1.1.1

1.1.2

B&Q Cricklewood

Foul Sewage and Utilities Assessment

Montreaux Cricklewood Developments Limited

Project number: 60608627

July 2020

Quality information

Prepared by	Checked by	Verified by	Approved by
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Revision History

Revision	Revision date	Details	Authorised	Name	Position
01	29 June 2020	Draft Issue	JM	Jane McEwen	AECOM Project Director
02	10 July 2020	Draft for external review	CS	Chris Seaton	AECOM Project Manager
03	31 July 2020	For Planning	CS	Chris Seaton	AECOM Project Manager

Distribution List

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Tables

Acronyms

Acronym	Description
DNO	District Network Operator
FSUA	Foul Sewage and Utilities Assessment
HV	High Voltage
LBB	London Borough of Barnet
LP	Low Pressure
LV	Low Voltage
MEP	Mechanical, Electrical and Public Health
MP	Medium Pressure
MPRN	Meter Point Reference Number
TWUL	Thames Water Utilities Limited
UKPN	UK Power Networks

Executive Summary

AECOM has been commissioned by Montreaux Cricklewood Developments Limited to undertake a Foul Sewage and Utilities Assessment (FSUA) as part of the outline planning application to London Borough of Barnet (LBB).

The Proposed Development consists of:

“Outline planning application for the demolition of existing buildings and comprehensive redevelopment of the Site for a mix of uses including residential and flexible commercial and community floorspace in uses classes A3/B1/D1 and D2; associated access; car and cycle parking; landscaping; and associated works.”

An initial existing utilities summary report was produced by the MEP Engineer, Meinhardt UK, summarising obtained utilities records and outlining the required alteration/diversion works required.

The assessment considers the existing public services relative to the Site and the ability of these services to supply the estimated demand arising from the Proposed Development and can be summarised as follows:

- The utilities search undertaken indicate the Site is well located to take advantage of the existing water, electric, sewage and telecommunication services in Cricklewood Lane and Depot Approach;
- There are existing electric, gas, telecommunication and water connections into the Site from Cricklewood Lane and Depot Approach, which may be suitable for used as part of the Proposed Development;
- AECOM has initiated consultation with statutory undertakers in order to determine the feasibility of providing electricity, potable water and telecommunications supplies to the Site;
- UK Power Networks (UKPN) have confirmed offSite reinforcements are required to accommodate the proposed electrical demand of 6.6MVA;
- Thames Water Utilities Limited (TWUL) confirmed following submission of pre-planning enquiry there is insufficient capacity in their water and sewerage network to serve the whole development and offSite reinforcements are required;
- Openreach have confirmed existing network running through the Site can be isolated at the Site boundary;
- Further assessment of existing services and consultation with statutory undertakers is required to determine diversion/redundancy works; and
- It is recommended that the Applicant proceeds to the detailed assessment stage and liaison with the statutory undertakers is continued on diversion/lowering of existing services and proposed connections.

1 Introduction

1.1 Overview

1.1.1 AECOM has been commissioned by Montreaux Cricklewood Developments Limited to undertake a Foul Sewage and Utilities Assessment (FSUA) as part of the outline planning application to London Borough of Barnet (LBB).

1.1.2 The Proposed Development consists of:

"Outline planning application for the demolition of existing buildings and comprehensive redevelopment of the Site for a mix of uses including residential and flexible commercial and community floorspace in uses classes A3/B1/D1 and D2; associated access; car and cycle parking; landscaping; and associated works."

1.1.3 An initial existing utilities summary report was produced by the MEP Engineer, Meinhardt UK, summarising obtained utilities records and outlining the required alteration/diversion works required (Appendix B). The utility records obtained as part of this study mainly show local connections to the Site. Appendix C includes the utilities search report and Appendix D shows the existing utilities layout based on the asset records obtained.

2 Site Description

2.1 Site Location

2.1.1 The Site is located within the administrative jurisdiction of the London Borough of Barnet (LBB), adjacent to Cricklewood railway station (postcode NW2 1ES, National Grid Reference TQ 23857 85892). The Site is bounded by Kara Way and Campion Terrace to the north, national railway lines and Cricklewood railway station to the east, Cricklewood Lane to the south and Cricklewood Broadway (A5) to the west. The Site area is approximately 2.78 ha. Figure 1 below shows the Site boundary.

2.1.2 The Site is currently occupied by a range of retail outlets, including a large B&Q DIY Store, Pound Stretcher and Tile Depot. These large warehouse buildings are situated in the south-west of the Site. The northern and eastern parts of the Site mainly consist of car parking associated with the previously identified retail outlets, as well as soft landscaping adjacent to the railway lines, and the southern entrance to the Site.

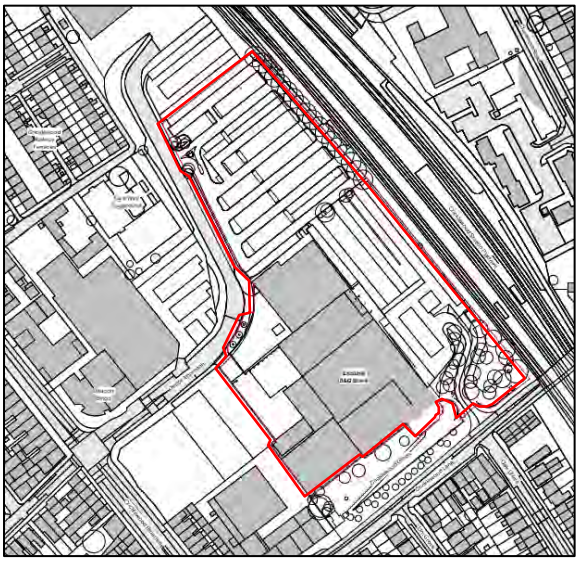


Figure 1 Site Boundary

2.2 Proposed Development

2.2.1 Outline planning application is being sought for:

"Outline planning application for the demolition of existing buildings and comprehensive redevelopment of the Site for a mix of uses including residential and flexible commercial and community floorspace in uses classes A3/B1/D1 and D2; associated access; car and cycle parking; landscaping; and associated works."

3 Existing Utilities

3.1.1 Utility Company record drawings were obtained by Meinhardt UK which have been used to form this assessment. Appendix C includes existing utilities plan based on the records obtained. These plans highlight the existing utilities surrounding the Site as well as current connections into the Site for gas, electricity, potable water and telecommunication.

3.1.2 A utilities summary report was produced by Meinhardt UK which summarises the obtained utilities information and outlines necessary strip out/diversion works required (Appendix B). Further discussions will be required with relevant Statutory Undertakers during future Reserved Matters Applications (RMA's) to determine whether existing connection points into the Site will be retained and used to supply the Proposed Development or whether new connections will be established.

3.1.3 The existing services known to be within the Site based on asset records (Appendix C) include the following:

- LV electrical supplies;
- Medium and low pressure gas supplies;
- Gas Governor station;
- Telecommunication connections;
- Fire hydrant connections; and
- Potable water connection.

3.1.4 A utilities survey is required at the RMA stage to confirm the existing utilities on Site.

4 Potable Water

4.1 Introduction

4.1.1 Thames Water Utilities Limited (TWUL) are responsible for the supply of potable water to the area of the Site.

4.2 Existing

4.2.1 TWUL provided clean water asset records dated 12 July 2019. The asset map is contained within utility search report in Appendix C. The asset map indicates following apparatus are located in close proximity of the Site:

- 1 no. existing customer water supply connection is located south of the Site which is supplied from a 90mm HPPE distribution main in Cricklewood Lane; and
- no. fire supply (2 no. 6" and 1 no. 4") are located south of the Site which is supplied from 24" and 12" trunk mains in Cricklewood Lane.

4.2.2 Figure 2 below shows a screenshot of the asset map. There are no water mains crossing the development Site, therefore, diversion and easement agreements are envisaged not to be required.

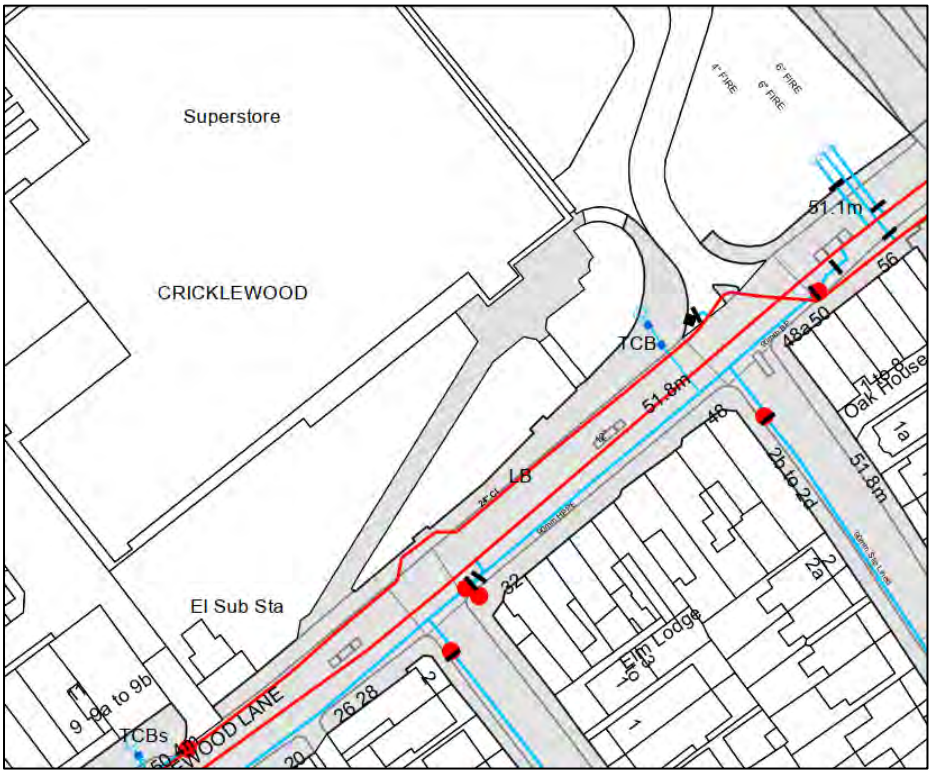


Figure 2 TWUL clean water asset records

4.3 Proposed

4.3.1 The outline energy assessment produced by MEP Engineer, Meinhardt UK, as part of the outline planning application outlines the proposal for potable water usage. These include aim to reduce average internal potable water consumption to 105 litres per person per day plus 5 litres per person per day for external use through provisions of smart metering, efficient water fittings (aerated shower heads and taps, dual flush toilets) and low water consumption appliances.

4.3.2 Water storage tanks are proposed for each Parcel as part of the boosted cold water service which will be developed as part of the mechanical, electrical and public health (MEP) building engineering design. The proposed capacity of the water storage tanks and incoming water supply required are estimated to be as per the Table 1 below (provided by MEP Engineer). The MEP Engineer have advised the

firefighting water demand is estimated to be lower than the potable water demand and therefore, it is envisaged additional supply from the distribution main will not be required.

Table 1. Potable water demand

Parcel	Cold water storage capacity (m^3)[1]	Incoming water supply to fill cold water tank (l/s)[1]
Parcel A	52	3.57
Parcel B	26	1.75
Parcel C	46	3.19
Parcel D	31	2.15

4.4 Application to TWUL

4.4.1 A pre-planning application was submitted to TWUL to confirm the capacity to supply the Proposed Development. TWUL confirmed capacity to supply the first 100 properties only. TWUL advised that to ensure appropriate upgrades or 'off-Site reinforcement' to serve the remainder the Proposed Development, TWUL will carry out modelling work and, if required, design a solution and build the necessary improvements (Appendix E). As a result, proposed supply connection from TWUL distribution main is not confirmed at this stage as modelling work is yet to be carried out.

4.4.2 TWUL are responsible for funding any modelling and reinforcement works provided confirmation of land ownership and achievement of outline or full planning permission. If modelling work is requested to be carried out prior to planning permission, the Applicant will need to agree to underwrite the cost of modelling and design where the Applicant is required to pay the cost if first occupancy within five years is not achieved (Appendix E).

4.4.3 No development-specific information on the timescales required has been provided by TWUL. However, typical indicative timescales from the granting of planning consent have been provided by TWUL to cater for a development of this size which are:

- Modelling: 6 months
- Design: 6 months
- Construction: 6 months
- Total: 18 months

4.4.4 It is recommended that the Applicant proceeds to the detailed assessment stage for future Reserved Matters applications and liaison on modelling and reinforcement works is continued with TWUL.

5 Foul Sewage

5.1 Introduction

5.1.1 TWUL are the statutory sewage authority and therefore responsible for the disposal of foul water from the Site.

[1] The proposed cold water storage capacity and incoming water supply flow rates are provided by MEP Engineer.

5.2 Existing

5.2.1 TWUL provided asset records dated 12 July 2019. The asset map is contained within utility search report in Appendix C. The asset map indicates following apparatus are located in close proximity of the Site:

- 300mmØ foul water sewer in Cricklewood Lane .

5.2.2 Figure 3 below shows a screenshot of the asset map. There are no public sewers crossing the Site, therefore, diversion, build over/near and easement agreements are envisaged not to be required. The asset records do not indicate point of connection to the TWUL foul water sewer from the Site. There are no historic drainage records available for the Site. It is assumed the Site discharges to the 300mmØ foul water sewer in Cricklewood Lane as this is the nearest foul water sewer to the Site. A drainage and CCTV survey will be required in the next design stage to confirm these assumptions.

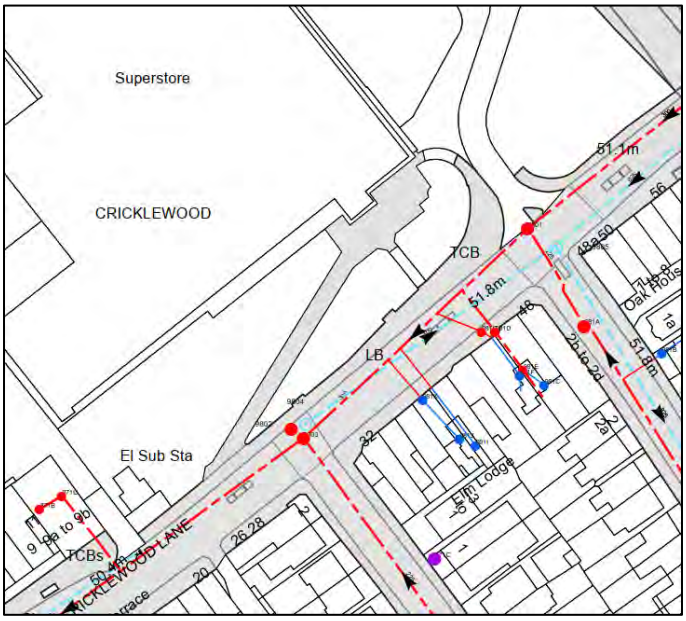


Figure 3 TWUL sewer asset records

5.3 Proposed

5.3.1 The foul water drainage from the development is proposed to discharge to the 300mmØ TWUL foul water sewer in Cricklewood Lane via existing outfalls/connection route. A drainage and CCTV survey will need to be commissioned at the next design stage to confirm the existing outfalls and connection. The peak foul water discharge rate is calculated to be approximately 36.46l/s by the MEP Engineer.

5.3.2 Table 2 below provides a breakdown of foul flow rates per Parcel. The Proposed Development is mainly residential and commercial space with no basements. Therefore, trade effluent discharge is not expected.

Table 2 Proposed foul flow rates (by MEP Engineer)

Parcel	Peak Foul Flow Rates (l/s)
Parcel A	21.13
Parcel B	14.98
Parcel C	19.87
Parcel D	16.23
Total	36.46

5.3.3 The proposed drainage would be designed in accordance with Building Regulations Approved Document H Drainage and Waste Disposal and BS EN 752 – Drain and Sewer Systems Outside Buildings. Refer to drawing no. 60608627-ACM-XX-XX-DR-CE-050101 (Appendix F) for proposed outline drainage layout which is submitted as part of this planning application.

5.4 Application to TWUL

5.4.1 A pre-planning application was submitted to TWUL to confirm the capacity to serve the Proposed Development. TWUL confirmed capacity to serve the first 100 properties only. TWUL advised that to ensure appropriate upgrades or 'off-Site reinforcement' to serve the remainder the Proposed Development, TWUL will carry out modelling work and, if required, design a solution and build the necessary improvements (Appendix E).

5.4.2 TWUL are responsible for funding any modelling and reinforcement works provided confirmation of land ownership and achievement of outline or full planning permission. If modelling work is requested to be carried out prior to planning permission, the Applicant will need to agree to underwrite the cost of modelling and design where the Applicant is required to pay the cost if first occupancy within five years is not achieved (Appendix F).

5.4.3 No development-specific information on the timescales required has been provided by TWUL. However, typical indicative timescales from the granting of planning consent have been provided by TWUL to cater for a development of this size which are:

- Modelling: 8 months
- Design: 6 months
- Construction: 6 months
- Total: 20 months

5.4.4 A S106 consent to connect application will need to be submitted to TWUL for the proposed connections at RMA stage.

5.4.5 It is recommended that the Applicant proceeds to the detailed assessment stage and liaison on modelling and reinforcement works is continued with TWUL.

6 Electricity

6.1 Introduction

6.1.1 UK Power Networks (UKPN) is the electricity Distribution Network Operator (DNO) for London, with the Site within their Northern Network Area.

6.2 Existing

6.2.1 UKPN provided asset records dated 11 July 2019 in response to the utilities search carried out by Meinhardt UK. The asset records are contained within the utility search report, included in Appendix C. The asset records indicate following apparatus are located in close proximity to the Site:

- An existing substation is located in Cricklewood Lane adjacent to the Site (Figure 4 below).

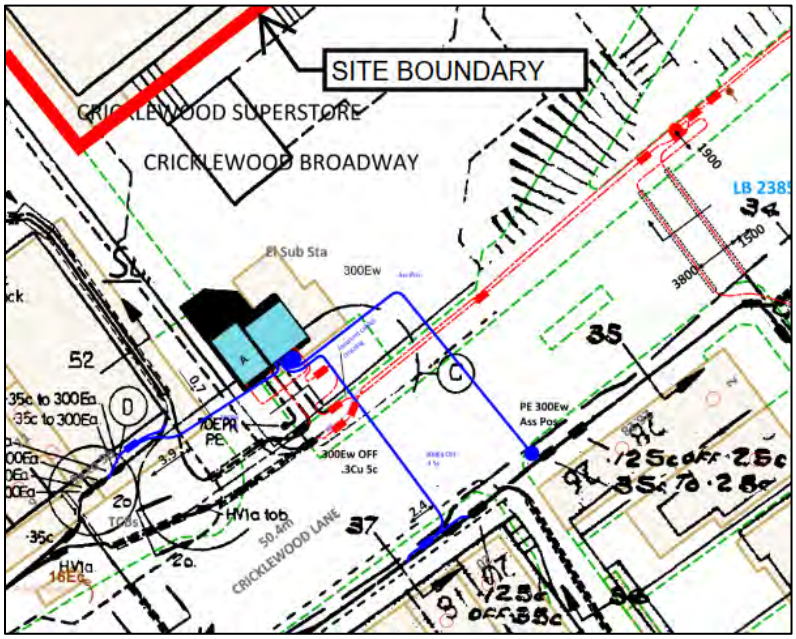


Figure 4 UKPN sub station

- 1 no. existing Low Votage (LV) supply into the Site from LV cable in Cricklewood Lane south of the Site;
- 1 no. existing LV supply into the Site off LV cable in Depot Approach north of the Site; and
- There are no cable ducts crossing the Site, therefore, diversion and easement agreements are not envisaged to be required.

6.3 Proposed

6.3.1 The Proposed Development is anticipated to require High Voltage (HV) connections to local substations in each Parcel as advised by the MEP Engineer. This document should be read in conjunction with the outline energy assessment produced by the MEP Engineer for further information on electrical supply requirements of the Proposed Development.

6.3.2 A proposed electrical demand of 6.6MVA provided by the MEP Engineer was submitted to UKPN to establish capacity requirements. UKPN have advised offsite reinforcements are required to accommodate the proposed electrical demand (Appendix G). The cost associated with the offsite reinforcement work are provided below:

- Non Contestable Works: £2.25M:
  - At Hendon Way Primary upgrade transformers from 11.5/23MVA to 20/40MVA; and
  - At Hendon Way Primary install 2 x additional 11kV Circuit Breakers
- Contestable works: £2.15M:

- Install 2 x 11kV circuits from Hendon Way Primary to a substation within the development are of B&Q Site (Figure 5).

Figure 5 Location of Hendon Primary

6.3.3 No development-specific information on the timescales required has been provided. However, UKPN have advised on a typical indicative timescale of 24 months from acceptance of the formal offer to carry out the works.

6.3.4 No specific point of connection has been provided by UKPN at this stage. The proposed disconnection of the local ducts and cables within the Site will need to be submitted to UKPN prior to works on Site. It is recommended this is progressed as part of mechanical, electrical and public health (MEP) building engineering design.

6.3.5 It is recommended that the Applicant proceeds to the detailed assessment stage and liaison on offsite reinforcement and disconnection of local supply within the Site boundary is continued with UKPN.

7 Gas

7.1 Introduction

7.1.1 Cadent gas operates and maintains the gas distribution network for North London and is responsible for the provision of new gas connections, disconnections and alterations for businesses within their network area.

7.2 Existing

7.2.1 Cadent gas provided asset records dated 15 July 2019 in response to the utility search carried out by Meinhardt UK. The asset records are contained within the utility search report, included in Appendix C. The asset records indicate following apparatus are located in close proximity to the Site:

- 1 no. 90mm low pressure (LP) PE gas main connection into the Site from Cricklewood Lane;
- 1 no. 355mm medium pressure (MP) gas main connection into the Site from Cricklewood Lane;
- 1 no. 450mm LP PE gas main entering the Site from Cricklewood lane; and
- An existing gas governor station within the Site.

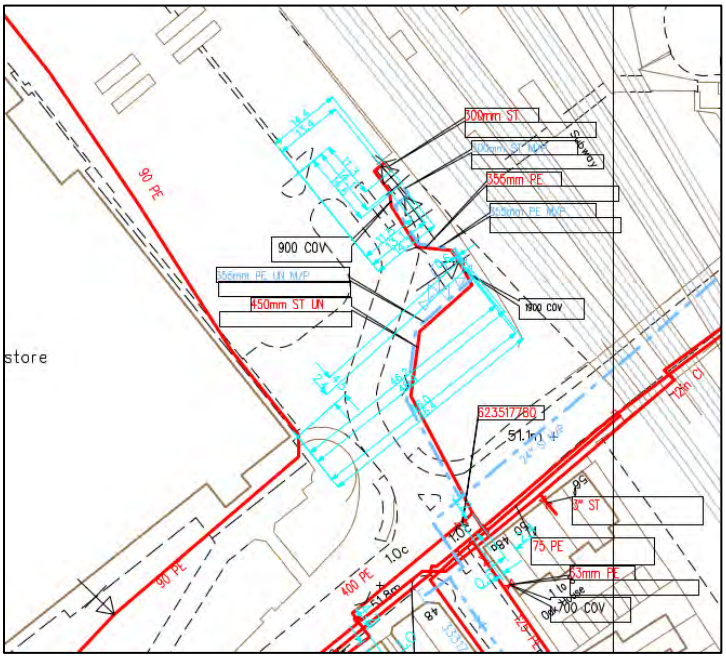


Figure 6 Existing gas main records

7.3 Proposed

7.3.1 The Proposed Development is designed to be an all electrical scheme by the MEP Engineer, therefore, new incoming gas supply is envisaged not to be required in this instance and proposed point of connection has not been consulted with Cadent Gas. The utilities summary provided by MEP Engineer recommends the existing gas governor station to be retained as relocation of the gas governor station could be expensive.

7.3.2 It is anticipated that the existing local supply will be required to be made redundant. An enquiry is submitted to Cadent Gas to confirm the disconnection of existing supply at the Site boundary. A Meter Point Reference Number (MPRN) will need to be provided to Cadent Gas to provide quote for the proposed works at future Reserved Matters stage.

7.3.3 No information on the costs required has been provided by Cadent Gas at the time of writing this report.

7.3.4 No information on programme for the proposed disconnection works has been provided by Cadent Gas at the time of writing this report.

7.3.5 It is recommended that the Applicant liaises with Cadent Gas on the proposed disconnection works.

8 Telecommunication

8.1 Introduction

8.1.1 Openreach, Virgin Media and Instalcom are identified to be located within the vicinity of the Site.

8.2 Existing

8.2.1 Asset records of Openreach, Virgin Media and Instalcom were obtained in response to the utility search carried out by Meinhardt UK. The asset records are contained within the utility search report, included in Appendix C.

8.2.2 The asset records indicated existing Openreach network crossing the Site. This was confirmed from the initial survey undertaken by Openreach (Figure 7 below). Survey results and correspondences are included in Appendix H.

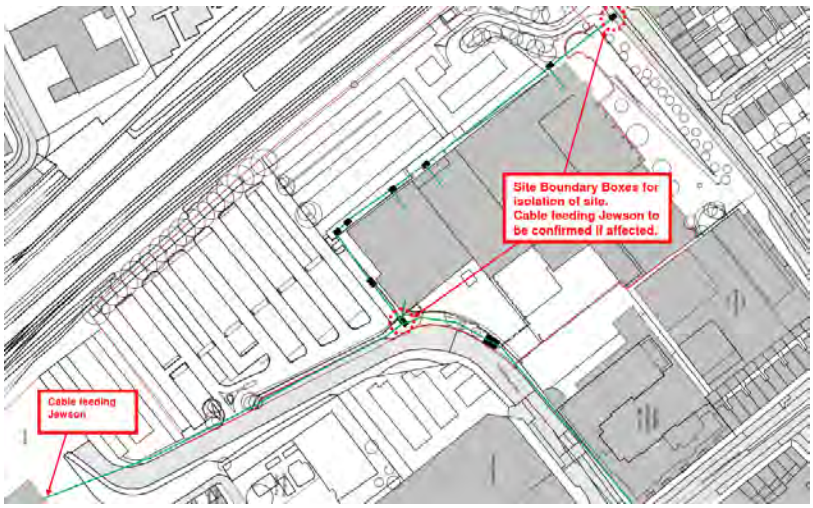


Figure 7 Openreach survey drawing

8.2.3 There are existing Virgin Media connections locally into the Site. Vodafone initially indicated that they have plant within the area, however, the asset records do not show any plant within the Site. Asset records by Instalcom show an indicative route along the Site boundary.

8.3 Proposed

8.3.1 A telecom strategy will need to be developed as part of the mechanical, electrical and public health (MEP) building engineering design at next design stage. The proposed works including connection and supply will need to be agreed with each telecom provider as part of the design.

8.3.2 An enquiry was made to Openreach regarding disconnection of the existing cables within the Site. Following the initial survey, Openreach confirmed the cables running through the Site can be isolated at the Site boundary (Appendix H). The findings from the Site visit also identified an adjacent Site, Jewson, being served by an Openreach box located within the Site boundary which will need to be retained to maintain supply to the adjacent Site. A utilities survey is required to confirm the exact location and depth and any diversion/lowering requirements.

8.3.3 An enquiry was made to Virgin Media regarding disconnection of the local supply at Site boundary. Virgin Media have provided a quote of £720.00 (£600.00 plus VAT) to produce specification of works and detailed estimate of the works required.

8.3.4 No information on programme has been provided by the telecom providers at the time of writing this report. It is recommended that the Applicant proceeds to the detailed assessment stage and liaison with the telecom provider is continued on diversion/lowering of existing services and proposed connections.

9 NETWORK RAIL

9.1 Introduction

9.1.1 The Site is located adjacent to railway lines owned by Network Rail.

9.2 Existing

9.2.1 The Site is located adjacent to Cricklewood Railway Station (Appendix C).

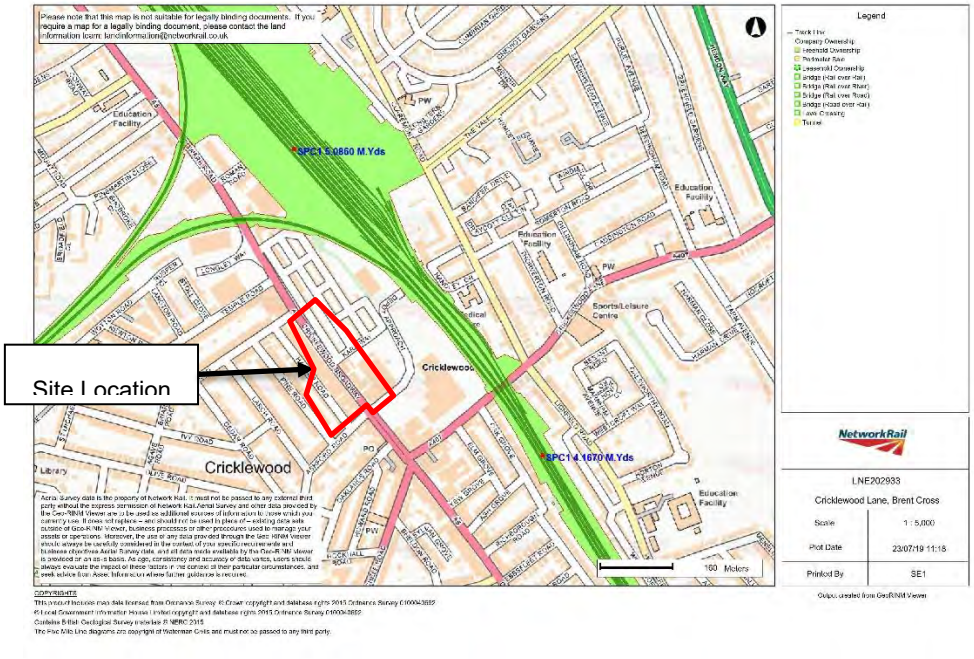


Figure 8 Network Rail extent

9.3 Proposed

9.3.1 Network Rail approval may be required for the proposed works near Network Rail's asset and land.

9.3.2 No information on cost has been provided at the time of writing this report.

9.3.3 No information on programme has been provided at the time of writing this report.

9.3.4 It is recommended that the Applicant continues to liaise with Network Rail on works near their assets.

10 Conclusion

10.1.1 AECOM has been commissioned by Montreaux Cricklewood Developments Limited to undertake a Foul Sewage and Utilities Assessment (FSUA) as part of the outline planning application to London Borough of Barnet (LBB).

10.1.2 The Proposed Development consists of:

"Outline planning application for the demolition of existing buildings and comprehensive redevelopment of the Site for a mix of uses including residential and flexible commercial and community floorspace in uses classes A3/B1/D1 and D2; associated access; car and cycle parking; landscaping; and associated works."

10.1.3 An initial existing utilities summary report was produced by the MEP Engineer, Meinhardt UK, summarising obtained utilities records and outlining the required alteration/diversion works required.

10.1.4 The assessment considers the existing public services relative to the Site and the ability of these services to supply the estimated demand arising from the Proposed Development and can be summarised as follows:

- The utilities search undertaken indicate the Site is well located to take advantage of the existing gas, water, electric, sewage and telecommunication services in Cricklewood Lane and Depot Approach;
- There are existing electric, gas, telecommunication and water connections into the Site from Cricklewood Lane and Depot Approach, which may be suitable for used as part of the Proposed Development;
- AECOM has initiated consultation with statutory undertakers in order to determine the feasibility of providing electricity, potable water and telecommunications supplies to the Site;
- UKPN have confirmed offSite reinforcements are required to accommodate the proposed electrical demand of 6.6MVA;
- Thames Water Utilities Limited (TWUL) confirmed following submission of pre-planning enquiry there is insufficient capacity in their water and sewerage network to serve the whole development and offSite reinforcements are required;
- Openreach have confirmed existing network running through the Site can be isolated at the Site boundary;
- Existing gas governor station is recommended to be retained with existing cables and supplies terminated at the Site boundary;
- Further assessment of existing services and consultation with statutory undertakers is required to determine diversion/redundancy works; and
- It is recommended that the Applicant proceeds to the detailed assessment stage and liaison with the statutory undertakers is continued on diversion/lowering of existing services and proposed connections at the RMA stage.

Appendix A Proposed Development Layouts

Jewson

Railway Terraces

Kara Way Playground

Beacon Bingo

Depot Approach

194 - 196 Cricklewood Broadway

1 - 13 Cricklewood Lane

Cricklewood Broadway

Claremont Road

Cricklewood Station Platform

Cricklewood Green

Cricklewood Lane

Oak Grove

Elm Grove

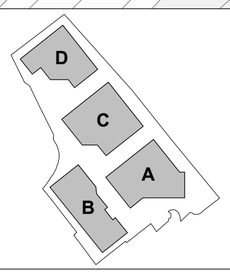
D

C

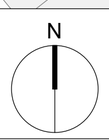
B

A

Keyplan



North



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No.	Revision	Date	Initial	Chk'd
2	EIA Data Drop 02	200127	AI	SN
1	Draft EIA Data Drop 02	200110	AI	SN

- Application boundary
- Maximum parameter building plot areas (including enhancement zone)
- Residential - C3 - 1B1P Studio
- Residential - C3 - 1B2P
- Residential - C3 - 2B4P
- Residential - C3 - 3B5P
- Community - D1
- Flexible commercial - A3, B1
- BtR shared amenities
- Ancillary (Cycle store, BOH)
- Ancillary (Plant, MEP)
- Core (Lift, Stairs)

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Cricklewood Lane
NW2 1ES

Illustrative Scheme
First Floor Plan

Scale @A1	Status	Suitability Revision
1:500	For Information	S2 - P2

Project Code	Originator	Zone	Level	Type	Role	Class.	Number
10965	EPR	XX	01	DR	A	TP	0202

Jewson

Railway Terraces

Kara Way Playground

Beacon Bingo

Depot Approach

194 - 196 Cricklewood Broadway

1 - 13 Cricklewood Lane

Cricklewood Broadway

Cricklewood Green

Cricklewood Lane

Oak Grove

Elm Grove

Claremont Road

Cricklewood Station Platform

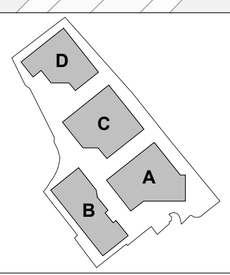
D

C

A

B

Keyplan



North

N

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- Flexible commercial - A3, B1
- BtR shared amenities
- Ancillary (Cycle store, BOH)
- Ancillary (Plant, MEP)
- Core (Lift, Stairs)

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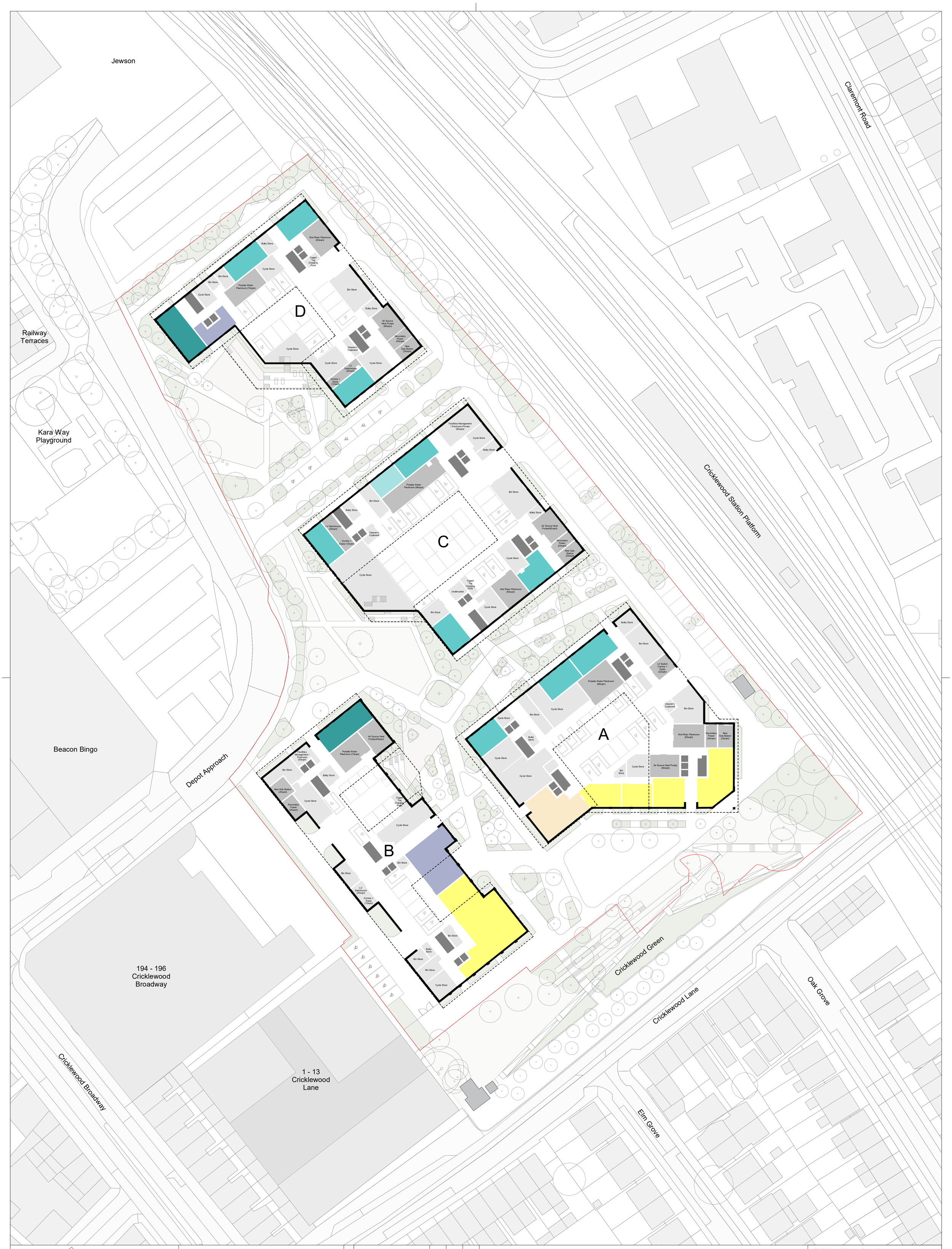
Cricklewood Lane
NW2 1ES

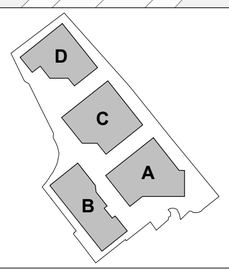
Illustrative Scheme
Topmost Floor Plan

Scale @A1	Status	Suitability	Revision
1:500	For Information	S2	P2

Project Code	Originator	Zone	Level	Type	Role	Class.	Number
10965	EPR	XX	24	DR	A	TP	0206



Keyplan



North

N

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No.	Revision	Date	Initial	Chk'd
3	Data Drop 03	200218	AI	SN
2	EIA Data Drop 02	200117	AI	SN
1	Draft EIA Data Drop 02	200110	AI	SN

- Application boundary
- Maximum parameter building plot areas (including enhancement zone)
- Residential - C3 - 1B1P Studio
- Residential - C3 - 1B2P
- Residential - C3 - 2B4P
- Residential - C3 - 3B5P
- Community - D1
- Flexible commercial - A3, B1
- BtR shared amenities
- Ancillary (Cycle store, BOH)
- Ancillary (Plant, MEP)
- Core (Lift, Stairs)

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Cricklewood Lane
NW2 1ES

Illustrative Scheme
Ground Floor Plan

Scale @A1	Status	Suitability Revision
1:500	For Information	**S2 - P3**

Project Code	Originator	Zone	Level	Type	Role	Class.	Number
10965	EPR	XX	GF	DR	A		TP-0201

Jewson

Railway Terraces

Kara Way Playground

Beacon Bingo

Depot Approach

194 - 196 Cricklewood Broadway

1 - 13 Cricklewood Lane

Cricklewood Broadway

Claremont Road

Cricklewood Station Platform

Cricklewood Green

Cricklewood Lane

Oak Grove

Elm Grove

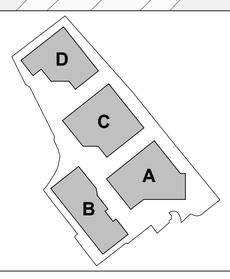
D

C

A

B

Keyplan



North

N

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No.	Revision	Date	Initial	Chk'd
3	EIA Data Drop 02	200117	AI	SN
2	Draft EIA Data Drop 02	200110	AI	SN
1	EIA Data Drop 01	191213	RM	SN

- Application boundary
- Maximum parameter building plot areas (including enhancement zone)
- Illustrative scheme
- Landscape, public space, roads, infrastructure

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Cricklewood Lane
NW2 1ES

Illustrative Scheme
Proposed

Scale @A1	Status	Suitability	Revision
1:500	For Information	S2	P3

Project Code	Originator	Zone	Level	Type	Role	Class.	Number
10965	EPR	XX	XX	DR	A		TP-0200

Jewson

Railway Terraces

Kara Way Playground

Beacon Bingo

Depot Approach

194 - 196 Cricklewood Broadway

1 - 13 Cricklewood Lane

Cricklewood Broadway

Claremont Road

Cricklewood Station Platform

Cricklewood Green

Cricklewood Lane

Oak Grove

Elm Grove

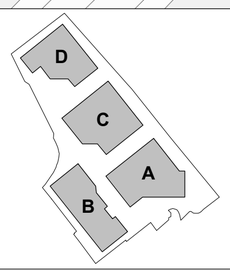
D

C

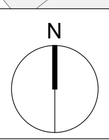
A

B

Keyplan



North



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No.	Revision	Date	Initial	Chk'd
2	EIA Data Drop 02	200127	AI	SN
1	Draft EIA Data Drop 02	200110	AI	SN

- Application boundary
- Maximum parameter building plot areas (including enhancement zone)
- Residential - C3 - 1B1P Studio
- Residential - C3 - 1B2P
- Residential - C3 - 2B4P
- Residential - C3 - 3B5P
- Community - D1
- Flexible commercial - A3, B1
- BtR shared amenities
- Ancillary (Cycle store, BOH)
- Ancillary (Plant, MEP)
- Core (Lift, Stairs)

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Cricklewood Lane
NW2 1ES

Illustrative Scheme
Typical Lower Floor Plan

Scale @A1	Status	Suitability	Revision
1:500	For Information	S2	P2

Project Code	Originator	Zone	Level	Type	Role	Class.	Number
10965	EPR	XX	XX	DR	A	TP	0203

Jewson

Railway Terraces

Kara Way Playground

Beacon Bingo

Depot Approach

194 - 196 Cricklewood Broadway

1 - 13 Cricklewood Lane

Cricklewood Broadway

Claremont Road

Cricklewood Station Platform

Cricklewood Green

Cricklewood Lane

Oak Grove

Elm Grove

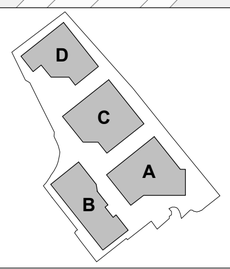
D

C

A

B

Keyplan



North

N

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No.	Revision	Date	Initial	Chk'd
2	EIA Data Drop 02	200127	AI	SN
1	Draft EIA Data Drop 02	200110	AI	SN

- Application boundary
- Maximum parameter building plot areas (including enhancement zone)
- Residential - C3 - 1B1P Studio
- Residential - C3 - 1B2P
- Residential - C3 - 2B4P
- Residential - C3 - 3B5P
- Community - D1
- Flexible commercial - A3, B1
- BtR shared amenities
- Ancillary (Cycle store, BOH)
- Ancillary (Plant, MEP)
- Core (Lift, Stairs)

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Cricklewood Lane
NW2 1ES

Illustrative Scheme
Typical Middle Floor Plan

Scale @A1	Status	Suitability	Revision
1:500	For Information	S2	P2

Project Code	Originator	Zone	Level	Type	Role	Class.	Number
10965	EPR	XX	XX	DR	A		TP-0204

Jewson

Railway Terraces

Kara Way Playground

Beacon Bingo

Depot Approach

194 - 196 Cricklewood Broadway

1 - 13 Cricklewood Lane

Cricklewood Broadway

Cricklewood Green

Cricklewood Lane

Oak Grove

Elm Grove

Claremont Road

Cricklewood Station Platform

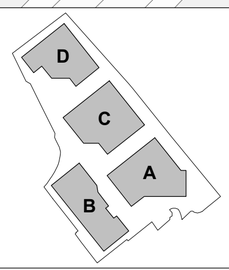
D

C

A

B

Keyplan



North

N

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No.	Revision	Date	Initial	Chk'd
2	EIA Data Drop 02	200127	AI	SN
1	Draft EIA Data Drop 02	200110	AI	SN

- Application boundary
- Maximum parameter building plot areas (including enhancement zone)
- Residential - C3 - 1B1P Studio
- Residential - C3 - 1B2P
- Residential - C3 - 2B4P
- Residential - C3 - 3B5P
- Community - D1
- Flexible commercial - A3, B1
- BtR shared amenities
- Ancillary (Cycle store, BOH)
- Ancillary (Plant, MEP)
- Core (Lift, Stairs)

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Cricklewood Lane
NW2 1ES

Illustrative Scheme
Typical Upper Floor Plan

Scale @A1	Status	Suitability	Revision
1:500	For Information	S2	P2

Project Code	Originator	Zone	Level	Type	Role	Class.	Number
10965	EPR	XX	XX	DR	A		TP-0205

Jewson

Railway Terraces

Kara Way Playground

Beacon Bingo

Depot Approach

194 - 196 Cricklewood Broadway

1 - 13 Cricklewood Lane

Cricklewood Broadway

Claremont Road

Cricklewood Station Platform

Cricklewood Green

Cricklewood Lane

Oak Grove

Elm Grove

D

13
15
6
9
3
14
16

C

15
17
12
10
8
16
18
11

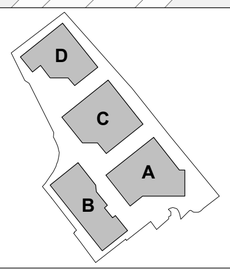
A

17
19
11
12
1
8
25
23
6
16

B

12
9
8
5
10
5
6
9

Keyplan



North

N

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No.	Revision	Date	Initial	Chk'd
2	EIA Data Drop 02	200121	AI	SN
1	Draft EIA Data Drop 02	200110	AI	SN

Application boundary

Maximum parameter building plot areas (including enhancement zone)

Illustrative scheme

Landscape, public space, roads, infrastructure

10 Storey height

Note: All podiums are on level 01

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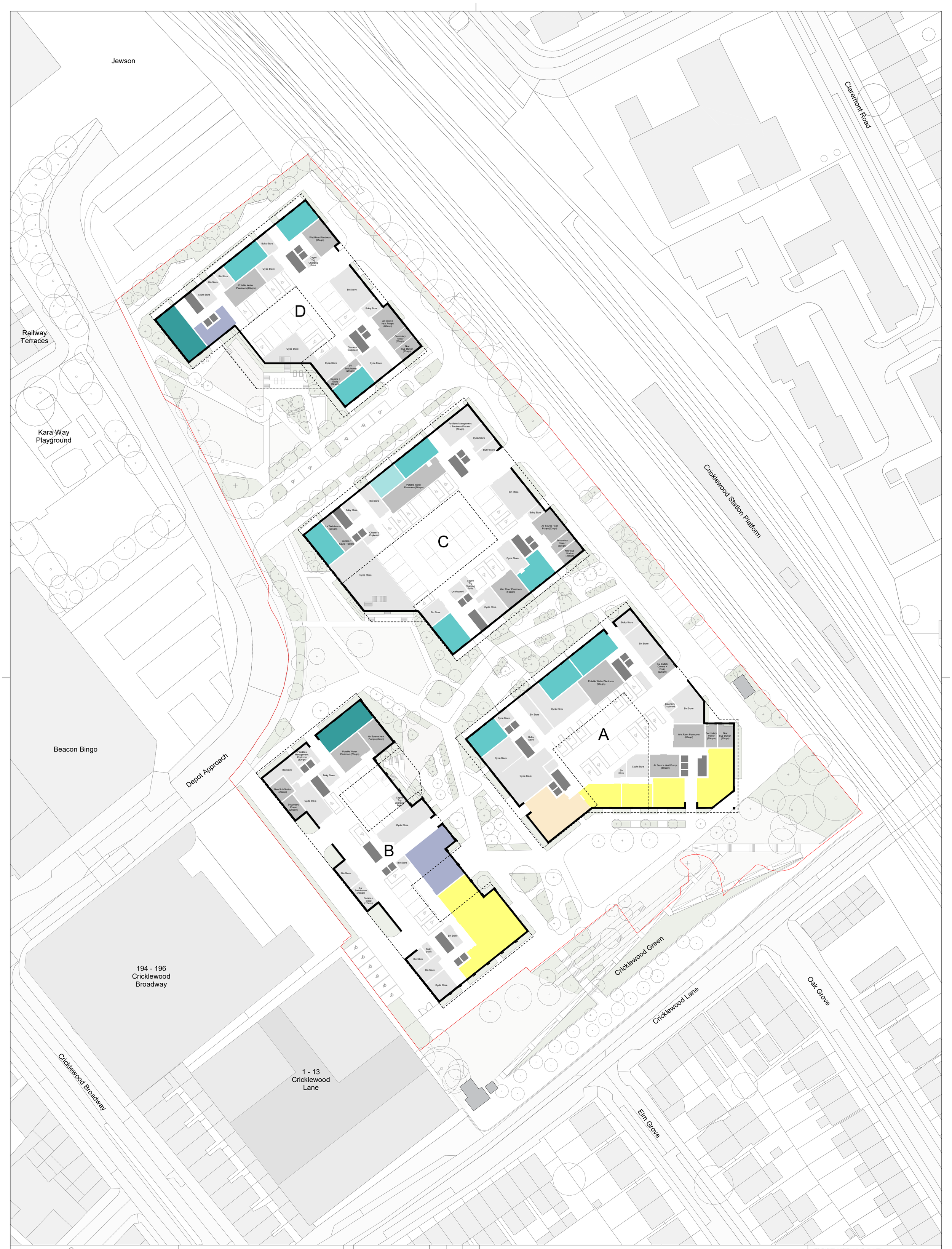
Cricklewood Lane
NW2 1ES

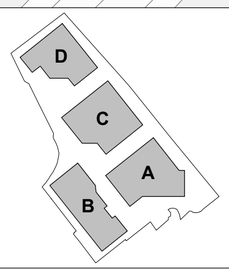
Illustrative Scheme
Roof Plan

Scale @A1	Status	Suitability	Revision
1:500	For Information	S2	P2

Project Code	Originator	Zone	Level	Type	Role	Class.	Number
10965	EPR	XX	XX	DR	A	TP	0207



Keyplan



North

N

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No.	Revision	Date	Initial	Chk'd
3	Data Drop 03	200218	AI	SN
2	EIA Data Drop 02	200117	AI	SN
1	Draft EIA Data Drop 02	200110	AI	SN

- Application boundary
- Maximum parameter building plot areas (including enhancement zone)
- Residential - C3 - 1B1P Studio
- Residential - C3 - 1B2P
- Residential - C3 - 2B4P
- Residential - C3 - 3B5P
- Community - D1
- Flexible commercial - A3, B1
- BtR shared amenities
- Ancillary (Cycle store, BOH)
- Ancillary (Plant, MEP)
- Core (Lift, Stairs)

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Cricklewood Lane
NW2 1ES

Illustrative Scheme
Ground Floor Plan

Scale @A1	Status	Suitability Revision
1:500	For Information	**S2 - P3**

Project Code	Originator	Zone	Level	Type	Role	Class.	Number
10965	EPR	XX	GF	DR	A		TP-0201

Jewson

Railway Terraces

Kara Way Playground

Beacon Bingo

Depot Approach

194 - 196 Cricklewood Broadway

1 - 13 Cricklewood Lane

Cricklewood Broadway

Claremont Road

Cricklewood Station Platform

Cricklewood Green

Cricklewood Lane

Oak Grove

Elm Grove

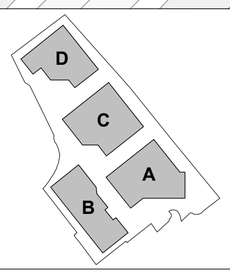
D

C

B

A

Keyplan



North

N

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No.	Revision	Date	Initial	Chk'd
2	EIA Data Drop 02	200117	AI	SN
1	Draft EIA Data Drop 02	200110	AI	SN

All site boundaries and legal demises are indicative and shown for information only, based on desktop studies of land registry and record information, and are subject to survey and verification on site.

- Application boundary
- Illustrative scheme
- Residential - C3
- Commercial - A3, B1
- BtR shared amenities
- Community - D1
- Ancillary (Plant, Parking, BOH)

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Cricklewood Lane
NW2 1ES

Parameter Plan
First Floor Land Uses

Scale @A1	Status	Suitability	Revision
1:500	For Information	S2	P2

Project Code	Originator	Zone	Level	Type	Role	Class.	Number
10965	EPR	XX	01	DR	A	TP	0108

Jewson

Railway Terraces

Kara Way Playground

Beacon Bingo

Depot Approach

194 - 196 Cricklewood Broadway

1 - 13 Cricklewood Lane

Cricklewood Broadway

Claremont Road

Cricklewood Station Platform

Cricklewood Green

Cricklewood Lane

Oak Grove

Elm Grove

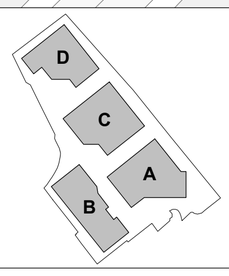
D

C

A

B

Keyplan



North

N

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No.	Revision	Date	Initial	Chk'd
2	EIA Data Drop 02	200117	AI	SN
1	Draft EIA Data Drop 02	200110	AI	SN

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- Application boundary
- Illustrative scheme
- Residential - C3
- Commercial - A3, B1
- BtR shared amenities
- Community - D1
- Ancillary (Plant, Parking, BOH)

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Cricklewood Lane
NW2 1ES

Parameter Plan
Ground Floor Land Uses

Scale @A1	Status	Suitability	Revision
1:500	For Information	S2	P2

Project Code	Originator	Zone	Level	Type	Role	Class.	Number
10965	EPR	XX	GF	DR	A		TP-0107