

**The London Borough of Barnet (Granville Road Estate  
Pramsheds and Beech Court) Compulsory Purchase Order  
2018**

# **Granville Road Summary Statement**

Proof of Evidence | July 2018  
Jo McCafferty, Levitt Bernstein

**Document reference: AA/LB 2.1**



# Summary statement

## 1. Introduction

- 1.1 The Phase 2 Scheme proposal has been carefully developed in response to the opportunities of the Granville Road site presents. A holistic masterplan has been devised, which balances the needs of the existing residents whilst providing 132 new homes, with new parking and high quality amenity space. This has been achieved whilst retaining all but one of the existing residential buildings, across a constrained site with complex topography.
- 1.2 Key issues such as community safety and legibility of the street pattern with provision of clear, overlooked pedestrian and vehicular routes have shaped the form of the masterplan.
- 1.3 In summary the Phase 2 Scheme masterplan provides:
  - A safer, more legible streetscape, connecting existing and new homes with the wider street pattern
  - A wider range of high quality amenity spaces
  - New play spaces for both existing and new residents
  - Dedicated amenity spaces for existing residential buildings on the site
  - A more balanced mix of housing tenures on the estate with 132 new homes (through provision of a range of 1, 2, 3 and 4 bed homes for a mix of tenures including market sale and affordable shared ownership homes).
  - New affordable homes to meet local needs
  - Improved SUDs of existing estate
  - New planting and street trees
  - New street furniture and lighting
  - Improved & higher quality facilities for existing residents such as bike parking and 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

## 2. Masterplan

- 2.1 The urban design vision creates a simple, legible layout, which integrates the existing buildings into a safe, traditional street pattern. This gives a more cohesive sense of place to the Estate, in contrast to the existing fragmented nature of the site, which severely lacks a sense of street enclosure or structure. The masterplan introduces a series of new and defined public spaces in front of each existing tower block in response to the scale and presence of these buildings and to provide larger, accessible spaces for public amenity.
- 2.2 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 are 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 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.
- 2.3 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 buildings, which act more as standalone buildings at key locations.

### **3. Residential Design**

- 3.1 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. Other aspects of the house designs are deliberately kept relatively simple so that the strong form of the roof remains the strongest defining feature of each house type.
- 3.2 The new apartment buildings 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 retained a strong form as the defining feature for each apartment block.
- 3.3 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.
- 3.4 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.
- 3.5 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 been achieved generally throughout the scheme.

### **4. Elevational Approach**

- 4.1 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 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.
- 4.2 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.

### **5. Landscape design**

- 5.1 The landscape strategy is a masterplan with large amounts of green space and planting, creating a series of great 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 site 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.
- 5.2 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).
- 5.3 The new proposals incorporate a significant amount of public space, including a large central green space featuring a number of



**levittbernstein.co.uk**

**London**

1 Kingsland Passage  
London E8 2BB  
+44 (0)20 7275 7676

**Manchester**

3rd Floor HQ Building  
2 Atherton Street  
Manchester M3 3GS  
+44 (0)161 669 8740