

CRICKLEWOOD RAILWAY TERRACES RESIDENTS' COMMUNITY ASSOCIATION

Site 8 – Broadway Retail Park and Site 7 – Beacon Bingo (now Merkur)

The Cricklewood Railway Terraces Residents' Association firmly supports the recommendation from LBB (set out in EXAM 75 - LBB Note on Site Allocations (updated 170323).pdf (barnet.gov.uk) that BOTH the Broadway Retail Park and the Merkur Bingo sites be classified as 'Urban' and not 'Central.' This is because:

- Most of Cricklewood consists of Victorian or Edwardian residential buildings that are only two, three or four storeys high. They are mostly linear terraces, as is the Railway Terraces Conservation Area, located only 35 metres from the Broadway Retail Park and adjacent to Merkur Bingo.
- Neither site is located within 800 metres walking distance of a Metropolitan or Major town centre, which is the requirement for the designation of 'Central'.
- The high PTAL rating for Sites 7 and 8 cannot be justified bearing in mind that travel from the adjacent Thameslink station goes only north out of London or in the direction of the City of London and south east out of London. There is no underground station in Cricklewood, so those wishing to connect to other parts London have to take a bus to Willesden, Kilburn or Golders Green underground stations, adding considerably to journey time.

We support the statement that all tall building proposals MUST be subject to a detailed assessment of how the proposed building relates to its surroundings, responds to topography, contributes to character, relates to public realm, natural environment and digital connectivity. Since Sites 7 and 8 are adjacent to the Railway Terraces Conservation Area, there is a need for them to respect the character and heights of properties in the Conservation Area, which includes some 180 Locally Listed buildings.

We support the modification outlined by the council under Items 17 and 28 of EXAM 75, namely the reduction in density and number of housing units.

CRICKLEWOOD SPANS THREE BOROUGHES, BARNET, BRENT AND CAMDEN

Residents of Cricklewood have to keep up with developments in three boroughs. Barnet, Brent and Camden need to work more closely with each other and with residents to develop a **Masterplan** for Cricklewood. Cricklewood being designated a Growth Area simply serves to attract would-be developers with scant regard for existing buildings and topography and will create a mis-match in the area.