



TABLE OF CONTENTS

APPENDIX 1.1: SITE LOCATION PLAN

APPENDIX 1.2: EXISTING SITE PLAN

APPENDIX 2.1: DEVELOPMENT PROPOSALS

**APPENDIX 5.1: PRELIMINARY CONSTRUCTION MANAGEMENT
PLAN**

APPENDIX 6.1: TRANSPORT ASSESSMENT

APPENDIX 6.2: TRAVEL PLAN

APPENDIX 7.1: AIR QUALITY ASSESSMENT

APPENDIX 8.1: PRELIMINARY ECOLOGICAL APPRAISAL

APPENDIX 8.2: PHASE 2 SURVEY REPORT

APPENDIX 8.3: BIODIVERSITY IMPACT ASSESSMENT

APPENDIX 8.4: ARBORICULTURAL IMPACT ASSESSMENT REPORT

APPENDIX 9.1: GAZETTEER

APPENDIX 9.2: ARCHAEOLOGICAL DESK-BASED ASSESSMENT

**APPENDIX 9.3: ARCHAEOLOGICAL DESK BASED ASSESSMENT:
ADDENDUM, 2021**

**APPENDIX 9.4: ARCHEOLOGY AND CULTURAL HERITAGE
FIGURES**

APPENDIX 10.1: FLOOD RISK ASSESSMENT 2021

**APPENDIX 10.2: FLOOD RISK ASSESSMENT & HYDROLOGY
REPORT 2015**

APPENDIX 10.3: GROUNDSURE ENVIROINSIGHT REPORT

**APPENDIX 11.1: PHASE 1 GEOENVIRONMENTAL ASSESSMENT
REPORT, WSP**

**APPENDIX 11.2: PHASE 2 GEOENVIRONMENTAL AND
GEOTECHNICAL SITE INVESTIGATION REPORT, RSK**

APPENDIX 12.1: TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

APPENDIX 13.1: SURVEY METHOD

APPENDIX 13.2: NOISE SURVEY RESULTS

APPENDIX 13.3: BACKGROUND NOISE STATISTICAL ANALYSIS

APPENDIX 13.4: ROAD TRAFFIC COUNT DATA

APPENDIX 13.5: DAYTIME NOISE CONTOUR MAPS

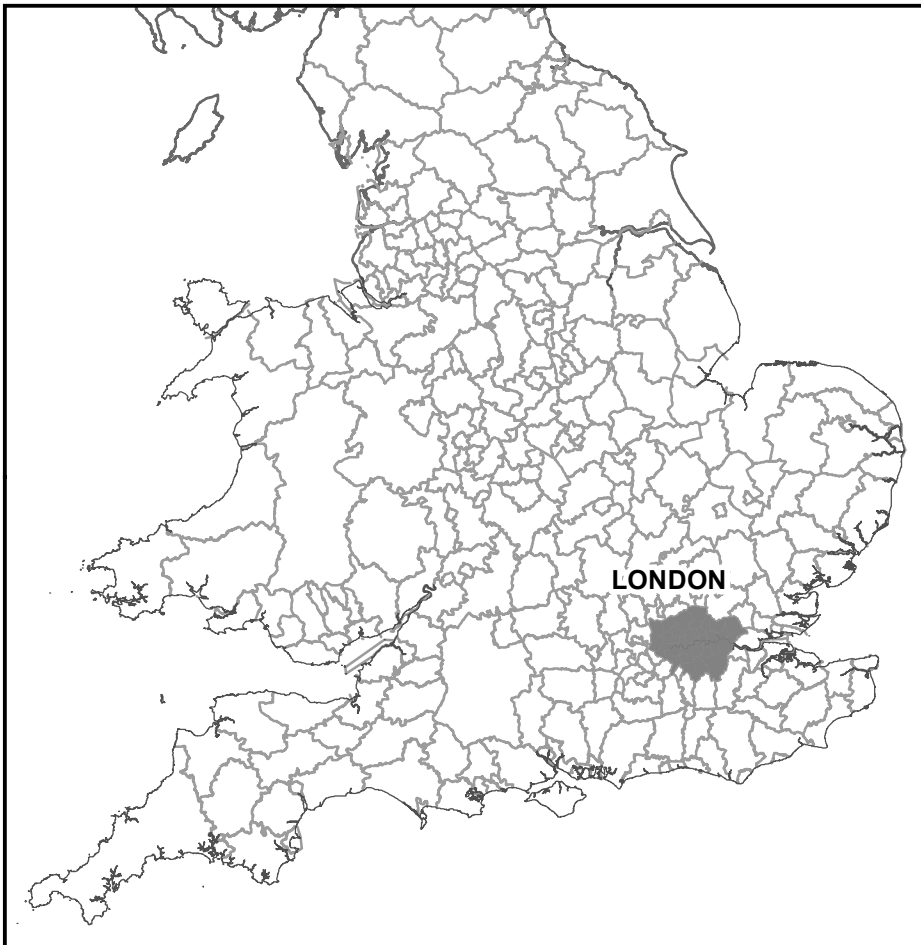
APPENDIX 13.6: NIGHT-TIME NOISE CONTOUR MAPS

APPENDIX 13.7: FAÇADE NOISE MAPS

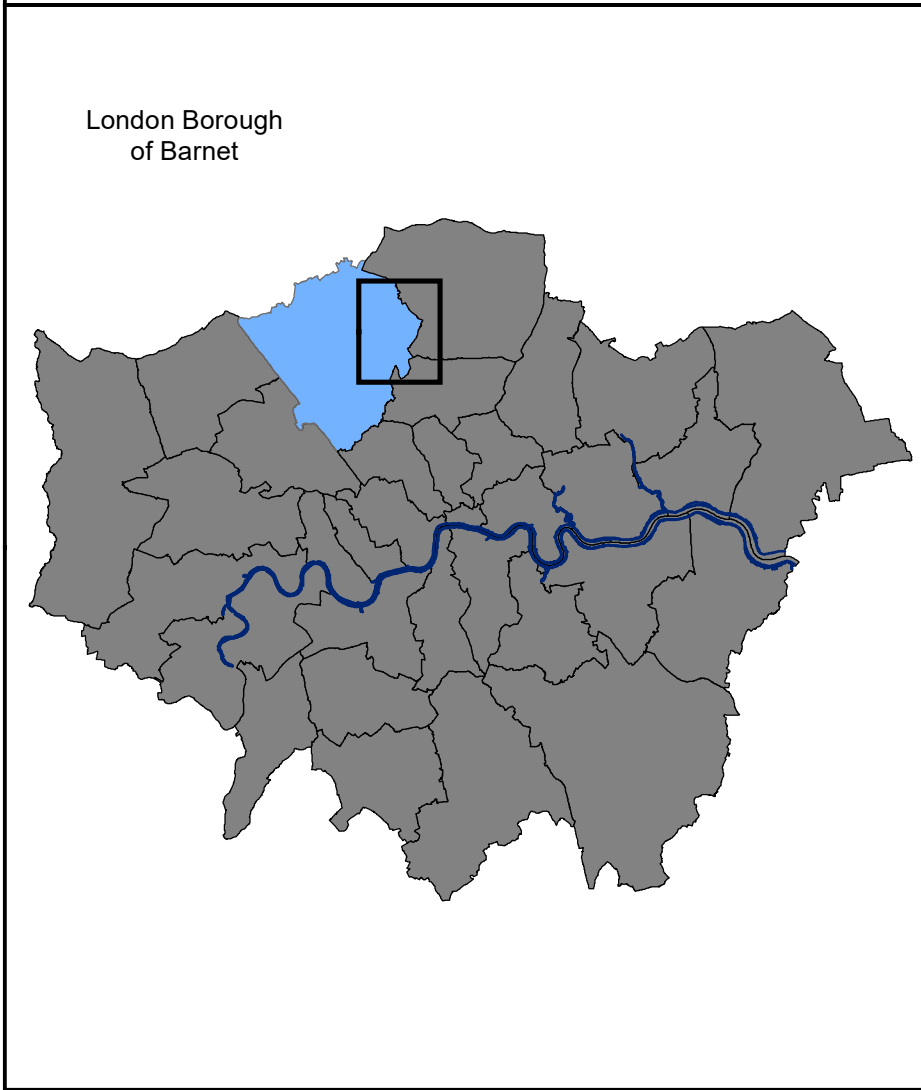
APPENDIX 13.8: NOISE BREAK-IN CALCULATIONS

APPENDIX 15.1: SOCIO-ECONOMIC CALCULATIONS

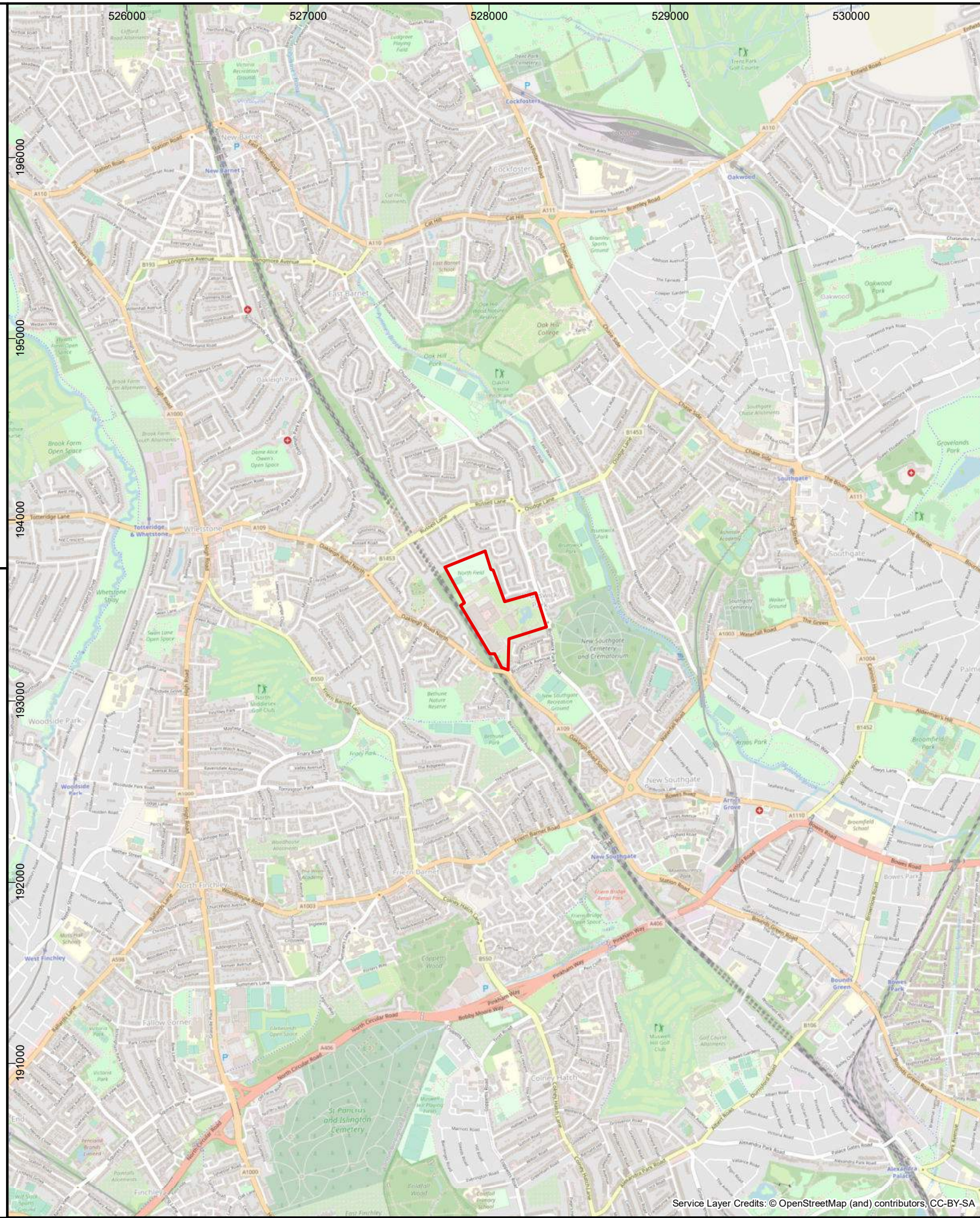
APPENDIX 1.1: SITE LOCATION PLAN



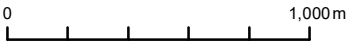


LONDON

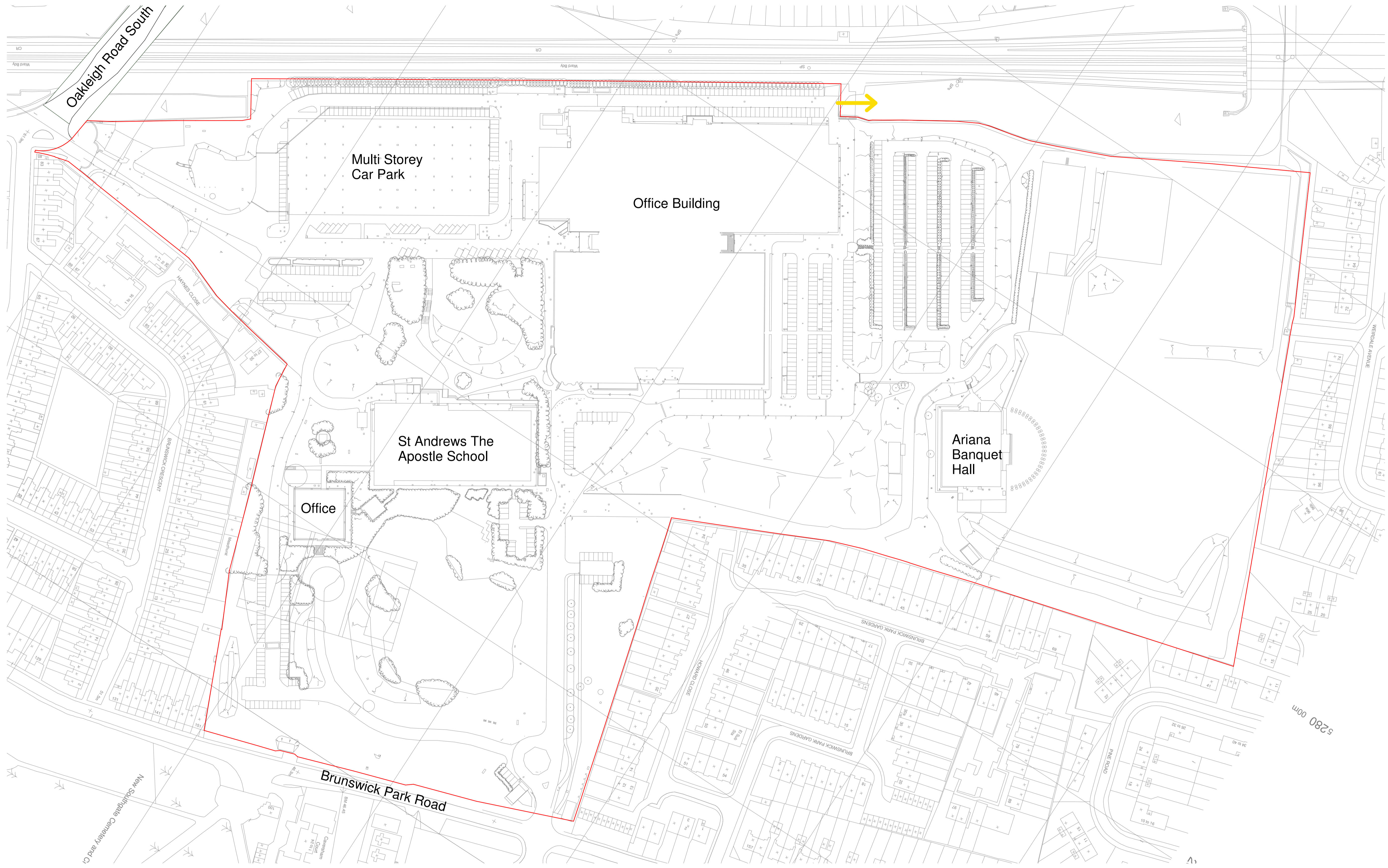


London Borough of Barnet



Site Location Map	
Legend Site Boundary	
FOR Comer Homes	
Drawn/checked:	AM/SO
DWG no:	01/25949/HIA/9.1/01
AOC Project No.:	25949
 (C) AOC Archaeology Group 2021	
	
SYSTEM	Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936
SCALE	1:25,000 @ A3
SCALE	
Service Layer Credits: © OpenStreetMap (and) contributors, CC-BY-SA	

APPENDIX 1.2: EXISTING SITE PLAN



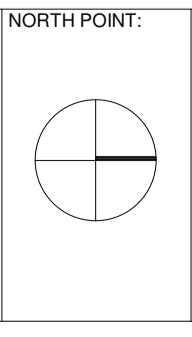
General Notes

- 1. Development Zones (within which development can occur) and public open spaces are identified on drawing number 211_WS_02_01
- 2. Access and circulation routes are identified on Drawing number 211_WS_02_02.
- 3. Landscape treatments are identified on drawing number 211_WS_02_03
- 4. Allowable uses at ground floor frontages are identified on Drawing number 211_WS_02_04
- 4. Allowable uses at ground floor frontages are identified on Drawing number 211_WS_02_04
- 5. Proposed site ground levels, heights, allowable horizontal and vertical deviations are identified on Drawing number 211_WS_02_05

Legend

Planning Application Boundary

REV.	DATE:	DETAILS:	INITIALS:

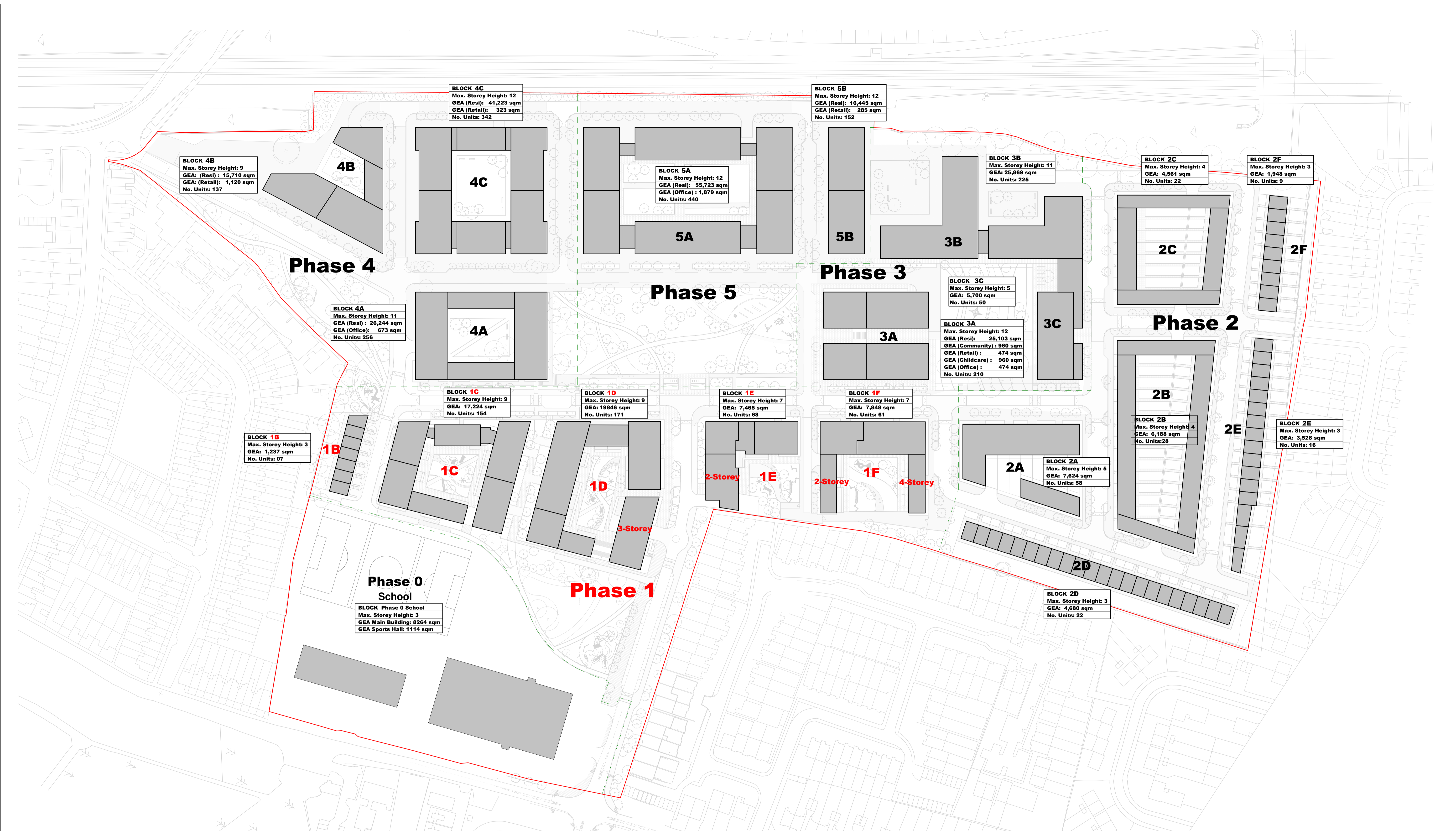


KEY PLAN:

PLUSARCHITECTURE		Chancery Lane, Dublin 8, Ireland. W: www.plusarchitecture.ie T: 953 (0) 1 521 3378	
PROJECT:	211	PROJECT:	DATE:
CLIENT:	North London Business Park	DRAWING NO.:	21/06/2021
	The Comer Group	211_WS_02_00	REVISION NO.:
TITLE:	Existing Site Plan / Red Line Boundary Plan	DRAWN BY.:	SCALE AT A1.:
ISSUE TYPE:	Planning	JG	1:1000
		CHECKED BY.:	SCALE AT A3.:
		DT	1:2000

Copyright of this drawing is vested in the Architect and a copy may not be copied or reproduced without consent. Figures shown are only to be taken from this drawing. All contractors must visit site and be responsible for setting and checking all dimensions against their work. PLUS Architecture are to be advised of any variation between drawings and site conditions. DO NOT SCALE OFF THIS DRAWING. ... or IN DOUBT ASK

APPENDIX 2.1: DEVELOPMENT PROPOSALS



General Notes

- 1. Development Zones (within which development can occur) and public open spaces are identified on drawing number 211_WS_02_01
- 2. Access and circulation routes are identified on Drawing number 211_WS_02_02.
- 3. Landscape treatments are identified on drawing number 211_WS_02_03
- 4. Allowable uses at ground floor frontages are identified on Drawing number 211_WS_02_04
- 5. Proposed site ground levels, heights, allowable horizontal and vertical deviations are identified on Drawing number 211_WS_02_05

Additional Notes

- 1. Refer to the Design Principles Document for further guidance on the Development Zone.
- 2. Refer to the Design Principles Document for further guidance on the Public Open Space Zones, access routes typologies, and landscaping treatments of streets and spaces.
- 3. Refer to the Design Principles Document for further guidance on the streets and circulation routes.

REV.	DATE:	DETAILS:	INITIALS:

Legend

- Planning Application Boundary
- Public Open Space
- Detailed Application Zone Blocks
- Phase 1 Detailed Application Zone Reference
- 1A Detailed Application Zone Block Reference
- +57.00 Proposed Ground Floor Level
- Detailed Application Phasing boundaries

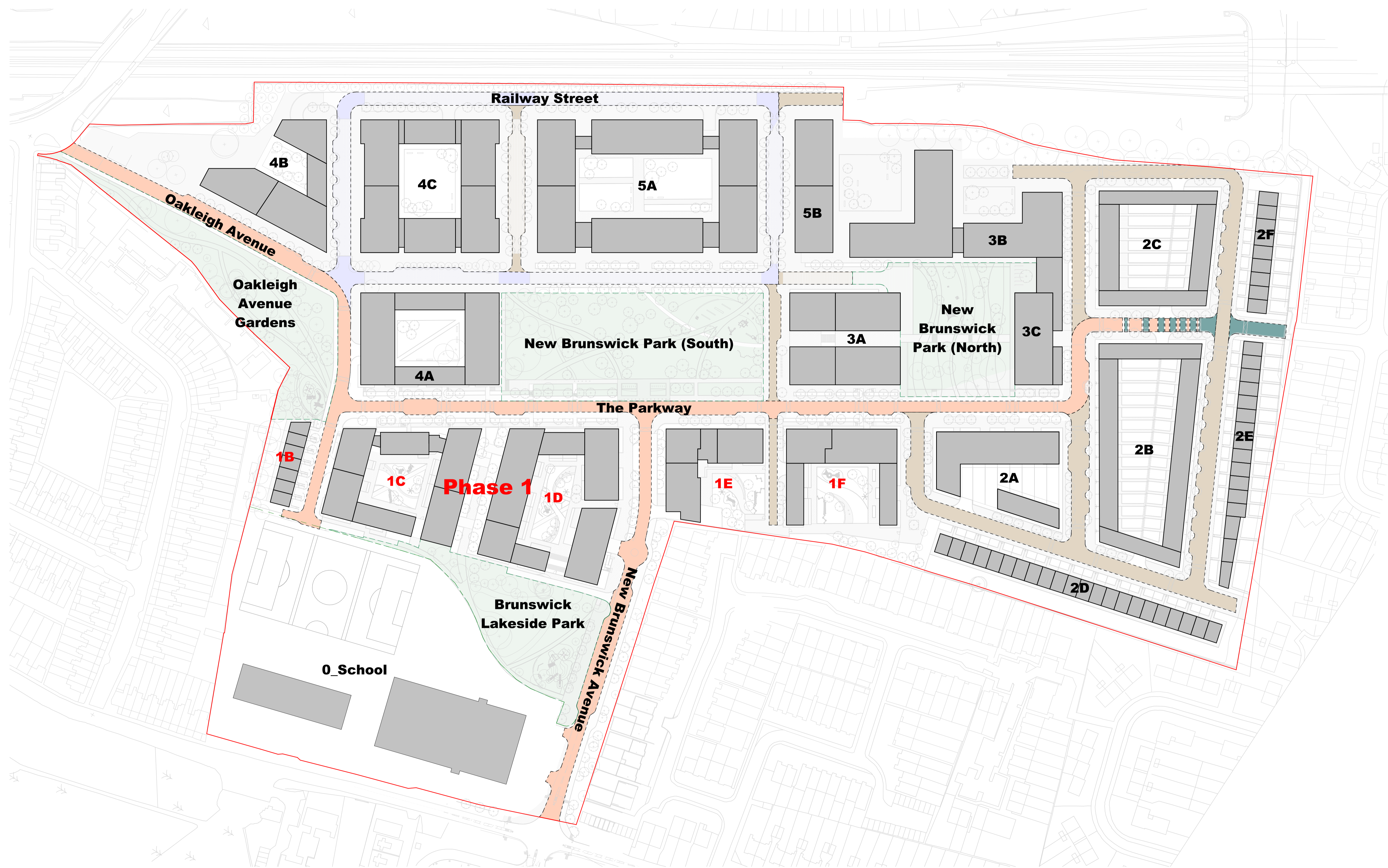
NORTH POINT:

KEY PLAN:

PLUSARCHITECTURE
 Chancery Lane, Dublin 8, Ireland. W: www.plusarchitecture.ie T: 353 (0) 1 521 3378

PROJECT: North London Business Park	PROJECT: 211	DATE: 21/06/2021
CLIENT: The Corner Group	DRAWING NO.: 211_WS_02_01	REVISION NO.:
TITLE: Proposed Development Zone Plan	DRAWN BY: JG	SCALE AT A1.: 1:1000
ISSUE TYPE: Planning	CHECKED BY: DT	SCALE AT A3.: 1:2000

Copyright of this drawing is vested in the architect and it must not be copied or reproduced without consent. Figures dimensions only are to be taken from this drawing. All contractors must visit site and be responsible for setting and checking all dimensions against their work. PLUS Architecture only to be advised of any variation between drawings and/or conditions. DO NOT SCALE OFF THIS DRAWING. ... or as shown on site.



General Notes

- Development Zones (within which development can occur) and public open spaces are identified on drawing number 211_WS_02_01
- Access and circulation routes are identified on Drawing number 211_WS_02_02.
- Landscape treatments are identified on drawing number 211_WS_02_03
- Allowable uses at ground floor frontages are identified on Drawing number 211_WS_02_04
- Allowable uses at ground floor frontages are identified on Drawing number 211_WS_02_04
- Proposed site ground levels, heights, allowable horizontal and vertical deviations are identified on Drawing number 211_WS_02_05

Legend Minimum Street Widths

- Primary Streets:**
 - Oakleigh Avenue to Site Boundary - 36m
 - The Parkway - 24m
 - New Brunswick Avenue - 25m
- Secondary Streets:**
 - SST.02 - 20m
 - Railway Street - 25m
- Tertiary Street**
 - SST.03 - 21m
- Weirdale Link-20m**

Additional Notes

- Plan shows the route typologies proposed between blocks. The exact location of routes can move horizontally to reflect the block frontage deviations in drawing number 211_WS_02_04.
- All routes are subject to the minimum street widths.
- Refer to the Design Principles Document for additional principle on access and circulation.

REV.	DATE:	DETAILS:	INITIALS:

Legend

	Planning Application Boundary		Primary Route
	Public Open Space		Secondary Route
	Detailed application Zone Blocks		Tertiary Route
	Detailed Application Zone Reference		Weirdale Link
	Detailed Application Block Reference		

NORTH POINT:

KEY PLAN:

PLUSARCHITECTURE
 Chancery Lane, Dublin 8, Ireland. W: www.plusarchitecture.ie T: 353 (0) 1 521 3378

PROJECT: North London Business Park	PROJECT: 211	DATE: 21/06/2021
CLIENT: The Corner Group	DRAWING NO.: 211_WS_02_02	REVISION NO.:
TITLE: Access & Circulation Plan	DRAWN BY: JG	SCALE AT A1.: 1:1000
ISSUE TYPE: Planning	CHECKED BY: DT	SCALE AT A3.: 1:2000

Copyright of this drawing is vested in the Architect and it must not be copied or reproduced without consent. Figures dimensions only are to be taken from this drawing. All contractors must visit site and be responsible for setting and checking all dimensions versus their work. PLUS Architecture only to be advised of any variation between drawings and site conditions. DO NOT SCALE OFF THIS DRAWING. ... or its content.