

Agenda Item 05

Supplementary Information Planning Committee on 16 December, 2015

Case No. 15/4140

Location	Lycee International De Londres, 54 Forty Lane, Wembley, HA9 9LY
Description	Erection of a part basement building fronting Forty Lane to house a five lane swimming pool and studio with a green roof and associated works to include courtyard entrance, security gates, cycle parking, demolition and reinstatement of retaining wall, landscaping and installation of PV panels on the roof of the new Annex building

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Members Site Visit

Members visited the site on 12 December 2015. The following issues were raised:

Community Access Arrangements

The main committee report highlights that community access is proposed for the new swimming pool during the following times:

- The swimming pool will be open during the week for use by local schools for four half day sessions
- Community use of the swimming pool and studio facilities is anticipated to be before school use on weekdays, between 7 and 9am, and after school, between 7 and 9.30pm
- Community access for swimming lessons is anticipated on two early evening sessions per week, as well as weekend mornings.
- General community access to the pool facilities is expected on weekend afternoons and during holiday periods.

A community access plan is recommended to be secured as a condition to any forthcoming consent and the full community access details will be secured pursuant to this condition.

A 6-lane 25 m swimming pool is currently being delivered within the Dexion House site in Wembley. This is required to be publicly accessible which entry charges at local authority comparable rates.

Car park management

A car park management plan is to be conditioned to any forthcoming consent. This will include the requirement for the car park to be open for community access use during weekends. This has been secured following a request by officers in Transportation.

Relocation of bus stop and shelter

The applicant has been in discussions with Brent's Traffic Engineer and TfL regarding the relocation of the bus stop and shelter. The principle to relocate the bus stop and shelter has been agreed, but the exact location of the bus stop and shelter will need further consideration taking into account frequency of buses, the new pedestrian crossing on Forty Lane and street furniture/trees and the telephone booth on Forty Lane.

As discussed in condition 14, the applicant is required to make appropriate arrangements in writing to enter into an agreement with the Local Highway Authority and Transport for London for the works to the bus stop cage, shelter and associated works. Such works need to be approved by TfL and Brent's Transportation Unit prior to commencing works on the swimming pool building.

Pedestrian crossing improvements

The works regarding the pedestrian crossing on Forty Lane/The Paddocks are in progress, with the detailed design being considered by officers in Transportation. The traffic signals works (to be undertaken by TfL) cannot be commissioned until the pedestrian crossing works have been completed.

A variation of condition application was approved on 7 September 2015 (LPA Ref: 15/2790) to allow interim pedestrian access route and associated measures for a one year period in the event that the approved highway works were not fully implemented prior to first occupation of the school. The measures include the requirement for all entry into the site to be provided via the main entrance to the former Town Hall on the southern elevation of the building and to not use the access on The Paddocks.

Potential for vehicle damage at the junction with The Paddocks

The corner of the building has been set back away from the visibility splay at the junction of The Paddocks in response to concerns raised by Transportation. The amended layout has been reviewed by officers in Transportation and considered acceptable.

Memorial trees

The existing memorial trees are unable to remain in situ due to proximity to the swimming pool building. They will therefore need to be removed. Your officers have suggested that funding is secured for two new trees to be planted in Chalkhill Park with memorial leafs to be added to the Memorial Tree in the Civic Centre. An alternative option would be to have two new memorial trees planted in the lower landscape terrace of the site to the left hand side of the main steps into the building. If this is an option that members wished to pursue it is recommended that condition 9 is updated to add the following bullet point:

details of two replacement memorial trees (Flowering Cherry or similar species) to be planted in the lower landscape terrace on the left hand side of the main steps to the Lycee building

Impact of setting of listed building

As advised in the main committee report, the proposal has been subject to extensive pre-application discussions with Historic England and the 20th Century Society. Both of these statutory consultees have taken the view that the swimming pool building has been sensitively designed to respect the setting of the listed building, and read as a subservient addition to the main listed building.

The ancillary rooms (storage, plant, first aid and changing rooms) are to be situated under the car park. It is likely to be difficult to set the building further back from the road without reducing the width of the swimming pool itself as this would result in the open pool hall area projecting underneath the car park rather than just the ancillary rooms.

In light of the above, your officers are of the view that the proposed 1.4 m set back of the swimming building from the back edge of the pavement together with the height of the building at the same level as the car park is considered appropriate.

Full details of facing bricks for the swimming pool building together with details of windows (including depth of reveals) are recommended to be conditioned to any forthcoming consent.

Plant equipment and impact on neighbouring residential occupiers

The nearest residential property is on the opposite side of Forty Lane (No. 52 Forty Lane). A condition (No. 22) is recommended to be secured to any forthcoming consent requiring plant and ancillary equipment to be 10dB(A) below the measured background noise level when measured at the nearest noise sensitive premises.

Recommendation: Remains approval