

Agenda Item 06

Supplementary Information

Planning Committee on 9 March, 2016

Case No.

15/4496

Location	Land East of Victoria Centre, Acton Lane, London
Description	Outline planning permission for erection six storey building comprising 103 self-contained one bed apartments as supported housing units (Use Class C2) with associated community facilities

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Members visited the site on Saturday 5th March 2016 and viewed the site from the front and the rear.

Members raised the following queries:

1. PARKING

Members raised concerns regarding the proposed parking arrangement at the facility. The facility was originally proposed to be car-free however parking can be found in the Central Middlesex Hospital to the rear of the proposed facility.

There are two car parks present in the Central Middlesex Hospital: Carpark 1 and Carpark 2. Parking is available Monday to Sunday 24 hours a day in Carpark 1 and is available Monday to Sunday from 7:30 to 20:30 in Carpark 2. The parking charges are laid out below:

1 hour £2.40
2 hours £4.60
5 hours £6.00
8 hours £9.20
24 hours £12.00
3 day pass £18.00
5 day pass £22.00
7 day pass £28.00

Members raised concerns with the lack of disabled and visitor parking available. In response to this the agent has submitted revised plans which propose two car parking spaces located to the rear of the building, adjacent to the proposed loading bay. However due to the lack of a footpath in this area and concerns with safety officers recommend a condition restricting the use of these parking spaces to visiting staff members and visitors and not disabled drivers. Disabled drivers can avail of free parking in the Hospital carpark which has footpaths and safer access than the rear of the proposed building.

In the original scheme ref: 08/1043 parking was previously provided for 35 cars including two disabled car parking spaces for plots 1, 2 and 3. An application for reserved matters ref: 09/2415, which included access, was approved and 11 car parking spaces were designated for plot 3 within the central courtyard area.

2. ADDITIONAL VISITOR ROOMS

Members raised concerns with the availability of overnight visitor accommodation at the Care Home which currently proposes one visitor suite. In response to this point the agent has stated that as the units are affordable and that the majority of residents will be from Brent or the surrounding boroughs that the need for additional visitor accommodation is not projected to be significant. However if the requirement to provide more visitor accommodation arose then a number of the one bed flats could be converted into visitor accommodation quite easily.

The management of the facility can assess whether there is a need for more visitor accommodation and manage the situation accordingly. It is therefore proposed that this matter is left to the discretion of management who will be able to gauge the potential need for any additional visitor accommodation.

The Care Home is aimed at older individuals who require residential and nursing care but also older

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individuals within existing residential care homes that could be better supported in more independent accommodation such as Extra Care. The Extra Care accommodation has been proposed for four main groups:

- Some people living in Residential Care
- People with learning disability living in Residential Care
- People with mild to moderate dementia
- People with physical disability
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The proposed accommodation is not focussed on end of life care but rather providing individuals with assistance whilst allowing them to remain living in their own home as independently as possible with access to their local community.

3. ACCESS FROM REAR OF SITE

Members raised concerns regarding access to the proposed building from the rear and to give it greater prominence as visitors to the care home would enter from this side of the building due to the location of the hospital carpark to the rear. In response to this the agent has outlined that the front entrance is particularly important and will be staffed due to security concerns for the residents of the Care Home. This centres on the fact that some residents suffer from dementia and it is therefore very important to have a clear and principle secure entrance and exit. Multiple entrances that are not managed properly could result in the likelihood of a new visitor to the Care Home leaving a door open allowing access to the outside to vulnerable residents.

The rear door is proposed to be used by staff mainly and will be managed accordingly with devices such as door bells, videophone and a connection with the main desk to ensure security. Therefore no changes are proposed to the rear entrance. This would also conform to advice from Transport Officers who have stated that the introduction of pedestrian activity to the rear of the building would be a concern in the absence of footway links and due to the presence of a loading bay. The rear entrance would therefore be more suited to deliveries and depositing refuse and as such your officers consider the entrance in its current form is the most suitable arrangement.

ADDITIONAL CONDITION:

A condition regarding securing the affordable nature of the accommodation was omitted in error and has now been included.

A condition is also proposed to control the use of the two proposed car parking bays.

Recommendation: Remains approval subject to new conditions

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