

Dowling, Jo

From: Waters, Matthew
Sent: 24 June 2010 15:33
To: Dowling, Jo
Cc: Oldale, Julie
Subject: Re: MOL land swap

Thanks jo.

This was agreed at a meeting in April.

Apparently, email confirmation will suffice here.

I'll aim to get this over tomorrow.

Matt
07739350893

On 24 Jun 2010, at 14:15, "Dowling, Jo" <Jo.Dowling@barnet.gov.uk> wrote:

Can you answer this question?

Jo Dowling

Principal Planner, Major Projects

London Borough of Barnet, North London Business Park, Oakleigh Road South, London N11 1NP

Tel: 020 8359 4926

Barnet Online: www.barnet.gov.uk



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From: Gemma Kendall [<mailto:Gemma.Kendall@london.gov.uk>]
Sent: 24 June 2010 13:55
To: Dowling, Jo
Subject: RE: MOL land swap

Hi Jo

Another quick question about Brunswick Park. Do you know what kind of agreement is in place for the area of school land that will be given over to the MOL. We asked for this info during the pre-app but I can't find any reference to it in the Planning Statement.

Thanks

Gemma

From: Dowling, Jo [<mailto:Jo.Dowling@barnet.gov.uk>]
Sent: 15 June 2010 10:58
To: Gemma Kendall
Subject: MOL land swap

Gemma,

Just spoken to my colleague in our policy section and the land swap is included in the LDF site allocations list that is currently being drawn up.

I have also checked the consent that was granted to Copthall Girls School back in 1993 (our ref: W04226K) and the following condition was attached:

6. Upon completion and occupation of the new school building hereby approved the existing school buildings on the south site shall be demolished and the land reinstated as open playing fields in accordance with plan no. E91.46047.
Reason:
To safeguard the open character and appearance of the Metropolitan Green Belt in this locality. The additional building on Copthall north site is only justified as a departure from the UDP by the demolition of the buildings on the south site.

A similarly worded condition could be attached to any consent for Brunswick Park.

Finally, if we wanted a 'belts and braces' approach there is also the possibility of putting a covenant on the land ensuring that it remains as open space, but this is a process outside of planning legislation.

I would suggest that given the land swap is included in the emerging LDF and through the use of condition this would be sufficient to ensure that the land is swapped and designated as MOL.

Let me know if this is sufficient to address the GLA's concerns.

Jo Dowling

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Brunswick Park Centre

Application reference B/01960/10

Date 14th June 2010

Please be aware that the site is Council owned. In addition, the submitted plans indicate that the applicant is proposing to remove a street tree as part of this application. You are therefore advised to consult the Council's Greenspaces Section with regard to this application.

Trees at the site are not included within a Tree Preservation Order and the site is not within a Conservation Area.

The applicant has submitted an arboricultural survey submitted under the title "Brunswick Park Centre Arboricultural Report" dated February 2010. This survey does not include all of the trees shown on the submitted drawings (those to the south and east of the site).

Section 2 of the survey states *"Following the design process, tree:fabrik [authors of the report] recommends that an Arboricultural Development Report be submitted in support of a planning submission. This Report provides an arboricultural implication assessment of the proposal identifies trees to be removed and demonstrates that those trees to be retained can be adequately protected."* However, the "Arboricultural Development Report" referred to has not been submitted.

Many of the trees shown for retention on the submitted drawings are very likely to be affected by the proposed works (including demolition of the existing buildings and hard surfaces, construction of the new buildings/hard surfaces and landscaping works including level changes). In the absence of any details regarding these processes, how they are to be carried and a full tree survey of all of the trees shown on submitted drawings it is not possible for me to fully assess how proposals would affect trees at and adjacent to the site.

No information has been provided about proposed service runs at the site and it is possible that the installation of services for the proposed new building would result in damage to retained trees.

You may wish to obtain the following:

- details regarding existing and proposed levels
- how proposed level changes are to be achieved
- details regarding the method of the demolition of the existing buildings and removal of existing hard surfaces
- details regarding the method of construction for new hard surfaces and structures
- details of the location, extent and depth of any new service runs.

It should be noted that several of the trees shown for retention on submitted drawings have been graded "R" in the arboricultural survey. In addition, T6 of the survey is shown for retention despite a new footpath apparently being located through the trunk of the tree.

The tree protection details shown on the "Phase 1 Tree Protection Plan" does not appear to provide adequate protection for the crowns and RPA's of all of the trees

shown for retention. Given the nature of the proposals, it appears as though the proposed protection would not be possible to maintain throughout the development.

On the basis of the submitted info it would appear that there will be tree loss and damage to trees which may be significant as a result of the proposals. It would not be possible to refuse this application on trees grounds unless trees at/adjacent to the site were included within a new TPO and if you are concerned regarding loss of trees at/adjacent to the site please notify the trees and landscaping section. However, if you consider that the benefits of the scheme outweigh concerns over the loss/damage of trees and are minded to recommend that this application be approved then I would suggest the following conditions:

CON16

CON56

CON52

CON53

CON54

Method Statement – CON00

"No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to trees is submitted to and approved in writing by the LPA. The method statement shall include full details of the methods of demolition/removal of the existing structures and hard surfaces, details of the methods of construction for new hard surfaces and structures, details of the location, extent and depth of any new service runs, details of landscaping changes at the site and be in accordance with Section 7 of British Standard BS5837: 2005 *Trees in relation to construction – Recommendations*.

The development shall be carried out in accordance with the approved method statement.

Reason: To safeguard the health of existing trees which represent an important amenity feature."

Dowling, Jo

From: Sarah Ballantyne-Way [SBWay@savills.com]
Sent: 22 June 2010 15:11
To: 'Gemma Kendall'
Cc: Dowling, Jo
Subject: FW: Brunswick Park energy concerns

Gemma,

Please find below a note of the telephone discussion between your Energy Officer, Jonathan Wilkes, and our Energy Consultant, Tim Knights. .

Kind regards

Sarah

From: Tim Knights [mailto:tim.knights@elementaconsulting.com]
Sent: 18 June 2010 2:12 PM
To: 'Nick Meurice'
Cc: Sarah Ballantyne-Way; Joel Kuenzi; brunswick; Eoin Lynch (Galliford Try); Raymond Toft; Steve.Woodward@turntown.co.uk
Subject: RE: Brunswick Park energy concerns

Nick,

Following on from our telephone conversation with the GLA's 'Energy Officer' yesterday afternoon (Jonathan Wilkins), we confirm the following:

Assessment Criteria

The Energy Officer has stated that the GLA require the 20% reduction in CO₂ emissions to be assessed against both the regulated and unregulated emissions. Our current proposals are in line with the requirements of the Building Regulations, and therefore do not take into account the emissions generated by unregulated loads (i.e. emissions generated by equipment small power loads, such as IT equipment).

We have incorporated an estimate of the annual carbon dioxide emissions generated by small power (unregulated) loads on page 25 of our report, as this estimate was required for BREEAM purposes. For information, the estimate is based on fixed information contained within the NCM databases associated with the Part L calculation for the associated room types. Utilising this estimate, the small power emissions represent 43,935 kgCO₂ per annum. When you combine this with the calculated 'regulated' emissions generated by the building (i.e. 44,720 kgCO₂ per annum), the total whole building emissions, regulated and unregulated, becomes 88,655 kgCO₂ per annum.

Therefore, utilising this revised emission rate, the required 20% reduction becomes much more onerous, and initial calculations indicate that we would need to provide 272m² of PV, as opposed the 180m² currently proposed, to achieve a 20% reduction (please note that the currently proposed 180m² of PV will provide a 26.4% reduction in CO₂ emissions when compared to a building only incorporating passive design and energy efficient measures, when assessed against the regulated load only).

This substantial increase in the minimum renewable requirement will not only incur significant additional capital costs, but would also be impossible to accommodate on the first floor roof alone due to the physical space restrictions; PV panels would therefore have to be incorporated on the ground floor roof/s, which may have planning implications.

Passive Design and Energy Efficient Measures

23/06/2010

The Energy Officer is of the opinion that further improvement can be made on the 7.14% reduction in CO₂ emissions over and above the minimum requirements of Part L 2006, provided by passive design and energy efficient measures.

To summarise, and as detailed on pages 7, 8 and 15 of our report, the following extensive passive design and energy efficient measures have already been incorporated into the design:

- a) The proposed building fabric U-values are already significantly improved over and above the minimum Part L requirements
- b) The target air permeability of 6m³/hr/m² is significantly improved over and above the minimum Part L requirements (i.e. 10³/hr/m²)
- c) External and internal solar shading will be provided
- d) Rooflights are to be provided to increase the amount of daylight provided to spaces, therefore reducing lighting energy consumption when combined with energy efficient controls (see 'item 1 below')
- e) Natural ventilation will be used wherever possible, to provide occupancy ventilation and to prevent summertime overheating
- f) Where mechanical ventilation has to be utilised due to regulatory requirements, or to meet specific needs (i.e. high occupancy, internal areas, etc.), or to assist in meeting required summertime temperature conditions, heat recovery will be provided (i.e. cross-plate heat exchangers)
- g) Variable speed drives will be utilised on all pump and fan motors associated with variable volume systems, to minimise energy consumption
- h) Energy efficient motors will be specified for the lift
- i) Night setback will be provided for the heating system, and on dirty extract ventilation systems
- j) The specification of high efficiency, gas-fired condensing boilers, with operating efficiencies in excess of the minimum requirements of Part L
- k) Underfloor heating systems will be specified to minimise the amount of wasted energy used to heat high level spaces, with extensive zone controls provided
- l) Extensive energy efficient lighting control measures will be specified, including daylight dimming, occupancy sensing, and time and daylight control of all external lighting
- m) Use of water, gas and electricity metering and sub-metering, together with BMS controls, to identify areas of unusual energy use and optimum operating times and durations

For information, I asked the Energy Officer to quantify the required percentage improvement, he was unable to provide us with specific guidance, but explained that he had been advised that a figure closer to the requirements of the new Part L could be achieved through passive design and energy efficient measures (i.e. closer to 25%). The Energy Officer went on to explain that he had been advised that passive design and energy efficient measures could achieve Part L 2010 compliance alone, without the use of renewables; this is contrary to guidance we have received, and very unrealistic given the nature of the building being provided.

It is also worth noting that if the percentage contribution provided by passive design and energy efficient measures is to be assessed against both the regulated and unregulated emissions, the percentage contribution will actually fall from 7.14% to 3.88%.

It is our professional opinion that it would be, given the nature of this building and the regulatory requirements, extremely difficult to significantly improve upon the percentage contribution of passive design and energy efficient measures. There are a number of measures that could be implemented, which would have an effect on improving the percentage improvement, but how effective (in terms of CO₂ reduction and cost) is questionable.

For example, we could reduce the energy consumption of ventilation fans, by reducing the velocity of the air within ductwork, by increasing the cross-sectional area of the ductwork. This would require an increased ceiling void depth to accommodate the ductwork, which would obviously have an effect on the overall building height. It is highly unlikely that the energy and CO₂ savings associated with doing this would be over and above the increased energy and CO₂ emissions associated with raising the height of the building, or the production of ductwork with increased cross-sectional area.

Part L 2010

The GLA would like us to include a paragraph within our Energy Strategy comparing our proposals to the requirements of Part L 2010, and acknowledge that the building will not need to adhere to the requirements of Part L 2010. We do not foresee any problems with accommodating this requirement.

To summarise our conversation with the Energy Officer, we understand that the GLA require us to rethink the passive design and energy efficient proposals, identify improvements, and implement these improvements into the proposals. We also believe that they require us to rewrite the report, so that the percentage reductions provided by both passive design/energy efficient measures and the provision of renewables are assessed against the combined regulated and unregulated loads.

Obviously, as identified above, the current proposals would therefore not satisfy the latest GLA requirements.

We are currently revising our Part L calculations to reflect the latest proposals (i.e. incorporating all building and services modifications since the Part L calculation was last carried out, results of which were incorporated into our revision D Energy Strategy issued on 24th March), to assess any improvements. We will also look to rationalise our estimate of the unregulated load, to see just how onerous the GLA's revised requirements are.

We would highlight again that these requirements were not discussed in our pre-application meeting with them, or within the subsequent comments received from them, 3 months ago.

We would also highlight that this development is aiming to achieve BREEAM Excellent status and will therefore be deemed to have a low environmental impact, and that BREEAM is based on the Part L calculation (i.e. EPC rating), and therefore does not consider unregulated loads.

We therefore await further instruction from Savills.

Regards,

Tim Knights

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Dowling, Jo

From: Sarah Ballantyne-Way [SBWay@savills.com]
Sent: 22 June 2010 15:11
To: 'Gemma Kendall'
Cc: Dowling, Jo; Mike Derbyshire; Nick Meurice
Subject: FW: Revised Part L Calculations - Brunswick Park

Dear Gemma,

Please find below an email setting out the recalculation of the passive design and energy efficiency measures CO2 reductions.

The proposed development at Brunswick Park comprises a mix of different community uses within a single building. It has been designed carefully to include extensive passive design and energy efficiency measures which would be, in the professional opinion of our Energy Consultant, very difficult to significantly improve upon given the nature of the proposed building. The proposed building will provide in excess of 20% reduction in carbon emissions through renewable technology (in addition to the carbon reduction due to passive design and energy efficient measures). The revised thermal modelling, as set out below, identifies that carbon emissions will be reduced by 9.95% through passive design and energy efficiency measures, and the building is aiming to achieve BREEAM excellent status. The proposed development is wholly in compliance with all adopted planning policy and current Building Regulations requirements.

I trust this information is sufficient for your Stage 1 Report, if you have any further queries please let me know.

Kind regards

Sarah

From: Tim Knights [mailto:tim.knights@elementaconsulting.com]
Sent: 22 June 2010 10:58 AM
To: Sarah Ballantyne-Way
Cc: Nick Meurice; Joel Kuenzi; brunswick; Eoin Lynch (Galliford Try); Raymond Toft; Steve.Woodward@turntown.co.uk; Rob Wise
Subject: Revised Part L Calculations - Brunswick Park

Sarah,

Following on from our previous correspondence, we confirm that we have now revised the thermal model in line with the current proposals, and re-run the Part L calculation.

The revised Part L calculation indicates that the buildings Target Emissions Rate (TER) is 20.1 kgCO₂ per m² (representing emissions of 50,148 kgCO₂ per annum).

By applying passive design and energy efficient measures, the actual Building Emissions Rate (BER) is 18.1 kgCO₂ per m² (representing emissions of 46,325 kgCO₂ per annum).

Therefore, the provision of passive design and energy efficient measures will reduce the CO₂ emissions by approximately 9.95% when assessed against the buildings regulated emissions (an improvement on the previously calculated 7.14%).

Please note that we have carried out an initial analysis of the impact of factoring unregulated loads, and can advise that in order to achieve a 20% reduction in CO₂ emissions from both regulated and unregulated emissions, a PV array of approximately 330m² would need to be provided (as opposed to the 180m² currently proposed).

Trust this information is of assistance.

23/06/2010

Regards,

Tim Knights
Senior Engineer

For and on behalf of Elementa Consulting Ltd

t: 01235 820300 | f: 01235 441970 | m:

Unit 1, Library Avenue, Harwell Science and Innovation Campus, Didcot, OXON, OX11 0SG

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23/06/2010

Dowling, Jo

From: Rachel Walmsley [rwalmsley@cabe.org.uk]
Sent: 21 June 2010 16:31
To: Dowling, Jo
Subject: RE: B/01960/10 - Brunswick Park, Osidge Lane.

Hello Jo,

The earliest that we can review the scheme is on 12th July. I can speak to you after the meeting to let you know the outcome in advance of our letter which I can make sure is with you by the end of that week.

I'm sorry that we can't get comments to you any sooner. Please let me know if this is going to cause you any problems.

Rachel.

From: Dowling, Jo [mailto:Jo.Dowling@barnet.gov.uk]
Sent: 21 June 2010 08:25
To: Rachel Walmsley
Subject: RE: B/01960/10 - Brunswick Park, Osidge Lane.

Hi Rachel,

We are hoping to get to a committee mid July as project timetable is very tight as funding is time limited and could 'disappear' if project not implemented this year. Would it therefore be possible for you to get comments to us by the 12th July? I would be really grateful if you could also let me know sooner rather than later if CABE has concerns as obviously this may take time to sort out.


Jo Dowling

Principal Planner, Major Projects

London Borough of Barnet, North London Business Park, Oakleigh Road South, London N11 1NP

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Barnet Online: www.barnet.gov.uk

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From: Rachel Walmsley [mailto:rwalmsley@cabe.org.uk]
Sent: 18 June 2010 12:02
To: Dowling, Jo
Subject: B/01960/10 - Brunswick Park, Osidge Lane.

Hello Jo,

Thank you for consulting us on the planning application mentioned above. While we should be able to review the scheme fairly promptly, I'm afraid we are unable meet your deadline of 24th June given that many of our review meeting agendas are full. Would comments after this date still be possible and if so, by when?

I look forward to hearing from you.

Regards
Rachel.

23/06/2010

Rachel Walmsley
Design review advisor
Tel: 020 7070 6750
Fax: 020 7070 6777



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I look forward to hearing from you.

Regards
Rachel.

Rachel Walmsley
Design review advisor
Tel: 020 7070 6750
Fax: 020 7070 6777



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180 Wardour Street
London W1F 8FY
T +44 (0)20 7287 1153
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Ref: 12292/4.1/GB

Jo Dowling
Principal Planner, Major Projects
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London N11 1NP

Attn: Jo Dowling

15 June

Dear Jo

Amendments to Tree protection and removal drawing. 12292_90_06-P4

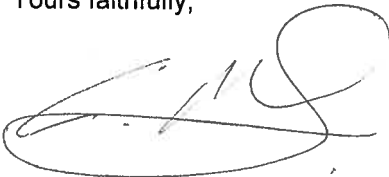
Further to recent correspondence regarding the above project, please find attached the amended tree protection and removal plan.

The changes are:

1. Retention of an existing tree on the Osidge Lane side of the proposed car park due to having only one vehicle entrance.
2. Removal of an additional Category R tree along the line separating the public car park from the staff

Please contact me if you require any further clarification.

Yours faithfully,



Graham Bailey
For Sprunt

Dowling, Jo

From: Dowling, Jo
Sent: 15 June 2010 10:58
To: 'Gemma Kendall'
Subject: MOL land swap

Gemma,

Just spoken to my colleague in our policy section and the land swap is included in the LDF site allocations list that is currently being drawn up.

I have also checked the consent that was granted to Copthall Girls School back in 1993 (our ref: W04226K) and the following condition was attached:

6. Upon completion and occupation of the new school building hereby approved the existing school buildings on the south site shall be demolished and the land reinstated as open playing fields in accordance with plan no. E91.46047.
Reason:
To safeguard the open character and appearance of the Metropolitan Green Belt in this locality. The additional building on Copthall north site is only justified as a departure from the UDP by the demolition of the buildings on the south site.

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Jo Dowling

Principal Planner, Major Projects

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15/06/2010

Dowling, Jo

From: Dowling, Jo
Sent: 15 June 2010 10:14
To: 'Sarah Ballantyne-Way'
Subject: RE: Brunswick Park

Sarah,

Had a registration letter from GLA, stage 1 response due on the 8th July. I have spoken to case officer and she is in the main happy with it as they have seen it at pre-app. Her main concern relates to the MOL land swap and how this will happen and I am looking into this with our policy section for her.

Had no responses from local residents to date. This article appeared in the local paper last week http://www.times-series.co.uk/news/8210075.Residents_unhappy_at_plans_for_new_community_hub/

Martin had a meeting with the main objectors last week and has given them until the end of the month to put in their objections. As a result the first available Planning and Environment Committee is the 29th July 2010.

I have had no comments from highways.

No other information to report back to you at this stage.

Jo Dowling**Principal Planner, Major Projects**

London Borough of Barnet, North London Business Park, Oakleigh Road South, London N11 1NP

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From: Sarah Ballantyne-Way [mailto:SBWay@savills.com]
Sent: 15 June 2010 09:55
To: Dowling, Jo
Subject: Brunswick Park

Hi Jo,

Have you had any word from the GLA yet? We'll get the response to TfL's comments to you today or tomorrow and the amended plans showing the further tree to be removed are in the post to you.

Have you had any responses from local residents?

Also, what is your timescale for the committee report? And have you received any further information on whether street lights need to be moved in relation to any S106?

Is there any further information you need from me at present?

Many thanks

Sarah

Sarah Ballantyne-Way

15/06/2010

Associate

Savills

Direct Ph: +44 (0) 203 320 8238

Mobile: +44 (0) 7807 999 117

Fax: +44 (0) 207 016 3769

email: sbway@savills.com

website: www.savills.com

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Dowling, Jo

From: Dowling, Jo
Sent: 15 June 2010 10:07
To: Lynch, Nick
Cc: Brar, Rita
Subject: RE: Metropolitan Open land
Attachments: Mol plan.pdf

Nick/Rita,

Attached is the plan showing the proposed land swap.

Existing MOL is 4542sqm and the area of proposed MOL is 4928sqm.

Land is owned by LBB. If you need any more info on the site/land ownership etc contact either Julie Oldale or Matt Waters in Major projects who are dealing with the delivery side of things and may therefore have done title searches etc.

Jo Dowling**Principal Planner, Major Projects**

London Borough of Barnet, North London Business Park, Oakleigh Road South, London N11 1NP

Tel: 020 8359 4926

Barnet Online: www.barnet.gov.uk



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From: Lynch, Nick
Sent: 14 June 2010 18:22
To: Dowling, Jo
Cc: Brar, Rita
Subject: RE: Metropolitan Open land

It would be through the Site Allocations process. Please forward site boundaries and details of proposal to create new MOL to Rita and she can add it to the list.

Nick Lynch**Planning Policy (LDF) Manager****Planning, Housing and Regeneration**

London Borough of Barnet, Building 2, North London Business Park, Oakleigh Road South, London, N11 1NP

Tel: 0208 359 4211 Mobile: 07500816745

Barnet Online: www.barnet.gov.uk

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From: Dowling, Jo
Sent: 14 June 2010 14:59
To: Shomali, Lucy; Lynch, Nick
Subject: Metropolitan Open land

Lucy,

I am currently dealing with an application which would involve swapping a piece of land that is currently designated as MOL with a piece of land that is not. The swap would be occurring on the basis that the new piece of land would then become MOL. Everyone is happy with the proposal in principle as the new piece of land will provide a new gateway

15/06/2010

into Brunswick Park and is therefore suitable for an MOL designation.

The GLA have advised that they are happy with the proposal but raised a question about how the new piece will technically become MOL. I would have thought that this would be through designation in the LDF and possibly a covenant on the land. Could you let me know how we can respond to the GLA?

Any thanks,

Jo Dowling

Principal Planner, Major Projects

London Borough of Barnet, North London Business Park, Oakleigh Road South, London N11 1NP

Tel: 020 8359 4926

Barnet Online: www.barnet.gov.uk



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DO NOT SCALE DIMENSIONS OFF THIS DRAWING FOR
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Site boundaries

Site under same ownership

10 MAY 2010

B/01950110

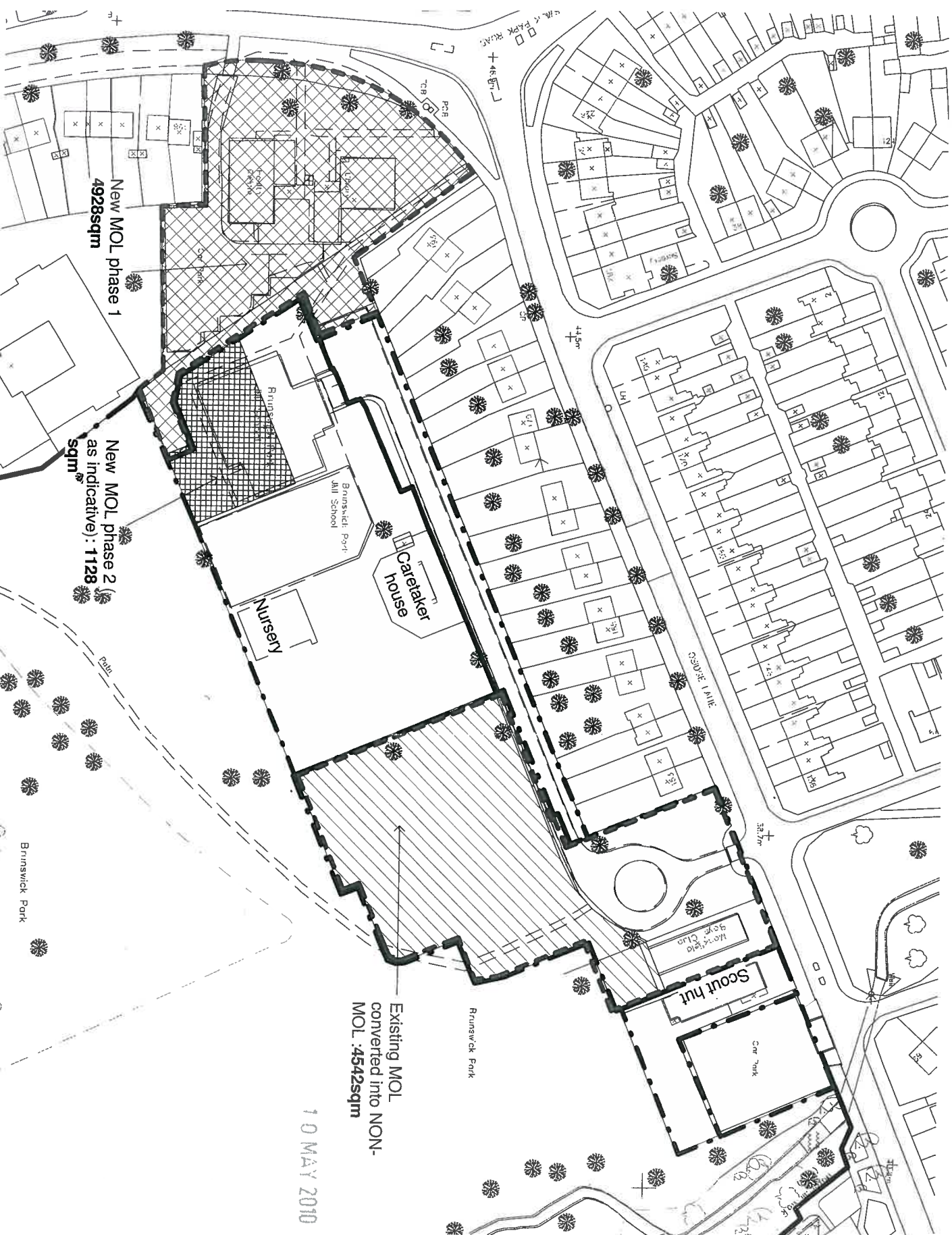
Existing MOL
 converted into NON-
 MOL :4542sqm

New MOL phase 1
 4928sqm

New MOL phase 2
 as indicative : 1128
 sqm

Location plan showing the proposed site boundaries

1
 1 : 1000



STATUS	Planning Application
CONSTRUCTION	N/A
PROJECT	Brinswick Park
CLIENT	Elevate Partnerships Ltd
DRAWING TITLE	Location plan showing the proposed boundaries
DATE CREATED	12/04/2010
DRAWN / CHECKED BY	JK
SCALE	1:1000 @ A3
CONTRACT	P1
DRAWING NO. & REVISION	P1

SPRINT

THE QUANTUM, 2nd Floor, 100 Westgate Street, London W1T 8PY
 www.sprint.co.uk
 020 7461 1100 F: 020 7461 1101

Dowling, Jo

From: Dowling, Jo
Sent: 14 June 2010 14:24
To: 'Sarah Ballantyne-Way'
Subject: FW: B/01960/10; Brunswick Park, Osidge Lane, London N14
Attachments: B_01960_10 Brunswick Park Osidge Lane N14.pdf

Can you have a look at this letter and respond to the points made.

Jo Dowling**Principal Planner, Major Projects**

London Borough of Barnet, North London Business Park, Oakleigh Road South, London N11 1NP

Tel: 020 8359 4926

Barnet Online: www.barnet.gov.uk



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From: Pak-Lim Wong [mailto:PakLim.Wong@tfl.gov.uk]
Sent: 14 June 2010 14:21
To: Dowling, Jo
Cc: Dresner Melvyn (ST)
Subject: Re: B/01960/10; Brunswick Park, Osidge Lane, London N14

Dear Jo

Re: B/01960/10; Brunswick Park, Osidge Lane, London N14

Please find attached TfL's comments for the above mentioned planning application.

Kind regards

PakLim Wong

Development Planning Officer

TfL Surface Transport - Strategy

11th Floor, Zone Y, Palestra, 197 Blackfriars Road, London, SE1 8NJ

External: (020) 3054 1779 | Auto: 81779 |

paklim.wong@tfl.gov.uk

14/06/2010