
Location	Kingsbury High School Annexe, Bacon Lane, London, NW9 9AT
Description	Erection of two-storey community facility (Use Class D1) comprising Intergenerational Centre and ancillary office space, with external play area & multi-use games area (MUGA pitch) with associated hard and soft landscaping, cycle, buggy and refuse stores and 3 designated parking bays on land adjacent to Stag Lane Pupil Referral Unit (with main entrance fronting Stag Lane) (as amended by plans received 04/08/2010)

Agenda Page Number: 43

Site visit

Members visited the site on Saturday 14 August. Members of the Roe Green Village residents' association were present.

Members sought clarity on the catchment area of the Children's Centre element of the proposed Intergenerational Centre, further information regarding the parking arrangements and were concerned about the potential extent of the tarmac area.

The Children's Centre would serve Queensbury ward and the north-eastern most part of Fryent ward. The application site is located on the southern boundary of the catchment area and has been subject to a Site Options Appraisal, as explained within the committee report and the executive report. The farthest property from the Children's Centre is approximately 1.5km away.

It is part of the Phase 3 tranche of Sure Start Children's Centres; this is the last phase and completes the Council's statutory duty to provide a Children's Centre for the whole borough. Phases 1 and 2 focussed on those wards with greater need, although all families with young children can benefit from the services the Children's Centre provides, regardless of income or need. Surrounding wards (including in the adjacent boroughs of Barnet and Harrow) will have their own Children's Centres serving their own catchment areas.

Three dedicated parking spaces are provided for the Intergenerational Centre. The anticipated average demand for spaces is 20 in the morning session and 15 in the afternoon session. This is derived from survey data provided by Children & Families for existing Children's Centres which do not share the same characteristics as the proposed Intergenerational Centre however they are the most directly comparable existing facilities. As such this data can only be a guide.

Conditions are proposed which requires the submission, approval of and adherence to a Travel Plan so staff and visitors accessing the site by private vehicle are controlled at an acceptable level. Measures to achieve this can include improving facilities for pedestrians and cyclists (showers, lockers and cycle parking), promotion and subsidy of public transport, and encouraging carpooling, working from home and flexible working.

There is an option to re-allocate the existing spaces within the Council car park currently serving the Kingsbury Resource Centre and the Pupil Referral Unit to better reflect need and intensity of use if the travel concludes that additional spaces are required. Officers from Property & Management are aware of this and co-ordinate a review.

A condition is proposed which seeks further details of hard and soft landscaping. This can include a reduction in the area of tarmac shown on the proposed landscape plan or alternative materials.

Consultation

An additional objection has been received from a resident of Roe Green village, on the grounds of the impact the lack of parking would have on Roe Green village in terms of overspill parking. This matter is addressed in the main committee report.

The report contained errors with the dates of consultation, with August (08) quoted as the month when letters, site notice and press notice were posted. This should read July (07).

Sustainability

The applicant has provided a summary of the potential sustainability performance of the building, which states that it is expected that BREEAM 'Very Good' can be achieved. The energy performance can be designed to meet the Council's requirements. Condition 15 is amended accordingly (see below).

Revised Plans

The following revised plans have been received which amend the colour of the proposed cladding:

223302-A-310 Rev 4
223302-A-311 Rev 4

Condition 2 should be amended accordingly.

Changes to conditions

Condition 2, see above
Condition 15, see below:

- (15) (a) Prior to commencement of works, a Sustainability Strategy and Energy Strategy with a completed Sustainability Checklist (Form TP6) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:
- (i) energy demand reduction and on-site renewable energy supply;
 - (ii) water demand reduction;
 - (iii) use of sustainable materials in landscaping;
 - (iv) provision of waste-recycling facilities.

The agreed Strategies shall be implemented in full and maintained for the life of the Intergenerational Centre.

- (b) Within 3 months of occupation, a post-construction review shall be submitted, showing that a BREEAM "Very Good" rating has been achieved and an EPC rating of 40 or less.

Reason: In the interests of environmentally sustainable development.

Recommendation: Remains approval