

Claverley Sub Station, Claverley Grove
Finchley, NW3

**RIBA Stage 1
Viability Report**

February 2023
0194[SK]14 900 A

1.0 / Overview

1.1 Site Assessment

The site is on the eastern side of Ballards Lane, a short distance north of Finchley Central LU Station. The relevant LPA is LB Barnet and the site is located within the limits of the Finchley Church End Town Centre (FCETC).

The site is approximately 20–25sqm, single storey with double door access to the front and side. There is a shared wall with Colton House (Princes Avenue) and a roller shutter providing access to the rear of 1 Claverley Grove.

It is in an area designated for retail focus (the office/employment zone is closer to the station), although the FCETC strategy is keen to promote office/employment space to meet the requirements of a modern workforce moving away from large offices.

The building contains electrical plant associated with the substation and may require a contamination survey. The site is located within an area designated special archaeological significance (DM06).

It could be classified as B2 (general industrial) or sui generis, however as it does not appear to fall under a specific use class, any change of use will likely be judged on merit.

1.2 Planning Context

- National Planning Policy Framework (NPPF 2021)
- National Design Code (2021)
- The London Plan (2021)
- Accessible London: Achieving an Inclusive Environment (2014)
- Sustainable Design and Construction (2014)
- Barnet Local Plan - Core Strategy (2012)
- Barnet Local Plan - Development Management Policies (2012)
- Barnet SPD - Sustainable Design and Construction (2016)
- Finchley Church End Town Centre (2012)
- North London Waste Plan (2022)

1.3 Opportunities, Considerations and Restrictions

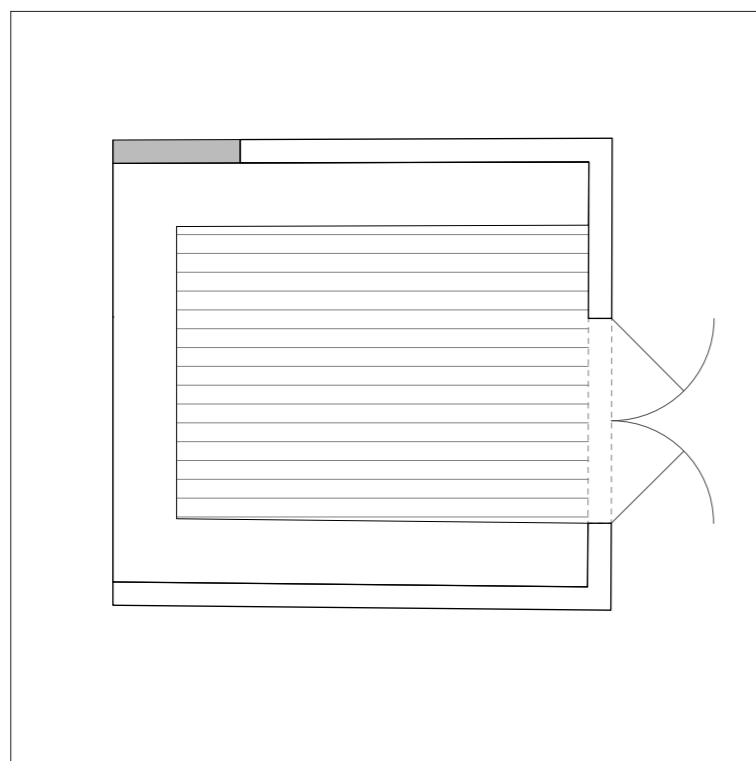
- The site is within a designated town centre area;
- The site is not at risk of flooding and is not in a conservation area;
- Good public transport rating (i.e. car free) & future cycle route on Ballards Lane;
- Possibility for upgrading, renovating and refurbishing;
- High demand for small, secure spaces in the area.
- Various possibilities for use including storage, light industrial or commercial;
- Access to services to be investigated (water, electric, waste etc.);
- Planning validation requirements to be clarified with LB Barnet;
- Commercial bins to be relocated (possibly shared).
- Constrained footprint;
- Not currently suitable for residential use;
- Limited car parking options;
- Access requirement to neighbouring roller shutter door.



2.0 / Concept Option

2.1 The Lock-up

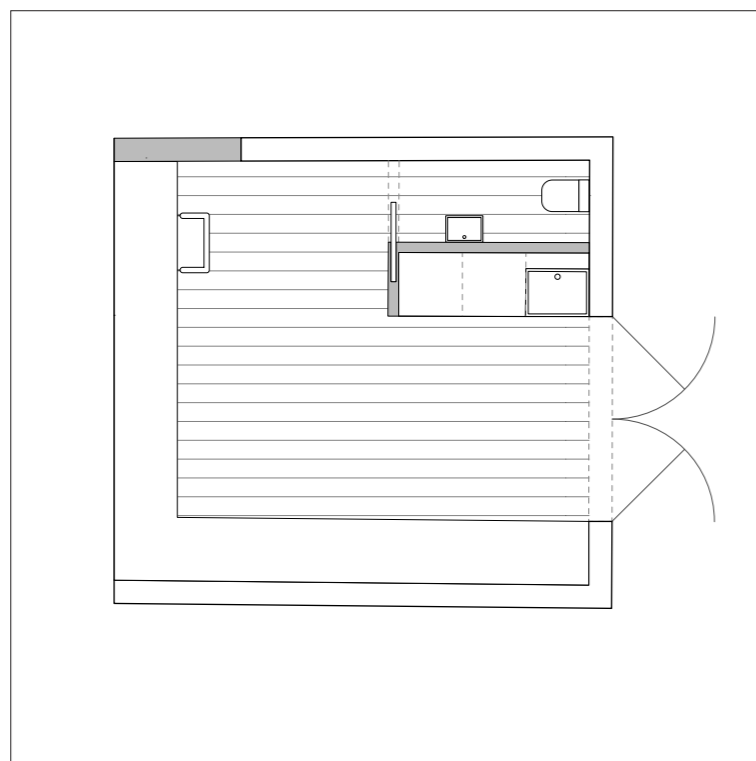
- possible storage unit,
- most planning friendly solution,
- minimal alterations required,
- road with direct access.



2.0 / Concept Option

2.2 The Workshop

- possible light industrial unit,
- subject to planning approval,
- promotes sme's,
- road with direct access for servicing,
- lightweight fit-out.



2.0 / Concept Option



2.3 The Office

- possible commercial unit,
- subject to planning approval,
- 1-3 workspaces + amenities,
- promotes sme's,
- close to local amenities such as shops, restaurants and good public transport.

