

## Agenda Item 03

### Supplementary Information Planning Committee on 9 May, 2016

Case No. 15/4708

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Location	Apex House, Fulton Road and Albion House, Albion Way, Wembley, HA9
Description	The demolition of the existing buildings and redevelopment of a part 8-, part 9- and part 28-storey building comprising 558 student accommodation units with associated ancillary facilities at ground floor level, landscaping works, and cycle parking spaces, and a 49sqm cafe (Use Class A3) at ground floor level.

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Members visited the site on 7 May 2016. Members have sought clarification on issues relating to the quality of accommodation, requirements for communal facilities, future uses of the site, and the impact on the view from Barn Hill.

#### Quality of accommodation and communal facilities

Whilst the proposed building would be sited in close proximity to the adjoining building at Karma House, the orientation of the rooms within Karma House and the layout of that building means that the outlook of the closest units is not significantly affected as they do not directly face the proposed building. The closest elements of the buildings are 4.4m away from each other, however, they contain secondary windows to communal living space for the associated units. There are no windows that directly face each other and rooms will still receive natural daylight will benefit from good outlook from the other windows within those rooms.

Currently there are no policy requirements or standards for student accommodation that would need to be adhered to within the development nor are there set facilities that need to be included in such schemes. It should be noted however that the proposed layout includes a wide variety of facilities and the developers are experienced in creating such environments for students to live and study in. Each bedroom also has an en-suite bathroom as well as a desk for private study space. They have either access to shared kitchen/dining space or cooking facilities in the room itself. Other facilities within the building include:

- Cinema room
- Laundry
- Gym
- Café
- Study room
- Communal Student room
- Top floor games area and study room
- Roof top and courtyard outdoor amenity space

Some of these rooms could be used for other ancillary purposes if required by the operator.

#### Future uses of the site

The Student Accommodation Demand Assessment submitted with the application shows that demand for such accommodation is still high; however, the Council would be able to consider the merits of alternative uses for the subject building if they were proposed in the future. Planning permission would be required to change the use of the subject building from its consented use (together with any alterations associated with that change) or to redevelop the site.

If in the future the building was proposed to be used for residential purposes it would fall below the current London Plan standards for total floorspace, balconies and the SPG standards for Amenity space, however, the bedrooms typically meet the minimum requirements in terms of floorspace. If it was proposed to use the building as a hotel then the layout would need to change with alterations being made to the kitchen, living, dining and communal spaces that are currently within the scheme. However, these adaptations may be possible.

Nevertheless, the development is proposed to be used as student accommodation, an assessment has been submitted that shows that there is current and future demand for that accommodation and the use is

restricted to student accommodation. The student accommodation meets the planning policy requirements associated with the provision of such accommodation.

### **View from Barn Hill**

Within the case officer's report at paragraph 34, it states that there is no significant detrimental impact on the protected views to the stadium from Barn Hill open space. It has been shown that the protected views of the borough's UDP are not interrupted by this proposed development.

### **Recommendation:**

Remains approval, subject to the conditions set out in the draft decision notice, the completion of a legal agreement and the Stage 2 referral to the Mayor of London.

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