

1. ADDITIONAL SITES

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Site Specific Allocations - Proposed Pre-submission Changes

1. Additional Sites

Moberly Sports Centre

Address:

Chamberlanyne Road

Ward:

Queens Park

Area:

0.66ha

Description:

Underutilised site comprising sports facilities, nursery space, an ancillary cottage and open hard-standing located off Kilburn Lane and Banister Road to the east of Kensal Green underground station.



Core Strategy policy context:

Core Policies 1, 2, 4, 5, 6, 9, 18, 19, 21 and 23.

Planning guidance:

South Kilburn Supplementary Planning Document.

Planning history:

None relevant.

Allocation:

Westminster City Council are considering taking forward a redevelopment scheme for the site as a whole. It is proposed that a high quality, fully accessible and highly sustainable redevelopment is promoted which re-provides the existing sports and nursery facilities currently provided on the site to a higher quality and specification that better responds to demonstrable local need. It is also proposed that given the inclusion of the site within the South Kilburn Growth Area that the scheme includes residential units above ground floor level that form part of a high-quality and fully integrated mixed-use development.

Indicative development capacity	104 units
Indicative development phasing	2015 - 2016

Flood risk comments:

Not within an identified flood zone. Flood zones are subject to change and modelling and re-modelling is carried out on a quarterly basis by the Environment Agency, therefore any assessment must be ensured that the most up to date data is used as part of the Flood Risk Assessment.

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Justification:

1.0.1 Delivering improved quality sports, nursery and other community facilities for which there is a demonstrable local need delivered as part of a mixed-use scheme, incorporating residential accommodation, that makes the best use of an underdeveloped site lying within the South Kilburn Growth Area. The redevelopment scheme will include creating a discernable residential frontage to Banister Road, providing high quality and fully accessible sports and recreational facilities at the ground and first floors, with residential accommodation delivered above as part of a vibrant mixed-use development. Close regard would be had to re-providing existing sports and community space at a higher standard in response to discernable local need; making best use of the site by delivering residential accommodation in this strategic Growth Area; ensuring that the development responds positively to its existing townscape context; and creating a vibrant, vital and mixed-use scheme which to the western extremity of the South Kilburn Growth Area.

Site Specific Allocations - Proposed Pre-submission Changes

Former Rucklidge Service station

Address:

High Street Harlesden

Ward:

Kensal Green

Area:

0.1 hectares

Description:

Vacant petrol filling station site along High Street Harlesden. There are commercial uses at ground floor either side of the site.

Core Strategy Policy context:

Core Policies 17 and 21

Planning history:

07/2829: Planning application refused, upheld at appeal: Erection of four-storey building comprising retail floor space 14 dwellings.

Allocation:

Residential development having careful regard for heights, scale and massing of surrounding uses and development and resulting levels of outlook and privacy.



Indicative development capacity	16 units
Indicative development phasing	2013-14

Justification:

Re-use of vacant brownfield site within urban location to increase the supply of housing in the area.

Site Specific Allocations - Proposed Pre-submission Changes

Former Wembley Mini-Market

Address:

Lancelot Road, Wembley

Ward:

Wembley Central

Area:

0.1 hectares

Description:

Vacant former covered market site just outside of the shopping frontage of Wembley Town Centre. Surrounding uses are a mixture of commercial and residential character.

Core Strategy policy context:

Core policies 1,2,3,4,5,6,7 and 18

Planning history:

None relevant

Allocation:

Mixed use development for residential and commercial uses to support the regeneration of Wembley town centre. Despite the location, development proposals must still have regard for the character and scale of the surrounding area.



Indicative development capacity	16
Indicative development phasing	2013-14

Justification:

The allocation promotes a mix of uses that is in line with the aspirations for Wembley town centre to help establish a regenerative anchor at the western end of the town centre.