

PRE-APPLICATION REPORT TO COMMITTEE

Planning Committee on **19 October 2016**
Item No
Case Number **16/0489/PRE**

SITE INFORMATION

RECEIVED: **2016**

WARD: **Tokyngham**

LOCATION: Green Car Park, First Way, Wembley

SCHEME: The Reserved Matters for the development of Plot E03 pursuant to outline planning application reference 15/5550 (the Quintain Masterplan).
Proposed construction of 1- to 26-storey building to provide 743 flats (397 private rent and 346 discount market rent), 490 square metres of community or employment floorspace Use Class D1 / B1), 91 coach parking spaces for Wembley Stadium events, energy centre for outline consent area and associated external amenity space, cycle storage, hard and soft landscaping and accesses to the highway

APPLICANT: Quintain

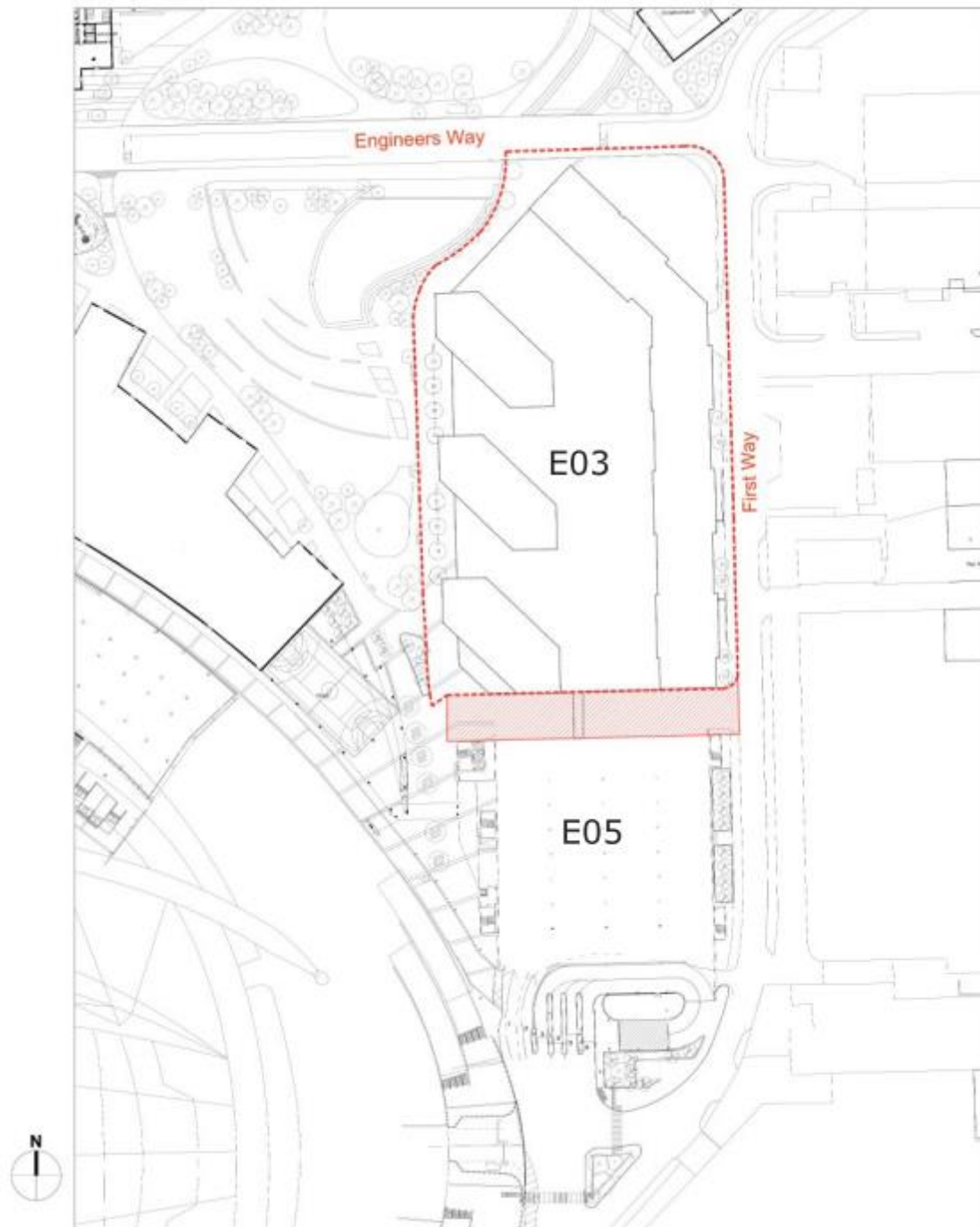
CONTACT: WYG

PLAN NOS: n/a

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

SITE MAP

This map is indicative only



DEVELOPMENT DETAILS

Ref: **16/0489/PRE**

Location: Green Car Park, First Way, Wembley

Ward: Kilburn

Description: The Reserved Matters for the development of Plot E03 pursuant to outline planning application reference 15/5550 (the Quintain Masterplan).

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Applicant: Quintain

Agent: WYG

Case Officer: Andrew Neidhardt (North Area Team)

BACKGROUND

This Reserved Matters submission is being presented to enable Members of the committee to view it before a subsequent 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 revised application and the comments received as a result of consultation, publicity and notification.

This is the first time the detailed design shown within this submission has been presented to Members. However, this site forms a part of the Quintain Masterplan planning application (reference 15/5550) for which the Planning Committee resolved to grant planning consent on 11 May 2016. The Mayor of London subsequently confirmed that he is content for the Council to determine the application itself (the stage 2 referral). The consent will be issued once the Section 106 legal agreement has been concluded, which is due to occur imminently. The applicant has indicated that they wish to submit the Reserved Matters application shortly after the grant of outline planning consent and accordingly entered into pre-application advice with Council officers.

Planning application reference 15/5550 is for:

Hybrid planning application, accompanied by an Environmental Impact Assessment, for the redevelopment of the site including:-

Full planning permission for erection of a 10-storey car park to the east of the Stadium comprising 1,816 car parking spaces of which 1,642 are for non-residential purposes, up to 82 coach parking spaces and associated infrastructure, landscaping and vehicular access.

And

Outline application for the demolition of existing buildings on site and the provision of up to 420,000 sqm (gross external area) of new floorspace within a series of buildings comprising:

- Retail/financial and professional services/food and drink (Use Class A1 to A4) up to 21,000 sqm;*
- Commercial (Use Class B1) up to 82,000 sqm;*
- Hotel (Use Class C1): up to 25,000 sqm;*
- Residential (Use Class C3): up to 350,000 sqm (up to 4,000 homes) plus up to 20,000 sqm of floorspace for internal plant, refuse, cycle stores, residential lobbies, circulation and other residential ancillary space;*
- Education, healthcare and community facilities (Use Class D1): up to 15,000 sqm;*
- Assembly and leisure (Use Class D2): 23,000 sqm;*
- Student accommodation (Sui Generis): Up to 90,000 sqm.*

And associated open space (including a new public park) and landscaping; car and coach parking (including up to 55,000 sqm of residential parking and 80,000 sqm non-residential parking) and cycle storage; pedestrian, cycle and vehicular accesses; associated highway works; and associated infrastructure including water attenuation tanks, an energy centre and the diversion of any utilities and services to accommodate the development.

PROPOSAL and LOCATION

Proposal

The application will seek approval of all of the Reserved Matters in relation to plot E03 (also known as Canada Court), namely: Layout, Scale, Appearance, Access and Landscaping.

The Outline consent secured a number of parameters for each of the plots, including the extent of the plot (i.e. the location of the plot itself), the heights of the building within the plot and the suite of uses within the plot.

Proposed uses

This pre-application submission proposes the provision of 743 flats situated within the upper floors of the building, and 490 square metres of community or employment space at ground level.

Proposed residential mix

A total of 743 residential units are proposed within this plot, comprising 397 private rented flats and 346 discount market rented flats, let at up to 80 % of market value for a period of at least 7 years.

The mix of units is as follows:

	Number	Percentage
Studio	113	15.2
1-bed	332	44.7
2-bed	227	30.5
3-bed	71	9.6
Total	743	

Community or Employment units

490 square metres of community or employment floorspace is proposed within 6 units fronting First Way (to the east) or the new park (to the west)

Coach parking

Coach parking for Stadium events is proposed under the building, situated primarily under to podium level external amenity space. The coach parking area has a capacity of 91 coaches, and links to the area under the plot directly to the south of this plot (Plot E05).

Energy Centre

The energy centre which is proposed to serve all of the masterplan plots is situated at ground level, at the northern end of this plot. It is contained within the building and adjoins the coach parking area.

Site and Surroundings

The site is located to the east of Wembley Stadium, at the junction of Engineers Way and First Way. It is situated within the Wembley Grown Area as designated within the Core Strategy and the Wembley Opportunity Area identified within the London Plan.

At present the site is used for parking and is entirely covered in asphalt. Ground level varies within the site, with the northern end of the site lower than the southern end of the site.

Planning History

The relevant planning application, reference 15/5550, is discussed above.

CONSULTATION RESPONSE

As this proposal will seek approval of the Reserved Matters, pre-application consultation has not been undertaken as yet. The Outline planning application was subject to significant internal and external consultation.

COMMUNITY ENGAGEMENT

As this proposal will seek approval of the Reserved Matters, community engagement has not been undertaken. The Outline planning application was subject to significant community engagement.

MATERIAL PLANNING CONSIDERATIONS

As discussed above, this proposal will seek the approval of the Reserved Matters for plot E03. As such, many of the considerations have already been considered and approved through the outline planning consent.

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

Issue 1

Siting, layout and height

The siting, layout and height of the proposed building is in accordance with the parameters set within the outline planning application.

Issue 2

Mix of uses

The proposed mix of uses and location of those uses is in accordance with the outline planning application.

Issue 3

Residential mix

The outline planning application proposed 471 units which were to be delivered as time-limited affordable housing, with rents set at 80 % of market value for a minimum period of 7 years. Plot E03 (Canada Court) was identified as the likely location for those units. This equates to 46.6 % of the units within the plot being provided as time limited Affordable Housing.

The applicant proposes that 346 of those units will be provided within Canada Court, with the remainder of the units provided within subsequent plots.

The mix of units by size is in accordance with the mix* specified within the outline planning consent for private rented and time limited discount rented homes:

	Proposed No.	Proposed %	Outline consent %
Studio	113	15.2	20
1-bed	332	44.7	43.8
2-bed	227	30.5	29.3
3-bed	71	9.6	6.9
Total	743		

*note: the mix specified within this report relates to the private rented and time limited discount rented homes only. The mixes for the other tenures (private for sale, affordable rent, discount market sale and discount market rent at 65 % market value) are not specified within the report as those tenures are not proposed within this plot.

The proposed mix of residential units is in accordance with the outline planning application.

Issue 4

Community uses

The proposal includes up to 490 square metres of floorspace that could be used as community facilities, which is in accordance with the outline planning application. The outline consent will require the approval of a community facilities strategy prior to the approval of each Reserved Matters application which shall identify any community facilities proposed within the plot and the likely requirement for community facilities within the remainder of the scheme and the potential location of that infrastructure. The committee report specifies that this may include a 1,500 square metres healthcare facility, nurseries (one within the proposed school on the York House site and one in another location) and a community hall.

This strategy has not been submitted yet, but will need to accompany the Reserved Matters application.

Issue 5

Design and Layout

At ground level, the majority of the floorplate is occupied by the 91 space Stadium coach parking area. Despite including this together with the main energy centre for the masterplan, the proposal includes active frontage within the North, West and East facades. Three residential cores are situated within each of the eastern and western facades, and the “super lobby” which also provides access to the podium amenity deck is situated within the northern façade. The non-residential (community/employment) units also activate the eastern and western facades.

Residential units are situated on the upper floors, providing separation between the windows of those units and the surrounding spaces. Three blocks project above podium level within the western façade, with the spaces between these blocks allowing views and light through to the park. A continuous block is proposed within the first way façade. Whilst this results in a long block, significant articulation is provided through the use of steps in the façade variations in height, the use of different materials and the layout of windows and balconies. An east-west route through the site has been incorporated along the southern extent of the plot in accordance with the outline application. Natural surveillance of this route has been provided through the use of projecting balconies and oriel windows which face along this route.

The primary facing material is brick, with the use of dark and light bricks differentiating elements of the building. Light banding is proposed to create a horizontal emphasis at podium level and at set intervals within the upper floors. The use of inset balconies and framing elements for upper floors creates further visual interest.

Officers consider the proposed building to be well designed, contributing positively to the streetscene.

Issue 6

Quality of accommodation

The majority of the proposed units meet or exceed London Plan floorspace standards. Some 1-bedroom units fall marginally (0.5 square metres) below London Plan standards. However, this level of deficit does not result in a material difference in unit quality. All units have good levels of outlook.

All units are to be built to meet the Lifetime Homes standards, whilst 75 units (10 %) will be wheelchair accessible or easily adaptable. A total of 10,430 square metres of external amenity space is proposed which equates to 14 square metres per unit. Whilst this is below the SPG17 standard of 20 square metres, this plot is adjacent to the new park which is to be delivered pursuant to the outline planning consent. Half of the southern element of the park is to be delivered with the first plot adjacent to it and would therefore be delivered with this plot. Units would be designed to meet the noise criteria set out within the outline consent and thus will be designed to mitigate against stadium and road noise.

The proposal will deliver a good standard of residential accommodation in accordance with London Plan and Council policy and guidance.

Issue 7

Highways

A total of 91 coach parking spaces and 811 bicycle spaces are to be delivered in accordance with the outline planning application. The outline planning application proposed the delivery of 174 car parking spaces for plot E03 within the multi-storey car park within the adjoining plot, E05. However, Highways raised concerns regarding the potential impact of residential parking on the egress times for cars parked in the multi-storey car park for stadium events, and a condition was recommended which restricted the ability to provide those residential parking spaces unless otherwise agreed. As such, plot E03 must be car free unless otherwise agreed by the Council.

The coach parking arrangements are in accordance with the details submitted within the Outline Planning Consent.

PLANNING OBLIGATIONS

This development will be bound by the obligations set out in the Section 106 legal agreement for the outline planning consent.

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 prior to the submission of any subsequent planning application.