

# COMMITTEE REPORT

Planning Committee on  
Item No  
Case Number

24 May, 2017  
06  
17/0718

## SITE INFORMATION

RECEIVED	17 February, 2017
WARD	Tokington
PLANNING AREA	Brent Connects Wembley
LOCATION	Land Surrounding Wembley Stadium Station, South Way, Wembley
PROPOSAL	<p>Reserved matters application relating to condition 1 (layout, scale, appearance, access and landscaping) of outline permission 14/4931 dated 23/12/2016. This application relates to Building 3B within Plot SW03, and Plots SW04 and SW05 and sets out the proposed details for the construction of three buildings ranging from 6 to 20 storeys in height, providing 553 residential units (in private rented, affordable rented and intermediate discount market sale), with private communal residential landscaped gardens and other open space, plant, cycle storage, refuse provision and associated infrastructure and ancillary space.</p> <p>The application seeks to discharge the following conditions relating to Building SW03B of Plot SW03 and Plots SW04 and SW05:</p> <p>13(h) (wind), 13(k) (internal layout of buildings), 13(i) (access), 13(m) (daylight), 13(n) (private external space), 22 (play space) and 23 (adaptable units).</p>
APPLICANT	Quintain Limited
CONTACT	WYG
PLAN NO'S	Please see condition 1.
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><b><u>When viewing this on an Electronic Device</u></b></p> <p>Please click on the link below to view <b>ALL</b> document associated to case <a href="https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=DCAPR_132714">https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=DCAPR_132714</a></p> <p><b><u>When viewing this as a Hard Copy</u></b></p> <p>Please use the following steps</p> <ol style="list-style-type: none"><li>1. Please go to <a href="https://pa.brent.gov.uk">pa.brent.gov.uk</a></li><li>2. Select Planning and conduct a search tying "17/0718" (i.e. Case Reference) into the search Box</li><li>3. Click on "View Documents" tab</li></ol>

## RECOMMENDATIONS

1. That the Committee resolve to GRANT planning permission subject to:
  - A. Any direction by the London Mayor pursuant to the Mayor of London Order
  - B. Any direction by the Secretary of State pursuant to the Consultation Direction
2. That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives and a Section 106 deed of variation to secure the following matters:


Conditions

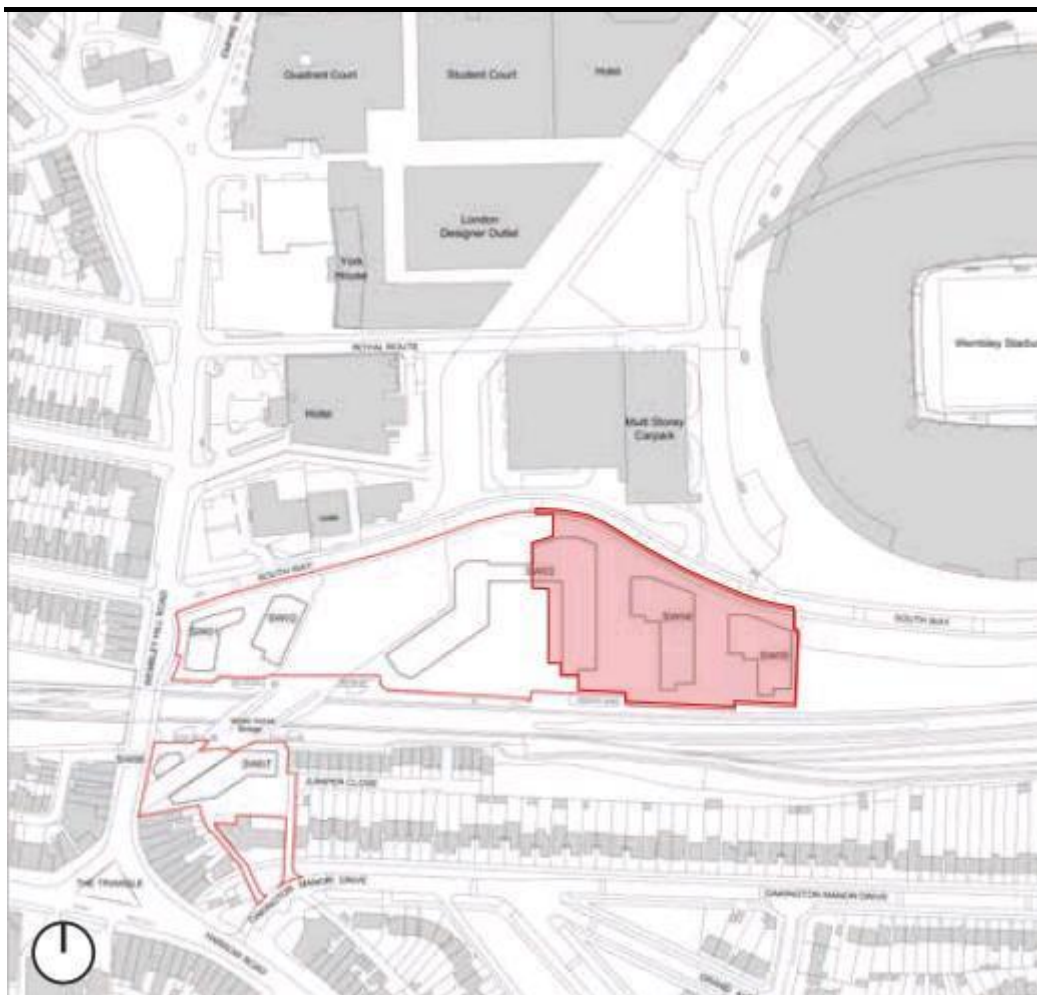
  1. Approved drawings/documents
  2. Any [other] condition(s) considered necessary by the Head of Planning

Informatives

  1. S278 works.
  2. Any [other] informative(s) considered necessary by the Head of Planning
3. Section 106 Deed of Variation Heads of Terms
  1. Payment of the Councils legal and professional costs associated with the Deed of Variation to the Section 106 legal agreement for planning consent 14/4931
  2. The provision of additional Affordable 3-bedroom dwellings within Plots SW01, SW02 or SW07 (or other locations in the immediate vicinity as approved by the Council) to off-set the under provision of 3-bedroom private dwellings against the mix set out within the main hybrid application (reference 14/4931)
4. 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.
5. That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

## SITE MAP

	<p><b>Planning Committee Map</b></p> <p>Site address: Land Surrounding Wembley Stadium Station, South Way, Wembley</p> <p>© Crown copyright and database rights 2011 Ordnance Survey 100025260</p>
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## PROPOSAL IN DETAIL

This reserved matters application seeks approval for the details of access, appearance, landscaping, layout and scale for Building SW03B within Plot SW03, and Plots SW04 and SW05. The scheme comprises three buildings ranging from 6 to 20 storeys in height, providing 553 residential units (in private rented, affordable rented tenures as well as intermediate for sale tenures), with private communal residential landscaped gardens and other open space, plant, cycle storage, refuse provision and associated infrastructure and ancillary space.

## EXISTING

The subject site for the hybrid planning consent comprises approximately 2.65 Hectares of land and is situated within the Wembley Opportunity Area as designated within the London Plan and the Wembley Growth Area as identified within the Brent Core Strategy and Wembley Area Action Plan (AAP). This reserved matters application relates to a 0.9 Ha element of the site, referred to as plots SW03A, SW04 and SW05 within the Hybrid Planning Consent.

With regard to the AAP Site Proposals, the site falls within the Comprehensive Development Area. Site Proposal W6 is applicable to the proposed development. There are no conservation areas or Listed Buildings within or adjoining the application site. The eastern elements of the site, north of the railway, are within and adjoin a Site of Grade I Importance to Nature Conservation and a Wildlife Corridor.

The site is situated on both sides of the railway and Wembley Stadium Station (Chiltern Railway). However, the vast majority of the land within the site is situated to the north of the railway. There are significant changes in level across the site. The Railway is at a lower level to the main parts of the site, and the northern element of the site also rises to the east, as it approaches the Stadium.

## SUMMARY OF KEY ISSUES

**Outline Planning Permission:** Application reference 14/4931 granted outline consent for mixed use redevelopment to provide up to 85,000sqm of floorspace. 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 the proposal is in compliance with the parameters and principles established and approved under the outline consent.

**Housing mix and Affordable housing:** 21% of the residential dwellings provided are affordable housing, equating to 114 units. Of this, 41.2% are to be delivered as intermediate discount market sale. The remaining 58.8% are to be delivered as affordable rented accommodation, managed and maintained by a Registered Provider. The remaining 79%, 439 units, are to be delivered as private market rent. The overall mix comprises 59 x studios, 216 x 1bed units, 246 x 2bed units and 32 x 3bed units. The housing mix set out in the hybrid planning consent relates to the consent area as a whole and Plots SW01, SW02 and SW07 are to be brought forward by a Registered Provider (RP) of Affordable Housing. The sale of these sites to a RP has almost been completed and the Reserved Matters application for these plots is due to be submitted imminently. The Affordable Housing proposals, including those for Plots SW01, SW02 and SW07, will accord with the Hybrid Consent (30 % Affordable Housing). The number of 3-bedroom private units within this Reserved Matters application (i.e. plots SW03B to SW05) falls slightly below the proportion set out in the Hybrid Planning application. However, the applicant proposes to make up this shortfall through the provision of additional Affordable 3-bedroom homes within plots SW01, SW02 and SW07. As the reserved matters application has not come forward for these plots yet, this is to be secured through a deed of variation to the Section 106 legal agreement.

**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 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 and there are no objections on transportation grounds to these reserved matters details.

## 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	43420.5	43420.5
Financial and professional services	0	0	0	87.6	87.6

### 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 ( Flats û Intermediate )										
PROPOSED ( Bedsits/Studios & Market )	59									59
PROPOSED ( Flats û Market )	180	178	22							380
PROPOSED ( Affordable Rent Flat )	23	34	10							67
PROPOSED ( Flats û Intermediate )	13	34								47

## RELEVANT SITE HISTORY

### 14/4931 Granted 23/12/2016

A hybrid planning application, for the redevelopment of the site to provide seven mixed use buildings up to 19 storeys in height accommodating:

- outline planning permission for up to a total of 75,000sqm to 85,000sqm mixed floor space including
- up to 67,000sqm of C3 residential accommodation (approximately 725 units);
- 8,000sqm to 14,000sqm for additional C3 residential accommodation,
- C1 hotel and/or sui generis student accommodation (an additional approximate 125 residential units;
- or 200-250 bed hotel; or approximate 500 student units; or approximate 35 residential units and 200 bed hotel);
- 1,500sqm to 3,000sqm for Classes B1/A1/A2/A3/A4/D1/D2;
- together with associated open space and landscaping; car parking, cycle storage, pedestrian, cycle and vehicle access; associated highway works; improvements to rear access to Neeld Parade; and associated infrastructure
- full planning permission for a basement beneath Plots SW03 - SW05 to accommodate 158 car parking spaces and 9 motor cycle spaces; Building 3A within Plot SW03 to accommodate 188 residential units and 150 cycle spaces; and associated infrastructure, landscaping, open space, vehicular access and servicing

and 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: 23/03/2017

Site Notice: 20/03/2017

*Document Imaged*

The owner/occupier of 225 nearby and neighbouring properties were notified of the development 12/01/2017.

No representations were received at the time of writing this report.

**Internal Consultees:**

Ward Councillors

No responses

## **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. On 23 December 2016, planning permission was granted, (ref: 14/4931), for the redevelopment of the South West Lands, Wembley. The planning permission, gave consent for mixed use redevelopment to provide up to 85,000sqm of floorspace, comprising:
- Residential dwellings (Use Class C3): 67,000sqm (circa. 725 units);
  - Additional residential (Use Class C3), hotel (Use Class C1) and/or student accommodation (Sui Generis): 8,000sqm to 14,000sqm (an additional circa. 125 residential units; or 200-250 bed hotel; or 500 student units; or 35 residential units and circa. 200 bed hotel)
  - Retail/financial and professional services/food and drink (Use Class A1 to A4), business (Use Class B1), community (Use Class D1) and/or leisure and entertainment (Use Class D2): 1,500sqm to 3,000sqm;

and associated open space and landscaping; car parking spaces and cycle storage; pedestrian, cycle and vehicle access; associated highway works; improvements to the rear access to Neeld Parade; and associated infrastructure including the diversion of any utilities and services to accommodate the development.

3. The planning permission (ref: 14/4931) included details of the reserved matters for Building SW03A within Plot SW03 and the basement beneath Plots SW03 – SW05, along with associated infrastructure, landscaping and open space.
4. This reserved matters application for Building SW03B and Plots SW04 and SW05 provides information pursuant to the following conditions: 1 (Reserved Matters of Layout, Scale, Appearance, Access, and Landscaping); 13(h) (Wind); 13(k) (Internal layout of buildings); 13(l) (Access); 13(m) (Daylight); and 13(n) (Private external space). 22 (Play Space); and 23 (Adaptable Units).

**5. Proposed use**

6. As set out above, the SW Lands planning permission (ref: 14/4931) granted approval for a number of residential and non-residential uses across the SW Lands site.
7. The proposed building SW03B and Plots SW04 and SW05 accommodate 45,708sqm GEA of residential floorspace, providing 553 residential units. The residential accommodation is provided as affordable rent, intermediate discount market sale and as units for private rent.

8. A large concierge and reception space has already been approved within the 'link building' as part of the reserved matters for building SW03A. This provides central management facilities for buildings SW03A, SW03B and Plot SW04. Several areas of the building are reserved for plant, cycle storage and refuse which will serve Building SW03B, and Plots SW04 and SW05 only. A management suite/lettings office is also provided in Building SW03B.
9. This reserved matters application includes the public realm and planting between South Way and the frontages of Building SW03B, and buildings SW04 and SW05 which provide the main streetscape to the three buildings.
10. The uses proposed are in line with the outline planning permission and are therefore acceptable.

#### **11. Layout, scale and appearance**

##### **12. Layout**

13. The layout of the proposed buildings is dictated by the Outline Planning Permission parameter plans, which indicate a number of buildings overlooking a sequence of three garden spaces.
14. Building SW03B will connect into the Phase 1 link building. Moving east, building SW04 will overlook the Central Garden and SW05 the Eastern Garden. This arrangement will allow the majority of dwellings to overlook landscaped amenity space and avoid single aspect north facing dwellings. The buildings have been designed to allow for interconnectivity between themselves and the Link Building, which will act as a hub for the residents; they have also been designed to allow individual entrances directly from South Way, which will ensure an active frontage along this street.
15. The blocks will sit on a podium that varies in height, meaning the "ground floor" of the buildings will vary from east to west. The proposed buildings will be arranged in three elements; the "fingers" to the south, "main body" to the north, and "shoulders" either side of the main body.
16. Buildings SW03B and SW04 are served by two cores whilst SW05 is served by a single core. Two lifts are provided in each core including a fire fighting lift. Waste storage areas are provided at the lower and upper parking levels, approved as all matters reserved (ref: 14/4931).

##### **17. Scale**

18. The scale and massing of the proposal is within the heights and extents identified on the parameter plans approved under planning permission (ref: 14/4931).
19. The design of each building is composed of shoulders which flank the main body of each building and lower level fingers which enclose the landscaped gardens between each of the plots. This allows the scheme to respond to the site's topography as it falls from South Way to the southern boundary adjacent to the railway line and enables both south facing views and a southerly aspect to the landscaped garden areas.
20. Building SW03B is 20 storeys in height (+104.5AOD) and is the tallest of the three buildings. Moving eastwards the three buildings gradually decrease in height with Plot SW04 at 17 storeys in height (+101.5AOD) and SW05 at 14 storeys in height (+95.4AOD). 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.
21. 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.

##### **22. Appearance**

23. A design aesthetic has been used for the articulation of each block whilst achieving a cohesive design for the group of buildings and a strong relationship with Building SW03A, which is already approved in detail. Each building is designed with the same conceptual approach using brick modelling to the lower and upper levels to express the different levels; vertical alignment of fenestration and grouping of fenestration at the top levels to break up massing; as well as use of steel framed windows and an industrial style balcony design to achieve a 'warehouse' style aesthetic. A restrained palette of brick and metal cladding is used to reference building SW03A. The design rationale has been carried through with a massing strategy that complements the previous phase, responds to the site topography and employs a similar

palette of materials.

24. The main body “tower” and “shoulder” elements create an elegant façade design taking cues from the warehouse aesthetic. The elevations have been expressed at the lower levels with rusticated brick treatments and stone banding and brick course detailing on the upper two storeys. This helps to break up the mass of the elevation whilst maintaining a consistent design throughout the three blocks, irrespective of the varying building heights.
25. The massing of the proposed buildings are simple, brick extruded forms, with stacked punched openings. These openings are grouped at the upper levels to define the top of the buildings. A variation in the brickwork at the base of the buildings also helps break up the forms helping to present a clear base, middle and top in accordance with good design principles.
26. 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 anWEM8 of the Wembley Area Action Plan 2015.

## 27. Residential Accommodation

28. The residential accommodation is provided as affordable rent, intermediate discount market sale and as units for private rent. The housing mix, by both tenure and unit size, was approved through the Hybrid Planning Consent. This mix applies across the whole mastepan site, so higher or lower proportions may be provided in each plot providing the overall provision accords with the approved mix. The outline consent envisaged that the majority of Affordable homes would be provided by a Registered Provider of Affordable Housing within plots SW01, SW02 and SW07. The sale of these plots to a Registered Provider has almost been completed. As such, the proportion and mix of Affordable Housing that is proposed within these plots has been configured to ensure that the mix set out within the Hybrid Planning Consent will be achieved across the site. The approved mix across the wider application site was as follows:

### Approved Affordable housing mix across site for Hybrid Planning Consent (reference 14/4931)

	Studio	1 bedroom	2 bedroom	3 bedroom	% within development
	% by Dwelling	% by Dwelling	% by Dwelling	% by Dwelling	% by Dwelling
Affordable Rented	0%	34.7%	41.3%	24%	15%
Discount Market Sale (70% market value)	0%	19.4%	61.3%	19.4%	3.85%
Shared Ownership	0%	40%	60%	0%	11.15%

29. 10% of all residential units are proposed to be wheelchair accessible or adaptable for wheelchair users. All apartments are designed to Lifetime Homes standards. This meets the requirements of Condition 23 on permission 14/4931.

30. The proposed dwelling mix is set out in the table below.

Mix of units by tenure and size within plots SW03B, SW04 and SW05

	Studio	1-bed	2-bed	3-bed
Discount Market Sale (70 % Open Market Value)	0	13	34	0
Affordable Rent	0	23	34	10



Private (Build to rent)	59	180	178	22
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#### Affordable housing

31. 20.6% of the residential dwellings within this scheme are proposed to be provided are affordable housing, equating to 114 units. These will be located within Plot SW05. As noted above, the balance of the Affordable homes (to 30 % by unit as secured through the hybrid planning consent) will be provided by a Registered Provider of Affordable Housing in plots SW01, SW02 and SW07.

#### Discount Market Sale (DMS) Affordable Housing

32. 41.2% of the affordable housing within this scheme is proposed to be delivered as intermediate discount market sale, sold at 70 % of full market price. 47 dwellings are provided within Plot SW05, with a mix as follows:

#### Discount Market Sale housing mix

	Studio	1-bed	2-bed	3-bed
No. units	0	13	34	0
% DMS units	0.0	27.7	72.3	0.0

33. 5 of these units are designed as adaptable for wheelchair occupation (to Part M standards).

#### Affordable Rented Housing

34. The remaining 58.8% of the Affordable Homes in these plots, equating to 67 affordable rented dwellings (also provided within Plot SW05), are to be managed and maintained by a Registered Provider (RP).

35. These units are provided with the following mix:

#### Affordable Rented housing mix

	Studio	1-bed	2-bed	3-bed
No. units	0	23	34	10
% of Affordable Rent units	0.0	34.3	50.7	14.9

36. 7 of these units (in Plot SW05) will be provided as adapted for wheelchair occupation (to Part M standards).

#### Housing for private rent

37. 439 units in building SW03B and SW04 are proposed to be provided as private rented housing. The mix of units must be considered in conjunction with the mix of homes within plot SW03A which were approved in full detail through the Hybrid Planning Consent. The cumulative mix is as follows.

#### Private housing mix

	Studio	1-bed	2-bed	3-bed	Total
SW03B-04	59	180	178	22	439
SW03A (approved previously)	0	80	102	6	188
Total SW03-04	59	260	280	28	627
% of Private units	9.4	41.5	44.7	4.5	
Outline consent %	4.6	40.7	48	6.7	

38. The scheme is proposed to provide fewer private three bedroom homes than the proportion approved within the hybrid planning consent. However, it is proposed that this will be off-set through the provision of a greater number of Affordable three bedroom homes, to off-set the 13 private family homes that should have otherwise been provided. Whilst there is a need for private family housing, the need for Affordable Rented 3-bedroom housing is even more acute and this approach is supported in this particular instance. The applicant has provided the mix of homes that is captured within the development agreement with the Affordable Housing provider for the South West Lands. However, this is not enforceable through the planning consent and a deed of variation to the Section 106 agreement is

required to secure this.

39. 26 of the units in Building SW03B and 18 of the units in Plot SW04 are designed to be adaptable for wheelchair occupation (to Part M standards), equating to 10 % of the private homes within plots SW03B and SW04

#### Quality of accommodation

40. A variety of unit types have been provided ranging from 1 bed Studio apartments up to 3 bed 5 person apartments. Private accommodation consisting of 439 units is provided in Blocks 3B and 4 with 114 affordable units in Block 5.
41. Whilst the majority of cores within the development serve floors with more than 8 units (12 floors in SW03B, 8 floors in SW04, 5 floors in SW05), many are only marginally above the guide figure of 8 units. The majority have 9 or 10 units with a single floor (level 09 of SW03B) serving 12 units. This goes beyond the target of 8 units per core per floor set out within the Mayor's Housing SPG. In order 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. Emerging guidance suggests that the design parameters may be interpreted flexibly in relation to Private Rented Sector accommodation in certain instances and the exceedance for the majority of cores is relatively minor. 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.
42. All of the units have been designed in line with the Mayor of London's Housing Supplementary Planning Guidance (March 2016) and the Nationally Described Space Standards. All units have either an external balcony or terrace providing private amenity space either in the form of balconies of a minimum 1.5m depth, or terraces of a minimum depth of 2.5m.
43. 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.

#### **44. Landscape and amenity**

45. Communal residential landscaped open space is provided between Building SW03B, and Plots SW04 and SW05. This includes two gardens at podium level. These amenity spaces total 3,384sqm. The ecological "wilderness" zone to the south of the plots provides a further 1,851sqm of open space. The total external amenity provision (including both private and communal spaces) totals 8,747 sqm, or 15.8 sqm per unit. Whilst this is below the target of 20 %, this is in line with the proposals set out with the hybrid consent which gave some weight to the presence of the square (Wembley Stadium Station Square).
46. Each of the communal garden areas are to be used flexibly; for sitting, for play and for walking. The spaces can be enjoyed by residents of all ages and are fully wheelchair accessible with path routes set at a width of 2m.
47. Both formal play space and playable landscape space is provided within the communal gardens for children aged under 11 years. A total of 681sqm of formal play space and playable space is provided. When added to the area of 179sqm of play space approved as part of the reserved matters for Building SW03A, there is a total provision of 860sqm within close proximity to each of the plots, in accordance with the GLA Sharing Neighbourhoods SPG. These areas are overlooked by residents and provide opportunities for play under close or casual observation by parents.
48. Situated between the buildings and the railway line is a wilderness zone. This is an ecological area that extends the existing woodland located to the east. Due to the ecological nature of this area and the steep change in levels the wilderness zone will not be accessible to residents but will provide both visual amenity and a buffer to the railway line.

49. The specific details of the landscape proposals for these areas of public realm will come forward in due course pursuant to condition 14 of the outline planning permission (ref: 14/4931).
50. 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.

## **51. Sustainability Considerations**

52. In accordance with the South West Lands S106 Agreement obligations, site-wide CO2 emissions will be reduced as a minimum by 35% compared to 2013 Part L Building Regulations. The achievement of this target will be ensured by the implementation of energy efficiency measures and the connection to a CHP-based district heating network. The use of renewable energy technologies was not required to meet this target.
53. 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.
54. The energy centre was designed so as to meet the demands of the Masterplan as well as the South West Lands development.
55. The plot specific predicted carbon emissions have been estimated to be 53.7% below 2013 Building Regulations, which exceeds the 35% reduction target.

## **56. Environmental issues**

### **57. Water consumption**

58. 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.
59. 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.

### **60. Sunlight daylight microclimate**

61. The proposed mitigation targets within the South West Lands Environmental Statement (ES) December 2014 and Addendum of February 2016 that a minimum of 95% of all rooms in the proposed residential units achieve an Average Daylight Factor (ADF) of 1.5% in respect of living spaces and 1.0% for bedrooms. In terms of sunlight the commitment was that at least 50% of the new amenity space would receive at least 2 hours of sunshine on 21 March.
62. In terms of internal daylight, 95.15% of proposed habitable rooms within Building SW04 meet the desired ADFs, 94.26% in respect of Building SW03B and 97.2% in respect of Building SW05.
63. The amenity spaces being proposed within the Phase 2 Reserved Matters proposals have been analysed and the results confirm that all comfortably comply with the commitments above, with 99.31%, 60.49% and 67% of each area respectively receiving over two hours of sun on 21 March.
64. In terms of the rooms that fall below this ADF target these mainly occur as follows:
65. Block 3b - the rooms that do not achieve the target level are mainly located at internal corners of the building. However, their daylight distribution is good and so the units will still receive high levels of daylight. Where there are Living/Kitchen/Dining rooms that do not meet the guidance these are restricted to those with direct balcony coverage and many are only marginally below the target level.
66. Block 4 – the rooms that do not achieve the target are very few and are mainly located on the lowest four floors and are at internal corners of the building. Once again these have high levels of daylight distribution. The Living/Kitchen/Dining rooms not achieving the target values are on the lowest three floors and these almost achieve the target values in any event despite being beneath balcony amenity spaces.

67. Block 5 – there is only one living/dining room that does not meet the target which is located on the lowest floor, the bedrooms that do not meet the target levels are only marginally under the target and are located on the lowest three floors.
68. Giving a balanced view and considering the results flexibly as mentioned within the BRE guide, the results are considered acceptable in view of the high pass rate throughout the development.
69. The proposed layout is considered to be appropriate as overall it will comply with the relevant sunlight and daylight standards as set out within the Environmental Statement.

#### 70. Wind environment

71. Wind tunnel studies were carried out to assess the wind microclimate for the proposed Wembley South West Lands development as a part of the consideration of the Hybrid Planning application. The conclusions of this study were that with the introduction of soft landscaping proposals, wind conditions within the site and surrounding area were rated suitable, in terms of pedestrian comfort and safety, for existing and planned uses.
72. Since the completion of the study the design of the development has changed (whilst remaining within the approved parameters), in particular the heights and upper level geometry of Blocks 3B, 4 and 5. In terms of massing, the amendments to the proposed development from the previous scheme are not considered significant. The decreases in overall heights of each block are minimal such that the impact on the suitability of pedestrian level wind conditions for planned activities is unlikely to be adversely affected. Therefore, wind conditions are still expected to be suitable for comfortable ingress / egress at relocated entrances. Wind conditions within the courtyards are expected to remain suitable for at least short periods of sitting / standing from spring to autumn and are thus suitable for general recreational activities.

#### **73. Highways and Transportation**

74. Details of basement car parking for up to 89 cars (incl. 25 disabled & 32 electric vehicles) for the Southwest lands development plots have already been approved under reference 17/0306 and part of this car park sits beneath Plots SW03B and SW04. Five bicycle stores are also indicated alongside the car park for Plots SW03B and SW04, whilst internal and external cycle stores are proposed within Plot SW05. A further three bike stands are proposed to the front of Plot SW04 for visitors.
75. The proposed landscaping of the site includes a new footway to the rear of a footway loading bay on South Way in front of Plot SW05.
76. Car parking allowances for residential use are set out in the Wembley Area Action Plan. As the site currently has a moderate PTAL rating, the higher residential allowance of 0.5 spaces per 1-2-bed flat and 0.75 spaces per 3-bed flat applies, giving a total allowance of up to 284 residential car parking spaces for these 553 flats.
77. The provision of a basement car park for 89 cars, which also serves the 188 approved flats on Plot 3A, therefore accords with maximum standards as they are not exceeded.
78. Consideration 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 210 vehicles for this development, which could have a significant impact as it would exceed the number of spaces being provided in the car park.
- 79.
80. However, the hybrid planning approval for the development secured funds towards the extension of CPZ's/parking controls in the area, development of Travel Plans (including the promotion of a Car Club) 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.
81. The proposed layout of the car park beneath Plot SW03B & SW04 and primary access from South Way have already been approved under reference 17/0306, although details of a secondary means of access

to the car park may still need to be approved to satisfy condition 19 of the hybrid planning consent.

82. The London Plan requires one secure bicycle parking space per 1-bed flat and two spaces per 2-/ 3-bed flat, giving a total requirement for 831 long-stay spaces. Short-stay parking for 14 bicycles is also required.
83. Six secure internal storerooms have been indicated alongside the basement car park and at ground floor level in Block SW05 to provide up to about 802 spaces on double-height racks. A further external store for 34 bicycles is shown alongside Plot SW05, plus three external bicycle stands (6 spaces) in front of Block SW04. Together with the five 'Sheffield' stands proposed alongside Plot SW03, adequate long- and short-stay cycle parking is proposed to satisfy standards for the South West lands development.
84. With regard to servicing, the estate-wide ENVAC suction system is proposed to collect refuse to a central collection point, so that refuse vehicles will not need to enter this site (other than for the collection of bulky waste).
85. For other deliveries, a new 12m long, 3m wide lay-by has been indicated within the footway of South Way in front of Plot W05 for use by delivery vehicles. The construction of this lay-by will require the adoption of a new 3m wide footway to the rear as publicly maintainable highway and this has been incorporated into the design with an indicative block paved surface and a clear demarcation from the private landscaped areas to the rear. This proposed alteration to the highway boundary will need to be indicated as an area for adoption under the S38 Agreement, with works to construct the lay-by needing to be carried out under the S278 Agreement. Further approval of the construction details will be required through the Highway Agreement process.
86. Fire appliance access is proposed into the landscaped areas between the blocks via two sets of sliding gates within the proposed 1.8m railings along the South Way boundary. These two access points will also require the provision of associated footway crossovers along South Way, which can be incorporated into the S278 footway works. Tracking diagrams have been provided to show how fire appliances can access the site and turn, which are fine.
- 87.
88. Pedestrian access to the buildings is proposed either directly from South Way or via suitable block paved pathways through the landscaped gardens between the blocks, which is fine. There are no concerns with regard to the proposed landscaping layout or associated furniture, which includes seating, bins and play equipment.
89. There are no objections on transportation grounds to these proposals. The scheme is in compliance with the WAAP and Development Management Policies DMP1, DMP11, DMP12 and DMP13.
90. **Material compliance**
91. The parameter plans listed under condition 4 of planning permission ref: 14/4931 set out massing envelopes for each plot of the South West Lands scheme, define the spatial distribution of land 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 proposals for Building SW03B, and Plots SW04 and Sw05 are materially in accordance with the parameter plans approved under this planning permission.
92. **Conclusion**
93. The proposed development for Plots SW03B, SW04 and Sw05 will create a high quality development that responds to its context and setting and follows the aspirations and key principles of the South West Lands outline consent. Overall the proposals are in material compliance with the principles established under outline planning permission (reference 14/4931) 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 **£12,360,641.14\*** under the Community Infrastructure Levy (CIL).

We calculated this figure from the following information:

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

Total amount of floorspace on completion (G): 43508.1 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	43420.5	0	43420.5	£200.00	£35.15	£10,506,210.27	£1,846,466.45
Financial and professional services	87.6	0	87.6	£40.00	£35.15	£4,239.21	£3,725.21

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)	271	
<b>Total chargeable amount</b>	<b>£10,510,449.48</b>	<b>£1,850,191.66</b>

\*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.**

## DRAFT DECISION NOTICE



# Brent

## DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

### DECISION NOTICE – APPROVAL

Application No: 17/0718

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

I refer to your application dated 17/02/2017 proposing the following:

Reserved matters application relating to condition 1 (layout, scale, appearance, access and landscaping) of outline permission 14/4931 dated 23/12/2016. This application relates to Building 3B within Plot SW03, and Plots SW04 and SW05 and sets out the proposed details for the construction of three buildings ranging from 6 to 20 storeys in height, providing 553 residential units (in private rented, affordable rented and intermediate discount market sale), with private communal residential landscaped gardens and other open space, plant, cycle storage, refuse provision and associated infrastructure and ancillary space.

The application seeks to discharge the following conditions relating to Building SW03B of Plot SW03 and Plots SW04 and SW05:

13(h) (wind), 13(k) (internal layout of buildings), 13(i) (access), 13(m) (daylight), 13(n) (private external space), 22 (play space) and 23 (adaptable units).

and accompanied by plans or documents listed here:

Please see condition 1.

at Land Surrounding Wembley Stadium Station, South Way, Wembley

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: 15/05/2017

Signature:

**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

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Ref: 17/0718 Page 15 of 19

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**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):

**LOCATION PLANS**

SWP2-XX-DR-A-00-001 Site Plan 1:500 A2  
SWP2-XX-DR-A-00-002 Block Plan 1:200 A0

**SITE BUILDING PLANS**

SWP2-RF-DR-A-00-003 Roof Plan 1:200 A1  
SWP2-LP-DR-A-00-101 Lower Parking Level 1:200 A1  
SWP2-UP-DR-A-00-102 Upper Parking Level 1:200 A1  
Plot SW03B  
SW3B-LP-DR-A-00-101 Lower Parking Level Plan 1:200 A2  
SW3B-LG-DR-A-00-102 Lower Garden Level Plan 1:200 A2  
SW3B-UG-DR-A-00-103 Upper Garden Level Plan 1:200 A2  
SW3B-01-DR-A-00-104 Level 01 Plan 1:200 A2  
SW3B-02-DR-A-00-105 Level 02 Plan 1:200 A2  
SW3B-03-DR-A-00-106 Level 03 Plan 1:200 A2  
SW3B-04-DR-A-00-107 Level 04 Plan 1:200 A2  
SW3B-05-DR-A-00-108 Level 05 Plan 1:200 A2  
SW3B-06-DR-A-00-109 Level 06 Plan 1:200 A2  
SW3B-07-DR-A-00-110 Level 07 Plan 1:200 A2  
SW3B-08-DR-A-00-111 Level 08 Plan 1:200 A2  
SW3B-09-DR-A-00-112 Level 09 Plan 1:200 A2  
SW3B-10-DR-A-00-113 Level 10 Plan 1:200 A2  
SW3B-ZZ-DR-A-00-114 Level 11 and 12 Plan 1:200 A2  
SW3B-ZZ-DR-A-00-115 Level 13 and 14 Plan 1:200 A2  
SW3B-ZZ-DR-A-00-116 Level 15 and 16 Plan 1:200 A2  
SW3B-ZZ-DR-A-00-117 Level 17 and Roof Plans 1:200 A2  
Plot SW04  
SW04-UP-DR-A-00-101 Upper Parking Level Plan 1:200 A2  
SW04-UG-DR-A-00-102 Upper Garden Level Plan 1:200 A2  
SW04-01-DR-A-00-103 Level 01 1:200 A2  
SW04-02-DR-A-00-104 Level 02 1:200 A2  
SW04-03-DR-A-00-105 Level 03 1:200 A2  
SW04-04-DR-A-00-106 Level 04 1:200 A2  
SW04-05-DR-A-00-107 Level 05 1:200 A2  
SW04-06-DR-A-00-108 Level 06 1:200 A2  
SW04-07-DR-A-00-109 Level 07 1:200 A2  
SW04-08-DR-A-00-110 Level 08 1:200 A2  
SW04-09-DR-A-00-111 Level 09 1:200 A2  
SW04-ZZ-DR-A-00-112 Level 10 and 11 1:200 A2  
SW04-ZZ-DR-A-00-113 Level 12 and 13 1:200 A2  
SW04-ZZ-DR-A-00-114 Level 14 and 15 1:200 A2  
SW04-ZZ-DR-A-00-115 Level 16, Roof 1:200 A2  
Plot SW05  
SW05-UG-DR-A-00-101 Upper Garden Level Plan 1:200 A2  
SW05-01-DR-A-00-102 Level 01 1:200 A2

SW05-02-DR-A-00-103 Level 02 1:200 A2  
 SW05-03-DR-A-00-104 Level 03 1:200 A2  
 SW05-04-DR-A-00-105 Level 04 1:200 A2  
 SW05-05-DR-A-00-106 Level 05 1:200 A2  
 SW05-ZZ-DR-A-00-107 Level 06, Level 07 1:200 A2  
 SW05-ZZ-DR-A-00-108 Level 08, Level 09 1:200 A2  
 SW05-ZZ-DR-A-00-109 Level 10, Level 11 1:200 A2  
 SW05-ZZ-DR-A-00-110 Level 12, Level 13 1:200 A2  
 SW05-ZZ-DR-A-00-111 Level 14, Roof 1:200 A2

#### SITE ELEVATIONS

SWP2-EL-DR-A-00-201 Site Elevation North 1:200 A0  
 SWP2-EL-DR-A-00-202 Site Elevation South 1:200 A0  
 SWP2-EL-DR-A-00-203 Site Elevation East 1:200 A0  
 SWP2-EL-DR-A-00-204 Site Elevation West 1:200 A0

#### Plot SW03B

SW3B-EL-DR-A-00-201 Elevation North 1:200 A2  
 SW3B-EL-DR-A-00-202 Elevation South 1:200 A2  
 SW3B-EL-DR-A-00-203 Elevation East 1:200 A2  
 SW3B-EL-DR-A-00-204 Elevation West 1:200 A2

#### Plot SW04 1:200 A1

SW04-EL-DR-A-00-201 Elevation North 1:200 A2  
 SW04-EL-DR-A-00-202 Elevation South 1:200 A2  
 SW04-EL-DR-A-00-203 Elevation East 1:200 A2  
 SW04-EL-DR-A-00-204 Elevation West 1:200 A2

#### Plot SW05

SW05-EL-DR-A-00-201 Elevation North 1:200 A2  
 SW05-EL-DR-A-00-202 Elevation south 1:200 A2  
 SW05-EL-DR-A-00-203 Elevation East 1:200 A2  
 SW05-EL-DR-A-00-204 Elevation West 1:200 A2

#### LANDSCAPING PLANS

OX5193-3-001 REV P01 Landscape Layout Plan for Plot SW3B, 4, 5 1:100 A1

#### SECTIONS

SWP2-SE-DR-A-00-301 Section AA 1:200 A0  
 SWP2-SE-DR-A-00-302 Section BB 1:200 A0  
 SWP2-SE-DR-A-00-303 Section CC 1:200 A0  
 SWP2-SE-DR-A-00-304 Section DD 1:200 A0

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

#### INFORMATIVES

- 1 The applicant is advised of the need to agree all highway works construction and adoption details 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