QUAYLE CRESCENT, N20

History

This road was built on the site of the former B&Q store in High Road, N20 in July 2018

QUEENS AVENUE, N20 Planning applications Oct 2022

Layout

There are 56 residential units. 8 houses are detached, 35 semi-detached and 13 terraced

History

Myddelton Park, a short cul-de-sac from Oakleigh Road opposite the entrance to Oakleigh Park South, was built by John Miles before 1882 when he erected **All Saints'** church and vicarage near by. In 1903 the whole of his estate between Friern Barnet Lane and Oakleigh Road was acquired by the National Land Corporation which planned freehold houses for prosperous commuters and extended Myddelton Park to Friern Barnet Lane along an existing path, Loring and Pollard Roads, and Queens Avenue. (*Victoria County History page 13*)

Infrastructure

10 Jan 1913. The road is being renumbered (Friern Barnet UDC Minutes)

28 Feb 1930. The street is being renumbered (Friern Barnet UDC Minutes)

Oct-Nov 1930. Planning application for sewers (J Sweet & Son, owners, submitted by H Seymour Couchman & Sons, architects) (London Metropolitan Archives LMA/4070/01/07409)

Jul 1930 - Nov 1934. Planning application for Sweets Estate roads & sewers (J Sweet & son, Oakleigh Park Nurseries, submitted by H Seymour Couchman & Sons, 50 High Road, Tottenham, architects) (London Metropolitan Archives, LMA/4070/02/02845)

12 Sep 1933. Proposed new road, an extension of Queens Avenue (Friern Barnet UDC Minutes)

15 Nov 1934. The section of Queens Avenue forming the northern arm of the crescent is being extended and will be named Orchard Avenue. Queens Avenue will be renumbered (*Friern Barnet UDC Minutes*)

11 Jul 1935. Cost of making up the street £1983 (Friern Barnet UDC Minutes)

16 Jan 1936. Street first numbered in 1913, then in Mar 1930 (Friern Barnet UDC Minutes)

29 Feb 1936. Mr Connell, M.Inst.C.E., an inspector of the Ministry of Health, conducted a public enquiry concerning an application made by Friern Barnet Urban District Council to the Minister of Health for sanction to borrow £8,780 for the work of making up six private streets in Friern Barnet. The streets are Newton Avenue, Church Way, Valley Avenue, Friary Way, Queen's Avenue and Gresham Avenue (Barnet Press 29 Feb 1936)

16 Sep 1937. Street recently made up (Friern Barnet UDC Minutes)

28 Jul 2015. The street is being resurfaced (David Berguer FB&DLHS)

Jun 2022. Planning application granted for closure of road on 4 Jun 2022 for Queen's Platinum Jubilee celebration

Individual properties

Nos ??. 7 Oct 1906. Application approved for 7 houses (Clarke & Co) (Friern Barnet UDC Minutes)

- Nos ??. 3 Apr 1907. Application approved for 4 houses (Clarke & Co) (Friern Barnet UDC Minutes)
- Nos ??. 5 Jul 1907. Application approved for 8 houses (H J Huckle) (Friern Barnet UDC Minutes) & Jun 1907 Aug 1963. Planning application for houses (H J Huckle, Palmers Green, agent H M Lawson, architect & surveyor) (London Metropolitan Archives LMA/.4070/02/01032)
- Nos ??. 6 Dec 1907. Application approved for 3 houses (Clark & Co) (Friern Barnet UDC Minutes)
- No ?. 10 Jan 1908. Application approved for house (Clark & Austen) (Friern Barnet UDC Minutes)
- Nos ?. 10 Jan 1908. Application approved for 8 semi-detached houses (Clark & Austen) (Friern Barnet UDC Minutes)
- No ?. 7 Feb 1908. Application approved for 4 houses (Clark & Austen) (Friern Barnet UDC Minutes)
- No ? (Northcote). 7 Jun 1912. Application approved for shed (L H Ferguson) (Friern Barnet UDC Minutes)
- No ? (Beaumaris) .3 Mar 1922. Rebuilding house after fire (Friern Barnet UDC Minutes)
- No ?. Aug 1926. Planning application for house (Wheeler & Wright, Estate Office, N20) (London Metropolitan Archives L:MA/.4070/02/02713)
- Nos ??. 15 Feb 1929. Application approved for 6 houses (*Friern Barnet UDC Minutes*) & Nos ?? Feb Mar 1929. Planning application for houses (A T Steed, Landrake, Myddelton Park, owner & builder) (*London Metropolitan Archives LMA/4070/02/02698*)
- Nos ?. 15 Mar 1929. Application approved for 7 houses (Wheeler & Wright) (Friern Barnet UDC Minutes)
- Nos ??. 12 Jan 1933. Application approved for 6 houses (Friern Barnet UDC Minutes)
- No 1. 5 Jun 2012. Planning application for single storey rear extension with 3 rooflights (*Barnet Council B/02187/12*)
- No 2. 5 Feb 2021. Planning application for roof extension involving hip to gable, rear dormer window with juliette balcony and 2 rear and 2 front facing rooflights (Barnet Council 21/0482/192)
- No 2. 5 Feb 2021. Planning application for single storey rear extension and first floor side extension (*Barnet Council 21/0481/HSE*)
- No 3a. 20 Sep 1945. Application approved for internal structural alterations (*Friern Barnet UDC Minutes*)
- No 5. 29 Aug 2018. Planning application for extension to roof including 1 rear dormer window with juliet balcony and 2 rooflights on front roofslope. Alterations to chimney (*Barnet Council 18/5248/192*)
- No 8. 2 Nov 2007. Scaffolding up the front of the house (David Berguer FB&DLHS)

- No 8. 15 Jul 2019. Planning application for single storey rear infill extension (Barnet Council 19/3890/HSE)
- No 12. 6 Dec 2000. Planning application for hip to gable roof extension and rear dormer window to facilitate a loft conversion (*Barnet Council N/12641/00*)
- No 14a. 20 Mar 2013. Planning application for single storey rear extension with new rooflights to replace existing extension including alteration to existing patio (*Barnet Council B/01225/13*)
- No 14a. 21 May 2014. Planning application for variation of condition for planning permission B/01225/13 dated 23/5/13 for "demolition of existing single storey rear extension on the side of No 12 Queens Avenue, erection of a new single storey rear extension, replacement of tiled roof of the existing lean-to with a new roof light and alterations to the existing patio." Amendments include new flank wall and changes to windows (Barnet Council B/02149/14)
- No 15. 5 Apr 1951. Application approved for internal alterations (*Friern Barnet UDC Minutes*)
- No 15. 2 Apr 1992. Planning application for satellite dish (Barnet Council N/10154)
- No 16. 23 Mar 2001. Planning application for loft conversion involving hip to gable and rear dormer window (*Barnet Council N/12725/01*)
- No 19. 14 Apr 1959. Application approved for garage (Friern Barnet UDC Minutes)
- No 19. 28 Oct 2010. Planning application for conversion of single family dwelling into 2 2-bedroom flats with single storey rear extension (*Barnet Council F/04353/10*)
- No 20. 25 Mar 1998. Planning application for demolition of existing rear extension and erection of replacement single storey rear extension (*Barnet Council N/11717*)
- No 20. 6 Nov 2001. Planning application for loft conversion involving hip to gable and rear dormer window (*Barnet Council N/11717/A/01*)
- No 21. 16 Apr 1953. Application approved to convert existing house into 2 separate dwellings (*Friern Barnet UDC Minutes*)
- No 21. 9 Sep 1999. Planning application for enlarged roof with rear dormer window and partial hip to gable side extension (*Barnet Council N/12184*)
- No 22. 2 Feb 1999. Planning application for roof extension involving hip to gable and rear dormer window to facilitate a loft conversion (*Barnet Council N/12003*)
- No 22. 15 Apr 2010. Planning application for single storey rear extension following demolition of existing rear extension (*Barnet Council B/01487/10*)
- No 22. 20 Jul 2010. Planning application for single storey rear extension (Barnet Council B/02718/10)
- No 22. 23 Feb 2021. Planning application for roof extension including rear dormer window and 3 rooflights to front roofslope (*Barnet Council 21/0965/192*)
- No 22. 13 Sep 2021. Planning application for roof extension involving rear dormer window with juliette balcony and 3 front facing rooflights (Barnet Council 21/4927/192)

- No 23. 15 Sep 1965. Planning application approved for garage (Barnet Council Minutes 15 Sep 1965)
- No 23. 7 Mar 2003. Planning application for replacement garage/store in rear garden (*Barnet Council N/113614/03*)
- No 23. 26 Jan 2011. Planning application for demolition of existing garage and construction of single storey detached building to be used as a self-contained residential unit/office at the rear garden (Barnet Council B/05084/10)
- No 23. 10 May 2011. Planning application for demolition of existing garage and construction of a single storey outbuilding (Barnet Council B/01955/11)
- No 24. 20 Jul 2015. Planning application for extension to roof including rear dormer window and 3 roof lights to front elevation *Barnet Council 15/04546/192*)
- No 24. 20 Jul 2015. Planning application for single storey rear extensions and changes to window to rear *Barnet Council 15/04547/HSE*)
- No 24. 14 Mar 2018. Planning application for single storey rear extension (Barnet Council 18/1604/HSE)
- No 26. 19 Aug 2008. Planning application for 2 storey rear extension following demolition of existing rear extension and alteration to roof including hip to gable and rear dormer window to facilitate a loft conversion (*Barnet Council N/02895/08*)
- No 27. 8 Mar 1955. Application approved for garage (Friern Barnet UDC Minutes)
- No 27. 10 Oct 1961. Application approved for conservatory and extension to garage (Friern Barnet UDC Minutes)
- No 27.13 Jan 1987. Planning application for roof extension with dormer window in rear (*Barnet Council N/07075/A*)
- No 28. 11 Sep 1947. Application approved for wc and bathroom on ground floor (Friern Barnet UDC Minutes)
- No 28. 10 Oct 1961. The garage at the rear was converted into an air raid shelter in 1941 (Friern Barnet UDC Minutes)
- No 28. 29 Jun 1994. Planning application for continued use of ground floor for childminding 8 children between 8.30 16.30 (Barnet Council N/07964/B)
- No 30. 11 Sep 1947. Application approved for Anderson shelter type sheds (*Friern Barnet UDC Minutes*)
- No 30. 7 Nov 2016. Planning application for single storey side and rear extension with new terrace area (Barnet Council 16/6964/HSE)
- No 30. 10 Jan 2018. Plannning application for single storey side and rear extension with new terrace area (Barnet Council 18/0118/HDE)
- No 30 12 Mar 2019. Planning application for ingle storey side and rear extension with decking area (Barnet Council 19/1395/HSE)
- No 32. 16 Sep 1948. Application approved for open veranda (Friern Barnet UDC Minutes)

- No 32. 4 Mar 1997. Planning application for 2-storey side and single storey front extension including garage and front entrance porch (*Barnet Council N/08126/A*)
- No 34. 10 Nov 1936. Application approved for detached house and garage adjoining no 34 (Friern Barnet UDC Minutes)
- No 35. 13 Dec 1945. Application approved for extension to temporary garage (*Friern Barnet UDC Minutes*)
- No 36. 17 Jul 1941 Weekly rent was recorded as £1 0s 0d (Friern Barnet UDC Minutes)
- No 36. 11 May 1944. This house was requisitioned (Friern Barnet UDC Minutes)
- No 36. 17 Feb 2010. Planning application for roof conversion including rear dormer to facilitate a loft conversion (*Barnet Council F/00610/10*)
- Nos 40 46. Jul 1946. Planning application for houses (submitted by Clifford Hollis, 5 Cyprus Road, Finchley) (London Metropolitan Archives LMA/4070/02/02713a)
- No 40. 9 Oct 1941. Requisition of garden of demolished house for cultivation (*Friern Barnet UDC Minutes*)
- Nos 40, 42, 44 & 46. 18 Oct 1945. Application approved for war damaged houses to be re-erected (*Friern Barnet UDC Minutes*)
- No 40. 14 Oct 1958. Application approved for garage (Friern Barnet UDC Minutes)
- No 40. 2 Aug 2019. Planning application for single storey side and rear extension following demolition of the existing outbuilding (Barnet Council 19/4245/HSE)
- No 42. 18 Sep 1940. Mary Dezoysa, age 43, wife of A J Dezoysa killed by enemy action (*Friern Barnet UDC Minutes*)
- No 42. 9 Oct 1941. Requisition of garden of demolished house for cultivation (*Friern Barnet UDC Minutes*
- No 42. 5 Sep 2018. Planning application for roof extension involving hip to gable, rear dormer window with juliette balcony and 2 front rooflights (*Barnet Council 18/5411/192*)
- No 42. 5 Sep 2018. Planning application for demolition of existing side extension, ground floor side and rear extension and a partial first floor rear extension (*Barnet Council 18/5413/HSE*)
- No 42. 27 Nov 2018. Planning application for part single, part two storey side and rear extension following demolition of the existing garage (*Barnet Council 18/6788/HSE*)
- No 43. 2 Nov 1950. Application approved for reconstruction of war-destroyed garage (Friern Barnet UDC Minutes)
- No 44. Oakleigh Infants School. Some children were taught in small groups in their own homes. Oakleigh Infants School had classes for about half a dozen children each at 36 **St Margarets Avenue**, 20 **Russell Lane**, 44 Queens Avenue and 37 **Raleigh Drive** (The Days of Darkness by Percy Reboul and John Heathfield Page 104)

- Nos 44 & 46. 11 Oct 2010. Planning application for erection of detached dwelling in the rear garden of nos 44 & 46, fronting Queens Avenue with parking for 2 cars at front (Barnet Council B/03914/10)
- No 46. 9 Oct 1941. Requisition of garden of demolished house for cultivation (*Friern Barnet UDC Minutes*)
- No 46. 13 Oct 1959. Application approved for lock-up garage (Friern Barnet UDC Minutes)
- No 46. 1 May 1990. Planning application for 2 storey side and rear extension and single storey rear extension (*Barnet Council N/09718*)
- No 48. Jul Aug 1929. Planning application for house (A Clayton, owner, submitted by Wheeler & Wright, High Road, N20) (London Metropolitan Archives LMA/4070/02/02734)
- No 48. 7 Jun 1960. Application approved for internal wc on ground floor (*Friern Barnet UDC Minutes*)
- No 53.1 Jul 1998. Planning application for 2 storey side and rear extension and single storey rear extension (*Barnet Council N/11832*)
- No 55. 16 Sep 1943. Application approved for addition to bedroom (*Friern Barnet UDC Minutes*)
- No 55. 12 Jul 1956. Application approved for glazed lean-to and addition of wc on ground floor (*Friern Barnet UDC Minutes*)
- No 57. 15 Nov 1956. Application approved for garage (Friern Barnet UDC Minutes)
- No 55. 13 Dec 1994. Planning application for single storey side and rear extension including conservatory (*Barnet Council N/10802*)
- No 57. 7 Jun 1960. Application approved for conservatory at rear (*Friern Barnet UDC Minutes*)
- No 59. 14 Aug 2017. Planning application for roof extension involving hip to gable, rear dormer window, 1 rooflight to front and new gable window to side elevation to facilitate a loft conversion (*Barnet Council* 17/5215/192)
- No 61. 8 Mar 1962. Application approved for garage at side (Friern Barnet UDC Minutes)
- No 62. 28 Feb 1966. Council to remove oak tree outside no 62 and replacement by a more suitable tree (Barnet Council Minutes 28 Feb 1966.)
- No 63. 8 Mar 1960. Application approved for lock-up garage (Friern Barnet UDC Minutes)
- No 65. Fire reported due to enemy action (Friern Barnet UDC Minutes)
- No 65. 14 Oct 1948. Application approved for garage (Friern Barnet UDC Minutes)
- No 65. 20 Aug 1997 & 24 Nov 1997. Planning application for single storey side extension with pitched roof (*Barnet Council N/10482/A*)

- No 65. 24 Dec 2012. Planning application for part single, part two storey side and rear extension (*Barnet Council B/00062/12*)
- No 67. 29 Sep 1986. Planning application for first floor side extension (*Barnet Council N/07097/A*)
- No 69. Oct 1928. Planning application for house (A T Steed, Landrake, Myddelton Park, owner & builder) (London Metropolitan Archives LMA/4070/02/02677) & No ? 19 Oct 1928. Application approved for house (Friern Barnet UDC Minutes)
- No 69. 19 Apr 1998. Planning application for 2 storey rear extension (*Barnet Council N/01550/E*)
- No 69. 22 Apr 2005 & 20 Jan 2006. Planning application for erection of detached 2-storey house with attached garage on land adjoining no 69, accessed from Queens Avenue, following demolition of existing detached garage (Barnet Council N/01550/G/05)
- No 69. 9 Jun 2006. Planning application for single storey garage attached to side (Barnet Council N/01550/J/06)
- No 69. 12 Nov 2007. A new detached house between nos. 69 & 71 is nearing completion (David Berguer FB&DLHS)
- No 69. 21 Oct 2008. Planning application for extension to roof including hip to gable and rear dormer to facilitate a loft conversion (*Barnet Council F/03918/08*)
- No 69. 10 May 2013. Planning application for single storey side extension (*Barnet Council B.01634/13*)
- No 69. 8 Jun 2017. Planning application for first floor rear extension. Internal alterations (*Barnet Council 17/3647/HSE*)
- No 69. 29 Aug 2017. Planning application for first floor rear extension with balcony. (Barnet Council 17/5484/HSE)
- No 69a. 12 Oct 2022. Planning application for single storey rear extension. First floor side extension. Roof extension involving rear dormer and front and side facing rooflights. Conversion of the existing garage into habitable room, insertion of window to replace the garage door. Erection of a rear outbuilding (Barnet Council 22/5007/HSE)
- No 71. 28 Jan 2014. Planning application for first floor side extension including new pitched roof with 3 rooflights (Barnet Counciol B/00226/14)
- No 73. Jul Aug 1928. Planning application for house (A T Steed, Landrake, Myddelton Park, owner & builder) (London Metropolitan Archives LMA/4070/02/02651)
- No 73. 7 Feb 1956. Application approved for garage (Friern Barnet UDC Minutes)
- No 73. 12 Oct 2000. Planning application for demolition of garage and erection of new 2-storey, 3-bedroom detached house (*Barnet Council N/12592/00*)
- No 73. 4 Apr 2001 & 24 Sep 2001. Planning application for 2 storey rear extension, demolition of existing garage and erection of part single, part 2 storey detached house with accommodation in roof (*Barnet Council N/12592/B/01*)

- No 75. 7 May 2003. Planning application for loft conversion involving hip to gable and rear dormer window (*Barnet Council N/13694/03*)
- No 77. 27 Nov 2006. Planning application for loft conversion (Barnet Council N/15378/06)
- No 77. 29 Jan 2007. Planning application for demolition of existing single storey rear extension and construction of new single storey rear extension (*Barnet Council N/15378/A/07*)
- No 77. 3 Sep 2009. Planning application for retention of rear decking (Mr N Clark, 77 Queens Avenue, N20 0JB) (Barnet Council B/03025/09)
- No 79. 11 Jan 2010. Planning application for extension to roof including hip to gable and rear dormer to facilitate a loft conversion (*Barnet Council B/00161/10*)
- No 79. 1 Feb 2010. Planning application for single storey side extension (Barnet Council B/00454/10)
- No 86. 5 Mar 2008. Planning application for single storey rear extension (Barnet Council N/17529/08)

QUEENS PARADE, N11 See FRIERN BARNET ROAD, SOUTH SIDE

QUEENS PARADE CLOSE, N11 Planning applications up Apr 2012

Individual properties

No 4. Hollyfield Printing Works. 11 Sep 1952. Application approved for roof over yard (Hollyfield Printing Works) (Friern Barnet UDC Minutes)

No 4. Hollyfield Works. 13 Jun 1991. Planning application for alterations to existing storage building including new roof at front elevation. Provision of four car parking spaces and use as a tyre warehouse (B8) (Barnet Council C/05778/B)

No 4 (Hollyfield Works). 14 May 2010. Planning application for conversion of existing warehouse for use as furniture re-use project and a training facility which will include a retail sales counter, a furniture storage area, a repairs area, new offices and training rooms (Barnet Homes) (Barnet Council B/01826/10)

No 4. 18 Apr 2012. Planning application for continued use of the existing warehouse for use as furniture re-use project and training facility which will include a retail sales counter, a furniture storage area, a repairs area, new offices and training rooms (Barnet Re-use Centre Ltd) (Barnet Council B/01119/12)

Rear of No 24. 31 Jan 2003. Planning application for use of forecourt of garage premises for vehicle repairs in connection with garage premises (*Barnet Council N/13550/03*)

Rear of No 25. 31 Jan 2003. Planning application for single storey rear extension to replace existing garage with office space in roof space (*Barnet Council N/13662/03*)

23 Oct 2006. New building going up rapidly at the rear of No 21 (Phipps Glass) in Friern Barnet Road (Sylvia Gossett FB&DLHS)

QUEENSWELL AVENUE, **N20** Planning applications up to Mar 2010 *History*

10 Oct 1929. The name is altered by the Council from Barratts Avenue (the name proposed by the developer A C Sparrow & Son) to Queenswell Avenue (*Friern Barnet UDC Minutes*)

21 Jan 1932. Reference to a proposed road (Friern Barnet UDC Minutes)

Queenswell Avenue first appears in the 1932 Kelly's Directory of Finchley

Individual properties

11 Feb 1937. Cost of making-up road £565 (Friern Barnet UDC Minutes)

15 Sep 1938. Surface dressing of carriageway has been completed (Friern Barnet UDC Minutes)

11 Sept 2002. Road being resurfaced. (Janet Liversidge FB&DLHS)

QUEENSWELL SCHOOL, N20 Planning applications up to Jun 2022 History

Queenswell School was built in 1950 (John Heathfield, FB&DLHS)

After 1951, when Queenswell School was opened, the building (St James School) was used as a nursery school (Finchley & Whetstone Past by John Heathfield, page 70)

- 26 Jun 1967. The Borough Estates Officer reported that as instructed in Jan 1966 he had negotiated for the acquisition of approx 1.6 acres of land between Oakleigh Road North and Friern Barnet Lane immediately to the north of Queenswell School. The land was required to enlarge Queenswell School to accommodate children from the married quarters which the Ministry of Defence intended to erect on their adjacent land. The purchase price had been agreed at £46,080. The sub-Committee were informed that the western boundary of the Queenswell School site encroached slightly on to land which was owned by the Ministry of Defence who had agreed to convey this portion of land to the Council free of charge (Barnet Council Minutes)
- 5 Feb 1969. The Borough Architect reported that he had prepared a scheme in conjunction with the Chief Education Officer and the Borough Planning Officer, estimated cost £12,000, for converting premises at Queenswell Primary School (formerly occupied by the Barnet Sea Cadet Corps) to provide additional accommodation. In view of the urgent need to provide the accommodation to meet the increased roll at the school.tenders had been invited from eight firms, the lowest was from G M Tomkins Ltd for the sum of £11,567 1s 3d. The Borough Architect was instructed this tender (*Barnet Council Minutes*)
- 3 May 1972. Approval for rebuilding of Primary School (Barnet Council)
- 9 Aug 1972. Revised layout for rebuilding of school (Barnet Council)
- 9 Jan 1974. Planning application for caretaker's house (Barnet Council)
- 23 Mar 1987. Planning application for 2 and 3- storey block of sheltered flats for the elderly comprising 17 1-bed flats and 25 2-bed flats, I wardens flat and common room and access road and car park on surplus land adjoining Friern Barnet Lane (Barnet Council N/01346/Q)
- 5 Mar 1991. Planning application for erection of demountable classroom (Barnet Council N/03146/S)
- 24 Jul 1995. Planning application for erection of demountable classroom block (single storey) adjacent to existing unit (*Barnet Council N/03146/T*)
- 15 May 1997. Planning application for erection of single storey demountable classroom unit (*Barnet Council N/03146/U*)
- 27 Oct 2000. Planning application for demolition of existing Infant & Nursery School. Erection of new part single, part 2-storey Infant & Nursery School with associated car parking, landscaping and mini football pitch, protective fencing and means of enclosure (Barnet Council N/03146/S)
- 14 Dec 2001. Planning application for alteration and extension to form 6 new classrooms to Junior School. Demolition of 3 blocks of demountable classrooms and amended car parking layout (Barnet Council N/01346/Z/01)
- 30 May 2007. Planning application for playground canopy to provide a covered area for children to play and congregate (*Barnet Council B/00283/08*)

- 1 Jun 2012. Planning application for installation of single storey modular classroom and associated works (KSA Ltd) (Barnet Council B/01967/12)
- 20 May 2015. Queenswell Junior School. Planning application for single storey detached classroom building with WC and meeting room (Barnet Council 15/02970/FUL)
- 24 May 2022. Queenswell Infant & Nursery School. Planning application for erection of a single storey teaching block comprising of 2no. classrooms, group room, store rooms, IT room and circulation space (*Barnet Council 22/2773/192*)