

## Agenda Item 04

### Supplementary Information Planning Committee on 14 December, 2016

Case No. 16/1404

---

Location Former Amex House, North End Road, Wembley, HA9 0UU  
Description Redevelopment of the former Amex House site and erection of one 4 to 8 storey building and one 13 storey building comprising 195 residential units (79 x 1bed, 91 x 2bed and 25 x 3bed) with associated car parking space, landscaping, plant room and energy centre, sub-station, landscaping, amenity space and part naturalisation of Wealdstone Brook

#### Agenda Page Number: 35-76

Members have sought clarification regarding several matters.

#### Set-back of buildings from street and relationship with public realm and footpath

The set back of the building from the site boundary with the footway is as follows:

Element of development	Lower floor / main building set back from application site boundary	Balconies / upper floors set back from application site boundary
Western wing of curved building	1 to 1.75 m	0.2 to 1.15 m (0.2 m set-back adjacent to wider part of footway)
Eastern wing of curved building	1.3 to 1.6 m	0.7 to 0.95 m
Central building	0.8 m minimum	Projects 0.55 m over the footway, but 1.75 m back from carriageway

Officers consider that the proposed development sits well within the street and has an appropriate relationship to the surrounding buildings and spaces.

#### Frontage landscaping, fence and gates, and public access

A low fence is proposed within the frontage the site to distinguish the areas of public, communal and private space. It is intentionally proposed at a low height to differentiate the nature of the spaces without being excessively defensive or appearing as a "gated community". The exception to this is the accesses to the rear parking area for which higher fences and gates are proposed.

The fence is set into the site. The areas on the road side of the fence are publicly accessible, but many elements of are soft landscaped. The area to the north of the fence and gates is communal or private, and accessible by residents of the development. Those visiting the development would go through the gate to get to the cores of the building. Only residents and servicing / delivery vehicles would access the rear access road.

#### Views to Stadium

The protected views to Wembley Stadium were considered as a part of the proposal and are discussed in paragraphs 37 to 38 of the Committee report. Officers consider that the proposal will not result in a significant effect on the protected views to the Stadium.

#### Proximity to brook and pollution within brook

The proximity to Wealdstone Brook is discussed within paragraphs 120 to 132 of the committee report. However, pollution associated with the brook is not discussed. The site is within Flood Risk Zones 2 to 3 and parts of the site are accordingly expected to flood periodically. It is possible, if not likely, that some pollution exists within the stream given the suburban and urban nature of its catchment. However, the extent of any pollution is not usual for an urban stream in London and the Council's Environmental Health officers have not raised any concern regarding any potential pollutants that may be within flood waters.

#### Recommendation: Remains approval subject to a legal agreement and conditions as set out within the Committee Report

*Document Imaged*

DocSuppF

*Document Imaged*

*DocSuppF*  
*Ref: 16/1404 Page 2 of 2*