

PRE-APPLICATION REPORT TO COMMITTEE

Planning Committee on 5 July 2016

Item No

Case Number 16/0356/PRE

SITE INFORMATION

RECEIVED: 2016

WARD: Kilburn

LOCATION: Peel Precinct, NW6 5RE, 97-112 Carlton House, Canterbury Terrace, NW6 5DU, and 8-14 Neville Close, NW6 5RU

SCHEME: Demolition of existing buildings and proposed redevelopment comprising of seven new buildings of between 4 and 16 storeys high to accommodate 226 residential units, new multi-use health centre, class A1 - A5 uses, D1 and D2 uses, new public open space, highway works to Canterbury Road, Denmark Road and Neville Road, associated landscaping, new street trees and public realm improvements.

APPLICANT: London Borough of Brent

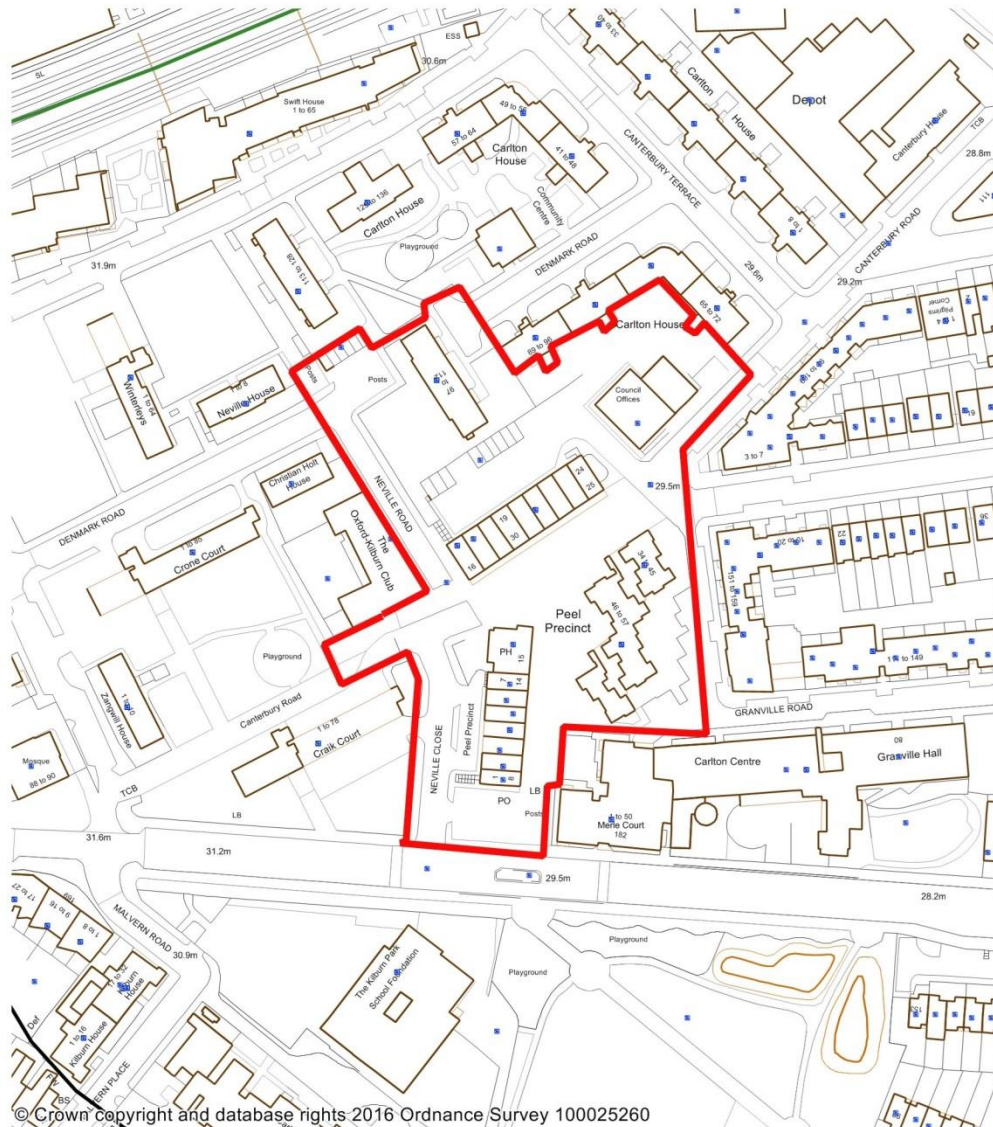
CONTACT: Turley Associates

PLAN NO'S: n/a

LINK TO DOCUMENTS ASSOCIATED TO THIS APPLICATION No plans as this is a pre-application item. Members will view a presentation at Committee.

SITE MAP

This map is indicative only



DEVELOPMENT DETAILS

Ref: **16/0356/PRE**

Location: Peel Precinct, NW6 5RE, 97-112 Carlton House, Canterbury Terrace, NW6 5DU, and 8-14 Neville Close, NW6 5RU

Ward: Kilburn

Description: Demolition of existing buildings and proposed redevelopment comprising of seven new buildings of between 4 and 16 storeys high to accommodate 226 residential units, new multi-use health centre, Class A1-5 uses, D1 and D2 class uses, new public open space, highway works to Canterbury Road, Denmark Road and Neville Road, associated landscaping, new street trees and public realm improvements.

Applicant: London Borough of Brent

Agent: Turley Associates

Case Officer: Gary Murphy (South Area Team)

BACKGROUND

This proposed development is being presented to enable Members of the committee to view it before a planning application is submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.

This is the first time the proposed development is being presented to Members. Prior to this the applicants have been engaged in an extensive period of pre-application discussion with Council Officers and the Greater London Authority (GLA), the latter due to the fact the proposed development is referable to the GLA under the provisions of the Mayor of London Order 2008 as it meets criteria 1A, development which includes the provision of more than 150 units, and 1C(c), the building is more than 30m high and outside of the City of London.

A pre-application meeting was held with the GLA on 28 January 2016, and a report issued on 24 February 2016. A follow up meeting was held on 12 May 2016.

PROPOSAL and LOCATION

Proposal

The proposed development is to be submitted by way of a hybrid planning application seeking full permission for some elements and outline permission for others. This proposal will comprise of a phased demolition of existing buildings on site including Peel Precinct, No's 97-112 Carlton House, Canterbury Road and No's 8-14 Neville Close and a comprehensive replacement of the existing buildings comprising of:

- New health centre for South Kilburn (approx. 1356sqm), providing modern facilities for three local GP practices currently in poor quality accommodation, one of which will be demolished, with additional space for complimentary facilities/uses
- 42 replacement affordable homes for existing secure tenants, 184 new homes for sale on the open market (total 226 homes)
- Proposed buildings to range in height between 4 and 16 storey's with the tallest element (building A) located fronting onto Carlton Vale
- Class A1-5 uses and D1 and D2 class units within health centre building
- Highway improvement works to re-connect Canterbury Road (in part) and Denmark Road
- Associated car parking, 32 in the private off-street parking
- A new public space at Peel Precinct
- New street trees and public realm improvements

The proposed development will be delivered in two stages.

- (i) **Full** planning permission is to be sought for the demolition of South Kilburn Studios, 1-7, 15-33 Peel Precinct and 8-14 Neville Close, and development of 38 replacement affordable homes for existing secure tenants, 64 private sale units, A1 – A5, D1 and D2 class floorspace within the new health centre building, as well as associated highway works, landscaping, public realm improvements (including public space) and external works.
(Buildings A, B, C and E)
- (ii) **Outline** permission is sought for the second stage, it is to be confirmed what Reserved Matters approval will be sought for, if any. This will comprise the demolition of 97-112 Carlton House and 34-57 Peel Precinct, and development of a further four affordable homes and up to 120 private sale units within buildings ranging between 4 and 8 storeys high.
(Buildings D, F & G)

Proposed residential mix:

Unit size	Full Planning Building A	Full Planning Building C	Outline Planning Building D	Full Planning Building E	Outline Planning Building F	Outline Planning Building G	Subtotal
1bed/2p	12	15	41	11	6	5	90
2bed/3p	3	-	11	-	13	5	32
2bed/4p	21	10	2	12	-	1	46
2bed/4p duplex	1	-	-	-	-	-	1
3bed/4p	-	-	14	-	-	-	14
3bed/5p	-	-	10	7	-	-	17
3bed/5p duplex	-	-	4	4	3	7	18
3bed/6p	-	-	2	-	-	-	2
3bed/6p duplex	2	-	-	-	-	-	2
4bed/6p	-	-	-	1	-	-	1
4bed/6p duplex	-	-	-	3	-	-	3
	39	25	84	38	22	18	226

Proposed tenure mix:

AFFORDABLE units	Percentage	Quantity
Total 1bed/2p	26.2%	11
Total 2bed/4p	28.6%	12
3bed/5p		7
3bed/5p duplex		4 (within building G)
3bed/5p duplex		4
Total 3bed units	35.7%	15
4bed/6p		1
4bed/6p duplex		3
Total 4bed units	9.5%	4
SUBTOTAL AFFORDABLE		42

PRIVATE units	Percentage	Quantity
Total 1bed/2p	42.9%	79
2bed/3p		33
2bed/4p		33
2bed/4p duplex		1
Total 2bed units	36.4%	67

3bed/4p		16
3bed/5p		8
3bed/5p duplex		10
3bed/6p		2
3bed/6p duplex		2
Total 3bed units	20.7%	38
SUBTOTAL PRIVATE		184
Total family units	25.22%	57

It is expected that the outline element of the hybrid application will be submitted with a reasonable level of detail in which to assess the likely effects and impacts. Detail is to include block plans, proposed height and massing envelopes, indicative materials and landscaping strategy, with associated technical documents.

Site and Surroundings

The site covers an area of approximately 1.44 hectares and is located within the South Kilburn Estate, on the northern side of Carlton Vale and intersected by Canterbury Road, close to the borough boundary with Westminster. It is the subject of the South Kilburn Masterplan and regeneration programme by the Council.

The application site comprises five distinct buildings of between 1 and 4 storeys housing both residential and commercial uses. 97-112 Carlton House, Canterbury Terrace and 8-14 Neville Close are all existing. Currently on the sites that sit within Peel Precinct there are 33 residential units which are a mixture of local authority tenants and owner occupiers / leaseholders, and a range of retail / commercial uses, which include the West Kilburn branch of the Royal British Legion, located in a building formerly known as the Sir Robert Peel public house but no longer a public house for planning purposes (current planning use is Sui Generis), and the temporary South Kilburn Studios. Peel Precinct suffers from high levels of vacancy and part of the site is pedestrianised at present.

The site is surrounded by residential development on all sides. Craig Court which is west of the site, fronting onto Carlton Vale is a twelve storey residential block and is one of the historical South Kilburn estate buildings. Merle Court immediately to the east is a more recent addition, this residential building is part 6 and 8 storey's high.

Within the immediate vicinity of the site other buildings that are being retained are typically 3 to 4 storey's high.

The South Kilburn Conservation Area is located to the east of the site, a number of buildings exist in between and are to remain. The site does not include any designated heritage assets.

South Kilburn open space is directly opposite the site, on the southern side of Carlton Vale.

The site has a Public Transport Accessibility Level (PTAL) of 5.

Planning History

The following planning decisions are relevant:

Change of use of public house (Use Class A4) to British Legion club (sui generis), erection of single-storey rear extension and installation of new window and door to premises.

11/3228 – 15 Peel Precinct
Approved and implemented.

CONSULTATION RESPONSE

At this stage it is intended that the following will be consulted regarding any subsequent planning application:

Statutory Consultee:-
(Internal)

- Ward Councillors (Brent)
- Transportation (Brent)
- Environmental Health (Brent)
- Landscape Design (Brent)
- Tree Protection Officer (Brent)
- Sustainability Officer (Brent)
- Housing (Brent)
- Urban Design Officer (Brent)
- Planning Policy (Brent)

(External)

- London Borough of Westminster
 - Greater London Authority
 - Transport for London (TfL)
 - Secure by Design Officer (Met Police)
-
- All existing properties and addresses within 100m of the application site.

The following consultees have formally commented as part of the pre-application process:

Greater London Authority (Statutory Consultee) –

The views expressed by the GLA at pre-application stage are set out below, with Planning Officers comments in response:

Principle of Development

The aspirations of the Council in delivering the regeneration of the South Kilburn estate for better quality housing is supported in principle. The reduction of town centre uses that is proposed through the demolition of Peel Precinct is appropriate, this area has suffered from high vacancy levels over an extended period. At planning application stage the GLA expect the applicant to have confirmed if any existing uses will be relocated into the new spaces provided.

Of concern to the GLA is the loss of the former Sir Robert Peel public house, and the South Kilburn Studios, which could be considered valuable community assets. Councils are encouraged to prevent the loss of such facilities, and protection for such facilities are afforded through London Plan policy.

(Officer comment: There is no loss of a public house proposed. The former public house is now occupied by the West Kilburn Branch of the Royal British Legion, in planning terms this is a Social Club (Use Class Sui Generis) which was formally changed from a Public House (Use Class A4) in 2012 under planning permission ref: 11/3228 granted on 27/01/2012. The British Legion relocated here from previous premises on Albert Road, South Kilburn when that site came forward for regeneration. The re-location was on the basis this would be a temporary home until such time that the Peel Precinct site came forward for redevelopment, as part of the South Kilburn regeneration programme. It is the Councils view that there is no planning policy obligation to relocate the British Legion, or provide suitable floorspace within the proposed redevelopment for them to be accommodated.

South Kilburn Studios was approved as a temporary “meanwhile” use for the site. Council officers position is that by their very nature meanwhile uses are only ever intended to be temporary. These help to utilise a site / building until such time that this comes forward for redevelopment and they should not become a barrier to redevelopment, nor is there a requirement for them to be accommodated within the development.

Housing

The demolition of existing blocks and replacement with well-designed homes, including mixed tenure housing is welcomed.

In line with London Plan policy 3.12 Councils should seek the maximum reasonable amount of affordable housing when negotiating on schemes, and should take account of economic viability when doing so. The applicant will be expected to demonstrate the maximum reasonable amount of affordable housing is being provided, and this would need to be tested through a financial appraisal (independently verified). 60% of affordable housing should be for social and affordable rent and 40% for intermediate rent or sale.

London Plan policy 3.14 resists the loss of existing housing, including affordable housing, unless it is replaced at existing or higher density. The applicant must confirm there is not to be a loss.

(Officer comment; The housing numbers have since been confirmed to the GLA, there is to be no net loss of affordable housing, in fact there is to be an increase on site from 36 to 42.

Density

The applicant should demonstrate density calculations with any future application.

Children's play space

Further information is required to demonstrate how the proposed development will meet the requirements of the Mayor's SPG 'Shaping Neighbourhoods: Play and Informal Recreation'.

Design

The proposal is considered to be carefully thought out, creating a more inviting, permeable and legible environment.

Layout

- A daylight and sunlight analysis should be provided at application stage showing the open spaces proposed have adequate daylight and sunlight.
- The proposal to re-connect the historic street pattern and the public realm improvements will improve permeability and movement through the site.
- The market place and health centre building will promote pedestrian activity and activate the area.
- Un-gated access should be provided to the courtyard spaces
- The scheme demonstrates a high standard of residential quality, with low numbers of units per core, a high proportion of dual aspect units and no single aspect north facing units, which meet the minimum space standards.

Scale, height and massing

- The proposed tallest element (16 storeys) is not unduly tall given the scale of adjacent residential buildings.
- There is a large expanse of blank façade on the north facing elevation of the residential tower that forms part of the health centre building. This makes it appear bulky
(Officer comment: This has been addressed, this elevation has been re-designed and is now articulated)
- Preliminary details of materials are acceptable, subject to further details being confirmed at application stage.
- The applicant shall demonstrate acceptable levels of daylight and sunlight across the scheme at application stage.

Inclusive design

- At present the layout of buildings and the surrounding areas of public realm do not raise any inclusive design concerns.
- In line with London Plan policy 3.8, 10% of units to be wheelchair accessible or easily adaptable.

Sustainability

- The applicant shall prioritise connection to the district heat network expected and investigate potential for connection. All opportunities for connection should be investigated before considering the installation of an on-site CHP.
- If, having followed the energy hierarchy, it is demonstrated that the 35% carbon reduction target cannot be fully achieved on site, the applicant should quantify the shortfall in carbon dioxide savings and liaise with the Council regarding agreeing a cash in lieu contribution.

Transport

The proposal is considered to be broadly acceptable in strategic transport terms, however the following issues need further consideration:

- A full Transport Assessment is required in support of any application.
- TfL requests that pedestrian and cycling environment assessments be undertaken.
- It is understood that there will be no loss of parking for existing residents who will remain, nor those who will be relocated to new homes within the site. The allocation of spaces and how this will be split between the different tenures requires further clarification.
- All new roads within the site will be adopted, as such these will be subject to CPZ restrictions. The approach in terms of “car free” restrictions needs to be clarified further.
- TfL welcomes that on-street parking will be compliant for Blue Badge and Electric Vehicle Charging.
- A full Travel Plan must be submitted for the residential and other uses on site and a Construction Logistics Plan.

In conclusion the GLA supports the principle of development subject to the above issues being addressed.

A second round of formal pre-app was had with the GLA on 12 May 2016. It is understood from the applicants that no significant issues were raised at this meeting, though formal written feedback has not yet been issued by the GLA.

COMMUNITY ENGAGEMENT

In accordance with planning legislation, the developer has consulted the local community on these proposals as part of the pre-application process.

Engagement to date has comprised of an initial public exhibition in September 2015, followed by a second exhibition in December 2015, and a third in March 2016

– Resident’s Design Group events have taken place on:

- 25/11/2015
- 25/02/2016
- 03/05/2016

A further (final) round of engagement in the form of a public exhibition is scheduled for 28 June 2016. It is intended this will be the final opportunity to see the plans before a planning application is submitted to the Council.

REGENERATION CONTEXT

South Kilburn Context

The proposed development is allocated as part of phase 3a of the Councils South Kilburn Masterplan and regeneration programme, this is supported by an adopted Supplementary Planning Document. There is no outline application for the Masterplan as a whole, and as such individual phases and plots are coming forward in the context of the SPD.

The regeneration of South Kilburn is a fifteen year programme that is approximately half way through and that aims to transform the area into a sustainable and mixed neighbourhood and

create a real sense of place. The programme will re-build around 1,200 affordable homes and deliver the same number of additional market homes to help cross subsidise the building of new high quality homes for existing secure Council tenants. The Council's objectives are to provide high quality new homes that drive values from market sales to maintain the viability of the regeneration programme in the long-term and to achieve a substantial improvement in the living conditions of existing secure Council tenants.

The Masterplan aims to deliver the following:

- 2,400 new high quality homes of which 1,200 will be made available to existing South Kilburn secure tenants for social rented accommodation;
- A new larger high quality urban park;
- A new local primary school;
- New health facilities;
- Improved environmental standards;
- An improved public realm;
- A site wide energy solution.

South Kilburn is an amalgam of Council estates from the 1960's and 70's including a number of different post-war social housing typologies in poorly designed and low quality physical environment. The estate is located in the south of the borough and sits between Kilburn to the east, Queen's Park to the north-west and extends towards Maida Vale in the south. It is an area surrounded predominantly by privately-owned terraced Victorian and Edwardian housing that command high values. The over and underground facilities of Queen's Park and Kilburn Park stations lie close to the estate's borders.

The estate is the largest concentration of social housing in Brent and amongst the largest in London. Much of the housing suffers from inherent internal design problems and the relationships between buildings, streets and spaces are poor and indeterminate. The area is not amenable for maintenance or improvement and as a whole the estate presents significant management challenges. These physical conditions manifest themselves in some of the highest levels of social and economic exclusion in the borough (and are amongst the highest in the country); these needs being reflected in the grant of New Deal for Communities (NDC) status in 1999.

South Kilburn Policy Context

The Council, with the South Kilburn NDC partnership, developed a Masterplan in 2004 followed by the South Kilburn SDP in 2005 that set out the parameters and sought to transform the area into a number of distinctive neighbourhood quarters characterised by mixed and integrated tenures, and a legible, secure and high quality public-realm.

The Masterplan sets out how it is proposed to redevelop the estate - identifying those blocks that are retained and those that will be redeveloped. The location - 15 minutes from Central London with two tube stations and a 10 minute walk to Maida Vale makes this an ideal location to market new homes. Bringing forward homes at or above the Mayor's housing design standards is part of the distinctive offer. Quality in building, landscape and public realm design is fundamental to the area's transformation. The Council are conducting a Masterplan Review and SPD review this year that will supersede and update the current Masterplan and SPD 2005.

One of the principal objectives of the South Kilburn regeneration programme is to deliver new homes for existing tenants of South Kilburn who are living in some of the worst accommodation in the borough.

The Council is the master developer in relation to the redevelopment of the estate. The Council is committed to transforming the estate and is taking direct responsibility for delivery of the scheme. A bespoke funding and delivery model for the South Kilburn Regeneration Programme has been established. The Masterplan has been parcelled up into a series of smaller development sites which are intended to be brought forward on a phased basis, in

order to secure delivery in the prevailing economic climate. With the objective of ensuring that quality of design is not comprised and momentum of delivery is not lost, the Council's strategic approach to date has (in respect of the early phases of the South Kilburn Regeneration Programme) included undertaking design to Stage 3 of the RIBA Plan of Work 2013, securing planning permission, title and vacant possession of the sites. On the whole, these sites, having effectively been "de-risked", have subsequently been disposed of by the Council through the use of the Council's South Kilburn Developer Framework, which includes provisions enabling both Registered Providers and private developers to build and manage the new homes. Under this Framework the Council secures nomination rights for 15 years for social rented accommodation and the land receipts received are recycled back into the South Kilburn Regeneration Programme. The framework has now expired and therefore the Council intend to utilise the GLA Framework or other OJEU compliant procurement procedures.

MATERIAL PLANNING CONSIDERATIONS

The main issues raised by the proposed development that the Committee should be aware of at this stage are:

Issue 1

Affordable Housing

London Plan policy 3.12 requires borough's to seek the maximum reasonable amount of affordable housing, taking account of a range of factors including local and regional requirements, the need to encourage rather than restrain development and viability. The policy requires borough's to take account of economic viability when negotiating on affordable housing.

The applicant will be required to demonstrate that the maximum reasonable of affordable housing is being provided in this scheme, and this would need to be tested through the submission of a financial appraisal submitted with any future planning application which would be subject to scrutiny by or on behalf of your Officers.

The application is currently proposing 42 of the 226 units as affordable, which equates to 18.5% on a unit basis and 22.7% on a bedroom basis. It should be noted there is to be no net reduction of affordable housing. At the time of writing no financial appraisal had been submitted. This will be robustly tested at application stage to determine what the maximum reasonable proportion of affordable housing is that the scheme can viably deliver and reported to Committee in the usual way.

Issue 2

Scale, massing, height and impact on daylight and sunlight

London Plan policy 3.5 promotes quality in the design of housing developments.

Policy 7.6 on 'Architecture' states that buildings should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is regarded as being particularly important for tall buildings.

Policy 7.7 on tall buildings says that these should not have an unacceptably harmful impact on their surroundings, be located in areas of intensification and with good access to public transport, only be considered in areas whose character would not be adversely affected, relate well to existing urban grain and public realm, incorporate the highest standards of architecture and materials, have ground floor activities that relate positively to surrounding streets and make a significant contribution to local regeneration.

Brent Core Strategy policy CP6 identifies South Kilburn as an appropriate location for tall buildings.

In terms of scale, seven individual buildings are proposed (buildings A to G):: these are predominantly 4-8 storeys in height, rising to an overall height ground plus 15 storey building

fronting Carlton Vale (building A). This proposed building would be taller than any in the immediate vicinity, which comprises a range of heights including new buildings of between 6 and 8 storeys, and the neighbouring 1960's Craik Court which stands at 12 storeys and nearby Hereford House which stands at ground + 17 storeys, also fronting Carlton Vale.

In urban design and placemaking terms it is considered appropriate that the tallest elements of the scheme are located fronting onto Carlton Vale. This responds to the existing urban grain, ensures the greatest height is appropriately sited in the context of Craik Court (12 storeys) and fronting a main arterial route and results in a stepping down in height to the rear in response to the lower scale of predominantly 3/4 storey built form that is to be retained around the application site.

The GLA recognises that building A, at 16 storeys, is taller than the surrounding context, but it is considered not unduly so given the scale of adjacent blocks.

In order to justify the height and scale proposed the applicant will need to demonstrate the highest quality of architecture, and that the scale proposed will not unacceptably impact on the surrounding environment and residential amenity. To this end daylight and sunlight conditions have been tested for existing surrounding buildings and a sample of proposed residential units. The findings of this will need to be presented and fully considered with any future planning application within a formal assessment and report for further consideration.

A detailed townscape and views assessment will also need to be submitted with any application to consider the impact of a proposal of this scale on the existing built environment.

The applicant will be required to demonstrate the scheme's level of compliance with the 30 and 45 degree tests, as set out in Supplementary Planning Guidance 17 'Design Guide for New Development'. These tests seek to ensure the scale of new development is appropriate to its context, and that it does not unacceptably harm the amenity of surrounding occupiers.

Impact on neighbouring privacy:

The applicant is required to demonstrate in their planning application compliance with SPG17 separation distances, and where a 20m separation between directly facing windows is not achieved provide sufficient justification for this, or demonstrate that through careful design considerations this can be mitigated against.

Issue 3

Density

London Plan policy 3.4 seeks to optimise housing potential taking into account local context, character, design principles and public transport capacity. In accordance with the London Plan density matrix (table 3.2) the application site, which is in an Urban setting, with a PTAL 5 would be appropriate for accommodating 200 – 700 hr/ha, or 45 to 260 u/ha.

The proposed scheme would result in a net increase of 170 homes and achieves a density of 543 hr/ha across the site. This satisfies London Plan policy being within the appropriate density range, however notwithstanding this the arrangement, scale and form of buildings proposed will need to be robustly tested at planning application stage with regards to local context, bearing in mind neighbouring residential amenity, quality of accommodation and transport impacts.

Issue 4

Loss of former Sir Robert Peel public house building and South Kilburn Studios

It is recognised that through London Plan policy 3.1 boroughs should seek to protect facilities that meet the needs of particular groups and communities, and protection of existing social infrastructure is afforded through policy 3.16.

In the GLA's pre-application report there is mention of the fact that both the former public house and South Kilburn Studios could be considered valued local community assets, which Councils are encouraged to prevent the loss of, in the London Plan.

The former Sir Robert Peel public house is now occupied by the West Kilburn branch of the Royal British Legion, a Social Club which is considered to be a Sui Generis use in planning terms and was formalised as such by planning permission for change of use granted in January 2012. Therefore the public house use ceased a number of years ago. Membership is an entry requirement of the Legion, by definition it is not a use that is accessible to all members of the local community in the way that a public house would be. There are significant doubts over whether this can therefore reasonably be considered a valued local community asset, as it is not accessible to all sections of the community. The Legion were re-located here from a former site on the corner of Albert Road and Salusbury Road after the site was acquired for redevelopment as part of phase 2 of the South Kilburn regeneration programme.

The Council re-located the Legion to these premises on the basis that this was a temporary arrangement until such time the former Sir Robert Peel public house, and Peel Precinct are redeveloped in a later phase of the South Kilburn regeneration programme. This has allowed the building to remain in continued use which is welcomed but there is no policy that resists the loss of a private members club.

The South Kilburn Studios occupy temporary modular buildings, formerly used as Council offices and fronting onto Canterbury Road. Although a well used facility this was approved as a “meanwhile” use, in order to support continued use of the building for a temporary period as opposed to the building lying vacant. By their very nature meanwhile uses are only ever intended to be temporary, and their existence should not be seen as barrier or obstacle to redevelopment in respect of planning policies that seek to give protection to community facilities. There is no policy basis to require the re-accommodation of South Kilburn Studios, or mitigate its loss.

Core Strategy policy CP9 relates to the South Kilburn growth area and in recognising that this part of the borough will be subject to substantial transformation, intensification and new homes it is anticipated that a range of new infrastructure will be delivered in support of this growth, including the need for multi purpose community centres. The adopted South Kilburn Masterplan SPD identifies the Peel Precinct as a possible suitable location for new large scale community facilities including an indoor sports facility and healthy living centre. This scheme proposes a new large scale health centre however does not propose the indoor sports facilities. The applicants should demonstrate what community facilities have already been secured on earlier sites in South Kilburn, including whether the recent expansion of the Moberly Sports Centre (granted planning permission under ref 13/3682 on 04/02/2015 and currently under construction) has affected capacity for indoor sports facilities in the area, and what is expected to come forward on later sites, in view of the policy requirement.

The wider regeneration benefits that the scheme will deliver, including new homes with an element of affordable and 25% family units, a new multi-purpose health centre, and new public space must be given appropriate weight when weighing up the existing uses that will be lost on site.

Issue 5

Highway works, parking strategy and servicing

The proposal seeks to re-instate a version of the original street pattern that once existed by re-connecting roads that have been disconnected through the development of the existing estate. Canterbury Road (in part) and sections of Denmark Road will be re-opened as per their original layout. Neville Close will be amended with access from Carlton Vale closed. In terms of providing improved access and increased legibility and site permeability officers welcome this element of the scheme. Any highway works would be subject to a s278 agreement with the Local Highway Authority.

Traffic calming and landscaping measures, including a significant number of new street trees will seek to ensure a safe and pedestrian priority environment.

Parking:

Given the proposed intensification of the use of the site one of the key considerations is going to be the impact of the proposed scheme on parking conditions locally. Some 32 car parking spaces are proposed to serve the development including a proportion of secure tenants that currently live on-site and which are to be re-provided with units in buildings E (38 units) and building G (4 units). The proposed strategy is that the majority of private residential units will be car-free with parking only to be provided for secure tenants and disabled residents, with the exception of all residents (private and affordable) within blocks G and E who will be eligible for CPZ permits to park on-street.

A number of existing secure tenants that will be re-provided within affordable homes currently have access to parking permits for private parking under a scheme called 'Wings'. This is administered by Brent Housing Partnership. A courtyard with private parking bays, adjacent to Carlton House will have 32 bays, these will be access controlled. It is proposed that a number of secure tenants will receive permits to use within the courtyard while Brent Housing Partnership will also receive a number of permits, taking into account that 65-96 Carlton House is adjacent to the Peel Site. It should be noted that whilst existing secure tenants are currently provided with visitor permits this will not continue to be the case for the proposed development. Tenants will still be eligible to apply for CPZ visitor permits.

The scheme proposed 10% provision of wheelchair spaces in accordance with London Plan and Brent policy requirements.

No parking, other than four on-street doctors bays are proposed to serve the health centre. These bays will be located on Canterbury Road.

The Councils Transportation officers will provide comment on the proposed parking strategy and advise if this strikes an appropriate balance between providing for existing secure tenants and mitigating the impact of the proposed increase in the number of residential units.

Servicing:

Emergency and refuse vehicle access will largely be as existing where access can be gained from surrounding roads. The building containing the health centre (buildings A, B and C) will be accessed from Neville Close with emergency access only onto Carlton Vale. Refuse collection will continue to take place on-street for all buildings.

It is not clear at this stage if the proposed approach is satisfactory. Baseline and proposed conditions will need to be assessed and it will need to be confirmed by your Transport officers that the proposed parking strategy will have an acceptable impact locally on surrounding roads, that it does not unduly restrict existing residents ability to park, and that appropriate mitigation can be provided for the intensification of the use of the site through a part car-free restriction being imposed on private sale units.

Issue 6

Public realm improvements – new public square

A new and improved pedestrianised linear public square is proposed connecting Canterbury Road to Carlton Vale. This is welcomed in principle and provides the opportunity for a very real public realm benefit to this part of the estate. The detailed design, layout and landscaping of this space has been the subject of much discussion between the applicants and Council officers, and support for the final design is subject to further clarity on the detailed design, layout and landscaping of the space to ensure it is a high quality space that is welcoming and one that residents and visitors are attracted to use.

Other

It is expected that a forthcoming planning application will be accompanied by a noise assessment, an Energy and Sustainability strategy, wind and microclimate studies, arboricultural assessment, flood risk assessment and ground contamination assessment.

Issue 7

Landscaping

A detailed landscape strategy will be submitted to accompany a forthcoming application, which will detail the landscaping approach proposed to private spaces, communal spaces and the public realm.

The provision of a significant number of new street trees is welcomed in principle, subject to agreeing appropriate range of species and locations.

Officers consider that there is the opportunity for an increase in the number of new trees to be planted within the linear public space, and this will be the subject of further discussion with the applicant.

Officers have raised concern with the lack of soft landscaping to private front gardens on building E, and have advised previously that this offer should be enhanced. It is expected that this will be addressed as part of the formal planning application.

The applicant will need to demonstrate through technical assessments that proposed courtyards and roof terraces will benefit from sufficient levels of daylight and sunlight given the emerging building context which they will sit within. It is expected this will form part of the detailed daylight and sunlight assessment that will support a forthcoming application.

Issue 8

Design / legibility of entrances

During the course of pre-application discussions the issue of legible entrances has been raised by officers. It is considered that the entrances to the health centre building, particularly the residential entrances are not eligible enough or commensurate with a building of this size. Officers will want to see this reconsidered addressed when any application is submitted.

Officers have also expressed concern with the fenestration proposed to the facade of the health centre building facing east across the linear public open space. The detailing of window openings and reveals need further consideration, and these would benefit from the feature reconstituted stone material which is proposed on the building being incorporated into window surrounds.

The applicant is required to submit further details of the proposed material palette and a Design Code is expected to accompany any forthcoming application which will set a range of parameters for the elements of the site that are being considered in outline form only at this stage. Approval of a Design Code will provide sufficient comfort that the design quality will be carried through to reserved matters stages of the scheme.

PLANNING OBLIGATIONS

In accordance with the Councils Planning Obligations SPD, the proposal would be likely to attract the following obligations to mitigate the impact of the development:

- Affordable Housing - Final proportion to be subject of detailed financial viability assessment.
- Provision of the health centre
- Employment and training opportunities during construction
- Car-Parking Permit Free development to remove the rights of residents to apply for parking permits in the surrounding roads in the vicinity of the site, save for existing secure tenants returning and future occupiers of building G and E..
- Join and adhere to Considerate Constructors scheme
- Energy - Achieve a 35% reduction in CO2 emissions beyond the 2013 Building Regulations and to provide a carbon off-set contribution of (amount to be agreed) to be used towards on / or off-site improvements related to carbon reduction to off-set any shortfall below the target 35%.
- Submission and approval of a commercial and residential Travel Plan to score a PASS rating under TfL's ATTrRuTE programme prior to first occupation, to include provision of a subsidised Car Club membership for future residents and to fully implement the approved plan for the lifetime of the development thereafter.

- Undertaking of on and off site highway works (including to Peel Precinct linear space) through an agreement under S38/S278 of the Highways Act 1980, in order to (i) re-establish the road connections with Canterbury and Denmark Road and works associated with the Peel Precinct linear space (N.B. the precise nature of highway works necessary to be confirmed at application stage).

Community Infrastructure Levy (CIL)

This would be development that is liable for Mayoral and Brent CIL. The level of liability that this would attract will be confirmed at a later stage when the precise quantum and form of proposed development is known.

CONCLUSIONS

Members should note the above development is still in the pre-application stage and that additional work remains to be carried out.

Appendix A – Site plan proposed

