

Redevelopment of the Former Peel Centre, Colindale

Revised Development Schedule

May 2015



PC5

Former Peel Centre Hybrid Planning Application - Development Schedule (Site Wide)

Table 1 - Upper Maximum Quantum of Development (Site Wide)

	Upper Maximum Amount of Development	
	Floorspace (Gross Internal Area)**	Units / Size
Dwelling Houses (Class C3)	276,813 sqm	2,900
Town Centre Uses (Allowable Uses A1 - A4, D1, D2)	10,000 sqm*	-
Education (Class D1)	Not specified	3 form entry primary school (including nursery)

*Of which:

up to 3,000 sqm (net sales area) foodstore (A1 use class)
with a maximum of 7,000 sqm (GIA) A1-4 use class floorspace in total
the remaining balance of floorspace available for D1/D2 use

**Excludes associated car parking / servicing areas

Table 2 - Housing Mix (Site Wide)

	Studio	1-bed	2-bed	3-bed	4-bed
Unit size mix (% of total units)*	10%	25%	45%	18%	2%
Target Units (Number)**	290	725	1305	522	58

*Allowable deviation of +/- 5 percentage points, subject to the following:

A site wide minimum of 18% 3 bed units and 2% 4 bed units
A site wide minimum of 99 houses
50% of the 2 bed units being 2 bed 4 person
A site wide maximum of 10% studio apartments
A site wide upper maximum of 2,900 units (as defined in Table 1)

** Based on proportion of upper maximum site wide total number of units defined in Table 1

Former Peel Centre Hybrid Planning Application - Development Schedule (Detailed Components)

Table 3 - Quantum of Development for the Detailed Components

Block	Uses	Total Residential Units	Studio	Flat	Flat	Flat	Flat	Flat	Duplex	Duplex	Duplex	Duplex	Duplex	House	House	House	House
			1B1P	1B2P	2B3P	2B4P	3B5P	3B6P	2B4P	3B5P	3B6P	4B6P	4B7P	3B5P	3B6P	4B7P	4B8P
H	C3	126	2	43	42	13	15	-	9	-	2	-	-	-	-	-	-
J	C3	66	6	12	10	14	8	-	-	6	-	-	-	-	10	-	-
K	C3	64	4	12	10	14	8	-	-	6	-	-	-	-	10	-	-
L	C3	22	1	4	6	6	1	-	-	4	-	-	-	-	-	-	-
M	C3	62	-	7	1	13	8	-	1	-	4	-	-	-	18	-	10
N	C3	22	1	4	6	6	1	-	-	4	-	-	-	-	-	-	-
P	C3	96	3	22	8	22	11	6	4	2	4	2	4	3	-	5	-
Q	C3	96	3	22	8	22	11	6	4	2	4	2	4	3	-	5	-
R	C3	63	6	15	15	15	3	-	5	4	-	-	-	-	-	-	-
S	C3	62	12	12	12	12	6	-	4	4	-	-	-	-	-	-	-
T	C3	72	-	27	18	14	6	-	3	2	2	-	-	-	-	-	-
U	C3, A1-4, D2	137	-	54	-	52	15	5	8	3	-	-	-	-	-	-	-
	TOTAL	888	38	234	136	203	93	17	38	37	16	4	8	6	38	10	10

Former Peel Centre Hybrid Planning Application - Development Schedule (Outline Components)

Table 4 - Maximum Development Quantum for the Outline Components (Balance of Site Wide Maximum in Table 1)

Development Zone*	Allowable Uses	Maximum No. of Residential Units***
SCH	D1	-
DEVELOPMENT STAGE 2		
A	Town Centre Uses**, C3	180
B	Town Centre Uses**, C3	190
C	Town Centre Uses**, C3	300
D	Town Centre Uses**, C3	145
E	C3	90
F	C3	195
G	C3	60
	STAGE TOTAL	1160
DEVELOPMENT STAGE 3		
V	C3	170
W	C3	172
X	C3	197
Y	C3	150
Z	C3	163
	PHASE TOTAL	852
	TOTAL P2/P3	2012

*Refer to the Parameter Plans for location of Development Zones

**Allowable Town Centre Uses (use class A1 - 4, D1, D2) - up to site wide maximum of 10,000 sqm GIA (as defined in Table 1)

***Deviations from this number may be permitted subject to local authority approval and provided the total number of units specified for that development stage is not exceeded.

Table 5 - Indicative Housing Mix for the Outline Components

Development Zone*	Studio	1-Bed	2-Bed	3-Bed	4-Bed
DEVELOPMENT STAGE 2					
A	40	60	60	20	-
B	35	65	65	25	-
C	25	150	95	30	-
D	5	65	60	15	-
E	5	30	45	5	5
F	20	65	65	45	-
G	5	5	20	20	10
DEVELOPMENT STAGE 3					
V	30	20	90	30	-
W	30	12	100	30	-
X	30	10	125	32	-
Y	-	5	120	25	-
Z	10	25	90	38	-
INDICATIVE MIX (STAGES 2 & 3)	235	512	935	315	15

*Refer to the Parameter Plans for location of Development Zones