Consultation Event on:
Tuesday 18th September 2018, 3pm – 8pm

Held at:
Preston Library, Carlton Avenue East, Wembley, HA9 8PL
Preston Library, Carlton Avenue East

Overview

Brent Council is working with 5plus Architects and Preston Community Library on redevelopment proposals for Preston Library. The proposals will provide residential accommodation, a new community library for local people and make a positive contribution to the area. This pamphlet gives more details about what is planned, the consultation event and how you can have your say.

This is your community so it is important that your views are heard and taken into account as the design develops towards a detailed planning application submission in 2019.
Preston Library, Carlton Avenue East

Summary of Proposals

› 206sqm of new community library space
› 12 residential flats
› Private and communal amenity space
› 4 car parking spaces
› 12 covered cycle parking spaces

Project Team

Client: Brent Council with support from Preston Community Library
Architects: 5plus Architects
www.5plusarchitects.com
Employers Agent: Calford Seaden
www.calfordseaden.com

Why is this development being proposed?

Preston Library comes within class D1 of the Planning Use Classes Order. This would permit uses such as a day nursery, school library, or community use. The building was previously reconfigured for temporary education use but has not been needed for school places since July 2017. As an interim solution, the Council agreed a short-term licence agreement with Preston Community Library to use the building as a community library. ‘Preston Community Library’ is a registered charity (no. 1148971) and dedicated to reinstating library service provision as an independent, volunteer-run facility.

New London Plan

It is widely appreciated that we are not building enough new homes in this country. The New London Plan sets the ten-year targets for net housing completions which each local planning authority should plan for. Boroughs must include these targets in their Development Plan documents. For the London Borough of Brent, the 10 year housing target from 2019/20 to 2028/29 is currently 29,150 new homes (2,915 per year.) Therefore Brent Council needs to create opportunities to build more homes that can house our growing population.

Community Library

Brent is one of the most culturally diverse boroughs in the UK. Integration and creating a borough in which people from different backgrounds and cultures can get on well together is key to making Brent a better place to live and work. Through working in partnership with Preston Community Library, the Council has been able to develop plans for an independent, purpose-built, flexible community library which can better meet the needs of local people, and enhance their quality of life.

Brent Council want to undertake a mixed redevelopment of the site that can deliver much needed new homes and help make a positive contribution to the local area.
We would like to hear your views on our proposals. We will be holding a public event where you can: find more information; talk to the project team at Brent Council, and the architects who have developed the plans; and share your views.

Please could you let us know:

Q1. How the proposals contribute to the local area?

Q2. Preston Community Library currently offers:

- Books, newspapers and magazines
- Computers and Wi-Fi
- Classes including languages, IT, yoga and art
- Community cinema
- Memory lounge
- Book group
- Knitting group
- Chess club
- Author events
- Under 5s story and rhyme time
- Metropolitan Police surgeries

Is there any other provision that you would like to see within the new community library?

Q3. Do you have any further comments about the redevelopment proposal?

Thank you for taking the time to complete this form. Please post your completed forms to:

Tanveer Ghani, Project Manager
Brent Council - Property
7th Floor, Brent Civic Centre
Engineers Way
Wembley HA9 0FJ

or email your response to:
Property.Team@brent.gov.uk

All forms need to be received by 5pm, 5th October 2018

You are providing your information to Brent Council. The Council’s Data Protection Officer can be contacted via dpo@brent.gov.uk.

Your information is collected for the purpose of consultation on the redevelopment proposal for Preston Library. This is in accordance with the Council’s powers under Section 122 of the Local Government Act 1972 which allows Brent to appropriate land to transfer the use from one purpose to another.

The information will be shared with Preston Community Library in order to inform which services should be provided from the new community library. The information shall be retained up to 5 years from completion of the project and shall be processed in adherence to your legal rights, including but not limited to the right to withdraw consent, right to copies of your information and right to be forgotten. You have a right to lodge a complaint with the Information Commissioner’s Office (www.ico.org.uk). Further information can be found at www.brent.gov.uk/privacy.