

Brent Cross ES Further Information Report: Erratum Sheet

It is proposed to amend the maximum parameters for plots 53 and 54 as approved under the 2014 Permission, through submission of a minor deviation under planning condition 2.4. This erratum sheet provides details of sections within the ES Further Information Report (as submitted in January 2015) for Phase 1A (North) Reserved Matters Application (RMA) which require amendment following the availability of further information post-RMA submission.

The text as provided in **Paragraph 2.1.3** and **Table 2.5** of the ES Further Information Report states that the detailed design of plots 53 and 54 are within the consented parameters of the 2014 permission.

Following further design iterations it has been identified that the width parameters for Plots 53 and 54 require amendment to increase the building maximum width to accommodate the final plot design as submitted under the Phase 1A (North) RMA. The text and table below indicate the proposed amendments in red.

- 2.1.3 The buildings at Plots 53 and 54 will provide new permanent homes for displaced residents from Whitefield Estate buildings, which requires demolition to enable construction of the Living Bridge. The floorspace as defined in the RDSF for this part of the Brent Terrace Development Zone (BT1) for residential use is 5,575m² (subject to 15% deviation). The parameters as defined by the 2014 Permission to which the plots have been designed are defined in **Table 2.5** with the exception of the updated width parameters as submitted for approval under **Planning Condition 2.4**.

Table 2.5 2014 Permission Parameters for Brent Terrace BT1 including the amended width parameters sought under Planning Condition 2.4

Parameters	Plots 53 & 54 Brent Terrace
Indicative Range of Building Storeys	4 storeys
Indicative Maximum Building Height (m AOD)	3 – 12m
Min. and Max. Length	11 – 61m
Min. and Max. Width	8 – 12m 8 - 24m

Text within Chapter 4, **Section 4.5** under the sub-heading ‘Planning Condition 2.5 – Deviations from the 2014 Permission’ requires amendment as follows to the sub-heading and **Table 4.2**:

‘Planning Condition 2.4 and 2.5 – Deviations from the 2014 Permission’

Table 4.2: Deviations from the 2014 Permission

Deviation Number	Deviation Description
Clitterhouse Playing Fields	
1	The synthetic turf pitches to the south west of the playing fields within the RDSF are now six proposed tennis / Multi Use Games Area (MUGA) courts. These courts will go slightly beyond the level of deviation (L.O.D) (-/+ 20m) identified on Parameter Plan 012 in the RDSF.
2	The natural grass playing fields to the north east of the playing fields identified on Parameter Plan 012 will now provide for community play space. The area of grass playing pitches will still comply with the requirement of the Section 106 Agreement to provide 6.23ha of sports pitches.

Deviation Number	Deviation Description
3	The car parking zone was previously identified adjacent to the maintenance store and office. Following discussions with LBB it has been agreed to position the car parking zone to the east of the former Hendon Football Club. In this agreed location it will exceed the identified L.O.D as reflected in the revised Parameter Plan 012.
4	Through design development with LBB, ground levels in the south east of the sports pitches will be altered to meet Sport England compliant gradients. This will result in a slight deviation from the AOD levels show on Parameter Plan 012 (46m AOD to 47m AOD).
5	The farm buildings are currently identified for demolition on Parameter Plan 012, however as indicated in Schedule 28 of the S106 Agreement and through community consultation, the buildings are proposed to be retained and used for maintenance storage/office and car parking. The maintenance store in part of the farm buildings will be included in Phase 1A (North) within the Clitterhouse Playing Fields Improvements Part 1, whilst the remainder of the refurbishment will be included in Part 2 improvements by the Southern Developer. Parameter Plans 012 and 016 have been updated to reflect this.
6	Play facilities previously located to the north of the former Hendon Football Club have been relocated following discussions with LBB, to the east of the former football grounds as updated in Parameter Plan 012.

Claremont Park

7	Road level deviation at Claremont Park (east) beyond the L.O.D identified on Parameter Plan 006 in the RDSF. The road level changes have resulted from the development of the detailed road layout and identification that in order to achieve a uniform gradient from the Claremont Road junction in the east to the proposed Spine Road junction in the west, it will be necessary to marginally increase the proposed level at the western end of the Claremont Park Road. As such, the Claremont Park Road will increase from 48.00 to 49.51m AOD (an increase above the L.O.D. of 0.51m). This also facilitates a Disability Discrimination Act (DDA) compliant access gradient to Claremont Park and connecting to Brent Terrace.
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River Brent Bridges

8	Change of height upper limit in the RDSF of the four vehicular bridges across the central section of the River Brent and pedestrian and cyclist only bridges across the western section to accommodate the detailed design of the final highways layout including the western roundabout. The amended parameters are underlined as follows: <i>'pedestrian and cycle bridges will have length, width and height parameters of 15-30m, 4-8m and 600 – <u>2,600mm</u> above the 1 in 100 year plus climate change flood level..... The vehicular bridges will have a length, width and height thresholds of 20-48m, 8-<u>37m</u> and 600 – <u>3,600mm</u> above the 1 in 100 year plus climate change flood level.'</i>
9	Update of Parameter Plan 011 as three of the bridges require amendments in approximate level of crossing points as an outcome of detailed design. River bridge 2 changes from 42.5 to 43m, bridge 9 changes from 43 to 43.5m and the western pedestrian bridge changes from 40.5 to 41m.

Nature Parks 4 and 5 (NP4 & 5)

9	Alterations to the layout of the Western roundabout within the Brent Cross Shopping Centre car parks includes a new signalised roadway through the western internal roundabout which links to the Templehof Bridge. This roadway is to be delivered as an embankment structure; cutting through an area previously defined in the 2014 Permission as Nature Park 5 (NP5) as shown on Parameter plan 003. In order to accommodate this road alteration, the area of NP5 will be reduced from 0.2ha to 0.12ha, a loss of 0.08ha. This is to be relocated to NP4 to the west of the River Brent corridor adjacent to the M1/A406 junction. NP4 will therefore increase in area from 0.3ha to 0.38ha. As a result of the changes outlined above, Section A2.6 of the DAS will need amending to give the Nature Parks area ranging from 0.1-0.5ha to replace the former 0.2-0.5ha.
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Deviation Number	Deviation Description
Floorspace for Plots 53 and 54	
10	<p>Tables 11, 11a and 11b of the RDSF has been updated under Condition 4.2 to reflect the movement of plots 53 and 54 from Phase 1C to Phase 1A (North).</p> <p>The floorspace for the Primary Development Package (PDP) under residential (Class C3) in Table 11 changes from 4,182m² (36 units) to 5,575m² (up to 60 units) within the Brent Terrace Development Zone. This floorspace is applied to Plots 53 and 54 with the delivery of 47 units up to this floorspace area.</p> <p>Table 11a residential (Class C3) floorspace during the PDP across all Development Zones increases from 171,150m² to 172,543m², whilst the total residential floorspace from Brent Terrace Post PDP decreases from 190,976m² to 189,583m². Therefore the overall total floorspace does not change.</p> <p>Table 11b has a slight amendment to insert Plots 53 and 54 under Sub Phase 1A and removes these from Sub Phase 1C.</p>
11	<p>An amendment of Table 11 of Appendix 10: Scale Thresholds of the RDSF has been submitted for approval under Condition 2.4 to increase the maximum width parameters from 12m to 24m following a review of the final detailed design of plots 53 and 54 for submission. Terrace 1 and Block A, B and C exceed the existing maximum width threshold of 12m of the 2014 Permission.</p>
Sub Phase 1 Plans	
44-12	<p>In October 2014 a submission was made under Condition 4.2 to amend the phasing plans to bring Plots 53 and 54 into Phase 1A (North). Updated indicative Sub Phase 1 Plans were submitted alongside an explanatory report in October 2014.</p>