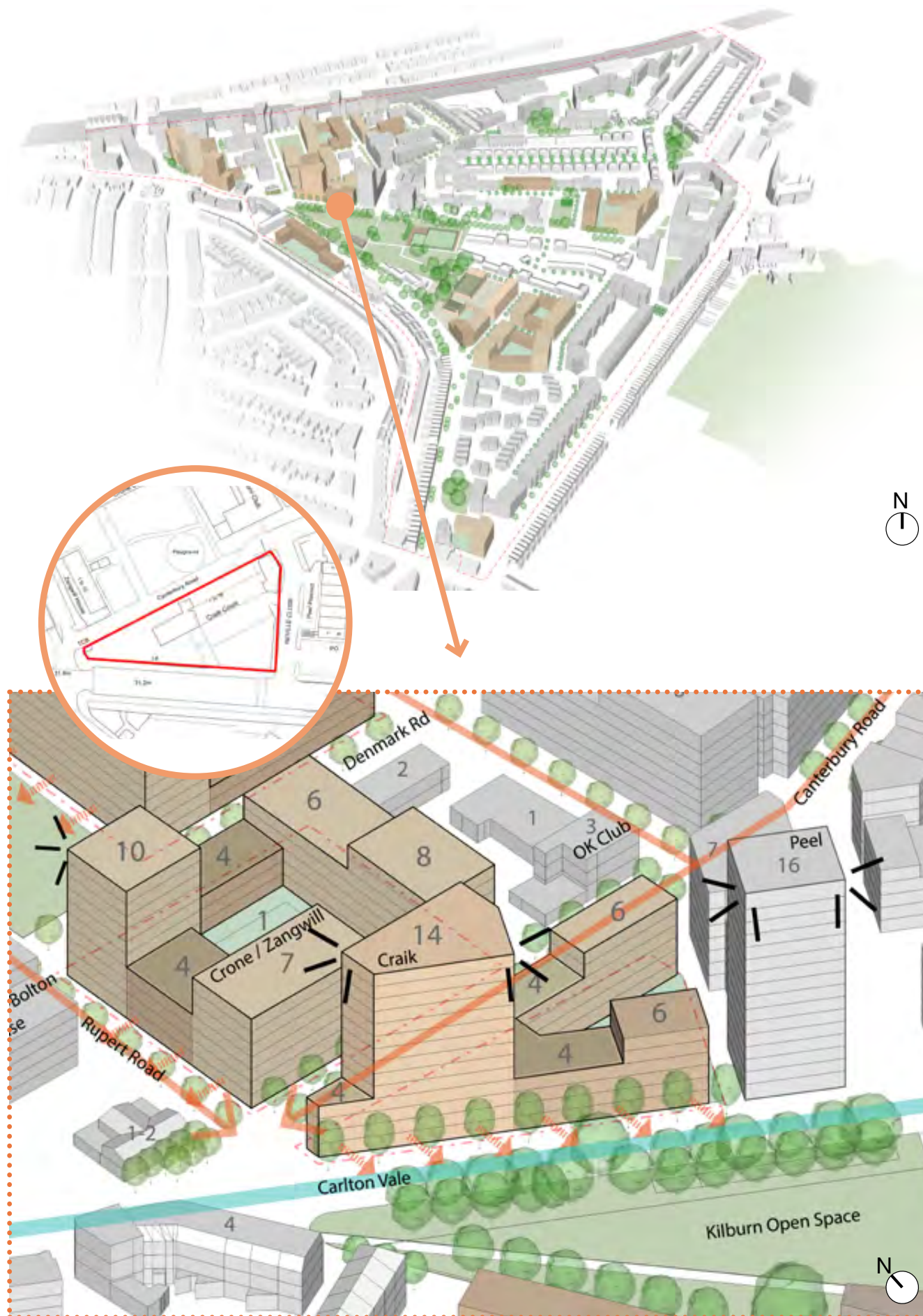


Figure 36. Massing drawing of Craik

Crone and Zangwill

Address: 1-85 Crone Court, 1-10 Zangwill House Rupert Road, Canterbury Road

Area: 0.45ha

Policy Context: Core Strategy policy CP9

Planning History: None relevant.

Proposed: Mixed tenure housing development.

Indicative development capacity: 145 dwellings

Delivery: 2023-2026

Description: A more traditional 1950's residential block in poor quality. Crone is a 12 storey block of 85 dwellings and Zangwill is a four storey block of ten dwellings. Crone Court and Zangwill are separated from Woodhouse Urban Park by Denmark Road.

Both blocks have historically had a lack of clarity about what is the front or back of the property and public and private space, although Zangwill more recently has made this more apparent by incorporating a 6 foot close boarded fence along Rupert Road.

The entrances to both are set in a public realm principally dominated by car parking with a limited amount of green space at one of its entrances. Both blocks face on to a communal private/semi-public space.

Justification: The accommodation is not viable to maintain or bring up to modern day standards. Redevelopment provides an opportunity to create a stronger frontage onto Woodhouse Urban Park and the adjacent streets including Canterbury Road where there is currently no defined frontage and better integrate the site into the wider development. This will contribute to the continued step change in the quality of mixed use mixed tenure residential accommodation.

Design principles: A perimeter block development to create frontage along Denmark Road, Rupert Street and Canterbury Road (see Figure 37).

Development is to range in height from 4 to 10 storeys. A taller 10 storey element should be located adjacent Woodhouse Urban Park. The scale and form of the development should maximise sunlight and daylight to the courtyard and also Woodhouse Urban Park (see Figure 37).

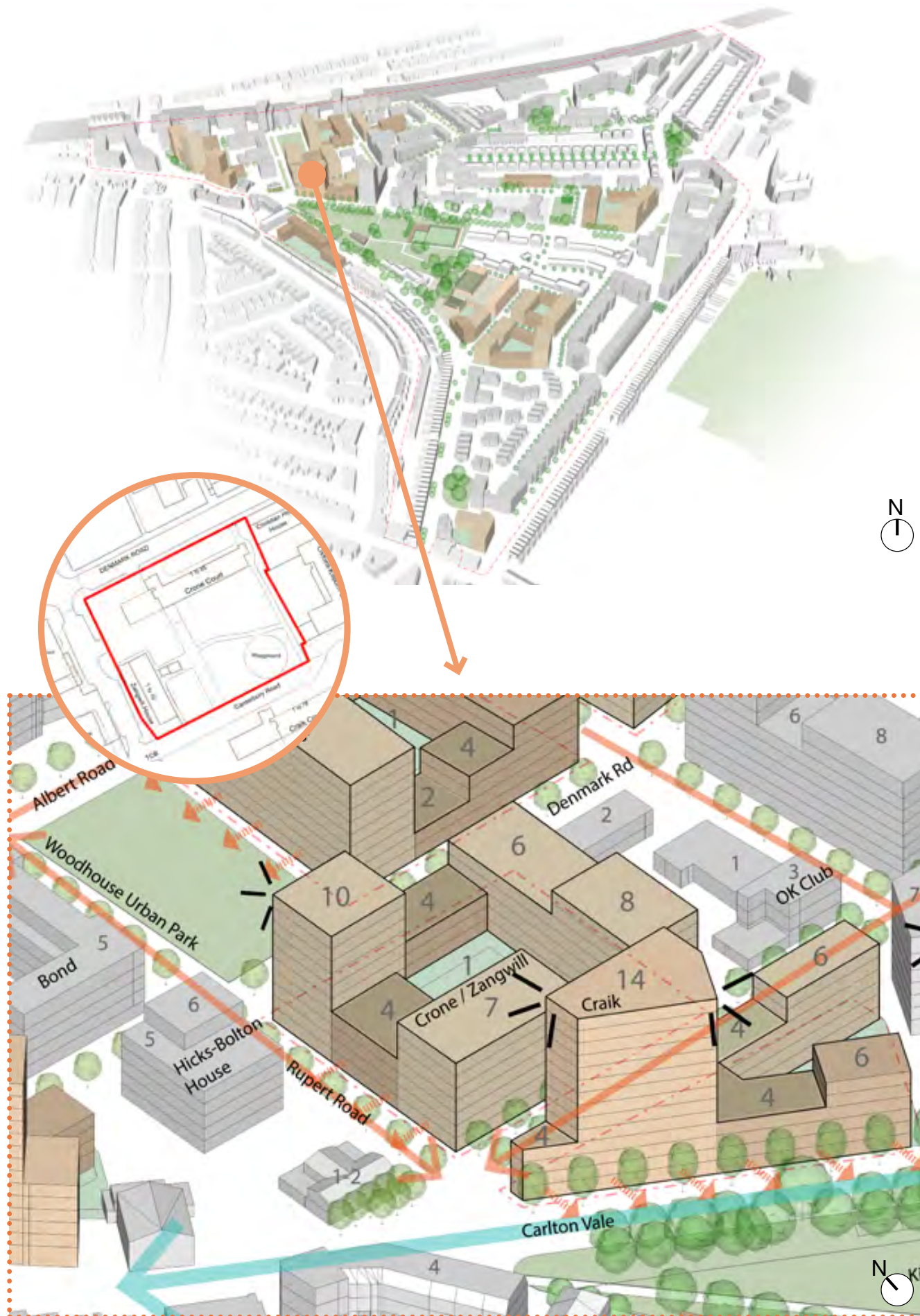


Figure 37. Massing drawing of Crone and Zangwill

Phase 7 2025-2027

John Ratcliffe

Address: 1-64 John Ratcliffe House, Chippenham Gardens

Area: 0.15ha

Policy Context: Core Strategy policy CP9

Planning History: None relevant.

Proposed: Mixed tenure housing development.

Indicative development capacity: 35 dwellings

Delivery: 2025-2027

Description: John Ratcliffe is a 1970's residential Council block which currently feels isolated from the wider neighbourhood. The block has no active frontage due to a ground floor garage and backs on to an undefined open space. Landscaping is poor and comprises car parking and left over pockets of grass

Justification: The building has a high proportion of smaller dwellings, this and its design and build quality means that it is subject to anti-social behaviour and is unviable to retain in the longer term.

There is an opportunity to make better use of the space to meet a wider range of housing needs and overcome existing problems. Reconfiguring the building to the plot boundaries will allow the creation of a useable shared courtyard for residents. In addition this will allow the height of the building to be lowered to better reflect the scale of surrounding buildings. This will contribute to the continued step change in the quality of both residential accommodation and public space.

Design principles: The frontage is to activate the street and interact with the new Chippenham Gardens development. The new building should be 5 to 7 storeys, and complement the heights of new developments along Malvern and Kilburn Park Road.

The development should extend to the plot boundaries, to provide for the incorporation of a useable amenity to the rear for residents.

The layout will have to positively address the issues that have been identified in Figure 38 and overcome the potential for a blank wall and undefined space to be a product of the regenerated site (see Figure 38).

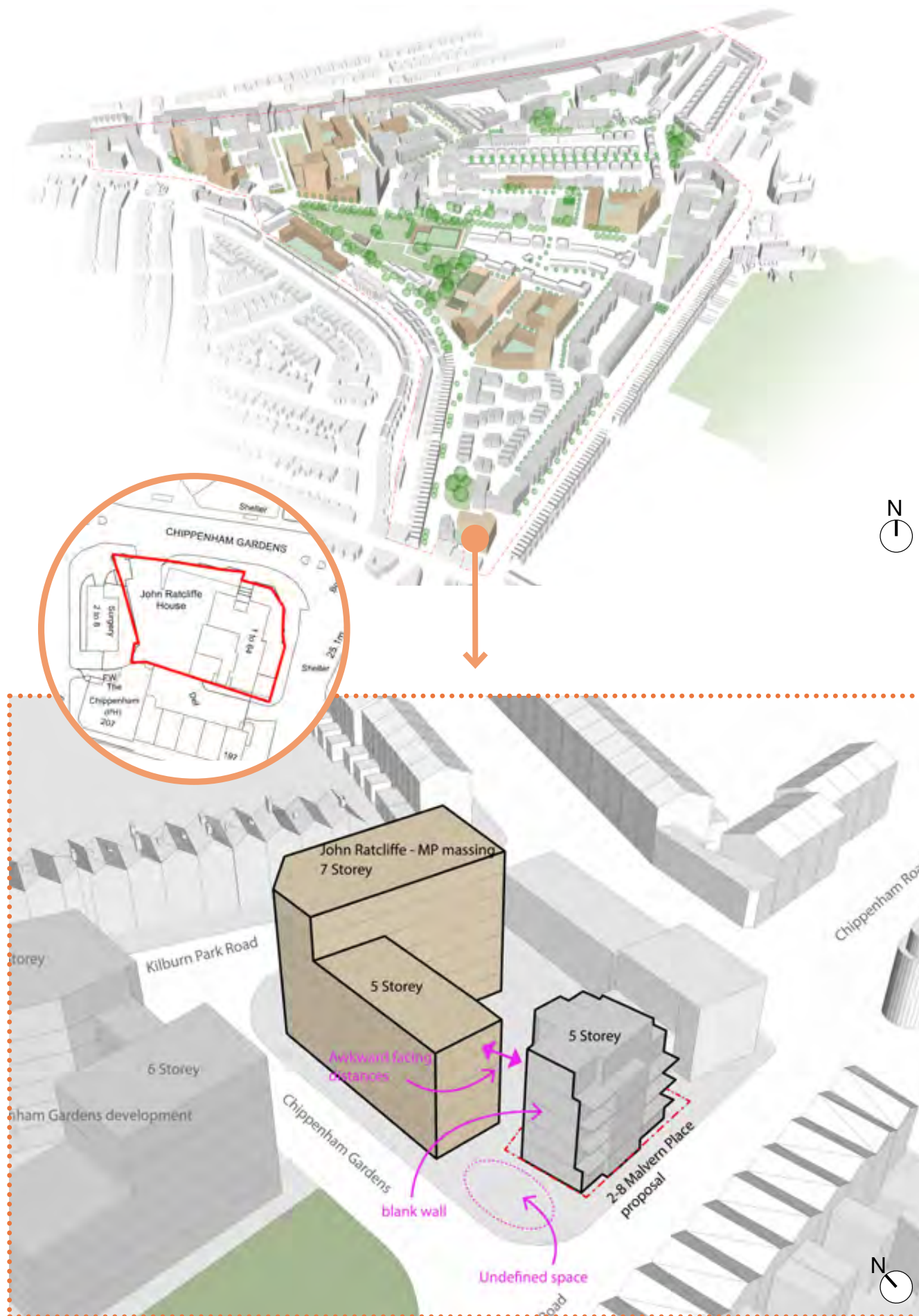


Figure 38. Massing drawing of John Ratcliffe

Phase 8 2026-2029

William Dunbar House & William Saville House

Address: 1-74 William Dunbar House
Albert Road and 1-74 William Saville House Denmark Road

Area: 0.6ha

Policy Context: Core Strategy policy CP9

Planning History: None relevant.

Proposed: Mixed tenure housing development, with commercial/town centre uses at ground /mezzanine floor.

Indicative development capacity: 213 dwellings

Delivery: 2026-2029

Description: Two 1960's residential towers of 13 storeys. William Dunbar House has 73 dwellings and a ground floor Council office complex and William Saville has 74 dwellings.

At present the towers are poorly connected to the surrounding area due to being set back from the streets onto which they bound. William Saville has been placed where Denmark Road would have continued to Carlton Vale reducing permeability of the South Kilburn estate.

The planting and landscape around these blocks is of a significantly better quality than the rest of the older blocks in the South Kilburn estate particularly along Carlton Vale and Albert Road. The provision of brick walls and fences along Carlton Vale provides clarity that the space is for tenants.

Justification: The site is in a prominent gateway location and the current development does not capitalise on this. There is an opportunity for development to create a sense of arrival and present a stronger active frontage along Carlton Vale brought to life with commercial units at ground floor to strengthen connections between Queen's Park station /Salisbury Road and the Peel development which will provide a key health facility destination. In addition, opening up the Denmark Road to pedestrian movement will allow improved connections from the South Kilburn estate into the wider area.

Design principles: Development is to create a strong active frontage along Carlton Vale, comprising ground floor commercial uses. Buildings should generally range in height from 5 to 9 storeys. As a gateway to South Kilburn there is also an opportunity for a taller element of up to 17 storeys to create sense of arrival.

The demolition of William Saville House offers the potential of a pedestrian link to Carlton Vale which should be provided and development provided along this frontage to create overlooking/safe environment (see Figure 39).

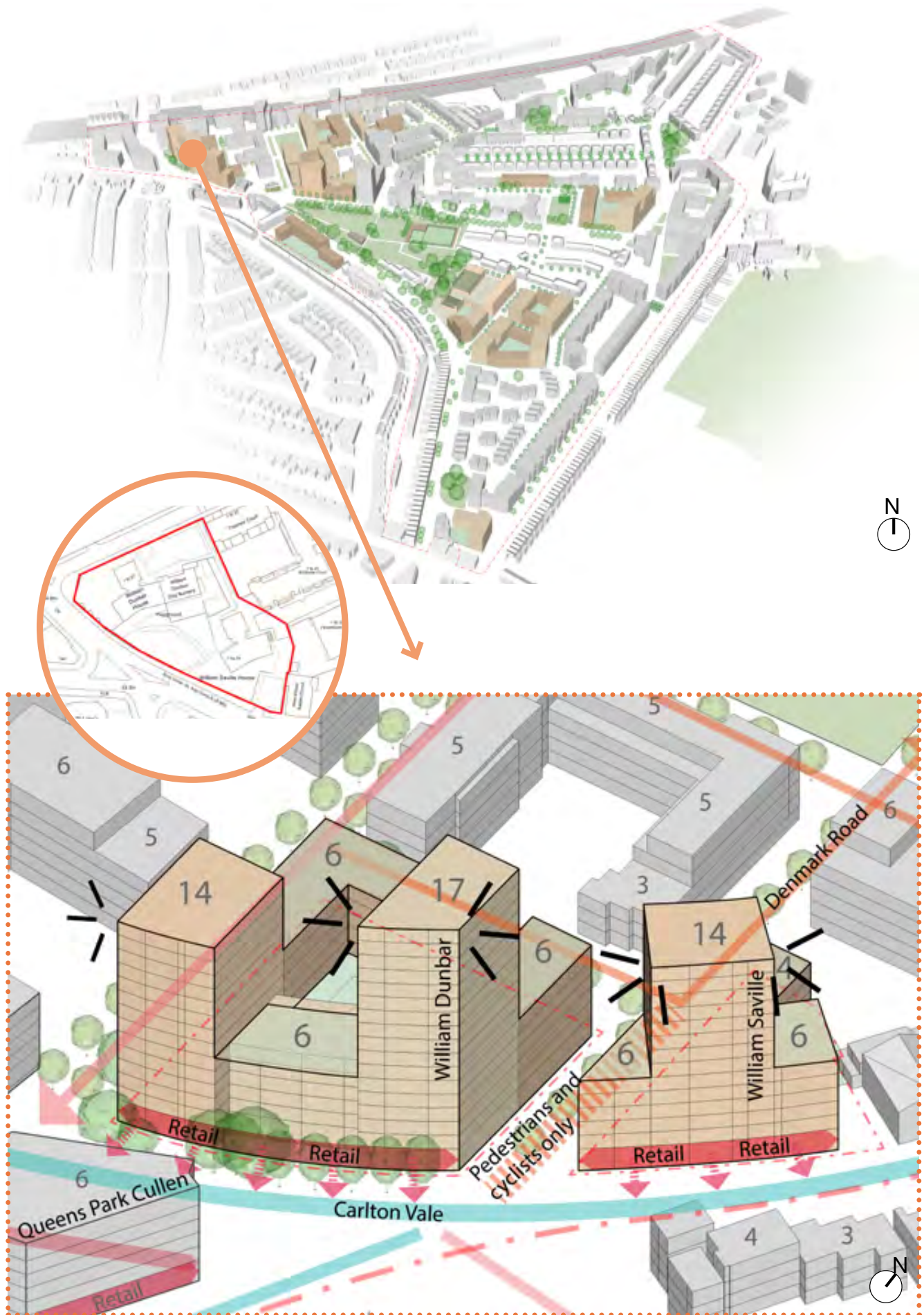


Figure 39. Massing drawing of William Dunbar House & William Saville House

Other Local Plan Allocation Sites

SK 4 Canterbury Works

Address: Canterbury Works, Canterbury Road

Area: 0.7.ha

Policy Context: Core Strategy policy CP9, Site Specific Allocations SK4

Planning History: Prior approvals and applications resulting in 20 dwellings in Canterbury House

Proposed: SK4 allocation states mixed use development including new office space, community facilities and residential including amenity space.

The rear of the site has been identified for a HS2 Vent Shaft. In the short to medium term this compromises redevelopment of the site until the shaft is completed and makes development capacity potential difficult to predict.

Indicative development capacity: Unclear at this stage.

Delivery: Unknown

Description: Currently the site is a mixture of residential and industrial/workshop uses. The rear of the site has been identified for a HS2 Vent Shaft (see Figure 40). This is a significant infrastructure project that in the short to medium term sterilises the development of the site. Once completed it will be clearer as to how much potential if at all there is for other development.

Justification: The site is allocated for development and this identified a residential development capacity of 218 dwellings. Of this 20 has been developed. Once the HS2 vent shaft has been delivered the site is likely to have capacity for additional dwellings/other uses to complement the regeneration of the area.

This will be dependent on the space left not required for HS2 operational purposes and the environmental constraints that the shaft may create, e.g. noise.

Design principles: Unclear at this stage due to the extent of the final area not required for HS2 operational purposes and the environmental constraints that the shaft may create, e.g. noise and access requirements.



Figure 40. Location of SK4 Canterbury Works

Longer term opportunity sites which have not to date been identified by the site owners as being available for development.

The SPD is providing guidance on what will be considered acceptable by the Council in principle should the site owners want to take the opportunity to bring forward development on these sites.

Carlton House (remainder)

Address: 1-96 and 129-136 Carlton House, Canterbury Terrace

Area: 0.8 ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: Mixed tenure residential development

Indicative development capacity: 144 dwellings

Delivery 2024-28

Description: Currently the site is a series of four storey 1950s blocks of utilitarian design with limited quality landscape and a poor definition of private and public space. The buildings present a frontage to the street.

Justification: Given the age and condition of the existing dwellings and its comparatively low density the opportunity exists subject to viability to either extensively refurbish/remodel, including additional storeys, or to redevelop to provide a greater number of higher quality dwellings which better meet borough housing needs and enhance South Kilburn.

Design principles: The development should reinforce a perimeter block type layout providing positive frontage to the street. Typically the development should be six storeys with potential variation to create additional interest/take account of corners/being a bookend to vistas along Albert Road, Denmark Road and Chichester Road.



Figure 41. Location of Carlton Houses

West Kilburn Baptist Church

Address: West Kilburn Baptist Church, Carlton Vale

Area: 0.08 ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: Mixed use community facility, retail/commercial and residential

Indicative development capacity: 15 dwellings plus non-residential

Delivery: Unknown



Figure 42. Location of the Baptist Church

Description: Currently the building occupying the site is a nicely detailed 19th Century Baptist Church of some local heritage value. Constructed of London stock bricks with welsh slate roof, stucco detailing including window reveals and cornicing and sash windows with typical original understated internal features of wooden stall seating. Externally the remainder of the curtilage is predominantly laid out as car parking.

Justification: The premises provide the opportunity to infill either on its own or probably of more benefit with the adjacent UK Albanian Muslim Community and Cultural Centre to create an animated ground floor use with residential uses above to provide a more intensive use of land and improve townscape.

Design principles: Ground floor use that animates the street with residential or other commercial/community uses above. Potential to rise to four storeys or higher if relationship with adjacent existing or proposed buildings produces a successful solution in terms of sympathetic relationship to the Church and overlooking/overshadowing of other buildings.

UK Albanian Muslim Community and Cultural Centre

Address: 88-90 Canterbury Road

Area: 0.05 ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: Mixed use comprising community use and commercial or residential

Indicative development capacity: 10 dwellings plus non residential

Delivery: Unknown

Description: Currently the site is a two storey utilitarian heavily altered 1950s building formerly a public house, with adjacent car park.

Justification: The premises are a poor piece of townscape at a very low density given the PTAL rate and potential heights of adjacent developments such as Craik House the building currently presents essentially blank facades to the adjoining public realm.

The opportunity exists to develop at a much higher density, particularly if incorporating the adjacent West Kilburn Baptist Church car park whilst maintaining and improving the existing community use.

Design principles: To create an active ground floor use that extends the proposed frontage linking Queen's Park and Peel.

The opportunity exists to create a corner landmark building rising to 6 storeys and possibly higher if incorporating the Baptist Church car park depending if relationship with adjacent existing or proposed buildings produces a successful solution in terms of sympathetic relationship/overlooking/overshadowing of other buildings.



Figure 43. Location of the UK Albanian Muslim Community and Cultural Centre

St Mary's Roman Catholic Primary School

Address: St Mary's Roman Catholic Primary School, Canterbury Road

Area: 1.11 ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: Expansion of school or retention and upgrade/reconfiguration of school on a smaller footprint or on the lower floors of a multi-storey mixed use development incorporating housing

Indicative development capacity:
Unknown

Delivery: Unknown

Description: Currently the site is a Roman Catholic Primary School comprised of essentially light weight single storey buildings expanded over time with associated playground and multi-use sports facility.

Justification: The school presents a low intensity development in an area with significantly higher density/ plot ratios. The boundary with the Bakerloo/West Coast Mainline in particular provides the opportunity to significantly raise the heights of development.

New configurations of schools in London show what can be achieved in creating high quality learning environments on inner urban sites on smaller footprints.

Subject to agreement from the school and implementation of a successful phasing plan, there is the potential for the school to significantly improve its buildings with cross-subsidisation from housebuilding on the site.

Design principles: A multi-level school and associated facilities in a separate building to the associated residential development or as a ground / lower floor use in a mixed use building. (see Wordsworth and Masefield for example) The buildings should positively address and create active frontage along Cathedral Walk.

Taller elements rising to 11 storeys (as along Albert Road) will be acceptable to the rear of the site along the boundary with the Bakerloo/West Coast Mainline.



Figure 44. Location of St Mary's Roman Catholic Primary School

Royal Mail Sorting Office/Mint Coaches

Address: Royal Mail Sorting Office
Cathedral Walk and Mint Coaches
Cathedral Close

Area: 0.44.ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: Mixed use employment and residential

Indicative development capacity: 75 dwellings

Delivery: Unknown

Description: Currently the site is a Royal mail sorting office and coach parking/ancillary for a private transport operator.

Justification: The Royal Mail facility has in the past been identified as potentially surplus to requirements given the extensive changes that are happening with the deregulation and increased competition in the postal/parcel delivery market.

Design principles: Whilst either side could potentially come forward for development in their own right, a consolidation of the sites is likely to provide greater opportunity for a more comprehensive scheme and added value, as the Mint site in particular has challenges in relation to shape, proximity of railway and adjacent highway heights.

Ideally an element of employment use (compatible with the close proximity of residential) will be incorporated into the development to compensate for loss of existing premises/employment uses.

The Cathedral Close/Walk frontage should be positively addressed whilst the Bakerloo/West Coast Mainline provides opportunity for height, although this would be expected to gradually reduce towards the Kilburn High Road to three/four storeys.



Figure 45. Location of the Royal Mail Sorting Office/ Mint Coaches

St Mungo's/Salvation Army

Address: 53 and 55 Chichester Road

Area: 0.25ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: mixed use development retaining existing supported housing and community uses or replacement facilities plus additional residential.

Indicative development capacity: 40 dwellings

Delivery: Unknown

Description: Currently the site is split between two occupiers, the Salvation Army and St Mungo's. The Salvation Army has a single storey hall plus ancillary accommodation. St Mungo's is a mixture of single to three storey building that provides support to vulnerable adults and accommodation.

Justification: The site is adjacent to an underground station and public transport routes with a high PTAL rating. It is developed at a low density in a way that is inconsistent with good urban design principles.

The opportunity exists to overcome these issues whilst providing for higher quality accommodation to meet the needs of the existing users, plus other potential community users from the adjacent area. Ideally the site would come forward in a comprehensive scheme as this will maximise its capacity, although each site could come forward independently if this was shown not to compromise efficient use of each.

Design principles: The development should be consistent with the adjacent new development of 9-51 Chichester Gardens in terms of building lines, height, massing and scale, and respect the setting of the adjacent heritage assets including Listed Buildings.



Figure 46. Location of the St Mungo's / Salvation Army)

The Educational and Cultural Centre IR Iran

Address: The School of the Islamic Republic of Iran, Carlton Vale

Area: 0.46ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: Mixed use development incorporating the existing school or replacement community building plus additional residential development.

Indicative development capacity: 100 dwellings

Delivery: Unknown

Description: Currently the site is a single storey private school.

Justification: The premises are very low density buildings that appear to be being used at only a fraction of their potential capacity. The site premises present a blank façade and poor frontage to Carlton Vale and Granville Road. Part of the site is required to reopen Granville Road.

There is the potential to use the site to a much greater density and retain the existing use/ community buildings in much improved premises.

Design principles: A perimeter block development which should have principal frontages on Carlton Vale, the replacement Granville Open Space to the east (as part of the Hereford and Exeter redevelopment) and the reinstated Granville Road.

There is the opportunity for taller buildings along Carlton Vale taking into account the context provided in the Hereford and Exeter and Carlton and Granville sites, whilst along the Granville Road frontage a maximum of 5 storeys is likely to be acceptable.



Figure 47. Location of the Educational and Cultural Centre IR Iran

Kilburn Park Underground Station

Address: Cambridge Avenue

Area: 0.09 ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: Mixed tenure residential development, incorporating existing station building.

Indicative development capacity:
Unknown

Delivery: 2022-2027



Figure 48. Location of South Kilburn Underground Station

Description: Currently the site is a Grade 2 Listed Underground station. The building dates from 1914-15, probably by Stanley Heaps, but retaining the distinctive house style established by his predecessor Leslie Green for the London Electric Railway. It has a distinctive red glazed faïence exterior to Cambridge Avenue and part of Alpha Place, with other fine detail associated with stations of this house style of this time, although this is a particularly sophisticated and lavish example.

The interior's original features are for the most part well preserved and include a tiled entrance hall, the escalators are covered by an oval glazed dome, with higher central light, leading to lower escalator hall and platforms.

The ground floor to Cambridge Avenue includes a pharmacy use whose frontage has recently been improved so that it is more sympathetic to the overall composition of the façade than previously.

Justification: The premises have been identified by TfL as a development opportunity, given the station's high public transport accessibility rating and its single storey configuration in an area of prevailing 3-4 storey historic character. Most of these stations were intended to take development on top, so subject to the new development being able to demonstrate preserving the character and integrity of a building of special architectural or historic interest as well as the conservation area, the principle of development is likely to be considered acceptable.

Design principles: Subject to primarily preserving the character and integrity as a building of special architectural or historic interest as well as the conservation area, development of between 3-4 storeys would fit the existing surrounding context. Alpha Place to the side and rear and would benefit from some active frontages/overlooking as would Bristol Walk on the north eastern frontage.

OK Club

Address: The Oxford Kilburn (OK) Club
Neville Road and Christian Holt House

Area: 0.2 ha

Policy Context: Core Strategy policy CP9

Planning History: N/A

Potential: Replacement/upgrading of existing community uses, plus mixed tenure residential development.

Indicative development capacity:
Unknown

Delivery: 2022-2027

Description: The site is currently occupied by the Oxford and Kilburn Youth Trust, a charity that supports younger people in the area. The premises are a mixture of a three storey (1920's Neo-Georgian), two storey (1960s/70s) and single storey (1920s) buildings. These are used as administrative offices and also have a main single storey hall and other rooms for youth activities consistent with the provision of the services by the Trust. The site also contains a memorial wall and garden dedicated to Dylan Kirby.

Justification: The Trust has approached the Council regarding the potential of regeneration of the site to better support its activities in contemporary premises fit for sustaining the charity's long term purpose and improving outcomes for young people. Ideally the community use will remain on site with re-provision occurring in new buildings. Nevertheless in the context of planning policy, off-site re-provision may be possible, as long as it can be justified to show nil detriment in terms of meeting any local community needs compared to the existing premises.

Although in the context of South Kilburn, some of the buildings are older than their surroundings, they are not considered to be of such historic or architectural significance that they should necessarily be retained if high quality replacements are proposed. The Dylan Kirby memorial is clearly well regarded by the local community and its sympathetic incorporation into any regeneration needs to be considered.

Design principles: A perimeter block on three sides that provides the community use on the ground/lower floors and has active frontages and a positive relationship with the adjacent highways of Denmark Road, Canterbury Road and Neville Road. Consideration should be given to limiting impacts on the development of the adjacent Crone and Zangwill site as set out in this SPD with a view to not undermining its identified development capacity. The heights of proposed buildings should be up to 6 storeys to reflect the scale of the street and in particular the other side Neville Road as proposed in the Peel development. Ideally the Dylan Kirby memorial wall should be kept in situ, or appropriately incorporated into the new building."



Figure 49. Location of the OK Club





Appendices

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Appendix 1 Core Strategy Policy CP9 South Kilburn
Growth Area

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Appendix 2 Housing Sites and Delivery Rates

Appendix 1 Core Strategy Policy CP9

South Kilburn Growth Area

South Kilburn will experience substantial transformation. The area is promoted for regenerative development using the highest standards of urban design to physically improve the area and change the perception to a busy, thriving, safe and secure section of urban London.

The Council will facilitate a shift from the housing estates of the 1960s and 1970s to a compact district set around the traditional street pattern with a substantial increase in the proportion of owner occupied households. A series of commercial uses and community facilities will be delivered, including indoor and outdoor recreation uses and new and improved open and public spaces.

Around 48 hectares of land is promoted for the delivery of at least 2,400 new homes to 2026, supported by infrastructure identified within the Infrastructure Investment Framework. Anticipated infrastructure will include:

- A new 3 form of entry primary school;
- Queen's Park secondary school to be extended by 2 forms of entry;
- New nursery school places;
- A healthy living centre with space for 9 GPs and other health services;
- 4 new pocket parks of at least 0.2ha each;
- Improvements to existing open spaces;
- A series of play spaces;
- Multi-use games area;
- 3 multi-purpose community centres;
- Replacement Albert Road Day centre;
- 2 new youth centres;
- A new sports hall on Brent land for St Augustine's School;
- A minimum of 200 trees.

Appendix 2 Housing Sites and Delivery Rates

Site	Market	Affordable	Total
South Kilburn Estate			
Gordon House (completed)	0	26	26
Texaco Site (now Merle Court) Completed	8	42	50
Site 11a (now Swift House and George House) Completed	40	113	153
Roundabout Site 3c (now Hansel Road) Completed	58	75	133
Cambridge, Wells and Ely Court	86	58	144
Hicks Bolton and Bond	0	64	64
Thames Court	0	20	20
Granville New Homes	0	110	110
Total Phase 1	192 (27%)	508 (73%)	700 (100%)
2a Bronte House and Fielding House	126	103	229
Site 11b (completed)	116	28	144
Total Phase 2	242 (65%)	131 (35%)	373 (100%)
Total Completed South Kilburn Estate	434 (40%)	639 (60%)	1073 (100%)
Phase 3a 2017-2020			
Queens Park and Cullen House (Permission) (multi-phased 3a-3b)	98	39	137
Gloucester and Durham (Permission)	134	102	236
Stuart Road / Chippenham Gardens (Permission)	30	22	52
Total Phase 3a	262 (32%)	163 (62%)	425 (100%)
Peel (multi-phased 3a-3b)	184	42	226
Total Peel	184 (81%)	42 (19%)	226 (100%)
Phase 3b 2019-2021			
Wordsworth and Masefield (new school site)	Unknown	Unknown	Unknown
Hereford and Exeter	93	109	202
Old Granville Open Space Development	10	0	10
Total Phase 3b	103 (46%)	109 (44%)	212 (100%)

* Please note that the total South Kilburn Estate affordable percentage is a mixture of what has been delivered to date, what has planning permission and the dwellings required to address decants of existing secure tenants identified at this stage. On individual phases that have not yet had planning applications submitted the totals may vary but wherever possible may be supplemented by additional affordable housing (subject to viability) as this is a Council priority.



Phase 4 2019-2022			
Carlton and Granville Centres	20	20	40
Carlton House	29	37	66
Neville / Winterleys	61	76	137
Total Phase 4	110 (45%)	133 (50%)	243 (100%)
Phase 5 2021-2023			
Carlton Infant	46	16	62
Austen	48	51	99
Blake	66	55	121
Total Phase 5	160 (57%)	122 (43%)	282 (100%)
Phase 6 2023-2026			
Craik	54	66	120
Dickens	31	31	62
Crone/Zangwill	77	68	145
Total Phase 6	162 (50%)	165 (50%)	327 (100%)
Phase 7 2025-2027			
John Ratcliffe	25	10	35
Total Phase 7	25 (75%)	10 (25%)	35 (100%)
Phase 8 2026-2029			
William Dunbar House /William Saville House	176	37	213
Total Phase 8	176 (83%)	37 (17%)	213 (100%)
Total all South Kilburn Estate	1616 (53%)	1420 (47%)*	3036 (100%)
Private Sites			
Kilburn Lane, Bannister Road, Malvern Road			268
Argo			93
Moberley Sports Centre			71
Canterbury Works			24
Total Private Sites			456
Total South Kilburn Estate and Private Sites			3492



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