

Masefield, Wordsworth & Dickens House

An introduction to the project and design team

In 2021, Brent Council appointed Karakusevic Carson Architects to design new homes and a two-form entry primary school for a site next to the Kilburn Park Open Space in South Kilburn.

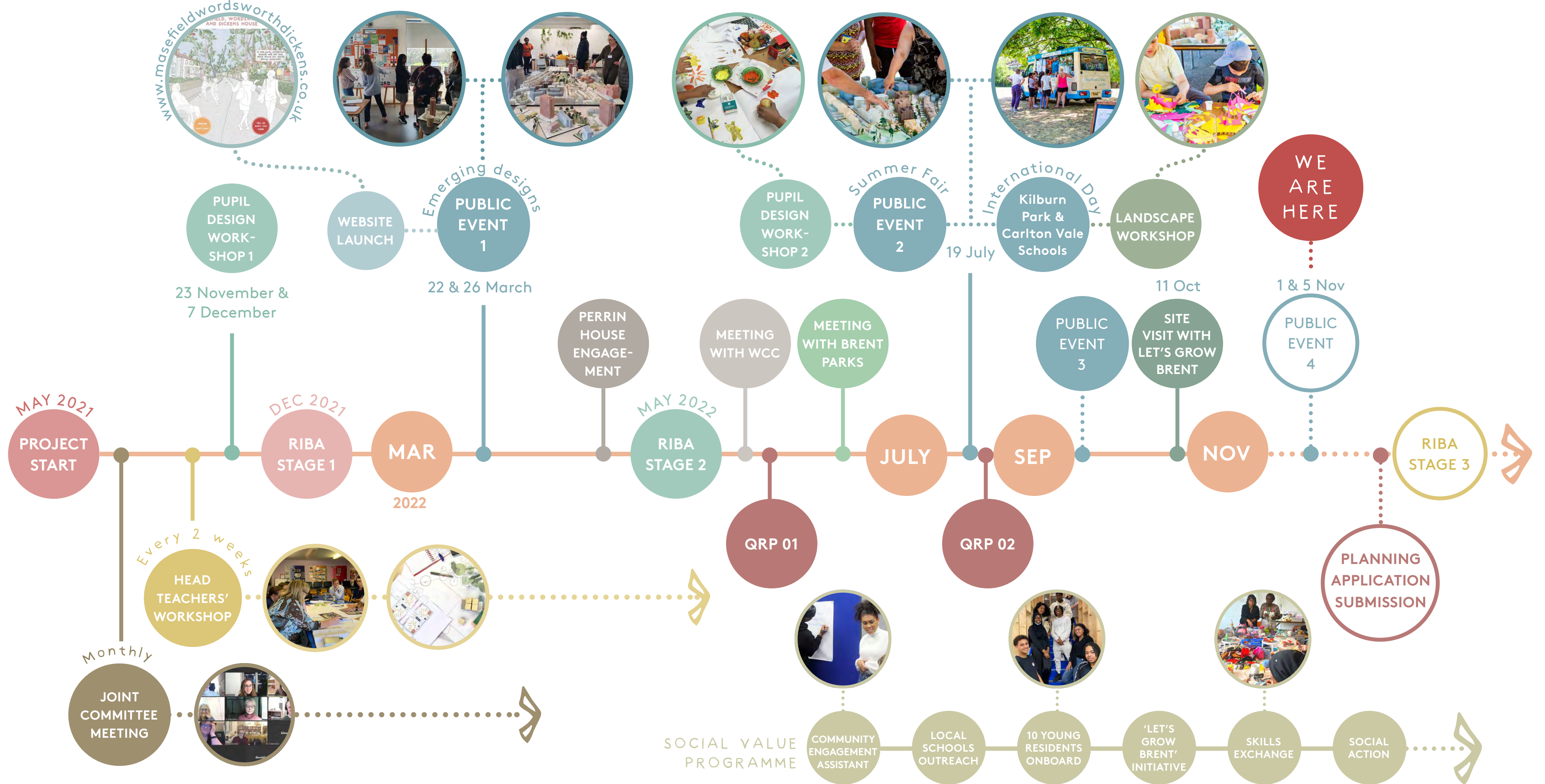
The three existing residential buildings, Masefield, Wordsworth, and Dickens House, were part of the South Kilburn Estate completed in the early 1970s. These are to be replaced with new environmentally friendly homes that reflect the needs of today's community and an exemplary new primary school. The local authority is working with the existing schools on how they will benefit from these facilities.

The project vision is to create a high-quality and sustainable neighbourhood through new buildings that contribute to the renewed townscape, and improvements to the park, while making the connections better between buildings, streets, and landscape. The project is now in RIBA Stage 3, with a planning application to be submitted in November 2022.



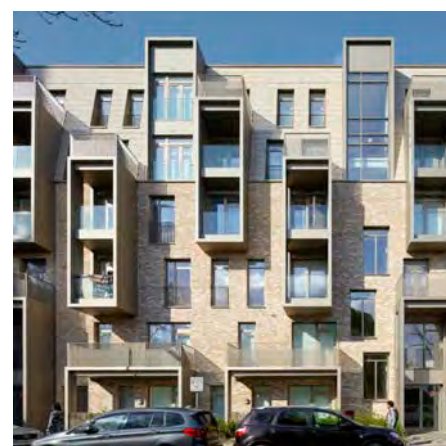
USE THE QR CODE ABOVE TO VISIT OUR WEBSITE AND LEAVE YOUR FEEDBACK
www.masefieldwordsworthdickens.co.uk

PROJECT TIMELINE



BRENT COUNCIL

Through a 15 year programme, we aim to transform the South Kilburn area into a sustainable and vibrant neighbourhood and create a real sense of place and belonging.



Unity Place, South Kilburn

235 new high-quality homes of mixed sizes. A 100% social rent scheme, providing affordable homes for existing residents of South Kilburn.



Ely Court, South Kilburn

A 43-dwelling mixed-tenure regeneration scheme within Phase 1b of Brent's South Kilburn Estate Regeneration masterplan.

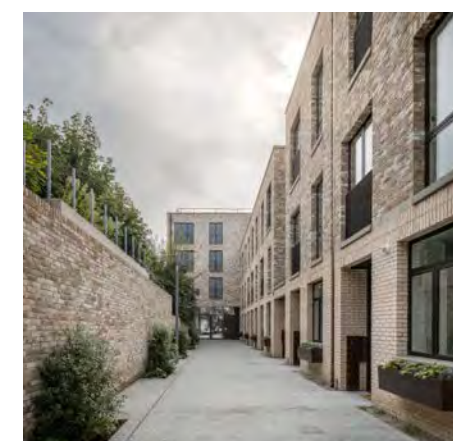
KARAKUSEVIC CARSON ARCHITECTS

Committed to raising standards of social housing and public buildings in the UK. Working exclusively with the public sector, we adapt, repair and create equitable and liveable homes.



Hereford & Exeter, South Kilburn

Part of the ambitious neighbourhood redevelopment of South Kilburn, Hereford and Exeter is a collection of five buildings of different types and scales.



Great Eastern Buildings, Hackney

Great Eastern Buildings is a strategic infill project in Hackney, which creates 18 homes and ground floor community uses on a neglected former council depot site.

COTTRELL & VERMEULEN

Experienced in designing and building educational facilities, community centres and residential schemes. Committed to designing buildings and spaces that are materially and socially sustainable.



Bellenden Primary School, Peckham

Bellenden Primary School and nursery in Peckham Rye provides a series of exciting and stimulating spaces.



Lyndhurst Primary School, Camberwell

A partial refurbishment of existing primary school buildings and the creation of a contemporary addition to allow for the school's expansion.

PERISCOPE

Designing and delivering resilient projects that work for people and the planet. We work to understand the character, fabric and heritage of a place, to learn from its community, and protect its value.



Meridian Water, Enfield

Combining off-the-shelf products with locally manufactured elements to make low-cost, high-impact spaces.



Branch Place, Hackney

Working together with KCA on landscape and play spaces for the new homes. The podium garden contains growing space for residents, a meadow, a cherry tree, an amphitheatre, playable spaces and seating.


Masefield, Wordsworth & Dickens House

An overview of the area, its history, and the future of South Kilburn's Masterplan

South Kilburn is an historically rich area that has seen a large amount of change recently. The project aims to celebrate the history of the area while designing buildings that respond to modern needs.


HISTORIC TIMELINE AND MAPS

1890s



Brondesbury Villas

1940s




Carlton Vale

Malvern Road

1965

London Borough of Brent is formed in 1965



South Kilburn Estate is completed during the 1970s, including Masefield, Wordsworth, and Dickens House

1970

Paddington Recreation Ground

EXISTING MAP OF THE AREA



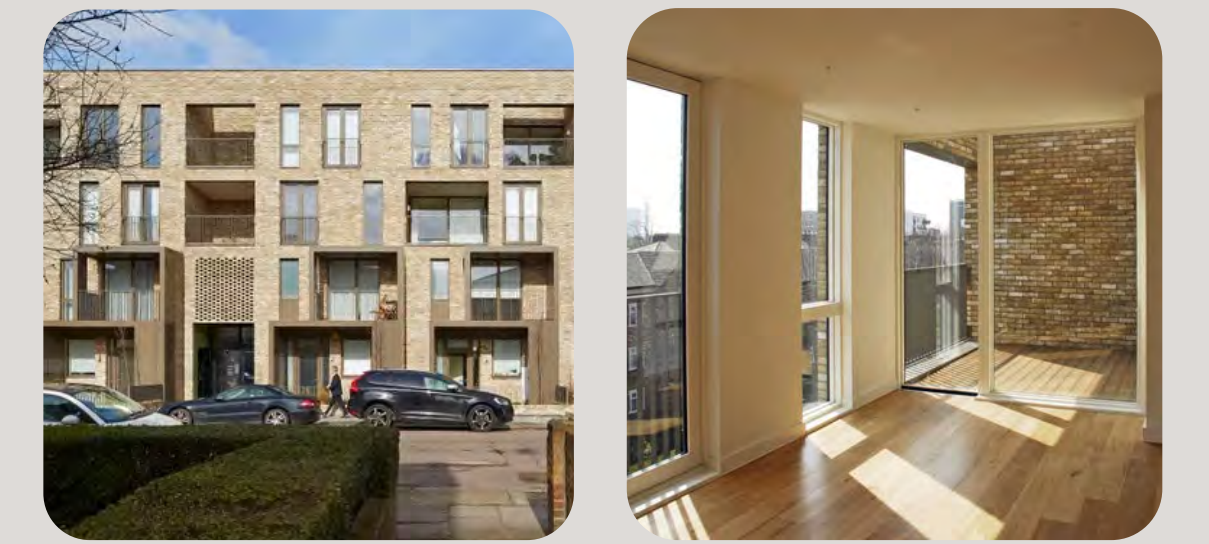
LOCAL COUNCIL-LED PROJECTS NEARBY



Cambridge and Wells,
Hester Architects
Centered on a new public open space, the block is a modern interpretation of Victorian Villas.
Phase 1B



Hicks Bolton House
MICA
Single storey flats and double storey duplexes providing a distinctive view from Carlton Vale.
Phase 1B



Ely Court
Alison Brooks Architects
Centered on shared surfaces, play areas, parking, and connecting newly defined garden squares.
Phase 1B



Unity Place
Alison Brooks Architects, Feilden Clegg Bradley Studios, Gort Scott
Unity Place has delivered a total of 235 outstanding new high-quality homes of mixed sizes. This is a project with the largest number of affordable homes, with 100% Brent social rent for existing residents from South Kilburn.
Phase 3A

EXISTING BUILDINGS



SOUTH KILBURN MASTERPLAN PHASING PROGRAMME

The regeneration of South Kilburn is a twenty year programme that is approximately half way through.

The programme will re-build at least 1,200 affordable homes for social rent for existing South Kilburn secure council tenants.

In order to deliver these homes to a high standard, the same number of market-rate private homes will also be built.



The Regeneration Programme is guided by a Masterplan originally set in 2004.

- KEY:
- Phase 1A (Completed)
 - Phase 1B (Completed)
 - Phase 2A (Completed)
 - Phase 3A (2017 - 2020)
 - Phase 3B (2019 - 2021)
 - Phase 4 (2019 - 2022)
 - Phase 5 (2021 - 2023)
 - Phase 6 (2023 - 2026)
 - Phase 7 (2025 - 2027)
 - Phase 8 (2026 - 2029)

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New homes, landscape and a school that create social connections in the community

1 NEW TWO FORM PRIMARY SCHOOL

A new high-quality and sustainable school and nursery building for pupils aged 3-11



Internal and external areas based on national area guidance for schools

Spaces for specialist teaching in music, food/science and art



Spaces that can be securely used by the local community out of school hours

Maximising outdoor play area on the site, creating opportunities for different types of play and access to nature



Additional spaces for special educational needs in schools, e.g. for children with hearing impairment, physical disability, or visual impairment

PROPOSED VIEW OF THE AREA



3 URBAN VILLA STYLE HOMES

Mix of affordable homes and homes for private sale



Responding to the historic and locally listed villas on Malvern Road

Generous private and communal outdoor amenity spaces and play areas

Environmentally comfortable and sustainable homes with durable and robust materials



Improved relationship between new buildings, streets, public realm, and wider area

2 NEW LANDSCAPE, PLAYGROUNDS AND STREETS

Improved landscape and play for the increased South Kilburn Open Space

Forest and woodland play areas around existing and new trees

Residential communal landscape and play areas

Improved public space and healthy streets for walking and cycling

Inspiring and educational school playgrounds for Early Years / Foundation Stage, Key Stage 1, and Key Stage 2 pupils

Kitchen garden and food growing areas



New trees, planting, sustainable urban drainage, and increased biodiversity across the site

4 HOMES FOR LARGER FAMILIES

New high quality and sustainable homes on the former Carlton Vale School site



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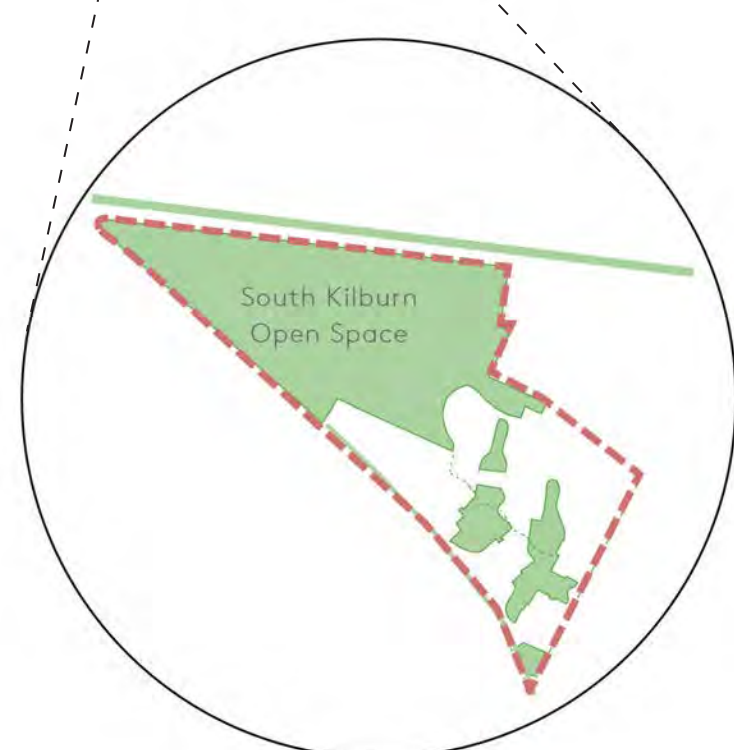
A new public park and play spaces for South Kilburn

The landscape imagines the land around South Kilburn as a reinterpretation of A.A. Milne's Hundred Acre Wood. Dense tree canopies and meadow areas in the park will create a tale of exploration and play within a greener and more biodiverse South Kilburn. Our landscape proposals aim to tie the buildings into the wider area, retaining as many trees as possible, contributing to the tree-lined Malvern Road, the more suburban nature of Stafford Road and the emerging residential developments in the area.

EMERGING GREEN INFRASTRUCTURE



Site of Importance for Nature Conservation (SINC)



Continuous green network with maximised soft landscape within the urban fabric

LANDSCAPE DESIGN PRINCIPLES



Eco-learning through hands-on experience



Age inclusivity & intergenerational spaces



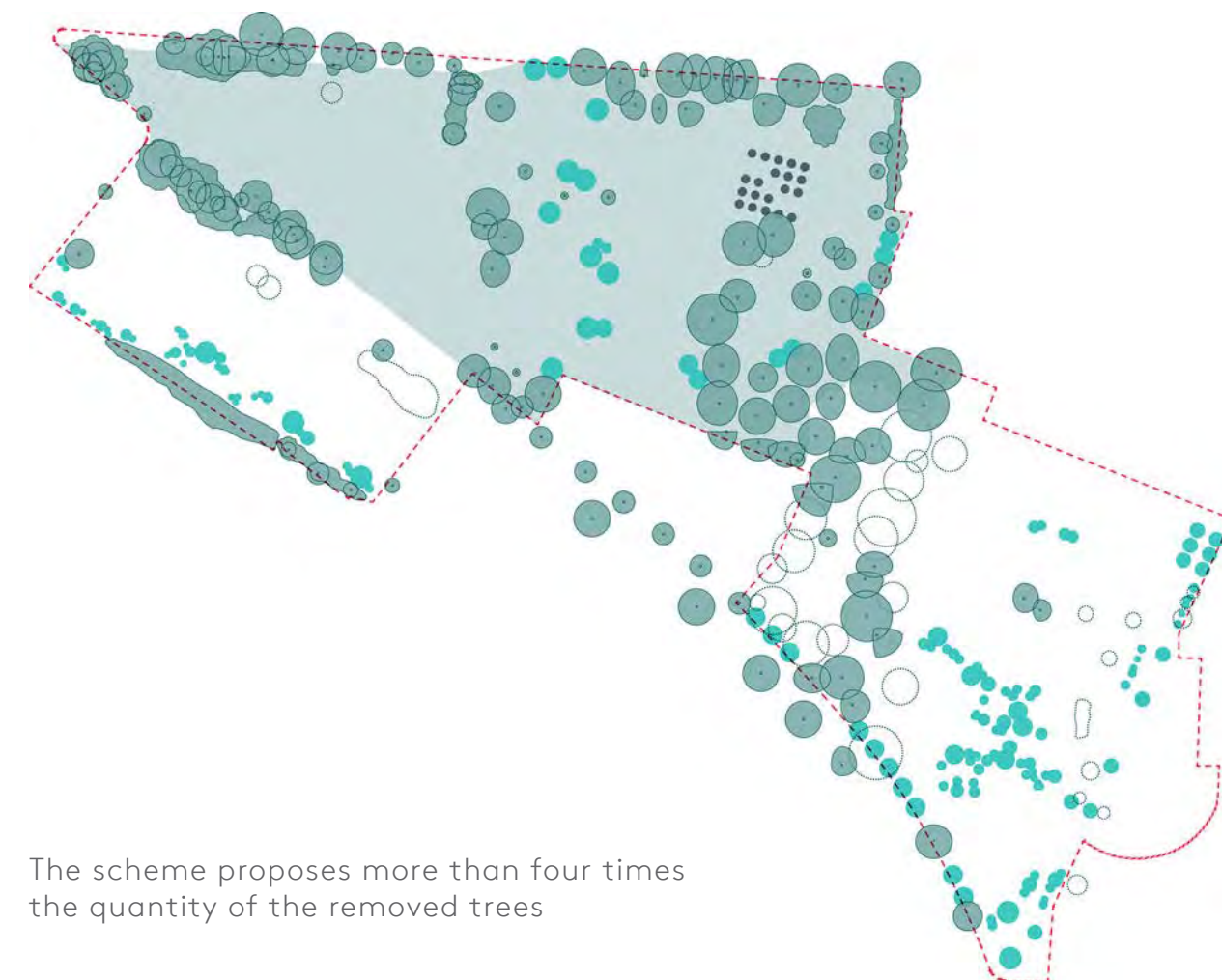
Adventure play & risk awareness



Permaculture & community food growing



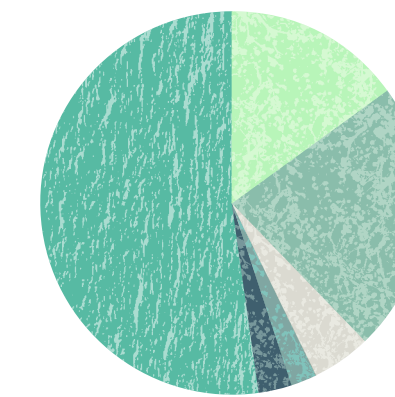
PROPOSED TREES



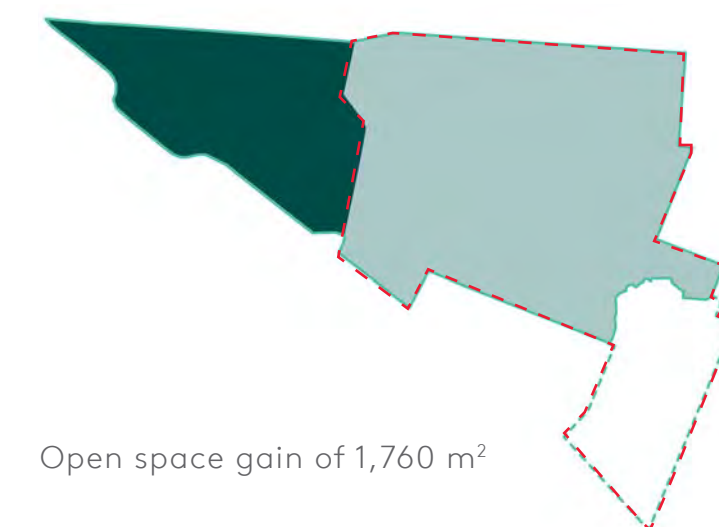
The scheme proposes more than four times the quantity of the removed trees

URBAN GREENING FACTOR

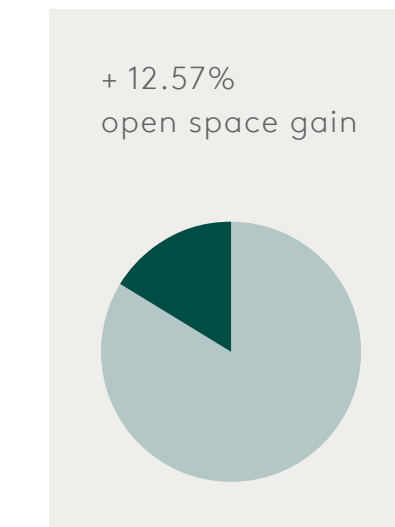
SCORE: 0.44



QUANTITATIVE OPEN SPACE SUMMARY



Open space gain of 1,760 m²

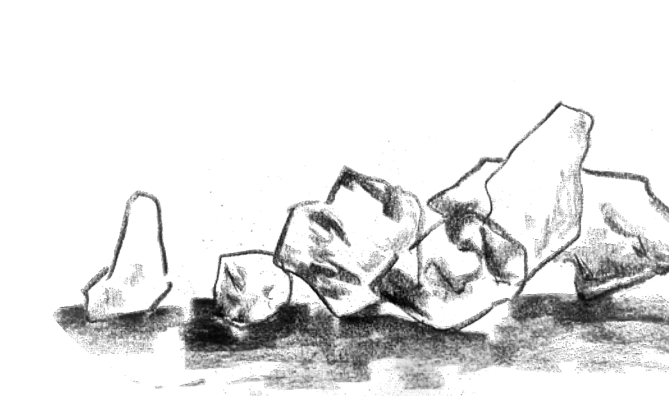


SOUTH KILBURN'S HUNDRED ACRE WOOD

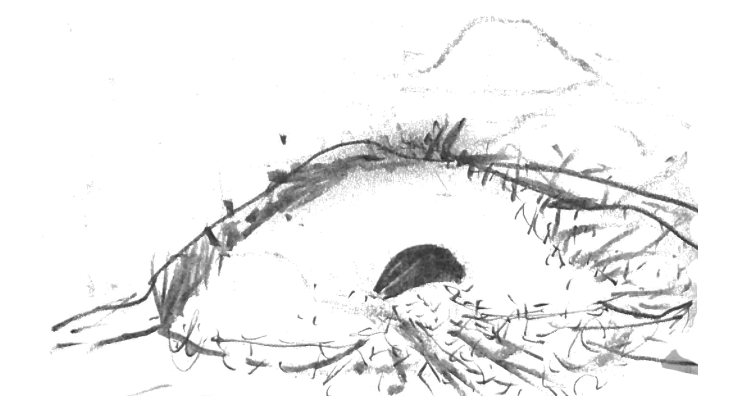


Map of Hundred Acre Wood according to E.H. Shepard

E.H. Shepard's map gives a reference point for further developing the landscape typology based on a theme of specific points (landscape moments) in the Hundred Acre Woodland.



An Area of Big Stones and Rocks: climbing boulders



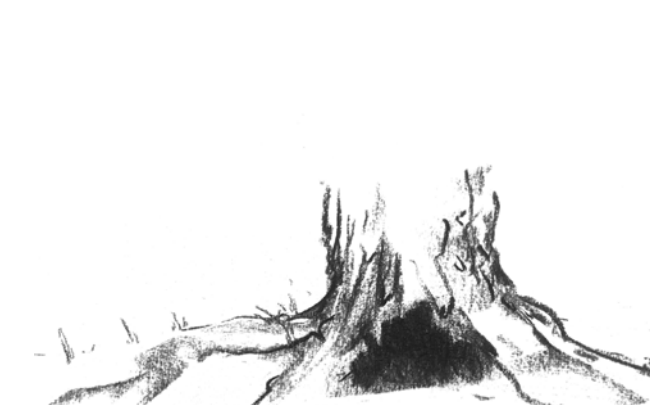
Rabbit's House: rolling play mound



A Nice Place for Picnic: seating area for all ages



A Floody Place: rain garden



Owl's House and Pooh's House: places to explore and hide in



Christopher Robin's House: treehouse

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Outdoor play and green spaces in the new school

LEARNING AND PLAY

The new school's outdoor spaces aim to promote eco-learning for pupils of all ages. Through being in a green and biodiverse environment, pupils can interact with nature on a daily basis, and improve risk awareness through adventurous play and creative exploration.

PLAY AREAS FOR DIFFERENT AGES



Woodland Play
A place to climb and be in nature



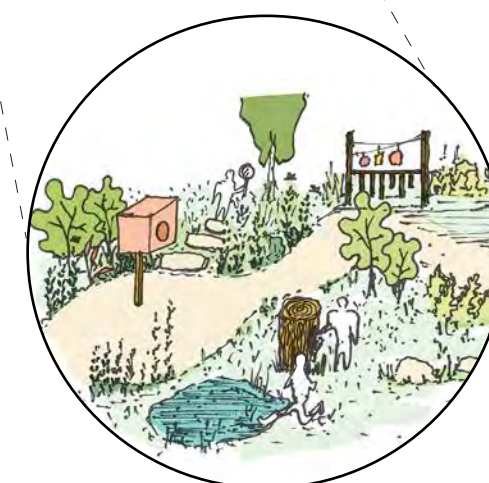
Early Years Foundation Stage:
A place to dig and explore



Key Stage 1 & Key Stage 2:
A place to run and bounce



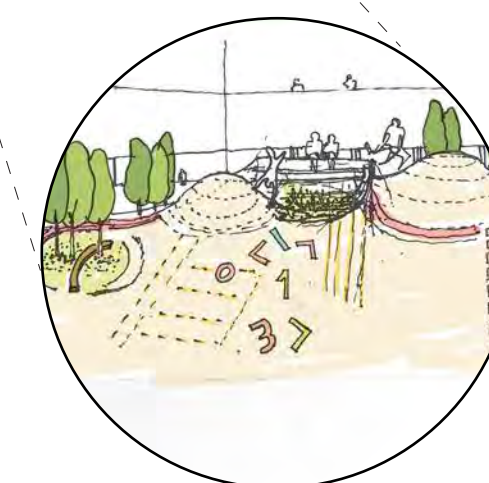
Woodland play



Sensory garden



EYFS outdoor play



Hard outdoor play

3RD FLOOR GROWING TERRACE

An outdoor learning space for the Art & Food Science Class. A space where kids in smaller groups gain knowledge on issues related to the food chain and biodiversity and enhance their creative imagination.

Planting and growing areas will feature species that provide a wide range of distinct characteristics.



Fruit



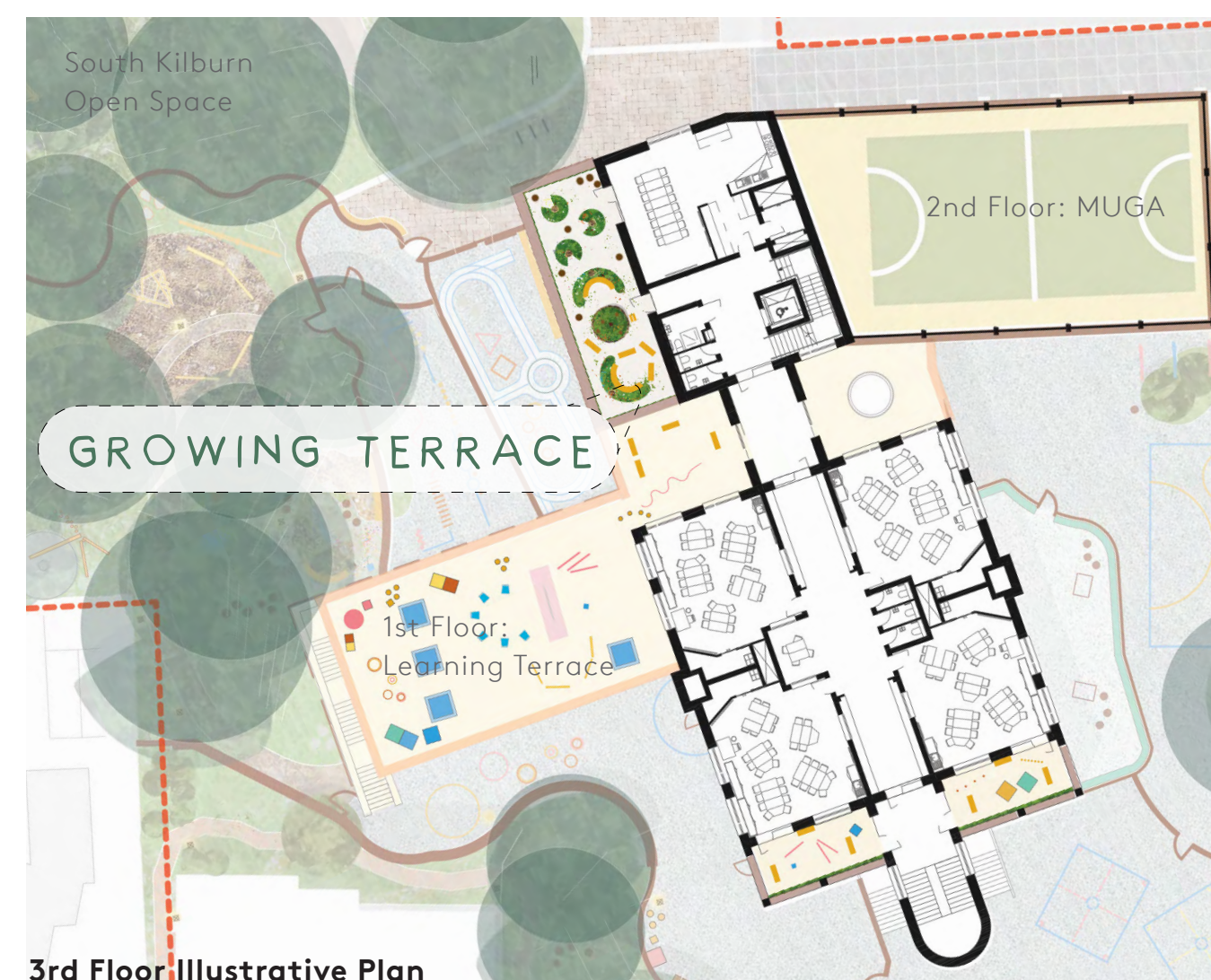
Colour



Flower



Foliage



SAMPLE MATERIAL PALETTE



Natural Stone Setts



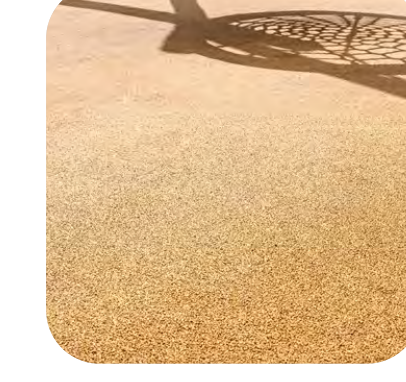
Asphalt Type B

White & Yellow Chippings



Asphalt Type C

Red Chippings



Cork Play Surface

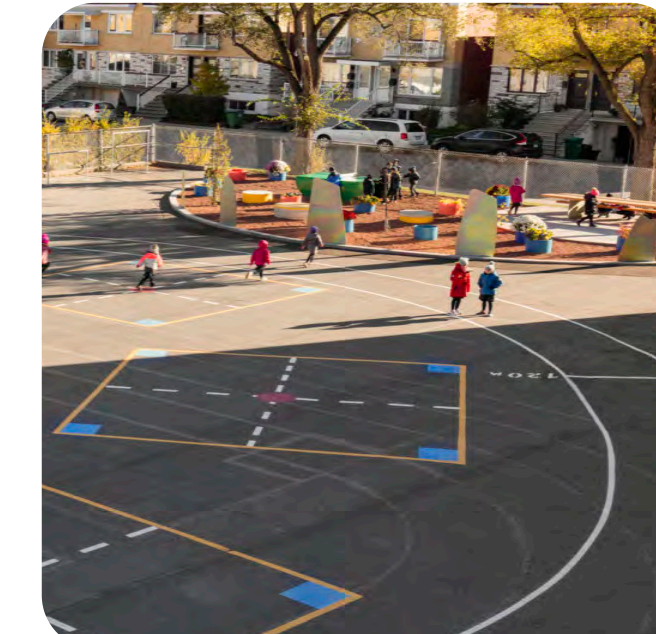


Bark Play Surface



Sensory Garden

SCHOOL OUTDOOR PLAY AND LEARNING



Colour and paint markings on hard surface to designate different activity areas. Physical flexibility and unobstructed play.



Climbing and play frame.



Use of timber elements from removed trees to create learning and sensory play objects in the woods.



Outdoor learning through art and making. Kids personalising the school's space.



Bespoke play structure. Posts trail in the woodland play.



Play in the woods. Tree trunks, stumps, and elements from removed trees are incorporated into the informal play area.



Tactility and exploration in the school's garden. Learning about plants' lifecycle and the habitats they host.



Growing space in the terrace with occasional outdoor eating. A place to dine together, grow herbs and vegetables, and celebrate particular classroom events.

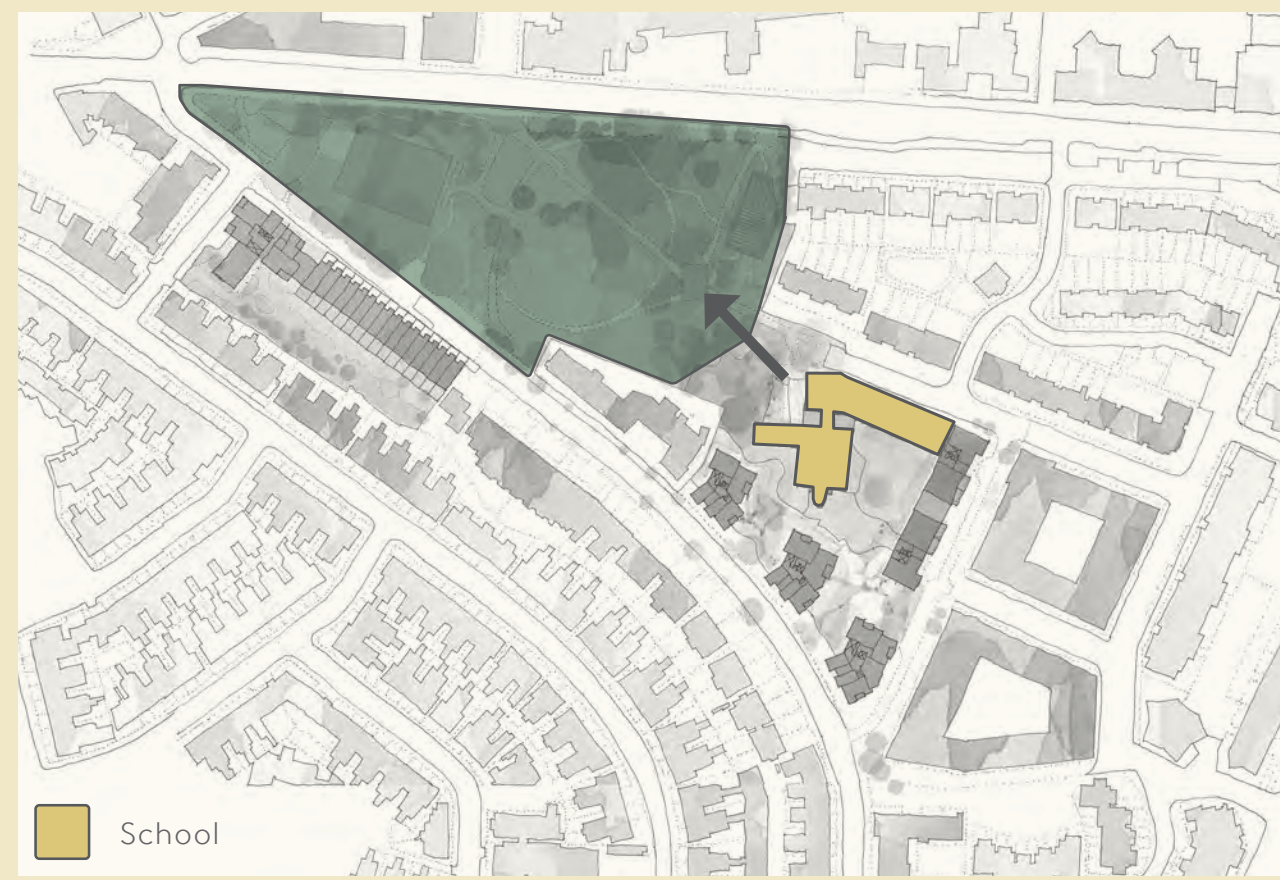
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A new school for pupils, parents and the wider community

Working closely with the headteachers and governing boards of the existing local schools to design an exemplar new urban school for the local area. The new building will be an opportunity to strengthen connections in the community and act as a meeting point and landmark in South Kilburn.

Marking the corner of the park, the new school is maximising the playground and social spaces on the ground. The aim is to create a secure school that in the morning, evenings, weekends, and holidays can continue to be a community asset.

A new school facing the park



PROPOSED MATERIAL PALETTE



View of school from the park



View of school entrance



School elevation along Stafford Road

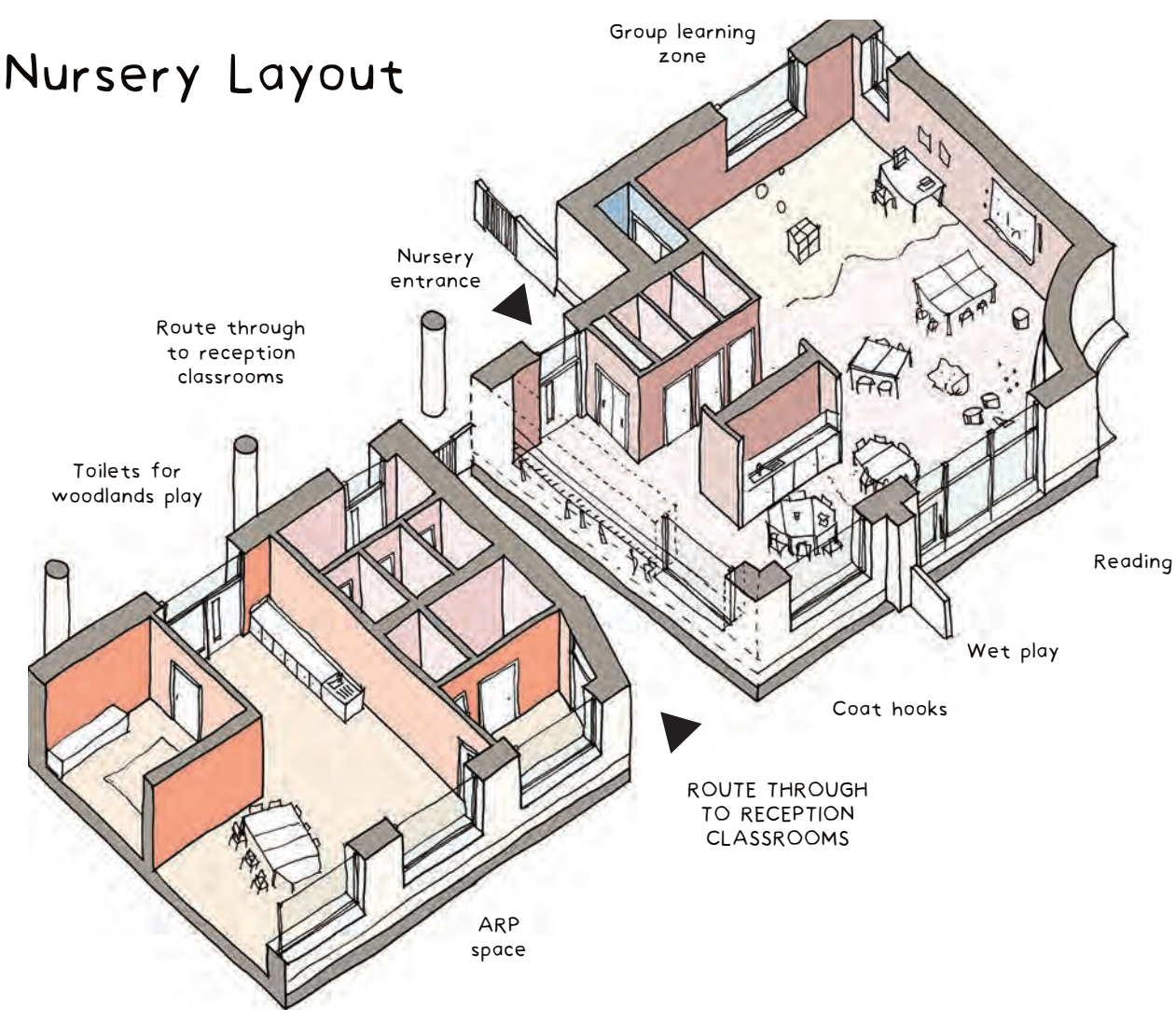


Masefield, Wordsworth & Dickens House

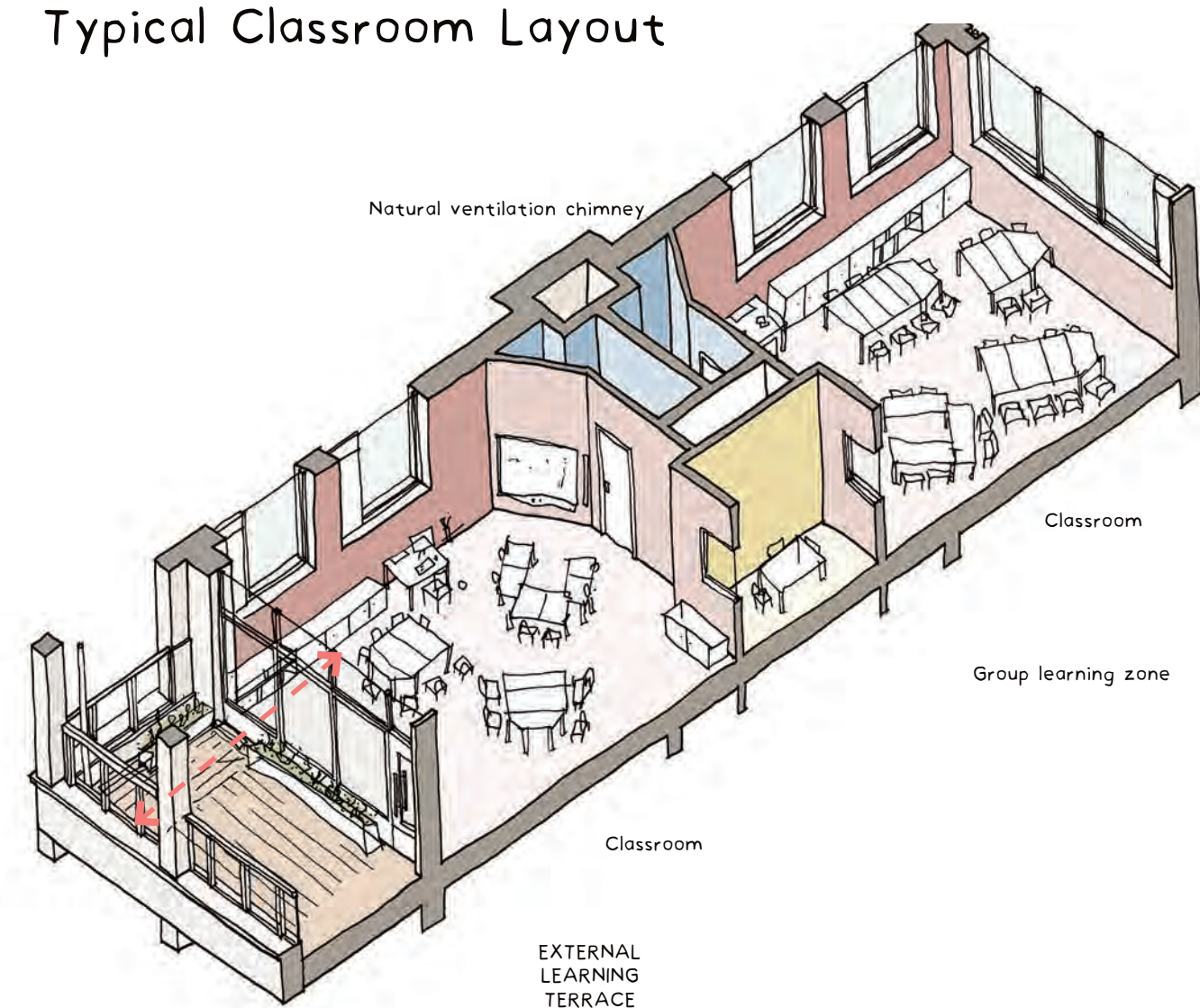
A vibrant school building for a sustainable future

Sustainability, durability, and low carbon design are at the core of the new school with the aspiration to be an exemplar new building for the borough. Circular economy principles have been embedded in the design, re-using existing materials where possible and designing for longevity using resilient materials, internally and externally. Cross-laminated timber is used for the structure and natural ventilation provided through chimneys and openable panels on windows. Passive design measures such as high level of insulation, and use of solar shading are included. The building will maximise on-site renewable energy generation through photovoltaic panels on all available areas of the roof. A climate resilient planting strategy and direct access to ecology and natural green spaces for pupils and staff also forms part of the school's sustainability strategy.

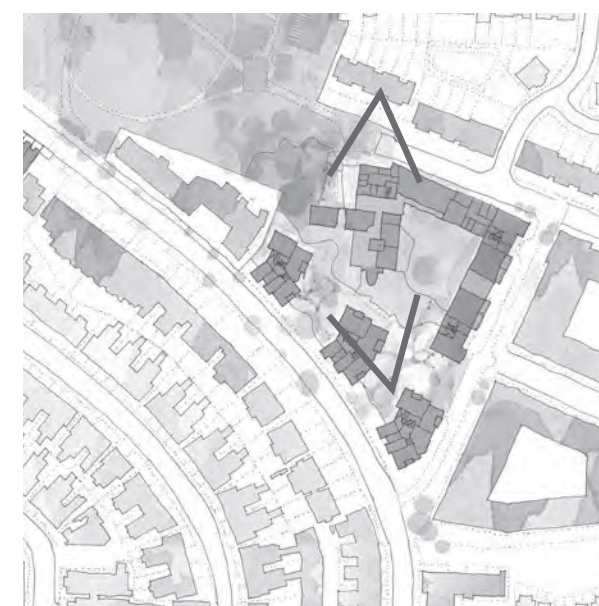
Nursery Layout



Typical Classroom Layout



Colour details



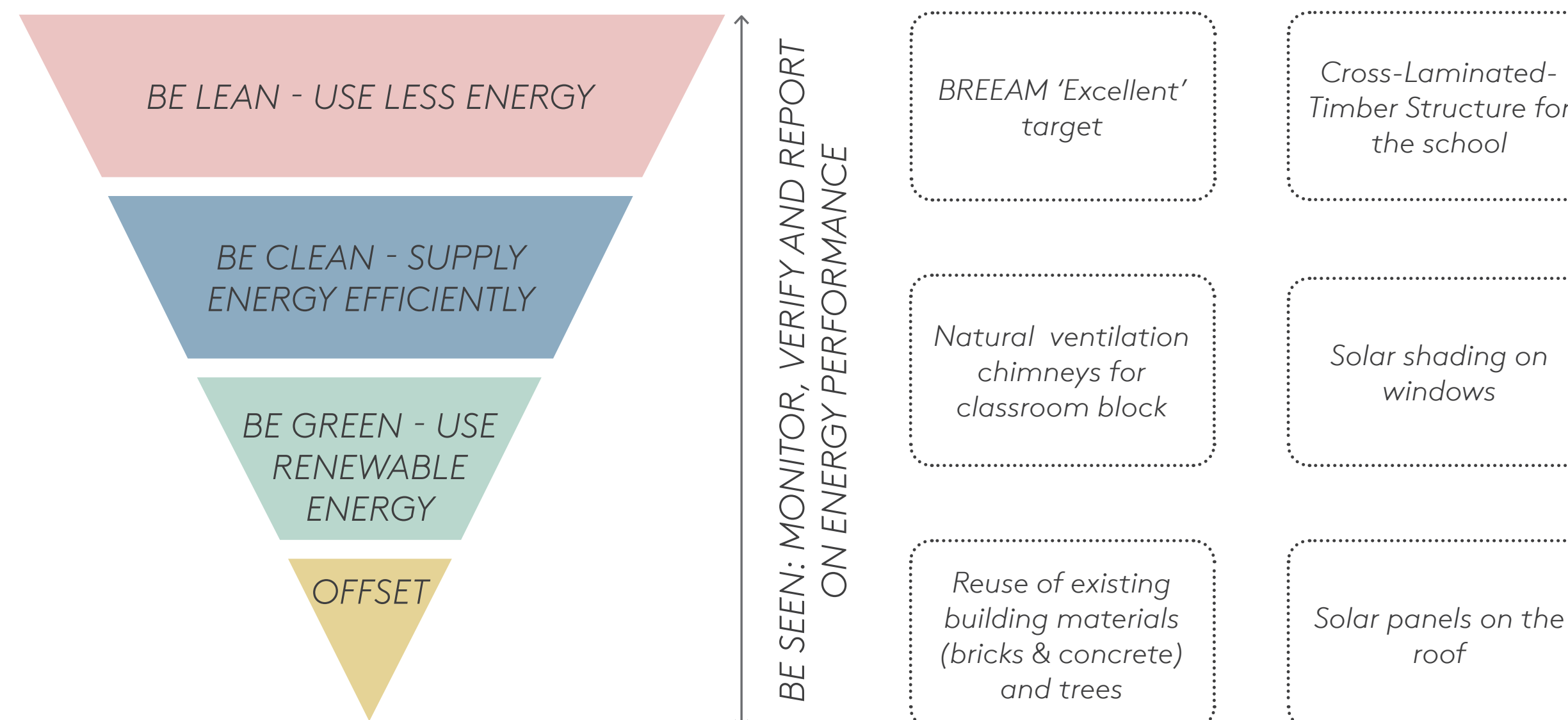
Inspiring and educational woodland play



Generous Key Stage 1 and 2 playgrounds



Sustainability Principles A resilient, low energy school



Designing high building

- Insulation and ventilation far above the national minimum requirements, with various ventilation techniques applied to ensure fresh, clean air in all classrooms.
- Future-proofing by planning for 100% renewable heating sources.
- Materials and room orientation carefully designed for comfortable internal spaces in summer and winter, including natural materials such as timber.
- Heat-recovery technology specified to save energy in colder months.

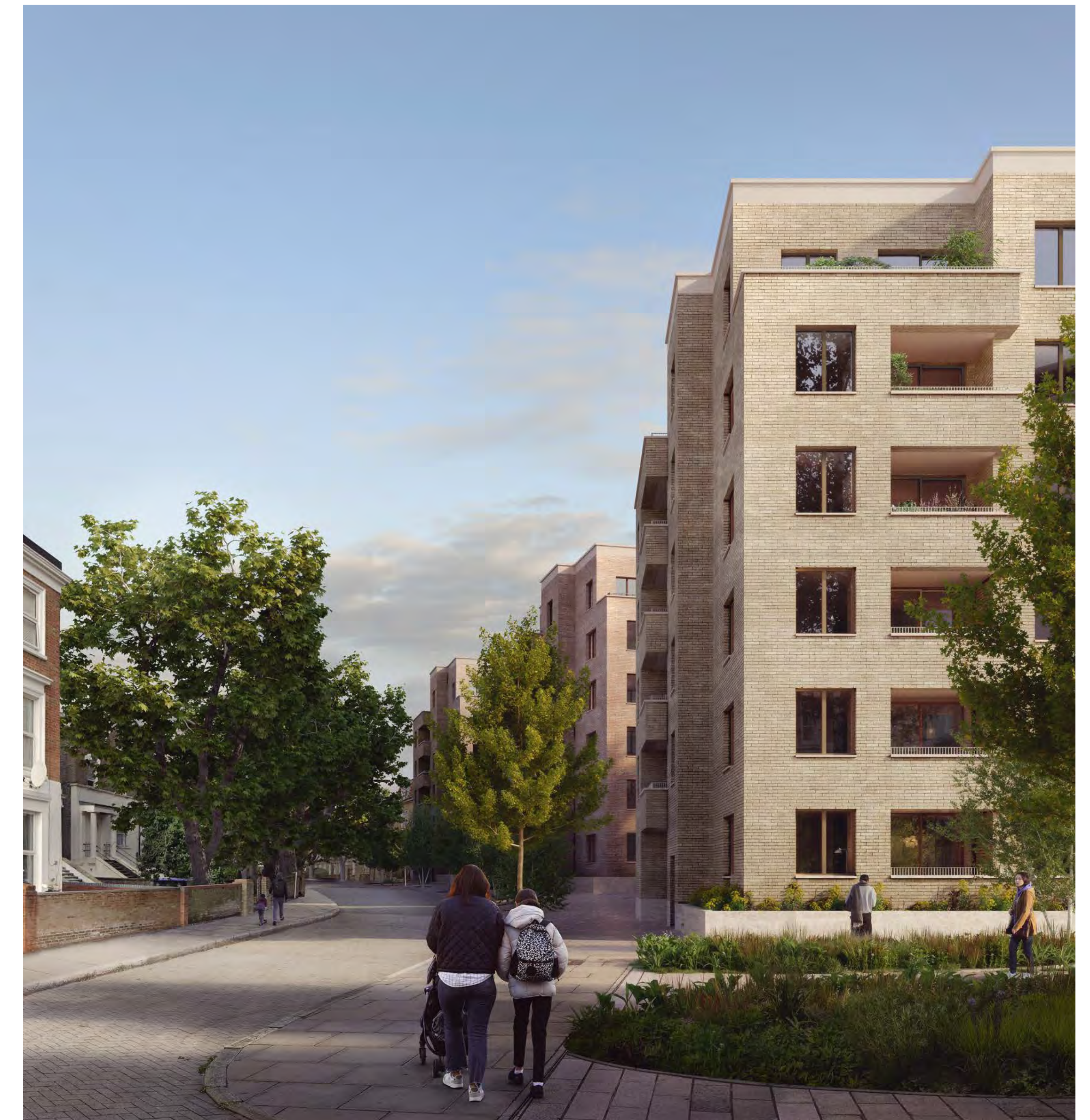
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New homes responding to the rich history of South Kilburn

The designs for the new homes respond to the historic villas along Malvern Road, the South Kilburn Open Space to the north-west, and the reinstated Percy Road to the east, in form as well as orientation. The form of the residential buildings along Malvern Road is based on an understanding of traditional and contemporary urban villas, maximising daylight, dual-aspect proportions, and the quality of living spaces. A robust set of materials will characterise both the exteriors and interiors, using high-quality masonry materials in different colour tones, creating a dialogue with the surrounding buildings in South Kilburn. Communal entrances to the villas will be well-lit and generous, with durable finishes that give pride to residents.



Views of the Urban Villas from Malvern Road



PROPOSED MATERIAL PALETTE



Placing buildings between existing mature trees



Homes with dual aspect for natural light and ventilation



Elevation along Malvern Road



Elevation along Percy Road



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Green communal amenity garden in the new homes

PLAYFUL RESIDENTIAL GARDEN

The landscape in the new homes will create a green space for all ages, providing designated areas for natural play, seating and gathering spaces, and planting, promoting residents' wellbeing. The communal amenity garden will provide an overlooked, safe space for the residents.

Street trees and rain garden planting, as well as green pockets near entrances, will create a pleasant environment for pedestrians along Malvern and Percy Road.

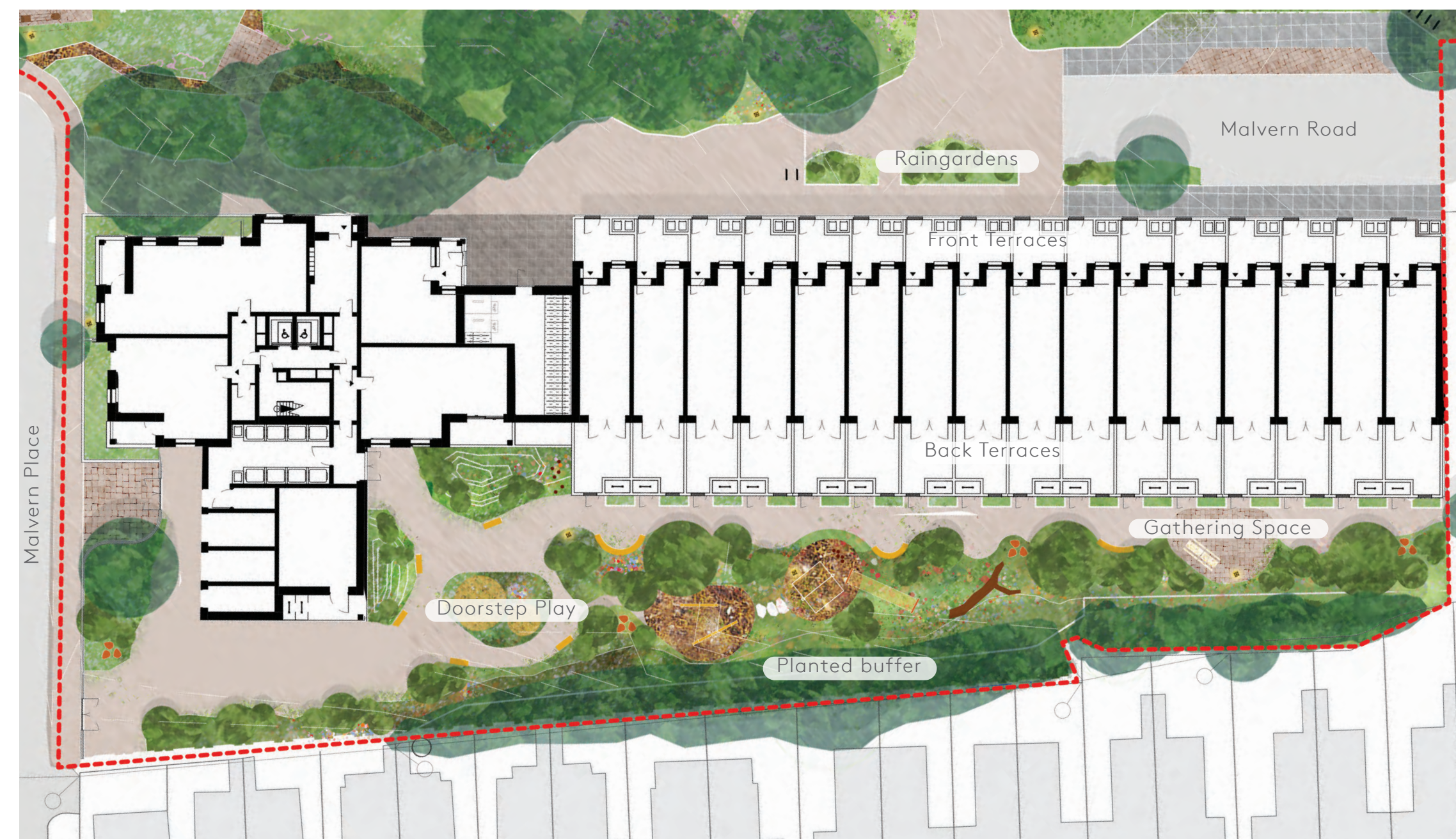
GREEN STREET-POCKETS WELCOMING THRESHOLDS



Green pockets along Malvern and Percy Road



Residential garden in Masefield, Wordsworth, and Dickens site



Residential garden in the former Carlton Vale Infant School site

SAMPLE MATERIAL PALETTE



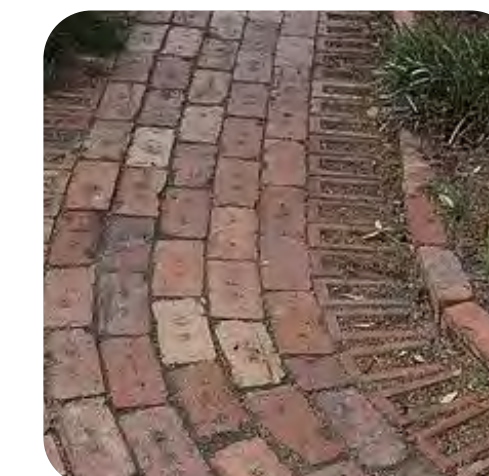
Paving Slabs



Natural Stone Setts



Wood Chip Surface for Play Areas



Paths: Reclaimed Brick



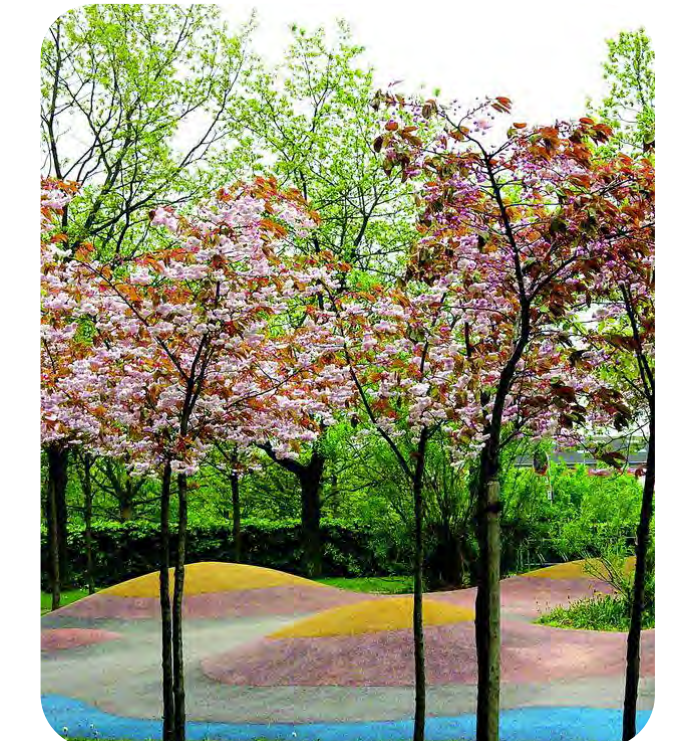
Biodiverse Planting with Wildflowers



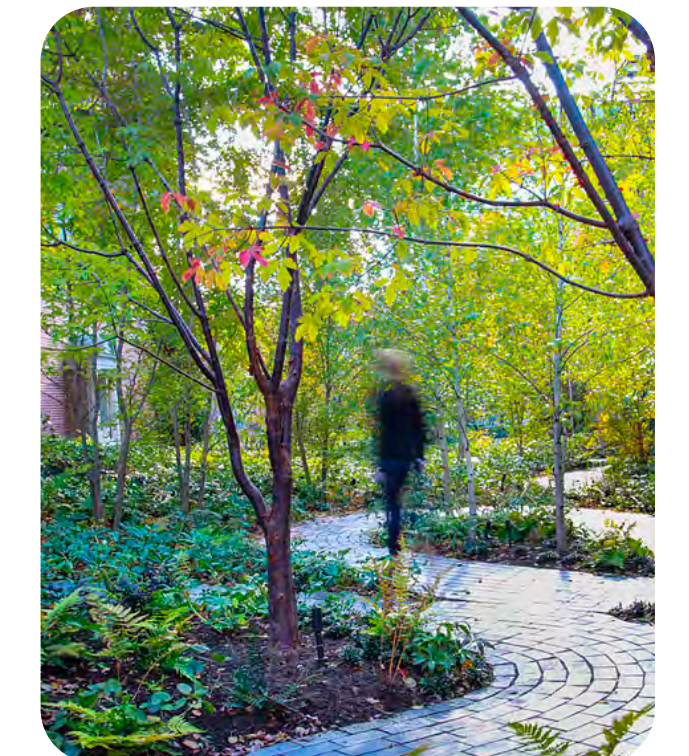
Sensory Garden: Feature Herbal Planting



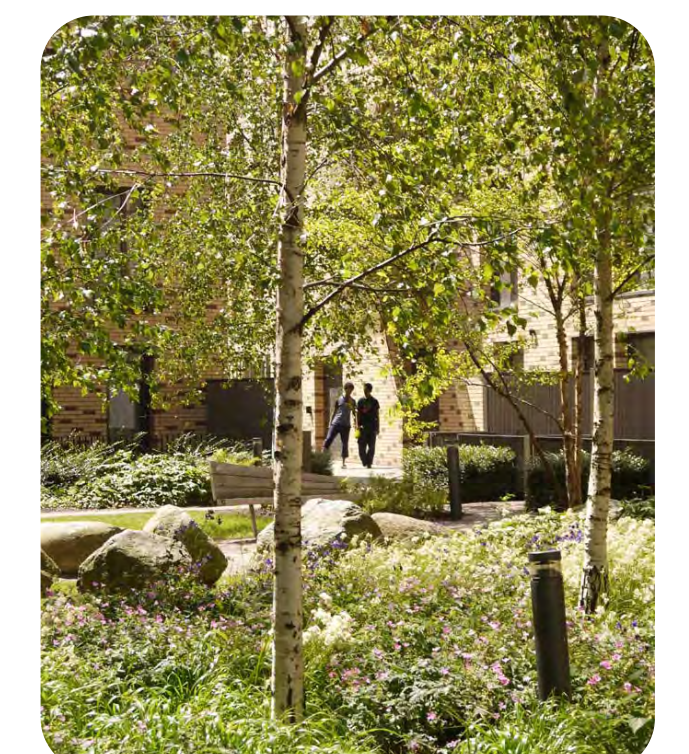
Doorstep play in the communal garden



Feature trees with characteristic colour and foliage. Playful topographic surface.

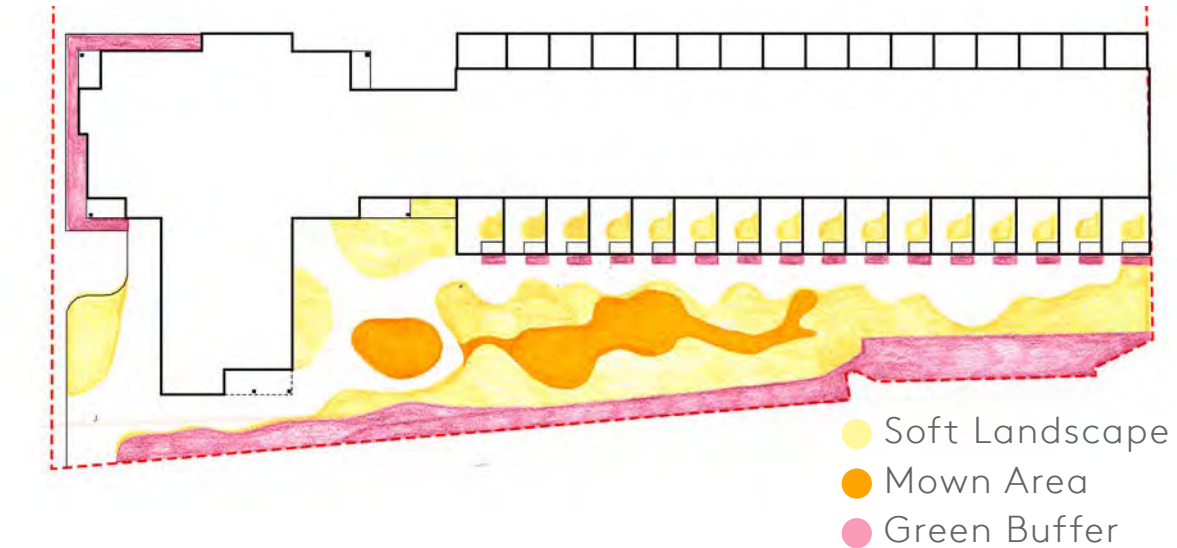


Meandering path through lush garden



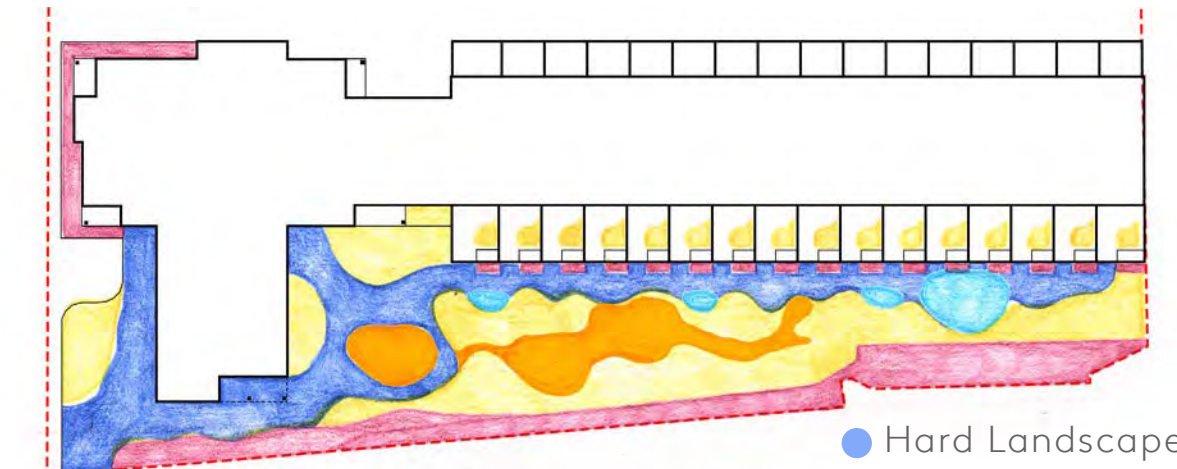
Boulders for play and seating. Thin tree trunks and canopies allowing daylight to pass through.

BACK TERRACES - RELATION TO EXISTING BACK GARDENS



Soft Landscape
Mown Area
Green Buffer

PROGRAMMATIC AREAS - SOFT LANDSCAPE



Hard Landscape
Gathering Area
Soft Landscape
Play
Green Buffer

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New homes for larger families

Further homes are being proposed on the former Carlton Vale school site. This area gives the opportunity to provide large affordable family houses. A residential block with flats will hold the corner of the site facing the existing mansion block, Kilburn House on Malvern Place. These homes will have both private and public south-facing outdoor space as well as enjoying close proximity and open views to the new park.

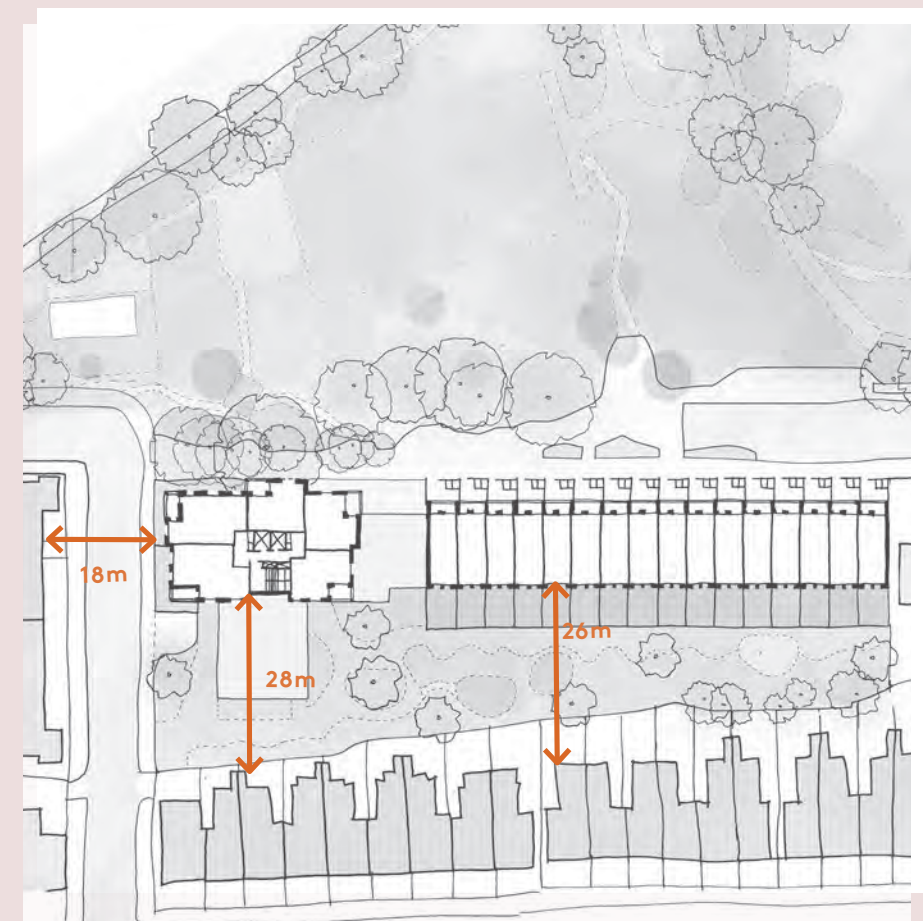
PROPOSED MATERIAL PALETTE



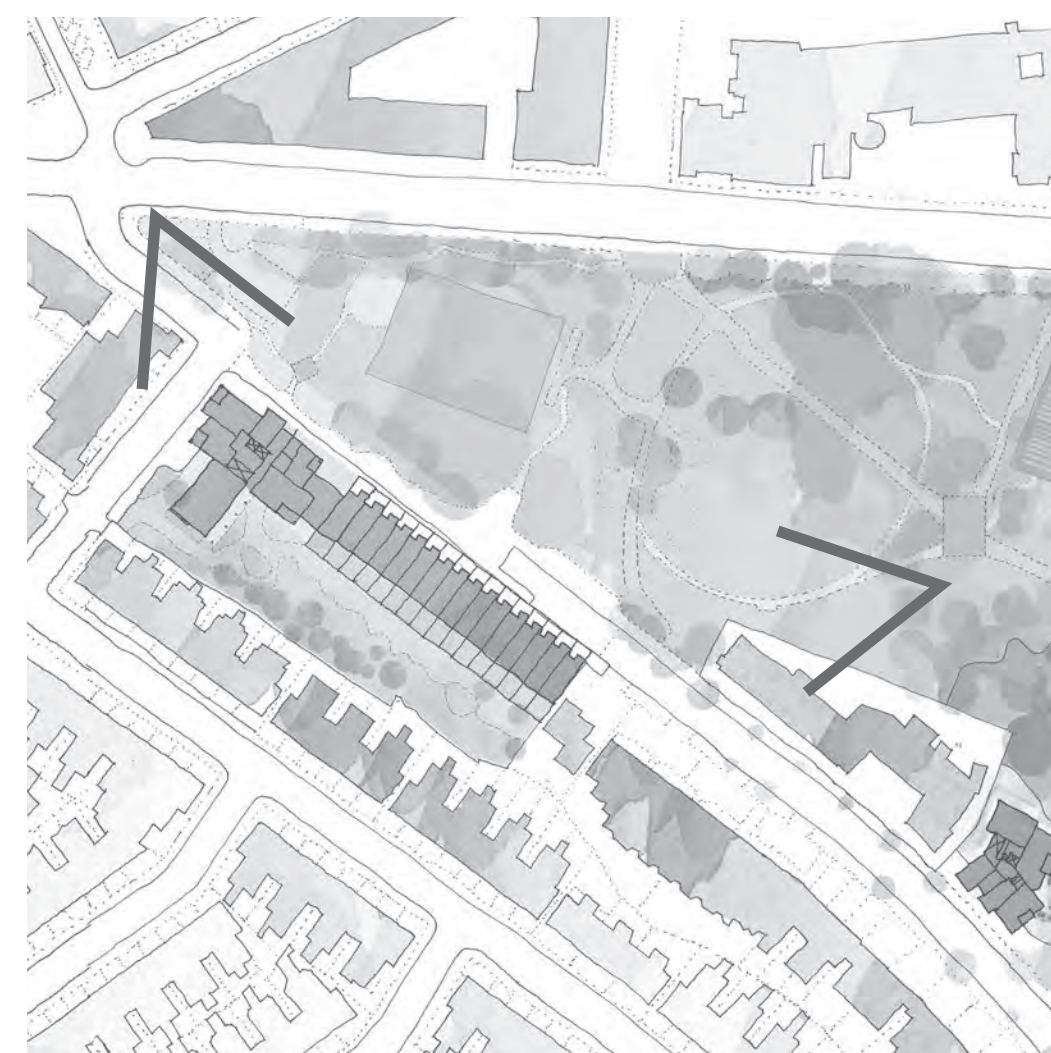
Buildings placed between existing mature trees



Maximised distances from existing buildings



Views of the terrace homes and new park



Elevation along Malvern Road



Elevation along Malvern Place



Masefield, Wordsworth & Dickens House

A new public park and play spaces for South Kilburn

SOUTH KILBURN'S FOUR ACRE WOOD

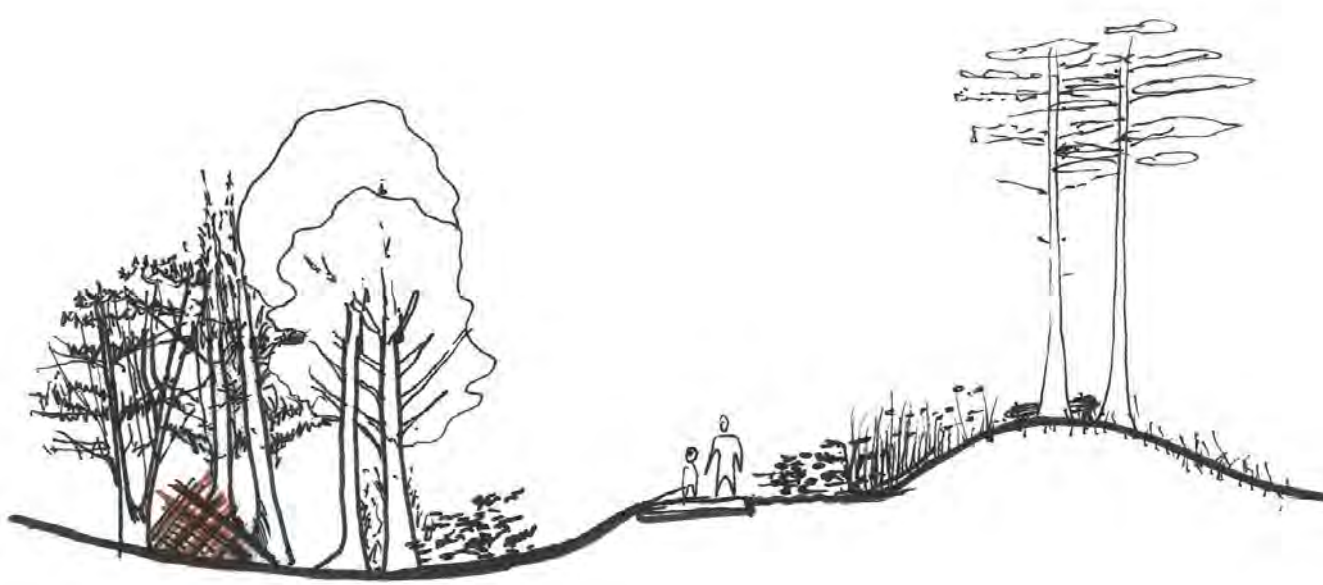
The new, enlarged public park is envisioned as an inspiring landscape, accessible to all. The new open space will provide enhanced activities, play, and recreation for the local community and act as a critical cultural and ecological asset for the area.



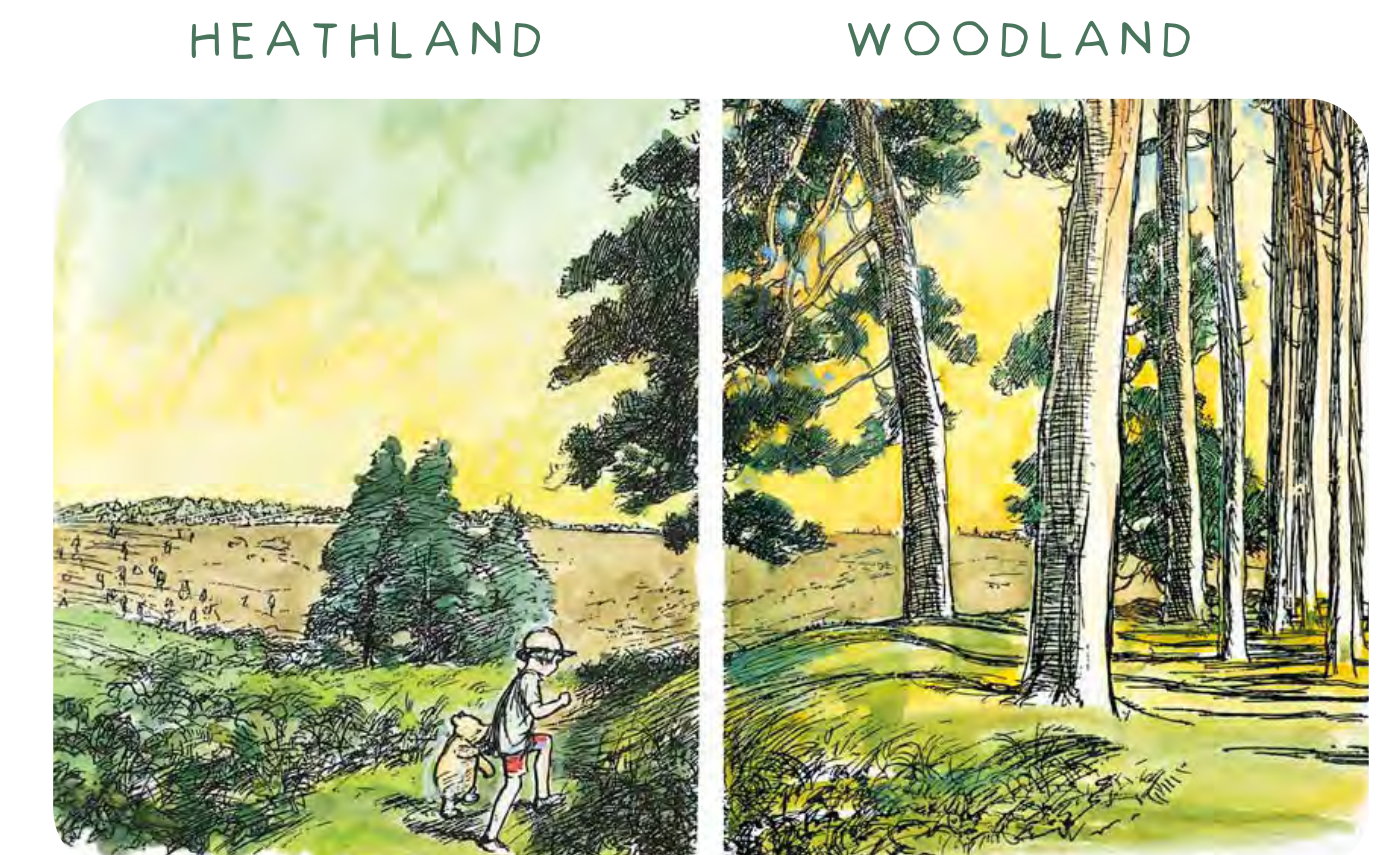
Places to climb, observe the nature, and relax



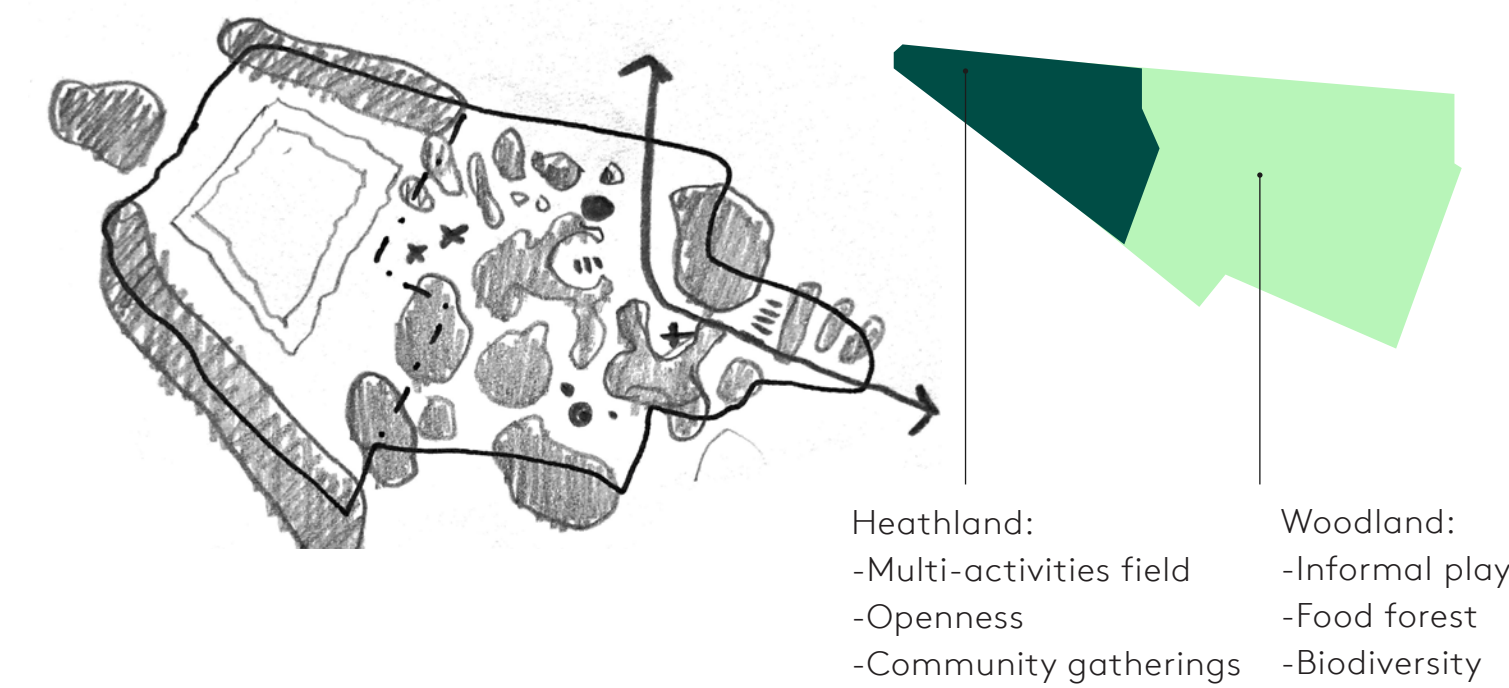
Feature tree clump next to a gentle slope for informal seating



Structures in the forest: cluster of trees
Accessible path with views on either side
Pine clump: Hilltop feature next to lush rolling ground



E.H. Shepard illustration of the Hundred Acre Wood



Community growing space integrated into the park's woodland area



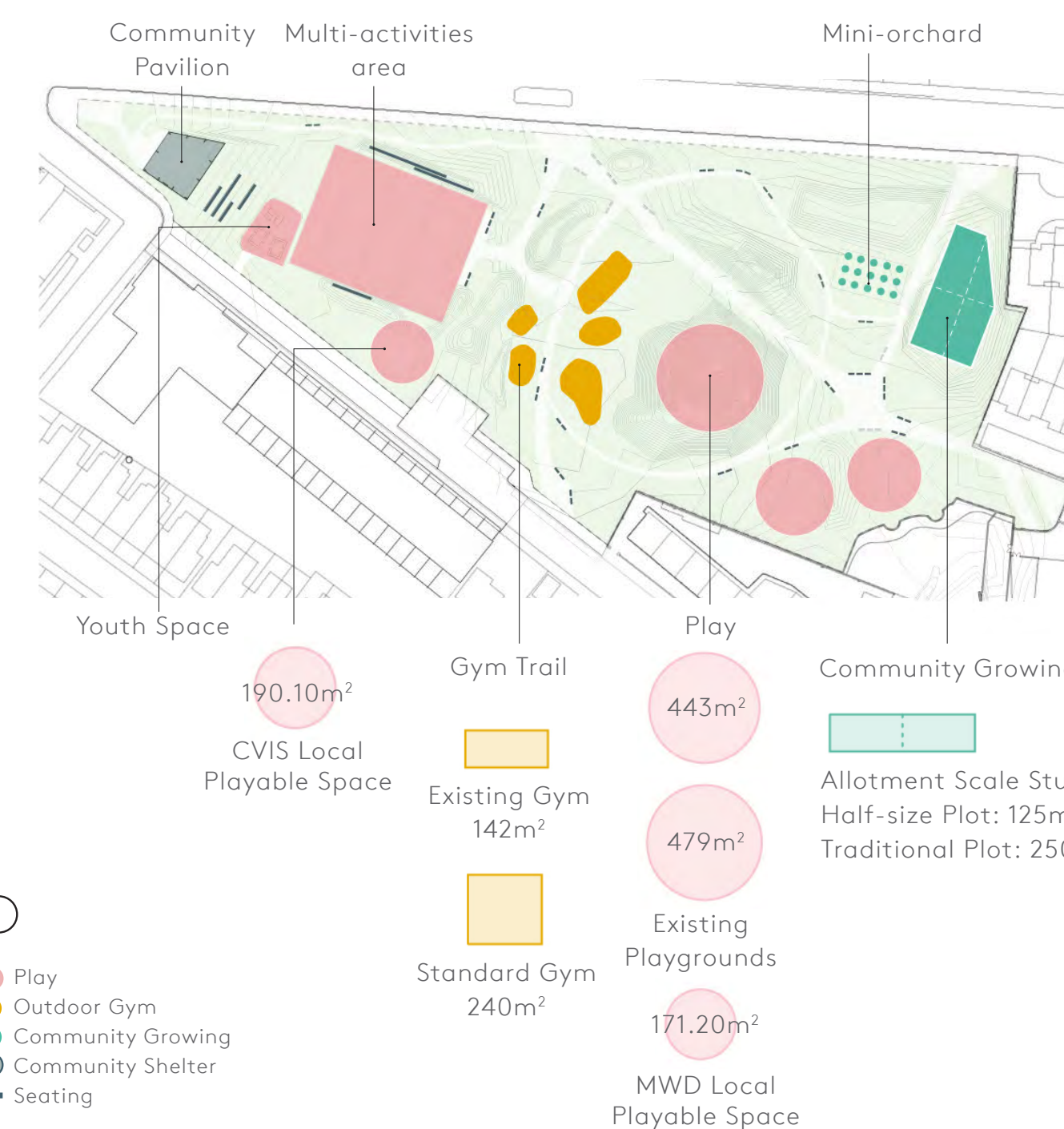
Playful topographic mounds within the landscape



Circular paths with seating and trees planted in areas to allow visibility



Outdoor gym trail to encourage exercise for all



Heathland

Open amenity space for various activities & seating along the woodland edge



Woodland

Playful clearings within the micro-forest and colourful biodiverse planting

Masefield, Wordsworth & Dickens House

How the design proposals have responded to feedback

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Since May 2021, the project team have held a number of engagement events and workshops with stakeholders, residents and the wider community to obtain feedback and ideas on the developing design proposals. This has included dedicated workshops and meetings with headteachers, governors, residents and pupils.

We have summarised below the key comments we received from residents and the local community across three key themes and how the designs have been developed to respond to your ideas and concerns. We have also set out some FAQs in the last board, with responses to broader questions about the project and next steps.



New school

The school spaces should be designed in a way that prevents the space from being excessively loud, or distracting, thus using calm colours, natural light, soft and natural materials and planning for reducing the acoustics.

Sustainability is a key principle in the design of the new school which will include high quality, durable materials that perform well to mitigate against issues such as noise. In addition, new planting and trees as part of the landscape proposals will also help to provide noise protection for surrounding homes. The material finishes for the school design will be neutral in colour, using a pale brick with subtle use of colour to accentuate building elements such as window frames and the entrance.

Just be careful with the choice of bricks. There are a lot of buildings around the area that are going for pale bricks. Maybe mix it up a bit. We don't want the whole neighbourhood to appear the same.

We have taken feedback on board and have explored a range of different brick tones that both complement surrounding buildings whilst also offering some range in the colour palette. We have included some Computer Generated Images (CGIs) which show the proposed brick tones for the new buildings.

One resident expressed concern about the effect of less parking on teachers



New homes

I don't like that new house building will take light out of my ground flat

Like the change, but a bit worried I may be losing light in my home, from the buildings in front

Throughout the design process, we have been working closely with a daylight and sunlight consultant to ensure neighbouring buildings are not adversely impacted. We have carried out modelling studies which have shown that surrounding homes will have good levels of daylight. The full report will be available as part of the planning application.

I understand you want to make it a car free zone but the size of the land you can put an underground car park like you've done with the other site that you rebuild and it would still be a car free zone.

An underground car park would require extensive excavation work, which is not only costly, but is not aligned with sustainable development principles including London-wide planning policies. Therefore an underground carpark would make the scheme unlikely to obtain planning approval and be built. Providing a car-free development will help to deliver a safe neighbourhood and will improve the local environment including air pollution. There are on-street parking spaces available in the neighbourhood for teachers that require it.

The larger building at the very end as long as not too tall will compliment the building across the road. The three large blocks that are next to Perrin house are a little worrying. How tall will they be. We will be totally overlooked.

There is an acute need for new homes, both in Brent and across London and the Council has a responsibility to efficiently use land to provide more affordable homes including large families. The new homes that are located next to Perrin House are 6-storeys each and all the buildings have been designed to sensitively respond to the surrounding area and is supported. Existing and proposed buildings within the immediate vicinity of the site across Malvern Road and Carlton Vale are up to 16 storeys



New park

Seems very crowded. Important to avoid changing the beauty of Saltram Crescent street

Brent Council has an obligation to deliver new homes by developing sites that provide sufficient homes to tackle the acute housing shortage across the borough and London-wide. The designs have been developed to sensitively respond to the local context and character of the existing neighbourhood, including the conservation area through the scale of the buildings which do not exceed 6-storeys. The height of Block G is in keeping with the wider townscape area of South Kilburn, given there are existing and proposed buildings within the immediate vicinity of the site across Malvern Road and Carlton Vale that are up to 16 storeys.

The outdoor spaces should include nice benches and spaces for picnics.

Protection from rain
Area for elderly, seating with easy access,
- not under tree, bird poo

The outdoor spaces have been designed to provide a range of spaces for the local community to enjoy the outdoors including older adults, parents and children and young people. Activities are integrated into the landscape and include natural play, multi-use activities, a community pavilion, a space for youth, an outdoor gym, seating and a growing space. The landscape will be open, accessible and playful with inter-generational recreation with a bio-diverse park to promote wellbeing. The entrance for the new school will face onto Stafford Road with a cul-de-sac which will have limited traffic, while the new, tree-lined Malvern Road will provide a natural barrier between the pavement and the road.

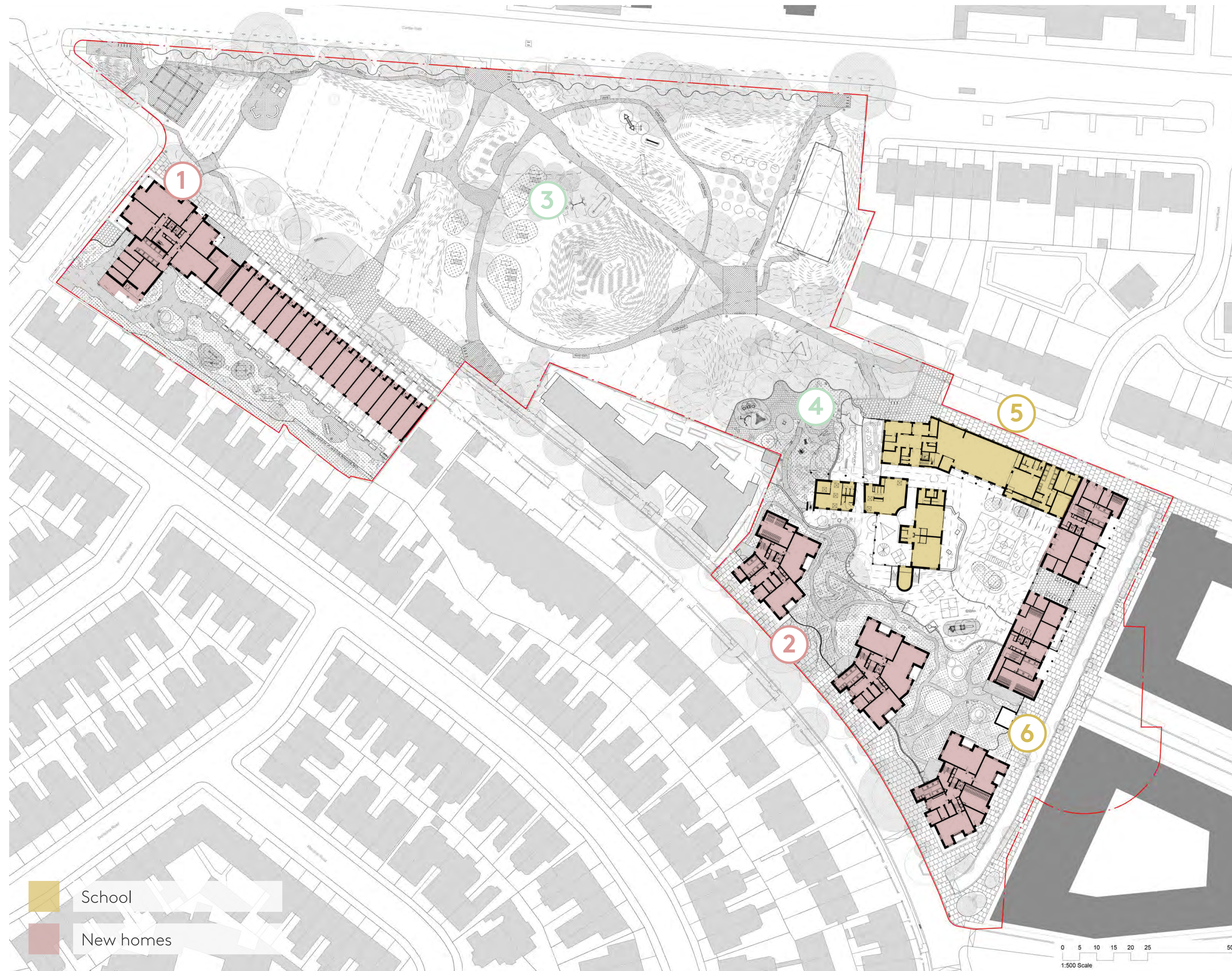
Open space to do whatever you want

Community uses,
Sensory garden

The gym space is too open. For safety reasons children under 14 years should not use it. Also, there should be some form of protection from the main road to prevent kids running on to it.

Masefield, Wordsworth & Dickens House

How the design proposals have responded to feedback



1

Massing and brick tones updated. All building heights reduced to maximum six storeys.



2

Additional ground floor dwelling introduced to further activate streets.

3

Park landscape and lighting design further developed based on residents comments.



4

Playground boundary further developed and updated to improve relationship with park.

5

School frontage to Stafford Road further developed and improved to create a more active facade.



6

Boundaries between housing and school as well as to the street refined.

THE PLANNING PROCESS

After the planning application is submitted, all of the documents will be available to the public on the planning portal. All properties within 100 metres of the site will also be sent notifications by Brent Council, inviting comments and feedback. You can provide your comments to the Planners before Councillors make a decision on the planning application. The formal consultation process on the planning application normally lasts 21 days.

WHAT DOCUMENTS AND REPORTS ARE INCLUDED IN THE PLANNING APPLICATION?

- Planning Statement
- Design and Access Statement
- Statement of Community Involvement
- Plans and drawings or information necessary to describe the subject of the application
- Landscape Statement
- Air Quality Assessment
- Archaeological Impact Statement
- Daylight/sunlight Assessment
- Ecological Assessment/Protected Species Survey
- Tree survey/Arboricultural Impact Assessment
- Energy Statement
- Sustainability Assessment including BREEAM pre-assessment and Circular Economy Statement
- Drainage Strategy
- Flood Risk Assessment
- Foul Sewage and Utilities Assessment
- Lighting Assessment
- Noise Impact Assessment
- Transport Assessment, including Travel Plan
- Servicing and Refuse Management Plan
- Fire Statement

FOR MORE INFORMATION PLEASE EMAIL THE ESTATE REGENERATION TEAM ON ERSK@BRENT.GOV.UK



USE THE QR CODE ABOVE TO VISIT OUR WEBSITE AND LEAVE YOUR FEEDBACK
www.masefieldwordsworthdickens.co.uk

FAQ's

What is the housing mix being proposed and how much of this will be affordable / social homes?

There will be a total of 146 new, high quality and sustainable homes delivered as part of the new development. The new homes will be a mix of affordable and market sale homes ranging from 1-, 2- and 3-bedroom apartments to 4-bedroom houses. 35% of the new homes will be for social rent and the remaining 65% will be private sale homes which will help to fund the development including the new school and social rent homes.

What is a car free development and why is it being proposed?

A car free development means that new residents will not be provided parking within the new development, except for blue badge holders. This responds to London policy from the GLA which requires new developments to promote sustainable and healthy neighbourhoods that promote walking and cycling and reduce the impact on the environment. Current Brent Council social housing tenants that are due to move into the new homes are aware that they will not get a car parking space as part of the new development. The lease agreements for private tenants will also set out conditions, including any restrictions on securing parking permits.

How will daylight and sunlight into existing homes be impacted?

Our team have been working with Waldrams (daylight and sunlight consultants) to help inform the design proposals and to ensure neighbouring properties are not adversely impacted. A recent study from Waldrams confirmed that all surrounding buildings, including properties on Saltram Crescent and Kilburn House will have good levels of daylight in accordance with BRE standards. Overall, the daylight/sunlight impact is considered acceptable in planning terms. A daylight/sunlight report will be publicly available for viewing as part of the planning application documents.

How will you be addressing safety and security including road safety for children?

The team have consulted with the Metropolitan Police to undertake a 'Secure by Design' process to ensure there is no adverse impact to security. The new development promotes natural surveillance through the new homes, which will activate the open spaces and help to deter crime while fobbed access will provide security for residents. By implementing a car-free development with pedestrian access, this helps to maximise safety for children with fewer vehicular routes in the neighbourhood.

How will the new park be managed and maintained?

Brent Council are reviewing the management strategy with the local authority's Park's Team and the landscape proposals have been developed with input from this team to ensure the new landscape can be maintained.

How will you protect existing trees in the proposals?

The development has been designed to sensitively respond to several constraints whilst also providing sufficient homes, including retaining as many high quality trees as possible.

How close will the buildings be to Saltram Crescent and Malvern Road?

The distance between the rear windows of Block G and the Saltram Crescent properties is approximately 28m, which is well above Brent's minimum policy of 18m.

The new buildings have been located to protect existing mature trees and new trees will be planted as part of the landscape proposals along with improved planting across the site.

What are the timescales for building completion?

A planning application will be submitted in 2022 and subject to planning consent, the anticipated start on site will be late 2023. The expected timescales for construction is estimated at 5 years (please note timescales provided are estimates and may change depending on planning and construction programmes).

WHAT HAPPENS NEXT...

Please note all dates to be confirmed

