

GREATER LONDON AUTHORITY

██████████

(By email)

Our Ref: MGLA180221-6343

29 March 2021

Dear ██████████

Thank you for your request for information which the Greater London Authority (GLA) received on 17 February 2021. Your request has been dealt with under the Freedom of Information Act 2000.

You asked for;

Please provide details of any and all correspondence between the GLA, and Brent Council / South Kilburn Trust, relating to the Granville and Carlton redevelopment.

Please include all funding applications (both successful and unsuccessful) submitted by Brent Council and South Kilburn Trust related to the centres, and any supporting documents associated with these funding applications.

Our response to your request is as follows:

I have placed the information within scope of your request on to our Disclosure Log due to the volume and file sizes:

<https://www.london.gov.uk/what-we-do/eir-good-growth-granville-carlton-mar-2021>

After careful consideration, we have decided that some of the information covered by your request is exempt information by virtue of the disclosure-exception provisions found under regulation 12(5)(e) of the EIR.

Regulation 12(5)(e) applies when disclosure would adversely affect the confidentiality of commercial or industrial information where such confidentiality is provided by law. We consider that the redacted information is commercial or industrial in nature. The redacted information relates to detailed budget information.

The information is covered by the common law obligation of confidentiality, the information is not trivial in nature, nor is it in the public domain. The redacted Information is therefore to be protected by confidentiality provided by law. Disclosure of the information would inevitably harm the confidential nature of it and therefore the exemption at Regulation 12(5)(e) is engaged in respect of disclosure of the redacted information.

Regulation 12(5)(e) constitutes as qualified exemption from our duty to disclose information under the EIR, and consideration must be given as to whether the public interest favouring disclosure of the information covered by this exemption outweighs the public interest considerations favouring maintaining the exemption and withholding the information.

The GLA acknowledges that there is a public interest in the activities being undertaken with regards to the £70 million regeneration programme to support growth and community development in London. However, it is not in the public interest to release information which would be likely to prejudice the Council's commercial interest during live procurement exercises.

We therefore find that the public interest is therefore balanced in favour of non-disclosure of the redacted information because of the harm its release would cause. If you have any further questions relating to this matter, please contact me, quoting the reference MGLA180221-6343

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely



Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>



Development of Carlton / Granville Sites Phase 2

Status: Stage 2 Submitted

Project summary report

Project ID: P15646

Last Approved 16/12/2019

Good Growth Fund Round 3

Good Growth Fund Round 3



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Project title

Development of Carlton / Granville Sites Phase 2

Bidding arrangement

London Borough of Brent Estates Regeneration

Organisation name

London Borough of Brent Estates Regeneration

Programme selected

Good Growth Fund Round 3

Project type selected

Good Growth Fund Round 3

Description

Establishing the long-term future of a valuable community asset in South Kilburn through expansion and improvement. An existing GLA supported, award-winning Enterprise Hub will be refurbished and enhanced by two floors of an adjoining building to provide a range of quality, affordable and flexible workspaces for local enterprises, start-ups and creative businesses. These will be complemented by business advice and support. Flexible community facilities will be built on the same site, including 2 community halls, meeting rooms, kitchen, event space and areas of new public realm. Through the co-location of facilities, the project links local people to training and support from employers in a diverse range of sectors. The scheme will also deliver an improved nursery and long-term family hub. Eighteen Council homes are being added. The varied components of this scheme will create a South Kilburn “heart” with local residents benefiting from an attractive range of new facilities.

Organisation Details

Version 1 Approved on 16/12/2019

Type of Organisation

Local Authority

Is your organisation VAT registered?

no

Main Contact Name



Main Contact Telephone Number

[REDACTED]

Main Contact Email Address

[REDACTED]

Secondary Contact Name

[REDACTED]

Secondary Contact Telephone Number

[REDACTED]

Secondary Contact Email Address

[REDACTED]

Community Support and Engagement

Unapproved changes on 03/02/2020 by [REDACTED]

Describe any complementary projects or initiatives that already take place in the local area and how your project will relate to them

The project sits within the South Kilburn Estate Regeneration area. The adjacent Peel Precinct is being redeveloped simultaneously with our project. Together these will transform the area through new high-quality housing and enhanced community infrastructure, improving accessibility and creating a new focal point for the area that promotes inclusion and cohesion. SKT's affordable workspace and mixed-use community space are integral to this, ensuring a vibrant, inclusive and relevant area, where local people are actively involved in shaping local services and civic infrastructure.

Have you undertaken any local engagement to date for your proposed project?

yes

Provide details of any existing or planned local engagement for your project

A Stakeholder Board, made up of users of the existing buildings and members of the wider community, has steered the project development through numerous design meetings with the architects. Over 20 Board meetings have focused on overall scheme direction and communication. Four community consultation and engagement events were held on-site throughout 2018/2019 with detailed plans and models. The architects also conducted over 50 consultations with individual community members. Plans were adapted based on feedback and a public exhibition of the final proposals was held over 3 days in May 2019.

Describe how your project has secured local support, setting out evidence that there is a demand for your project

Local support was secured through extensive consultation and through the ongoing Key Stakeholders Group. The Trust established an Enterprise Hub in The Granville in May 2018. The affordable workspace and business advice provisions are now operating at full capacity, with a waiting

list for both services. Feedback has been very positive, and 12 enterprises have demonstrably grown over this initial period with SKT support. Local people have strongly expressed the need for flexible community space in the area. The increased housing will reinforce this need.

Which Londoners with protected characteristics or facing other disadvantages will benefit from this project, and how?

The building's user groups support and reflect South Kilburn's diverse communities. An access consultant has ensured the project design is suitable for those with disabilities or additional physical needs. In addition to the nursery school and family centre, the community centres run groups which allow young people to improve their social skills and aid their growth. Current examples include dance classes, youth groups, entrepreneurship lessons and robotics/coding programmes. The site will also have groups for elderly residents, including lunches and walking groups. These will be a key local tool tackling social isolation. There are many religious groups in South Kilburn and the upgraded community space will be available for them all to hire. There are differing levels of privacy in the new rooms, which will cater for these groups as required. The project has been mindful of gender through the design. The proposals have a combination of single and mixed gender toilets to support those who are transitioning or undergoing gender reassignment. Phase 2 will develop the existing operation which has supported a Somali women's group, and an active women's exercise class who now provide regular community services. The site also encourages people of different backgrounds to come together through various different programmes, activities and events. The SKT will continue to be mindful to not let any one particular group dominate the space.

How will your project work to improve social integration in the local community?

The project brings together a number of important services of value to local people. These include an Enterprise Hub, community space for activities and events, a nursery and a family centre. The users of these services already comprise a diverse group, with different ages, ethnicities, genders and faith. Co-location will increase visibility and promote mutual awareness and understanding. The community space will host regular free events and activities, including festivals and family days, designed to bring people from different backgrounds together and promote social integration. It will act as the civic heart of the local area, conducting community consultations, hosting services and being a welcoming "first point of contact" for anyone seeking information or support. Employability support is a real local need shared by all sections of the community. The support offered by the Enterprise Hub will bring people together for a real and practical purpose and SKT will use this engagement to further promote social integration. The Community Giveback Programme links enterprises in the Hub with the local community through outreach (e.g. in schools), traineeships and mentoring, bringing people from different backgrounds together for a practical purpose. Groups already operate within the space that cater for specific groups. This includes various youth clubs, women’s groups, elderly meet-up’s, and religious based events. This will be expanded and grown through phase 2 of the project.

How does your organisation’s work connect with London's diverse communities and ensure access and inclusion?

Brent Estate Regeneration Team hold events at appropriate times in locally accessible venues and circulate information to the entire community. Information is often translated into other languages widely spoken on the estate. Residents are encouraged to get involved in the design stages of schemes. There is also a quarterly Tenants Steering Group for South Kilburn residents. Moreover, Brent has various methods of connecting with diverse communities. This includes: community grants, hosting Brent Connects meetings, and the Hub model which provides early intervention to residents. There are a variety of community forums, including disability, multi-faith, pensioner, parent carer and Brent Youth Parliament. Brent is also the Borough of Culture 2020 with multiple streams working with young people, diverse communities and ensuring no one is left behind. South Kilburn Trust offer a wide range of free services, activities and events at the Hub, attracting and involving all sections of the local community. The Trust produce a monthly newsletter, and Trust staff personally distribute this to over 4,000 local homes, doctors' surgeries, places of worship, schools and community centres. The Trust's CEO holds monthly surgeries open to all, and a network of local community centres is being established to increase local knowledge, outreach and community participation.

Currently how does your organisation involve Londoners with protected characteristics or facing other disadvantages?

Brent monitors the diversity profile of its workforce very closely, and assesses any changes on a yearly basis. Brent has an extremely diverse staff base. At 66% BAME, it broadly matches the Brent population. Brent has the highest percentage of BAME employees and disabled employees out of any of the London Boroughs. All staff are asked diversity questions in their interview process, and various training schemes are available upon starting employment. Brent runs various internal networks, including: LGBT, gender equality, disability, and cultural diversity. These are all chaired by strategic directors. South Kilburn Trust is a very diverse organisation. 64% of its staff are women and 91% are from BAME communities. 64% of the Trust's staff also live in the local area - they are representative of the local demographic and also help ensure local communities are connected with the work and activities of the Trust. The Trust's Board is similarly ethnically diverse, with 67% of Trustees being from BAME communities. Adjustments have been made to the Hub to ensure that it is fully accessible.

Milestones

Unapproved changes on 31/01/2020 by [redacted] [redacted]

MILESTONE	DATE	DESCRIPTION	CLAIM STATUS
Planning Application Submitted	01 / 07 / 2019	A full planning application for the full, mixed use scheme has been submitted, having been prepared by Adam Khan Architects	<u>Claimed</u>
Annual Public Meeting, South Kilburn Trust	01 / 12 / 2019	Public Meeting in The Granville as part of wider community engagement strategy, to update on progress etc.	<u>Claimed</u>
Planning Consent granted	22 / 01 / 2020	LPA to grant planning consent for the proposed scheme.by late October / early November	<u>Claimed</u>
Community Consultation Meeting	01 / 02 / 2020	Public Meeting to inform and consult local community about Stage 2 Good Growth Fund bid	Pending
Enterprise Award Ceremony	01 / 04 / 2020	South Kilburn Trust Enterprise Awards, enhancing and extending awareness of Enterprise Hub and business support	Pending
Operating and managing hub	01 / 04 / 2020	South Kilburn Trust - detailed operating and management strategy of facilities during the progress of the building works	Pending
Design Review Panel	01 / 04 / 2020	Design review panel to focus on child friendly public realm	
Procurement of contractors	15 / 04 / 2020	Contractors to be procured through OJEU-compliant procurement process to carry out demolition and construction / refurbishment works	Pending
Appointment of Contractors	01 / 07 / 2020	Contract concluded with successful contractor(s) for Granville / Carlton works	Pending
Start of Phase 1 (Large Community Hall)	01 / 08 / 2020	Start of construction of large community hall	Pending
Phase 2 (Carlton Workspace)	01 / 08 / 2020	Start of building works for Carlton workspace	Pending
Nursery construction start	01 / 08 / 2020	Construction of nursery begins	
Completion of Phase 1 Community Hall	01 / 11 / 2021	Completion of building works to large Community Hall / event space	Pending
Phase 2 Carlton Workspace	01 / 11 / 2021	Completion of refurbishment works to Carlton workspace	Pending
Nursery construction end	01 / 11 / 2021	Construction of nursery ends	
Phase 3 (Granville workspace)	01 / 12 / 2021	Start of construction works for Granville workspace	Pending
Phase 4 (Carlton event space)	01 / 12 / 2021	Start of construction works Carlton event space	Pending
Housing construction start	01 / 12 / 2021	Housing construction starts	
Children's centre construction	01 / 12 / 2021	Children centre construction starts	
Landscaping	01 / 12 / 2021	Landscaping starts	
Phase 3 - Granville Workspace	01 / 06 / 2023	Completion of the demolition of part and refurbishment of the retained Granville building	Pending
Phase 4 - Carlton Event space	01 / 06 / 2023	Completion of building works to new Carlton event space	Pending
Completion of all project works	01 / 06 / 2023	Full capacity of SKT workspaces and community / event accommodation achieved	Pending

MILESTONE	DATE	DESCRIPTION	CLAIM STATUS
Housing construction end	01 / 06 / 2023	Housing construction ends	
Children's centre construction complete	01 / 06 / 2023	Children's centre construction ends	
Landscaping end	01 / 06 / 2023	Landscaping ends	

Budget

Unapproved changes on 03/02/2020 by ██████████

Total project budget

YEAR	GLA CAPITAL CONTRIBUTION £	APPLICANT CAPITAL CONTRIBUTION £	APPLICANT REVENUE CONTRIBUTION £	TOTAL
2020/21	████████	████████	████████	████████
2021/22	████████	████████	████████	████████
2022/23	█	████████	████████	████████
2023/24	█	████████	████████	████████
2024/25			████████	████████
TOTALS	████████	████████	████████	████████

Risks and Issues

Unapproved changes on 31/01/2020 by ██████████

Project Risk Rating

Overall Project Risk Rating

AMBER - Moderate risk level

Explanation of Risk Rating

The project is considered to have a moderate overall level of risk owing to the varied and practical nature of construction projects, which depend on a number of variables. However, all-encompassing risks and issues concerning the development are mitigated through well-detailed project planning, monitoring and continual liaison between the professional team and the Client Group - that will be delivered by a team with a wealth of experience in successfully delivering similar projects.

Project Risks

TITLE	DESCRIPTION OF CAUSE AND IMPACT	CATEGORY	INITIAL RISK RATING	RESIDUAL RISK RATING	STATUS	
Procurement risk	Suitable contractors cannot be procured at appropriate cost due to market / commercial considerations.	Other	3 Moderate	4 Low	Open	
Phasing & Programming risks	Delays in procuring / commencing / progressing / completing various stages of the project – lead to income losses for SKT due to adverse impact on existing tenants / existing tenants decide to locate elsewhere / new tenants cannot wait for space to be completed. Additionally, this	Timescale Delivery	9 Significant	2 Low	Open	

TITLE	DESCRIPTION OF CAUSE AND IMPACT	CATEGORY	INITIAL RISK RATING	RESIDUAL RISK RATING	STATUS	
	would impact the nursery school/children's centre and their ability to operate safely.					
Construction site risks	Risk of unknown ground conditions / utility locations / structure of existing buildings.	Financial	6 Moderate	2 Low	Open	
Inability to secure funding	Project is unsuccessful in securing adequate funding. - either Match Funding or GLA funding as part of the Good Growth Fund process	Financial	6 Moderate	2 Low	Open	
Impacts of conversion / new build works	New build and refurbishment work prove to be more disruptive than anticipated (noise, dust, timings etc) – resulting in existing tenants vacating/refusing to pay rent.	Other	6 Moderate	2 Low	Open	
Increase in costs	Project costs are higher than those anticipated due to market conditions or unforeseen delays or additional costs.	Financial	6 Moderate	1 Low	Open	
State aid	The risk that the project is found to contravene State Aid regulations.	Legal	2 Low	1 Low	Open	
Community support / objections	Risk that community support is lacking or objections to aspects of the project are made.	Other	2 Low	1 Low	Open	
Resident ballot GLA acceptance	LBB won a resident ballot in South Kilburn 84%-16%. The GLA gave verbal approval to only ballot blocks which were being demolished whilst the guidelines say it should be everyone in the red line. This scheme was exempt from the ballot. The risk is that the GLA do not accept the ballot due to local political opposition. This could cause wider political and reputational issues for LBB.	Reputation	2 Low	1 Low	Open	

Project Issues
Not provided

Site Ownership and Permissions

Unapproved changes on 31/01/2020 by [REDACTED] [REDACTED]

Do you currently have access to the site(s) for your project?

Yes

Does your organisation have a controlling interest over the proposed site(s) for your project?

Yes, we own the freehold

Do you need planning permission for your proposed project?

Yes, planning permission achieved

Provide the planning permission reference number

19/2378

Management, Design and Evaluation

Unapproved changes on 03/02/2020 by [REDACTED] [REDACTED]

Does your organisation have experience of delivering capital projects more than £1m in value?

yes

How will you be managing this project?

Other

Provide further details

LBB will nominate an internal representative, to oversee the project and act as main contact for decisions/approvals. LBB will also appoint a professional team to oversee the contract – PM, architect and QS. LBB, SKT, and key stakeholders will form a “Joint Board” to support this role. SKT will appoint an internal PM to oversee day to day issues.

Provide details of the skills and expertise of the proposed project manager for this project

LBB have undertaken a number of projects, including the Phase 1 development of the Granville Centre. LBB adopt a combination of internal resources and external professional teams, in order to control such projects and have a track record of delivering to programme and budget. In this case, LBB programme manager [REDACTED] [REDACTED] will assume the lead role, as with Phase 1 and other local projects.

If you need to appoint new staff or external consultants to manage the project, please provide details of the proposed arrangements

It is expected some consultants will still be required for different elements of the project, but the general managerial structure will remain in place and Brent will continue to oversee the project. The design team is in place and has been working on the project since 2017.

Do you need to procure design expertise to deliver the project?

No

Will you be using design services for this project?

yes

Briefly describe the focus of design work required for the project to progress

The team have already developed the design through to RIBA Stage 3 and is now working on RIBA Stage 4. Planning permission was granted in January 2020. The design won NLA 2019 Awards Mixed-Use Unbuilt project. For the project to progress, it is the intention of LB Brent to procure the build through a traditional contract and to continue Adam Khan Architects + team's appointment to RIBA Stage 6 so they can oversee the works and ensure quality is maintained all the way to completion. Graphic designers, Polimekanos have also recently been appointed to work with the site users and Adam Khan Architects to ensure a coordinated approach to signage, buildings and landscape. The team includes: Main Consultant, Architect: Adam Khan Architects Landscape: Jonathan Cook Landscape Architects Graphic & Signage Designer: Polimekanos Engagement Specialist: Daisy Froud Structural Engineer: Structure Workshop M & E Engineer: Ritchie + Daffin Civil & Drainage Engineer: Peter Dann Sustainability Consultant: Etude Acoustics Consultant: ALN Acoustics Fire Consultant: Salus Access Consultant: Rachel Withernay Ecology Consultant: The Landscape Partnership Planning Consultant: CMA Planning CDM Principal Designer: SafeScope Finally the team would be delighted to attend a MDA Review Panel with a focus on making a best practice, high quality, child friendly and accessible public realm.

Does your project require design work in any of the following areas?

Multiple of the above categories

How far progressed is the procurement of these design services?

Design team already appointed

How was/will the design team procured? If already procured, also state the name of the appointed design team.

The procurement of the design team was from the GLA ADUP framework. In August 2017 Officers conducted a mini-competition under the GLA ADUP 2 framework. Bidders were requested to submit prices up to RIBA Stage 4. RIBA Stage 4 prices were optional and could be taken up if the scheme progressed. Adam Khan were selected as the highest scoring supplier and were recommended for award to RIBA stage 3. Cabinet approved the authority to award the design team to RIBA Stage 3 for the Carlton and Granville Phase 2 works, in November 2017. Cabinet also delegated authority under the November 2017 Cabinet report to Strategic Director of Regeneration & Environment to proceed with RIBA Stage 4 and surveys and assessments once RIBA Stage 3 is completed. Adam Khan Architects have met all expectations and the project board were subsequently satisfied and the appointment for stage 4 RIBA was confirmed in July 2019.

Up to what design stage is covered by this procurement?

Technical Design

Briefly describe how you will be securing high quality design post-planning consent

LBB, the Key Stakeholders Group and Adam Khan Architects would be delighted to attend a Mayors Design Review Panel should this be required. It is indeed key to the success of the scheme that the quality of the building as well as the inclusive & nurturing process is maintained all the way to completion and beyond. The quality of the scheme has already been praised and received an NLA Award in 2019. The project was granted planning permission in January 2020 and is currently being designed to RIBA Stage 4 by Adam Khan Architects and its design team. To maintain good control over the quality of the build, LBB are proposing that the build will be procured under a traditional contract and that the architects will be retained throughout RIBA Stage 5. Planning permission was granted with a number of conditions which were welcome by the stakeholders. For example, final samples, materials and colours will be finalised via a Stakeholders presentation and approval by planning officers. Graphic designers, Polimekanos have recently been appointed to work with the site users and Adam Khan Architects to ensure a good coordinated approach to signage, buildings and landscape. It is also the intention that the landscape will feature some 'plonkable' items – these will be crafted by small London companies and overseen by Adam Khan Architects. Here there will be opportunities for local organisations to input into the making of those small but meaningful pieces - for example the Granville Community Kitchen directly inputting into the design & the making of potting tables, planters, chairs for the Roof Garden. Maintaining Social Integration, Good Management & Phasing: The phasing is key to maintain the continuity of services for all users on the site. A phasing plan has been drafted by the architects in conversation with users and client. This will be refined together with the preferred contractors during the tender process and will be part of the scoring matrix. The contractors tender returns will be assessed and scored by LBB together with the Key Stakeholders Group.

Does your organisation have experience of delivering evaluation of a capital build project?

yes

How will you measure performance against each of your output and outcome measures to understand project performance?

Brent Employment and Skills department meet quarterly with the South Kilburn Trust to monitor the GLA output targets. Evidence is provided by the South Kilburn Trust to aid this process. It must be set out clearly to align with the requirements of the GLA. SKT provide a quarterly narrative report on project delivery against milestones, as well as updating a risk register.

Does your organisation have capacity to capture and report project progress on a regular basis?

yes

How will you track the impact and legacy of your project in the longer term, after the Good Growth Fund delivery has finished?

SKT are already measuring the level and range of business support and establishing tenant user category. The same monitoring and categorisation occurs for those using community space. This process will be continued beyond GGF funding. Brent will continue its current processes and practices in order to track long term progress of outputs. This includes quarterly review meetings with clear evidence provided from the SKT, an updated risk register and quarterly narrative reports on project delivery against milestones.

The project logic model provides a clear way to think about the essential components of your project, setting the foundations for your evaluation. Complete & upload your [project logic model](#)

[C&G Phase 2 Logic chain FINAL.pdf](#)

Outputs

[Unapproved changes on 30/01/2020 by](#) [redacted] [redacted]

Total project outputs 2021/22 to 2024/25 [Collapse all outputs](#)

OUTPUT TYPE	VALUE	CATEGORY	FORECAST	ACTUAL	TOTALS	
Direct	Number Of	Commercial space being created/improved	975		975	
	YEAR					
	2022/23		975		975	
Direct	Number Of	Increase in business turnover	45		45	
	YEAR					
	2021/22		6		6	
	2022/23		14		14	
	2023/24		14		14	
	2024/25		11		11	
Direct	Number Of	Increase in visitor satisfaction	25		25	
	YEAR					
	2022/23		10		10	
	2023/24		10		10	
	2024/25		5		5	
Direct	Number Of	New jobs being created and existing jobs being safeguarded	60		60	
	YEAR					
	2021/22		9		9	

OUTPUT TYPE	VALUE	CATEGORY	FORECAST	ACTUAL	TOTALS	
	2022/23		18		18	
	2023/24		18		18	
	2024/25		15		15	
Direct	Number Of	Number of businesses receiving support	60		60	
	YEAR					
	2021/22		9		9	
	2022/23		18		18	
	2023/24		18		18	
	2024/25		15		15	
Direct	Number Of	Number of people progressing into work	50		50	
	YEAR					
	2021/22		7		7	
	2022/23		14		14	
	2023/24		14		14	
	2024/25		15		15	
Direct	Number Of	Number of people who participate in a project	600		600	
	YEAR					
	2021/22		90		90	
	2022/23		180		180	
	2023/24		180		180	
	2024/25		150		150	
Direct	Number Of	Number of volunteering opportunities created	60		60	
	YEAR					
	2021/22		9		9	
	2022/23		18		18	
	2023/24		18		18	
	2024/25		15		15	
Direct	Number Of	The amount of public realm being created or improved	1,100		1,100	
	YEAR					
	2022/23		1,100		1,100	

Supporting Information

Unapproved changes on 03/02/2020 by

Design documentation

[C:\Users\██████████\Desktop\C&G design overview.pdf](#)

[Planning permission.pdf](#)

Letters of support

[SKT Statement of Support, GGF 15.10.19.doc](#)

Other supporting information

RIBA stage 3 and supporting design document: https://urldefense.proofpoint.com/v2/url?u=https-3A__AdamKhanArchitects.bigfilebox.com_lwt_266849-2DX18kpRJ9zjUg1Qy6lB6gwBk3l&d=DwMFAw&c=OMjwGp47Ad5otWI0__lpOg&r=Pc45mJGdibiWgCGFCJeWncIP1B8nVHNG27L1xyLz9QU&m=Mq8ckwG6JXN5Q4q_oRe-1H6miljl6kSCZZDggYUzvYo&s=-BxwS_o_PhfyH-0fR0rmfiUv7PchyJcB09b9OtAPIMA&e=

Option to submit a link to a video demonstrating community support for your project

https://urldefense.proofpoint.com/v2/url?u=https-3A__drive.google.com_open-3Fid-3D1163sSQz3IatJ7TfXAMTSAq0o6rIDhscj&d=DwMFAw&c=OMjwGp47Ad5otWI0__lpOg&r=Pc45mJGdibiWgCGFCJeWncIP1B8nVHNG27L1xyLz9QU&m=5QtZkktKH7MrrsVRHcmIPENDQoQBLO5vZG4BLhbaDw&s=ufHD42uve86XXNKkva5EPj9IgHgJ_p3UobhTFW_zAeM&e=

Partner Details

[Unapproved changes on 03/02/2020 by ██████████](#)

Are multiple parties involved in delivering this project?

Yes						
	NAME OF ORGANISATION	TYPE OF ORGANISATION	THEIR ROLE IN THE PROJECT			
	Granville / Carlton Stakeholder Group - including the South Kilburn Trust; Barnardo’s; Granville Plus Nursery School, the Granville Community Kitchen and other local community members	Other	The Stakeholder Group meets regularly to shape and inform the redevelopment proposals, and will provide a forum for joint discussion / liaison as the project is implemented.			
	South Kilburn Trust- a registered charity with strong local representation on its Board and a track record of active community engagement.	Charity	The Council is working in partnership with the Trust on this proposal, who will part (capital) fund the proposals and under a long term legal arrangement with the Council will operate and manage these facilities in the future, with responsibility for the revenue costs associated with this role.			

Additional Project Elements

[Unapproved changes on 31/01/2020 by ██████████](#)

Describe any remaining project elements in the text box below

Whilst not part of this bid, the Granville Children’s Centre and the Granville Plus Nursery School will be renovated to a high standard and will both have an increased net floor space. Additionally, 18 new family homes will be built on the site. All will be Local Authority properties with affordable rents. The co-location of all these services on one site has been appropriately planned to maximise the efficient sharing of resources, such as the public realm and new community spaces / café, whilst maintaining necessary safeguarding protections. The concurrent redevelopment of the adjacent Peel Precinct will see the provision of health and wellbeing facilities, shops, housing, business and community spaces. Together with the redeveloped Carlton/Granville site, a new, vibrant “heart” is being created for South Kilburn, with community development and empowerment at its core. Brent has been named as the Borough of Culture 2020. The Brent 2020 team is based in the Enterprise Hub at The Granville and provide a focus and support for a wide and diverse range of local creatives, artists and performers from all cultural disciplines. The South Kilburn Trust is an active supporter of Brent 2020, and The Granville will host a number of events and exhibitions throughout the year and beyond, as part of the 5-year Borough of Culture legacy. As part of this, SKT are also encouraging local artists to document the transformation of the site and to help make it culturally inclusive.

Project History

03/02/2020 at 13:52 Submitted to stage 2 by [REDACTED]

Section 14 contains one big file box link to the RIBA 3 + supporting design statement, as well as a link to the project video. Both links should work- although please check early just in case they are time sensitive. Please let me know if there's any issues with these.

Statement of support for Good Growth Fund Application, for the redevelopment of
the Carlton/Granville site in South Kilburn

The Board of the South Kilburn Trust fully supports the Phase 2 redevelopment of the Carlton/Granville buildings and site. We believe that this project will enhance and protect an historic site in the heart of South Kilburn, and safeguard it as an important asset for future community use.

The South Kilburn Trust was established in 2009 with a legacy from the New Deal for Communities programme. Its principal aims are to relieve poverty and unemployment, and to promote education, training and retraining, particularly among unemployed people.

In 2018, the Trust took over the management of The Granville, including the new Enterprise Hub, providing affordable workspace to local social enterprises, creative businesses and entrepreneurs. This work has developed and progressed steadily, so that now the Hub is at full capacity, housing 33 enterprises with a further 16 on a waiting list for space. This has enabled us to practically support 12 local enterprises to demonstrably grow, achieve 18 new job outputs and 48 trainee placements. Almost 2,000 people have attended one or more of 600 skills workshops, seminars or other business activities that we have organised.

As well as providing affordable workspace and business support, The Granville is an important community hub, bringing people together for activities, events, meetings and general social interaction. There were over 500 events last year, attracting over 20,000 visitors. Over half of these events were either free or £1.

The Phase 2 redevelopment, of which this bid is a part, will safeguard the site for local communities, and will ensure that all the different elements on the site work better, both individually and collectively, for the benefit of local people.

An expanded and improved Enterprise Hub will provide more flexible affordable workspace for local enterprises, together with structured, tailored business support. The co-location with the community events spaces means that this support will also be available to local voluntary and community organisations and activists, helping them access project funding, plan and deliver their services more effectively and achieve real, sustainable changes in the local area.

Placing employment advice, training and support alongside successful enterprises gives added structure, inspiration and motivation and offers opportunities for mentoring, placements and on-the-job support. It will also allow us to learn more about supply chains in different sectors and use these to support job progression.

The community halls, rooms and gardens that will be developed through this project will offer a real benefit to local people. There is a lot of isolation in South Kilburn, and this project will help us bring people together, breaking down barriers and building stronger, more cohesive and healthier communities.

In conclusion, this project will bring genuine, long term, sustainable benefits to the communities in a very economically deprived area of North London. South Kilburn Trust is so convinced of those benefits and the huge potential of the project that it is prepared to commit [REDACTED] million of its own money, representing half of its total reserves, into the project. We hope that the Greater London Authority will be similarly convinced and support this application.

Ros Dunn
Independent Chair
On behalf of the Board of South Kilburn Trust

LOGIC CHAIN

Carlton and Granville Phase 2

Part 1: Context and Rationale

The project seeks to address the inefficiencies and long-term neglect that has occurred to the Carlton and Granville centres. Despite occasional renovations, these 100-year-old buildings do not operate in a way that best qualifies as public value for money.

There is not enough community or affordable workspace. This can be linked to the lack of employability skills in South Kilburn, which is 17% behind the national average. There is a children's centre and a nursery that are in need of significant renovation, along with a pressing need for homes in South Kilburn.

In order to address these issues the site will require a mixture of partial demolition, internal refurbishment and construction of new buildings. Constructing long-term resolutions will cost around [REDACTED]

The alternative of continuing fragmented renovations will prolong long-term problems regarding building conditions, energy efficiency and building usage. The 'do-nothing' approach is also not sustainable. The community space is in poor condition, with much of it not suitable for multi-purpose activities in the long term. The affordable workspace element is already at full capacity and needs more space to be able to grow.

Part 2: Aims and Objectives

1. Provide and increase appropriate affordable workspace in South Kilburn.

Affordable workspace is a concern in South Kilburn. The current Enterprise Hub at The Granville is at full capacity, with a dynamic range of 33 local enterprises, creative businesses and artisans. Sixteen enterprises are on a waiting list for space at the Hub. Phase 2 will build and provide additional space, including a range of traditional offices, training and networking facilities and professional services (e.g. design and print). SKT will accommodate a mix of social enterprises (min. 75%), charities, SMEs and service providers to ensure a dynamic environment. This will be at an affordable rent. The Trust's innovative Community Giveback scheme further extends, amplifies and diversifies the community benefit of the support provided.

2. Develop employability skills in South Kilburn communities

Only 54% of the working-age population in South Kilburn are in work, lower than the Brent and national rate. South Kilburn Trust will deliver facilities and practical support to equip local people with the necessary skills and opportunities to enhance their readiness to work and retain employment. The Trust will deliver relevant employment training and support programmes, promoting links between local people and enterprises based in the Enterprise Hub at The Granville.

3. Deliver high quality and multipurpose community space

The new facilities will encourage a large and inclusive cross-section of the local community to use the spaces for social and cultural events, youth services, wellbeing activities and a variety of family/social occasions.

4. Secure the long-term future of the nursery school and the children's centre

Both services require significant work to their sections of the building, and will be in a much better position to meet the local needs once work is completed.

5. Provide affordable housing for South Kilburn residents

With the local population growing there is a need to always find more sites that are able to deliver housing. Feasibility studies showed that the site was able to deliver housing.

Part 3: Project Design and Activities

1. Providing affordable workspace

Phase 2 will see a 90% NIA increase of workspace. This means flexible affordable space for start-up enterprises, including more traditional, cellular office space which can accommodate a range of businesses and business support. The beneficiaries of this enlarged Hub will be a range of social enterprises, SMEs and charities, as well as offices for the South Kilburn Trust. The proportion of social enterprises based in the Hub will never fall below 75% of total occupancy. The total cost for workspace is expected to be [REDACTED]

2. Providing employment and skills programme

Phase 2 will provide training and support packages focusing on employment skills for local people, including those from hard to reach and vulnerable groups. Linking the Enterprise Hub and the business support programme will enable employment progression routes.

These business support and employability programmes will be delivered by the South Kilburn Trust through its Enterprise Hub staff and Business Advisers, via its revenue funding.

3. Deliver high quality community space

The project will deliver flexible, high quality community space. Two halls of different sizes, a kitchen, two smaller rooms at mezzanine level, and a garden terrace for productive growing allows a range of affordable rental options and the potential to accommodate a variety of community groups using the site simultaneously. Providing this community space is expected to cost around [REDACTED]

4. Secure the long-term future of the nursery school and the children's centre

The nursery design has had a particular focus on children with special educational needs. The children's centre's accessibility is being improved, as it does not readily allow for people with pushchairs to enter the building. The total cost of the new nursery school and children's centre/ family hub is around [REDACTED]

5. Provide affordable housing for South Kilburn residents

All 18 units will be Council homes at 30% of the local market rent rate. The area is in need of properties that can support larger families and the bedroom breakdown of these 18 units is heavily weighted towards family sizes. Eleven units will be three bedrooms and above, and this 61% proportion is far above the minimum requirement of just 25%. The total cost of the housing is around [REDACTED]. Of this, [REDACTED] will be requested from the GLA's Council housing fund.

Part 4: Project Outputs & Outcomes

The project outputs have been set out as follows:

Commercial space being created	975
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Increase in business turnover	45
Increase in visitor satisfaction	25
New jobs being created and existing jobs being safeguarded	60
Number of businesses receiving support	60
Number of people progressing into work	50
Number of people who participate in a project	600
Number of volunteering opportunities created	60
The amount of public realm being created or improved	1,100
Individuals from vulnerable group moving toward labour market	60
Number of workspace tenants from under-represented groups	Minimum of 60%
Number of work placements / internships	60 placements / internships
Jobs created/sustained employing vulnerable groups	35

These outputs are based on the increase in the enterprise hub and affordable workspace.

In addition to these outputs, there are outcomes that the project aims to achieve:

a) Improved social integration in South Kilburn.

Living in an area of multiple deprivation, South Kilburn residents have complex needs and are sceptical of “top down” measures. SKT will work with local stakeholders to agree a suite of meaningful indicators and conduct baseline measures of these in summer 2020 before any build commences. SKT will then conduct an annual survey to measure our progress against these indicators, and achieve an annual percentage increase against each indicator.

b) Proportion of people who feel they belong to their local area very strongly or fairly strongly.

As part of our baseline mapping in summer 2020, outlined above, SKT will obtain a percentage figure for people who feel strongly that they belong to their local area (the latest figure for London is 73%). The annual survey will measure our progress, and we will achieve an annual percentage increase.

DECISION NOTICE – APPROVAL

Application No: 19/2378

To: [REDACTED]
CMA Planning
113 The Timberyard
Drysedale Street
N1 6ND

I refer to your application dated **04/07/2019** proposing the following:

Partial demolition of existing structures on site including part of the Granville building, refurbishment of the Granville and Carlton Centres and construction of 3 buildings ranging from one to eight storeys in height, to facilitate the provision of a mixed use development comprising 18 self-contained flats at part 1st - 8th floors and community facilities, offices and workshops at lower ground, ground and part first floors. Works include creation of play areas for the children's centre, nursery and school; additional community and event workspaces, outdoor amenity areas, secure cycle and refuse storage.

and accompanied by plans or documents listed here:

Heritage Assessment
Planning Statement
Design and Access Statement
Daylight/Sunlight Report
Air Quality Assessment
Arboricultural Impact Assessment
Preliminary Ecology Appraisal
Ecology Bat Emergence Survey
Ecology Bat Roost Assessment
Noise Impact Assessment
Drainage Strategy
Energy Statement
Planting Schedule
Statement of Community Involvement
Statement of Consultation
Sustainability Report
Transport Statement
3D visuals
AKA-070-P_A_600 REV P0 - BUILDINGS B & C TYPICAL DETAILS
AKA-070-P_A_601 REV P0 BUILDINGS B & C TYPICAL DETAILS
AKA_070_P_A_602 REV P0 BUILDINGS B & C TYPICAL DETAILS
AKA_070_P_L_001 REV P0 PROPOSED SITE LOCATION PLAN
AKA_070_P_L_009 REV P0 EXISTING BASEMENT AND LOWER GROUND FLOOR PLAN
AKA_070_P_L_010 REV P0 EXISTING GROUND AND UPPER GROUND FLOOR PLAN
AKA_070_P_L_010M REV P0 EXISTING GROUND FLOOR AND MEZZANINE PLAN
AKA_070_P_L_011 REV P0 EXISTING FIRST FLOOR PLAN
AKA_070_P_L_011M REV P0 EXISTING FIRST FLOOR MEZZANINE PLAN
AKA_070_P_L_012 REV P0 EXISTING SECOND FLOOR PLAN
AKA_070_P_L_013 REV P0 EXISTING ROOF PLAN
AKA_070_P_L_020 REV P0 EXISTING SITE SHORT SECTIONS
AKA_070_P_L_020 REV P0 EXISTING SITE LONG SECTIONS
AKA_070_P_L_030 REV P0 EXISTING SITE ELEVATIONS

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AKA_070_P_L_099 BASEMENT AND LOWER GROUND FLOOR PLANS
 AKA_070_P_L_100 REV P0 GROUND AND UPPER GROUND FLOOR PLANS
 AKA_070_P_L_101 REV P0 FIRST FLOOR PLAN
 AKA_070_P_L_101M REV P0 FIRST FLOOR MEZZANINE PLAN
 AKA_070_P_L_102 REV P0 SECOND FLOOR PLAN
 AKA_070_P_L_107 REV P0 ROOF PLAN
 AKA_070_P_L_200 REV P0 SITE LONG SECTIONS
 AKA_070_P_L_201 REV P0 SITE SHORT SECTIONS
 AKA_070_P_L_300 REV P0 SITE ELEVATIONS
 AKA_070_P_L_400 REV P0 FLAT LAYOUT 1B2P TYPE A
 AKA_070_P_L_401 FLAT LAYOUT 1B2P TYPE B
 AKA_070_P_L_403 FLAT LAYOUT 2B4P TYPE B
 AKA_070_P_L_404 REV P0 FLAT LAYOUT 3B6P TYPE A
 AKA_070_P_L_405 REV P0 FLAT LAYOUT 3B6P TYPE B
 AKA_070_P_L_406 REV P0 FLAT LAYOUT 4B8P WCH TYPE A
 AKA_070_P_L_408 REV P0 FLAT LAYOUT 2B4P TYPE C
 AKA_070_P_L_410 FLAT LAYOUT 3B6P TYPE C
 AKA_070_P_L_500 REV P0 PHASING STRATEGY
 AKA_070_P_L_800 EXISTING LANDSCAPE SITE PLAN
 AKA_070_P_L_810 LANDSCAPE SITE PLAN
 AKA_070_P_L_802 EXISTING WEST SIDE LANDSCAPE PLAN
 AKA_070_P_L_803 EXISTING EAST SIDE LANDSCAPE PLAN
 AKA_070_P_L_810 LANDSCAPE SITE PLAN
 AKA_070_P_L_811 WEST SIDE LANDSCAPE PLAN LOWER GROUND FLOOR PLAN
 AKA_070_P_L_812 WEST SIDE LANDSCAPE PLAN GROUND FLOOR PLAN
 AKA_070_P_L_813 EAST SIDE LANDSCAPE PLAN
 AKA_070_P_L_850 LANDSCAPING DETAILS
 AKA_070_P_L_851 LANDSCAPING DETAILS
 AKA_070_P_L_A100 BUILDING A: GROUND FLOOR PLAN
 AKA_070_P_L_A101 BUILDING A: FIRST FLOOR PLAN - CARLTON WORKSPACE
 AKA_070_P_L_A102 BUILDING A: SECOND FLOOR PLAN - CARLTON WORKSHOP
 AKA_070_P_L_A103 BUILDING A: ROOF PLAN
 AKA_070_P_L_A300 BUILDING A: ELEVATIONS
 AKA_070_P_L_A301 REV P0 BUILDING A: ELEVATIONS
 AKA_070_P_L_B100 BUILDING B: GROUND TO THIRD FLOOR PLANS
 AKA_070_P_L_B200 REV P0 BUILDING B: SECTIONS
 AKA_070_P_L_B300 BUILDING B: ELEVATIONS
 AKA_070_P_L_C100 REV P0 BUILDING C: LOWER GROUND/GROUND FLOOR PLANS
 AKA_070_P_L_C101 BUILDING C: FIRST TO FOURTH FLOOR PLANS
 AKA_070_P_L_C200 BUILDING C: SECTIONS
 AKA_070_P_L_C300 BUILDING C: ELEVATIONS
 AKA_070_P_L_C301 BUILDING C: ELEVATIONS
 AKA_070_P_L_D100 BUILDING D: FLOOR PLANS
 AKA_070_P_L_D300 BUILDING D ELEVATIONS
 AKA_070_P_L_E100 REV P0 BUILDING E: FLOOR PLANS
 AKA_070_P_L_E200 BUILDING E: SECTIONS
 AKA_070_P_L_E300 REV P0 BUILDING E: ELEVATIONS
 CG099.3.01 TREE REMOVALS PLAN
 CG099.3.02.LPG LANDSCAPE PLAN
 CG099.3.03.LPR ROOF LANDSCAPE PLAN
 CG099.3.05.PA1 PLANTING AREA 1: NURSERY PLAYGROUND
 CG099.3.05.PA2 PLANTING AREA 2: THE WOODS
 CG099.3.05.PA3 PLANTING AREA 3: CENTRAL FORECOURT
 CG099.3.05.PA4 PLANTING AREA 4: COMMUNITY GARDEN
 CG099.3.05.PA5 PLANTING AREA 5: CASCADING GARDEN
 CG099.3.05.PA6 PLANTING AREA 6: GRANVILLE ROAD
 CG099.3.05.PA7 PLANTING AREA 7: PRIVATE TERRACES
 CG099.3.05.PA8 PLANTING AREA 8: COMMUNITY ROOF TERRACE
 CG099.3.D01.TTP TEMPORARY TREE PROTECTION_P1
 CG099.3.D02.STP STANDARD PROPOSED TREE PIT
 CG099.3.D03.TP TYPICAL PLANTING DETAILS
 AKA-070--P_L_402 REVP0 FLAT LAYOUTS 4B7P TYPE A
 AKA-070--P_L_407 REVP0 FLAT LAYOUTS 4B8P TYPE A

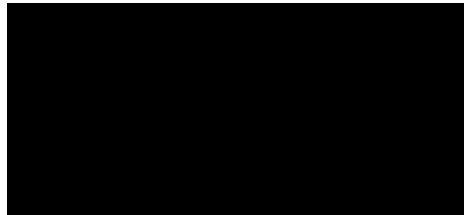
AKA-070--P_L_409 REVP0 FLAT LAYOUTS 4B7P TYPE B
AKA-070-P_L_103 REVP0 THIRD FLOOR PLAN
AKA-070-P_L_104 REVP0 FOURTH FLOOR PLAN
AKA-070-P_L_105 REVP0 FIFTH FLOOR PLAN
AKA-070-P_L_106 REVP0 SIXTH FLOOR PLAN
AKA-070-P_L_B101 REVP0 BUILDING B: 4TH FLOOR - ROOF PLAN
AKA-070-P_L_C102 REVP0 BUILDING C: 5TH FLOOR - ROOF PLAN

at **Granville Centre, 80 Granville Road, London, NW6 5RA**

The Council of the London Borough of Brent, the Local Planning Authority, hereby **GRANT** permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date: 23/01/2020

Signature:



Head of Planning and Development Services

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SCHEDULE 'A'

Appeals to the Secretary of State

The applicant may appeal to the Secretary of State if he or she is aggrieved by the decision of the local planning authority in respect of:

- (1) Refusal of a planning, Permission in Principle, Technical Details Consent, listed building consent or conservation area consent application, including refusal to vary or discharge conditions.
- (2) The conditions attached to a planning, Technical Details Consent, listed building consent or conservation area consent application.
- (3) Refusal, partial refusal or deemed refusal of a lawful development certificate.

The correct form must be used to appeal – Planning; Permission in Principle, Householder Planning; Listed Building Consent; Conservation Area Consent or Certificate of Lawful Use or Development Appeal Forms. Please specify form required, if requesting from Inspectorate. The time period to do this will vary depending on the application type or development type. An appeal must be made within the following time periods of the decision date:

- (1) An advertisement application must be made within 8 weeks
- (2) A full application, removal or variation of condition for a householder* development must be made within 12 weeks. (See below for definition of householder)
- (3) All other application types or development types must be made within 6 months

However, different timescales apply where the development is also the subject of an enforcement notice. If an enforcement notice has been served within two years of an application being submitted or is served before the time period for determining the application has expired, the time limit to appeal is 28 days from date of refusal or the date of determination. If an enforcement notice is served after the application's decision date or date for determination, the time limit is 28 days from the enforcement notice served date, unless this would extend the period beyond the usual time limit for cases not involving an enforcement notice.

- The Secretary of State can allow a longer period for giving notice of an appeal but he/she will not normally be prepared to use this power unless there are special circumstances which excuse the delay. Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pes.
- The Secretary of State need not consider an appeal if it seems to him/her that the local planning authority would not have been able to have granted planning permission for the development or would not have been able to have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him/her.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim he can neither put the land to a reasonably beneficial use in its existing state, nor render the land capable of a reasonably beneficial use, either carrying out any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land, in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.

*For the purposes of an appeal, a householder development is development in the boundary of, or to an existing dwellinghouse for purposes incidental to the enjoyment of the dwellinghouse, that does not involve change of use or a change to the number of dwellings. Please note, this does not include development in the boundary of, or to an existing flat or maisonette. This includes "prior approval" applications for larger household extensions.

FOR OTHER INFORMATION OR ADVICE ON THIS NOTICE PLEASE CONTACT:

Planning and Regeneration Service
Brent Civic Centre
Engineers Way
Wembley, Middlesex, HA9 0FJ
Telephone: 020 8937 5210

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SUMMARY OF REASONS FOR APPROVAL

1

CONDITIONS

- 1 Prior to the commencement of the development, the approved development shall be registered with the Considerate Constructors Scheme (CCS) and aim to achieve best practice standards on the direct and indirect impacts of the construction work of this development and thereafter construct the development in accordance with best practice principles of CCS.

Reason: In the interests of sustainable development and neighbouring amenity.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 3 The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

Heritage Assessment
 Planning Statement
 Design and Access Statement
 Daylight/Sunlight Report
 Air Quality Assessment
 Arboricultural Impact Assessment
 Preliminary Ecology Appraisal
 Ecology Bat Emergence Survey
 Ecology Bat Roost Assessment
 Noise Impact Assessment
 Drainage Strategy
 Energy Statement
 Planting Schedule
 Statement of Community Involvement
 Statement of Consultation
 Sustainability Report
 Transport Statement
 3D visuals
 AKA-070-P_A_600 REV P0 - BUILDINGS B & C TYPICAL DETAILS
 AKA-070-P_A_601 REV P0 BUILDINGS B & C TYPICAL DETAILS
 AKA_070_P_A_602 REV P0 BUILDINGS B & C TYPICAL DETAILS
 AKA_070_P_L_001 REV P0 PROPOSED SITE LOCATION PLAN
 AKA_070_P_L_009 REV P0 EXISTING BASEMENT AND LOWER GROUND FLOOR PLAN
 AKA_070_P_L_010 REV P0 EXISTING GROUND AND UPPER GROUND FLOOR PLAN
 AKA_070_P_L_010M REV P0 EXISTING GROUND FLOOR AND MEZZANINE PLAN
 AKA_070_P_L_011 REV P0 EXISTING FIRST FLOOR PLAN
 AKA_070_P_L_011M REV P0 EXISTING FIRST FLOOR MEZZANINE PLAN
 AKA_070_P_L_012 REV P0 EXISTING SECOND FLOOR PLAN
 AKA_070_P_L_013 REV P0 EXISTING ROOF PLAN
 AKA_070_P_L_020 REV P0 EXISTING SITE SHORT SECTIONS
 AKA_070_P_L_020 REV P0 EXISTING SITE LONG SECTIONS
 AKA_070_P_L_030 REV P0 EXISTING SITE ELEVATIONS
 AKA_070_P_L_099 BASEMENT AND LOWER GROUND FLOOR PLANS
 AKA_070_P_L_100 REV P0 GROUND AND UPPER GROUND FLOOR PLANS

AKA_070_P_L_101 REV P0 FIRST FLOOR PLAN
 AKA_070_P_L_101M REV P0 FIRST FLOOR MEZZANINE PLAN
 AKA_070_P_L_102 REV P0 SECOND FLOOR PLAN
 AKA_070_P_L_107 REV P0 ROOF PLAN
 AKA_070_P_L_200 REV P0 SITE LONG SECTIONS
 AKA_070_P_L_201 REV P0 SITE SHORT SECTIONS
 AKA_070_P_L_300 REV P0 SITE ELEVATIONS
 AKA_070_P_L_400 REV P0 FLAT LAYOUT 1B2P TYPE A
 AKA_070_P_L_401 FLAT LAYOUT 1B2P TYPE B
 AKA_070_P_L_403 FLAT LAYOUT 2B4P TYPE B
 AKA_070_P_L_404 REV P0 FLAT LAYOUT 3B6P TYPE A
 AKA_070_P_L_405 REV P0 FLAT LAYOUT 3B6P TYPE B
 AKA_070_P_L_406 REV P0 FLAT LAYOUT 4B8P WCH TYPE A
 AKA_070_P_L_408 REV P0 FLAT LAYOUT 2B4P TYPE C
 AKA_070_P_L_410 FLAT LAYOUT 3B6P TYPE C
 AKA_070_P_L_500 REV P0 PHASING STRATEGY
 AKA_070_P_L_800 EXISTING LANDSCAPE SITE PLAN
 AKA_070_P_L_810 LANDSCAPE SITE PLAN
 AKA_070_P_L_802 EXISTING WEST SIDE LANDSCAPE PLAN
 AKA_070_P_L_803 EXISTING EAST SIDE LANDSCAPE PLAN
 AKA_070_P_L_810 LANDSCAPE SITE PLAN
 AKA_070_P_L_811 WEST SIDE LANDSCAPE PLAN LOWER GROUND FLOOR PLAN
 AKA_070_P_L_812 WEST SIDE LANDSCAPE PLAN GROUND FLOOR PLAN
 AKA_070_P_L_813 EAST SIDE LANDSCAPE PLAN
 AKA_070_P_L_850 LANDSCAPING DETAILS
 AKA_070_P_L_851 LANDSCAPING DETAILS
 AKA_070_P_L_A100 BUILDING A: GROUND FLOOR PLAN
 AKA_070_P_L_A101 BUILDING A: FIRST FLOOR PLAN - CARLTON WORKSPACE
 AKA_070_P_L_A102 BUILDING A: SECOND FLOOR PLAN - CARLTON WORKSHOP
 AKA_070_P_L_A103 BUILDING A: ROOF PLAN
 AKA_070_P_L_A300 BUILDING A: ELEVATIONS
 AKA_070_P_L_A301 REV P0 BUILDING A: ELEVATIONS
 AKA_070_P_L_B100 BUILDING B: GROUND TO THIRD FLOOR PLANS
 AKA_070_P_L_B200 REV P0 BUILDING B: SECTIONS
 AKA_070_P_L_B300 BUILDING B: ELEVATIONS
 AKA_070_P_L_C100 REV P0 BUILDING C: LOWER GROUND/GROUND FLOOR PLANS
 AKA_070_P_L_C101 BUILDING C: FIRST TO FOURTH FLOOR PLANS
 AKA_070_P_L_C200 BUILDING C: SECTIONS
 AKA_070_P_L_C300 BUILDING C: ELEVATIONS
 AKA_070_P_L_C301 BUILDING C: ELEVATIONS
 AKA_070_P_L_D100 BUILDING D: FLOOR PLANS
 AKA_070_P_L_D300 BUILDING D ELEVATIONS
 AKA_070_P_L_E100 REV P0 BUILDING E: FLOOR PLANS
 AKA_070_P_L_E200 BUILDING E: SECTIONS
 AKA_070_P_L_E300 REV P0 BUILDING E: ELEVATIONS
 CG099.3.01 TREE REMOVALS PLAN
 CG099.3.02.LPG LANDSCAPE PLAN
 CG099.3.03.LPR ROOF LANDSCAPE PLAN
 CG099.3.05.PA1 PLANTING AREA 1: NURSERY PLAYGROUND
 CG099.3.05.PA2 PLANTING AREA 2: THE WOODS
 CG099.3.05.PA3 PLANTING AREA 3: CENTRAL FORECOURT
 CG099.3.05.PA4 PLANTING AREA 4: COMMUNITY GARDEN
 CG099.3.05.PA5 PLANTING AREA 5: CASCADING GARDEN
 CG099.3.05.PA6 PLANTING AREA 6: GRANVILLE ROAD
 CG099.3.05.PA7 PLANTING AREA 7: PRIVATE TERRACES
 CG099.3.05.PA8 PLANTING AREA 8: COMMUNITY ROOF TERRACE
 CG099.3.D01.TTP TEMPORARY TREE PROTECTION_P1
 CG099.3.D02.STP STANDARD PROPOSED TREE PIT
 CG099.3.D03.TP TYPICAL PLANTING DETAILS
 AKA-070--P_L_402 REV P0 FLAT LAYOUTS 4B7P TYPE A
 AKA-070--P_L_407 REV P0 FLAT LAYOUTS 4B8P TYPE A
 AKA-070--P_L_409 REV P0 FLAT LAYOUTS 4B7P TYPE B
 AKA-070-P_L_103 REV P0 THIRD FLOOR PLAN

AKA-070-P_L_104 REVP0 FOURTH FLOOR PLAN
AKA-070-P_L_105 REVP0 FIFTH FLOOR PLAN
AKA-070-P_L_106 REVP0 SIXTH FLOOR PLAN
AKA-070-P_L_B101 REVP0 BUILDING B: 4TH FLOOR - ROOF PLAN
AKA-070-P_L_C102 REVP0 BUILDING C: 5TH FLOOR - ROOF PLAN

Reason: For the avoidance of doubt and in the interests of proper planning.

- 4 The sustainable urban drainage system (SUDS) works shall be carried out fully in accordance with the Drainage Assessment report. The approved scheme shall be implemented in full prior to first occupation of the development and shall be retained for the lifetime of the Development.

Reason: To ensure the development meets the requirements of London Plan Policy 5.13 Sustainable Drainage.

- 5 The residential units of the development hereby approved shall be implemented and maintained for the lifetime of the development as 100% affordable rented housing (at rents up to 80% of the market rents and capped at Local Housing Allowance rates, inclusive of service charge, intended for households who cannot afford housing at market rates) and LB Brent will have the right to nominate people to be housed in the whole of the affordable housing development, unless otherwise agreed in writing with the local planning authority.

Prior to the occupation of the development a Nominations Agreement to define nominations criteria and arrangements shall be entered into with the Council, and submitted to and approved in writing by the Local Planning Authority. The Nominations Agreement will set out the policies and procedures for the nomination by the Council of prospective tenants to the development and shall be implemented on occupation and shall remain in effect for the lifetime of the development.

Reason: To ensure the development is implemented in accordance with the approved details submitted having regard to Local Plan affordable housing policy, the weight that was given to this scheme being 100% affordable when reaching a decision and to contribute to meeting Brent's identified housing needs, including meeting LB Brent's statutory housing duties.

- 6 The community centre facilities hereby permitted shall only be used for community events and community activities and for no other purposes other than within Class D1 of the schedule to the Use Classes Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification.

Reason: To ensure that the use remains appropriate for the site location and to ensure that the standards applied to the consideration of the approved development are maintained in connection with the completed development so approved.

- 7 The residential units hereby approved shall at no time be converted from C3 residential to a C4 small HMO, notwithstanding the provisions of Schedule 2 Part 3 Class L of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) without express planning permission having first been granted by the Local Planning Authority.

Reason: To ensure that an adequate standard of accommodation is maintained in all of the residential units and in view of the restricted space within the site to accommodate additional bin or cycle storage.

- 8 The approved cycle storage facilities and bin storage facilities shall be installed and made available for use prior to first occupation of the development hereby approved and thereafter retained and maintained for the life of the development and not used other than for purposes ancillary to the occupation of the development hereby approved.

Reason: To encourage sustainable forms of transportation in the interest of highway flow and

safety.

- 9 The buildings shall be designed so that mains water consumption does not exceed a target of 105 litres or less per person per day, using a fittings-based approach to determine the water consumption of the development in accordance with requirement G2 of Schedule 1 to the Building Regulations 2010.

Reason: In order to ensure a sustainable development by minimising water consumption.

- 10 Not less than 10% of residential units shall be constructed to wheelchair accessible requirements (Building Regulations M4(3) or shall meet easily accessible/adaptable standards (Building Regulations M4(2)) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure suitable facilities for disabled users, in accordance with the London Plan policy 3.8.

- 11 (a) No development shall commence on site until a Training & Employment Plan has been submitted to and approved in writing by the Local Planning Authority which shall include but not be limited to the following:

- (i) the details of the Training & Employment Co-ordinator;
- (ii) a methodology for meeting the Training & Employment Targets and the Training & Employment Reporting Schedule;
- (iii) a commitment to offer an interview to any job applicant who is a resident in Brent provided that they meet the minimum criteria for the particular job

The approved Training and Employment Plan shall be implemented throughout the construction phases of the development for the lifetime of the construction of the Development.

(b) The new community centre hereby approved shall not be occupied until the Training & Employment Verification Report has been submitted to and approved in writing by the Council.

Reason: In the interest of providing local employment opportunities.

Pre-commencement reason: part (a) of the condition seeks to exercise control over training and employment of Brent residents throughout the construction phase of the development and therefore needs to be discharged prior to construction.

- 12 Prior to the commencement of the development a Construction Method Statement shall be submitted to and agreed by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts of the development. The approved statement shall be implemented throughout the duration of construction.

The applicant must employ measures to mitigate the impacts of dust and fine particles generated by the operation. This must include:

- (a) damping down materials during demolition and construction, particularly in dry weather conditions,
- (b) minimising the drop height of materials by using chutes to discharge material and damping down the skips/ spoil tips as material is discharged,
- (c) sheeting of lorry loads during haulage and employing particulate traps on HGVs wherever possible,
- (d) ensuring that any crushing and screening machinery is located well within the site boundary to minimise the impact of dust generation,
- (e) utilising screening on site to prevent wind entrainment of dust generated and minimise dust nuisance to residents in the area,
- (f) installing and operating a wheel washing facility to ensure dust/debris are not carried onto the

road by vehicles exiting the site.

(g) the use of demolition equipment that minimises the creation of dust.

Non Road Mobile Machinery

Brent is currently part of the 'London low emission construction partnership'. Therefore, the use of Non Road Mobile Machinery of net power between 37kW and 560kW is required to meet at least Stage IIIA of the EU Directive 97/68/EC and its amendments. This will apply to both variable and constant speed engines for both NOx and PM.

Reason: To safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance.

Pre-commencement reason: The condition seeks to exercise control over the construction phase of the development and therefore needs to be discharged prior to construction.

- 13 Prior to the commencement of works the applicant shall enter into a Memorandum of Understanding (MOU) with the Local Planning Authority in order to provide appropriate offsetting measures for the development's carbon emissions as approved within the Energy Assessment.

No later than two months after practical completion of the development an Energy Assessment Review shall be submitted to and approved in writing by the Local Planning Authority. This shall include a review of the energy assessment commissioned at the applicant's expense and prepared by an independent assessor to demonstrate as built construction is in accordance with the approved Energy Assessment.

The applicant shall enter into a Memorandum of Understanding with the Local Planning Authority in order to provide appropriate offsetting measures for the development's carbon emissions as approved within the review of the Energy Assessment.

Reason: To ensure the development is in accordance with the principles of London Plan Policy 5.2.

- 14 Any plant shall be installed, together with any associated ancillary equipment, so as to prevent the transmission of noise and vibration into neighbouring premises. The rated noise level from all plant and ancillary equipment shall be 10dB(A) below the measured background noise level when measured at the nearest noise sensitive premises. An assessment of the expected noise levels shall be carried out in accordance with BS4142:2014 'Methods for rating and assessing industrial and commercial sound.' and any mitigation measures necessary to achieve the above required noise levels shall be submitted to the Local Planning Authority in writing for approval. The plant shall thereafter be installed and maintained in accordance with the approved details.

Reason: To safeguard the residential amenity of nearby properties.

- 15 Following the demolition of the buildings and prior to the commencement of building works, a site investigation shall be carried out by competent persons to determine the nature and extent of any soil contamination present. The investigation shall be carried out in accordance with the principles of BS 10175:2011. A report shall be submitted to the Local Planning Authority, that includes the results of any research and analysis undertaken as well as an assessment of the risks posed by any identified contamination. It shall include an appraisal of remediation options should any contamination be found that presents an unacceptable risk to any identified receptors. The written report is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the safe development and secure occupancy of the site

- 16 Any soil contamination remediation measures required by the Local Planning Authority shall be carried out in full. A verification report shall be provided to the Local Planning Authority, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is suitable for end use (unless the Planning Authority has previously confirmed that no remediation measures are required).

Reason: To ensure the safe development and secure occupancy of the site

- 17 Prior to commencement of works above ground level, details of materials for all external work, including samples which shall be made available for viewing on site, shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- 18 Prior to commencement of works above ground level, a revised Overheating Risk Assessment and Mitigation Strategy with detailed drawings to scale and materials for all external work including mitigating solar shading and opaque glazing shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality and provides adequate living conditions.

- 19 No development above ground level shall commence until the developer has entered into an agreement with the Local Highways Authority to carry out the following works:

- (a) An agreement under S278 of the Highways Act 1980 to undertake works in the public highway at the developer's expense prior to occupation of the development in order to: (i) reposition the existing speed table and pedestrian refuge along the Carlton Vale frontage approximately 35m eastwards and reposition the existing speed cushions along the Carlton Vale frontage approximately 45m westwards to the vicinity of the existing pedestrian refuge; (ii) amend on-street parking bays along the Carlton Vale frontage to accommodate the amended location of the pedestrian refuge; (iii) reinstate all redundant vehicular crossovers to the site to footway with full height kerbs; and (iv) install four bicycle stands within the kerb build-outs along the Granville Road frontage, in accordance with detailed drawings to be approved by Brent Council's Highways & Infrastructure service based upon the layout shown on drawing AKA-070-P_L_100 Rev P0;
- (b) Removal of the right of future residents of the proposed flats to on-street parking permits in the vicinity of the site through a 'car-free' agreement;
- (c) Amendments to the refuse store doors to Block B so as not to open outwards over the adopted highway;

The development shall not be occupied until evidence that the abovementioned highway works have been implemented in full and certified as completed to an acceptable standard by the Local Highways Authority has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development provides a safe and functional highway environment and creates an accessible development.

- 20 Within six months of commencement of the development, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the lighting fixtures, luminance levels within and adjoining the site. The lighting shall not be installed other than in accordance with the approved details.

Reason: In the interests of safety and the amenities of the area.

- 21 The tree protection measures as set out within the submitted Arboricultural Impact Assessment and Method Statement shall be adhered to through all stages of construction, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect existing trees during the course of construction works in order to ensure that the character and amenity of the area are not impaired.

- 22 Prior to the occupation of the development a Nominations Agreement to define nominations criteria and arrangements shall be entered into with the Council, and submitted to and approved in writing by the Local Planning Authority. The Nominations Agreement will set out the policies and procedures for the nomination by the Council of prospective tenants to the development and shall be implemented on occupation and shall remain in effect for the lifetime of the development.

Reason: To ensure the development is implemented in accordance with the approved details submitted having regard to Local Plan affordable housing policy, the weight that was given to this scheme being 96% affordable when reaching a decision, and to contribute to meeting Brent's identified housing needs, including meeting LB Brent's statutory housing duties.

- 23 No part of the development shall be occupied until details of the Landscaping including tree planting have been carried out in accordance with the approved plans.

Any planting that is part of the approved scheme that within a period of five years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory standard of appearance and setting for the development.

- 24 The operational hours of the community hall use hereby approved shall be restricted between the following hours unless otherwise agreed in writing by the Local Planning Authority:

08:00 to 23.00 Sunday to Thursday

08:00 to 01.00am Friday to Saturday

The operational hours of the enterprise hub and workspace use hereby approved shall be restricted between the following hours unless otherwise agreed in writing by the Local Planning Authority:

08.00 to 23.00 Monday to Sunday

Reason: To protect the neighbouring amenity from excessive disturbance.

- 25 Prior to occupation of residential buildings, details of obscure glazing in the Carlton Building shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be installed before the first residential use of Blocks B and C thereafter permanently retained.

Reason: to protect residential amenity

- 26 Prior to the first occupation details of doors to refuse areas not opening over the highway shall be submitted to and agreed in writing with the local planning authority. The details shall be implemented as agreed and thereafter not open over the public highway unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the safety and efficient flow of the highway

- 27 Prior to the occupation of the development the applicant shall submit to the local planning authority for its approval a Management Plan for the operation of the Affordable workspace, Enterprise hub and community halls. The development shall be carried out and used in accordance with the approved details.

Reason: In order to ensure that reports to any party will be shared and acted upon.

- 28 Occupiers of the residential development, hereby approved, shall not be entitled to a Residents Parking Permit or Visitors Parking Permit to allow the parking of a motor car within the Controlled Parking Zone (CPZ) operating in the locality within which the development is situated unless the occupier is entitled; to be a holder of a Disabled Persons Badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970. For the lifetime of the development written notification of this restriction shall be included in any licence transfer lease or tenancy agreement in respect of the residential development. For the lifetime of the development a notice, no smaller than 30cm in height and 21cm in width, clearly informing occupants of this restriction shall be displayed within the ground floor communal entrance lobby of each building, in a location and at a height clearly visible to all occupants. On, or after, practical completion but prior to any occupation of the residential development, hereby approved, written notification shall be submitted to the Local Highways Authority confirming the completion of the development and that the above restriction will be imposed on all future occupiers of the residential development.

Reason: In order to ensure that the development does not result in an increased demand for parking that cannot be safely met within the locality of the site.

- 29 Prior to first occupation of the development hereby approved details of a communal television aerial and satellite dish system for each of the three buildings linking to all residential units within the development, shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved details. No further television aerial or satellite dishes shall be erected on the premises.

Reason: In the interests of the visual appearance of the development in particular and the locality in general.

- 30 Prior to use of the community centre hereby approved, a scheme of sound insulation measures shall be submitted to the Local Planning Authority for approval. The insulation shall be designed so that noise from the community centre operation does not result in an exceedance of the indoor ambient noise levels specified within BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' in the flats above the community centre. This criterion applies with windows shut and with an appropriate ventilation system that does not give rise to a noise level greater than 30dB(A) at night or 35dB during the day or a sound level in any 1/3 octave band in the range 50Hz to 8kHz that is more than 5dB above immediate adjacent 1/3 octave bands. The approved insulation measures shall thereafter be implemented in full.

Reason: To protect acceptable local noise levels

- 31 Prior to the occupation of the development, the applicant shall submit a report which provides evidence that the mitigation measures described in the approved Air Quality Impact Assessment (Redmore Environmental ref 2292-2v2 dated 28/6/19) have been implemented. The report is subject to the approval of the Local Planning Authority.

Reason: To ensure the safe development and secure occupancy of the site proposed for residential use.

- 32 An Air Quality Neutral Assessment must be undertaken in accordance with guidance published by the Greater London Authority (GLA) and submitted to the Local Planning Authority for approval. The assessment shall include mitigation proposals should it be found that the development is not air quality neutral.

Reason: To protect local air quality.

- 33 No development shall take place until the details of how the development is to be built to

achieve the following:

All new build non-residential areas should achieve a minimum 35% on site reduction above Part L of Building Regulations and BREEAM rating of excellent. All refurbished areas should consider improvements as far as practicable as agreed with the Council.

All new build residential should target zero carbon with a minimum 35% on site reduction above Part L of Building Regulations. In addition the new build residential should target a fabric (Be Lean) reduction of 10% or as much as practicable as agreed with the Council.

The development shall be carried out in accordance with agreed details.

Reason: In the interests of sustainable development

- 34 No development shall commence until A Biodiversity Management Plan (BMP) shall be submitted to, and be approved in writing by the Local Planning Authority. The content of the BMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.
- i) Update to Ecology/Bat Survey before construction or site works start.

The BMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the BMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details."

Reason: To enhance biodiversity and mitigate potential impact upon wildlife in accordance with Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2010 (as amended) and to ensure due regard is paid to likely impact on the habitat of protected species in accordance with national Legislation and London Plan.

- 35 No development shall take place before a comprehensive record of the buildings (internally and externally) has been undertaken in accordance to Historic England Level 3 and submitted to and approved in writing by the Local Planning Authority. The recording is to be carried out by a professional archaeological/building recording consultant or organisation in accordance with the approved details.

REASON: To ensure a record of the building is made for future generations of the historic fabric both internal and external and the architectural significance of the heritage asset is recorded prior to demolition and alteration.

INFORMATIVES

- 1 The quality of imported soil must be verified by means of in-situ soil sampling and analysis. We do not accept soil quality certificates from the soil supplier as proof of soil quality.
- 2 The applicant is advised that this development is liable to pay the Community Infrastructure Levy; a Liability Notice will be sent to all known contacts including the applicant and the agent.

Before you commence any works please read the Liability Notice and comply with its contents as otherwise you may be subjected to penalty charges. Further information including eligibility for relief and links to the relevant forms and to the Government's CIL guidance, can be found on the Brent website at www.brent.gov.uk/CIL.

- 3 The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
- 4 The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.
- 5 Brent Council supports the payment of the London Living Wage to all employees within the Borough. The developer, constructor and end occupiers of the building are strongly encouraged to pay the London Living Wage to all employees associated with the construction and end use of development.
- 6 The Council recommends that the maximum standards for fire safety are achieved within the development.
- 7 The applicant is advised to notify the Council's Highways Service of the intention to commence works prior to commencement. They shall include photographs showing the condition of highway along the site boundaries. The Highways and Infrastructure Service will require that any damage to the adopted highway associated with the works is made good at the expense of the developer.
- 8 Thames Water advise the applicant that if they are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.
- 9 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 10 The applicant should contact the Head of Highways & Infrastructure to secure a licence to oversail the footway of Carlton Vale with balconies under S177 of the Highways Act 1980.

Carlton and Granville

Key Stakeholders Meeting

21 January 2019

ADAM KHAN ARCHITECTS



Form & Materials

Form and Materials

- Entrances should be highlighted more clearly (Way in is clearly highlighted on Carlton Vale)
- Special glazed tile at ground level is good, it catches the eye
- Colours of materials should mingle with the existing, feel like a village
- Matte and shiny, different types of brick combined :good idea but need to see it (visualized)
- Examples of full patterns are too much.
- The quieter the new buildings are, the better, but they should still express themselves
- Residential should feel quieter than the community buildings
- Materials can help visually break up the blocks
- Quality of materials is very important
- Bring details of the existing into proposed
- 'Greening' of the facades
- Balconies could be more solid
- Coloured renders would be helpful to visualize the final elevations
- Signage could be for an artist to do
- Would like to see more examples of bricks
- Quality of materials needs to be retained, keep stakeholders part of the conversation in the next stages

Carlton Vale Elevation



Granville Road Elevation



Granville Road Elevation



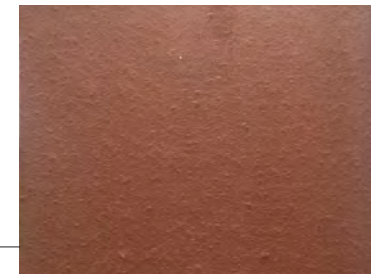
Sense of Place - Learning from the Historic Buildings



Developing Details & Specificity



Developing Details & Specificity



Landscape & Ground Floors

Landscape & Ground Floors

Sustainability:

- See how water collection and recycled water usage can be introduced
- Like the idea of solar panels

Lighting:

- Very important for security
- Hanging lighting might get destroyed
- Inset floor lighting is nice

Green spaces:

- Green spaces should be as green as possible (minimal hard landscaping)
- Sunken areas and level changes in garden are a good thing, creates a gathering point
- An Amphitheatre space in landscape would be nice
- The community hall should read as fully related to the garden

Signage:

- When users change, old signage become ghosts of the past
- Maybe a wayfinding board could work

Landscape Materials

- Cobbles are lovely but need to be wheelchair accessible

Management:

- Trailing plants, who will maintain these?
- Play furniture:
- Ping-pong or chess should be movable/flexible

Making a Place: Good Landscape Material Palette



Making a Place: Good Landscape Material Palette



ASP Concrete Paving



Granite Setts



Granite Kerbing



York Stone Paving



Safety Surfacing

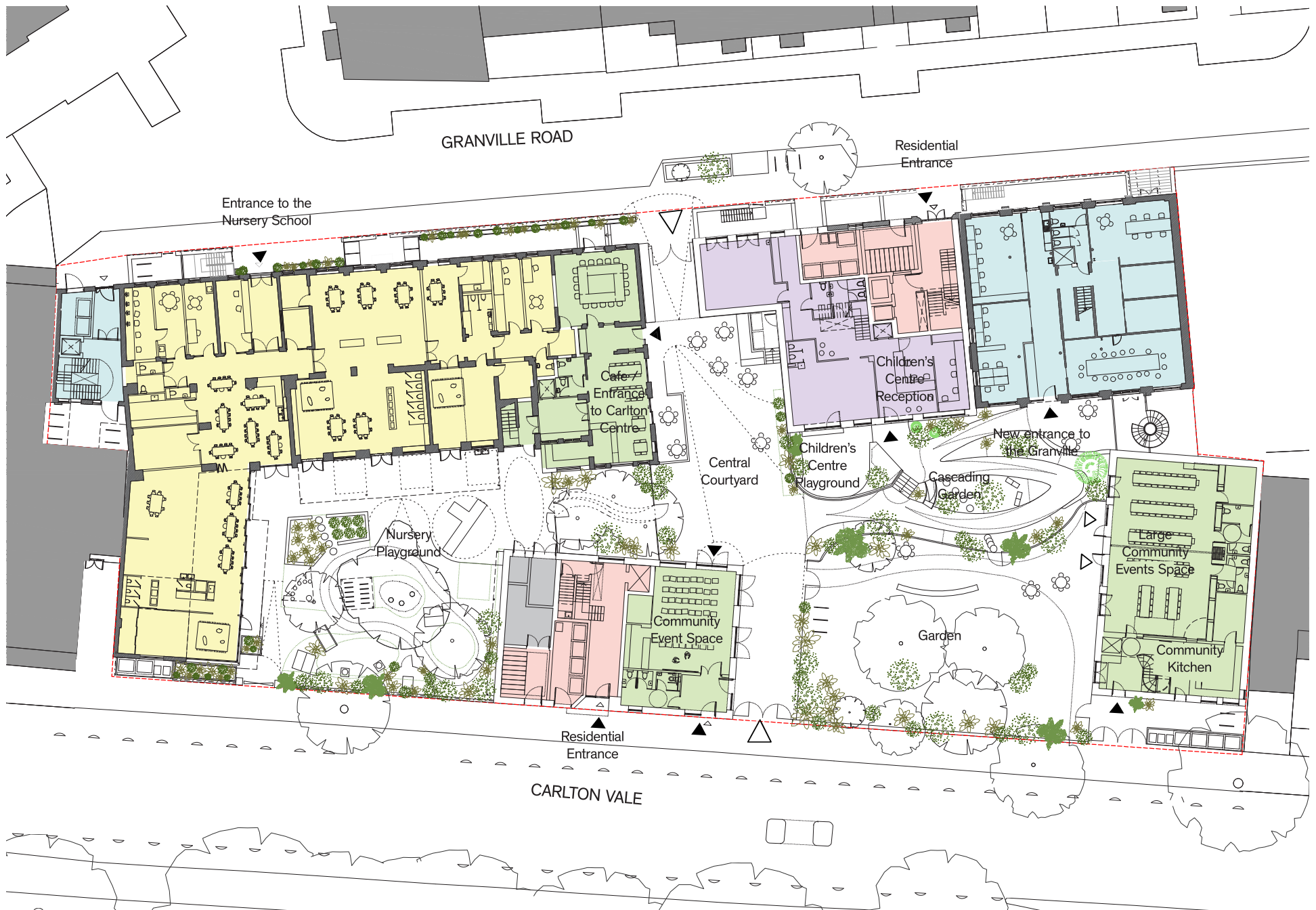


White Chip SMA

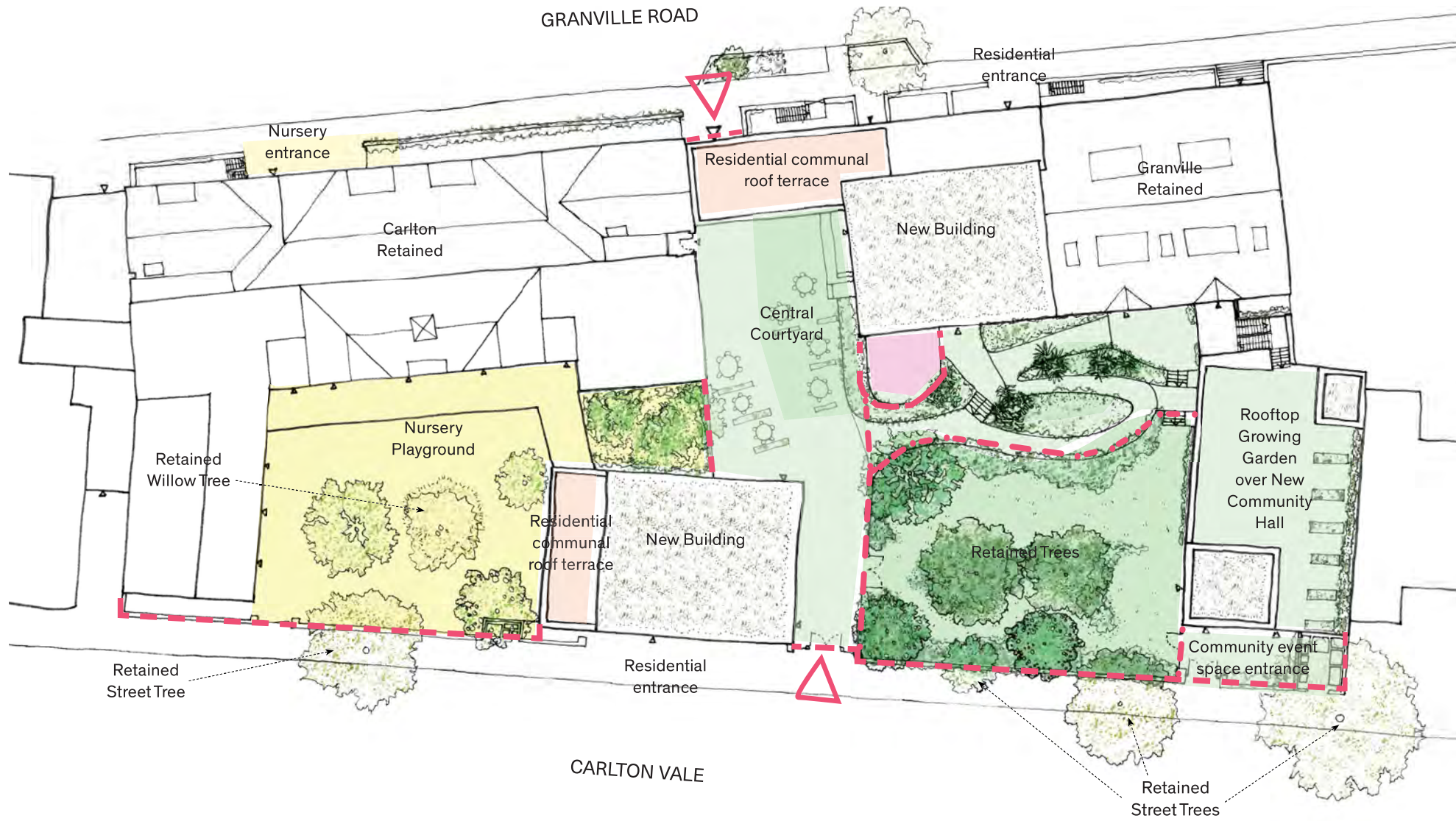


Resin Bound Buff Gravel

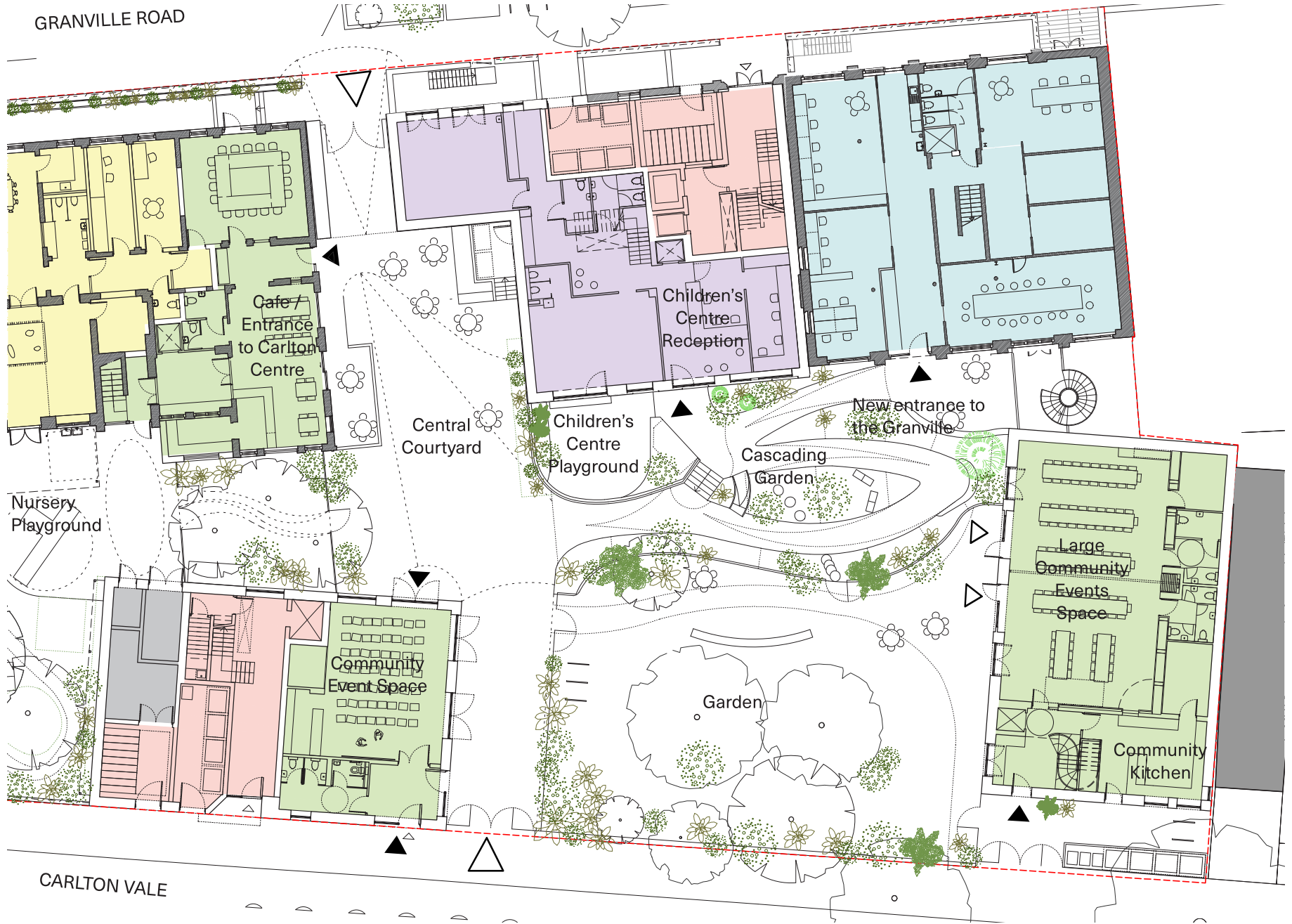
A Patchwork of Uses



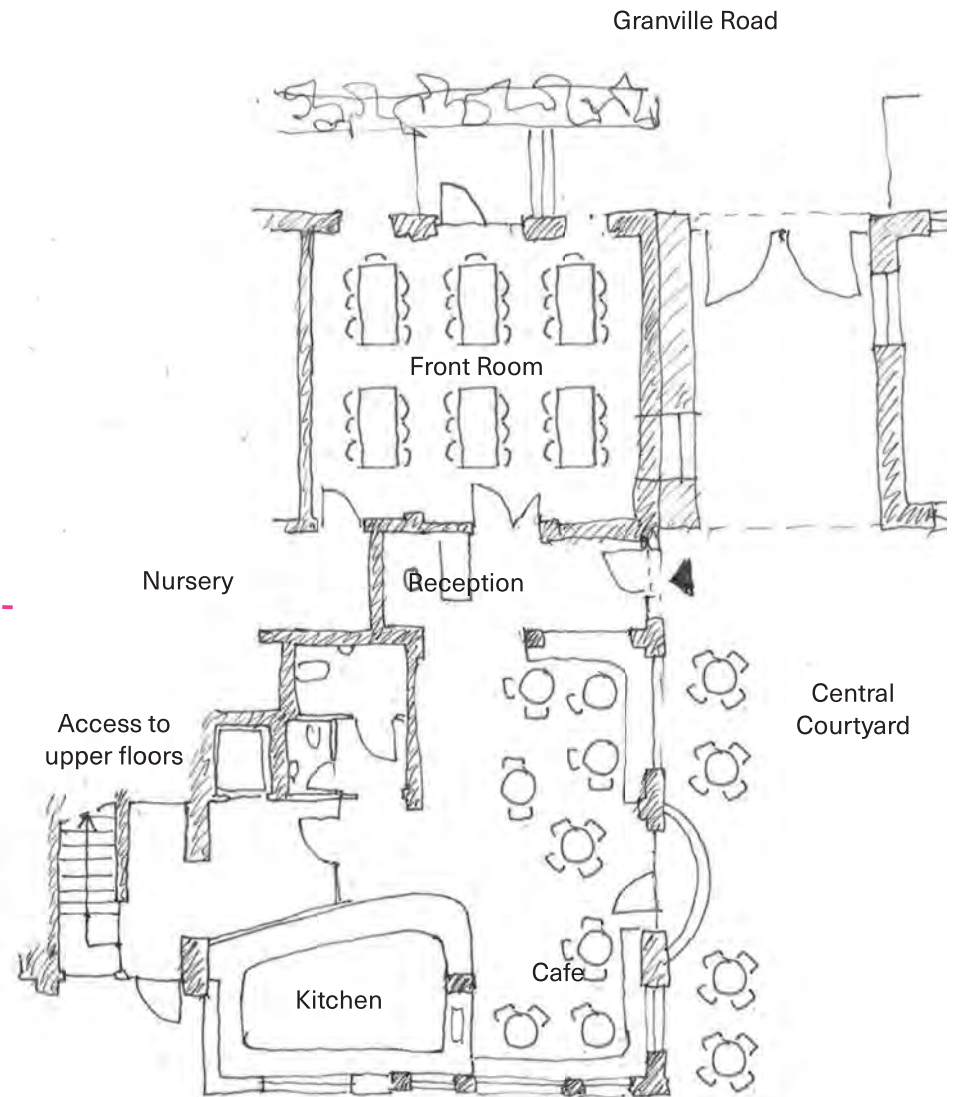
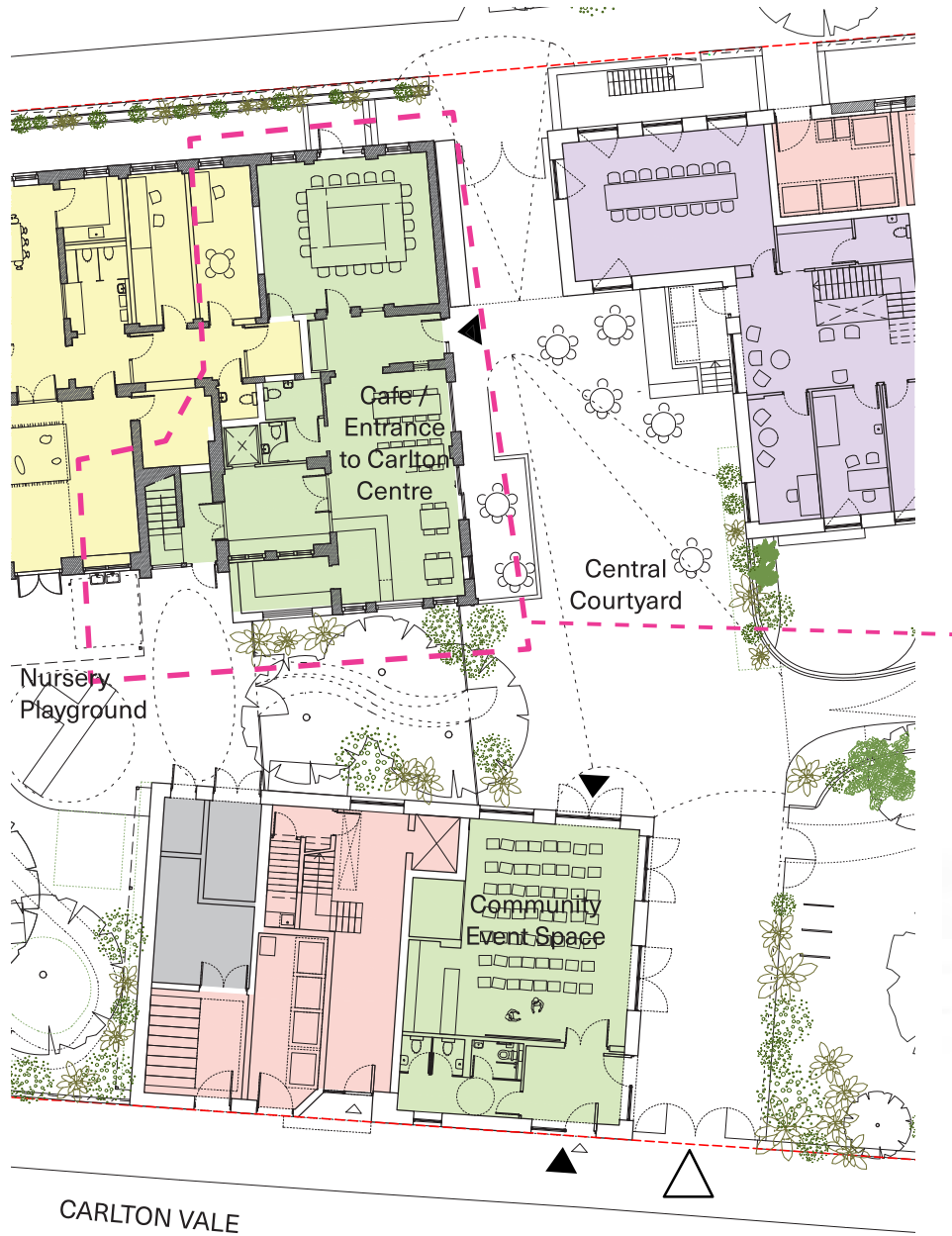
Thresholds and Security



New Community Facilities



Cafe and Entrance to the Carlton Workspace



The New Community Hall

The New Community Hall

- Looks like a 1950s post-war building
- Inside hall looks like a basketball court
- Feels too municipal, featureless, boxy or blocky
- The exteriors (of the new hall and the old building) seem to be fighting each other
- The entrance doesn't feel like a front yet
- Too cold and museum-like
- Should feel warmer
- Expose timber to make warmer
- Glazed tile special entrance is good
- More texture
- Curves would be nice
- Community Hall should have a different architecture from the rest of the buildings, maybe with terracing and curves
- Should have more elements similar to Granville, maybe arched windows
- New hall should be as grand as the old
- Hall space should feel like it has a direction to it, front/back, stage position
- The roof could be shaped

A Landmark Community Hall - Learning from Local and Traditional Architecture

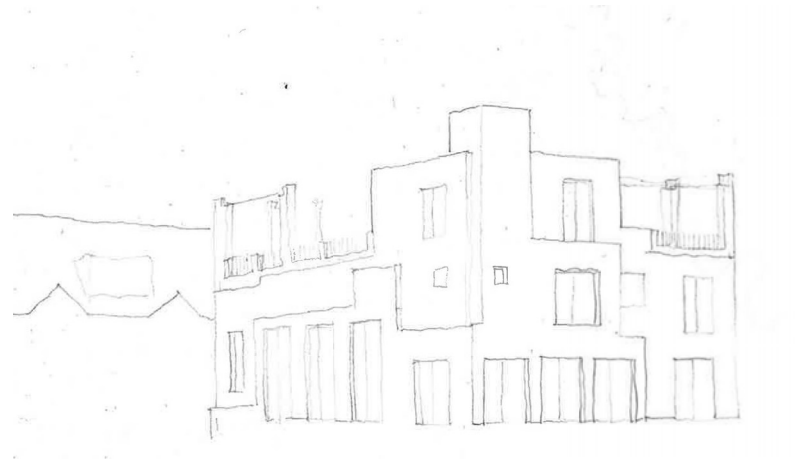


The Black Lion, Kilburn High Road



The Granville

Community Hall - Community Workshop Presentation 18.12.2018



Community Hall - Community Workshop Presentation 18.12.2018



Community Hall - Community Workshop Presentation 18.12.2018



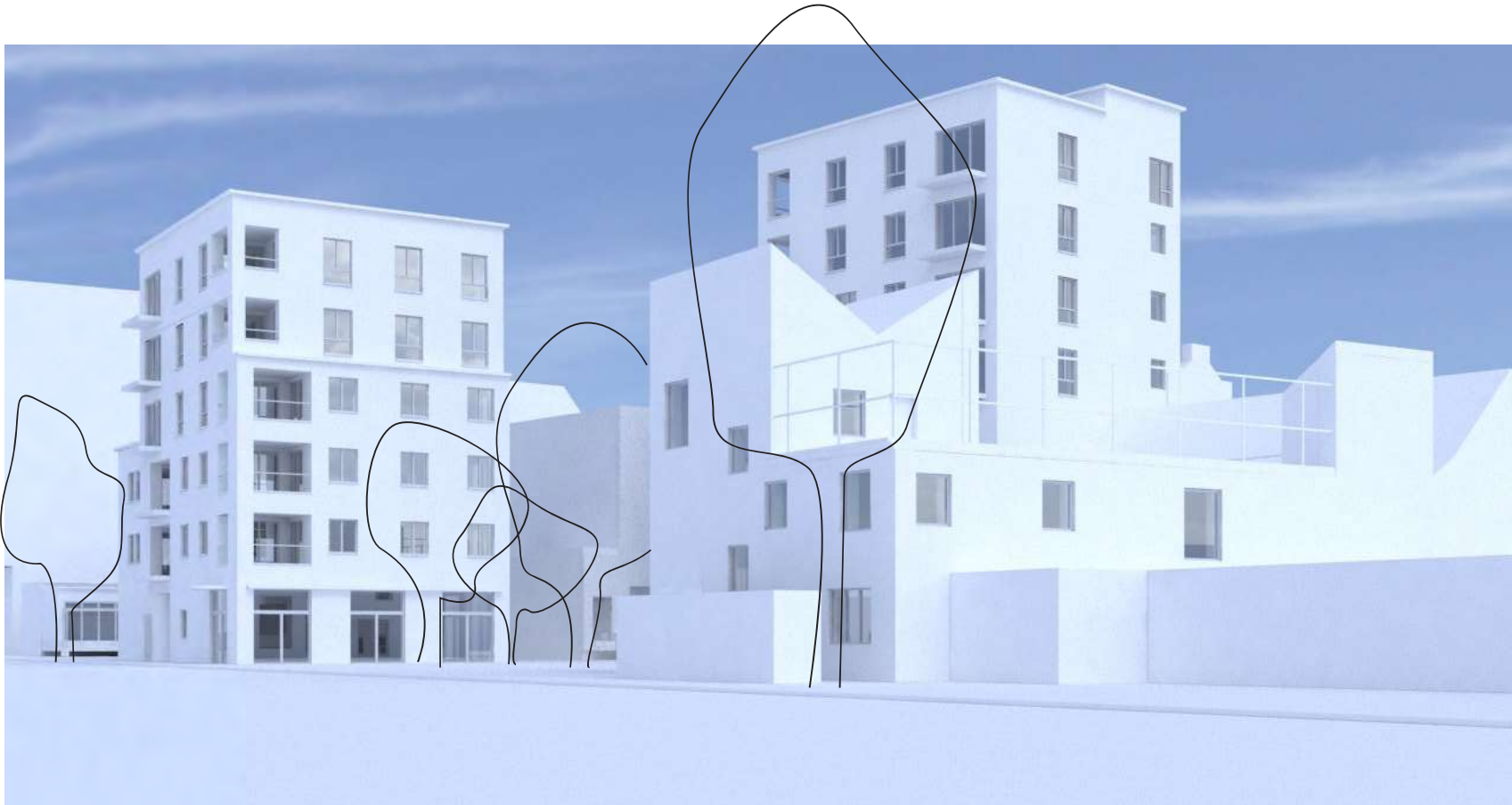
Designing a Landmark Community Hall - New Proposal



Designing a Landmark Community Hall - New Proposal



Designing a Landmark Community Hall - New Proposal



Designing a Landmark Community Hall - New Proposal



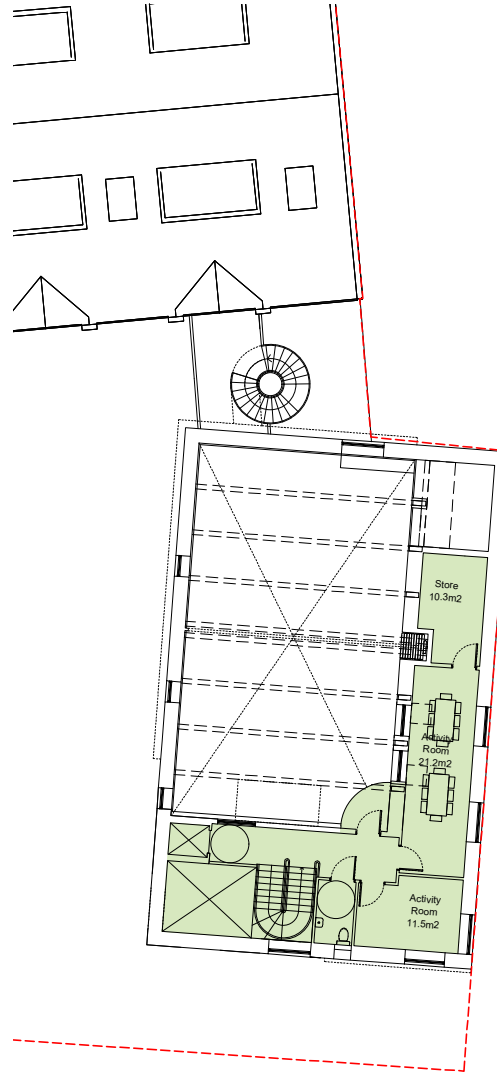
Designing a Landmark Community Hall - New Proposal



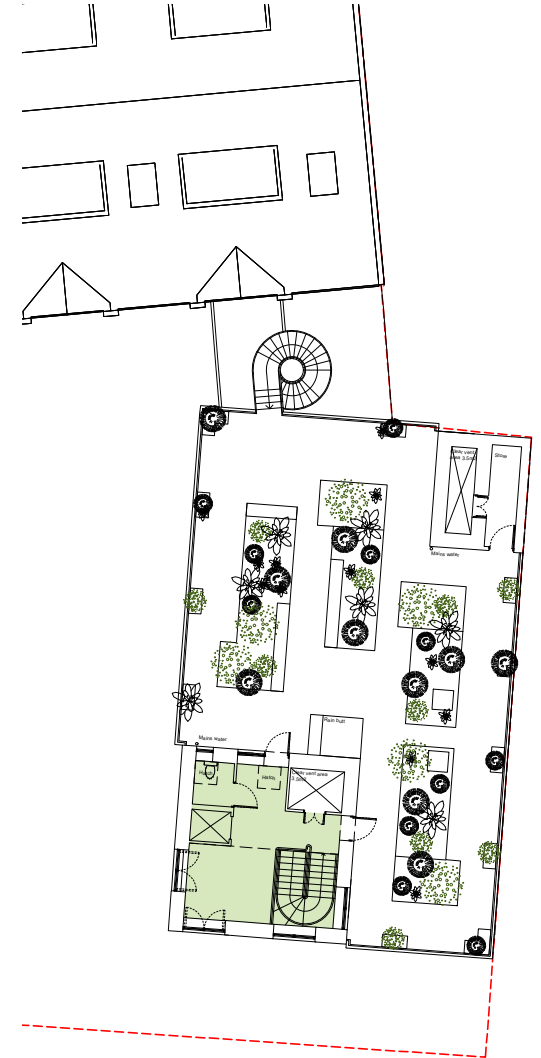
Designing a Landmark Community Hall - New Proposal



Ground floor level



Mezzanine floor level



Terrace floor level

Designing a Landmark Community Hall - New Proposal



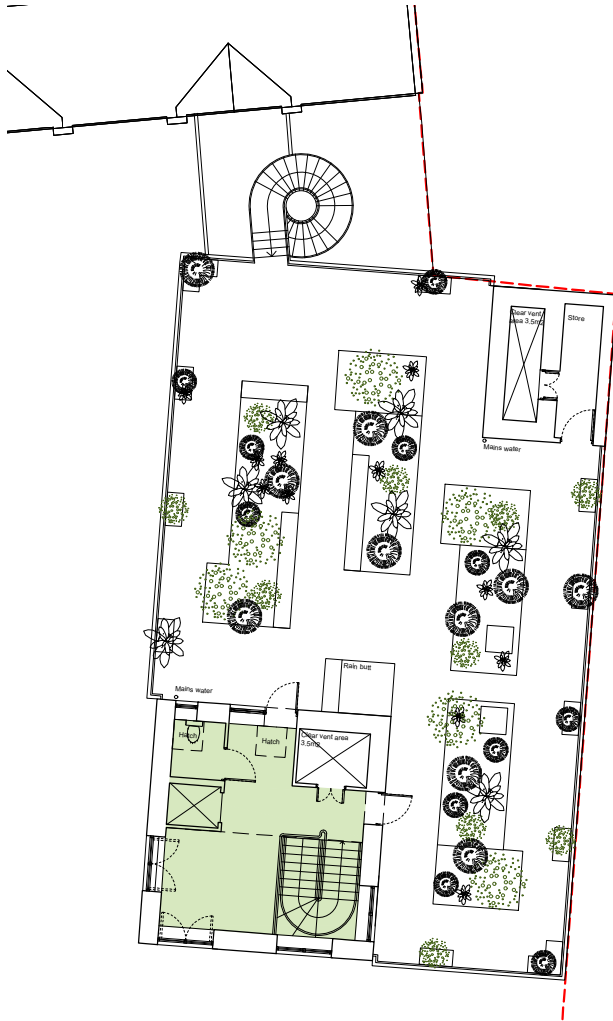
The Community Garden



The Growing Rooftop



The Growing Rooftop



Terrace floor level



The Growing Rooftop



Cross section



[REDACTED]

From: [REDACTED]
Sent: 21 January 2020 18:29
To: [REDACTED]
Subject: Re: Good Growth Fund Application

2 sides will probably be enough but feel free to use more if it helps.

Best

Get [Outlook for iOS](#)

From: [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: Tuesday, January 21, 2020 4:55:40 PM
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Good Growth Fund Application

For the logic model, did you recommend it to be 2 sides or 4 sides of a4? I don't believe I wrote it down.

Kind regards

[REDACTED]
[REDACTED]
Project Officer (South Kilburn)
Regeneration and Environment
Brent Council

[REDACTED]
[REDACTED]
www.brent.gov.uk

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 15 January 2020 16:03
To: [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@SouthKilburnTrust.org>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Good Growth Fund Application

Hi all

Good to see you all today. As promised link below to the full list of GLA recognised outputs. This doesn't exclude you coming up with your own outputs so long as they are sensible / measurable. Would suggest you try and balance a few GLA recognised outputs with your own.

https://www.london.gov.uk/sites/default/files/goodgrowthfund_outputsandoutcomesdatabase_1.xlsx

If there are questions or clarifications in the interim do get in touch. Otherwise see you all in 2 weeks time.

Best,

From: [REDACTED]
Sent: 18 December 2019 18:03
To: [REDACTED] <[REDACTED]@brent.gov.uk>
Cc: [REDACTED] <[REDACTED]@brent.gov.uk>
Subject: RE: Good Growth Fund Application

Hi [REDACTED] no problem at all on South Kilburn joining the conversation.

On the financials, we've had a more relaxed message on spend deadlines from GLA finance (which is great albeit a little frustrating that we couldn't communicate this to applicants at an earlier stage). You will now have a bit more time to spend GLA funding into the 2021/22 financial year. As a result we are encouraging projects to give us a more realistic spend profile.

My tactical steer would be that you look to keep at least [REDACTED] of GLA spend within 2020/2021, and any remaining spend within Q1-Q3 of 2021/22. Splitting funding that way buys you a little more leeway and minimises unnecessary bureaucracy should there be a delay early on in the project.

Hope that helps. I'm off on leave from today, but will be back in the office from 6 January. Anything really urgent get in touch with [REDACTED] [REDACTED] ([REDACTED] [REDACTED] [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)).

Best,

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@brent.gov.uk>

Sent: 18 December 2019 15:12

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@brent.gov.uk>

Subject: RE: Good Growth Fund Application

[REDACTED]

I am hoping you can clarify a few items.

- 1) The South Kilburn Trust are a part of this project. They manage the Granville, and are contributing up to [REDACTED] of their own money. Lots of the feedback contained from this application will be for them to enact and develop further. With this in mind, can their Chief Executive please join our meetings planned for next month? Or is this not possible as Brent is the sole applicant on this bid? Please let me know
- 2) Part of our financial feedback is to shift some budget over to 2021/2022. Can you just clarify the date/year where all spend has to be done by?

I believe that's all for now

Kind regards

[REDACTED] [REDACTED]

Project Officer (South Kilburn)
Regeneration and Environment
Brent Council

[REDACTED]
[REDACTED]

www.brent.gov.uk

From: [REDACTED] [REDACTED]

Sent: 17 December 2019 16:27

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@brent.gov.uk>

Subject: RE: Good Growth Fund Application

[REDACTED]

31st looks clear for us both

Kind regards

www.brent.gov.uk

A

www.brent.gov.uk

Best,

From: Good Growth Fund <GoodGrowthFund@london.gov.uk>

Sent: 16 December 2019 15:35

To: [REDACTED] [brent.gov.uk](mailto:[REDACTED]@brent.gov.uk)

Cc: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Subject: Good Growth Fund Application

Dear [REDACTED]

Re: Good Growth Fund Application – Development of Carlton / Granville Sites Phase 2

Thank you very much for your recent submission to the Good Growth Fund.

We have been overwhelmed by the level of interest in the programme, and the exceptional quality of the bids that we have received. In total, there were 169 applications requesting more than £178 million for projects to help deliver good growth for Londoners.

We are pleased to inform you that your project has been selected to proceed to Stage 2 of the process. Please find enclosed a copy of your detailed feedback and a proposed allocation of funding. As with Stage 1, the application process will be conducted entirely through GLA OPS. The Stage 2 application will be accessible from December 18th, and we have also included a copy of the updated application guidance to help you through this process.

However, please note that this is still a competitive process and you should not place any reliance on the support of the Greater London Authority. Accordingly, any expenditure that you incur and/or to which you commit (including any which you may have incurred or committed to in relation to the preparation of your proposal for funding) is entirely at your own risk.

To help support your application, we're offering all projects two point of contact meetings before the submission deadline. To discuss the Stage 2 process further, please contact [REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk).

Please note that all Stage 2 applications must be received by **4 pm on Monday 03 February 2020** to be eligible for further consideration.

We have made several resources available online to further assist your application. These include the Good Growth Fund Evaluation Handbooks, the Output and Outcomes Database, Framework and Impact Wheel and advice about the Public Sector Equality Duty. These are all available at <https://www.london.gov.uk/what-we-do/regeneration/funding-opportunities/good-growth-fund-supporting-regeneration-london#acc-i-53083>.

Yours sincerely,

Patrick Dubeck

Interim Head of Regeneration | Regeneration & Economic Development

GREATERLONDONAUTHORITY

City Hall, London SE1 2AA

london.gov.uk

patrick.dubeck@london.gov.uk

[REDACTED]

From: [REDACTED]
Sent: 10 March 2020 18:33
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: GLA feedback

Hi [REDACTED]
Sorry for not replying sooner. I've been in interviews all day and wanted to take the time to respond properly.

I realise it is disappointing not to have been successful at this point. I'm happy to meet up and/or have a phone call to run through fuller feedback but ultimately it boils down to the fact that this was an incredibly competitive round. Having been through all 3 rounds I can say with some certainty that this was the strongest in terms of the quality of applications. The assessment of your project was extremely positive and there was a recognition of the value of securing long term workspace / community uses, as well as the exemplary quality of the design work to date. However, at moderation raised questions were realised about the additionality of GLA funding. Given the advanced state of the project, the high funding ask (for GGF), and the imbalanced GLA / Brent intervention rate, the moderation panel weren't convinced that GLA funding is actually required for the project to go ahead.

It is however important to clarify that the reserve list is very different from being unsuccessful. It means that you still have a chance to access funding should further funding revolve back into GGF. This could be from funded projects falling away but also diverted Underspend / loan repayments from other City Hall programmes. We fully expect to be in receipt of additional funding over the next 6-12 months, although unfortunately we're not yet in a position to say how much. The feedback for you as a potential recipient would be to make the case to us about the additionality question, i.e. proving the value add of the [REDACTED] funding input coming from City Hall as opposed to other sources. In other words what would the [REDACTED] City Hall investment unlock in terms of other outreach, programming and benefits that the project wouldn't otherwise be able to deliver.

There isn't yet a formal process set up for the reserve list funding but this will be developed in the coming months. I suggest we stay in touch in that time to ensure that you are aware of any funding should it become available.

I realise this is still disappointing and not ultimately where any project wants to be. Very happy to have a phone call or meeting to discuss in more detail. Let me know if that would be useful and we can arrange a time.

Best
[REDACTED]

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From: [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: Tuesday, March 10, 2020 10:24:26 AM
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@brent.gov.uk>
Subject: GLA feedback

Hi [REDACTED]
I have received notification that we were unsuccessful in our GGF bid. Is there feedback available? And could you expand more on the reserve list element?

Kind regards

[REDACTED]
[REDACTED]
Project Officer (South Kilburn)
Regeneration and Environment
Brent Council
[REDACTED]

GOOD GROWTH FUND ROUND 3

DETAILED FEEDBACK

Project name

Development of Carlton / Granville Sites Phase 2

Lead organisation name

LB Brent

Overall feedback indicating project strengths, weaknesses and areas to be developed.

A highly developed proposal with a clear description of aims and individual project elements. Match funding is largely secure (and all will be secure by March 2020) and substantial work has already been done which gives confidence for scheme deliverability. Although the spend profile is ambitious, the amount of work done to date and pending planning decisions / permission process give confidence that this a deliverable scheme.

Financial – changes to budget block

- Reduce allocation to [REDACTED] in line with scale and impact of project
- Shift some budget to 21/22 to give some flexibility and allow proper time for GLA contracting process. Suggest spend profile is shifted back by 1 quarter.
- Clarify revenue contribution for operating and managing community facilities. Is this in-kind (i.e. managing of existing facilities) or substantively “new” costs associated with the management of new facilities.

Design documentation

- Summary document is slightly confusing, and unclear who the “responses” are coming from. Please provide full Riba Stage 2 or 3 reports (dropbox link if file size exceeds limits).
- Include milestone for London Review Panel (LRP) design review by Mayor’s Design Advocates prior to construction tenders going out.

Project aims

- Clarify existing tenant profile of current workspace and how this will change through proposed development.

Project elements

- Clarify total costs per project element (suggest include in project element title or description)
- Clarify existing rental costs for workspace and community hall space users, and proposed rental costs for new spaces. Provide some basic comparators to comparable workspace / community hall space within outer NW London.
- Provide further clarification on how workspace and employment, skills and training offer will be tailored to provide offer for difficult to reach / under-engaged groups.

- Consider how community space can be used to meet priorities of social integration agenda. This should include proper long term monitoring and metrics (see below)
- Long build period provides an opportunity to develop long term management and programming of space in collaboration with existing community. Consider using additional project element to outline this process and set out how it will inform the development of long-term offer. This should also inform your response to the new Equality, Diversity and Inclusion questions (specifically Which parts of the project will be user-led?)

Outputs

- Use additional outputs section to develop more demographic based outputs in line with feedback above. This should include social integration focussed outputs. Suggested additional outputs to consider include;
 - o Individuals from vulnerable groups moving towards labour market: labour market experience (paid placement/volunteering/internship)
 - o Numbers of workspace tenants from vulnerable / under-represented groups
 - o Construction jobs at London Living Wage or above created
 - o Jobs created / sustained paying LLW
 - o Jobs created / sustained employing vulnerable groups
 - o Affordable workspace created targeted at artists
 - o Number of apprenticeships
 - o Number of work placements / internships

Social integration metrics – focussed on community space / workspace tenants. Data should be gathered at start of build (current offer compared to London-wide baseline) and final stats at end of project (compared to current offer and updated London-wide baseline)

- o Proportion who feel they belong to their local area very strongly or fairly strongly
- o Proportion who feel they belong to London very strongly or fairly strongly
- o Proportion who reported a 'High' or 'Very high' rating for life satisfaction
- o Proportion who say their friends are all the same age
- o Proportion who say their friends are all the same race
- o Proportion who say all their friends have same level of education
- o Proportion who say all their friends have same level of income
- o Proportion reporting positive frequent contact with people older or younger than them (different age)
- o Proportion reporting positive frequent contact with people from a different social class to themselves
- o Proportion reporting positive frequent contact with people from a different ethnicity to themselves
- o Proportion who agree that this local area is a place where people from different backgrounds get on well together

Find latest figures for each measure here:

<https://data.london.gov.uk/dataset/social-integration-headline-measures>

Proposed allocation of funding

Amount

☒ **Capital grant**

