

# Statement of Community Involvement

**NEW GRANVILLE LLP**

**GRANVILLE ROAD  
ESTATE REGENERATION**

**BARNET**

**August 2014**

**MB/9709**



**new granville**

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# 1 Introduction

## 1.1 Overview

- 1.1.1 This Statement of Community Involvement (SCI) is intended to set out details of the pre-application consultation carried out in respect of the submitted planning application for the proposed residential development on land at the Granville Road Estate, Barnet.
- 1.1.2 This document outlines the consultation process undertaken by New Granville LLP and the project design team, with particular attention to the public consultation for local residents and existing residents of the estate, and the feedback received.
- 1.1.3 The NPPF gives weight and support to proposals where active community engagement has taken place, with paragraph 155 of the NPPF promoting early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses.

## 2 LPA Consultation

### 2.1 Meetings with the London Borough of Barnet

2.1.1 Various meetings have taken place with Planning Officers from the London Borough of Barnet and the Council's Highways Officer to discuss the evolution of the proposed scheme at the Granville Road Estate.

#### ***Pre-Application Meetings***

2.1.2 Eleven pre-application meetings have been held with the Council dating back to April 2013, entirely separate from the tender dialogue held with the Council which preceded this. This ongoing and regular dialogue has allowed the scheme to be continually reviewed and revised in response to feedback received from Officers and other stakeholders, including Barnet Highways who have been actively involved in this dialogue.

2.1.3 A schedule of these meetings is provided at Table 2.1 below:

Date & Venue	Issues Discussed	Feedback & Response
<p><b>9<sup>th</sup> April 2013</b> LB Barnet Offices</p>	<ul style="list-style-type: none"> <li>- Introductory meeting to introduce project team and Officers and discuss principal issues moving forward;</li> <li>- Agreed scope of required Transport Statement and Travel Plan;</li> <li>- Principal areas requiring design development noted including the two main flat blocks and The Close;</li> <li>- Officers confirmed the need for the scheme to comply with policy requirements on amenity space and play space provision and for this to be assessed in detail;</li> <li>- Officers expressed a preference for brick over render;</li> <li>- The broad application scope and required supporting reports were discussed and agreed.</li> </ul>	<p>The TA has been developed in consultation with Officers throughout.</p> <p>These areas have been subject to ongoing review with Officers throughout the pre-application process.</p> <p>A detailed Open Space Assessment has since been carried out covering amenity space, playspace and public open space with regard to all relevant policies.</p> <p>The designs were developed on this basis.</p> <p>The application has been prepared and submitted to include all documents and reports as agreed</p>



<p><b>27<sup>th</sup> June 2013</b> LB Barnet Offices</p>	<ul style="list-style-type: none"> <li>- Proposed layout for The Close is too tight and cramped – needs to be reviewed, likely to require the loss of a unit;</li> <li>- Confirmed terraces to proposed houses were acceptable where required to meet private amenity space policy requirements;</li> <li>- Would prefer to avoid use of formal play equipment in communal &amp; public areas;</li> <li>- Recommended submission of EIA Screening Request.</li> </ul>	<p>Layout for The Close reviewed and amended resulting in the loss of a unit.</p> <p>These have been proposed where required.</p> <p>Natural and informal approach to play provision has been carried forward throughout the development of the scheme.</p> <p>EIA Screening request subsequently submitted. LBB resolved that the proposed development did not constitute EIA development.</p>
<p><b>8<sup>th</sup> August 2013</b> LB Barnet Offices</p>	<ul style="list-style-type: none"> <li>- Amendments made to The Close layout received favourably – considered less cramped;</li> <li>- Need to review landscaping proposals to maximise ‘greening’ of public spaces, e.g. The Square;</li> <li>- Supported proposed Pocket Park and Playspace Strategy amendments in line with resident’s comments – larger open space should be provided between Harpenmead and Granville Point towers;</li> <li>- Ensure Mortimer Close Open Space is reprovided to at least an equal size and in more usable, consolidated form;</li> <li>- Need to ensure existing residents included in any Open Space Assessment;</li> </ul>	<p>Noted and The Close reviewed further re: relationship with surrounding built form.</p> <p>Landscaping strategy amended to provide more soft landscaping in public areas.</p> <p>This approach has been carried forward in line with Officers’ and residents’ comments.</p> <p>The proposals were amended accordingly and this remains the case for the submitted scheme.</p> <p>All existing residents are included in the Open Space Assessment as submitted.</p>
<p><b>27<sup>th</sup> September 2013</b> LB Barnet Offices</p>	<ul style="list-style-type: none"> <li>- General discussion re: application programme and statutory consultation requirements</li> </ul>	<p>Further pre-application meetings agreed.</p>

<b>5<sup>th</sup> February 2014</b>	<u>Highways</u>	
LB Barnet Offices	<ul style="list-style-type: none"> <li>- Parking provision rates agreed;</li> <li>- Transport Assessment data discussed – need to review TRAVL sites and contact TfL</li> <li>- Need to contact London Fire Brigade re: emergency access requirements;</li> <li>- Confirmed need for Parking Management Plan.</li> </ul>	<p>These have been applied for the application.</p> <p>Reviewed and discussed with TfL – agreed with Barnet Highways as submitted.</p> <p>Meeting held and layout agreed with Fire Brigade – no need to bollard end of Mortimer Close;</p> <p>Parking Management Plan accompanies the application.</p>
	<u>Planning &amp; Design</u>	
	<ul style="list-style-type: none"> <li>- Need to liaise with EHO re: Contamination Report;</li> </ul>	<p>EHO has agreed scope of the report as submitted.</p>
	<ul style="list-style-type: none"> <li>- Need to review ecology report to consider bat potential;</li> </ul>	<p>Ecology report reviewed to include bat assessment of site buildings and trees.</p>
	<ul style="list-style-type: none"> <li>- Need to ensure Tree Survey is updated alongside the scheme as it develops;</li> </ul>	<p>Fully updated tree survey accompanies the application.</p>
	<ul style="list-style-type: none"> <li>- Need Sustainability &amp; Energy Report(s) to show 40% CO2 reduction above Building Regs (London Plan Policy);</li> </ul>	<p>Sustainability &amp; Energy Reports submitted and show 40% reduction in line with policy.</p>
	<ul style="list-style-type: none"> <li>- Need to submit Open Space Assessment to consider scheme against Council's Open Space standards, Playspace and amenity space policy requirements;</li> </ul>	<p>Open Space Assessment submitted showing compliance with relevant Open Space, Playspace and Amenity Space policy.</p>
	<ul style="list-style-type: none"> <li>- Reduce the scale of end units in The Close;</li> </ul>	<p>These have been reduced to 2 storeys.</p>
	<ul style="list-style-type: none"> <li>- Review roof form of proposed corner house opposite Block C – lose flat roof;</li> </ul>	<p>House type amended to provide pitched roof.</p>
	<ul style="list-style-type: none"> <li>- Increase separation of houses from the existing towers;</li> </ul>	<p>Layout amended to provide increased separation in these areas.</p>
	<ul style="list-style-type: none"> <li>- Considered massing options for Block C – need to keep below</li> </ul>	<p>Block C revised and alternative options prepared for discussion at</p>

	<p>Tall Building Policy threshold (8 storeys);</p> <ul style="list-style-type: none"> <li>- Need to increase window sizes on some house types to break up amount of brickwork;</li> <li>- Liked the principle of a light coloured brick to relate with the towers;</li> <li>- Need detailed playspace and landscaping strategy including enhancements to Childs Hill Park;</li> <li>- Need further dialogue with Crime Prevention Officer to review masterplan and design</li> </ul>	<p>the next pre-application meeting.</p> <p>Window sizes increased where applicable.</p> <p>Light coloured brick retained as proposed material.</p> <p>Detailed strategy submitted and informed by Open Space Assessment. Agreed to discuss options for Childs Hill Park enhancements with relevant Council Officers.</p> <p>Further meetings held and proposed design and layout amended to incorporate comments and advice received.</p>
<p><b>13<sup>th</sup> March 2014</b> LB Barnet Offices</p>	<ul style="list-style-type: none"> <li>- The Close – increase separation to northern boundary;</li> <li>- Block C Massing – various massing options considered, subject to Daylight/Sunlight assessment and detail;</li> <li>- Block A – need to increase fenestration on top floor Granville Rd elevation.</li> </ul>	<p>The Close Layout revised to move end terrace south and increase separation to north;</p> <p>Preferred massing identified and taken forward for detailed design and Daylight/Sunlight testing;</p> <p>Amendments made to detailed design to introduce greater interest and more fenestration on this elevation.</p>
<p><b>2<sup>nd</sup> April 2014</b> LB Barnet Mill Hill Depot</p>	<ul style="list-style-type: none"> <li>- Jenny Warren (Head of Parks), outlined the enhancements to Childs Hill Park the Council are pursuing, giving indicative costings and confirming the priority of works;</li> <li>- JW confirmed that the Friends of Childs Hill Park Group had formed and were preparing a masterplan for the park and confirmed she would liaise with the Group as required moving forward.</li> </ul>	<p>The scheme includes a financial contribution to directly fund enhancements to Childs Hill Park in accordance with the priorities expressed and to be secured as part of the legal agreement.</p> <p>The applicants are keen to discuss the above proposals with the Group during the course of the application and post determination, to ensure that the contribution is expended as effectively as possible.</p>

<p><b>5<sup>th</sup> June 2014</b> LB Barnet Offices</p>	<ul style="list-style-type: none"> <li>- Officers confirmed the need for key details to be provided with the application to ensure design quality across the scheme;</li> <li>- Detailed comments were given on the detailed design of each house type including the need for very minor amendments to brick detailing and fenestration. Subject to this, the proposed house designs were very well received;</li> <li>- Officers welcomed the use of a consistent palette of materials across the site for both houses and flat blocks;</li> <li>- Minor comments on the detailed design of the flat blocks were received including the details of means of enclosure, fenestration;</li> <li>- Officers felt Block B footprint should be reviewed to reduce the rear protection relative to Nant Court;</li> <li>- Officers raised some concern re: the mass of Block C at its northern end, close to Athena &amp; Aphrodite and requested the end flat be reviewed to explore the potential for a rationalised footprint</li> </ul>	<p>These details have since been worked up and discussed with Officers. These accompany the application.</p> <p>Minor amendments made where required.</p> <p>This approach re: materials remains.</p> <p>Minor amendments subsequently made where required.</p> <p>Block B has been amended to reduce the extent of rearward projection to a level now agreed with Officers.</p> <p>This was reviewed and the internal layout amended to rationalise the footprint and reduce massing at this end.</p>
<p><b>17<sup>th</sup> June 2014</b> LB Barnet Offices</p>	<ul style="list-style-type: none"> <li>- Design-led discussion with Officers providing detailed comments on floorplans and elevations issued in advance. Positive feedback was received on the architectural approach with comments on detailing for some units.</li> </ul>	<p>Each comment received was addressed and incorporated into an amended set of plans for further discussion at the next meeting.</p>
<p><b>11<sup>th</sup> July 2014</b> LB Barnet Offices</p>	<ul style="list-style-type: none"> <li>- Detailed discussion Plan by Plan on proposed houses and flat blocks;</li> <li>- Drainage Strategy &amp; need for</li> </ul>	<p>Minor amendments made to detailed design in response to comments received.</p> <p>Amendments made to draft FRA and</p>

	further EA consultation; - Daylight/Sunlight – need to review design and mass of Block C in light of initial results	SUDS strategy and re-issued to EA  Block C amended to reduce scale and massing at either end to overcome impacts on adjacent blocks.
<b>25<sup>th</sup> July 2014</b> LB Barnet Offices	- Materials (Buildings and Hard Landscaping)	Project team to continue to source potential materials with a view to subsequent planning condition.

2.1.4 The above summary is additional to ongoing dialogue with Officers by phone and email, obtaining comments on various issues and parts of the design as they were progressed and evolved in an iterative manner.

## 3 Public and Resident Consultation

### 3.1 Methodology and Approach

- 3.1.1 From the outset, the applicant has recognised the importance of public engagement to inform the development of the application scheme and in particular with existing residents of the estate.
- 3.1.2 Accordingly, the applicants have co-ordinated consultation and engagement with Barnet Homes to provide a comprehensive programme of consultation which maximised participation and raised local awareness of the scheme. This was particularly important at the early stages of the scheme's development in 2013, where feedback received was most easily capable of shaping the scheme itself.
- 3.1.3 The Council employed Strategic Urban Futures (StUF), an independent resident advisor, to ensure that residents understood the consultation process and information presented at each event, along with the opportunities residents had for getting involved at each stage of the project.
- 3.1.4 Throughout these events, concerns were regularly raised by residents of the estate and immediate area regarding the principle of the proposed development with a majority of people attending expressing their objections to the scheme. Wherever possible, residents were asked to outline the reasons for their objection so that the team could gain a better understanding of this, to ensure residents were as informed as possible about the scheme and to inform further reviews of the proposals by the project team to explore any potential amendments which might overcome some of the objections.



### 3.2 Public Exhibitions and Meetings

#### ***Tuesday 12<sup>th</sup> February 2013***

- 3.2.1 This initial meeting was held at the St Agnes Centre, 0.4 miles from the Granville Road Estate. Attendance was poor with fewer than 10 residents attending and as a result and as suggested by one of the attendees, all future events were held at the Childs Hill Baptist Church, directly adjacent to the estate on Mortimer Close to ensure that attendance was maximised and that all events were accessible to all residents.
- 3.2.2 The intention of the meeting was that it would be introductory to outline the proposals, proposed consultation programme and introduce the project team. The meeting was

also attended by the London Borough of Barnet and took the format of an open floor question and answer session following introductory presentations.

3.2.3 Comments, questions and suggestions made by residents were recorded by the project architects who attended the event. These are summarised below:

- The existing and proposed development densities were requested;
- Concerns regarding the loss of green space;
- “Worried it would look like a car park by the tower”;
- One resident expressed a desire for a replacement community centre on site;
- Need to consider issues of noise from play area adjacent to Nant Court;
- Concerns over the loss of pramsheds;
- There are issues with traffic and lorries to nearby business units;
- There are problems with commuter parking and dumped cars;
- Would there be a CPZ?
- A model of the scheme was requested;
- A traffic survey is essential;
- There are woodpeckers and wagtails on the green which need to be surveyed;
- Safety of existing alleys needs to be improved – too dark.

### ***Saturday 20<sup>th</sup> April 2013***

3.2.4 A second consultation event was held across the afternoon on this date at the Childs Hill Baptist Church Hall, directly adjacent to the site given the poor attendance of the previous meeting held further away. A Saturday was chosen to minimise potential work conflicts and to maximise attendance and as a result 51 attendees were formally registered on the day. 14 of the 51 attendees were estate residents, with the majority of the others from surrounding and nearby roads. The Headmaster of All Saints School also attended the event. Attendees were invited and encouraged to complete a questionnaire that was provided, in addition to leaving comments on post-it-notes. 18 questionnaires were handed in, the results of which are summarised below. The presentation boards displayed on the day are also reprovided at Appendix 1:

- 4 of the completed questionnaires were filled out by estate residents, the remainder by residents of local streets;

- 16 (89%) found the presentation useful, 1 found it partially useful and 1 respondent did not complete this question on the form;
- 14 (78%) found the proposal clear and easy to understand, 3 partially, and 1 answered 'no';
- 8 people felt their queries were all answered on the day, 2 partially and 4 answered 'no'. 3 respondents did not complete this section of the form;
- 6 people (33%) answered 'yes' to the question "do you generally agree with the regeneration proposals?". 11 people answered 'no' and one did not answer this question, although their general comments provided would support a 'no' answer.
- 2 of the six who generally agreed with the regeneration proposals were estate residents.

3.2.5 The questionnaire included a section allowing respondents to leave any general comments or questions. Members of the project team were also on hand to explain and discuss the scheme in person, answering residents' queries directly. Comments received and questions asked were noted by the team also to ensure all feedback was recorded. These are all summarised below:

- Numerous comments were raised varying degrees of concern regarding the loss of green space and the amount of proposed development.
- Expect Beech Court and Garth House sites to be developed but others too much;
- Maintain public park between Garth Road and Harpenmead Point;
- Concerned about the loss of pramsheds;
- Concerns over parking provision and traffic;
- Potential rights of way issues for rear of properties that front Cricklewood Lane and back onto Mountfield;
- Will Nant Court and Mountfield get their own private space?
- Doubts over potential use of Car Club;
- Will the affordable homes really be affordable?
- Why do private homes get garages and existing residents don't?
- Childs Hill Park feels very run down although children do use it;
- Will there be elderly/sheltered housing?
- Will there be access to the allotments? (a gate was requested);



- “Strong objections to ‘The Square’ – too close to back gardens in Crewys Road”;
- No community centre – people need places to meet and for activities indoors;
- Looks interesting – hope the parking for residents is not affected;
- The plans are well thought out – hope residents feelings are listened to;
- Seeing houses back on the estate is good;
- Parking permits needed and 3 bed houses need 2 spaces;
- Are sewers being upgraded?
- Unacceptable impacts on local roads – Crewys Road referred to as having existing problems;
- Are more Primary School places being provided?
- We need more green spaces not less;
- Making good quality green space with childrens’ play equipment and seating;
- Need to ensure path to Garth Road is retained;
- Concerned over potential noise from play area on existing residents in Nant Court;
- Too early to comment. I hope it creates a positive image to the area;
- Stress that building will inflict on residents is intolerable;
- Play space is inadequate and could cause social problems in future;
- Current space turned into private gardens is not acceptable;
- Too many old beautiful trees being removed;
- Mountfield Pramshed are well used;
- Alley next to Baptist Church well used. One concern raised regarding the Garth Road alley with a request to shut off due to concerns about rubbish.

**Thursday 4<sup>th</sup> July 2013**

- 3.2.6 This evening event took the form of an initial introductory presentation where residents took the opportunity to provide comments to the project team in attendance and was followed by an open exhibition with presentation boards (see Appendix 2) and model of the scheme. The session was intended to focus on playspace and highways issues, but any query raised was addressed and discussed. Representatives from New Ladderswood

LLP were in attendance, in addition to the architects, Planning Consultant and Highways Consultant, ensuring all queries could be suitably answered by the appropriate team member. Each team member recorded comments received and questions fielded. These are summarised below:

- Residents queried how parking permit allocation would be administered, including visitor parking?
- Some residents asked if the scheme would provide a through road through the site?
- Concerns were raised over the loss of open space and introduction of play areas in terms of anti-social behaviour and general disturbance – this was particularly raised in connection with the proposed Pocket park and relationship with Nant Court;
- A strong preference away from formal and traditional play equipment was expressed;
- Play equipment should be sturdy to avoid damage;
- A number of residents voiced objections to the principle of the proposed development, density and loss of open space;
- The provision of allocated communal amenity space to each block was generally received positively;
- Would prefer to see grassed areas on The Square;
- Would want pramsheds retained or replaced;
- Some residents expressed a preference for taller buildings to minimise footprints;
- Land between Granville Point and Harpenmead Point and the loss of this raised concern amongst residents;
- Nant Court residents expressed a desire for the Crewys Road footpath/link to be retained;
- Concerns expressed regarding the absence of affordable rented units;
- Concerns raised about the lack of community facilities on site.

**Tuesday 17<sup>th</sup> September 2013**

- 3.2.7 This event was held 3,30pm – 8pm, ensuring it was convenient to those wishing to attend after the school day and also falling outside of standard working hours and school holidays. The event was held at the Baptist Church again and was open to all residents of the estate and surrounding local area. The flyer and exhibition boards from the event are reproduced at Appendix 3.

3.2.8 This event was intended to present amendments to the scheme made since the previous exhibition in July and having had regard to the comments received. Although the last planned exhibition event prior to submission of the planning application, feedback was encouraged and would still be considered by the applicants before any scheme was finalised. Attendees were encouraged to complete a questionnaire and thirty were received:

- 9 questionnaires were completed by estate residents, 21 by residents from elsewhere in the local and surrounding area;
- 16 respondents (53%) felt that the scheme presented was an improvement to those presented on 20th April 2013, 8 (27%) felt that they were not an improvement. 3 were balanced or undecided and 3 did not complete this question;
- 18 (60%) respondents did not “generally agree” with the proposals, whilst 8 (27%) did. The remainder were either balanced (2) or did not complete this question (2).

3.2.9 Of the changes made, the following received positive feedback:

- Introduction of the larger green space in front of The Row and loss of the parking area previously proposed to the rear;
- Loss of the Pocket Park next to Nant Court;
- Confirmation that no formal play equipment (swings etc) would be provided on site;
- Provision of communal amenity areas for each existing block;

3.2.10 Comments received and concerns raised remained largely consistent with those set out above from the previous events. The following summary are those issues raised by respondents in the comments section and as observed and recorded during the course of the evening:

- Disturbance during construction for existing residents;
- Are there sufficient school places?
- Would prefer to see more flats and higher rise to maximise open space retention;
- Concerns over loss of pramsheds;
- Parking provision and highways impact on local roads;
- Drainage;
- Potential anti-social behaviour;

- No new community hall being provided;
- S106 money should go towards Childs Hill Park;
- The scheme is too dense – no change in numbers proposed since first exhibition;
- Need more rented accommodation;
- Need good quality lighting and a suggestion for a community orchard to involve residents in management of the estate.

### **3.3 Resident Steering Group**

3.3.1 A Resident Steering Group was set up following the initial principal exhibition on 20th April, overseen by StUF in their role as resident liaison and attended by Barnet Homes. The applicants liaised closely with both StUF and Barnet Homes to ensure that whenever their attendance was required, a suitable representative was sent and that any information required for the meetings was provided. Minutes of all meetings were issued to the applicants, ensuring that any issues raised would be given due consideration and where necessary, a direct response provided for the next meeting.

3.3.2 Meetings were held on 6<sup>th</sup> June 2013, 20<sup>th</sup> June and 27<sup>th</sup> June and provided feedback that informed the presentation material for the exhibition on 4th July, to ensure that all issues raised would be addressed.

### **3.4 New Granville Website**

3.4.1 Throughout the pre-application stages, the applicants have administered a project website – [www.newgranville.co.uk](http://www.newgranville.co.uk). This has provided a resource that can be accessed freely by estate and other local residents at any time, providing copies of consultation material, and the ability to contact the project team directly with any queries or comments by email. It is intended that this website will remain active throughout the course of the application and post-application can become a resource whereby residents can be kept fully informed about the construction programme.

### **3.5 Response to Feedback**

3.5.1 From all of the public consultation carried out, there are clear themes that have consistently been raised. These are set out in turn below, together with a summary of how they have been addressed by the final application scheme formally submitted.

#### ***Principle of Development***

3.5.2 A majority of attendees registered their objections to the scheme either on the questionnaires or verbally, a large number of which did so on an in-principle basis (often intrinsically linked with the concerns over the loss of open space discussed below). The accompanying Planning Statement sets out the relevant policy basis for the proposals, in particular in the form of the Council's Core Strategy, which identifies the Granville Road Estate as a Priority Housing Estate for renewal and which will make a contribution towards meeting the Borough's housing targets. This will in turn deliver a mixed

community and enhance the environment of the estate. The Core Strategy itself was subject to a long public consultation and examination in public programme, where residents across the Borough had the opportunity to participate. This Core Strategy has been confirmed as sound by an independent Inspector.

- 3.5.3 Since commencement of the pre-application dialogue, a number of significant changes have been made to the scheme discussed below, which it is hoped go some way to addressing the concerns expressed which may have contributed to such a view being taken.

#### ***Density and Amount***

- 3.5.4 During all public consultation events, the number of proposed dwellings stood at 149. Since the last exhibition in September 2013 however, and following extensive dialogue with Officers, this has been reduced by 17 units (over 10%), down to 132 proposed new units. This represents a net increase on the estate of 111, given the existing 21 units in Beech Court which is proposed to be demolished.
- 3.5.5 This number remains within the London Plan density ranges for the site, whilst the reduction in numbers has allowed for a more spacious layout with greater open spaces between buildings. It will also ensure that the site makes a positive contribution towards meeting the Borough's housing needs.

#### ***Loss of Open Space***

- 3.5.6 It was clear from the public consultation events that the main concern people had related to the loss of open space, including the potential loss of trees. The scheme originally presented publically has been amended significantly to ensure open space loss is minimised and that those existing areas of greatest value are protected and preserved as far as possible.
- 3.5.7 The first scheme proposed a terrace of houses fronting onto Granville Road between Harpenmead Point and Granville Point, with private gardens, garaging and a private parking court to the rear. It was however apparent that this existing area of open space was that most valued by existing residents and accordingly, the proposed layout was fundamentally altered to remove the proposed private parking court and garages, thus allowing the houses to be pushed back. In their place, a large open space is now proposed to the front, publically accessible to all and centrally located within the estate. Gardens to the rear of The Row have been kept to the minimum required to meet the corresponding planning policy requirement, ensuring space to the front is maximised.
- 3.5.8 The existing open space, which is included in the Council's online Parks and Open Space Directory, originally was proposed to accommodate 2 no. houses. These have since been removed and the area reinstated as proposed open space, in a larger and consolidated form from the existing provision. Elsewhere across the site, and as a direct result of the reduction in unit numbers, a more open layout is proposed. This also helps the proposed drainage strategy which utilises sustainable drainage (SUDS) where possible and which replicates greenfield run-off rates across the site.

- 3.5.9 An Open Space Assessment has been carried out and accompanies the application. This has directly informed the proposals to ensure that the scheme delivers sufficient levels of open space provision with regard to amenity space, playspace and public open space, as required by policy. This assessment includes all proposed and existing residents and illustrates how each resident will benefit from open space which meets the relevant design and typology criteria and is quantitatively sufficient – i.e. the proposed development is using ‘surplus’ open land in policy terms only.
- 3.5.10 In developing the scheme and responding to residents’ concerns, it is now proposed that each flat block, including all existing flat blocks to be retained, will benefit from a dedicated communal amenity area. This was raised by a number of residents, most notably at Nant Court, and there remains further scope for residents to become directly involved in the detailed design of these areas at a later date, ensuring they offer the maximum value to residents.

### ***Playspace***

- 3.5.11 The majority of residents raised concerns over the idea of playspace provision on site due to fears surrounding potential anti-social behaviour by encouraging older youths onto the estate. No comments were received in favour of traditional and typical play area equipment on the estate, instead expressing a preference for informal and natural play. This has directly informed the play strategy as set out in the Open Space Assessment and Design & Access Statement, which proposes only those types of play.
- 3.5.12 Originally, the playspace strategy focused on the provision of a central Pocket Park on site, south of Nant Court. Many residents raised concerns over this and the potential impact to Nant Court residents and accordingly this strategy was reviewed and amended towards a more dispersed strategy, offering more, smaller natural and informal play areas across the site and allowing the previous Pocket Park to in part be allocated directly to Nant Court. Given the changes in front of The Row described above, it was also considered that this offered a better location for amore central playspace on site and is also of a size to allow play provision for over 5’s in accordance with the London Plan SPG, increasing the breadth of offer on-site.

### ***Pramsheds***

- 3.5.13 A number of residents raised issues regarding the proposed loss of all existing pramsheds. From the initial presentations to residents however, it soon became clear that despite many of these being in a derelict or semi-derelict state, a number of residents place great value on these and some rely heavily on them for storage – for example one Nant Court resident relies upon their pramshed to provide external wheelchair storage for a visiting disabled resident. Accordingly, work was undertaken in 2013 to develop a reprovision strategy and it is now proposed to provide replacement pramsheds across the site for existing residents, with the existing Mountfield sheds capable of retention in situ.

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### **Scale**

- 3.5.14 Scale of development with regard to building heights and massing was not raised by many residents as a concern. In fact, a number of residents had expressed a preference for taller buildings than proposed to keep footprints to a minimum. Some residents of Crewys Road did raise concerns in respect of Block C's scale and the potential impact upon their dwellings to the east. This Block has been subject to extensive design review and discussion with Officers alongside the public consultation and as a result, the block has been re-sited further from the eastern boundary and fully tested in respect of daylight/sunlight to ensure impacts on nearby properties are acceptable.
- 3.5.15 Elsewhere, the scale of buildings have remained broadly as shown throughout the public consultation process and which have not generated any noteworthy concern.

### **Community Facilities and Services**

- 3.5.16 A number of residents expressed concern regarding the provision of community facilities, particularly in respect of a community hall and sheltered housing to replace the Garth House development and the potential impact of school places. This is considered in detail within the Planning Statement.
- 3.5.17 Following the Garth House fire, the Council considered options for the site, including replacement of the facility and continued provision of a community hall on site. In assessing the need for sheltered housing, the Council confirmed an oversupply in the Borough, something also noted in the subsequent Core Strategy. Similarly, it was noted by the Council that the area was well served by community facilities, including the adjacent Baptist Church, and this remains the case. The valuable role this performed in facilitating the public consultation demonstrates this aptly. In any event, the Council concluded that a standalone community facility would not be viable in isolation and would fail to accord with their Future Shape Programme.
- 3.5.18 The application will make significant Community Infrastructure Levy (CIL) payments which will directly fund local service provision where required, ensuring the area is adequately served with regard to healthcare, education, libraries and other services.

### **Affordable Housing**

- 3.5.19 Concern was raised by some residents regarding the absence of new proposed affordable rented accommodation. Affordable housing is considered in full within the Planning Statement and details how the Core Strategy, when referring to the Granville Road Estate refers to "private sale" and "intermediate housing for sale" only (Paragraph 7.1.12). London Plan policy is also clear in identifying estate renewals as opportunities to provide new mixed communities and the Housing SPG states that where there is a requirement to achieve a wider range of types of provision in a neighbourhood, replacement of social/affordable rented units with intermediate provision is acceptable.
- 3.5.20 It is noted that some comments were received suggesting the introduction of private sale units on the estate would lead to less integration, but this goes against the established thrust of affordable housing and mixed community policy which firmly encourages mixed provision to deliver sustainable development. The proposed mix of intermediate



housing has been carefully considered by the provider, One Housing Group, to ensure that it remains affordable and thus makes a positive contribution to meeting affordable housing needs.

### **Roads**

- 3.5.21 Some residents raised concerns regarding the new development and future traffic generation giving rise to unacceptable impacts on the surrounding highway network. With these concerns firmly in mind, the project highway consultants have liaised closely with Barnet Highways to ensure that the Transport Assessment undertaking followed an agreed and robust scope and included all necessary committed development elsewhere in the area. This included agreement over the survey data needed and the junctions which should be assessed. As the accompanying Transport Assessment details, all assessed junctions operate safely and without any significant impacts as a result of the proposed development.
- 3.5.22 From the outset, it was clear that residents had significant concerns regarding the possibility of a through road being provided. Accordingly, the proposals have been careful to never allow for a through route from Granville Road onto Mortimer Close to the south and through discussions with London Fire Brigade, it was established that the boundary between the two need not be bollarded or similar to allow emergency access, allowing this to be more permanently landscaped, providing a solid break between the two roads.
- 3.5.23 A route is proposed to link Llanelly Road with Granville Road and this is seen as a significant benefit of the scheme, allowing residents a more direct route onto or off the estate. It was however acknowledged that this should not be allowed to become any kind of 'rat run', emphasised further by the comments received during the public consultation events. From the outset therefore, this road was designed in a way to keep speeds to a minimum and with a marked change in alignment around the square, blocking longer-range lines of sight and making it a slower and less attractive route for vehicles which already travel from Granville Road to Cricklewood Lane via Crewys Road. This is further reinforced by the change in priority at the Granville Road/Nant Road junction, meaning vehicles would have to turn into the site, again less convenient.
- 3.5.24 The details of this route have been developed throughout the pre-application consultation stage and the opportunity taken to explain this part of the proposals in full. It was the project teams' experience that once given the opportunity to discuss and explain this issue directly with residents, the majority of people had their fears allayed.
- 3.5.25 Given the reduction in the number of proposed dwellings since the public consultation events, any highways impacts will in any event have been further reduced.

### **Parking**

- 3.5.26 A number of residents raised concerns regarding the amount of proposed parking and how it would be managed. Whilst there was a generally consensus in identifying the problems with non-resident parking at the site, many residents felt the level of provision proposed was likely to be insufficient. To test this and ensure the provision levels were



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robust, a parking beat survey was carried out in the early hours of a typical weekday morning, to ascertain the current levels of resident parking demand (i.e. before people have left for work, after they have returned from any evening trips and before any non-resident commuter or commercial parking would arrive on site. As the Transport Assessment details, this proposed level of parking exceeds this requirement.

- 3.5.27 The general experience was that people welcomed the concept of controlled parking and parking management on site given the existing problems experienced, but the principal concern with this was the allocation of permits and how that would relate to individual levels of car ownership. A draft Parking Management Plan has been prepared and submitted to outline how the management and permit system is currently intended to operate and this can be conditioned to allow further dialogue with Officers and residents on the issue as required prior to formal approval of the Plan.
- 3.5.28 Throughout the process, it has been a fundamental premise that existing and new residents would be subject to identical levels of car parking provision based on unit type and size. This remains the case at this application stage and again should go some way to addressing any remaining concerns regarding the proposed car parking strategy.

## 4 Masterplan Evolution

4.1.1 The evolution of the scheme in response to comments received from Officers, residents and other consultations can be illustrated through a review of the site masterplan and how this has been amended since the first pre-application meeting with Officers in April 2013.

### **April 2013**



- Original masterplan for 149 units – basis for Exhibition on 4<sup>th</sup> July 2013

### **July 2013**



- Removal of rear garaging and parking to The Row to provide open amenity space between Granville Point and Harpenmead Point;

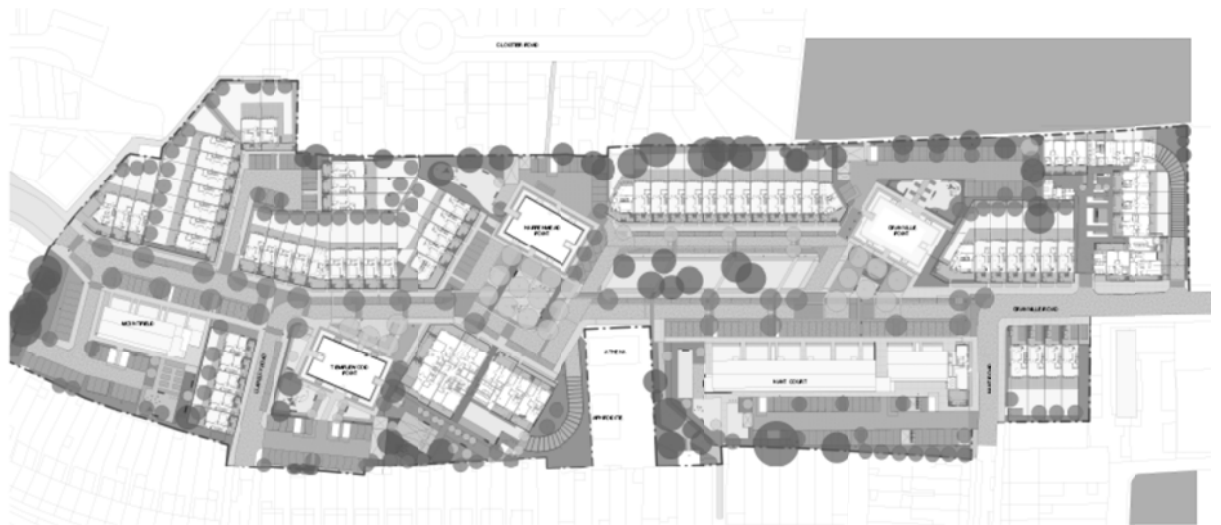
- Amended layout to The Close to remove corner units and provide greater space between buildings;
- Removal of proposed houses directly south of Mortimer Close;
- Revised parking proposals for Templewood Point and Block C to avoid parking on ramps;
- Provision of communal amenity space to Nant Court;
- Reduction in the height of Block B by one storey to match the adjoining Nant Court building (3 storeys);
- Basis for scheme presented at the exhibition on 17<sup>th</sup> September 2013,

### **November 2013**



- End of terrace house removed immediately south of Harpenmead Point giving increased amenity area for tower residents;
- The Row amended to include additional dwelling and reduce size of previously proposed dwellings to create symmetrical layout;
- Block C amended to increase separation from Crewys Road to the east;
- Amendments to Block A to improve relationship with adjacent commercial units;
- Refuse proposals revised following dialogue with the Council's waste team;

**July 2014**



- Amended layout for The Close to provide only two units at the western end;
- Amended corner house design opposite The Square to provide more traditional end of terrace form;
- Revised and reduced massing to Block C, subject to ongoing discussion with Officers looking at various options and considering Daylight/Sunlight impact assessment. Resulted in the overall reduction in the number of units here and from other changes across the site from 149 to 135.
- Application scheme has made further amendments to Block C resulting in the omission of a further three units, resulting in a 132 unit scheme.

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## 5 Summary

- 5.1.1 This application will clearly impact upon existing residents of the estate and the applicants have this carried out an extensive programme of public consultation and engagement with residents of the estate and surrounding area.
- 5.1.2 Feedback received was recorded and considered carefully by the project team with changes made in response wherever possible and required. This includes some fundamental changes to the masterplan including the reinstatement of a large open space between Harpenmead Point and Granville Point and the development of a revised amenity space and playspace strategy to ensure all existing blocks benefit from dedicated communal amenity areas.
- 5.1.3 Although a majority of people attending the events raised in-principle objections, any objection was explored to understand its basis and to see if there was any reasonable prospect of the scheme being amended to address this. Many of the changes made in response to the comments received were favourably received, with a majority of attendees at the September 2013 event confirming that the amended scheme represented an improvement on the previous scheme presented in July 2013.
- 5.1.4 Alongside the public consultation, the applicants have actively engaged with Officers and other consultees and this has resulted in further amendments to the scheme, including the reduction in the number of units from 149 to 132. These constructive discussions have secured a high quality scheme with good design which address development plan policy requirements and will create a high quality mixed use community as described in the Core Strategy.
- 5.1.5 The applicants will continue to update the website and engage proactively with residents and other local stakeholders throughout the project and construction phases and given the above, it can be concluded that the advice contained within the NPPF and NPPG has been followed and the scheme has benefitted from pre-application engagement with interested parties and residents to identify areas of concern and address them wherever possible.

**1**

**APPENDIX**



## Who We Are

### Developer Team



- Mulalley and One Housing Group have formed a partnership to deliver the project as joint developers
- Mulalley is a family owned local company based in Woodford Green. They are a multi-award winning construction company which has been working on similar occupied estates for over 40 years
- Sherrygreen Homes Ltd is the development arm of Mulalley and will lead on the new housing for private sale elements of the scheme. They are a residential developer which specialises in building quality urban homes in London and the South-East
- One Housing Group will lead on new shared ownership housing elements of the scheme. They will also manage the new housing and all landscape areas including those to the existing buildings following construction. They are a large charitable housing association which provide housing, care and support services across London, managing over 14,000 homes in 26 London boroughs

### Consultant Team



- Levitt Bernstein are an award winning design practice who have been involved in helping to deliver estate regeneration in London for over 40 years. They will be responsible for the architecture, master planning and landscape design
- DHA are a multi-disciplinary planning and development consultancy with experience on working on a wide range of projects. They will be acting as planning consultants
- These key consultants will also be supported by a range of specialist technical consultants covering issues such as energy, sustainability, transport and ecology. These will be appointed shortly

### Contractor



- Mulalley will be the contractor for the construction of all new buildings and landscape areas
- Mulalley's objective will be to ensure we involve and consult residents and the wider local community throughout all stages of the regeneration. We will also ensure that the demolition and construction works cause minimal disruption and do not negatively impact on residents lives and daily routines
- Mulalley is the only construction company in the UK to have received the Queen's Award in recognition of our approach to and commitment to resident consultation and involvement, and are one of the 6 founder members of the Considerate Constructors Scheme winning over 60 awards

### Council Team



- Barnet will remain the landlord for all existing residents and will continue to be responsible for the management of the existing buildings. They will also act as the local planning authority, assessing design, housing, highways and other aspects of any proposals
- Strategic Urban Futures have been employed by Barnet Council to act as an independent advisor for the existing residents. They will be available to support residents in explaining the development process, helping residents understand any proposals and how they may affect residents, and showing residents how they can get more involved should they wish to. StUF is an innovative regeneration consultancy with a 13-year track record of success



## Why We Are Here & What We Are Doing



Aerial view of the existing site and its context

### Why we are here

Barnet Council invited a small number of developer led teams to provide proposals for the area of the existing Granville Road Estate. The council stipulated that any proposals should seek to make best use of the land for new housing, outdoor space, play spaces and parking.

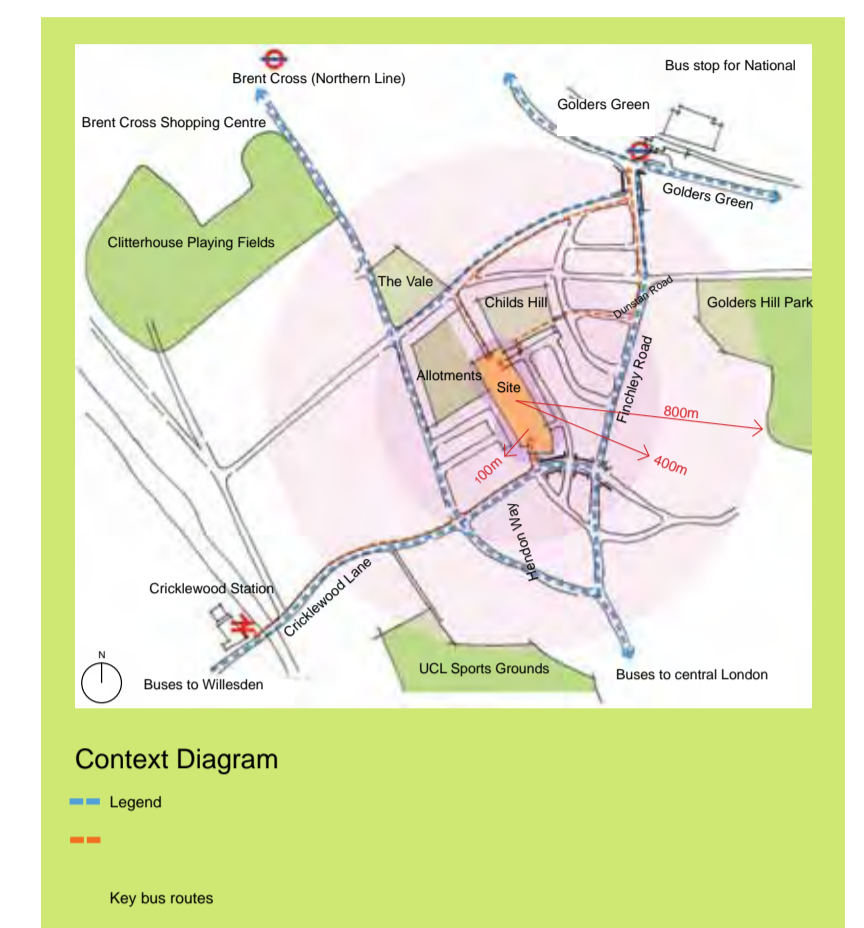
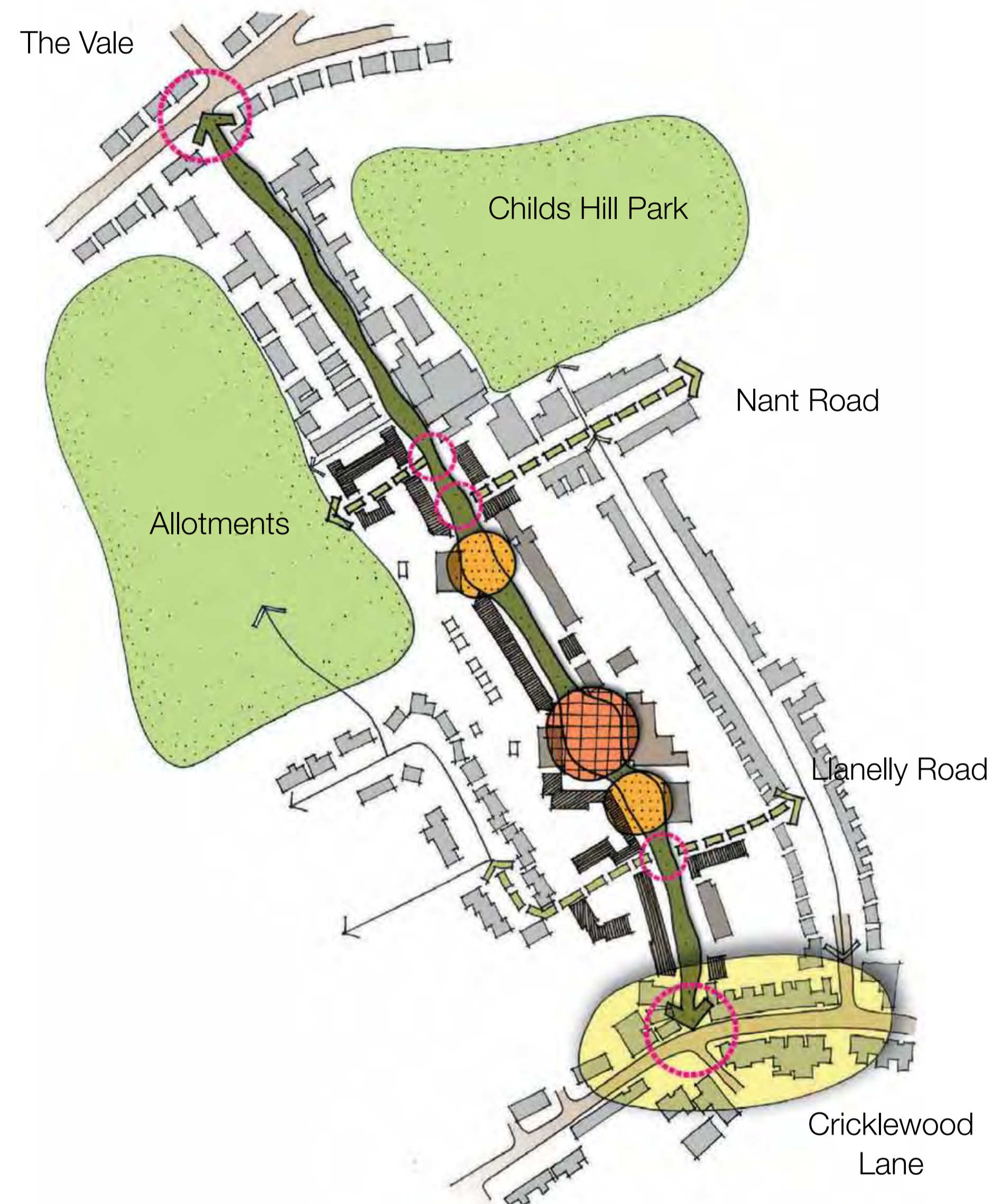
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### What we are doing

We have come today to explain our initial proposals and to hear your views on them.

This is the start of a design process which will lead to a planning application for the site.

Working with residents and the Council we wish to present our proposals again in the coming months to show you how they have developed and how we are responding to your comments.



Urban Design Concept

### Current Design Proposals

Our current proposals seek to provide:

- 149 new homes, 75% of which will be family homes
- 360 parking spaces for new and existing residents
- A range of high quality public and private amenity spaces including dedicated new play spaces for each existing tower block, and a new public play area

These are organised around creating a strong spine road through the area to re-link The Vale to the north with Cricklewood Lane to the south

This would be lined with new houses to create a familiar scale similar to the surrounding streets and help create a new sense of place

The new road would be traffic calmed to stop through traffic creating a 'rat run'

A series of new public spaces would be created along this street to respond to the existing towers, providing high quality outdoor spaces and helping create a focus for the area.

The density of the Estate following re-development would be at least 10% below the maximum recommended by the Council.

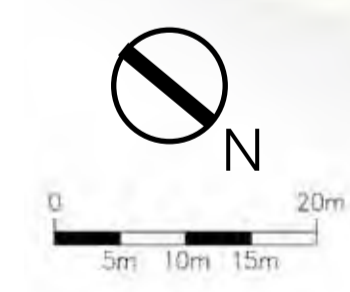
The next board shows our proposed layout for the site based on this approach.


















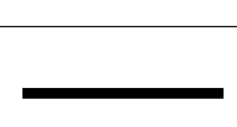


# Granville Renaissance

New accommodation:  
60 houses  
89 flats

Overall site parking:  
360 spaces



- |   |  |   |  |
|---|--|---|--|
|  New 2, 3 and 4 bed houses |  1 Garages                    |  'Homezone' block surface    |  Adoptable bitmac road      |
|  New 1 and 2 bed flats     |  2 Substation                 |  Private pathway             |  Adoptable PC paver footway |
|  Existing towers           |  3 Communal refuse store      |  Main square surface         |  Existing trees retained    |
|  Existing buildings        |  Shared bonded gravel surface |  Crossing / Threshold points |  Proposed Trees             |
|   |  |   |  4 Caretakers' store        |
|   |  |   |  Site boundary              |



## Character Areas

Within the overall development we have identified five different character areas each of which has been developed in direct response to its particular urban design role within the site. The areas are differentiated by varying the scale of the buildings and landscape, changing the built form, adjusting the proportions of brick and potentially render, and varying the detailing of how materials and components are used in combination.



The Close

### A quieter more intimate feel

- buildings provide enclosure
- less formal elevations
- shared surface mews treatment
- neighbourly atmosphere
- footpath re-routed through space if possible



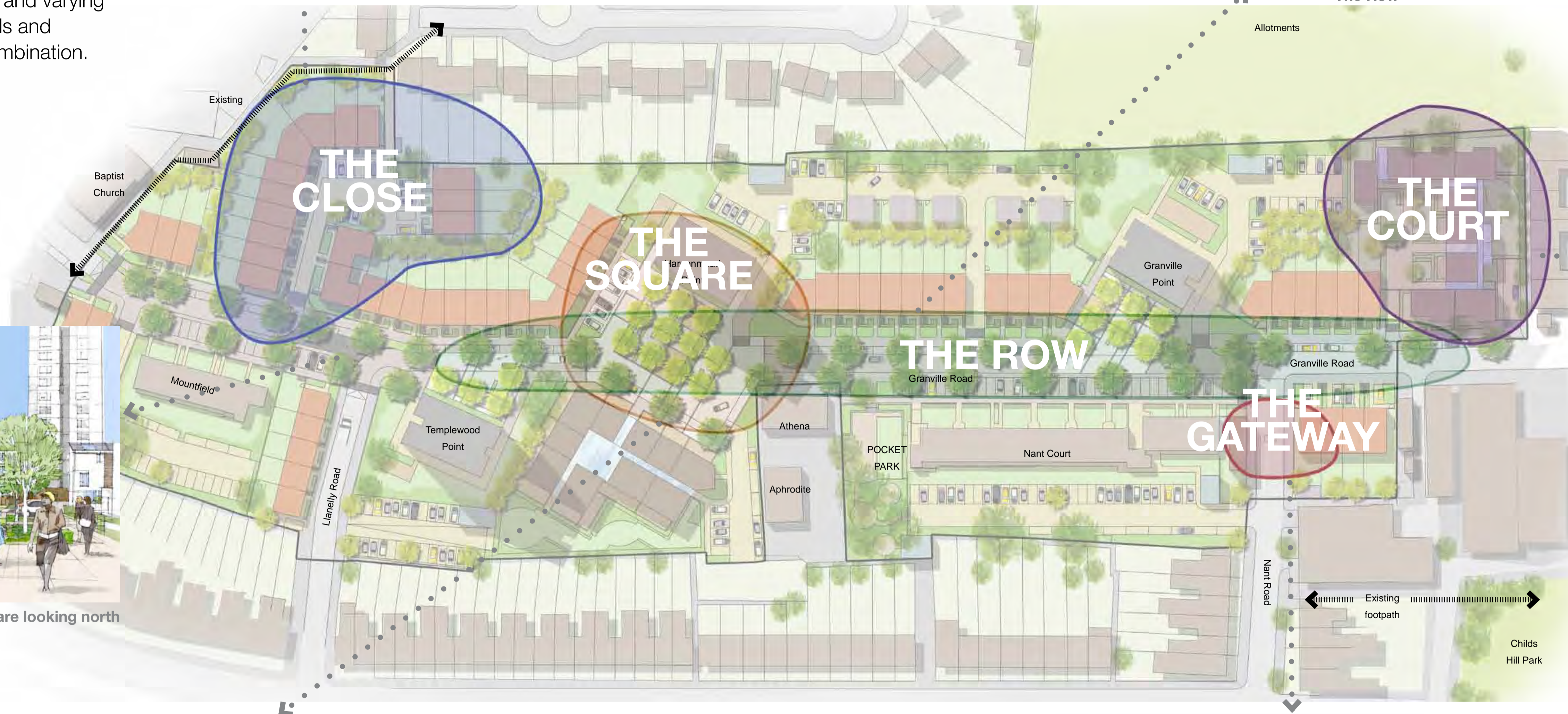
The Row

### Safe, practical and green

- large family houses with private gardens
- unadopted streets with high quality Homezone feel
- continuity of form and materials
- articulated roofscape
- individually stepped for level access



View towards The Square looking north



The Court

### Buildings and landscape create a discreet sense of place

- appropriate scale
- strong street presence
- semi-private courtyard
- well overlooked and secure
- green, lush space



The Square

### The pivotal heart of the development

- buildings and landscape adopt tower geometry
- form and treatment reflect the importance of the space
- bold elevational features
- active ground floor with shared and private entrances

- scale reduces at the rear



The Gateway

### Creating a sense of arrival

- new buildings announce the entrance to the site
- active frontages on both sides
- special corner treatments
- attention to detail



# Granville Renaissance



Aerial view of The Close and The Square

## The Square



View looking into The Square towards Block B



Example of accent lighting to highlight landscape elements of The Square



Example of seating and landscape treatment of The Square



*Robinia pseudoacacia 'Frisia'*



View looking into The Close from The Row



Examples of buildings using similar forms and materials



Sectional elevation B-B looking south west within The Close

## The Close



# Granville Renaissance



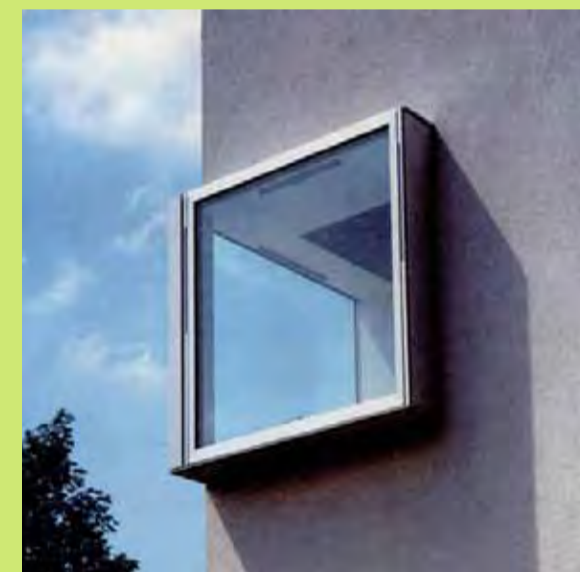
View looking towards the site from Nant Road



View looking along The Row to the south



View looking into The Court from Granville Road



Elevation of The Row



Top-lit circulation area



Careful detailing



Entrance core - plenty of natural light



Examples of flank wall, corner house treatments using bay windows



Example of balcony and fenestration treatment



Examples of rendered terraces



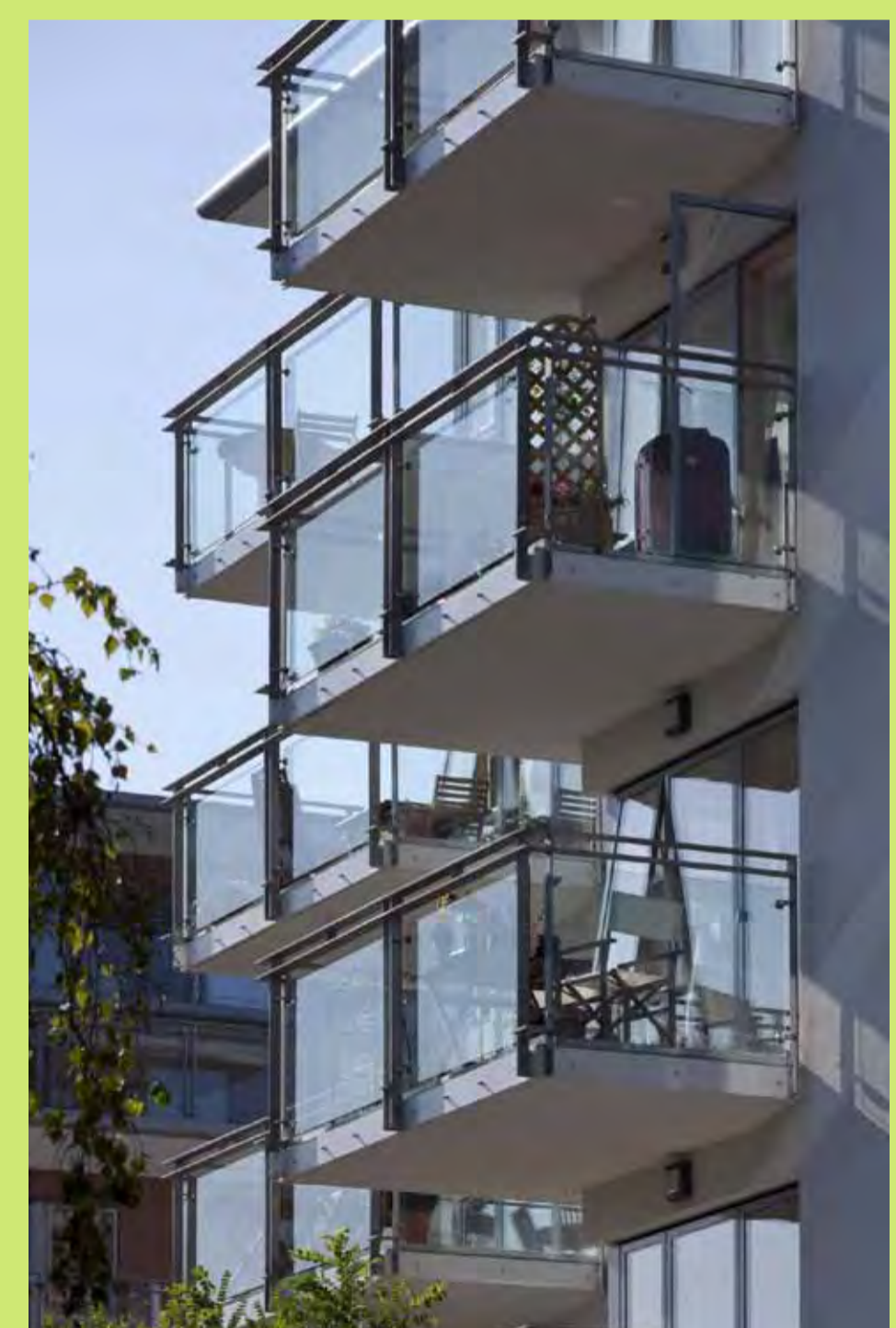
## The Gateway

## The Row

## The Court



Examples of cantilevered balcony treatment and render



Example of similar balcony treatment

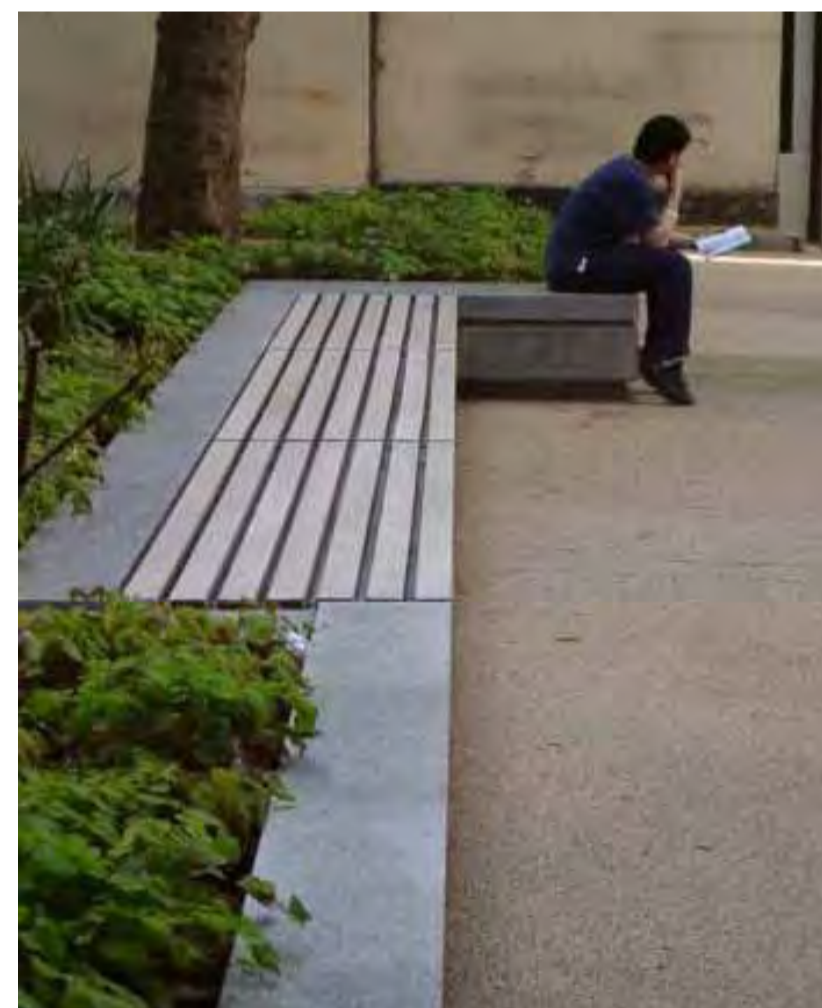


## Public open space and play provision

### The Square



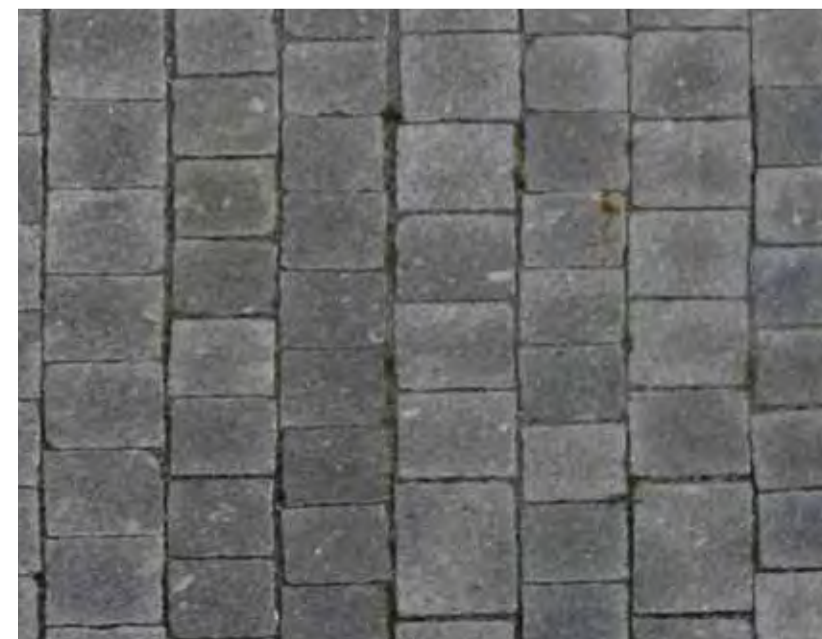
Sketch of the square showing play, seating and ornamental planting



Seating edge



Detail to show design of the public square in front of Harpenmead Point



Linear paving units



Bonded gravel

### The Pocket Park



Plan to show the location of the square and the pocket park



Precedent image of proposed play



Precedent image of proposed play



Precedent image of proposed play



Precedent image of ornamental planting

The key below describes the pocket park in more detail:

1. Existing trees retained and canopies raised to increase views and light
2. Entrances with gates with option to lock at night if required
3. Seating edges
4. Ornamental planting beds
5. Low shrub and woodland planting
6. Areas of equipped and incidental play
7. Open grassed area
8. Possible storage for maintenance or community use



Detail to show the suggested design of the pocket park



## Private and communal space



Detail to show design of a typical communal garden for each tower

A series of large shallow-stepped and gently sloping areas divide the square and create a series of smaller spaces, which respond to the graded topography of the site. The materials used include linear stone paving, timber deck and bonded gravel, and are designed to infer a residential 'garden' quality to the squares and the intended community use for leisure, relaxation and play, as described further in the key below :

1. Broken grid of large, open canopy trees intended to relate to and buffer against the towers.
2. Seating areas.
3. Play items such as a sculptural sea saw, boulders and play hoops.
4. Seating edges and low walls to accommodate level change across the square.
5. Division of areas by surface material.
6. Ornamental perennial and shrub planting.
7. Cycle parking



Example of private garden



Jumping discs



Curved seating



Buffer planting



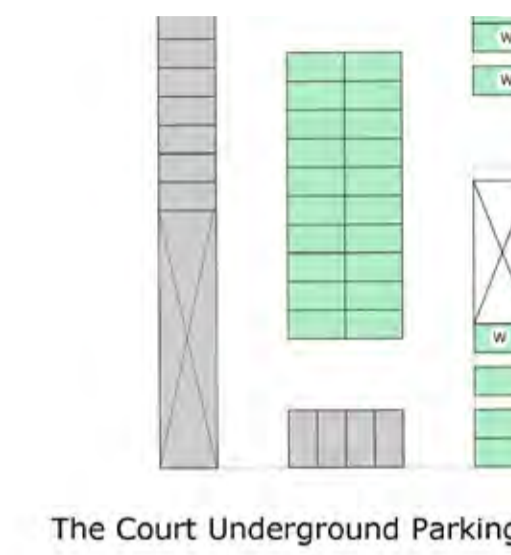
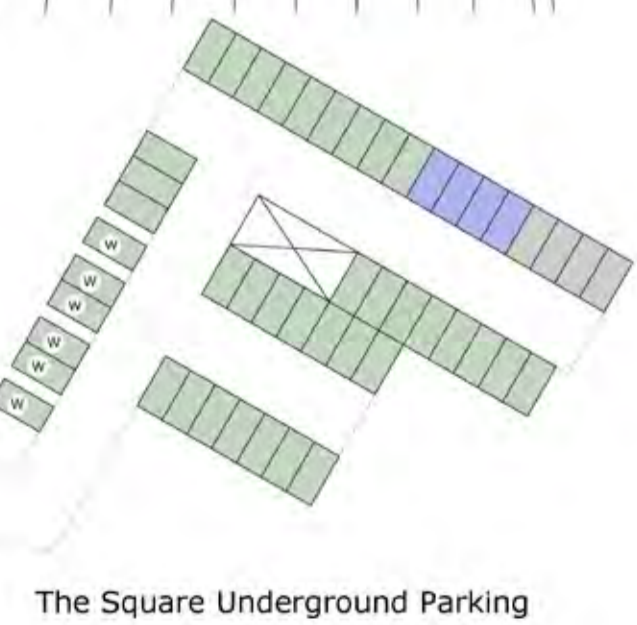
Incidental play and seating boulders



## Parking



Car Parking Allocation Diagram	
<span style="color: brown;">■</span>	Existing Apartments
<span style="color: green;">■</span>	Proposed Apartments
<span style="color: blue;">■</span>	Proposed House
<span style="color: orange;">■</span>	Car Club
<span style="color: cyan;">■</span>	Visitors Spaces
<span style="color: grey;">■</span>	Secured Parking Spaces (larger houses)
W	Wheelchair Parking Spaces



Our current proposals provide the following parking for new and existing homes:

- existing and new 1 and 2 bed apartments at 0.8 spaces per home
- existing and new 3 bed houses and apartments at 1 space per home
- new 4 bed houses at a maximum of 2 spaces per home

The overall aim of our strategy has been to provide convenience for both new and existing residents without allowing cars to dominate the streetscape. The visual impact has been substantially reduced by our decision to provide approximately 100 car parking spaces underground in car parks below the 2 main new flat blocks. The remaining parking spaces are carefully distributed at street level.





## Next Steps

	Scheme Design	Planning	Technical	Construction	Management
Developer and Council Teams	<ul style="list-style-type: none"> <li>• Design of general layout and height of proposed new buildings and roads</li> <li>• Design of how the new buildings and spaces will look , including what materials would be used</li> <li>• Design of how the new buildings will be serviced and where cars can park</li> <li>• Design and location of all new play spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Proposals to Barnet Council for approval</li> <li>• Barnet invites comments from the public and wide range of statutory bodies</li> <li>• Barnet officers write a report recommending whether or not the proposals should be granted permission</li> <li>• Planning Committee, made up of Barnet Councillors, vote on scheme at a public meeting</li> </ul>	<ul style="list-style-type: none"> <li>• If planning is approved, the Developer Team would then develop the technical aspects of the scheme</li> <li>• This would produce a set of technical information to allow the contractor to build the new buildings, roads and landscape areas</li> <li>• Technical details would be submitted to Barnet to ensure they meet building control requirements</li> </ul>	<ul style="list-style-type: none"> <li>• If the council is happy the design meets building control requirements, construction of the new buildings, roads and landscaped areas would be carried out in 2 separate phases, over approximately 3 years</li> <li>• The project would be monitored by the 'Considerate Contractor Scheme' to ensure work is carried out safely and disruption to residents is minimized</li> </ul>	<ul style="list-style-type: none"> <li>• One Housing Group would take on the management of all public areas of the estate before the development is completed. This would include the cleaning and maintenance of the new road, squares, park and the communal gardens and parking areas around existing blocks</li> <li>• Barnet Homes would continue to provide housing management and block services to existing residents, as they do now</li> </ul>
Residents and wider public	<ul style="list-style-type: none"> <li>• Public exhibition of initial design ideas</li> <li>• Workshops held with residents on key topics identified by residents</li> <li>• Public exhibition of developed scheme to allow further residents comments before scheme is submitted to planning</li> <li>• Website set up to show residents who can't attend meetings how the proposals are developing</li> </ul> <p><b>www.newgranville.co.uk</b></p>	<ul style="list-style-type: none"> <li>• All plans and technical reports made available to the public via Barnet Council</li> <li>• Public given a 4 week period to comment on any aspect of the proposals</li> <li>• Decision made on the proposals at a Planning Committee open to the public to attend</li> <li>• Members of the public may speak for / against the scheme at the Planning Committee in accordance with Council rules before Barnet Council makes its decision</li> </ul>	<ul style="list-style-type: none"> <li>• Resident workshops would be held to discuss key design issues, particularly in terms of landscaped areas and play spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Mulalley would employ a permanent resident liaison officer (RLO) so that residents always have a contact for any problems arising during construction</li> <li>• Monthly newsletter / website updates would be used to keep residents informed on progress of the work and to show how problems raised by residents have been responded to</li> </ul>	<ul style="list-style-type: none"> <li>• A parking management service would be introduced to ensure the additional parking spaces set aside for existing residents are not used by others. This would likely to be by issuing free permits to residents</li> </ul>





**2**

**APPENDIX**



# Granville Road Regeneration

**Why We Are Here & What We Are Doing** - Granville Road is identified as a priority site for new housing development within the Council's adopted Core Strategy



Aerial view of the existing site and its context

## Why we are here

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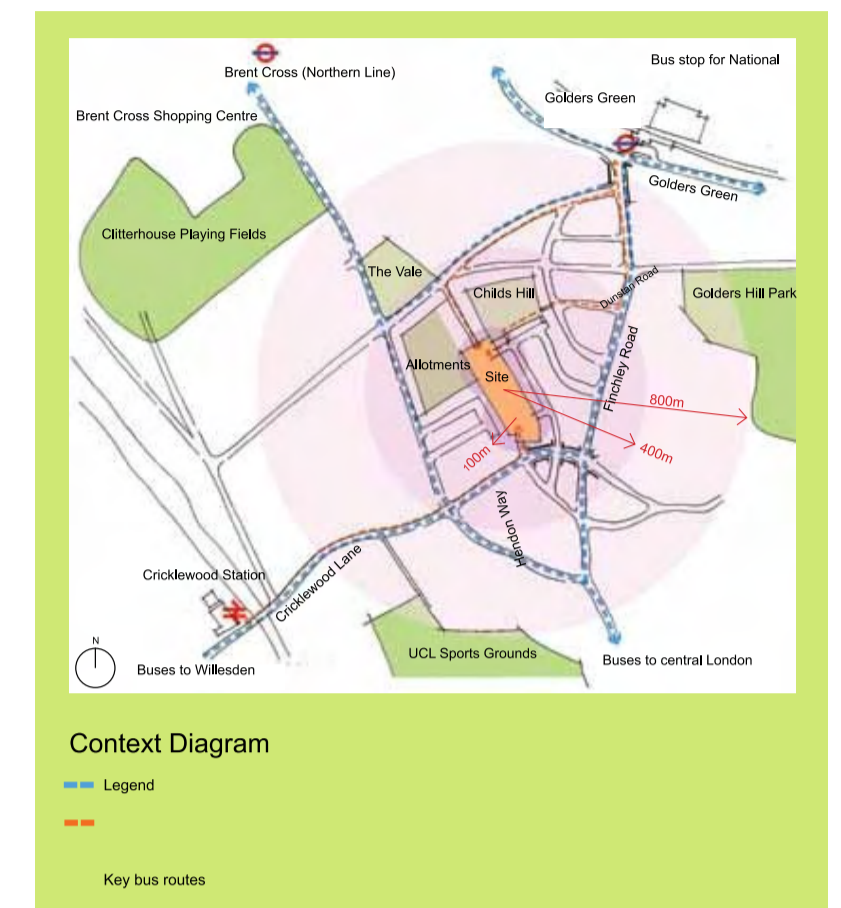
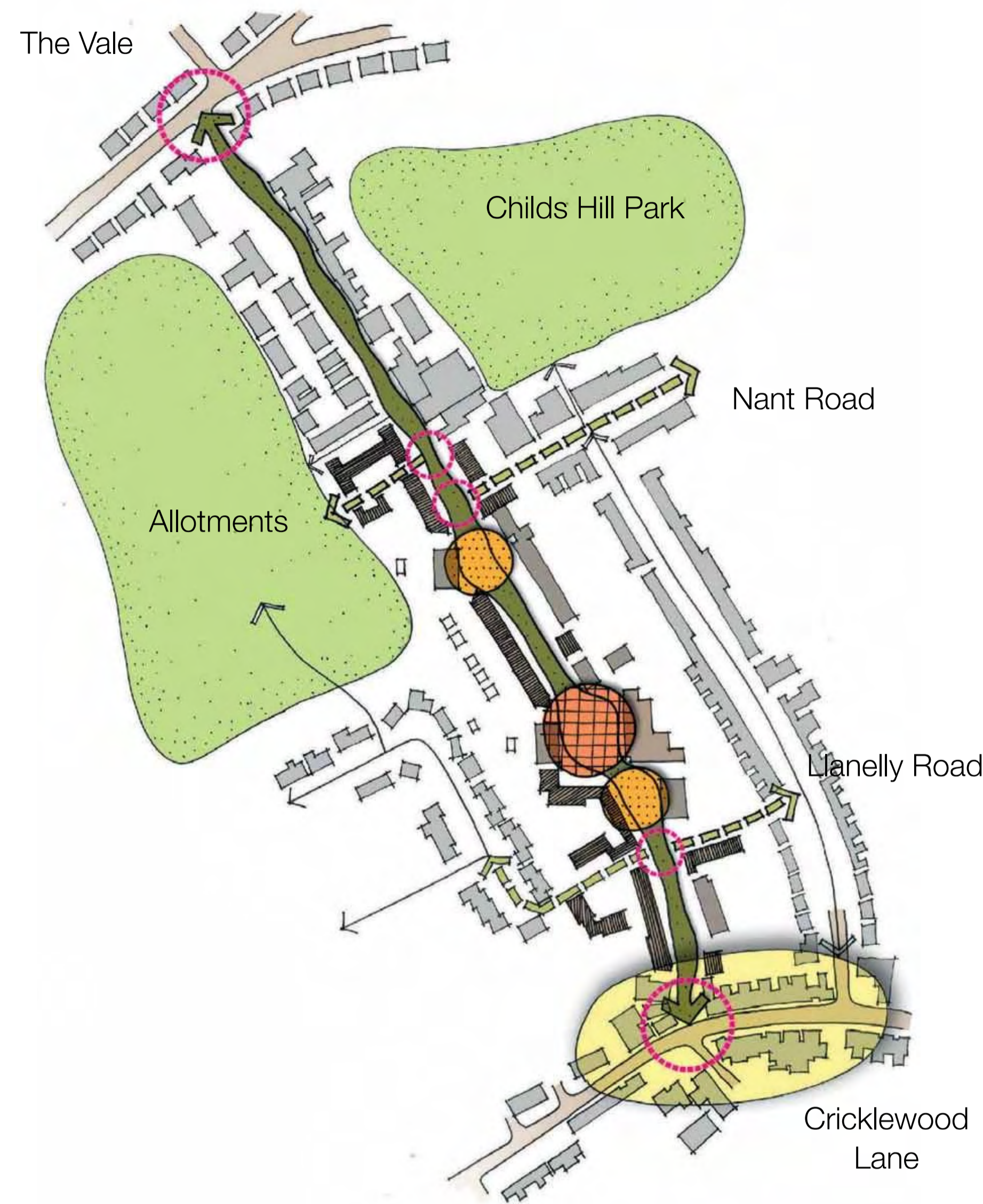
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The density of the Estate following re-development would be at least 10% below the maximum recommended by the Council.

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# Granville Road Regeneration

## Open Space



Site Master Plan Showing Open Space



# Granville Road Regeneration

## Play Space



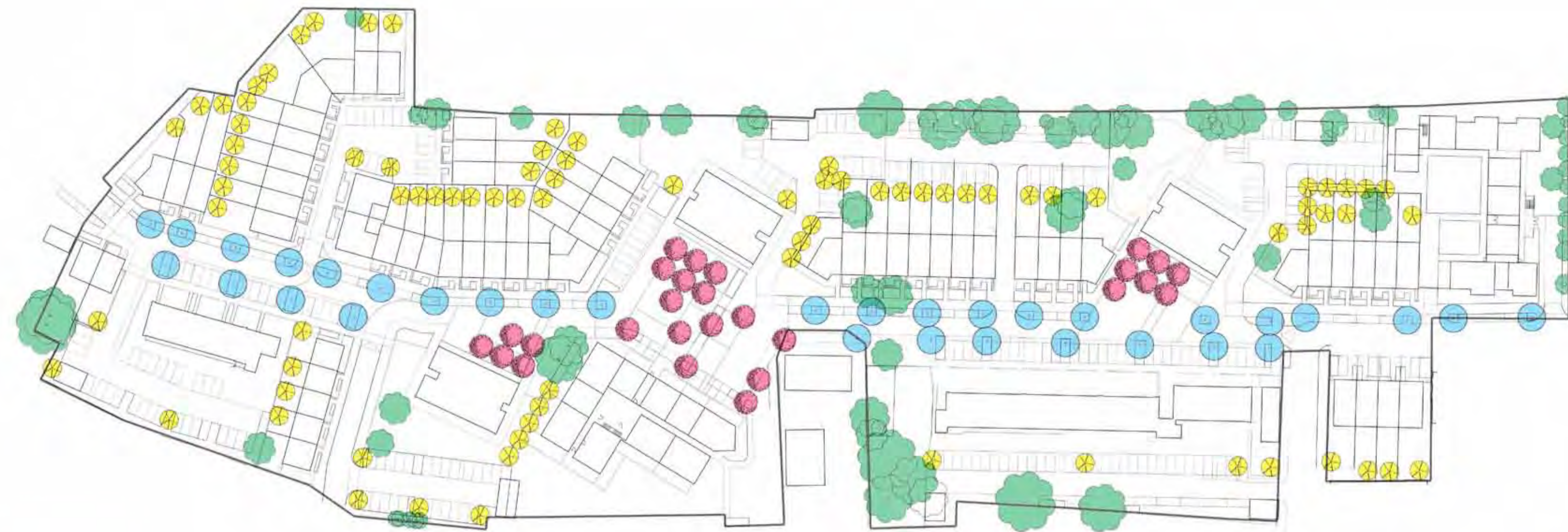
SCALE 1 : 500 at A1  
0 5m 10m 15m 20m

Site Master Plan Showing Play Space



# Granville Road Regeneration

## Proposed Trees - Retained and New



Key:

- Existing trees proposed to be retained
- Proposed Feature trees
- Proposed Street trees
- Proposed Garden trees

	Proposed Retained
Feature Trees	27
Street Trees	33
Garden Trees	83
<b>Total number of proposed trees</b>	<b>143</b>
<b>Total number of retained existing trees</b>	<b>59</b>
<b>Total number</b>	<b>202</b>

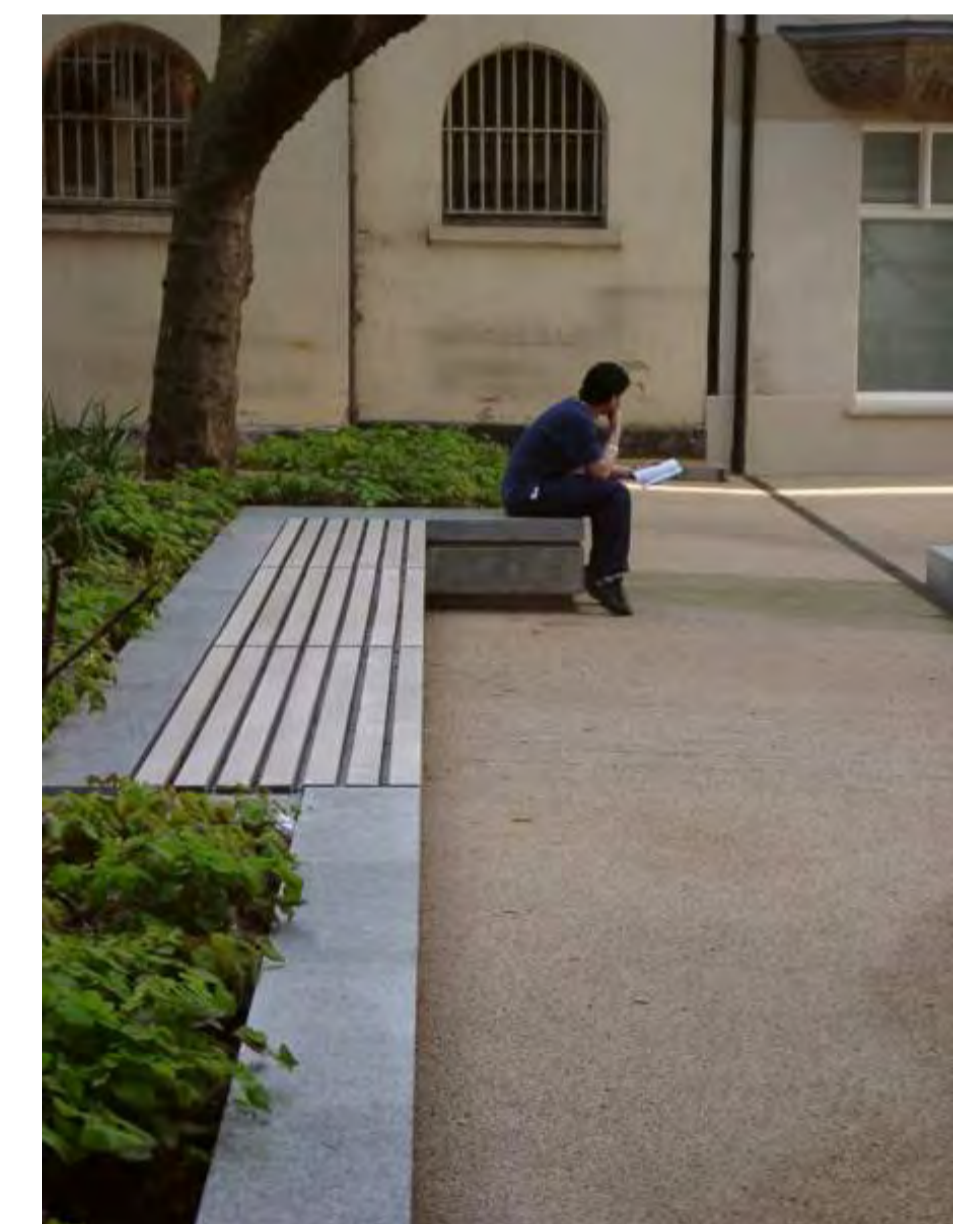
## Landscape approach



Example of seating and landscape treatment of The Square



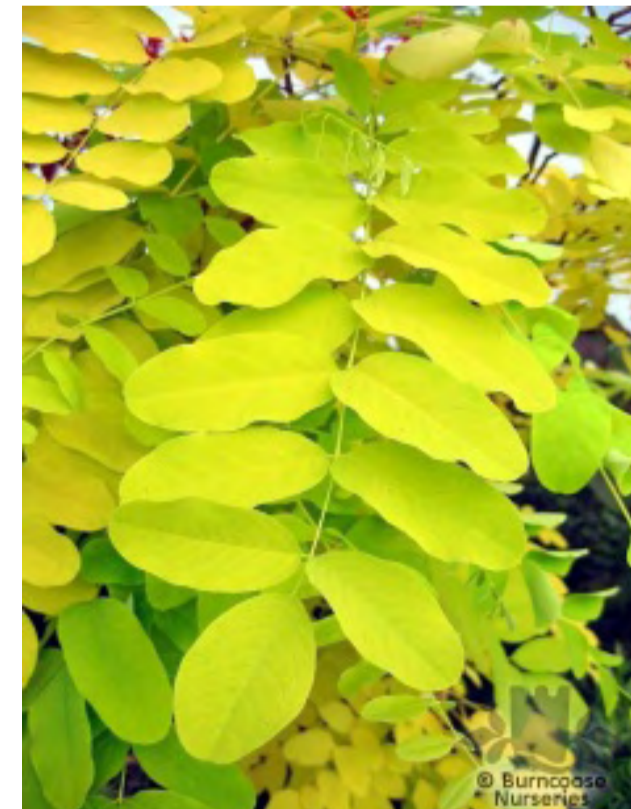
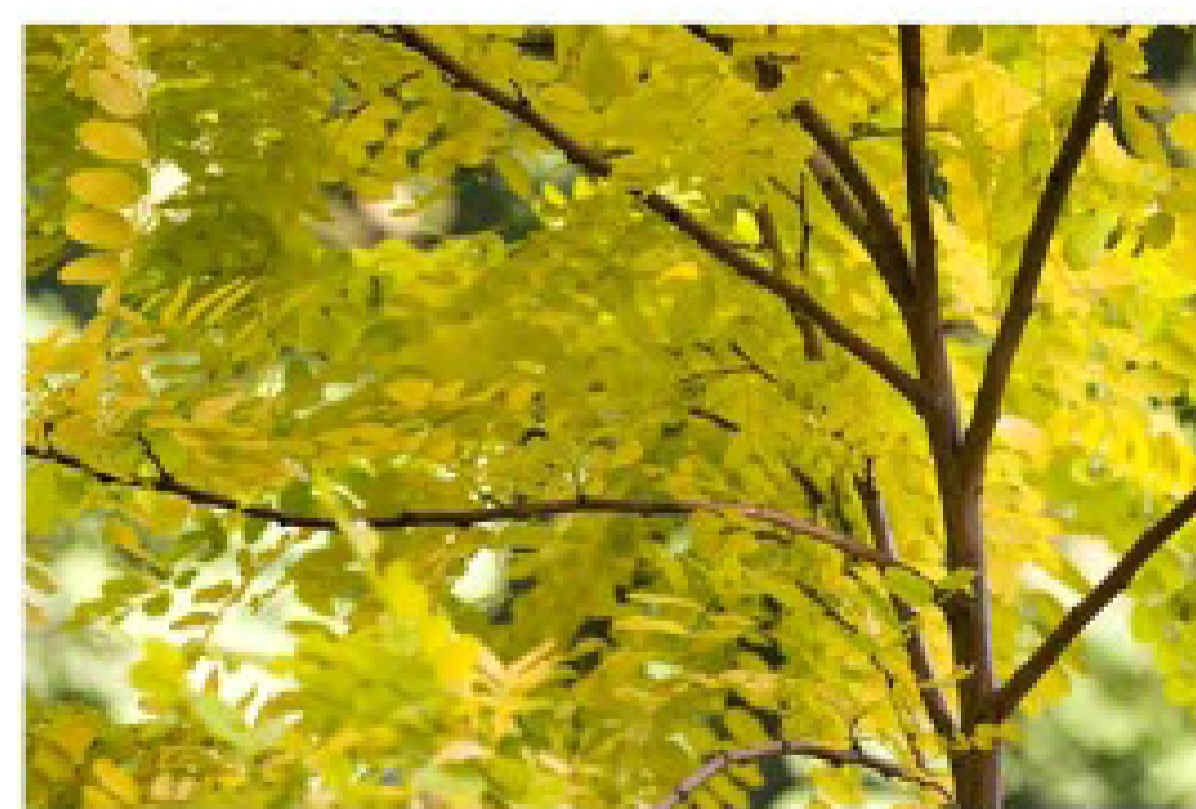
Curved seating to edge of landscaping



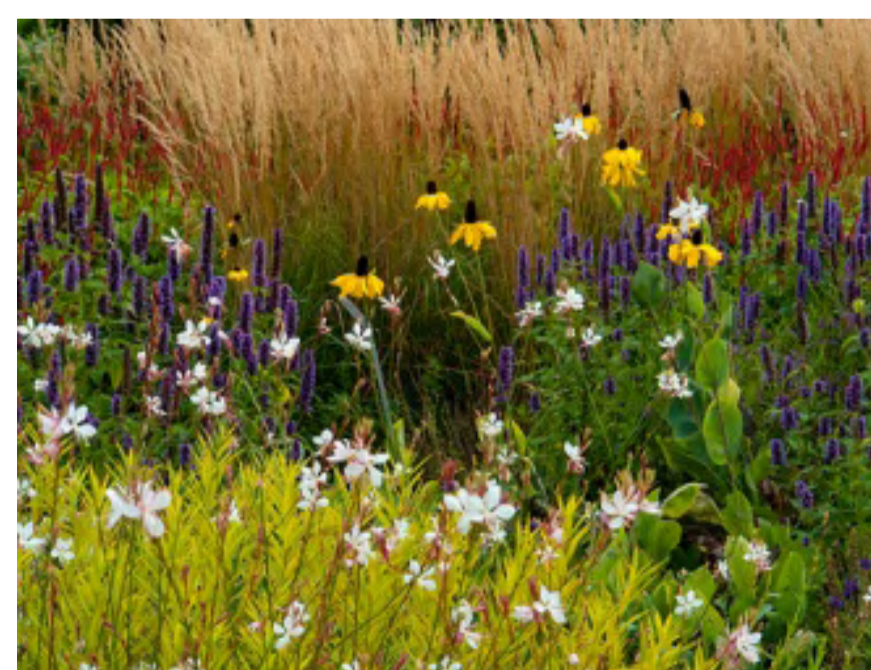
Seating edge



Example of 'homezone' block paving



Precedent images of new planted trees



Precedent image of ornamental planting



Buffer planting



## Public open space and play provision

### Key to public square landscaping

- 1 - Broken grid of large, open canopy trees intended to buffer against the towers.
- 2 - Seating areas.
- 3 - Play items such as a sculptural see saw, boulders and play hoops.
- 4 - Seating edges and low walls to accommodate level changes across the square.
- 5 - Division of areas by surface material.
- 6 - Ornamental perennial and shrub planting.
- 7 - Cycle parking

The public squares are currently under review with the intention to provide a greater proportion of green and soft landscaping than currently shown.



Sketch of the square showing play, seating and ornamental planting



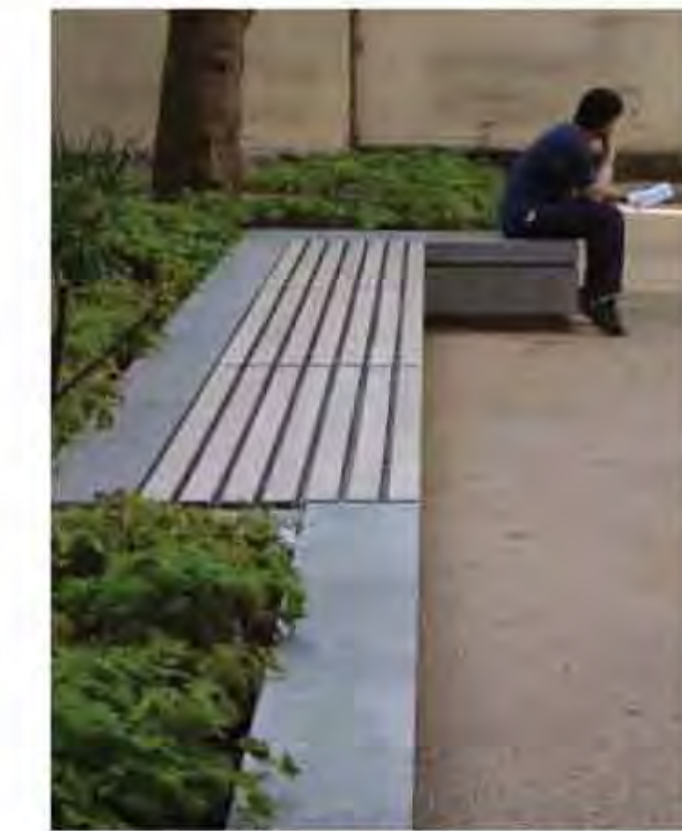
Detail to show design of the public square in front of Harpenmead Point



Open canopied trees



Sculptural sea saw



Seating edge



Play boulder in decking



Linear paving units



Bonded gravel



## Pocket Park located between Nant Court and the Athena and Aphrodite blocks

- Dedicated new play space
- Access via gate in new railings
- Existing trees retained
- New formal and natural play features

The key below describes the Pocket Park in more detail:

- 1 - Existing trees retained and canopies raised to increase views and light
- 2 - Entrances with gates with option to lock at night if required.
- 3 - Seating edges.
- 4 - Ornamental shrub planting beds
- 5 - Low shrub and woodland planting
- 6 - Areas of equipment and incidental play.
- 7 - Open grassed area.
- 8 - Possible storage for maintenance or community use.

We are keen for feedback on the type of play equipment residents would want to see in the Pocket Park



Precedent images of proposed play



Plan to show the location of the Pocket Park



Detail plan to show the suggested design of the Pocket Park



## Communal space located at the base of the three existing towers

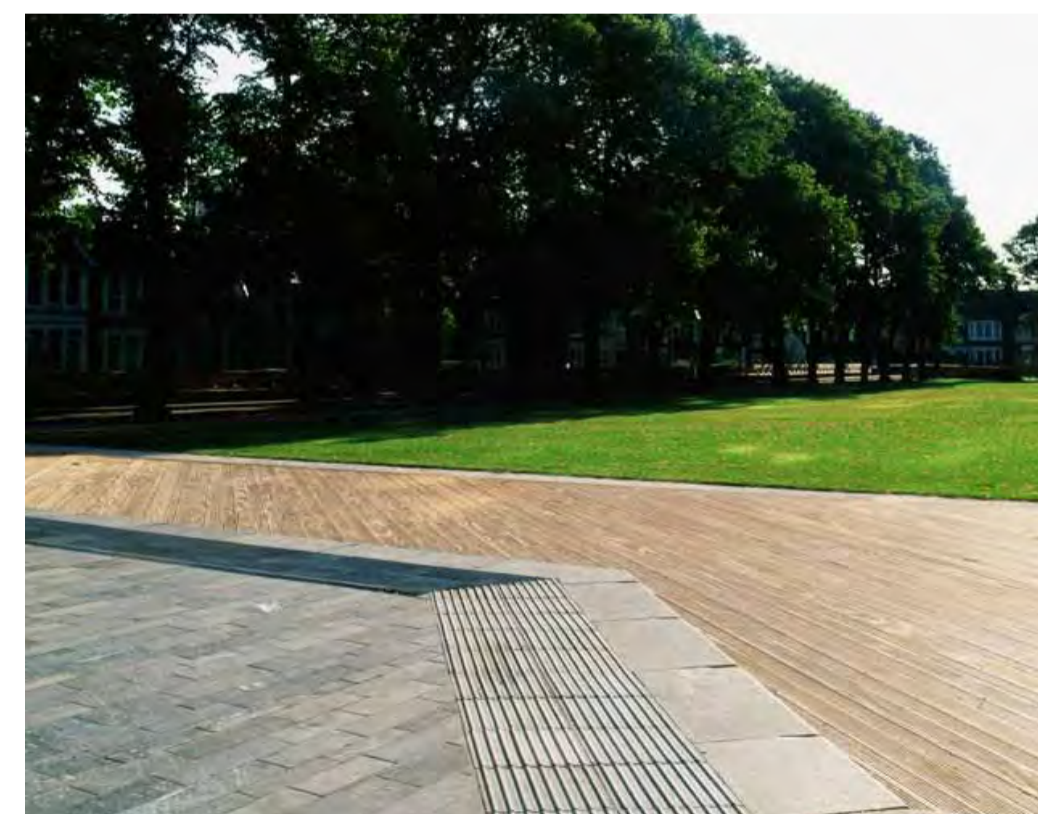
- Private garden for tower residents
- Dedicated spaces for seating, relaxing and playing separated by planting

The key below describes the communal spaces in more detail:

- 1 - Existing trees retained where possible
- 2 - Bonded gravel pathways to and from the entrance of the towers and car park areas and public squares
- 3 - Timber deck area
- 4 - Seating edges
- 5 - Ornamental perennial and shrub planting
- 6 - Car parking associated with the towers
- 7 - Open grassed area
- 8 - Incidental play area aimed at young children



Precedent images of proposed play



Precedent images of decking area











Detail plan to show the design of a typical communal garden for each tower





# Granville Road Regeneration

## Traffic Management Plan

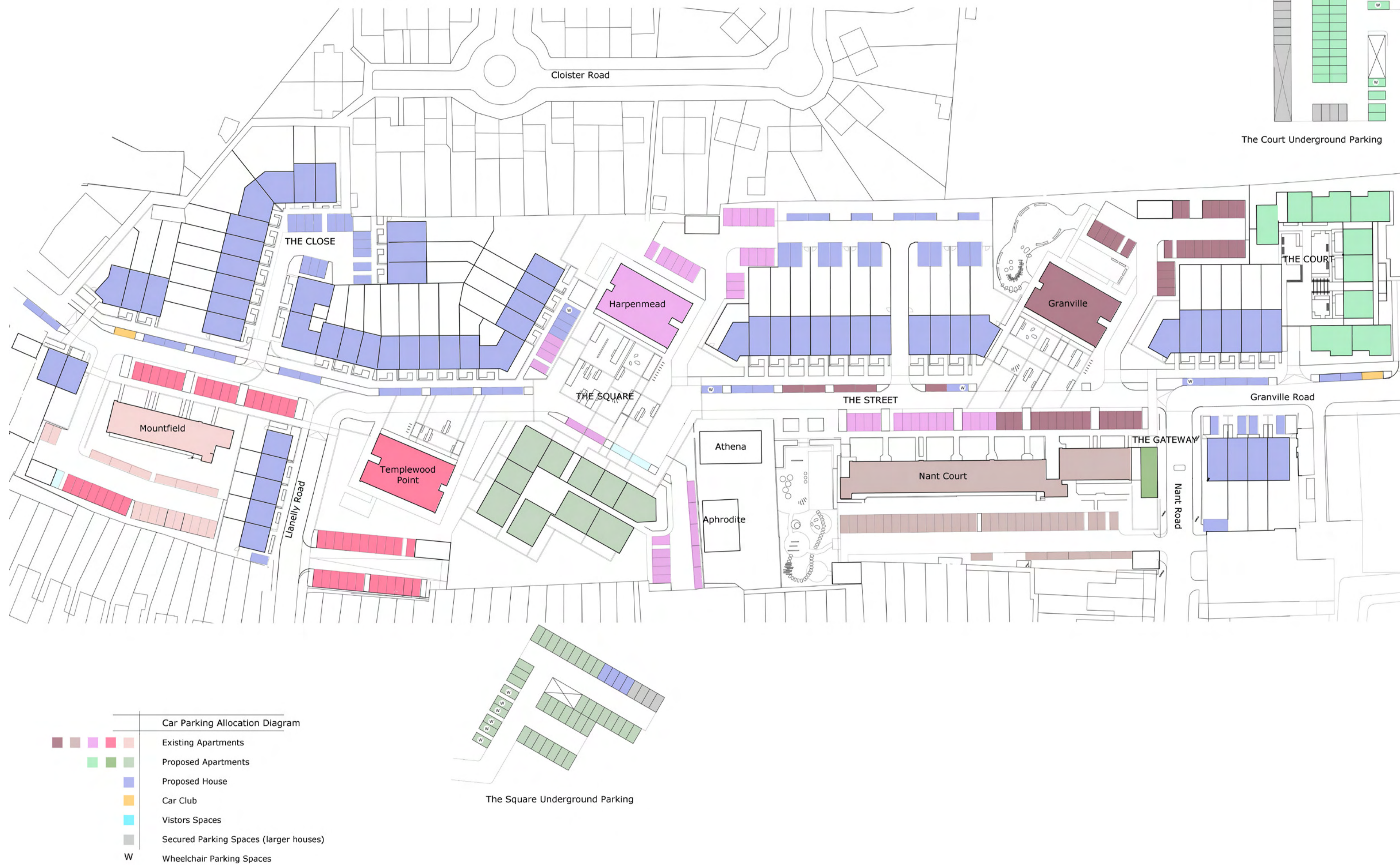


- Traffic Management Proposal Plan**
-  Vehicle access points into the site
  -  Areas of adopted road within the site boundary shown hatched- all other areas unadopted
  -  Enforced turn in junction
  -  Priority turn at junction
  -  Change in carriage direction providing natural calming
  -  Width restriction to 3.5 metres with lockable bollard to allow emergency access
  -  Change in surface treatment and colour, provides further traffic calming and re-inforces pedestrian priority
  -  Regular insertions of tree and shrub planting break up parking areas and narrows carriage to 4.8 metres

-  Indication of access for refuse or emergency vehicles
-  Indication of pedestrian access retained through existing alleyways



## Parking Strategy



Our current proposals provide the following parking for new and existing homes:

- existing and new 1 and 2 bed apartments at 0.8 spaces per home
- existing and new 3 bed houses and apartments at 1 space per home
- new 4 bed houses at a maximum of 2 spaces per home

The overall aim of our strategy has been to provide convenience for both new and existing residents without allowing cars to dominate the streetscape. The visual impact has been substantially reduced by our decision to provide approximately 100 car parking spaces underground in car parks below the 2 main new flat blocks. The remaining parking spaces are carefully distributed at street level.

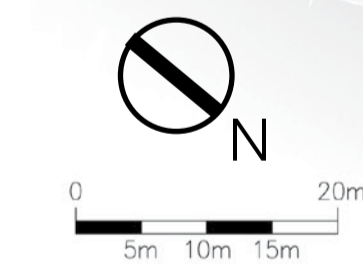


Precedent images of similar use of on-street parking



# Granville Road Regeneration

## Estate Management



- Management by One Housing Group
- Management by Barnet Homes

- One Housing Group would take on the management of all public areas of the estate before the development is completed. This would include the cleaning and maintenance of the new road, squares, park and the communal gardens and parking areas around existing blocks
- Barnet Homes would continue to provide housing management and block services to existing residents, as they do now
- A parking management service would be introduced to ensure the additional parking spaces set aside for existing residents are not used by others. This would likely to be by issuing free permits to residents



# Granville Road Regeneration





**3**

**APPENDIX**



## Why We Are Here & What We Are Doing

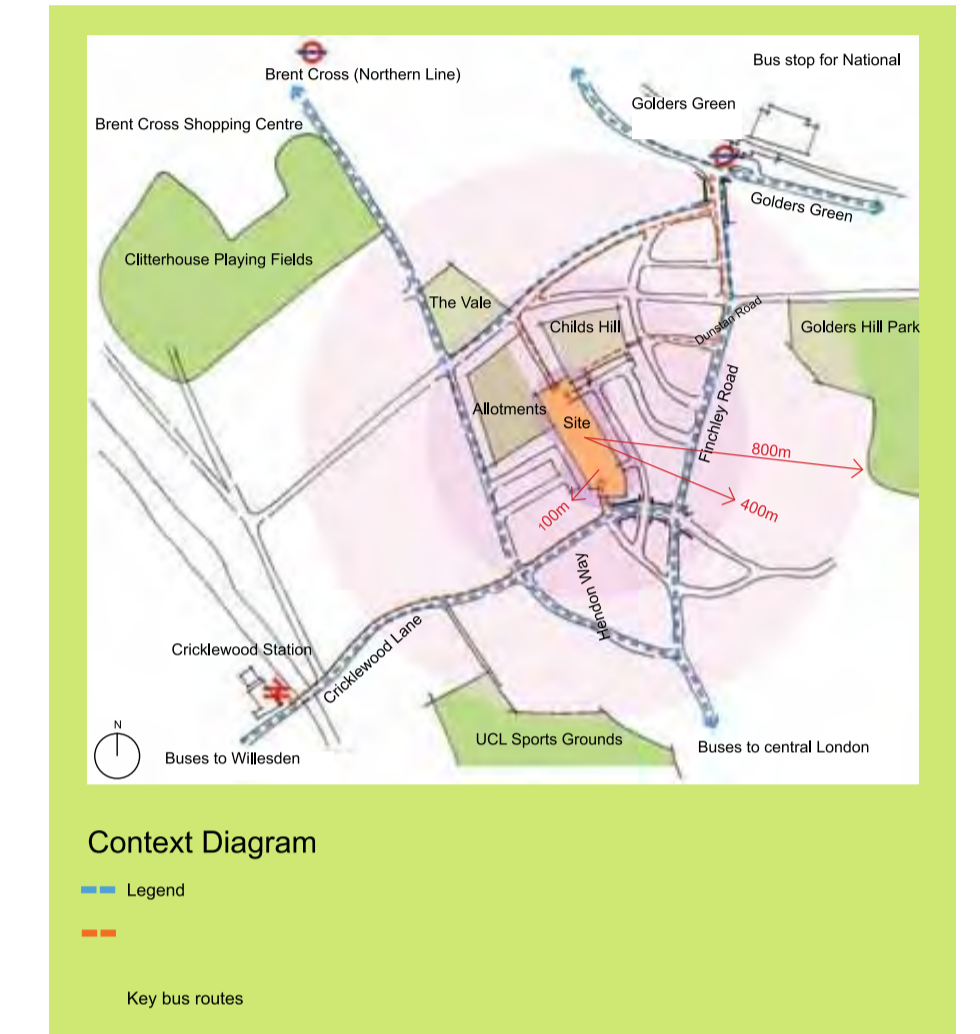
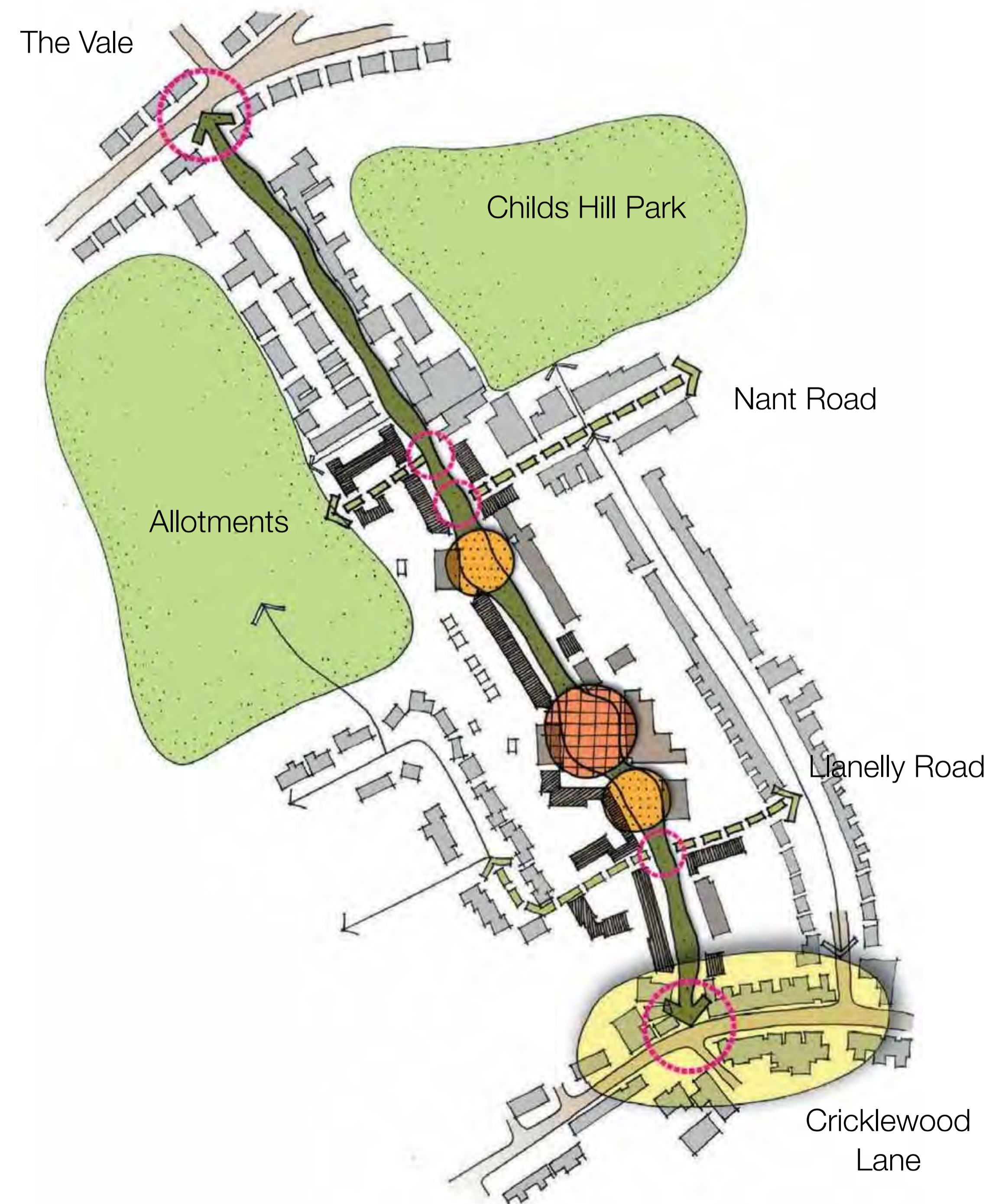
- Granville Road is identified as a priority site for new housing development within the Council's adopted Core Strategy



Aerial view of the existing site and its context

### Why we are here

- We are here today to present to the community our latest proposals for the Granville Road estate following consultations with existing residents earlier in the year.
- Our latest proposals illustrate how the design has, where possible, evolved in response to comments received from residents at these previous consultations.
- We welcome residents comments on the design and particularly to the communal open spaces to each of the existing buildings across the Granville Estate.





## Previous Masterplan



- |                           |                              |                             |                            |
|---------------------------|------------------------------|-----------------------------|----------------------------|
| New 2, 3 and 4 bed houses | 1 Garages                    | 'Homezone' block surface    | Adoptable bitmac road      |
| New 1 and 2 bed flats     | 2 Substation                 | Private pathway             | Adoptable PC paver footway |
| Existing towers           | 3 Communal refuse store      | Main square surface         | Existing trees retained    |
| Existing buildings        | Shared bonded gravel surface | Crossing / Threshold points | Proposed Trees             |
|                           |                              |                             | 4 Caretakers' store        |
|                           |                              |                             | Site boundary              |





## Current Masterplan



- |                           |                              |                             |                            |
|---------------------------|------------------------------|-----------------------------|----------------------------|
| New 2, 3 and 4 bed houses | 1 Pramsheds/ external stores | 'Homezone' block surface    | Adoptable bitmac road      |
| New 1 and 2 bed flats     | 2 Substation                 | Private pathway             | Adoptable PC paver footway |
| Existing towers           | 3 Communal refuse store      | Main square surface         | Existing trees retained    |
| Existing buildings        | Shared bonded gravel surface | Crossing / Threshold points | Proposed Trees             |
|                           |                              |                             | Site boundary              |





## Open Space



Current Masterplan Showing Open Space

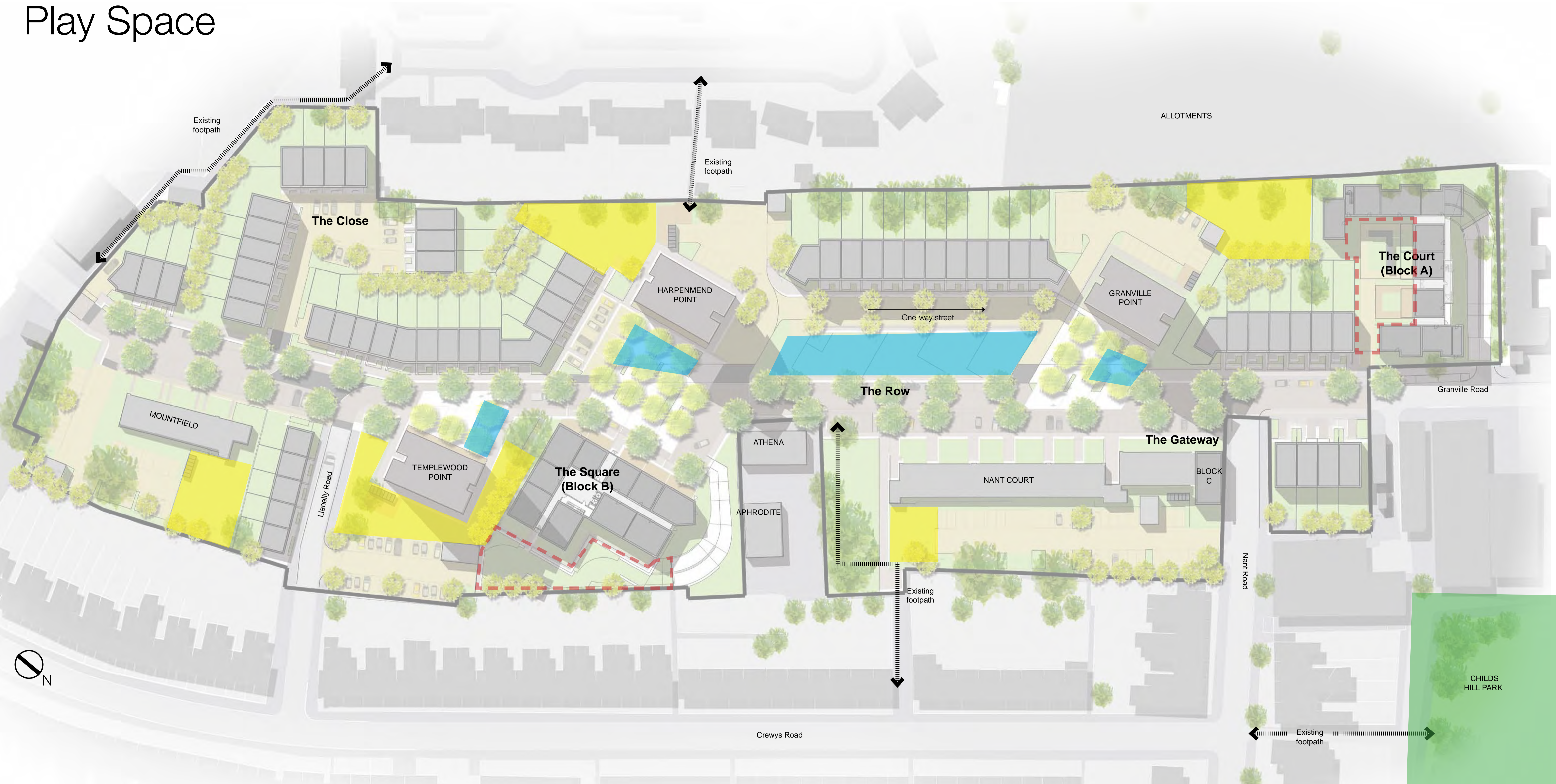
### Open Spaces

- Public Open Space
- Communal Open Space (Existing Homes)
- Communal Open Space (Proposed Homes)





## Play Space



Current Masterplan Showing Play Space

### Play Spaces by Age Group

- 0-5 Public Play Space
- 0-5 Communal Play Space
- 0-5 Private Play Space
- 5-15 Public Play Space



## The New Green



1 Multistem trees

2 Feature walls which can also be modified to create play elements

3 Mounded grass, trees and buffer planting elements

4 Naturalistic play



## The New Square



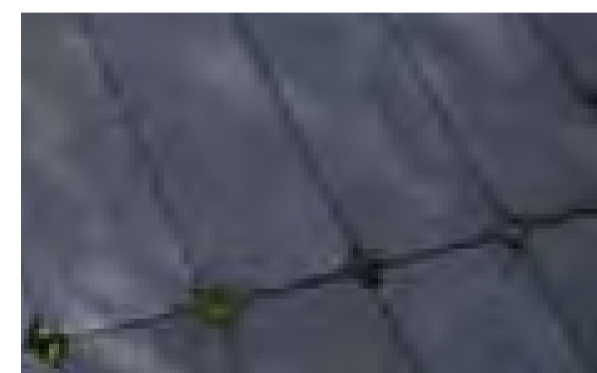
1 The square will relate to both the existing and proposed blocks of flats



2 Open canopied trees



Bonded gravel



Linear paving units



The square will be broken into different useable spaces



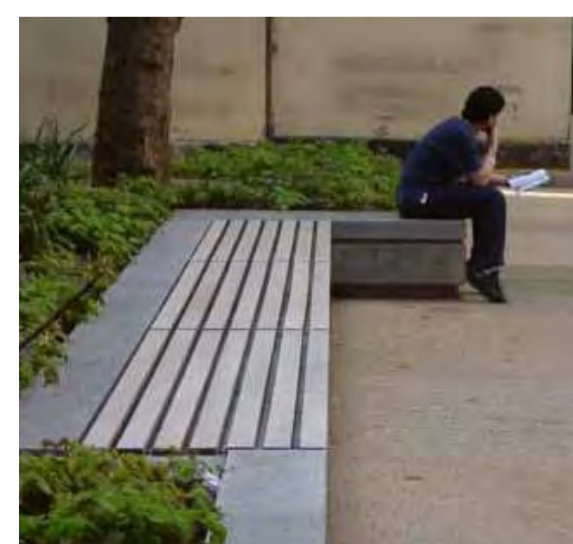
3 Where there are level changes seating edges will be created



4 Open areas of grass



5 Boulders for sitting or playing on



6 Seating edge

- Connects new and existing blocks
- Lots of green space
- Protection from traffic
- Doorstep play



## Communal Open Spaces

### Harpenmead Point



- Space to sit and relax
- Naturalistic adventure play
- Community growing plots
- Lots of green space



1 Communal growing plots for use by the residents



2 Mounded grass to allow informal play



3 Multistem trees in ornamental planting



4 Lawn areas bounded by ornamental shrubs



5 Non slip timber decking



6 Picnic tables



7 Naturalistic play



8 Boulders for sitting or playing on



## Communal Spaces

### Templewood Point



### Granville Point



1 Retain the existing trees where possible



2 Mounded grass to allow informal play



3 Multistem trees in ornamental planting



4 Lawn areas bounded by ornamental shrubs



1 Outdoor table tennis table



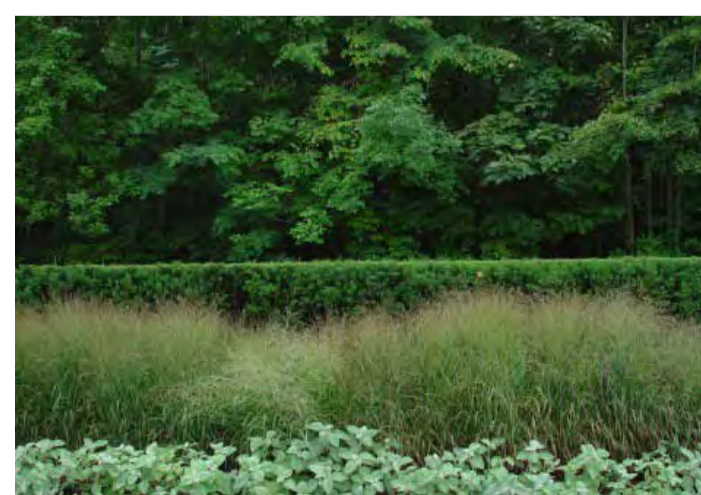
2 Mounded grass to allow informal play



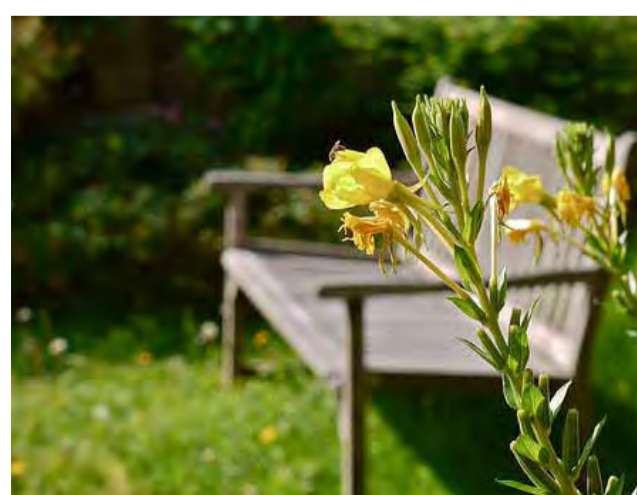
3 Multistem trees in ornamental planting



4 Lawn areas bounded by ornamental shrubs



5 Low hedges with ornamental planting in front.



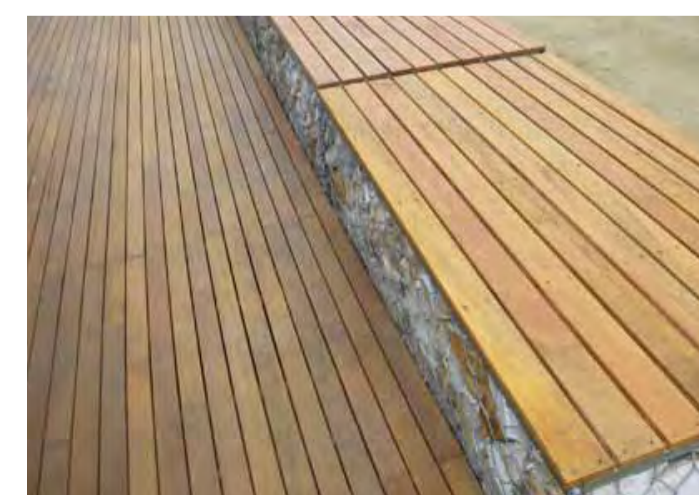
6 Bench seating



7 Naturalistic play



8 Naturalistic play



5 Non slip timber decking and seating



6 Communal growing plots for use by the residents



7 Naturalistic play



8 Boulders for sitting or playing on



## Communal Spaces

### Nant Court



### Mountfield



1 Low hedges with ornamental planting in front.



2 Bench seating



3 Multistem trees in ornamental planting



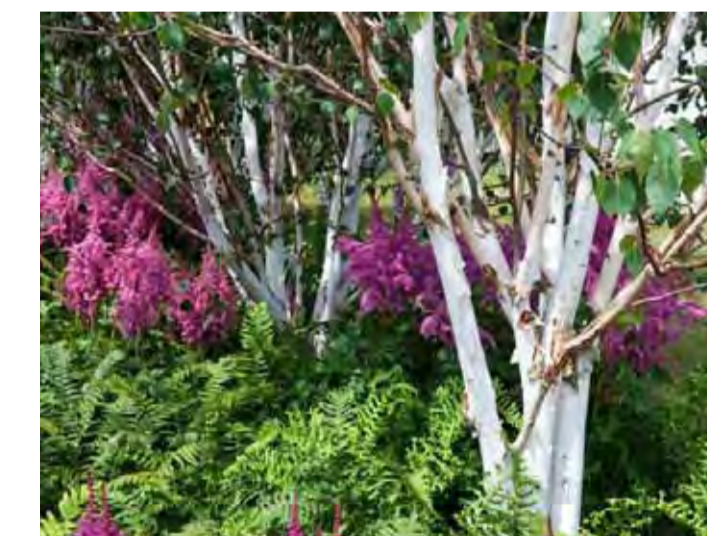
4 Lawn areas bounded by ornamental shrubs



1 Low hedges with ornamental planting in front.



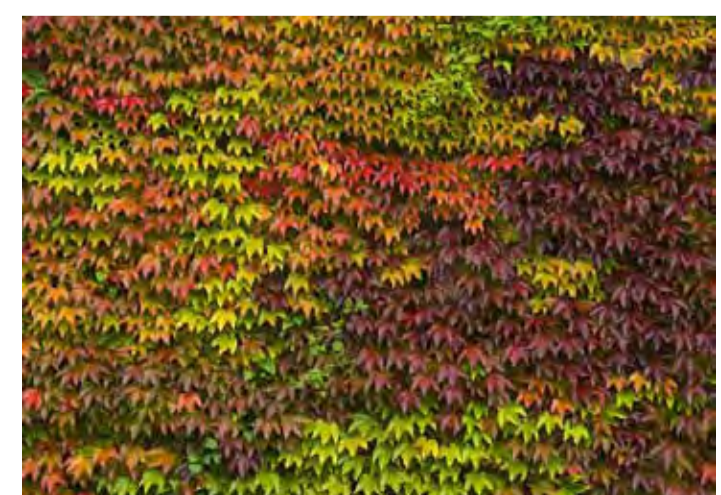
2 Bench seating



3 Multistem trees in ornamental planting



4 Lawn areas bounded by ornamental shrubs



5 Climbing plants located to grow up the flank wall of Nant court



6 Unlocked gate to deter people from entering communal garden from the public footpath



7 Naturalistic play



8 Naturalistic play



5 Non slip timber decking and seating



6 Communal growing plots for us by the residents



7 Naturalistic play



8 Boulders for sitting or playing on



## Proposed Trees - Retained and New

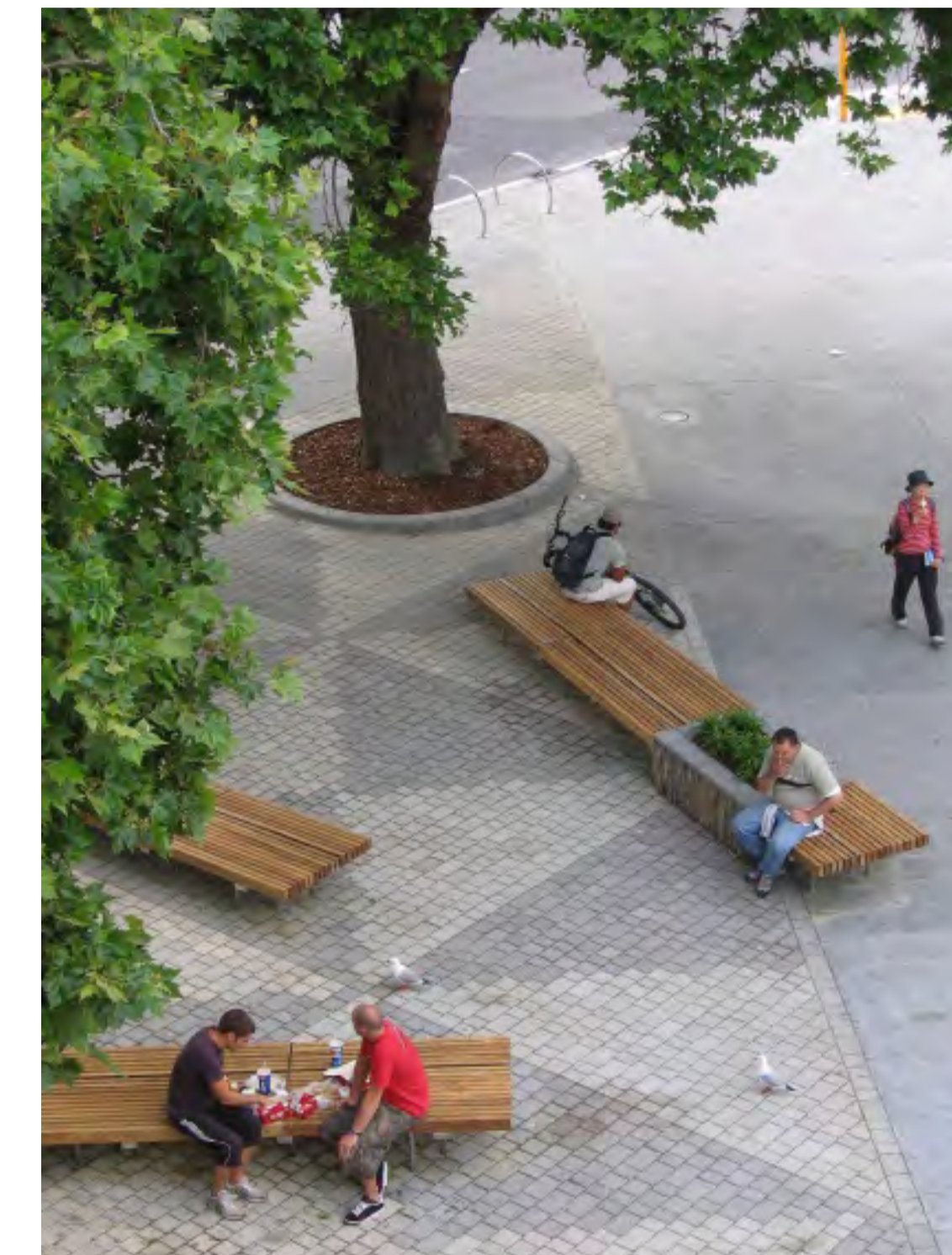


Key:

- Existing trees proposed to be retained
- Proposed Feature trees
- Proposed Garden trees
- Proposed Street trees
- Proposed Ornamental trees

	Proposed Retained
Feature Trees	27
Street Trees	33
Garden Trees	83
<b>Total number of proposed trees</b>	<b>143</b>
<b>Total number of retained existing trees</b>	<b>59</b>
<b>Total number</b>	<b>202</b>

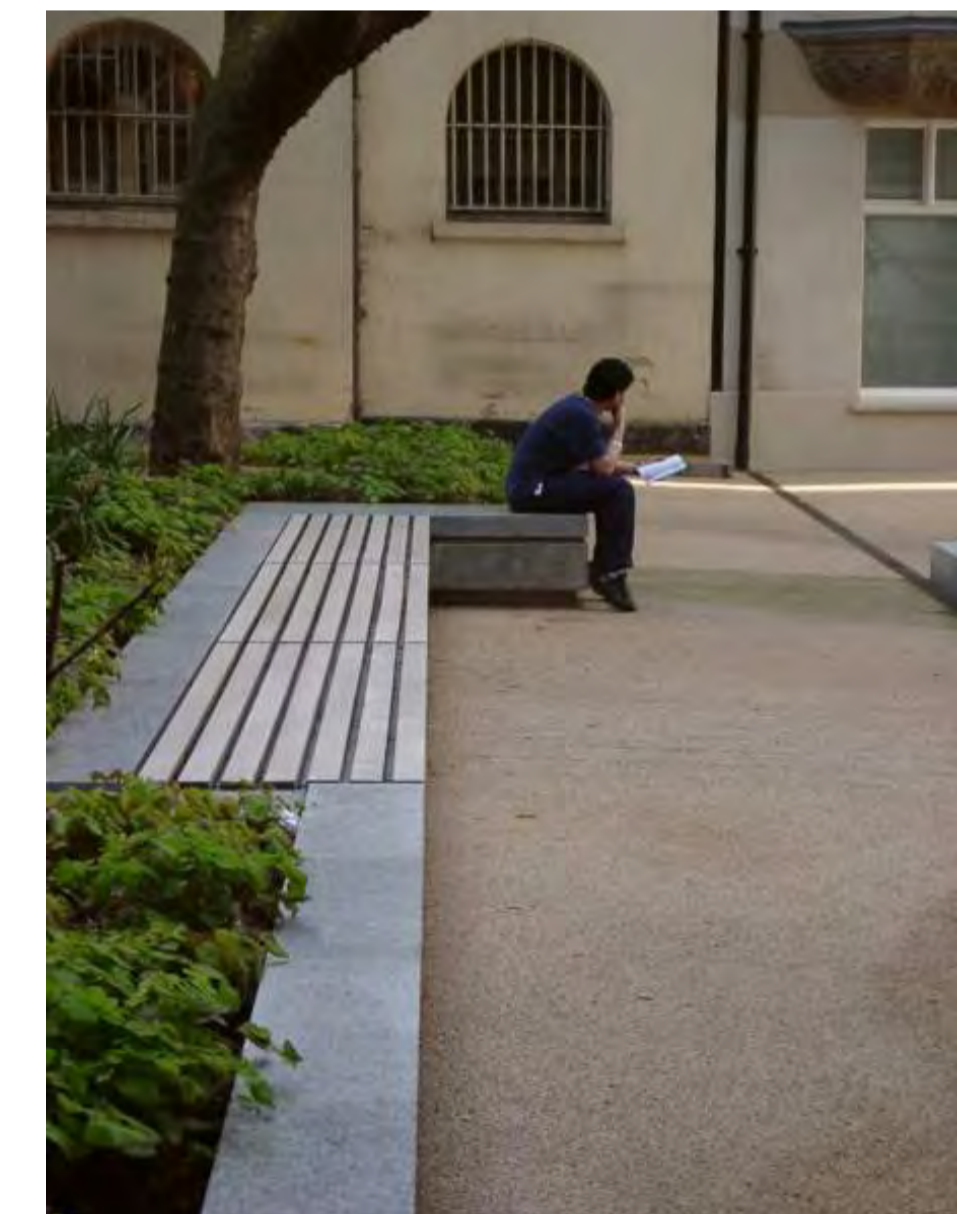
## Landscape approach



Example of seating and landscape treatment of The Square



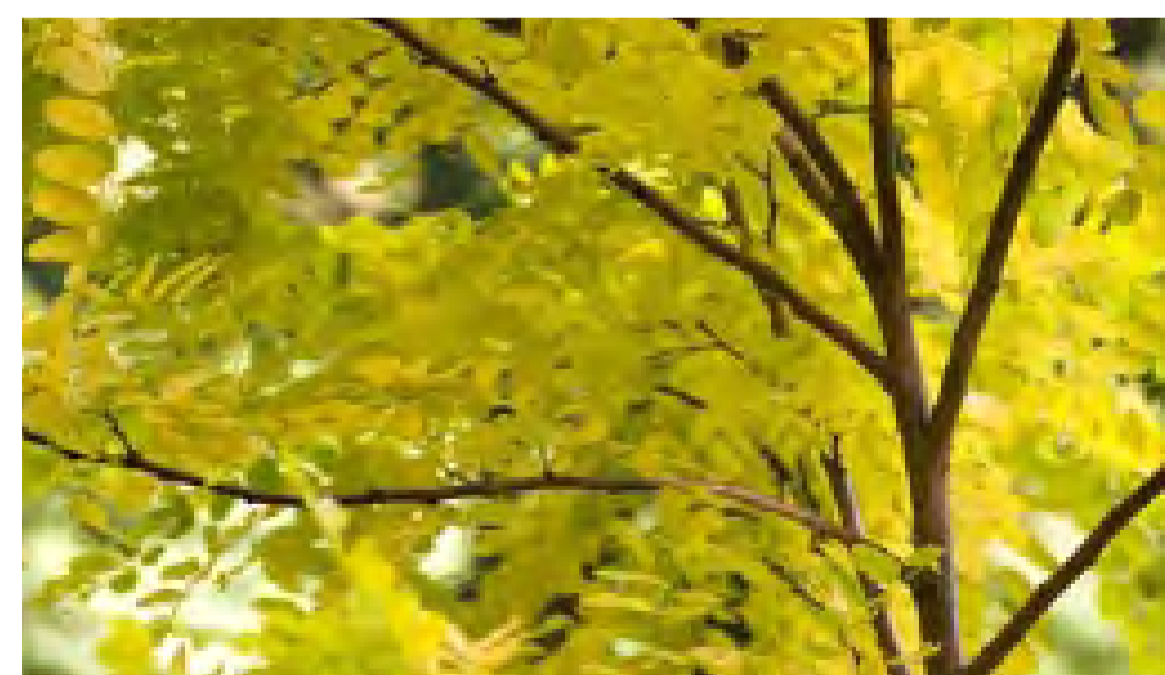
Natural Play integrated into private communal spaces



Seating edge with planting behind- to new public squares in front of towers



Example of 'homezone' block paving to roads adjacent to existing towers



Precedent images of new planted trees



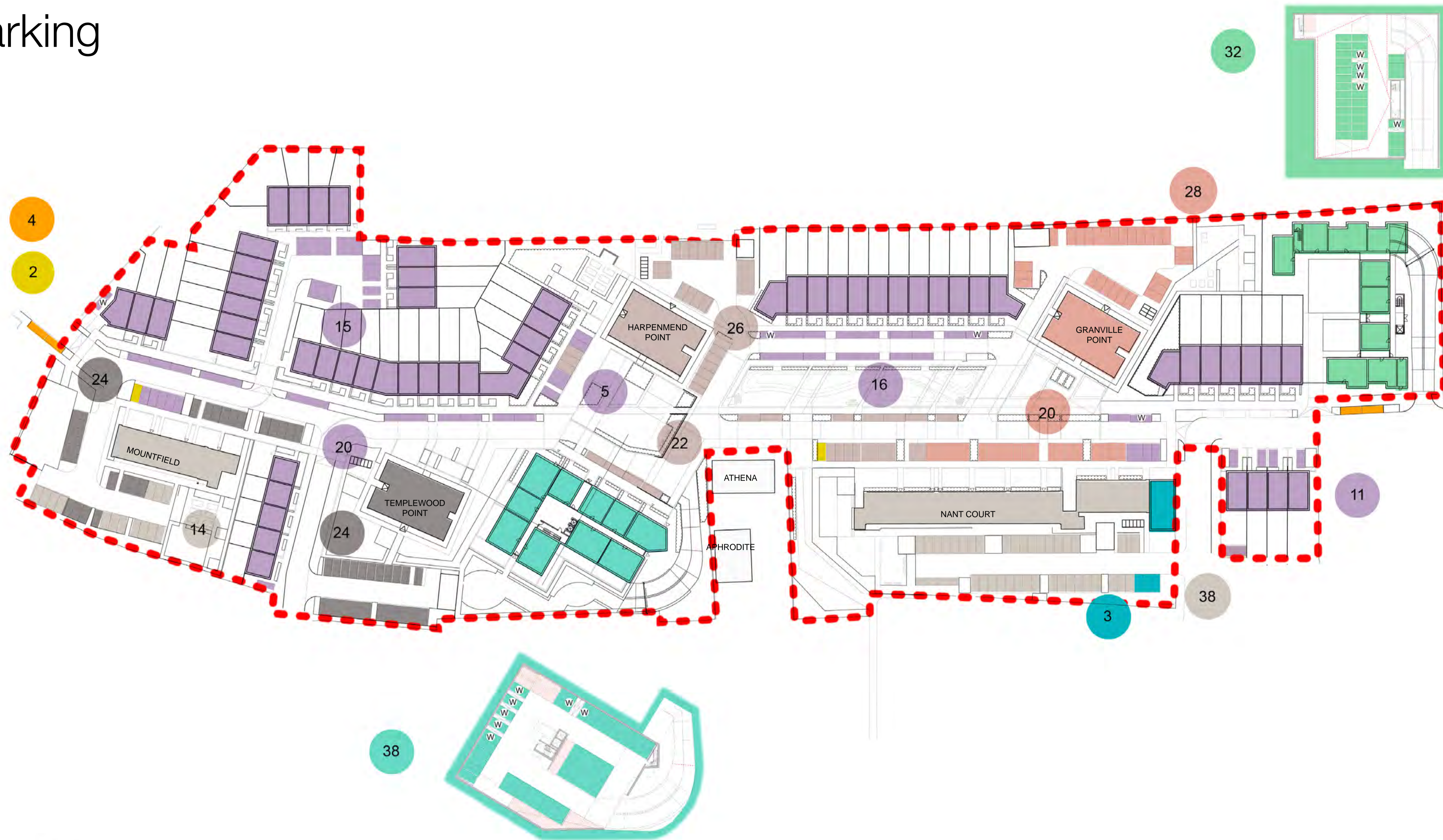
Precedent image of ornamental planting



Buffer planting



## Car Parking



**KEY**

**Existing Buildings**

- Granville - 48
- Harpenmead - 48
- Templewood - 48
- Existing Apartments - 52

Total - 196

**New Buildings**

- The Square - 38
- The Court - 32
- The Gateway - 3
- Houses - 67

Total - 140










- Visitor - 4
- Car Club - 2

Total - 6



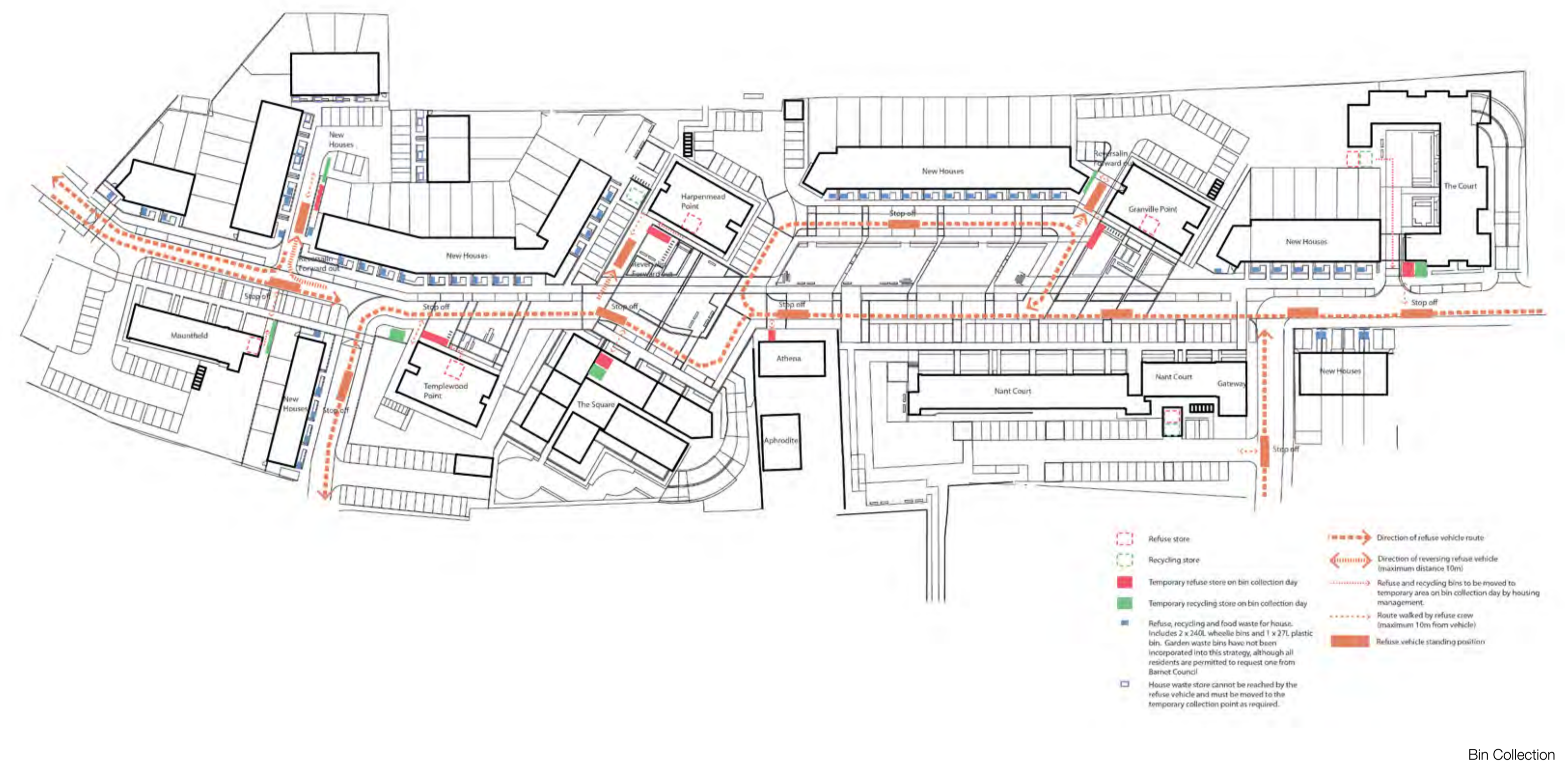
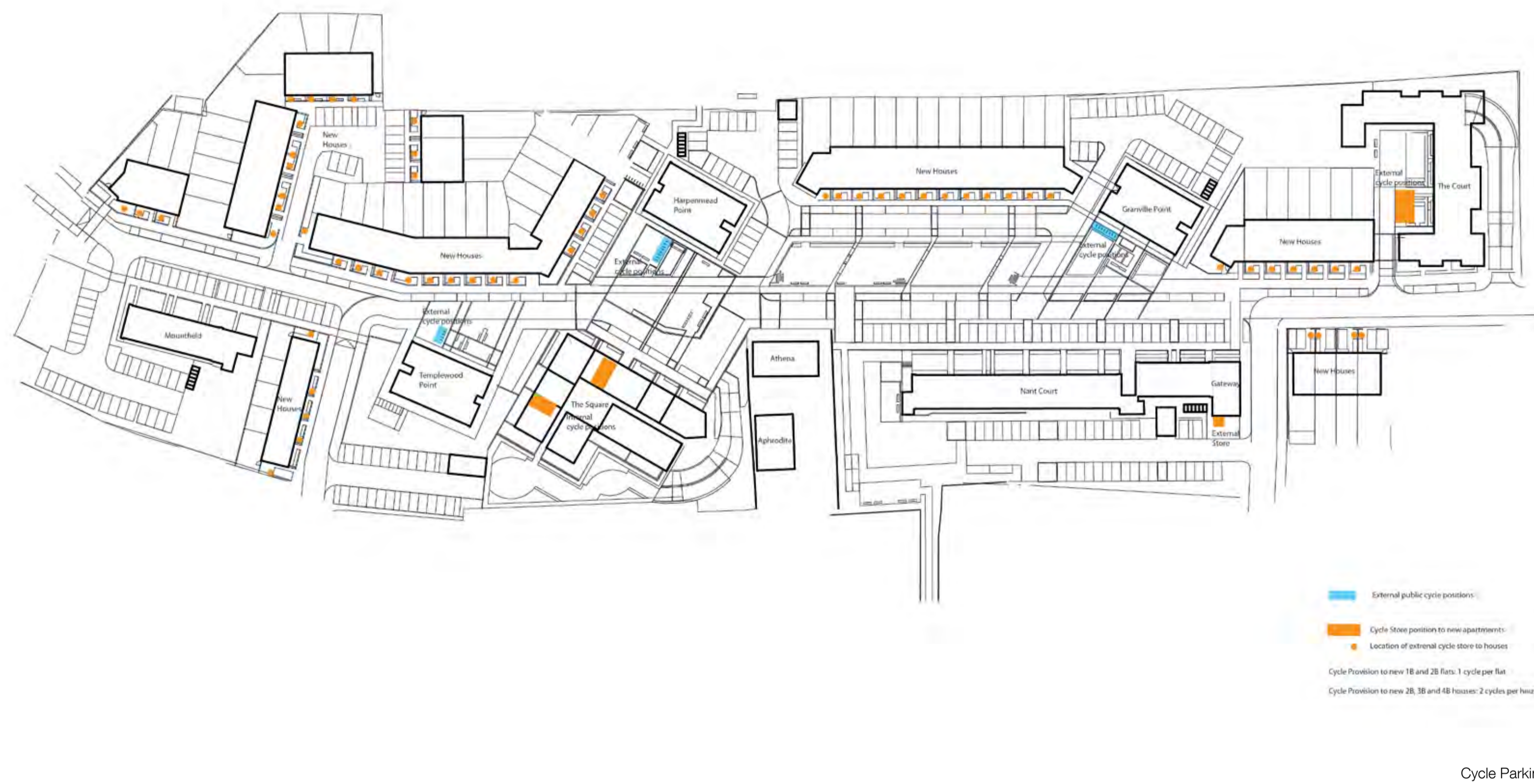
## Traffic Management



- Traffic Management Proposal Plan
-  Vehicle access points into the site
  -  Areas of adopted road within the site boundary shown hatched- all other areas unadopted
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  -  Priority turn at junction
  -  Change in carrageway direction providing natural calming
  -  Width restriction to 3.5 metres with lockable bollard to allow emergency access
  -  Change in surface treatment and colour, provides further traffic calming and re-inforces pedestrian priority
  -  Regular insertions of tree and shrub planting break up parking areas and narrows carrageway to 4.8 metres
  -  One way street in direction indicated



## Cycle Parking and Bin Collection





## Estate Management



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