

# **London Borough of Brent**

## **Examination of the Brent Local Plan**

### **Matters, Issues and Questions for the Examination**

#### **Response of the Council: Matter 7 – Design Heritage and Culture – Addendum Response to Request for Protected Views and the Tall Buildings Zones to be identified on a Map**

## **Matter 7 – Design, Heritage and Culture**

### **Tall buildings**

#### **Response to Bullet Point 7**

- *Protected views, such as the Wembley Arch and the Northwick Park strategic view to Harrow on the Hill are insufficiently identified within the evidence base. The Council is requested to provide these on an overlay map with the tall building zones identified;*

#### **Background**

- 1.1 This response seeks to address the request by identifying protected views of the National Stadium Wembley as identified in draft Brent Local Plan Policy BHC2. It also identifies the protected views from within the neighbouring London Boroughs of Harrow and Barnet towards and in some cases that pass into Brent. It shows these in relation to the Council's Tall Buildings Zones as identified in the Tall Buildings Strategy (*EB\_D\_01*) and the Local Plan Planning Policies Map.

#### **Brent draft Local Plan Views of the Stadium as identified in Policy BD2 Tall Buildings in Brent**

- 1.2 The Council has split the views identified in Policy BD2 into:
- i. short range, as identified in Figure 1
  - ii. medium range, as identified in Figure 2
  - iii. long range, as identified in Figure 3

#### **London Borough of Harrow Views**

- 1.3 The protected views identified in Harrow's Local Plan are set out in Figure 4. There are two views which originate in Harrow, and pass over into the London Borough of Brent. They are the view from the Country Park at Wood Farm, and that from the top of Football Lane. Both of these views, as they pass into Brent, are 'Setting Corridors', as opposed to 'Restricted Views'. A setting corridor gives more credence to the general vista and is more panoramic in its regards, whereas a restricted view seeks to protect a specific view. In the context of Harrow, this may for instance be with regards to the view of St. Mary's Church atop Harrow-on-the-Hill. The rationale for the views has been outlined below. Setting corridor views are much less sensitive to development than are restricted views. Restricted views require a direct line of site to remain unobscured so as to protect the views setting, whereas a more balanced approach is taken with setting corridors.

#### **View from the top of Football Lane**

- 1.4 This view is taken in from part of the London Capital Ring walking route. Due to the prospect, it is possible to see right into central London. The protection afforded to this view is intended to safeguard views into London, as framed by Wembley Stadium immediately to its south. Taller developments within the

cone are likely to be of detriment to the view and should therefore be limited in their extent. Those beyond the cone, including those within Wembley Park are unlikely to have significant impacts upon the setting of the view given its range.

- 1.5 The Emerging Brent Local Plan includes two site allocations within this cone. These include BCSA3 and BCSA7. The Council have discussed these proposed allocations with Harrow, who have agreed that, given their location to the northern most extremity of the corridor, they are unlikely to have detrimental impact upon this protected view if developed within the parameters outlined within the allocation. Brent will continue to consult Harrow on applications which fall within these corridors as they have the potential to impact upon their protected view.

### **View from the Country Park at Wood Farm**

- 1.6 This view is taken from the country park at Wood Farm. The view is panoramic, and stretches from St. Mary's Church in the west, extending to the east to take in Wembley Stadium.
- 1.7 Within its extent, Brent is proposing the Northwick Park Growth Area (BNWGA1) in the emerging Local Plan. The Growth area does not lie within the line of sight of either of the primary protected viewpoints, including St. Mary's Church, or Wembley Stadium. Regard will be taken as to the impact of development proposed at this site upon the setting of this protected view. This has been stated within the site allocation and has been accepted by London Borough of Harrow.

### **London Borough of Barnet Views**

- 1.8 There are two protected views identified in Barnet's Local Plan, which originate in Barnet, and cross over into Brent are set out in Figure 5. They include the views from Millfields Park and Golders Hill Park, both projecting to Harrow-on-the-Hill in Brent's neighbouring borough of Harrow.
- 1.9 The views identified in the accompanying document reflect those within the Barnet's draft Regulation 18 Local Plan. It has become apparent that when extended further into Brent the identified views do not project toward St. Mary's Church on Harrow-on-the-Hill, as is their intended landmark feature. The Council has discussed this with Barnet who have acknowledged the issue and have stated that whilst the origins of the views have been defined, their projected viewing corridors have not. These views were originally identified in their 1991 Unitary Development Plan (UDP), which needs to be retrieved from archiving to provide clarity on these views. Upon re-establishing these views and their extent, the London Borough of Barnet will provide clarity on their expectations of adjoining boroughs prior to formalising these viewing corridors as part of the emerging Local Plan. The rationale behind the views is as follows.

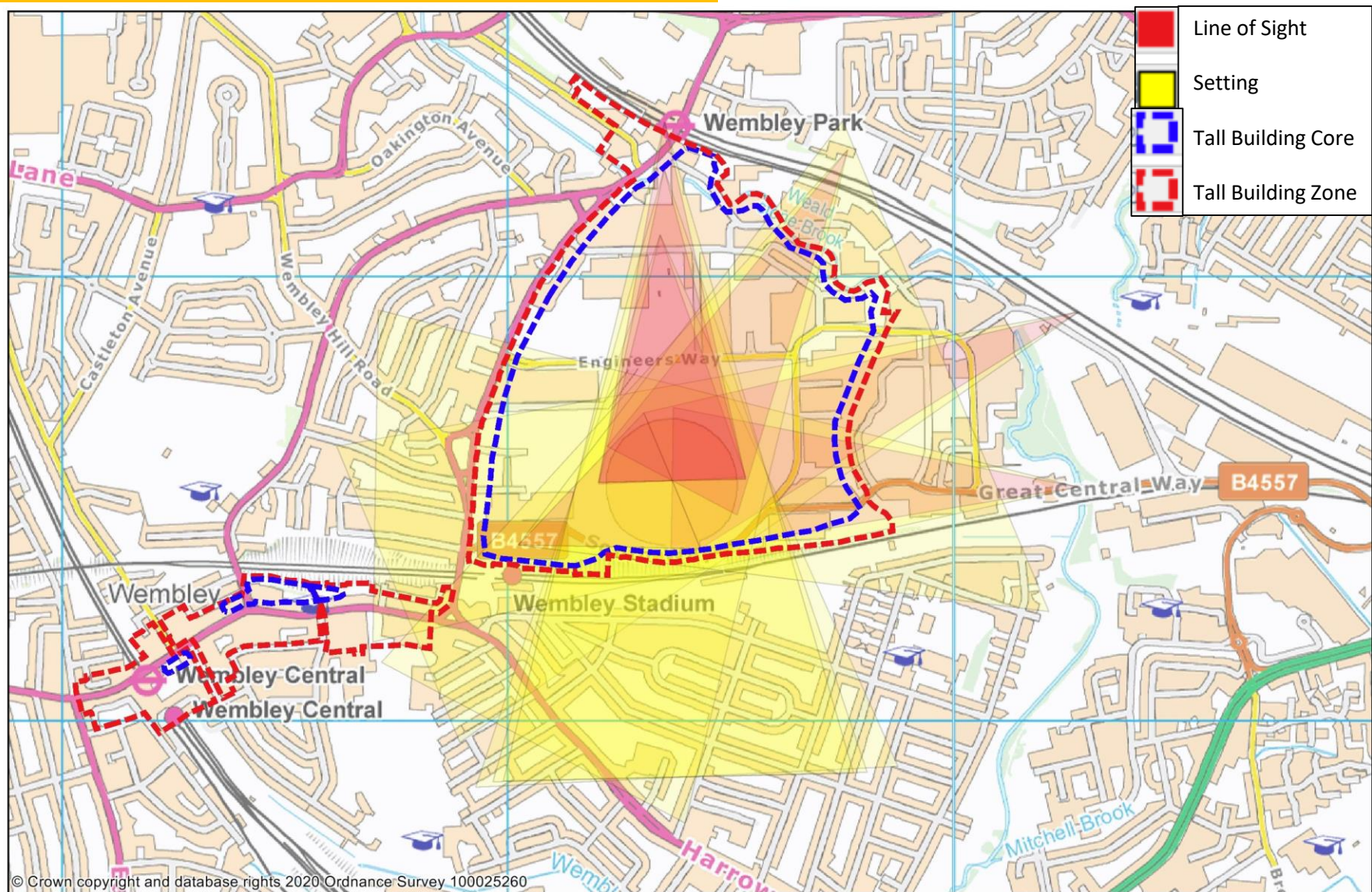
**Mill Fields Park towards Harrow-on-the-Hill**

- 1.10 Mill Field offers an elevated vantage point with views to the east and south east. This view is panoramic in nature, taking in a wide span of west London. The domed roof of the University of London Observatory is prominent in the foreground whilst the arch of Wembley Stadium is the most striking of the major landmarks. The view is cast towards St. Mary's Church atop Harrow-on-the-Hill which provides the backdrop for the vista. Again, as stated above, the precise corridor which is being protected needs further consideration by the London Borough of Barnet.

**Golders Hill Park towards Harrow-on-the-Hill**

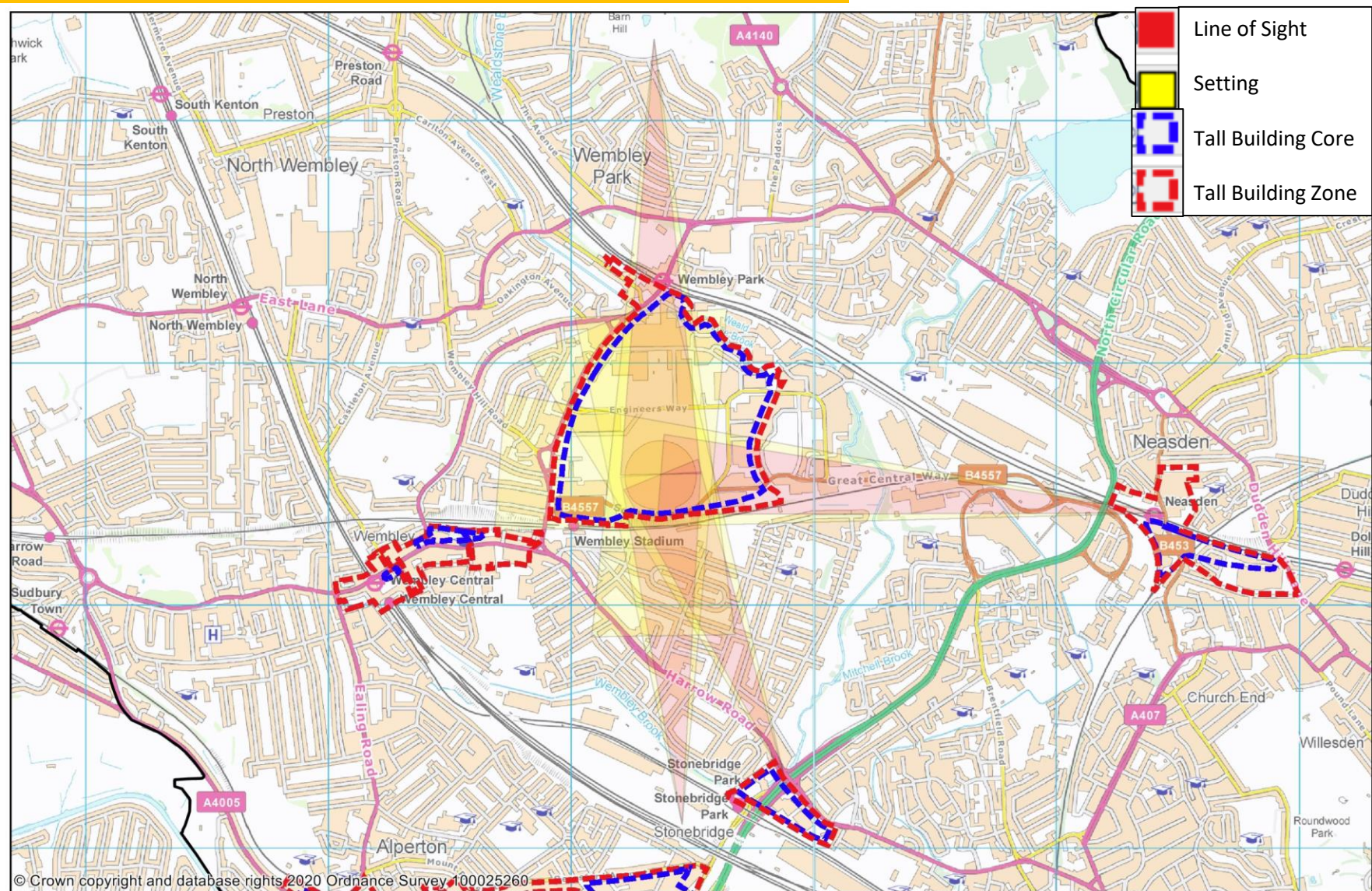
- 1.11 The view is cast towards St. Mary's Church atop Harrow-on-the-Hill which provides for a landmark feature. This vantage point is more narrow in scope, particularly in the warmer months when trees are in full leaf. The trees also mask the significant number of taller buildings in the valley floor around Brent Cross and the southern part of Edgware Road. Again, as stated above, the precise corridor which is being protected needs further consideration by the London Borough of Barnet.

**Figure 1: Protected views of Wembley Stadium: Short Range**



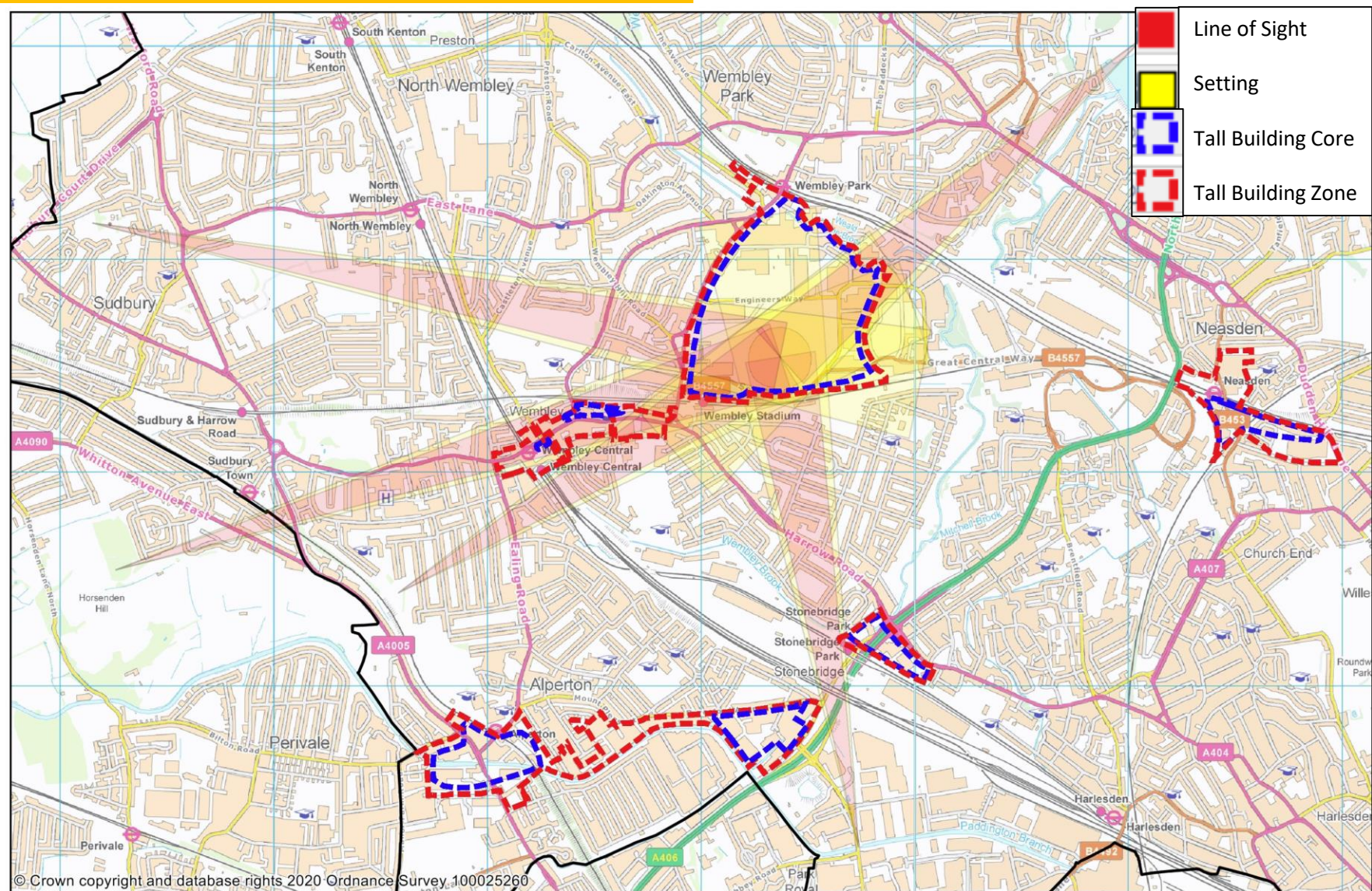


**Figure 2: Protected views of Wembley Stadium: Mid Range**



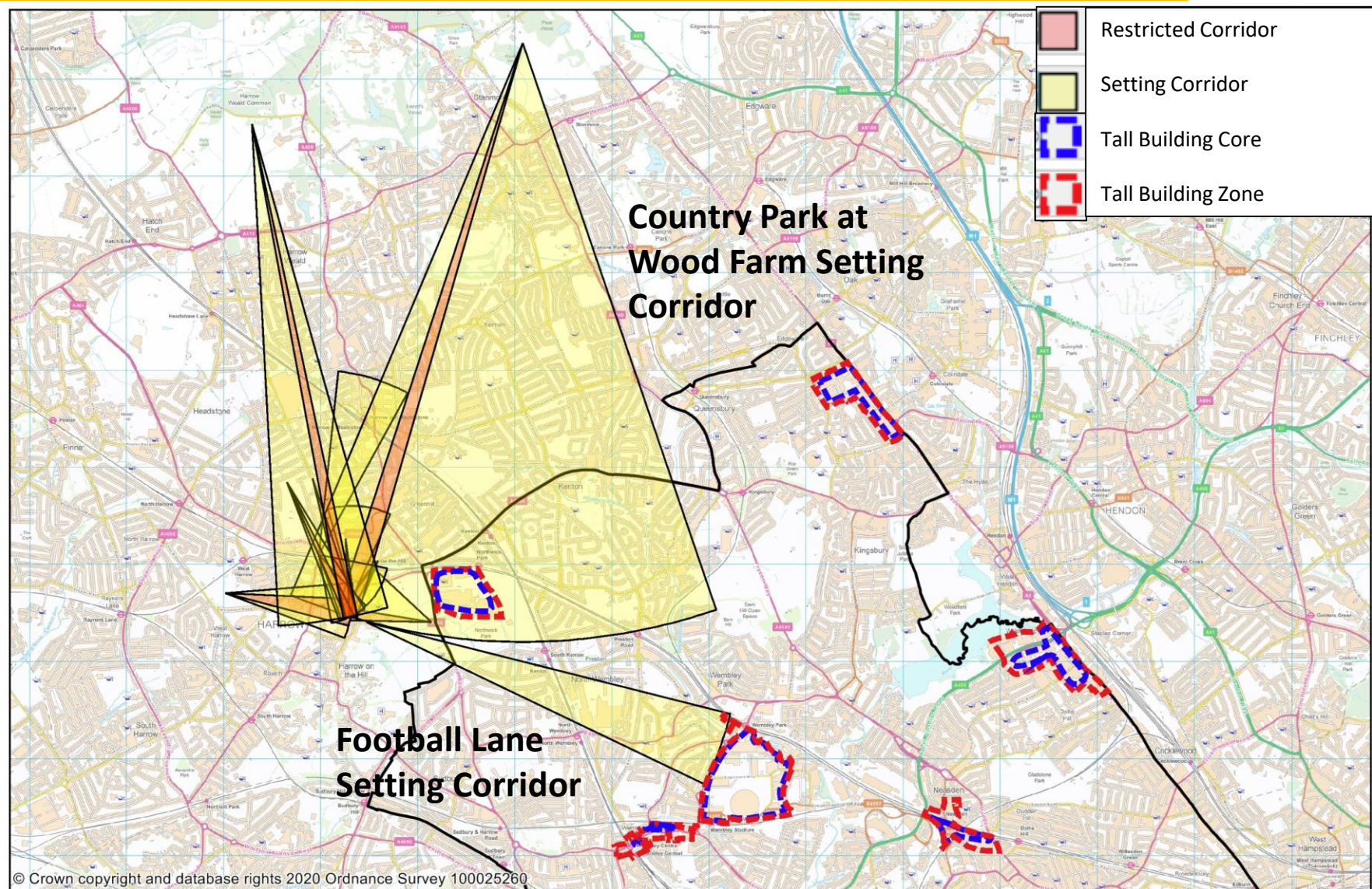


**Figure 3: Protected views of Wembley Stadium: Long Range**





**Figure 4: London Borough of Harrow Protected Views**





**Figure 5: London Borough of Barnet protected views across London Borough of Brent**

