

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

26 April, 2017

17/0462

SITE INFORMATION

RECEIVED	1 February, 2017
WARD	Tokington
PLANNING AREA	Brent Connects Wembley
LOCATION	Land north east of Wembley Stadium, Engineers Way, Wembley, HA0
PROPOSAL	<p>Reserved matters application for the access, appearance, landscaping, layout and scale for Plot E01/E02, comprising the construction of a building with four blocks, ranging from 12 to 15 storeys in height, providing 633 residential units within the private rented, affordable rented, intermediate for sale and intermediate rented tenures (intermediate rented tenure to be London Housing Bank dwellings). The proposal also provides private communal residential landscaped gardens; a Multi-Use Games Area (MUGA); 3,376 sqm (GEA) of non-residential floorspace; together with ancillary space, and associated plant, cycle storage, refuse provision and associated infrastructure; and a lower ground basement with the future potential for 192 car parking spaces, subject to approval under condition 11 of outline planning permission ref: 15/5550.</p> <p>This application has been submitted in pursuant to conditions 1 (Layout, Scale, Appearance, Access and Landscaping), 19h (Wind), 19k (Internal Layout of Buildings), 19l (Access), 19m (Daylight), 19n (Private External Space), 38 (Air Quality) and 49 (Indicative Phasing) of Outline planning permission reference 15/5550:</p> <p><i>Hybrid planning application, accompanied by an Environmental Impact Assessment, for the redevelopment of the site including:-</i></p> <p><i>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.</i></p> <p><i>And</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"><i>Retail/financial and professional services/food and drink (Use Class A1 to A4) up to 21,000 sqm;</i><i>Commercial (Use Class B1) up to 82,000 sqm;</i><i>Hotel (Use Class C1): up to 25,000 sqm;</i><i>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;</i><i>Education, healthcare and community facilities (Use Class D1): up to 15,000 sqm;</i><i>Assembly and leisure (Use Class D2): 23,000 sqm;</i><i>Student accommodation (Sui Generis): Up to 90,000 sqm.</i> <p><i>And associated open space (including a new public park) and landscaping; car</i></p>

	<p><i>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.</i></p> <p><i>Subject to a Deed of Agreement dated 23 December 2016 under Section 106 of the Town and Country Planning Act 1990, as amended</i></p>
APPLICANT	Quintain Limited
CONTACT	WYG
PLAN NO'S	Please see condition 2
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><u>When viewing this on an Electronic Device</u></p> <p>Please click on the link below to view ALL document associated to case https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_132432</p> <p><u>When viewing this as an Hard Copy _</u></p> <p>Please use the following steps</p> <ol style="list-style-type: none"> 1. Please go to pa.brent.gov.uk 2. Select Planning and conduct a search tying "17/0462" (i.e. Case Reference) into the search Box 3. Click on "View Documents" tab

RECOMMENDATIONS

1. That the Committee resolve to approve the reserved matters (Condition 1) and the details pursuant to conditions 19h (Wind), 19k (Internal Layout of Buildings), 19l (Access), 19m (Daylight), 19n (Private External Space), 38 (Air Quality) and 49 (Indicative Phasing) in relation to plots E01 and E02
2. That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:
Conditions
 1. Approved drawings/documents
 2. Any [other] condition(s) considered necessary by the Head of Planning
Informatives
 1. Advising of future requirements for applications.
 2. Any [other] informative(s) considered necessary by the Head of Planning

That the Head of Planning is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

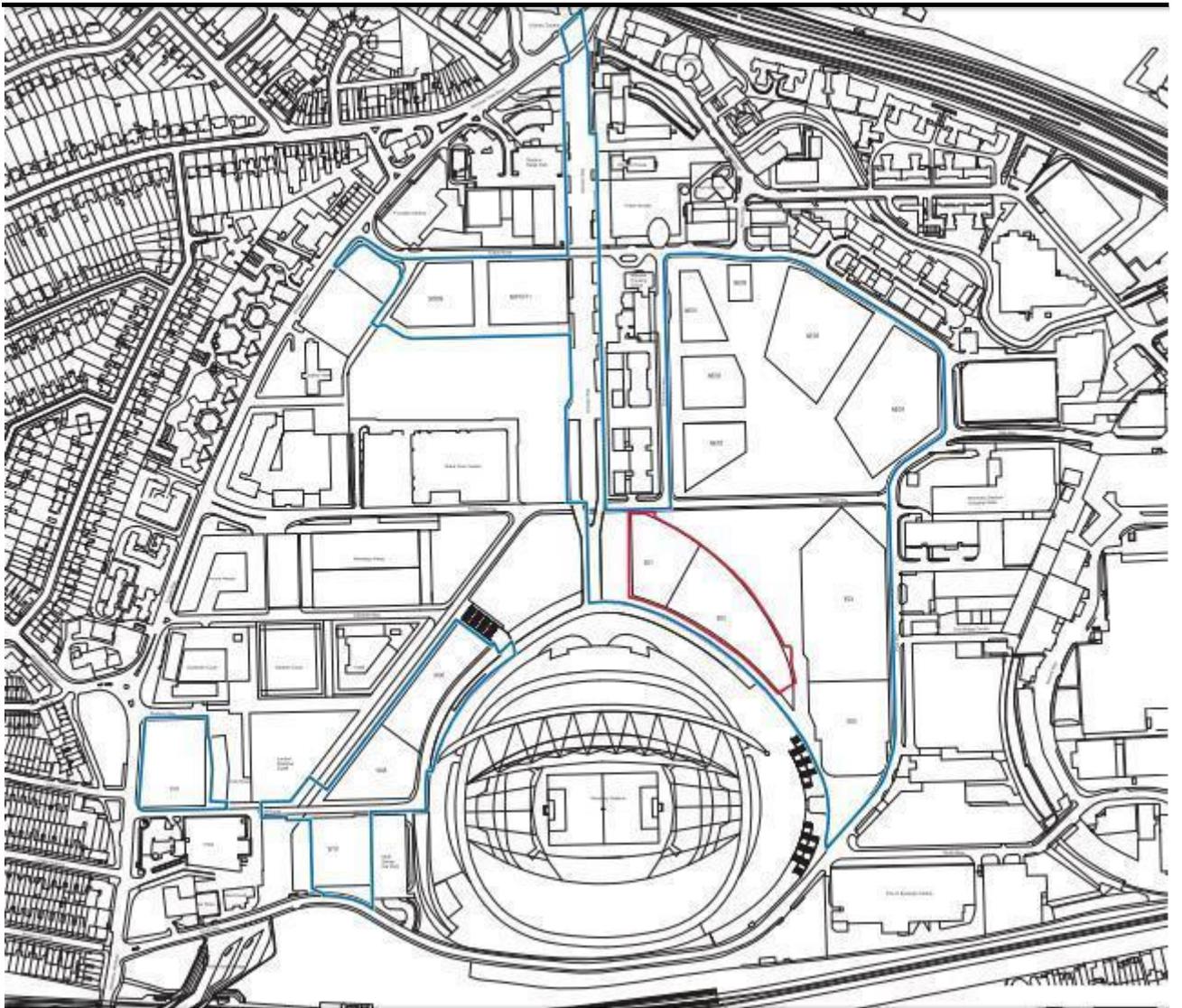
SITE MAP



Planning Committee Map

Site address: Land north east of Wembley Stadium, Engineers Way, Wembley, HA0

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This map is indicative only.

PROPOSAL IN DETAIL

The proposal for Plot E01 E02 comprises of four buildings splayed radially, providing 3 distinct landscaped gardens. The proposed development provides 633 residential apartments and 3,376sqm GEA of non-residential floorspace together with cycle parking for residents, all associated external amenity space, hard and soft landscaping and ancillary areas including a basement.

Residential Accommodation

- The ground floors will accommodate residential entrances and lobbies, concierge facilities, commercial spaces, residential amenity, circulation and primary access to upper floors.
- Building 1 provides 195 residential apartments across 15 levels above podium floor.
- Building 2 provides 186 residential apartments across 12 levels above podium floor.
- Building 3 provides 153 residential apartments across 12 levels and upper ground floor.
- Building 4 provides 99 residential apartments across 12 levels and upper ground floor.
- Each apartment has access to a private balcony or terrace.

Non-Residential Space

The proposal as submitted proposed the provision of 3,376sqm GEA of non-residential floorspace within the ground and lower ground levels that would be used for purposes within Use Classes A1-A2, D1-D2 and/or B1 on its Northern, Western and Southern facades within Block 1, 2 and 3. However, this does not fully accord with the parameter plans approved through the outline consent which only allow uses within Use Class D1 (community) and C3 (residential dwellings) within these plots. As such, a condition has been recommended restricting the use of these units to Use Class D1.

These active daily uses will animate the buildings key frontages onto the Park, Olympic Circus and Perimeter Way.

Car Parking

A basement is located at lower level below the upper ground floor and the residential courtyard. It can potentially accommodate car parking bays including 10 disabled parking bays and 20% active and 20% passive of Electrical Vehicle Charging Points (EVCP). Future car parking area subject to future approval under condition 11 of outline planning permission (ref: 15/5550) and the approval of an access through Plot E05.

Cycle Parking

A total of 934 residential cycle parking spaces are provided at the upper ground level of each block. The cycle parking is to serve the residential occupants. Staff cycle parking spaces are allocated within relevant locations. Visitor cycle parking is provided in the public realm.

Landscaped Amenity Space

Multiple residential gardens located between the buildings provide accessible open space, soft and hard landscape and seating. Roof terrace amenity is provided in Block 1, 2 and 3 with landscaped gardens. Child friendly play space is located within these gardens. This is in addition to the formal play area to be located in the Southern Park to immediate north of Plot E01. Residential communal open space is provided on the first floor for Block 1 and 2. Communal open space for residents of Blocks 3 and 4 is provided on the ground floor.

EXISTING

Plots of E01 & E02 are situated on the area to the North East of the Stadium that was previously known as the "Green Car Park" and used for stadium car and coach parking. The site comprises of 1.28 ha and is a part of the Wembley Masterplan eastern lands area. The site is currently a gently sloping tarmaced area with no distinct features. It will adjoin a privately owned road known as "Perimeter Way East" which will run around the edge of the Stadium at ground level and the southern element of the new 7 acre park that is to be delivered as a part of this outline planning permission (reference 15/5550).

SUMMARY OF KEY ISSUES

Outline Planning Permission: Application reference 15/5550 granted outline consent for the development of 15.9 hectares of land surrounding Wembley Stadium. This reserved matters application is considered to be in material compliance with the parameters and principles established under the outline consent.

Representations Received: No representations were received from local owners/occupiers in response to the consultation.

Proposed Uses: The residential led nature of these plots is in accordance with the outline consent. The outline consent included the provision of non-residential uses. However, this was restricted to Use Class D1 within this plot. As such, a condition has been recommended which restricts the use of the non-residential units to Use Class D1 unless a planning application to change the use of these units is submitted to and approved by the Council. The provision of a nursery (D1) for 40-45 children, is in compliance with the parameters and principles established and approved under the outline consent.

Housing mix and Affordable housing: 39.8% (252 flats) of the residential units is provided as affordable housing. 39.2% (248 flats) are to be delivered as private market rent. The remaining 21% (133 flats) are to be London Housing Bank dwellings. The mix comprises 123 x studios, 219 x 1bed units, 229 x 2bed units, 55 x 3bed units and 7 x 4bed units. This is in line with the principles relating to housing mix established within the Outline Planning Consent.

Scale, Layout and Appearance: The scale and massing of the proposed scheme is within the heights and extents identified on the parameter plans approved under the outline planning permission. The building is required to perform a wide variety of functions and it is considered that the layout will enable this successfully whilst also tying in with the existing and emerging surrounding development. The overall finished appearance of the development is considered to be high quality and is acceptable in design terms.

Quality of accommodation: The units will meet the relevant standards for residential accommodation and the living conditions of future occupiers of the development would be acceptable.

Sustainability and energy: The submission demonstrates that the scheme will exceed London Plan targets for CO2 reduction.

Highways: The car parking, access and servicing arrangements are considered to be acceptable. A condition of the outline consent specifies that car parking cannot be provided in this plot unless an alternative access that does not conflict with stadium vehicular or crowd flows are provided. The applicant intends to propose such access in a revised scheme for adjoining plot E05. The basement of this building would not be accessible for vehicles unless this subsequent application is submitted and approved. Given the high levels of public transport accessibility, the provision of this plot without parking is considered to be acceptable. If this alternative access is approved, then the proposed parking provision within the basement of this plot is also considered to be acceptable.

MONITORING

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain (sqm)
Dwelling houses	0	0	0	41579	41579
General business use	0	0	0	3079	3079
Non-residential institutions	0	0	0	297	297

Monitoring Residential Breakdown

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
EXISTING (Bedsits/Studios & Market)										
EXISTING (Flats û Market)	0	0	0	0	0	0	0			0
EXISTING (Affordable Rent Flat)										
EXISTING (Bedsits/Studios & Intermediate)										
EXISTING (Flats û Intermediate)										
PROPOSED (Bedsits/Studios & Market)	49									
PROPOSED (Flats û Market)	124	63	12							

PROPOSED (Affordable Rent Flat)	12	37	36	14						
PROPOSED (Bedsits/Studios & Intermediate)	74									
PROPOSED (Flats û Intermediate)	83	129								

RELEVANT SITE HISTORY

The main application which granted outline consent for this site was considered by the planning committee on 11 May 2016, and the decision was issued on 23 December 2016 following the completion of the legal agreement and referral to the Mayor of London.

Details of that consent are as follows:

15/5550 - Granted 23/12/2016

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.

Subject to a Deed of Agreement dated 23 December 2016 under Section 106 of the Town and Country Planning Act 1990, as amended

CONSULTATIONS

Press Notice date: 23/02/2017

Site Notices put up on: 20/02/2017

The owner/occupier of 4 nearby and adjoining properties were notified of the application 14/02/2017. The number of adjoining and nearby owners and occupiers is low at present given the location of the site.

At the time of writing this report no comments had been received from neighbouring or nearby owners or occupiers (comments from Wembley National Stadium Limited are discussed below).

Internal

Ward Councillors

No responses.

External

Wembley National Stadium Limited (WNSL)

WNSL supports the principle of high quality development within Wembley Park that will improve the surrounding environment of the stadium. The close relation of plots E01/E02 to the stadium and the scope for impact on existing operations means these proposals are of particular importance to WNSL and we raise the following key points.

1. Introduction of non-residential uses

WNSL does not necessarily oppose the principle of ground floor A2, B1 or D2 uses in Plot E01/E02, however, it can only support this inclusion if it satisfied the potential uses would not impact event day operations. Of particular concern is the proposed A1 use and the impact this could have on the flow of spectators through the area, including Perimeter Way East. Retail uses would introduce the possibility of crowd flow pinch points which could cause safety and security issues and impact the access and egress times. WNSL would only consider A1 use acceptable in E01/E02 if appropriate measures were put in place to mitigate any event day impact.

2. Active frontages on Perimeter Way East

The reserved matters application is inconsistent with the approved parameters in terms of the extent of the defined active ground floor frontage and pedestrian entrances for the E01/E02 scheme. In principle, WNSL do not object to pedestrian entrances from Perimeter Way East; however, for stadium event day safety it cannot support the use of commercial frontages on Perimeter Way East during event operations.

3. Servicing and Residential Movement

WNSL consider a condition should be attached to any permission that clears and restricts all movement on Perimeter Way East on event days unless for required emergency services.

WNSL request further information in relation to 'resident movement on event day' to demonstrate how this will be suitably managed and controlled

4. Noise

The application does not seek to discharge Condition 34 which relates to residential units affected by externally generated noise. WNSL look forward to future confirmation that the noise levels set out in the condition are adhered to.

5. Design

The application material does not provide an elevation from Olympic Way that shows both plots E01/E02 and plot W03 and how they relate to the stadium. An additional drawing is requested so that this key view can be appropriately reviewed.

6. Car Parking

The proposed car park access for Plot E01/E02 is indicated to be made from the adjacent E05 car park. This may be an acceptable solution but cannot be confirmed until a scheme is approved. Accordingly a condition is required that prevents any use of the car parking spaces as shown on the submitted drawings until a satisfactory access arrangements have been approved.

Officers note the points raised by WNSL and have the following observations to make.

1. The flexible use of the non-residential uses for purposes within a number of Use Classes (A1, A2, D1, D2 or B1) is proposed within the submission. However, this is not considered to materially accord with the parameter plans which only allow Use Class C3 and D1 within this plot. As such, a condition has been recommended restricting the use of these units to Use Class D1.

2. The introduction of active frontages on perimeter way is supported by officers. It is considered that this is a good design approach based on sound principles and will activate the southern side of the building as well as providing surveillance on what may otherwise become an under-used service road. It also contributes to the relationship between the proposed development and stadium and will provide an appropriate environment on non event days for future residents of the building and locality. In relation to event day safety, the measures referred to above are considered sufficient to ensure the subject site is appropriately managed and therefore reduce their event day impact. Active frontages for two small non-residential units are proposed outside of the "Areas for Active Frontages" shown on "Parameter plan 08 - Proposed Uses" which was approved through the outline consent. However, this is not considered to materially change the scheme, given the scale and nature of the proposals within the outline consent and the material planning considerations associated with this element of the proposal. The outline consent allows non-residential uses at ground floor level and the parameter plan identifies parts of these plots facing both Olympic Way and Perimeter Way East as being area for active frontages. Whilst the Reserved Matters proposals look to provide activity in areas slightly outside of those identified on the Uses parameter plan, they do not introduce them within streets where active frontages were not previously approved.

3. Details on servicing and deliveries will need to be submitted under condition 26 of the Masterplan planning

permission which is required to be discharged prior to occupation. This will ensure appropriate measures are in place so as not to affect the stadium or crowd flow on event days.

4. The reserved matters application does not seek to discharge condition 34 relating to the internal noise environment at this time. Details of this will need to be submitted under condition 34 of the Masterplan planning permission which is required to be discharged prior to occupation.

5. The applicant has submitted an image of Plots E01/2 together with Plot W03. These show that the designs are not duplicates but have a similar language and officers consider they compliment each other when viewed together. The overall design approach and finished appearance of the development is supported by officers.

6. The plans do not include access to the car park and therefore it cannot be accessed by vehicles. Condition 11 of the Masterplan consent restricts any vehicular access to this area unless details of access that do not conflict with stadium vehicular or crowd flows have been submitted to and approved in writing by the Local Planning Authority. Until such time the car park cannot be used. This is in compliance with the requirements of the masterplan and ensures that an appropriate approach will be secured before any vehicular movements to this plot take place.

POLICY CONSIDERATIONS

National Planning Policy Framework 2012

London Plan consolidated with alterations since 2011 (March 2016)

Wembley Area Action Plan 2015

Brent Local Plan Development Management Policies 2016

Brent Local Development Framework Core Strategy 2010

DETAILED CONSIDERATIONS

1. Context

2. Planning permission was granted under reference 15/5550, for the development of 15.9 hectares of land surrounding Wembley Stadium. The application was a hybrid scheme submitted part in outline with all matters reserved and part in full detail.
3. This reserved matters application seeks approval for the details of layout, scale, appearance, access and landscaping for Plot E01/E02. The scheme comprises of a building with four blocks, each with a single core, ranging from 12 to 15 storeys in height, providing 633 residential units within the private rented, affordable rented, intermediate for sale and intermediate rented tenures (intermediate rented tenure to be London Housing Bank dwellings). The proposal also provides private communal residential landscaped gardens; a Multi-Use Games Area (MUGA); 3,376sqm (GEA) of non-residential space ; together with ancillary space, and associated plant, cycle storage, refuse provision and associated infrastructure; and a lower ground basement with the future potential for 192 car parking spaces, subject to approval under condition 11 of outline planning permission ref: 15/5550.
4. This reserved matters application for Plot E01/02 provides information pursuant to a number of these conditions, as follows: 1 Layout, Scale, Appearance, Access, and Landscaping; 19(h) Wind; 19(k) Internal layout of buildings; 19(l) Access; 19(m) Daylight; 19(n) Private external space; 34 Noise; 36 Noise; 38 Air Quality; and 49 Indicative Phasing.
5. **Proposed Uses**
6. The E01/E02 scheme comprises four buildings set across a lower level basement area that includes an area set out for potential future car parking as well as commercial uses and residential entrances, and, an upper ground level that includes commercial uses, residential entrances and communal landscaped garden areas – all of which enliven the frontages around the plot, namely along its north, east and west façades facing the southern section of the Park, Olympic Circus and Perimeter Way.

In addition, a MUGA is located adjacent to the eastern side of the scheme.

7. Non-residential floorspace

8. The total non-residential floorspace within Plot E01/E02 is 3,376 sqm GEA, distributed at both lower and upper ground floor level. To maintain flexibility in the market place, the applicant proposed within this application for reserved matters that this 3,376 sqm of floorspace can be used within either Use Class A1 or A2 (Retail), and/or B1 (Business), and/or D1 (Community) use and/or D2 (Leisure and Entertainment). However, the parameter plan relating to approved uses only allows uses within Use Class C3 and D1 within these plots. The amount of floorspace proposed is such that this could not be treated as being materially compliant with the outline consent. A condition is accordingly recommended that restricts the use of these non-residential units to Use Class D1 unless an application for full planning permission for alternative use(s) is submitted to and approved by the Council.

9. The scheme will incorporate a nursery (D1 use) for approximately 40 to 45 children and its preferred location is identified on the application plans, across approximately 297 sqm (GIA), within the total of 3,376 sqm (GEA) non-residential floorspace.

10. Residential Floorspace

11. The E01/E02 scheme accommodates 41,579 sqm GEA of residential floorspace, providing 633 residential units.

12. The residential accommodation is provided as private rented, affordable rented, intermediate for sale and intermediate rented tenures (intermediate rented tenure to be London Housing Bank dwellings). Further information is given below.

13. **Layout, scale and appearance**

14. Layout

15. The non-residential floorspace is set at lower ground level, facing onto the Park, activating the northern building façade. At upper ground level there are a variety of active uses. Non-residential floorspace at upper ground level fronts onto the Park, Olympic Circus and Perimeter Way. The residents' lobby for Blocks 1 and 2 is also located at upper ground level as well as the residential entrances to Blocks 3 and 4. Blocks 2, 3 and 4 are separated by communal landscaped gardens set at this upper ground level. Also at upper ground floor are plant, cycle stores, lobbies and lift access.

16. The non-residential units are focused on the northern perimeter of the upper ground floor level so that active frontages can be provided to face the park and surrounding streets. The provision of entrances to non-residential units on the east and west sides of the Plot will further create active frontages increasing footfall and enhancing security. Small non-residential units are proposed within the western and southern facades that are outside of the zones for active frontages identified within the parameter plans. The parameter plans did identify the provision of active frontages within both the western and the southern facades of the buildings and as such, the provision of these units are outside of the areas identified within the parameter plans is considered to result in material compliance with the outline consent, even though strict compliance with the parameter plans is not achieved.

17. As mentioned in the description of this proposal, each block has a separate core. Within these blocks a typical floor provides between eight to sixteen units located off a single core. Block 1 typically has thirteen units per core. Block 2 has fifteen units per core at the upper levels and sixteen units per core at the lower levels (up to the 6th floor). There are typically twelve dwelling per core in Block 3 and 8 dwellings per core in Block 4. Each block delivers a mix of dwelling sizes and aspects and all are fully compliant with fire safety regulations.

18. Due to the level differences across the site, plots E01 & E02 have a lower and upper ground level. At lower ground level, the floor-plate can accommodate 192 car parking spaces, subject to approval under condition 11 of the outline planning permission. In addition to the potential parking, there is a residential lobby activating the western facade of E01. Further activation is provided with four commercial spaces, stimulating the western, southern and northern facades. In addition, a preferred nursery space for 40-45 children is providing facing the park between blocks 2 and 3.

19. At upper ground level, the proposals include a variety of active uses along the development's northern and southern facades. Perimeter Way East is activated by commercial units to the south west, residential access for all the units, and the communal landscape between Blocks 2 and 3. Primary pedestrian access for residents to all the blocks is from the park or western facade.
20. Scale
21. The scale and massing of the proposed scheme is within the heights and extents identified on the parameter plans approved under the outline planning permission.
22. Block 1 is designed to be read as the landmark element of Plot E01/E02. Defining the western edge of the plot it is the tallest of the blocks at 15 storeys. The block faces Olympic Circus and the Pedway and is of a scale, design and massing that reflects the recently approved Plot W03 building. Together these two buildings will frame Olympic Way and the route to the Stadium.
23. Blocks 2, 3 and 4 extend to 12 storeys in height and sit perpendicular to the Stadium. The blocks are splayed radially, reflecting the curve of the Stadium whilst optimising sunlight levels and enabling views through to the adjacent park and the Stadium. The upper levels of these blocks are stepped back at their northern façade, allowing a set back terrace at the sixth floor in compliance with the heights set by the outline planning permission in Parameter Plan 9.
24. All blocks will be built above an upper and lower level ground floor. The lower level is the basement whilst the upper level comprises two courtyard gardens.
25. The approved outline planning permission sets the scale and massing parameters. The proposed development preserves key views across the borough of the Stadium and its arch. Blocks 2,3 and 4, fronting the emerging park relate to the shoulder level of the stadium, with a datum level of 79.0m AOD. To the north a key landmark building is approved within the Masterplan at a height of 88.0m AOD.
26. To provide context the stadium presents four critical datum heights, namely; its concourse at +52m AOD; its shoulder at +80m AOD; the top of its roof at +103m AOD; and the peak of its arch at +183m AOD.
27. The proposal is in accordance with Policy DMP1 the Local Plan Development Management Policies 2016 and Policies WEM5 and WEM6 of the Wembley Area Action Plan 2015.
28. Appearance
29. Selected design techniques have been utilised for Plot E01/E02 to facilitate the articulation of each block whilst achieving a cohesive design for the building. Each block is designed to include some or all of the following:
- Brick modelling with bricks in different planes articulated to create shadow and interest;
 - Vertical alignment of fenestration, continuing to ground level;
 - Vertical grouping of façade elements to create a top, middle and bottom proportionality to the blocks;
 - Use of coloured horizontal banding to tie separate blocks and create a harmonious appearance;
 - Use of a limited palette of materials and colours, together with a consistent colour for windows and metalwork.
30. Block 1 is designed to be read independently of Blocks 2, 3 and 4. It's design includes light coloured vertical fins which enhances the symmetry and pairing of the block with the Plot W03 building. The building is facing Olympic Circus and the Pedway and reflects the scale of the W03 landmark building opposite.
31. The facade of Block 1 is expressed with strong vertical fins, each vertical fin is delineated with a light colour brick, in-filled with a setback darker brick between. The windows have deep reveals, vertical darker brick spandrels between clustered windows, and a rhythm of fenestration continuing down to ground and aligning with the residential entrance, windows and commercial facade. Balconies with glass balustrade provide feature elements and articulation, as a contrasting horizontal darker strip,

sitting between vertical brick fins. The facade allows vertical brick fluting between windows at East and West and a larger fluting between vertical fins at the core wall. The commercial entrance and the main lobby for Block 1 and 2 below the Block 1 lower ground floor has vertical brick fins running all the way up to the roof with full height glazing, dark colour metal louvres, and dark colour metal panels. The architectural language of the lower / upper ground facade and double storey height fins at the podium area continuing to the facade will provide a consistent view and read as a single development.

32. Blocks 2, 3 and 4 are to be read together and use horizontal bandings, dark brick spandrels as well as light coloured brick and mid colour brick to define their Perimeter Way and 'Park side' facades, together with providing articulation to the blocks and reducing their massing. Block 2, 3 and 4 sit perpendicular to Wembley Stadium. Their facades are divided by darker and lighter brick areas. The northern end of the blocks incorporates a set back terrace at the sixth floor.
33. The buildings are grouped into 2 horizontal bays at the front lighter brick area and 4 horizontal bays at the rear darker brick area. The vertical grouping of residential windows above continues down to the ground, with dark colour balconies or window elements between, arranged to suit the various functions within. The windows have deep reveals, vertical darker brick spandrels. Balconies with metal balustrade provide private space for each apartment. Balconies in the rear darker brick area have a solid part where they face Wembley Stadium to provide privacy. The facade incorporates vertical brick fluting locally between windows at East and West.
34. The commercial entrance below Block 2, the proposed nursery space between Block 2 and 3, and the 'Walk in' entrance from the parkside through the communal garden space for Block 3 and 4 lobbies has the same architectural language of vertical brick fins continuing to the facade, so providing consistency as a single development.
35. The approach to materials focuses around the main elements to the development's composition - the base & podium, the facades with horizontal and vertical proportions and the balconies. With the common material of brick in both a mid and light tone providing a residential feel, contrast and definition are added with expressed horizontal banding in darker colours between windows. Vertical brick fluting details provide shadow in the large blank facades and articulate the facades.
36. Between light and mid tone facades at Block 2, 3 and 4 and East facade of Block 1, a dark metal cladding with glazing panels form vertical separation at the core. Dark bronze effect metal cladding and glazing panels are engaged in the ground and podium facades to continue the architectural language through the Plot. Light metal cladding is added to the lift overrun and plant enclosure at the roof. Balconies have glazed balustrade at Block 1 and dark metal railings at Block 2, 3 and 4. The roof terrace of Block 2 and 3 incorporate dark metal railings to protect against fall. Glazed green brick strips are integrated and recessed into brick fins with light features at ground and podium facade to optimise links between the Park, communal garden spaces and the concourse of the Wembley Stadium.
37. The overall finished appearance of the development is considered to be high quality and is acceptable in design terms, and thus accords with policy DMP1 of the Brent Local Plan Development Management Policies 2016 and policy WEM5 and WEM8 of the Wembley Area Action Plan 2015.
38. **Residential accommodation**
39. The E01/E02 scheme accommodates 41,579sqm GEA of residential floorspace, providing 633 residential units. The residential accommodation is provided as private rented, affordable rented, intermediate for sale and intermediate rented tenures (intermediate rented tenure to be London Housing Bank dwellings).
40. 10% of all residential units are proposed to be wheelchair accessible or adaptable for wheelchair users.

	Studio	1bed	2bed	3bed	4bed	1bed WCH	2bed WCH	3bed WCH	Total
Block 1	75	60	30	00	00	30	00	00	195
Block 2	48	54	66	12	00	00	06	00	186
Block 3	00	63		69	00	00	21	00	153

Block 4	00	12	37	36	07	00	00	07	99
Total	123	189	202	48	07	30	27	07	633

41. Affordable Housing .

42. 44.3% of the residential floorspace (GEA) is provided as affordable housing. This comprises a total of 252 dwellings split across two of the blocks.

43. 39.7% of the affordable housing is proposed to be delivered as intermediate for sale. 153 units are provided in Block 3 with a mix as follows:

	Studio	1bed	2bed	3bed	4bed
Number of units	0	63	90	0	0
% of total affordable units	0	25%	35.7%	0	0

44. 21 of the units within Block 3 will be adaptable for wheelchair occupation.

45. 25.7% of the affordable housing proposed is to be delivered as affordable rented dwellings. These are to be managed and maintained by a Registered Provider (RP). 99 units are provided in Block 4 with a mix as follows:

	Studio	1bed	2bed	3bed	4bed
Number of units	0	12	37	36	14
% of total affordable units	0	4.8%	14.7%	14.3%	5.5%

46. Seven of the units in Block 4 will be accessible for wheelchair occupation.

47. In addition to this affordable housing, 133 no dwellings are to be provided as London Housing Bank units. This is a time limited affordable housing product, supported by the GLA, with rents set at 80% of the market level for a minimum period of 7 years. In accordance with the GLA guidance after 7 years these units can be sold to the market or to tenants as individual homes, retained as affordable housing or transferred into the company's housing portfolio. A decision will not be made until much nearer the time but the potential for tenants to either remain or relocate to other units (private or Discount Market Rent) within the wider Masterplan scheme will be a key consideration so as to maintain a strong sense of community and to ensure that Wembley continues develop as a vibrant, balanced and sustainable neighbourhood. This is to be pepper-potted through the private rented tenure and is provided within Blocks 1 and 2 with a mix as follows:

	Studio	1bed	2bed	3bed
Number of units	74	20	39	0
% of total LHB units	55.6%	15%	29.3%	0

48. Five of the London Housing Bank units in Blocks 1 and 2 will be adaptable for wheelchair occupation.

49. Housing for Private Rent .

50. 248 units of the residential accommodation in Plot E01/E02 are for private rent. This is to be provided in Blocks 1 and 2 with a mix as follows:

	Studio	1bed	2bed	3bed
Number of units	49	124	63	12
% of total PMR units	19.8%	50%	25.4%	4.8%

51. 31 of the units for private rent in Blocks 1 and 2 will be adaptable for wheelchair occupation.
52. Quality of accommodation
53. All of the units meet or exceed the standards set within the Wembley Park Masterplan Development Specification and the latest London Plan standards set for 1 storey dwellings within the Mayor's current Housing SPG. The Development Specification is part of the approved suite of documents that form part of planning permission 15/5550.
54. Each building's typical floor plan provides a mix of dwelling types, from studio to 4 bedroom apartments, creating a varied community. The floor plans stack throughout each building. There are typically thirteen dwellings per core in Block 1. There are fifteen dwellings per core in Block 2 and sixteen for the lower storeys of the Block 2 building. There are typically twelve dwellings per core in Block 3 and eight dwellings per core in Block 4. This goes beyond the target of 8 units per core per floor set out within the Mayor's Housing SPG. To address this, corridor widths have been maximised to a width of 1500 mm and the applicant highlights the provision of communal facilities which looks to establish a sense of community, this being one of the key drivers for the 8 unit target set out in the guidance. This part of the guidance looks to establish the parameters within which the quality of accommodation is established for residential developments. However, it is a target set out in guidance rather than a strict policy requirement. Emerging guidance suggests that the design parameters may be interpreted flexibly in relation to Private Rented Sector accommodation in certain instances. The availability of communal facilities have the potential to significantly increase the over-all quality of accommodation for future residents and to establish a considerably stronger sense of community that may otherwise have been established within a more traditional flatted block. The Outline Planning consent approved a range of uses throughout the development and the applicant has specified that they will provide a range of communal facilities. However, the outline consent did not secure the provision of communal facilities for residents to off-set matters such as this. As such, it is recommended that a condition is attached requiring the approval of details of communal facilities that will be made available to residents to off-set the potential impact of the increased number of units, and that those communal facilities are thereafter retained.
55. Dual aspect units are provided where possible and where dwellings have single aspect, they are designed to maximise the daylight opportunities. Each dwelling has a balcony or terrace providing private open space. The total number of proposed dwellings is 633, 10% of which are wheelchair adapted/adaptable in compliance with Part M4(3), with the remaining 90% being designed to meet the Building Regulation requirement M4(2).
56. Internal ancillary residential amenity space is provided at both the lower and upper ground floor in each of the blocks. This comprises communal lobbies and concierge facilities for the residential occupiers. In addition, a residents' lounge is provided at upper ground floor within Block 1 providing post boxes, lounge facilities and a communal meeting space for residents of Blocks 1 and 2.
57. The proposed development also incorporates landscaped gardens between each of the blocks at both ground and podium level as well as roof terraces to Blocks 1, 2 and 3. These are reserved solely for the use of residents and are not accessible to the public. The gardens are directly accessible from the core of each building. In addition, balconies and/or private terraces are provided for every residential unit and a residents' lobby is provided at roof level on Block 1.
58. The proposal will deliver a good standard of residential accommodation which is acceptably in accordance with London Plan Policy 3.5, the Mayor's Housing SPG, Brent Local Plan Development Management Policies DMP1, DMP18 and DMP19 and the National Technical Housing Standards.
59. **Landscape and amenity**
60. Communal residential landscaped gardens are provided for residents at ground and podium between the blocks. In addition to this roof terraces are provided to Blocks 1, 2 and 3. Residents will have level access to the each of the landscaped gardens via a building core. This amenity space totals 9,959sqm.
61. The open space comprises areas to be used flexibly; for sitting, for play, and for walking. Seating areas are provided for residents. The terraces are fully wheelchair accessible with level access routes and accessible smooth surfaces. The terraces comprise stepped seating walls interspersed

with lawns and surrounded with planting.

62. The communal landscape residential areas benefit from borrowed views from the emerging park to the north. Roof terraces and communal gardens provide peaceful resting places for residents to enjoy a wider view.
63. Dwellings adjoining the courtyard gardens have a private patio approximately 2.5 metres wide, enclosed with a raised planting bed at least 1 metre wide. This provides a clear boundary between communal and private space and offers a good balance between surveillance and privacy. Entrances to the courtyard spaces are controlled by metal railings and gated entry from the Park Promenade and the Perimeter Way.
64. All of the residential units are provided with private amenity space either in the form of balconies of a minimum 1.5m depth or a private defensible space of a minimum 2.5m depth.
65. Through the use of private balconies and terraces 3703.7sqm of private amenity space is provided, communal terraces and amenity areas provide 6255.3sqm. The total 9959sqm of amenity space equates to 15.7sqm per unit. This is in accordance with the aims of the masterplan and is considered acceptable. This is supplemented by the park which is to be delivered through the outline consent and is adjacent to these plots.
66. The public realm proposals in this development have been designed to correspond with the surrounding context. The public realm has been designed to seamlessly meet the emerging park to the north and the courtyards and gardens that form the residential communal open space which have been designed in conjunction with the building forms.
67. Play Strategy
68. Five areas for play are provided within Plot E01/E02. The podium garden between Blocks 1 and 2, the ground level garden between Blocks 2, 3 and 4 and the ground level garden east of Block 4 all contain dedicated play areas for 0-11 year age groups. These play areas are overlooked by residents and provide opportunities for play under close or casual observation by parents.
69. Local play space for older children and for more active play is provided by a Multi Use Games Area (MUGA) to the south east of Block 4.
70. The residents' communal gardens are designed to be a playable space. The gardens provide a total of 1800 square metres of play space in the form of lawns, sand pits, timber stages and play equipment.
71. Play spaces for 0-11 years old are provided on plot. 12+ playspace is provided comprehensively across the wider Masterplan
72. The proposed amenity, landscaping and play space materially accords with the Brent Local Plan Development Management Policies Policy DMP19, London Plan policy 3.6 and the Mayor's SPG Shaping Neighbourhoods: Plan and Informal Recreation.
73. **Sustainability considerations**
74. In line with the obligations set out in the S106 Agreement, an energy centre and site-wide heat network will be delivered as part of the wider Masterplan. As per the consolidated energy centre design, a single CHP-led energy centre will be located in the north of plot E03. Details of the site wide heat network provision and expected energy centre operation were approved in the E03 reserved matters planning application 17/0016.
75. Plots E01 and E02 will connect and be served by the site-wide district heating network through plate heat exchangers located within the single blocks.
76. The consolidated energy centre design allows a reduction in carbon dioxide emissions for all plots compared with those estimated at Masterplan stage. For the purpose of the calculations, the plots' buildout has been assumed to be the same as in the Masterplan Commercial scenario. The Figure also shows the difference in the improvement over the GLA Baseline as outlined in the Outline permission. It is estimated that the consolidated energy centre will provide a further 6% carbon

reduction in relation to the original proposed Masterplan energy centre specification. The new energy centre specifications allow a 42% reduction in carbon emissions beyond 2013 Building Regulations, compared with a 36% reduction in the Masterplan Commercial Scenario.

77. The plot specific predicted carbon emissions have been estimated to be 55.6% below 2013 Building Regulations, which exceeds the 35% reduction target.

78. Environmental issues

79. Water Consumption

80. Residential units will meet a target of 105 litres per person per day or less. This is equivalent to the Code for Sustainable Homes Level 4 minimum requirements.

81. Potential strategies to meet the target requirements include the use of low water use sanitary fittings within each residential unit, such as low water use WCs, showers, taps, baths and (where installed) white goods.

82. Sunlight and Daylight Microclimate

83. A full assessment has been undertaken of the levels of daylight and sunlight that the residential units within E03 will receive. This is a requirement of condition 19(m) of the outline planning permission.

84. The daylight/sunlight assessment has been undertaken having regard to the commitments within the Wembley Park Masterplan Environmental Statement, November 2015 which requires that a minimum ADF of 1.5% for living space and a 1.0% for bedrooms is achieved in 95% of all residential units. In terms of sunlight the commitment was that at least 50% of the new amenity space would receive at least 2 hrs sunshine on 21 March.

85. In terms of daylight and sunlight, 97.4% of the residential units within Block 1, 96.5% within Block 2, 96.4 % within Block 3 and 96.8% within Block 4 of Plot E01/E02 achieve these commitments. This therefore amounts to a total of 47 rooms throughout the four proposed blocks that do not achieve the ADF levels.

86. There is no existing residential neighbour that requires analysis for external impact.

87. The new amenity space on site at the rear of the residential building has been analysed in respect of the specification above and the results show that 57.16% of the space will receive at least 2 hours of sun on 21st March, fully complying with the requirement of paragraph 3.2 of the Development Specification.

88. The proposed layout is considered to be appropriate as it will comply with the relevant sunlight and daylight standards as set out within the Wembley Park Masterplan Environmental Statement.

89. Wind Environment

90. Within the context of existing site, wind conditions are rated as suitable, both in terms of pedestrian safety and comfort, across the site.

91. With the introduction of proposed development within the context of existing surrounds, wind conditions are rated as suitable, in terms of pedestrian safety, throughout the year. In terms of pedestrian comfort, wind conditions at the vast majority of assessed locations are rated as suitable for their intended usage. Exceptions to this occur on the podium level communal garden between Blocks 1 and 2 within the context of existing surrounds, where two locations marginally miss the comfort criteria for recreational spaces during spring but are suitable for recreational usages during summer and autumn. With the introduction of practical soft landscaping around podium area, the wind conditions at these locations are expected to be calm and suitable, in terms of pedestrian comfort, for the intended recreational uses. Further planting details are required to be submitted under condition 20 of the outline planning permission and will overcome these issues.

92. With the introduction of the Masterplan developments, wind conditions remain suitable, in terms of pedestrian safety, across the site. Wind conditions are improved such that all assessed locations are rated as suitable, in terms of pedestrian comfort, for their intended usage.

93. The BRE Environmental Assessment Method (BREEAM)

94. The non-residential floorspace within Plot E03 will be provided by the applicant as shell and core standard, while the tenants will be responsible for the units' fit-out. Therefore, no formal BREEAM assessments will be undertaken by the applicant. However, a BREEAM pre-assessment has been carried out that demonstrates that the non-residential space design does not prejudice the tenant from achieving the BREEAM "Excellent" standard fit-out. This is considered acceptable.

95. **Highways and transportation**

96. A basement area is included in the scheme, however, there is currently no vehicular access to this space. Condition 11 of the outline planning permission for the Masterplan (15/5550) states that "residential car parking should not be provided within Plots E01, E02, E03 and E05 unless details of alternative accesses that do not conflict with Stadium vehicular or crowd flows have been submitted to and approved in writing by the Local Planning Authority and those details have been implemented in full". It is expected that in the summer months of 2017 a submission of an alternative proposal for Plot E05 will be made to the Council. At the time of the submission of an alternative proposal for Plot E05 it is expected that a submission will be made under condition 11 to propose an access to the E01/02 basement.

97. If condition 11 is discharged, the basement could accommodate 192 car parking spaces for residents. Ten DDA car parking spaces can be provided as well as 20% active and 20% passive Electrical Vehicle Charging Points (EVCP). However, the provision of access to that car park is reliant on the submission and approval of alternative proposals for Plot E05. The detailed design for these plots (E01 and E02) is also considered to be acceptable in the absence of the provision of these car parking spaces (i.e. if vehicular access cannot be provided for the uses) due to the level of public transport accessibility and the proximity to the Wembley town centre and other amenities.

98. Car parking allowances for residential, business and retail uses are set out in the Wembley Area Action Plan.

99. As the site currently has very high PTAL rating, the lower residential allowance of 0.4 spaces per 1-/2-bed flat and 0.6 spaces per 3+-bed flat applies, giving a total allowance of up to 265 residential car parking spaces for these 633 flats. The proposed provision of up to 193 residential car parking spaces in the basement would therefore comply with the maximum allowances as they would not be exceeded.

100. Parking allowances for the commercial units depend on the type of use, with the highest allowance of one space per 100m² applying to retail uses. As such, between zero and 33 spaces would be permitted. With no commercial parking spaces proposed within the development plot, standards would not be exceeded which is again considered acceptable.

101. Consideration then needs to be given to the likely impact of overspill parking from the site on traffic flow and road safety. In order to gauge this, data from the 2011 Census in respect of the blocks at Forum House and Quadrant Court within the Stage 1 Wembley Redevelopment Area has been examined. This showed average car ownership of 0.38 cars per household, giving a predicted total unfettered car ownership of 240 vehicles for this development.

102. This would give a potential overspill of 47 cars from the site. However, the hybrid planning approval for the development secured funds towards the extension of CPZ's/parking controls in the area, promotion of a Car Club scheme, development of Travel Plans and a restriction preventing future residents obtaining on-street parking permits in the area. These measures should be sufficient to minimise any overspill parking from the site, so as not to have a negative impact on traffic flow or road safety.

103. For the commercial units, public car parking in the wider area is provided within the "red" multi-storey car park on South Way, about 400m southwest of the site.

104. DDA parking is in conformity with paragraph 2.34 of Development Specification approved under the outline permission which states: One car parking space will be provided for each wheelchair adapted residential unit. An active management regime will be in place to allow a response to changing occupiers and the need for accessible parking. This will involve leasing and re-purchase of

previously sold spaces to enable up to 10% of residential car parking serving a plot to be available to blue badge holders over time.

105. A total of 76 spaces (40% of the total) have been shown with electric vehicle charging points (38 active & 38 passive) and this accords with TfL's standards.
106. The layout of the basement car park provides suitably sized parking spaces and aisle widths, with the 3m+ headroom ensuring access is provided for high-top conversion vehicles for wheelchair users. Vehicular access is expected to be at the car park's southern end via adjoining Plot E05 and further details are to be submitted with the reserved matters application for that plot. Pedestrian stairs and lifts to each of the four residential access cores from the car park have been indicated
107. The London Plan requires one secure bicycle parking space per 1-bed flat and two spaces per 2+-bed flat, giving a total requirement for 924 long-stay spaces. Nine secure storerooms have been indicated with an indicative capacity for 934 bikes, thus meeting this requirement.
108. Short-stay visitor parking for 16 bikes is also required for the residential units, whilst commercial parking requirements depend on the type of use but could vary between 19 spaces for retail use and 29 spaces for office use. The proposed provision of 22 external bicycle stands (44 spaces) around the development broadly meets requirements.
109. With regard to servicing, requirements for the commercial units depend on use, but are likely to require loading by at least 8m box vans. Three 2.4m lay-bys are to be provided within the footway of Perimeter Way to the rear of the building to accommodate delivery vehicles, with deliveries then trolleyed around the building to the unit entrances. Commercial refuse storage is indicated alongside the westernmost of these lay-bys.
110. Parameter Plan 7 (Access & Circulation) approved under the outline permission allows half on/off service bays along Perimeter Way East. The servicing bays provided are in accordance with these details and are therefore considered acceptable.
111. An estate-wide ENVAC suction system is proposed to collect residential refuse to the central collection point on Lakeside Way, so there is no need for residential bin stores within the site, aside from bulky waste for which small stores are proposed.
112. Fire appliance access will be provided to all sides of the building perimeter, in accordance with Fire Brigade access requirements for a building of this size.
113. Pedestrian access to the building is proposed directly from Olympic Way/Perimeter Way for the westernmost blocks and via a shared landscaped courtyard between the two easternmost blocks. A 6m wide resin bound gravel surface is proposed along the eastern side of the building along the edge of the park which emergency vehicles and cyclists can use, whilst a 2.4 (min.) width footway is proposed in block paving along the boundary with Perimeter Way on the southwestern side of the building.
114. At the northwestern end of the building facing Olympic Way and the raised pedway, the footway widens to 8.5m and incorporates steps down the building to cater for the change in land levels in this location, thereby reducing the footway back to 2.4m width. The area between the footway and the pedway above Olympic Way is also proposed on the parameter plans to be a pedestrian/ landscaped area though, so there are no concerns regarding overall footway width.
115. The site boundary also incorporates part of the southern footway of Engineers Way, although the existing surfacing is shown as being retained. Repaving of this area in paving slabs is sought though (as per adjoining Plots) in order to enhance the existing streetscape. Works within the existing highway will need to be undertaken through the S38/S278 Agreement secured through the S106 Agreement for the revised masterplan hybrid planning permission (ref: 15/5550).
116. There are no objections on transportation grounds.
- 117. Material compliance**
118. The parameter plans listed under condition 4 of the outline planning permission set out massing envelopes for each plot of the Wembley Park Masterplan, define the spatial distribution of land uses

across the plots, describe the access and circulation around the development, establish the function of the land between the development plots and apply critical dimensions between the massing elements as appropriate. The Plot E01/E02 proposal is considered to be materially in accordance with the parameter plans approved under outline planning permission.

119. Parameter Plan A-00-008 sets out the land uses for Plot E01/E02 and defines the active frontages to the plot. At ground level C3 and or D1 uses are shown as optional uses for street level. As discussed above, this application specified the inclusion of approximately 3,500 sqm of floorspace within use classes A1 or A2 (Retail), and/or B1 (Business), and/or D1 (Community) use and/or D2 (Leisure and Entertainment). As discussed above, these uses were proposed across the site within the outline consent, this is not considered to be in material compliance with the parameter plans. As such, a condition is recommended restricting the use of the non-residential units to Use Class D1 unless a planning application is approved allowing an alternative use.
120. Development Specification seeks to define a number of housing quality parameters. Planning condition 48 states that applications for the approval of Reserved Matters that include residential floorspace shall demonstrate how certain design standards are being met. This reflects the requirements of London Plan Policy 3.5 (Quality and design of housing developments) and the Mayor of London's Housing SPG. One of the standards promoted relates to shared circulation and that each core should be accessible to generally no more than eight units on each floor. The objective that is sought is to ensure that those sharing a circulation core and landing areas will have a sense of ownership over such space, enabling a community to develop. As discussed above, there are a number of floors within blocks 1, 2 and 3 where there are more than eight units per core. Whilst, corridor widths have been increased and the submission highlights that communal residential amenities will be provided, the provision of these to mitigate the effects of the higher number of cores and establish a sense of community is not secured through the outline consent. A condition is recommended requiring the approval of details of communal facilities and the retention of those facilities for use by residents.
121. The Development Specification states that the principal operational waste disposal regime from all floorspace will be through a conventional waste system. As noted previously in this report the W06 residential building will be designed to accommodate the ENVAC waste system for the residential occupiers.
122. The Development Specification states that residential accommodation will be designed to ensure that single aspect north facing accommodation will be limited to a maximum of 5% of units (by unit number) with a sole aspect (from habitable rooms) within 45 degrees of north. Due to the arrangement of the plot, there are single aspect units within Block 1, however, this equates to 3% of the units within the plot. A daylight and sunlight assessment of the scheme confirms that in terms of daylight and sunlight, 96.5% of the residential units within Block 1 of Plot E01/E02 achieve these commitments. The residential quality and light penetration within the units of Plot E01/2 is high.
123. The Development Specification states that town houses will be provided at ground level within Plots NW09/NW10/11, NE02 and E01/E02. No town houses are provided at ground within Plot E01/E02 but there is a good mix of unit sizes and tenures across the four blocks, including 3 and 4 bed units which are provided at ground level in Block
124. The Development Specification states that non-residential floors will be single or double height with a minimum floor to ceiling height of 4.5 metres. The site has significant level differences across the plot. As a result the floor to ceiling height in the commercial units has a reduced floor to ceiling height of between 3 and 4 metres. This is not considered to materially affect the quality of the non-residential units.
125. There are very few paragraphs of the Development Specification where there is not strict compliance. In those areas described above, there is justification as to why there is not strict adherence and there are no significant environmental effects arising from this. It is therefore concluded that the Plots E01/E02 proposal is in material compliance with the Development Specification.
126. **Conclusion**
127. The proposed development for Plots E01/E02 will create a high quality, mixed use development

that responds to its context and setting and follows the aspirations and key principles of the wider Wembley Park Masterplan. Overall the proposals are in material compliance with the principles established under outline planning permission (reference 15/5550) by way of layout, scale, appearance, landscape and access. The scheme accords with the relevant planning policies and guidance and it is recommended that the proposal is approved.

CIL DETAILS

This application is liable to pay **£16,622,026.29*** under the Community Infrastructure Levy (CIL).

We calculated this figure from the following information:

Total amount of eligible** floorspace which on completion is to be demolished (E): 0 sq. m.

Total amount of floorspace on completion (G): 57583.1 sq. m.

Use	Floorspace on completion (Gr)	Eligible* retained floorspace (Kr)	Net area chargeable at rate R (A)	Rate R: Brent multiplier used	Rate R: Mayoral multiplier used	Brent sub-total	Mayoral sub-total
Dwelling houses	54320.5	0	54320.5	£200.00	£35.15	£13,871,127.68	£2,437,850.69
General business use	3262.6	0	3262.6	£40.00	£35.15	£166,625.64	£146,422.28

BCIS figure for year in which the charging schedule took effect (Ic)	224	224
BCIS figure for year in which the planning permission was granted (Ip)	286	
Total chargeable amount	£14,037,753.32	£2,584,272.97

*All figures are calculated using the formula under Regulation 40(6) and all figures are subject to index linking as per Regulation 40(5). The index linking will be reviewed when a Demand Notice is issued.

****Eligible** means the building contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.

Please Note : CIL liability is calculated at the time at which planning permission first permits development. As such, the CIL liability specified within this report is based on current levels of indexation and is provided for indicative purposes only. It also does not take account of development that may benefit from relief, such as Affordable Housing.



Application No: 17/0462

To: Miss Carney
WYG
9 Mansfield Street
London
W1G 9NY

I refer to your application dated 01/02/2017 proposing the following:

Reserved matters application for the access, appearance, landscaping, layout and scale for Plot E01/E02, comprising the construction of a building with four blocks, ranging from 12 to 15 storeys in height, providing 633 residential units within the private rented, affordable rented, intermediate for sale and intermediate rented tenures (intermediate rented tenure to be London Housing Bank dwellings). The proposal also provides private communal residential landscaped gardens; a Multi-Use Games Area (MUGA); 3,376 sqm (GEA) of non-residential floorspace; together with ancillary space, and associated plant, cycle storage, refuse provision and associated infrastructure; and a lower ground basement with the future potential for 192 car parking spaces, subject to approval under condition 11 of outline planning permission ref: 15/5550.

This application has been submitted in pursuant to conditions 1 (Layout, Scale, Appearance, Access and Landscaping), 19h (Wind), 19k (Internal Layout of Buildings), 19l (Access), 19m (Daylight), 19n (Private External Space), 38 (Air Quality) and 49 (Indicative Phasing) of Outline planning permission reference 15/5550:

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.

Subject to a Deed of Agreement dated 23 December 2016 under Section 106 of the Town and Country Planning Act 1990, as amended

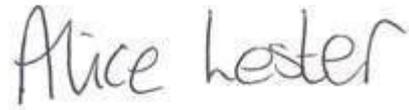
and accompanied by plans or documents listed here:
Please see condition 2

at Land north east of Wembley Stadium, Engineers Way, Wembley, HA0

The Council of the London Borough of Brent, the Local Planning Authority, hereby GRANT permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date: 13/04/2017

Signature:

A handwritten signature in black ink that reads "Alice Lester". The signature is written in a cursive, slightly slanted style.

Alice Lester
Head of Planning, Transport and Licensing

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

- 1 The proposed development is in general accordance with the:-
National Planning Policy Framework 2012
London Plan consolidated with alterations since 2011 (March 2016)
Brent Local Plan 2016
Brent Local Development Framework Core Strategy 2010

- 1 The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

WBL-PRP-E01X-0L-DR-A-2_0100 P1
WBL-PRP-E01X-0L-DR-A-2_0101 P1
WBL-PRP-E01X-0L-DR-A-2_0102 P1
WBL-PRP-E01X-0L-DR-A-2_0109 P1
WBL-PRP-E01X-0U-DR-A-2_0110 P1
WBL-PRP-E01X-01-DR-A-2_0111 P1
WBL-PRP-E01X-02-DR-A-2_0112 P1
WBL-PRP-E01X-03-DR-A-2_0113 P1
WBL-PRP-E01X-04-DR-A-2_0114 P1
WBL-PRP-E01X-05-DR-A-2_0115 P1
WBL-PRP-E01X-06-DR-A-2_0116 P1
WBL-PRP-E01X-07-DR-A-2_0117 P1
WBL-PRP-E01X-08-DR-A-2_0118 P1
WBL-PRP-E01X-09-DR-A-2_0119 P1
WBL-PRP-E01X-10-DR-A-2_0120 P1
WBL-PRP-E01X-11-DR-A-2_0121 P1
WBL-PRP-E01X-12-DR-A-2_0122 P1
WBL-PRP-E01X-13-DR-A-2_0123 P1
WBL-PRP-E01X-14-DR-A-2_0124 P1
WBL-PRP-E01X-15-DR-A-2_0125 P1
WBL-PRP-E01X-16-DR-A-2_0126 P1
WBL-PRP-E01X-16-DR-A-2_0127 P1
WBL-PRP-E01X-ZZ-DR-A-2_0200 P1
WBL-PRP-E01X-ZZ-DR-A-2_0201 P1
WBL-PRP-E01X-ZZ-DR-A-2_0202 P1
WBL-PRP-E01X-ZZ-DR-A-2_0210 P1
WBL-PRP-E01X-ZZ-DR-A-2_0211 P1
WBL-PRP-E01X-ZZ-DR-A-2_0220 P1
WBL-PRP-E01X-ZZ-DR-A-2_0300 P1
WBL-PRP-E01X-0U-DR-L-2_0401 P1
WBL-PRP-E01X-0U-DR-L-2_0402 P1
WBL-PRP-E01X-ZZ-DR-L-2_0403 P1

4575-SK-12 Rev A

4575-SK-13 Rev A

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The non-residential units identified as space 1, space 2, space 3 and space 4 on the approved plans shall not be used other than for purposes within Use Class D1 unless a planning application is submitted to and approved by the Local Planning Authority permitting an alternative use.

Reason: To ensure material compliance with the parameter plans approved through the outline consent reference 15/5550.

- 3 Details of communal facilities to be provided for residents of the residential units hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the residential units within Plots E01 and E02. Such details shall include the location, type and size of communal facility, hours of access and details of access arrangements including hours of access, which residents will be able to access those facilities and any other restrictions associated with access to the facilities. The facilities shall be provided prior to the first occupation of units or in accordance with a programme of delivery that has been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be retained and made available for the residents of the development as set out in the details approved pursuant to this condition.

Reason: To ensure a satisfactory standard of accommodation for future residents having regard to the Mayor's Housing Supplementary Planning Guidance, the development specification for outline planning permission reference 15/5550 and condition 48 of that consent.

INFORMATIVES

- 1 The applicant is advised that they need to agree all highway works with Brent Council's Highway & Infrastructure service through the S38/S278 Agreement for the development.

Any person wishing to inspect the above papers should contact Andrew Neidhardt, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 1902