

June 2017 **Brent Council** Regeneration and Environment

**South Kilburn
Supplementary Planning Document**

2017, Brent Council
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London Borough of Brent

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South Kilburn

Supplementary Planning Document

Vision for South Kilburn



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Continuing the Transformation

Purpose of the South Kilburn Supplementary Planning Document (SPD)

1.1 The SPD is an important document in determining how South Kilburn transforms over the next 10-15 years.

It includes key planning objectives and policies, providing guidance for the development of a number of sites within the South Kilburn area.

Its aim is to provide new homes, safer and friendlier neighbourhoods creating a real sense of place and belonging, training and employment opportunities and to improve educational attainment, health and wellbeing, whilst ensuring that important infrastructure and services, such as the public realm, new open space, the Enterprise Hub with community space and housing and a new school for primary age provision, are delivered.

1.2 The Council is committed to full community involvement in the important decisions that are made and particularly in bringing forward plans that are likely to affect the local community. There has been widespread consultation and community involvement in the development of the 2016 Masterplan and also in the adoption process of this SPD. The Council will continue to engage with the local community on the individual elements of regeneration set out in this document and other changes that are proposed.

1.3 The document seeks to build on the positive transformation of South Kilburn that has taken place so far. It seeks to provide greater detail on how Development Plan policies will be interpreted in the South Kilburn Growth Area boundary, and supplements Core Strategy policy CP9 South Kilburn Growth Area (see Appendix 1).

Figure 1 shows the boundary of the Growth Area that the SPD relates to.

The SPD establishes the principles and parameters to guide future development for the next 10-15 years. This will enable the realisation of the overall vision for South Kilburn.

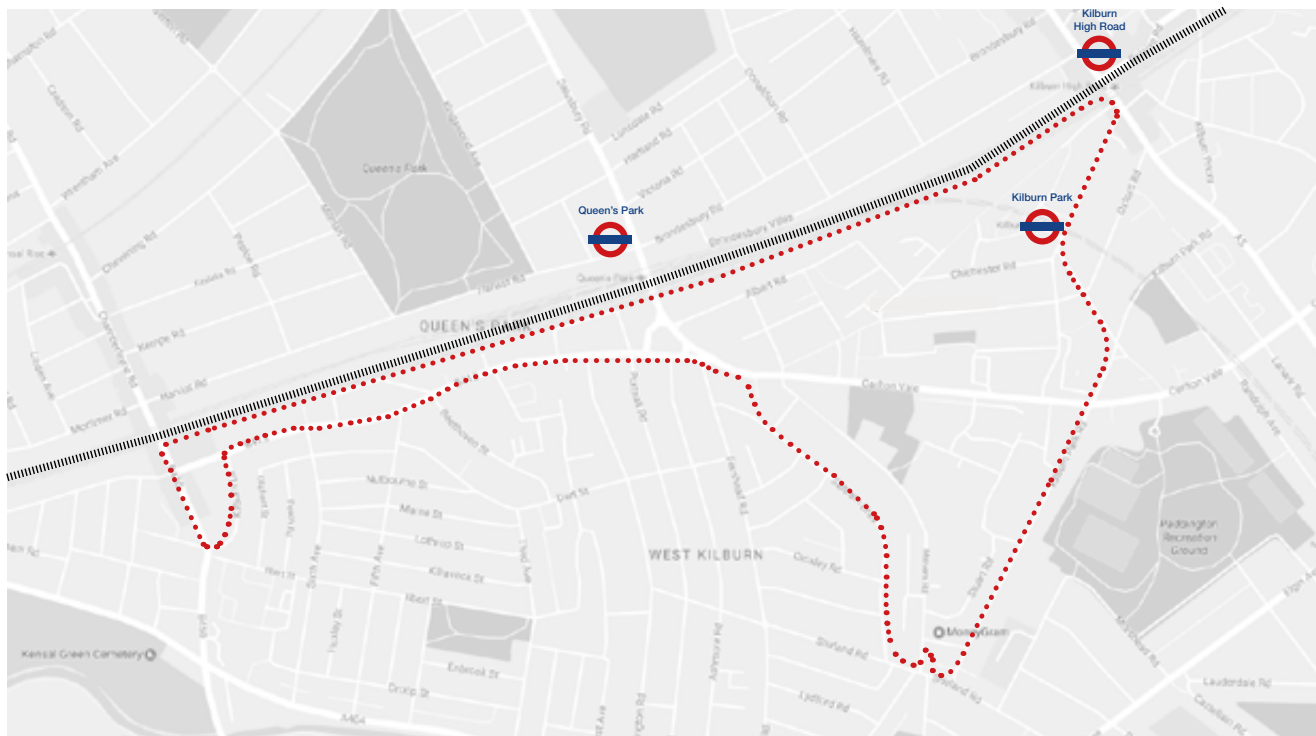


Figure 1. South Kilburn growth area boundary (Google Map background)

Growth Area



Growth area boundary



Railway



Station

1.4 The document articulates the mix of uses and physical form of South Kilburn, the planning requirements for planning applications, the phasing of development, and measures that the Council will pursue to implement all aspects of the regeneration proposals.

In particular it fulfils the following roles, it:

- Elaborates the policies contained within the Council's Local Plan documents and the Mayor's London Plan;
- Articulates a development vision for the area; provides greater certainty on the uses, form and quality of acceptable development including the public realm and guidance for development partners on how this might be achieved;
- Assists the Council in the assessment of planning applications; and
- Provides a basis for future decisions on assembling land to provide certainty, including the potential use of Compulsory Purchase Orders.

1.5 In particular the document seeks to ensure a mix of housing types and tenures that are built to a high quality and that are environmentally sustainable.

It also seeks to clarify how improvements to community, leisure, health and education facilities, public open space and public realm will be delivered.

The strategic principles and policies within the document relate to the whole growth area.

In terms of site specific guidance and identified areas where change is likely to occur the guidance however focuses on the South Kilburn estate and its environs.

This is because the sites that were identified as likely to come forward for development outside the estate have been developed, or are in the process of completion (e.g. along Kilburn Lane/Chamberlayne Road).

1.6 The SPD meets the consultation requirements as set out in the Council's Statement of Community Involvement and also the Town and Country Planning (Local Planning) Regulations 2012.

The SPD should be read in conjunction with national policy, the London Plan and Brent Council's Local Plan.

On adoption it became a significant material consideration in the determination of planning applications.

A Sustainability Appraisal (SA) was not required for the SPD as one was carried out for the Council's Core Strategy and Site Allocations Plan which identified the boundary of the growth area and its status as an area for comprehensive regeneration.

Regeneration of South Kilburn: Delivery to Date

1.7 The South Kilburn estate owned by the London Borough of Brent was identified as a potential regeneration area by the Council and central government in the late 1990s.

Plans for the regeneration of the area were taken forward with the community. These were initially set out through the New Deal for Communities Vision in 2001.

Subsequently, the Council in association with the community and other partners produced a Masterplan for the development of South Kilburn in 2005.

This, together with other regeneration opportunities identified in the wider South Kilburn area resulted in the production of formal planning documents in the form of the 2005 South Kilburn SPD.

1.8 Unfortunately in relation to the South Kilburn estate before significant regeneration could commence in terms of demolition and new build, the recession of the late 2000s occurred.

At this time few Registered Providers (predominantly Housing Associations) and/or private house builders had an appetite for large scale regeneration work.

The recession did not stop significant investment in the Council's stock that was not identified for demolition to bring it up to Decent Homes Standard.

For the redevelopment sites however, Brent Council became the master planner and developer for the South Kilburn estate area.

Then as now the Council:

- Planned and brought forward development sites;
- Ensured exemplary Design Quality Standards by commissioning its own design teams and seeing the delivery of schemes through to completion;
- Ensured existing residents needs are met in terms of housing; and
- Engaged Registered Providers or private sector partners to develop Council sites.



Illustration 1. Redevelopment of Gloucester House and Durham Court

1.9 So far this has created exemplar, award winning housing design and open spaces. There is also a high level of satisfaction from existing secure Council tenants moving into the new developments.

The Council has produced a viable and deliverable development programme. It has used market housing to cross-subsidise the redevelopment of poor quality former Council housing to ensure that high quality of homes for existing secure tenants of South Kilburn could be delivered.

It has developed this housing at rents affordable to existing tenants, known as social rent. In sites outside the Council's ownership there has also been significant progress on regeneration.

Nearly all the sites identified as having development potential have been delivered, predominantly for housing.



Illustration 2. Queens Park Place - Communal Courtyard

Need for review: Masterplan 2016

1.10 Since the adoption of the 2005 SPD, local circumstances, national, regional and local planning policies have all substantially changed. These include:

- Publication of the National Planning Policy Framework and Planning Practice Guidance;
- London Plan review and updates to the Brent Local Plan.
- The delivery mechanisms for the changes to the area; the Council now taking a greater lead as commissioner for each site than was anticipated in 2005.
- Significant elements of the regeneration of the area have now been completed, are being currently developed or have planning permission.
- Additional areas have, will or may become available for development.

1.11 These changes have also warranted a more significant and strategic review of the South Kilburn Masterplan on the South Kilburn estate where the Council still owns the majority of the land.

This review was commissioned by the Council's South Kilburn Estate Regeneration team in the summer of 2016. It was led by Master planners and Urban Designers Feilden Clegg Bradley Studios, together with a range of specialist consultants.

The Masterplan review concentrated primarily in relation to the Council's land interests within the estate.

On these interests detailed work was undertaken in terms of design. This was to help to understand the potential capacity of the site for new development that would provide a high quality change and adhere to the vision set out for South Kilburn.

1.12 The review did however, also identify the potential for other sites in non-Council ownership to contribute towards the area's regeneration.

This was particularly for sites where there is considered to be a prospect of the site coming forward over the next 10-15 years. For these potential land uses and high level urban design principles have been set out. These help understand how sites could contribute its part of the wider regeneration picture.

Figure 2 Masterplan Opportunity Sites shows the sites that were initially considered as part of the Masterplan refresh and which were consulted on with the local community. Not all of these are now considered realistic development opportunities in the next 10-15 years. The majority which were however, and their associated design principles have been incorporated into this SPD.

1.13 The 2016 Masterplan review was subject to extensive community engagement and consultation throughout its development. The revised Masterplan sets out the phased regeneration of the remainder of the South Kilburn estate. It takes account of the potential development opportunities that the sites have. It identified the consolidation and replacement of affordable housing and community facilities on Council owned sites in a manner that is viable. It therefore has a high prospect of delivery.



Figure 2. Masterplan opportunity sites

Development and Opportunity Sites

- Proposed developments site according to existing 2005 Masterplan
- Opportunity sites mainly in London Borough Brent ownership
- Opportunity sites outside London Borough Brent ownership

2016 Masterplan Status

1.14 The status of the contents of the revised South Kilburn Masterplan in relation to planning decisions needed to be clarified by the Council in its role as local planning authority. This will provide greater certainty and confidence to all about how the area will continue to be regenerated in the future.

Consequently, taking account of the factors highlighted above and the revised Masterplan the Council has adopted a new South Kilburn SPD. This seeks to incorporate those elements of the revised Masterplan which are planning related and which, as a local planning authority, the Council considers are appropriate.

The SPD is supplementary principally to Core Strategy Policy CP9 South Kilburn Growth Area. This is not the only policy pertinent in relation to the development of the area.

The SPD also has taken account of and makes reference where appropriate to national policy set out in the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), the London Plan, Brent's Local Plan and existing and emerging SPDs.

The 2016 Masterplan document will still form important reference material for understanding further detail on some of the SPD's principles, e.g. design of street typologies and open spaces.

South Kilburn: Location and Physical Context

1.15 South Kilburn is located in north-west London, within the London Borough of Brent.

It forms the south-eastern boundary of the borough. It is broadly bounded by the West Coast Mainline/Bakerloo line to the north, Kilburn Park Road to the east, Kilburn Lane and Malvern Road to the south, and Chamberlayne Road to the west.

South Kilburn shares boundaries with the London Boroughs of Camden to the east and Westminster to the south.

It borders the affluent residential neighbourhoods of Maida Vale, Queen's Park and South Hampstead.

1.16 South Kilburn is located in close proximity to employment, leisure and other town centre opportunities. Kilburn (major town centre), Queen's Park and Kensal Rise (main district centres) are immediately adjacent to the area and London's West End is just over a mile to the south. Large areas of open space are located to the north (Queen's Park) and south (Paddington Recreation Ground).

The area is primarily residential, although it contains pockets of other uses show in Figure 3, such as employment, open space, social infrastructure and shopping parades.

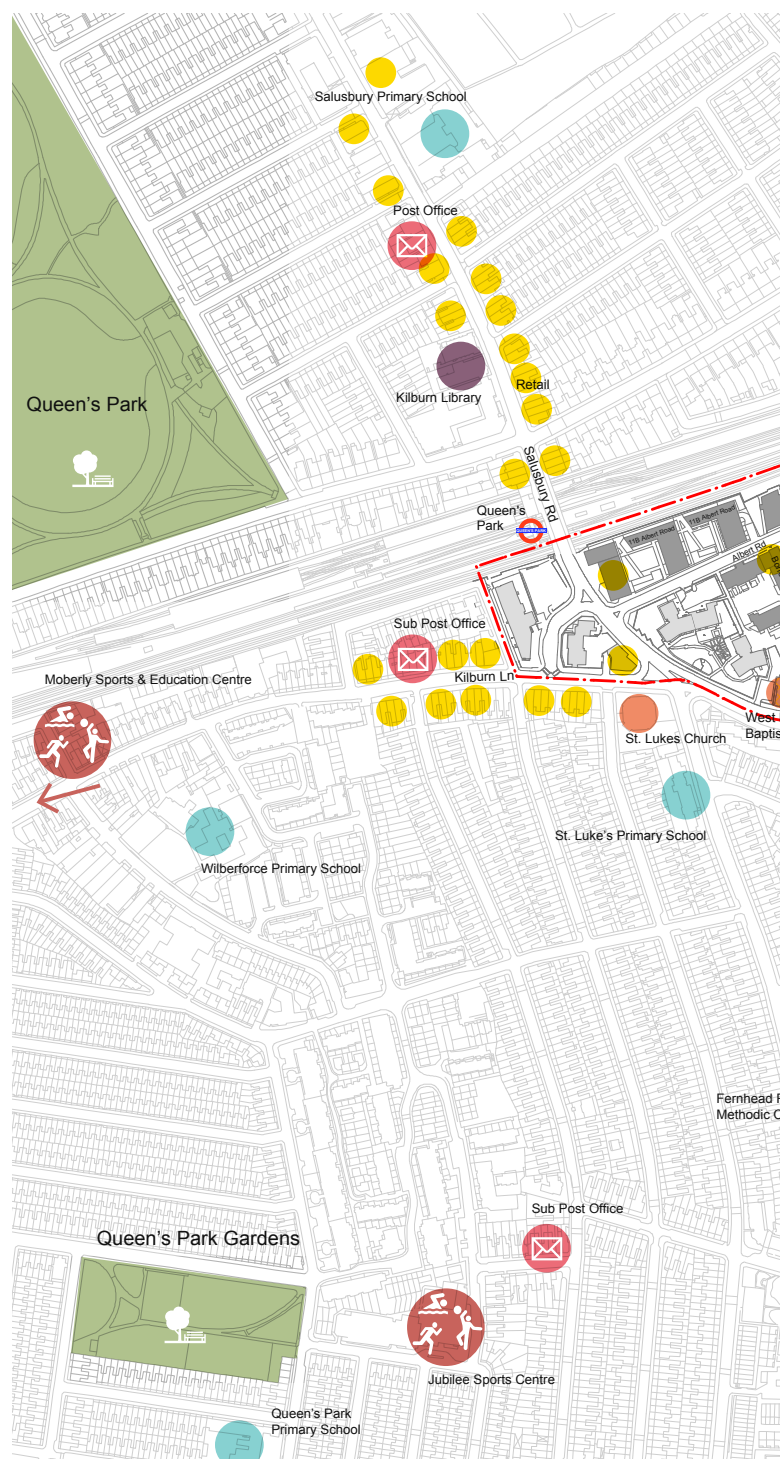


Figure 3. Activities analysis 2017



1.17 It is a mixture of traditional streets, essentially townhouses and terraces built in Victorian times, interspersed with radical interventions; typically found on the Council's South Kilburn estate. This estate forms the majority of the SPD's area. It is primarily formed of angular housing blocks (many high rise) set in ill-defined streets and green spaces.

1981
Cambridge Gardens



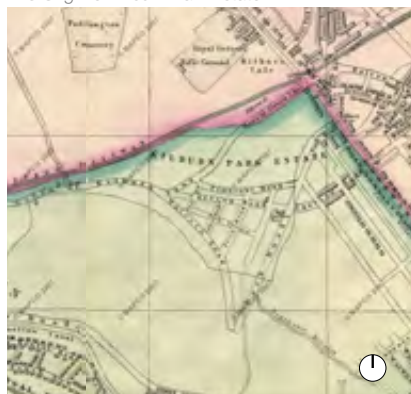
St. Augustine's Church - completed in 1989



1967
Buildings along Canterbury Road in decline



1861
The Origin of Kilburn Park Estate



1920
Completed Victorian neighbourhood



1872
Kilburn Park; Neighbourhood filled from North-East



1935
Interbellum OS map



Illustration 3. Historical photos and maps

Since 2005 however, there has been significant development of housing and non-housing sites, within the whole South Kilburn SPD area. This has primarily been for homes contemporary in form but traditional in its urban design response with a more clearly defined traditional street patterns reappearing.

Ely Court



Bronte House and Fielding House



Queen's Park Place



Cambridge and Wells Court



Illustration 4. Images of the 2000s buildings

1.18 South Kilburn is historically and culturally rich. It has a community shaped by residents from a variety of cultures, ethnic and faith groups. It has a diverse and highly motivated community. This contributes to an overall sense of vibrancy and activity in the area.

The recent regeneration of the area and its desirability and that of the surrounding areas have created a change in dynamic over the last decade.

The surrounding area continues to become increasingly desirable, resulting in significant increases in house prices.

Nevertheless, South Kilburn does have spatial (as identified in Figure 4) constraints and as a whole, or on some aspects in some parts still does suffer from the following:

- Poor housing conditions particularly in relation to the Council's own stock identified for redevelopment;
- Limited range of housing tenure (over-concentration of social rent in parts and under-representation of intermediate tenures);
- Poor physical environment and public realm. Main streets such as Carlton Vale and the internal street layout of much of the unmodified Council estate are particularly poor;
- Multiple deprivation, including low income, high unemployment, low educational attainment and poor health indicators;
- Relatively high incidence of crime and fear of crime;
- Physical, social and economic disparity within and between South Kilburn and surrounding areas; and
- Poor job prospects for tenants of affordable housing from a range of age brackets.

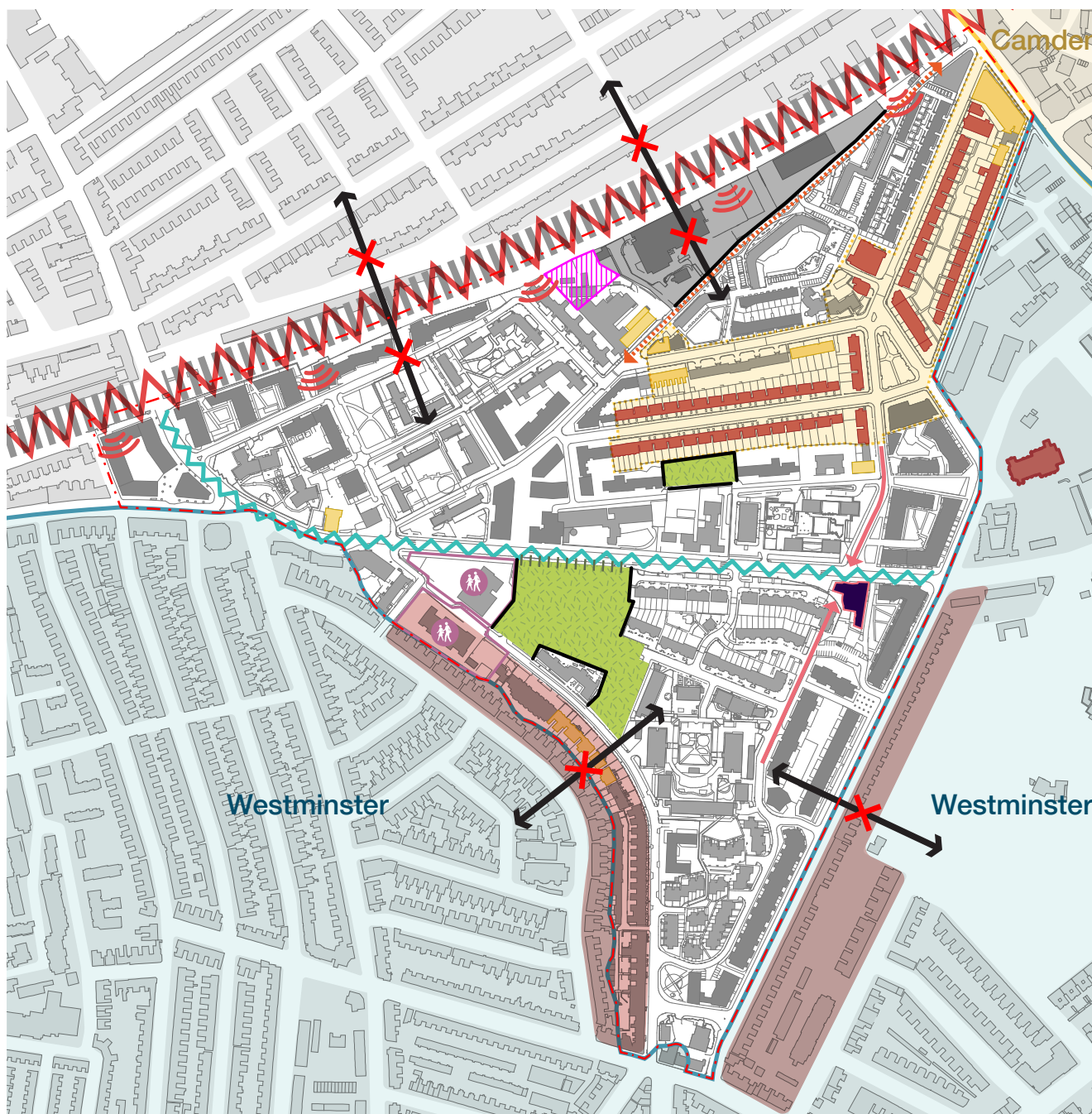

















Figure 4. Summary of constraints in 2016

Constraints

- | | | | |
|---|--|---|--|
|  | London Borough of Westminster |  | Missing permeability to connect to neighbourhood |
|  | London Borough of Camden |  | Railway line |
|  | Kilburn Open Space & Granville Park Open space |  | Noise issues |
|  | Site identified for HS2 shaft |  | Busy Carlton Vale |
|  | Conservation Area |  | Inactive boundaries |
|  | Locally listed buildings |  | Potential of upgrading route |
|  | Grade II listed buildings |  | Existing school locations |
| | |  | Building from Roundabout site development |

1.19 The 2015 Indices of Multiple Deprivation shows that despite significant changes to the environment, essentially across a wide range of indicators the South Kilburn estate is in the top 10% - 20% of deprived areas in the country. Whilst the other areas along Kilburn Lane are in the top 40-50%.

There has however been an improvement in the area's score since 2010 which shows that the regeneration process is starting to improve people's prospects and introduce a greater mix of people.

1.20 The area has many strengths which point to its likely successful future regeneration. These include, excellent connections to Central London.

Kilburn Park Station is within the regeneration area and both Queens Park and Kilburn High Road stations are on the boundary. There is also a good bus network within and around the area which provides high public transport accessibility.

It has close proximity to a range of shops on Kilburn High Road, Chamberlayne Road and Salusbury Road, a vibrant local community and existing social infrastructure that is well used but also with the ability to be improved.

These strengths are increasingly becoming recognised and will play a significant part in the planned regeneration of the area.

South Kilburn is now considered a desirable area in which to live which is reflected in increased property values. These make it attractive to inward investment and therefore viable to redevelop to a high standard.

1.21 Figure 5 gives a spatial representation of some of the principal opportunities within the area that can be maximised through development meeting the advice set out in this SPD.

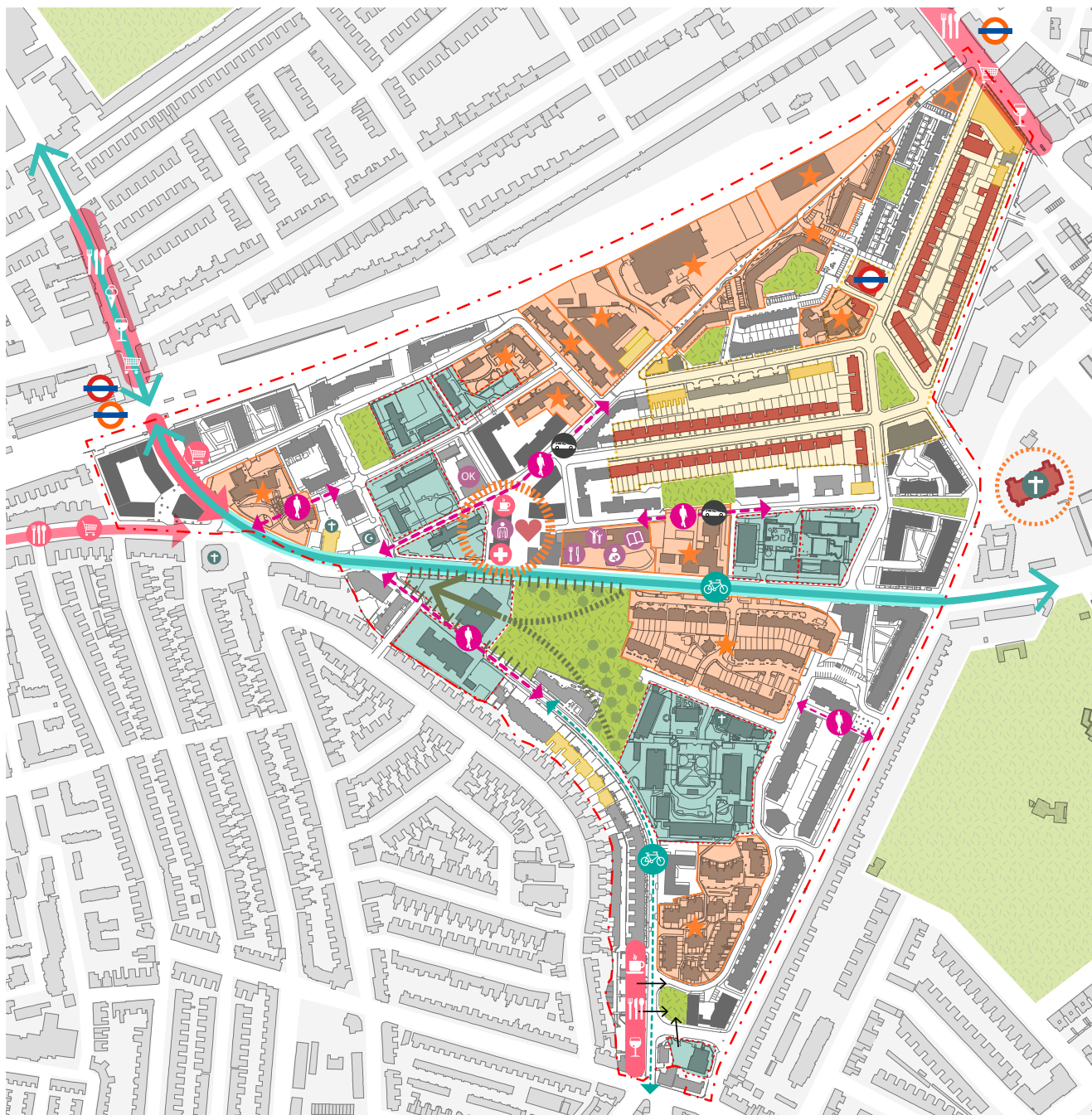


Figure 5. Summary of opportunities in 2016

Opportunities

- | | | | |
|--|--|--------------------|--|
| | Planned developments with planning / up for planning | | Carlton Vale |
| | Realised developments during regeneration Masterplan period '2005-2017 | | Potential connection for pedestrians and cyclists only |
| | Existing / Planned Open space | | Potential connection (including vehicles) |
| | Redevelopments sites defined in Masterplan 2005 | | Potential Key cycling routes |
| | Opportunity sites | | Heart of South Kilburn - the Peel |
| | Conservation Area | | Active frontage upgrading the public realm |
| | Locally listed buildings | | Existing Retail / Potential retail extensions |
| | Grade II listed buildings | Public facilities: | |
| | Potential extension of Kilburn Open Space | | Community Kitchen, the OK Club, |
| | | | Nursery School, Community Centre, |
| | | | GP practice, South Kilburn Trust |
| | | | Places of worship |

Continuing the Transformation

1.22 The fundamentals set out in the 2005 Masterplan which informed the 2005 SPD created core principles which the Council considers are sound.

They have and will continue to serve the area well in terms of its regeneration. The Council has not sought to significantly deviate from these in undertaking a refresh of the Masterplan.

The refresh seeks to identify the opportunities now known, or that potentially realistically exist and respond to the precedent and experience of what has been achieved to date and context.

To continue the transformation of South Kilburn the Council will work with partners to:

- Deliver new high quality designed and desirable homes;
- Show commitment to bringing forward viable development solutions;
- Retain and enhance buildings of heritage value;
- Deliver sustainable development;
- Enhance public realm and deliver high quality open space;
- Provide high quality community facilities and amenities.

1.23 As indicated in relation to the extent of the 1960/70s South Kilburn estate, the Council owns much of the land within the SPD area.

This assists in its effective long term master planning.

The continuing support from the local community for the regeneration and development proposals for South Kilburn will ensure that the area further develops into a long term sustainable place.



Illustration 5. George and Swift House - Albert Road



Illustration 6. Cambridge and Wells Court - Cambridge Avenue





Planning Policy Context

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National Planning Policy Framework (2012 onwards)
and Planning Practice Guidance (2014 onwards)

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London Plan

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Brent Local Plan

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Brent Core Strategy (2010)

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Site Specific Allocations Plan (2011)

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Development Management Policies Plan 2016

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High Speed 2

2.1 Planning Policy relevant to the regeneration of South Kilburn is contained within a hierarchy of policy and guidance. This ranges from the national to local level as indicated in Figure 6.

2.2 The South Kilburn SPD and the developed proposed for the area must take account of the National Planning Policy Framework (NPPF) and the London Plan.

The way that the policies in these documents shape the SPD is set out below. The SPD will also have to be in accordance with the Council's Local Plan. This includes the Core Strategy, Site Specific Allocations and Development Management Policies Plans.

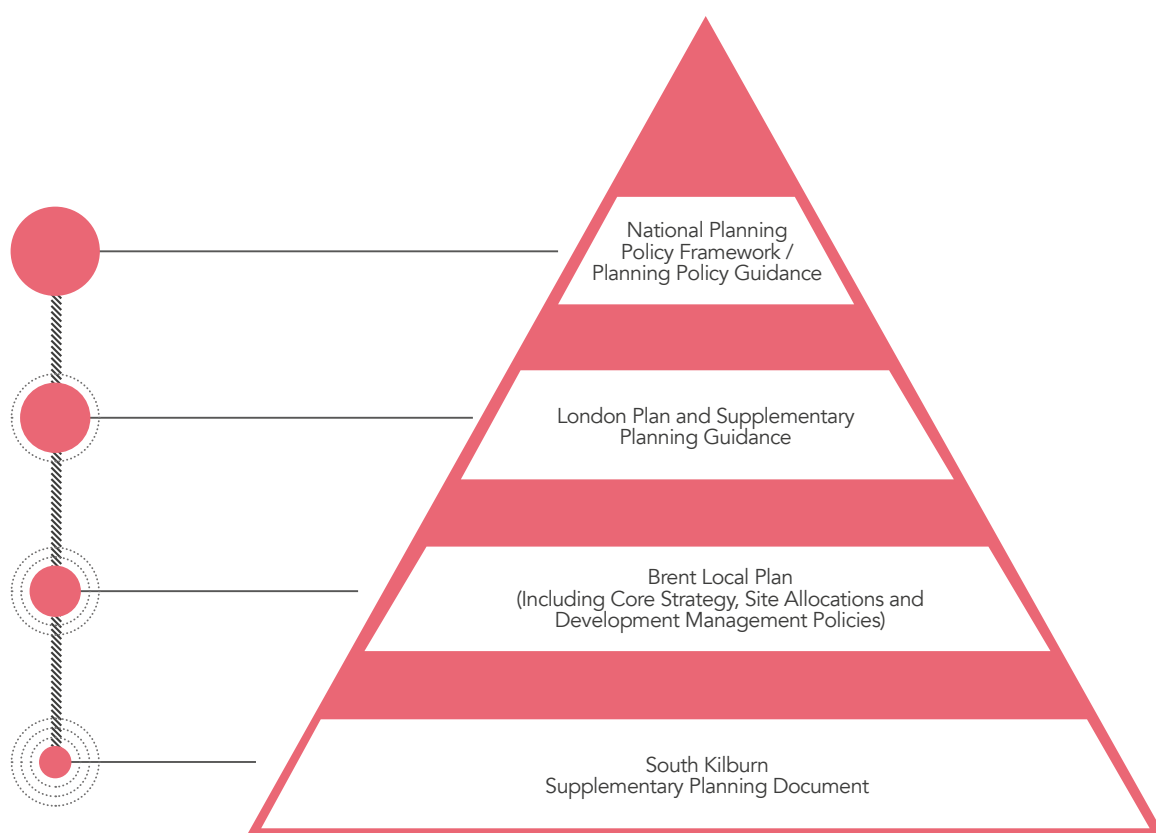


Figure 6. Planning policy framework diagram

National Planning Policy Framework (2012 onwards) and Planning Practice Guidance (2014 onwards)

2.3 The Framework sets out national planning policy, providing strategic direction on a wide range of planning matters.

It is supplemented by Planning Practice Guidance which gives further guidance on how policy should be interpreted.

At the heart of the Framework is a presumption in favour of sustainable development. This presumption should be reflected in the plan-making process and any associated guidance. The Framework states that development should be approved unless any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits of that development.

The SPD has been positively prepared. It seeks to regenerate and invest in the area in a viable manner taking forward the opportunities that exist to meet the development needs of South Kilburn's population both now and in the future.

London Plan

2.4 The South Kilburn SPD has to be consistent with the contents of the London Plan.

South Kilburn is important in helping to ensure that London “retains and extends its global role as a sustainable centre for business, innovation, creativity, health, education and research, culture and art and a place to live visit and enjoy...” (policy 2.1 of the London Plan).

There are a number of strategic policies and designations that are particularly pertinent to South Kilburn.

2.5 The London Plan Policy 2.14 identifies areas for regeneration; this includes South Kilburn.

The policy identifies that the Mayor will work with strategic and local partners to co-ordinate their sustained renewal by prioritising them for neighbourhood-based action and investment.

The Mayor requires boroughs to set out integrated social policies that bring together regeneration, redevelopment and transport proposals.

The policy states that Boroughs should resist the loss of housing including affordable housing unless it is replaced with better accommodation and equal floor space.



2.6 The London Plan through a variety of policies such as Policy 3.3 Increasing Housing Supply, Policy 3.5 Quality and Design of Housing Development and Policy 3.9 Mixed and Balanced Communities places emphasis on maximising housing supply, including affordable housing and also maintaining the quality of new development.

Additional provision of homes will promote opportunity to provide a real choice for Londoners in ways that meet a price that they can afford.

The Plan sets minimum housing targets across London of an annual average of 42,000 net additional homes in 2015-2025.

It states that this will enhance the environment, improve housing choice and affordability, and provide better quality accommodation for Londoners.

2.7 Table 3.1 of the London Plan sets out Brent's Annual Average Housing Supply Monitoring Target.

This is a minimum ten year target of 15,253, translated into 1,525 per year from 2015/16 as an annual monitoring target. London Plan Policy 3.4 Optimising Housing Potential sets a dwelling density range for different types of location.

2.8 These are all matters pertinent to this SPD. The SPD is supporting regeneration of large areas of poor housing stock and with its associated adverse environmental, social and economic impacts.

It seeks to replace these with high quality dwellings that meet the needs of the existing community and market housing for London's needs.

It aims to increase housing supply through providing clarity on existing identified sites as well as identifying further sites for housing and other uses.

It aims to provide a sustainable community with a variety of social infrastructure and opportunity which will endure. It is considered that the contents of the revised SPD are consistent with the contents of the London Plan.



Brent Local Plan

2.9 Brent's Local Plan is a collection of planning documents that, in conjunction with National Planning Policy and the Mayor's London Plan, sets out the strategy for Brent's future. It comprises the following documents.

Brent Core Strategy (2010)

2.10 The Core Strategy sets out the vision, objectives, key policies and monitoring framework for future development in Brent.

It also reflects community aspirations and provides an integrated approach to other important local strategies.

Adopted in 2010, it proposed five main growth areas of which South Kilburn was one.

2.11 Policy (CP9) specifically relates to the South Kilburn regeneration area consistent with the area covered by this SPD.

It proposed the delivery of a minimum of 2,400 homes in South Kilburn from 2007 to 2026. These would be supported by associated physical and social infrastructure.

The SPD seeks to deliver this policy requirement. It updates the position on housing and infrastructure delivery.

It takes account of what has been achieved to date and what is required to meet future needs in the context of a growing population.

2.12 The SPD sets out further housing proposals in addition to those which were identified in 2005.

This will increase total housing supply in the South Kilburn Area above the minimum policy target consistent with the London Plans' aim of maximising housing supply.

Site Specific Allocations Plan (2011)

2.13 This Plan allocates sites for specific land uses and sets out policies to guide their development. It included only four sites in the South Kilburn Regeneration Area.

These were SK1 Queen's Park Station Area, SK2 British Legion, Marshall House and Albert Day Centre, SK4 Canterbury Works and SK5 Moberley Sports Centre.

2.14 SK1 has a full permission which has been implemented in part, but will be start to be delivered in 2017/18. SK2 has been completed.

SK4 has had some housing development completed, but is subject to a HS2 proposed vent shaft which will compromise its delivery in accordance with the Local Plan in the medium term.

SK5 Moberley Sports Centre is under construction.

For SK2 and SK4 the SPD reflects these allocations providing additional information on their planning status or guidance to support their development in addition to the criteria set out in the Plan.

This SPD identifies further opportunity sites for development. Again some of these already have a planning permission but have not started on site. It is almost certain that these sites will be delivered as per the current permission in order to meet delivery targets.

For those where no application has been submitted it provides site specific guidance to support their development.

All sites remaining to be developed are addressed in an opportunity sites section towards the end of the SPD.

2.15 The SPD is not allocating the development opportunity sites, but advising how they could be delivered in a manner that is consistent with the development plan and in particular CP9 South Kilburn.

Alternative development proposals that do not accord with the SPD might be acceptable if they accord with policies in the development plan. If these opportunity sites still remain undeveloped at the time of a review of Brent's Local Plan, they will be identified as allocations with the associated policy weight. This will provide more certainty to all about the anticipated outcomes of redevelopment.

Development Management Policies Plan 2016

2.16 The Development Management Policies Plan, which provides detailed decision making policies was adopted in 2016.

This SPD reflects policies in that Plan.

The SPD will also elaborate where the local circumstances in South Kilburn necessitate a more locally distinctive approach to borough wide policies.

High Speed 2

2.17 In addition to these policies this SPD needs to take account of the impacts of the Government's proposed High Speed 2 Rail Link Phase 1 Euston to Birmingham.

This nationally significant infrastructure project includes a tunnel which will go under part of the South Kilburn SPD area. A vent shaft is required to serve the tunnel.

This is on the site of the Canterbury Works (SK4 Site Allocation).

It is not yet clear to what extent this will impact on the development capacity of the remainder of the works site or its timing of delivery.





Development Principles for South Kilburn

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Sustainable Development and Sustainable Communities

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- 1 An Integrated Neighbourhood
- 2 Building Design

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- 3 Public Realm
- 4 Educational Attainment
- 5 Health and Wellbeing

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- 6 Parks and Open Space
- 7 Tenure Diversification

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The South Kilburn Masterplan 2016

Sustainable Development and Sustainable Communities

3.1 The continued regeneration of South Kilburn provides the opportunity to build on the foundations of what has already been achieved.

It will create an area that is an exemplar of sustainable and high quality design, providing a place that people are proud to live in.

The SPD establishes the design and development principles that will be applied to all development within South Kilburn to ensure the quality, character and sustainability of the area.

3.2 The overarching principle of this SPD is the creation of a thriving, vibrant, sustainable community in South Kilburn. Sustainability is a function of efficient land use, mixed-use, variety of housing type and mix, good and environmentally sensitive design, and access to employment and job opportunities, community facilities and local services. Sustainable communities are balanced, inclusive, healthy and safe from crime or the fear of crime.

Addressing these issues is consistent with creating healthy and sustainable communities, for example, as identified in the principles of Sport England and Public Health England's Active Design Guidance.

3.3 The regeneration of the built environment alone cannot deal with poverty, inequality and social exclusion, however it is a crucial component.

Sustainable communities need sufficient, quality housing to meet the needs of the community, a flourishing local economy supported by adequate infrastructure, a high quality, safe and healthy local environment, and the amenities and sense of space and place to support a diverse and vibrant local culture.

The condition of the built environment has a direct impact on the quality of life and the appropriate conservation and improvement of the natural and built environment brings social and economic benefit for local communities.

The Council through all its activities and service areas will seek to complement changes in the built environment through other initiatives that improve people's quality of life and prospects.



Illustration 6. Leader and Deputy Leader opening Woodhouse Urban Park, Albert Road, South Kilburn

3.4 In order to make South Kilburn a desirable and sustainable place to live, the SPD places strong emphasis on the following:

1 An Integrated Neighbourhood

South Kilburn estate became a distinct neighbourhood that was socially and physically cut off from its neighbours. The scale and design of buildings, together with the lack of tenure mix, limited non-residential uses together with the removal of traditional street pattern created an environment that did not encourage through movement, or wider interaction from the wider community.

A continuation of a fundamental reconsideration of the built environment already started will continue and reverse the damage previously done. It will be reversed by weaving South Kilburn seamlessly back into the wider area. Most of the streets formerly lost or closed will be reinstated or opened up to provide increased movement consistent with a pleasant residential environment. Priority will be given to walking, cycling and public transport.

The majority of the 1960/70s tall housing blocks will be removed and reconfigured along more traditional urban design principles; facing and providing clearly defined overlooked streets with buildings of human scale. These together with an increase in housing tenure mix will encourage a wider range of socio-economic groups and the wider community into and through the area.

2 Building Design

High quality award winning urban housing from high quality architects has to date been delivered on the South Kilburn estate. This has created new and distinct townscape that takes account of its existing context, providing a contemporary response using high quality materials that are robust and sustainable. The properties are generous in terms of their space standards and laid out to meet existing and future needs of residents, seeking to reduce living costs for their occupiers.

High quality standards internally and externally will need to be maintained in order to continue the sustainable changes within the South Kilburn Area. New Development will provide long lasting, rather than temporary solutions, allowing any future changes following the conclusion of this regeneration programme without the need for wholesale redevelopment.



Illustration 7. Chippenham Gardens

3 Public Realm

Investment in the public realm to date has primarily been focused within development sites and small public spaces; this has undoubtedly improved the appearance of the area. The commitment and investment to deliver high quality public realm will continue. Buildings, spaces and open spaces will be high quality in terms of quality of design, materials and sustainability principles. They will have the flexibility to respond to change.

This will include modern and better integrated public realm around the buildings that it serves. Public and private space will be clearly defined. Public realm will also support the health and leisure needs of the existing and future population and contribute to a vibrant, attractive and safe area.

4 Educational Attainment

A high quality new 3 form of entry school for primary age provision is proposed to be delivered. It will provide new and improved school facilities to meet the needs of both the existing and new population of South Kilburn. It will improve educational attainment, providing high levels of education and a learning environment which enhances users learning experience. It will also fulfil a community function; being used in the evenings and out of school times.

Training and employment opportunities will continue to be provided through apprenticeships through contractors and buildings' occupiers to give local people the access to work and in association with the enterprise hub to be developed on site.

5 Health and Wellbeing

A new health centre will be delivered as part of the Peel redevelopment. This will be welcoming and inspiring; a community hub that will accommodate and expand existing GP practices and improve health care facilities within the local area.

Existing community uses/spaces needed will be retained, or the premises relocated and improved to encourage greater community participation.

Additional retail and other commercial services that replace existing facilities serving the local population will be provided where needed. Potential for South Kilburn occupants to gain additional skills and access to local work opportunities will be supported through appropriate construction training and apprenticeships and also the provision of workspace.



Illustration 8. Peel and Health Centre

6 Parks and Open Space

Municipal open space will continue to be improved. Cambridge Gardens has been improved, whilst the award winning Woodhouse Urban Park opened in spring 2016, providing a high quality public park and play space for all ages. Public open space will continue to be improved to provide accessible high quality play and outdoor recreation opportunities for all ages, both young and old. Play or outdoor sports facilities will be well-integrated within parks or surrounding streets and will be easily accessible with sufficient natural surveillance.

There will be a number of pocket parks such as the Granville Urban Park and an enhancement, extension and redesign to South Kilburn Open Space is planned. This will create a central high quality urban park fitting of the emerging identity of South Kilburn as a green and liveable neighbourhood.

The Open Space will be upgraded to improve connections, with improved choices of activity, implementing both organised and incidental recreation opportunities, with species selected which will be robust, low maintenance and change through the seasons and the introduction of biodiversity through the specie selection. It will be transformed into a Park that becomes a core feature of everyday use for the community, as well as a place for gathering, socialising or events.



Illustration 9. Woodhouse Urban Park, Albert Road

7 Tenure Diversification

The Council is committed to re-providing social rented housing within South Kilburn for existing secure tenants of South Kilburn. The target was to deliver a minimum 2,400 new high quality homes of which up to 1,200 would be available for existing secure tenants.

The programme of the estate's regeneration is almost half through with approximately 500 secure tenants living in their new homes. It has therefore, to date, succeeded in doing this and will continue to do so. Subject to viability, a wider range of tenures will also be sought within the South Kilburn estate, including intermediate options and shared equity offers to existing leaseholders.

Elsewhere the Council will seek a mix of tenures to meet the needs of the wider Brent population.

The South Kilburn Masterplan 2016

3.5 The 2016 Masterplan process provided an opportunity to review the 2005 Masterplan and update it to take account of current and future circumstances, whilst seeking to continue to deliver the guiding principles set out in the Vision for South Kilburn.

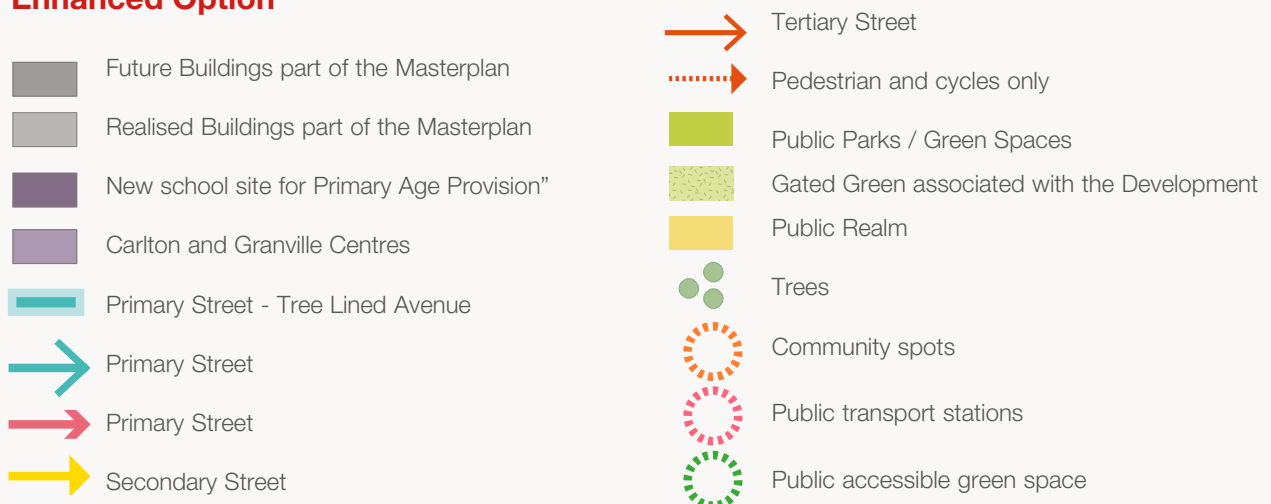
As indicated a considerable element of the South Kilburn estate has either been delivered since 2005, has full planning permission or is in the process applying for planning permission, broadly in accordance with the 2005 SPD.

Taking this into account, plus the fact that the 2005 SPD was based on a thorough analysis of the area and the opportunities it provided, unsurprisingly the outputs of the 2016 Masterplan have provided more a refinement of the original rather than a radical variation.



Figure 7. Enhanced Masterplan

Masterplan - Enhanced Option



3.6 In moving forward with the regeneration of South Kilburn, in terms of its physical attributes the proposed site plan as shown in Figure 7 provides an indication of the anticipated structure of the development. It also shows the land uses proposed that have resulted from the Masterplan process.

It is this which the SPD will seek to deliver. From a three dimensional perspective this is embodied in the bird's eye view shown in Figure 8.



Figure 8. Enhanced Masterplan bird eye's view

3.7 This built on the principal defining spatial principles as set out in paragraph 3.4 related to making South Kilburn a desirable and sustainable place to live, which have been translated into the place as shown in Figure 9.