



Catalyst *South Kilburn* News

Issue 2 – Autumn 2012



Mews houses on the rear of the Chicester Road development

Catalyst in South Kilburn

Catalyst is one of the leading housing associations in London and the South East, providing more than 21,000 homes through a wide range of rental and homeownership opportunities. Catalyst has been selected by Brent Council to build new homes as part of the regeneration of South Kilburn.

We recently completed Merle Court on Carlton Vale. We're also demolishing empty blocks on Cambridge Avenue and Rupert Road to make way for 208 new homes in the next phase of the regeneration of South Kilburn.

Catalyst Gateway, our community development charity, also helps South Kilburn residents with employment skills and support – from writing CVs and preparing for interviews, to confidence building and organising voluntary placements.



Catalyst
Housing

Building new homes on South Kilburn



View along Chichester Road

Merle Court completed

Merle Court provides 50 new homes on the site of a former petrol station on Carlton Vale. The completion of Merle Court has allowed residents from other blocks in South Kilburn to move to new homes there, leaving their previous properties vacant for demolition. This in turn enables us to start on the next phase of the regeneration.

The design of Merle Court features vertical 'fins' and coloured glass balconies. The colours of the glass and fins are randomly distributed to break up the regular appearance of the front of the building, giving it a friendly appearance and creating another landmark in South Kilburn.



Cambridge Avenue & Chichester Road



Mews houses at the rear of the Cambridge Avenue development

Chichester Road and Cambridge Avenue were once lined with villas. There were smaller mews homes behind them on Alpha Place. Demolitions in South Kilburn during the last century have led to the disappearance of traditional streets and their replacement with blocks of flats, unlike nearby areas such as Maida Vale.

Catalyst and Willmott Dixon are currently demolishing Wells Court, Cambridge Court and Ely Court to make way for 144 new homes. Their replacements will restore the traditional streetscape with 4 storey mansion blocks that have front doors onto the street and smaller mews homes behind.

As part of the redevelopment we'll be replacing the play spaces and providing new landscaping. Local residents will be involved in the selection of play equipment and plants.

View along Cambridge Avenue





Aerial view of Hicks Bolton and Bond House sites

Rupert Road

Catalyst and Wilmott Dixon are currently demolishing Bond House, Hicks Bolton House and Wood House to make way for 64 new homes exclusively for South Kilburn tenants. The development will also include a new and improved public open space.

Thames House was originally designed to be part of a longer development, which is why it has very few windows on the wall facing onto Rupert Road. The new building, which will replace Bond House, will connect to this wall and form an “L” shape enclosing the existing garden to the rear of Thames House. Once the building is complete

the garden will be replaced and improved to form a combined communal green space for the two blocks. We’ll be working with residents on the design of the new garden next year.

The block on the site of Hicks-Bolton House will have private gardens between the rear of the building and the back of the Baptist Church. Both blocks step down in height at one end to ensure that they do not block light from the lower floors of William Saville House.

The demolition of Wood House will make way for an enlarged and improved public park.

Green demolition

When buildings on South Kilburn are demolished to make way for brand new homes as much material as possible is recycled by our building contractors, Willmott Dixon:

- bricks, ceramics and concrete are crushed and re-used on site as temporary roads and a hard surface for scaffolding
- metal is segregated and sent for recycling
- plastics and plaster are taken away to a specialist materials recycling facility
- timber is converted to woodchip for animal bedding, fuel and landscaping.

Only hazardous materials such as asbestos are not reused. Asbestos removal is carried out under strictly controlled conditions by licensed contractors. All staff must be specially trained and the works are regularly inspected by the Health & Safety Executive to ensure they comply with regulations.

Wherever possible existing trees will be kept and protected throughout the works.

We are aware that the reduction in parking spaces is continuing to cause inconvenience for the surrounding residents. Now that the residents have moved out of the blocks to be demolished we hope there will be reduced pressure on the remaining spaces.

Up to 15 lorries a day will be arriving during the demolition and excavation. This will be managed to avoid blocking the roads and to avoid school-run times. Staff will be washing the wheels of the lorries leaving the site and cleaning the road as often as necessary.

Please remember that building sites can be dangerous and remind your children not to play on them. If you see anyone on the sites who shouldn't be there, please call our 24 hour helpline on **07989 345 659**.

You can come and talk to us about the construction of the new buildings at our drop-ins. These take place on the first Monday of every month between 3 and 7pm at the Willmott Dixon Site office, 2 Peel Precinct.

For more information contact

Kate Candler,
Community Liaison Manager, Willmott Dixon
07870 811 668

Willmott Dixon 24 Hour helpline
07989 345 659
(outside of office hours this will go through to the onsite security)





Neha & Pallvi Teji are doing volunteer work at Catalyst Gateway offices

Work club supports residents back to work



Henrietta Okang-Dapaa

Henrietta Okang-Dapaa had spent several years at home looking after her three young children before she tried to get back into employment. 'But it was difficult' she explained. 'I had retail experience but no office skills and I hadn't worked for a long time.'

Henrietta found out about the work club on South Kilburn, run by Catalyst Gateway, and went there to meet the employment and training adviser, Valerie Francis. 'Valerie was great – she helped me put my CV online and gave me advice and help with my job searching. She also suggested broadening my search beyond retail –

and in fact it was Valerie who said I should give my CV to the building contractors, Willmott Dixon.'

At the interview, Henrietta explained that she didn't have any administration skills but that if she was given the opportunity she would work hard and learn the different systems and procedures. 'They took a chance on me - and I'm really happy'.

As part of her training, Henrietta is studying with Brent Adult and Community Education Service (BACES), who are one of the work club's partners. BACES supports local residents to improve their skills and employment opportunities and is helping Henrietta complete a course in ICT. 'I'm doing a level 1 course, but when it finishes I'm hoping to go on and do level 2 as well', said Henrietta. 'I'm really so grateful to be given this opportunity and now I'm out of the house I'm really enjoying it.'

For more information about the work club

you can call in and see them at The BACES Centre in Carlton Vale or contact

Valerie Francis on 020 8832 3497 / 07977 077 589 or e-mail Valerie.francis@catalystgateway.org.uk



◀ Valerie Francis

Grow your own

Enjoy the taste of vegetables straight from the ground, learn new skills and create a new green space in your neighbourhood. There's an opportunity to create a new Community Kitchen Garden on South Kilburn and we want to hear from anybody interested in helping to get it started.

At Westcott Park in Acton residents have created a community garden on a narrow site between two railway lines which had been used as a tip and was overgrown with thick bushes. The garden now includes raised beds to plant vegetables and flowers, an orchard, a wildlife area with a pond, a flower meadow, beehives and a place to keep chickens. One resident who uses the garden said; "We've had beetroot, peas, potatoes and cauliflower from the garden. It tastes better than the stuff from the shops – especially the peas."

The garden on South Kilburn will be beside the BACES Centre on Carlton Vale.



For more information about getting involved in creating a new green space in South Kilburn

please contact Catalyst Gateway on **08454 379 705**



"It's just nice to watch things grow. Also to be in a natural setting - It's an oasis away from the city."

Westcott Park resident

A stitch in time saves you money

Whether you've just moved to a brand new home or want to give your current home a new look, buying new curtains, blinds and soft furnishings can be expensive. That's why we've set up a sewing club for interested residents to build on existing skills, or learn from scratch in a friendly and supportive environment. The BACES Centre has a sewing room, machines and professionals to advise and teach you.



For more information
call Catalyst Gateway on
08454 379 705 or e-mail
enquiries@catalystgateway.org.uk

South Kilburn contacts

Willmott Dixon,
Kate Candler, Community Liaison Manager
07870 811 668
kate.candler@willmottdixon.co.uk

Willmott Dixon 24 Hour helpline
07989 345 659 (outside of office hours this will go
through to the onsite security)

Housing management for Catalyst residents;
Nikeel Hussain, Neighbourhood Manager
0208 438 1816
Nikeel.Hussain@chg.org.uk

Managing moves into Catalyst properties; Les
Warren, Community Regeneration Advisor
020 8832 3219
Leslie.Warren@catalystgateway.org.uk

Catalyst Gateway
08454 379 705
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