

Levitt Bernstein **People.Design**

# Granville Road

Architectural Presentation

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Levitt Bernstein

# The site and its history



# The site and its history



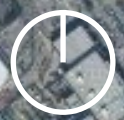
The Vale

Hendon Way A41

Cricklewood Lane A407

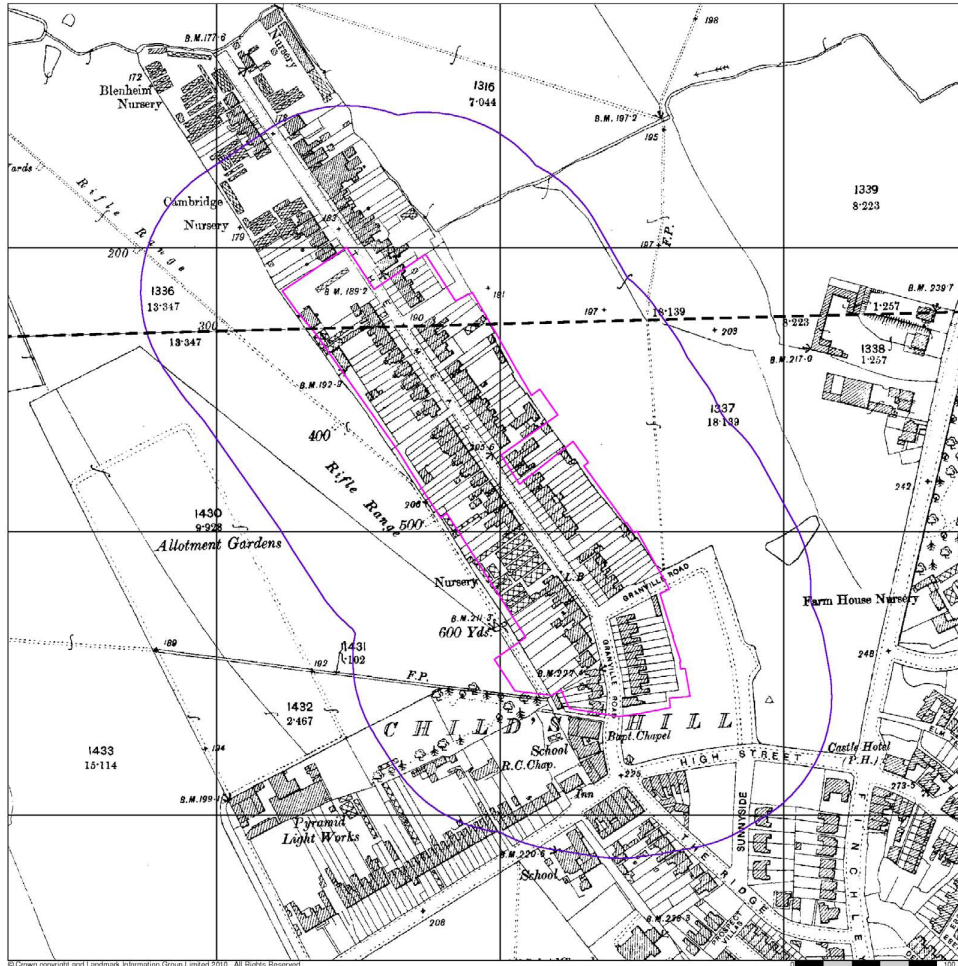
Finchley Road A598

- 3.75 hectare site
- within a network of early/mid C20th suburban streets
- 840 people housed in 256 homes
- 3 15 storey towers and 2 mid-rise buildings

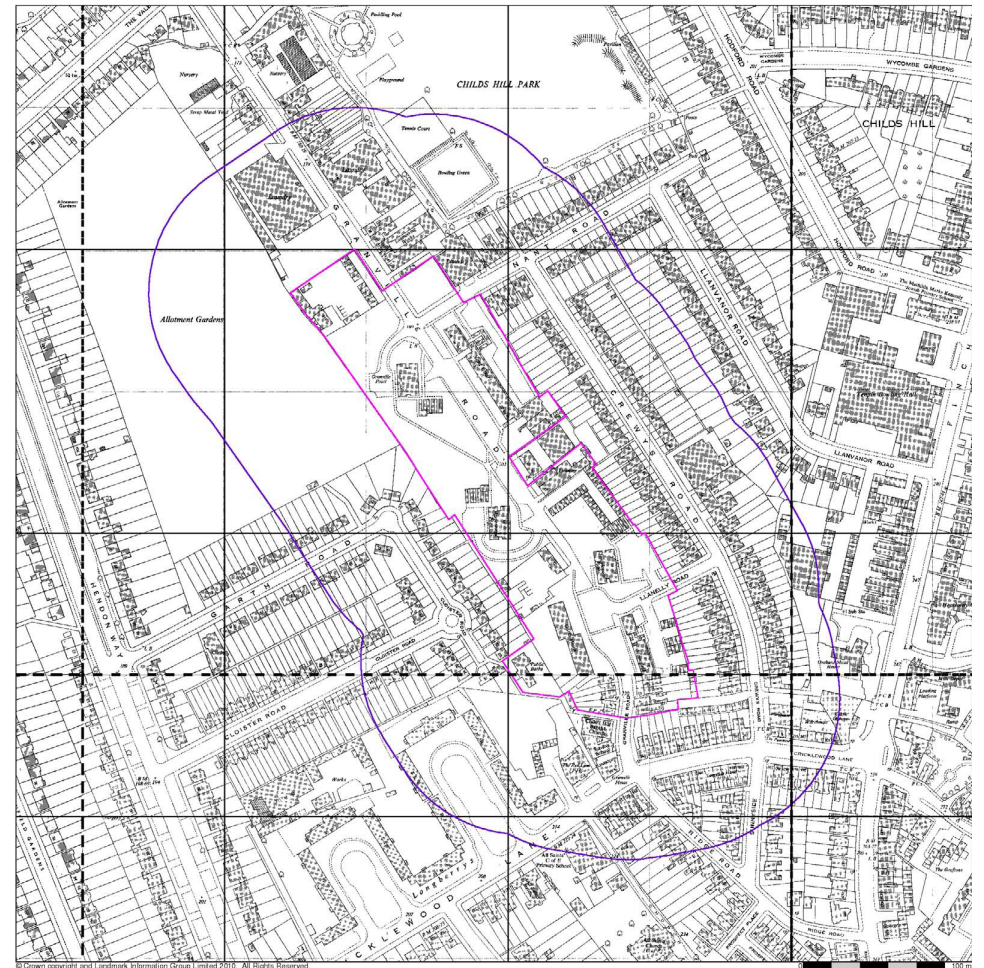




# The site and its history



OS map, 1896



OS map, 1956-1972





# The site and its history



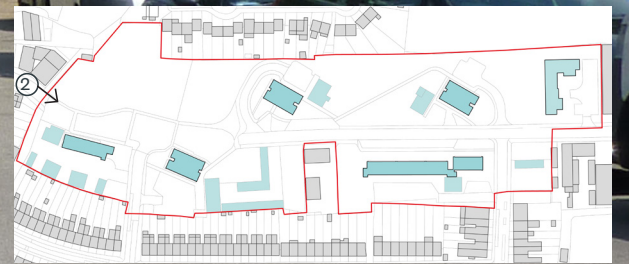
Cricklewood Lane and Mortimer Close



# The site and its history



Childs Hill Baptist Church





# The site and its history



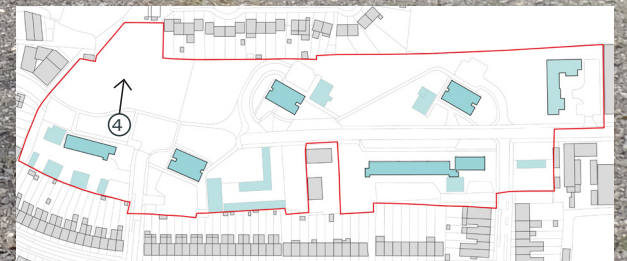
Mountfield and Templewood Point



# The site and its history



Site of Garth House

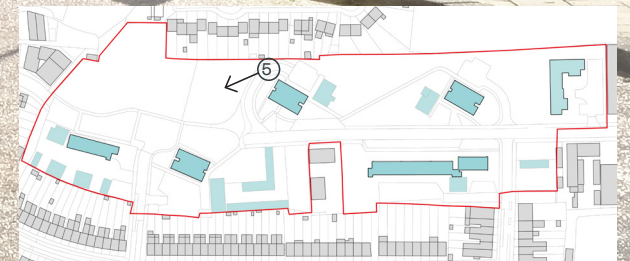




# The site and its history



Templewood Point

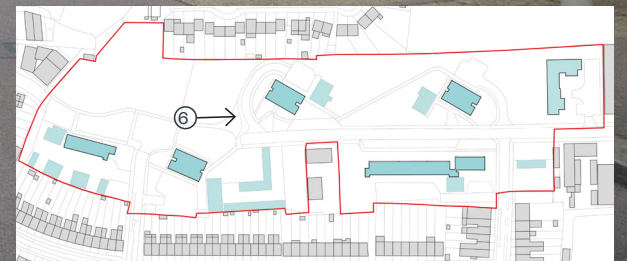




# The site and its history



Granville Road

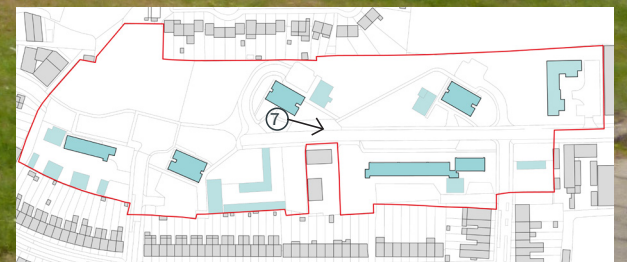




# The site and its history



Athena Point and Harpenmead Point

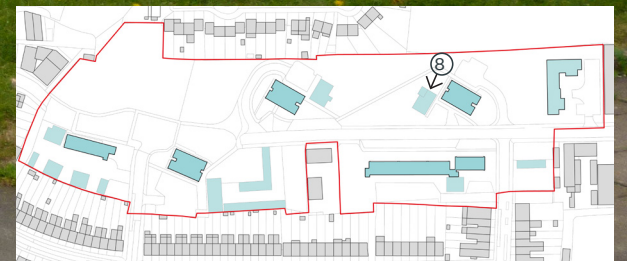




# The site and its history



Nant Court and Harpenmead Point





# The site and its history



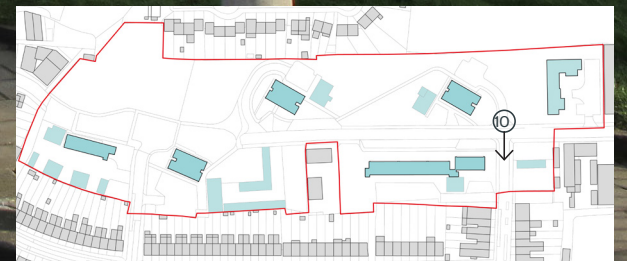
Granville Point



# The site and its history



Nant Road





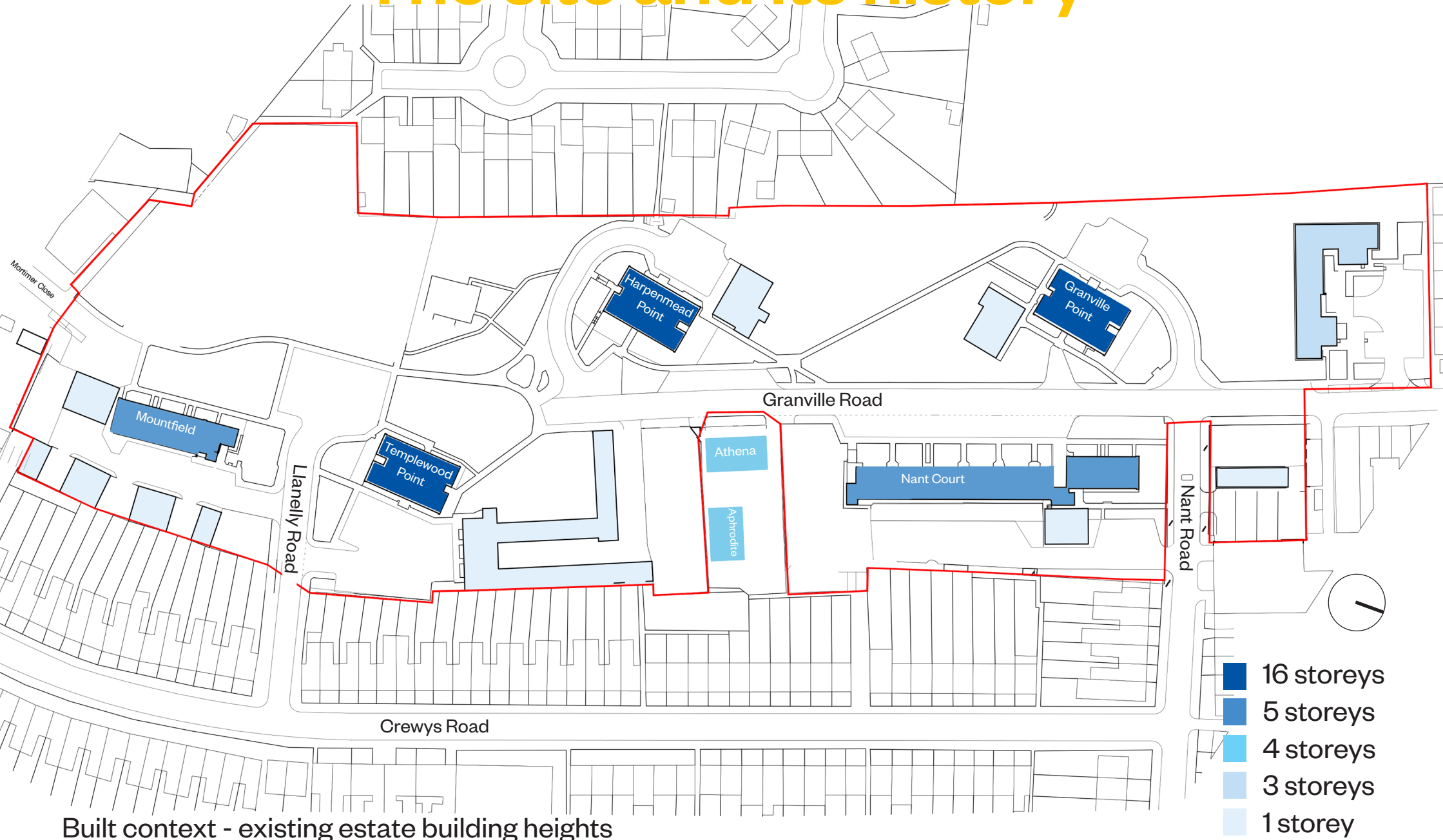
# The site and its history



Beech Court

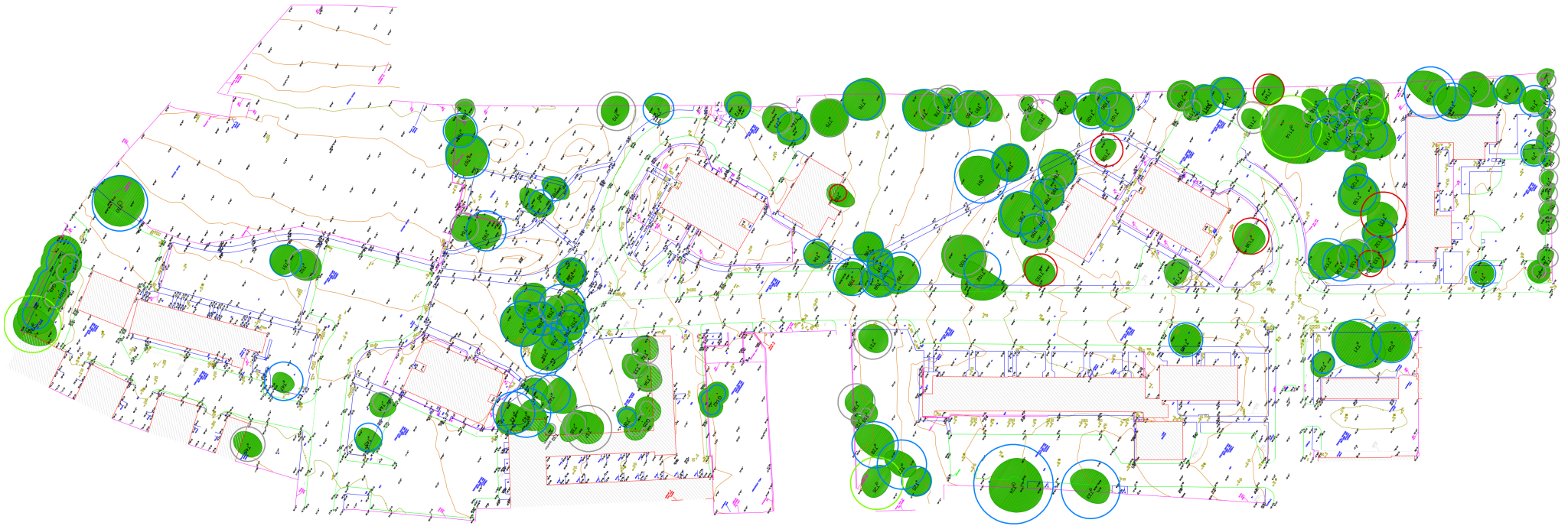


# The site and its history



Built context - existing estate building heights

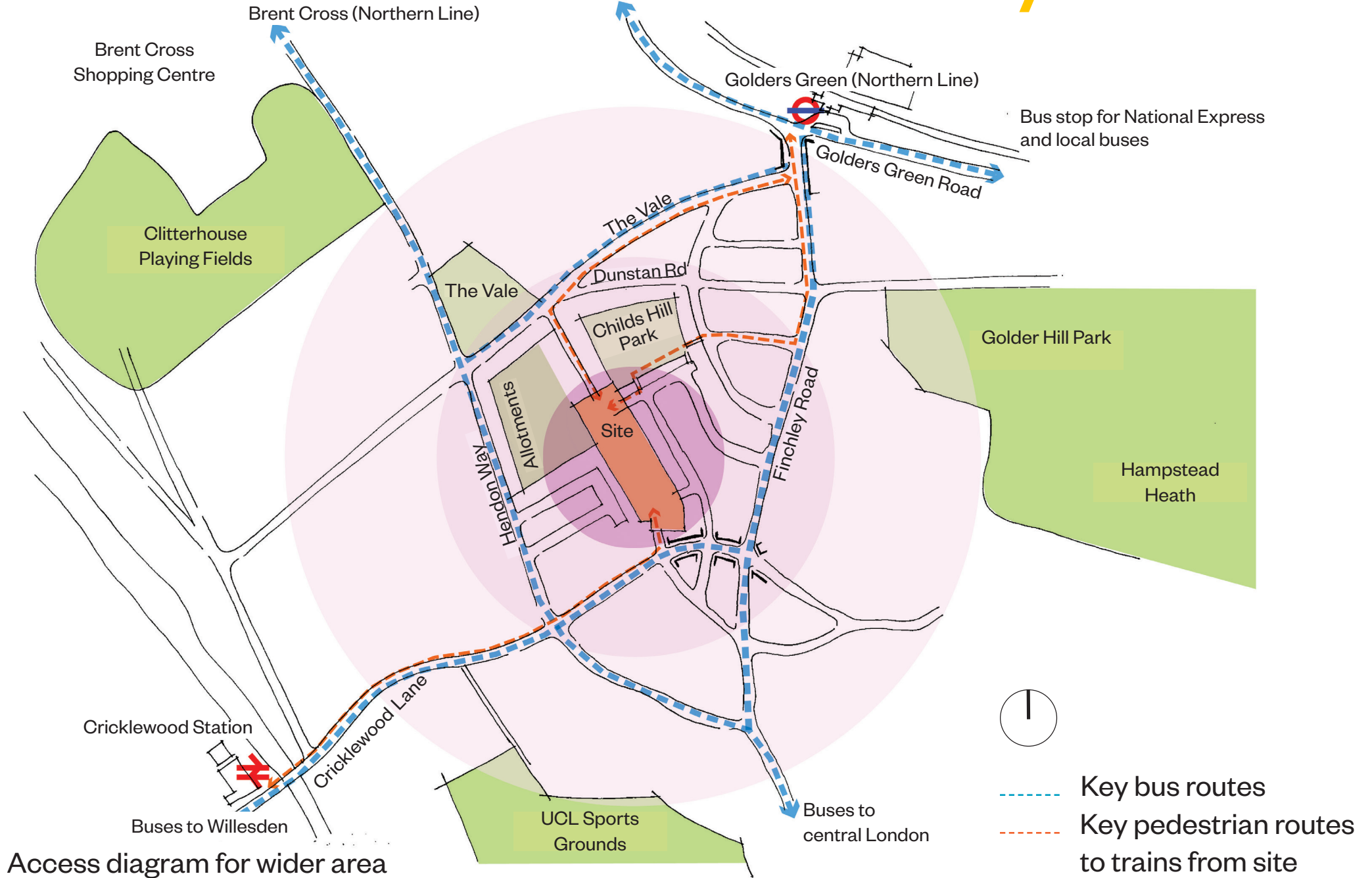
# The site and its history



Existing tree survey diagram

- Approximately 160 trees of varying quality and value

# The site and its history





# The site and its history

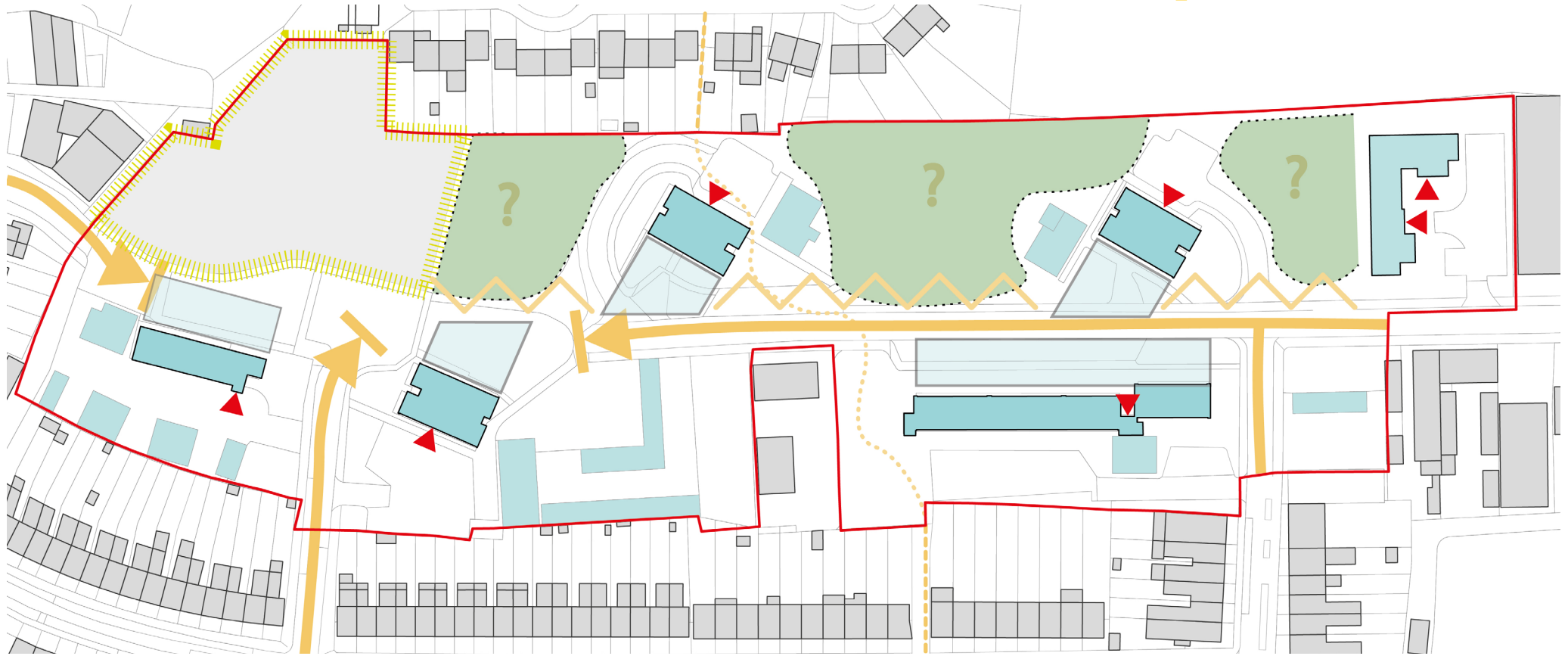










Diagram to show constraints

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

# The Phase 2 Scheme masterplan

# The Phase 2 Scheme masterplan

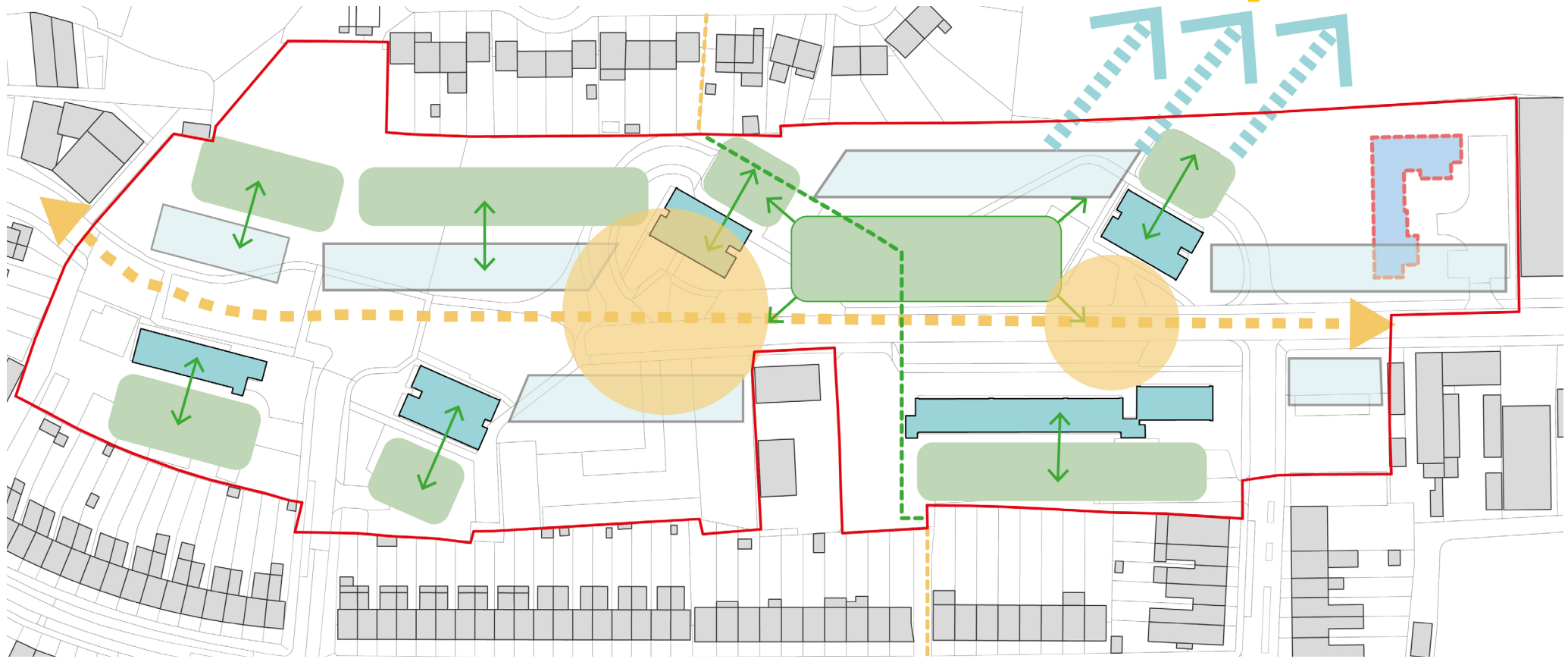


Diagram to show opportunities

- Clear route connecting public footpaths and amenity
  - Public footpaths connecting to wider area
  - Open space in front of towers provides an opportunity for a public square
  - Opportunity to make a coherent street frontage
- Beech Court site helps redefine site gateway to the Estate
  - ↔ New green spaces and play areas associated with specific buildings provide a sense of ownership
  - ↔ Connecting to the wider community and infrastructure
  - ⋯→ Open views across allotments

# The Phase 2 Scheme masterplan



1. Templewood Point
2. Harpenmead Point
3. Granville Point



# The Phase 2 Scheme masterplan

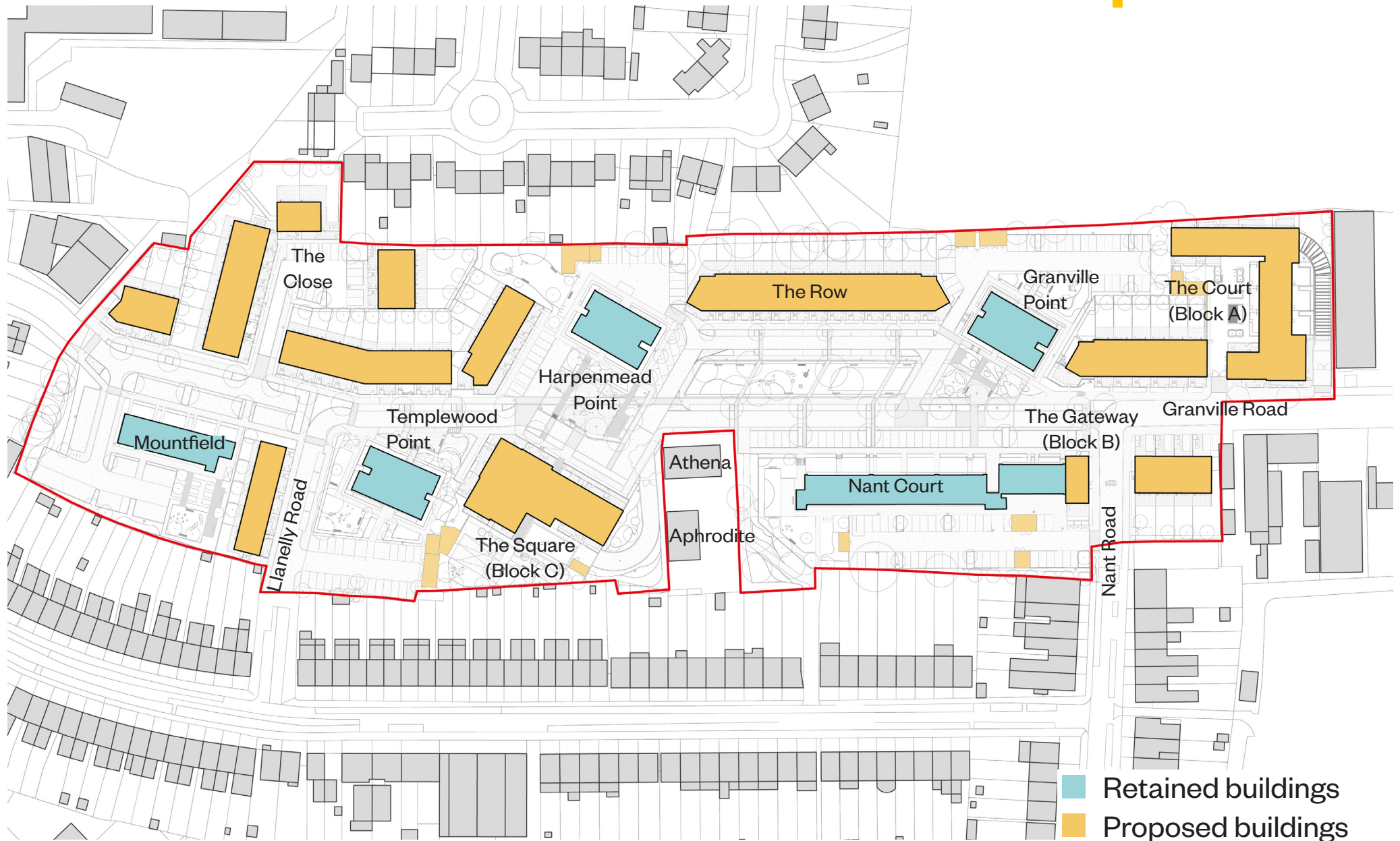


Diagram to show retained and proposed buildings

# The Phase 2 Scheme masterplan



Proposed masterplan





# The Phase 2 Scheme masterplan



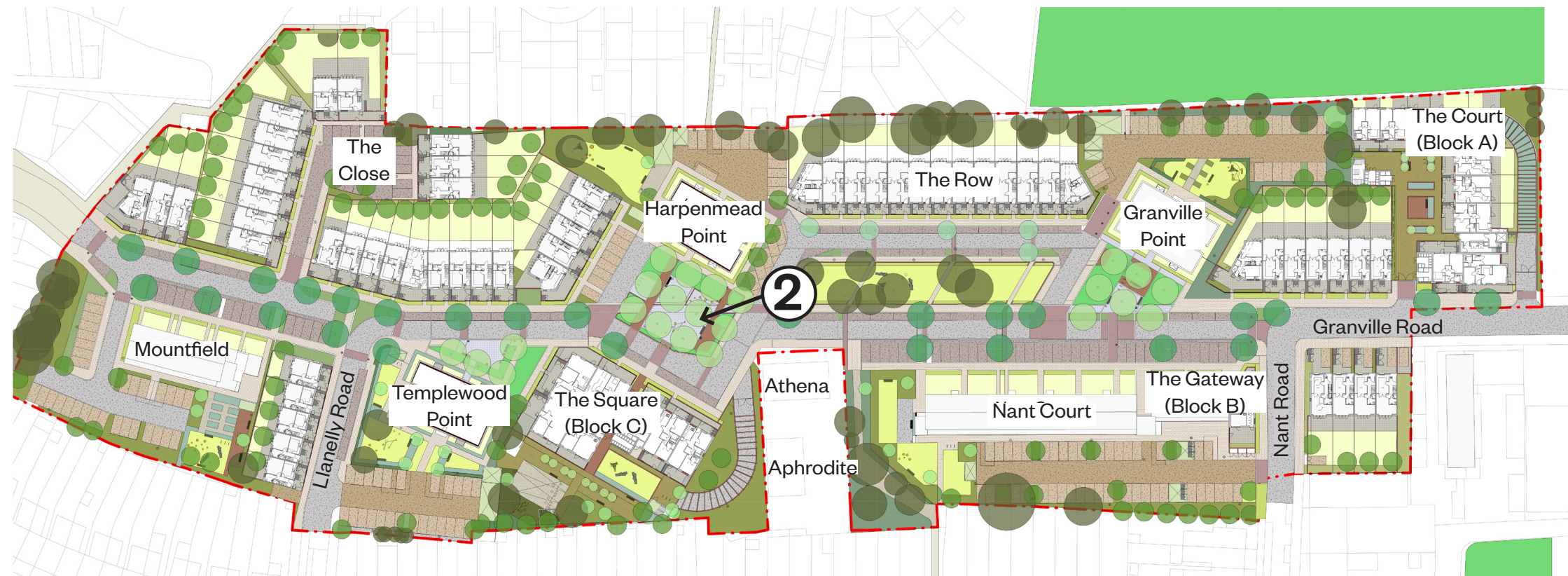




View looking west into The Close



# The Phase 2 Scheme masterplan







View looking south into The Square



# The Phase 2 Scheme masterplan







View looking south west onto The Row



# The Phase 2 Scheme masterplan







View looking west into The Court



# The Phase 2 Scheme masterplan



## Proposed Heights

- 6 storeys
- 5 storeys
- 4 storeys
- 3 storeys
- 2 storeys

## Existing Heights

- 16 storeys
- 5 storeys
- 4 storeys

Diagram to show proposed and existing building heights

# The Phase 2 Scheme masterplan



Landscape strategy





# The Phase 2 Scheme masterplan



Amenity space

- Private amenity area and Play area
- Public amenity area and Play area
- Public amenity area and Play area 0-11 years
- Public amenity space