

Granville Road

Proof of Evidence | Compulsory Purchase Order
July 2018

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Executive summary

The Phase 2 Scheme has been developed to exploit the opportunities of the site to include:

- a wider range and higher quality amenity space – currently this is all one type of provision e.g. grassed areas
- new play spaces for both existing and new residents
- dedicated amenity spaces for existing buildings on the site
- a more balanced mix of housing tenures on the estate
- new affordable homes to meet local needs
- improved SUDs of existing estate
- improved facilities for existing residents – e.g. bike parking, Pramsheds
- improved security to existing buildings and parking areas on the site and in the surrounding area
- Potential to raise funds for the improvement of other local facilities through S106 / CiL payments e.g. Childs Hill Park

The urban design vision aims to create a simple, legible layout which seeks to integrate the existing buildings into a safe, traditional street pattern which gives a more cohesive sense of place to the Estate, as opposed to the existing fragmented nature of the site which particularly lacks a sense of street enclosure or structure. It introduces a series of new public spaces in front of each existing tower block to respond to the scale and presence of these dominant buildings and to provide larger spaces for public amenity.

It integrates the new and old buildings, with the existing buildings being brought into the new streetscape and tied together by new terraces to create the continuity, enclosure and new sense of place which will bring about its renaissance. A wide range of smaller, but higher quality amenity spaces will be created to provide public, communal and private amenity spaces to both the new and existing buildings, which will be clearly defined by the layout of the new roads and buildings. This in contrast to the existing Estate which, whilst enjoying an open character, has little variation in terms of quality

or character of open space, with a lack of private or dedicated communal open space attached to existing buildings due to the layout and lack of focus of the existing estate.

The arrangement of the new buildings seeks to create a series of safer, more legible streets and squares with better definition of public and private spaces. This is achieved through the forming of a series of new housing terraces, along with new apartment blocks which act more as standalone buildings at key locations.

The design of the new houses responds to the sloping nature of the site, where each house generally has to be stepped up or down from its neighbour. This feature is expressed by the gable ends and roof profile of each house, which also relates to the typology (3-bed, 4-bed etc.). Other aspects of the house designs are deliberately kept relatively simple so that the strong form of the roof remains the predominant defining feature of each house type.

The new apartment blocks have been developed to largely reflect the strong, simple geometric form of the existing blocks, emphasizing horizontal parapet lines and minimizing large steps in height within the block design. Variations in detail are again introduced between apartment blocks to subtly reinforce the different character areas around the site, whilst retaining a strong form as the defining feature for each apartment block.

The design has been developed to create a recognisable overall identity for the Estate as a whole, while at the same time creating areas of different character to offer variety. These character areas will be differentiated by varying the scale of the buildings and landscape, changing the built form, and varying the architectural treatment of the buildings in terms of their detailing and how materials and components are used in combination.

All new homes have been designed to achieve high levels of natural daylight internally and private amenity spaces have also been designed to make best use of available sunlight.

Privacy and overlooking both from new homes to existing, and between new homes, has been a key concern during the development of the design. Following extensive discussions with the Council, compliance with policy requirements on minimum privacy distances has generally been achieved throughout the scheme.

The overall approach to the design of the elevations aims to use a limited palette of high quality materials and details for both the proposed new houses, apartment blocks and the landscape elements to the private and communal amenity spaces, to provide a cohesive overall character to the new buildings in relation to the retained blocks. The use of a single brick as the main material for all new buildings aims to use colour as a strong element to help achieve this aim. A light, cream coloured brick, is proposed to link the new buildings with the existing buildings on the site which predominantly feature light coloured render and metal cladding of a similar colour. The brickwork on the new buildings will also feature highly textured panels to give a softer appearance to help balance the crisply defined massing of the new buildings.

The landscape strategy is a masterplan with large amounts of green space and planting, creating a series of public spaces that help to 'knit' together the existing and proposed buildings. It provides numerous opportunities for play throughout the scheme, improves connectivity within the estate for pedestrians, discourages the use of roads as through routes for vehicle traffic and enhances biodiversity. It also responds to the existing contours of the site and attempts to retain existing trees where possible. It designs out crime through layout, lighting and boundary treatments. Landscape responds to architecture in form, geometry and material.

Amenity space is in the form of a series of public squares, a linear park and a series of private communal spaces associated with specific existing and proposed blocks (as well as private terraces and private rear gardens).

The new proposals incorporate a significant amount of public space, including a large central green space featuring a number of mature trees, along with a series of hard and soft landscaped public squares located in front of each tower block to provide a much greater range of potential amenity space for residents to work, rest and play. This will be open to access by both existing and new residents at any time and forms a new heart to the overall character of the proposed scheme.

The scheme also provides each proposed new dwelling with its own private amenity space, through terraces, gardens, balconies, or a combination of the above.

The proposals seek to increase the opportunities for play throughout the Estate by creating a series of informal play spaces for younger children within the new public spaces, and new formal play spaces introduced into the private communal amenity spaces created for the existing blocks.

A series of proposed new roads on the Estate will provide access to the existing and proposed new buildings. The new roads aim to create safe links between the Estate and the surrounding area. The layout of the new roads is principally arranged around the extension of Granville Road directly through the estate to join Mortimer Close, to provide a clear unifying street at the heart of the Estate.

In general the access strategy hinges on ensuring a clear definition between public and private space. Where possible, boundaries are softened with planting to reduce their visual impact. Existing footpaths and access points to the site will also be maintained and upgraded. Parking courts will have additional lighting, overlooking from new and existing buildings, the use of defensive planting buffers and higher and more robust boundary treatments to maximize security.

The proposals seek to provide 132 new homes through a range of new houses and apartments, which include 1, 2, 3 and 4 bed homes for a range of tenures including market sale and affordable shared ownership homes.

1.0

Witness

1.1 Jo McCafferty

- 1.1.1 I have been a Director at Levitt Bernstein since 2006, joining the practice in 1997. I lead the practice's Major Housing Studio and for over 10 years have enjoyed leading residential projects of all scales, types and tenures, from inception through to completion.
- 1.1.2 Since 2012, I have also been directly involved in several Design Review Panels, including the Urban Design London, Hackney, Lewisham and Croydon Place Review Panel. I have also taught in architectural schools for the last 16 years, including leading a diploma design unit at the UEL for five years and lecturing at the Architectural Association. I am currently co-authoring 'A Housing Handbook – Guide to Good Practice' with David Levitt.
- 1.1.3 I have led a series of high profile, significant regeneration projects in London. I am currently leading the Aberfeldy New Village masterplan in Poplar and the second phase of development of Southall Riverside in Ealing,

for Berkeley Homes. I am also collaborating with Arup on the housing scheme, Ebury Estate, for Westminster City Council. Outside London, I have completed the design for the Clay Farm masterplan in Cambridge, as part of the Southern Fringe development in the south of the City and a new urban extension, Cherrywood in south Dublin, Ireland.

- 1.1.4 From large scale masterplanning through to the detailed design of architectural components, I have strong expertise in housing design and the development of innovative new residential typologies. This is evidenced by my track record of many competition winning schemes and awards, including the Islington Housing Competition for an exemplar, Islington-specific housing model, which completed on site in February 2015 and has won a string of awards, including an RIBA Award 2016 and Building Magazine's Best Small Building of the Year 2016.



Aberfeldy New Village, Tower Hamlets

1.2 Qualifications

- BA (Hons) in Architecture
- Diploma in Architecture
- Registered Architect (ARB)
- Chartered Architect (RIBA)

Member

- Built Environment Expert, Design Council
- Croydon Design Review Panel
- Hackney Design Review Panel
- Lewisham Design Review Panel

Advisor

- RIBA Awards national judge 2018
- WAN Social Housing Award judge 2017
- RIBA Awards regional judge 2017
- New London Awards judge 2017
- New London Architecture's Don't Move, Improve! Awards judge 2017 & 2018
- Civic Trust Awards judge 2016
- WAN Residential Awards judge 2016
- British Homes Awards judge 2016
- RIBA Guerrilla Tactics mentor, 2014-15
- Urban Design London advisor, 2012-to date

Speaker

- Housing Futures Symposium, Sydney, 2016
- New London Architecture, Community Engagement in Development conference 2016
- New London Architecture, Regeneration and Public Land conference, 2015

Tutor

- University of Oxford Brookes, RIBA External Examiner, 2016-2018
- University of Cambridge, 2016-2018
- University of Newcastle, 2010-2013
- University of East London, 2000-2005

Southall Gasworks Phase B

Concept and detailed design of over 1000 new homes and commercial space for Berkeley Homes.

Cherrywood, Dublin

Masterplan and design of 318 homes and community facilities within a new urban extension to the south of the city.

Aberfeldy New Village, Tower Hamlets

Competition winning scheme for the regeneration of an existing neighbourhood, including 1,176 new homes, community centre, primary care trust and landscaped park. Concept through to completion.

Vaudeville Court, Islington

Competition winning scheme for an innovative, exemplar housing model based around a 'home-sown' concept. Concept through to completion.

Redbrick Estate, Islington

Redevelopment of an existing estate to provide 55 new homes, community facilities and an improved landscape. Concept through to completion.

Queensbridge Quarter, Hackney

151 contemporary homes as part of the final phase of the Holly Street masterplan. Concept through to completion.

Clay Farm, Cambridge

Masterplan and detailed design for 450 homes in the southern fringe urban extension to Cambridge.

Waddon, Croydon

Masterplan and design of 187 new mixed tenure homes, a new school and a public park, as part of a redevelopment of four sites in south London. Concept through to completion.

1.3 Levitt Bernstein

1.3.1 Established in 1968 with offices in London and Manchester, Levitt Bernstein is a multi-disciplined practice applying skills in architecture, urban design and landscape architecture to housing, education, health, arts and commercial projects of all shapes and sizes across the country.

1.3.2 We have specialised in the design of new homes since our founding, from large estate regenerations to small new build developments. As well as general needs housing, we have particular expertise in creating student accommodation, homes for elderly people and those with specialist needs.

1.3.3 Some recent projects include:

- Hazelhurst Court, Lewisham – 60 new affordable homes for older people
- Vaudeville Court, Islington – 13 new affordable council homes for families
- Ocean Estate, Tower Hamlets – regenerating an estate to provide 800 new homes and significant public realm enhancements

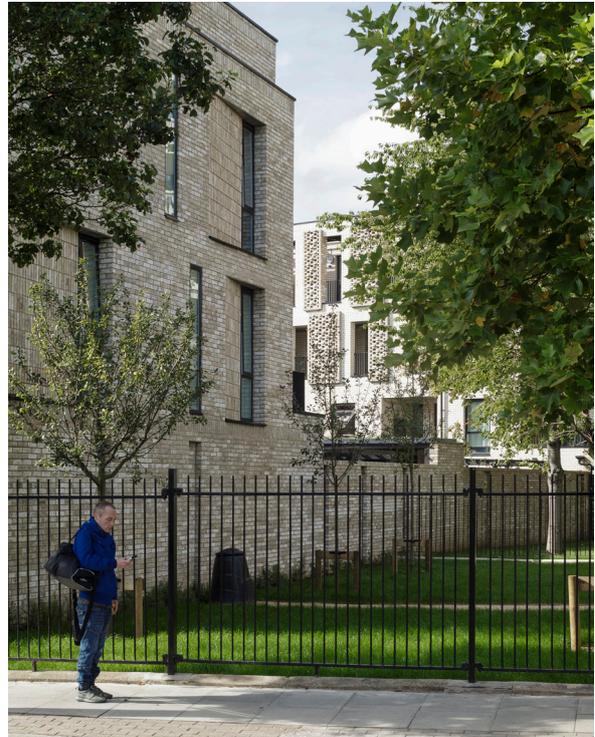
1.3.4 Putting people at the heart of our work, each of our projects is different but the driving force behind every one is the desire to create an environment that is beautiful and functional. Throughout, we collaborate with clients, communities and end-users – listening, questioning and challenging when appropriate. Our thorough briefing process ensures we form a clear, shared vision for the project – allowing us to unearth ideas, establish its essence, inspire all those involved and create something truly transformative.



Clay Farm, Cambridge

1.4 Masterplans

- 1.4.1 As a practice, Levitt Bernstein are committed to creating masterplans, spatial strategies and development frameworks that bring about real, positive change within an area – improving education, employment opportunities, local services, the natural environment and transport systems for local communities. All of these aspects are key to sustainable regeneration and they inform our work as designers on a day to day basis.
- 1.4.2 We strongly believe that all projects are multi-faceted and require the highest level of ‘placemaking’, involving our urban designers, architects and landscape architects. This enables us to look at all projects holistically, providing the expertise to deal with both the macro scale masterplanning and micro scale detailing.
- 1.4.3 Every one of our projects starts with the people we’re designing for and we work side-by-side with end-users and clients from the very outset; engaging in consultation throughout the development process.



Vaudeville Court, Islington



Southall Gasworks, London Borough of Ealing

2.0

The Site and its History

2.1 Site location and context

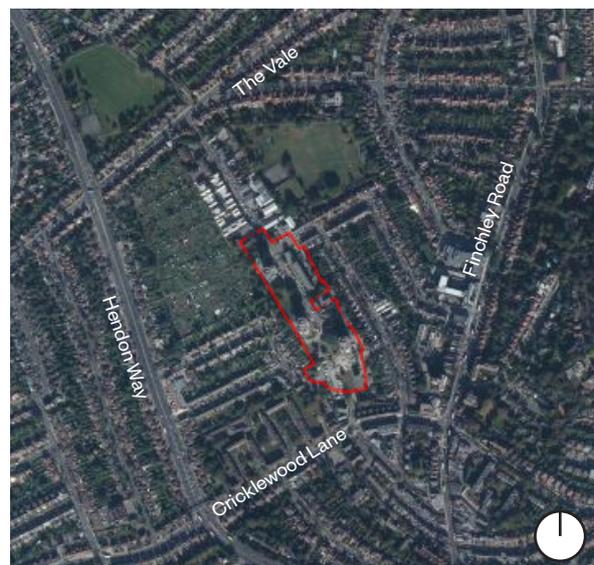
- 2.1.1 The Estate occupies a 3.75 hectare site located between Hendon Way and Finchley Road, surrounded by predominantly suburban residential land. To the north is Childs Hill Park. Immediately to the west are Childs Hill Allotments. The Phase 2 Scheme lies within a network of early/mid twentieth century suburban streets bounded either side by two or three storey terraced or semi-detached houses with front and back gardens.
- 2.1.2 Shopping is available on Cricklewood Lane. There is a church and nursery school at the entrance to the Estate in Mortimer Close. A new flatted development has

recently been completed to the North of the Estate on Granville Road. The Estate houses approximately 840 people in 256 homes located in 3 No 15 storey tower blocks (Templewood, Harpenmead and Granville Point) and two mid-rise blocks (Mountfield and Nant Court) belonging to the Council. Two additional private blocks (Athena and Aphrodite House) are located within the estate, beyond the site boundary.

- 2.1.3 External areas are laid out poorly with little overlooking and public paths threaded through car parking, garages and amenity space. A large area to the south of the site is vacant due to the destruction by fire of a sheltered housing block (Garth House).



Site location plan



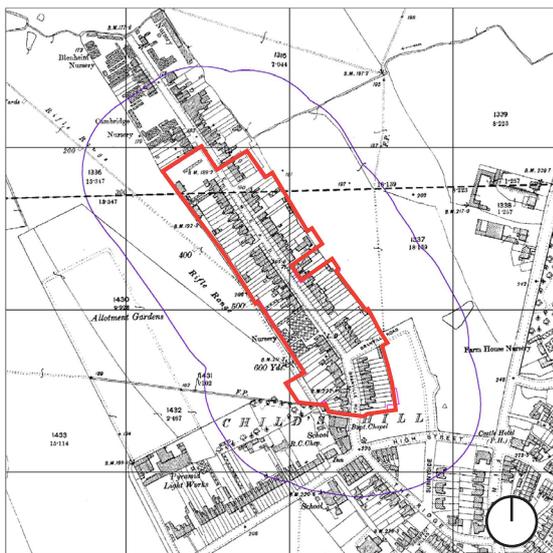
Aerial view of site

2.2 Local history

2.2.1 From an assessment of historical OS maps of the site as illustrated below, it appears that it was partially developed by 1873, with several houses present in the south. By 1895, the site was fully developed, predominantly with terraced houses. Nursery glasshouses were present in the south west and in the north. By 1915, the nursery buildings were no longer present. By 1953, two laundries were present along the eastern boundary. The site was extensively redeveloped during the 1960s, when the current housing estate was built. More recently, Garth House and Garth Hall, a sheltered housing scheme and community hall, were demolished following a fire in 2008.

2.2.2 By the early 1900s, the area surrounding

the site mostly comprised of residential properties with nurseries to the north and laundries to the north and east. A light works, replaced in the 1930s by a candle factory, was present 150m to the south west. By the late 1960s, an engineering works was present immediately to the north of the site and a scrap metal yard was present 150m to the north. Houses had been demolished to the west and replaced by large blocks of flats along Cricklewood Lane. The candle factory had been replaced by a transport depot. By the early 1990s, laundries were shown 20m to the north of the site. By 2010, the large laundry building present to the north had been replaced by a new mixed use scheme.



OS map, 1896



OS map, 1972

2.3 Built context

Surrounding context

- 2.3.1 The Estate lies within a network of early/mid twentieth century streets with a suburban character, bounded either side by two or three storey terraced or semi-detached houses with front and back gardens. Crewys Road, Nant Road and Llanelly Road are typically a mix of late Victorian brick terraced houses with pitched slate roofs, interspersed with some commercial mixed use. To the north of the site, Granville Road is a mix of both residential and light industrial units. Immediately to the north of Beech Court a new brick and metal clad flatted development - Hawthorn Estate - has recently been completed with the building nearest Beech Court currently used as offices. To the West of the site, Cloister Road and Garth Road feature predominantly 1930's semi-detached housing with pitched tile roofs. To the south west at Longberrys, three storey flat blocks sit in formally laid out gardens.
- 2.3.2 Childs Hill Baptist Church is a Victorian church and nursery school located at the entrance to the estate in Mortimer Close. To the north-east of the site is Childs Hill Park, a major open space for the surrounding area which is accessed off Nant Road. Immediately to the West of the site are the Childs Hill Allotments which are primarily accessed off Garth Road, but also have access directly from the Estate. Two additional private blocks, Athena and Aphrodite Court, are located within the Estate along its eastern side, accessed off Granville Road, but immediately outside of the site boundary.
- 2.3.3 There are a series of pedestrian footpaths in the area, including one along the southern boundary of the site and one crossing the site east-west between Cloister Road and Crewys Road.

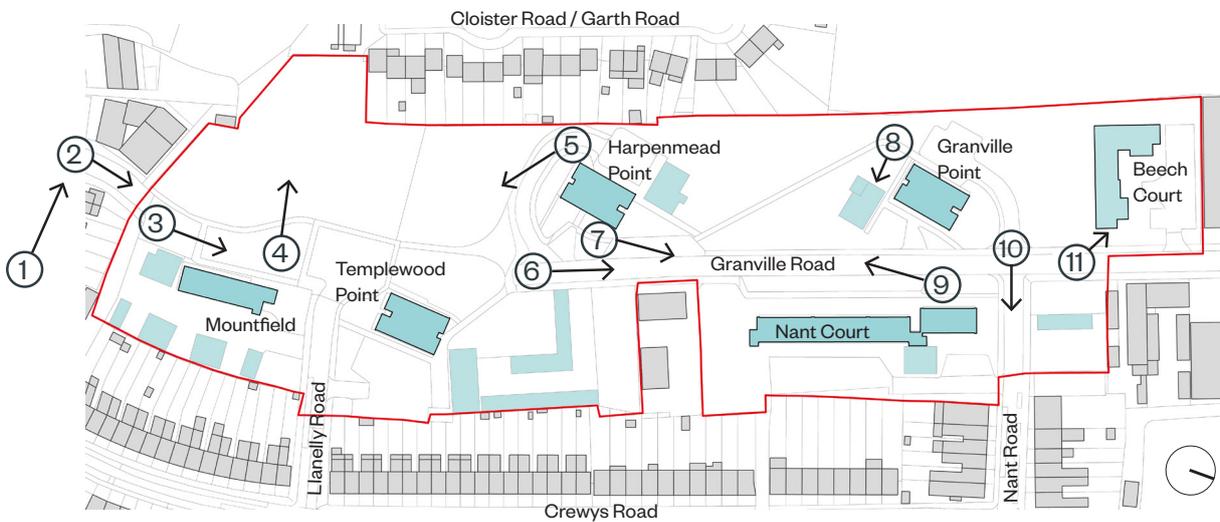
The site

- 2.3.4 The Estate is located between Hendon Way and Finchley Road and is composed of three 15 storey tower blocks, Templewood Point, Harpenmead Point and Granville Point, and two brick and rendered mid-rise blocks with pitched roofs, Mountfield and Nant Court, which date from the mid 1960s. Beech Court, to the north is a later addition in dark brick with flat roofs. Garth House, a former sheltered housing block previously occupied the south-west section of the Estate but was demolished following an extensive fire in 2008. The existing buildings on the site (except for Beech Court) were externally renovated in 2013, and included the addition of new coloured external metal cladding to the tower blocks, along with new windows, doors and glass balconies.
- 2.3.5 External areas are generally of an open character with mounded grassed areas planted with a series of mature trees with little or no additional planting, a noticeable slope runs across the site falling from south-east to north-west. This is broken up with a number of paved pedestrian footpaths, along with a series of open parking areas including an area adjacent to 1-5 Nant Road on the edge of the Estate. There are a number of single storey, brick built, free standing buildings located within the landscaped areas, including a garage court located to the north of Templewood Point, sub-stations and groups of Pramsheds serving each block, some of which are in poor condition.



Site photos

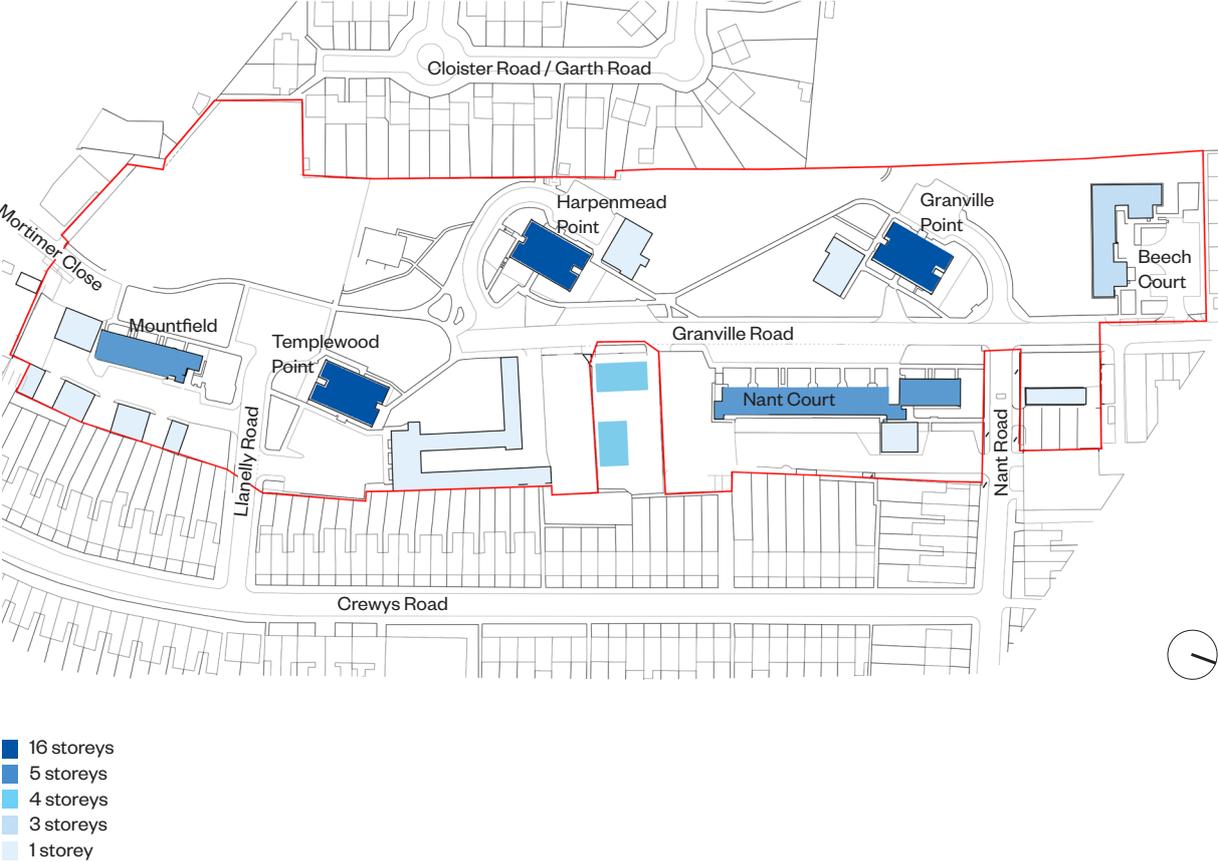
- 01. Access to Mortimer Close from Cricklewood Lane
- 02. Childs Hill Baptist Church, Mortimer Close
- 03. Templewood Point with Mountfield to the right
- 04. Former site of Garth House and Hall
- 05. Templewood Point, west elevation
- 06. Granville Road
- 07. Harpenmead and Athena Point
- 08. Harpenmead Point and Nant Court
- 09. Granville Point
- 10. Nant Road and Nant Court
- 11. Beech Court



Key plan - photo locations

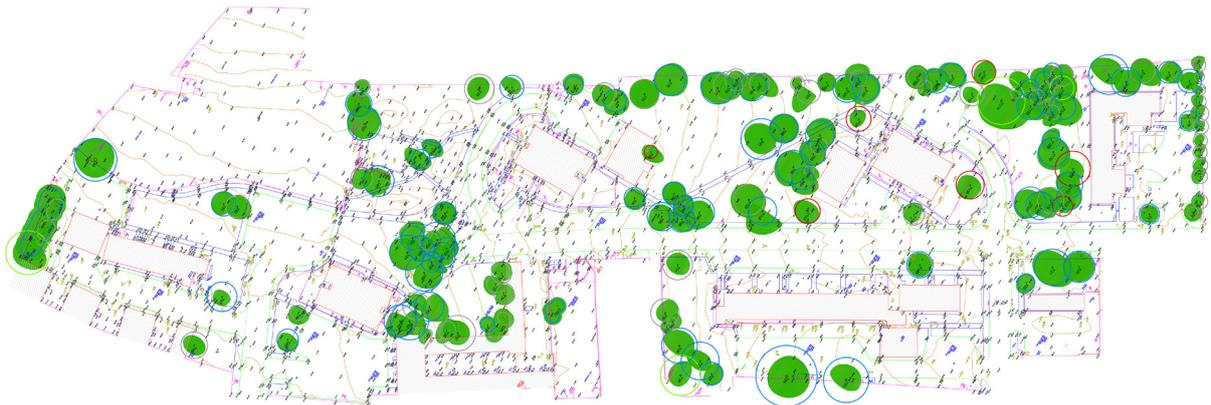
The existing estate - building heights

2.3.6 The storey heights of the existing buildings currently on the site are illustrated on the diagram below.

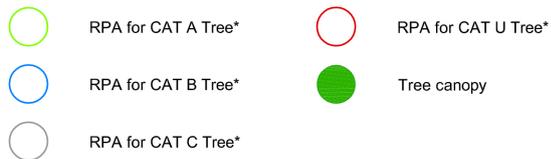


2.4 Tree survey

2.4.1 The Arboricultural Survey was completed in July 2013 and revealed approximately 160 trees on site, of varying quality and value. They are predominantly category B trees with prominent species including Norway Maple, Ash, Cherry, London Plane and Birch. Existing trees will be retained where possible and decisions regarding the retention or replacement of trees were made with input from the arboriculturalist.



Existing tree survey

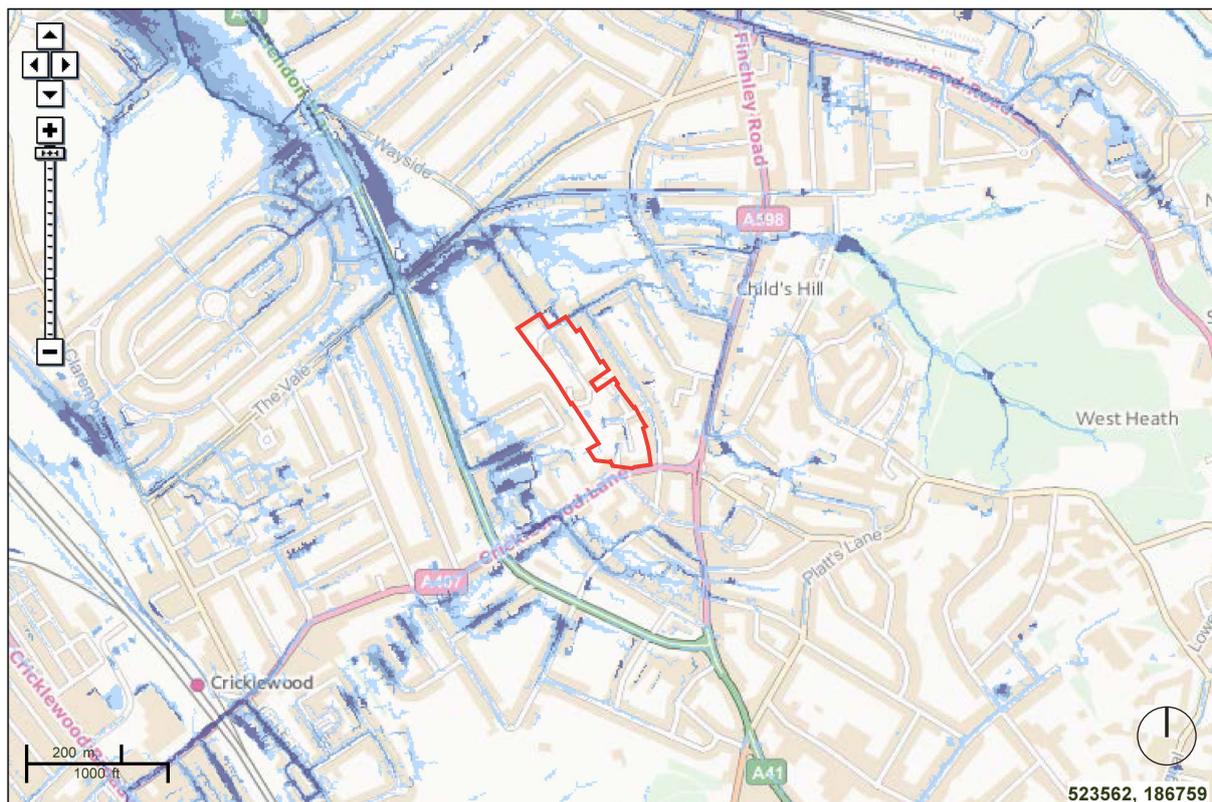


Photographs of existing trees on the Estate

2.5 Ecology and environment

Ecology

2.5.1 The habitats on site are common and widespread in urban areas throughout the local area and the UK as a whole and are considered unlikely to support protected species. They are considered to be of importance at a site level only and are low in biodiversity value.

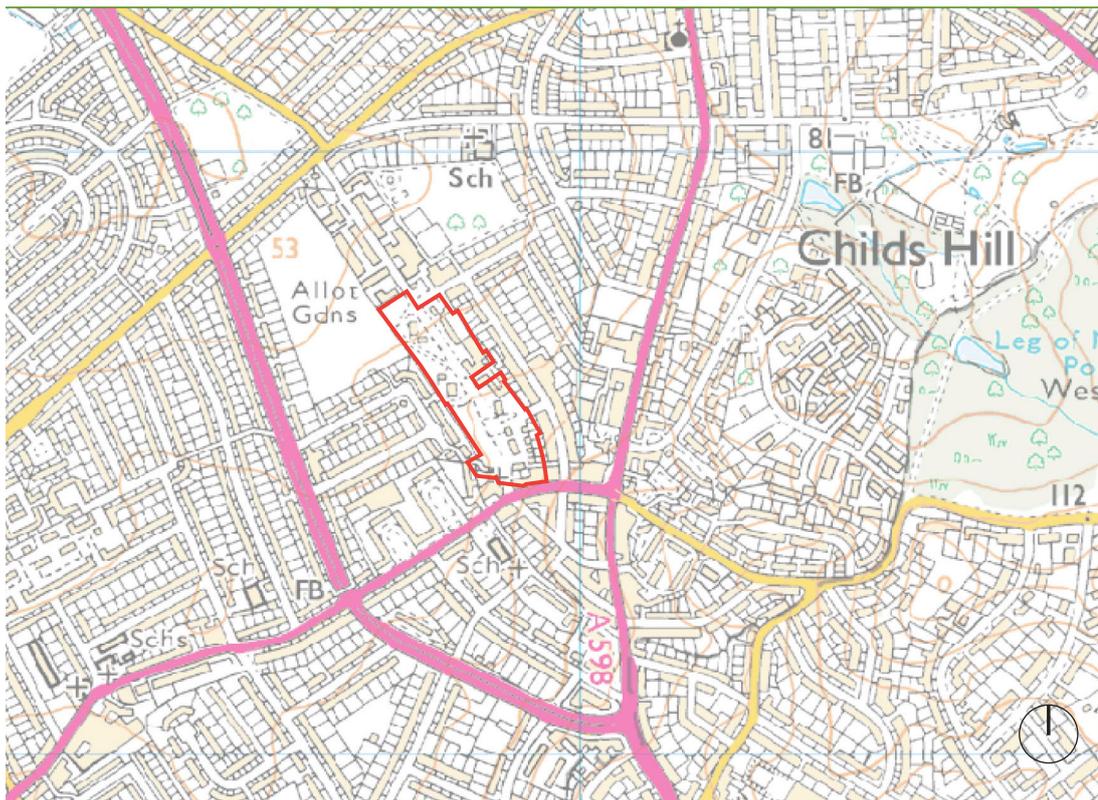


Flood Risk Map - Surface Water (Environment Agency)

- High
- Medium
- Low
- Very Low

Flood risk

2.5.2 The site has been shown to fall within the Childs Hill Critical Drainage Area (CDA) as identified within the Barnet Surface Water Management Plan. This is a result of the proximity of the site to the culverted Clitterhouse Stream which has shown to be at risk of flooding; however there is no historic fluvial flood risk identified within the SWMP and a low risk of surface water flooding modelled within the site boundary. As such the fluvial and surface water risk is defined to be low.

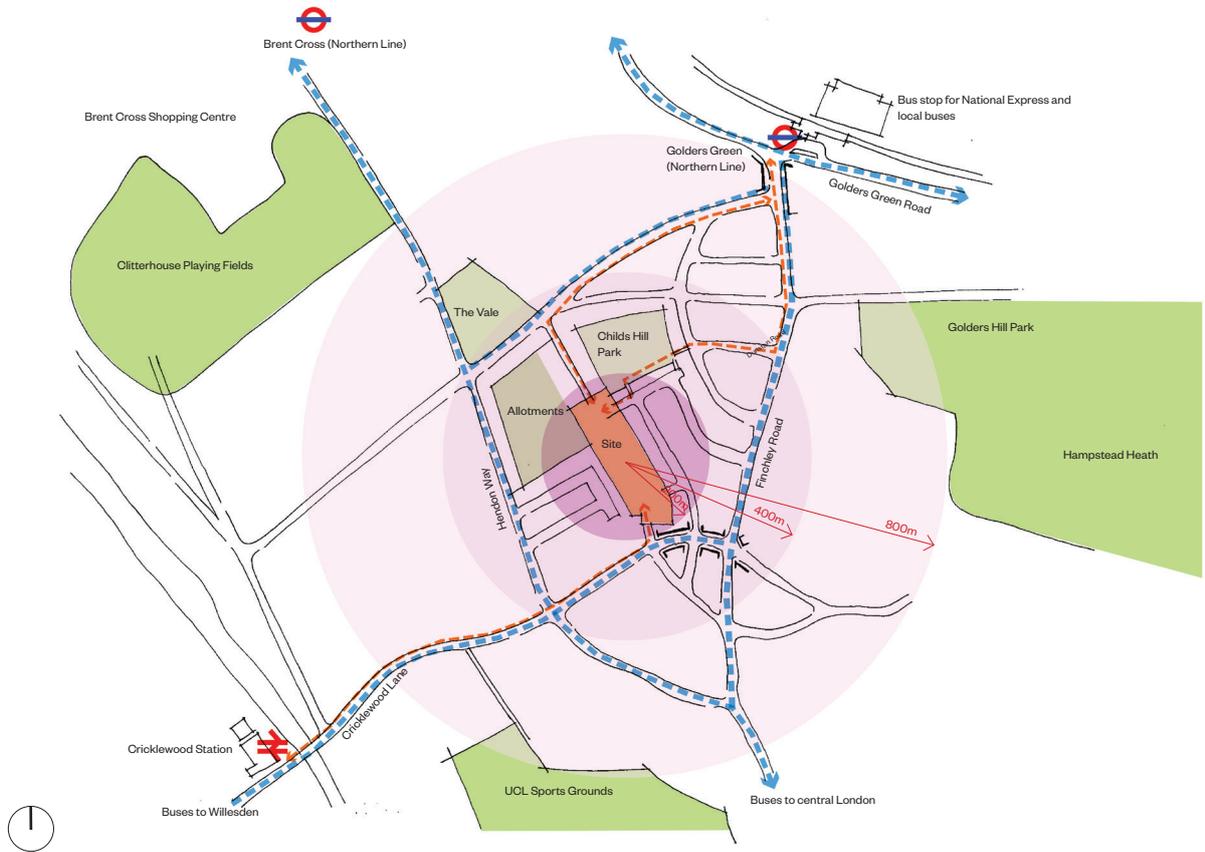


Flood Risk Map - Rivers (Environment Agency)

- Flood Zone 3
- Flood Zone 2
- Flood Defences
- Area Benefiting from Flood Defences
- Main Rivers

2.6 Vehicle and pedestrian access

- 2.6.1 The Estate is accessed from Granville Road which links The Vale to the north with the A407 Cricklewood Lane to the south, via Nant Road and Crewys Road. Granville Road itself does not presently link Cricklewood Lane with The Vale in terms of vehicle traffic and is a dead end road entered from the north. Mountfield and Templewood Point are currently accessed from Crewys Road via Llanelly Road
- 2.6.2 Cricklewood Lane and The Vale both run west to east and link the A41 Hendon Way and the A598 Finchley Road. Childs Hill is designated as a Town Centre in Barnet's Local Plan and there is a shopping area clustered around the junction of the A598 Finchley Road and A407 Cricklewood Lane just to the south east of the Estate.
- 2.6.3 There are good bus services within a 10 minute walk of the entirety of the Estate, and in particular along Finchley Road which has over 20 services per hour, and there are a total of over 60 buses per hour within ten minutes' walk of Granville Road that provide services to all the main local destinations including Golders Green, Cricklewood and Brent Cross. Golders Green underground and Cricklewood Rail Station are both approximately 1km walk from Granville Road. Golders Green is on the Northern Line and provides over 20 hourly services into Central London and Edgware. Cricklewood Station provides 6 trains per hour between Wimbledon and St Albans and Moorgate and Luton. Golders Green tube and Cricklewood Station can also be reached from the site by bus. The site currently has a PTAL (Public Transport Accessibility Level) of 3.
- 2.6.4 Two public footpaths lead into the site – one to the west of Harpenmead Point linking the site to Cloister Road, and one to the east of Nant Court linking the site to Crewys Road. A public footpath also runs along the southern edge of the site linking Mortimer Close to Cloister Avenue, but lies immediately outside of the site. A gate access into the adjacent Childs Hill Allotments is also located to the rear of Granville Point which requires public access to it to be maintained. Athena and Aphrodite Court are private apartment blocks which lie outside of the site boundary but are accessed through the Estate.
- 2.6.5 Residential parking is mainly on-street or in parking courts in the Estate. Parking on Granville Road is uncontrolled. Most parking on Nant Road, Crewys Road and Llanalley Road is controlled with residents only parking between 11am and midday on weekdays. This aims to prevent local business employees from parking on-street. Parking is an issue identified as a problem by local residents, in particular on Granville Road where there are no controls. Parking on both sides of streets is common and leads to problems, particularly in peak hours for two way movement of traffic.



Access diagram for wider area

- - - - - Key bus routes
- - - - - Key pedestrian routes to trains from site

Pedestrian access points



Existing access to allotments Public footpath linking Cloister Road and Mortimer Close Access to Crewys Road behind Harpenmead Point Access to Mortimer Close from Cricklewood Lane

2.7 Site constraints and opportunities

2.7.1 Constraints

- Retention of access to public footpaths and allotments
- Provision of suitable amenity space and play space for both existing and new residents
- Provision of suitable car parking for both existing and new residents
- Creating a co-ordinated approach and sense of place which responds to both low and high rise buildings within the same estate

- Minimize impacts on existing buildings on the site and in the surrounding areas, including overshadowing and overlooking to other residential properties and the offices immediately to the north of the site
- Minimizing change of existing character of the Estate
- Avoiding potential traffic issues such as forming rat runs through the Estate and deterring/managing parking by off-site commuters on the Estate



Diagram to show constraints

	Informal, insecure and unmarked link between public footpaths		Entrances are located away from the main central space		Former site of Garth House requires integration
	Public footpaths entering the site		Green space lacks definition and hierarchy		All routes into the Estate are cul-de-sacs
	Buildings sit away from the road creating a fractured frontage				Lack of overlooking and definition of street frontage

2.7.2 Opportunities

- Providing a wider range and higher quality of amenity space – currently this is all one type of provision eg. grassed areas
- Providing new play spaces for both existing and new residents
- Provide dedicated amenity spaces for existing buildings on the site
- Creating a more balanced mix of housing tenures on the Estate
- Creating new affordable homes to meet local needs
- Improve SUDs of existing Estate
- Provide improved facilities for existing residents – eg. bike parking, the Pramsheds
- Improve security to existing buildings and parking areas on the site and in the surrounding area
- Potential to raise funds for the improvement of other local facilities through S106 / CiL payments eg. Childs Hill Park
- Redress access through the Estate and the wider area

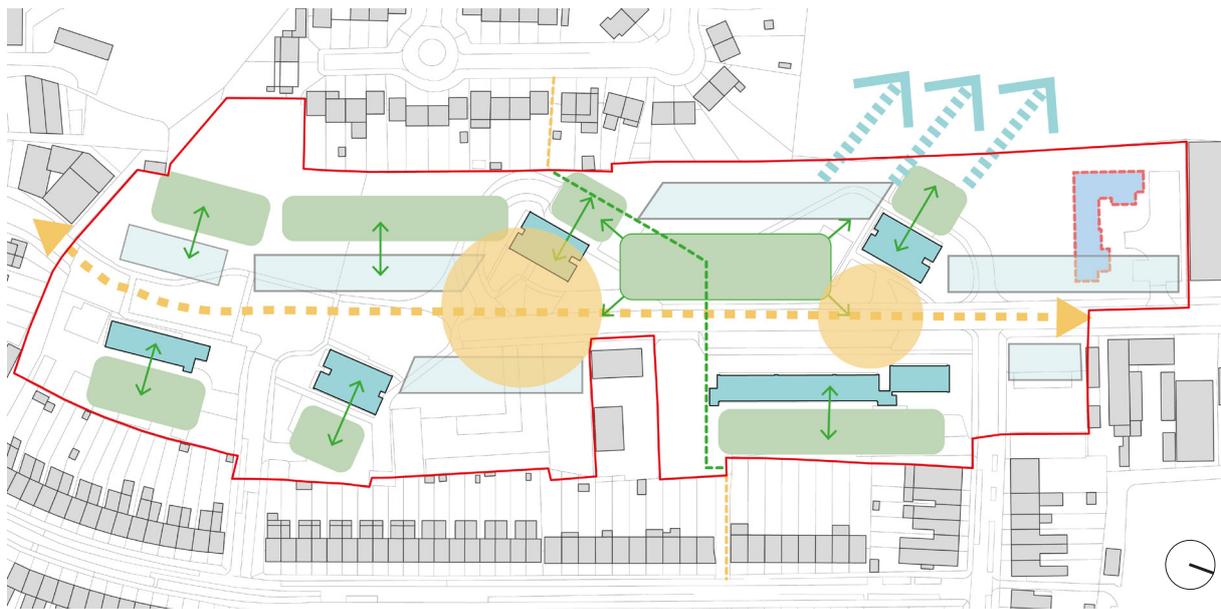
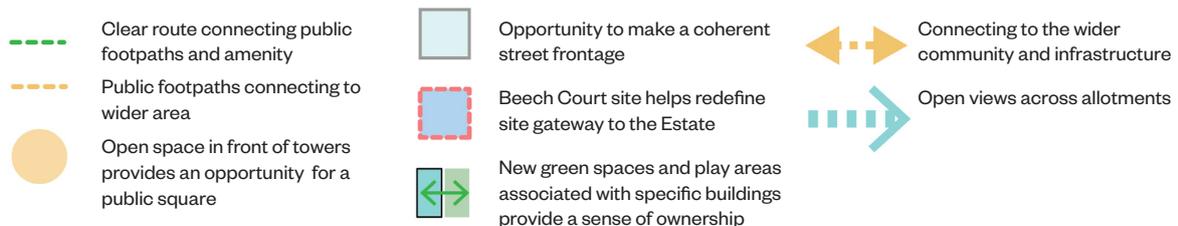


Diagram to show opportunities



3.0

**The Phase 2 Scheme
Masterplan**

3.1 Urban design strategy

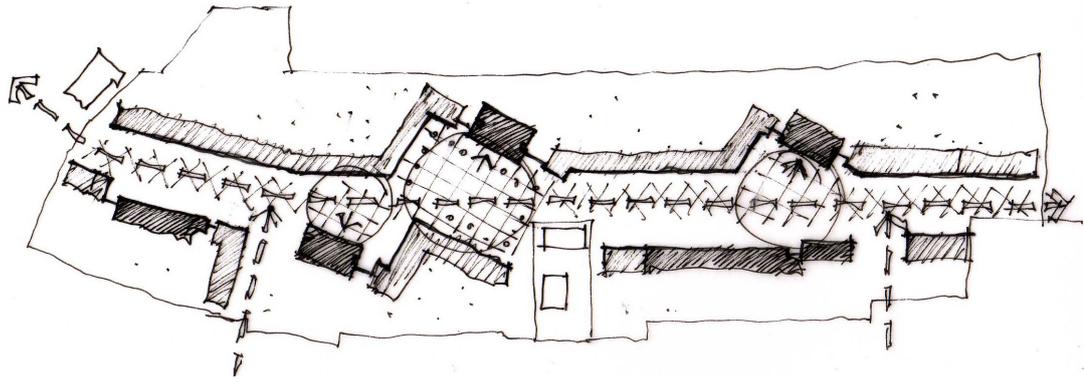
3.1.1 The urban design vision for the site aims to create a simple, legible layout which seeks to integrate the existing buildings into a safe, traditional street pattern, providing the Estate with a more cohesive sense of place, as opposed to the existing fragmented nature of the site, which particularly lacks a sense of street enclosure or structure. This vision also seeks to respond directly to the location of the site between Childs Hill Park to the north and the Cricklewood Lane neighbourhood centre to the south; its specific features and topography – particularly the presence of the three tower blocks and its leafy, suburban surroundings; its accessibility by bus, coach, tube, rail and car.

Urban Design Concept

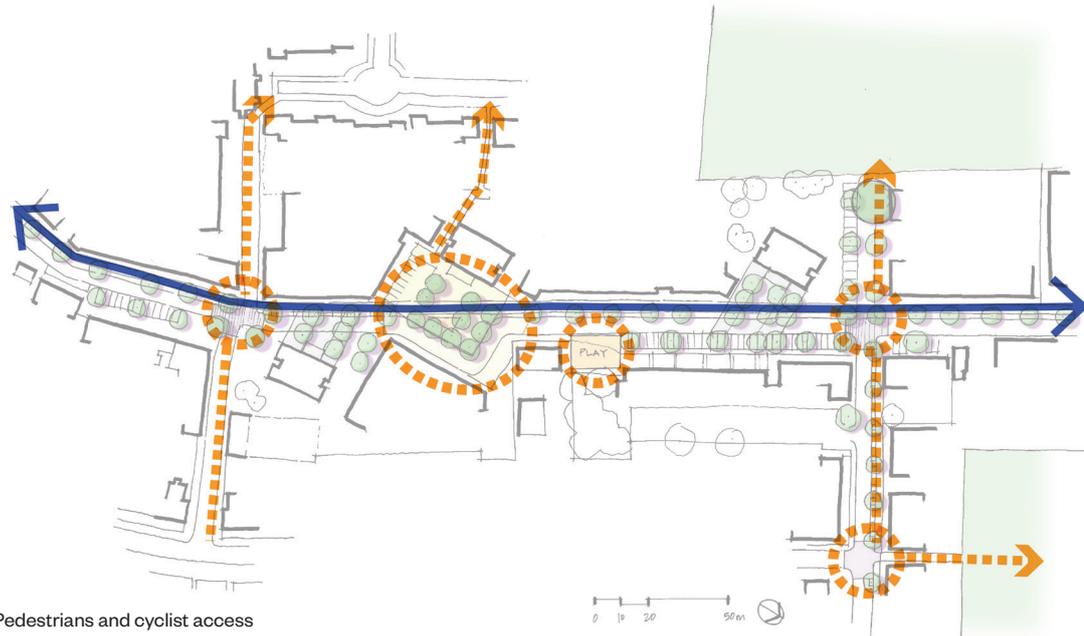
3.1.2 The proposed urban design strategy for the site is structured around the introduction of a strong central spine running north – south, right across the Estate along the line of the existing Granville Road, and lined with new housing. This central spine would act as a strong organising element, elegantly combining the familiar scale and practicality of a traditional street with the quality and amenity of a linear public space, providing

a good north – south link through the site between the two main roads within the local road network eg: The Vale to the north and Cricklewood Lane to the south. This new spine route would be used to further integrate the Estate into the existing street network through the creation of new junctions formed with Llanelly Road, to increase permeability through the Estate and generally strengthen the links between the Estate and the surrounding area.

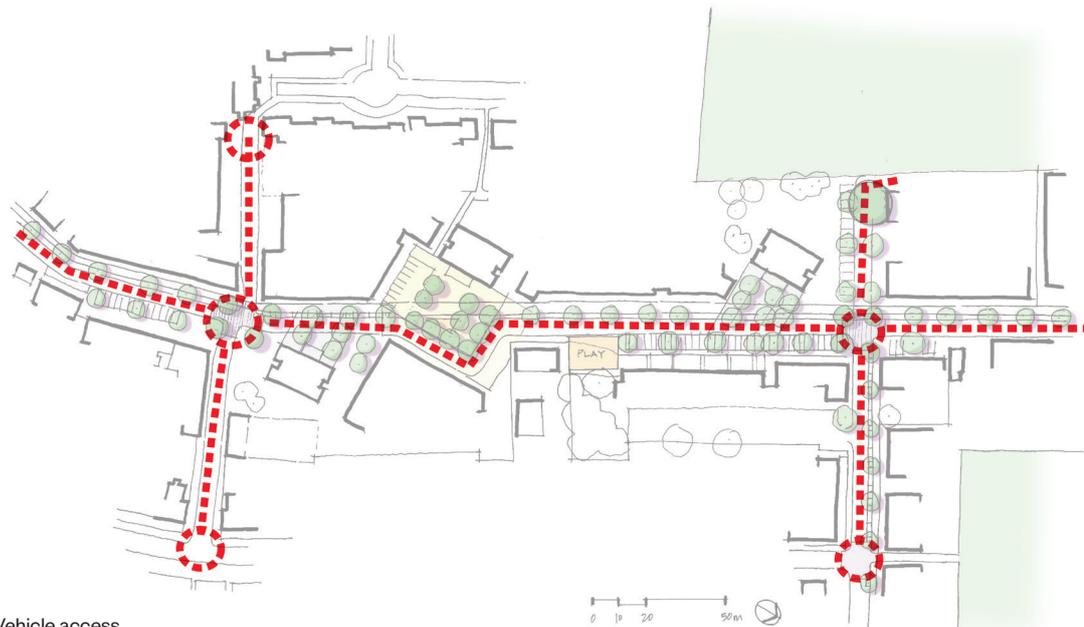
3.1.3 A series of new public spaces would also be introduced along this central spine in front of each of the existing tower blocks to respond to the scale and presence of these dominant buildings on the site and to provide larger spaces for public amenity. A hierarchy of spaces would be created to give coherence and focus to the Estate, introducing variety along the central spine and helping to create a well-defined sense of place at its heart, currently lacking. A larger space would be created in front of Harpenmead Point and bounded by Templewood Point, with two smaller spaces created directly in front of Templewood Point and Granville Point.



Early concept diagram



Pedestrians and cyclist access



Vehicle access

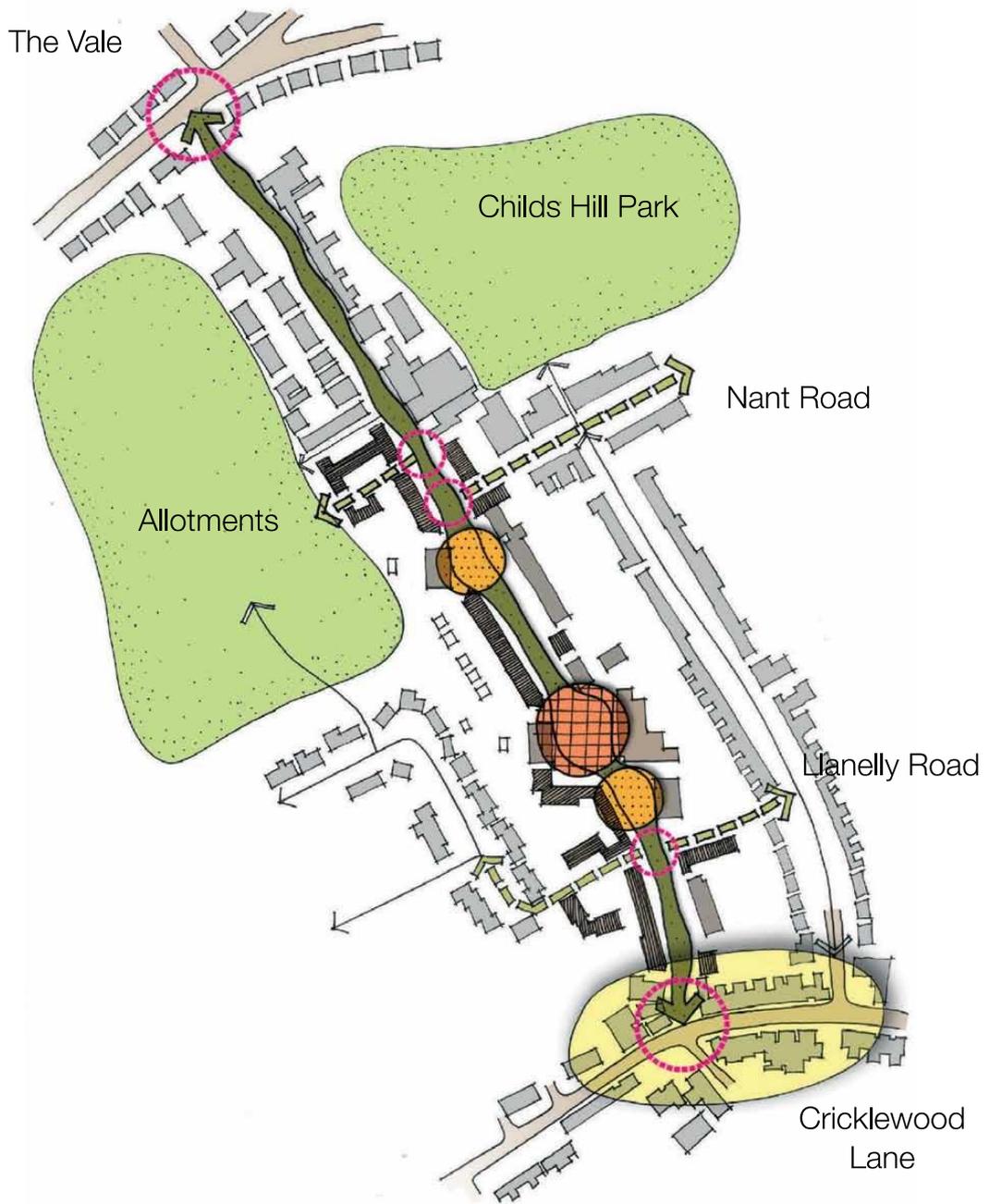
3.14 A key aspect of this urban design approach is to integrate the new and old, with both sets of buildings playing an active role in creating a more legible urban design strategy for the overall site. The existing buildings would be brought into the new streetscape and tied together by new terraces to create the continuity, enclosure and new sense of place which will bring about its renaissance. In particular this approach seeks to respond sensitively to the existing towers which are so distinctive within the generally suburban character of the surrounding area. It seeks to use this as a positive attribute of the Estate, using both their location and their geometry to structure the general layout and dictate the orientation of the central space, placing these existing buildings at the heart of the character and layout of the proposals.

3.15 The quality and definition of landscape areas which tie the buildings together will also be critical to the success of this urban design approach. This urban design approach for the site envisages that a wide range of smaller, but higher quality amenity spaces would be created to provide public, communal and private amenity spaces to both new and existing buildings, whose definition will be clearly defined by the layout of the new roads and buildings. This is to include dedicated communal amenity space and parking areas for each of the tower blocks. This contrasts to the existing character of the Estate which, whilst enjoying an open character, has little variation in terms of quality or character of open space, with a lack of private or dedicated communal open space attached to existing buildings, due to the layout and lack of focus of the existing Estate. This approach also seeks to retain as many of the mature trees on the site to help give any new proposals an immediate sense of a mature landscape.



Diagram showing retained and proposed buildings

- Retained buildings
- Proposed buildings



3.2 Use and amount



Proposed masterplan

3.2.1 The diagram above illustrates the proposed masterplan for the Phase 2 Scheme. The final masterplan is still strongly based upon the initial urban design concept of development structured around a central spine with a series of public spaces formed in front of each existing tower block. This was further developed to respond to a number of concerns raised by the LB Planning and Highways teams and suggestions made by local residents during consultation events.

3.2.2 The proposed final masterplan features:

- Retention of all existing residential buildings on the site, except for Beech Court which would be demolished
- The demolition of existing garages and free-standing Pramshed structures, the loss of 5 existing parking spaces currently used by

PATRA behind Nant Court, along with the relocation of the existing sub-stations and pump rooms

- Creation of 132 new homes as a mixture of terrace houses and 3No new apartment blocks
- Existing and new homes to be structured around a new central spine route north south through the Estate along the existing line of Granville Road. This would provide a direct route through the site for cyclists and pedestrians, but would have a pedestrianized section between Llanelly Road and Mortimer Close to avoid this route becoming a through route for vehicular traffic
- New public spaces provided in front of each existing tower block (eg. Templewood Square, Harpenmead Square and Granville Square) whose design reflects the geometry of the existing tower blocks



- A large new linear green space created parallel to Granville Road between Harpenmead Point and Granville Point
- A new cul-de-sac formed off the western side of Mortimer Close with new housing and associated parking
- Dedicated new communal amenity spaces for each of the retained residential buildings, including Mountfield and Nant Court
- Parking provided for both existing and proposed homes to comply with the Council parking requirements. The same standard of parking provision is provided for both new and existing homes. This will be provided in a combination of new on-street parking, parking courts to the rear of each retained building, a limited number of in curtilage parking for the new houses, with 2 new underground car parks formed to serve the 2 larger apartment blocks
- Re-landscaping of the entire Estate to provide well defined public, private and communal amenity spaces, including new hard and soft landscape throughout, extensive new tree planting and the retention of existing trees where possible, new boundary treatments to the adjacent allotments and public footpath areas, new street lighting, street furniture, seating, bicycle and motorcycle parking stands and signage
- Provision of new play areas throughout the site, including within each of the new dedicated communal amenity spaces for the retained buildings, and within the new public spaces created along the central spine route
- Re-provision of new free standing Pramshed buildings for all retained buildings except Mountfield, whose existing Pramsheds will be retained.

3.3 Scale and massing

3.3.1 Achieving an appropriate scale for this development in the suburban context is one of the key challenges facing any proposed redevelopment of the existing Estate. The dominant height and unusual alignment of the three existing towers make these local landmarks. Set alongside this problem of existing scale, there were two over-riding aspirations within the project brief. Firstly, that the new development should provide as many houses as possible within a coherent and traditional street pattern that integrates the existing buildings, and secondly, that the proposals should maximise the appropriate development potential of the site.

3.3.2 The task of reconciling these priorities suggests the need for a house type which is capable of mediating effectively between the low rise, terraced and semi-detached houses typical of the general area, and the much larger scale towers on the site itself.

3.3.3 Our proposal is therefore based on a backbone of predominantly three storey terraced houses coupled with taller apartment blocks in three strategic locations where the increased scale is appropriate in urban design terms.



Diagram to show proposed and existing heights

3.3.4 The three storey house type which we have developed is an inherently efficient typology which maximises internal floor space in relation to footprint. It is considerably more robust than two storey equivalents though inevitably still dwarfed by the fifteen storey towers. Repeated in terrace form however, the collective scale does provide a powerful horizontal counterpoint to the verticality of the towers. Our strategy has therefore been to string together as many three storey houses as possible, use them to line the edges of a new central spine route and, at the same time, tie the existing buildings together. A small number of two storey houses are interspersed to create variety, allow for adaptability to wheelchair users, form a

'shadow gap' abutment with the towers, and provide a reduction in scale in areas where 3-storey houses would be overbearing in terms of the change in outlook from the adjacent existing dwellings (such as in The Close).

3.3.5 Apartment blocks are proposed in three key locations which relate to three of the character areas described on the following pages. Block A, The Court, provides a significant presence at the northern end of the site where it continues the general scale of the newly completed Hawthorn Estate development and marks this entrance into the site. Block B, The Gateway, is a small addition to the northern end of Nant Court which redresses this blank gable end at an important entry into the Estate. Block C, The Square, is located in the centre of the site where it forms the southern edge of the main square in front of Harpenmead Point.





Section AA through Block C and Harpenmead Square



Section BB through Block C



Section CC through The Row, Linear Park and Nant Court



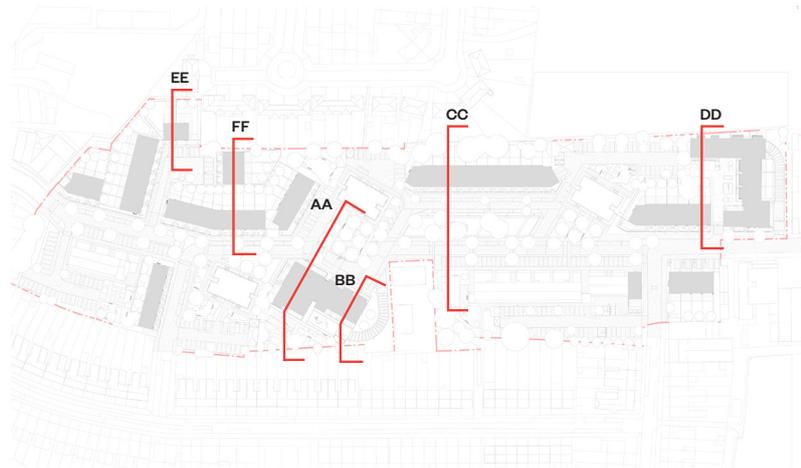
Section DD through Block A



Section EE through The Close 01



Section FF through The Close 02



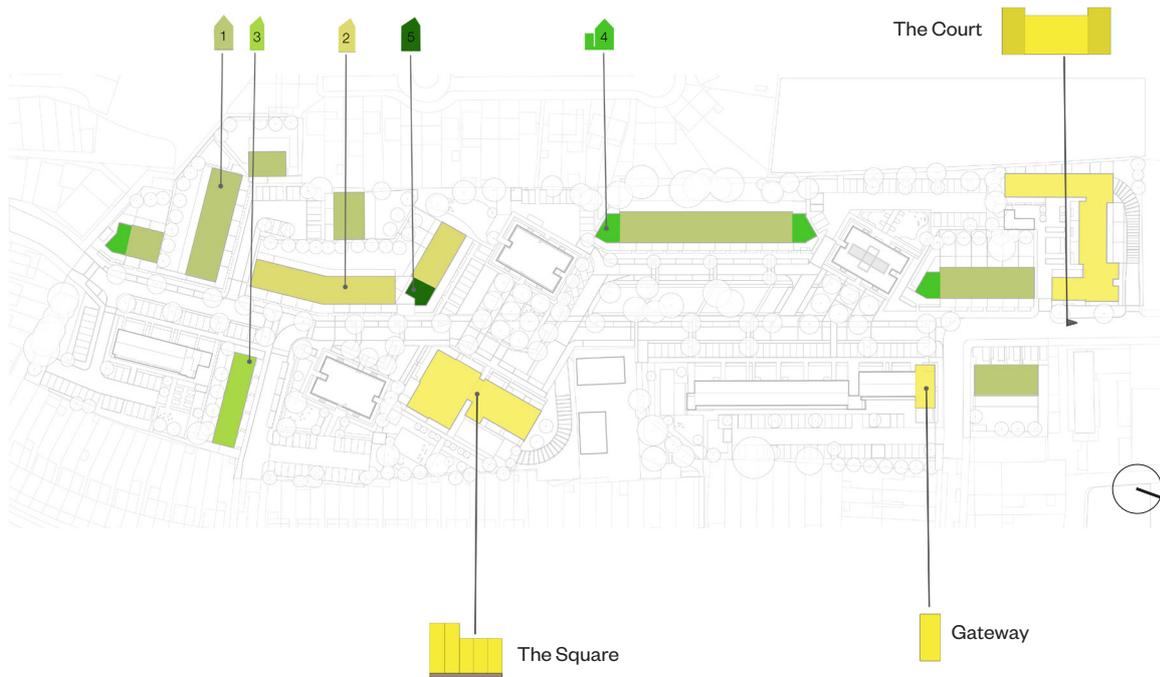
3.4 Design concept and character areas

Design Concept – Buildings

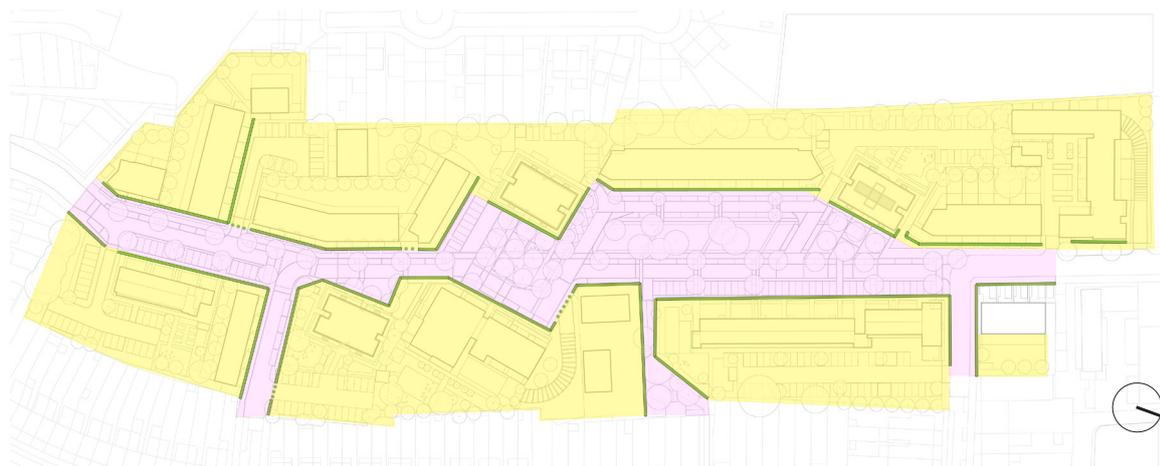
- 3.4.1 The proposed design concept for the new buildings takes as its starting point the design approach of the existing 1960s buildings on the Estate which form the setting for the proposed new buildings. The existing buildings were designed largely as repetitive, stand-alone building types eg. tower block or low rise slab block etc, which were meant to be seen as objects within a landscaped setting. The new buildings seek to use this as a starting point to create a series of safer, more legible streets and squares with better definition of public and private spaces, through forming a series of new housing terraces, along with new apartment buildings which typically act more as stand-alone insertions at key locations.
- 3.4.2 The design of the new houses develops this approach by treating each basic house type eg. 3bed, 4bed house etc as a repeated element used across the scheme, with each type designed to be clearly recognisable in terms of its appearance. Due to the sloping nature of the site, each house generally has to be stepped up or down from its neighbour to maintain a level entrance. Rather than try to minimize this effect, the proposed houses have been designed to make a feature of this stepping by expressing the gable ends of each house. This approach has been further developed by expressing the roof profile differently to reflect each type of house eg. 3 bed or 4 bed, so that 4 bed houses are 3-storeys with a symmetrical roof, whilst 3-bed houses are a similar height but with an asymmetrical roof. In this way the roof profile for the houses becomes the key feature of the character of the terraces, reflecting both the

sloping nature of the site, an individual home, and the repetitive type based approach seen in the design of the existing buildings. Other aspects of the house design are deliberately kept relatively simple with more subtle variations introduced to various details such as the design of the bay windows, entrances, brick detailing and balconies etc. These respond to their context and location on the site to create a variety of character areas, so that the strong form of the roof remains the defining feature of each house type. Houses are also generally designed to emphasise vertical proportions in terms of their window design and the use of vertical shadow gaps to mark each party wall, to visually counter balance the strong continuous horizontal line formed by the collective terrace.

- 3.4.3 The design of the new apartment blocks also uses the context of the existing buildings as its starting point and the idea of building types, but in this case each new apartment block is treated as a separate type, rather than composed of a series of repeated types or elements. The new flat blocks have been developed to largely reflect the strong, simple geometric form of the existing blocks, emphasizing horizontal parapet lines and minimizing large steps in height within the block design. Where stepping in height does occur, this is either set back from the street frontage to minimize its impact on the form of the new block (as in Block A), or is treated as a very simple 2-storey step in massing (Block C) to reflect the strong forms of the existing buildings. Variations in detail are again introduced between apartment blocks to subtly reinforce the different character areas around the site, whilst retaining a strong form.



House typologies concept diagram



Green buffer concept plan

- Private areas
- Public areas
- Green buffer planting

Design Concept – Landscape

- 3.4.4 Public spaces arranged around a central linear pedestrian route, with planted edges defining the limits of the public realm and continuing the linear language of the terrace houses.

- 3.4.5 Use of hardscape materials to further define public and private space. Public space is primarily in a grey/blue palette, whilst private or semi-private areas are warmer brown/buff tones.

- 3.4.6 Public and private spaces are imbued with distinct character primarily through colour and tree planting selection.

Character Areas

3.4.7 In developing the character of the proposed Masterplan, the design has created a recognisable overall identity for the estate as a whole, while at the same time creating areas of different character within the new development which fulfil different urban design functions within the site and, in doing so, offer variety and increase choice.

3.4.8 Subtle but distinct variations between areas of the new buildings and landscape will also be introduced to form a series of smaller character areas across the site to help aid way-finding across the Estate and to reinforce each area with a distinct sense of place. These character areas will be differentiated by varying the scale of the buildings and landscape, changing the built form, and varying the architectural treatment of the buildings in terms of their detailing of how materials and components are used in combination.

3.4.9 The five areas highlighted on the plan below are:

- The Gateway
- The Court
- The Row (including the linear park)
- The Square (including Harpenmead Square)
- The Close

3.4.10 The detailed design of the new buildings and landscape seeks to reinforce the character areas as outlined above. This aims to create an overall character to the new buildings which compliments that of the existing buildings on the Estate. The new landscape works proposed throughout the Estate act as a common element in terms of character to help relate both the old and new buildings together to reinforce the existing character of the Estate as distinctly different to that of the surrounding Victorian and Post War housing.

3.4.11 For this reason, the detailed design of both the new buildings and the landscape works is envisaged as a combined concept or approach to place making and character, rather than separate design concepts and the following section aims to describe how both the proposed design of the new buildings and landscape design seek to achieve this.



Diagram to show character areas

The Gateway

3.4.12 For pedestrians and cyclists, as well as some vehicles, Nant Road will continue to be the main point of access to the northern end of the site. To make the most of this important gateway the proposals include a small extension to Nant Court which would house three new apartments in order to create an animated frontage instead of the current blank, flank wall. This new apartment block, when seen in combination with the gable end of the new house on the corner of Granville Road opposite, and the front of the housing terrace between Granville Point and The Court, will combine to provide a clear gateway of new buildings which contrast with the stock and red brick Victorian housing along Nant Road, marking this entrance into the Estate. Each of the new buildings will use the same material palette to help reinforce this approach. Recessed corner balconies used on the apartment block and a projecting bay window used on the gable end of the corner house help mark the road junction and reinforce the individual character of this entrance to the Estate. It also seeks to contain the parking area to Nant Court as a distinct space.

The Court

3.4.13 Behind the street frontage to Granville Road the 'C' shaped form of Block C encloses a sunny, landscaped courtyard - 'The Court'. The courtyard space is a semi-private, inward looking open space giving access to the communal stair cores and to individual entrances to ground floor apartments. It is clearly visible from Granville Road but is secured behind gates located to the side of the main apartment building, which provide the main entrance from the street.

3.4.14 The courtyard space has been designed to feel more private and sheltered than other parts of the site but is designed to create a peaceful, relaxed space for residents to sit

out and relax. The building and landscape design has a restrained, quiet feel, with large openings in the stair cores at each level providing views into the courtyard along with fully glazed projecting balconies used to help animate the space. Views of the allotments to the rear of the building are visible both from the courtyards and from the street via openings in the rear communal stair core which also helps to visually connect the courtyard space with the more open space of the allotments. Vehicle access into this space is restricted to emergency/refuse vehicles and deliveries / drop off for bulky items only, to keep a pedestrian only character to this space.

3.4.15 Car parking for the apartment block is provided in an underground car park accessed via a separate ramp located on the northern side of the building to avoid the need for further vehicle access into the courtyard space. This northern side of the building is generally designed to be less open, with access balconies located along its length to reduce issues of privacy and overlooking from the offices located opposite.

The Row (including the linear park)

3.4.16 The Row combines all of the aesthetic and practical attributes of a traditional street with contemporary, high quality, sustainable design. The terraces comprise large, four bedroom, three storey family houses with individual front doors, generous front and rear gardens and roof terraces; simply laid out along a tree-lined street with a 'homezone' type character, set behind the new linear park. Internally, rooms are light and spacious due to the full height windows, with projecting entrances and small balconies from the master bedroom helping to animate the front of these houses and reflect their prominent location within the site.



Street Elevation - Granville Road East showing The Court (Block A) and Granville Point



Street Elevation - Granville Road East showing The Row, framed by Harpenmead Point and Granville Point

3.4.17 Houses here are individually stepped to respond to topography and achieve level access. The expressed roof profile forms a key part of the character of these 3-storey houses, which is again reflected in the design of the 2-storey wheelchair adaptable houses located at each end of the terrace, which provide a transition or 'shadow gap' to the existing tower blocks whilst being designed to keep the largely symmetrical feel of the terrace overall.

3.4.18 The new linear park is designed to have a relaxed, natural feel, with the use of low hedges, grass mounding, informal paths, and the retention of mature existing trees, which will help to give the space an established feel from initial construction.



View looking south over the central green space and 'The Row' from Granville Road, with Harpenmead Point visible in the background



The Square (including Harpenmead Square)

- 3.4.19 This is the largest of the three new public open spaces created in front of each of the existing tower blocks on the site. It has the most civic character of the three spaces with its rectangular shape, a grid of new street trees located at its centre, and hard landscaped areas, softened with planting areas along each edge of the space.
- 3.4.20 The tallest section of The Square (the tallest of the new apartment blocks at six storeys) is located on the opposite side of the square from Harpenmead Point, to help give a sense of enclosure to the space and further reinforce its prominence in the urban design strategy for the site. Ground floor flats facing the new square generally have their own individual entrances to help promote activity around this new space, along with the main entrance to the communal stair core, also located directly off the square. Projecting glazed balconies at upper levels further help to animate the façade of the new apartment building overlooking the square.

The Close

- 3.4.21 Vehicle access to this quiet area is from Mortimer Close rather than Granville Road. Tucked back from the street The Close has an intimate mews like character but, like The Court, remains connected to and part of the public realm. The new houses use the same strong roof forms and typologies used throughout the site, with projecting entrances and larger areas of feature metal reveal linings to upper floor windows used to give a finer grain of quality to these houses than elsewhere on the site. The houses at the end of The Close drop from three to two storeys, primarily in response to issues of overlooking to the houses on Cloister Avenue to the rear, but which further helps to reduce the scale of buildings within this intimate space. Again roof forms are used as the dominant characterisation element with houses stepped down away from Granville Road to follow the topography of this part of the site. This road has a 'homezone' character and is a simple urban space in its own right. It gives access to all dwellings and accommodates the parking which is overlooked from all sides.



Street Elevation - Granville Road West showing The Square (Block C) and Templewood Point



Street Elevation - Granville Road North showing The Square (houses) and Templewood Point



Street Elevation - The Close North



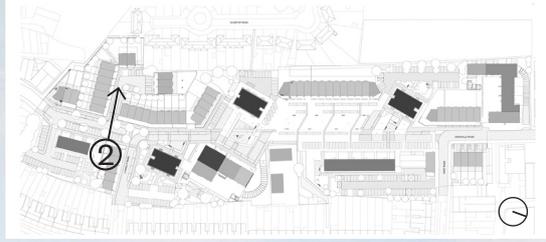
Street Elevation - The Close East



Street Elevation - The Close South



View looking west into 'The Close' from Mortimer Close

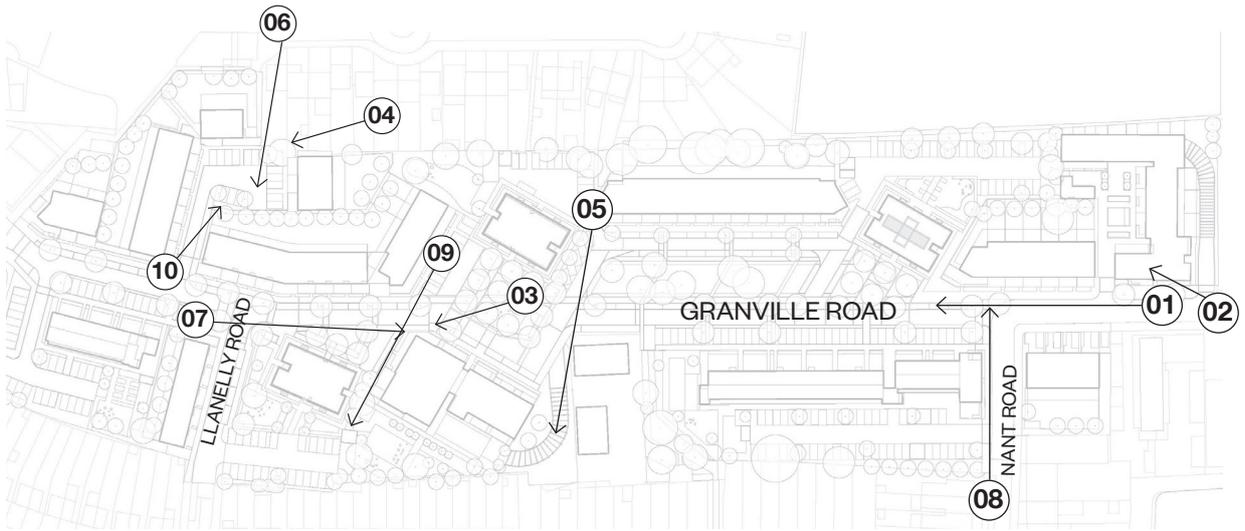


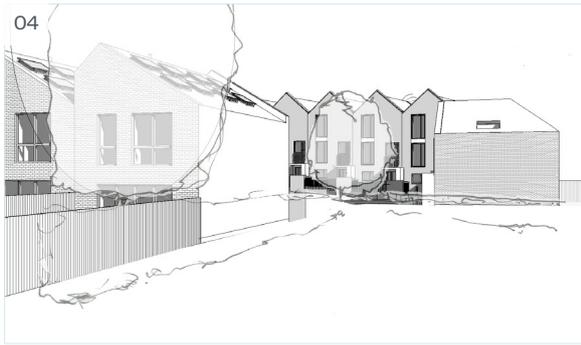
3.5 Orientation and daylight

- 3.5.1 All new homes have been designed to achieve high levels of natural daylight through the use of large, full height windows. Windows facing street elevations and principle flat elevations are generally 2.4m high, with other windows typically 2.1m high. All homes are also designed to feature a minimum floor to ceiling height of 2.5m to habitable rooms to further help keep rooms light and airy.
- 3.5.2 Private amenity spaces have also been designed to make best use of available sunlight. These are generally large garden areas to houses which will receive good levels of sunshine. Where houses have been designed with roof terraces, these have been orientated to face South or West to again make best use of the sun to provide high quality, usable amenity areas.
- 3.5.3 Private balconies and living spaces to new apartments have also generally been designed to face south or west to ensure private amenity spaces make best use of sun and daylight, except where there would be overlooking issues with this approach, or where balconies are used to maximize activity to street elevations. Principal balconies facing north have been avoided throughout. The only exception to this is the roof terraces to two plots in Block C, which are located to the northern side of the six storey tower at both third and fourth storeys. The roof terraces have been specifically designed to extend far enough away from the building for residents to be able to enjoy east and west sunlight at the far end of the roof terrace.

3.6 Privacy and overlooking

- 3.6.1 Due to the nature of the proposals privacy and overlooking both from new homes to existing, and between new homes, has been a key concern during the development of the design. Following extensive discussions with the Council Planning Team during the development of the massing compliance with minimum privacy distances has typically been achieved throughout. This includes the detailed design of windows to have translucent or clear glazing, as appropriate, to ensure appropriate levels of privacy.





- 01. View south up Granville Road with The Gateway on the left
- 02. View south of The Court's principle elevation
- 03. The Square
- 04. The Close
- 05. The Square
- 06. The Close from Cloister Road
- 07. The Square's southern elevation
- 08. The Gateway from Nant Road
- 09. The Square's principle elevation
- 10. Entrance into The Close

3.7 Building elevations and materials

3.7.1 The overall approach to the design of the elevations aims to use a limited palette of high quality materials and details for both the proposed new houses, apartment blocks and landscape elements. This is to provide a cohesive overall character to the new buildings in relation to the retained blocks. A similar overall architectural language is proposed for both the houses and apartment blocks to reinforce this approach, with subtle variations in the detailing of smaller elements introduced to the elevations and landscape areas between the two building types. Character areas reflect the difference in building scale, internal arrangement and location on the site. This is both in terms of the use of a similar language of details used between new houses and apartment buildings, but also through the use of proportions, with massing of the apartment blocks stepped on plan slightly. Street elevations in particular create a series of vertically proportioned bays which relate to the verticality of the house elevations accentuated by the shadow gap details formed between individual homes.

Materials

3.7.2 The proposed materials for the new buildings and landscape areas will be durable, robust and high quality. Chosen to ensure the buildings look their best throughout their life, and where possible improve in appearance over time through the build up of a patina in use.

Brickwork

3.7.3 The predominant material for the new buildings is a very light, cream coloured brickwork. The same brick is proposed for all the new buildings, including stand alone communal bike stores, sub-stations, pump rooms and pram sheds. Variation is introduced via the building form, texture and detailing rather than through the introduction of another brick colour. This gives a cohesive overall character to the new buildings.

Metal cladding

3.7.4 The brickwork on the new buildings will be complimented by the use of feature silver grey coloured metal cladding, used to highlight certain features. Principally to entrance canopies, projecting bay windows and reveal linings to key windows on both houses and apartment buildings, along with semi-recessed wall panels to mark key windows and balcony openings on the apartment blocks.

Roofs

3.7.5 Roof finishes will generally be dark grey fibre cement slates to pitched roofs on houses to relate to the slate roofs on some of the nearby Victorian houses along Crewys Road. Green roofs will be used generally to flat roofs on houses, apartment blocks and on the free standing buildings such as communal bike stores, substations, pump rooms and pram sheds, replicating - as far as possible - the existing residents' outlook onto green space.

Brickwork



Main facing brickwork to new buildings



Garden wall brickwork

Cladding



Dark brown finish to window frames



Silver-grey finish to feature aluminium cladding

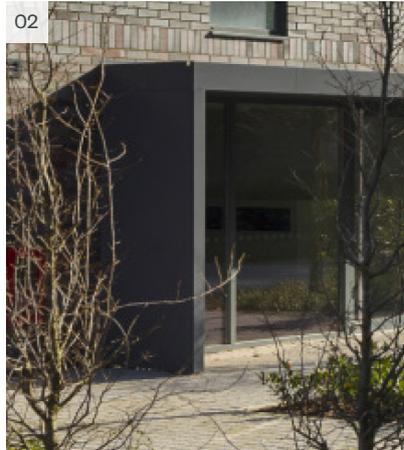
Roofs



Fibre cement slate roof



Wildflower green roof



01. Light cream brickwork with variations in colour and fibre cement slate roof
 02. Feature metal cladding to projecting entrance canopies
 03. Use of 140mm deep reveals to windows and doors throughout
 04. Feature metal cladding to projecting bay windows and recessed wall panels

Windows and doors

3.7.6 Windows to all new buildings throughout will be combination aluminium timber windows with a dark brown PPC finished exterior and sills to match. Aluminium rainwater goods will be finished to match the windows throughout. Doors are generally dark brown stained timber to houses and apartment entrances, as well as to individual bin, bike store and Pramshed doors, with PPC finished metal louvre doors used to service areas such as communal bin and bike stores and substations.

Soffits

3.7.7 External soffits to balconies (recessed and projecting) and within external stair cores are generally a white rendered board finish with flush access panels where required for services, to provide a seamless, light coloured finish to help maximize daylighting to these areas. Exposed access balcony soffits are clad in silver grey aluminium to match the

feature cladding. Silver-grey aluminium soffits are also incorporated in recessed entrance areas to both houses and apartment ground floor lobbies.

Balustrades

3.7.8 Balustrading and privacy screening between roof terraces are generally formed with glazing fixed to metal flats to the rear, PPC finished to match the feature silver grey entrance cladding. Clear glazing is generally used throughout (but with translucent privacy screening between roof terraces in The Court) to avoid balconies becoming too visually dominant, and to provide a visual link with the glazed balconies on each of the existing tower blocks. Limited areas of perforated metal balustrades, finished to match the feature silver grey entrance canopy cladding, are also used to provide further privacy screening whilst maximizing light levels to areas behind.

Colour and texture

Colour

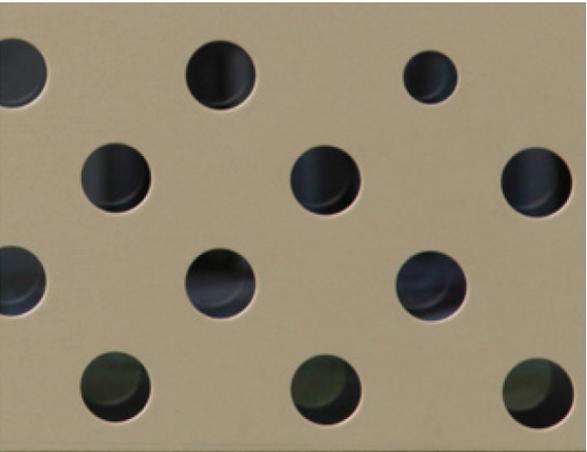
3.7.9 The use of a single brick colour as the main material for all new buildings as outlined above aims to use colour as a strong element to help provide a cohesive overall character to the new buildings. A light, cream coloured brick, lighter in colour than a typical London stock brick, is proposed to link the new buildings in terms of colour with the existing buildings on the site which predominantly feature light coloured render and metal cladding. This approach creates a complimentary appearance of the new buildings with the older buildings within the Estate, reinforcing the existing contrast of the light colour of buildings with the predominantly darker red and yellow stock bricks colours used on the houses in the surrounding streets. The choice of this brick

is a key element in defining the quality of the new buildings, and is intended to include variations in colour within each brick to give a more textural appearance to the brickwork which will change over time as it weathers, and to avoid large areas of flat coloured brickwork.

3.7.10 The silver grey colour of the feature aluminium panels has been proposed to compliment the light colour of the brickwork and to avoid these elements dominating the overall appearance of the new buildings. In contrast to this, the dark brown / black colours proposed for window frames and doors aim to increase the visual impact of these elements against the lighter colours of the brickwork and metal cladding panels.



Perforated aluminium end panels to balconies



Texture

- 3.7.11 In addition to variations in colour of the main brickwork described above, the brickwork on the new buildings will also feature highly textured panels to give a softer appearance to help balance the crisply defined massing of the new buildings. In addition to this, a variety of brickwork detail treatments are proposed to both houses and apartment blocks to help articulate the new buildings. These include:
- deep window reveals – 140mm deep reveals are proposed throughout the scheme to all windows and doors to give greater modelling to the brickwork and add a sense of depth to the brick elevations similar to that achieved on the adjacent Victorian streets
 - textured brick panels within the elevations using pulled brick headers – used in large panels on both houses and apartment blocks as key features to help improve the rhythm and proportions of the elevations, and generally help reduce the extent of flush areas of brickwork. In the case of the apartment blocks, this detailing is also used in vertical strips to mark core entrances and also within balcony areas
 - vertical shadow gap formed using a recessed brickwork detail – used on the front of terraced houses to mark the party wall line, helping provide a more vertical proportion to the houses within a terrace
 - hit and miss brickwork – used primarily to naturally ventilate communal stair cores and bin store areas on the apartment blocks, and also to provide screened views out, and a lantern effect at night when areas to the rear of it are lit. This is particularly prominent in its use at the top floor of Block A where this faces Granville Road to avoid this elevation feeling too solid in views along Granville Road.



Feature panels of textured brickwork



Projecting headers



Hit and miss brickwork to circulation areas



Brick treatment to houses - view looking west into 'The Close' from Mortimer Close



Brick treatment to apartment blocks - view looking north-west in the courtyard of Block A, The Court

3.8 Landscape strategy

3.8.1 A green masterplan with large amounts of green space and planting

- Create a series of great public spaces that help to 'knit' together the existing and proposed buildings
- Provide new semi private communal gardens to each existing and proposed flat block
- Provide numerous opportunities for play throughout the scheme.
- Improve connectivity within the Estate for pedestrians, but discourage site roads as through routes for vehicular traffic.
- Enhancing biodiversity in line with the ecologist's recommendations.



Landscape masterplan

- Responding to the existing contours of the site and attempting to retain existing trees where possible.
- Designing out crime through layout, lighting and boundary treatments.
- Landscape responds to architecture in form, geometry and material to provide a coherent and homogeneous masterplan.



Tree strategy

3.8.1 Due to the nature of the proposed development it will be necessary to remove approximately 98 trees, but where trees are not in conflict with the proposed development and are of significant value, they will be retained. Approximately 200 trees are proposed by way of replacement. The Arboricultural and Ecological surveys were used to inform these decisions.

3.8.2 Means of retaining and protecting existing trees:

- Adhering as far as possible to existing site levels
- Highlighting areas within the site as 'natural areas' with little interference to existing plants and trees.
- Production of method statements and tree protection plans to protect trees and specifically roots during construction.
- Attempting where possible to reduce the increase in hard landscape

Proposed Tree strategy

3.8.3 A significant number of new trees are proposed as part of a wider, predominantly green landscape scheme.

3.8.4 Plant significantly more new trees than are proposed for removal. Approximately 98 trees are proposed for removal and 200 new trees proposed to replace them.

- Use predominantly-indigenous species so as to maximise biodiversity value.
- Public squares and private communal gardens each to host a different tree species of varying autumn leaf colour to accentuate the spaces' varying character.
- Street trees: Large species to create a defined avenue streetscape
- Smaller public realm trees are used within communal car parks and on the secondary one way street behind this central park.
- Large specimen trees: To act as replacements for some of the larger existing trees proposed for removal.
- Ornamental multistem trees: Used in combination to create strong impact in the linear park and communal gardens and courtyards.
- Small ornamental trees in containers are used on car park podium decks
- Garden trees: small trees for use in rear gardens offering dappled shade and acting as a partial screen between houses.



Existing tree removal / retention plan

-  Existing trees proposed for retention - approx. 62no.
-  Existing trees proposed for removal - approx. 98no.
-  Root protection area
-  Proposed trees - approx 200no.



- 01. Prunus Padus - Bird Cherry
- 02. Gleditsia tricanthos 'Sunburst' - Honey Locust
- 03. Betula ermanii
- 04. Betula utilis jacquenmontii - Western Himalyan Birch
- 05. Liquidambar styraciflua - 'Worplesdon'
- 06. London Plane
- 07. Tilia cordata 'Greenspire'



Proposed tree plan

- Proposed feature trees within squares
 - Proposed street trees
 - Proposed secondary street trees
 - Proposed garden trees
 - Proposed ornamental multistem trees
- Proposed ornamental container trees
 - Large specimen trees

All trees in public space: underground guyed, with root aeration pipe and positive drainage connection



Street furniture

3.8.5 Street furniture throughout the site will be of a consistent quality and share common materiality, finish and visual style. In general furniture should be unobtrusive especially in the streetscape where keeping 'clutter' to a minimum is part of a strategy to create a clean, coherent, pedestrian-friendly environment.



01. Bollard - 140mm diameter steel ram-proof bollard
 02. Public Realm Bench - galvanized steel curved bench at 1.5M lengths per unit
 03. Courtyard Bench - 1.5M linear benches with wooden arm and backrests on a galvanised steel frame
 04. Litter Bin - Fully enclosed steel geometric litter bin
 05. Cycle Stands - steel units with tapping rails

Hardscape materials

3.8.6 The hardscape material palette has been considered holistically as a means of bestowing a distinctive character to the Estate. Public spaces are predominantly in blue grey hues, with warmer colours used in private and private communal areas. Kerbing and edging are key to the surface appearance with white kerbs used both as upstands and

flush. Where possible porous materials are used in combination with attenuation tanks to reduce water runoff. Coloured bituminous aggregate is used for parking bays on-street, within parking areas and to The Close, to reduce apparent road widths and slow traffic. Regular crossover points make use of rough-textured large dimension block paving.



- 01. Courtyard surface - textured gold colour smooth laid resin bound gravel with gridded H04 paving edge
- 02. Courtyard Surface - 3mm self binding compacted gravel surfacing
- 03. Street paving surface- textured concrete pavers
- 04. Crossover surface - Weathered sett styled paving system
- 05. Feature Paving - Continental style natural clay pavers laid on edge
- 06. Street Parking Surface - buff coloured clear bound Natratex Bituminous aggregate
- 07. Road Surface - Macadam



Surface Materials

	H01 - Pedestrian pavement - textured concrete pavers with granite constituent
	H02 - Road surface - Macadam
	H03 - Street parking surface - buff coloured clear bound Bituminous aggregate
	H04 - Feature paving - ground finish granite aggregate paver with colour infill
	H05 - Feature paving - red/brown continental style natural clay pavers laid on edge
	H06 - Crossover surface - grey weathered sett styled paving system
	H07 - Courtyard surface - textured 'Autumn Gold' smooth laid resin bound gravel, with gridded H04 paving edge
	H08 - Courtyard surface - Warm grey self-binding compacted gravel surfacing
	H09 - Garden pavers - Light grey textured square paver with granite constituent
	H10 - Car park surface - buff-coloured clear bound Bituminous aggregate
	H11 - Car park surface - buff-coloured clear bound Bituminous aggregate
	H12 - Rubber grass matting - flexible and durable grass matting system

Furniture, features and fittings

	F1 - Public realm bench - galvanised steel curved bench
	F2 - Courtyard bench - 1.5m linear benches with wooden seat
	F3 - Chair - galvanised steel frame with wooden seat
	F4 - Litter bin - fully enclosed steel geometric litter bin
	F5 - Bollard - 140mm diameter steel ram-proof bollard
	F6 - Cycle stands - steel units with tapping rails
	F7 - Bird/batbox mounted to existing tree



sh at 1.5m lengths per unit

en arm and backrests on a galvanised steel frame

and arm rests

Lighting

-  F10 - Low energy bulkhead garden luminaire
-  F11 - 4m lighting column ambient feature
-  F12 - 6m lighting column
-  F13 - 4m lighting column
-  F14 - ground mounted stainless steel tree uplight

Edging

-  E01 E01a - primary street kerb - 300mm wide granite upstand kerb
E01b - secondary street kerb - 145mm wide granite upstand/flush kerb
-  E02 - pin kerb edging - granite composite concrete
-  E03 - steel edging

Lighting

-  F20 - Substation
-  F21 - Pram sheds
-  F22 - Recycling stores
-  F23 - Refuse stores
-  F24 - Cycle stores
-  F25 - Garden cycle stores
-  F26 - Garden bin stores

Planting

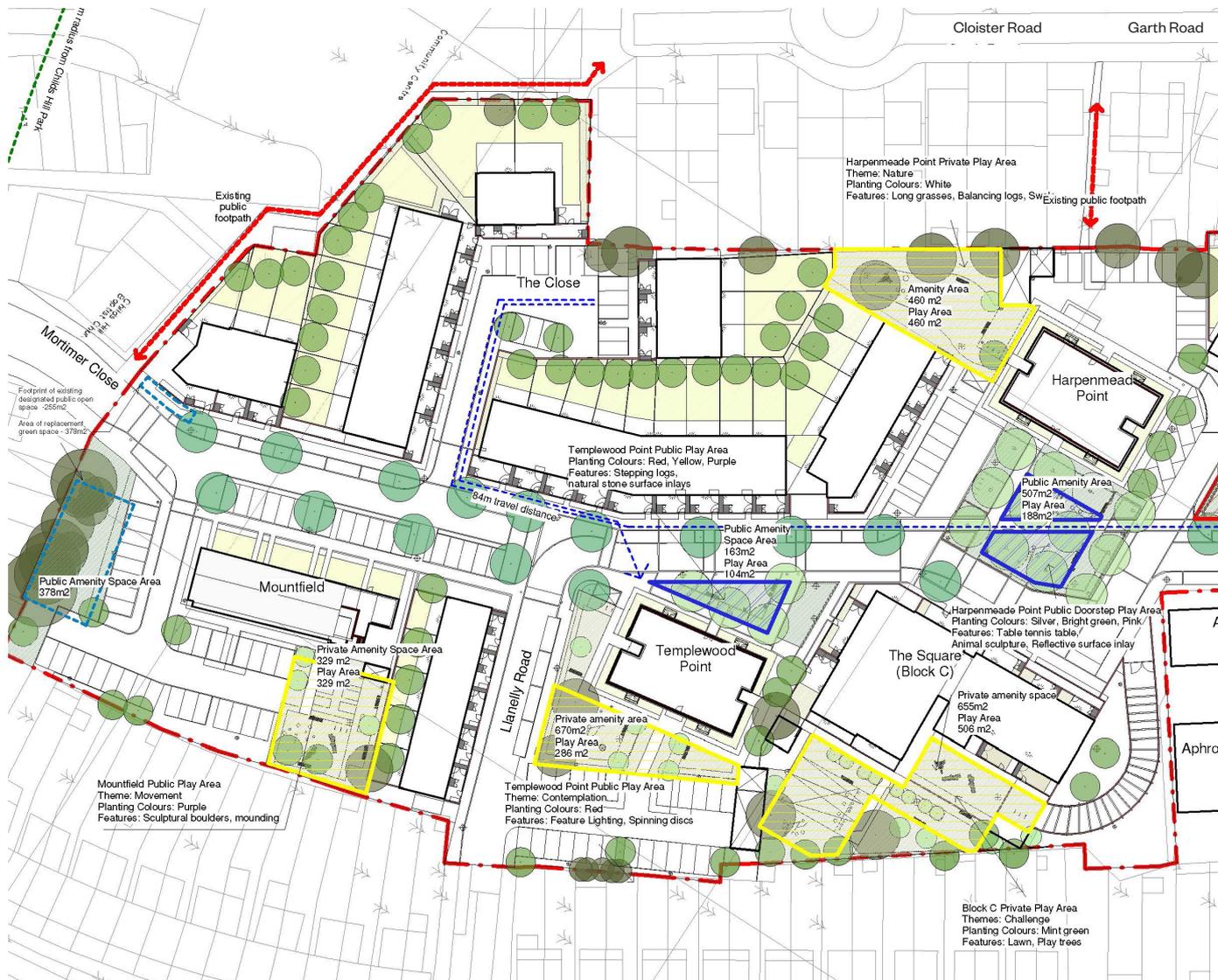
3.8.7 Planting is very important to the scheme and specifically used to define the character of a number of different spaces. Plants have been selected to be reliable, offer year-round interest, and provide biodiversity value. The ecologist's report was taken into consideration with a number of species. Whilst many common native plants will be found throughout, the specific character spaces will incorporate several feature plants and trees specific to that area, to create an individual identity.

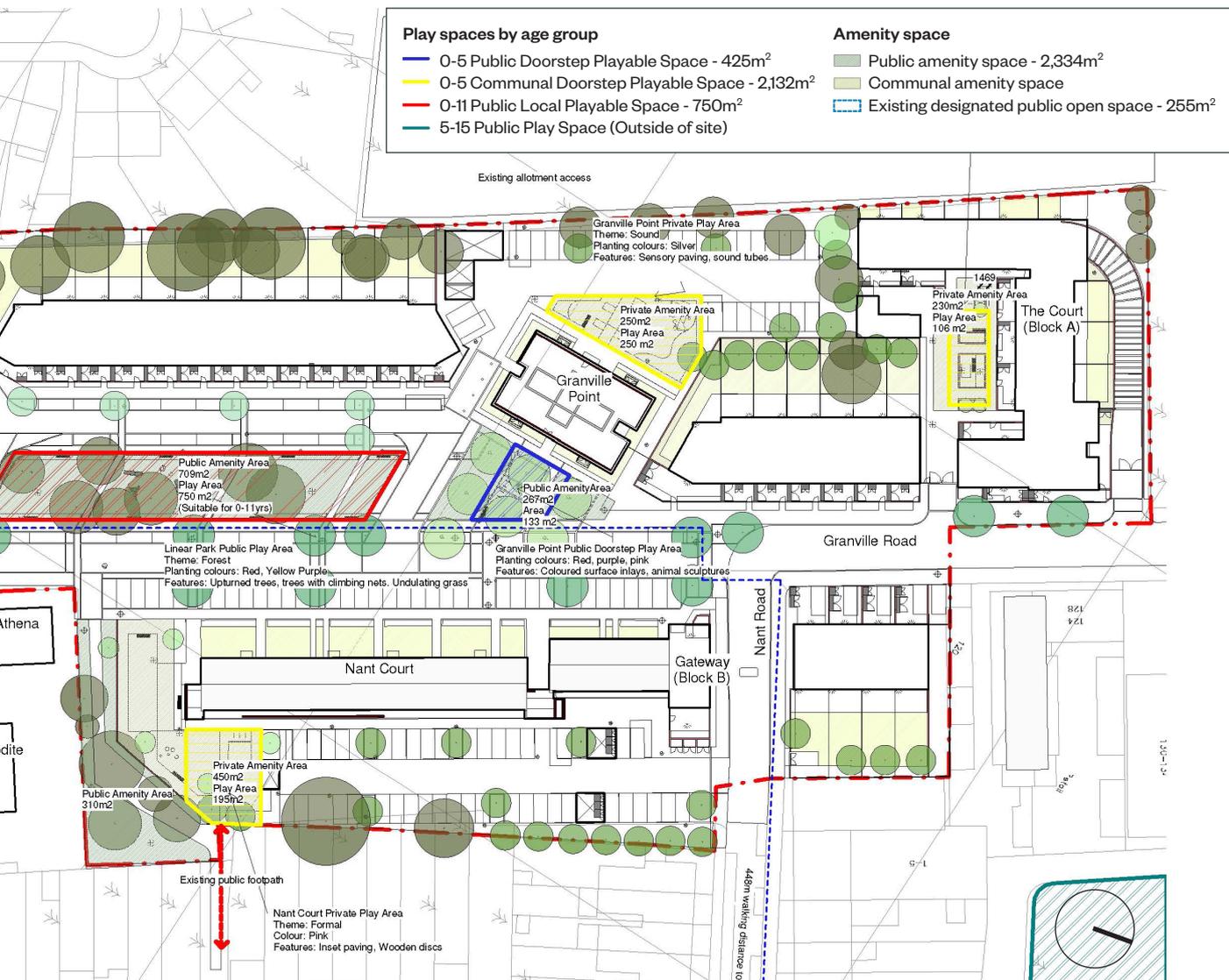
- 01 *Vinca minor*
- 02 *lavendula angustifolia*
- 03 *Cornus sanguinea*
- 04 *Dryopteris filix mas*
- 05 *Sarcococca confusa*
- 06 *miscanthus sinensis*
- 07 *Hamamelis mollis*
- 08 *Pachysandra terminalis*
- 09 *Lonicera pileata*
- 10 *Thymus serpyllum*
- 11 *Rosmarinus officinalis*
- 12 *Lonicera*
- 13 *Viburnum davidii*
- 14 *Tiarella cordifolia*
- 15 *Ajuga reptans*
- 16 *Rosa kiftsgate*
- 17 *Polystichum setiferum*
- 18 *Pyracantha*
- 19 *Prunus spinosa*
- 20 *Rosa rugosa alba*
- 21 *Corylus avellana shrub*





3.9 Amenity space





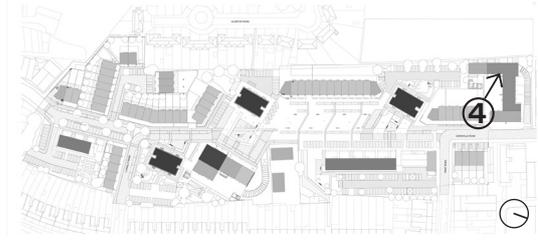
Amenity Approach

3.9.1 Amenity space is proposed throughout the site in the form of a series of public squares, a linear park and a series of private communal spaces associated with specific existing and proposed blocks (as well as private terraces and private rear gardens). Primarily, proposed spaces are designed to be as green as possible and in this respect seek to emulate the current landscape of the Estate.

3.9.2 The scheme meets the required quantum of amenity provision in accordance with policy requirement and in a manner which significantly increases the provision of semi-private communal amenity space for existing residents from the present situation. In this regard, the scheme has also responded directly to comments received from residents at the public consultation stage, where a clear desire for semi-private allocated amenity space to each block was evident. The proposed site provision offers useable amenity space with good levels of privacy and a distinct enhancement in quality and useability from the existing situation.



View looking north west into the proposed new communal amenity space located in the courtyard of Block A, The Court



3.9.3 The Estate currently benefits from a number of large green spaces between the existing buildings which provide an open character. These spaces provide a uniform type of informal amenity dominated by grassed areas and a number of mature trees, with little variety in terms of either use or character. Due to the layout of the paths and green spaces, a significant amount of the existing green space is also cut up into smaller areas which effectively act as verges providing visual rather than useable amenity space.

3.9.4 The existing amenity space is shared between all existing residents and therefore the existing buildings do not currently benefit from dedicated semi-private amenity or play provision.

3.9.5 The Estate also has two small grassed areas to the south, just off Mortimer Close, which are currently designated as public open space in the Council's online parks directory under 'Mortimer Close Open Space' and as "suitable for small events".

3.9.6 All proposed new and existing homes on the Estate are located within 400m at Childs Hill park, an important local green space in the area which features a wide range of informal

and more structured play opportunities for all ages, including bowls, tennis, football, an outdoor gym and a café which supplements the amenity provision for existing residents.

3.9.7 The proposals for the Estate seek to redevelop the existing open spaces, to provide a series of new houses and apartments, including new affordable homes, and to re-provide a variety of public, communal and private amenity spaces serving both the new and existing homes.

3.9.8 Due to the nature of the existing site, the open character will be reduced, as will the overall amount of existing 'usable' open space (eg. not including existing open space which is currently difficult to use for activities, such as verges for example). However, the proposals seek to increase both the variety of amenity spaces on the Estate for use by residents, and to improve the overall quality of amenity spaces from that currently provided.

3.9.9 The Phase 2 Scheme has been designed to meet the Council's requirements in terms of both public, communal and private amenity space. The proposals include provision of a series of new, high quality public open spaces accessible to all, each of which have a different character and feature a mix of hard and soft landscape elements.



3.10 Public space

3.10.1 The proposals incorporate a significant amount of public space, including a large central green space featuring a number of mature trees, along with a series of hard and soft landscaped public squares located in the front of each tower block. This provides a much greater range of amenity space for residents to work, rest and play and will be open to access by both existing and new residents at any time forming a new heart to the proposed Phase 2 Scheme.

3.10.2 This includes the designated public open spaces which will be consolidated into one green space of an equivalent area to make it more accessible, located just off the proposed new access to the parking court serving Mountfield, from Mortimer Close.

- Dedicated communal amenity space.
- The Phase 2 Scheme will also provide new communal amenity spaces for each of the new and existing apartment blocks. This ensures that residents in each building have a semi private area to sit, read, relax and provides safe, well overlooked informal play opportunities for younger children which is easily accessed from the building where they live. These areas are generally located to the side and / or rear of the existing blocks.
- Each proposed new apartment block would also feature dedicated communal open space. The new blocks provide communal amenity space for each new block which is again designed primarily for relaxing and play opportunities for younger children as the new spaces for the existing tower blocks.
- Each communal amenity space for both existing and new apartment blocks feature a mix of both hard and soft landscaped areas designed to provide different characters to each space, and cater for a range of informal activities from seating to play for younger children. These communal amenity spaces are also defined as being semi private for use specifically by those living in and visiting each particular building, provided through the incorporation of a railing around their perimeter to help reinforce their semi private nature.



An example of a hard surface communal space - Old Street, London



View looking south east across The Square towards Block C, with Templewood Point visible in the background



3.11 Private space

- 3.11.1 The Phase 2 Scheme also provides each proposed new dwelling with its own private amenity space.
- 3.11.2 This space has also been designed to be both useable and private, and therefore generally excludes front and side gardens to houses and apartments, where these do not meet both of these criteria. Balcony provision is to applicable minimum standards. In some dwellings, a roof level terrace is proposed to ensure that appropriate amenity space is provided for each new dwelling. The houses in particular have been designed to reduce overlooking from any new roof terrace.

3.12 Play space

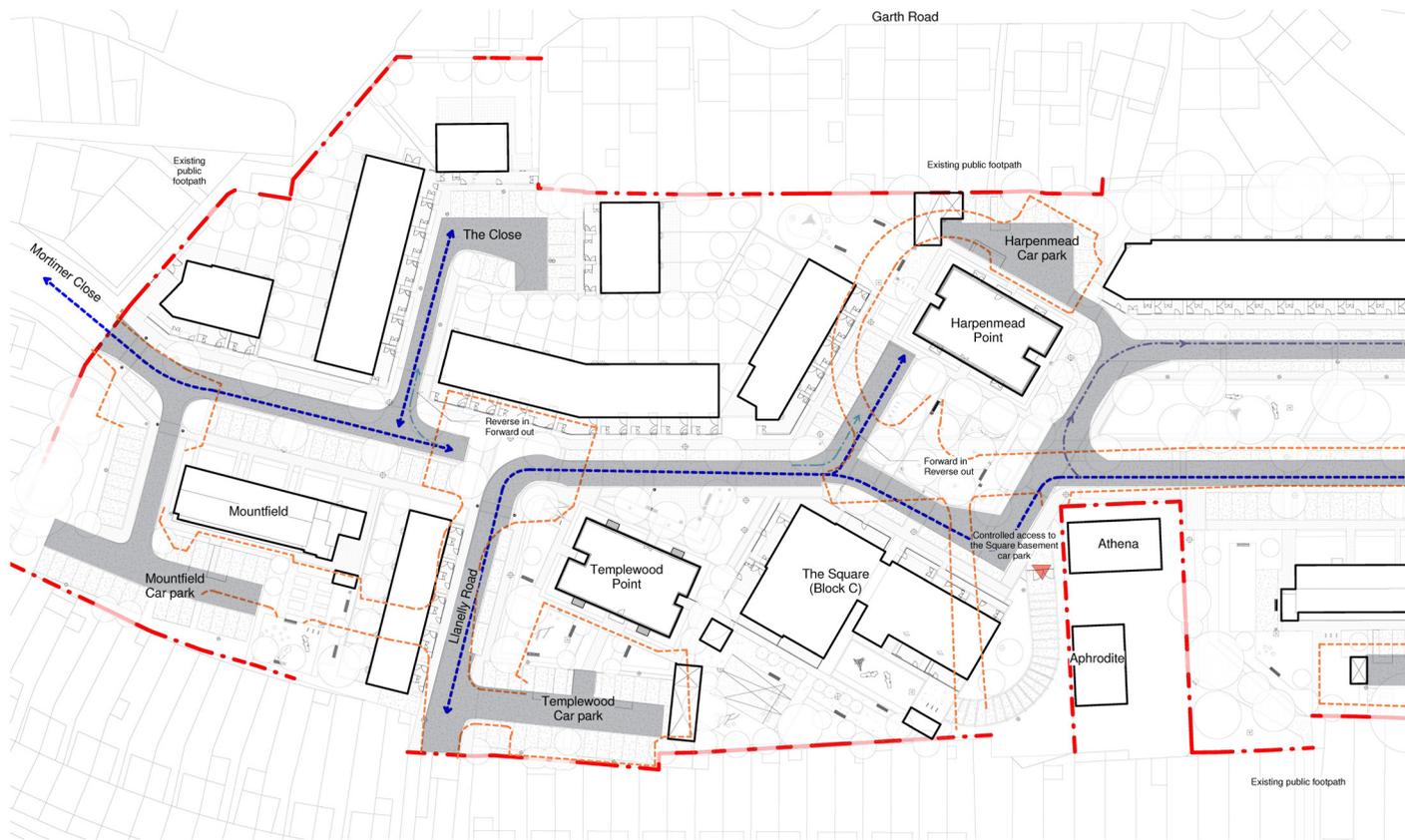
Play Approach

- 3.12.1 No formal play equipment is currently in use on the site, with an existing ball games court not used due to being in a state of disrepair, with the nearest play facilities located in Childs Hill park off Nant Road.
- 3.12.2 The proposals therefore seek to increase the opportunities for play throughout the Estate, by:
- Creating a series of informal play spaces for younger children within the new public spaces created along Granville Road for both existing and new dwellings, including the new square and the new central green space.
 - New formal play spaces introduced into the private communal amenity spaces created for the existing blocks.
- 3.12.3 Play is intended to be a 'natural extension' to public and private communal spaces within the site. So as to provide an engaging and rich environment across the site, the intention is that each play area should offer a distinct experience, but with recurring themes shared between them all. It is envisaged that the spaces will be based upon a central theme of colour, providing subtle differentiation between the spaces around this theme. This will be achieved through the careful selection and use of planting and the use of colour in the finish of any play equipment and other installations. The play provision itself is generally natural and informal in character, something more favoured by residents from discussions at the public consultation events. As such, it will use items such as boulders, play logs, stepping pads and upturned tree stumps. This will also allow the re-use of any existing trees which are to be removed as a result of the development. Play is prioritised for 0-5 year olds, with additional specific facilities for 6-11 year olds. It is envisaged that off-site play (namely Childs Hill Park) will supplement the play provision for 6-11 year olds. Provision of play for 12+ year olds will be entirely through existing off-site provision.

3.13 Parking and streets

Streets

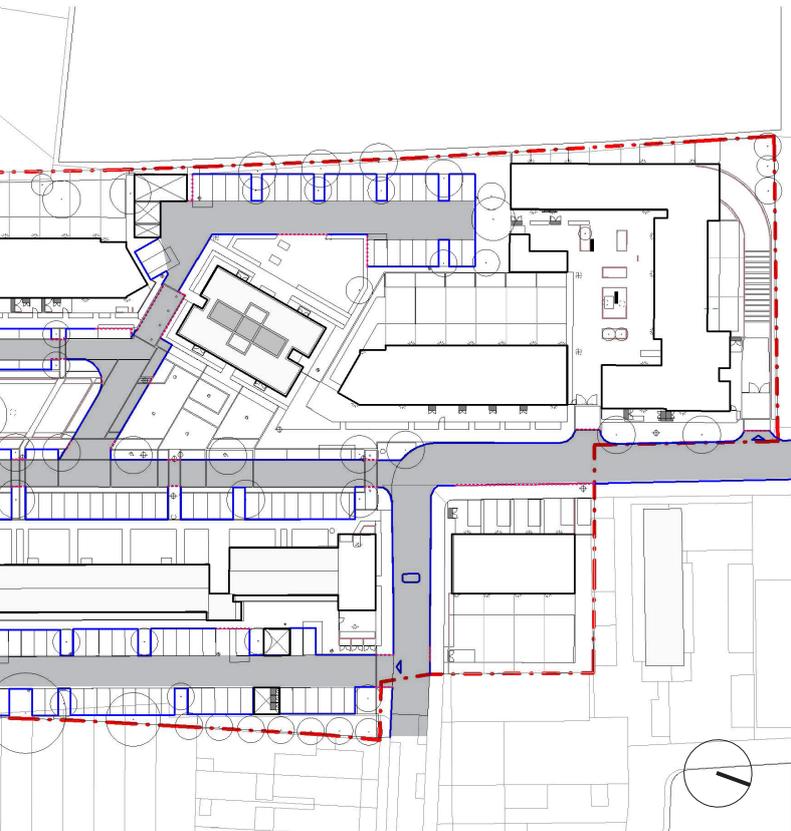
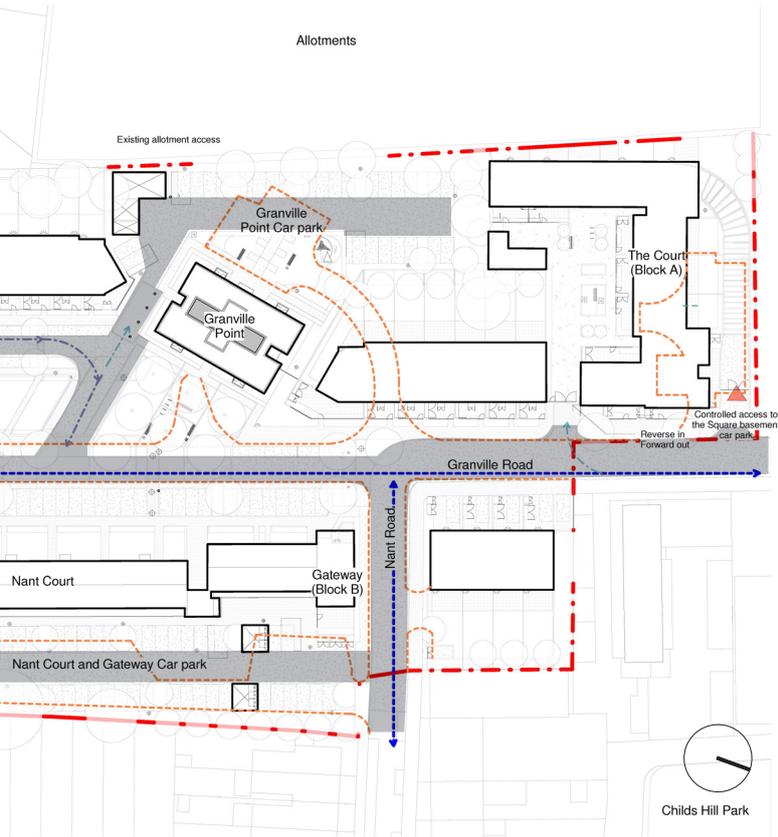
- 3.13.1 A series of proposed new roads on the Estate to provide access to the existing and proposed new buildings.
- 3.13.2 The new roads aim to create safe links between the Estate and the surrounding area, principally for the use of those living and visiting the Estate, rather than those travelling through the area. The layout of the new roads was originally arranged around the extension of Granville Road directly through the Estate to join Mortimer Close, to provide a clear unifying street at its heart, serving as many properties as possible.
- 3.13.3 During early discussions with the LB Barnet Highways, concerns were raised regarding the potential for this route to provide a 'rat run' for cars travelling between 'The Vale' and Cricklewood Lane. In response to these comments, a break has been introduced into this road just south of its junction with Llanelly Road to stop vehicle traffic passing through the Estate, whilst still allowing pedestrian and cycle movements through to maintain a high degree of permeability for local residents. A rising bollard approach for creating this break was explored to allow emergency vehicle access directly through the Estate from both directions, but following discussions with London Fire Brigade it was agreed that a more permanent restriction could be used, with the final proposals including a planted area to prevent the passage of any vehicular movement.
- 3.13.4 This has resulted in vehicle traffic entering the Estate from the north having access to all new and existing houses and apartments up to the junction with Llanelly Road. However it will either have to turn down Nant Road or Llanelly Road before turning into Crewys Road to reach Cricklewood Lane to provide a more indirect and therefore less attractive route through the area to avoid 'rat running'.
- 3.13.5 Likewise, vehicle traffic entering the Estate from the south via Mortimer Close will now have access to the existing Mountfield apartment block, along with access to a new no-through road created in the south west corner of the site, called 'The Close'.
- 3.13.6 As part of this approach, a new one-way loop has also been proposed between Harpenmead Point and Granville Point around a central new green space to provide access to new parking courts behind the tower blocks, and to a series of new houses called 'The Row' which face onto the new green space. To ensure the design of the new roads encourages only those living or visiting the Estate to use them, a series of further traffic calming measures are also proposed for the new roads, with all new roads on the estate designed to be slow speed, max 20mph. This is achieved through the introduction of a number of sharp bends created around a new public space formed along Granville Road in front of Harpenmead Point to calm through traffic, along with a range of measures to the detailed design of the roads to create a 'home zone' character to the Estate, such as the use of multiple crossing points, on street parking street tree planting and material choice.

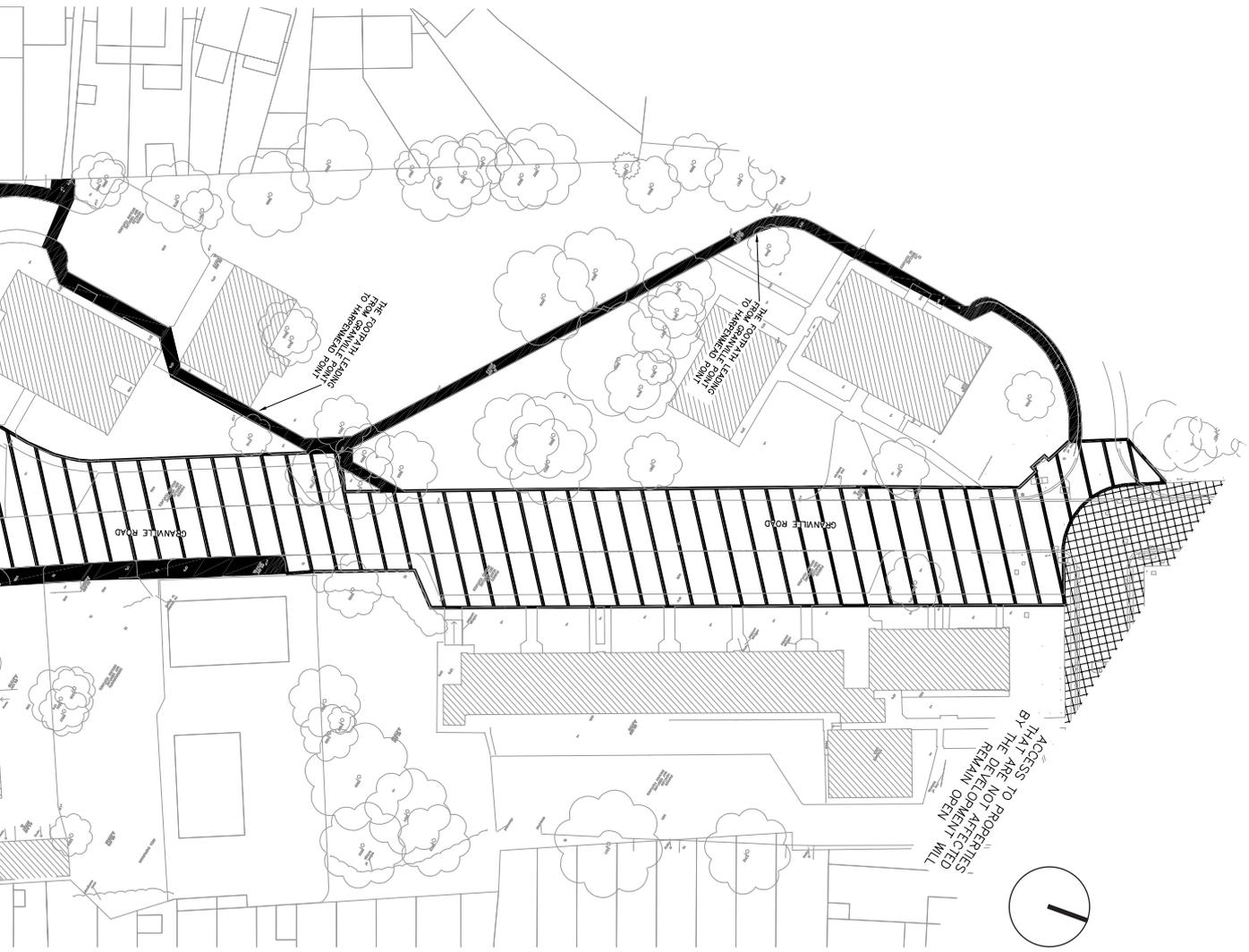


Vehicular movement



Kerb layout





Parking

3.13.8 The parking provision aims to provide a consistent level of dedicated resident parking on site for both new and existing residents, with provision based on the size of each home. The minimum level of parking for both existing and new dwellings, as agreed with the Council, is as follows and will include 28 accessible spaces:

- 1-2 bed homes: 0.8 cars/dwelling
- 3 bed home: 1 space/dwelling
- 4 bed home: 1.5 spaces/dwelling

3.13.9 This level of parking has been agreed with the Council following extensive discussions based on the re-provision of the current level of parking being used by residents living on the Estate, and includes an allowance for visitor parking.

3.13.10 A detailed survey of the existing parking on the site has been carried out to ascertain how the level of surface parking is being used between residents living on the Estate and those living elsewhere, to demonstrate that an appropriate level of parking for existing residents only is included as part of the scheme.

3.13.11 All resident parking is provided in dedicated parking bays located off new un-adopted roads, parking court areas or new basement car parking areas (new apartment blocks only). Existing CPZ bays in the surrounding adopted streets would be unaffected.

3.13.12 In addition to the dedicated resident parking bays, 2 car club bays are also proposed, again located off non-adopted highways areas to avoid clashes with existing CPZ spaces in the surrounding streets. These car club bays will provide a low cost alternative to car ownership for both new and existing residents on the estate and those living in the wider area.

3.13.13 Five existing parking spaces located to the northern end of the site are currently leased by PATRA, a commercial company located on Nant Road.

3.13.14 All parking for blocks A and C are proposed within new, securely gated underground car parks, provided for the residents of these blocks only.



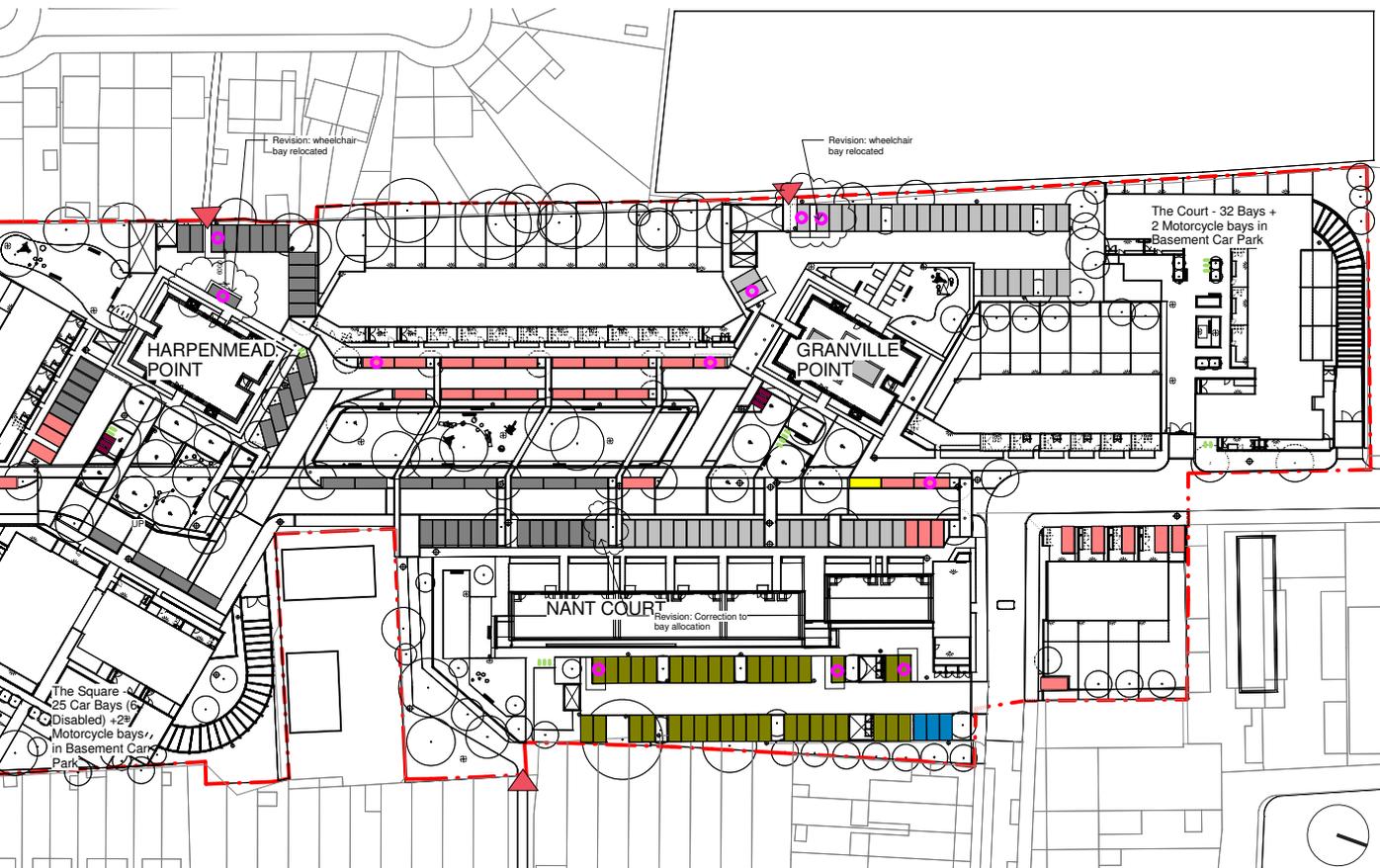
■	Granville Point - 48
■	Harpenmead - 48
■	Templewood - 48
■	Existing apartments (Nant Court & Mountfield) - 52
	Total - 196

Parking Provision

3.13.15 Existing residents will have a total of 196 parking spaces compared to the observed total of 184 cars and existing formal allocation of 150 spaces and a census estimate of 135 cars owned. The reasons for the difference between observed and estimated car ownership is likely to be that observed parking currently includes non-residents parking on the estate.

3.13.16 New Residents will get a total of 134 parking spaces compared to an estimated 91 cars owned.

3.13.17 The proposed allocation is about 40% above the estimated levels of car ownership and with a total existing allocation of 196 spaces, around 10% above the observed on-street parking of 184 cars.



3.13.18 The Estate roads will be private and actively managed which will prevent local employees using residents' parking spaces. A Parking Management Plan will be agreed with the Council as part of a comprehensive Residential Travel Plan.

- 3.13.19 The impact of the development on parking will be:
- To provide existing and new residents with identical parking provision based on bedrooms;
 - To provide existing residents with allocated and managed parking and so alleviate existing parking pressure;
 - Remove unauthorised non-resident parking; and
 - Provide sufficient parking for future residents.

Parking Management

3.13.20 The Estate parking will be managed by One Housing Group for and on behalf of residents. Parking will be managed by a parking permit system. Non-residents will not be permitted to park on the Estate unless they display a visitor's parking permit or are otherwise authorized to access the Estate (for example for services such as refuse collection, deliveries and maintenance work).

- It is proposed to provide two Car Club spaces on site. Both new and existing residents of the Estate would be eligible for membership.

3.14 Access and boundaries

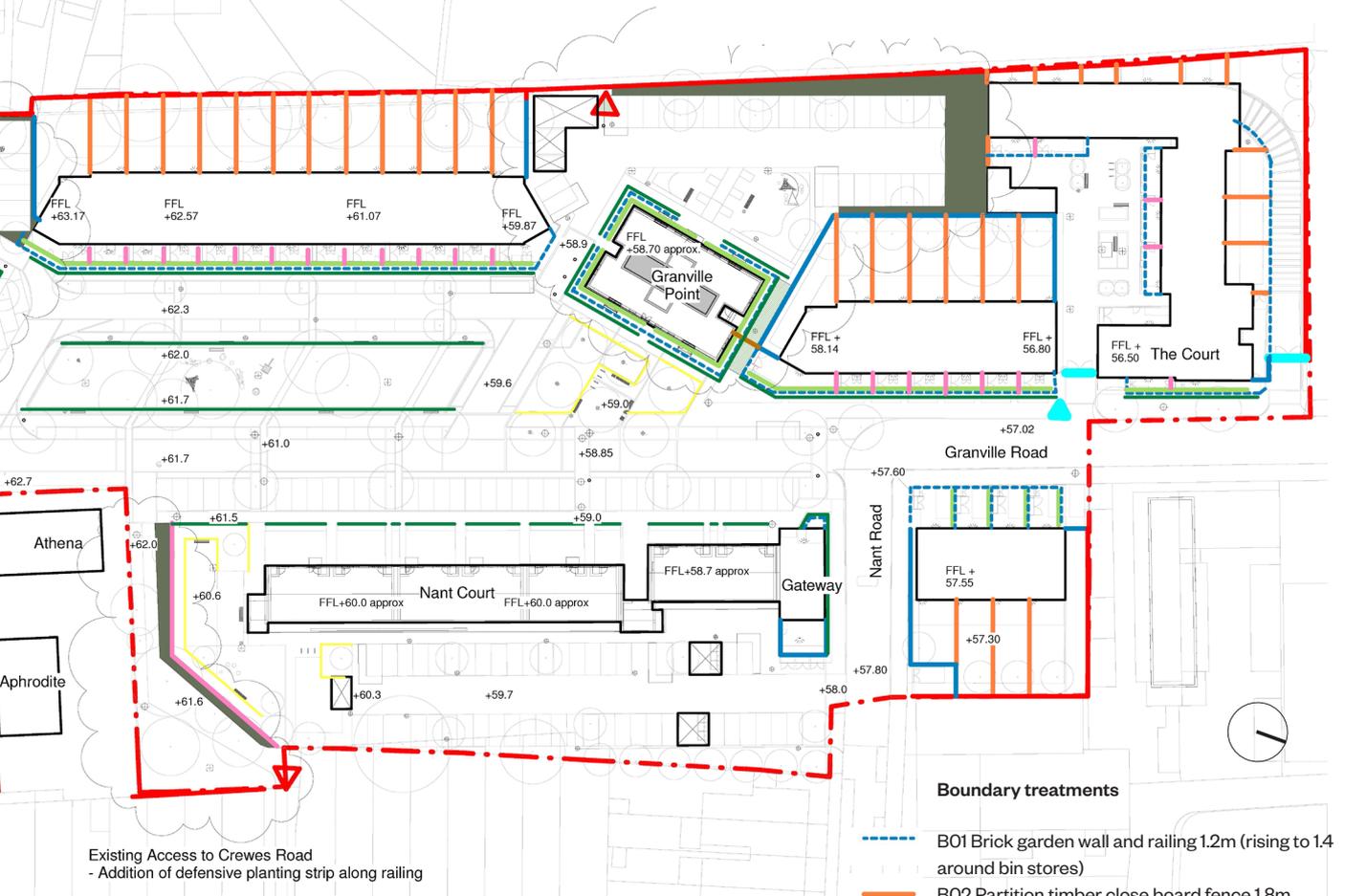


3.14.1 In general the access strategy hinges on ensuring a clear definition between public and private space. The Secure by Design officer has been consulted on the Phase 2 Scheme and has returned comments which have for the most part been adopted. Where possible, boundaries are softened with planting to reduce their visual impact.

3.14.2 Two publicly accessible footpaths currently cross the Estate, located to the western side of Harpenmead Point and to the southern end of Nant Court, which provide east-west connections to the surrounding area. The route to the west of Harpenmead Point appears to be currently well used, both by residents, and by those crossing the Estate

Granville point

01. Car park and green space rearranged to improve surveillance
02. Secondary route from tower closed off using railing and defensive planting - single access point for cars and pedestrians
03. Addition of 0.7m high hedge buffer to edge of block
04. Defensive planting around perimeter of car park to deter climbing over walls
05. Addition of window in facade of adjoining house to improve natural surveillance
06. Existing allotment boundary gate replaced by more secure steel railing gate with padlock
07. Existing allotment chainlink fence boundary replaced by 1.8m timber fence



Existing Access to Crewes Road
- Addition of defensive planting strip along railing

Boundary treatments

- B01 Brick garden wall and railing 1.2m (rising to 1.4 around bin stores)
- B02 Partition timber close board fence 1.8m
- B03 Brick wall boundary (2m) with trellis (0.4m) [2.1m close board secure gate where indicated]
- ▲ B04 2.1m communal access pedestrian gate [note where in relation to existing block, gate only without security features]
- B05 1.2m steel railing and gates
- B06 Site boundary close board fence 2m + 0.4m trellis
- B07 Brick retaining wall up to 0.6m (intermittent seating edge)
- ▲ B08 Access point to neighbouring areas
- B09 Vehicle security gates
- B10 1.8m secure railing
- B11 Hedge planting
- B12 Buffer planting
- B13 Defensive planting
- ▲ B14 Railing gate to neighbouring allotment

from the surrounding area. The proposals seek to retain both of these access routes, but both routes would be re-aligned slightly and upgraded with new paving, lighting and potentially signage as part of the improvement works to the Estate to provide a safer, more clearly defined route across the site.

3.14.3 Access to the existing entry gate into the adjacent Childs Hill Allotments to the rear of Granville Point, would also be maintained as part of the Phase 2 Scheme. This gate, along with the chain link fence along the boundary to the allotments is proposed to be replaced with a more robust, secure metal gate and fence which would be padlocked to maintain security to the allotments. Access to this gate would be provided through the proposed new parking court to the rear of Granville Point.

3.14.4 The existing area of designated public open space to the southern end of the site would be retained but consolidated into one area along the boundary of the site adjacent to Mountfield and the rear of the properties facing onto Cricklewood Lane, along with the retention of the existing footpath giving access to the rear of these houses. Public access to this area would be maintained directly from the parking court formed to the rear of Mountfield, accessed off Mortimer Close.

3.14.5 Due to public access being required to these existing access points across the proposed new parking courts for the existing buildings on the estate, following extensive discussions with the secure by design officer, it is proposed that the new parking courts would not be gated. This will ensure that public access to all areas listed above would remain accessible both day and night as existing. To maximize safety and deter car crime to the new parking courts, additional lighting, overlooking from new and existing buildings, the use of defensive planting buffers and higher, more robust boundary treatments are proposed to maximize the security of these areas.

3.14.6 The existing footpath which runs along the southern edge of the Estate which runs down the side of Child's Hill Church connecting to Cloister Road is outside the area of the Phase 2 Scheme. A new boundary fence would be provided between the Estate and this footpath, and the proposals seek to take the opportunity to provide a robust boundary wall to deter climbing which would be set back slightly into the Estate to ensure a minimum distance of 1m between any existing lamp column and the new boundary wall, again to deter climbing and provide added security to the proposed new homes.

Access strategy

3.14.7 House front garden walls: Combination of walling and railings to 1.2m, rising to 1.4m to accommodate bin stores. Steel railings act as a partition between gardens.

- Rear garden partition fence: 1.8m close board fence – stained dark brown
- End-of-garden wall: 2m mid grey brick wall with 0.4m timber trellis stained dark brown
- Secure railings: Used to create a clear boundary between public space and private communal space.
- Defensive planting: Used to deter access, usually in combination with a fence or wall. Thorny species.
- Buffer planting: Acting as a continuous 'ribbon' along the length of the site to garden edges.
- Hedge planting – used as a soft edge to private communal spaces – to 0.75m
- Secure pedestrian gates: with video intercom, mag lock, self closing unit, fob panel and unlock button
- Secure vehicle gate: To car parks and block A, The Court: radar key-operated auto opening double leaf gates.

3.15 Mix and tenure

3.15.1 The Phase 2 Scheme seeks to provide 132 new homes through a range of new houses and apartments, which include 1, 2, 3 and 4 bed homes for a range of tenures including market sale and affordable shared ownership homes.

3.15.2 Due to the demolition of Beech Court, which has 21 homes, the net number of new homes is 111.

Mix

3.15.3 The proposals would provide the following:

- 132 new homes providing a total of 598 habitable rooms
- 100 (or 76%) of the new homes would be family homes (3 person or larger)
- 56 (or 42%) of the new homes would be larger family dwellings (5 person homes or larger) which provides over half of the total number of new habitable rooms
- 74 (or 57%) of the new homes would be apartments
- 58 (or 43%) of the new homes are 2 and 3 storey houses
- 10% of the new homes are designed to be wheelchair adaptable homes which are specifically designed to be easy to adapt to become fully wheelchair accessible if required.

Tenure

3.15.4 The proposals seek to provide the following mix of both market sale and affordable new homes.

- 132 new homes
- 46 affordable new homes – these would all be shared ownership
- 35% of the proposed new dwellings would be affordable
- 30% of the proposed new habitable rooms would be affordable

3.15.5 The distribution of the affordable homes includes both houses and apartments, and has been designed to be located across the whole site promoting a more balanced community. The new wheelchair adaptable homes have also been designed to provide a mix of both private and affordable homes. Apartment blocks A and C both contain a mix of affordable and private sale homes with common stair cores generally used by both tenures. Block B contains only affordable homes.

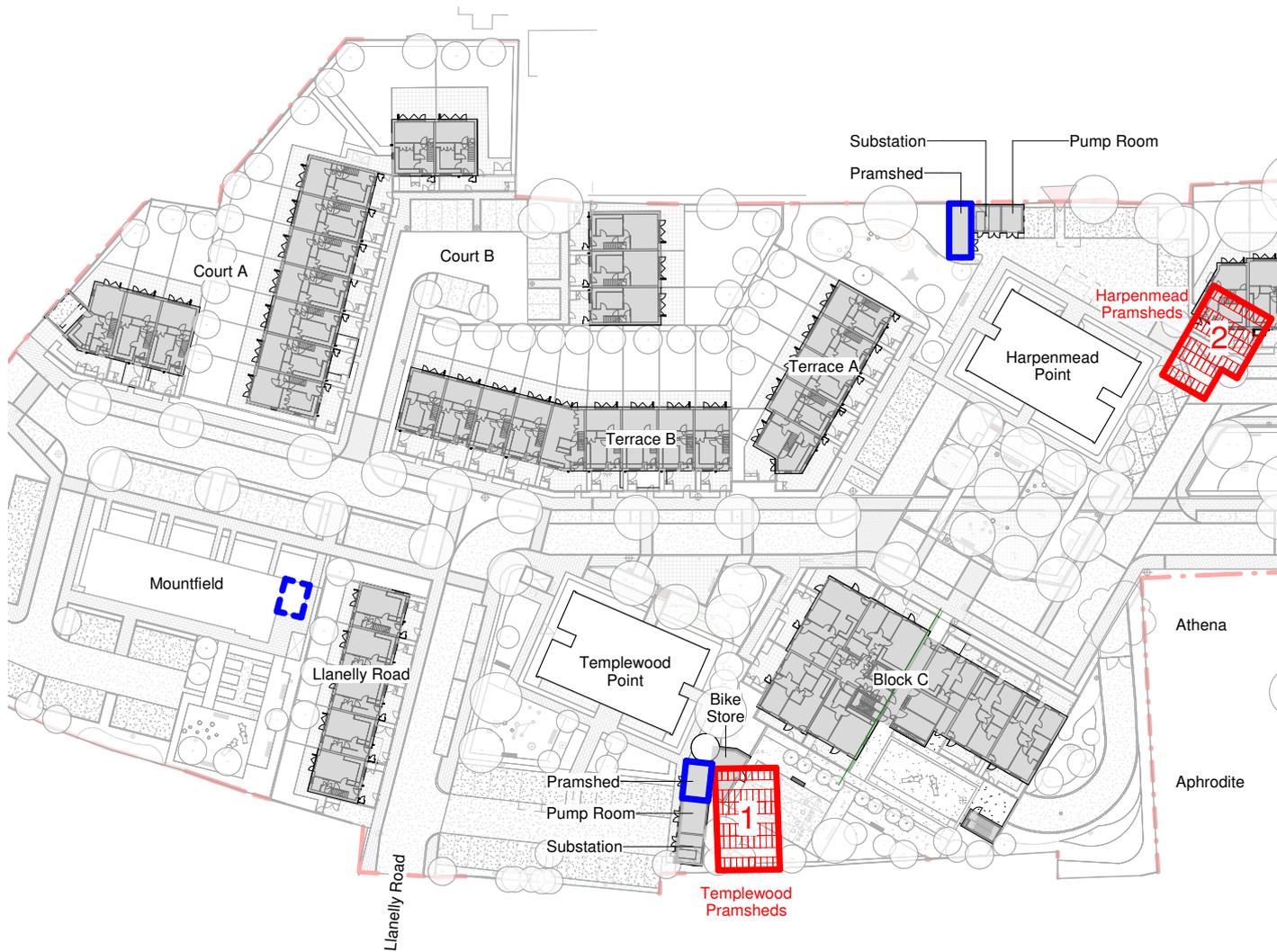
Affordable Housing

3.15.6 The existing Estate is predominantly social rent in tenure, with a minority of privately owned dwellings. The Core Strategy in reference to the Estate states that “within the estate there are some surplus lands and these offer the opportunity to build some additional homes for private sale, and intermediate housing for sale, thus creating a mixed tenure community”. The provision of a mix of private and shared ownership houses is also consistent with London Plan Policy, which seeks to achieve mixed and balanced communities. Policy 3.9 states that “a more balanced mix of tenures should be sought in all parts of London, particularly in some neighbourhoods where social renting predominates and there are concentrations of deprivation”, whilst the Housing SPG recognises the flexibility to take into account local circumstances when considering individual proposals for estate renewal. 30% of the proposed housing (measured by habitable rooms) will be shared ownership, delivering a mix of tenure across the estate.

4.0

**Compulsory Purchase
Order**

4.1 Land take



Proposed masterplan with CPO boundary overlay

Reason for CPO acquisition

As is demonstrated by the Phase 2 Scheme masterplan design rationale for the regeneration of the Granville Road Estate, as described in this report, each of the CPO areas are required for the project to be delivered. This is also clearly illustrated in the drawing above. The development of a variety of 132 new homes is achieved on the existing site, whilst retaining all existing residential buildings, with the exception of Beech Court. This is achieved in addition to a significant improvement in the quality of public realm, security and play space. This has required a careful appraisal of every part of the site to ensure the new masterplan knits well into its context and through the regeneration, the whole site benefits. This is a site wide masterplan and therefore it is not feasible to achieve the same benefits by

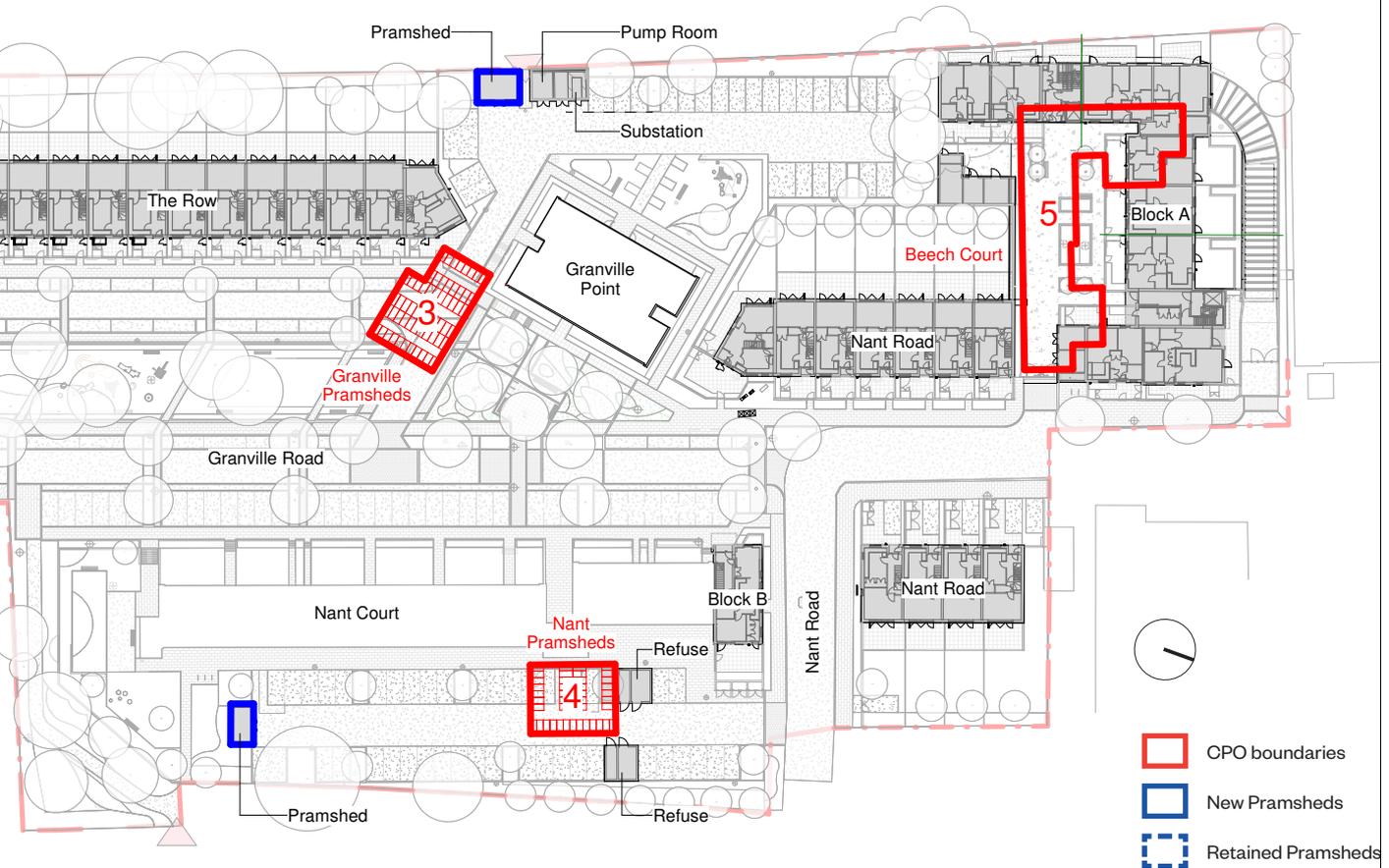
extracting individual CPO areas. Each form a crucial component of the regeneration, and are necessary for the Phase 2 Scheme to be deliverable.

Area by area reason for CPO acquisition

Set out below are the individual CPO areas and their specific locations within the Phase 2 Scheme – however please note as stated above, that the site and its regeneration must be viewed as a whole.

1. Templewood Pramsheds

The landscape strategy across the Phase 2 Scheme provides specific play space for new and existing residential buildings. In this instance, at this location, play and amenity space is provided for Block C, alongside providing space for the relocation of the substation and Templewood Point pump room.



2. Harpenmead Pramsheds

The entire Phase 2 Scheme balances provision of new homes and parking and amenity space for new and existing residents. In this instance, at this location, access is provided for parking next to Harpenmead Point, alongside new dwellings and amenity space to 'The Row', a terrace of 3 storey family houses.

3. Granville Pramsheds

The entire Phase 2 Scheme balances provision of new homes and parking and amenity space for new and existing residents. In this instance, at this location, access is provided for parking next to Granville Point and a new one way loop for access to 'The Row', a terrace of 3 storey family houses.

4. Nant Pramsheds

Care has been taken across the Phase 2 Scheme to ensure all the retained buildings function well and have good parking and refuse provision. In this instance, at this location, parking (including disabled parking) is provided to Nant Court and Block B.

5. Beech Court

The Beech Court site provides a crucial component of the regeneration as a gateway to the northern part of the site. In addition it provides new homes, amenity space and parking for Block A, The Court.

4.2 Response to objections

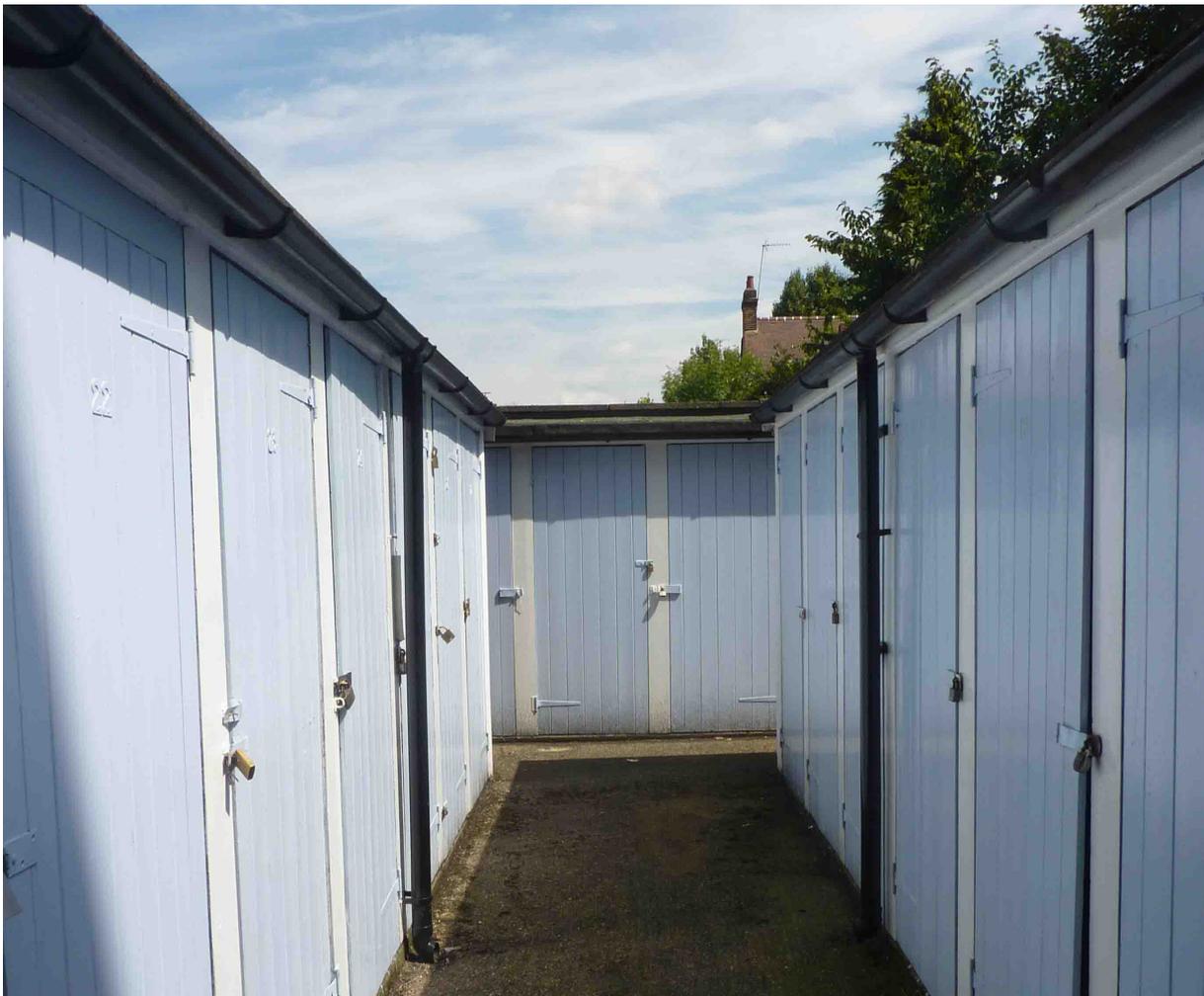
4.2.1 Refer to 'Reasons for CPO acquisition' in Section 4.1

4.2.2 The existing Pramsheds throughout the Estate are in varying states of repair. The photograph below shows the Nant Court Stores.

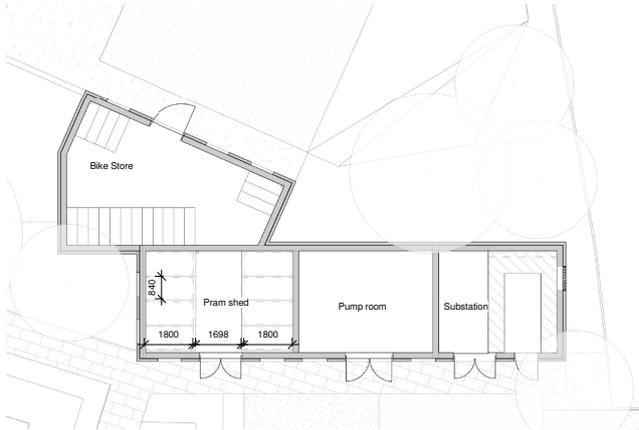
4.2.3 Response to item 5c): in accordance with the design strategy for the Estate as a whole (as described in previous sections), the replacement Pramsheds will be of new brick construction of the same brick and of similar form as the other new buildings proposed.

This will mean they are integrated into the design and material palette of the masterplan and new public realm works.

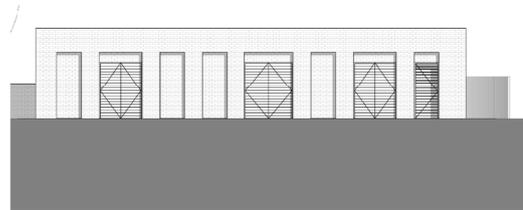
4.2.4 Response to item 5d): the new Pramsheds to be provided will be a high quality brick construction with secure doors and locks. Currently the Pramsheds are not suitable for storage of valuable items, as the stores can be broken into and also let water in. Improved security and watertightness through high quality specification and construction will increase the usability and longevity of the storage space for residents.



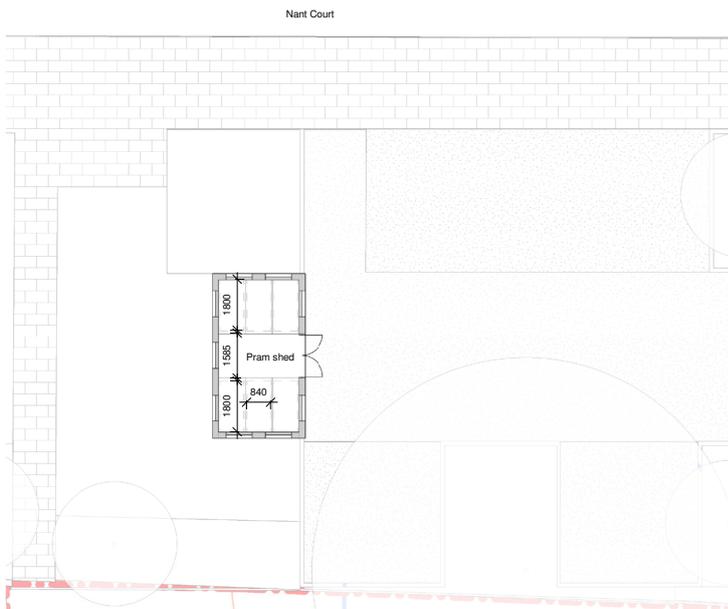
Pramsheds behind Nant Court, 2013



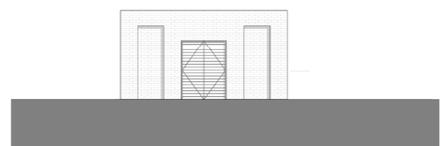
Templewood Pramshed - ground floor



Templewood Pramshed - south elevation



Nant Court Pramshed - ground floor



Nant Court Pramshed - north elevation

5.0

Conclusion

5.0 Conclusion

5.01 The proposed Phase 2 Scheme has been carefully developed to take full advantage of the social and environmental opportunities that the existing site offers, whilst retaining all but one of the existing buildings. Every corner of the site has been appraised and explored to ensure the regeneration benefits both new and existing residents and the wider area. The design strategy has been to re-form Granville Road linking the three existing towers with a formal street frontage of terraced houses which also addresses the site's steeply sloping topography. Three small apartment buildings (A, B and C) are located at key moments in the masterplan, further improving overlooking of key junctions and public spaces, improving community safety. The pedestrian routes through the site have been made more legible and the vehicular access improved whilst avoiding a 'rat run'.

5.02 In summary the regeneration provides:

- a wider range of higher quality amenity spaces
- new play spaces for both existing and new residents
- dedicated amenity spaces for existing buildings on the site
- a more balanced mix of housing tenures on the Estate
- new affordable homes to meet local needs
- improved SUDs of existing Estate
- improved facilities for existing residents – eg. bike parking, Pramsheds
- improved security to existing buildings and parking areas on the site and in the surrounding area
- potential to raise funds for the improvement of other local facilities through S106 / CiL payments eg. Childs Hill Park
- a significant number of new street trees, planting, high quality lighting and street furniture to improve the streetscape and community safety.

5.03 This is achieved by creating a more cohesive sense of place through the insertion of a series of new public spaces, buildings and streets that respond to the existing buildings on the Estate and are knitted together by new landscaping throughout. This overarching design approach requires the site to be dealt with as a whole, rather than piecemeal, and to that end the CPO is an essential ingredient to its realisation.

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