

Agenda Item 04

Supplementary Information Planning Committee on 14 September, 2016

Case No. 16/2171

Location Press House, Press Road, London, NW10 0DW
Description Demolition of Press House building and erection of part 3, 6 and 9 storey building providing 74 residential units (33 x 1bed, 28 x 2bed and 13 x 3bed) with associated car and cycle parking spaces, bin stores, amenity space and landscaping

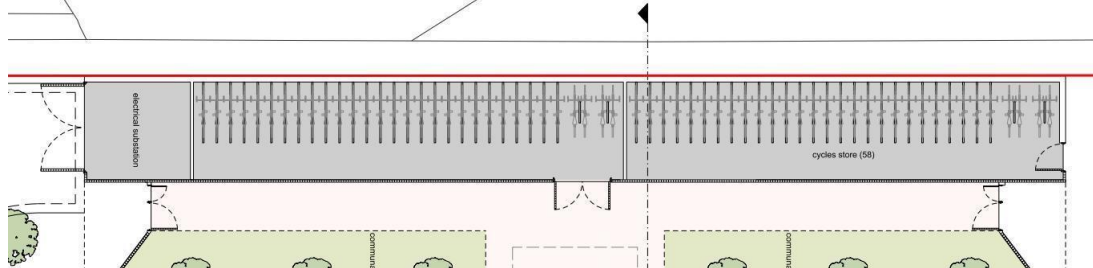
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Height of existing building:

- The height of the taller element of the existing building is partly 22.5 m to 25 m above ground level (approx.).
- The height of the taller element of the proposed building is approximately 28.5 m above ground level.

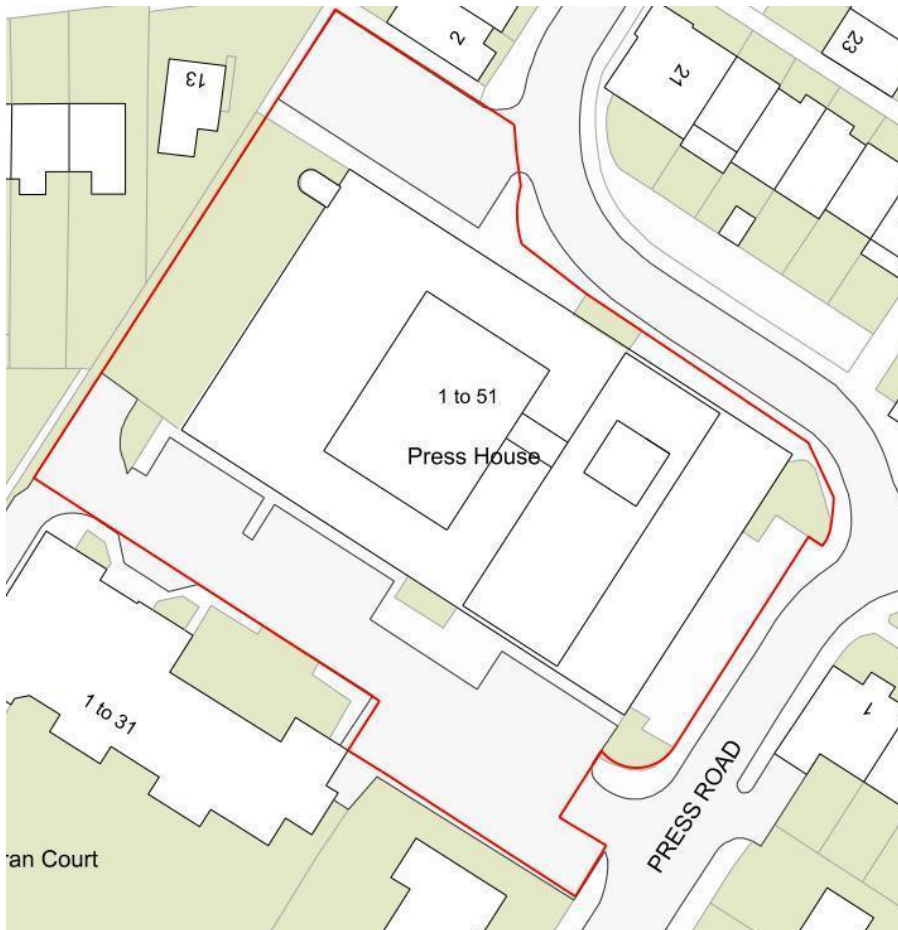
Plan of cycle store

The layout and location of the cycle store is shown on the proposed ground floor plan (A81_PL_100 Rev F). Highways consider this to be acceptable.
Excerpt of proposed ground floor plan:



How do illustrated parking bays compare with existing?

The existing layout as shown within drawing A381_EX_001 Existing site plan, involves parking on both the northern and southern side of the building. The proposed layout also includes parking on the northern and southern sides of the site with additional spaces provided on the southern side. A new parking area is proposed internally within the building, with residential units and accesses surrounding it.
Existing site plan:



Proposed ground floor plan:



Security issues in terms of access through site

The proposal results in significant improvements in the levels of natural surveillance of the areas surrounding the building, resulting in significant improvements to security and safety.

Other matters – Drawing numbers referred to in condition 2

The drawing numbers referred to in condition 2 do not include the revision numbers specified on the drawings. The most recent revisions of the drawings of the have been considered and discussed in the committee report. They are all available to view on the Council's web site. Where relevant, the revision numbers will be inserted into condition 2 and will be specified within the decision notice.

Recommendation: Remain approval

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