



# Homebase North Finchley

Resubmission Proposal

December 2021

**Taylor**  
**Wimpey**

tp bennett





## Summary of Amendments

- Reduced Apartment from 307 to 249
- Reduced building heights to 7 storeys on B, C and D
- Introduced step down on north and south elevations on B, C and D
- Reduced building heights to 4 storeys on F
- Removed podium and undercroft parking between buildings D & E
- Reduced buildings lengths C, D and E
- Amended material hierarch to upper levels
- Repositioned balconies to north and south elevations
- Introduced further dual aspect apartments
- Maintained a number of 3 bed apartments
- Introduced dedicated entrance to each building
- Increased public realm and landscaping to spine road
- Car parking reduced from 0.39 to 0.28 parking ratio

## Resubmission Proposal





## North Elevation Spine Road

- Reduced building heights to 7 storeys on B, C and D
- Introduced step down on north and south elevations on B, C and D





## South Elevation Christchurch Avenue

- Reduced building heights to 7 storeys on B, C and D
- Introduced step down on north and south elevations on B, C and D





## North Elevation Rosemont Avenue

- Reduced building heights to 4 storeys on F

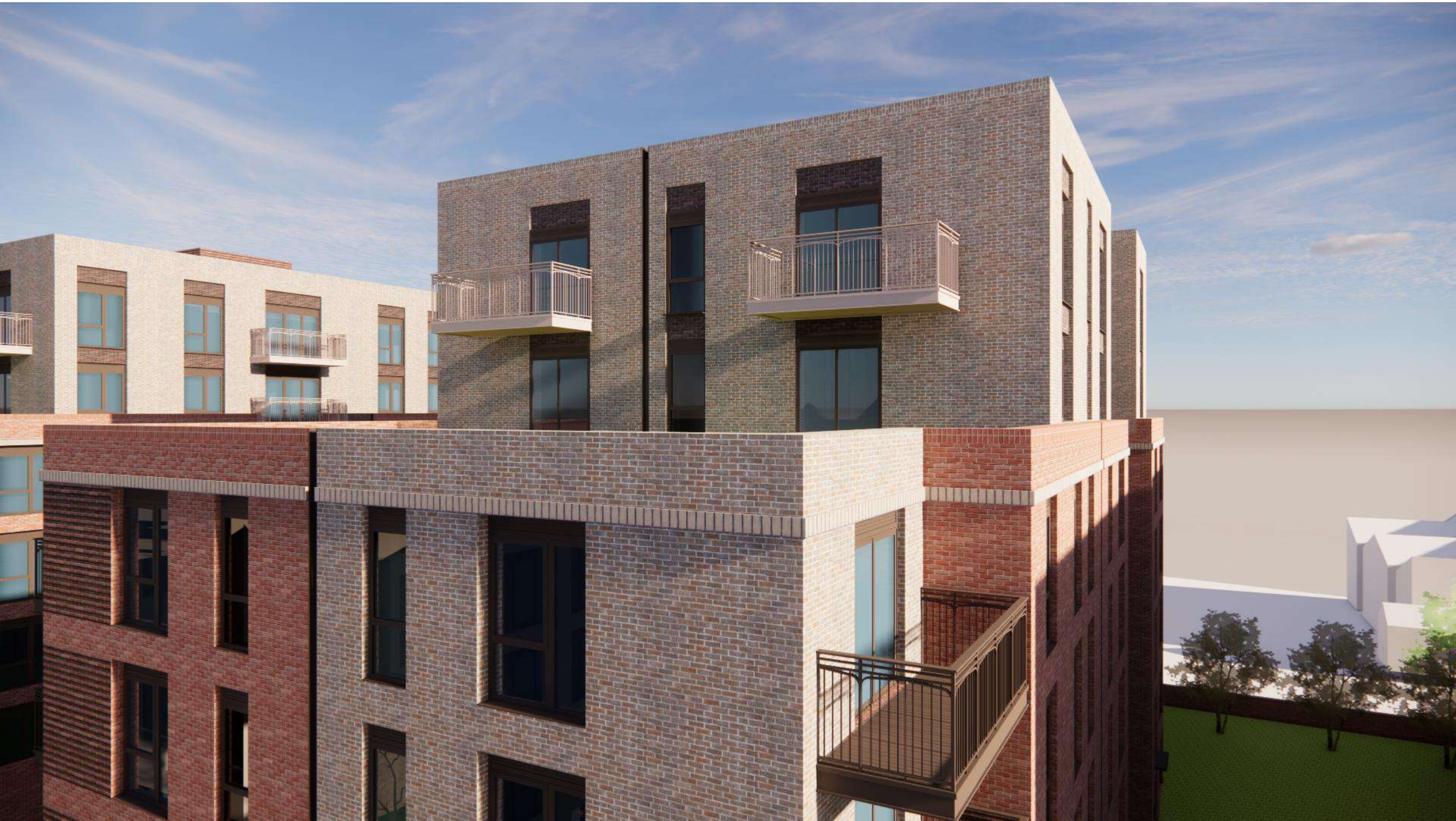




## New Spine Road West

- Reduced buildings lengths C, D and E





## Upper levels

- Amended material hierarch to upper levels
- Repositioned balconies to north and south elevations
- Introduced further dual aspect apartments





Appeal Scheme\_ View west along Rosemont Ave.





Resubmission Proposal\_ View west along Rosemont Ave.





Appeal Proposal \_ View at junction of Christchurch Ave. & Woodberry Grove.





Resubmission Proposal \_ View at junction of Christchurch Ave. & Woodberry Grove.





Appeal Scheme \_ View west along new Spine Road.





Resubmission Proposal \_ View west along new Spine Road.





Appeal Scheme\_ View east along new Spine Road from onto Woodberry Grove.





Resubmission Proposal \_ View east along new Spine Road from onto Woodberry Grove.





Appeal Scheme \_ View west along Christchurch Ave.





Resubmission Proposal\_ View west along Christchurch Ave.





Resubmission Proposal \_ View west at junction of High Rd & Rosemont Ave.



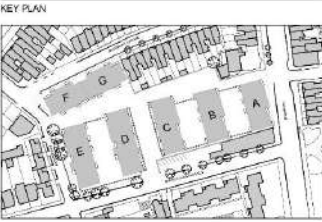


Resubmission Proposal \_ View west at junction of High Rd & Rosemont Ave.





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STRUCTURAL ENGINEER  
SERVICES ENGINEER  
CONSULTANT



NOTES  
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BOUNDARY LINES WHERE SHOWN ARE INDICATIVE ONLY AND TO BE VERIFIED BY THE CLIENT.

- KEY
- 1 BED 2 PERSON APARTMENT
  - 2 BED 3/4 PERSON APARTMENT
  - 3 BED 5 PERSON APARTMENT
  - RESIDENTIAL PLANT ROOMS
  - RESIDENTIAL CYCLE AND BIN STORES
  - RESIDENTIAL CONCIERGE AND MEETING SPACE



P2 05.11.20 Revised North facing apartment layout, and building F&G servicing arrangement. Mosque outline to existing with approved shown as dotted line. CD SB

P1 01.07.20 Issued for Planning Submission. CD SB

Rev.	Date	Comment	Drawn	Checked
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Issue Purpose

PLANNING

tp bennett

One America Street, London, SE1 8NE | +44 (0)20 5490 2020 | www.tp-bennett.com

Project  
Homebase Site  
North Finchley

Drawing Title  
Proposed Site Plan  
Ground & Lower Ground

Drawn	Date	Scale @ A1	All Ref.
CD	01-06-20	1:200	File

tp bennett Project No.	Drawing Number	Rev
E1244	D 6100	P2

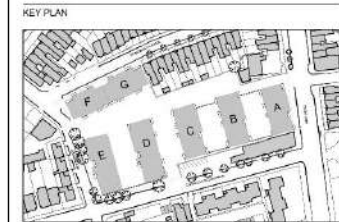




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**TAYLOR WIMPEY**  
STRUCTURAL ENGINEER

SERVICES ENGINEER

CONSULTANT



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P1	XXX	Issues for Planning Submission	XX	XX
Rev.	Date	Comments	Drawn	Checked

Issue Purpose  
**PLANNING**

**tp bennett**  
One America Square, London SE10 0BE | +44 (0)20 2458 2000 | [www.tpennett.com](http://www.tpennett.com)

Project  
**Homebase Site  
North Finchley**

Drawing Title  
**Proposed Site Plan  
Ground & Lower Ground**

Drawn	Date	Scale @ A1	Alt. Ref.
BS	23.11.21	1:500	Flw
tp bennett Project No.		Drawing Number	Rev
E1266		D 6100	PI





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KEY PLAN



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P2 19.11.20 Amended Mosque outline to existing with approved shown as dotted line CD SB

P1 20.07.20 Issued for Planning CD SB

Rev. Date Comment Drawn Checked

Issue Purpose

PLANNING

tp bennett

One America Street, London, SE1 8NE | +44 (0)20 5490 2020 | www.tp-bennett.com

Project  
Homebase Site  
North Finchley

Drawing Title  
Proposed Site Plan  
Second Floor

Drawn Date Scale @ A1 All Ref.

CD 01-06-20 1:200 File

tp bennett Project No. Drawing Number Rev

E1244 D 6102 P2





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KEY PLAN

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1:500

0m 10m 20m 30m 40m

**WORK IN PROGRESS**  
**INFORMATION ONLY**  
PRINTED: 06.12.2021

PI	XXX	Issued for Planning	XX	XX
Rev	Date	Comment	Drawn	Checked

**Issue Purpose**

**PLANNING**

**tp bennett**

One Ardenia Street, London, SE1 1NE | +44 (0)20 2410 2001 | www.tp-bennett.co.uk

Project  
**Homebase Site**  
**North Finchley**

Drawing Title  
**Proposed Site Plan**  
**Second Floor**

Drawn	Date	Scale of A1	Alt. Ref.
BS	13.11.21	1:500	File

tp bennett Project No.	Drawing Number	Rev
E1266	D 6102	PI





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KEY PLAN



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Rev. Date Comment Drawn Checked

Issue Purpose

PLANNING

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One America Street, London, SE1 8NE | +44 (0)20 5490 2020 | www.tpbenne.com

Project  
Homebase Site  
North Finchley

Drawing Title  
Proposed Site Plan  
Fifth Floor

Drawn Date Scale @ A1 All Ref.

CD 01-06-20 1:300 File

tp bennett Project No. Drawing Number Rev

E1244 D 6105 P2



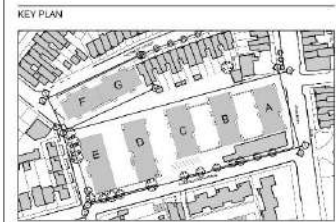


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SERVICES ENGINEER

CONSULTANT



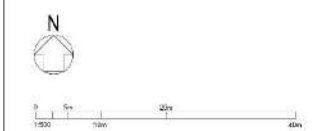
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P1	XXX	Issued for Planning	XX	XX
Rev.	Date	Comment	Drawn	Checked

Issue Purpose

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**tp bennett**

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Project

**Homebase Site**

**North Finchley**

Drawing Title

**Proposed Site Plan**

**Sixth Floor**

Drawn	Date	Scale of A1	Alt. Ref.
85	23.12.21	1:500	File
tp bennett Project No.		Drawing Number	Rev
E1266		D 6106	PI