

WELCOME

Thank you for attending today's event. We are holding this exhibition to inform the public about updated proposals for the development of a long-term vacant site at the corner of Depot Approach and Cricklewood Broadway.

The event is being run by specialist public consultation company, HardHat, on behalf of Tepbrook Properties, the owners of the development site.

The new scheme will be known as Cricklewood Square and will be a high-quality mixed-use development with both a residential and retail element. This is in-line with the plans for the continuing regeneration of Cricklewood Broadway, a significant benefit to the local community.

Tepbrook previously held a consultation in July 2013, which displayed the emerging proposals for Cricklewood Square and since then have been further developing its proposals. An application is now being prepared for submission this summer.

This consultation has been organised to display the updated proposals.

Members of the development team are available throughout the consultation to answer any questions you may have - we welcome any feedback via one of the feedback forms provided.



CGI of proposed development from Cricklewood Broadway

Cricklewood Square

SITE CONTEXT



Photograph of site looking north from Cricklewood Broadway



Photograph of site looking east towards Depot Approach

The site is located on the corner of Depot Approach and Cricklewood Broadway and comprises two key development areas which sit to the east and west of Depot Approach.

Area 1 is the part of the site located at the corner of Depot Approach and Cricklewood Broadway. Area 2 is the part of the site located to the rear of Beacon Bingo. The combined site area, including works to Depot Approach which links the two development areas, is 2.1 acres.

The project represents sustainable regeneration of underused brownfield land located within a thriving district centre and in close proximity to public transport facilities.

The site was previously occupied by three single-storey buildings which fell out of use and have since been demolished. Since 2008 the site has remained vacant and enclosed by hoardings.



Overhead view of Cricklewood Square site

The site is well located in a district centre with a range of local amenities including the Beacon Bingo Hall and the Travelodge Hotel. To the North East of the site is the B&Q superstore.

By developing the site, these proposals will fully utilise the retail and residential opportunities that this site has to offer.

PROPOSALS - RETAIL



The retail element of the scheme will be a supermarket with a total floorspace of 3,174 sq.m.

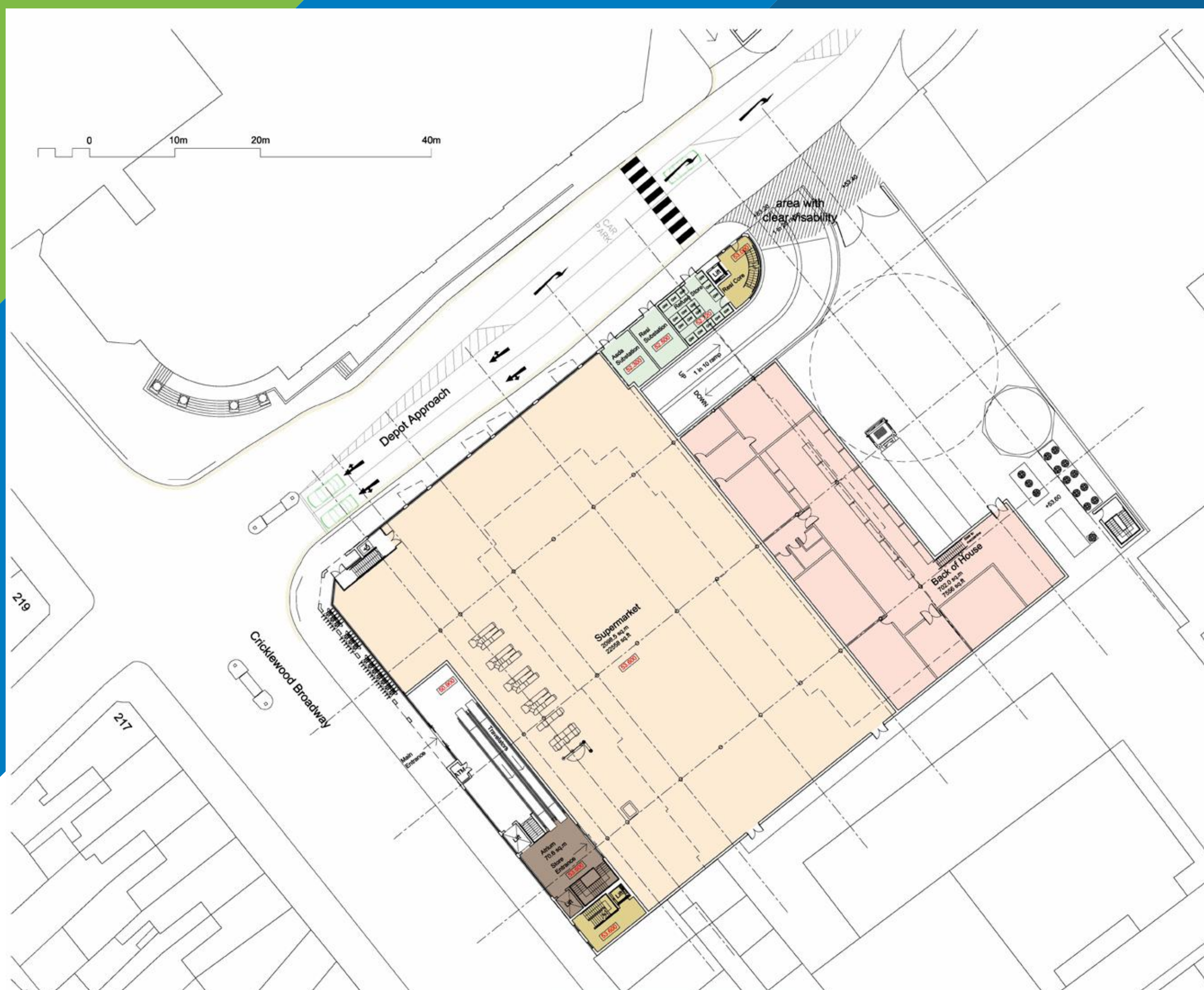
ASDA will be the operator of a food store at ground level.

The upper five-storeys of the building will be 96 apartments. More information on this element of the scheme can be found on the *Proposals - Residential* board.

The development of a new food store will have a long-term positive impact on local job creation, with the retail element generating 132 jobs.

Cricklewood District Centre is currently home to a limited selection of supermarket choices including an Iceland, a relatively small Co-operative store and a Tesco Express.

A new full line supermarket will improve consumer choice and reduce loss of expenditure to larger out of town centre supermarkets.



Ground floor plan (supermarket level)



Cricklewood Broadway elevation

PROPOSALS - RESIDENTIAL

The London Borough of Barnet’s core strategy identifies that by 2026 an additional 40,000 people are expected to be living in the Borough.

Almost 36% of the Borough is made up of Green Belt and Metropolitan Open Land therefore providing the homes to accommodate Cricklewood’s population represents a considerable challenge.

The residential aspect of the site will consist of 96 apartments with units having between one, two or three bedrooms. A breakdown of each type of apartment is displayed below:

Level	1B2P (studio)	1B2P	1B2P (W)	2B3P	2B4P	2B4P (W)	3B5P	Total
1st	0	1	-	4	-	-	-	5
2nd	2	11	2	4	3	3	-	25
3rd	4	14	-	4	5	-	1	28
4th	2	10	-	4	6	-	1	23
5th	2	10	-	1	2	-	-	15
Totals	10	46	2	17	16	3	2	96



Plan of first floor



Plan of second floor

As part of the development there will be an enclosed courtyard containing a green, pleasant area for residents with planted flowers and shrubbery.

The rooftop will be developed as a green roof and contribute to the drainage retention system.

Policy CS3 of the core strategy identifies the wider Brent Cross Cricklewood area as contributing to providing 16,000 new homes.

The 96 apartments will make an important contribution to meeting the Borough’s housing target.



Depot Approach elevation

PARKING & TRANSPORT

A total of 133 car parking spaces will be provided in a basement parking level below the supermarket.

Of these spaces, three will be residential and designed to accommodate wheelchair users. These are located adjacent to the core serving the wheelchair adapted flats.

A separate secure parking deck adjacent to the site will provide 74 covered spaces for the apartments with a further 72 provided above for the Bingo hall. A pedestrian crossing will enable safe passage from the car park to the main entrance of the residential units.

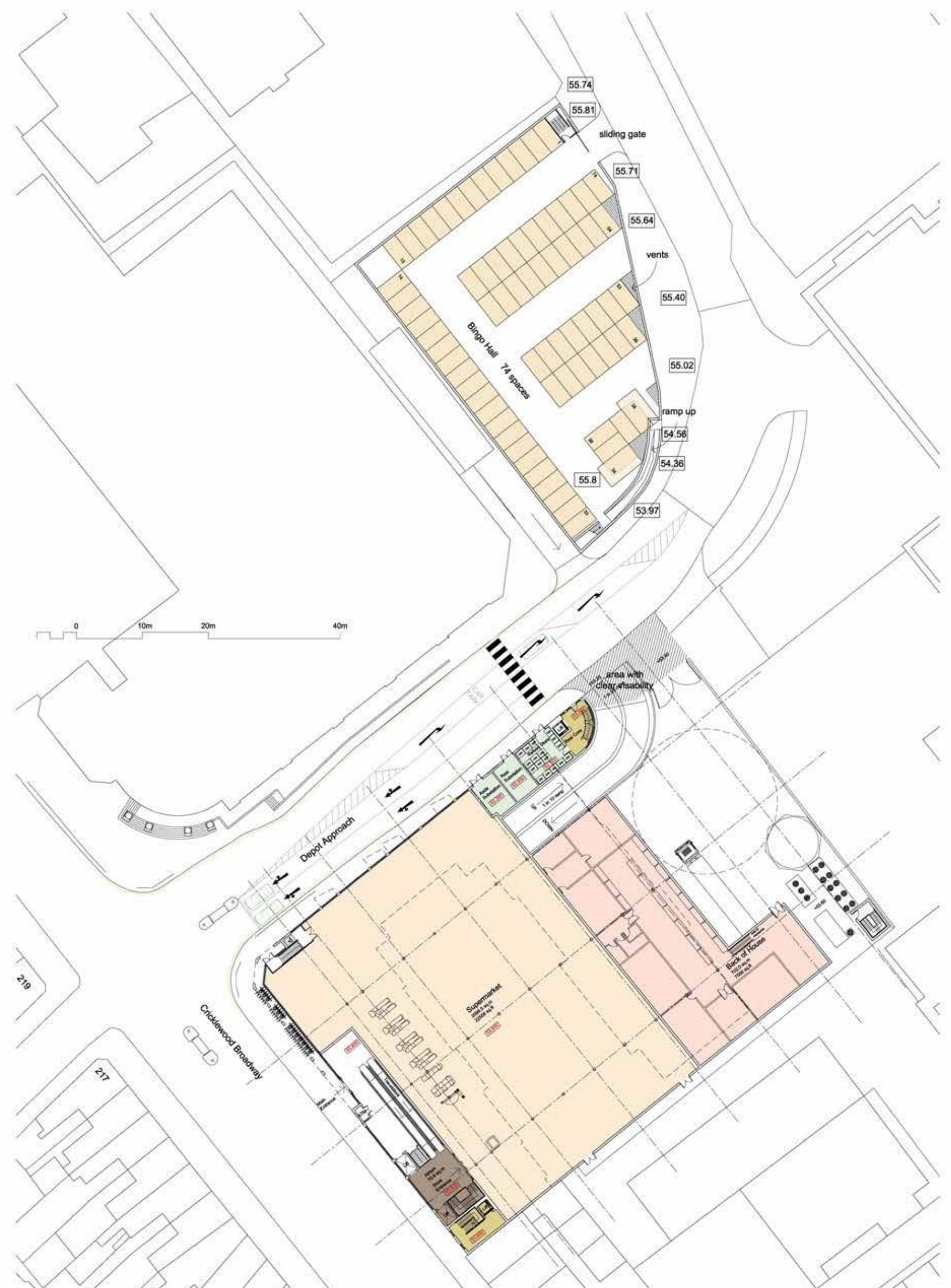
A total of 138 cycle storage spaces have been provided at the ratio of one per one-bedroom apartment and two per two three-bedroom apartment, in line with guidance in the London Housing Design Guide.

These cycle storage areas are located in a dedicated store. Cycle parking for shoppers is located under cover opposite the supermarket entrance.

The retail unit has its own dedicated servicing area separate from customer car parking. This area allows all delivery vehicles to enter in forward gear, turn within the servicing area and leave in forward gear back to the highway. This ensures safe servicing of the development.



Courtyard elevation showing basement car park



Plan of basement parking provision



Plan of basement parking provision

IMAGES



CGI of proposed development from Cricklewood Broadway



CGI of proposed development looking north

NEXT STEPS

Thank you for attending this exhibition.

We hope you found the exhibition interesting and informative. We intend to submit a planning application for the development by the end of summer 2016, with construction beginning in spring 2017 if approved.

Please feel free to complete a feedback form and return it to us either at the exhibition or by post to our FREEPOST address by Wednesday 6th July.

If you have any further questions following the consultation, please get in touch using the details below.

PROJECT BENEFITS:

- Bringing a prominent, long-term vacant site back into use
- Providing much-needed housing for the Borough
- The provision of more than 130 new jobs
- Increased choice for shoppers
- A major contribution to the vibrancy of Cricklewood Broadway through increased footfall

TIMELINE

CONSULTATION – JUNE 2016

PLANNING APPLICATION SUBMISSION – SUMMER 2016

PERMISSION DECISION – WINTER 2016

CONSTRUCTION – SPRING 2017

If you have any further questions following the consultation, you can contact us on:



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Cricklewood Square