

## 5.2 Kilburn

### Brief description

This area is defined by the busy Kilburn High Road (A5) to the west, by the London Overground and Jubilee lines to the north, by St John's Wood to the south and South Hampstead to the east.

The Kilburn High Road is an important movement corridor through the area and connects northwards to Cricklewood and southwards to Marble Arch in Central London. This street provides the boundary with the London Borough of Brent and forms the main focus for the area. It is a lively but busy high street with a mix of shops, bars and cafes.

The majority of the area is laid out as a connected network of Victorian streets but there are a number of post-war estates, notably along the mainline rail corridor out of Euston Station and close to Kilburn High Road.

The main open space in the area is Kilburn Grange Park close to Brondesbury Station. This park is attractive and popular but lacks overlooking.



Figure 5.6: Kilburn Context Analysis

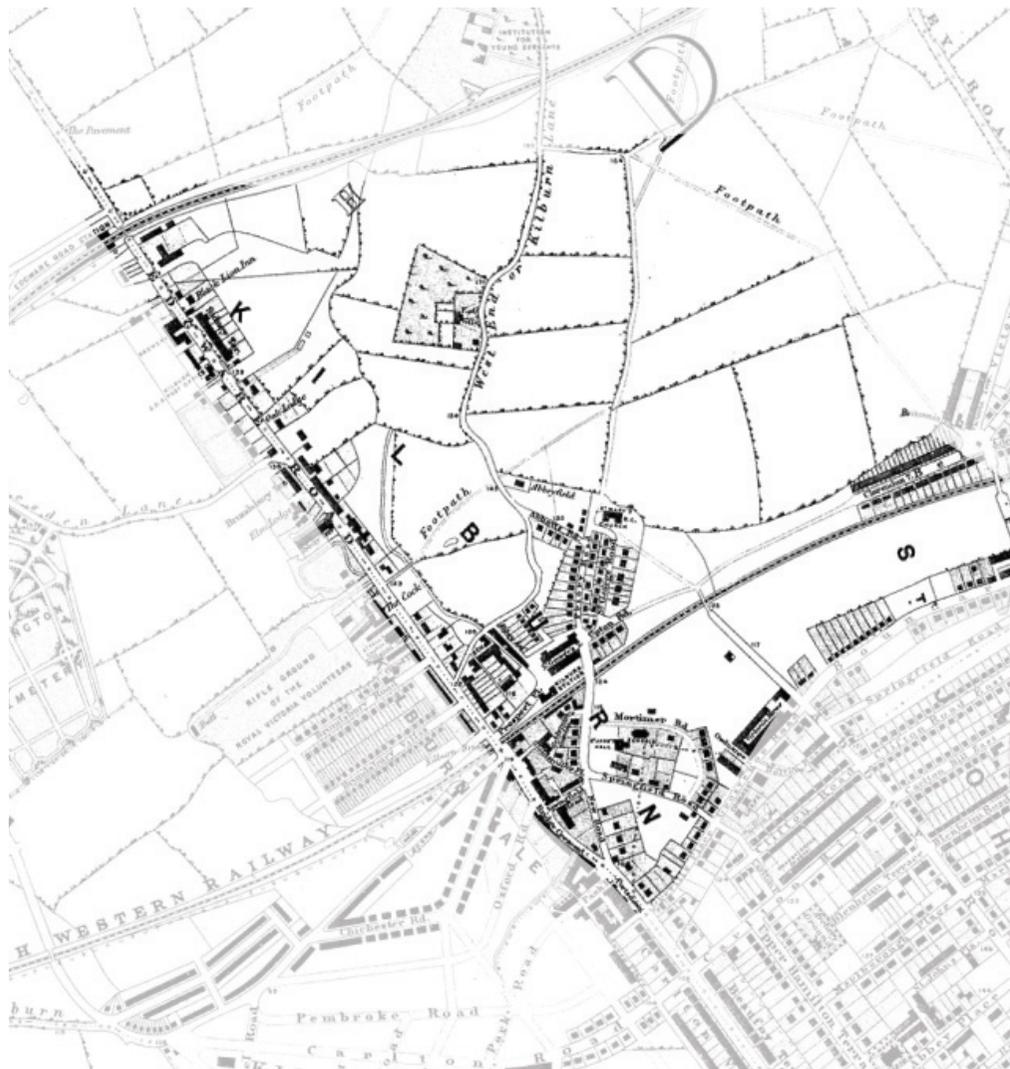


Figure 5.7: Kilburn Historic Plan 1862

### Historical development

Kilburn High Road forms part of the historic Watling Street a Roman Road that extended from Dover to Holyhead in Wales via Westminster. Historic plans indicate early development along this road and with West End Lane running northwards to West End Green.



Figure 5.8: Kilburn Historic Plan 1890

The majority of the area was however undeveloped until the arrival of the railway in the mid 19th Century. At this point the boundary with Westminster marked the edge of the city. By 1890 development extended to the mainline railway line and the remaining fields were quickly developed in the years that followed.

### Public transport accessibility

The area has a PTAL of between 4 and 6a with access to several stations including Kilburn, Brondesbury, Kilburn High Road, South Hampstead and West Hampstead. Kilburn High Road is an important bus corridor in the city.

### Socio-economic issues

The area ranks as:

- Northern and southern portions of the area are within the 10-20% most deprived areas in respect of Index of Multiple Deprivation;
- Parts of Kilburn High Road are within the 10% most deprived in respect of crime and disorder;
- Parts of Kilburn High Road are within the 10-20% most deprived in respect of income deprivation and health and disability deprivation; and
- The area is within the 10-30% most deprived in respect of employment deprivation.

### Existing character

The area was laid out as a Victorian neighbourhood in the late 19th Century and the network of connected streets lined by Victorian terraced and semi detached properties of varying scales is largely intact. Kilburn High Road forms the main movement corridor and High Street through the area and defines western boundary of the neighbourhood. This street is lively and lined by a mix of buildings mostly dating from the Victorian period Towards the south a number of post-war estates have been built adjacent to the railway line. These disrupt movement through the area. In places the poor condition of buildings and lack of investment in public realm creates a negative impression

The area has been subdivide into 14 character areas as identified in Figure 5.9. These are described further on the pages that follow.



Figure 5.9: Kilburn Context Analysis

### Identity

The defining feature of the area is the busy Kilburn High Road with its Victorian architecture and active uses. The Victorian streets within the area are modest in scale and extend eastwards and northwards into the broader and greener streets of the neighbouring South Hampstead.

To the south the Abbey and Abbey Road Estates include several high rise towers that are highly visible within the wider area.

### Retaining character

The Victorian neighbourhoods provide a robust structure with properties fronting onto the residential streets. The character of these streets can be slowly eroded through paving over front gardens and changes to boundary conditions and this should be resisted.

### Opportunities for improvement

The area includes a number of post war estates that are laid out in a manner that makes them confusing or intimidating to move through. In some cases they have been developed at low densities and offer potential for intensification in others consideration should be given to enhancement or redevelopment to create better functioning neighbourhoods.

The main open space within the area Kilburn Grange Park lacks frontage and overlooking and changes her that would deliver an improved frontage condition would enhance the character of both this space and the wider neighbourhood.

Decluttering the streetscape and enhancing shop fronts on Kilburn High Road would also be beneficial to the area.



From top left, clockwise:  
Abbey Estate; Kilburn High Road; Typical Victorian properties;  
Webheath Estate and Kilburn Vale Estate..

## K1 - Kilburn High Road



## Typology: HIGH STREETS

<b>Building type / age</b>	Victorian shops with residential or other use above
<b>Scale and massing</b>	Typically 4 storey with upper floors set-back
<b>Street character / building interface</b>	Busy high street with active uses at ground floor and buildings fronting directly onto the street
<b>Interface with surrounding area</b>	Well connected with wider street network
<b>Public realm character</b>	Kilburn High Road is dominated by traffic and the footways are relatively narrow and cluttered with street furniture. Shop frontages are of variable quality.
<b>Opportunity for improvements</b>	<b>LOW: Co-ordinated investment in shopfronts and public realm improvements would enhance the street character</b>

## K2 - Webheath Estate



## Typology: POST-WAR ESTATES - LOW RISE

<b>Building type / age</b>	Post-war residential estate with mix of deck access apartments and maisonettes
<b>Scale and massing</b>	2-4 storey linear blocks aligned east to west
<b>Street character / building interface</b>	Street pattern is confusing and buildings do not provide overlooking or passive surveillance
<b>Interface with surrounding area</b>	Built form is out of context does not integrate with context and provides a poor interface with streets and park
<b>Public realm character</b>	Illegible network of spaces and walkways including garden areas and concrete decks offer poor amenity
<b>Opportunity for improvements</b>	<b>MEDIUM: Area requires investment and improvement to public realm. There may be potential to address urban design weaknesses and improve relationship to park</b>



### K3 - Grangeway Workshops

### Typology: INDUSTRIAL ESTATE



<b>Building type / age</b>	Outbuildings / workshops to rear of shops
<b>Scale and massing</b>	Single storey
<b>Street character / building interface</b>	Unattractive spaces to rear of shops that are accessed off Kilburn High Road
<b>Interface with surrounding area</b>	Provide a poor interface with Kilburn Grange Park
<b>Public realm character</b>	Unloved and detract from appearance of the wider area
<b>Opportunity for improvements</b>	<b>MEDIUM: Potential to redevelop to improve relationship with park</b>

### K4 - Sherriff Road / Hemstal Road

### Typology: VICTORIAN TERRACES (LARGE)



<b>Building type / age</b>	Late Victorian residential terraces
<b>Scale and massing</b>	Typically 3 storey with accommodation set in the roof
<b>Street character / building interface</b>	Quiet residential streets with properties providing active frontage and car parking on street
<b>Interface with surrounding area</b>	Well connected with wider street network
<b>Public realm character</b>	Properties are set behind small front gardens with brick walls providing the boundary treatment. Street trees and planting in front gardens are important to the character of the streets
<b>Opportunity for improvements</b>	<b>LOW: Resist loss of front gardens and introduce more street tree planting</b>



## K5 - Kingsgate Road area



## Typology: VICTORIAN TERRACES (LARGE)

<b>Building type / age</b>	Late Victorian residential terraces
<b>Scale and massing</b>	Typically 3 storey with small gardens to rear
<b>Street character / building interface</b>	Quiet residential streets with properties providing active frontage and car parking on street
<b>Interface with surrounding area</b>	Well connected with wider street network
<b>Public realm character</b>	Properties are set behind small front gardens with brick walls providing the boundary treatment. There are few street trees or plants in these streets
<b>Opportunity for improvements</b>	<b>LOW: Resist loss of front gardens and introduce more street tree planting</b>

## K6 - Kingsgate Place



## Typology: POST-WAR ESTATES - LOW RISE

<b>Building type / age</b>	Post-war flatted estate
<b>Scale and massing</b>	3 storey blocks
<b>Street character / building interface</b>	Quiet semi-private streets accessed off Kingsgate Road or Kilburn High Road
<b>Interface with surrounding area</b>	Blocks orientated perpendicular to main street and contrast with adjacent connected street network
<b>Public realm character</b>	Public realm is of mixed quality with smaller private and semi-private spaces attractive and the larger concrete areas to the west less so
<b>Opportunity for improvements</b>	<b>LOW: Public realm could be enhanced to the west on the approaches from Kilburn High Road</b>



## K7 - Birchington Road

## Typology: VICTORIAN TERRACES (LARGE)

05



<b>Building type / age</b>	Late Victorian residential terraces
<b>Scale and massing</b>	Typically 3 storey properties with gardens to rear
<b>Street character / building interface</b>	Residential streets connecting to Kilburn High Road with properties providing active frontage and parking on street
<b>Interface with surrounding area</b>	Well connected with wider street network
<b>Public realm character</b>	Properties are set behind front gardens with brick walls providing the boundary treatment. Street trees and planting in front gardens are important to the character of the streets
<b>Opportunity for improvements</b>	<b>LOW: Resist loss of front gardens and introduce more street tree planting</b>

## K8 - Sycamore Court

## Typology: LATE 20TH CENTURY ESTATES



<b>Building type / age</b>	Mix of late 20th century townhouses and flats
<b>Scale and massing</b>	Typically 3 storey
<b>Street character / building interface</b>	Ground floor garages impact on the streetscape and some blocks present a poor interface with the street
<b>Interface with surrounding area</b>	Connected with wider street network
<b>Public realm character</b>	The public realm is disjointed and lacks investment or street trees
<b>Opportunity for improvements</b>	<b>LOW: Investment in public realm here would enhance the setting of homes and the character of the area</b>



## K9 - Kilburn Vale Estate

## Typology: POST-WAR ESTATES - MEDIUM/HIGH RISE



<b>Building type / age</b>	Brick built residential blocks with flats accessed from stair cores
<b>Scale and massing</b>	4 storey blocks set within an undefined public realm
<b>Street character / building interface</b>	Public / private interface is poorly defined
<b>Interface with surrounding area</b>	Estate is close to station and north south movement through the area is important
<b>Public realm character</b>	Residential blocks are set within a green environment but spaces offer poor amenity and lack investment
<b>Opportunity for improvements</b>	<b>MEDIUM: Potential for investment to enhance the public realm and there may be potential to address urban design weaknesses</b>

## K10 - Abbey Road Estate

## Typology: POST-WAR ESTATES - MEDIUM/HIGH RISE



<b>Building type / age</b>	Post-war residential estate with mix of pre fabricated deck access blocks with retail ground floor and high rise towers
<b>Scale and massing</b>	Two towers rising to 16 storeys are highly visible from the surrounding area and medium rise blocks
<b>Street character / building interface</b>	Towers set back from road within green space, medium rise blocks front Abbey Road but poor interface to south
<b>Interface with surrounding area</b>	The estate is located on a highly visible location and the current development form contrasts with surrounding context
<b>Public realm character</b>	Towers are set within a private green space. Shops are set back behind a well treed open area.
<b>Opportunity for improvements</b>	<b>HIGH: Existing car parking structure is vacant and there is potential for development that is more harmonious with the character of the wider area</b>



## K11 - Belsize Road

## Typology: POST-WAR ESTATES - LOW RISE

05



<b>Building type / age</b>	Post war terraced properties
<b>Scale and massing</b>	2-3 storeys
<b>Street character / building interface</b>	Buildings front onto the street and back onto the railway line. Car parking is on street
<b>Interface with surrounding area</b>	Railway line forms a barrier to north south movement
<b>Public realm character</b>	Buildings front onto a grassed strip with some street trees and hedging
<b>Opportunity for improvements</b>	<b>LOW: Introduction of further street trees / planting would enhance the streetscape</b>

## K12 - Mortimer Estate

## Typology: POST-WAR ESTATES - MEDIUM/HIGH RISE



<b>Building type / age</b>	A mix of buildings the majority post-war estates
<b>Scale and massing</b>	Typically 4-5 storey
<b>Street character / building interface</b>	Quiet tree lined streets.
<b>Interface with surrounding area</b>	Links southwards to high street. Connectivity northwards is restricted by the railway line and by the Abbey Estate
<b>Public realm character</b>	Blocks overlook and enclose open green areas and these and mature trees are a significant asset that enhances the area.
<b>Opportunity for improvements</b>	<b>LOW</b>



## K13 - Abbey Estate

## Typology: POST-WAR ESTATES - LOW RISE



<b>Building type / age</b>	Post-war residential estate composed of brick and concrete inter-linked blocks
<b>Scale and massing</b>	Typically 2-4 storeys and with a 17 storey residential tower on Abbey Road
<b>Street character / building interface</b>	Confused and illegible network of internal routes
<b>Interface with surrounding area</b>	Feels impenetrable from outside and is a barrier to movement in the area
<b>Public realm character</b>	Blocks are clustered around courtyards that include childrens' play facilities and trees. In places quality of public realm is very poor
<b>Opportunity for improvements</b>	<b>MEDIUM: Potential for investment to enhance the public realm or to address urban design weaknesses</b>

## K14 - Ainsworth Estate

## Typology: POST-WAR ESTATES - MEDIUM/HIGH RISE



<b>Building type / age</b>	Post-war brick built blocks with apartments accessed from cores
<b>Scale and massing</b>	Six storey blocks fronting onto well treed green space
<b>Street character / building interface</b>	Buildings set back from the road and overlooking well treed communal green areas
<b>Interface with surrounding area</b>	Some north-south pedestrian connections to the Ainsworth Estate to the north
<b>Public realm character</b>	Attractive green setting provided by communal gardens and mature trees.
<b>Opportunity for improvements</b>	<b>LOW</b>

