

# Redevelopment of the Former Peel Centre, Colindale

Planning Application Specification Addendum  
May 2015



PC1

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## 1. Introduction

- 1.1 This Addendum has been prepared to supplement the Planning Application Specification (PC2) submitted as part of the application submitted in August 2014 (reference H/04753/14) for the redevelopment of the former Peel Centre site.
- 1.2 The Application seeks planning permission for the redevelopment of the Peel Centre Site ('the Site') in Colindale, London Borough of Barnet (LBB). The Application is submitted by Redrow Homes Limited ('the Applicant'). The Application is submitted in hybrid form – it seeks part full planning permission and part outline planning permission (with all matters reserved except access).
- 1.3 Since the Application was submitted in August 2014 the Applicant has been in discussion with the planning authorities regarding the information submitted. The result of these discussions is the requirement for a number of minor amendments to the Primary Control Documents and the Stage 1 detailed design proposals. The purpose of this Addendum is to summarise the proposed minor amendments to the specification (form, scope and content) of the Application, including any amendments to the Primary Control Documents.
- 1.4 This Addendum supplements the Planning Application Specification submitted with the planning application. As with the original Planning Application Specification, it is provided as background information and is not submitted for approval.

## 2. The Site

- 2.1 We confirm that there are no amendments to the red line boundary or characteristics of the Site.

### Existing Site Conditions

#### Amount and Use

- 2.2 The CIL form submitted with the Application states that there is 78,438 sqm (GIA). This figure has since been checked and it is confirmed that there is 77,639 sqm (GIA) of existing built form within the Site. The reason for this change is that Schedule 1 of the CIL form identified 20 houses along Colindale Avenue, when there are only 12. The houses identified on Rowan Drive were over counted, with 8 shown, when in actual fact there are only 5. In addition to this, there are 7 units (at 43 sqm each) in the LBB owned flats by the station.
- 2.3 A statement is submitted with the revised application package to confirm the minor amendments that affect specific sections of the application and CIL forms. This minor

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amendment to the confirmed existing floorspace (a reduction of 800 sqm GIA) will not have a material impact on the Application.

- 2.4 Refer to PC1 'Statement of Amendments to the Application and CIL Forms' for further details.

## Surrounding Area

- 2.5 The Colindale area is undergoing significant transformation and redevelopment, with a number of residential and mixed use developments coming forward in the vicinity of the Site and across the Colindale Opportunity Area. The list of cumulative schemes that have been assessed within the Application are identified in the Environmental Statement.
- 2.6 Since the Application was submitted the following additional planning permission has been granted in the vicinity of the Site:
- Beaufort Park (14/07064/FUL) – Construction of a building of 6 cores of up to 10 storeys to comprise 237 residential homes and 357 sq.m GIA of commercial floorspace (A1 to A4, B1, B2, D1 and D2), including associated car and cycle parking and landscaping (application accompanied by an Environmental Statement).
- 2.7 The implications of this scheme being granted planning permission have been reviewed and it is concluded that this will not have a material impact on the Application.
- 2.8 Refer to the 'ES Statement of Compliance' (PC14 and PC15) for further details.

## 3. The Planning Application Specification

### Description of Development

- 3.1 There is no change to the description of development.

### Type/Form of Application

- 3.2 There is no change to the form of application.

### Full Application

- 3.3 There is no change to the headline aspects of the proposals being submitted for approval in full detail (Stage 1).

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## Outline Application

- 3.4 There is no change to the headline aspects of the proposals being submitted for approval in outline (Stages 2 and 3).

# 4. The Proposed Development

## Land Uses

- 4.1 There is no change to the proposed land uses.

## Amount

- 4.2 As set out in the Development Schedule, the original Application seeks permission for a maximum of 276,604 square metres GIA<sup>1</sup> of residential floorspace and up to 2,900 residential units to be delivered across the Site. The residential floorspace maximum excludes car parking and servicing areas. Since the application was submitted in August 2014 there has been a minor increase in the overall site wide residential floorspace proposed (an additional 209 sqm) as a result of minor amendments to the design of blocks in Stage 1 following comments from LBB and the latest design review. The total maximum residential floorspace is now 276,813 sqm.
- 4.3 Generally these amendments have been due to changes following the Lifetime Homes review and alterations to elevations and entrances in response to LBB comments. The most significant changes (albeit still very minor) are to Blocks J (-131 sqm), K (-186 sqm), R (+ 60sqm), S (+ 295sqm), T (+ 68sqm) and U (+82 sqm). The primary reasons for these changes are that the original calculations included parking and plant space in error (J, K, R and S) and due to design development (Blocks T and U) to address LBB feedback. The change to Block S is also due an error in the original accommodation schedule where the floor was attributed a GIA of 458m<sup>2</sup> instead of 758m<sup>2</sup>.
- 4.4 Document PC5 Revised Development Schedule and Table 1 (overleaf) have been updated to account for this minor amendment. This minor amendment to the proposed residential floorspace will not materially affect the Application.
- 4.5 There is no change to the total number of residential units proposed.
- 4.6 There is no change to the proposed amount of town centre use floorspace (A1-4, D1 and D2).
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<sup>1</sup> Gross Internal Area (GIA) measured in accordance with the RICS Code of Measuring Practice. Excludes associated parking and servicing areas.

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4.7 Refer to PC5 'Revised Development Schedule' for further details.

Table 1 – Amount of Development (Extract from Development Schedule Table 1)

Land Use	Upper Maximum Amount of Development	
	Floorspace (GIA)**	Units / Size
Dwelling Houses (C3)	276,813 sqm	2,900
Town Centre Uses (Allowable Uses A1 - A4, D1, D2)	10,000 sqm*	-
Education (Use Class D1)	Not specified	Three form entry primary school (including nursery)

\*Of which: up to 3,000 sqm (net sales area) foodstore (use class A1) with a maximum of 7,000 sqm (GIA) use class A1-4 floorspace in total. The remaining balance of floorspace is available for D1/D2 use.

\*\* Excludes car parking and servicing areas.

4.8 The Parameter Plans (submitted for approval) indicate the proposed Development Zones. Tables 3 and 4 of the Development Schedule then identify which uses are permitted within each zone to guide the distribution of uses and activity across the Site.

4.9 There are no changes to the allowable uses within the Development Zones, however there has been a minor amendment to the Development Schedule to pick up an error regarding Development Zone Y to remove reference to town centre uses and confirm that residential uses only will be permissible. This minor amendment will not materially affect the Application.

4.10 Refer to PC5 'Revised Development Schedule' for further details.

### Community Uses

4.11 There is no change to the type of community facilities proposed or the timing of their intended delivery.

### Minimum Development Quantum (For EIA)

4.12 There is no change to the minimum assumptions adopted for the purposes of the EIA only.

### Parking and Public Open Space

4.13 Minor amendments have been made to the parking provision with the revised figures set out in Table 3. These minor amendments will not materially affect the Application.

4.14 Refer to PC16 'Transport Statement Addendum' for further details.

4.15 There is no change to the quantum of Public Open Space proposed. A minor amendment has however been made to the Parameter Plan to indicative an additional Public Open Space (no.5) adjacent to Development Zone Z. This minor amendment will not materially affect the Application.



4.16 Refer to PC6 'Revised Parameter Plans' for further details.

Table 3 – Car and Cycle Spaces and Public Open Space

Category	Site Wide	Detailed Components
Car Parking	0.71 ratio of residential spaces to unit - target of 2,053 spaces for 2,900 homes. Reduced from 0.73 ratio (2,118 spaces). 70 spaces for school use (shared with residential). No change. Approximately 150 food and non-food retail spaces. No change.	642 spaces (reduced from 672).
Cycle Parking	1 space per 1 bed unit, 2 spaces for 2-3 bed units and 4 spaces per 4+ bed unit, 1 space per 175 sqm for A2 – A5 uses above 100 sqm (long stay) and 1 space per 40sqm for A2-5 uses above 100sqm (short stay). CfSH target of 4,875 spaces (all uses) for 2,900 homes. Reduced from 5,877.	1,568 spaces provided (CfSH target of 1,568). Reduced from 1,917.
Motorcycle Parking	No policy requirement for motorcycle parking provision.	42 spaces in Stage 1 (newly added).
Public Open Space <sup>2</sup> (including publicly accessible play)	4 hectares (minimum target). No change.	3.3 hectares provided. No change.

4.17 There is no change to the on-site infrastructure proposed.

### Dwelling Mix

4.18 There is no change to the site wide target mix (Table 2 of the Development Schedule).

4.19 Additional controls have been added (Table 2 of the Revised Development Schedule, PC5) as follows in response to comments from LBB:

- A minimum of 2% 4-bed units and 18% 3-bed units.
- A minimum of 99 houses.
- 50% of the 2 bed units being 2 bed 4 person

4.20 Minor amendments have been made to the proposed unit mix set out in the Development Schedule for the detailed components (Stage 1) to reflect feedback from LBB, the GLA and post-application design development. Refer to Table 3 of the Revised Development Schedule, PC5, and see the next section for further details.

<sup>2</sup> Note: In accordance with the NPPF, Public Open Space is defined as 'All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.'

- 4.21 There is no change to the target unit number specified according to Development Zones in the outline components (Table 4 of the Development Schedule).
- 4.22 There is no change to the indicative mix for the outline components (Table 5 of the Development Schedule).

### Proposed Dwelling Mix: Detailed Component

- 4.23 There is no change to the total number of dwellings proposed in the detailed components (Stage 1). The dwelling size mix proposed is also presented in Table 3 of the Development Schedule. There have been minor amendments to the mix to reflect feedback from LBB and post-application design development. Overall this has resulted in very little change to the mix for the whole stage. The key change is that one studio unit within Block M has been replaced with a duplex to respond to GLA comments regarding active frontage.
- 4.24 A summary of the revised dwelling size mix submitted for approval in detail is set out in Table 5 below.

Table 5A – Detailed Component Dwelling Size Mix (Original Submission 2014)

	Studio	1-bed	2-bed	3-bed	4-bed
Number of units	39	234	376	207	32
% of total units (for approval in detail)	4.39%	26.35%	42.34%	23.31%	3.6%

Table 5B – Detailed Component Dwelling Size Mix (Revised Submission 2015)

	Studio	1-bed	2-bed	3-bed	4-bed
Number of units	38	234	377	207	32
% of total units (for approval in detail)	4.27%	26.35%	42.45%	23.31%	3.6%

- 4.25 As is demonstrated above minor amendments will not materially affect the proposed mix or the Application.
- 4.26 As is demonstrated above and within the Revised Development Schedule (PC5), a significant proportion of large units are proposed to be delivered in Stage 1 of the Proposed Development, including:
- 64 houses (3 and 4 beds);
  - 175 family sized duplexes/apartments (3 and 4 beds); and
  - 241 duplexes/apartments capable of accommodating families (2 bed, 4 persons).
- 4.27 Refer to PC5 'Revised Development Schedule' for further details.

### Dwelling Tenures

- 4.28 There is no change to the proposed mix of tenures.



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- 4.29 The final mix is subject to viability (refer to the accompanying Viability Assessment for further details – private and confidential).

## Access

- 4.30 There have been minor amendments to the highways plans in response to comments received from LBB and TfL. These do not alter the core principles of the access and routes. The changes to the highways arrangement focus on the Aerodrome Road/ site access junction where local widening has been introduced to increase the width of the turning lane into the site from Aerodrome Road. The changes use highway land and will not adversely impact on the transport analysis.
- 4.31 Refer to PC16 'Transport Statement Addendum' for further details.

## Scale

- 4.32 There have been no amendments to the detailed components for Stage 1 or outline components (Parameter Plans) which materially alter the scale of the Proposed Development. The minor amendments primarily relate to the internal arrangement of buildings in response to the residential quality review.
- 4.33 Refer to the Schedule of Amendments (submitted alongside the Revised Plans and Elevations, PC8) for full details.
- 4.34 Refer to Section 5 for a summary of minor amendments to the Parameter Plans which affect the proposed scale of the outline components.

## Layout

- 4.35 There have been no amendments to the detailed components for Stage 1 or outline components (Parameter Plans) which materially alter the layout of the Proposed Development. The minor amendments primarily relate to the internal arrangement of buildings in response to comments received from LBB and the GLA. A summary (not exhaustive) of the main amendments is as follows:
- Minor alterations to parking layout to maximise car parking provision.
  - Podium landscape layouts updated.
  - Minor alterations to room partitions to achieve London Plan SPG minimums.
  - Lifetime Homes layouts added.
  - Addition of privacy screening to amenity spaces.
  - Minor alterations of layout to align with elevation changes.
- 4.36 Refer to the Schedule of Amendments (submitted alongside the Revised Plans and Elevations, PC8) for full details.

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- 4.37 Refer to Section 5 for a summary of minor amendments to the Parameter Plans which affect the proposed scale of the outline components.

## Landscaping

- 4.38 There have been no amendments to the detailed components for Stage 1 or outline components (Parameter Plans) which materially alter the landscaping of the Proposed Development. A summary (not exhaustive) of the main amendments is as follows:

- Revised Podium layouts.
- Amendments to the area between Blocks S and T.
- Development of the 'Green Street' design.
- Development of the Peel Park layout.
- Development of the children's play strategy.
- A new public space adjacent to Development Zone Z.

- 4.39 Refer to the Schedule of Amendments (submitted alongside the Revised Landscape Drawings, PC9) for full details.

- 4.40 Refer to Section 5 for a summary of minor amendments to the Parameter Plans which affect the proposed landscape for the outline components.

## Appearance

- 4.41 There have been amendments to the detailed components for Stage 1 which affect the appearance of the Proposed Development in terms of the elevation treatments and materiality. A summary (not exhaustive) of the main amendments is as follows:

- Revised brick/materials strategy.
- Entrances revised to make more prominent in elevations.
- Minor amendments to window positioning and sizes.
- Amendments to the articulation of Block H elevations.
- Revisions to Block H chimney design.
- Minor amendment to wooden frame on Blocks L & N.
- Amendments to the articulation of Block T elevations.
- Amendments to the articulation of Block U elevations.

- 4.42 Refer to the Schedule of Amendments (submitted alongside the Revised Plans and Elevations, PC8) and the DAS Addendum Volume 1 (PC13) for full details.

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## 5. Parameter Plan Description

5.1 There are no material changes to the Parameter Plans submitted in August 2014 (PC6), the number and general contents of which remain as submitted. There have however been a number of minor amendments to reflect post-application discussions. These are described below against each plan.

5.2 Refer to PC6 'Revised Parameter Plan' for full details.

### PP 0101: Red Line Boundary Plan

5.3 There is no change to PP 0101.

### PP 0102: Proposed Development Zones Plan

5.4 The following minor amendments have been made to PP 0102:

- Minor amendment to Development Zone B (Colindale Avenue frontage) in response to LBB feedback.
- Public Open Space [5] added adjacent to Development Zone Z to align with the open space strategy.
- Text amendments to key to state 'Public Open Space & Public Green Space' to align with the open space strategy.

### PP 0103: Access & Circulation Plan

5.5 The following minor amendments have been made to PP 0103:

- Minor amendment to Development Zone B (Colindale Avenue frontage) in response to LBB feedback.
- Public Open Space [5] added adjacent to Development Zone Z to align with the open space strategy.
- Text amendments to key to state 'Public Open Space & Public Green Space' to align with the open space strategy.
- Addition of small length of tertiary route to north east of Zone Z to allow vehicle access in accordance with the illustrative masterplan.

### PP 0104: Landscape Treatment Plan

5.6 The following minor amendments have been made to PP 0104:

- Minor amendment to Development Zone B (Colindale Avenue frontage) in response to LBB feedback.

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- Public Open Space [5] added adjacent to Development Zone Z to align with the open space strategy. Replaces previous zone indicated as a 'Green Street'.
  - Text amendments to key to state 'Public Open Space & Public Green Space' to align with the open space strategy.
  - Colour of Garden Squares altered to show that these are to be predominantly soft landscaped 'Public Parks and Gardens.'

## PP 0105: Ground Floor Frontages Plan

5.7 The following minor amendments have been made to PP 0105:

- Minor amendment to Development Zone B (Colindale Avenue frontage) in response to LBB feedback.
- Public Open Space [5] added adjacent to Development Zone Z to align with the open space strategy.
- Text amendments to key to state 'Public Open Space & Public Green Space' to align with the open space strategy.

## PP 0106: Development Zones & Horizontal Limits of Deviation

5.8 The following minor amendments have been made to PP 0106:

- Minor amendment to Development Zone B (Colindale Avenue frontage) in response to LBB feedback.
- Public Open Space [5] added adjacent to Development Zone Z to align with the open space strategy. Minimum area for this Public Open Space (0.07 hectares) added to the text box.
- Text amendments to key to state 'Public Open Space & Public Green Space' to align with the open space strategy.
- Minor amendment to the deviations allowable for the following frontages:
  - Development Zone A (northern frontage) positive deviation reduced to 2 metres to avoid impact on existing trees.
  - Development Zone C (northern frontage) positive deviation reduced to 2 metres to avoid impact on existing trees.
  - Development Zone D (southern frontage) positive deviation reduced to 2 metres to avoid pinch point in landscape/access.
  - Development Zone E (southern frontage) positive deviation reduced to 2 metres to avoid pinch point in landscape/access.
  - Development Zone X (southern frontage) positive deviation reduced to 2 metres to avoid pinch point in landscape/access.
  - Development Zone Y (eastern frontage) positive deviation reduced to 2 metres to avoid pinch point in landscape/access.
- Minor amendment to Additional Note no.2 to clarify that the Development Zones include balconies.

- Minor amendment to Additional Note no.4 to state that courtyards are subject to a minimum width of 18 metres between facing windows.

## **PP 0107: Proposed Site Levels & Vertical Limits of Deviation**

5.9 The following minor amendments have been made to PP 0107:

- Minor amendment to Development Zone B (Colindale Avenue frontage) in response to LBB feedback.
- Public Open Space [5] added adjacent to Development Zone Z to align with the open space strategy.
- Text amendments to key to state 'Public Open Space & Public Green Space' to align with the open space strategy.
- Additional existing spot heights included beyond the site boundary as requested by LBB.

## **PP 0108: Development Zones & Maximum Heights**

5.10 The following minor amendments have been made to PP 0108:

- Minor amendment to Development Zone B (Colindale Avenue frontage) in response to LBB feedback.
- Public Open Space [5] added adjacent to Development Zone Z to align with the open space strategy.
- Text amendments to key to state 'Public Open Space & Public Green Space' to align with the open space strategy.
- Minor amendments to heights of frontage in Development Zone A to Colindale Avenue south west corner – maximum height reduced by 3.225 metres to minimise the perception of massing from the houses opposite.
- Minor amendment to height of the tall building in Development Zone C (reduced by 4.85 metres) to align with the height of Block U in Stage 1.
- Minor amendment to the orientation of the tall building in Development Zone F in response to LBB request.

## **PP 0109: Proposed Site Basement Levels & Limit of Deviation**

5.11 The following minor amendments have been made to PP 0109:

- Minor amendment to Development Zone B (Colindale Avenue frontage) in response to LBB feedback.
- Public Open Space [5] added adjacent to Development Zone Z to align with the open space strategy.
- Text amendments to key to state 'Public Open Space & Public Green Space' to align with the open space strategy.

- Minor amendment to basement layout in response to request from LBB highways officer: western area extended beneath Zone E and eastern area reduced (neutral effect on excavation quantum).

## 6. Indicative Development Phasing

6.1 There are no material changes to the indicative phasing submitted in August 2014. The sequence of development and indicative phases (1A, 1B, 1C, 2A, 2B, 2C, 3A and 3B) has not changed.

6.2 The start dates have however been pushed back (to start in Q4 2015 rather than Q2) to account for delays in the planning application determination. Effectively this means:

- The indicative phases within Development Stage 1 are likely to be delivered between autumn 2015 and the end of 2019.
- The indicative phases within Development Stage 2 are likely to be delivered between autumn 2017 and spring 2022.
- The indicative phases within Development Stage 3 are likely to be delivered between the start of 2021 and end of 2025.

6.3 The indicative phases associated with Development Stage 1 are set out in Table 6 below.

Table 6 – Indicative Phases within Indicative Development Stage 1

Phase	Indicative Start	Indicative Completion	Summary of Development
Phase 1A	Spring 2015	December 2017	Enabling demolitions; Construction of enabling infrastructure; Construction of Blocks H, L, N, U and T.
Phase 1B	May 2016	May 2019	Enabling demolitions; Construction of enabling infrastructure; Construction of Blocks R, S, P, Q, M and the school.
Phase 1C	April 2018	December 2019	Construction of Blocks J and K.

6.4 The indicative phases associated with Development Stage 2 are set out in Table 7 below.

Table 7 – Indicative Phases within Indicative Development Stage 2

Phase	Indicative Start	Indicative Completion	Summary of Development
Phase 2A	Early 2017	July 2021	Enabling demolitions Construction of Blocks A, B, and G
Phase 2B	October 2019	September 2021	Construction of Blocks D and F
Phase 2C	July 2020	May 2022	Construction of Blocks C and E



6.5 The indicative phases associated with Development Stage 3 are set out in Table 8 below.

Table 8 – Phases within Indicative Development Stage 3

Phase	Indicative Start	Indicative Completion	Summary of Development
Phase 3A	March 2021	May 2024	Construction of Blocks W and X
Phase 3B	December 2022	December 2025	Construction of Blocks V, Y and Z

## 7. Equalisation

- 7.1 There is no change to the proposed approach to providing an Equalisation Statement to support future Reserved Matters applications to confirm that the remaining balance of uses for which Outline Planning Permission has been granted is capable of being delivered in a manner that satisfies the requirements of the development parameters and any relevant planning conditions or planning obligations.
- 7.2 However, in addition to the information set out in the Planning Application Specification regarding land uses, this will include