

Towards a South Kilburn People's Plan

South Kilburn is currently undergoing rapid transformation as a prolonged and extensive regeneration area with its own master plan developed by Brent Council with much input from the community including a referendum in 2005. This plan has been renewed in Dec 2016 without community input with the attendant Supplementary Planning Document (SPD) [<https://www.brent.gov.uk/southkilburnspd> was consulted on until March 2017].

The people who live work and study in South Kilburn rejected the SPD, (see appendix 1 for the detailed rejection). We are now looking for help and expertise in writing up a South Kilburn People's Plan that is credible and well argued including the communities ideas for the area.

1. Historical background

South Kilburn is the name given to the area bounded by Kilburn Park Road to the east, the railway line to Kilburn Park and Queens Park to the north and Malvern Road/Carlton Vale to the east.

The South Kilburn community has a long history of social and economic problems dating back to the 19th Century with hunger, health inequalities and poor and inadequate housing at the forefront. Today the area is one of the most densely populated areas of London with one of the highest densities in the UK. The indices show the area has some of the lowest levels of income, huge barriers to employment, housing and accessing services and is in the top 10% of indices of multiple deprivation in the UK. Many of the historical problems persist, with household food insecurity, poor and inadequate housing contributing to high levels of health inequalities. It has been a place for continued central government schemes for tackling deprivation which have had very little success, such as the New Deal for Communities around 2001.

South Kilburn has a long history of migration to the area, with mass immigration of the Irish in the nineteenth century, Caribbean peoples in the mid twentieth century and South Asians in late twentieth century. Today there are many different cultures, with many languages spoken in the area. There has been very low spending on cultural and related services with important services such as the Brent Council Youth Service cut entirely in March 2016.

The years of deprivation being targeted for central government schemes have meant that the area has been 'consulted' over and over about various social issues. These consultations have often led nowhere and have left the residents of South Kilburn wary and weary of further consultations.

2. First phases of the Most Recent Development

In recent years the area has had continual demolition of council homes and some of the occupants moved into new blocks. Brent Council say they are doubling the population of South Kilburn building the same number of houses for sale as for original council properties. Once 'council' tenants move into the new flats they become housing Association (HAs) tenants of one of five housing providers in the area: Genesis, Catalyst, Network New Homes, L&Q and Brent Housing Partnership. This proliferation of housing providers is partly due to the style of regeneration with each set of blocks independently bid for by developers and provider.

There is huge amount of demolition and building work on the estate with people being displaced from their homes regularly. The result is that family, friends, small businesses and community are disrupted and dispersed. Loss of communal spaces is another factor that leads to being isolated, as many communities and social groups have nowhere to socialise.

3. Our Project

With all this in mind in March 2107 some of the people who work live and study in South Kilburn decided to say no to more regeneration as developed by Brent Council. We have a three pronged plan to move forward

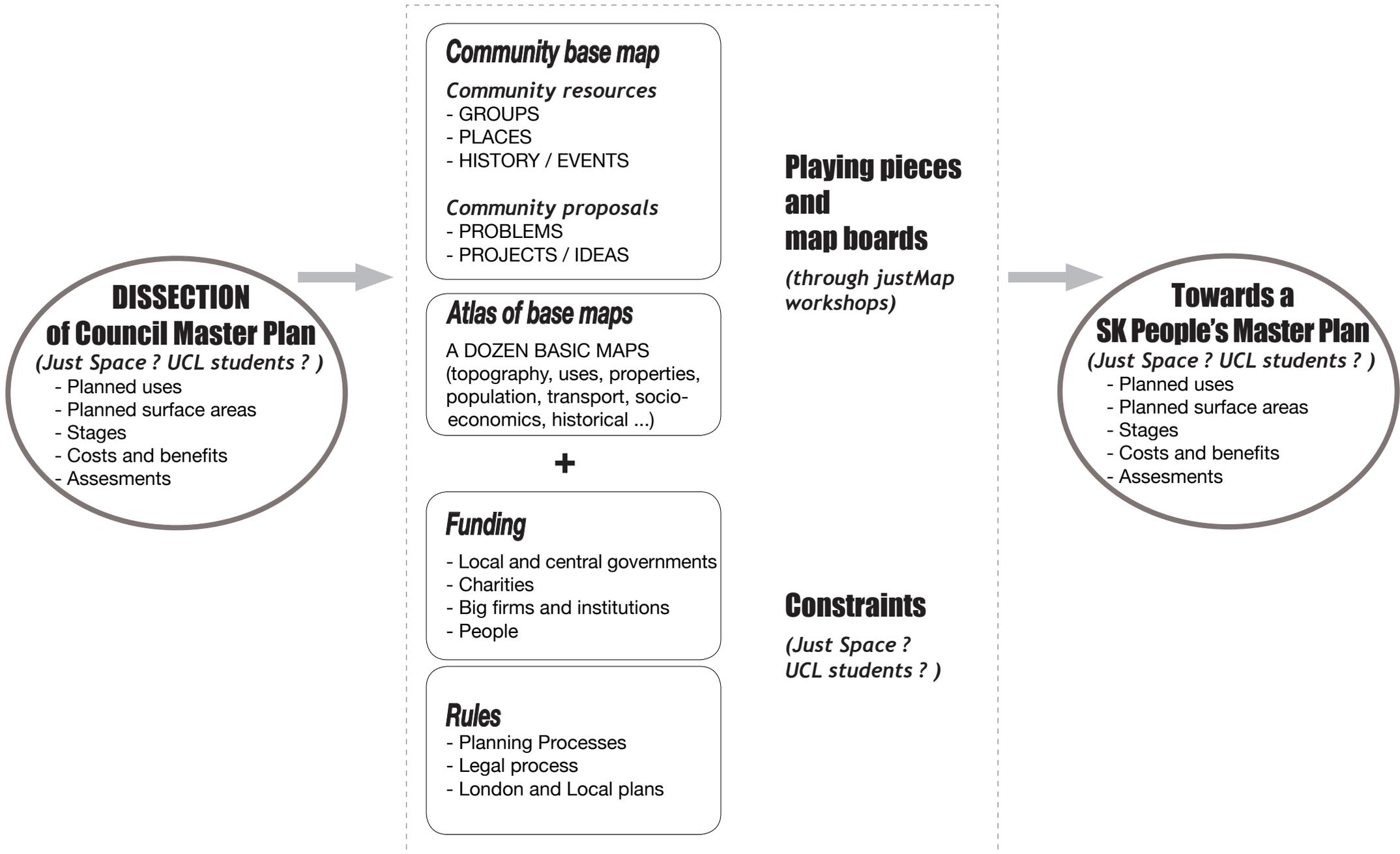
1. A case study of one of the buildings to show renovation would be a viable and much more sustainable option (All the buildings in the Master plan are set for demolition).
2. A detailed analysis of the Masterplan to show its vagueness, flaws and uncover its ramifications for those who work study and live in South Kilburn.
3. To write a document 'Towards a People's Plan' which includes the results of 1 and 2 above as well as incorporating 'dreams' for the area that we have collected through continuously asking the South Kiburn Community . This could also include much of the 2005 Masterplan.

The reason for this work is to show there can be other ways to move forwards in South Kilburn that would serve the people with better homes and community services. This is an ambitious and time consuming project requiring much professional expertise that at present we do not have. To do this we need your help. Thank you so much.

Leslie Barson / Granville Kitchen / South Kilburn, May 2017

a planning toolkit for South Kilburn

*A tool for the communities to experiment with different scenarios and to build their own vision and strategies.
A tool to understand the Council master plan, deconstruct it and reformulate it into a People's master plan.*



DISSECTION of Council Master Plan

(Just Space ? UCL students ?)

- Planned uses
- Planned surface areas
- Stages
- Costs and benefits
- Assesments

Community base map

Community resources

- GROUPS
- PLACES
- HISTORY / EVENTS

Community proposals

- PROBLEMS
- PROJECTS / IDEAS

Atlas of base maps

A DOZEN BASIC MAPS
(topography, uses, properties,
population, transport, socio-
economics, historical ...)

+

Funding

- Local and central governments
- Charities
- Big firms and institutions
- People

Rules

- Planning Processes
- Legal process
- London and Local plans

Playing pieces and map boards

*(through justMap
workshops)*

Constraints

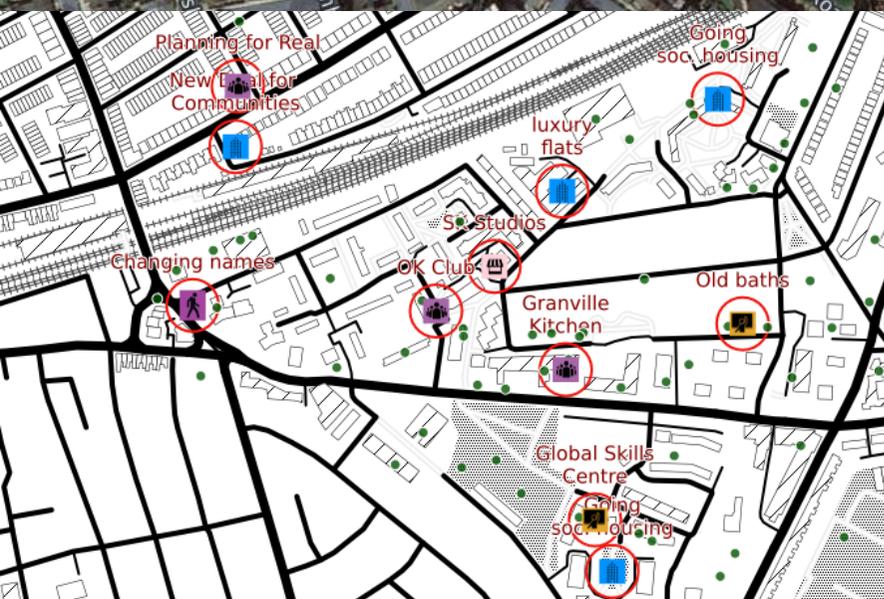
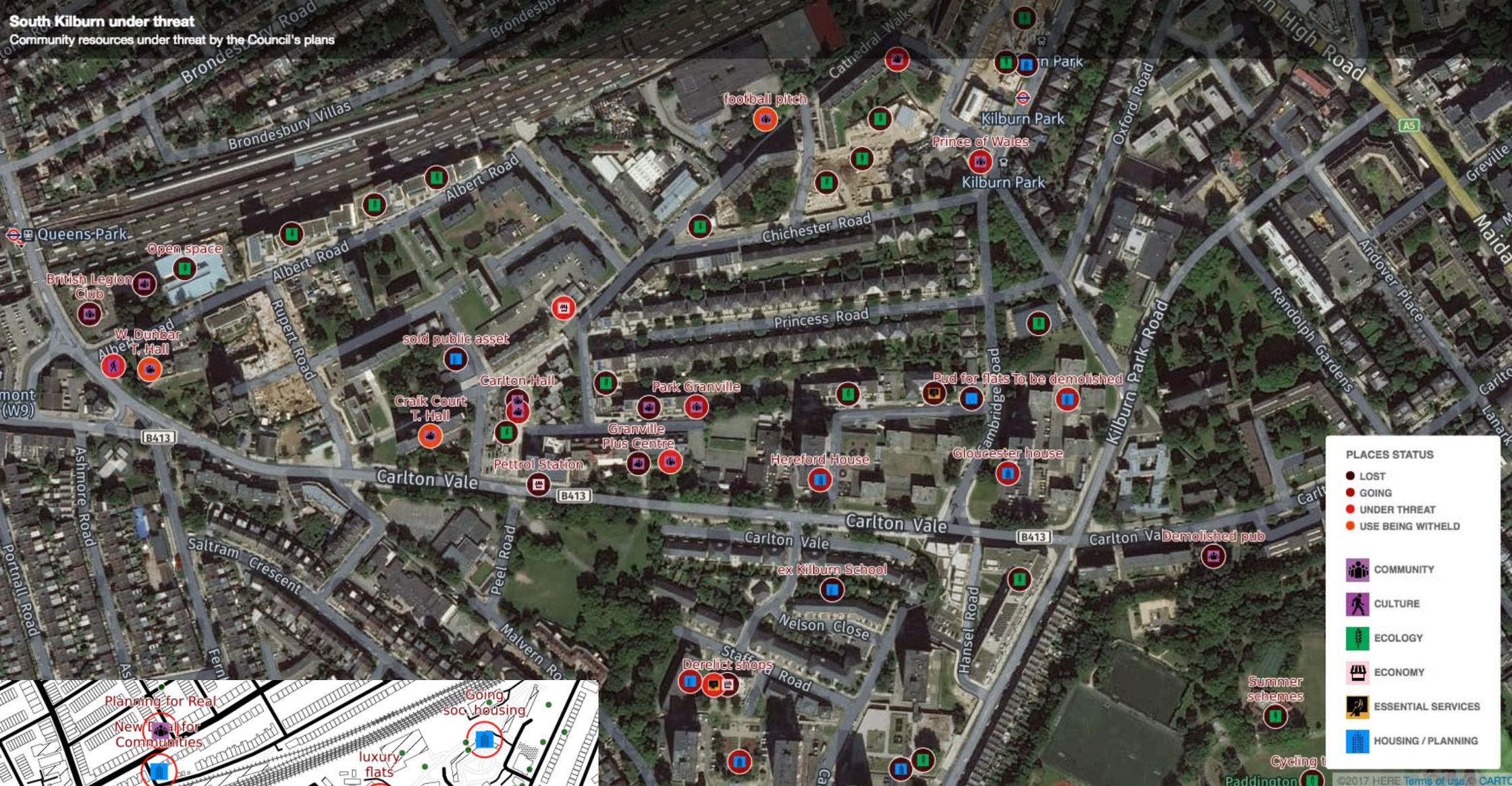
*(Just Space ?
UCL students ?)*

Towards a SK People's Master Plan

(Just Space ? UCL students ?)

- Planned uses
- Planned surface areas
- Stages
- Costs and benefits
- Assesments

South Kilburn under threat
Community resources under threat by the Council's plans



Thanks to the mapping workshops and the expertise of SK residents a wide range of informations and ideas has been collected. It will go on.

You can see here 2 different visualisations of this data : above the places under threat because of the Council's plan and on the right side some of the strategic groups, places and facts to consider for the building up of the SK people's vision.

Link for map 1 : https://justplace.carto.com/viz/07d68176-7504-41cc-9362-7bf651971215/embed_map

Link for map 2 : https://justplace.carto.com/viz/7bfa8c68-af42-4f47-8c45-082e072e5c99/embed_map

descriptio	name	category	status_pla	status_gro	topic	vision
Project run in 1999. At this occasion a huge model of the area has been built : 10ftx10ft. Some investigation must be made to understand how the community was consulted at that time and what came out as planning documents.	Planning for Real	Place	0	0	community	0
Was an housing association. Now luxury flats. Very strong symbol of the exclusive gentrification process	Genesis	Place	0	0	housing / planning	gentrification
Oxford-Kilburn youth club. They refused to sell their building. It has been rather quiet the 2/3 last years. (The model of the area might be there)	OK Club	Place+Group	0	group2	community	0
This place has now been replace by a private elderly home. But sevrsl participants mentioned it as an important legacy.	Old baths	Place	lost	0	essential services	gentrification
Granville Community Kitchen and garden. Free meal every Friday where homeless, food insecure people and people from the community come around to meet and exchange news and views.The future of the building has been uncertian the last months. Now it is supposed to be safe for 5 years.	Granville Kitchen	Place+Group	under threat	action group	community	alternative
Hub for start up creative businesses. Workshops and tools available. Created 5 or 10 years ago ? Managed by South Kilburn Trust. "A place where many young boys from SK come to hang around and thanks to that are not in the street.	South Kilburn Studios	Place+Group	under threat	group2	economy	alternative
We train young people to do robotics, coding and apps development. We also do digital inclusion for 50+, health and social care training. We think about the possible future jobs. The building is planned for demolition.	Global Skills Centre	Place+Group	under threat	group2	essential services	alternative
The estate agents use other names to brand the new housing. They call South Kilburn as Queen's Park ; but it's wrong Queen's Park is on the other side.	Changing names	Place	under threat	0	culture	gentrification
This place is called Austen. Will be demolished	Going soc. housing	Place	ut going	0	housing / planning	gentrification
Alpha House + Canterbury court + Gorefield house ; will be demolished	Going soc. housing	Place	ut going	0	housing / planning	gentrification
First campaign of "regeneration" in 2001. There was a residents steering group. David Walton was involved as an architect. Vice Chair of the Board	New Deal for Communities	Group	0	group2	housing / planning	gentrification
Community facilities for meeting or workshops http://www.skca.org.uk/	South Kilburn Alliance	Group	0	group2	community	alternative
Demolished a few years ago	Ex social housing	Place	lost	0	housing / planning	gentrification
Now only 1/3 is social. The new name is Bristol walk. The place was called Ely Court. There were 2 other buildings called Cambridge Court and Wells Court.	Ex social housing	Place	lost	0	housing / planning	gentrification
Hall, Community events Womens groups, Children's After school , Older poeple's lunches Note : The founder of the Salvation Army is buried in Aubney Park cemetery in Hackney. Some suffragettes are also buried there.	Salvation Army Community Hall, kitchen adn church	Place+Group	0	group2	religion	0
PhD student from Cambridge. His research is on Kilburn. He lives several years in South Kilburn and was connected with so many groups of the area.	Fahran	Group	0	0	culture	alternative
Adult education training and ? CARLTON CENTRE?	Brent Start	Group	0	0	community	0
Hall for residents to use.	Gorefield Community Hall	Place+Group	0	0	community	0
Owned by Geniss. rented all weekend so can't be used by community. Difficult to find the person who administers it. Usually locked and bolted!	Carlton Vale Tenant/Community Hall	Place+Group	0	0	community	0
Active tenants Ass who use hall	Gorefield House Tenant Hall	Place+Group	0	0	community	0
This is the limit between Mozart and South Kilburn "territories". Fights can happen there sometimes.	South Kilburn vs Mozart	Place	0	0	culture	0
Historical mention in the pavement. Mark of an old Roman path ? Also compass points and a hopscotch game.	Art work	Place	0	0	culture	changes
Queens Park rangers started here	Queens Park rangers	Place	0	0	ecology	0
Local park and sports amenitied in WCC. The park has two entries. On the west side you will notice wealthier people and on the north poorer people. But once in the park it is mixed.	Paddington Recreation Ground	Place	0	0	ecology	0
package delivery collection ... like Amazon	Post Office Sorting centre	Place	0	0	essential services	0
Hall, Nursery and community cafe	St Luke's Church	Group	0	0	community	alternative
Pub lost and bought by mosque	Mosque	Group	0	0	religion	changes
It was a grammar school until 1978. CARLTON CENTRE?	Adult education centre	Group	0	0	essential services	0

About a hundred data has been collected through the work-shops.

The data is then clas-sified according to different fields so it is possible to analyse it and extract differ-ent customised visu-alisations.

These visualisations can be used as game-boards to test dif-ferent scenarios for future developments.

It is also a living ar-chive of SK people's knowledge on their neighbourhood.

