

Agenda Item 02

Supplementary Information Planning Committee on 18 July, 2018

Case No.

18/0321

Location Former Northfield Industrial Estate & units 2-18 Beresford Avenue & Abbey Works Estate, Wycombe Road, Wembley, HA0 & Ace Corner & Capital House, North Circular Road, London, NW10

Description Hybrid planning application for the redevelopment of Northfield industrial estate:

Outline planning permission for the demolition of existing buildings and structures on the site, all site preparation works and redevelopment to provide new buildings ranging from 35.75m AOD to 111.95m AOD in height, with a total floorspace (GEA) of up to 309,400 sq m (excluding basement up to 42,000 sq m GEA) to accommodate 2,900 homes (Use Class C3), business and storage and distribution (Use Classes B1a, B1c and B8), commercial (Use Classes A1, A2, A3, A4 and A5), community and leisure (Use Classes D1 and D2) including community centre and nursery, new basement level including energy centre, associated storage, cycle and vehicle parking, new vehicular accesses, associated highway works to Beresford Avenue, landscaping and creation of new public and private open space, ancillary facilitating works, various temporary meanwhile uses, interim works and infrastructure.

Full planning permission for demolition of existing buildings and structures on the site, all site preparation works and the development of Phase 1 (Buildings A, B, C and D ranging from 1 to 14 storeys in height) to comprise 400 homes (Use Class C3); 910 sq m (GEA) of business floorspace Use Class B1a); 1,290 sq m (GEA) of commercial floorspace (Use Classes A1, A2, A3, A4 and A5); and 1,610 sq m (GEA) of community and leisure floorspace (Use Classes D1 and D2), including a community centre and nursery; together with new basement level including energy centre, associated storage, cycle and vehicle parking, new vehicular accesses, associated highway works to Beresford Avenue, landscaping and creation of new public and private open space, ancillary facilitating works, various temporary meanwhile uses, interim works and infrastructure.

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Following publication of the report, a small number of factual inaccuracies have been highlighted. These are as follows:

Amended wording:

The wording of paragraph 40 should read:

Within phase 1 of the development 92 affordable rented homes and 22 shared ownership homes would be delivered, equating to 29% in Phase 1 (by habitable room).

The wording in paragraph 43 should read:

The proposal includes 1,015 affordable homes...

As a point of clarification, the figures listed in the first bullet point under para 47 include the provision of contingencies.

The wording of para 56 should reflect the updated figures in para 40. As such, para 56 should read:

... In response to officer concerns that very little affordable housing and no affordable rented housing was proposed in Phase 1, an amended delivery profile has been agreed, with 92 affordable rented and 22 shared ownership units, representing 29% affordable housing provision by unit on a policy compliant tenure split. This improved delivery profile is subject to the condition that there is no post-implementation review in the s106 agreement.

It should be noted that the table under para 58 is slightly inaccurate, as these figures were pro-rata'd on the

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information available to officers at the time this section of the report was drafted. Since this time, the exact figures have been provided, and these are as follows:

	Private	Share d Owner ship	Afford able Rent	Total Afford able	Afford able %	Tot
Phase 1	286	22	92	114	29	400
Phase 2	394	83	139	222	36	616
Phase 3	271	59	95	154	36	425
Phase 4	378	79	131	210	36	588
Phase 5	232	49	80	129	36	361
Phase 6	324	70	116	186	36	510
Total	1885	362	653	1015	35	290

Additional Notes:

Following the All Members Briefing on the 18th of June, the applicants have clarified a number of points raised by Members. These are summarised as follows:

The Community Centre

The applicants have stated that their parent company, The Berkeley Group, has experience of delivering community centres. They point out an example of such a centre is the Redmond Community Centre at Woodberry Down (LB Hackney) which has been running for 8 years. It is run as a Local Development Trust by the community as a self-funding enterprise. _

The applicants have confirmed that is proposed that the Northfields Community Centre will be run as a Local Development Trust. Local Development Trusts are community owned and led organisations which use self-help and trading for social purposes, to bring about long-term social, economic and environmental benefits within the local community. The Trust will be independent, but will work closely with the public sector (the Council), private businesses, and with other community groups.

The proposed management strategy involves the establishment of two Boards. This first Board would be a "shadow board" made up of representatives from key stakeholder groups e.g. LB Brent Council, Residents Association, St George, Neighbourhood Watch Group, local Police and community members with legal, finance and other key skill sets. This Board would be responsible for setting the overall strategic direction of the community centre.

The second Board would be the active board, made up of key members from the existing community and new residents who will be responsible for executing the strategic vision set by the shadow board.

The Centre itself would likely be a registered charity, allowing it the ability to apply for grant funding. A community centre manager will be employed who will source volunteers, work with the active board to identify revenue generating uses for the various rooms in the community centre, and devise a day to day schedule of key offerings.

St George currently plans to instruct Simon Donovan, a Social Regeneration Specialist and winner of the Queens Award for Enterprise, to help with the setting up of the community centre at Northfields. Simon was responsible for the successful delivery and running of the community centre at Woodberry Down.

The applicants have confirmed that they have already established a Community Liaison Group (CLG) consisting of representatives from the local community, acting as a continuous sounding board throughout.

In April 2018 St George started a dialogue with the CLG to talk about governance and management structures so that the centre can run as a stand-alone building accountable to residents, funders and

stakeholders. This dialogue has been supported by a visit of CLG members to the Redmond Community Centre so they can see this working in practice. St George have also involved the Alperton Ambassadors (pupils from Alperton Community School) in this process to ensure they take account of what the younger generation needs and wants from a community centre. This engagement is envisaged to continue over the forthcoming months, to set up a board assisting in setting up the community centre and the ongoing running of the centre.

St George has committed to provide a fully fitted out community centre, with financial and professional support to ensure it is set up and run successfully. It is envisaged that, at least initially, income from the adjacent nursery can be used to cross subsidise the running of the community centre.

The applicants are aware that the community centre is of critical importance to the existing community, and will be to the new development.

Employment

The applicants have suggested that if the site were to be redeveloped for industrial use, it's estimated that it would yield around 300 full time equivalent jobs. Based on all of the employment generating floorspace proposed (employment, retail and community/leisure uses), the applicants proposals are expected to generate up to 650 jobs.

The vast majority of these jobs are expected to be generated by the employment floorspace (principally The Generator and Building L) with these parts of the development accommodating incubator and seed bed units, and SME's. The nature of the light industrial uses means that a range of industries could be accommodated within them meaning that this space will be able to support a range of skills.

The remaining jobs will be provided by the retail and community/leisure uses. Of these, some are likely to be skilled (for example, health care workers at the health clinic and management staff at the community centre) whereas some will be unskilled. Although expected to be a small proportion of the overall number of jobs created, unskilled jobs are considered to provide useful opportunities for those whom this type of work is suitable.

In addition to this, the S106 Agreement will require St George to prepare an Operational Employment and Training Plan that will include a target to employ 20% local people (from the Borough) during the operational phase.

It should also be noted that around 500 jobs per year are expected to be created by the construction works which is anticipated to cover a range of construction skills. As with the Operational Employment and Training Plan, the S106 Agreement will also include an obligation requiring St George to prepare and agree an Employment and Training Plan for the construction period.

Fire Safety

The applicants are keen to stress their commitment to delivering a development which includes a wide range of fire safety features.

The applicants have confirmed that discussions have been held with LB Brent Building Control and London Fire Brigade from a very early stage in the design process. A Fire Strategy, prepared by MSA, accompanies the planning application, which clearly demonstrates accordance with Draft London Plan Policy D11. The applicants confirm that the Fire Strategy has been developed with particular reference to the following legislation, regulation and guidance:

- Regulatory Reform (Fire Safety) Order 2005 (FSO);
- Construction (Design and Management) Regulations 2007;
- Building Regulations 2010 : Part B ; and
- BS9999:2017 Code of practice for fire safety in the design, management and use of building
- BS9991:2015 Fire safety in the design, management and use of residential buildings - Code of practice.

Clearly, the design will respond to any emerging legislation as a result of Hackitt Review being undertaken on behalf of central Government.

A summary of some of the key measures that will be implemented to provide a robust fire strategy is provided below:

- All homes will have sprinklers and fire detection and alarm system for heat and smoke;
- Each home is being designed as a 60 minute fire rated compartment, ventilated protected common corridor and fire rated stair enclosure;
- All common corridors will be designed to be 60 minute fire rated compartments and will connect each apartment to a fire rated stair enclosure;
- Dry risers will be provided in all buildings with wet risers provided in the taller buildings (Buildings H and L). Wet risers will be fed from dual tanks capable of storing 45,000 litres of water. This tank will benefit from a replenishment main in addition to a duty and standby pump;
- Basement will be fitted with fire detection and alarm system;
- Fire access around the site is designed so fire appliance can get within 18m of the main entrance to each core. Hydrants are located so they are within 90m of the inlets, and within 90m of each other;
- Fire-fighting stairs and fire-fighting lifts will be provided for each core that exceeds 18m in height;
- The external walls will be predominantly of brick construction and will be designed to Class 0 finishes to limit the spread of flame;
- Escape lighting and clear signage will be provided; and
- Fire stops will be fitted in the facade at every floor level and the compartment wall line.

Finally, prior to occupation, buildings will be subject to a Fire Risk Assessment to ensure that they comply with the requirements of the Regulatory Reform (fire safety) Order 2005.

Waste Management

The applicants have provided this additional clarification:

For the residential properties, LB Brent provide a weekly collection for Mixed Dry Recyclables (MDR). In terms of Phase 1, for Buildings A – C residents will transfer their waste to the ground floor waste stores using the residential lifts. All homes are within a 30m horizontal distance from the waste store. Residents will be expected to place their waste in the appropriate bin (MDR, food, residual). The waste stores are located within 10m of the collection vehicle stopping point (on Beresford Avenue). The LB Brent waste collection operatives will enter the waste stores, empty the bins and return them to the stores.

For Building D, chutes will be installed on the ground floor level connecting to the waste stores in the basement. On the day of collection, the LB Brent collection operatives will enter the central waste store, empty the bins and return them to the store.

Non-residential waste will be stored within the curtilage of each unit. The number of bins required to store non-residential waste requirements have been calculated based on a twice a week collection frequency, with a four day storage capacity. An additional day's storage capacity has been provided in order to allow for missed collections due to adverse weather, bank holidays, vehicle failure or industrial action.

Waste requirements for the outline component have been calculated in line with national guidance although data suggests that waste growth has stabilised and may actually be declining at a rate of 0.5% per year. A detailed waste strategy for the outline component will be designed as each Reserved Matters Application comes forward. This will be within the strategy set out as part of the hybrid planning application. Additionally, a condition is proposed which requires each detailed waste management strategy to be prepared in line with LB Brent policy on waste management unless otherwise agreed in writing with the LPA.

Leaseholder Charges

The applicants have stated that service charges are costs incurred with running the estate, facilities and communal areas for the benefit of residents, with the aim of maintaining the estate and facilities to a standard in keeping with what St George has built and sold.

St George have confirmed that it engages with managing agents (on a monthly basis) to ensure that the estate is managed properly, key maintenance items are tendered and contracted to give certainty over costs

and to ensure any matters requiring our attention are dealt with swiftly. Service charge estimates are provided at the point of sale to give greater certainty to prospective purchasers (as required by the Consumer Code for Home builders) and the applicants have confirmed that they have already started to review what these service charge levels will be. The applicants have also confirmed that they employ Estate Managers to liaise with managing agents to facilitate good working relationships.

Ground Rents

Following the recent amendments to the Council of Mortgage Lenders Handbook Part 2 relating to Ground Rents and Lease Terms, the applicants (Berkeley Group) ensure that initial ground rents will be no more than the lower of £1,000 or 0.1% of the purchase price. The applicants have confirmed that ground rents will increase no more frequently than once in every 21 years and they will only increase by RPI, but subject to a cap of 100% of the Ground Rent immediately prior to the review date.

Recommendation:

Remains approval subject to the conditions set out in the Committee report, subject to a Stage 2 review by the GLA and the completion of a satisfactory Section 106 agreement.

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