

Brent Tall Building Strategy

Local Plan Evidence & Design Guidance

March - 2020



Brent Tall Building Strategy

Local Plan Evidence & Design Guidance

March 2020

Contents

1. Introduction	3
2. Methodology	4
3. Tall building definition	5
4. Planning context	5
5. How tall and where?	9
6. Public transport accessibility	10
7. Building heights	13
8. Areas of search	15
9. Tall Building Zones	55
10. Design criteria	56



Wembley Park masterplan; a large cluster of tall buildings

1. Introduction

- 1.1 This document is part of the evidence base for the Brent Local Plan. It informs general and location specific policies on tall buildings and has been informed by main areas identified for development in the emerging Local Plan. Its purpose is to support the provision of tall buildings (10 storeys or more, or 30+ metres in height) in the most appropriate locations.
- 1.2 It also identifies what is expected for the borough to comply with national and London policies in creating a tall building strategy. This document should be read alongside the London Plan, Brent Local Plan, Brent Historic Environment Place Making Strategy and Brent Design Guide SPD1.
- 1.3 The Council may decide to translate this document into a Supplementary Planning Document (SPD) to provide guidance related to Brent Local Plan's policies. If this is so, further appropriate consultation will be undertaken, consistent with the requirements of planning regulations and the Brent Statement of Community Involvement.
- 1.4 Places and their skylines evolve over time. Brent's recent regeneration has made it a better place environmentally and how it functions in serving its population. The Council wants this positive change to continue to improve outcomes for its Brent residents and businesses. It has ambitions for regeneration and growth of the economy, housing and associated social infrastructure, whilst creating high quality environments. To meet these ambitions the council has to undertake pro-active planning. Tall buildings and high density environments have a role to play in delivering these ambitions.
- 1.5 Tall buildings aren't the only way of increasing the density of development. More intensive, street-based, medium-rise development forms similar to Victorian terraces or Edwardian mansion blocks, can also work. These will have a role to play in regenerating Brent. They cannot however support the higher densities that tall buildings can achieve, which are required to meet the needs of predicted increases in population.
- 1.6 Some of Brent's growth areas have seen a significant rise in the number of tall buildings. Wembley is the area where the largest change has occurred to date. In the right place, and with the right design, tall buildings can make a positive contribution to the environment and townscape, for example indicating important or intensively used places. They can be good examples of architecture in their own right, particularly when a high quality design is seen through to completion. They can also significantly contribute to the regeneration of areas through the volume of floorspace and people that they can accommodate.
- 1.7 Individual tall buildings, or a small cluster of them within low rise areas, or tall buildings in inappropriate locations can have a high visual impact, detracting from existing local character. In the right location, in larger clusters, they can give a positive identity and new character to an area, for example as has happened in Wembley Park. Larger clusters minimise the visual impact of each individual tall building whilst the impact on existing low-rise areas is reduced.
- 1.8 The National Planning Policy Framework (NPPF) and London Plan policies support efficient use of land and higher densities. These documents however also require the protection of local character and heritage. Applying this balance to Brent means that tall buildings will therefore not be appropriate in certain locations. What works in each location needs to be carefully thought through. With dense development comes a need for open space and other infrastructure

which will also need to be accommodated to support successful places.

- 1.9 This document aims to formulate the evidence base to inform Local Plan policy that provides the right balance for Brent. It allows for growth and increased density, supporting the transformation of areas whilst respecting local character, particularly of the most sensitive locations, and providing good placemaking and high quality design. The strategy seeks to identify suitable locations for larger clusters of buildings of 10 or more storeys (or 30+ metres in height). Larger clusters are considered in Brent to be the most appropriate solution for accommodating tall buildings.
- 1.10 Locations are identified taking into account planning and regeneration policy, public transport accessibility levels (PTAL), conservation areas, local character, impact on amenity and existing and permitted tall buildings.
- 1.11 The document also provides design guidelines for tall buildings and clusters to ensure they are of very high quality where they are permitted. Any planning application for tall buildings will need to demonstrate that the proposed design works best for the site and meets all relevant national, regional and local policies and guidance, including London Plan, Local Plan, Brent Design Guide SPD1 and this Tall Building Strategy.

2. Methodology

The methodology and structure of this document is to identify the following:

- What are tall buildings?
- What do the National Planning Policy Framework (NPPF) and London Plan require in terms of strategy, planning designations, density, accessibility, local character and design?
- Which areas in Brent may be suitable for tall buildings?

In order to identify suitable tall building zones, we look at:

- Which areas of Brent have high public transport accessibility?
- Which of these may be unsuitable for tall buildings due to being in or near to Conservation Areas, or are unlikely to have sufficient opportunities to create clusters?
- Where are existing and permitted tall buildings located?
- Which other areas, such as Growth Areas, town centres and intensification corridors are worth considering?
- Looking at these areas in detail, which general building heights would be appropriate

Once we identify appropriate locations for tall buildings, we identify:

- Which design criteria do tall buildings and clusters need to meet in order to create high quality places and views?

3. Tall building definition

3.1 Much of Brent has a consistent low-rise character. In these areas, even medium-rise buildings can be seen as tall. What constitutes a tall building is always context specific, although an additional objective height is also useful.

Draft New London Plan (as amended July 2019)

3.2 The Draft New London Plan Policy D8 Tall Buildings urges boroughs to set their own definition of tall buildings, but in its absence uses the following definition:

- *“Tall buildings are generally those that are **substantially taller than their surroundings** and cause a significant change to the skyline.”*

- *“Where there is no local definition, the policy applies to buildings...**over 30m** in height.”*

Brent

3.3 Brent’s Core Strategy 2010 defines tall buildings as:

*“Buildings or structures that are **more than 30m** in height or **significantly taller than surrounding development**”*

3.4 A standard residential storey is about 3m, so 30m is about 10 storeys high. The emerging Local Plan defines ‘significantly taller’ as **more than 6m taller** than the general prevailing heights of the surrounding area. For areas of two storey housing (the most common character within Brent) this would mean buildings of 5 storeys and over would be classified as tall.

3.5 Pitched roofs (especially traditional low angles), with or without dormers, have limited impact on perceived building height, so the amount of full storeys (up to eaves height) is more important than the overall roof height (up to the ridge).

4. Planning context

National Planning Policy Framework (NPPF)

4.1 The NPPF does not specifically mention tall buildings. Paragraph 11 identifies that Local Plans should positively seek opportunities to meet the development needs of their area.

4.2 Paragraph 122 promotes development that makes efficient use of land, taking account of a range of factors. These include:

- the availability of land suitable for meeting different types of development needs;
- availability of infrastructure and services and the scope to promote sustainable travel modes;
- the desirability of maintaining an area’s prevailing character and setting, or promoting regeneration and change; and
- the importance of securing well-designed, attractive and healthy places.

4.3 Paragraph 123 mentions making optimal use of land and for Local Plans to optimise its use to meet identified housing need as much as possible. In applying policies it identifies the need for a flexible approach in relation to daylight and sunlight as long as it results in acceptable living conditions. The NPPF seeks to achieve well designed places.

4.4 Paragraph 127 identifies that developments should be sympathetic

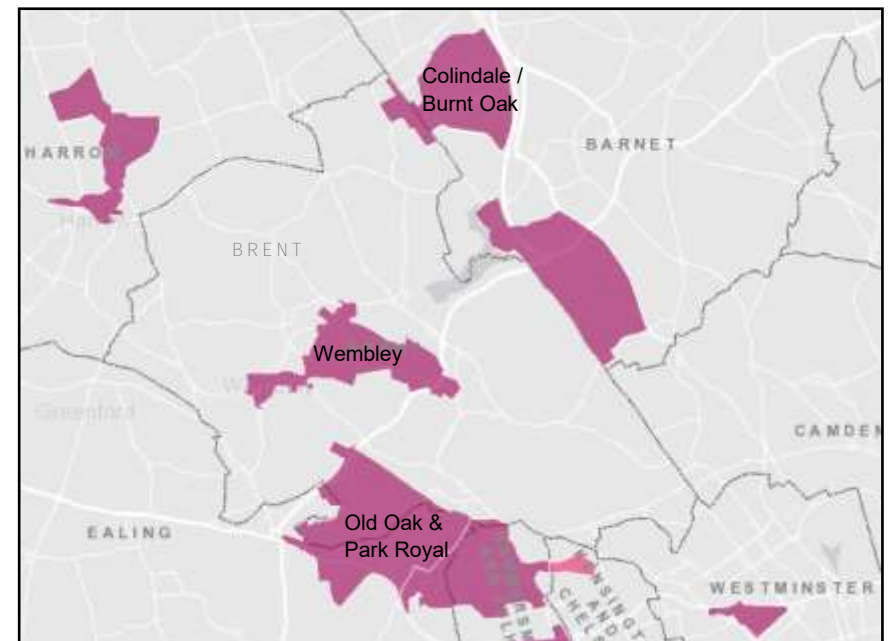
to local character and history, including surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change (such as increased densities).

London Plan - Opportunity Areas

- 4.5 The London Plan does not specifically require tall buildings in any location. It recognises Brent is part of the more suburban 'Outer London' (although the densest Outer London borough by population).
- 4.6 Policy SD1 identifies Opportunity Areas where major growth and high density are expected. As major areas of proposed change, these are likely to provide locations where the provision of tall buildings is likely to be appropriate.
- 4.7 Three Opportunity Areas are located within the borough of Brent:
 - Wembley
 - Old Oak and Park Royal (part)
 - Colindale / Burnt Oak (part)
- 4.8 In addition, the boundary of the Brent Cross/Cricklewood Opportunity Area within the London Borough of Barnet, runs in part along the borough boundary with Brent along the A5 Edgware Road.
- 4.9 Wembley is identified as a Growth Area in the Local Plan and already contains many tall buildings. The Wembley Area Action Plan (AAP, 2015) identifies an extensive area as appropriate for tall buildings.
- 4.10 The Old Oak and Park Royal Development Corporation (OPDC) is the designated Local Planning Authority for Old Oak and Park Royal. Part of the London Borough of Brent is within this area.

This part is not included in Brent's emerging Local Plan or this Tall Building Strategy. Areas for tall buildings are planned within the OPDC area, including at Willesden Junction, stepping down towards Harlesden.

- 4.11 Most of the Colindale / Burnt Oak Opportunity Area falls within the borough of Barnet. A very small proportion covers the town centre and an area of existing Local Plan allocations. This is identified as a Growth Area in the Brent Local Plan. Taller buildings have recently been built here within Brent.
- 4.12 Within the Brent Cross/Cricklewood Opportunity Area, some tall buildings are proposed close to the borough boundary. The area within Brent close to this has been identified in the emerging Brent Local Plan as the Staples Corner Growth Area. Although not a scale of Opportunity Areas, other places within Brent are either identified in the Local Plan or emerging Local Plan as Growth Areas. As areas of potential significant development, all Growth Areas will be considered for their tall buildings potential.



Opportunity Areas identified in the London Plan

London Plan - Best use of land

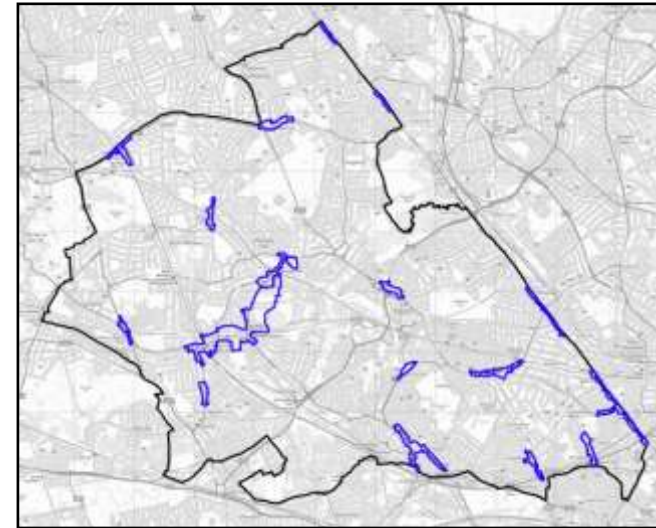
- 4.13 Policy GG2 identifies the need to make the ‘best use of land’ and to explore ‘higher density’ development in high PTAL areas, but also emphasises the importance of protecting existing character and open spaces.
- 4.14 To identify the optimum capacity, the policy requires a design-led approach, as set out in Policy D1B. This approach places a strong emphasis on local context and existing character.
- 4.15 Policy D4 and table 3.2 further emphasise height to be appropriate for the surrounding context. It requires alternative design arrangements to have been shown to be explored where densities are above those indicated in policy D2 of 350 dwellings per hectare. Maximising the provision of dual aspect dwellings has strong implications for the shape and layout of tall buildings.

London Plan - Town Centres

- 4.16 Policy SD6 also mentions potential intensification in identified locations within town centres and capitalising on high PTAL, but again emphasises the need to complement local character and heritage assets.
- 4.17 Policy SD7 promotes higher densities within identified town centres, whilst it re-emphasises the need to ‘complement local character’.

London Plan - Form and character

- 4.18 Policy D1 encourages boroughs to identify the appropriate site capacities, heights and indicative layouts for allocated sites.



Town Centres in Brent

- 4.19 Policy D1B clarifies that the ‘best use of land’ is derived from the local context and character, in terms of scale, appearance, shape, building types, forms and proportions. It identifies the need for street-based development with active frontage and using attractive materials that weather well. It requires that development respects, enhances and utilises the heritage assets and architectural features that contribute towards the local character.
- 4.20 In order for any tall buildings to be compliant with policy D1, they would need to demonstrate how they:
- create streets through continuous frontage and have a direct relationship with the street.
 - have active ground floors that are not dominated by large areas for waste, energy, storage and parking.

- are efficient to service and maintain and minimise negative environmental impacts such as wind and overshadowing.
- respond positively to the existing and emerging local context, scale, appearance, shape, building types, forms and proportions, local character, identity and heritage.
- are energy efficient to build and run and achieve high sustainability standards.
- respond well to the human scale within the ground plane and create comfortable environments, especially for long-term residents and families.
- provide balconies or amenity space at high altitudes that are comfortable to use despite higher wind speeds.

London Plan - Tall buildings

- 4.21 Policy D8 requires boroughs to define tall buildings based on local context. It states that tall buildings are only permissible in locations identified as appropriate for tall buildings in Local Plans.
- 4.22 Locations identified as appropriate for tall buildings, should specify appropriate heights, taking account of visual impact and PTAL. The visual impact of any tall buildings would need to be considered at different scales, from local to borough-wide. Any tall buildings are required to make a positive contribution to local townscape and area character, avoid harm to heritage assets and their settings and allow for appropriate transitions in scale. Any tall buildings would need to ‘positively contribute to the character of the area’.

Brent Local Plan - Tall Buildings

- 4.23 The draft Brent Local Plan contains updated tall building Policy BD2, informed by the 2018 NPPF, London Plan and Brent

background studies, including this Tall Building Strategy.

- 4.24 It defines tall buildings as more than 6m (two residential storeys) above its surroundings or over 30m (10 storeys).
- 4.25 It identifies locations suitable for tall buildings (indicating appropriate heights either in policy BD2, site allocations or on the policies map). These locations include Tall Building Zones, town centres and intensification corridors. For Tall Buildings Zones it identifies the need to step down towards the Zone’s edge to ensure an appropriate relationship with surrounding low rise development or open space. These suitable areas would be appropriate for clusters of tall buildings.
- 4.26 Within intensification corridors and town centres it identifies general building heights of 15m (5 storeys) could be acceptable, with opportunities to go higher at strategic points in town centres. This would be more linear development, often in a low-rise context.



Stepping up/down at the edges of a tall building cluster

“Policy BD2 Tall Buildings in Brent

*A tall building is one that is **more than 6 metres above the general prevailing heights** of the surrounding area **or more than 30 metres in height**.*

*Tall buildings are **directed to** the locations shown on the policies map in **Tall Building Zones, intensification corridors, town centres and site allocations**.*

*In **Tall Buildings Zones** heights should be consistent with the **general building heights shown** on the policies map, stepping down towards the Zone’s edge.*

*In **intensification corridors** and town centres outside conservation areas developments of a general building height of **15 metres** above ground level could be acceptable, with opportunities to go higher at strategic points in town centres.*

***Elsewhere** tall buildings not identified in site allocations will **only** be permitted where they are:*

*a) of **civic or cultural importance**; or*

*b) on sites of a sufficient size to **successfully create a new character area**, while responding positively to the surrounding character and stepping down towards the site edges.*

*In all cases the tall buildings must be shown to be **positive additions to the skyline** that would enhance the overall character of the area. They should be of **exceptional design quality**, consistent with London Plan Policy requirements in showing how they **positively address their visual, functional, environmental and cumulative impacts**.”*

Tall building guidance - Historic England

4.27 Historic England has provided national guidance in its Tall

Buildings, Advice Note 4 (2015).

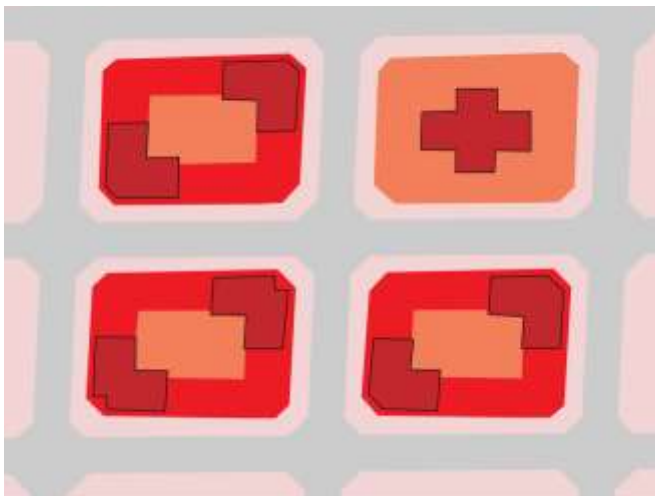
4.28 It identifies the advantages of tall building policy in Local Plans, as is required through the London Plan. The advantages include being pro-active in identifying appropriate locations for tall buildings and better protection of the setting of heritage assets and overall historic character.

5. How tall and where?

- 5.1 As identified in the London Plan tall building policy (D8), Brent is required to “determine if there are locations where tall buildings may be an appropriate form of development” and “any such locations and appropriate tall building heights should be identified on maps in Development Plans”.
- 5.2 Heights should have regard to public transport accessibility and local or emerging character and skyline, to avoid having too severe a visual impact on their surroundings, as experienced in long-range, mid-range and immediate views.
- 5.3 Tall buildings are generally expected to be slender buildings. To create high quality environments they will require more distance between them, to minimise the effects of overshadowing and the ‘canyon effects’. In addition, to ensure a comfortable transition in scale and relationship with remaining adjacent buildings of significantly lower height or public open spaces, the zones identified are of sufficient size for tall building spacing, for example in a perimeter block development and also for stepping down.
- 5.4 For each area of search, appropriate general building heights has been assessed. This Strategy identifies a core area and general appropriate height will be identified for tall buildings to step up to.



Tall buildings within a perimeter block, stepping down



Slender tall buildings spaced as part of lower perimeter blocks

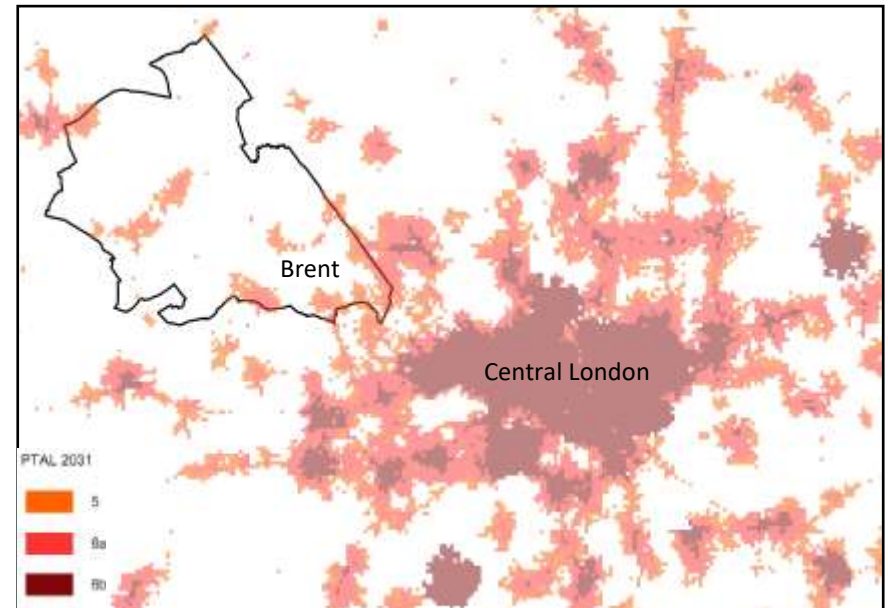
6. Public transport Accessibility (PTAL)

London and Brent

6.1 Public Transport Accessibility Levels (PTAL) as identified by Transport for London for 2031 are used throughout this document. This includes known future committed improvements to public transport at the time of writing. PTAL 0 is the lowest level and 6b has the highest public transport accessibility.

Placing Brent in perspective:

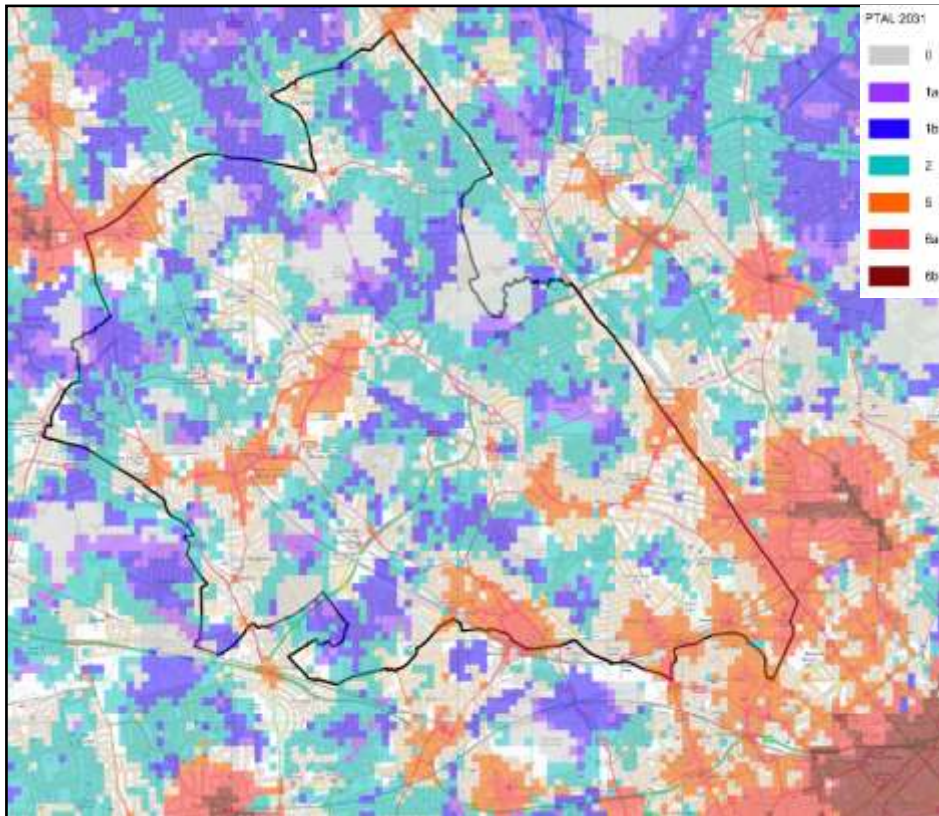
6.2 Central London is highly accessible, with nearly entirely level 6b



Areas of high PTAL in London

6.2 Whilst Brent has some areas with high public transport accessibility, much of the borough has low levels predicted for the period to 2031. As can be seen in the diagram below, in summary:

- no level 6b
- a small percentage of PTAL 5&6a;
- the majority of PTAL 0, 1a, 1b & 2



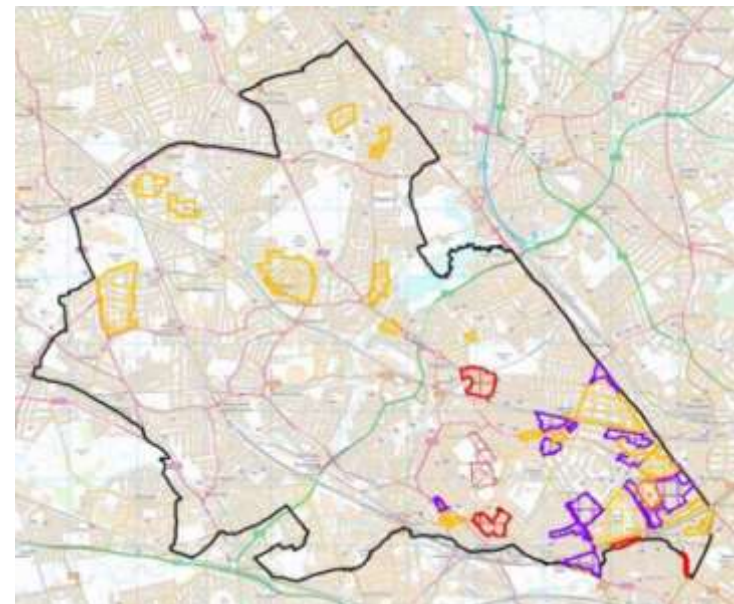
Areas of high and low PTAL in Brent

PTAL and Conservation Areas - Brent

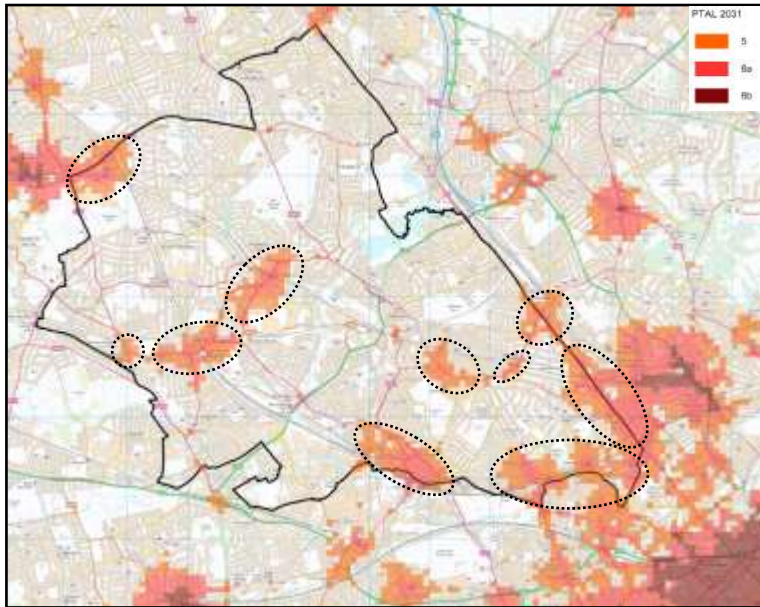
6.3 Areas with high PTAL (and potentially their immediate surroundings) were the initial search areas for potential tall building zones. Areas overlapping with Conservation Areas were discounted.

Conservation Areas

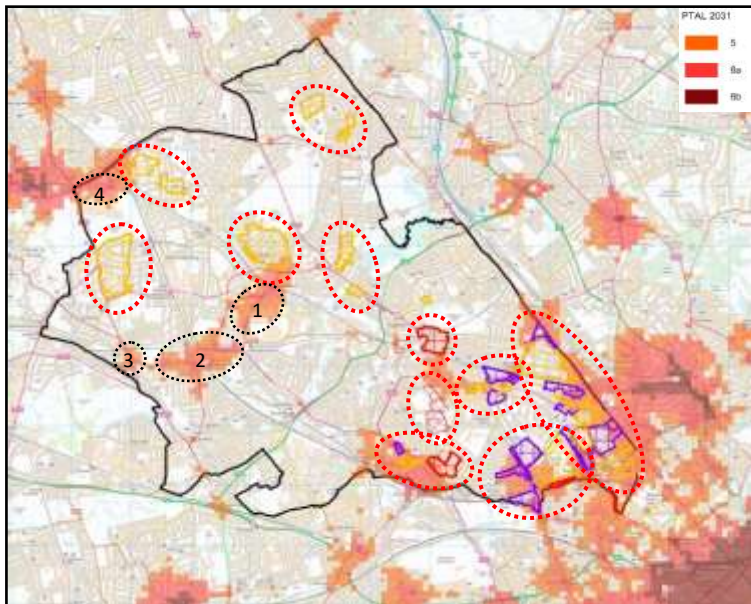
6.4 A relatively small part of Brent is protected as Conservation Areas; the majority of them are within the south-eastern corner of Brent. A few new areas are recommended to be included as part of the Brent Historic Environment Place-Making Strategy. Some others are proposed to be removed. Tall Building Zones in or immediately adjacent to Conservation Areas would be likely to have an unacceptable impact on their protected character and settings.



Conservation Areas, including proposals for extensions (in blue) and new areas (in red)

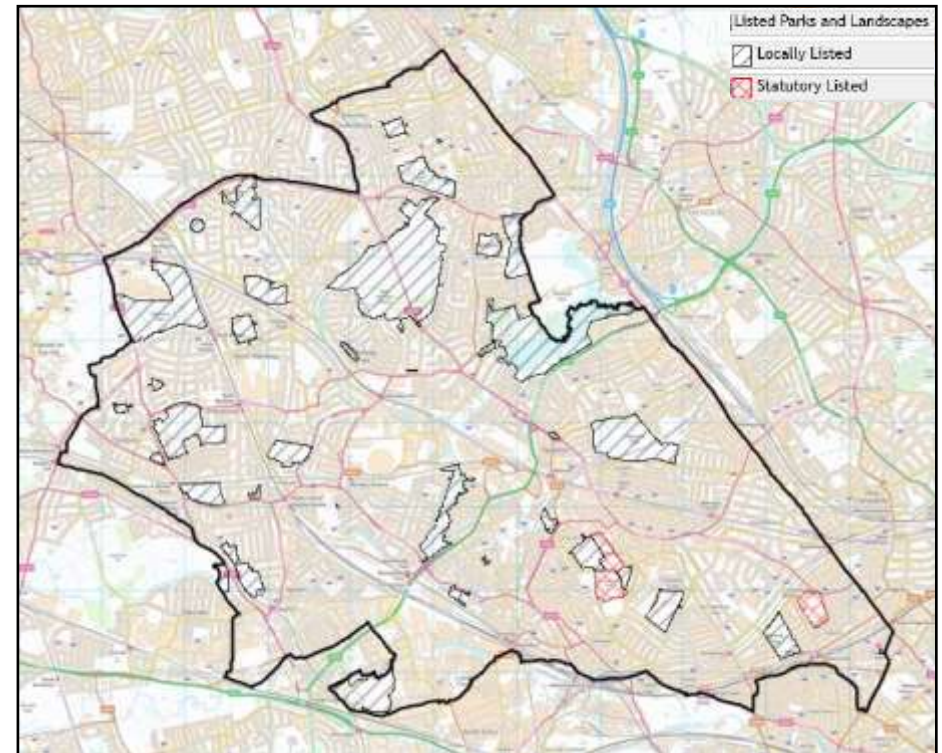


Areas of high PTAL in Brent



Locally and statutorily listed parks and gardens in Brent

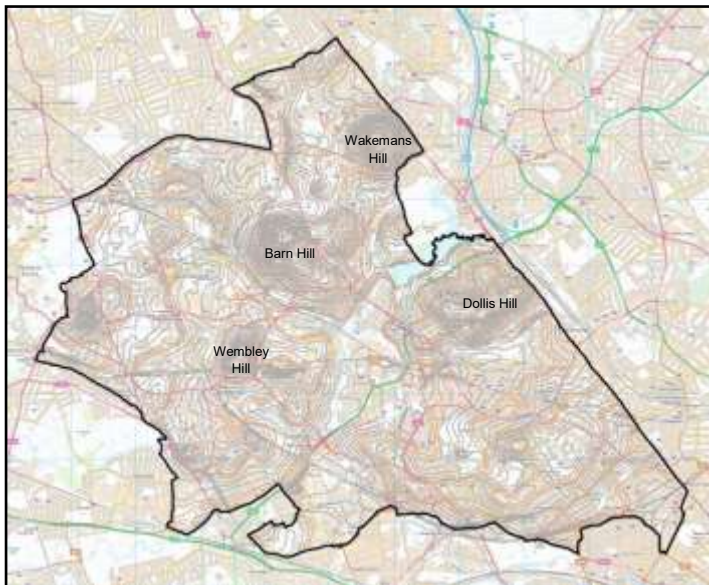
6.5 Many of Brent’s parks are locally listed. The Willesden Jewish Cemetery and Paddington Cemetery in Kilburn are statutory listed. New buildings will need to respect the outlook and setting of these open spaces. This could limit overall heights in nearby tall building clusters and development would need to step down to form a positive relationship with open space assets. This would apply to the PTAL search areas of Sudbury Town (3) and Northwick Park (4).



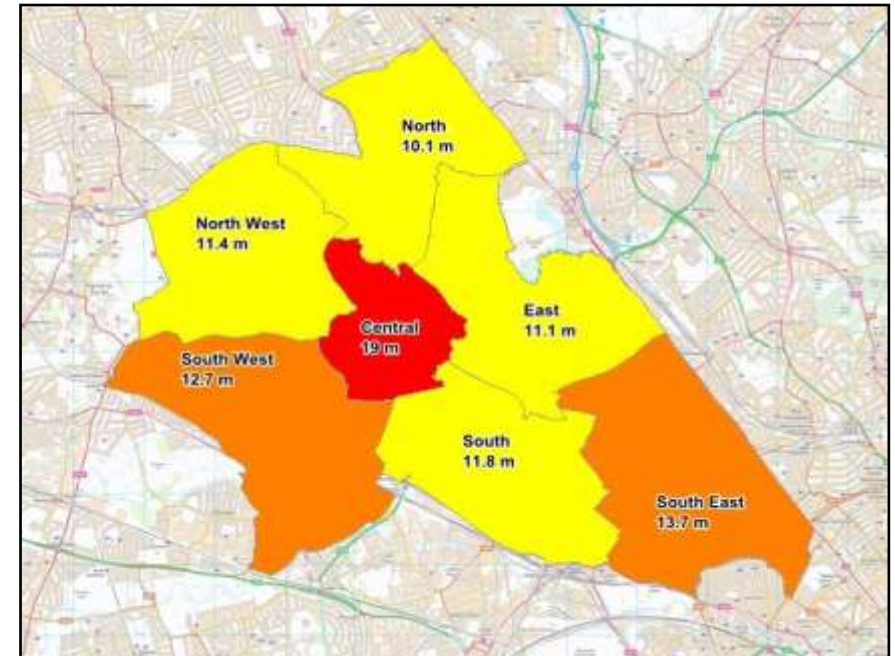
Search areas of high PTAL outside of Conservation Areas

7. Building Heights

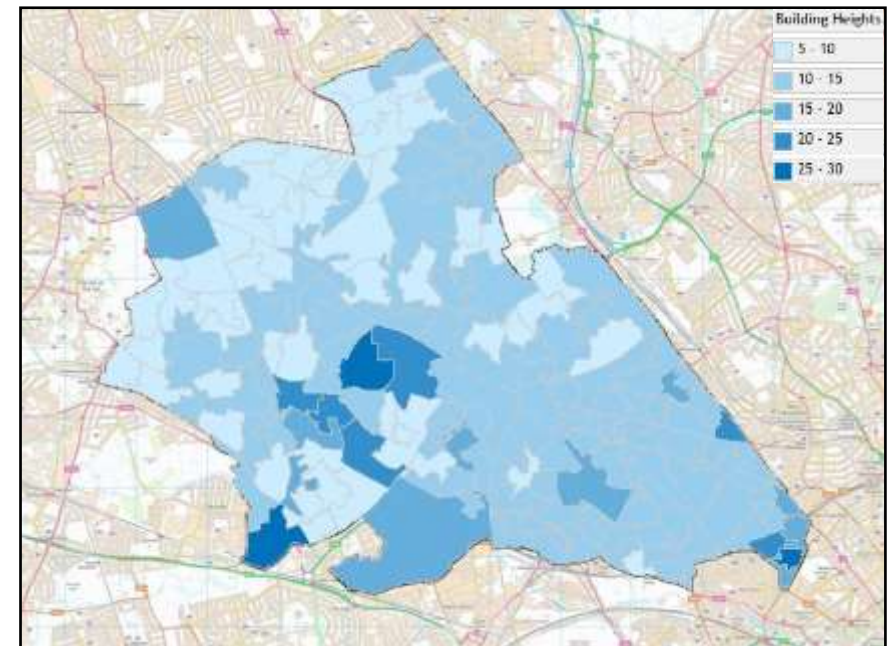
- 7.1 While Brent has a large housing target, the NPPF and London Plan are clear that this growth needs to be channelled in appropriate locations and in a manner that is sympathetic to Brent's local character.
- 7.2 The majority of Brent is low rise, with taller buildings in key locations including Wembley, Alperton and South Kilburn. This aspect of local character will be key in determining appropriate locations for tall buildings and appropriate heights.
- 7.3 Topography has limited influence. Tall buildings could have a greater visual impact on top of hills, while lower areas will be more visible from surrounding higher areas. Local impact will generally be the same as in flat areas.



Topography of Brent, showing local hills



Average building heights in meters in Brent's 7 'Places'



Average building heights in meters in Brent's 'Super Output Areas'

Existing and permitted tall buildings

Tall building clusters:

7.4 The Wembley Park search area (1) is by far the largest cluster of existing and permitted tall buildings over 30m, followed by Wembley Central (2), Alperton (5) and South Kilburn (6) West.

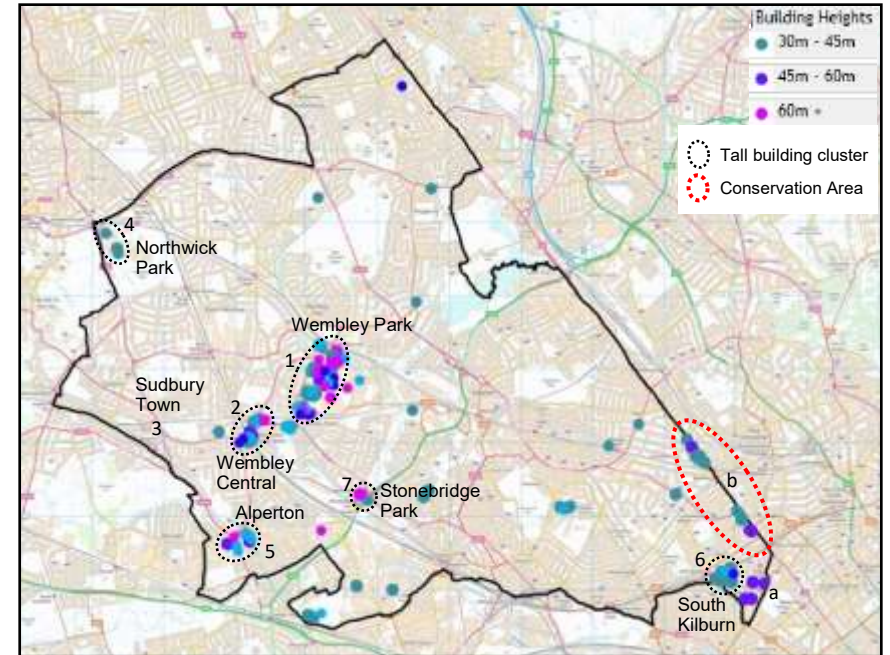
7.5 Some taller buildings of around 30m are present within the Northwick Park search area (4). No tall buildings over 30m are within the PTAL search area of Sudbury Town (3). Stonebridge Park (7) has a small cluster.

7.6 Four other tall buildings in the South Kilburn estate (identified as area (a)) are to be demolished. Consistent with the South Kilburn Masterplan replacement will be with buildings of a lower scale (although some would be defined as tall under the proposed Local Plan policy) that are more sensitive to the surrounding conservation area context.

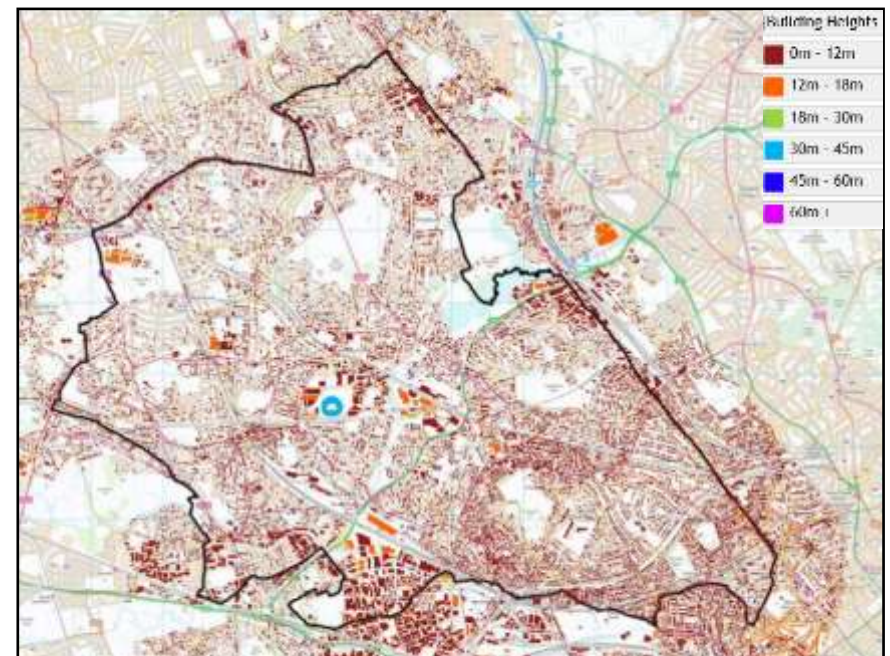
7.7 Further tall buildings in Kilburn along the eastern borough boundary (identified as (b)) pre-date but are located within or adjacent to conservation areas. Their replacement will be acceptable as part of a regeneration scheme if positively addressing heritage assets, it is not a location for tall buildings.

Individual tall buildings:

7.8 Existing individual tall buildings, outside Growth Areas and high PTAL locations have been discounted as locations for additional tall buildings, due to inappropriateness for very high density and likely impacts on character.



Existing and permitted buildings over 30m (10 residential storeys)



Surrounding the borough, shows currently very few tall buildings

8. Areas of Search

8.1 Taking account of factors identified in the preceding chapters, the following areas of search for Tall Buildings of 10+ storeys were investigated:

Based on high PTAL:

1. Wembley Park (Existing Growth Area)
2. Wembley Central (Existing Growth Area)
3. Sudbury Town
4. Northwick Park (Proposed Growth Area)

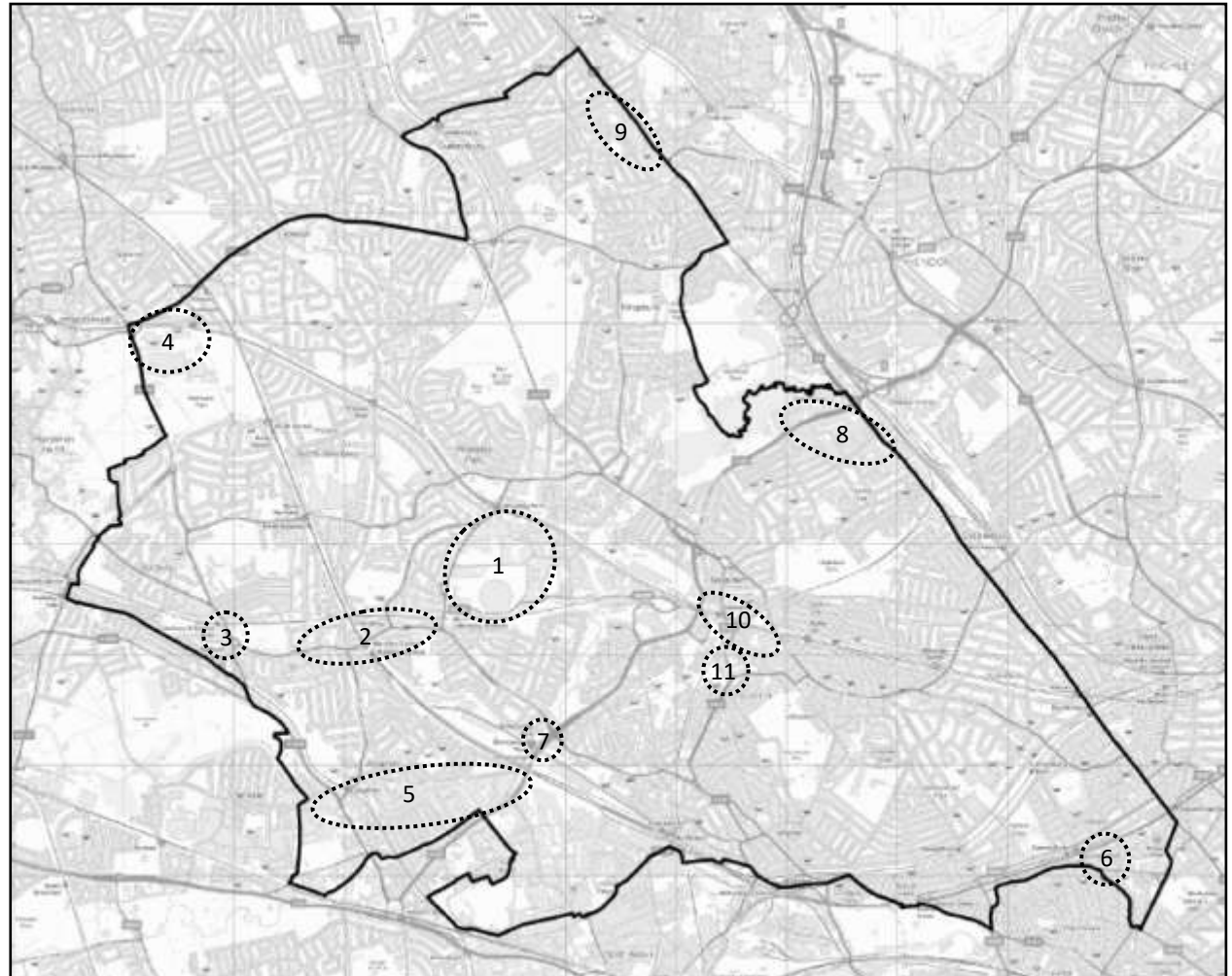
Based on existing and permitted tall buildings:

5. Alperton (Existing Growth Area)
6. South Kilburn (Existing Growth Area)
7. Stonebridge Park

Growth Areas:

8. Staples Corner (Proposed Growth Area)
9. Colindale / Burnt Oak (Existing Growth Area)
10. Neasden (Proposed Growth Area)
11. Church End (Existing Growth Area)

8.2 In addition to the areas appropriate for very tall (10+ storey) buildings, to support delivery of development that will assist in meeting the needs of Brent's population growth, areas will also need to be identified for a lower scale of taller buildings. Consequently, the Council will through the emerging Local Plan identify as well as town centres, intensification corridors suitable for buildings around 15 metres in height.



Search areas for tall building zones

1 Wembley Park

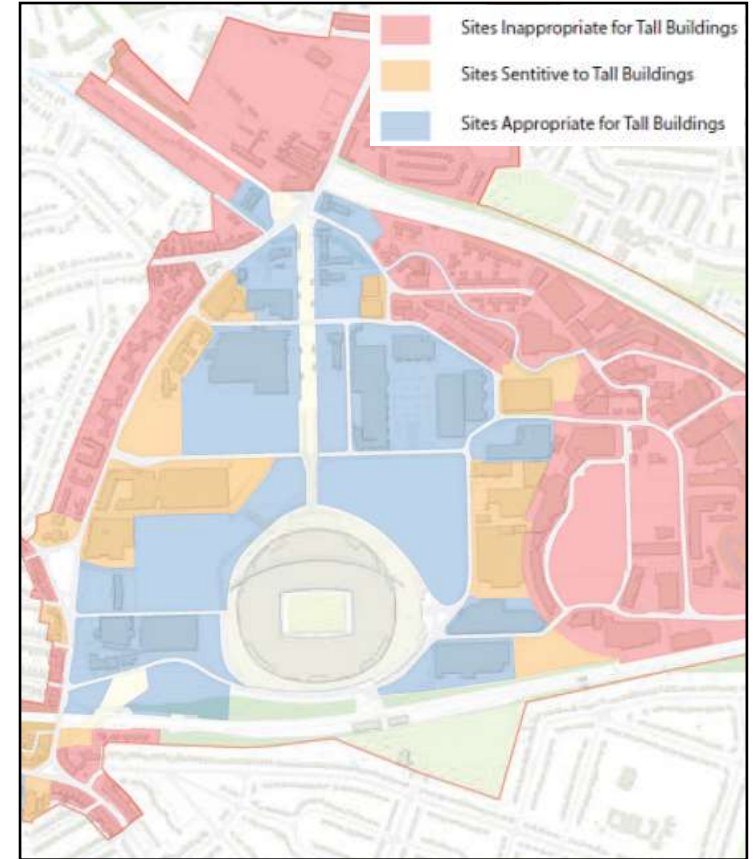
Policy:

- Opportunity Area
- Major Centre
- Wembley Area Action Plan (AAP, 2015)
- Strategic Industrial Locations

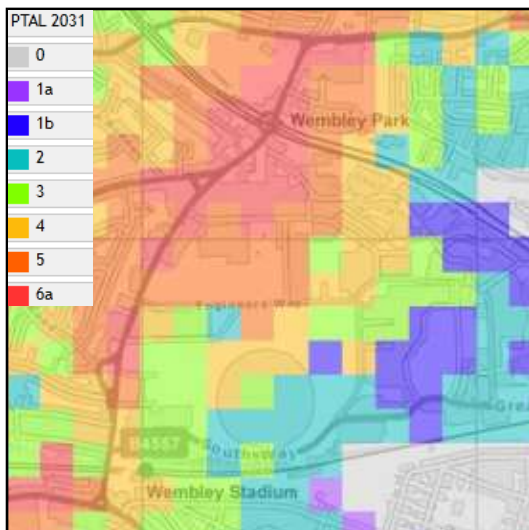
Character:

8.3 The existing tall building cluster to the north and west of the Wembley Stadium ranges mostly from 10-20 storeys, influenced by the shoulder height of the Stadium. To the east the scale has increased overall away from the stadium where some buildings of 20-30 storeys have been consented/ constructed. One pinnacle building of 34 storeys has consent.

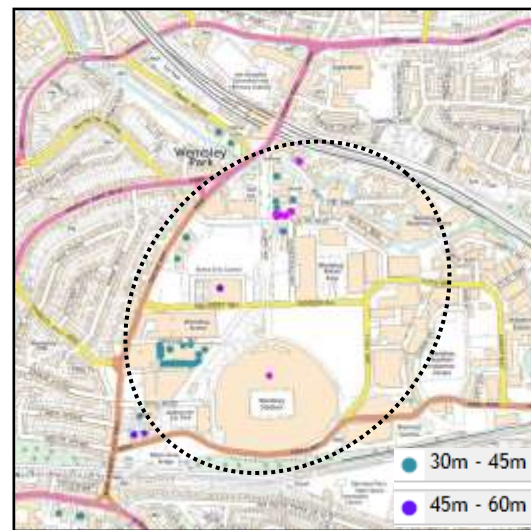
	<i>Character:</i>
Average	15 storeys
Height range	1-34 storeys
Uses	Residential,
Built form	Tower blocks
Style / age	Contemporary, 21st Century
Conservation	Wembley Arch,
PTAL	4-6a
Appropriate heights	6-34 storeys (approx. 18-102 metres).



Wembley AAP - appropriateness of tall buildings



PTAL (2031)



Existing and permitted tall buildings

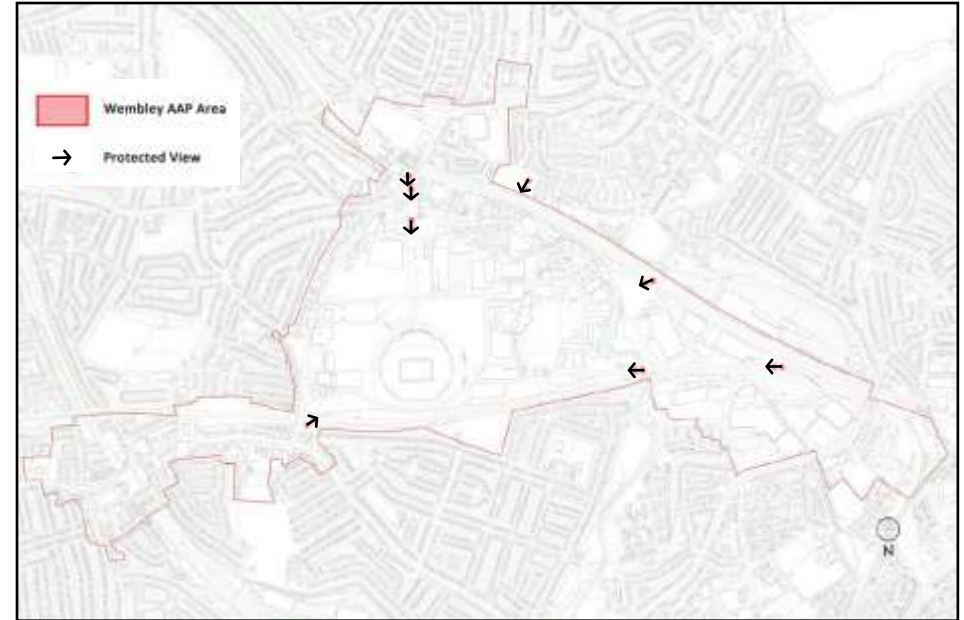
8.4 The Wembley Area Action Plan (AAP) includes 13 protected views of the Wembley Stadium. Additional protected long distance views (14-17) have been included in the emerging Local Plan. New tall buildings need to ensure their massing does not compromise these views, in the foreground or background.



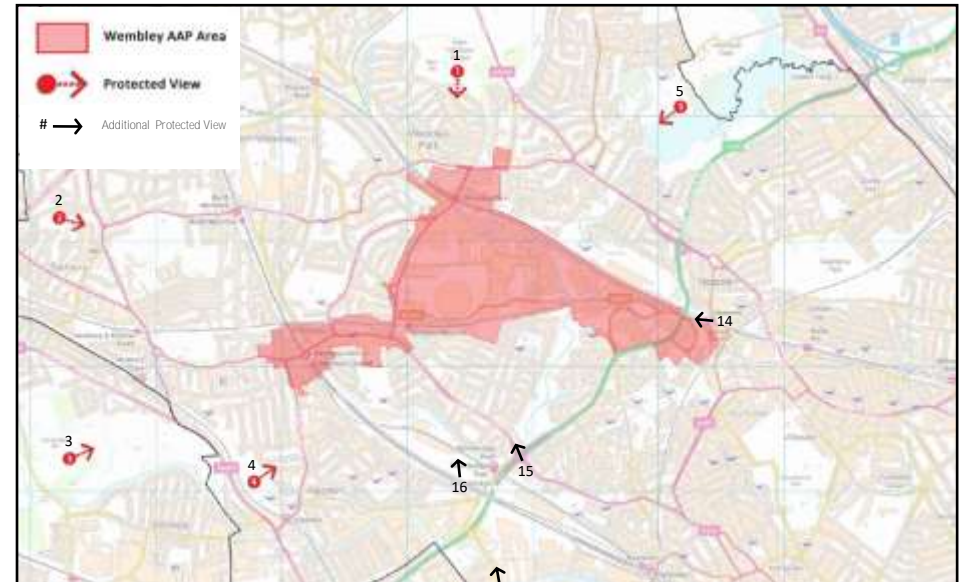
3d view from the south, including consented buildings



3d view from the north, including consented buildings



Protected views of the Wembley Arch - local area



Protected views of the Wembley Arch - long distance

Strategy:

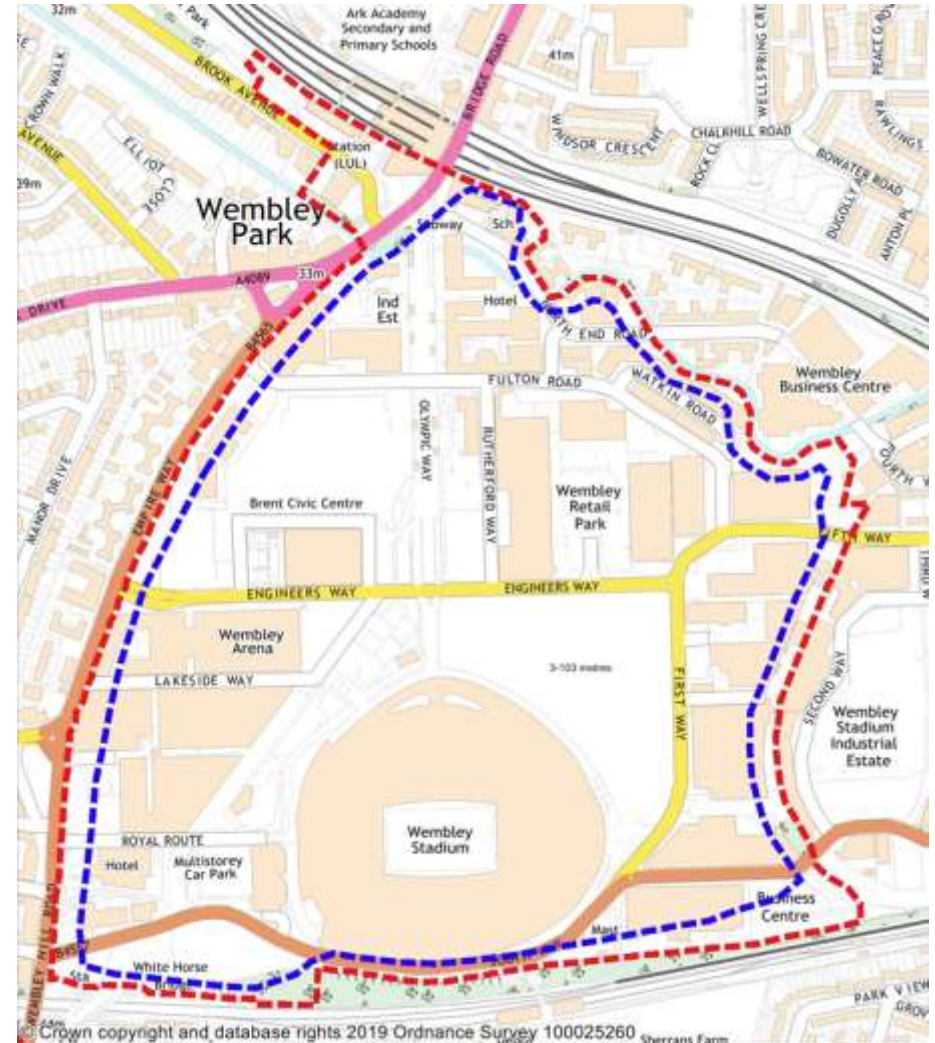
8.5 The zone considered appropriate for tall buildings is larger than that identified in the Wembley AAP. For the north, west and south, the Wealdstone Brook and the A479 (Empire Way / Wembley Hill Road) and the Chiltern Line railway are seen as appropriate natural boundaries for the majority of the cluster. Some tall buildings are on Brook Avenue, as such the zone includes land adjacent to this. The designated Strategic Industrial Location forms the eastern boundary.

8.6 Protected views of the stadium are to be respected, in both the foreground and background. An appropriate transition should be achieved between tall buildings within the zone's core and the surrounding low rise development that will remain outside it. This should be achieved through a step down reducing building heights near to the zone's boundary outside the core. Subject to not unacceptably impacting on protected views, inside the core buildings of over 15 storeys (45+ metres) may be considered appropriate. The existing 34 storey consent is a pinnacle height.



A 3d illustration of the Quintain Masterplan

8.7 Buildings North of Wembley Park Drive on Brook Road/ Bridge Road, will be expected to be a maximum height of around 10 storeys (30m). An exception to this might be Wembley Park Drive frontage itself which might be slightly taller.



The Wembley Park Tall Building Zone (Red) and Core (Blue)

Wembley Central

Policy:

- Major Centre
- Wembley AAP
- Wembley Housing Zone

Area:

The search area is strongly focused on the High Road (Harrow Road) and can be divided into 4 areas:

- A Wembley Hill Road - Cecil Avenue
- B Cecil Avenue - St John's Road
- C St John's Road - Ealing Road
- D Ealing Road - Barham Park

These areas will be assessed in turn.

Strategy:

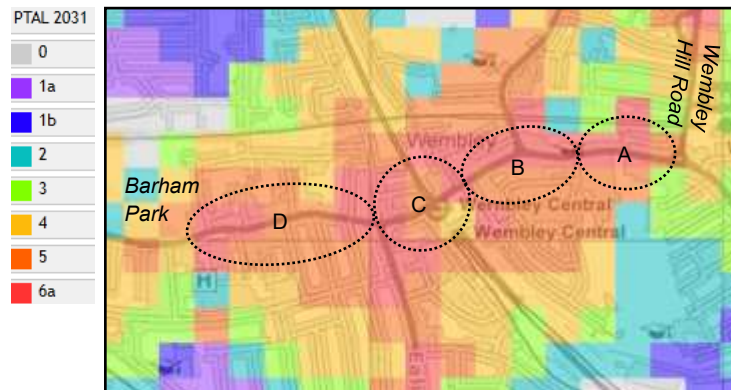
8.7 Three separate tall building zones have been identified, these are areas A-C. Due to local character and heritage assets, the other sub-area D has been found inappropriate for tall buildings.



3d view from the south, including consented buildings



3d view from the north, including consented buildings



PTAL (2031)

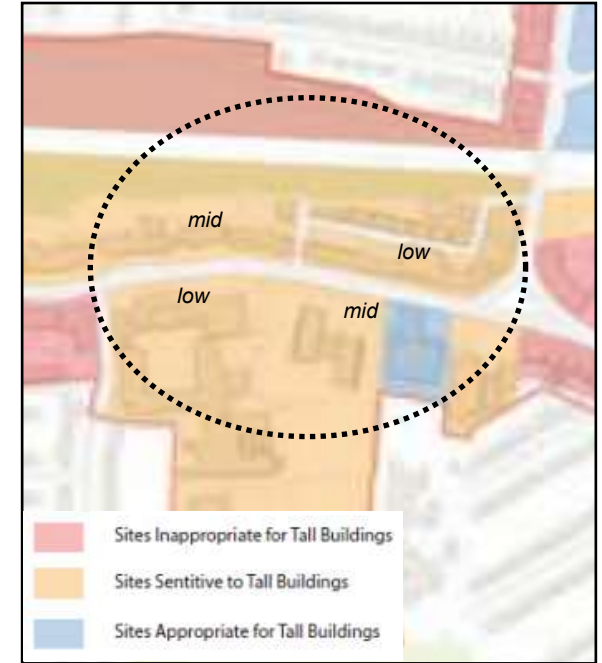


Existing and consented tall buildings

Area A - Wembley Hill Road - Cecil Avenue [Wembley East]

8.9 Heights in this area are currently predominantly a mix of low-rise and mid-rise. About half of the buildings are mid-rise, 5-7 storey in the north west and in the south east 8-9 storeys rising up to the 12-storey Elizabeth House. About a third is low-rise including the 1-3 storey buildings in the north east. The remainder is the cleared development site of the former Ark Elvin academy. The Grade II listed St Josephs Church is adjacent to the south edge of Elizabeth House. Adjacent to the northwest corner a development of 17 and 18 storeys has been permitted, adjacent to the 26 storey Chesterfield House

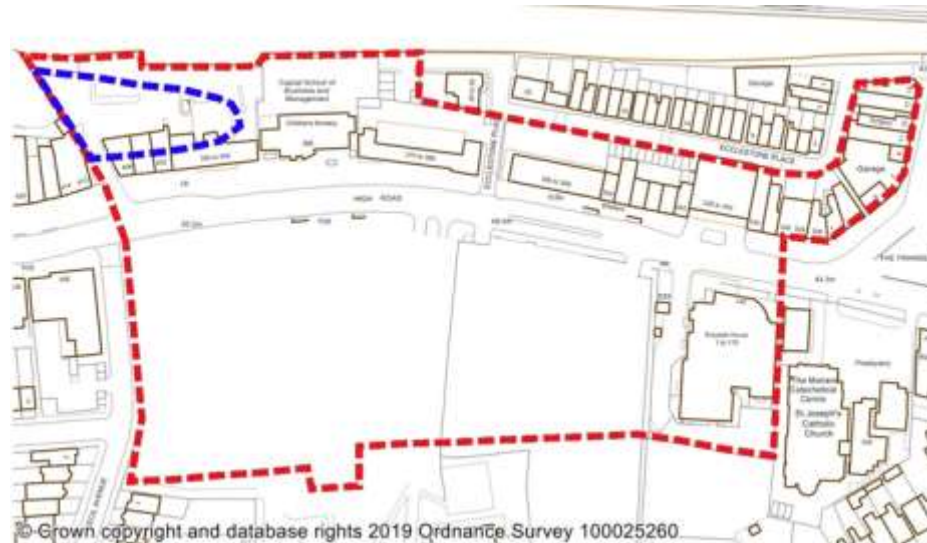
	<i>Character:</i>
Average	Mixed (2-7 storeys)
Height range	1-12 storeys
Uses	Residential, com-
Built form	Mixed, High Street
Style / age	Mixed
Conservation	Listed buildings
PTAL	5-6a
Appropriate heights	6-18 storeys (approx. 18-54m)



Wembley AAP - suitability for tall buildings (existing average heights added)

Strategy:

8.10 The area has development potential for taller buildings than identified in the Wembley AAP within a Tall Building Zone. The majority of new buildings will be anticipated to be mid-rise. Existing permissions/development creates a context for taller buildings towards the north west core. Elsewhere proposals if higher than mid-rise should have regard to the significance of the St Joseph Church heritage asset and matters such as daylight to



Wembley (A) Hill Road Tall Building Zone (Red) and Core (Blue)



St Joseph's Church, at Wembley



Wembley Triangle, looking west

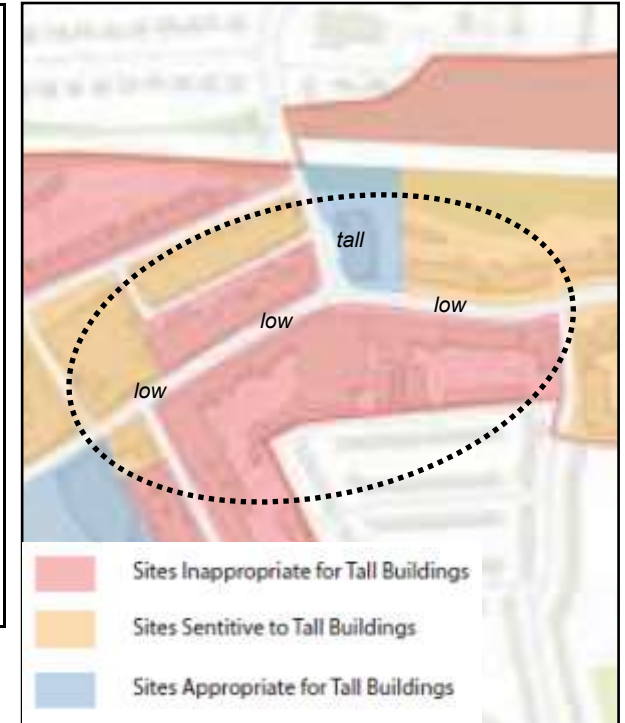


Wembley High Road, looking east

Area B - Cecil Avenue - St John's Road

8.11 This area is low-rise (3-storey) with some exceptions. The buildings in this area are typically 3 storeys on both sides of the road, consisting of a range of generally attractive buildings. The major exceptions to this are the Chesterfield House site which is being redeveloped for a 24 and 26 storey building, the adjacent site to the rear of 412-444 Wembley High Road which will be redeveloped for a 17 and 18 storey building, the 11 storey King Edward Court and 7 storey 365 Wembley High Road.

	<i>Character:</i>
Average	3 storeys
Height range	2-26 storeys
Uses	Residential, com-
Built form	Mixed, High Street
Style / age	Mixed
Conservation	Locally listed build-
PTAL	5-6a
Appropriate heights	6-18 storeys (approx. 18-54m)



Wembley AAP - suitability for tall buildings (existing average heights added)



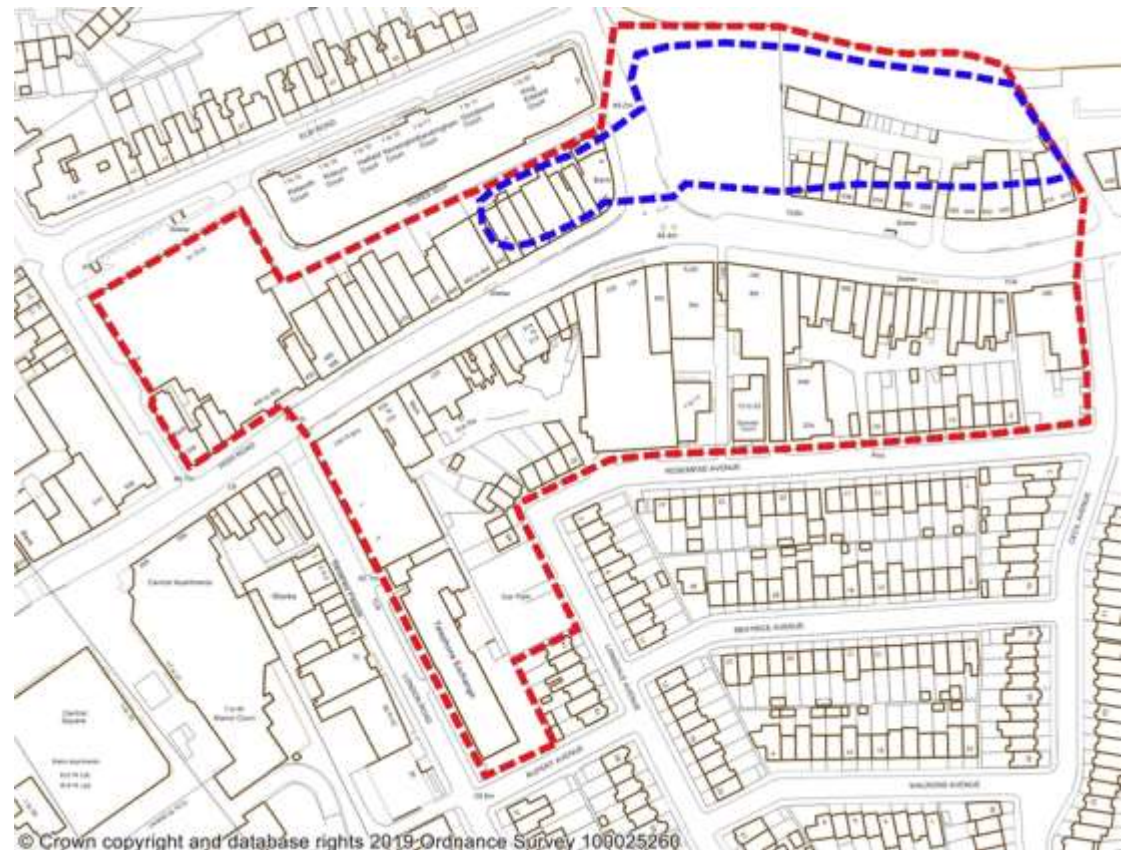
Character buildings along Wembley High Road



Strategy

8.12 This area has the potential for taller buildings than identified in the Wembley AAP within a Tall Building Zone. In this location, the majority of new buildings will be anticipated to be mid-rise (6-9 storeys). The Chesterfield House and King Edward Court development creates a context for taller buildings on the north eastern side of the High Road towards its junction with Park Lane. Key considerations for height in this location are the need to be subservient to and lower than the Chesterfield House development and matters such as daylight impacts to properties in Duke's Way/ Elm Road.

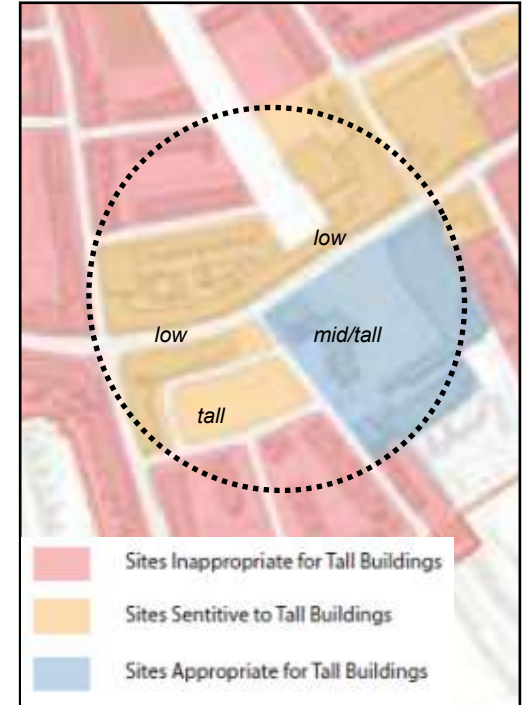
*Wembley (B) Cecil Avenue Tall Building Zone (Red)
and Core (Blue)*



Area C - St John's Road - Ealing Road [Wembley Central]

8.13 This area is mixed in height. To the north east are 2-3 storeys buildings. To the south east, adjacent to Wembley Central Station, are buildings of 5-14 storeys. To the west, both sides of the High Road comprise mostly 1-2-storey buildings with newer 4-storey. In the south west is newer development of 4-18 storeys.

	<i>Character:</i>
Average	Mixed (2-18 storeys)
Height range	1-18 storeys
Uses	Residential, com-
Built form	Mixed, High Street
Style / age	Mixed early 1900-
Conservation	Listed buildings
PTAL	4-6a
Appropriate heights	6-10 storeys (approx. 18-30m)



Wembley AAP - suitability for tall buildings (existing average heights added)



The 14-storey pinnacle among 5-storey buildings at Wembley Central Station

Strategy

8.14 Due to the existence of an a tall buildings cluster, and the very high PTAL adjacent to the Wembley Central station this area is considered appropriate as a Tall Buildings Zone. There is some further opportunity for tall buildings to the east in the core on 443-453 High Road. This will step down from the adjacent pinnacle of Wembley Central Apartments which currently presents a large blank wall on its eastern side. This part of Wembley High Road is narrow and has low rise suburban properties to the north in close proximity. As such opportunities are currently considered to be limited for tall buildings over 10 storeys north of the High Road unless brought forward as part of a significant development site that incorporates suburban residential properties to the north. As such, this zone is considered predominantly appropriate for mid-rise buildings.



Wembley (C) Central Tall Building Zone (red) and core (blue)

Area D - Ealing Road - Barham Park

8.15 This part of the High Road / Harrow Road is characterised by low-rise buildings; typically ranging from 2-4 storeys. Listed buildings located within the area include Wembley Fire Station in the west and the St John the Evangelist Church to the east (both Grade II listed), as well as a range of locally listed buildings.

Strategy:

8.16 Building heights are sensitive in this location due to the uniformly traditional suburban character. As such the area is not considered suitable as a Tall Buildings Zone. However, given the width of Harrow Road, building up to 5 storeys along it could be appropriate providing an appropriate relationship is maintained with adjacent buildings to the rear and heritage assets. As such, this part of the Harrow Road has been designated as an intensification corridor in the emerging Local Plan



Wembley AAP - suitability for tall buildings
(existing average heights added)



Wembley fire station



St John the Evangelist Church



Listed and locally listed buildings
along the High Road / Harrow
Road

3 Sudbury Town

Policy:

- Barham Park Open Space
- Sudbury Town Neighbourhood Plan
- Town Centre to the north

Character:

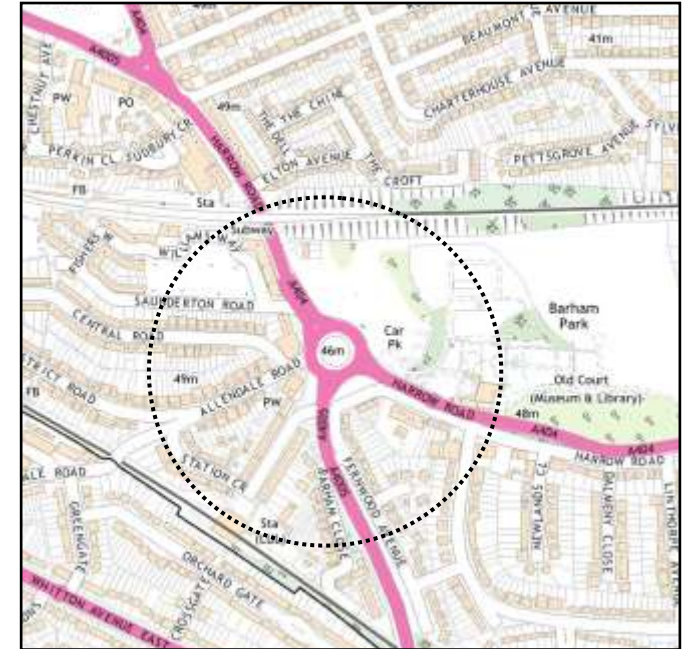
8.17 The area is generally suburban in character with predominantly 2-storey buildings. The main taller exception is adjacent to Sudbury & Harrow Station of a recently developed mid-rise building. Sudbury Town station is a Grade 2* Listed building, Barham Park has Grade 2 listed buildings.

Strategy:

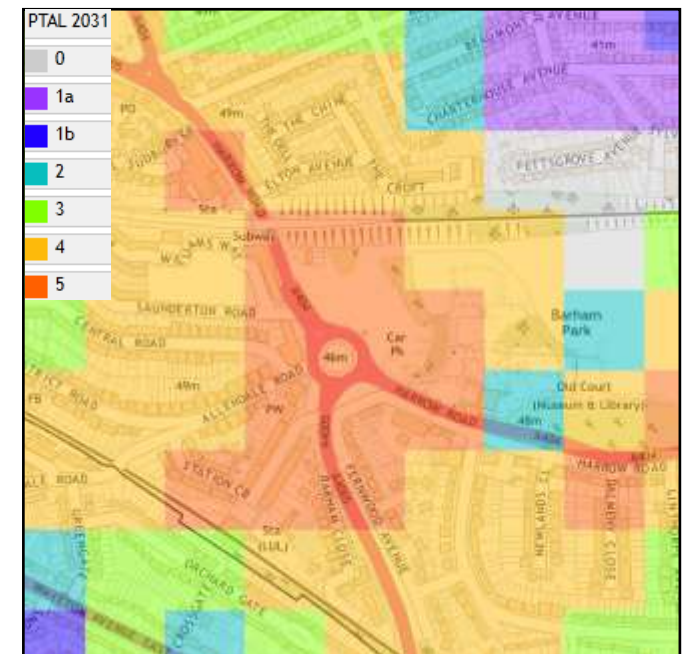
8.18 The very suburban low-rise character of this area means that it is not considered appropriate as a Tall Buildings Zone.

8.18 Taking account of its higher levels of PTAL the emerging Local Plan identifies the main roads as intensification corridors. Here development of around 5 storeys is likely to be acceptable as is the case with the town centre, although consistent with emerging policy, taller mid-rise buildings may be acceptable where justified.

	<i>Character:</i>
Average	2 storey
Height range	2-8 storey
Uses	Residential, limited com-
Built form	Blocks, semis and de-
Style / age	Traditional: Victorian and inter-war housing
Conservation	Barham Park, listed buildings, open spaces and
PTAL	4-5
Appropriate heights	3-5 storeys (approx. 9-15m)



Search area



PTAL (2031)



The general traditional 2-storey character



view from the east, over Barham Park



Low-rise with some mid-rise buildings within the Town Centre boundary to the north



view from the north

4 Northwick Park

Policy:

- Northwick Park Metropolitan Open Land (MOL)
- Site of Importance to Nature Conservation (SINC, grade I)
- Growth Area

Character:

- Open Parkland
- Long (strategic) views to Harrow-on-the-Hill
- Hospital, University Campus, low and mid-rise

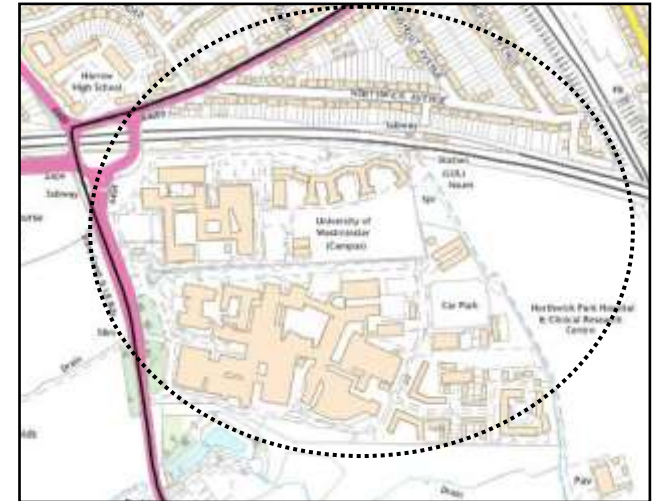
8.19 The Northwick Park site south of the Metropolitan Line contains a mixture of hospital, university and residential uses. It is bounded on the south, east and west by Metropolitan Open Land. The hospital site contains at least one 8-storey building of around 30m (10 storey residential equivalent). The university contains buildings of 9 storeys, with equivalent residential heights of approximately 11-12 storeys.

8.20 North of the Metropolitan Line is predominantly two storey suburban residential. The exception is Kenton Town Centre, where buildings are predominantly 3 storey.

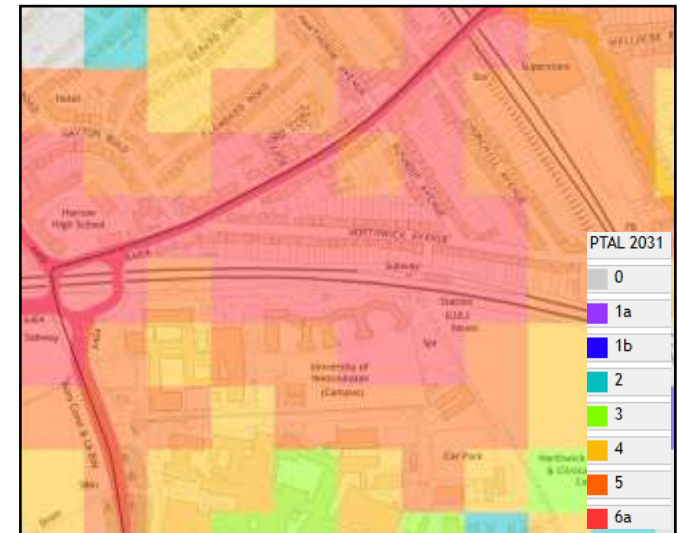
Strategy:

8.21 Given the scale of existing buildings and good PTAL, the Northwick Park site is regarded as an appropriate Tall Buildings Zone. Redevelopment of 6-13 residential storeys equivalent is likely to be appropriate. To minimise its impact development should be towards the lower end of the range adjacent to the MOL. Account should be

	<i>Character:</i>
Average	2-8 storey
Height range	1-8 storeys
Uses	residential, hospital, uni-
Built form	south: hospital, north: semis (perimeter)
Style / age	inter- and post war
Conservation	Northwick Park MOL
PTAL	3-6a
Appropriate heights	4-13 storeys (approx. 12-39m)



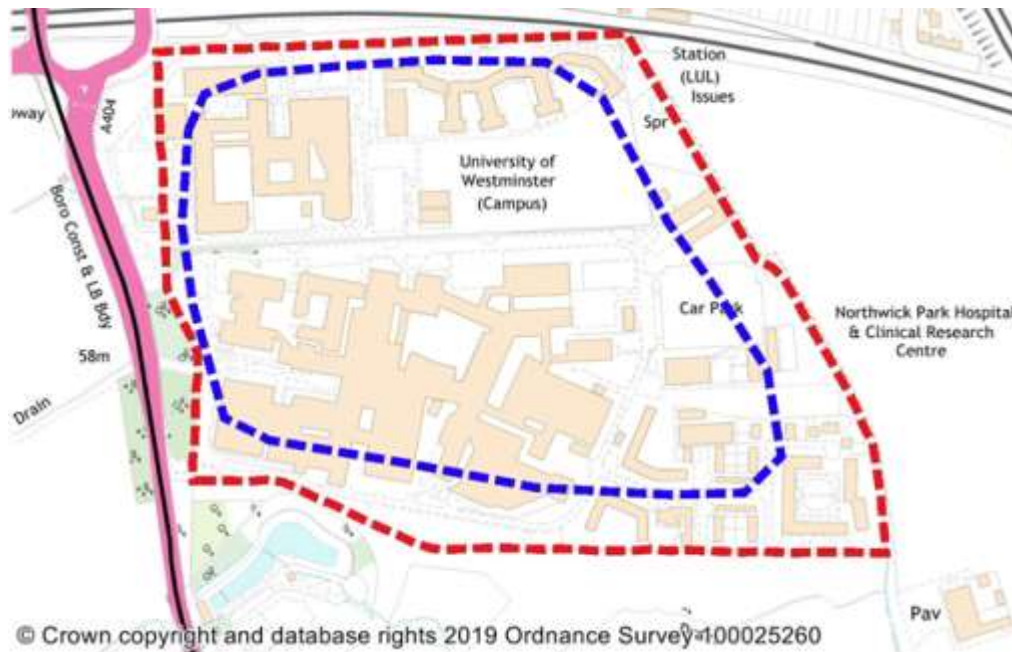
Search area



PTAL (2031)

taken of impacts on views as identified in London Boroughs of Harrow's and Barnet's Local Plans. The site also falls within the Ministry of Defence (MOD) safeguarding zone for RAF Northolt, in which the MOD will need to be consulted if development is over 45.7m.

8.22 To the north of the Metropolitan Line is not an area considered appropriate for tall buildings due to its consistent two storey suburban character. There is however the potential for a greater scale of development compared to the existing along the Kenton Road where there is good public transport accessibility and Kenton town centre. The emerging Local Plan is proposing that general building heights of around 5 storeys will be acceptable in these locations, with potentially higher in the town centre at strategic locations.



Northwick Park Tall Building Zone (red) and core (blue)



The hospital's main 8-storey building



2-storey suburban character north of the railway



The hospital's low-rise 1960s buildings



View from the south, over Northwick Park



The open character of the park with low-rise buildings on the Northwick Park site alongside its edge



View from the north

5 Alperton

8.23 This area as well as being a Local Plan Growth Area is also a GLA Housing Zone. Various tall buildings have been built, are under-construction or permitted close to Alperton station. The PTAL of the area ranges from 5 at the station down to 0 in parts of the east. Most is in PTAL 3-4. Two distinct clusters are emerging in this location. One medium-sized cluster in the west near Alperton station, which will be consolidated once consented buildings up to 26 storeys are completed; and another in the east at Northfields, where similarly up to 26 storeys has been permitted.

Strategy:

- 8.24 Due to the height of existing buildings/ consents, plus its higher PTAL across much of its area, this is considered to be appropriate as a Tall Buildings Zone.
- 8.25 The pinnacle in the west portion of the Zone will be the 26 storey redevelopment of Minavil House. From the west of the Zone to Atlip Road where PTAL is at the higher levels (4-5) should be the core of the Zone in this portion. Here taller buildings within the upper levels of the appropriate heights range identified are likely to predominate. The core in the east portion of the zone reflects the extent of taller buildings permitted at Northfields. The east portion's pinnacle is towards its eastern edge.
- 8.26 Due to the lower PTAL ratings between the two cores and existing low rise residential development character that will remain, mid-rise is considered the most appropriate. 6-8 storey buildings will predominate,

	<i>Character:</i>
Average height	2 storey surroundings, up to 26 storey at Alperton station
Height range	1-26 storeys
Uses	Residential, commercial
Built form	mixed
Style / age	Traditional terraces and modern point blocks
Conservation	Alperton station, canal
PTAL	0-5
Appropriate heights	5-26 storeys (approx. 15-78m)



PTAL (2031)

although there is likely to be the potential for some individual buildings of over 10 storeys.

8.27 Across the whole Tall Buildings Zone, development will need to perform a mediating role in stepping down in height towards the Zone's edges and surrounding low-rise areas which are likely to remain.



Northfields outline permission indicative heights.



Existing and permitted tall buildings



Alperton West Tall Building Zone (Red) and core (Blue)



View from the east, buildings stepping up towards Alperton station



View from the south along Ealing Road to core



View looking east on Beresford Avenue



View from the north



View from the west

8.6 South Kilburn

Character:

- 8.28 A number of tall buildings are also located at the south-eastern corner of the borough, within the South Kilburn Growth Area. All four buildings over 45m are 1960/70s towers. Some of the other taller dwellings identified (over 30m) are also 1960/70s, whilst some have been erected in the last decade as replacement homes in the estate's regeneration. The area has a PTAL that ranges between 5-6a.
- 8.29 The 1960/70s tall buildings over 30m are poor in terms of quality of housing and place-making. They have been identified for demolition as part of the South Kilburn Masterplan SPD 2016. They are being replaced with better quality buildings, that seek to maximise development capacity to provide affordable housing. The buildings will also be more sensitive to the remaining local context, which includes conservation areas and listed buildings.
- 8.30 The South Kilburn SPD contains site specific guidance on heights for each individual site, allowing for various building heights from 2 to 17 storeys. The regeneration is underway and is intended to continue broadly consistent with adopted guidance, which the emerging Local Plan will take forward as policy.
- 8.31 The 2010 Growth Area covered a wider area than the estate. Development opportunities in these areas have been delivered. The character of these areas is high quality and the council will be considering future conservation area status in the future. The 2016 masterplan process sought to maximise

	<i>Character:</i>
Average height	6 storey (taller cluster: 10)
Height range	1-18 storeys
Uses	Residential, commercial
Built form	perimeter blocks, various sizes
Style / age	Contemporary, post-war housing, Victorian
Conservation	South Kilburn Conservation Area
PTAL	4-6a
Appropriate heights	As identified in SPD (1-17 storeys / up to approx. 51m)

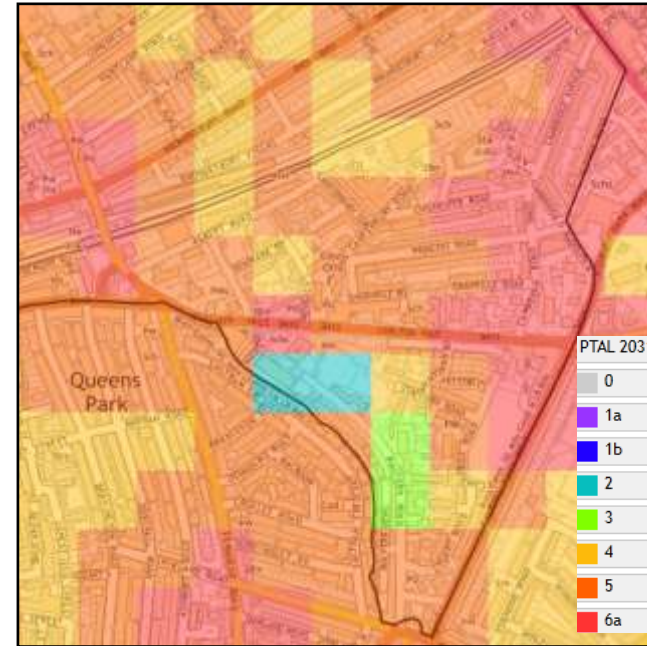


Existing and permitted tall buildings

development capacity on potential housing sites within the estate, taking account of changes in London Plan policy approach since 2010 promoting denser development/ taller buildings. As such a full-scale review of this area to identify further opportunities is not considered to be required/ justified. Capacity on individual sites can be re-evaluated as part of the planning application process.

Strategy:

8.32 As such, based on existing buildings/ consents and the masterplan the area is appropriate to be identified as a Tall Buildings Zone. The heights appropriate on each site are clarified in the South Kilburn Masterplan 2016, which will be translated into policy. Essentially the core for taller buildings will be in the area between Peel and Queens Park station. Elsewhere the majority of homes will be mid-rise, with potentially some taller elements.



PTAL (2031)



New mid-rise development alongside existing low-rise terraces



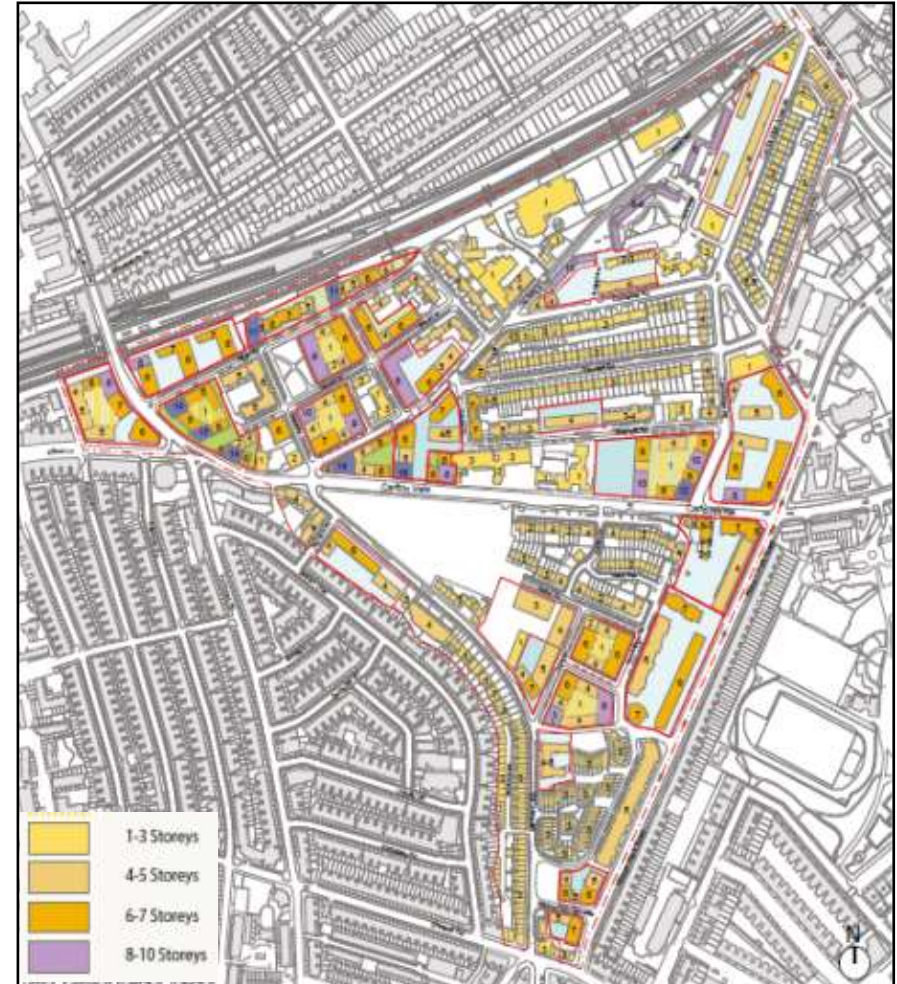
Two of the tall buildings scheduled for demolition



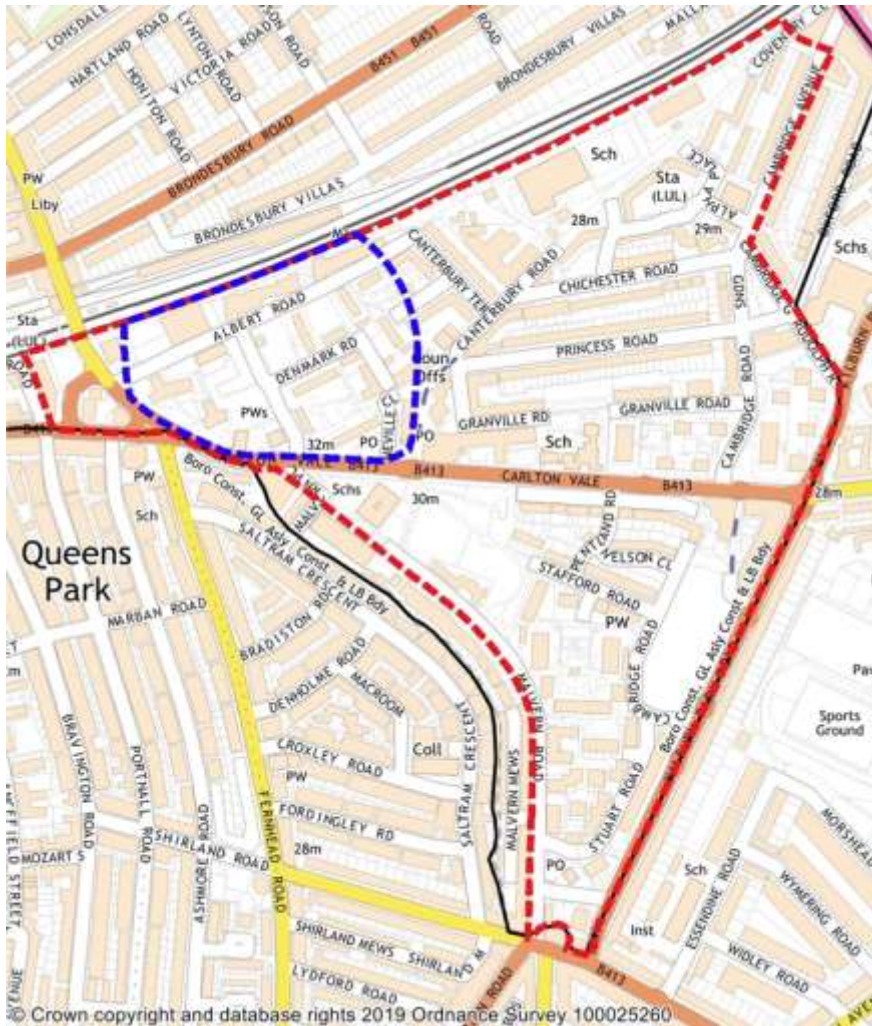
Emerging cluster of tall buildings to the North West of the estate



New mid-rise development alongside existing high-rise



The South Kilburn Masterplan SPD with indicative heights



South Kilburn Tall Building Zone (Red) and core (Blue)



View from the east, with the four tower blocks in the foreground



View from the north, including consented buildings in yellow

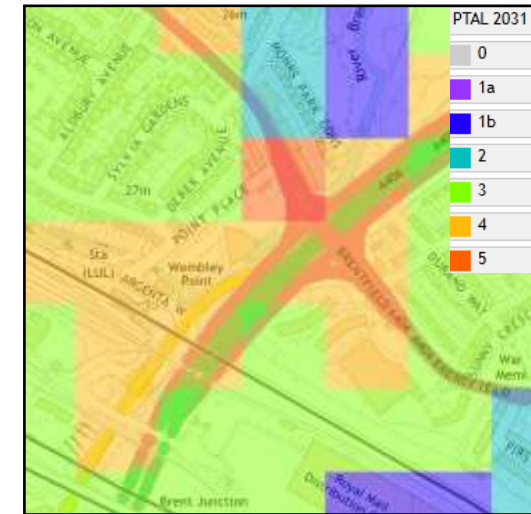
7 Stonebridge Park

- 8.33 Wembley Point is a 21-storey office tower block built in 1965. At 80m in height it is the equivalent of 27 storeys of residential. Currently an unattractive building it does sit well with its suburban surroundings. The wider area to the north and east is characterised by 2-3 storey inter-war buildings, mostly housing, with some commercial at ground floor on Harrow Road. Adjacent to the west is Stonebridge Park Underground/Overground Station.
- 8.34 On the opposite side of the North Circular Road is the Unisys building; a disused 8 and 7-storey office block of around 30m height. This has 2 storey suburban residential development to the north east and a leisure centre/industrial to the south. The PTAL of the area is 3-5. Heritage assets in close proximity are a Grade II Listed Stephenson railway bridge to the south crossing the North Circular.

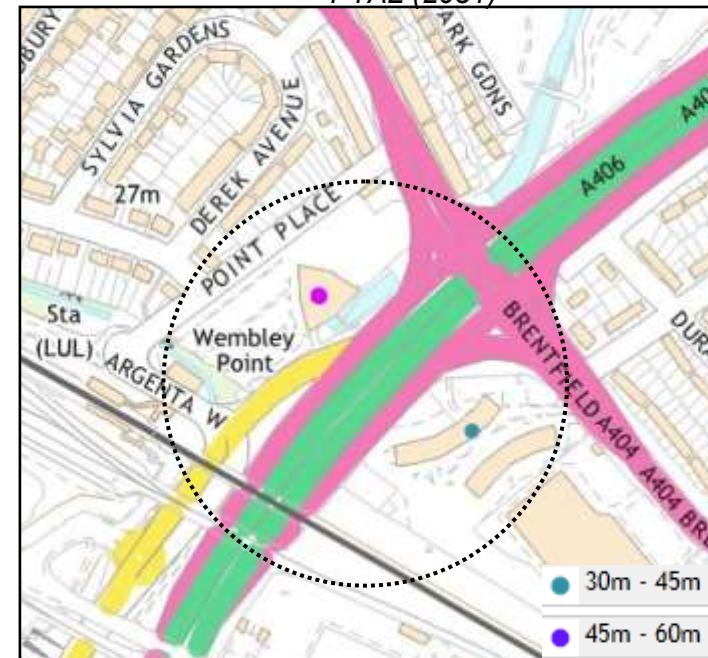
Strategy:

- 8.34 The area is considered appropriate as a Tall Buildings Zone. This is due to the existing presence of tall buildings, relatively high PTAL, together with the obvious extensive potential regeneration area and ability to reduce the stark presence of Wembley Point.
- 8.35 The pinnacle is Wembley Point. Buildings of 10 storeys or more will be within the core. For areas to both the north and south of the North Circular new tall buildings should reduce in height towards the edge of the Zone to mediate between Wembley Point and surrounding low-rise, particularly residential areas that will remain.

	<i>Character:</i>
Average height	2 storey
Height range	1-21 storeys (office)
Uses	Residential/ commercial
Built form	Semis, terraced
Style / age	inter-war, post-war
Conservation	River Brent Park, Grade II Bridge
PTAL	3-5
Appropriate heights	4-26 storeys (approx. 12-78m)



PTAL (2031)



Existing and permitted tall buildings



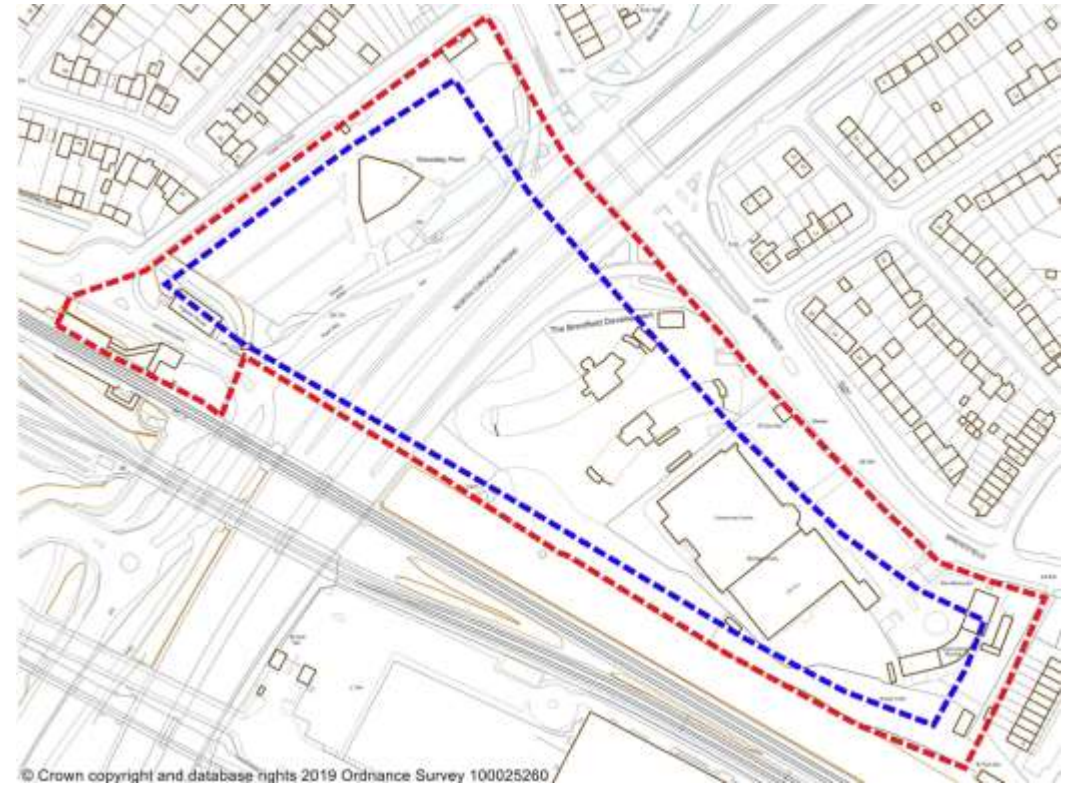
View from the east



View from the west



Unisys building to the south of the North Circular



Wembley Point Tall Building Zone (Red) and core (Blue)



Wembley Point

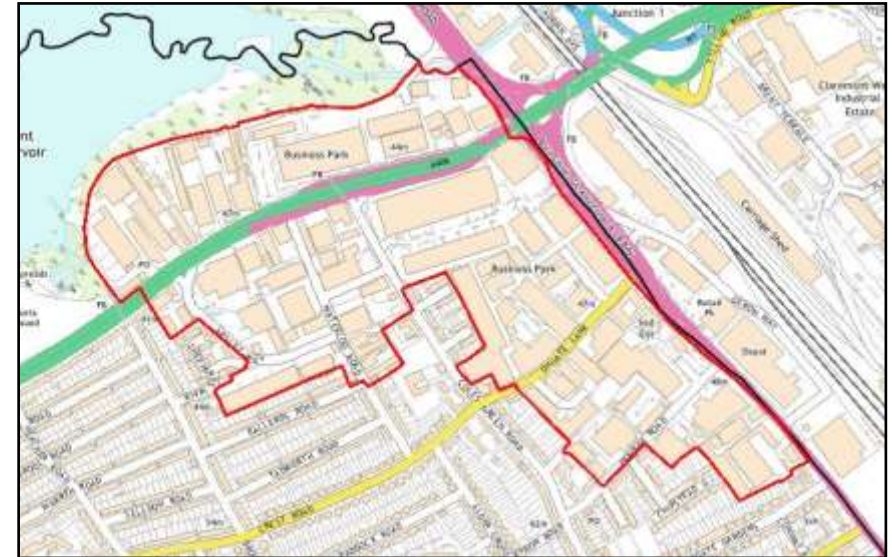
8 Staples Corner

8.36 Staples Corner is designated as a Strategic Industrial Location.

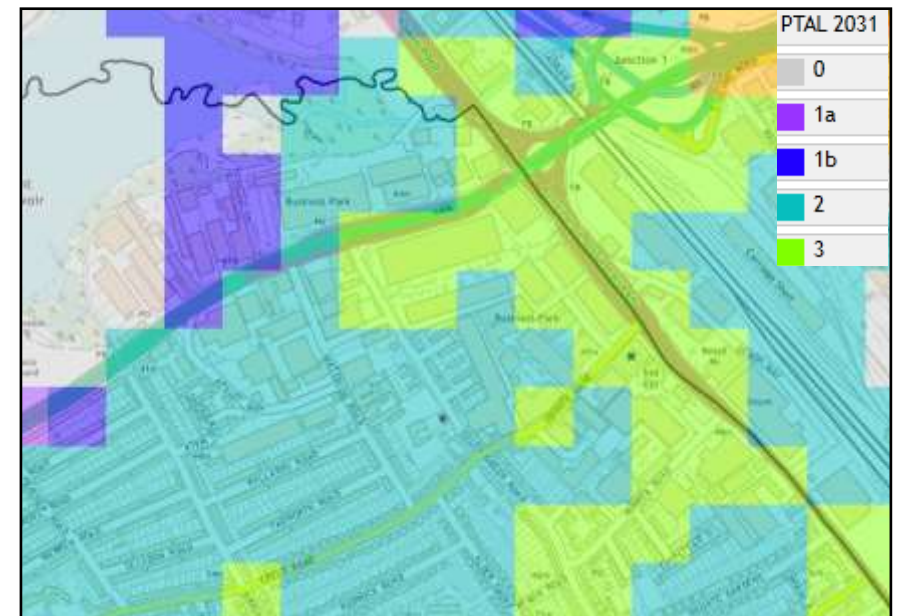
- PTAL 2-3
- Average building heights are 2 storeys, with mid-rise exceptions.
- A tall building cluster of up to 100m in height has been granted nearby in London Borough of Barnet, to the east of the railway.
- Brent Reservoir and Welsh Harp have designations, including:
 - Metropolitan Open Land (MOL)
 - Site of Special Scientific Interest (SSSI)
 - Site of Importance for Nature Conservation (SINC, Grade I)
 - Local Nature Reserve
 - Locally Listed Landscape
- Existing Use: Primarily B1, B2, B8 and Sui Generis Employment Uses, trade counters and some retail, restaurants and residential.
- Emerging Local Plan: Growth Area – Strategic Industrial Location subject to co-location and intensification.
- Oxgate Field Site of Archaeological Interest. 403-405 Edgware Road Local Listed. Adjacent is Oxgate Farm, Coles Green Road is Grade II* Listed, no conservation areas near.



Brent Reservoir and Welsh Harp



Staples Corner Growth Area



PTAL (2031)



View from the south west (excluding consented tall buildings in London Borough of Barnet)



View from the east



View from the south east



View from the north west

LB Barnet protected view Golders Hill to Harrow on the Hill.

Strategy:

8.37 The emerging Local Plan identifies Staples Corner as a Growth Area. Its PTAL will improve with the development of Brent Cross West Station. This will provide access to Thameslink and should it proceed, the West London Orbital. Subject to good quality pedestrian links to it over the A5 and North Circular, the area is considered suitable for high density development. Its size means it has the potential to create new character areas. As such it is considered appropriate as a Tall Buildings Zone.

8.39 There is a need to retain its industrial use. This will require creative solutions to deal with operational, visual, noise and other issues. Masterplanning work will be undertaken to establish suitable development forms and heights.

8.40 The area to the east is most suitable for the core of taller buildings. It will have higher levels of PTAL. It is also in closer proximity to the Brent Cross/ Cricklewood tall buildings cluster on the east of the railway.

8.41 The area north of the North Circular is in close proximity to the Welsh Harp and Brent Reservoir. The North Circular currently provides a significant barrier to pedestrian/ cyclists' movement. Natural England have identified concerns about the risk for tall buildings to adversely affect wildfowl habits and therefore the integrity of the SSSI. Nevertheless, the West Hendon estate regeneration will result in a small tall buildings cluster (20+ storeys). This shows potential scope for matters related to the sensitivities of this statutorily protected environmental asset to

	<i>Character:</i>
Average height	2 storeys (industrial)
Height range	1-7 storeys
Uses	Industrial/commercial, next to residential & openspace adjacent
Built form	Terraces and big sheds
Style / age	Big box commercial, mixed resi-
Conservation	Listed and locally listed buildings, SSSI, MOL
PTAL	2-3
Appropriate heights	6-20 (approx. 18-60m) storeys but subject to masterplan assessment

be satisfactorily addressed.

8.42 Prior to access and environmental issues being considered in more detail the area is identified as potentially being suitable in the main for mid-rise 6-8 storey tall buildings, with a higher cluster near its eastern edge where PTAL is higher.



Staples Corner Tall Building Zone (red) and core (blue)

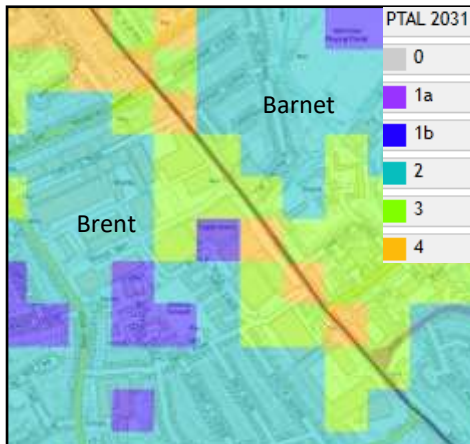
9 Burnt Oak/Colindale

8.43 The London Plan Burnt Oak/Colindale Opportunity Area is largely located within London Borough of Barnet. It spans from the M1, westwards and around the Burnt Oak and Colindale stations. A small part of Brent however is included. This is contiguous with the Burnt Oak/ Colindale Growth Area identified in the 2010 Brent Core Strategy. This Growth Area is proposed for extension within the emerging Local Plan.

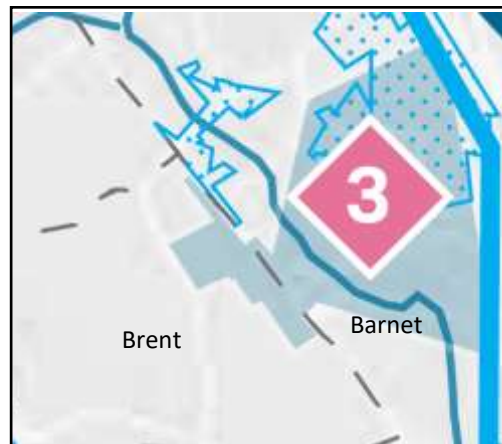
8.44 The extended Growth Area consists of employment uses, including Locally Significant Industrial Sites (LSIS) as well as retailing, car showrooms, a school, the Brent part of Burnt Oak Town Centre and new dwellings. It is bounded by predominantly two storey residential areas to the north, south and west. On the east side of the A5 within the London Borough of Barnet, there is a similarly mixed character in terms of uses. In terms of heights there is great variety along this part of the A5 corridor, ranging from single storey to tall buildings of up to 19 storeys. PTAL is 2-4.

8.45 The area is close to two Conservation Areas; Roe Green and Buck Lane. It includes the Grade II Listed Savoy Cinema and the Locally Listed Beis Yaakov Primary School and Symal House on A5 Edgware Road.

	<i>Character:</i>
Average height	2 storeys existing, 4-9 storeys
Height range	1-17 storeys
Uses	Commercial, surrounded by
Built form	Big sheds and perimeter blocks
Style / age	Inter-war, traditional terraces and semis
Conservation	Listed and locally listed buildings
PTAL	2-4
Appropriate heights	4-17 storeys (approx. 12-51m)



PTAL (2031)



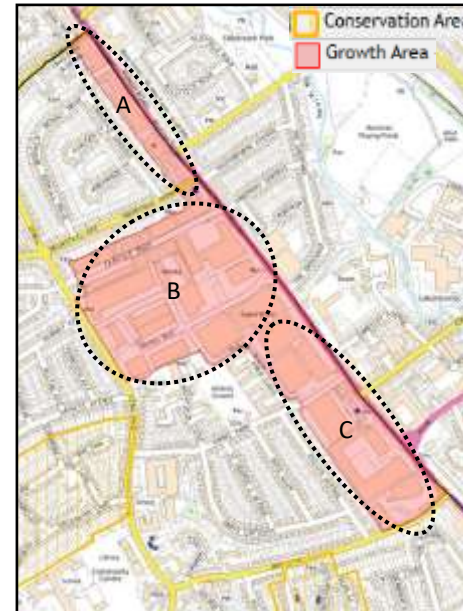
Extent of the Opportunity Area 45

8.46 Current Brent policy does not identify appropriate heights for the Growth Area. The existing Colindale AAP 2010 adopted by London Borough of Barnet proposes predominantly mid-rise (6-9 storeys) along the Edgware Road. Nevertheless, in the context of subsequent significant changes to the London Plan and delivery of taller developments than originally planned in the Burnt Oak and Colindale opportunity Area this will be subject to review. Barnet are proposing to reassess the potential for the A5 as a tall buildings corridor shortly.

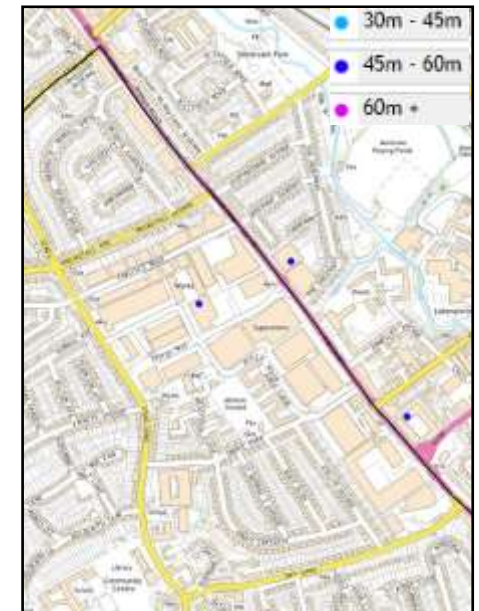
Strategy

8.47 The proposed Growth Area essentially consists of 3 separate parts. The northern part (A) contains the designated Burnt Oak Town Centre, including the Grade II listed Former Mecca Bingo building and the locally listed Symal House. On both sides of the road, buildings are generally two to three storeys. Whilst there has been some more recent taller development (6 storeys on two adjacent sites), overall the suburban low rise character predominates. This part is narrow with limited space for stepping up/ down towards the areas of two storey residential development that will remain to the west. As such the area is not considered of a suitable scale or character to be identified as a Tall Buildings Zone. Development of a more modest increased scale is however considered appropriate. As such the emerging Local Plan identifies the town centre as appropriate for general development heights of around 5 storeys, with potentially taller elements are strategic points.

8.48 The middle part (B) essentially consists of a Locally Significant Industrial Site. In the emerging Local Plan this is proposed as the Capitol Way Valley site allocation. This is proposed for co-location/ intensification of industrial uses with residential development. The area although principally one or two storeys has been subject to recent



Growth Area, Conservation Areas & locally listed buildings



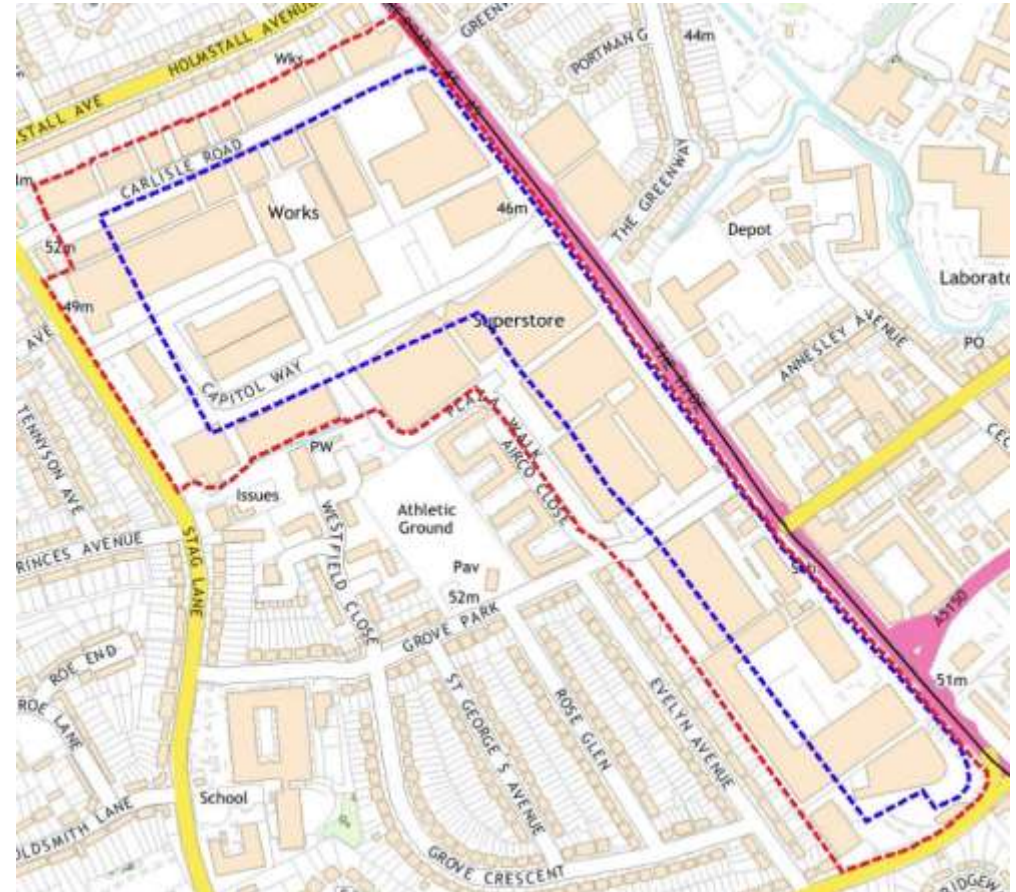
Existing and permitted tall buildings



The TNQ development on Capitol Way

development/ permissions for mid-rise mixed use/residential development with some taller blocks (9-18 storeys) This area is of sufficient size and character to be identified as a tall buildings zone.

- 8.49 The southern part (C) contains the newly built 3-storey Morrisons/Bang Bang development to the north, including mid-rise (4-6 storey) residential, the locally listed Beis Yaakov Primary School in the middle and the proposed Colindale Retail Park and Southon House Site allocation for mixed use development to the south. On the Barnet side of Edgware Road, are two buildings of 13 and 17 storeys. This area is of sufficient character and size to be considered appropriate as a Tall Buildings Zone.
- 8.50 Both Zone B and Zone C have conservation areas in relatively close proximity to their south east boundaries. In addition on their immediate adjacent western boundaries (and in Zone B along the northern boundary) they will retain a low rise (2 storey) suburban residential character.
- 8.51 In both Zones the appropriate range of building heights will be 4-17 storeys. The predominate character will be mid rise 6-8 storeys, some taller buildings will be appropriate in the core, with the tallest elements (12+ storeys) along the Edgware Road frontage. To reflect the existing character of the remaining adjacent residential to the west and north development should be at the lower end of the range stepping down towards the boundaries of the zones.



Colindale Tall Building Zone (red) and core (blue)



Artist impression of the permitted Capitol Way and TNQ developments, viewed from the south



View from the west



View from the south, showing various isolated towers along Edgware Road



View from the north, along Edgware Road

10 Neasden

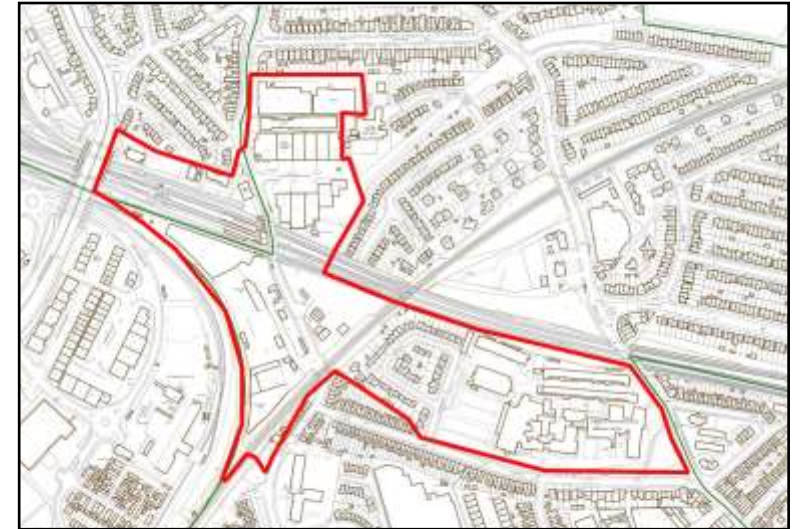
8.52 The proposed Neasden Stations Growth Area is currently surrounded by industrial uses to the west and elsewhere predominantly residential with some small scale commercial or social infrastructure.

- Proposed Growth Area – Industrial Land subject to co-location and intensification, new passenger railway line (West London Orbital) infrastructure and residential development.
- PTAL very mixed, highest at Neasden Station and Dudden Hill Lane, else generally 3-4—West London Orbital might increase this by 1 across the area
- Average building heights are 2-storey
- Existing Use: Primarily employment uses comprising light industrial, storage and waste recycling and associated activities, some residential, a College of North West London campus and Neasden underground station/railway land.
- Warranty House / nursery redevelopment of 5-9 storeys consented, north of the railway.
- New 5 storey residential and hotel granted consent on the northern edge of this area
- Potential Dudden Hill Conservation Area to the north-east of the Growth Area.

	<i>Character:</i>
Average height	2 storeys
Height range	1-5 storeys
Uses	Industrial/college/ residential/railway
Built form	Terraces/sheds
Style / age	Mixed
Conservation	Adjacent locally listed building and potential conservation area
PTAL	2-6a
Appropriate heights	Subject to master-plan - approx. 4-20 storeys (12-60m)



Potential Conservation Area adjacent



Proposed Neasden Stations Growth Area



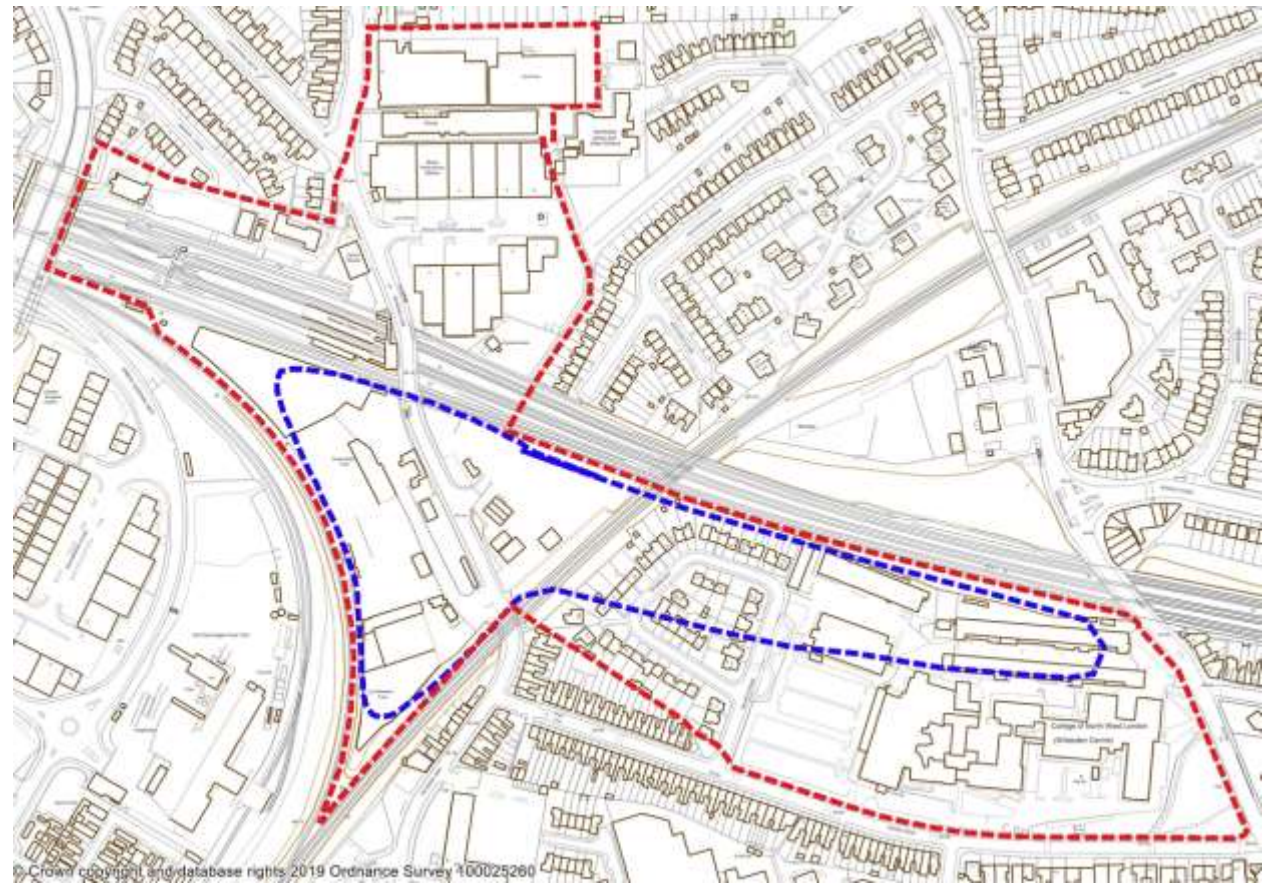
PTAL (2031)

8.53 Neasden Station has one of the highest PTAL ratings in the borough. Delivery of an additional West London Orbital station would increase PTAL by 1 point across the area. The size of the Area means that it is of a suitable scale through its redevelopment to create its own character areas and be able to satisfactorily address the transition from tall buildings to adjacent low rise areas that will remain. As such the area is considered suitable as a Tall Buildings Zone.

Strategy:

8.54 It is considered that this area is suitable for high density future development of 4-20 storeys (approx. 12-60m). In terms of signifying the importance of the stations in the urban hierarchy, the tallest buildings would be appropriate within the core of the triangle enclosed by railways and along the south of the railway, to the edge of the college site. Within the remainder of the identified core, there is some scope for buildings of a slightly lower scale (over 15 storeys) along the northern boundary of the college site adjacent to the railway.

8.55 To ensure a more sympathetic transition from the remaining adjacent two storey residential streets to the Zone, heights will need to need to step down to (or up from) from fits edges to the tall buildings.



Neasden Tall Building Zone (red) and core (blue)



2-storey terraces surround the area, such as here at Denzil Road



Locally listed Shortcroft Mead Court on Dudden Hill Lane, adjacent to the site



View from the east, over the Dudden Hill Conservation Area



View from the south west



View from the north

8.11 Church End

8.56 Church End has been designated as a Growth Area in the previous Local Plan. It is proposed to continue as such in the emerging Local Plan, although its boundary will be altered.

- PTAL 1-4—West London Orbital might increase this by 1 across part of the area
- Average building heights are 3 storeys
- Existing Use: Mixed, including industrial, retail and residential.
- Growth Area, including Church End Town Centre

8.57 The area includes the Grade II* Listed St Mary’s Church and cemetery, St Mary’s Primary School and various designated open spaces. It is surrounded by residential streets with 2-storey terraces to the north, east and south, with the railway to the west. The tallest buildings in the area are 6-storeys; the Chancel House office building and the Morgan Place apartment building, both on Neasden Lane. The local Town Centre is centred on Church Road and generally 3 storeys.

8.58 Church End is not considered to have the characteristics that would warrant its identification as a Tall Buildings Zone. It does not have very high PTAL, existing tall buildings (10 storey+) or large contiguous areas proposed for redevelopment that would allow new character areas/ tall buildings clusters to be created.

8.59 Its characteristics do mean that much of it is suitable for

	<i>Character:</i>
Average	3 storeys
Height	1-6 storeys
Uses	Commercial and resi-
Built form	Terraces and big sheds
Style / age	Big box commercial, mixed residential
Conser-	Listed and locally listed
PTAL	1-4
Appropri- ate heights	4-6 storeys (approx. 12-18 m) [possibly taller though masterplanning exercise but not a Tall Building



Growth Area



PTAL (2031)

mid-rise development 4-6 storeys. Much of the area is existing Locally Significant Industrial Sites which in the emerging Local Plan are identified for co-location/intensification through masterplanning. This process might show that on some sites, mid-rise buildings taller than 6 storeys are appropriate.

- 8.60 In the emerging Local Plan Church End town centre and parts of High Road will be identified which will allow the scope for general building heights of around 5 storeys. Allocations will be required to be masterplanned, which will allow consideration of whether mid-rise above 5 storeys can be successfully accommodated.

Needs new proposed Growth Area boundary here



Morgan Place



St Mary's Church



View from the north



View from the south



Chantry Crescent

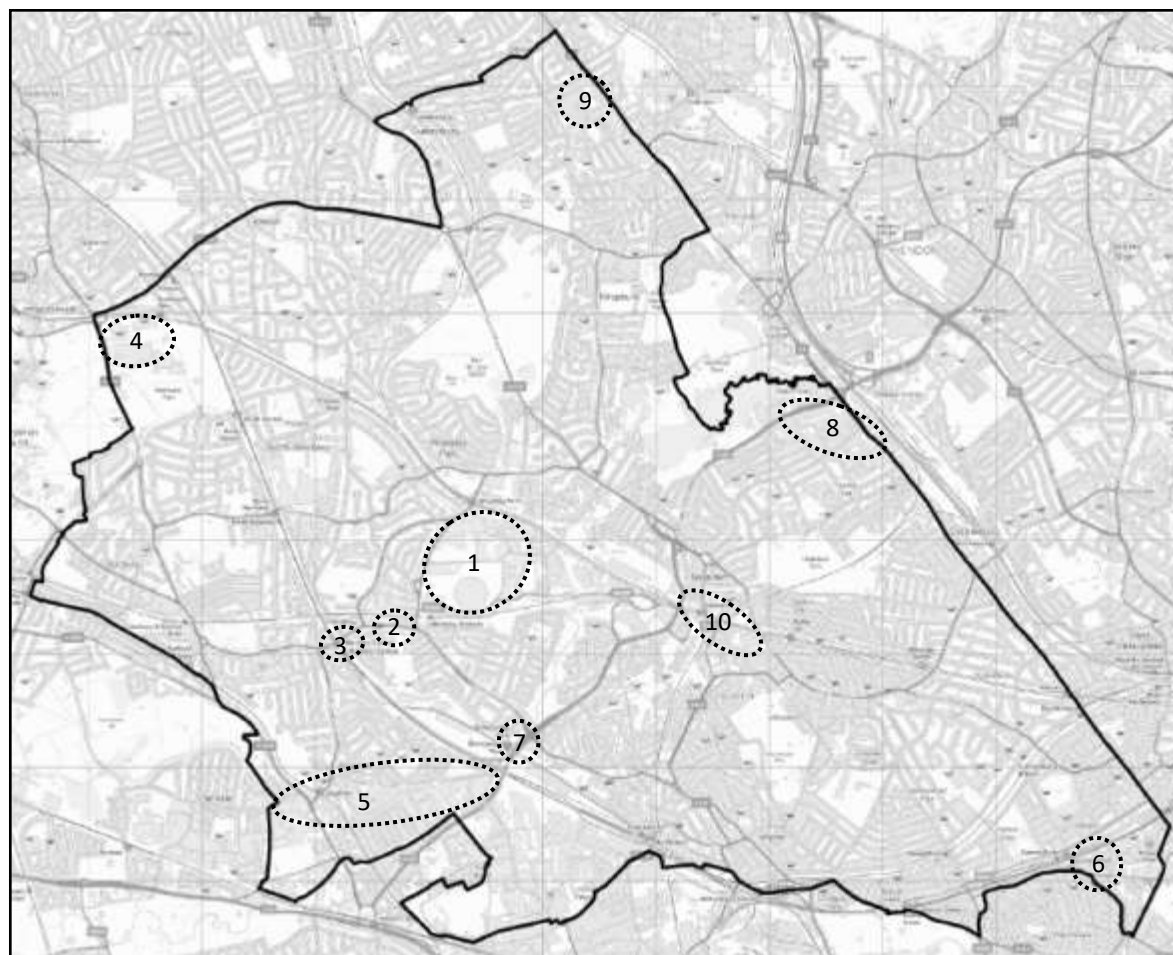
9. Tall Building Zones (10+ storey development)

- 9.1 The following ten locations are identified as Tall Buildings Zones that are considered appropriate to accommodate buildings of 10+ storeys (approx. 30+ metres). The appropriate general building heights are also set out.
- 9.2 As identified in each Zone's strategy, building heights should step down at the Zone's edges to provide a sympathetic transition that respects the existing character of the remaining adjacent areas.
- 9.3 Elsewhere, outside of the Tall Buildings Zones, whilst 10+ storeys might not be appropriate additional mid-rise development is likely to be appropriate and intensification corridors and town centres are identified on the Local Plan proposals map as locations where that will be suitable for intensification with general building heights of 5 storeys (approx. 15m).

Tall Building Zone appropriate heights (up to approx. m)

1. Wembley Park	6-34 storeys (18-102m)
2. Wembley East	6-18 storeys (18-54m)
3. Wembley Central (B & C)	6-18 storeys (18-54m)
4. Northwick Park	4-13 storeys (12-39m)
5. Alperton	5-26 storeys (15-78m)
6. South Kilburn	1-17 storeys (3-51m)
7. Stonebridge Park	4-26 storeys (12-78m)
8. Staples Corner*	6-20 storeys (18-60m)
9. Colindale	4-17 storeys (12-51m)
10. Neasden*	4-20 storeys (12-60m)

* Masterplanning may indicate different appropriate heights



10. Brent Tall Buildings Design Criteria

10.1 All the below are relevant to Tall Buildings Zones and Tall Buildings of 10+ storeys (30+ metres). Most are also relevant for other Local Plan Policy DB2 tall building definitions and scenarios where tall buildings are likely to be acceptable, e.g. intensification corridors, town centres, allocations and exceptional circumstances.

Clusters

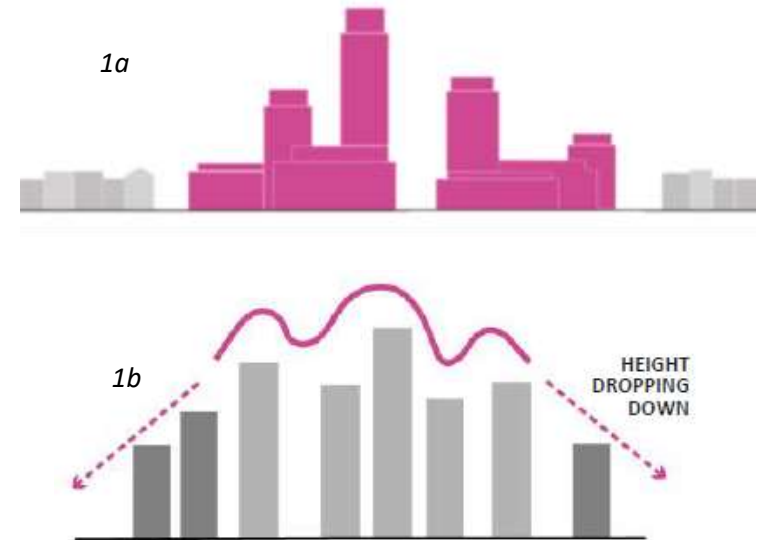
- Decrease in height towards the from core (*1a & 1b*) towards the edge of a Tall Building Zone,

Context

- Be of an appropriate height, reflecting its location within the Zone and proximity to its identified core, pinnacle and edge, plus heritage assets and other relevant features
- Be planned comprehensively to ensure delivery of a good street environment, facilitating good urban design and minimising adverse impact on adjacent sites' development capacity

Visual impact

- Show how proposals respond well to and minimise impact on long-range, mid-range and immediate views
- Be slender (not slabs) and generally step back towards the top
- Be of exemplary quality, both in materials as architectural form, including the design of base, middle and top.



- Submissions should demonstrate that a variety of built forms and layouts have been evaluated. The rationale for the proposed development should be clearly explained.

Functional impact

- Maximise active frontage to all ground floor public facing facades and locate inactive uses such as waste, parking, back-of-house and plant internally or in basement or upper floors
- Demonstrate that servicing and maintenance will be safe and convenient and will not cause disturbance to residents or the surrounding public realm

- Demonstrate sufficient capacity of transport network, facilities and services in the area for the building's occupants/visitors
- Provide sufficient convenient and high quality private outdoor space, communal space and public space as part of the development
- Avoid single aspect dwellings wherever possible to maximise benefits of cross-ventilation (better indoor air quality and avoiding overheating) and dual views.

Environmental impact

- Demonstrate early in the design process that the development will not compromise amenity and enjoyment of the public realm, including streets, open spaces, waterways, and private outdoor space and dwellings (new and existing) and avoids negative effects of:
 - Wind
 - Sunlight & overheating
 - Daylight & overshadowing
 - Glare & light pollution
 - Noise
 - Air pollution
- Effectively mitigate increased costs and environmental impacts, for the whole life cycle of the building, including energy use and carbon footprint.

Cumulative impact

- Ensure cumulative visual, functional and environmental impacts are identified and avoided or sufficiently mitigated as part of the design proposals