

Mr Matthew Williams  
Williams Gallagher Town Planning Solutions  
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Application Number: **17/0233/FUL**  
Registered Date: 25 January 2017

**TOWN AND COUNTRY PLANNING ACT 1990  
GRANT OF PLANNING PERMISSION**

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby:

**GRANTS PLANNING PERMISSION for:**

**Redevelopment of site to provide a 6 storey building comprising 3,457sqm of Class A1 use (foodstore) at ground floor level and 96no. self-contained flats (Class C3) at first to fifth floor levels including basement car parking, cycle parking, refuse stores and a single storey car parking deck**

**At: 194 - 196 Cricklewood Broadway, London, ,**

as referred to in your application and shown on the accompanying plan(s):  
Subject to the following condition(s):

- 1 This development must be commenced within three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents unless otherwise agreed in writing by the Local Planning Authority:

- 1135-P-99 Rev E
- 1135-P-100 Rev AA
- 1135-P-101 Rev AD
- 1135-P-102 Rev S
- 1135-P-103 Rev S
- 1135-P-104 Rev R
- 1135-P-105 Rev R
- 1135-P-106 Rev S
- 1135-P-107 Rev D
- 1135-P-108 Rev F
- 1135-P-109 Rev D
- 1135-P-110 Rev R

- 1135-P-111 Rev R
- 1135-P-112 Rev T
- 1135-P-114 Rev E
- 1135-P-115 Rev A
- 1135-P-116 Rev A

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in accordance with policies CS1, CS4, CS5, DM01 and DM02 of the Barnet Local Plan and policy 1.1 of the London Plan

- 3 Notwithstanding the details shown on the plans, hereby approved, no development (other than demolition, site clearance and ground works) shall be undertaken unless and until:

- (a) details and appropriate samples of the materials to be used for the external surfaces of the buildings and hard surfaced areas shall have been submitted to and approved in writing by the Local Planning Authority; and
- (b) a sample panel shall be constructed on site, inspected and approved in writing by the Local Planning Authority.

The Development shall thereafter be implemented in accordance with such details as so approved before the dwellings approved are occupied.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies CS5 and DM01 of the Barnet Local Plan and policies 1.1, 7.4, 7.5 and 7.6 of the London Plan.

- 4 Notwithstanding the details shown on the plans, hereby approved, no development shall commence (other than demolition, site clearance and ground works) unless and until detailed bay studies at an appropriate scale (1:10, 1:20 or 1:50) showing details of the construction of the below features have been submitted and approved in writing by the Local Planning Authority:

- window reveals
- residential core entrances
- brickwork shadow gaps
- parapets, fascias and brick on edge details
- projecting and recessed balconies
- rainwater goods

The development shall be carried out and constructed in accordance with the detailed bay studies and schedules approved. For the avoidance of doubt, any features shown on these bay studies where they represent specific parts of the development shall be taken to represent all features of that type throughout the development unless otherwise stated.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies CS5 and DM01 of the Barnet Local Plan and policies 1.1, 7.4, 7.5 and 7.6 of the London Plan.

- 5 Prior to the commencement of development (other than demolition, site clearance and ground works), details of the size, design and siting of all photovoltaic panels to be installed as part of the development shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out and constructed in accordance with the approved details.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies CS5 and DM01 of the Barnet Local Plan and policies 1.1, 7.4, 7.5 and 7.6 of the London Plan.

- 6 Notwithstanding the details shown on the plans submitted and otherwise hereby approved, the residential element of the development hereby permitted shall not be occupied until details are submitted to the Local Planning Authority and approved in writing which specify:

(a) the siting and design of all privacy screens that are to be installed as part of the development and

(b) a schedule of the parts of the development hereby permitted that are to be used for amenity purposes and those which are to be restricted access for maintenance only.

Before the buildings hereby approved are occupied the development shall be implemented in full accordance with the approved details and specifications and shall be permanently retained as such thereafter.

Reason: To safeguard the privacy and amenities of the future occupiers of the proposed residential dwellings and neighbouring occupiers in accordance with policies DM01 and DM02 of the Barnet Local Plan.

- 7 Prior to the commencement of development on Site 2 (to the rear of Beacon Bingo Hall), a scheme of screening for the north elevation to include planting, foliage and/or a green screen shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and constructed in accordance with the approved details and permanently retained as such.

Reason: To protect visual amenity and minimise air pollution to the adjacent children's playground in accordance with London Plan's SPG on Sustainable Design and Construction, Policy 7.14 of the London Plan and Policy DM01 of the Barnet Local Plan.

- 8 Notwithstanding the details shown on the plans submitted hereby approved, 10% of the residential units provided shall be easily adaptable for wheelchair use or to 'Wheelchair Homes' standards. A plan showing the location and layout of such units shall be submitted to and approved in writing by the Local Planning Authority prior to any development (other than demolition, site clearance and ground works) being commenced. The wheelchair units shall thereafter be constructed as such.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of policies 3.8 and 7.2 of the London Plan and policy DM02 of the Barnet Local Plan.

- 9 Prior to the commencement of any development (including demolition, site clearance and ground works), a Demolition and Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in full accordance with the details approved under this plan. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following information:
- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
  - ii. site preparation and construction stages of the development;
  - iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
  - iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
  - v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
  - vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
  - vii. noise mitigation measures for all plant and processors;
  - viii. details of contractors compound and car parking arrangements;
  - ix. Details of interim car parking management arrangements for the duration of construction;
  - x. Details of a community liaison contact for the duration of all works associated with the development.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and policies 5.3, 5.18, 7.14 and 7.15 of the London Plan.

- 10 Prior to the first occupation of the retail unit development, the basement parking as shown in Drawing No. 1135-100 Rev AA and the access to the parking areas from public highway shall be provided and retained for the life of the development. Thereafter, the parking spaces shall be used only as agreed and not be used for any purpose other than the parking and turning of vehicles in connection with approved development.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 11 Prior to the first occupation of the residential development, the parking on upper and lower parking decks as shown on Drawing Nos. 1135/107 Rev. D and 1135/108 Rev. F and the access to the parking areas from public highway shall be provided and retained for the life of the development. Thereafter, the parking spaces shall be used only as agreed and not be used for any purpose other than the parking and turning of vehicles in connection with approved development.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 12 Prior to the first occupation of the retail development, a Car Parking Management Plan for the basement car park detailing the following shall be submitted to and approved in writing by the Local Planning Authority:
- i. location and layout of car parking spaces,
  - iii. on-site parking controls and charges;
  - iv. the enforcement of unauthorised parking; and
  - v. disabled parking spaces.

The car parking spaces shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development. The parking management plan shall be implemented in accordance with the approved details before the buildings hereby permitted are occupied and maintained thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the car parking spaces are provided and managed in an appropriate way and to ensure that adequate parking is retained for existing and future residents of Premier House in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 13 Prior to the first occupation of the residential development, a Car Parking Management Plan for the decked car park detailing the following shall be submitted to and approved in writing by the Local Planning Authority:
- i. location and layout of car parking spaces,
  - iii. on-site parking controls and charges;
  - iv. the enforcement of unauthorised parking; and
  - v. disabled parking spaces.

The car parking spaces shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development. The parking management plan shall be implemented in accordance with the approved details before the buildings hereby permitted are occupied and maintained thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the car parking spaces are provided and managed in an appropriate way and to ensure that adequate parking is retained for existing and future residents of Premier House in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 14 Prior to the first occupation of the residential development, hereby approved, full details of the electric vehicle charging points to be installed in the residential element of the development shall be submitted to the Local Planning Authority and approved in writing. These details shall include for the provision of 20% active and 20% passive parking spaces with electric vehicle charging facilities. The development shall be implemented in full accordance with the approved details prior to first occupation and maintained thereafter.

Reason: To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with policy 6.13 of the London Plan.

- 15 Prior to the first occupation of the retail development, hereby approved, full details of the electric vehicle charging points to be installed in the retail element of the development shall be submitted to the Local Planning Authority and approved in writing. These details shall include for the provision of 10% active and 10% passive parking spaces with electric vehicle charging facilities. The development shall be implemented in full accordance with the approved details prior to first occupation and maintained thereafter.

Reason: To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with policy 6.13 of the London Plan.

- 16 Prior to the first occupation of the residential development, provision shall be made for 136 cycle parking spaces for residential use in accordance with TfL Cycle Parking Standards and that area shall not thereafter be used for any purpose other than for the parking of cycles associated with the development.

Reason: In the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012

- 17 Prior to the first occupation of the retail development, provision shall be made for 45 cycle parking spaces for retail use in accordance with TfL Cycle Parking Standards and that area shall not thereafter be used for any purpose other than for the parking of cycles associated with the development.

Reason: In the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012

- 18 Prior to the commencement of development (other than demolition, site clearance and ground works) Pedestrian Cycle Environment Review System (CERS) audit shall be undertaken and the results shall be submitted to and approved in writing by the Local Planning Authority. Any improvements identified in the CERS audit shall be carried out prior to occupation at the applicant's expense.

Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 19 Prior to occupation of the retail development shower facilities shall be provided for the retail use to encourage the use of cycling as an alternative mode of transport in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 20 Notwithstanding the details shown on the plans submitted and otherwise hereby approved, prior to the first occupation of the residential development, details of the refuse and recycling collection arrangements for the residential element of the development shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling strategy shall thereafter be implemented in accordance with the approved strategy.

Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 21 Notwithstanding the details shown on the plans submitted and otherwise hereby approved, prior to the first occupation of the retail development, details of the refuse and recycling collection arrangements for the retail element of the development shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling strategy shall thereafter be implemented in accordance with the approved strategy.

Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 22 Prior to the first occupation of the retail development, hereby approved, a full Delivery and Servicing Plan (DSP) for the retail elements of the scheme shall be submitted to and approved by the Local Planning Authority. Deliveries and servicing shall thereafter be carried out solely in accordance with the approved details.

Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 23 Prior to the first occupation of the residential development, hereby approved, a full Delivery and Servicing Plan (DSP) for the residential elements of the scheme shall be submitted to and approved by the Local Planning Authority. Deliveries and servicing shall thereafter be carried out solely in accordance with the approved details.

Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 24 Prior to the commencement of development (including demolition, site clearance and ground works), full details of the proposed highway layout on Depot Approach shall be submitted to and approved in writing by the Local Planning Authority. The road layout shall be implemented in accordance with the approved details before the site is occupied.

Reason: In the interests of pedestrian and highway safety for future occupiers and users of the site in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 25 Prior to the commencement of development (including demolition, site clearance and ground works), a Stage 1 and Stage 2 Road Safety Audit shall be undertaken in relation to the approved pedestrian crossing on Depot Approach. The results of the audit shall be submitted to and approved in writing by the Local Planning Authority. Any necessary works identified within the audit shall thereafter be fully implemented prior to the first occupation of any part of the development.

Reason: In the interest of highway/pedestrian safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 26 The CHP plant hereby approved must not exceed the Band B Emission Standards for CHP Plant as listed in Appendix 7 of the London Plan's Sustainable Design and Construction SPG document. Prior to the installation of the CHP, evidence to demonstrate compliance with these emission limits shall be sent to and approved in writing by the Local Planning Authority for approval. The CHP plant shall have dry NO<sub>x</sub> emissions not exceeding 40 mg/kWh (0%).

Reason: To comply with the London Plan's SPG on Sustainable Design and Construction and Policy 7.14 of the London Plan in relation to air quality.



- 27 a) An air quality assessment report, written in accordance with the relevant current guidance, for the CHP plant shall be submitted to and approved by the Local Planning Authority prior to the commencement of development (including demolition, site clearance and ground works). It shall have regard to the air quality predictions and monitoring results from the Stage Four of the Authority's Review and Assessment, the London Air Quality Network and London Atmospheric Emissions Inventory. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.
- b) A scheme for air pollution mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to the commencement of development (including demolition, site clearance and ground works).
- c) The approved mitigation scheme shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and retained as such thereafter.

Reason: To ensure that the amenities of neighbouring premises are protected from poor air quality arising from the development in accordance with the Sustainable Design and Construction SPD (adopted April 2013).

- 28 Prior to the first occupation of the retail element of the development, a noise assessment, carried out by an approved acoustic consultant, which assesses the likely impacts of noise on the development and outlines measures to be implemented to address its findings, shall be submitted to and approved in writing by the Local Planning Authority. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations. The measures approved under this condition shall be implemented in their entirety prior to the first occupation of the retail development and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are not prejudiced by rail and/or road traffic and/or mixed use noise in the immediate surroundings in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.15 of the London Plan 2015.

- 29 Prior to the commencement of the development (other than demolition, site clearance and ground works) details of all extraction and ventilation equipment to be installed as part of the development have been submitted to and approved in writing by the Local Planning Authority. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations. The development shall be implemented in accordance with details approved under this condition before the first occupation of the development and retained as such thereafter.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy

DM04 of the Development Management Policies DPD (adopted September 2012) and Policy CS13 of the Local Plan Core Strategy (adopted September 2012).

- 30 The level of noise emitted from the plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property. If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2011

- 31 Prior to the commencement of the development (other than demolition, site clearance and ground works), a report shall be undertaken by a competent acoustic consultant that assesses the likely noise impacts from the development of the ventilation/extraction plant, and mitigation measures for the development to reduce these noise impacts to acceptable levels, and has been submitted to and approved in writing by the Local Planning Authority.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations. The measures approved under this condition shall be implemented in their entirety prior to the first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 7.15 of the London Plan 2015.

- 32 No development (other than demolition, site clearance and ground works) shall take place until a strategy setting out how the development could enable future connection to any District Heating Network has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details as approved.

Reason: To ensure that the development is sustainable and complies with the requirements of London Plan policies 5.2 and 5.6.

- 33 Part 1

Prior to the commencement of development (including demolition, site clearance and ground works) other than for investigative work:

A desktop study (Preliminary Risk Assessment) shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information,

a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study (Preliminary Risk Assessment) and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

## Part 2

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of development (including demolition, site clearance and ground works).

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 5.21 of the London Plan 2011.

- 34 No development (other than demolition, site clearance and ground works) shall take place until a drainage strategy detailing all on and off site drainage works including Sustainable Urban Drainage Systems, such as permeable paving, attenuation measures and rainwater harvesting) to be carried out in respect of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. No foul, surface or ground water shall be discharged from the development hereby approved into the public sewer system until the drainage works referred to in the strategy have been completed in their entirety.

Reason: To ensure that the development provides appropriate drainage infrastructure and to comply with policy CS13 of the Barnet Local Plan and policies 5.13 and 5.14 of the London Plan.

35 No development (other than demolition, site clearance and ground works) shall take place until a detailed scheme of hard and soft landscaping (to include green and brown roof details) and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The details of landscaping and means of enclosure submitted shall include but not be limited to the following:

- the position of any existing trees and hedges to be retained or removed;
- details of all tree, hedge, shrub and other planting proposed as part of the scheme and all planting proposed for green walls and other soft landscaped structures, including proposed species, plant sizes and planting densities;
- means of planting, staking and tying of trees, including tree guards, planter depths and a detailed landscape maintenance schedule for regular pruning, watering and fertiliser use;
- existing site contours and any proposed alterations to these such as earth mounding;
- details of all proposed hard landscape, including proposed materials, samples and details of techniques to be used to provide conditions appropriate for new plantings;
- timing of planting;
- details of all proposed boundary treatments, fencing, gates or other means of enclosure to be erected at the site.

Reason: To ensure a satisfactory appearance to the development and protect the amenities of the area and future and neighbouring occupiers in accordance with policies DM01 and DM02 of the Barnet Local Plan and policies 3.6 and 7.21 of the London Plan.

36 All work comprised in the approved scheme of hard and soft landscaping shall be carried out before the end of the first planting and seeding season following the first occupation of any part of the building.

Reason: To ensure a satisfactory appearance to the development and protect the amenities of the area and neighbouring occupiers in accordance with policy DM01 of the Barnet Local Plan and policy 7.21 of the London Plan.

37 Any trees, hedges or shrubs to be planted as part of the approved landscaping scheme (including any planting associated with the decked car park) which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development and protect the amenities of the area and neighbouring occupiers in accordance with policy DM01 of the Barnet Local Plan and policy 7.21 of the London Plan.

38 Notwithstanding the details shown on the plans otherwise hereby approved:

a) Prior to the first occupation of the residential development a scheme detailing all play equipment to be installed in the communal amenity space of the development shall be submitted to the Local Planning Authority and approved in writing.

The development shall be implemented in full accordance with the details as approved prior to the first occupation of the development and the play space shall thereafter be permanently retained.

Reason: To ensure that the development represents high quality design and to accord with policies DM01 and DM02 of the Barnet Local Plan and policy 3.6 of the London Plan.

- 39 Prior to the first occupation of the development, hereby approved, details and specifications of all external lighting to be installed as part of the development shall be submitted to the Local Planning Authority and approved in writing. The development shall be implemented in full accordance with the approved details prior to the first occupation of the development and thereafter be permanently maintained as such.

Reason: To ensure that appropriate lighting is provided as part of the development in accordance with policy DM01 of the Barnet Local Plan and 5.3 of the London Plan.

- 40 Prior to the first occupation of the residential development, a scheme for the provision of communal/centralised satellite/cable and television reception equipment to be installed within the development (including any external or rooftop installations required) shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details approved and the equipment shall thereafter be permanently retained and made available for use by all occupiers of the development.

Reason: To ensure that the development makes appropriate provision for such equipment, so as to not impact adversely on the townscape and character of the area, so that it accords with policies CS5 and DM01 Barnet Local Plan.

- 41 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) the following operations shall not be undertaken in r without the receipt of prior specific express planning permission writing from the Local Planning Authority on the residential element of the development hereby approved:

- The installation of any structures or apparatus for purposes relating to telecommunications on any part the development hereby approved, including any structures or development otherwise permitted under Part 24 and Part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any equivalent Order revoking and re-enacting that Order.

Reason: To ensure that the development does not impact adversely on the townscape and character of the area and to ensure the Local Planning Authority can control the development in the area so that it accords with policies CS5 and DM01 Barnet Local Plan.

- 42 The retail unit, hereby approved, shall be used for use class A1 (Retail) and no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

- 43 Prior to the first occupation of the development, certification demonstrating compliance with Secured by Design standards (or any superseding accreditation) shall be submitted to and approved in writing by the Local Planning Authority. Any submission should include details of any security shutters to be installed within the retail unit.

Reason: In the interest of community safety in accordance with London Plan Policy 7.3, London Borough of Barnet's Local Plan Policy CS12 of Core Strategy (September 2012) and Policy DM02 Development Management Policies (September 2012).

- 44 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

- 45 Prior to the commencement of development (including demolition, site clearance and ground works), a surface water drainage strategy for the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development manages surface water in accordance with Policy CS13 of the Barnet Local Plan, Policies 5.13 and 5.14 of the London Plan, and changes to SUDS planning policy in force as of 6 April 2015 (including the Written Ministerial Statement of 18 December 2014, Planning Practice Guidance and the Non-statutory Technical Standards for Sustainable Drainage Systems).

- 46 a) No development shall take place until details of mitigation measures to show how the development will be constructed/adapted so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration has been submitted to and approved in writing by the Local Planning Authority.

This sound insulation shall ensure that the levels of noise generated from the commercial unit; as measured within habitable rooms of the development shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) The mitigation measures as approved under this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of the residential properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD, and 7.15 of the London Plan 2015.

47 No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works  
B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: Heritage assets of archaeological interest may survive on the site. The Local Planning Authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

#### **INFORMATIVE(S):**

- 1 In accordance with paragraphs 186-187, 188-195 and 196-198 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

**Date of Decision: 10 January 2018**

**Signed:**



**Fabien Gaudin**  
**Head of Development Management**

## NOTE(S):

1. Your attention is drawn to the attached Schedule which sets out the rights of an applicant who is aggrieved by a decision of the Local Planning Authority.
2. This Notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact the Barnet Council Building Control team by email ([building.control@barnet.gov.uk](mailto:building.control@barnet.gov.uk)), telephone (0208 359 4500), or see our website at [www.barnet.gov.uk/building-control](http://www.barnet.gov.uk/building-control)

3. For information on Construction Site Guidelines for Householders and Developers, please visit <https://www.barnet.gov.uk/citizen-home/environmental-health/pollution/construction-information.html>
4. For details relating to Street naming and numbering, please visit <https://www.barnet.gov.uk/citizen-home/planning-conservation-and-building-control/building-control/street-naming-and-numbering.html>

## APPEAL GUIDANCE:

Should you (an applicant or agent) feel aggrieved by the decision of the Council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Sections 78 and 195 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning with the date of the decision notice (unless an extended period has been agreed in writing with the Council):

- Six months: Full (excluding householder and minor commercial applications), listed building (including Certificate of Lawfulness in relation to a listed building), Section 73 'variation/removal', Section 73 'minor material amendment', extension of time and prior approval applications.
- 12 weeks: Householder planning, householder prior approval and minor commercial applications.
- 8 weeks: Advertisement consent applications
- No timescale: Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued, the appeal period may be significantly reduced, subject to the following criteria:

- Where the development proposed by your application is the same or substantially the same as development that is the subject of an enforcement notice served within the last two years you must appeal within 28 days of the date of the application decision
- Where an enforcement notice is served on or after the decision date on your application relating to the same or substantially the same land and development as in



your application and if you want to appeal against the Council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk) or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the Council.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are exceptional special circumstances. The Secretary of State can refuse to consider an appeal if the Council could not have granted planning permission for the proposed development or could not have granted without the conditions it imposed, having regard to the statutory requirements and provision of the Development Order and to any direction given under the Order. In practice it is uncommon for the Secretary of State to refuse to consider appeals solely because the Council based its decision on a direction given by the Secretary of State.

#### **PURCHASE NOTICES:**

If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render that land capable of a reasonable beneficial use by carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a Purchase Notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

**Notes**

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rev.	date	dmn.
E	26.03.12	JY
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G	26.11.12	JY
H		
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K	10.05.13	LS
L	04.09.13	LS
M	10.06.14	LS
N	14.07.15	LS
P	29.09.15	LS
Q	01.07.16	LS
R	03.10.16	LS
S	20.01.17	LS

1 Bed Flat

2 Bed Flat



**Stanford | Eatwell**  
**Architecture**  
 Chartered Architects  
 Threnthall Park | Bishops Cleeve | Herts | CM22 7WE  
 T 01279 874413  
 F 01279 874417  
 E [eatwell@stanfordeatwell.co.uk](mailto:eatwell@stanfordeatwell.co.uk)

project	Cricklewood Broadway		
title	First Floor Plan		
scale	1:200 @ A1	dmn	MB
date	Mar 2012	chk	JY
dtg no.	1135/102	rev	S

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rev.	date	dm.
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N	14.07.15	LS
P	29.09.15	LS
Q	01.07.16	LS
R	13.07.16	LS
S	20.01.17	LS



**Stanford | Eatwell**  
**Architecture**  
 Chartered Architects  
 Threnhall Park | Bishops Cleeve | Herts | CM22 7WE  
 T 01279 874413  
 F 01279 874417  
 E [info@stanfordeatwell.co.uk](mailto:info@stanfordeatwell.co.uk)

project	Cricklewood Broadway		
title	Second Floor Plan		
scale	1:200 @ A1	dm.	MB
date	Mar 2011	chk.	JY
orig. no.		rev.	S



**1135 P 103**

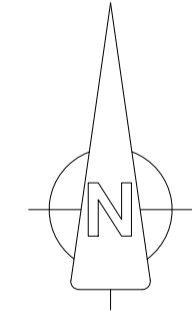
**Notes**

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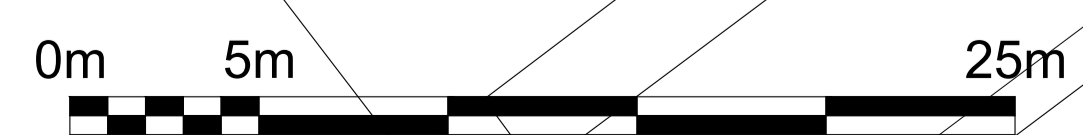
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S	20.01.17	LS

- 1 Bed
- 2 Bed
- 3 Bed



**Stanford | Eatwell**  
Architecture  
Chartered Architects  
Threnhall Park | Bishops Cleeve | Herts | CM22 7WE  
T 01279 874413  
F 01279 874417  
E [info@stanfordeatwell.co.uk](mailto:info@stanfordeatwell.co.uk)

project	Cricklewood Broadway		
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date	Mar 2011	chk.	JY
orig. no.	1135/106	rev.	S



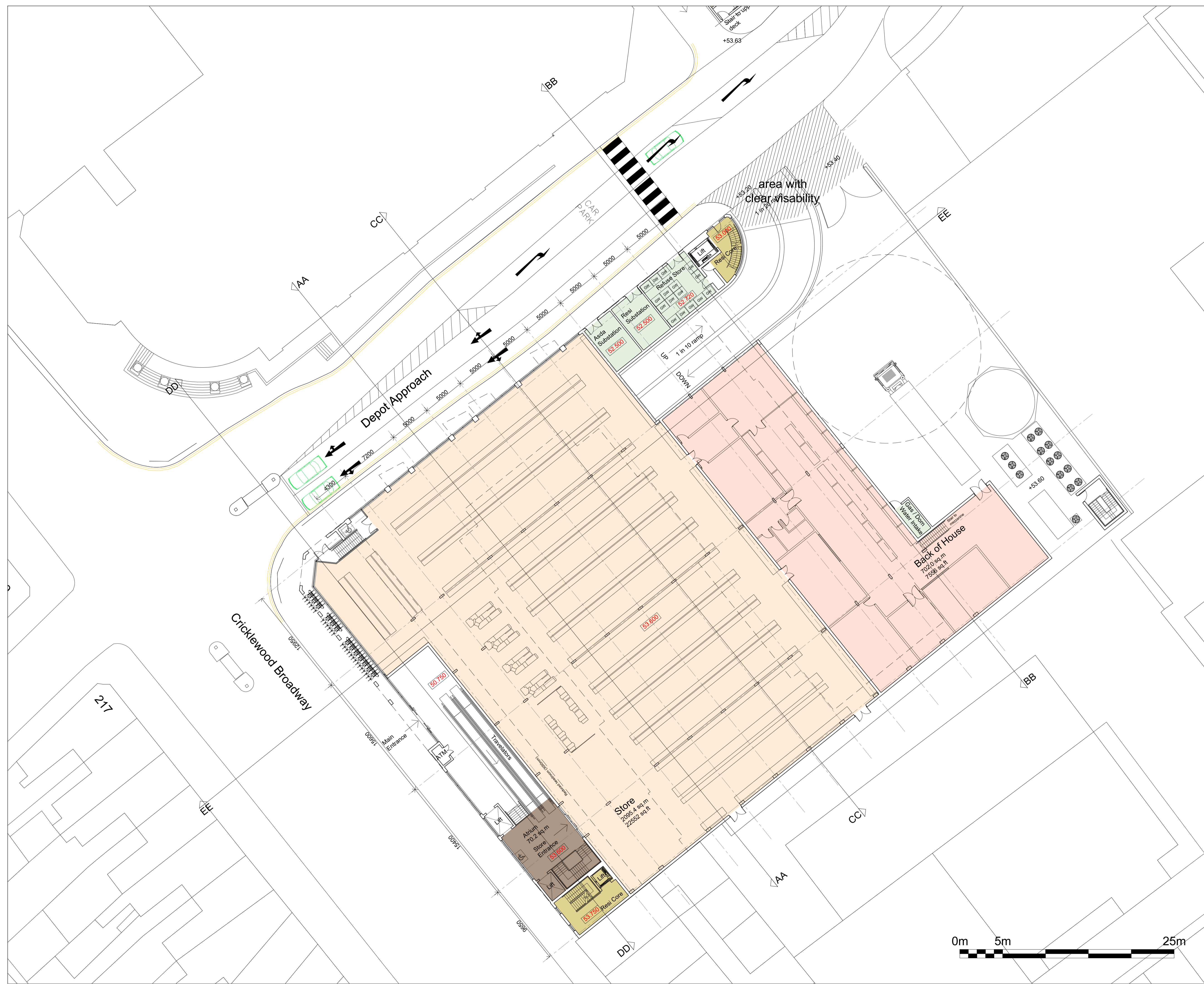


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AC	16.12.16	LS
AD	20.01.17	LS



**Stanford | Eatwell**  
Architecture  
Chartered Architects

Threnhall Park | Bishops Cleeve | Herts | CM22 7WE  
T 01279 874413  
F 01279 874417  
E [se@stanford-eatwell.co.uk](mailto:se@stanford-eatwell.co.uk)

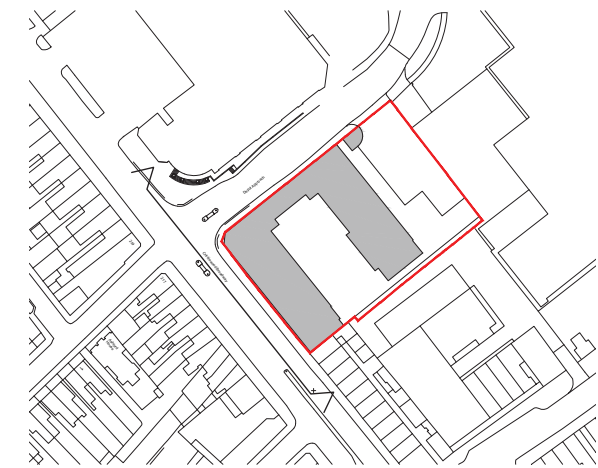
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title: Ground Floor Plan

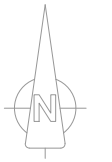
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orig no: 1135/101 rev: AD

# Cricklewood Broadway

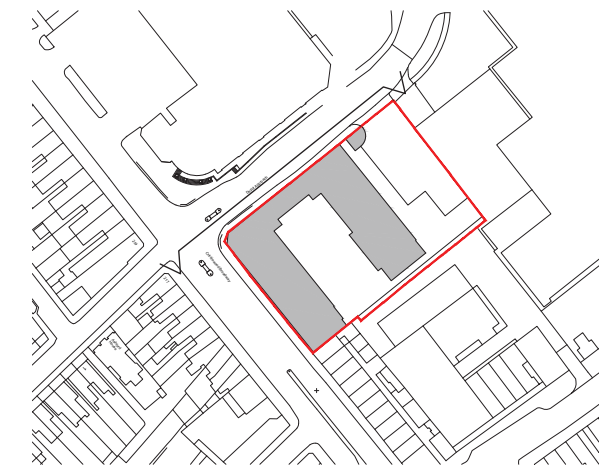


1:2500 Key Plan



Cricklewood Broadway Elevation - Scale 1:200

Scheme 2



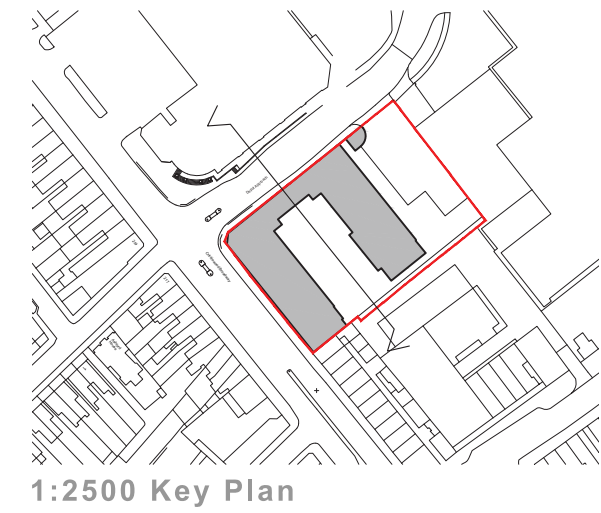
1:2500 Key Plan



Depot Approach Elevation - Scale 1:200

Scheme 2

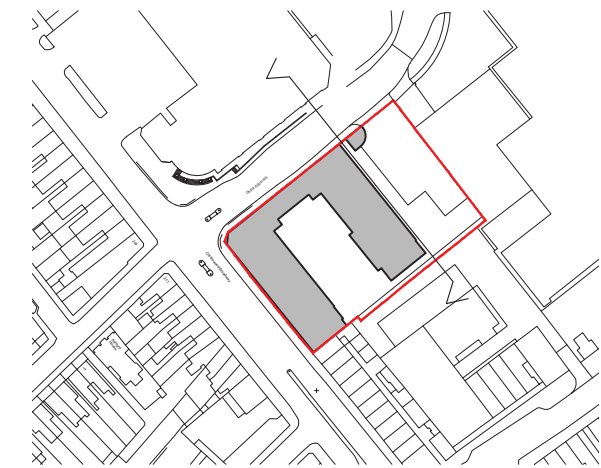




Section A-A - Scale 1:200

Scheme 2

# Cricklewood Broadway



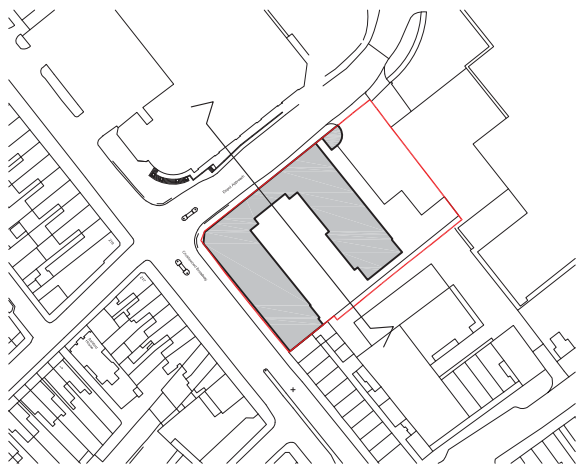
1:2500 Key Plan



Section B-B - Scale 1:200

Scheme 2

# Cricklewood Broadway

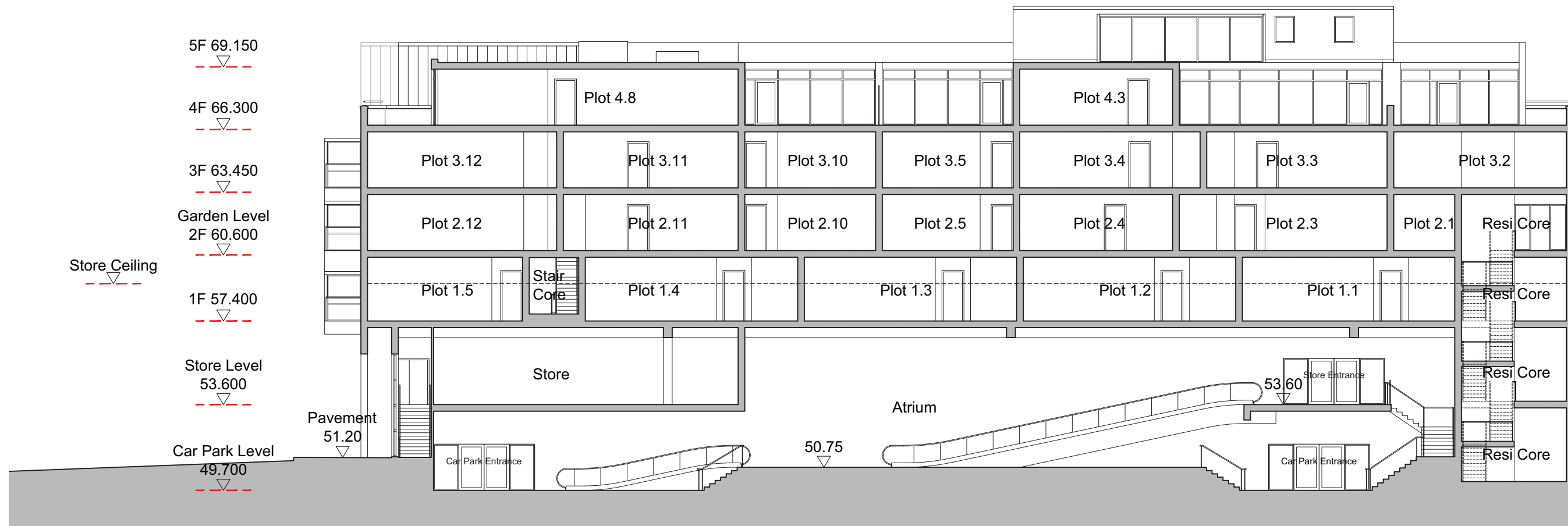
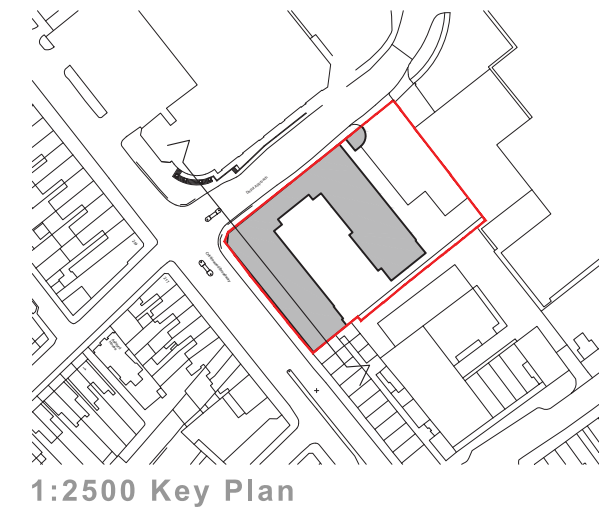


1:2500 Key Plan

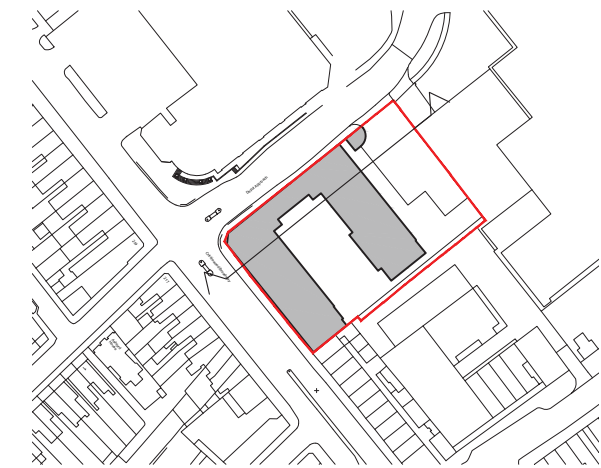


Section C-C - Scale 1:200

Scheme 2



Section D-D - Scale 1:200



1:2500 Key Plan



Section E-E - Scale 1:200

Scheme 2



Residential Car Park Plan (Lower Deck) - Scale 1:500

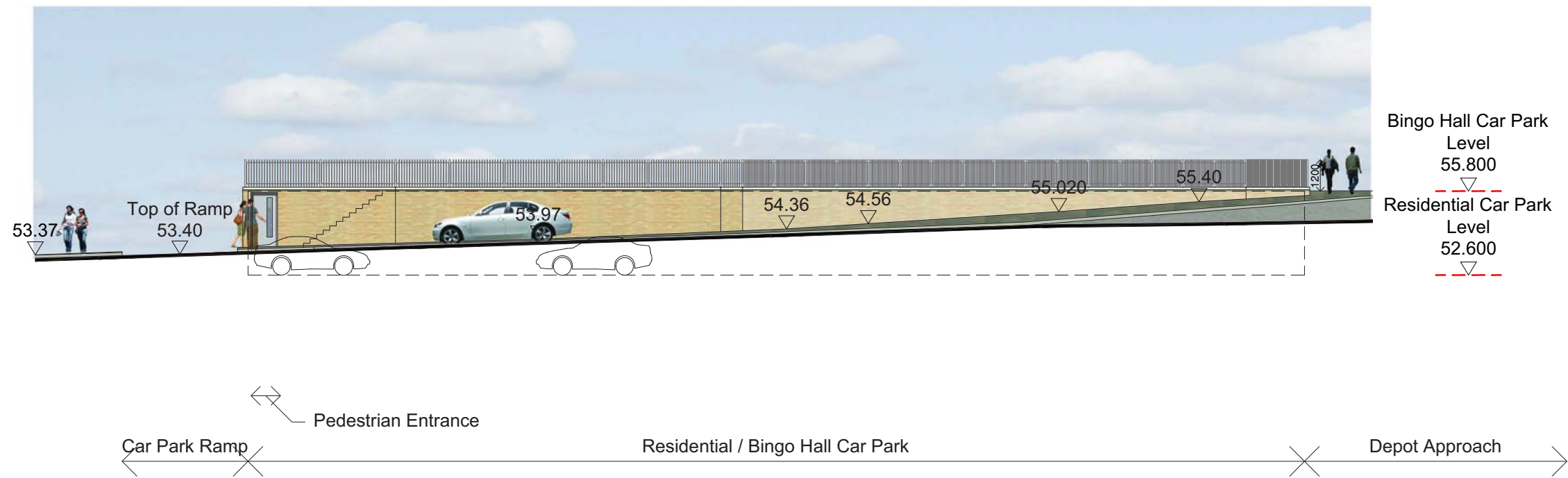


Bingo Hall Car Park Plan (Upper Deck) - Scale 1:500

# Cricklewood Broadway



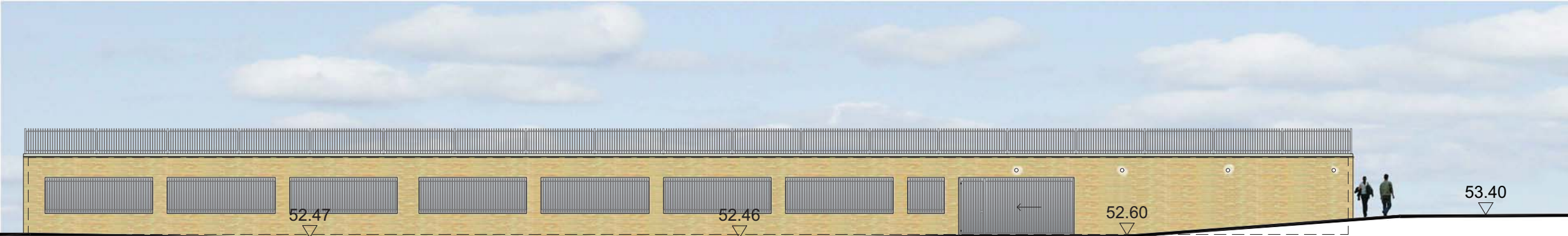
North-East Car Park Elevation - Scale 1:200



South-East Car Park Elevation - Scale 1:200



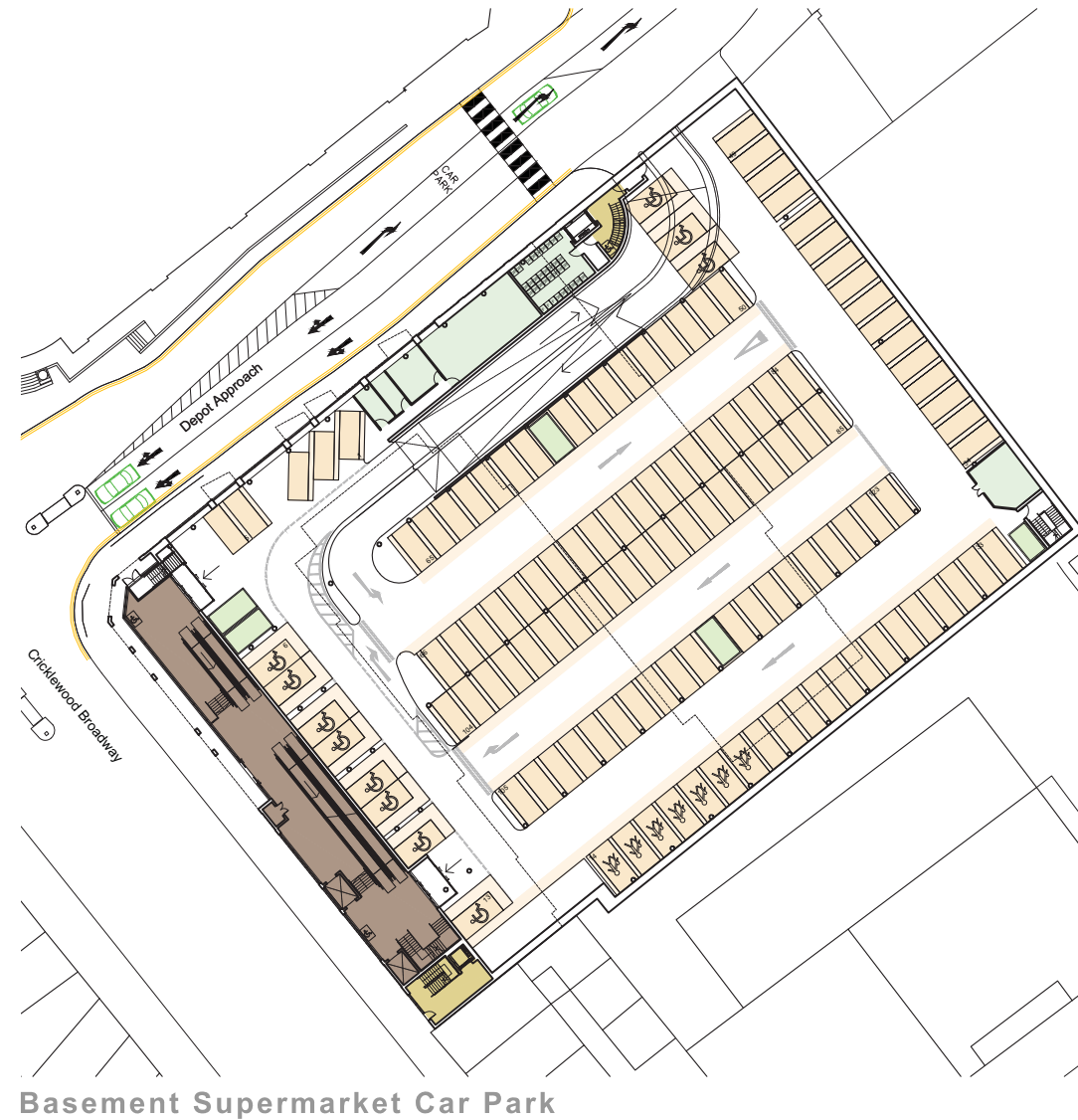
Bingo Hall Car Park  
Level  
55.800  
Residential Car Park  
Level  
52.600



South-West Car Park Elevation - Scale 1:200



Ground Floor Residential Car Park



Basement Supermarket Car Park

## Parking

A total of 123 car parking spaces have been provided in a basement car park for the sole use of the supermarket.

Car parking for residents is provided on the lower deck of the proposed multi storey car park (two levels) where the Bingo Hall car parking currently exists. 3 no. wheelchair car parking bays within the basement are proposed to be residential. This equates to a total of 75 no. secured covered spaces for the residential development, 72 no. below the Bingo Hall parking and 3 no. in the basement area.

This is the equivalent of a 78% parking provision meeting the London Plan 2011 target of less than 1 space per dwelling and is considered appropriate in the context of the high PTAL public accessibility of the site. The site has a PTAL rating level 5.

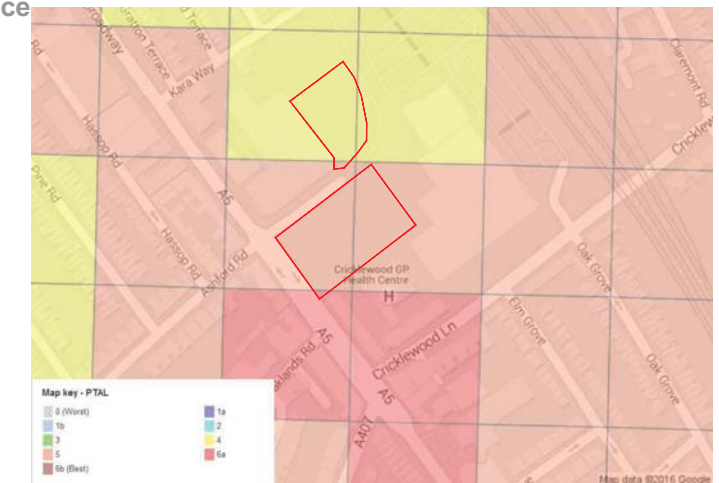
Of these spaces, 6 no. are designed to accommodate wheelchair users. 3 of these are located adjacent to the core serving the wheelchair adapted flats.

Provision will be made for electric charging points at 20% of the total residential provision, with a further 20% passive bays. 2 no. charging points will be provided within the supermarket car park. Due to the nature of the undercroft parking, future additional charging points (greater than 20% passive) could easily be accommodated.

## Cycle Storage

A total of 138 cycle storage spaces have been provided at the ratio of 1 per 1 bed flat and 2 for every 2 & 3 bed flat, in accordance with London Plan standards. These cycle storage areas are located in a dedicated store, off the main resi entrance core.

Cycle parking for shoppers is located under cover adjacent to the supermarket entrance



PTAL Map (Level 5)



Second Floor Plan

## Strategy

The Waste and Recycling Strategy is based on LB Barnet's 'Information for developers and architects - Provision of household recycling and refuse waste collection services' document.

A communal refuse store for general waste is sited at ground level with a refuse store for recycling located in the basement. It is proposed that a management company will collect refuse bags from the dwellings on a daily basis and deliver them to the stores.

Bins from the recycling store (which are typically dry recycling) can be brought up to street level using the lift adjacent to the refuse stores. This has been sized to easily accommodate LB Barnet's bins and a person.

## Amount

Based on the number of units proposed the LB Barnet require;

- 33 no. 240 litre bins for dry recycling;
- 1 no. 240 litre bin for food waste or several smaller food waste containers;
- space for 5 no. 240 litre garden waste bins;
- and, 20 no. 1100 litre bins for general waste.

The recycling refuse store can easily accommodate the above and more as demonstrated on the below plan extract.

Space for a total of 16 no. general waste bins has been provided in the refuse store. Given the high proportion of smaller 1 and 2 bedroom homes we consider this sufficient, however, should more be required, there is ample space in the basement refuse store.



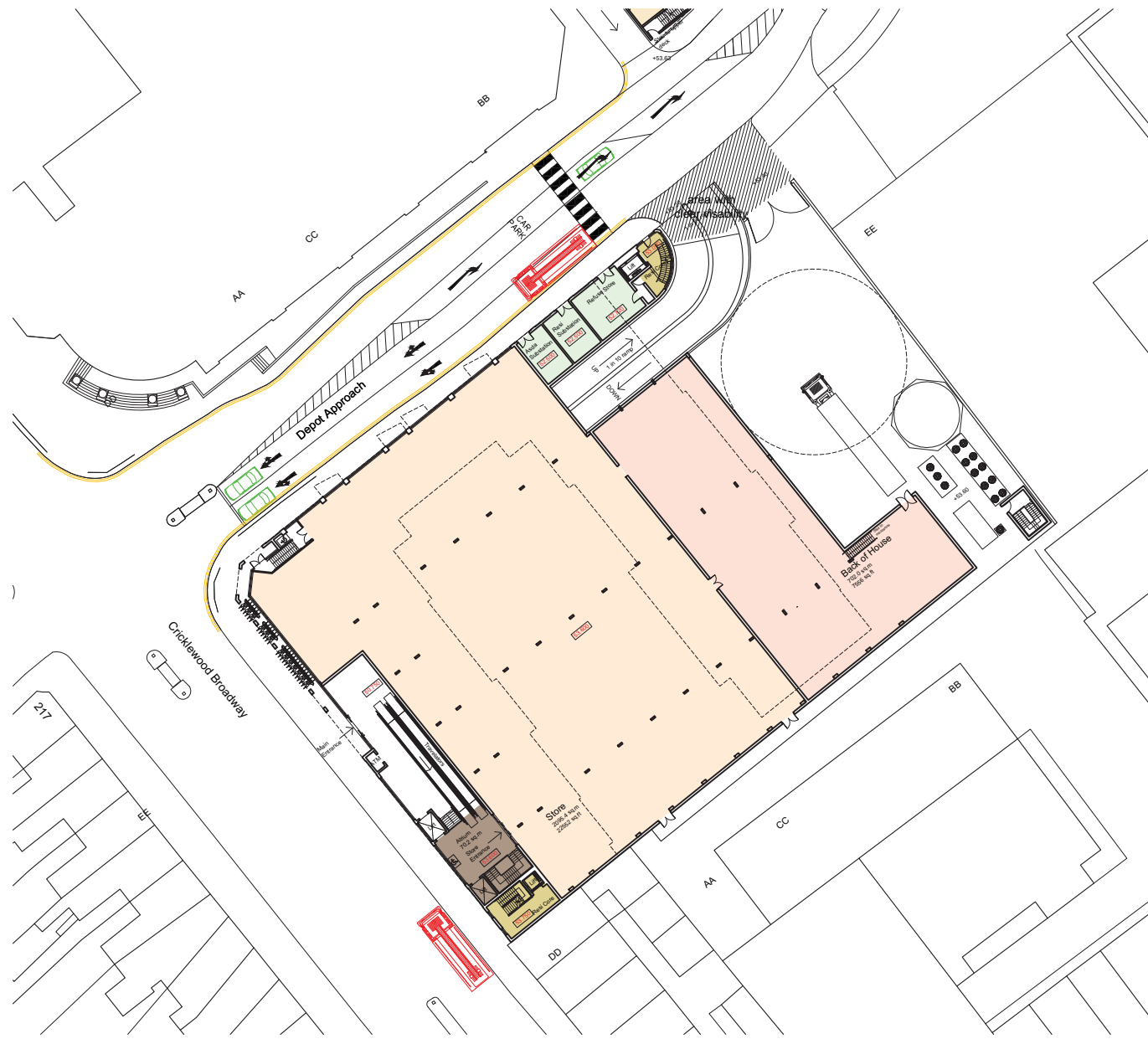
Basement Recycling Store

Ground Floor Refuse Store

**Stanford Eatwell**

Architecture

Chartered Architects







Ground Floor Fire Strategy Plan



Upper Floor Fire Strategy Plan (Second Floor shown)

### Key

-  Escape route from each dwelling via protected shaft
-  Wet Mains configuration
-  Firefighting outlet at each floor (not to be more than 45m away from the furthest point at each level)
-  Fire Tender access



A full Energy Statement and a Sustainability Statement have been prepared by O'Conner, Cronin & Sutton and these are included as part of this planning submission.

The Sustainability Statement provides verification that the project is designed in accordance with sustainability objectives of relevant planning policy at all levels, and is an example of good practice in sustainable design. The statement reports the performance of the proposed development using local, regional and national level guidance on sustainability from both government and industry.

A preliminary Code for Sustainable Homes (CSH) and a BREEAM pre-assessment of the proposed development have been completed. These pre-assessments provide a framework to achieve the target Code level 4 rating for the residential units, and BREEAM Very Good target rating for the commercial units. Tepbrook Properties and the design team are committed to securing these target ratings as far as practicable and these will be monitored and verified throughout the detailed design phase through the process of certified assessments.

The Sustainability Statement highlights the features and areas where the development is meeting best practice in the field of sustainable development, in particular with regards to the key sustainability issues of: energy, transport, water, materials, waste and site management, pollution, ecology and health and wellbeing.

The buildings are designed with Solar PV panels.



Landscaped Gardens at Second Floor

## Landscape Strategy

One of the key elements of the design is the provision of an enclosed courtyard amenity area of good quality landscaping. Footpaths connecting the two principle cores cross a grassed area with tree planting surrounding the lawns and providing a defensive barrier to the private terraces are raised planters with flower and shrub planting.

The paved private terraces are sub-divided for use by individual dwellings.

Two secure children's play areas are provided one in the main courtyard and one to the east of core 6 which is screened from the service area by 1.8m high brick screen wall with wall planting.

Rooftop areas will be landscaped, some as private terraces to penthouse units, but many areas as communal terraces of 60-80 m2 accessed off the circulation cores. Areas of "green roof" will further contribute to the drainage retention system.

A landscape management plan will be produced, and this will encompass short term, medium term and long term management strategy.





Zinc Standing Seam Cladding



Glass Balustrades



London Stock Yellow Brick



Winter Gardens

Materials & Details



Tepbrook Properties are committed to delivering a high quality environment to the market, and a major consideration to that local market is the issue of security. Secured by Design is an initiative sponsored by the Police to encourage careful consideration of security issues at planning and design stage, and to reward that endeavour by a nationally recognised standard of excellence. SBD compliance has also been encompassed into Code for Sustainable homes.

A Pre-Application consultation meeting was held with Antony Powell, Crime Prevention Design officer for London Borough of Barnet at Whetstone Police Station.

A number of key areas were highlighted for consideration and have been incorporated in the design:

External doors (including internal access doors to individual flats) to be BS: PAS24-1, 1999 certified.

External windows, ground floor, and those accessibly by obvious climbing eg balconies, to be to BS:7950, 1997.

Low lux, but continual lighting to all amenity areas.

Defensible spaces to prevent loitering adjacent to ground floor windows.

No gables without overlooking from neighbouring properties.

Undercroft car park to be painted in white, with good permanent lighting.

Secure gated access to car park, with full height gates with vertical railings.



## 1.00 Introduction

This Access Statement is to be read in conjunction with the other application documents and appended drawings.

Tepbrook Properties are fully committed to providing a development of the highest quality, that ensures all facilities are integrated in an inclusive manner allowing accessibility for everyone.

## 2.00 Description of development

The application proposal is for 96 new apartments: a mix of 1, 2 and 3 bedroom units, 4no. units will be fully wheelchair accessible.

## 3.00 Sources of Guidance and Advice

The guidelines in the following documents have been considered and applied in the preparation of this scheme:

- A) Lifetime Homes Standard 16 Design Criteria.
- B) Part M of the Building Regulations 'Access to and Use of Buildings 2004'.
- C) British Standard BS 8300:2001 'Designing Buildings and their Approaches to Meet the Needs of Disabled People'.
- D) London Plan Policy 3A.10
- E) Mayor of London 'Best Practice Guidance for Wheelchair Accessible Housing'.
- F) South East London Housing Partnership Wheelchair Homes Design Guidelines

## 4.00 Principles of Inclusive

### Design within the Project - External Environment

#### Site Gradients:

Internally, the site has no gradient greater than 1 in 20.

#### Car Parking & Setting Down Points:

All residential car parking is at ground floor level, with easy access for the disabled and able bodied. 75 car parking spaces will be provided including 3 no. wheelchair spaces adjacent to the lift in the undercroft covered car parking level.

#### Cycle Parking:

A cycle store for 138 no. cycles is located adjacent to the lift / stair core. Please refer to the 'Parking & Cycles' on page 55 of this Design and Access Statement for further information.

#### Approach to the Building:

The building is primarily approached via the traffic light junction with Cricklewood Broadway and Depot Approach. This affords access at ground floor to the Retail unit and to the entrances of the two residential cores.

The two main residential cores with lifts and stairs serve the garden level over the supermarket roof.

The residential blocks at garden level are arranged around 4 number stair cores serving small groups of a maximum of 7 dwellings per floor, creating small clusters where residents can easily identify with their neighbours. Long corridors serving large number of homes are therefore avoided. All approaches to the main and secondary cores are level with the external surfaces being non slip and clearly delineated in colour.

Vehicular access to the supermarket customer parking is located at the furthest point from the Broadway / Depot Approach junction and is served by a right turn lane to a ramped access to the parking level.

Service vehicles use the north eastern gated access to a secure service yard.

The residential car park which is secured by automatic gates is located at ground level with pedestrian access immediately opposite the stair and lift core serving ground to garden level. A pedestrian crossing will enable safe passage from the car park to the main entrance of the residential units.

The new car parking serving the Bingo Hall uses the natural ground levels to provide an access a level above the residential parking parking with a ramp and stair access to the lower level.

### External Entrances

All entrances will be illuminated and have level access over the threshold. They are also clearly marked by canopies/porches which also provide shelter.

### Fire Access

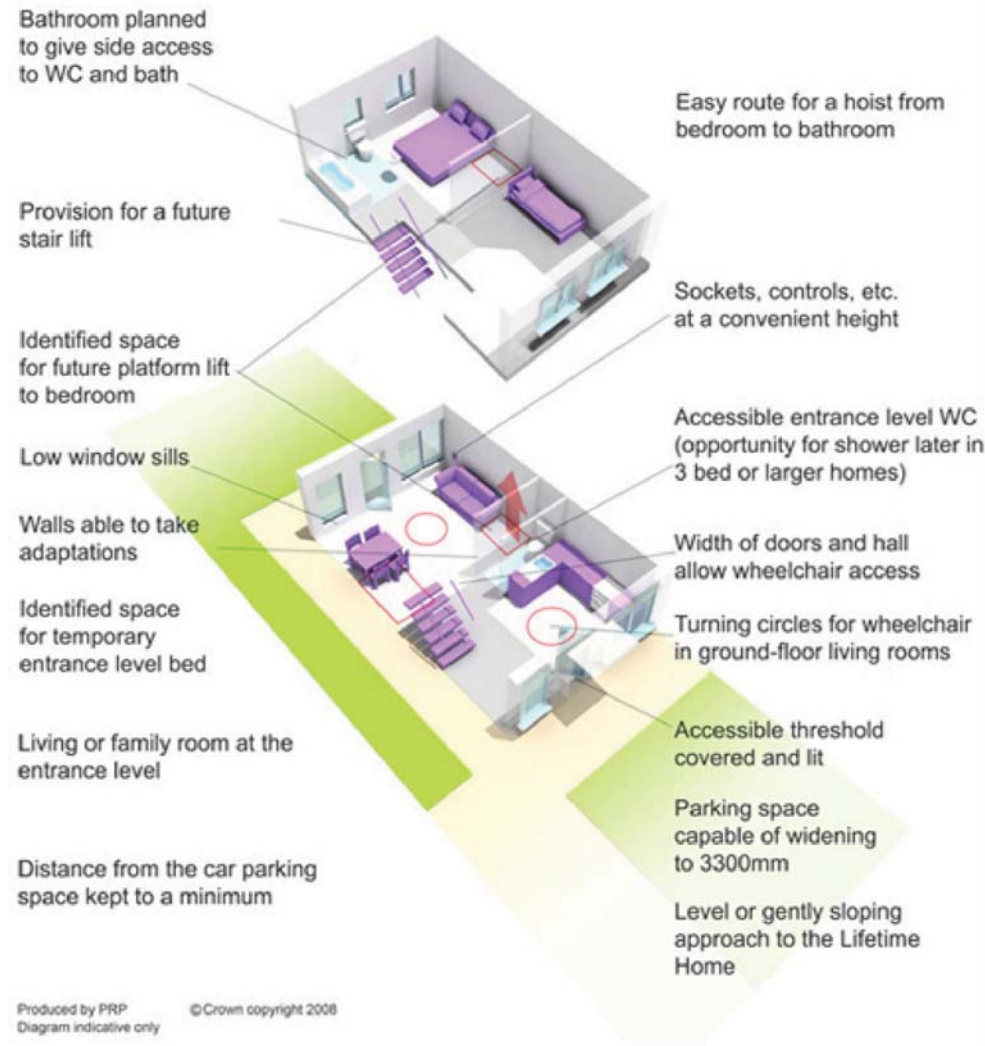
Please refer to the 'Fire Strategy' on page 57 of this Design and Access Statement. The distance from the Fire Tender vehicle to the furthest flat front door is less than 45m in all instances.

### Refuse Access

Please refer to the 'Refuse & Recycling' on page 56 of this Design and Access Statement for information regarding the proposed refuse and recycling strategy.



## Lifetime Homes Diagram



### 5.00 Compliance with Lifetime Homes Standards

The layouts for all apartments comply with the following lifetime homes standards:

#### Standard 1 - Car Parking:

There are 6 disabled car parking spaces for residents. All disabled spaces will be at least 3.6 x 4.8m including a 1200mm access zone in accordance with Part M of the Building Regulations. These designated spaces are sited undercover within a convenient distance between the parking space and the wheelchair flats.

#### Standard 2 - Access from Car Parking:

The disabled car parking spaces are sited close to the wheelchair flats. All car parking spaces have been designed to be accessible on a level threshold basis.

#### Standard 3 - Approach:

The approaches to the entrances are designed to provide level (or ramped access compliant with part M of the Building Regulations) with no steps and minimum gradients.

#### Standard 4 - External Entrance:

All entrances will be illuminated and, as previously stated, have level access over the threshold.

#### Standard 5 - Communal Stairs:

These have been designed to satisfy both parts K & M of the Building Regulations.

#### Standard 6 - Doorways and Hallways:

The internal layouts show that the width of internal doorways and hallways conform to Part M, and where hallways are only 900mm wide, the clear opening width is 900mm. All doors on the entrance level have at least a 300mm nib on the pull side of the door.

#### Standard 7 - Wheelchair Accessibility:

A 1500mm turning circle is possible within the living/dining areas, with adequate circulation space for wheelchair users within the rest of the apartment.

#### Standard 8 - Living Rooms:

All living rooms are sited at entrance level.

#### Standard 9 - Two or More Storey requirements: Not Applicable

#### Standard 10 - WC: Not Applicable

#### Standard 11 - Bathroom & WC Walls:

Partitions to bathrooms and WC's will be constructed with material suitable for taking retrospective adaptations such as handrails, etc.

#### Standard 12 - Stair Lift/Through-Floor Lift:

Not Applicable

#### Standard 13 - Tracking Hoist Route:

All flat types indicate a reasonable route for a potential hoist from the main bedroom to the bathroom. The construction of ceiling and floor above this hoist route will be of a construction sufficient to accommodate the future provision of a hoist loading.

#### Standard 14 - Bathroom Layouts:

All sanitaryware is designed to allow ease of access, in particular, side approached baths have been allowed for.

#### Standard 15 - Window Specification:

Window cills are generally designed to be no higher than 800mm from finished floor level.

#### Standard 16 - Fixtures & Fittings:

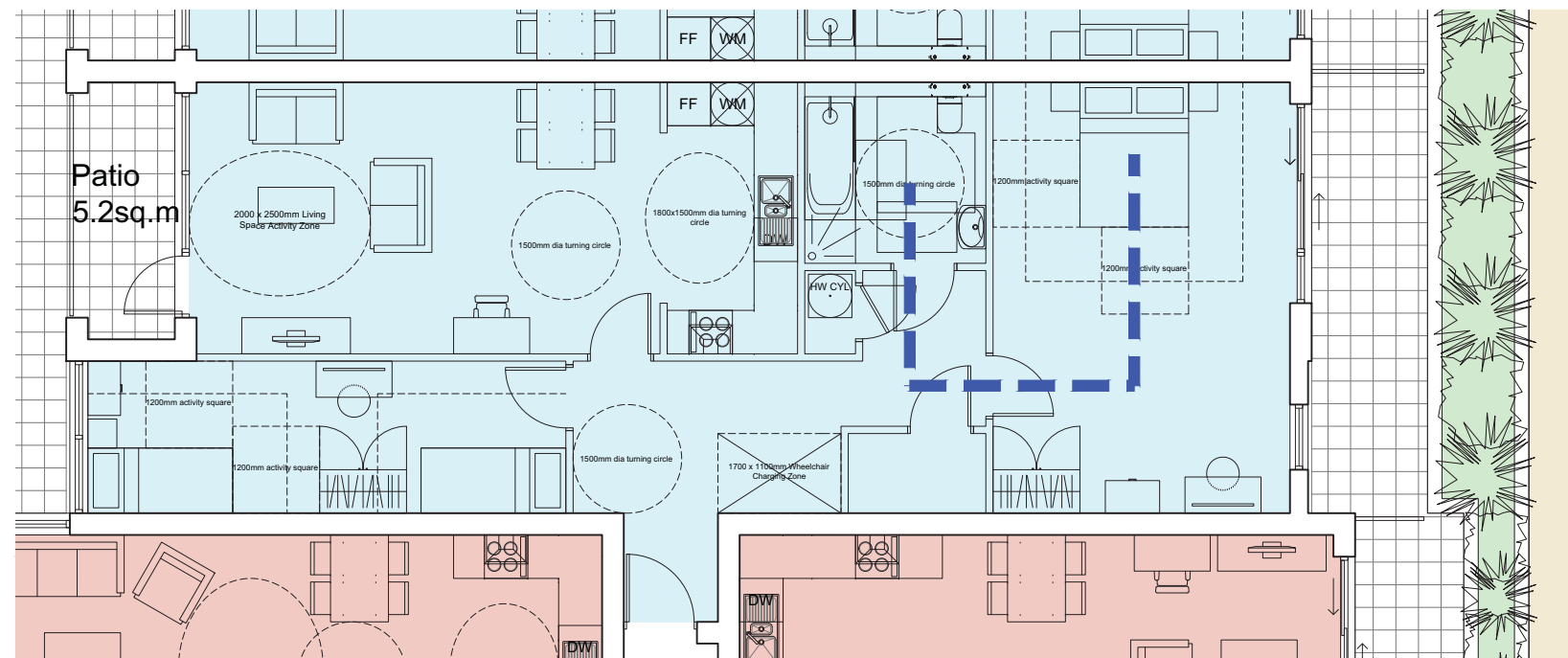
Switches, sockets and controls will be in accordance with Part M of the Building Regulations, ie. they will be sited at a height usable by all (no more than 1200mm from finished floor level).

## 6.00 Compliance with the 'Best Practice Guidance for Wheelchair Accessible Housing'

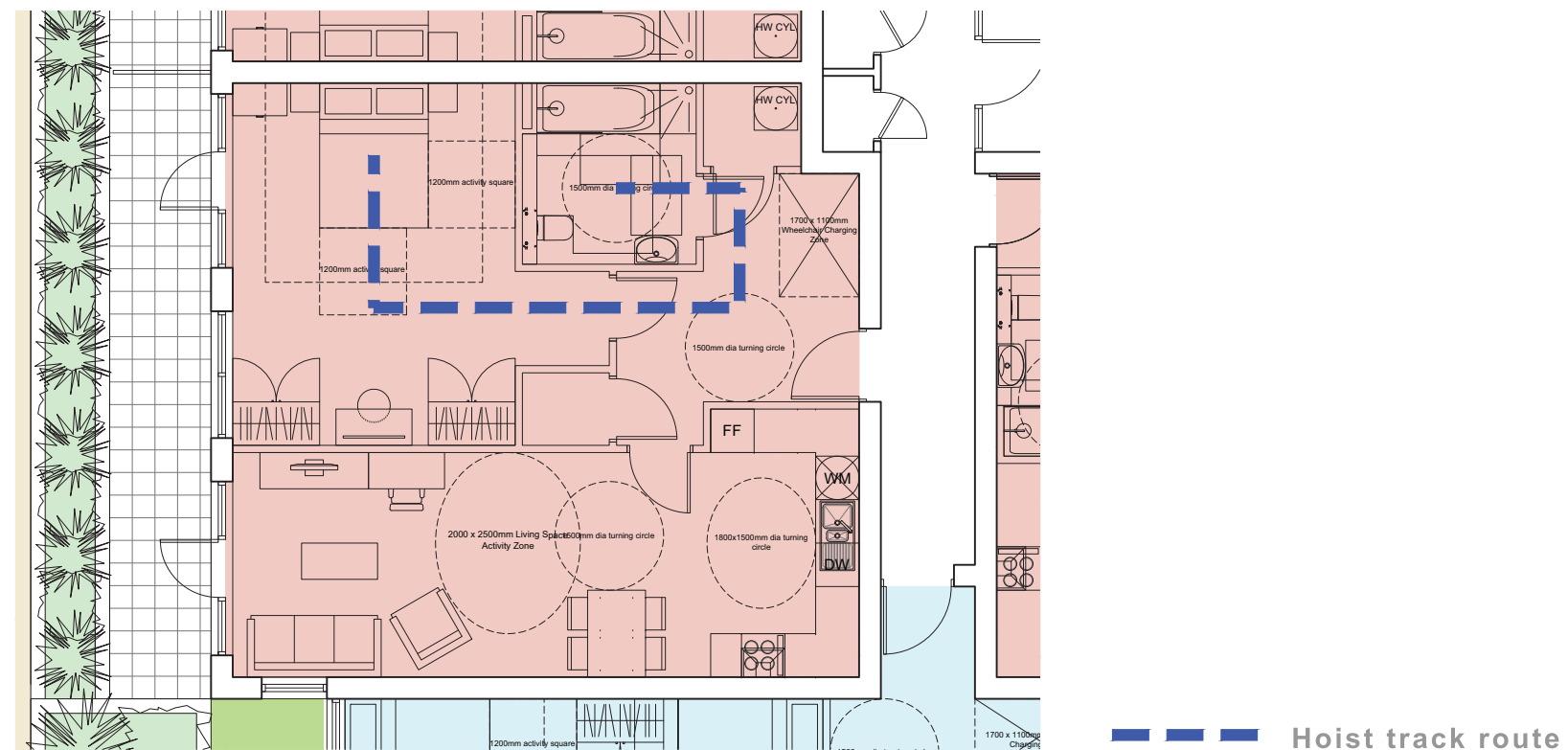
5no. units in the development have been designed to this standard. Please refer to page 66 of this Design and Access Statement for the location of wheelchair units.

The layouts are shown in the floor plans adjacent. The following key issues were addressed:

1. 5 No. covered disabled parking spaces (2.4 x 4.8m with a 1.2 access zone to the end and one side) are located adjacent to the lift / stair core.
2. The parking bays allocated for the wheelchair units will be numbered so that they are linked to the wheelchair units. These are also 2.4 x 4.8m with a 1.2 access zone to the end and one side.
3. All Disabled unit layouts indicate provision for storage and recharging of a battery operated wheelchair, this is normally in the hallway of the flat. The dimensions for this space are 1.1m x 1.7m.
4. The bathroom layouts ensure independent approach/transfer to and the use of all fittings, including maneuvering space clear of fittings. A 1500mm turning circle has therefore been indicated. A zone of 1100mm sweeping from the toilet has also been kept free of obstruction.
5. Where possible, the bathroom and main bedroom are shown adjacent to each other. This allows for a connecting wall with a full height knockout panel for the future use of a hoist between the two rooms.
6. Kitchens are shown as open plan. The layout should indicate a minimum clear maneuvering space of 1.8m x 1.4m.



Typical 2 Bedroom Wheelchair Flat (Plot 2.24 shown)



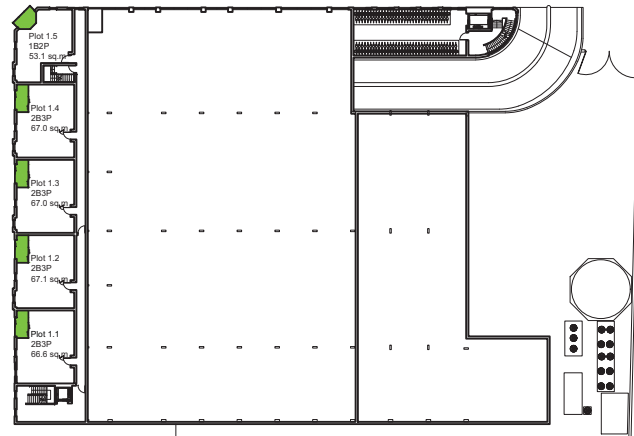
Typical 1 Bedroom Wheelchair Flat (Plot 2.22 shown)

— — — — — Hoist track route



Wheelchair Flat Locations - Second Floor Plan

# Cricklewood Broadway



First Floor Plan - Scale 1:1000



Fourth Floor Plan - Scale 1:1000



Second Floor Plan - Scale 1:1000



Fifth Floor Plan - Scale 1:1000



Third Floor Plan - Scale 1:1000

**Total Amenity Provision**

	Private Amenity	Communal Amenity
1st Floor	29.1 sq.m	0.0 sq.m
2nd Floor	309.8 sq.m	538.1 sq.m
3rd Floor	187.6 sq.m	0.0 sq.m
4th Floor	313.0 sq.m	0.0 sq.m
5th Floor	99.4 sq.m	0.0 sq.m
<b>Total</b>	<b>938.9 sq.m</b>	<b>538.1 sq.m</b>
<b>Total Amenity Provision</b>	<b>1477.0 sq.m</b>	
<b>(Including 521.6 sq.m of Children's Play Spaces)</b>		

## Policy Guidance on Amenity

### Barnet UDP Policy H18 - Residential Development - Amenity Space Standards

5 sq.m per habitable room	No. of hab rooms	Amenity Space required
	232	1160 sq.m

### Mayor of London - London Plan 2011

	No. in scheme	Amenity space required
1 Bed 1/2 Person Flat	58	290 sq.m
2 Bed 3 Person Flat	18	108 sq.m
2 Bed 4 Person Flat	18	126 sq.m
3 Bed 5 Person Flat	2	16 sq.m
<b>Total</b>		<b>540 sq.m</b>

\*Note: All flats provide at least the minimum area of private amenity required by the London Plan.

### Supplementary Planning Guidance - Providing for Children and Young Peoples Play and Informal Recreation

Total amount of Children's play space = 10 sq.m per child

	SSSS dataset child yield	No. in scheme	Total no. of children
1 Bed Flat	0.179 children	58	10.4
2 Bed Flat	0.954 children	36	34.3
3 Bed Flat	2.056 children	2	4.1
<b>Total</b>			<b>48.8 children</b>

Total amount of Children's play space = 48.8 x 10 sq.m = 488 sq.m

Total GLA Amenity Space requirement = 540 sq.m + 488 sq.m = 1028 sq.m

Amenity Space



Tepbrook Properties

Client

Raven Green & Company

Project Coordinators

Savills

Planning Consultants

EDP

Ecology & Archaeology Consultants

Bilfinger GVA

Viability

Paul Mew Associates

Highways

Stanford Eatwell Architecture Ltd

Chartered Architects

Entran Ltd

Air Quality / Noise Consultants

Tweedie Evans Consulting Ltd

Land Contamination Consultants

BWB Consulting Ltd

Drainage Consultants