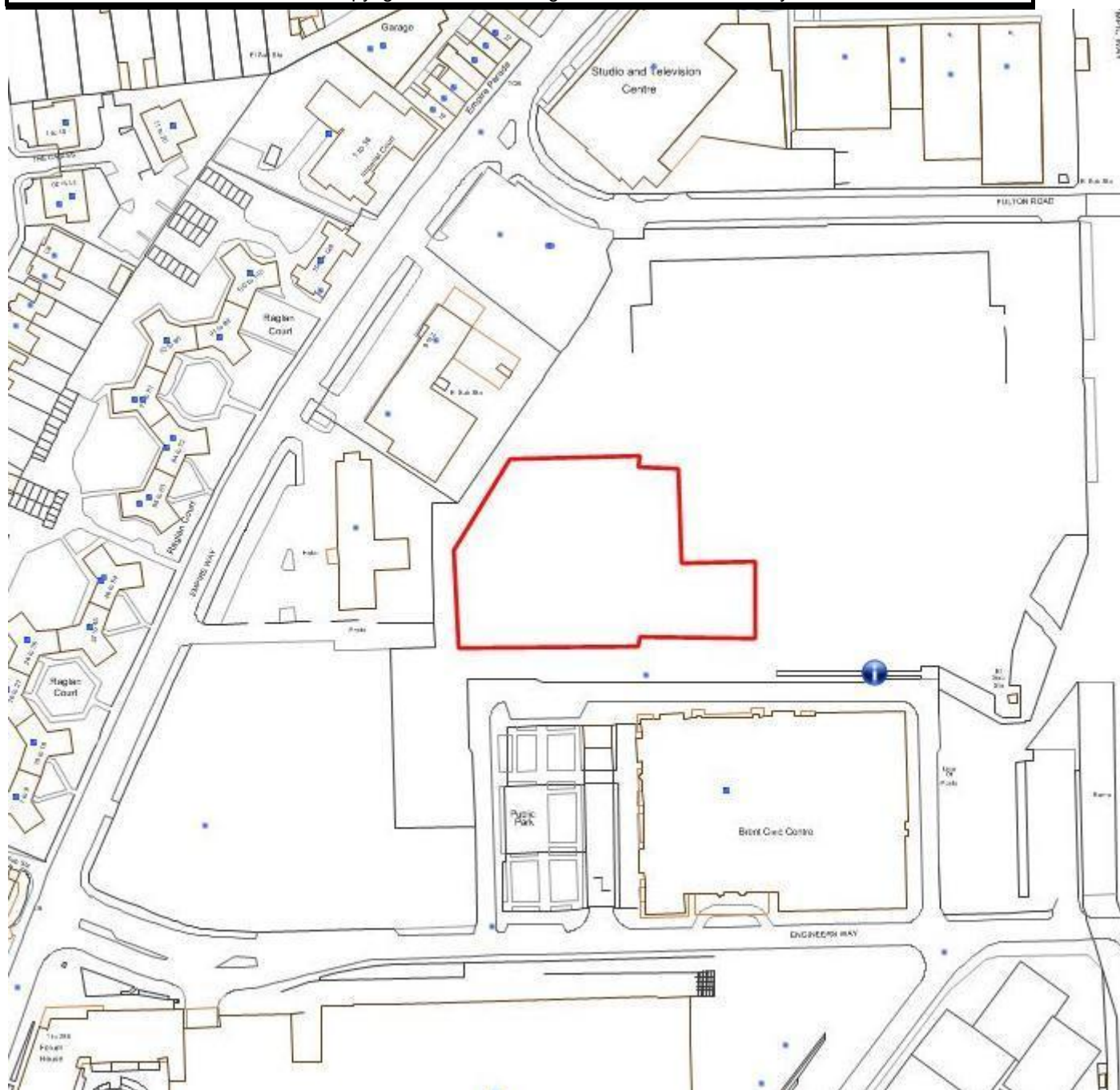




Planning Committee Map

Site address: Land Adjacent to Quality Hotel and Dexion House, Yellow Car Park, Fulton Road, Wembley

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This map is indicative only.

RECEIVED: 6 November, 2014

WARD: Tokyngton

PLANNING AREA: Wembley Consultative Forum

LOCATION: Land Adjacent to Quality Hotel and Dexion House, Yellow Car Park, Fulton Road, Wembley

PROPOSAL: Proposed erection of 1- to 20-storey building comprising 370 residential units, 693 sqm of non-residential floorspace (use class A1 (retail), A2 (financial and professional), A3 (cafe/restaurant), B1(Business), D1 (community) or D2 (assembly and leisure)) and associated residential parking spaces, private communal landscaped garden, ancillary spaces, and associated plant, landscaping, cycle storage and refuse provision.

This application is submitted pursuant to conditions 1 (Reserved Matters in relation to Layout, Scale, Appearance, Access and Landscape), 9 (Noise), 23 (Sustainability Implementation Strategy) and 28 (Affordable Housing Storage) in relation to Plot NW06 of outline planning permission reference 14/3054 which varied outline planning consent reference 13/1323 (section 73 application) and 10/3032 (original consent), with details also submitted pursuant to paragraphs 4 (Affordable Housing), 10.5 (Demolition), 12 (sport and play space) and 19 (Brent Access Forum) of the first schedule of the Section 106 legal agreement

Outline Planning Consent reference 10/3032 was for:
Demolition of existing buildings and the mixed-use redevelopment of the site to provide up to 160,000m² of floorspace (GEA, excluding infrastructure) comprising:

- Retail/financial and professional services/food and drink (Use Class A1 to A5): 17,000m² to 30,000m²
- Business (Use Class B1): up to 25,000m²;
- Hotel (Use Class C1): 5,000m² to 20,000m²;
- Residential dwellings (Use Class C3): 65,000m² to 100,000m² (815 to 1,300 units);
- Community (Use Class D1): 1,500m² to 3,000m²;
- Leisure and Entertainment (Use Class D2): up to 5,000m²;
- Student accommodation/serviced apartments/apart-hotels (Sui Generis): 7,500m² to 25,000m²;

and associated infrastructure including footways, roads, parking, cycle parking, servicing, open spaces, landscaping, plant, utilities and works to Olympic Way, and subject to a Deed of Agreement dated 24 November 2011 under Section 106 of the Town and Country Planning Act 1990, as amended

APPLICANT: Quintain (Wembley Retail Park) Ltd

CONTACT: Signet Planning Ltd

PLAN NO'S:
See condition 1.

RECOMMENDATION

To approve the Reserved Matters subject to conditions after paragraph 45 and approve details pursuant to conditions 1, 9, 23 and 28 in relation to plot NW06.

SECTION 106 DETAILS

The outline planning consent was subject to a comprehensive section 106 legal agreement and this development would be subject to that agreement. Details of the agreement are available in the committee

report for the outline planning consent (reference 10/3032).

CIL DETAILS

The Outline planning permission was approved prior to the introduction of CIL and as such, the financial contributions are secured through the Section 106 agreement rather than CIL.

CIL Liable?

Yes/No: No

EXISTING

The application site for the outline planning consent comprises the land to the north, east and west of the Brent Civic Centre, situated between Engineers Way, Fulton Road, Empire Way and Olympic Way but excluding the Quality Hotel, Dexion House site and the former Fulton House site (corner of Fulton Road and Empire Way).

This reserved matters application relates to Plot NW06, situated on the western side of the outline planning application site, to the north of the Brent Wedding Garden and to the east of the Quality Hotel and Dexion House site.

DEVELOPMENT SCHEDULE

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain
assembly and leisure				116	116
financial and professional services				116	116
general business use				116	116
non-residential institutions				116	116
restaurants and cafes				116	116
shops				116	116

TOTALS in sqm

Totals	Existing	Retained	Lost	New	Net gain
				696	696

Monitoring Residential Breakdown

Existing

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
Flats û Market										
Bedsits/Studios & Market										
Affordable Rent Flat										
Flats û Intermediate										

Proposed

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
Flats û Market	167	167	4							338
Bedsits/Studios & Market	1									1
Affordable Rent Flat	6	6	6							18
Flats û Intermediate	6	3	4							13

HISTORY

Outline planning consent was granted for the comprehensive re-development of the land surrounding the

Brent Civic Centre in 2010. This plot represents the second plot that is to be delivered pursuant to the outline planning consent.

While all matters are reserved within this planning consent, the key parameters of the development were fixed through the approval of parameter plans, a "development specification", conditions and the Section 106 agreement. The parameter plans set a number of factors including the location of external walls and heights of the various elements of the buildings.

As Quintain developed their proposals for Plot NW01 and NW06, improvements were made to the layout and massing within these two sites and these were captured within applications for minor material amendments to the outline consent.

This application relates to the building within Plot NW06. Two applications have been submitted concurrently with this application which seek approval of the land surrounding this plot, including the park which is to be situated on the eastern side of the building (to the north of the Civic Centre) and the access roads to the north and west.

10/3032 – ORIGINAL OUTLINE APPLICATION – Granted 24 November 2011

Outline application, accompanied by an Environmental Impact Assessment, for the demolition of existing buildings and the mixed-use redevelopment of the site to provide up to 160,000m² of floorspace (GEA, excluding infrastructure) comprising:

- a) Retail/financial and professional services/food and drink (Use Class A1 to A5): 17,000m² to 30,000m²
- b) Business (Use Class B1): up to 25,000m²;
- c) Hotel (Use Class C1): 5,000m² to 20,000m²;
- d) Residential dwellings (Use Class C3): 65,000m² to 100,000m² (815 to 1,300 units);
- e) Community (Use Class D1): 1,500m² to 3,000m²;
- f) Leisure and Entertainment (Use Class D2): up to 5,000m²;
- g) Student accommodation/serviced apartments/apart-hotels (Sui Generis): 7,500m² to 25,000m²;

and associated infrastructure including footways, roads, parking, cycle parking, servicing, open spaces, landscaping, plant, utilities and works to Olympic Way, and subject to a Deed of Agreement dated 24 November 2011 under Section 106 of the Town and Country Planning Act 1990, as amended

13/1323 – VARIATION APPLICATION – Granted 18 September 2013

Variation of condition 4 of Outline Planning Consent reference 10/3032 to allow minor material amendments to the parameter plans in relation to Plot NW01, situated in the south-western corner of the application site at the junction of Empire Way and Engineers Way.

13/2799 – RESERVED MATTERS FOR NW01 – Granted 16 December 2013

Erection of a series of 5- to 16 storey buildings within Plot NW01 situated on the corner of Engineers Way and Empire Way comprising 475 residential units and 1,061 square metres of commercial floorspace (Use Class B1 (Business), D1 (non-residential institution), D2 (leisure and assembly), A1 (retail), A2 (professional and financial services) or A3 (restaurant and café)) and associated residential parking spaces, private communal landscaped garden, ancillary spaces, and associated plant, cycle storage and refuse provision.

14/3054 – VARIATION APPLICATION – Granted 31 October 2014

Variation of condition 4 of outline planning permission reference 13/1323 to allow minor material amendments to the parameter plans in relation to plots NW06, NW07 and the proposed open space, namely: the siting, size and layout of plots NW06 and NW07, the heights of elements of the building within Plot N06, the siting of the open space, change to the vehicular access point for plot NW06.

14/4541 – PARK AND ACCESS ROADS – Currently being considered

Proposed construction of park (publicly accessible open space), a "pocket park", access roads and other associated hard and soft landscaping works and infrastructure and alteration to existing access roads, and access to Fulton Road.

14/4555 – ACCESS ROAD TO WEST OF NW06 – Currently being considered

Proposed hard and soft landscaping works involving the construction of a new access road adjacent to the rear boundary of the Quality Hotel and Dexion House including footway and loading bays, substations and other associated hard and soft landscaping works.

POLICY CONSIDERATIONS

The policies relating to this application and the wider outline planning consent are as follows:

NATIONAL

National Planning Policy Framework

REGIONAL

The Mayor of London
The London Plan 2011

The revised London Plan was adopted in July 2011 and sets out an integrated social, economic and environmental framework for the future development of London. Relevant Policies include:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.6 Children and Young People's Play and Informal Recreation
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 4.2 Offices
- 4.5 London's Visitor Infrastructure
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.6 Decentralised Energy in Development Proposals
- 5.7 Renewable Energy
- 5.9 Overheating and Cooling
- 5.10 Urban Greening
- 5.11 Green Roofs and Development Site Environs
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 5.15 Water Use and Supplies
- 5.21 Contaminated Land
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.1 Building London's Neighbourhoods and Communities
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.14 Improving Air Quality
- 7.15 Reducing Noise

The Mayor's Transport Strategy

Supplementary Planning Guidance – Sustainable Design and Construction (May 2006)

Supplementary Planning Guidance – Accessible London: Achieving an Inclusive Environment (April 2004)

LOCAL

Wembley Area Action Plan

- WEM 1 Urban form
- WEM 3 Public realm
- WEM 4 Public art
- WEM 5 Tall buildings
- WEM 8 Securing design quality
- WEM 15 Car parking standards
- WEM 16 Walking and cycling
- WEM 18 Housing mix
- WEM 19 Family housing
- WEM 21 Wheelchair housing and supported housing
- WEM 29 Community facilities
- WEM 32 Urban greening
- WEM 38 Play provision

Brent Local Development Framework Core Strategy 2010

CP 1 Spatial Development Strategy
CP 2 Population and Housing Growth
CP 3 Commercial Regeneration
CP 5 Placemaking
CP 6 Design & Density in Place Shaping
CP 7 Wembley Growth Area
CP 14 Public Transport Improvements
CP 15 Infrastructure to Support Development
CP 16 Town Centres and the Sequential Approach to Development
CP 18 Protection and Enhancement of Open Space, Sports and Biodiversity
CP 19 Brent Strategic Climate Mitigation and Adaptation Measures
CP 21 A Balanced Housing Stock
CP 23 Protection of existing and provision of new Community and Cultural Facilities

Brent Unitary Development Plan 2004

Strategy

The relevant policies in this respect include Policies STR3-4 (prioritising locations and land-uses to achieve sustainable development), STR5 and 6 (reducing the need to travel), STR9 (role of GLA Roads and London Distributor Road) STR12-15 (protecting and enhancing the environment), STR25 (meeting employment need), STR29 (Vitality and Viability of the Borough's Town and District Centres, and the role of Wembley and Kilburn as major centres)

Policies

BE1 Urban Design Statements
BE2 Local Context & Character
BE3 Urban Structure: Space & Movement
BE4 Access for disabled people
BE5 Urban clarity and safety
BE6 Landscape design
BE7 Streetscene
BE8 Lighting and light pollution
BE9 Architectural Quality
BE10 High Buildings
BE11 Intensive and Mixed Use Developments
BE12 Sustainable design principles
BE13 Areas of Low Townscape Quality
BE17 Building Services Equipment
BE34 Views and Landmarks
EP2 Noise and Vibration
EP3 Local air quality management
EP6 Contaminated land
EP12 Flood protection
EP15 Infrastructure
H11 Housing on Brownfield sites
H12 Residential Quality – Layout Consideration
H13 Residential Density
H22 Protection of Residential Amenity
TRN1 Transport assessment
TRN2 Public transport integration
TRN3 Environmental Impact of Traffic
TRN4 Measures to make transport impact acceptable
TRN9 Bus Priority
TRN10 Walkable environments
TRN11 The London Cycle Network
TRN12 Road safety and traffic management
TRN13 Traffic calming
TRN14 Highway design
TRN15 Forming an access to a road
TRN16 The London Road Network
TRN17 Restrictions on New Roads
TRN22 Parking Standards – non-residential developments
TRN23 Parking Standards – Residential developments
TRN24 On-street parking
TRN25 Parking in Town Centres

TRN28 Restrictions on off-street public parking and contract parking
TRN30 Coaches and Taxis
TRN31 Design and Land Take of Car Parks
TRN34 Servicing in new developments
TRN35 Transport access for disabled people & others with mobility difficulties
Appendix TRN2 Parking and Servicing Standards
EMP2 Small and medium sized enterprises
EMP3 Childcare facilities in Employment Developments
EMP9 Development of Local Employment Sites
EMP10 The Environmental Impact of Employment Development
EMP14 Design of Business Developments
EMP20 Creative Industry Proposals
SH2 Major Town Centres
SH10 Food and Drink (A3) Uses
SH11 Conditions for A3 Uses
SH19 Rear servicing
TEA1 Location of large-scale Tourist, Visitor and ACE uses
TEA2 Location of small-scale Tourist, Visitor and ACE uses
TEA4 Public Art
TEA6 Large Scale Hotel Development
TEA7 Small Scale Hotel Development
OS18 Children's Play Areas
OS19 Location of Indoor Sports Facilities
CF1 Location of Large Scale Community Facilities
CF2 Location of Small Scale Community Facilities
CF4 Community Facilities Capable of Holding Functions
CF6 School Places
CF7 New Schools
CF8 School Extensions
CF11 Day Nurseries
CF13 Primary Health Care / GP Surgeries
CF14 Places of Worship
WEM2 Pedestrian Route/Promenade
WEM4 Residential Development within the Wembley Regeneration Area
WEM5 Relocation of Existing Businesses
WEM7 Access to development – the National Stadium Policy Area
WEM9 Comprehensive Development – The National Stadium Policy Area
WEM11 On-street parking controls for Wembley
WEM12 Short stay car parking in the Wembley Regeneration Area
WEM16 Urban design quality – Wembley Regeneration Area
WEM17 The public realm – Wembley Regeneration Area
WEM18 Design of Buildings Along Olympic Way
WEM19 Views of the Stadium
WEM22 Libraries in Wembley
WEM27 Opportunity sites at the Junction of Olympic Way and Engineers Way

Brent Council Supplementary Planning Guidance and Documents

SPG3 Forming an access to a road
SPG12 Access for disabled people
SPG13 Layout standards for access roads
SPG17 Design Guide for New Development
SPG19 Sustainable design, construction and pollution control
SPD Section 106 Planning Obligations
Destination Wembley – A framework for development (2003) Supplementary Planning Guidance
Wembley Masterplan 2009

Other Council Publications

Wembley Vision (2002)
Wembley From Vision to Reality (2007)

SUSTAINABILITY ASSESSMENT

The key sustainability requirements were set out within the Outline planning consent, which included a requirement to meet Code for Sustainable Homes level 4, BREEAM "Excellent" for non-residential floor

space comprising more than 10 % of the plot area, a site-wide gas fired CHP engine provided within a single energy centre before completion of the 780th unit, future connection to a district heating system if provided in the future, up to 3,300 sqm of photo voltaic (PV) panels across the site, a minimum score of 50 % of the SPG19 sustainability checklist and to meet the Mayor of London's Essential Standards as set out within the 2008 revision of the London Plan.

A pre-assessment has been submitted which demonstrates that the scheme will meet Code for Sustainable Homes level 4 and the non-residential floorspace does not comprise more than 10 % of the floorspace. The applicant has confirmed that the scheme will be connected to the site wide heat network served by a single energy centre at the appropriate time and proposes gas fired boilers in the interim. A SPG19 sustainability checklist has been submitted demonstrating that the proposal will meet the minimum level of 50 %. The submission confirms that the Essential Standards will be met.

The energy centre to serve the units is to be provided within this building rather than in the adjoining plot, NW09. It has been moved into this plot to ensure that it is delivered in accordance with the requirements set out within the Outline Planning Consent and to ensure that the associated credits can be awarded through the Code for Sustainable Homes which requires the delivery of CHP engines prior to the completion of a certain proportion of units within an outline consent. The early delivery of the energy centre is considered to be positive. It requires the provision of a smaller CHP engine at the start to ensure that it runs efficiently, with a larger or additional CHP engine to be installed within this energy centre when more units are delivered.

The proposal demonstrates that the development will meet the sustainability requirements as set out within the Outline Planning Consent.

CONSULTATION

Letters sent: 13 November 2014
 Site Notices: 17 November 2014
 Press Notice: 20 November 2014

A letter of objection has been received from Fountain Studios citing the following issues:

Issue	Paragraph
Fountain Studios is very concerned about the effects of the proposals upon its business and strongly objects to what is proposed unless suitable arrangements are in place to ensure that the use of its television studios is not put at any risk by what is proposed.	39-44
These concerns relate to the noise and vibration associated with the construction works and to potential obstruction of the vehicular access to the studios.	39-44
Much of the recording equipment at the Studios is highly sensitive to disturbance caused by noise or vibration. Construction works have affected studios elsewhere that would have made the recording or transmission to the required standard impossible had the works not been stopped immediately.	39-44
Fountain Studios would like to be satisfied that everything possible is done so that the construction and use of the proposed development does not disrupt the production of programmes.	39-44
A lot of equipment is transported to the studios, mostly by large lorries and trucks. Fountain studios is concerned that external works or road closures may prevent or impede access.	39-44
Fountain Studios would like to have discussed the proposals and any mitigation measures with Quintain.	39-44
Further information is required on the management of noise and vibration during construction and the management of the highway works proposed at the junction of Fulton Road and Empire Way.	39-44
The application submission does not provide the details of the Construction Logistics Plan or the Proposed Demolition and Construction Commitments from the outline consent. The commitments that are provided within the Development Specification provide little comfort to fountain studios as the proposed working hours will affect the studios and it is not clear how the measures to ensure that vehicles do not impede access to the studios will be enforced. Concrete crushers are to be sited away from residential occupiers, but there is no mention of non-residential buildings.	39-44

The submission does not include information about the extent of the road works, their duration, how existing premises will be affected and what measures are proposed to mitigate against the impacts.	39-44
It is vital that suitably drafted, enforceable conditions are imposed or that planning obligations deal with access to the studios and with noise disturbance and vibration.	39-44

Safer Streets:

No objection.

Highways:

No objections subject to the inclusion of 300 mm wide protective margins on the car park entrance.

The comments from Highways and Safer Streets are discussed in more detail within the remarks section of this report.

Thames Water

No comments.

REMARKS

1. This application seeks the approval of Reserved Matters and three conditions (noise, sustainability implementation strategy and Affordable housing storage) relating to the outline planning consent and as such, this report considers the merits of these details. Matters that have already been approved within the outline consent will not be discussed in detail within this report. This includes merits of the proposed uses within the building or the heights or locations of the elements of the building. The report will discuss how these are delivered within the scheme.
2. As discussed above, two separate applications have been submitted for the land adjacent to this building. The Outline consent requires the delivery of the park with the first of the two plots directly adjoining it and the delivery of the accesses to the plots from the public highway. They have been submitted within separate applications as the application reports for the roads and park were not ready for submission at the time that the application for the building within plot NW06 needed to be submitted. However, they were submitted in time for them to be considered concurrently and they are all discussed within this report.
3. The proposals relating to the park and the internal access roads to Fulton Road has been submitted as a separate Reserved Matters application pursuant to the outline planning consent. The application for the access road to the west of the building has been submitted as a separate full planning application (i.e. not pursuant to the outline planning consent) as it represents the proposed interim treatment of this space until subsequent plots come forward.

Uses within the site

4. The proposed uses accords with the Outline planning consent with the scheme being residential led with some non-residential uses at ground level. The applicant seeks a large amount of flexibility with regard to the non-residential uses, with the 693 square metres of floorspace proposed to be within Use Class A1, A2, A3, B1, D1 or D2. This flexibility is sought to ensure the spaces can be let when delivered. Nevertheless, the applicant is required to deliver a 300 sqm community centre within the outline consent area and this is shown on the northern side of the building. They are also required to deliver a minimum of 750 sqm of low cost employment floorspace within the first two buildings and there is sufficient commercial floorspace to provide this within Plot NW01 (currently under construction) and NW06 (this site).
5. The outline consent allows all of these uses to be delivered within the site and as this is the first site to be delivered, there is sufficient floorspace that can be delivered for all of the uses. As such, this is considered to be acceptable. The applicant has specified that some of the commercial floorspace may be delivered as "Low Cost Employment Space" which would fall within Use Class B1.
6. The park represents a major piece of infrastructure that has been highlighted in the Wembley Masterplan and Wembley Area Action Plan.

Mix of residential units

7. A total of 370 residential units are proposed of which 10 % are required to be Affordable (measured by floorspace). The mix of units is as follows (by unit number):

	Private	Intermediate	Affordable rent	Total
Studio	1	0	0	1
1-bed	167	6	6	179
2-bed	167	3	6	176
3-bed	4	4	6	14
Total	339	13	18	370

8. The proportion of Affordable Homes was set within the Outline consent. The viability of the scheme was considered by the Valuation Office Agency (the VOA). The VOA concluded that the maximum proportion of Affordable Housing that could be provided is 10 % measured by floorspace. However, your officers secured a review mechanism that is applied 12 months after the completion of the first plot and tests actual sales values of homes and construction costs. This can increase the proportion of Affordable Housing up to a maximum of 17.5 %. The first plot is currently being constructed and as such, the review mechanism has not yet been triggered.
9. The mix of units is specified within the Development Specification that was approved within the Outline Planning Consent, setting ranges for the proportion of units by size and tenure. The proposed mix complies with the approved unit mix in relation to some unit types. However, it does not with regard to others. Of particular concern is the shortfall of three bedroom units within the initial submission, with only 1.9 % of private homes having 3 bedrooms (calculated by habitable room) when the Development Specification requires between 6 % and 10 %. This is compounded by a shortfall of 11 3-bedroom homes within NW01. The target for the provision of 3-bedroom homes is applicable across the masterplan area and as such, shortfalls can be addressed in subsequent plots and this approach was taken within the NW01 proposals. However, a total of 845 flats are to be delivered within the first two plots (NW01 which is currently being built and the current proposals for NW06) of which only 26 (3 %) would be family homes.
10. However, this could easily be addressed through internal alterations to the building, amending the size of flats within the element of the building adjacent to the park. This would involve changing a number of groups of two flats which currently comprise two 2-bedroom 4-person flats into one 1-bedroom flat and one 3-bedroom flat. The total number of units would not change. However, the proportion of 3-bedroom flats would increase to meet the minimum level specified within the Development Specification. It is recommended that a condition is attached requiring details of these changes. This is considered to be sound as the proposal would primarily require internal changes and any external changes would be non-material.
11. The proportion of 3-bedroom intermediate homes is above the minimum level, but addresses a small shortfall within the NW01 plot. The proportion of 3-bedroom family units is also marginally below the target level. However, the shortfall is only 1 flat and this can easily be addressed by over-provision within subsequent plots.

Quality of residential units

12. The proposed units meet the minimum floorspace standards that are set out in the approved development specification. The submission is accompanied by a daylight assessment that demonstrates that only a very small number of windows within the development will not comply with the criteria set out in the Development Specification. This is considered to be acceptable given the very low proportion of windows that are affected and the fact that other windows within those units will meet the standards.
13. Most units are laid out in an efficient way which minimises internal circulation space and maximises usable space within the habitable rooms. However, the angled form of the Affordable block results in some layouts that are less efficient and include higher proportions of circulation space and some "pinch points" (i.e. narrower elements) in the layout. Your officers consider that the possibility to increase the efficiency of the layouts within the existing building envelope should ideally be evaluated. This may involve alterations to the internal layout of flats, changes to the size and mix of Affordable units and possible minor changes to the location of the core internally within the building. However, this will not affect the proportion of Affordable Housing which is calculated by floorspace or have a material effect on its external appearance. Alternatively, agreement to the layouts by the Registered Provider of Affordable

Housing (RP) who is going to purchase the units would show that the layouts are acceptable in their current form. A condition has been recommended regarding this.

14. The courtyard is approximately 23 m wide (façade to façade), with balconies projecting into this space. No units have a sole aspect that is to the north or within 45 degrees of north. Almost all units have balconies or private terraces, with the exceptions being a small number at lower levels where this is not feasible. All balconies meet or exceed the minimum depth of 1.5 m as specified within the London Housing Design Guide and the Development Specification for the outline consent. Those facing the courtyard exceed this significantly, with depths of approximately 2.4 m. Balconies are a minimum of 5 sqm, with the smaller balconies serving one-bedroom flats and significantly larger ones for the larger units.
15. The proposed block includes a communal courtyard which provides approximately 1,200 sqm of external amenity space. This only translates to approximately 3 sqm per unit, which would typically be considered to be insufficient. However, the proposed building is immediately adjacent to the new 0.4 Hectare publicly accessible park and the provision of this park together with the communal amenity space that is to be delivered on the roof of the multi-storey car park within future phases of development formed an integral part of the amenity and play space provision for the units within the outline consent. The park will be delivered at the same time as this plot. As such, the proposed amenity space provision accords with the outline planning consent and is considered to be acceptable.
16. The residential units are to be delivered in clusters of no more than 8 units per core per floor, in accordance with the Development Specification and the London Housing Design Guide. All of the units will be built to the Lifetime Homes standards while 10 % of the units will be wheelchair accessible or easily adaptable. The Affordable Rented accessible units will be provided as wheelchair accessible from the completion of the development while the other units will be "easily adaptable". Wheelchair access through the scheme has been carefully considered and the developers sought the views of the Brent Access Forum whilst developing their proposals for the site.
17. The submission also seeks the approval of the condition regarding storage within the Affordable housing units.

Design, layout, massing and landscaping

Design of the building

18. The proposed building comprises two main blocks that are oriented north-south located on a single storey "plinth" with a communal garden in the centre. The building has four cores and a main lobby that is accessed from the park. The main lobby is accessible to all residents. Those who reside within the block adjacent to the park would enter through the main lobby and access the respective cores from there. Residents who reside within the western block can either enter or exit via the main lobby and the courtyard, or via the separate access to the street immediately adjoining their block. The eastern block (adjacent to the park) ranges in height from 10 to 20 storeys whilst the western block ranges in height from 10 to 17 storeys. The layout and height of the blocks accords with the parameter plans approved within the outline consent.
19. The building is to be clad with aluminium composite panels with large elements of glazing. It is broken into vertical elements through the use of balconies and GRC (glass reinforced concrete) framing within the western and southern elevations, and through the use of large vertically stacked balconies within the internal and western facades. The use of strong elements of framing was chosen due to the direct visual references with other buildings in the immediate vicinity, such as the Wembley Arena. The variations in the height of the building also help to emphasise the verticality of the building.
20. Your officers consider that the architectural approach breaks the scheme down into a number of discrete components which reduce its visual mass and results in a greater sense of verticality. However, the materials need to be carefully selected to ensure the success of the building. The illustrative images depict a building with white aluminium cladding and white framing. However, it is considered that the building would benefit from a material which gave the appearance of a greater level of softness and a greater contrast between the white balconies and fins and the cladding of the main building. Details of materials are secured through a condition attached to the outline consent and as such, this can be secured prior to the commencement of works.
21. The size of the community hall accords with the requirement set out within the outline consent and the inclusion of the large storage area helps to assist the use by multiple groups, particularly if the storage area is divided into lockable areas. However, it incorporates internal cycle storage within that floorspace

when this can be provided externally (and is proposed within the pocket square) and the siting of the kitchen reduces the usable size of the main area. As such, revisions to the layout are recommended through condition which includes the relocation of the kitchen to the area shown for cycle storage and the removal of the internal cycle storage area.

The landscaped courtyard

22. The landscaping proposals for the communal garden include a range of spaces and treatments, including lawn, pleached trees, water features, a pavilion and other areas of hard and soft landscaping. The level of the courtyard increases over the community hall and the landscape proposals include south facing seating terraces and a raised area of lawn. An area for artwork has been identified at the southern end of the courtyard.

The park and other areas surrounding the building

23. Details of the park have been submitted within reserved matters application reference 14/4541 which is also being considered at present. The proposals show a park which is approximately 0.45 Hectares in size from the façade of plot NW06 to the façade of plot NW07 situated on the eastern side of the park. This application also seeks approval of the “pocket park” which adjoins the community centre on the northern side of NW06 is approximately 300 square metres in size.

24. The park is predominantly soft landscaped, with a large proportion laid out as lawn and broken into separate areas though the use of features such as paths, landscape walls and tree planting. It includes 12 large trees (6-8 m in height), 12 medium trees (5-7m in height) and 14 small trees/shrubs (4-5 m in height) and as such, exceeds the minimum number of trees specified within the parameter plans. The trees are predominantly located within the northern half of the park, with a car park situated under a large proportion of the southern half. This approach provides a greater level of openness within the southern parts of the park and a good density of planting within the northern end of the park. The submitted proposals represent the overall strategy for the park and the precise details (such as the species of trees and hard surfacing materials) are secured within conditions attached to the outline consent.

25. The “pocket park” is predominantly hardsurfaced and includes 6 medium sized trees (5-7 m in height), planters and seats. The role of the pocket parks differs from that of the larger park and this approach is considered complement the adjoining community centre and the larger park. The number of trees proposed within this area is slightly lower than that specified within the parameter plans (1 tree fewer). However, this is considered to be acceptable on balance due to the provision of additional trees in the park.

26. Two medium sized trees are also proposed within the footway immediately to the south of the courtyard to NW06.

Access road to the west of Plot NW06

27. The proposals for the access road and footway to the west of plot NW06 were submitted within full planning application reference 14/4555. As discussed previously, this application was submitted separately from the other reserved matters applications as it represents the temporary treatment of this area until the other plots (NW09 and NW10) come forward for development.

28. The submission details a road and footway, with two substations proposed on the western side of the road, adjacent to the boundary with the Quality hotel. The southern part of the road is only accessed from south to north, with a two-way operation within the northern element of the road linking the vehicular access for plot NW06 with Fulton Road to the north.

29. The proposal includes two loading bays situated adjacent to the western façade of the building and the “pocket park” together with a disabled bay adjacent to the community hall. It is not envisaged that these bays will be heavily used due to the limited extent of non-residential uses within the building.

30.

The parameter plans detailed the requirement to provide 8 trees along this access road adjacent to the rear of the Quality Hotel and Dexion House. However, no trees are proposed within this temporary layout. The applicant has highlighted that this is due to the presence of numerous services under this road and footway. The outline consent makes provision for this by allowing section 106 contributions to be paid for off-site tree planting if they cannot be delivered in the locations set out within the parameter plans. As such, the absence of trees can be addressed through such means. Trees fronting this road are proposed within the consent for the adjoining Dexion House site (currently being demolished) at present and in the “pocket park” between NW01 and NW06.

31. The application for this area represents the temporary treatment of this land. However, the presence of services may prevent the planting of trees within this area when the permanent layout is proposed. As such, the contributions towards off-site provision represent a rational approach to this issue if the trees cannot be planted within the permanent layout of this area.

Transportation

Car parking

32. The outline planning consent allowed up to a maximum of 0.5 spaces per residential unit. The proposal includes a total of 115 residential parking spaces for 370 units (0.31 spaces per unit) which accordingly falls below the maximum level. The level of parking is considered to be sufficient given the public transport accessibility of the site (PTAL 5), the lack of on-street parking in the immediate vicinity and the fact that the outline consent secured funding towards the extension of CPZs / parking controls in the area, the inclusion and promotion of a Car Club, the development of Travel Plans and a parking permit restriction for future residents and occupiers.
33. Parking for visitors and the commercial units can be provided within the town centre parking approved within the outline planning consent or the other town centre car parks in the vicinity (e.g. the green or red car parks). The proposal includes the provision of 7 wheelchair accessible parking spaces which are situated on the western side of the car park where the headroom is sufficient for high-top conversion vehicles (4.175 m high). Highways have commented that the wheelchair accessible parking provision is acceptable. A total of 24 spaces have been shown with electric vehicle charging points, comprising 12 active and 12 passive. This is in line with the requirements for such provision. Highways recommended that the plans are revised to include 300 mm protective margins within the residential car park access. Revised plans were accordingly submitted which include these margins.
34. A total of 422 bicycle spaces are shown within 6 dedicated storerooms, exceeding the Council's minimum requirements. Publicly accessible visitor cycle parking is provided in the "pocket square" and shown within the drawings for application 14/4541. This complements the Council's own visitor bicycle provision within the Civic Centre to the south of the site. Two motorcycle spaces are also shown within the internal parking area.
35. Servicing is undertaken from the new roads to the north and west of the site, referred to as "Wealdstone Lane" and "Repton Lane", and from Exhibition Way situated next to the Civic Centre.
36. The proposal is considered to be acceptable on highways grounds.

Noise

37. Sufficient information has been submitted to demonstrate that the residential units will meet the criteria set out within the development specification with regard to the internal noise environments for residential accommodation. These take into account likely noise from Wembley Stadium and Wembley Arena events.

Wind environment

38. A boundary layer wind tunnel study has been undertaken for this development. The application submission confirms that the areas within and surrounding the development will be fit for the intended uses.

Objection from Fountain Studios

39. Fountain Studios have submitted an objection to the applications for both the NW06 building (this application) and the application for the park and access roads (reference 14/4541) due to the potential for the construction impacts and access to affect the operation of the Studios.
40. In response to this, Quintain submitted a report regarding construction noise which looks to address these comments and provide reassurance that the works will not affect the operation of the Studio. This sets out a number of measures to minimise the potential for noise to affect surrounding uses such as the studios and proposes engagement with the Studios with regard to the implementation of those measures.
41. A significant amount of development is anticipated in the vicinity of the Fountain Studios and this always has the potential to result in some level of noise and disturbance. Fountain Studios are naturally concerned with their ability to operate in this environment and have requested that all measures are taken to reduce construction noise and disturbance in the vicinity of their building.
42. The report has been forwarded to Fountain Studios and to Safer Streets. In accordance with advice

provided by Safer Streets, given the nature of the use, the proposed engagement with Fountain Studios with regard to the timing of works and the proposed measures is considered to be of high importance. As such, a condition has been recommended which requires the further approval of details of the measures to limit noise and disturbance prior to the commencement of works. These details should be submitted following engagement with Fountain Studios and should include an on-going dialogue with the Studios through the construction period.

43. Construction access is controlled through the Construction Logistics Plan which was approved within the Outline Consent. One of the measures specified within the approved plan relates to the management of construction vehicles. This specifies that:

Site deliveries will be managed through a pre-booking regime to ensure that excessive numbers of vehicles do not arrive at site simultaneously, and that on-site handling and storage is carried out efficiently. Suppliers and contractors will be requested to adhere to this protocol to ensure minimum disruption to the surround area.

44. There are double yellow lines within Fulton Road between the subject site and Fountain Studios. As such, the Brent Council Highways service have sufficient power to enforce unlawful stopping or parking if this does occur despite the controls that are in place within the outline consent. Highways also have control over any road closures that are required to undertake the works to the highway associated with the proposed change to the vehicular access and can address issues relating to access to adjoining properties, such as Fountain Studios.

Summary

45. The three applications that are being considered concurrently look to deliver 370 homes together with some key elements of social and physical infrastructure including the 0.4 Ha park and the 300 square metre community hall. The homes meet or exceed London Plan unit size standards and almost all units benefit from good sized balconies. All units within this building benefit from immediate access to the park. The incorporation of a large lobby serving all units helps to demonstrate an inclusive approach to all residents, including those who reside within the Affordable units. Conditions are recommended to address some shortfalls or alterations that are necessary, such as the number of 3-bedroom units, the potential efficiency improvements to the layout of Affordable units and the layout of the community hall. A condition is also recommended to ensure that noise and disturbance from construction is minimised.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

- (1) The proposed development is in general accordance with the:-
National Planning Policy Framework
London Plan 2011
Wembley Area Action Plan
Brent LDF Core Strategy 2010
Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance

CONDITIONS/REASONS:

- (1) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

14-007 A-PL-000	14-007 A-PL-114
14-007 A-PL-001	14-007 A-PL-115
14-007 A-PL-002	14-007 A-PL-116
14-007 A-PL-099	14-007 A-PL-117
Rev 1	
14-007 A-PL-100	14-007 A-PL-118
14-007 A-PL-101	14-007 A-PL-119

14-007 A-PL-102	14-007 A-PL-120
14-007 A-PL-103	14-007 A-PL-200
14-007 A-PL-104	14-007 A-PL-300
14-007 A-PL-105	14-007 A-PL-302
14-007 A-PL-106	14-007 A-PL-303
14-007 A-PL-107	14-007 A-PL-304
14-007 A-PL-108	14-007 A-PL-305
14-007 A-PL-109	14-007 A-PL-306
14-007 A-PL-110	14-007 A-PL-307
14-007 A-PL-111	3891_001
14-007 A-PL-112	ITL9393-SK-005 Rev D
14-007 A-PL-113	ITL9393-SK-012 Rev B

Design and Access Statement dated 3 November 2014

Explanatory Report reference HG2609 dated 3 November 2014

Memorandum titled "NW06 Construction noise – Fountain Studios" dated 11 December 2014

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

- (2) (a) The development shall not be occupied until the park (located between NW06 & NW07) has been completed in full accordance with an approved scheme.

OR

(b) The development shall not be occupied unless works to the park (located between NW06 & NW07) has been carried out in accordance with a Development Programme submitted to and approved in writing by the local planning authority. The works shall adhere to the Development Programme and completed in accordance with an approved scheme.

Reason: To ensure sufficient amenity space is provided to support the development and proper planning of the master plan area.

- (3) The development shall not be occupied until two-way vehicular access has been provided between the basement car park entrance and Fulton Road in full accordance with an approved scheme.

Reason: To ensure appropriate access is provided and proper planning of the master plan area.

- (4) Revised drawings detailing the provision of a minimum of 8 additional private three-bedroom units within plot NW06 and any associated internal changes to the other units and spaces and any associated minor external changes to the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works and the approved details shall be implemented in full.

Reason: To ensure that the proposal helps to deliver a mixed and balanced community.

- (5) Prior to the commencement of works, further details regarding the layout of the Affordable Housing floorspace shall be submitted to and approved in writing by the local planning authority. The details shall either demonstrate that the Registered Provider of Affordable Housing who is purchasing the Affordable Units considers the layout to be acceptable, or the details should propose amendments to the layout for the Affordable Housing units to improve their efficiency and quality and show any any associated changes to the internal layout (which may include the internal location of the core) or external façade that are required in relation to these amendments. The approved details shall be implemented in full.

Reason: To ensure that the units provide a good standard of residential accommodation.

- (6) Unless otherwise agreed in writing, drawings detailing a revised layout for the community

building which include the removal of the internal cycle store and relocation of the kitchen into the space previously occupied by that store shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The development shall be carried out in accordance with the approved details.

Reason: To maximise the usability of the community building, in the interest of the provision of community facilities.

- (7) Details of proposed measures to limit the impacts of noise and vibration from construction works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works and the approved details shall be implemented in full during any demolition or construction works associated with the approved development.

The submitted details should include the following:

- Scheduling of any noisy activities in consultation with Fountain Studio;
- Ongoing construction noise monitoring and reporting;
- Mitigation measures.

Reason: To ensure that the proposal does not have an unduly detrimental impact on the amenities of nearby residents or the operation of nearby businesses.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

The following are extracts of some of the submitted plans. All submitted details can be viewed on the Council's website www.brent.gov.uk by searching with the application reference.

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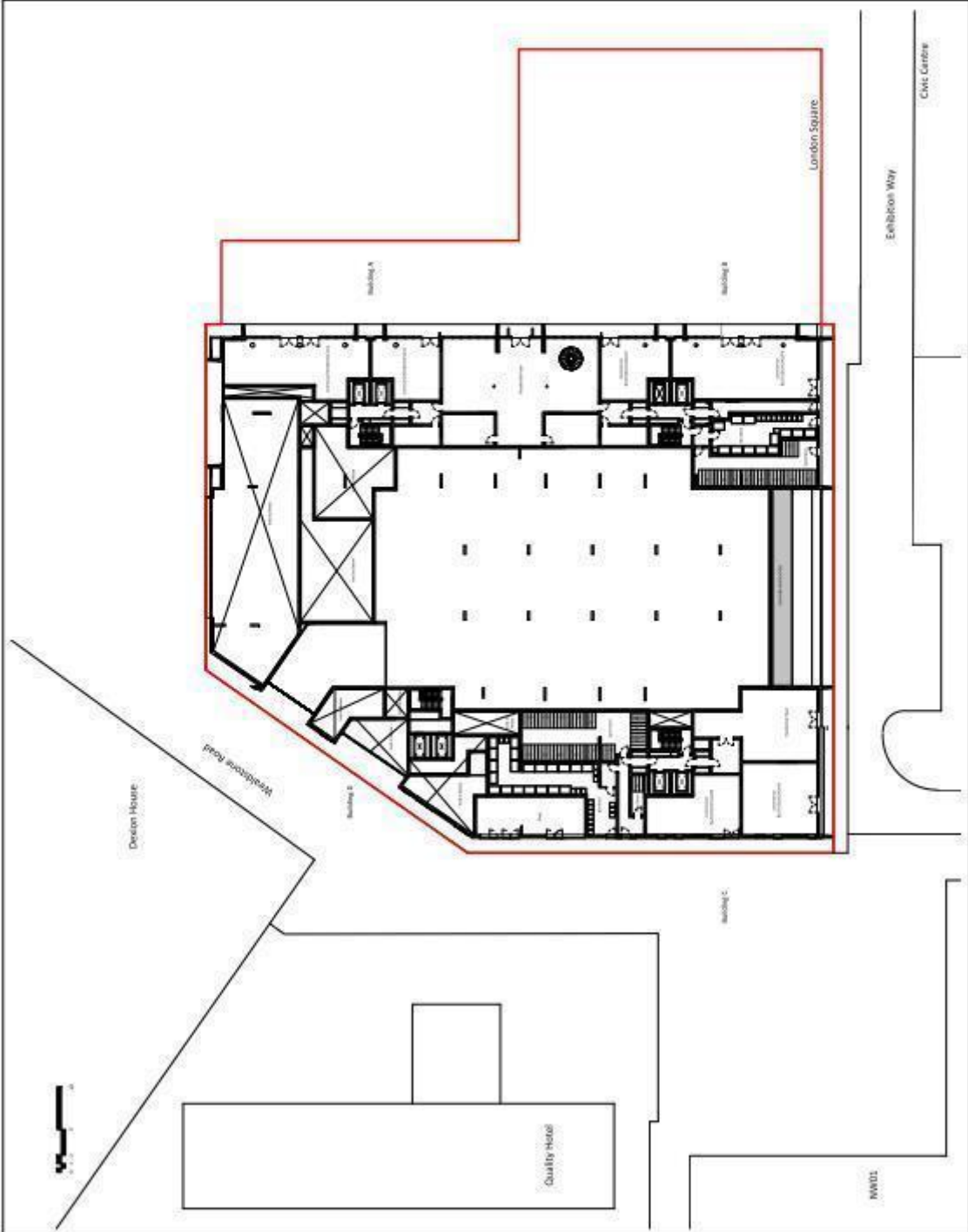
For Projects beyond the building line please refer to L&L's site plan.

Rev	Description	Date
1	Issue for Review	10/11/14
2	Issue for Construction	11/11/14



Flanagan Lawrence
 Architects
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Project: North West Link - Post
 Model
 Project Name: Council Chamber
 Date: 10/11/14
 Scale: 1/300
 File: 14-007



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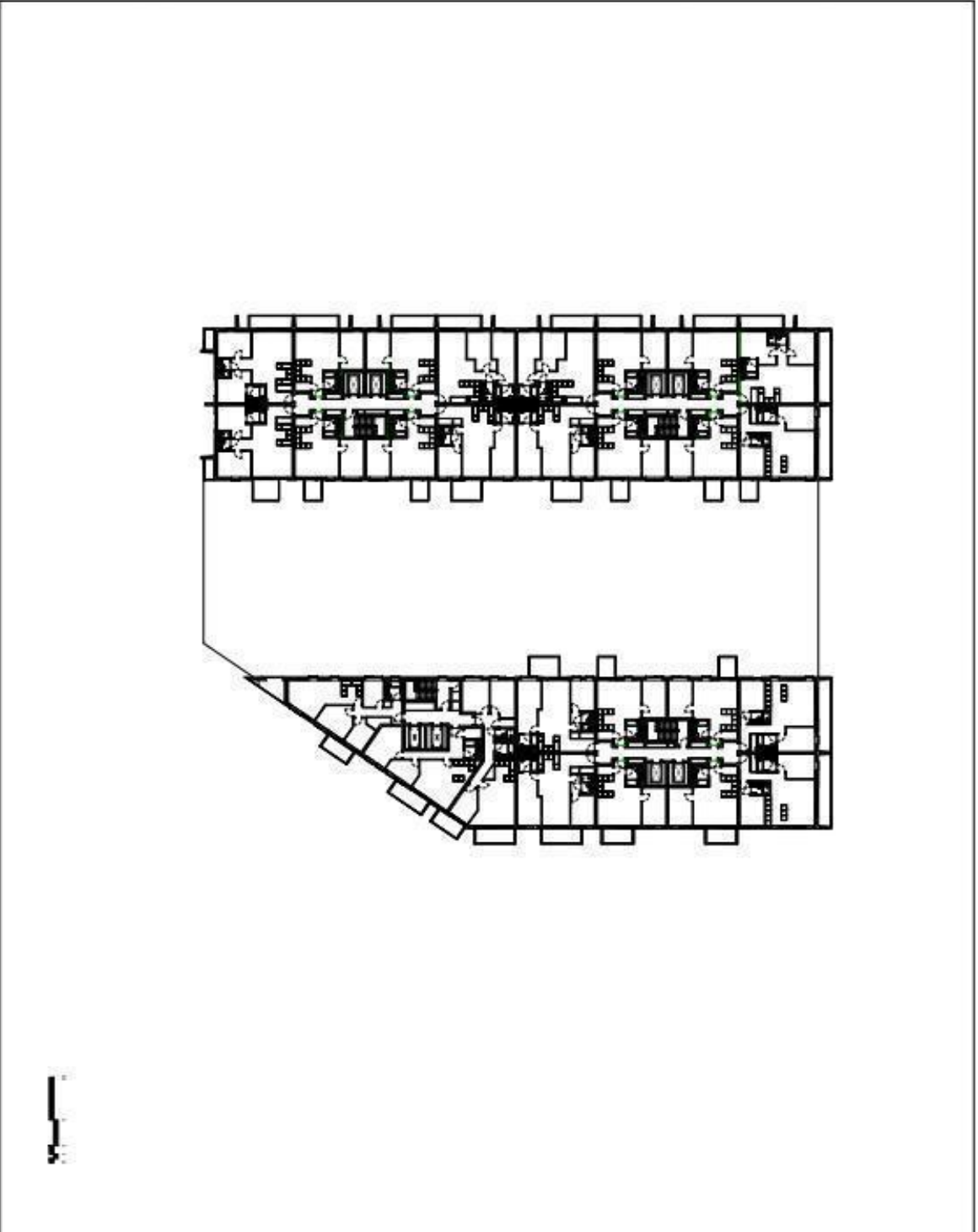
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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	03/11/14
2	ISSUED FOR PERMIT	03/11/14
3	ISSUED FOR PERMIT	03/11/14



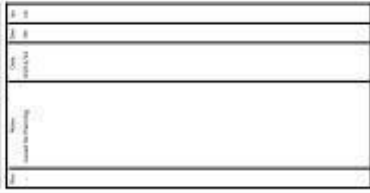
Flanagan Lawrence
Architects
Quality Examine and Development

Project: **University - North West Labs - PH1**
Client: **UNSW**
Drawing: **Room Plan - Level 3**
Drawing No: **03/11/14**
Date: **03/11/14**
Scale: **1:200**
APP-003



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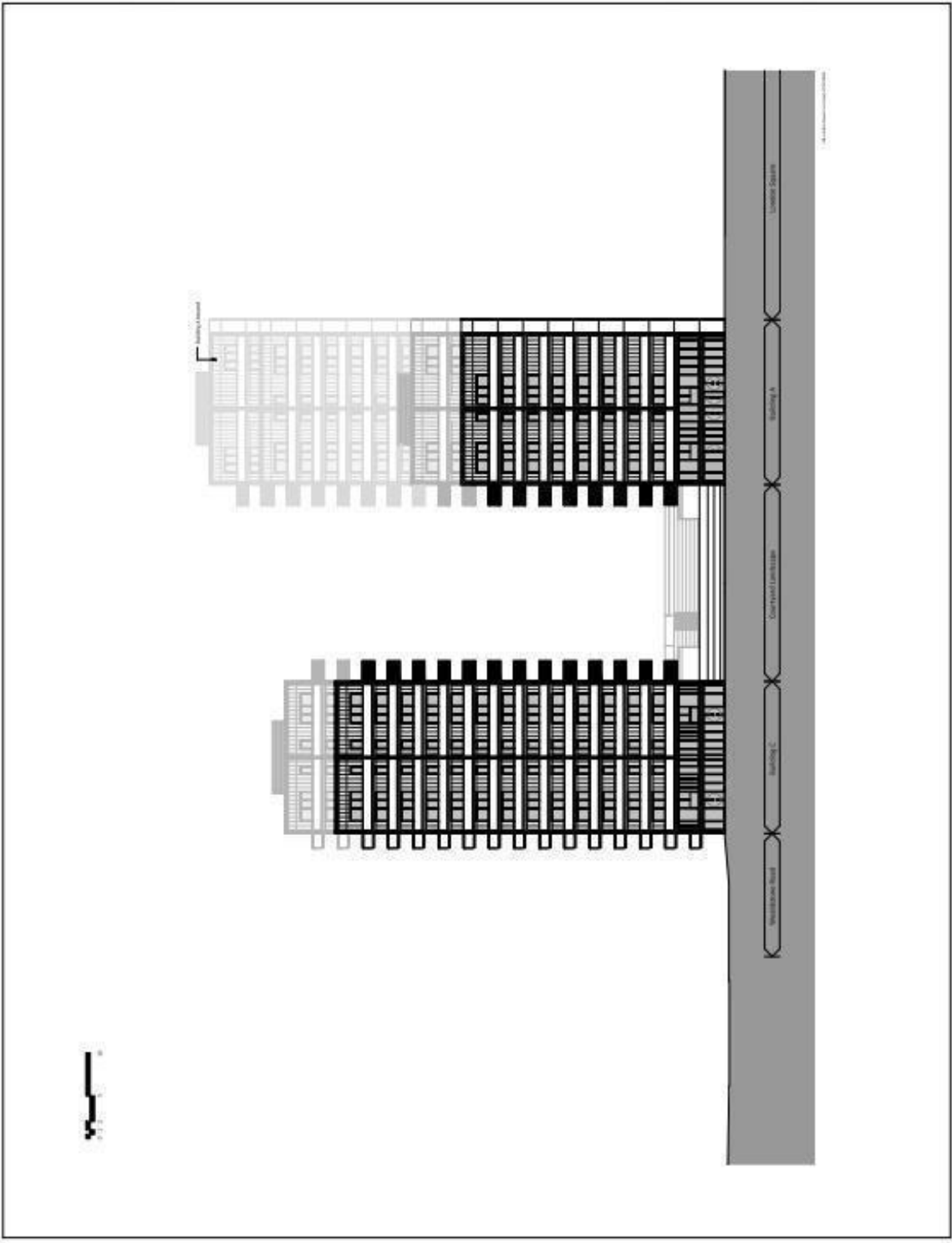
Project Name	Quarantine Station and Development
Client	Quarantine Station and Development
Architect	Flanagan Laverance
Date	03.11.14
Scale	1:200



Flanagan Laverance
 QUARANTINE STATION AND DEVELOPMENT
 QUARANTINE STATION AND DEVELOPMENT

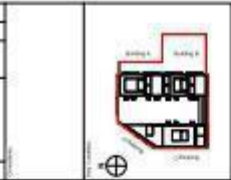
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 Client: Quarantine Station and Development
 Architect: Flanagan Laverance
 Date: 03.11.14
 Scale: 1:200

Project Name	Quarantine Station and Development
Client	Quarantine Station and Development
Architect	Flanagan Laverance
Date	03.11.14
Scale	1:200



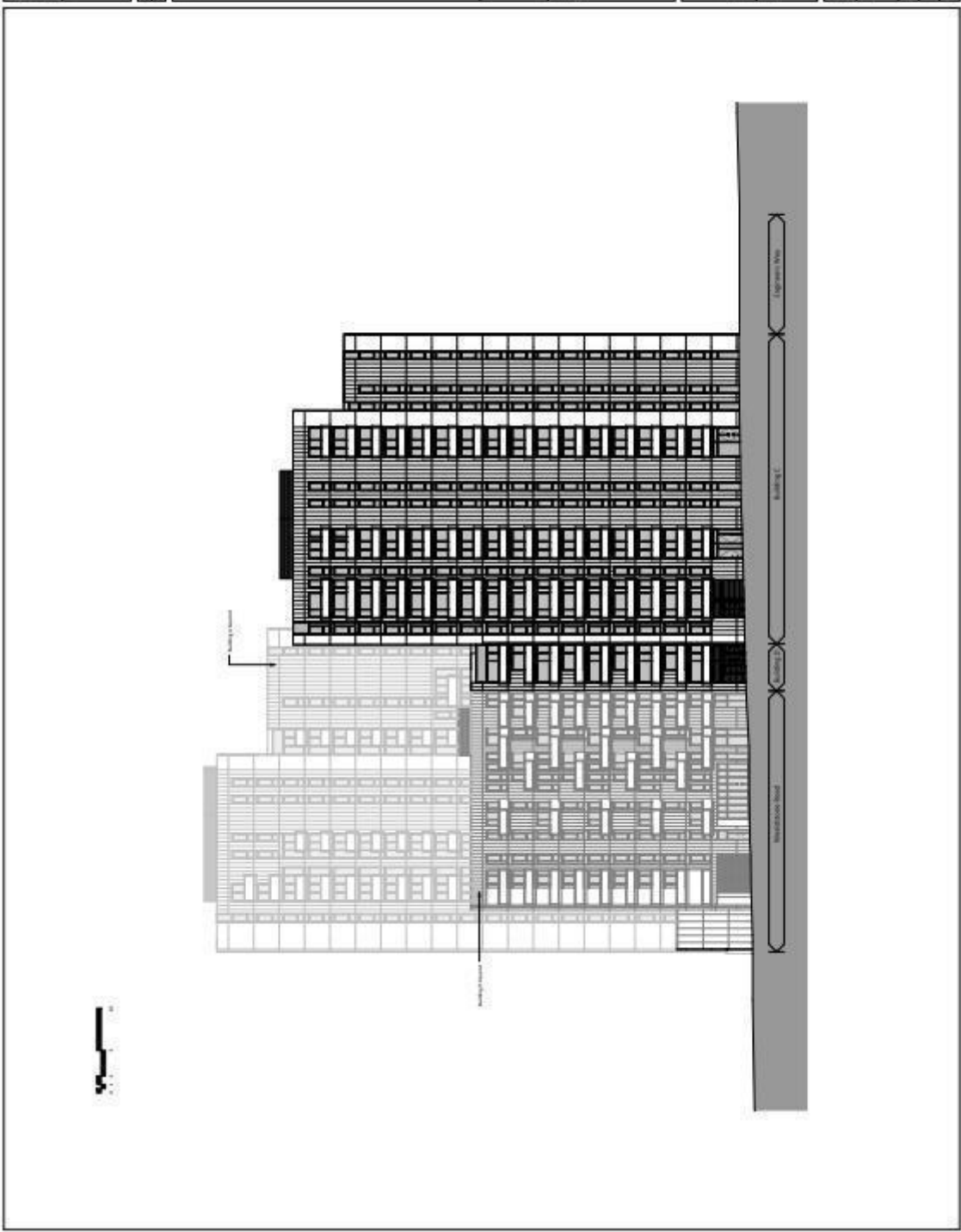
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NO.	DESCRIPTION	DATE
1	Issue	10/11/14
2	Revised	
3	Revised	
4	Revised	



Flanagan Lawrence
Quantity Surveyors and Development

Woolwich - North West London - Plot
Name
West Elevation
Date: 10/11/14
Scale: 1:200
Author: JKL
Check: MGS
Approved: JKL
Date: 10/11/14





Any person wishing to inspect the above papers should contact David Glover, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5344