

Brent Cross Cricklewood Planning Application
March 2009

BXC21 — Addendum to the Construction Impact Assessment



Brent Cross Cricklewood Park
10 Grosvenor Street
London W1K 4BJ
www.brentcrosscricklewood.com

The planning application for the redevelopment of BXC is accompanied by a range of technical and supporting documents/reports. This is explained in full in the Development Specification and Framework (**Volume BXC1**). However, it may be useful, if viewing this document in isolation, to first read a short note on the 'Introduction to the Planning Application', which can be found on BXC Development Partners website (www.brentcrosscricklewood.com).



Brent Cross Cricklewood Redevelopment Construction Impact Assessment

We have made the following assumptions in our models and statistics

- On site working hours will be 8:00 to 18:00 Monday to Friday
- Saturday working would be restricted and hours would be 8:00 to 13:00
- Construction workers would arrive on site between 7:00 and 8:00 and leave from 16:00 onwards with the majority leaving site by 17:30
- Summer Time and Winter Time will not affect the site working hours.
- We have allowed within our numerical models for site managers, site representatives, site visitors and errands.
- Limited Parking Facility will be made available for each construction plot.
- 5% of the workers will walk to site.
- 25% of the workers will use public transport.
- Histograms are based on travel in and travel out of the area.
- No distinction is made between cars and crew buses.
- Defined access routes into and out of the site have been chosen and will be used.
- No allowance has been made for rail freight use. Although there is an opportunity to create a rail linked Construction Consolidation Centre and this will be investigated with the various stakeholders.
- No construction work will be carried out in November and December to the Brent Cross Shopping Centre area of the development.

Following a number of key meetings with Scott Wilson, London Borough of Barnet and Transport for London a number of significant changes have been made to the traffic flows to the main junctions shown in appendix 5.

These flows have been re evaluated to accord with London Borough of Barnet's view on where the concentration of traffic into and out of the area will be focused and we have changed the weightings of traffic through these junctions accordingly

The times at which traffic movement should be considered and input into the Transport Assessment was discussed at the meetings noted above and have been changed from 15:00 to 18:00 to 17:00 to 19:00.

An additional factor of 20% has been added to the HGV total numbers produced from the programme histograms and used in the Transport Assessment produced by Scott Wilson. This was an agreed uplift to account for additional trips brought about by smaller vehicles and part loads being used.

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4.2 Programme

The programme has been developed following a number of workshops with the development Team and input from other bodies associated with the Project.

In carrying out the establishment of the programme we have considered the triggers (Grampian conditions) to identify when key elements of the Project have to be completed. We have also considered the construction and release of residential units as a factor in establishing realistic release dates.

The programme shows the development broken down into the elements shown with the Indicative Layout Plan. Within each stage Triggers to be gramplan conditions, to be delivered through legal agreements or conditions have been shown first followed by the plot numbers. The Plot numbers relate to the plots shown on Allies and Morrison schedule.

In establishing time periods for the demolition and excavation we have identified and measured the amount of materials to be demolished and excavated. This is detailed in the materials waste strategy document.

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Brent Cross Cricklewood Redevelopment Construction Impact Assessment

In considering the Construction period we have identified the type and possible method of construction along with area size and storey height to identify realistic overall construction periods incorporating demolition in those periods.

It should be noted that the programme only shows the construction period and no allowance is shown for preconstruction activities or individual detailed planning applications.

Overall Construction programme is shown in appendix 2.

4.3 Establishment of Worst Case Scenario

Having established the programme with the input data we have produced histograms showing the HGV vehicle movements and Private and light Goods vehicle numbers throughout the whole life span of the Project.

These histograms ~~have been filtered to show the numbers of movements quarterly.~~

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The labour levels required to build the works have been identified and input into the programme to produce a labour trend histogram. This shows the number of operatives required and gives an indication of transport trips into the area. We have made assumptions regarding where the site labour will come from and also how it will be transported into the area.

The histogram for the quarterly Private and Light vehicles shows that there are high levels of trips over the period of the ~~third~~ quarter of 2012 and the ~~first and third~~ quarter of 2015. Whilst the number of trips dips in 2013 the number is still large and is consistently busy over a five and a half year period.

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The histogram for the HGV vehicles (Titled ~~HGV traffic trend~~). Shows a high value of trips from 2012 through to 2015. Whilst there are higher values in 2023 and 2024 they are over a shorter period and a much less sensitive area.

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The histogram for the labour trend shows a large spike in operatives through 2014 and 2015

From this information there are two areas of impact one from a period of 2012 through to 2015 and one from 2023 through to 2024. The impact of the traffic trips in 2012 through to 2015, whilst not as high as the 2023-2024 period are over a more sustained period of time. They also occur at time when work is being carried out around sensitive areas and that key infrastructure upgrades haven't been completed or are in the process of being carried out.

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This leads us to the conclusion that the period from 2011 to 2016 is the worst case scenario. In this respect more detailed studies have been carried out around these periods

4.4 Quarterly HGV Construction Vehicles

The heavy goods vehicles are made up of a range of vehicles as detailed in section 4.1 above. The numbers of demolition wagons are based upon quantities of demolition materials to be removed off site from a measurement of buildings to be demolished identified on the site plans. The numbers of muck away wagons has been based on estimated depth of basements, foundations and piles for each new building. The other lorry numbers have been established from numerical models produced for a number of types and values of different types of buildings.

The histogram is attached in appendix 3.

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4.5 Quarterly Private and Light Goods Vehicles

These vehicles are the group of vehicles made up of cars, vans and minibuses of the trade operatives travelling in and out of the area, site managers and designer's cars. It will also include for transit delivery vans and small plant vehicles.

We have taken an overview that on average each vehicle will carry four people; this is on the basis that crew busses are included in these figures and will carry up to fifteen people. The percentage of crew busses to cars will be in the order of 30%.

The histogram is attached in appendix 4.

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4.6 Daily Movement Models

Having reviewed the statistical data and identified the areas of busiest construction traffic and taken a qualitative assessment of when the worst case will occur, further studies have been carried out to look in detail at traffic flows and in particular the Junctions that will be affected by traffic flow into and out of the area.

In order to establish the detailed histograms a model of traffic flow in and around the area has been considered for junctions. These are the junctions that will be most likely to be used by Construction traffic.

[The weightings for these junctions have been reviewed and amended in accordance with London Borough of Londons view on what the traffic flow is likely to be.](#)

Details of the junction model is shown in appendix 5.

Using this model the daily traffic movements on these junctions has been identified. Histograms of these junctions are contained in appendix 6.

4.7 Labour Trend

The labour trend histogram has been established using data identified for each site based on its size type and method of construction.

The numbers of operatives shown on the histogram is the total number of operatives on site within the quarter. It is possible to identify the number of operatives per day but only by arithmetic calculations against the totals and not by obtaining a printout from the programme software.

It is clear that there is a large labour requirement in 2014 and 2015 which is the area where it is believed that traffic flow will be at its busiest in contrast to the later period where most of the major infrastructure is already in place.

The labour trend histogram is contained in appendix 7.

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4.8 Residential Plot Release

The residential plot shows when units are completed and ready for occupation. This has been developed on the basis that plots will become available during the course of construction of a specific building. Therefore residential units become available prior to the completion of the whole building.

The histogram shows the number of units that become available each month.

The histogram of residential units release is shown in appendix 8.

4.9 Commercial and Retail Release

The Commercial and retail release histogram has highlighted the buildings available south of the A406 with the exception of the Office block building Non 97.

These buildings are identified as meters squared areas and show when the whole building is completed and ready for use by tenants or owners.

The Histogram is shown in appendix 9.

APPENDIX 2



Brent Cross and Cricklewood Construction Impact Assessment

Woolf Limited
Strategic Planning Team

1 Procter Street, London, WC1V
6DW

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Activity ID	Activity Name	Start	Original Duration	Finish	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
PHASE 1 Coded, Scheduled w/ base																							
S278 Works																							
1.1(N)	A406 Brent Cross Ingress/Egress Junct...	03-Jan-11	533.0d	21-Jan-13	1.1 A406 Brent Cross Egress Junction, Site works																		
1.2(N)	A41 / A406 Junction Works	14-Jan-11	534.0d	01-Feb-13	1.2 A41 / A406 Junction Works, Site works																		
1.3(N)	Brent Cross Pedestrian Underpass Wor...	27-Aug-12	115.0d	01-Feb-13	1.3 Brent Cross Pedestrian Underpass Works, Site works																		
1.5(S)	Claremont Avenue	09-Nov-12	142.0d	27-May-13	1.5 Claremont Avenue, Site works																		
1.6(S)	Claremont Park Road (Part 1)	20-Feb-13	69.0d	27-May-13	1.6 Claremont Park Road (Part 1), Site works																		
1.7(S)	Claremont Road North Junction	12-Sep-12	184.0d	27-May-13	1.7 Claremont Road North Junction, Site works																		
1.8(S)	Cricklewood Lane Junction Works	29-May-13	220.0d	01-Apr-14	1.8 Cricklewood Lane Junction Works, Site works																		
1.9(N)	Diversion of Prince Charles Drive	20-Jun-11	425.0d	01-Feb-13	1.9 Diversion of Prince Charles Drive, Site works																		
1.10(N)	New A406 Bridge	03-Jan-11	686.0d	22-Aug-13	1.10 New A406 Bridge, Site works																		
1.12(N)	River Brent Diversions Works (Part 1)	03-Jan-11	171.0d	01-Sep-11	1.12 River Brent Diversions Works (Part 1), Site works																		
1.13(S)	Templehof Link Road inc Claremont A...	30-May-12	178.0d	01-Feb-13	1.13 Templehof Link Road inc Claremont Avenue Junction Works, Site works																		
1.14(S)	Tiling Road West Re-alignment and Div...	24-Aug-12	205.0d	06-Jun-13	1.14 Tiling Road Re-alignment Works, Site works																		
2.4(S)	A5 / A407 Junction	02-Nov-15	205.0d	12-Aug-16	2.4 A5 / A407 Junction, Site works																		
2.9a(S)	Cricklewood Station Transport Interch...	14-Nov-14	120.0d	30-Apr-15	2.9a Cricklewood Station Transport Interchange forecourt, Site works																		
2.6a(S)	Brent Cross Underground Transport I...	14-Nov-14	120.0d	30-Apr-15	2.6a Brent Cross Underground Transport Interchange forecourt, Site works																		
4.2(S)	A5 Junction to Waste Handling Facility	02-Oct-12	306.0d	03-Dec-13	4.2 A5 Junction to Waste Handling Facility, Site works																		
4.7(S)	Waste Handling Facility Rail Sidings wit...	15-Aug-11	602.0d	03-Dec-13	4.7 Waste Handling Facility Rail Sidings with Gantry Crane, Site works																		
4.8(S)	Plot 63 - Waste Handling Facility	21-Nov-11	532.0d	03-Dec-13	4.8 Plot 63 - Waste Handling Facility & Civil Amenity, Site works																		
S106 Works																							
1.18(N)	Brent Cross Main Square	23-Aug-12	136.0d	28-Feb-13	1.18 Brent Cross Main Square, Site works																		
1.20(S)	Brent Terrace Green Corridor	27-Oct-11	42.0d	23-Dec-11	1.20 Brent Terrace Streetscape Improvements, Site works																		
1.21(S)	Claremont Park	17-Sep-13	184.0d	30-May-14	1.21 Claremont Park, Site works																		
1.22(S)	Clitterhouse Playing Fields (Part 1)	29-Nov-11	341.0d	19-Mar-13	1.22 Clitterhouse Playing Fields (Part 1), Site works																		
1.23(N)	Plot 113 - Community Buildings	27-Jun-13	199.0d	01-Apr-14	Plot 113 - Site works																		
1.25(S)	Health Facilities	03-Jan-11	334.0d	17-Apr-12	1.25 Health Facilities, Site works																		
1.27(S)	Market Square	20-Jun-13	247.0d	30-May-14	1.27 Market Square, Site works																		
1.31(N)	River Brent Nature Park	23-Sep-13	42.0d	19-Nov-13	1.31 River Brent Nature Park, Site works																		
Building Plots																							
Plot 11(S)	Residential (270) & Retail	03-Jan-11	623.0d	27-May-13	Plot 11 - Site works																		
Plot 12(S)	Residential (275) & Retail	04-Jul-11	672.0d	28-Jan-14	Plot 12 - Site works																		
Plot 13(S)	Residential (90) & Retail	04-Jun-12	394.0d	05-Dec-13	Plot 13 - Site works																		
Plot 18(S)	Residential (250) & Retail & Leisure	06-Aug-12	693.0d	01-Apr-15	Plot 18 - Site works																		
Plot 21(S)	Hotel Extention	05-Nov-12	410.0d	30-May-14	Plot 21 - Site works																		
Plot 25(S)	Community Use & Retail	02-May-11	331.0d	06-Aug-12	Plot 25 - Site works																		
Plot 28(S)	Residential (428) & Superstore	01-Oct-12	999.0d	28-Jul-16	Plot 28 - Site works																		
Plot 45(S)	Sub-station	03-Jan-11	265.0d	11-Jan-12	Plot 45 - Site works																		
Plot 46(S)	Replacement Claremont Primary S...	07-Mar-11	530.0d	19-Mar-13	Plot 46 - Site works																		
Plot 50(S)	6 Terraced Houses	29-Jul-11	247.0d	09-Jul-12	Plot 50 - Site works																		
Plot 51(S)	Park Pavillion & Facilities	05-Sep-11	136.0d	12-Mar-12	Plot 51 - Site works																		

■ Remaining Work
 ■ Brent Cross West
 ■ Eastern Lands
 ■ Station Quarter
■ Brent Terrace
 ■ Clitterhouse Playing Fields
■ Market Quarter
■ Brent Cross East
■ Cricklewood Lane
■ Railway Lands
 N - Northern Lands Sequencing
 S - Southern Lands Sequencing



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Activity ID	Activity Name	Start	Original Duration	Finish	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
	Plot 53(S) - 21 Terraced Houses	27-Sep-11	268.0d	04-Oct-12				Plot 53 - Site works																
	Plot 54(S) - 15 Terraced Houses	24-Nov-11	268.0d	03-Dec-12				Plot 54 - Site works																
	Plot 59(S) - Combined Heat/Power	26-Jul-12	404.0d	11-Feb-14					Plot 59 - Site works															
	Plot 81(S) - Kiosk	04-Jan-11	130.0d	06-Jul-11			Plot 81 - Site works																	
	Plot 82(S) - Park Maintenance Depot	09-Jan-12	132.0d	10-Jul-12				Plot 82 - Site works																
	Plot 95(N) - Cinema	07-Feb-14	442.0d	19-Oct-15						Plot 95 - Site works														
	Plot 96(N) - Hotel	04-Jul-11	446.0d	18-Mar-13			Plot 96 - Site works																	
	Plot 98(N) - BX Building	13-Feb-14	316.0d	30-Apr-15						Plot 98 - Site works														
	Plot 99(N) - BX Building	17-Oct-11	357.0d	26-Feb-13			Plot 99 - Site works																	
	Plot 100(N) - BX Building	13-Feb-14	668.0d	05-Sep-16						Plot 100 - Site works														
	Plot 101(N) - John Lewis Building	04-Feb-13	668.0d	26-Aug-15					Plot 101 - Site works															
	Plot 114(N) - Car Park	03-Jan-11	307.0d	09-Mar-12			Plot 114 - Site works																	
	PHASE 2 Coded, Scheduled w/ base	02-Sep-11	1933.0d	29-Jan-19																				
	S278 Works	02-Sep-11	1521.0d	30-Jun-17																				
	2.1(S) A41 Junction	14-Nov-11	320.0d	01-Feb-13				2.1 A41 Junction, Site works																
	2.2(S) A41 Pedestrian Bridge	01-Oct-14	410.0d	26-Apr-16							2.2 A41 Pedestrian Bridge, Site works													
	2.5 Plot 112(N) - Brent Cross Bus Station	01-Aug-13	136.0d	06-Feb-14					Plot 112 - Site works															
	2.6b(S) Brent Cross Underground Transport I...	13-Aug-15	184.0d	26-Apr-16							2.6 Brent Cross Underground Transport Interchange, Site works													
	2.7(S) Claremont Park Road (Part 2)	25-Sep-13	63.0d	20-Dec-13				2.7 Claremont Park Road (Part 2), Site works																
	2.9b(S) Cricklewood Station Transport Interch...	17-Mar-16	337.0d	30-Jun-17								2.9b Cricklewood Station Transport Interchange step free access, Site works												
	2.10(N) High Street North	28-Nov-11	205.0d	07-Sep-12			2.10 High Street North, Site works																	
	2.11(S) High Street South	07-Feb-13	216.0d	05-Dec-13				2.11 High Street South, Site works																
	2.12(S) Highfield Avenue Junction Works	27-Jul-12	136.0d	01-Feb-13			2.12 Highfield Avenue Junction Works, Site works																	
	2.13(N) Highway infrastructure modifications a...	10-Jan-14	532.0d	25-Jan-16						2.13 Highway infrastructure modifications and improvements Staples Corner A406/A5/M1, Site works														
	2.15(N) River Brent Diversion Works (Part 2)	02-Sep-11	536.0d	20-Sep-13			2.15 River Brent Diversion Works (Part 2), Site works																	
	2.16(N) Staples Corner Pedestrian Bridge	16-Mar-15	226.0d	25-Jan-16						2.16 Staples Corner Pedestrian Bridge, Site works														
	2.17(S) Tiling Road East Improvements	07-Jun-13	199.0d	12-Mar-14				2.17 Tiling Road R.T.S Route, Site works																
	2.19(S) Whitefield Avenue	11-Jul-16	199.0d	13-Apr-17							2.19 Whitefield Avenue, Site works													
	2.20(S) Whitefield Street	15-Dec-15	163.0d	28-Jul-16							2.20 Whitefield Street, Site works													
	S106 Works	08-Jul-13	1452.0d	29-Jan-19																				
	2.21(S) Clitterhouse Nature Park	23-Jul-15	21.0d	20-Aug-15							2.21 Clitterhouse Nature Park, Site works													
	2.22(S) Clitterhouse Playing fields (Part 2)	10-Mar-14	379.0d	20-Aug-15				2.22 Clitterhouse Playing fields (Part 2), Site works																
	2.25(S) Eastern Lands Green Corridor (Part 1)	25-May-18	178.0d	29-Jan-19								2.25 Eastern Lands Green Corridor (Part 1), Site works												
	2.26(S) Eastern Park(1)	01-Feb-18	21.0d	01-Mar-18								2.26 Eastern Park(1), Site works												
	2.27 Plot 65(S) - New Special Needs School	01-Aug-13	404.0d	17-Feb-15				Plot 65 - Site works																
	2.28 Plot 27(S) - New Whitefields Secondary S...	01-Aug-13	536.0d	20-Aug-15				Plot 27 - Site works																
	2.31(S) School Square	16-Oct-14	163.0d	01-Jun-15				2.31 School Square, Site works																
	2.33(N) Shopmobility	27-Apr-15	84.0d	20-Aug-15						2.33 Shopmobility, Site works														
	2.34(N) Sturgess Park	08-Jul-13	84.0d	31-Oct-13				2.34 Sturgess Park, Site works																
	2.26(S) Health Facilities	18-May-16	247.0d	28-Apr-17							2.26 Health Facilities, Site works													
	Building Plots	06-Jan-14	1144.0d	24-May-18																				

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	Plot 14(S) - Residential (250)	06-Jan-14	536.0d	25-Jan-16																			
	Plot 15(S) - Residential (250)	30-Jun-14	536.0d	18-Jul-16																			
	Plot 16(S) - Residential (172) & Retail	05-Jan-15	505.0d	09-Dec-16																			
	Plot 17(S) - Residential (120) & Retail	29-Jun-15	467.0d	11-Apr-17																			
	Plot 22(S) - Residential (63) & Retail	01-May-15	373.0d	04-Oct-16																			
	Plot 23(S) - Residential (63) & Retail	03-Aug-15	383.0d	18-Jan-17																			
	Plot 24(S) - Residential (63) & Retail	02-Nov-15	389.0d	27-Apr-17																			
	Plot 30(S) - Residential (6) & Retail	01-Mar-17	268.0d	09-Mar-18																			
	Plot 37(S) - School (Childrens Centre)	06-Jan-14	337.0d	21-Apr-15																			
	Plot 58(S) - Residential (20) & Retail & Health	04-Apr-16	352.0d	08-Aug-17																			
	Plot 64(S) - Residential (40)	01-Oct-14	410.0d	26-Apr-16																			
	Plot 66(S) - 17 Terraced Houses	01-Apr-15	316.0d	15-Jun-16																			
	Plot 67(S) - 12 Terraced Houses	01-Apr-15	316.0d	15-Jun-16																			
	Plot 68(S) - Residential (121) & Retail	01-Jul-15	467.0d	13-Apr-17																			
	Plot 73(S) - Residential (119)	04-Jan-16	400.0d	14-Jul-17																			
	Plot 74(S) - Residential (128) & Retail & Busine...	04-Apr-16	467.0d	16-Jan-18																			
	Plot 75(S) - Residential (168)	04-Jul-16	494.0d	24-May-18																			
	Plot 76(S) - Residential (138) & Business	01-Feb-16	515.0d	19-Jan-18																			
	Plot 80(S) - Gym & New Health centre	18-May-16	247.0d	28-Apr-17																			
	Plot 97(N) - Office Building	06-Jan-14	442.0d	15-Sep-15																			
	Plot 106(N) - BX Building	07-Feb-14	400.0d	20-Aug-15																			
	Plot 107(N) - BX Building	13-Jun-14	407.0d	04-Jan-16																			
	Plot 108(N) - BX Building	09-Oct-14	410.0d	04-May-16																			
	Plot 109(N) - BX Building & Residential (93)	18-Feb-15	400.0d	30-Aug-16																			
	Plot 110(N) - BX Building & Residential (92)	09-Oct-14	410.0d	04-May-16																			
	Plot 111(N) - BX Building & Residential (93)	13-Jun-14	408.0d	05-Jan-16																			
	PHASE 3 Coded, Scheduled w/ base	23-Sep-13	1888.0d	16-Dec-20																			
	S278 Works	23-Sep-13	1523.0d	24-Jul-19																			
	3.1(S) A406 Pedestrian Bridge	05-Jul-17	536.0d	24-Jul-19																			
	3.3(N) River Brent Diversion Works (Part 3)	23-Sep-13	268.0d	01-Oct-14																			
	S106 Works	16-Apr-19	248.0d	27-Mar-20																			
	3.6(S) Eastern Lands Green Corridor (Part 2)	16-Apr-19	247.0d	25-Mar-20																			
	3.7(S) Eastern Park (2)	24-Jun-19	199.0d	27-Mar-20																			
	Building Plots	09-Jan-17	1028.0d	16-Dec-20																			
	Plot 56(S) - Residential (134)	09-Jan-17	536.0d	28-Jan-19																			
	Plot 57(S) - Residential (260) & Retail	05-Mar-18	710.0d	20-Nov-20																			
	Plot 69(S) - Residential (180) & Retail	01-Mar-17	626.0d	24-Jul-19																			
	Plot 70(S) - Residential (165) & Retail	08-Jan-18	578.0d	25-Mar-20																			
	Plot 71(S) - Residential (161) & Retail & Creche	01-Oct-18	578.0d	16-Dec-20																			
	Plot 72(S) - Residential (214)	01-Mar-18	710.0d	18-Nov-20																			
	Plot 77(S) - Residential (135) & Retail & Busine...	06-Nov-17	536.0d	25-Nov-19																			

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	Plot 78(S) - Private Hospital & Public Car Park	09-Jan-17	442.0d	18-Sep-18																			
	Plot 79(S) - Residential (80)	03-Jun-19	394.0d	03-Dec-20																			
	Plot 102(N) - Residential (90)	09-Jan-17	400.0d	20-Jul-18																			
	Plot 104(N) - Residential (324)	03-Apr-17	542.0d	30-Apr-19																			
	Plot 105(N) - Residential (158)	08-Jan-18	400.0d	19-Jul-19																			
	PHASE 4 Coded, Scheduled w/ base	02-Jul-12	3131.0d	01-Jul-24																			
	S278 Works	02-Jul-12	2712.0d	22-Nov-22																			
	2.8(S) Claremont Road South Junction	02-Mar-22	153.0d	30-Sep-22																			
	4.1(S) A5 Junction to Rail Freight Facility	28-Jul-22	84.0d	22-Nov-22																			
	4.3(S) Midland Main Line Railway Station Enab...	20-Apr-20	510.0d	01-Apr-22																			
	4.4(S) New MML Train Stabling Facility	02-Jul-12	2078.0d	17-Jun-20																			
	4.6(S) Plot 60 - Rail Freight Facility	02-Nov-20	537.0d	22-Nov-22																			
	5.3(S) New MML Link Bridge	01-Jul-19	373.0d	02-Dec-20																			
	S106 Works	28-Apr-21	829.0d	01-Jul-24																			
	4.8(S) Gas Governor Square	15-Dec-23	142.0d	01-Jul-24																			
	4.10(S) Millennium Green Park	28-Apr-21	200.0d	01-Feb-22																			
	Building Plots	03-Jun-19	1181.0d	11-Dec-23																			
	Plot 31(S) - Residential (110)	02-Mar-20	442.0d	09-Nov-21																			
	Plot 32(S) - Residential (146) & Creche	06-Apr-20	495.0d	25-Feb-22																			
	Plot 33(S) - Residential (113) & Retail	05-Oct-20	474.0d	28-Jul-22																			
	Plot 34(S) - Residential (93)	04-Jan-22	379.0d	16-Jun-23																			
	Plot 35(S) - Residential (36)	05-Sep-22	331.0d	11-Dec-23																			
	Plot 36(S) - Residential (6)	02-Dec-19	205.0d	11-Sep-20																			
	Plot 61(S) - Rail Stabling Admin	01-Jul-19	268.0d	08-Jul-20																			
	Plot 62(S) - Business (60,000)	03-Jun-19	394.0d	03-Dec-20																			
	PHASE 5 Coded, Schedule w/ base	04-Jan-21	1032.0d	17-Dec-24																			
	S278 Works	18-Feb-21	942.0d	27-Sep-24																			
	5.1(S) A5 Junction	18-Feb-21	422.0d	30-Sep-22																			
	5.4(S) Plot 3 - New Thames Link Train Station	02-Mar-21	537.0d	22-Mar-23																			
	5.5(S) Geron Way Pedestrian Bridge	02-Mar-21	378.0d	11-Aug-22																			
	5.6(S) Spine Road North	18-Jan-23	237.0d	14-Dec-23																			
	5.7(S) Spine Road South	20-Oct-21	248.0d	30-Sep-22																			
	5.9(S) Transport interchange including Statio...	23-Jun-23	331.0d	27-Sep-24																			
	S106 Works	02-Sep-22	477.0d	01-Jul-24																			
	5.10(S) Brent Terrace Park	24-May-23	289.0d	01-Jul-24																			
	5.14(S) Railway Lands Nature Park	02-Sep-22	21.0d	30-Sep-22																			
	Building Plots	04-Jan-21	1032.0d	17-Dec-24																			
	Plot 1(S) - Residential (150) & Retail	04-Jul-22	536.0d	22-Jul-24																			
	Plot 19(S) - Business & Retail (177,000)	02-Mar-21	495.0d	23-Jan-23																			
	Plot 20(S) - Business & Retail (215,000)	02-Mar-21	564.0d	28-Apr-23																			

■ Remaining Work
 ■ Brent Cross West
 ■ Eastern Lands
 ■ Station Quarter
■ Brent Terrace
 ■ Clitterhouse Playing Fields
 ■ Market Quarter
■ Brent Cross East
■ Cricklewood Lane
■ Railway Lands
 N - Northern Lands Sequencing
 S - Southern Lands Sequencing



Brent Cross and Cricklewood Construction Impact Assessment

Woolf Limited
Strategic Planning Team

1 Procter Street, London, WC1V
6DW

Telephone: +44 (0)20 7492 0202



Activity ID	Activity Name	Start	Original Duration	Finish	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	Plot 38(S) - Residential (96)	05-Jul-21	405.0d	20-Jan-23																			
	Plot 39(S) - Residential (168) & Creche & Retail	06-Jun-22	536.0d	24-Jun-24																			
	Plot 40(S) - Residential (224) & Retail	01-Jun-21	663.0d	14-Dec-23																			
	Plot 41(S) - Residential (224)	04-Oct-21	679.0d	09-May-24																			
	Plot 42(S) - Residential (224) & Retail	04-Jan-22	668.0d	25-Jul-24																			
	Plot 43(S) - Residential (224) & Retail	06-Jun-22	662.0d	17-Dec-24																			
	Plot 44 - Residential (235) & Retail	04-Jan-21	669.0d	27-Jul-23																			
	Plot 47(S) - Residential (58)	07-Jun-21	395.0d	09-Dec-22																			
	Plot 48(S) - Residential (58)	04-Oct-21	411.0d	01-May-23																			
	Plot 52(S) - Retail neighbourhood)	02-Mar-21	269.0d	11-Mar-22																			
	Plot 55(S) - Residential (91)	04-Jan-22	442.0d	13-Sep-23																			
	PHASE 6 Coded, Scheduled w/ base	10-Jan-22	1011.0d	24-Nov-25																			
	S106 Works	19-Sep-22	94.0d	27-Jan-23																			
	6.1(S) Northern Nature Park	18-Oct-22	73.0d	27-Jan-23																			
	6.2(S) Tower Square	19-Sep-22	94.0d	27-Jan-23																			
	Building Plots	10-Jan-22	1011.0d	24-Nov-25																			
	Plot 2(S) - Business (180,000)	23-Nov-22	452.0d	15-Aug-24																			
	Plot 4(S) - Hotel & Conference & Leisure & Car...	10-Jan-22	668.0d	31-Jul-24																			
	Plot 5(S) - Business & Retail (300,000)	01-Aug-22	578.0d	16-Oct-24																			
	Plot 6(S) - Business & Retail (246,000)	09-Jan-23	536.0d	27-Jan-25																			
	Plot 7(S) - Business & Retail (300,000)	03-Apr-23	584.0d	26-Jun-25																			
	Plot 8(S) - Business & Retail (298,000)	06-Nov-23	536.0d	24-Nov-25																			
	Plot 9(S) - Business & Retail (340,000)	02-Oct-23	536.0d	20-Oct-25																			
	Plot 10(S) - Business (450,000)	01-May-23	662.0d	11-Nov-25																			
	PHASE 7 Coded, Scheduled w/ base	09-Jan-23	1025.0d	11-Dec-26																			
	S278 Works	27-Mar-23	481.0d	27-Jan-25																			
	7.1(S) Tiling Road West Re-alignment and Dive...	24-Apr-24	199.0d	27-Jan-25																			
	7.2a(S) Office District Park	27-Mar-23	195.0d	22-Dec-23																			
	7.2b(S) Community Square	27-Mar-23	195.0d	22-Dec-23																			
	Building Plots	09-Jan-23	1025.0d	11-Dec-26																			
	Plot 26(S) - Residential (63) & Retail Car Park	08-Jan-24	331.0d	14-Apr-25																			
	Plot 83(S) - Business & Retail (185,000)	30-May-24	662.0d	11-Dec-26																			
	Plot 84(S) - Business & Retail (185,000)	02-Oct-23	578.0d	17-Dec-25																			
	Plot 85(S) - Business & Retail (185,000)	09-Jan-23	536.0d	27-Jan-25																			
	Plot 86(S) - Business & Retail (300,000)	08-Jan-24	578.0d	25-Mar-26																			
	Plot 87(S) - Business (220,000)	24-Oct-24	536.0d	12-Nov-26																			
	Plot 88(S) - Business (220,000)	29-Jul-24	536.0d	17-Aug-26																			
	Plot 89(S) - Business (220,000)	01-May-24	662.0d	12-Nov-26																			
	Plot 90(S) - Neighbourhood Retail	29-Jul-24	268.0d	06-Aug-25																			

■ Remaining Work
 ■ Brent Cross West
 ■ Eastern Lands
 ■ Station Quarter
■ Brent Terrace
 ■ Clitterhouse Playing Fields
■ Market Quarter
■ Brent Cross East
■ Cricklewood Lane
■ Railway Lands
 N - Northern Lands Sequencing
 S - Southern Lands Sequencing

APPENDIX 3



Brent Cross and Cricklewood Construction Impact Assessment HGV Traffic Trend

Woolf Limited
Strategic Planning Team

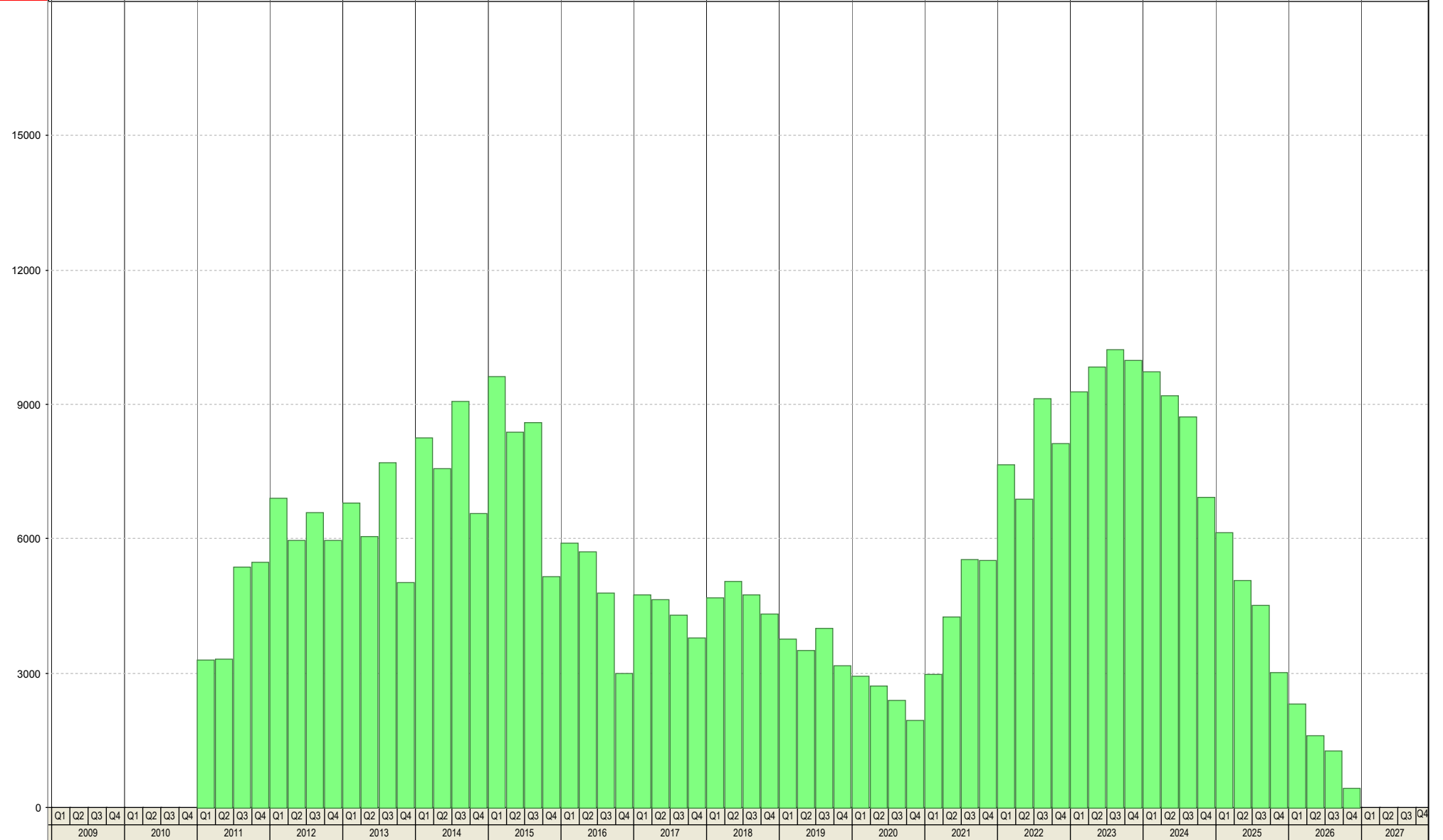
1 Procter Street, London, WC1V
6DW

Telephone: +44 (0)20 7492 0202



Activity ID	Activity Name	Start	Original Duration	Finish	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	PHASE 1 Coded, Scheduled w/ base	03-Jan-11	1478.0d	05-Sep-16																			
	PHASE 2 Coded, Scheduled w/ base	02-Sep-11	1933.0d	29-Jan-19																			
	PHASE 3 Coded, Scheduled w/ base	23-Sep-13	1888.0d	16-Dec-20																			
	PHASE 4 Coded, Scheduled w/ base	02-Jul-12	3131.0d	01-Jul-24																			
	PHASE 5 Coded, Schedule w/ base	04-Jan-21	1032.0d	17-Dec-24																			
	PHASE 6 Coded, Scheduled w/ base	10-Jan-22	1011.0d	24-Nov-25																			
	PHASE 7 Coded, Scheduled w/ base	09-Jan-23	1025.0d	11-Dec-26																			

Remaining Early Units



- Remaining Work
- Brent Cross West
- Eastern Lands
- Station Quarter
- Brent Terrace
- Clitterhouse Playing Fields
- Market Quarter
- Brent Cross East
- Cricklewood Lane
- Railway Lands

APPENDIX 4



Brent Cross and Cricklewood Construction Impact Assessment Combined HGV & LGV Traffic Trend

Woolf Limited
Strategic Planning Team

1 Procter Street, London, WC1V
6DW

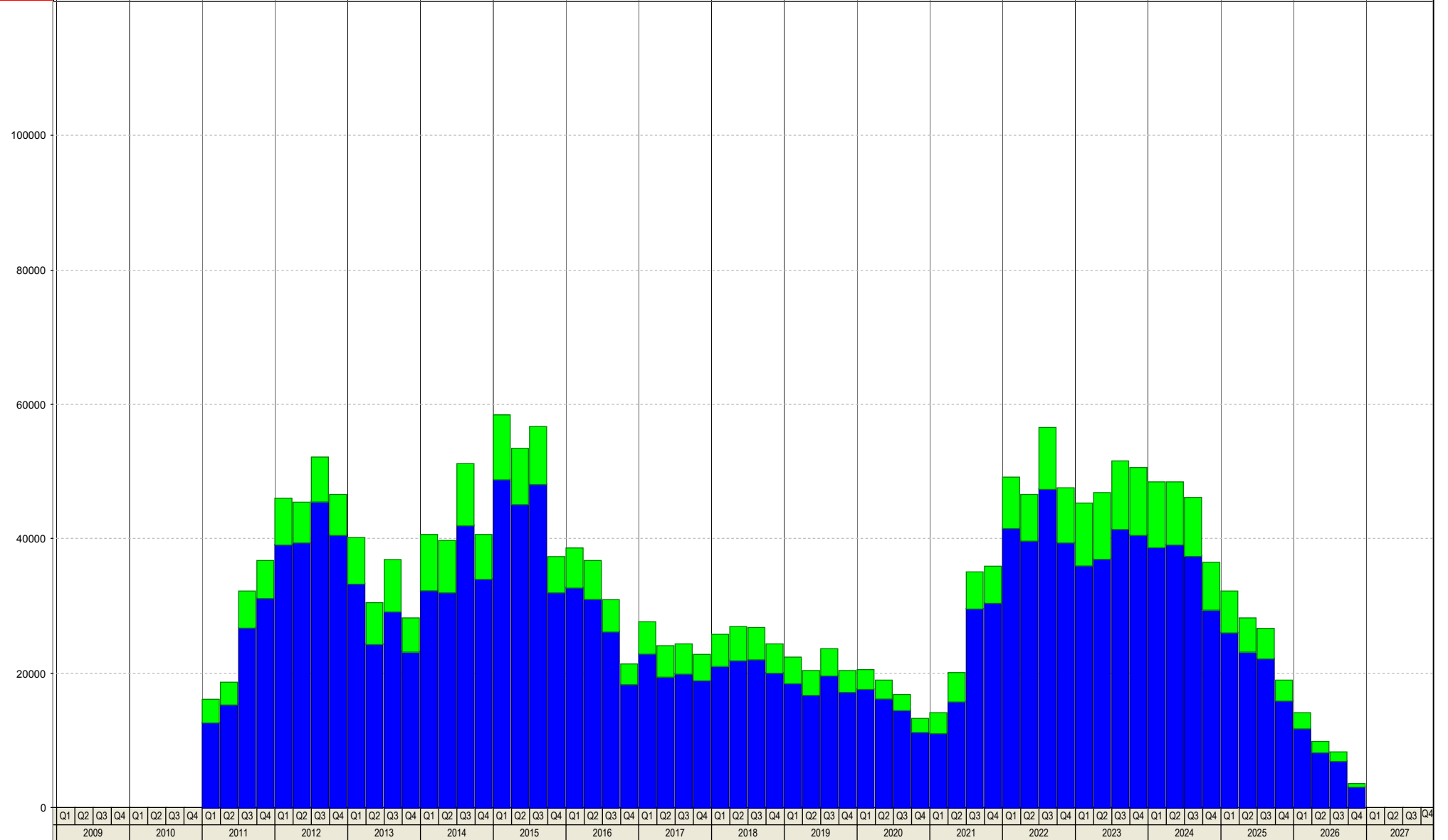
Telephone: +44 (0)20 7492 0202



Activity ID	Activity Name	Start	Original Duration	Finish	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
	PHASE 1 Coded, Scheduled w/ base	03-Jan-11	1478.0d	05-Sep-16																				
	PHASE 2 Coded, Scheduled w/ base	02-Sep-11	1933.0d	29-Jan-19																				
	PHASE 3 Coded, Scheduled w/ base	23-Sep-13	1888.0d	16-Dec-20																				
	PHASE 4 Coded, Scheduled w/ base	02-Jul-12	3131.0d	01-Jul-24																				
	PHASE 5 Coded, Schedule w/ base	04-Jan-21	1032.0d	17-Dec-24																				
	PHASE 6 Coded, Scheduled w/ base	10-Jan-22	1011.0d	24-Nov-25																				
	PHASE 7 Coded, Scheduled w/ base	09-Jan-23	1025.0d	11-Dec-26																				

Good Vehicles

- Private, Commercial and Light
- Heavy



■ Remaining Work	■ Brent Cross West	■ Eastern Lands	■ Station Quarter
■ Brent Terrace	■ Clitterhouse Playing Fields	■ Market Quarter	
■ Brent Cross East	■ Cricklewood Lane	■ Railway Lands	



Brent Cross and Cricklewood Construction Impact Assessment LGV Traffic Trend

Woolf Limited
Strategic Planning Team

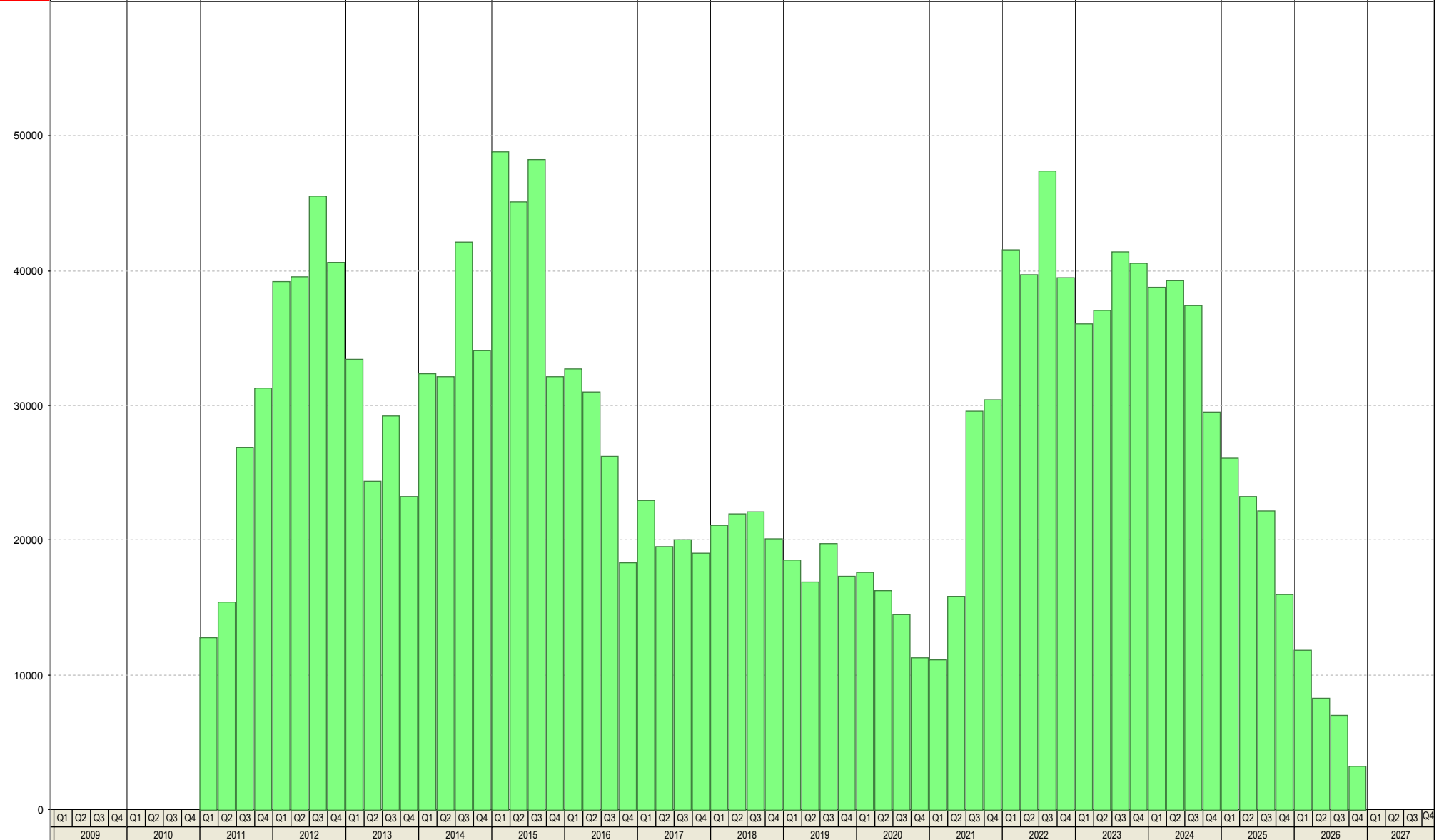
1 Procter Street, London, WC1V
6DW

Telephone: +44 (0)20 7492 0202

Woolf

Activity ID	Activity Name	Start	Original Duration	Finish	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
	PHASE 1 Coded, Scheduled w/ base	03-Jan-11	1478.0d	05-Sep-16																				
	PHASE 2 Coded, Scheduled w/ base	02-Sep-11	1933.0d	29-Jan-19																				
	PHASE 3 Coded, Scheduled w/ base	23-Sep-13	1888.0d	16-Dec-20																				
	PHASE 4 Coded, Scheduled w/ base	02-Jul-12	3131.0d	01-Jul-24																				
	PHASE 5 Coded, Schedule w/ base	04-Jan-21	1032.0d	17-Dec-24																				
	PHASE 6 Coded, Scheduled w/ base	10-Jan-22	1011.0d	24-Nov-25																				
	PHASE 7 Coded, Scheduled w/ base	09-Jan-23	1025.0d	11-Dec-26																				

Remaining Early Units



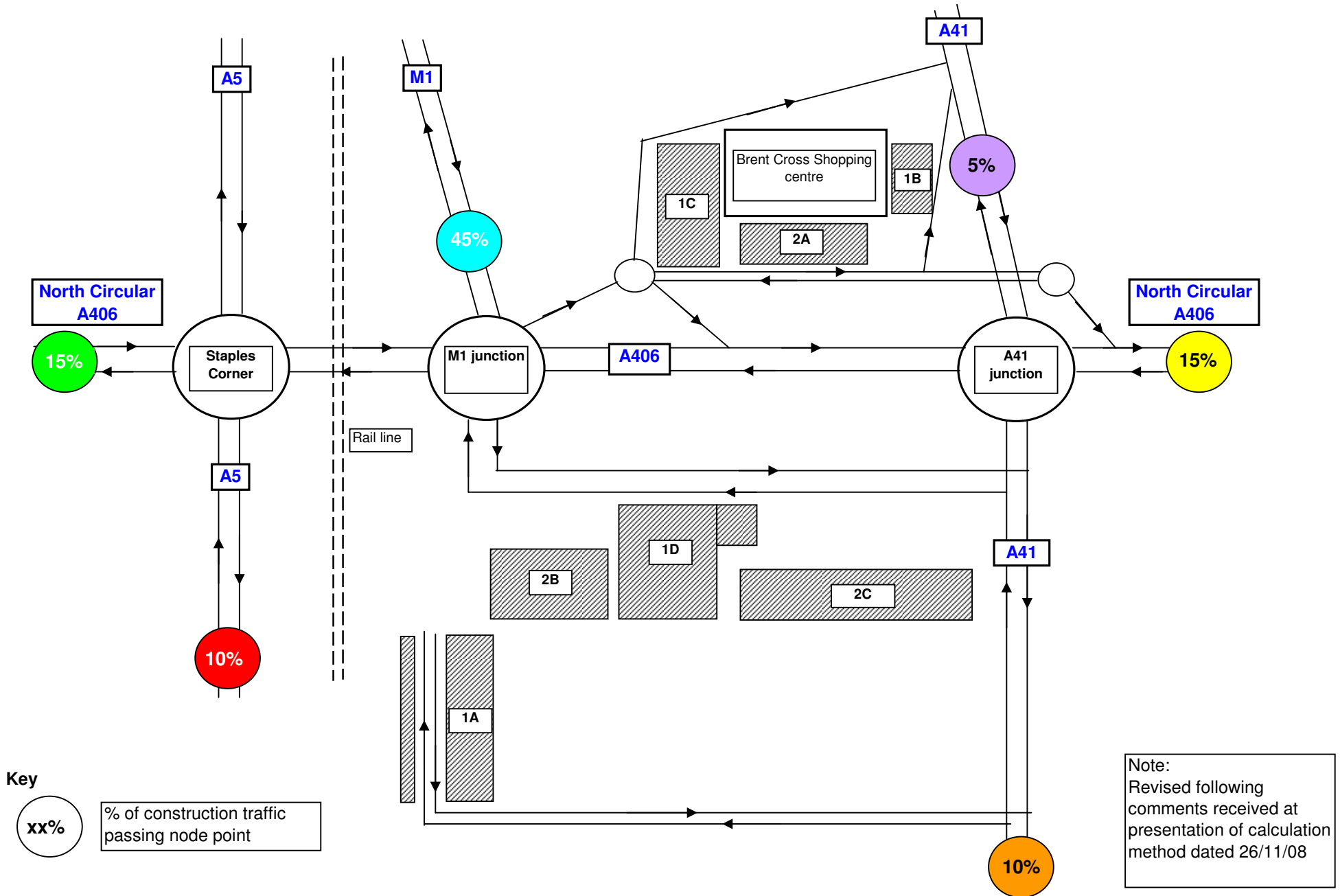
- Remaining Work
- Brent Cross West
- Eastern Lands
- Station Quarter
- Brent Terrace
- Clitterhouse Playing Fields
- Market Quarter
- Brent Cross East
- Cricklewood Lane
- Railway Lands

APPENDIX 5

Brent Cross and Cricklewood Regeneration project

Revision A
Date 18/12/08

Phase 1-2, Construction Traffic Directional Distribution Model (CTDDM)

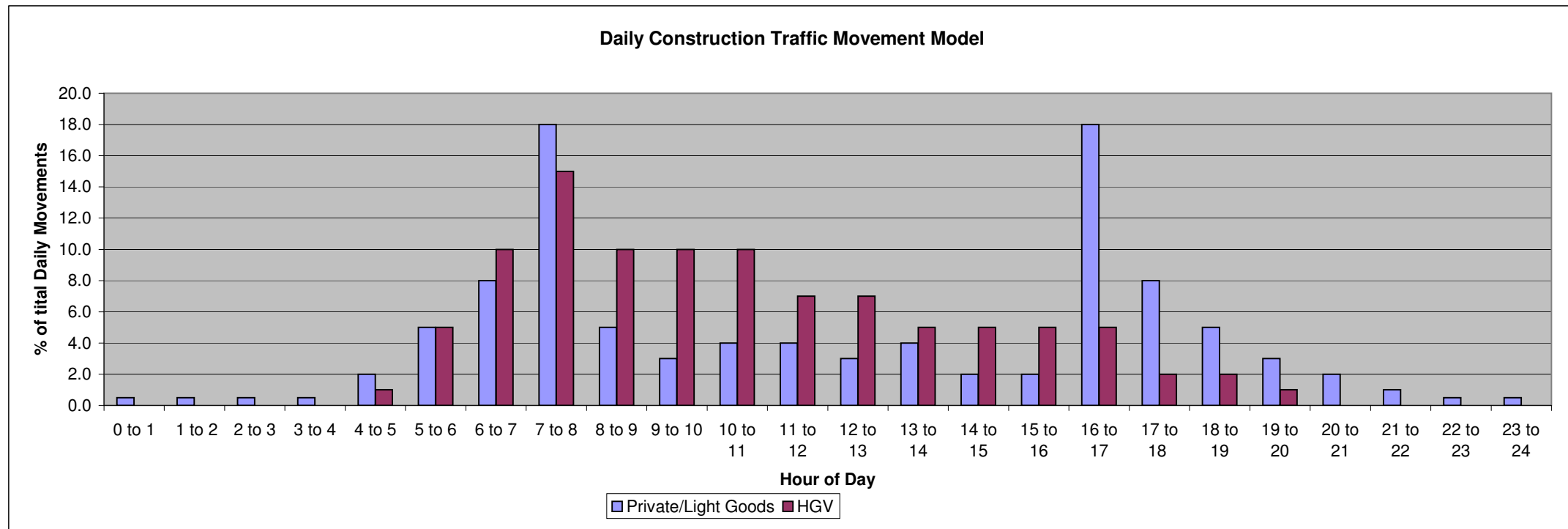


APPENDIX 6

Daily Traffic Movement Model

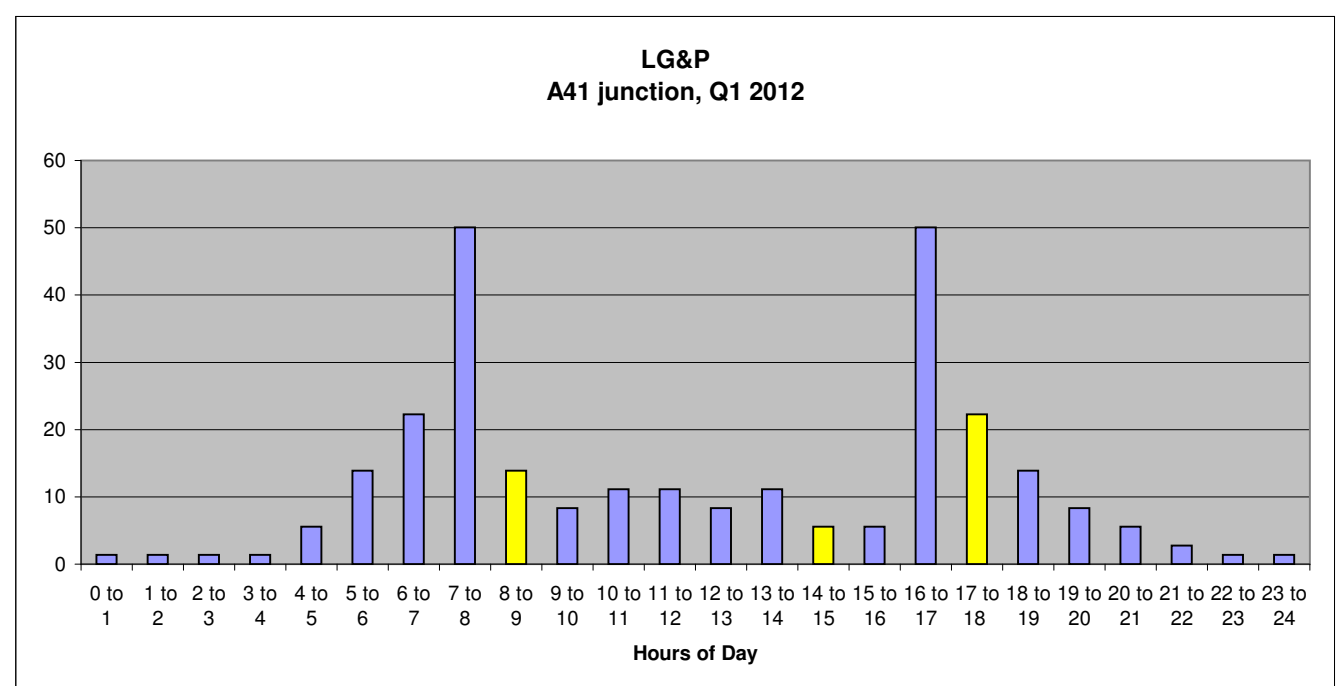
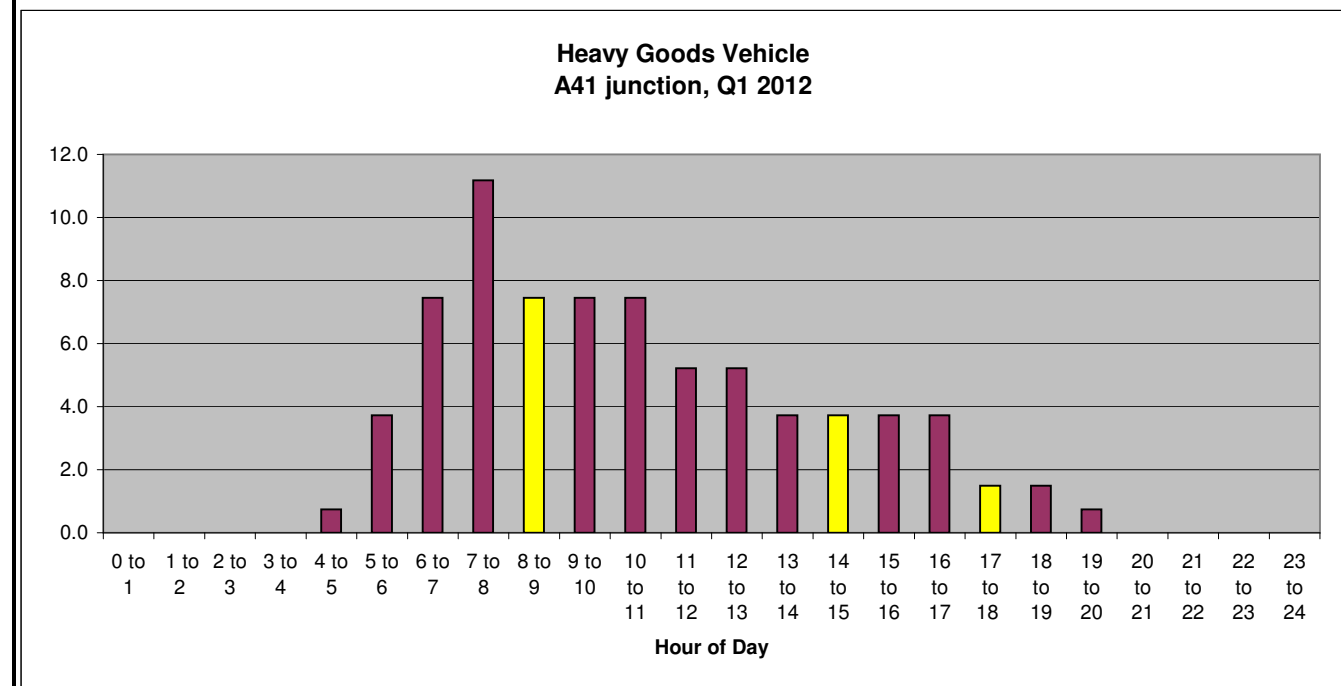
A41 Junction PEAK 1

1st Quarter 2012



Private/Light Goods	HGV	0 to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12	12 to 13	13 to 14	14 to 15	15 to 16	16 to 17	17 to 18	18 to 19	19 to 20	20 to 21	21 to 22	22 to 23	23 to 24	100
		0.5	0.5	0.5	0.5	2.0	5.0	8.0	18.0	5.0	3.0	4.0	4.0	3.0	4.0	2.0	2.0	18.0	8.0	5.0	3.0	2.0	1.0	0.5	0.5	100
		0.0	0.0	0.0	0.0	1.0	5.0	10.0	15.0	10.0	10.0	10.0	7.0	7.0	5.0	5.0	5.0	5.0	18.0	2.0	2.0	1.0	0.0	0.0	0.0	100

	Vehicle Movements per month	Ave work days/month	Vehicle Movements /day																										
Q1 2012	1640	22	75	HGV	0.0	0.0	0.0	0.0	0.7	3.7	7.5	11.2	7.5	7.5	7.5	5.2	5.2	3.7	3.7	3.7	3.7	1.5	1.5	0.7	0.0	0.0	0.0	0.0	
Q1 2012	6120	22	278	LG&P	1.3909	1.3909	1.3909	1.3909	5.5636	13.909	22.255	50.073	13.909	8.3455	11.127	11.127	8.3455	11.127	5.5636	5.5636	50.073	22.255	13.909	8.3455	5.5636	2.7818	1.3909	1.3909	

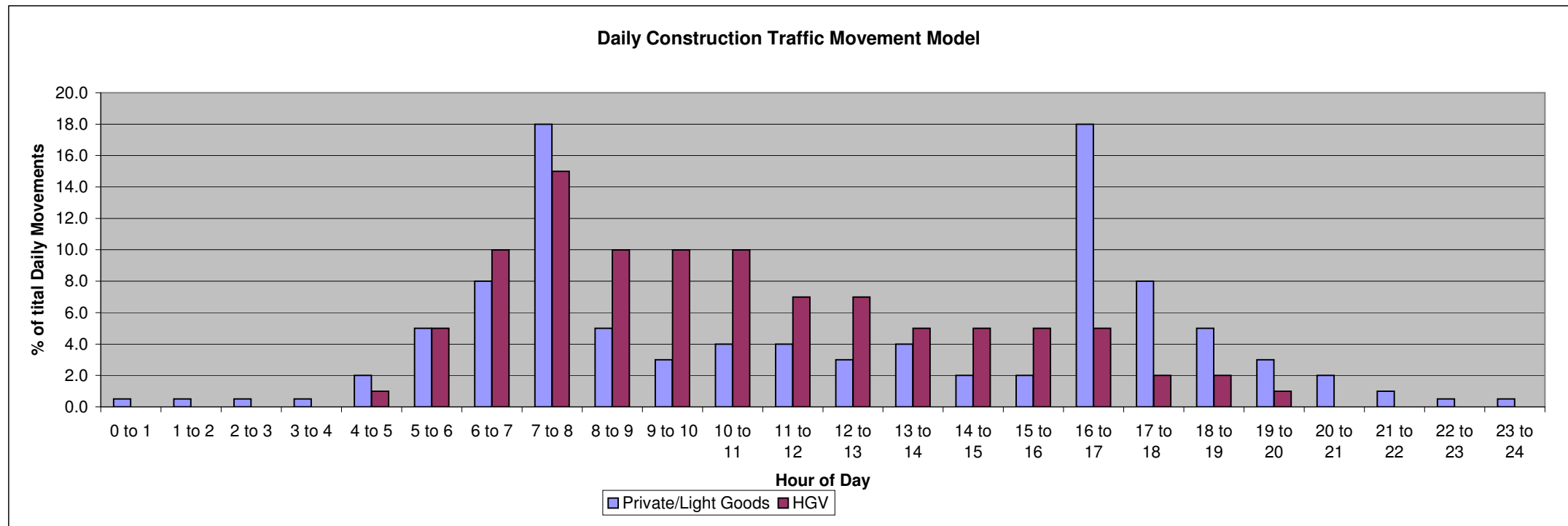


Phase 1 (PDP) Worst Case Scenario

Daily Traffic Movement Model

A41 Junction PEAK 2

1st Quarter 2015

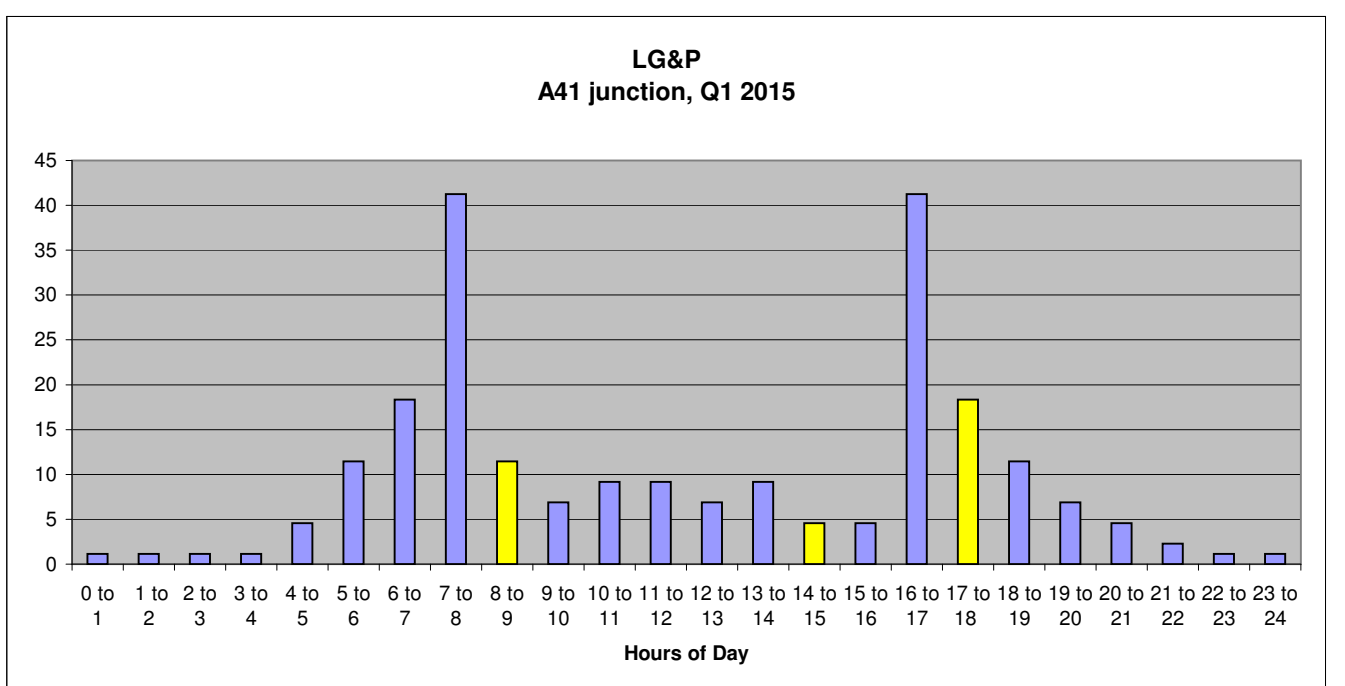
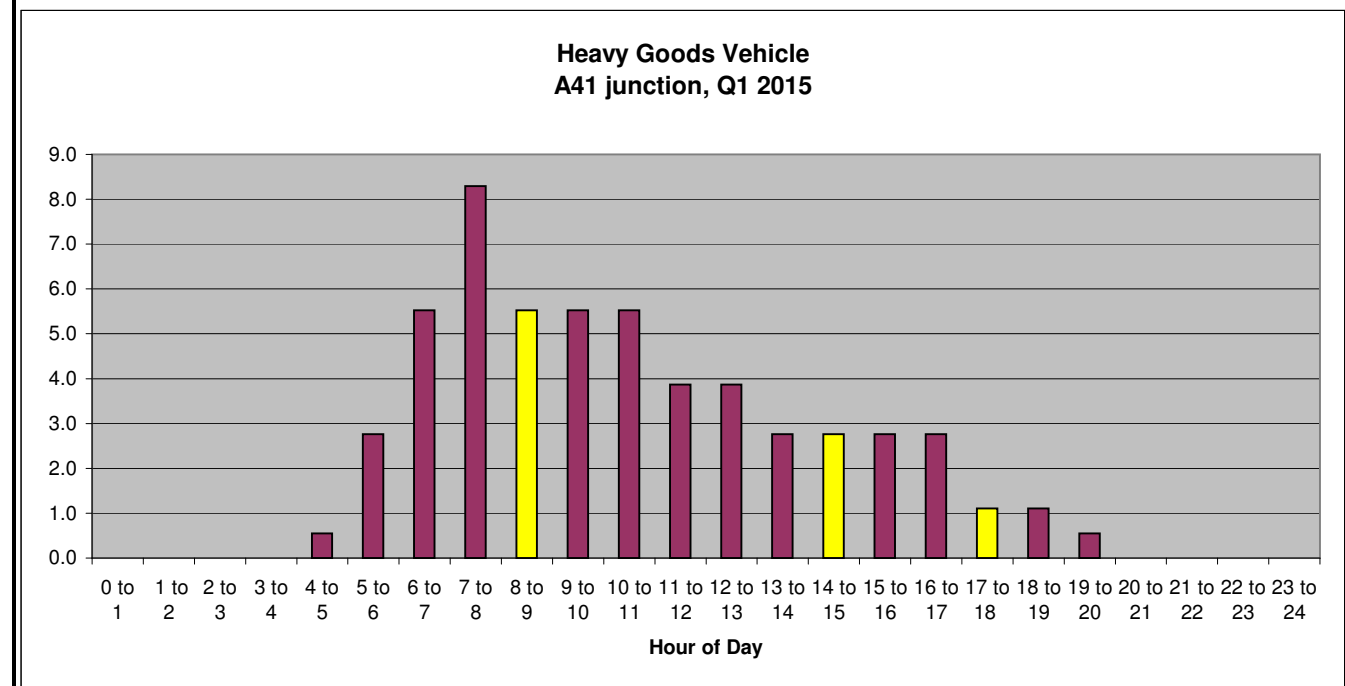


Private/Light Goods	HGV	0 to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12	12 to 13	13 to 14	14 to 15	15 to 16	16 to 17	17 to 18	18 to 19	19 to 20	20 to 21	21 to 22	22 to 23	23 to 24	100	
		0.5	0.5	0.5	0.5	2.0	5.0	8.0	18.0	5.0	3.0	4.0	4.0	3.0	4.0	2.0	2.0	18.0	8.0	5.0	3.0	2.0	1.0	0.5	0.5	100	
		0.0	0.0	0.0	0.0	1.0	5.0	10.0	15.0	10.0	10.0	10.0	7.0	7.0	5.0	5.0	5.0	5.0	18.0	2.0	2.0	1.0	0.0	0.0	0.0	0.0	100

	Vehicle Movements per month	Ave work days/month	Vehicle Movements /day																									
Q1 2015	1216	22	55	HGV	0.0	0.0	0.0	0.0	0.6	2.8	5.5	8.3	5.5	5.5	5.5	3.9	3.9	2.8	2.8	2.8	2.8	1.1	1.1	0.6	0.0	0.0	0.0	0.0
Q1 2015	5042	22	229	LG&P	1.1459	1.1459	1.1459	1.1459	4.5836	11.459	18.335	41.253	11.459	6.8755	9.1673	9.1673	6.8755	9.1673	4.5836	4.5836	41.253	18.335	11.459	6.8755	4.5836	2.2918	1.1459	1.1459

79

76

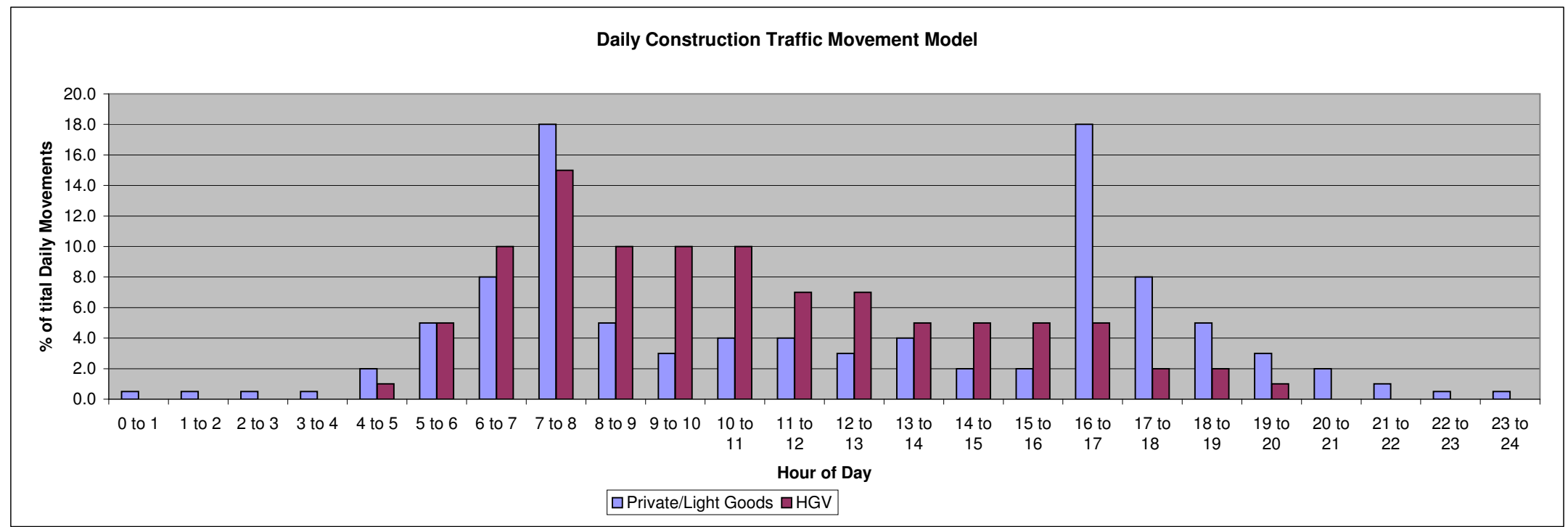


Phase 1 (PDP) Worst Case Scenario

Daily Traffic Movement Model

M1 Junction PEAK 1

1st Quarter 2012

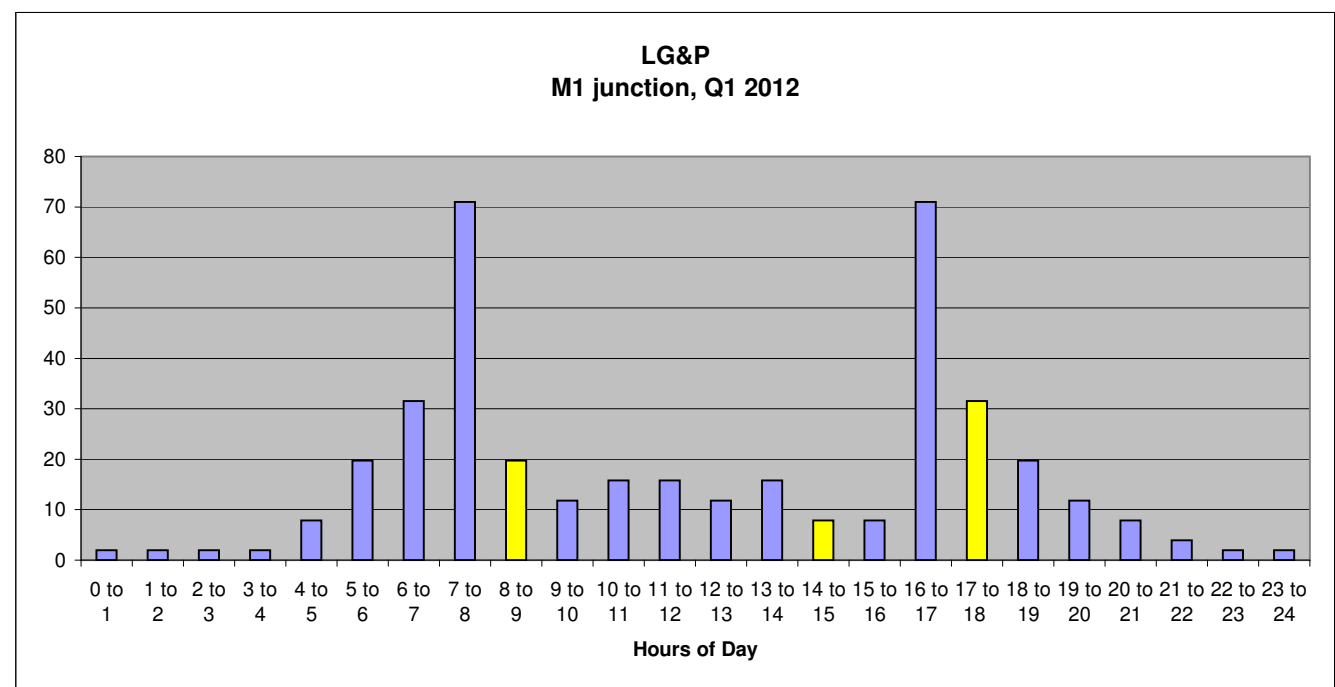
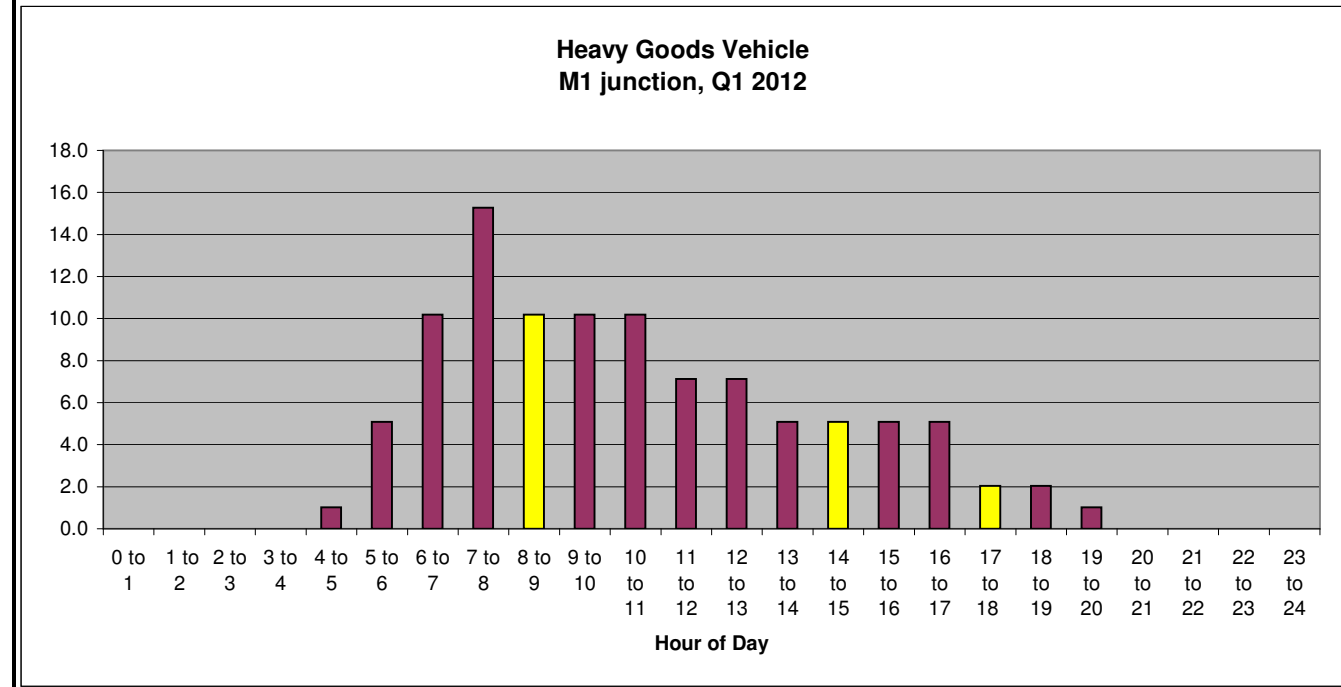


Private/Light Goods	HGV	0 to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12	12 to 13	13 to 14	14 to 15	15 to 16	16 to 17	17 to 18	18 to 19	19 to 20	20 to 21	21 to 22	22 to 23	23 to 24	100
		0.5	0.5	0.5	0.5	2.0	5.0	8.0	18.0	5.0	3.0	4.0	4.0	3.0	4.0	2.0	2.0	18.0	8.0	5.0	3.0	2.0	1.0	0.5	0.5	100
		0.0	0.0	0.0	0.0	1.0	5.0	10.0	15.0	10.0	10.0	10.0	7.0	7.0	5.0	5.0	5.0	5.0	18.0	2.0	2.0	1.0	0.0	0.0	0.0	0.0

	Vehicle Movements per month	Ave work days/month	Vehicle Movements /day																									
Q1 2012	2240	22	102	HGV	0.0	0.0	0.0	0.0	1.0	5.1	10.2	15.3	10.2	10.2	7.1	7.1	5.1	5.1	5.1	5.1	2.0	2.0	1.0	0.0	0.0	0.0	0.0	
Q1 2012	8675	22	394	LG&P	1.9716	1.9716	1.9716	1.9716	7.8864	19.716	31.545	70.977	19.716	11.83	15.773	15.773	11.83	15.773	7.8864	7.8864	70.977	31.545	19.716	11.83	7.8864	3.9432	1.9716	1.9716

138

131

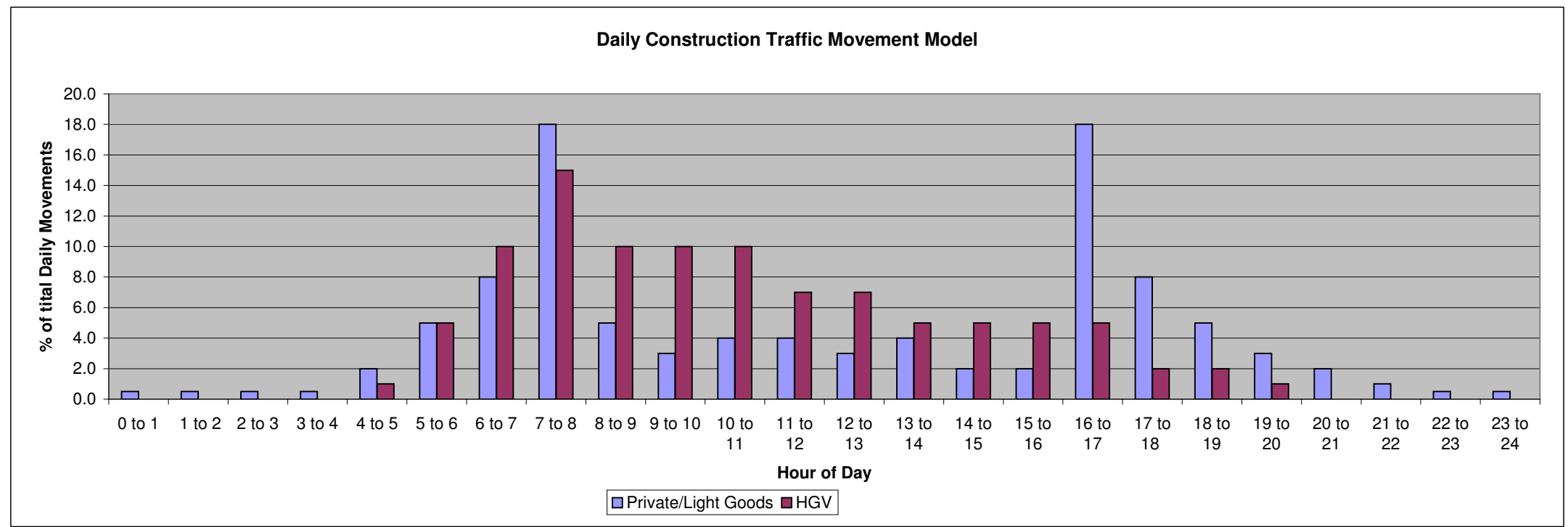


Phase 1 (PDP) Worst Case Scenario

Daily Traffic Movement Model

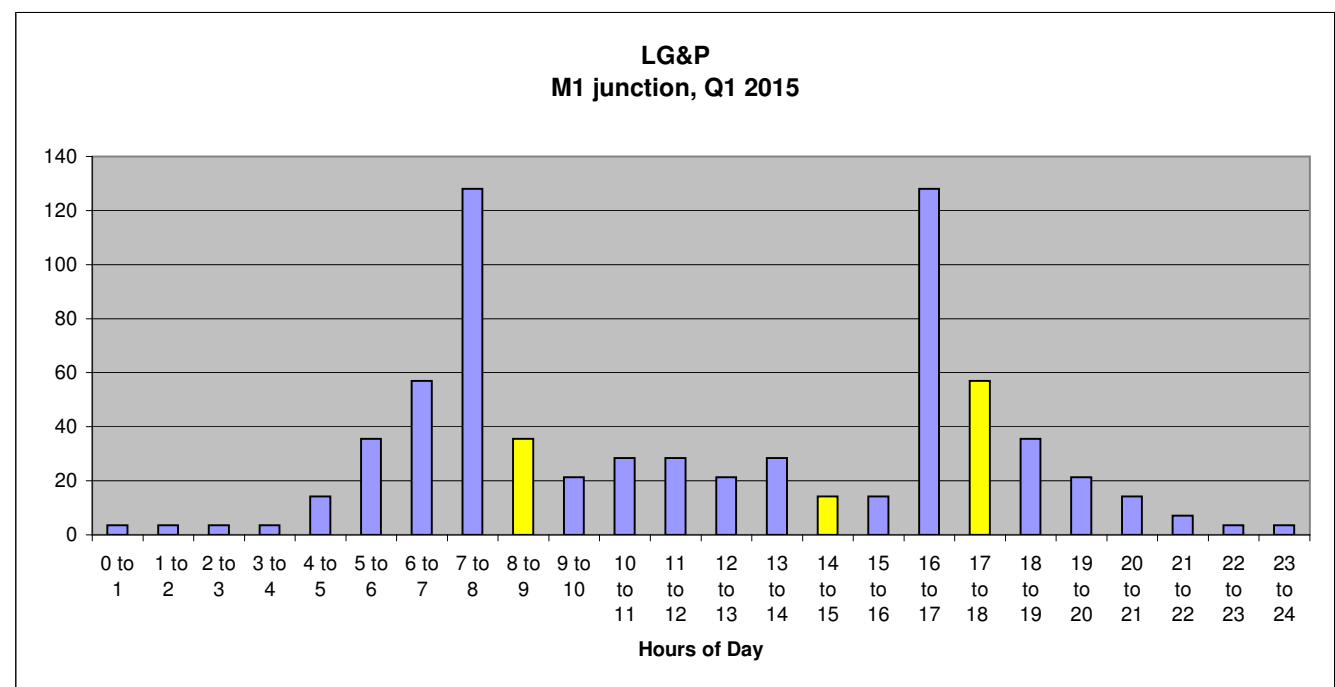
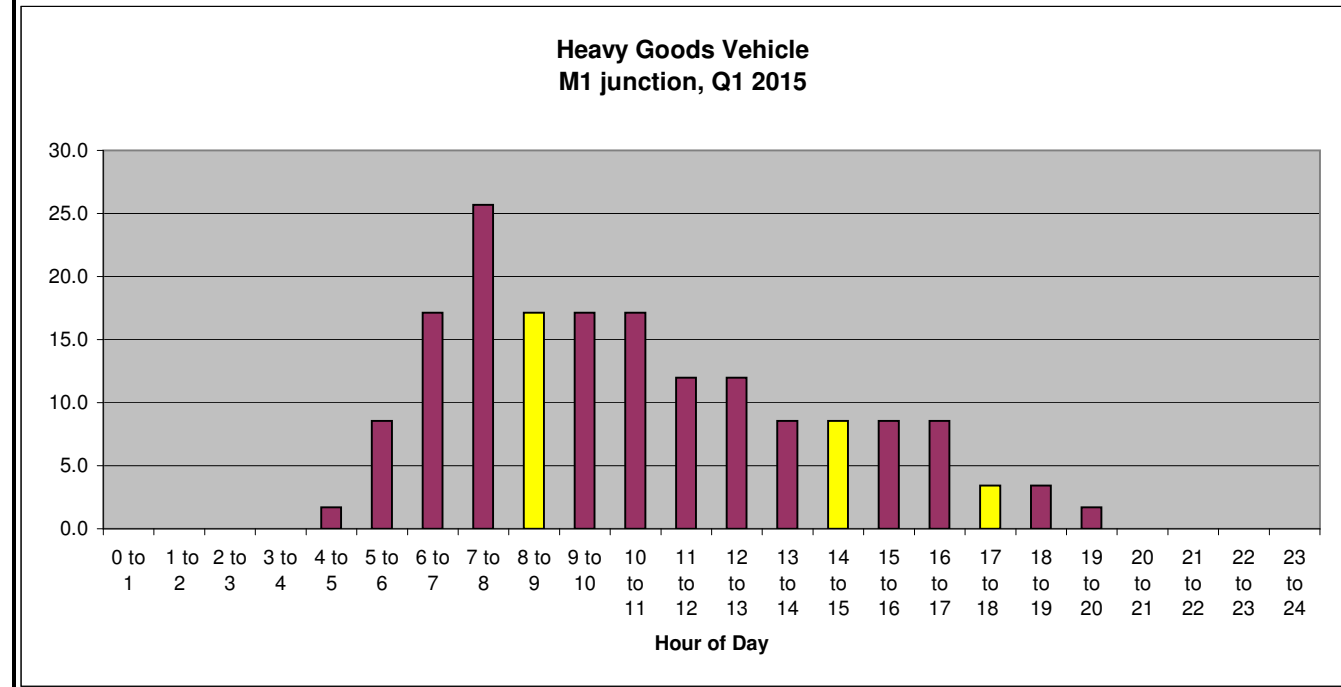
M1 Junction PEAK 2

1st Quarter 2015



Private/Light Goods	HGV	0 to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12	12 to 13	13 to 14	14 to 15	15 to 16	16 to 17	17 to 18	18 to 19	19 to 20	20 to 21	21 to 22	22 to 23	23 to 24	100
		0.5	0.5	0.5	0.5	2.0	5.0	8.0	18.0	5.0	3.0	4.0	4.0	3.0	4.0	2.0	2.0	18.0	8.0	5.0	3.0	2.0	1.0	0.5	0.5	100
		0.0	0.0	0.0	0.0	1.0	5.0	10.0	15.0	10.0	10.0	10.0	7.0	7.0	5.0	5.0	5.0	18.0	8.0	2.0	2.0	1.0	0.0	0.0	0.0	100

	Vehicle Movements per month	Ave work days/month	Vehicle Movements /day																									
Q1 2015	3769	22	171	HGV	0.0	0.0	0.0	0.0	1.7	8.6	17.1	25.7	17.1	17.1	17.1	12.0	12.0	8.6	8.6	8.6	8.6	3.4	3.4	1.7	0.0	0.0	0.0	0.0
Q1 2015	15655	22	712	LG&P	3.558	3.558	3.558	3.558	14.232	35.58	56.927	128.09	35.58	21.348	28.464	28.464	21.348	28.464	14.232	14.232	128.09	56.927	35.58	21.348	14.232	7.1159	3.558	3.558

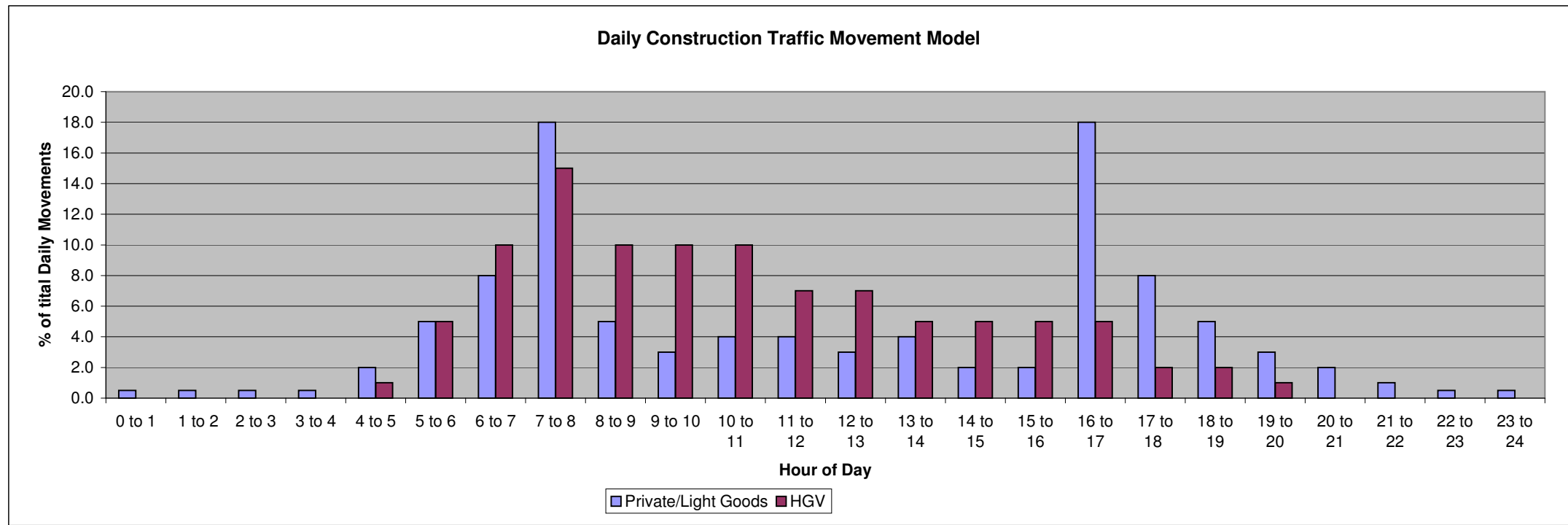


Phase 1 (PDP) Worst Case Scenario

Daily Traffic Movement Model

Staples Corner PEAK 1

1st Quarter 2012

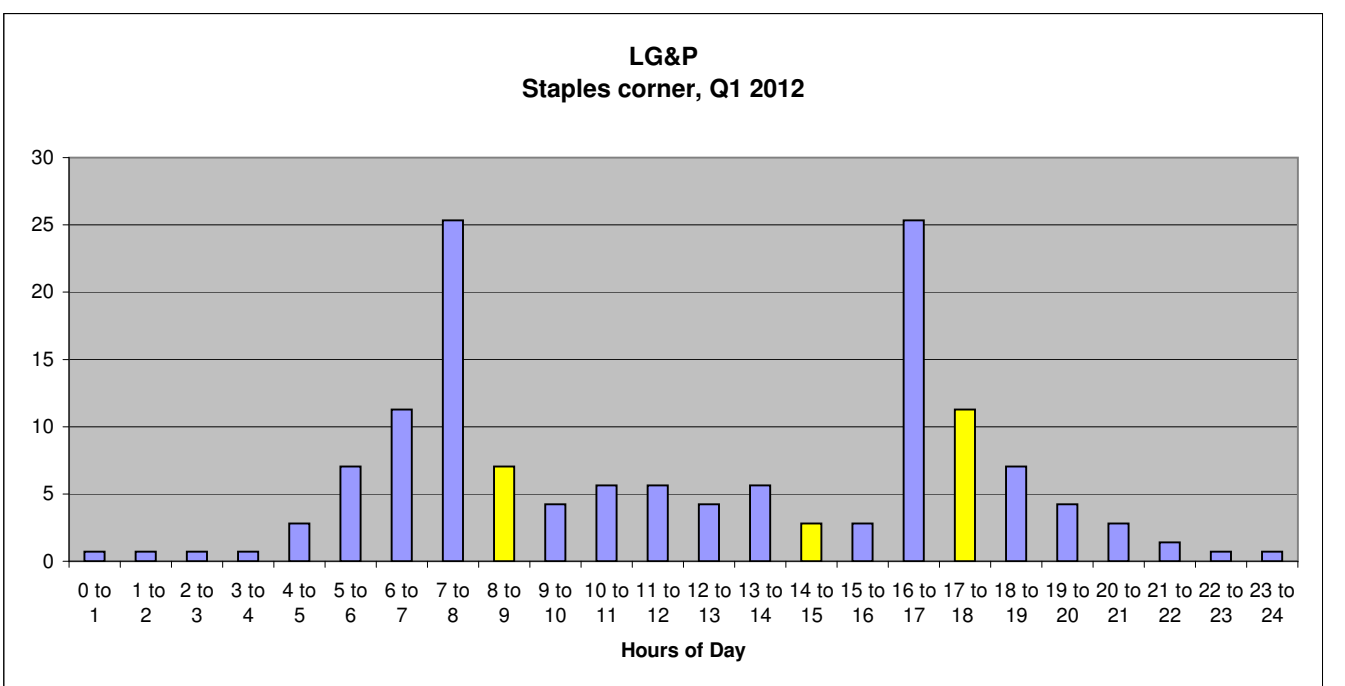
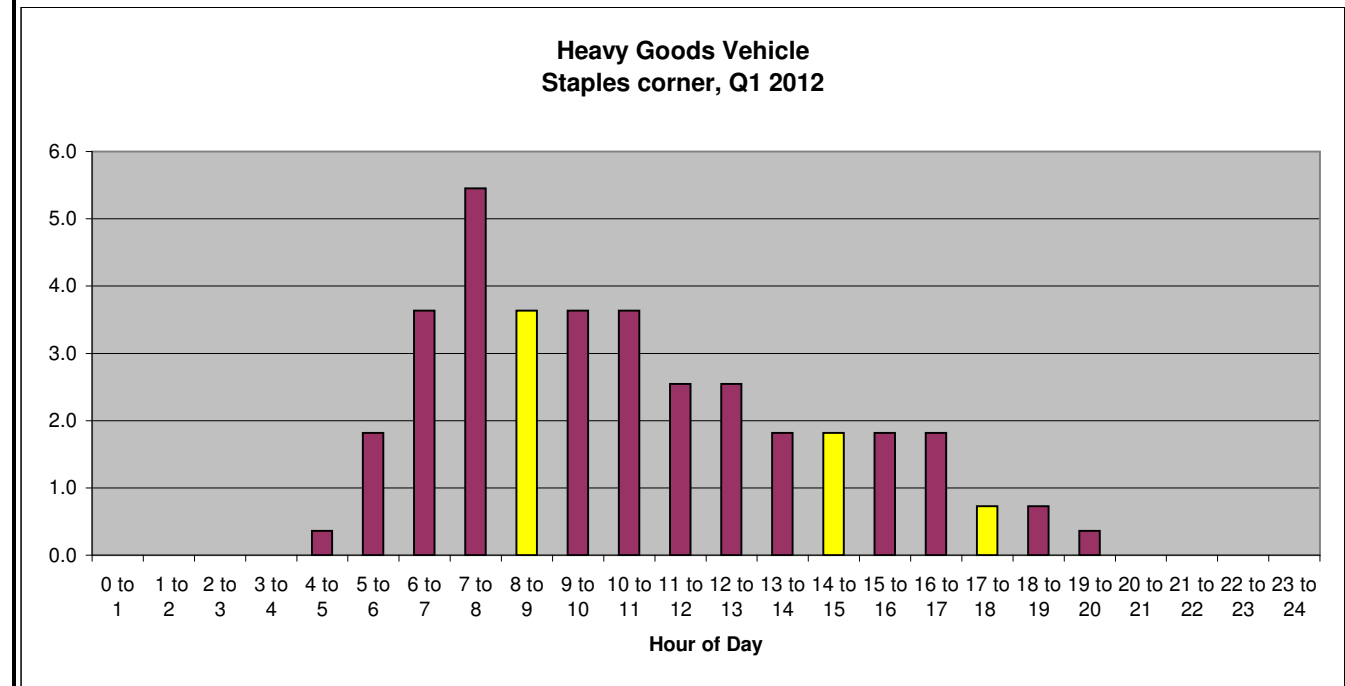


Private/Light Goods	HGV	0 to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12	12 to 13	13 to 14	14 to 15	15 to 16	16 to 17	17 to 18	18 to 19	19 to 20	20 to 21	21 to 22	22 to 23	23 to 24	
		0.5	0.5	0.5	0.5	2.0	5.0	8.0	18.0	5.0	3.0	4.0	4.0	3.0	4.0	2.0	2.0	18.0	8.0	5.0	3.0	2.0	1.0	0.5	0.5	100
		0.0	0.0	0.0	0.0	1.0	5.0	10.0	15.0	10.0	10.0	10.0	7.0	7.0	5.0	5.0	5.0	5.0	2.0	2.0	1.0	0.0	0.0	0.0	0.0	100

	Vehicle Movements per month	Ave work days/month	Vehicle Movements /day																									
Q1 2012	800	22	36	HGV	0.0	0.0	0.0	0.0	0.4	1.8	3.6	5.5	3.6	3.6	2.5	2.5	1.8	1.8	1.8	1.8	0.7	0.7	0.4	0.0	0.0	0.0		
Q1 2012	3098	22	141	LG&P	0.7041	0.7041	0.7041	0.7041	2.8164	7.0409	11.265	25.347	7.0409	4.2245	5.6327	5.6327	4.2245	5.6327	2.8164	2.8164	25.347	11.265	7.0409	4.2245	2.8164	1.4082	0.7041	0.7041

49

47

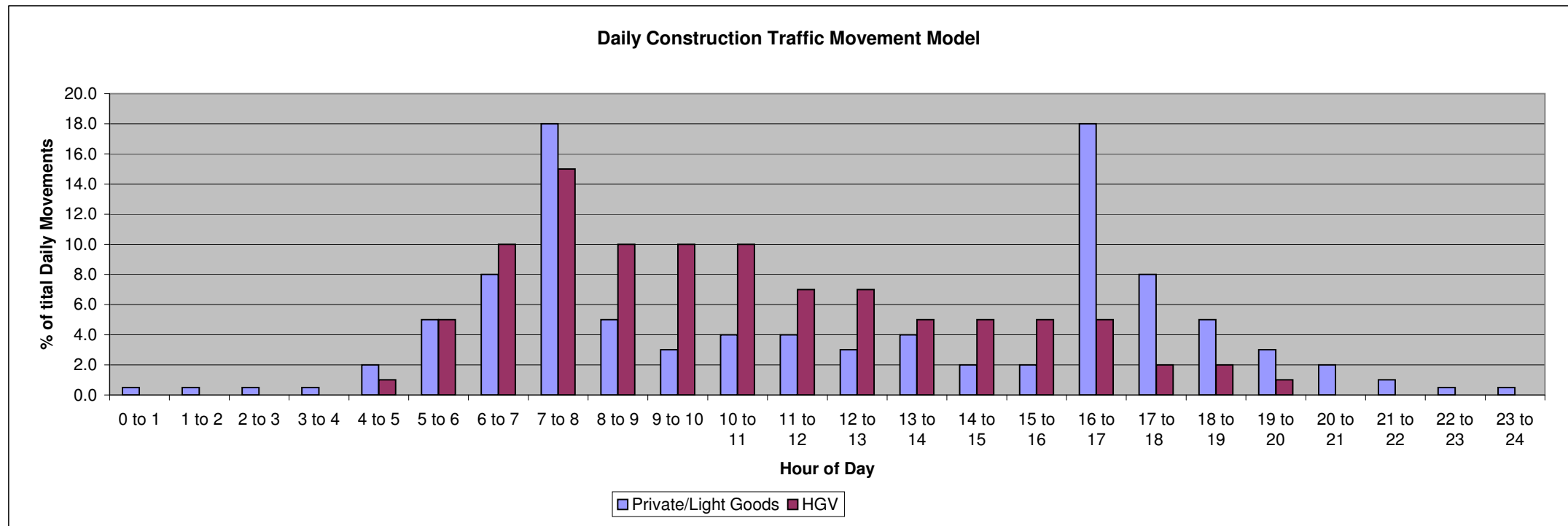


Phase 1 (PDP) Worst Case Scenario

Daily Traffic Movement Model

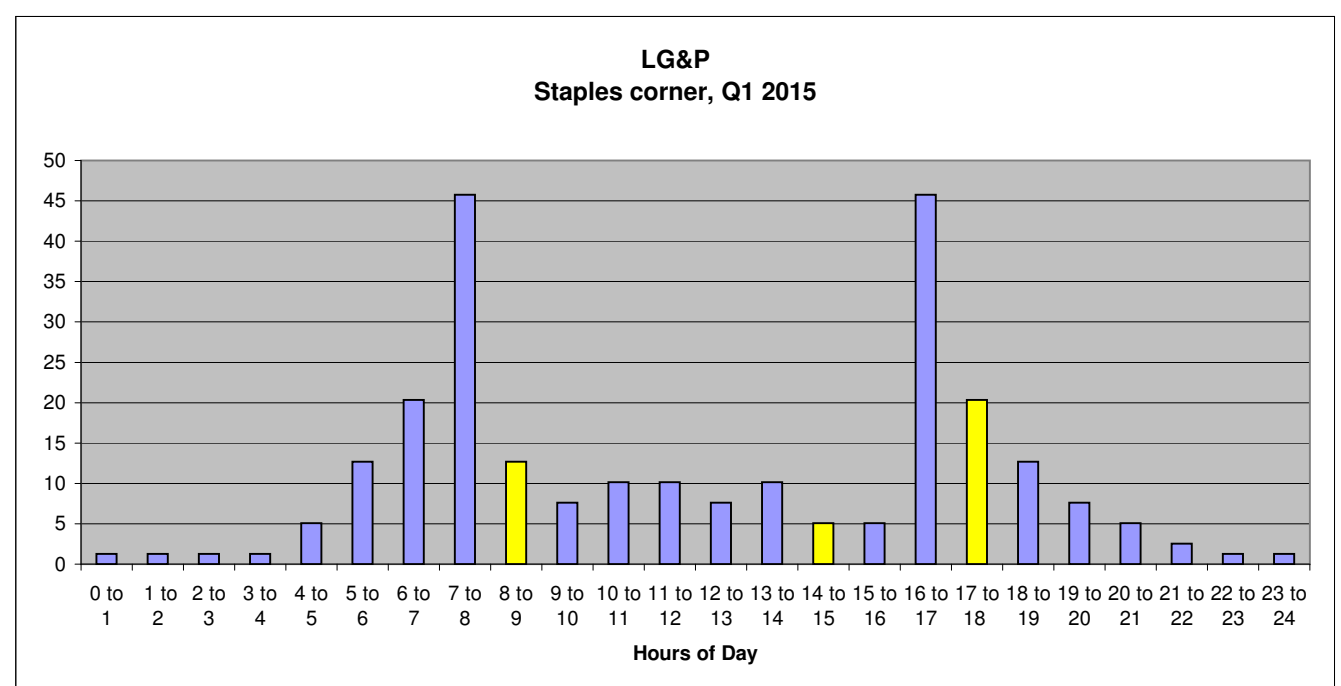
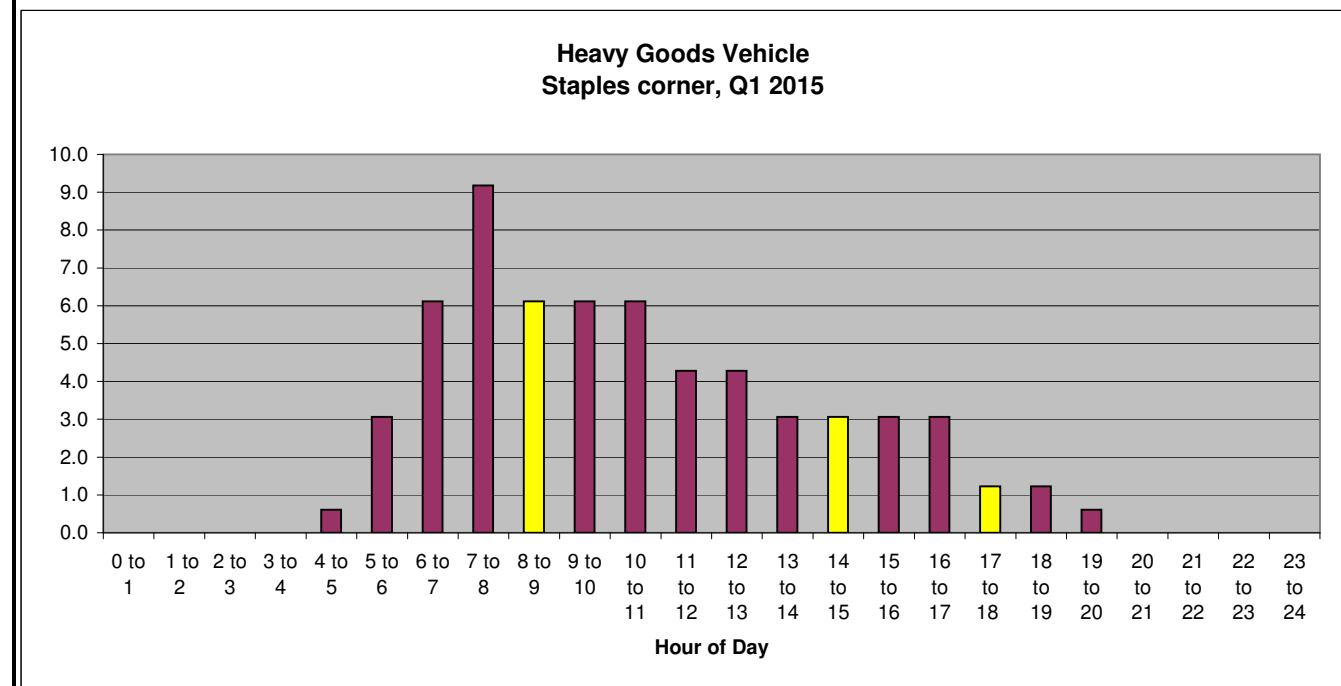
Staples Corner PEAK 2

1st Quarter 2015



Private/Light Goods	HGV	0 to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12	12 to 13	13 to 14	14 to 15	15 to 16	16 to 17	17 to 18	18 to 19	19 to 20	20 to 21	21 to 22	22 to 23	23 to 24	100
		0.5	0.5	0.5	0.5	2.0	5.0	8.0	18.0	5.0	3.0	4.0	4.0	3.0	4.0	2.0	2.0	18.0	8.0	5.0	3.0	2.0	1.0	0.5	0.5	100
		0.0	0.0	0.0	0.0	1.0	5.0	10.0	15.0	10.0	10.0	10.0	7.0	7.0	5.0	5.0	5.0	18.0	8.0	2.0	2.0	1.0	0.0	0.0	0.0	100

	Vehicle Movements per month	Ave work days/month	Vehicle Movements /day																									
Q1 2015	1346	22	61	HGV	0.0	0.0	0.0	0.0	0.6	3.1	6.1	9.2	6.1	6.1	4.3	4.3	3.1	3.1	3.1	3.1	1.2	1.2	0.6	0.0	0.0	0.0	0.0	
Q1 2015	5591	22	254	LG&P	1.2707	1.2707	1.2707	1.2707	5.0827	12.707	20.331	45.745	12.707	7.6241	10.165	10.165	7.6241	10.165	5.0827	5.0827	45.745	20.331	12.707	7.6241	5.0827	2.5414	1.2707	1.2707
												87																



Phase 1 (PDP) Worst Case Scenario

APPENDIX 7



Brent Cross and Cricklewood Construction Impact Assessment All Phases Labour Trend

Woolf Limited
Strategic Planning Team

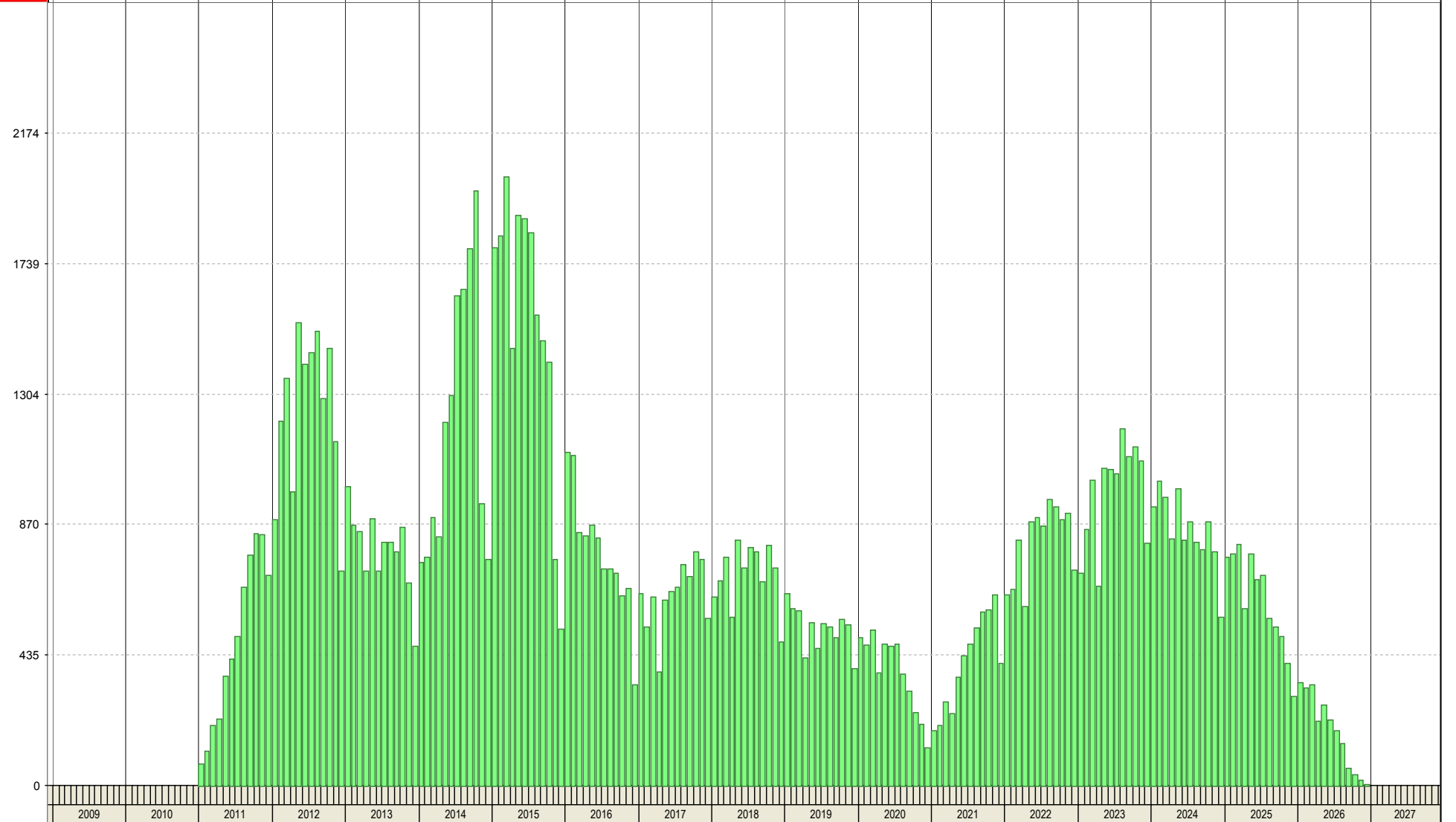
1 Procter Street, London, WC1V
6DW

Telephone: +44 (0)20 7492 0202



Activity ID	Activity Name	Start	Original Duration	Finish
	PHASE 1 Coded, Scheduled w/ base	03-Jan-11	1478.0d	05-Sep-16
	PHASE 2 Coded, Scheduled w/ base	02-Sep-11	1933.0d	29-Jan-19
	PHASE 3 Coded, Scheduled w/ base	23-Sep-13	1888.0d	16-Dec-20
	PHASE 4 Coded, Scheduled w/ base	02-Jul-12	3131.0d	01-Jul-24
	PHASE 5 Coded, Schedule w/ base	04-Jan-21	1032.0d	17-Dec-24
	PHASE 6 Coded, Scheduled w/ base	10-Jan-22	1011.0d	24-Nov-25
	PHASE 7 Coded, Scheduled w/ base	09-Jan-23	1025.0d	11-Dec-26

Remaining Early Units



- Remaining Work
- Brent Cross West
- Eastern Lands
- Station Quarter
- Brent Terrace
- Clitterhouse Playing Fields
- Market Quarter
- Brent Cross East
- Cricklewood Lane
- Railway Lands

APPENDIX 8

APPENDIX 9



Brent Cross and Cricklewood Construction Impact Assessment Quarterly Business + Retail release (m2)

Woolf Limited
Strategic Planning Team

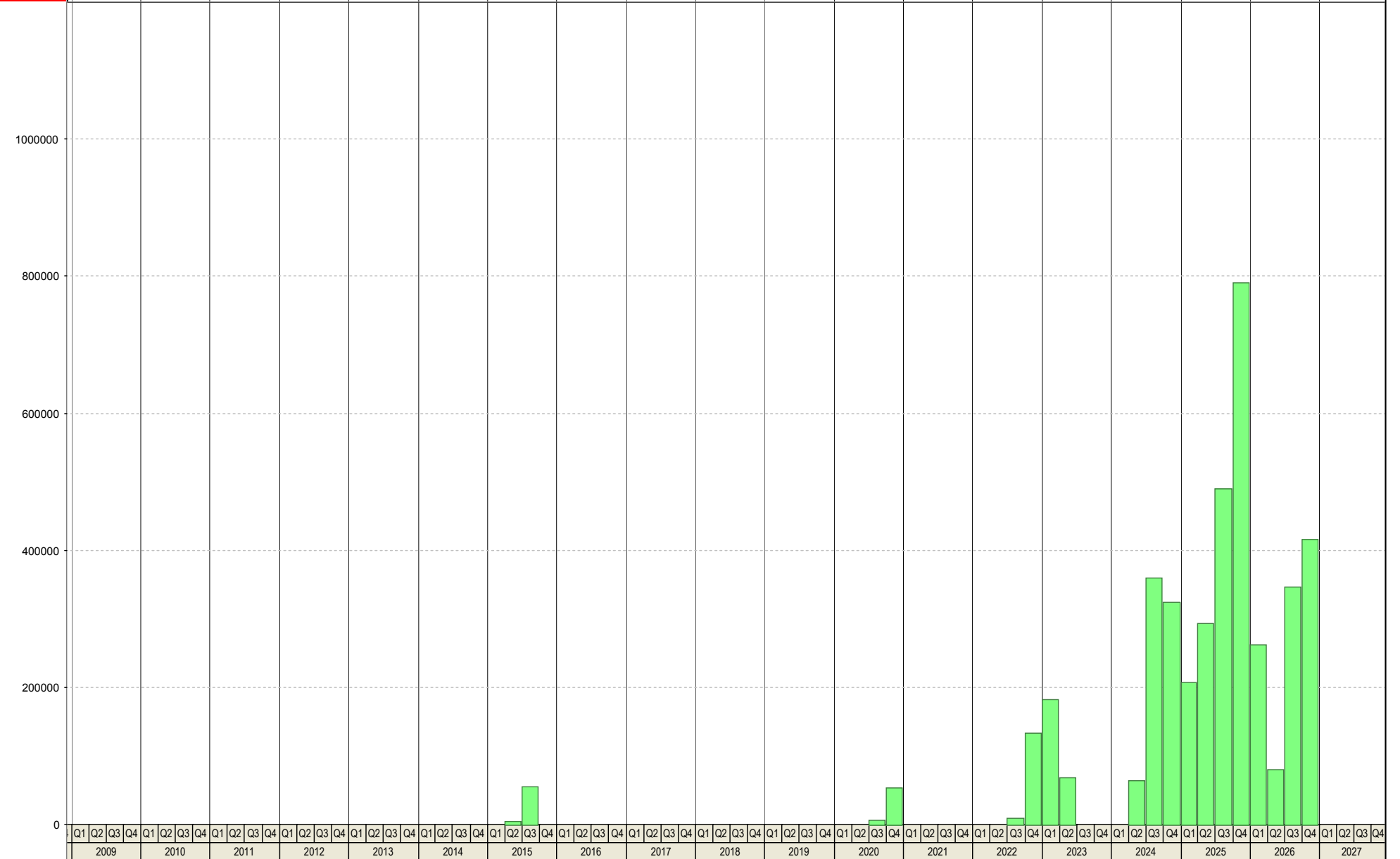
1 Procter Street, London, WC1V 6DW

Telephone: +44 (0)20 7492 0202



Activity ID	Activity Name	Start	Original Duration	Finish	2009		2010		2011		2012		2013		2014		2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025		2026		2027						
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
	PHASE 2 Coded, Scheduled w/ base	06-Jan-14	442.0d	15-Sep-15																																											
	PHASE 4 Coded, Scheduled w/ base	03-Jun-19	394.0d	03-Dec-20																																											
	PHASE 5 Coded, Schedule w/ base	02-Mar-21	564.0d	28-Apr-23																																											
	PHASE 6 Coded, Scheduled w/ base	01-Aug-22	866.0d	24-Nov-25																																											
	PHASE 7 Coded, Scheduled w/ base	09-Jan-23	1025.0d	11-Dec-26																																											

Remaining Early Units



█ Remaining Work
 █ Brent Cross West
 █ Eastern Lands
 █ Station Quarter
█ Brent Terrace
 █ Clitterhouse Playing Fields
 █ Market Quarter
█ Brent Cross East
 █ Cricklewood Lane
 █ Railway Lands