

Supplementary Information**Planning Committee on 9 August, 2023** Case No.

22/3965

Location	1-4 and 9 Watkin Road, Wembley, HA9 0NL
Description	Demolition of existing buildings and construction of two new buildings to provide commercial floorspace (Use Class: E) and student accommodation bedspaces (Use Class: Sui Generis), associated access and highways works, amenity space, cycle parking spaces, disabled car parking spaces and refuse/recycling stores.

Agenda Page Number: Paged 5 - 37Additional Revised Drawings

Following publication of the Committee report, the applicant has submitted a Revised Ground Floor Plan (P11), amending details with the cycle parking through an increased provision and a less convoluted route of access within the northern block. These changes are welcomed and increase the level of cycle provision discussed below and are considered acceptable from Brent's Transport Team. The revised drawings list as updated within the approved drawings is set out below:

33641-A-P10-001 REV P06 - Proposed Basement Plan;
 33641-A-P10-002 REV P11 - Proposed Ground Floor Plan;
 33641-A-P10-003 REV P05 - Proposed First floor plan;
 33641-A-P10-004 REV P05 - Proposed Second floor plan;
 33641-A-P10-005 REV P02 - Proposed third to fifth floor plan;
 33641-A-P10-006 REV P03 - Proposed sixth floor plan;
 33641-A-P10-007 REV P02 - Proposed seventh to seventeenth floor plan;
 33641-A-P10-008 REV P02 - Proposed eighteenth floor plan;
 33641-A-P10-009 REV P02 - Proposed nineteenth to twentieth floor plan;
 33641-A-P10-010 REV P02 - Proposed twenty first floor plan;
 33641-A-P10-011 REV P02 - Proposed twenty second to twenty sixth floor plan;
 33641-A-P10-012 REV P02 - Proposed roof plan;
 33641-A-P10-013 REV P02 - Proposed roof plan;
 33641 A-P12-001 REV P01 - Elevation south block south;
 33641 A-P12-002 REV P02 - elevations west;
 33641 A-P12-003 REV P02 - elevations south block north;
 33641 A-P12-004 REV P01 - Elevations east;
 33641 A-P12-005 REV P01 - Elevations north block south
 33641 A-P12-006 REV P01 - Elevations north block north;
 33641-A-P13-001 REV P01 -Proposed sections south block;
 33641-A-P13-002 REV P01 - Proposed sections north block;
 33641-A-SK40-025 REV B - Commercial industrial makerspace

Additional Objections/Comments Received

An addition twelve representations were received following publication of the Committee Report. Of these only 4 were a new objector from a new address. As such, the number of objections received has increased by 4, under the consultation section the following changes are proposed:

“34 38 objections from neighbouring properties and an objecting petition with 54 signatories were received throughout the course of the application.”

Of the concerns raised within the additional representations, these have been covered within the published report.

There were two additional letters of support received from Homes for Students and University College London, citing the need for additional student accommodation.

Update to recommendations

A financial contribution to Transport for London (TFL) is indicated at £475,000, which is incorrect with the updated figure confirmed at £97,500. The contribution has been calculated based on the additional demand generated by the development, expressed as a proportion of the overall capacity of a double-decker bus (75 passengers) and the total cost to provide an additional bus over a period of 5 years (£487,500). The 15 identified in the calculation included within the detailed comments is the number of net bus trips, as identified within the Transport Assessment, generated during the AM period (which presents the worse-case).

Updates to report

There are some minor alterations and corrections to the report as set out below. Of the drafting errors listed below where they are incorrectly referenced, these have been removed through a strikethrough, and where text has been inserted this is shown in bold.

Proposal in detail

"...419 student accommodation bed spaces (and ancillary amenity spaces) across the 3rd to ~~49th~~ 26th floors."

View 5a Chalkhill Park (page 18, paragraph No. 60)

'The design of the south block, with massing dropping down from ~~east to west~~ **to east**, ensures that the profile and silhouette of the arch will remain'

Internal layout (page 30-31, paragraph No. 184 - 186)

'On the eastern edge of the southern block, the cluster unit of 9 bedrooms has its communal amenity area located centrally with outlook onto Watkin Road, the remainder of the units vary from 12.8sqm to ~~13.3sqm~~ **14.6sqm** including en-suites within each of the rooms'

'The areas of amenity are sufficient in size, allowing for outlook and light to enter the areas which vary from ~~70sqm~~ **71sqm** to 97sqm'

Communal Amenity Space (Page 31, paragraph No. 190)

'These subsequently result in 1.5sqm of internal amenity space per unit within the north block and ~~1.45sqm~~ 1.5 sqm of internal amenity space within the southern block. While there is a minor shortfall within the southern block it is considered that the offer with the smaller separate units on various floors would allow for the amenity spaces to serve different functions in different areas for the 419 students and therefore the minor shortfall can on balance be considered acceptable. Moreover, when taking into account the external amenity provision and the function it serves for amenity space, the communal areas of the northern block achieve ~~2.4sqm~~ **2.5sqm** per bedspace and ~~2.27sqm~~ **2.4sqm** per bedspace within the southern block which has a ~~342sqm~~ **412.6sqm** offer for external amenity space situated on the 6th and 20th 19th floors. Overall, the combined blocks would achieve ~~570sqm~~ **604.6 sqm**, which equates to an average of ~~4.47sqm~~ **1sqm** per bedspace.

'The sixth and ~~twentieth~~ **19th** floor roof terraces would be landscaped'

Comparison with other student accommodation developments (Page 31, paragraph No. 192)

Kitchen area per cluster room bedspace

North block = 3.1 sqm per cluster room bed space

South Block = 3.0sqm to 3.1sqm per cluster room bed space

Trees, biodiversity and urban greening (page 35, paragraph No. 224)

'...the building directly adjacent to T1 and T2 is proposed to be ~~20-21~~ storeys high

Cycle Parking (Page 37, paragraph No. 239)

A total of ~~465~~ **473** long term cycle spaces are proposed for the student accommodation but **all the majority** of these are located within the basement of the southern block, **18 at ground floor level of south block and 16 at ground floor level of north block'**

Additional text has been included in the report for the intention of clarity, the added text is in bold:

The appropriateness of developing on land within a high-risk flood zone (page 15, paragraph No. 35)

"From the 7th to 17th floor 19 student units are provided in the form of cluster units of 10 and 9, **along with two accessible studio units on each floor level**. Above the 18th to 26th floor, the building includes 10 cluster student units per floor, **with one accessible studio unit on each floor level**, with a further external communal amenity space at 18th floor level. At the building's apex, PV panels and an **external plant room area with screen enclosure**'.

Northern site Layout (page 15, paragraph no. 37)

'The first and second floors are largely comprised of internal amenity space for the flats, but the first also includes water services and **the second floor includes** two studio units. The building would contain an 8-unit cluster apartment **on each floor level from 3rd to 20th Floor**'

Recommendation: Remains to grant planning permission subject to the application's referral to the Mayor of London (stage 2 referral), draft conditions as set out within the main committee report and supplementary, and the prior completion of a legal agreement