

**Committee Report
Planning Committee on 15 September, 2010**

**Item No. 8
Case No. 10/1525**

RECEIVED: 28 June, 2010

WARD: Kensal Green

PLANNING AREA: Harlesden Consultative Forum

LOCATION: Sports Ground, Roundwood Club & Roundwood Club Annexe,
Longstone Avenue, London, NW10

PROPOSAL: Demolition of the existing youth centre and erection of a new part 2-,
part 3-storey youth centre with a multi-use games area, 16 off-street
parking spaces and associated landscaping to the site

APPLICANT: Brent Council

CONTACT: Mace Group

PLAN NO'S:
See condition 2

RECOMMENDATION

Approval

EXISTING

The existing Roundwood Youth Club building is a single storey building with a footprint of 1,207sqm. It is situated on the east side of Longstone Avenue behind Knowles House (residential home). There are allotments to its east and Elmwood house is to the south.

Roundwood Park is directly to the north of the site.

The site is not within a conservation area nor is it a listed building.

PROPOSAL

Demolition of the existing youth centre and erection of a new part 2-, part 3-storey youth centre with a multi-use games area, 16 off-street parking spaces and associated landscaping to the site

HISTORY

LH40602810 Granted 14/02/1977
Erection of extension to youth centre and provision of car parking area

LE63368133 Granted 2/08/1974
Erection of single storey extension to youth club

LP56264866 Granted 8/11/1968
Outline application. Erection of neighbourhood centre comprising old people's home, day nursery, flats and maisonettes. Old people's flatlets and social centre and central kitchen and ambulance station.

POLICY CONSIDERATIONS

Adopted Unitary Development Plan 2004

BE1	Urban Design Statements.
BE2	Townscape: Local Context and Character
BE3	Urban Structure: Space and Movement
BE5	Urban Clarity and Safety
BE6	Public Realm: Landscape Design
BE7	Public Realm: Streetscape
BE9	Architectural Quality
BE12	Sustainable Design Principles
BE31	Site of Archaeological Interest
EP12	Flood Prevention
TRN1	Transport Assessment
TRN3	Environmental Impact of Transport
TRN15	Forming and Access to a Road
TRN22	Parking Standards – Non-residential Developments
PS12	Parking Standards – D1 use
PS15	Standard for Wide Bay Parking (Disabled spaces)
PS16	Cycle Parking Standards

Brent Supplementary Planning Guidance

SPG17 Design Guide for New Developments
SPG 19 – Sustainable Design, Construction & Pollution Control

PPG and PPS

PPS25 – Development and Flood Risk

SUSTAINABILITY ASSESSMENT

Policy CP 19 of Brent's adopted Core Strategy seeks non-residential developments to achieve a rating of BREEAM Excellent. The applicant has provided evidence that the additional cost of achieving BREEAM Excellent would be in excess of 5% of the project budget (over £250,000). The project is dependent on receiving Big Lottery Grant funding and in light of the wider sustainable communities benefits this project offers should it be successful, it is considered that a BREEAM 'Very Good' rating is an acceptable sustainability level. A condition is proposed to this effect.

CONSULTATION

Neighbouring occupiers were consulted by letter on 7th July 2010. A site notice was posted to the front of the site on 22nd July 2010 and a press notice was published on 15th July 2010. One comment has been received:

- At present it is let out for private functions, which when live, the djs every word can be heard quite plainly over 100 yards away.

Other issues not directly related to the application were raised including fly tipping, parking controls, children from the area playing balls games and damaging property.

Internal

Transport: Discussed below. Acceptable subject to conditions regarding width of vehicular entrance gates, improved Travel Plan and removal of overspill car parking.

Landscape: Discussed below. Conditions required,

Design: Proposed building has real character and identity, minor criticism is the way in which the building addresses the streetscene in terms of its main vehicular and pedestrian entrances - the entrance provides an opportunity to really announce this development in the streetscape.

Environmental Policy: Habitat survey undertaken to a good standard.

Environmental Health: Acoustic report should include information about acoustic treatment that may be required, for example to the music room and MUGA. Condition regarding the use of amplified sound outdoors and a management plan for the control of events and the use of the MUGA?

REMARKS

The proposal is for the demolition of the existing youth centre and erection of a new part 2-, part 3-storey youth centre with a multi-use games area, 16 off-street parking spaces and associated landscaping to the site.

The development is proposed in a way to allow the continual use of the centre during construction. The 'temporary site layout' plan shows that the new building will be erected prior to the demolition of the existing building, this explains the particular siting of the proposed building.

The project is funded by the Bid Lottery Fund and MyPlace which is aimed at improving facilities for young people throughout the UK. A fundamental condition of the grant is that young people are involved at all stages of the project to ensure that they gain the facilities that they want and are able to have a positive impact on their community.

Use

The existing footprint of the single storey building is 1,207sqm while the proposed footprint is 664sqm, this is largely over 3 storeys and therefore results in a similar amount of internal floor area with an increased and improved external space.

Currently over 15 groups use the club, including 2 church groups, Duke of Edinburgh award scheme, Young Muslim Girls Group and Right Track, a programme for children excluded from School. The club is currently operated 7 days a week until 9pm and can stay open for events until 1am on weekends but music is switched off by midnight on Saturdays and 11pm on Sundays which is considered to be reasonable.

The proposed facility will provide additional infrastructure for the provision of sport and physical activity and new MUGA is proposed, cultural and artistic activities as well as a social enterprise radio project.

The proposal includes a number of outdoor areas which should be used in such a way so as to not disturb neighbouring occupiers.

The site plan shows a performance terrace and event terrace. These spaces are for special events including shows and performances by young people which may coincide with events in the park, these tend to finish by 8pm but the latest these spaces would be used is 10pm.

The proposed MUGA would be available for use on weekdays between 8am and 9pm on weekdays and between 8am and 5pm on weekends. A document has been submitted to demonstrate that the level of light proposed will not be harmful to neighbouring amenity but the recommended condition about the hours of use will also require lights to not be left on beyond the agreed times.

The proposed building includes 2 roof terraces, which will be mainly used by staff for corporate events during office hours but not later than 7pm. The terrace spaces are set in from the elevation of the building by 1.5m and the parts of the building on which they are situated are at least 20m from the western boundary with residential neighbours, as such they would not have a significant impact in terms of neighbouring privacy.

A cafe is proposed as part of the new centre with an outdoor terrace area, this is sited at the northern end of the building close to the entrance to the park. A condition is recommended to ensure that this is not used beyond the times suggested for the other outdoor terrace areas.

Design

The proposal is a 2 and 3-storey building constructed of 7 attached blocks. The proposed scale of the building is broken down successfully through the mechanism of 'sliding planes' which reduces the perceived mass of the building whilst creating a unique design response.

There are 2 predominant materials proposed. Metal standing seam cladding is proposed to the east and west elevations, this is self coloured with strips of red (RAL 3003) as indicated on the elevation plans and the material curves to also form the roof. To the north and south semi-translucent cladding is proposed which is white and will result in a slight 'glow' after dark.

The building falls within the guidance of SPG17: Design Guide for New Development in terms of its relationship with neighbouring residential buildings. This includes Knowles House which is an old people's home fronting Longstone Avenue. In general the buildings are separated by over 30m and the proposed building falls easily within the 30° and 45° angles recommended by SPG17.

Elmwood house, which is shown on plans to the southeast of the application site, has been demolished and planning permission granted for a new part four-, part five- and part six-storey building comprising 38 flats. The separation distance between proposed buildings is over 40m. To the east of the site a residential development has been approved at Harlesden Ambulance station but this is separated from the Youth Centre site by allotments.

The siting, scale and design of the new building would not harm the amenity of residential neighbours in terms of light or outlook.

The entrance of the site provides separate pedestrian and vehicular access with a wall separating the two. The wall also functions as the signing for the centre with its name written on it facing the access from Longstone Avenue. The visibility of the club from Longstone Avenue has previously been poor, and due to the siting of the building further back from the highway than the existing it will not be any more visible so this signing is important.

Secure boundary treatment is proposed around the whole site. This includes gates and fencing at the entrance of about 2m in height, the site plan suggests this will be continued around the whole front of the site. No plan has been provided of this in elevation form and it is considered that the height and appearance of the fence needs to be considered in design terms and its impact on the immediate streetscene, as such this will be required by condition.

The MUGA has 5m high fencing and to the east of the site the existing brick boundary wall is to be retained. However the information about boundary treatments and the areas in which they are existing and where new fencing/walls is proposed is not considered to be sufficient so this is also required by condition. Details of construction will also be required to ensure that retained planting and trees are not harmed.

Landscape

Landscape officers have no in principle objection to the development and a detailed landscaping

scheme has been submitted. Officers provided comments on the original submission including a requirement for the inclusion of more native species as well as items such as bat, bird and insect boxes and log piles. This recommendation has been followed.

The siting of the access gate from the site to the park to the north is not satisfactory as it faces a tree and a condition is recommended to address this. Also, the access to the allotments is not clearly marked and if intended to be used the access should be redesigned to encourage use and be welcoming. Paths should be shown from both gates into the site.

Officers consider T20, a Hawthorn tree, to be one of the best trees on site and while it is fairly close to the existing and proposed buildings the area would not be directly affected by the new build and therefore its retention is sought. The applicants have disagreed with this but officers are firmly of the opinion that its loss would be detrimental to the site and subject to adequate tree protection measures the tree would not be harmed by the development. A condition is proposed to require its retention and protection.

A number of other issues regarding trees have as yet not been resolved and require a further condition. Further consideration of the tree planting plan is recommended, this could include larger trees and different species. Also, in a number of areas trees are proposed below existing trees, which are not suitable sites for tree planting, particularly to the southeast. Officers are also of the opinion that T30 in the northwest corner of the site should be retained.

Where proposed the soft landscaping is generally considered to be acceptable but a clarified plan will be sought as a number of symbols on the plan are not listed in the key. Officers will also ask for the canopy structure to be shown on the landscape plan. It has been confirmed that where possible existing planting will be retained but this needs to be indicated on the landscape plan.

In addition, the hardstanding area on the plan between the car park and MUGA should be revised as soft landscaping and should not be accessible by vehicles for overspill car parking. The siting of the trim trail in the southeast corner below the tree canopy is not suitable due to the soil compaction that its use would create, it therefore needs to be removed from this location but could be relocated in accordance with the above point.

Officers consider the hedgerow along the park boundary to be one of the most important ecological features on the site. A condition proposed to require the section to the northwest, currently proposed to be removed for access, to be retained and the hedge row as a whole to be strengthened.

Highways

16 Car parking spaces are proposed which accords with the standards set out in PS12 of Brent's UDP 2004. Up to one space per 5 staff plus additional visitor parking at a rate of 5% of the maximum attendance would be permitted, the estimated full-time staff equivalent level is about 35 and at peak times there would be potentially 200 visitors.

Two wide parking bays for disabled people are proposed and their layout, along with the rest of the car park is acceptable. This is a considerable improvement to the existing situation.

Consideration needs to be given to the impact of overspill parking in the local area on traffic flow and road safety. The majority of users are under 18 and locally based so would not be expected to drive. Whilst the new facility is intended to attract greater use there is plenty of pay and display parking in the area for visitors, whilst staff are encouraged to use alternative modes of transport through a Travel Plan.

Space for cycle storage is proposed and a condition is suggested to ensure 24 spaces are provided rather than the 10 suggested, this standard is based on that given for libraries (one space

per 10 staff and visitors).

Subject to the vehicular gates being increased to be 6m wide the access is acceptable and suitable for use as a turning point for delivery, emergency and refuse collection vehicles.

The transport statement indicates that the use of the facility will peak at evenings and weekends when flows on the surrounding roads are comparatively light. As such the marginal increase in flows to and from the site as a result of this proposal would not be likely to have a significant impact. Also, there are no major road safety issues in the close vicinity that might be worsened by the proposal.

Regarding the submitted Travel Plan a condition is recommended to require a more detailed submission including targets and monitoring.

Conclusion

The building is considered to be of good design and will provide a valuable local facility. Subject to the conditions discussed above, the development as a whole is supported by officers.

REASONS FOR CONDITIONS

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004
London Plan
Council's Supplementary Planning Guidance 17

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Environmental Protection: in terms of protecting specific features of the environment and protecting the public
Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation
Transport: in terms of sustainability, safety and servicing needs
Community Facilities: in terms of meeting the demand for community services

CONDITIONS/REASONS:

(1) The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

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

2915 004 002 A

8151 A 122 C

2915 004 004 A	8151 A 130 A
2915 004 005 A	8151 A 131 A
8151 A 000 A	8151 A 132 C
8151 A 100 A	8151 A 252 B
8151 A 101 A	8151 A 253 B
8151 A 102 A	HED.870.101 A
8151 A 110 A	HED.870.102 A
8151 A 111 C	HED.870.103
8151 A 112 C	HED.870.104
8151 A 113 C	HED.870.105
8151 A 114 C	HED.870.300 A
8151 A 121 C	HED.870.600 A

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

- (3) A detailed "Sustainability Implementation Strategy" shall be submitted to and approved in writing by the Local Planning Authority 4 months prior to the commencement of works on site. This shall demonstrate how the development will achieve a BREEAM "Very Good" rating, and how the indicated Brent Checklist measures will be implemented within the scheme, including the following listed below:
- A score of at least 50% on the council's Sustainable Development Checklist
 - A proportion of the site's energy demand (at least 10%) supplied from renewables on site
 - Appropriate design measures to ensure reduced water usage - a water meter, water-saving fittings (e.g. spray taps, aerated shower heads, lo-flush WC/waterless urinals);;
 - Evidence of sustainable materials which shall be of a comparable sustainability standard to that indicated on the Checklist submitted with the application (or as subsequently negotiated);
 - Details of the projected increased types/volumes of waste and recyclables likely to be generated, and of integrally-designed internal and external waste-separation/recycling facilities of sufficient capacity to manage these;
 - A Construction Method Statement (CMS) for approval by the Local Planning Authority. The CMS to include measures to adopt and implement the ICE Demolition Protocol (for new-build recycled content targets) and a BRE/DTI/Other Recognised methodology to minimise construction waste. It shall include evidence of Considerate Contractor Scheme registration & operation;
 - On completion, an Independent (BRE Post-Construction) review shall be submitted on the scheme as built, verifying the achievement of a "Very Good" rating on BREEAM assessment, and implementation of sustainability measures indicated on the Brent Checklist and/or subsequently negotiated to achieve an acceptable standard.
 - Compensatory Measures or Payment - if the evidence of independent post-construction reviews show that any of these sustainability measures have not been implemented within the development, then the contractor shall either: (1) propose acceptable remedial or compensatory measures on site and implement these; or otherwise, (2) pay to the Council a sum equivalent to the cost of the omitted measures, to be used by the Council to secure sustainability measures on other sites in the Borough.
 - On completion, an independent review shall be submitted, demonstrating that best endeavours to implement materials recycled-content targets, for construction, negotiated using the ICE Demolition Protocol, have been made.

If the Developer otherwise fails to meet these targets, payment to the value of materials not reclaimed/recycled, up to the target level, shall be made prior to occupation.

Reason: To comply with Policy BE12 in the adopted Brent Unitary Development Plan 2004 and Supplementary Planning Guidance No. 19: "Sustainable Design, Construction & Pollution Control".

- (4) Parking shall only take place within the site in the designated area on the plan, no 'overspill' parking area within the site shall be provided.

Reason: To prevent excessive car parking in the interest of pedestrian and vehicular safety and to encourage sustainable modes of transport.

- (5) The premises shall not be used except between the hours of:-

0800 hours and 2100 hours Mondays to Thursdays
0900 hours and 0100 hours Fridays and Saturdays (Music shall not be played at the premises beyond 2300 hours)
0900 hours and 2100 hours Sundays

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

- (6) The outdoor space and specifically the performance, event and cafe terraces shall not be used for any gatherings, events, seating or other activity, later than 2200 hours on any day of the week. The roof terraces shall not be used beyond 1900. No amplified noise shall be produced from any external part of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

- (7) The proposed MUGA shall not be used except between the hours of:-

0800 hours and 2100 hours Mondays to Fridays
0900 hours and 1700 hours Saturdays and Sundays

The lights shall be turned off at all times outside of these hours

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

- (8) The following activities must not be carried out under any circumstances:

(i) No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.

(ii) No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.

(iii) Nothing shall be attached to or supported by a retained tree.

(iv) No mixing of cement or use of other materials or substances shall take

place within a RPA, or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA

(v) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the LPA.

Reason: To ensure health and vitality of the existing trees throughout the duration of the development in the interests of the occupants and general public.

- (9) The premises shall be acoustically insulated and noise from activities within the premises limited upon occupation so that no music or amplified sound is audible beyond the site boundary ($L_{eq,5min}$ shall be below 10 dB (at 1/3 octaves 40Hz to 20KHz) at nearest noise sensitive premises).

Reason: To ensure that music or amplified sound is not audible at the nearest noise sensitive premises and protect the acoustic amenity within the locality.

- (10) Details of materials for all external work, including samples, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (11) Prior to occupation of the development, the applicant shall submit to the Local Planning Authority for approval a final version of the proposed Travel Plan for the centre, including the results of a full i-TRACE/TRAVL-compatible travel survey of staff and visitors to the existing building, with a target that the actual number of car trips to the new centre shall not increase above totals identified in this survey. This revised Travel Plan shall be of sufficient quality to score a PASS rating using TfL's ATTrBuTE programme (or any equivalent thereof). The success of the Travel Plan shall thereafter be monitored and reviewed on a biennial basis one, three and five years after first occupation of the new centre, with a view to developing the Travel Plan further in the event that targets are not met.

Reason: To encourage the use of sustainable modes of transport.

- (12) Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so approved, and the fencing, walls, gateways and means of enclosure shall thereafter be retained at the height and position as approved.

Details will include elevations and a site plan indicating:

- Boundary treatment to be retained
- Proposed boundary treatment including height and elevational design
- Elevation plan of fencing to southern elevation within its context
- Relocation of access to park in northern boundary so as not to directly face a tree

Reason: In the interests of the visual amenity and character of the locality.

- (13) Details (drawings as necessary) of a scheme showing those areas of trees/shrubs to be influenced by construction of a development; drawings, reports and accompanying

method statements shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any demolition/construction work on the site.

This scheme shall include the retention of T20 and T30.

Such details shall include:-

- (i) No works or development shall take place until a scheme for the protection of the retained trees (section 7, BS5837:2005, the Tree Protection Plan) has been agreed in writing with the LPA.
- (ii) A plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837:2005) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.
- (iii) The details of each retained tree as required at para. 4.2.6 of BS5837:2005 in a separate schedule.
- (iv) A schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998:1989, Recommendations for tree work.
- (v) Written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.
- (vi) The details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837:2005).
- (vii) The details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837:2005), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- (viii) The details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837:2005).
- (ix) The details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837:2005).
- (x) The details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837:2005) of any retained tree, including those on neighbouring or nearby ground.

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| (xi) | The details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837:2005), (e.g. in connection with foundations, bridging, water features, surfacing) |
| (xii) | The details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees. |
| (xiii) | The details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction. |
| (xiii) | The details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site. |
| (xv) | The details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity. |
| (xvi) | The details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837:2005). |
| (xvii) | The details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837:2005). |
| (xviii) | The timing of the various phases of the works or development in the context of the tree protection measures. |

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure the viability and health of the existing trees, in the interests of the occupants and general public.

- (14) No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the LPA. This scheme will be appropriate to the scale and duration of the works and may include details of:

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| (i) | Induction and personnel awareness of arboricultural matters. |
| (ii) | Identification of individual responsibilities and key personnel. |
| (iii) | Statement of delegated powers. |
| (iv) | Timing and methods of site visiting and record keeping, including updates. |
| (v) | Procedures for dealing with variations and incidents. |

The LPA may require the scheme of supervision to be administered by a qualified arboriculturalist approved by the LPA but instructed by the applicant.

Reason : To ensure the ongoing health and vitality of the existing trees throughout

the duration of the development in the interests of the occupants and general public.

- (15) The applicant shall give written notice to the LPA of 7 days prior to carrying out the approved tree works and any operations that present a particular risk to trees (e.g. demolition within or close to a RPA, excavations within or close to a RPA, piling, carnage).

Reason: To ensure the ongoing health and vitality of the existing trees throughout the duration of the development, in the interests of the occupants and general public and to enable the Local Authority to monitor such measures.

- (16) All areas shown on the plan(s) and such other areas as may be shown on the approved plan(s) shall be suitably landscaped and a scheme is to be submitted to and approved in writing by the Local Planning Authority prior to commencement of any demolition/construction work on the site. Such landscape works shall be completed (a) prior to occupation of building(s) and/or (b) within 18 months of commencement of the development hereby approved.

Such details shall include:-

- (i) Existing contours and levels and any alteration of the ground levels, such as grading, cut and fill, earth mounding and ground modelling.
- (ii) Hard surfaces including details of materials and finishes. These should have a permeable construction.
- (iii) The location of, details of materials and finishes of, all proposed street furniture, storage facilities and lighting.
- (iv) All planting including location, species, size, density and number.
- (v) Specification of any Nursery Stock trees and shrubs in accordance with BS 3936 (parts 1, 1992, and 4, 1984, Specification for forest trees); BS4043, 1989, Transplanting root-balled trees; and BS4428, 1989, Code of practice for general landscape operations (excluding hard surfaces).
- (vi) All symbols on the plan listed in the key
- (v) Paths from the gates to the park and the allotments.
- (vi) The indication of the footprint of the canopy structure.
- (vii) The retention and strengthening of the hedgerow to the park boundary.
- (viii) The softlandscaping of the area between the car park and MUGA.
- (ix) The omission of the 'trim trail' from beneath trees at the southeast corner and its relocation if appropriate to the area in described (viii)
- (x) A wider variety of tree species which could include larger species.
- (xi) Reconsideration of the siting of proposed trees to avoid tree planting

below existing trees (particularly noted at the southeast corner)

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

- (17) A Landscape Management Plan for maintenance of all hard and soft landscape areas is to be submitted to and approved in writing by the Local Planning Authority prior to commencement of any demolition/construction work on the site. This should comprise a maintenance schedule and any specific management duties.
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Such details may include:

- (i) Regular watering of trees/shrubs, especially during dry periods in the first 2 years of establishment.
 - (ii) Spot weeding and application of appropriate herbicides or fungicides if necessary.
 - (iii) Inspection and checking of all plants and for health and/or damage to plants.
 - (iv) Mowing/grass-cutting regimes to amenity lawns, sports turf, rough grass or wildflower grass.
 - (v) Loosening of tree ties, mulching, necessary removal of tree stakes and pruning if necessary.
 - (vi) Necessary pruning, dead heading, trimming, mulching of shrubs.
 - (vii) Removal of litter, debris or any other detrimental material from all hard and soft landscape.
 - (viii) Digging over, aerating, composting, mulching application of fertilizer as appropriate to soils.
 - (ix) Care not to damage any trees or shrubs by strimming and adding protection as required.
 - (x) Necessary cleaning and repair of all hard materials and elements including permeable paving.
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Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the survival and ongoing vitality of, all plants and soft landscape. To ensure the environment for the local community and residents continues to remain pleasant and attractive indefinitely. To prevent any financial loss due to neglect, sickness and/or damage to any plants.

(18) Further details of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced and the development shall be carried out and completed in all respects in accordance with the details so approved before the building(s) are occupied. Such details shall include:-

(i) Secure storage for 24 bicycles including details of the design of the structure including materials

(ii) Secure refuse and recycling storage including details of the design of the structure including materials

(iii) The width of the vehicular gates to be no less than 6m.

NOTE - Other conditions may provide further information concerning details required.

Reason: These details are required to ensure that a satisfactory development is achieved.

INFORMATIVES:

(1) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposed to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reason - To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

(2) Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

(3) There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on 0845 850 2777 for further information.

REFERENCE DOCUMENTS:

Any person wishing to inspect the above papers should contact Liz Sullivan, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5377



Planning Committee Map

Site address: Sports Ground, Roundwood Club & Roundwood Club Annexe,
Longstone Avenue, London, NW10

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