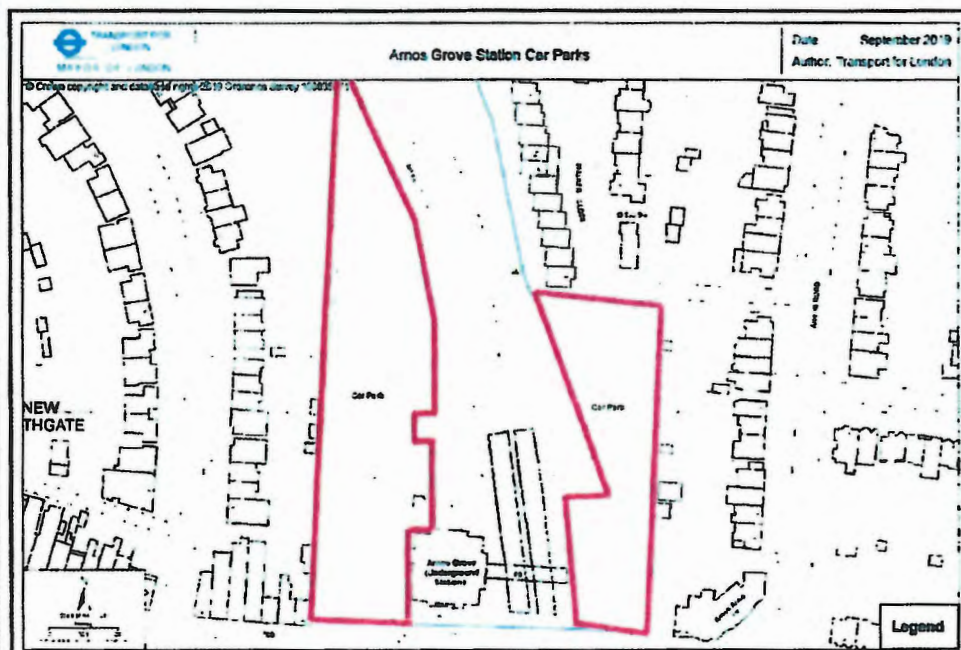


Asset Name	Amnos Grove Station and Car Park		Date	11/09/2019
Information about proposed disposal	Residential led redevelopment of the NCP car park to the east and west of the station located immediately to the north of Bowes Road. The proposal will provide new mixed tenure housing (up to 150 homes) in line with the Mayors commitment to provide housing. In March 2019, TfL and Grainger plc formed a long-term joint venture partnership which aims to deliver thousands of good quality, professionally managed homes for rent across London. The JV will deliver homes at pace, boosting the number of new homes available in the capital whilst generating ongoing revenue for TfL to reinvest into the transport network. The car parking strategy will be confirmed as part of the detailed design process however it is likely that there would be a substantial reduction in publicly available parking at this site or a closure of the car park. The new development will take account of existing and future operational needs. On-going protection of assets, infrastructure and operations will be safeguarded by specific contractual clauses within the legal documents. It is anticipated that the construction of the site will commence by March 2021. This is a re-consultation of a Mayors Opinion carried out in September 2018. Discussions have been held with LUL, TfL Surface and PCO as part of this and the commitments made remain valid.			
Property Name & Address	Amos Grove Station and Car Park, Bowes Road, Southgate, Enfield, N11 1AQ	TfL Asset Owner	LUL	
Unique Ref (PAR)	1630	CD Team	Property Development	
Borough	Enfield	CD Sponsor	Ben Tate	
Zone (TfL)	4	Project Manager	Lee Campbell	
Site Area	0.4 Hectares	TfL Legal Contact	Katie Sullivan	
Details of disposal	The land will be offered to TfL's Build to Rent Joint Venture partner Grainger PLC on a long leasehold basis. TfL will retain the freehold, as well as the ownership of operational buildings.			

PAR plan



Author of the request

[Redacted Signature]

Lee Campbell, Senior Property Development Manager,
Commercial Development

11/9/19

Date

[Redacted Signature]

Ben Tate, Head of Property Development
Commercial Development

13/9/19

Date

Authority Approval Signatures Sheet – Surface Transport

Site name:

Please see attached for line
Observations

1.2 Consultee

Surface Transport confirms that we do ~~not~~ have any operational need or other requirements
for, or existing operational interest in the asset(s).

AGREEMENT CONDITIONAL ON

THESE ISSUES BEING
ADDRESSED.

[Redacted Signature]

Surface Transport

MARK FARRROW, CHIEF OF STAFF, SURFACE
O/B. GARETH POWELL

11/10/19
Date

Authority Approval Signatures Sheet – London Underground

Site name: ** PLEASE NOTE OBSERVATIONS ATTACHED. LU AGREEMENT IS OPTIONAL ON THESE BASIS BENEFIT ADDRESSED. STATION PARTICULAR IS A MAJOR PRIORITY.*

1.2 Consultee

London Underground confirms that we do not have any operational need or other requirements for, or existing operational interest in the asset(s).

London _____ Date *07/10/19.*

2 Approval

Authority Approval: The Director of Commercial Development considers that TfL ~~does~~/does not require the above asset(s) for the purpose of the discharge of any of its functions.

Graeme Craig, Director of Commercial Development Date *15/10/19*

BACKGROUND

Under paragraph 12(1) of Schedule 11 to the Greater London Authority Act 1999, Transport for London ('TfL') may dispose of any property which, in the opinion of the Mayor, is not required by TfL for the discharge of any of its functions.

By virtue of delegated authority dated 12 September 2002, the Mayor authorised TfL to give opinions under paragraph 12(1) on his behalf.

Other than in the case of the grant of periodic tenancies or tenancies for a term not exceeding two years, TfL is obliged to notify the GLA of its intention to exercise the delegated authority to give an opinion under paragraph 12(1) prior to doing so.

In respect of land, TfL's Standing Orders authorise the Commissioner, the Chief Finance Officer and the Director of Commercial Development to give the opinion.

Arnos Grove Observations –

1) We spoke with the developer and TfL team several months ago. The key items that were agreed with them were that:

- There would be a like for like number of staff parking spaces (Matt can confirm number)
- Access would be maintained for the station office from the east car park (which serves as a fire exit)
- Access would be maintained to the track for heavy vehicles from the east car park (north end of the station)
- Access would be maintained to outbuildings from the west side (which includes operational equipment)
- Arnos station is also listed, so the developer agreed that any new builds would not obscure the view of the ticket hall “drum” from the street - (Customer Service Mod Delivery Manager)

2) No – however this proposal may have a knock on effect on R&E's Step Free Access scheme at Arnos Grove in terms of crane operations that could be affected by loss of space etc. - (Line Upgraders Sponsor)

3) My only concerns relate to the potential advance impact on the listed station buildings and the need to ensure space for (and access to construct) a future step-free access scheme at Arnos Grove. - (LU Development)

Surface Observations – Arnos Grove Station and car park

Business Area

Network Management

There is an operational need for the front of Arnos Grove Station as these are live bus stops and bus stands, see property asset register and photos below. Note, the actual car parks themselves we have no interest in. Access arrangements would need to be put in place to facilitate bus access & movements.

(Issue flagged with Ben Tate)





Licensing, Regulation and Road User Charging (Nicole Harris)

There is a taxi rank at Arnos Grove Station (within the bus only area) and my concern is that this development will affect the rank. We would need reassurance from the developers that this is not the case and it is not apparent from the plans they have attached. They have said that they have discussed the development with the PCO (which is ourselves but we haven't been the PCO for

about 15 years!). However, I don't believe we have any confirmation from them that the development will not affect the taxi rank and so I'm supplying the same feedback as previously which is that we would like this confirmation in writing. We would also need them to confirm that the rank won't be affected during any building work at the station. If this is the case then they would need to come and speak to us directly so we can discuss further.

