

## APPENDIX C

### Re-calculation of density North Finchley Town Centre (Sites 57, 60, 61, 64 and 66)

The Inspector has requested that the Council provide alternative calculations for the indicative residential capacity of 5 Local Plan sites at North Finchley. This re-calculation being based on an Urban rather than Central density from the Density Matrix in Annex 1 of the draft Local Plan.

#### **Site 57 - 309-319 Ballard's Lane North Finchley**

0.4 ha site with high PTAL supporting ~~Central~~ Urban densities of ~~405~~ 260 units per ha.

Assumption that 20% is non-residential

$0.4 \times 405\text{--}260/100 \times 80 = 430\text{--}83.2$  (83) units with rounding down.

#### **Site 60 - Finchley House, High Rd & Kingsway North Finchley**

0.62 ha site with high PTAL supporting ~~Central~~ urban densities of ~~405~~ 260 units per ha.

Assumption that 20% is non-residential with rounding down

$0.62 \times 405\text{--}260/100 \times 80 = 204\text{--}128.9$  (128) units

#### **Site 61 - Tally Ho triangle, High Rd, Ballards Lane & Kingsway North Finchley**

0.99 ha site with high PTAL supporting ~~Central~~ Urban densities of ~~405~~ 260 units per ha.

Assumption that 20% is non-residential

$0.99 \times 405\text{--}260/100 \times 80 = 284\text{--}205.9$  (205) units with rounding down

#### **Site 64 - 744-776 High Rd North Finchley**

0.54 ha site with high PTAL supporting ~~Central~~ Urban densities of ~~405~~ 260 units per ha.

Assumption that 20% is non residential

$0.54 \times 405\text{--}260/100 \times 80 = 475\text{--}112.2$  (112) units with rounding down

#### **Site 66 - East Wing, 672-708 High Rd North Finchley**

0.44 ha site with high PTAL supporting ~~Central~~ Urban densities of 405

260 units per ha.

Assumption that 30% is non residential

$0.44 \times 405 - \frac{260}{100} \times 70 = 125.80.08$  (80) units with rounding down